

## **Architectural Design Controls July 2024**

### **1.0 INTRODUCTION**

Grandview Estates represents a new approach to a master planned community. With a unique master plan, this community will ensure that all aspects of the neighborhood's development from unique architectural styling to lifestyle preferences are addressed all with the intent of maintaining and enjoying the beautiful vistas from your home.

This community is designed to enhance homeowner satisfaction through open spaces, generous lots sizes and views from every lot. It is the intent to provide plenty of green spaces to enjoy along with easy travelling distance to all the needed amenities.

The intent of these controls is to provide a unified approach to style, character, massing, architectural detailing, and to present an expression of harmony for this unique lake view community.

Through consistent home quality, styling and character, these architectural guidelines will enrich and preserve the uniqueness of the community while allowing for individuals to express personal preferences and tastes. Pride of ownership shall be evident in all homes in this lake view community.

### **2.0 GENERAL REQUIREMENTS**

In order to ensure Grandview Estates is unequalled in quality and presentation and for the benefit of the homeowners, it is recommended only "New Home Warranty Builders" be needed to build within the community. Evidence of building experience may be required for builders without this warranty.

It is generally recommended for homeowner's designers and/or builders to make submission to

the Approval Committee as soon as possible at completion of the preliminary design stage prior to final drawings being completed. Review can be completed at this time to ensure the intent of the controls is being followed. Decisions regarding a proposed house plan's conformance to these Architectural Design Controls rest with the Approval Committee consisting of representatives from the community developer and PJB Design.

In addition to these Architectural Design Controls, all building designs must comply with the current Ponoka County Land Use Bylaw and to all applicable Alberta Building Code regulations.

### **3.0 DESIGN**

A number of key features shall be given serious consideration for the designs intended for Grandview Estates. This includes: Massing, Roof design, Exterior cladding, and Exterior features. Interest in any subdivision comes from a variety of house types in them. A well-planned community will only enhance the overall value and appeal.

In preparation of the design on the home for the particular lot, consideration should be given to view locations for the specific lot but also for neighboring lots. Since there is potential for all lots to have views of the surrounding countryside as well as the lake, designs will show sensitivity to all neighboring lots as well. House plans that do not show this consideration will not be accepted and will need to be revised prior to approval.

Log houses or homes clad in log siding are not acceptable for this subdivision.

#### **3.1 Massing**

All homes in this new community will show a low massing profile. Roof slopes will be low and overhangs will be generous to give the desired appearance for the subdivision. Specifics of these requirements will be defined elsewhere in this document.

All homes on corner lots shall have the level of exterior finish and character, including appropriate roof design on the side street elevation the same as the front street elevation.

It is expected that bungalows will be the dominate house style used in this community with consideration to other styles being considered at the discretion of the Approval Committee as long as the design will not detract from any views from other lots in the subdivision in the opinion of the committee.

Walkout lots shall avoid the use of three storey full height flat appearance. The use of dormers, recessed second floor and/or decks shall be provided to break up the elevation.

Bonus rooms or extended second floors over the garage on the front elevation shall not be flush to the front of the garage. Careful attention in the design shall be taken to create an attractive appearance and to avoid this area of the home to be more dominate.

Identical or similar houses will not be constructed within 4 adjacent lots or within 4 sites across the street. Reverse plans and different finishes and colors are not sufficient changes.

### **3.2 House sizes**

Minimum house square footage will be as per the following. The garage area is not included in the minimum area.

All lots shall have attached two car garages as a minimum.

Bungalows	1400 Sq. Ft.
Bi-levels	1400 Sq. Ft.
Split levels	1400 Sq. Ft. (2 levels)
Two Storey	1850 Sq. Ft.

A house's square footage may be reduced at the

discretion of the Approval Committee if appropriate massing and elevation treatment is incorporated into the design.

### **3.3 Roof design**

The roof designs that would be considered appropriate for this subdivision can be cottage (hip) or gable style or dutch gable style. Cottage (hip) roofs are encouraged. Verandahs and planned covered entries are strongly recommended to evoke a welcoming feeling.

Roof slopes must not be more than 6/12 for all houses regardless of style.

All eave overhangs are required to be 32" minimum around the entire home. Deeper overhangs are encouraged. This will dictate taller truss heels which in turn provides for higher insulation values at the exterior wall plane. All fascias are to be minimum 8" with 10" fascias strongly encouraged.

Roofing materials are limited to laminated architectural asphalt (fiberglass) shingles, or wood shakes. Metal roofing is not acceptable unless it has the appropriate presentation of slate or shingles. Evidence of this requirement will need to be presented to the Approval Committee prior to final acceptance of the house plans. Other roofing materials will need to be reviewed by the Approval Committee prior to use on the home.

Acceptable architectural shingles as listed below or equal are:

- IKO Cambridge
- IKO Cambridge Nordic
- BP Harmony
- Certainteed Landmark TL

### **3.4 Exterior Cladding**

A wide range of cladding materials is considered acceptable and is encouraged for use in this subdivision. Acceptable exterior cladding

materials are as follows:

- Fibre cement siding and shakes (James Hardie or Certainteed)
- Canexel hardboard
- Cedar shingles
- Premium Vinyl Shakes
- Brick or stone
- Acrylic Stucco System (other stucco systems will be acceptable and at the discretion of the Approval Committee)
- Vinyl siding will not be accepted

All siding can be installed in either horizontal or vertical direction. If vertical, then siding shall be board and batten style.

All brick or stone shall be used in a panel effect, and not as a trim accent. All trim and masonry details MUST be returned 24" around corners.

Stone or brick will be required for 35% of any face of the residence facing streets. This is calculated measuring from the grade to the underside of the eaves and includes side faces of garages or any section of the home extending beyond the main front face. This requirement will be at the discretion of the Approval Committee for homes presented with a substantially upgraded appearance if presented without brick or stone or reduced quantity.

### **3.5 Exterior Features**

The following elements should be chosen selectively to impart a sense of distinction and elegance of simplicity to each home and to create the consistent presentation desired for the community.

- Verandahs or covered entries are strongly encouraged on the front elevation to promote the sense of invitation and community.
- Where the home design is presented without brick or stone accents, then 10" high water table and drip board trim is

required at minimum.

- All gables exposed to front elevations (or side elevations on corner lots) shall use shadow board detailing under the eave with a minimum dimension of 4". 6" shadow boards are strongly encouraged. Shadow boards must be either fibre cement trim, composite wood materials, stucco buildouts or wood grain textured metal clad lumber.
- All columns supporting verandahs or covered entries shall be a minimum of 12" square with additional top and bottom trims.
- Windows presentation shall be such that multiple windows are shown joined together on the front elevation and side elevations on corner lots. Use of transom windows is encouraged as well as "piano" windows.
- Muntin bars in windows are discouraged. Use of large uninterrupted picture windows is to be avoided particularly on the street side of the home.
- All windows and doors on all sides of the home shall have a minimum 3½" surround either in painted fibre cement trim, composite wood materials, or wood grain textured metal clad lumber. More substantial surrounds are strongly suggested. Stucco homes can use buildouts for this trim work in stucco.
- All entry doors must be clearly visible from the street. All entry doors shall have either a large door window, sidelite or transom window
- Gable end louvers with surrounds are encouraged and are to match in color to the trims on the home.
- Exposed parged foundations on the front elevations shall be limited to a maximum of 12" above grade.
- Where chimneys are exposed from the street, they shall be boxed out with the appropriate detailing as the front

elevation.

- Windows in overhead doors are strongly encouraged. Use of shaker style overhead doors or livery doors is also recommended.
- Decorative elements such as gable fretwork, exposed timbering, eave support bracket features are all encouraged for use.

#### **4.0 SITE PLANNING**

Careful attention to planning of the home and site are critical in attaining the desired effect for the community. The following areas will greatly enhance this planning and ultimate result.

##### **4.1 Setbacks**

All front, rear yard setbacks are to be as per the requirements of the Land Use Bylaws of the Ponoka County except as noted. Any accessory buildings must also meet the minimum side yard setback requirements.

A real property report is required to release the security deposit.

##### **4.2 Building Height**

Maximum heights for all homes shall not exceed 8m (except as noted) measured from the front of the home in all cases. Lots 11-18 in Phase 1 can be to the maximum defined in the Ponoka County Land Use Bylaw assuming no views are being impeded on neighboring lots. Variance to the height of the home on other lots will be at the discretion of the Approval Committee.

##### **4.3 Garage Locations**

Garage locations are to be on the side of the home rather than entirely on the front. Side entry garages located mainly on the front of the home (L-shaped to home) will not be acceptable.

##### **4.4 Lot Grades**

Many difficulties can be eliminated through careful planning of grades based on the grading plan and all designs will reflect this requirement. Grading shall be done to minimize the impact of neighboring lots. Grading shall be gradual in transition to other lots.

Retaining walls on property lines or within the stated side yard requirement will not be acceptable.

The intended profile for the community is low and grounded. Entry steps should be a maximum of four risers. Where site conditions or design dictates more steps, the run should be split. Exceptions to this will be at the discretion of the Approval Committee.

Some lots will require special considerations based on the grading plans. Some lots of the potential of grade level entry homes with living spaces on the upper floor. Careful review of these and the design of the home will be required.

##### **4.5 Colors**

The following notes are provided to assist in this color selection:

- All fascias, soffits, window trims, verandah railings, eavestroughs and downspouts, etc shall be earthtone in color. Use of black trims not acceptable.
- White windows will be permitted but all surrounding trims must be earthtone in colour. It is highly encouraged that windows be earthtone to match trim colour for improved overall appearance.
- Garage doors shall have color and not be white. Black overhead doors will not be approved.
- White siding or stucco will not be permitted
- A wide array of cladding colors will be acceptable and approved individually

for each home. Owners and builders are strongly encouraged to use more intense colors and shall avoid the use of pastel colors that do not provide sufficient contrast or appropriate presentation.

- All roof materials shall be chosen from the wide range of darker colors. Lighter tones will not be permitted.
- Variations of the stated color palette will be at the discretion of the Approval Committee.
- Approval Committee reserves the right to encourage alternate colors and have the final authority with regard to the colors of the homes.

#### **4.6 Driveways**

Front driveways and walkways may be constructed of the following materials:

- Standard concrete
- Stamped or colored and stamped concrete
- Concrete pavers
- Exposed aggregate concrete

Asphaltic pavement will be acceptable from the street to 8m in front of garages if the driveway is longer than 20m within the property line. The 8m in front of the garages must be in the other materials as noted.

Driveways shall be completed within two years of issuance of house plan acceptance from the Approval committee.

#### **4.7 Landscaping**

Use of professional designed landscape plans will greatly enhance the character and appeal to your home and will be encouraged. Landscaping shall also be completed with discretion. Planting of trees in rows will not be acceptable. Consideration of maximum tree height needs to be reviewed prior

to planting to avoid blocking views of neighboring lots. All front yards must be sodded or have established grass prior to release of security deposit. Major use of rock or gravel as the predominate landscape material will not be accepted.

Landscaping retaining walls should be avoided and in no case shall be greater in height than 3'-0" (.9m). All retaining walls shall be complimentary to the house finish and color. Homeowner or builder shall submit to Approval committee the type, quality and details of the retaining walls prior to construction.

#### **4.8 Fencing**

Fencing is permitted but will be at the expense of the homeowner. Fencing should be installed to minimize the impact of views from other lots. Fencing cannot be installed beyond the front face of the home closest to the street. Corner lots shall avoid use of fencing covering up any face of the home facing a street.

Fencing design is at the discretion of the homeowner but will not be acceptable to leave unfinished. Use of pressure treated materials does not eliminate the need for a uniform solid color finish.

- Barbed wire fencing is not acceptable.
- Chain link fencing is acceptable in black color only for all components
- Post and rail fencing is encouraged

Maximum fence height is to 5-4" (1.6m) above grade.

#### **4.9 Accessory Buildings / Yard Storage**

Garden sheds; gazebos and other accessory buildings must utilize the same character and finishes of the home. Metal Garden sheds will not be permitted.

Other accessory building such as garages or shops are permitted within the Land Use Bylaws of the Ponoka County using the minimum side yard setbacks as per these controls. The building shall be designed to not exceed the height of the home and shall be located to minimize the visual impact to the street. These buildings shall also use the same roof slope as the house and use the same exterior finishes and colors as well.

Sea cans are not to be used or stored on any lots in this subdivision.

Yard storage of any kind shall be completely and suitably screened from street view. No abandoned, derelict or unused equipment or vehicles shall be stored on any site.

#### **4.10 Miscellaneous**

Satellite dishes or antennas must not be visible from the street or public adjacency.

Burning or incineration of household, yard, or any other waste is not acceptable.

#### **4.11 Construction Timeline**

All construction of the home as per the approved plans shall be 100% complete within two years of issuance of the review from the Approval Committee.

### **5.0 APPROVAL PROCEDURE**

All submissions to the Approval Committee must be made prior to application to the Ponoka County or permitting agency for the Building Permit. The following items shall be included at the time of submission:

- Three copies of the proposed site plan showing the proposed drainage grades.
- Three copies of the final blueprints showing the plans, elevations and sections.
- Three copies of completed application

form as per attached.

- Any brochures, color chips or samples deemed required for the proper presentation.
- Security deposit cheque in the amount of \$5,000.00, payable to 1500707 Alberta Ltd. This is in addition to any security deposit required by the Ponoka County or the permitting agency.

A security deposit is in place to ensure the Architectural Controls are adhered to during and after the construction process. Forfeiture of the security deposit does not absolve any liability of compliance to the Controls.

The approval Committee will review the application and recommend approval or rejection based on the compliance with these Architectural Guidelines. All sets of drawings etc will be returned to the applicant upon approval or otherwise. Approval committee will photocopy pertinent information for their files and for future reference.

**NOTE: Applications must be finalized with elevations that reflect the CORRECT materials, grades and details of the work to be built. Written notes explaining the changes to elevations are not acceptable. Marked up sets and incomplete applications will be returned.**

Applications shall be submitted to:

**PJB Design**  
**#201, 4892-46<sup>th</sup> Street**  
**Lacombe, Alberta**  
**T4L 2B4**  
**P: 403-782-4323**  
**F: 403-782-4884**  
**E: [sales@pjbdesign.com](mailto:sales@pjbdesign.com)**

(Call for appointment for drop-off if consultation required)

## **6.0 FINAL INSPECTION, SECURITY DEPOSIT RELEASE**

To initiate the Final Inspection, the following must be done:

- Construction of residence is completed; exterior completed in accordance to these Architectural Controls and as per the approved submitted drawings etc.
- Final grading completed and minimum of front yard sodded or with established grass.
- Submission to Approval Committee of the real property report showing all setbacks. This is required exclusive of any legal requirement for mortgages etc.

A representative from the approval committee will visit the site to confirm compliance to these Architectural Controls once the above items have been submitted and completed. Assuming complete compliance, a letter will be forwarded to the developer to release the developer's portion of the security deposits.

## **7.0 SUMMARY**

The intent of the developer for Grandview Estates is to create the harmonized approach to the overall development. The developer maintains the right to modify these Architectural Controls as needed during the duration of the project without prior notice. It is not the intent to downgrade the controls but to enhance them or to enable acceptable resolutions of any issues. Completion of a purchase of any lot will show acceptance of these controls and all its requirements and conditions.