

# Spring Meadow ESTATES



## Architectural Guidelines

To ensure that Spring Meadow Estates remains a cohesive community of consistently high quality, the development is framed by the following *Architectural Guidelines* that provide a design framework for the homes and landscapes that will be created here.

The Architectural Guidelines are not always absolute or prescriptive, and they encourage design creativity and diversity within a range of styles. Their fundamental intent is to maintain an environment of uncompromising quality while empowering owners to create custom homes reflective of their individual styles and designed to satisfy their families' unique requirements.

### Introduction

These guidelines will direct homebuyers, designers, and builders towards appropriate building forms and details as well as lot landscaping and fencing.

This document is the mechanism whereby the Developer will exercise control over building design and lot landscaping and as such forms part of the Agreement for Sale.

**The elements in this document are guidelines only and it remains in the Developers sole and unfettered discretion as to whether or not a design and the materials specified conform to the concept, objectives and spirit of the development.**

All developments shall comply with the County of Parkland Use Bylaw. Conformity with these guidelines does not supersede the required approval process of the County of Parkland.

---

### 1.0 OBJECTIVE

The following Architectural Guidelines have been compiled to assist you in problem free construction. We have taken steps to ensure that this information and related engineering plans cover all aspects of design and construction in an effort to minimize problems prior to construction.

Two primary objectives have been considered in the developing the Design Guidelines:

- The Image of the Community - the general architectural thrust will encourage richly detailed homes which are uniquely suited for the individual single-family lots.

# Spring Meadow ESTATES



## Architectural Guidelines

- The Quality of the Community – the Design Guidelines is the mechanism which encourages the community to be highest quality, reflecting its comprehensively planned image, appropriate to the setting.
- 

### 2.0 CONCEPT/STREETScape

Each home should predominantly attempt to integrate into the overall look of the subdivision. It is very important that the relative height, massing, and style of each home compliments its neighbour. The Architectural Guidelines are designed to provide visual control for the building massing, sitting, style, colour, and to obtain the best possible streetscape appearance. Alternate exterior treatments may be requested to reinforce the streetscape. Emphasis will be concentrated on trying to create a strong “CURB APPEAL” to each home through attention to detail on the front elevation.

---

### 3.0 HOUSING DESIGN

Because of a wide variety and individual taste in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each home’s relationship with neighbouring properties. Relative height, massing, style, and attention to detail will be of utmost importance in assuring each home compliments its neighbour and enhance the quality of the overall subdivision.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. These elements may include strong entrance treatments, the use of traditional design elements is recommended but all plans will be reviewed on their own merits. Stucco exteriors will be reviewed with consideration for the appropriate detailing to ensure visual interest and integration with the architectural style of the proposed home.

---

#### 3.1 House Size

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighbouring houses. Minimum house sizes shall be in accordance with the attached schedule. Individual homes will be reviewed on their own merits of design, massing, proportion, and compatibility.

Minimum Sizes (Single Family Homes)

# Spring Meadow ESTATES



## Architectural Guidelines

Bungalow 1600 sq ft  
Split-Level 2000 sq ft (three levels)  
1 and ½ Storey 2200 sq ft  
Two-Storey 2000 sq ft (minimum 1200 sq ft foot print)

Each home to have at least 3 stall garage (attached, detached, or both).

---

### 3.2 Repetition

These guidelines are designed to discourage home-style repetition. Elevations will be monitored closely to ensure attractive streetscapes are achieved. Elevation modifications or finishing treatments may therefore be required before final approval is given. Identical front elevations may not be duplicated.

---

### 3.3 Corner Lots

All houses on corner lots require, because of their high profile, special design considerations. Flanking side elevations on corner lots must have full front elevation treatment, reflecting appropriate wall heights, window placement and detailing consistent with front elevation. In addition, all corner lots shall have a low profile house such as a bungalow, a split level or a 1-1/2 storey with the low side on the flanking roadside.

---

### 3.4 High Visibility Lots

The rear elevations and high visibility side elevations of all houses in the neighbourhood require special design consideration. Elevations at these locations must avoid large expanses of blank wall space, provide rooflines and appropriate roof overhangs, and incorporate attention to detailing and present proportions consistent with the front elevations.

---

### 3.5 Walk out Lots

Rooflines and decks will be required to prevent a three-storey presence. The distance from grade to the first eave line should be no more than 20'. All decks are to be constructed concurrently. The main floor elevation will be reviewed to ensure compatibility with adjacent lots.

# Spring Meadow ESTATES



## Architectural Guidelines

### 3.6 Setbacks

All sitings should reflect careful consideration of lot characteristics, relationship, and orientation. Building mass, siting, and style may be adjusted on a lot-to-lot basis to enhance the streetscape. Building setbacks may be adjusted accordingly, to ensure views from adjacent home sites are not compromised but must conform to County of Parkland Standards.

---

## 4.0 EXTERIOR FINISHES

### 4.1 Primary Finish

Finish materials are to be Hardi Plank wood in horizontal application; brick in a panel form, stone tile, or stucco of sand coat finish or acrylic stucco. Vinyl Siding is allowed in certain circumstances in combination with other finish materials.

---

### 4.2 Trim Materials

The following items represent typical requirements of all homes.

- Column details and railing details
- Trim accents / battens or shutters on front windows and doors
- Cap and sill details on windows and doors
- Shadow boards on front gables

Brick or stone is mandatory on all homes and shall return a minimum of 24" around corners.

A MINIMUM OF 200 SQ FT OF BRICK OR STONE IS REQUIRED on the front of each home.

Brick or stonework is to be of muted tone and applied typically in a panel form.

No false fronts shall be permitted. The predominant finish on the front elevation must be consistent on the side and rear elevations.

All metal furnace and fireplace flues must be contained in a corbelled chase and finished in a style consistent with the detailing of the house.

---

### 4.3 Parging

Maximum height or parging on front elevations shall be 1'6" and all remaining elevations 2'0" above grade. Any exterior (pressure treated) wood that is visible from the front street should be stained out to

# Spring Meadow ESTATES



## Architectural Guidelines

match the wall colour or trim colour. It is recommended that concrete be used for all front steps and verandas on the home.

---

#### 4.4 Exterior Colours

All colours will be on a lot-by-lot basis without repetition on adjacent lots. In order to avoid repetition, identical primary trim colours may not be duplicated on adjacent lots or directly across the street. The use of a third accent colour is strongly encouraged. In keeping with the neighbourhood and in consideration of blended streetscapes, pastel and bright colours are not recommended.

---

#### 4.5 Roofing

Roof materials are to be Cedar shakes; Clay tile; Decra roofing tile or shakes or Architectural shingles (Minimum typical – IKO Cambridge 30 yr) in Earth tone colours. All roofing colours will be subjected to colour approval of the Design Consultant. Minimum roof overhangs are to be 24". Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the Architectural Consultant. Cantilevers and box outs on visible elevations (front, corner, and perimeter lots) must include their own roofline and overhang. The rooflines on any house must be consistent or complimentary to the total house design. Roof pitches are to be a minimum of 6/12. The roof pitch on a bungalow design may require to be increased to a higher pitch to ensure an acceptable streetscape. Fascia boards for the homes are to be a minimum of 10". Soffits and fascia may be wood or aluminum in a compatible finish. Eavestrough must be the same colour as the fascia.

---

#### 4.6 Windows / Doors

Entrance treatments should incorporate a veranda or covered entry. Where the design does not lend itself to this concept, the use of alternate detailing and feature windows will be considered. The use of window and door surrounds and/or a combination of battens, trim boards, louvers and brick or stone will be features on all homes. Wood trim details and surrounds must be painted or clad finish. A minimum of 6" width is encouraged with details and surrounds of an appropriate scale to the style of the home. Pre-cast concrete steps will not be allowed and the front entry must be consistent with the entry walk materials used.

---

# Spring Meadow ESTATES



## Architectural Guidelines

### 4.7 Garage / Driveway / Walkway

All garages shall be designed to complement the house or to be an integral portion of the house design. Care must be taken to design the garages so they do not overwhelm the house. Any garage face that is predominantly visible from the street requires articulation. Long uninterrupted planes of blank walls will not be permitted.

A minimum 2' relief of the wall plane is required on all garages along with the appropriate roofline detail. All lots must provide at least a minimum of a 30' foot wide attached garage. Side drive garages will be considered subject to approval and with consideration of the proposed landscaping buffers to minimize the impact to adjacent property owners. Garages are to be located in accordance with the driveway location plans or as recommended by the Consultant.

Desirable driveway slopes are to be a maximum of 8% or less.

Front driveways and walkways shall be constructed of a hard surface finish. The following materials are acceptable:

- Concrete, including plain, stamped, or coloured concrete
- Coloured concrete pavers
- Exposed aggregates concrete

In all cases where coloured concrete or pavers are used, the Developer and Consultant must expressly approve the colours.

The walkway to a residence from the public sidewalk, curb or driveway must be of the same finish as the driveway and a minimum of 4' in width. Individual patio blocks will not be permitted.

Homeowners are encouraged to construct narrower driveways with a curve approach.

---

### OTHER IMPORTANT GUIDELINES

#### 4.8 Accessory Building

Outbuildings or other freestanding structures must be designed and constructed to match the same materials as used for the house. Building placement must be carefully considered so as not to obstruct any site lines of the neighbourhood. All accessory buildings must follow the approved permit process of the County of Parkland.

#### 4.9 Recreational Vehicles

Recreational vehicles and commercial vehicles in excess of ¾-ton capacity shall not be stored in the front yard or driveway of any property between the building line and the curb. If otherwise stored outdoors

# Spring Meadow ESTATES



## Architectural Guidelines

on site, the vehicles shall be screened with planting or landscaping elements to reduce the unattractive visibility of such vehicles from abutting streets and adjacent homes. All proposed methods of screening must be approved by the Developer and their Consultant prior to implementation.

---

### **4.10 Satellite / Etc.**

Satellite dishes or antennas should be suitable screened from the street or public adjacency and must be a maximum of 18" in diameter. The receivers should be wall hung and mounted to ensure a minimum of visual detracting.

---

## **5.0 LANDSCAPING**

### **5.1 Landscaping Requirements**

Landscaping is a focal point of the architectural guidelines. Landscaping should be significant and should complement the home. Each residence shall submit a professionally prepared landscaping plan for approval which illustrates the variety and location of plant material. The quantity and volume of landscaping is to be proportionate to the configuration and size of the yard. The full front and rear yards are to be grassed (sod) including to the edge of the ditch.

The minimum tree size shall be 2 ½" caliper for deciduous trees and 8'0" in height for coniferous trees. In addition, six shrubs a minimum of 18" high or spread must be installed in a prepared shrub bed. A xenoscape or ecoscape landscaping package may be considered although smaller areas are preferred. The landscaping must be completed within one full season of the home being substantially completed. Seasonal deficiencies will be accepted if late fall or winter construction occupancy occurs.

Completion of the landscaping forms part of the final acceptance requirements.

---

### **5.2 Fencing**

All fencing shall be constructed to conform to the Developer installed fencing for the area and must be approved by the Developer's Consultant.

---

## **6.0 SUBDIVISION APPEARANCE**

### **6.1 Signage**

# Spring Meadow

ESTATES



## Architectural Guidelines

In order to maintain cohesiveness for signage within the subdivision, all signage will be of standard format as established and approved by the Developer. Signage by suppliers or sub trades will not be permitted on the lots or houses in any manner. Only one For Sale sign per lot shall be permitted. The sign must be erected on an appropriate stand and not installed on the house. Each for sale sign must not be larger than 24" x 30".

---

### **6.2 Excavation Material**

All Builders must ensure that all excavation is kept within the confines of the lot. Any spillage on a road, sidewalk, or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

### **6.3 Clean Up**

Builders should encourage timely removal by all sub trades of litter on building sites. Builders will be provided with a 48-hour notice period; failure to comply will result in a clean-up bill being charged to the lot. Supply on Construction waste removal bins by the Builder or Owner is required. Any general clean-ups of the subdivision implemented by the Developer may be charged to all owners.

---

### **6.4 Construction Activity**

Each Builder is responsible for inspecting the condition of curbs, sidewalks, streetlights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction; otherwise costs for repairing any damages become the sole responsibility of the Purchaser.

---

## **7.0 APPROVAL PROCESS**

Prior to building the Builder inspects the lot and all services. All discrepancies or damages are to be reported in writing with the application.

Before applying to the County for a development permit, the applicant shall submit to the Developer or the Developers consultant (jointly the 'Consultant') plans for approval of Applications shall include the following:

- a) Two complete sets of house plans,



**Spring Meadow**  
ESTATES

## Architectural Guidelines

- b) Plot plan, prepared by an approved Alberta Survey company, showing lot house grades and drainage pattern, floor and garage elevations,
- c) Completed application form,
- d) Material and colour samples as required.

Incomplete submissions may be returned without review.

The Consultant will review the plan and recommend approval, modification or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within three days of the submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

Once approved, the Consultant will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of \*\* will keep an up-to-date record of plans showing house types, colour, rooflines and grades, to advise the applicants on how their proposed house will best fit into the existing situation.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

No stakeout will be granted until approved by the consultant.

The Builder or Homeowner is encouraged to follow a Pre-Approval process to ensure acceptability of the proposed plans. The enforcement, administration, and interpretation of these guidelines shall be at the discretion of the Developer or its designated Consultant. The unfettered application of these guidelines shall be without notice or precedent. Any additional application reviews/revisions or inspections shall be subject to a \$125.00 fee, payable directly to the Developer prior to work being performed.

---

### **8.0 DAMAGE / LANDSCAPING DEPOSIT**

Damage and landscaping deposit of \$2,500 per lot or a Letter of Credit in the amount of \$2,500 is due prior to house plan and grade approval to cover:

- 1.) Contravention of architectural objectives and completion of landscaping
- 2.) Possible damage to:
  - a. Curb stop – water valve
  - b. Driveway aprons and asphalt
  - c. Boulevard landscaping/trees
  - d. Light standards
  - e. Fire Hydrants
  - f. Grading and drainage swales
  - g. Fencing

# Spring Meadow ESTATES



## Architectural Guidelines

---

### **8.1 Deposit Return Procedure**

#### Final Inspection, Landscaping Deposit Return

To initiate the Final Inspection and return of the \$2500 Landscaping / Damage Deposit, the following must be done:

- a) Construction completed, exterior completed in accordance with these guidelines and as per the house plan approval.
- b) Final grading completed and landscaping completed satisfactorily.
- c) Final grading certificates and approved grading inspection report. (Optional if rough grade certificate provided).
- d) Water valve exposed and marked.
- e) Sidewalks, street, gutter, and curbs in clean condition.
- f) Written request submitted to the Consultant, to perform the final inspection (must include grading certificate). A copy of the final inspection report will then be forwarded to the Developer for appropriate action.