

Architectural Design Controls



Developed for
1610128 AB LTD
& Lucky Hill Dairy Ltd
April 2023



Architectural Design Controls **Phase 1**

1.0 INTRODUCTION

Skyview Pointe Phase 1 will be just the beginning of a new, thoughtfully planned, acreage community. Every element has been carefully considered in what makes a neighborhood distinctive. With the green spaces, generous lot sizes, and access to amenities, this subdivision will not only be a very desirable community, it will be a great place to call home!

Skyview Pointe will be a community reflecting a lasting impression of quality and timeless sophistication, with the implementation of these architectural design controls, this is a priority.

The intent of these controls is to provide a unified approach to style, character, massing, architectural detailing, and to present an expression of uniformity, yet uniqueness, to this master planned community.

Through consistent home quality, styling and character, these architectural design controls will enrich and preserve your investment in the community yet still encourage homeowners to express their personal preferences and tastes.

2.0 GENERAL REQUIREMENTS

In order to ensure Skyview Pointe is unequalled in quality and presentation, it is a requirement of these controls that the home designs are professionally drawn and any submissions 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 drawings are not acceptable. Marked up sets and incomplete applications will be returned.

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 a design firm.

In addition to these Architectural Design Controls, all building designs must comply with the minimum standards of the current Ponoka County Land Use Bylaw unless upgraded in these controls, 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 Skyview Pointe. 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.

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

3.1 Massing

All homes in Phase 1 of this new community will show a low massing profile.

For Lots 4,5 & 6, Block 2 Plan 1224743, Bungalows, standard bi-levels, modified bi-levels, split levels and two storey homes will be permitted.

For all other Lots, Bungalows and standard bi-levels only will be accepted. Modified bi-levels, split levels and two storey homes will NOT be permitted.

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. All homes with rear of building facing a roadway shall have as a minimum, the windows surrounds as noted in these controls.

Bonus rooms, or loft type rooms as a second floor will not be permitted unless a two storey is constructed.

For Lots 4,5 & 6, Block 2 Plan 1224743 All home designs shall indicate total height of the house measured on the front elevation and shall not exceed 8.5m in total height.

For all other Lots, All home designs shall indicate total height of the house measured on the front elevation and shall not exceed 7.0m in total height.

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 with the garage area not included.

All lots shall have attached two car attached garages as a minimum. The inclusion of an oversized garage will be at the discretion of the approval committee.

Bungalows	1400 Sq. Ft.
Standard Bi-levels or Modified Bi-levels	1400 Sq. Ft.
Two Storey	1000 Sq. Ft. main floor only
Split Levels	800 Sq. Ft. per floor

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 will be gable style or dutch gable style. Cottage (hip) roofs are acceptable if used in combination with gables. The use of hipped gables is not acceptable. The use of contemporary or skillion roof styles will be at the discretion of the approval committee. Use of pork chop eave terminations or small eave returns will be considered on an individual basis. Verandahs and planned covered entries are strongly recommended to evoke a welcoming feeling.

Roof slopes must not exceed 6/12 for all houses regardless of style. All eave overhangs are required to be a minimum of 24" around the entire home except for gable ends that use the eave returns, then 16" will be a minimum on those gable ends only. Larger overhangs are acceptable and encouraged. All fascias are to be minimum 6".

Roofing materials are limited to laminated architectural asphalt (fiberglass) shingles, wood shakes, or rubber roofing. Metal is not acceptable unless it has the appropriate presentation of slate or shingles style. 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 roof cladding as listed below or equal are:

- IKO Cambridge
- IKO Cambridge Nordic
- BP Harmony
- Certainteed Landmark TL
- Westform Prolok
- Boral Steel Shingles
- Davinci Steel Shingles
- Euroshield Rubber Shingles



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 (Maibec & LP)
- LP Smart side (Monarch)
- Align composite cladding (Gentek)
- Chamclad siding (Gentek)
- Distinction steel siding (Gentek)
- Lux steel siding, soffit & trims (Monarch)
- Align composite cladding (Gentek)
- Eco-side engineered wood siding (Kaycan)
- Good Style engineered wood siding (Monarch)
- Tagia Building Products wood composite siding (Monarch)
- Cedar shingles/Vinyl Shakes
- Brick or stone
- Acrylic Stucco System (other stucco systems will be acceptable and at the discretion of the Approval Committee)
- Estate vinyl siding (Monarch)
- Davinci vinyl siding (Kaycan)

Other premium siding lines will be considered with sufficient product information provided at time of approval application.

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 30% 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 also includes the minimum 24" returns of the stone or brick. 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.
- 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 2½". Shadow boards must be MDX, Fibre cement trim, Smart Wood materials, stucco buildouts or metal clad lumber.
- All columns supporting verandahs or covered entries shall be a minimum of 6" square with additional top and bottom trims. Tapered Columns must have a minimum dimension of 6".
- Vertical style windows are strongly encouraged in single or multiple uses. Curved windows are acceptable only in segmented style. Elliptical or palladian windows are not acceptable.
- Muntin bars are encouraged on the front elevation and side elevation of corner lots and are limited to traditional square style with either the top portion grilled or the entire window. Perimeter grilles in either square or linear style are not acceptable. Windows without any grilles may be acceptable on an individual basis.
- 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.
- All windows and doors on all sides of the home shall have a minimum 2½" surround either in painted Fibre Cement trim, Smart Wood materials, vinyl Super J trim or formed metal. More substantial surrounds are strongly suggested. It is recommended that this trim match or complement the window frame color or other exterior color of the house. Stucco homes can use buildouts for this trim work in stucco. Color of stucco trims is recommended to match the window frame or complement the window frame color or other exterior color of the house.
- All entry doors must be clearly visible from the street. Side entries or angled entries are only acceptable on corner lots.
- Gable end louvers with surrounds are encouraged 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.
- Use of shaker style overhead doors or livery doors is also recommended. Certain styles of sunshine doors (residential style) will be permitted at the discretion of the Approval Committee.
- Decorative elements such as gable fretwork, exposed timbering, eave support brackets, dentil 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. Side yard setbacks for this subdivision **MUST** be a minimum of 7.3m. Any accessory buildings must also meet the minimum side yard setback requirements and shall not be located within the front yard setback.

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

4.2 Building Height

Maximum heights for all homes shall not exceed 7m or 8.5 m for Lots 4, 5, & 6 Block 2, Plan 1224743. Height is measured from the front grade to the highest ridge of the roof system. Drawings must show accurate grades around the homes. **Variations in grades will not be acceptable if it affects the maximum height of the home.**

4.3 Garage Locations

Garage locations are to be on the side of the home rather than entirely on the front. Side entry garages mainly on the front of the 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.



4.5 Colors

The intent of these controls is to provide a consistent approach to the colors of the homes in this community.

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

- Fascias, soffits, window/door trims, verandah railings, eavestroughs and downspouts, etc shall be complementary in color and subject to the discretion of the Approval Committee.
- All windows and garage doors can be a color which complements the home's exterior. This is subject to the discretion of the Approval Committee. White garage doors are only acceptable when soffit, fascia and trims are white.
- A wide array of cladding colors will be acceptable and approved individually for each home.
- All roof materials shall be chosen from darker colors.
- Variations of the stated color palette will be at the discretion of the Approval Committee.

4.6 Driveways

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

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

Asphaltic pavement will be acceptable from the street to 6m in front of garages. The 6m 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 and will have an effect on the release of the security deposit.

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. 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 complementary 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 generally not permitted. The exception is treated doveled post and rail.

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. Maximum size of accessory building will be 1280 Sq. Ft.

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

If satellite dishes or antennas are desired, they shall be installed in such a way to minimize the impact and the visibility 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 \$4,000.00, payable to 1610128 Alberta Ltd. This is in addition to any security deposit required by the Ponoka County or the permitting agency.

Digital files of the above requirements (site plan, final blueprints, completed application form, and links to materials used) may be sent to email address of **PJB Design**.

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. Controls are registered on the land titles. Action may be taken by neighbors to enforce these rules.

The owner/builder will be required to submit and pay for the review of the proposed project for compliance to these guidelines. Payment in the amount of \$250 plus GST is required prior to any review. Acceptable payment methods are VISA, Mastercard, cheque, or cash. If a second review is required due to non-compliance in the first review submission, the cost will be \$200 plus GST. Review payment is made to **PJB Design**.

The review fee can be reduced to \$150.00 if the drawings are produced by **PJB Design**.

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. Applicant may be responsible for additional time required by the Approval Committee for second and subsequent approval submissions if the any previous submissions have been rejected. This fee will be payable prior to release of approval documents.



Applications shall be submitted to:

PJB Design
#201, 4892-46th Street
Lacombe, Alberta
T4L 2B4

P: 403-782-4323

E: 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. Driveways must be completed.
- 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 Skyview Pointe 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 assist in finding acceptable resolutions of any issues.

Completion of a purchase of any lot will show acceptance of these controls and all its requirements and conditions.