



Architectural Design
Guidelines 2021
Phase 1

Prepared by PJB Design

Lacombe, Alberta

Wilson Beach Estates **Architectural Design** **Guidelines 2021**

1.0 INTRODUCTION

Wilson Beach Estates is located on the east side of Gull Lake in central Alberta. Gull Lake continues to be a very popular destination for recreation, enjoyment of nature and to live, either permanently or part time.

These Architectural Design Guidelines are themed on the use of Craftsman architecture. This theme will showcase the desire to have to a welcoming community. The use of porches and verandahs, a symbol of neighborliness, will be required. These guidelines are to be followed with the understood desire of uniqueness on each lot. Phase 1 of this subdivision does not have a large quantity of lots, therefore repetitive designs and colors are not desirable.

The intent of these controls is to provide a unified approach to style, character, massing, and architectural detailing. Although each home will uniquely express the personal preferences and tastes of its owner, similar architectural elements will connect them and help create a harmonious streetscape.

2.0 GENERAL REQUIREMENTS

As is required in the province of Alberta, and in order to ensure Wilson Beach Estates is unequalled in quality and presentation, it is required that all homes are registered with the New Home Warranty Program.

It is recommended for the homeowner's designer and/or builders to make a submission to the Approval Committee as soon as possible upon completion of the preliminary design stage, prior to final drawings being completed. A simple 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 Guidelines rest with the Approval Committee consisting of representatives from the community developer and **PJB Design**.

In addition to these Architectural Design Guidelines, all building designs must comply with the current Lacombe County Land Use Bylaw and to all applicable National Building Code - Alberta Edition regulations. These guidelines will dictate certain property setbacks that are more stringent than those noted in the Land Use Bylaw for the Lacombe County and will need to be followed for compliance.

This subdivision encourages renewable and sustainable forms of energy for each home. The overall subdivision layout and setbacks have been designed for the use of both active and passive solar by maximizing options for south facing windows and roof slopes.

The use of modular, ready to move, or mobile homes is not acceptable in this subdivision.

Construction of the home and the required landscaping, as per the approved plans or as stated herein, shall be 100% complete within two years of issuance of the Approval Committee review.

3.0 SITE PLANNING

Careful planning of the home and site are critical in attaining the desired effect for the community. Attention is to be given to the location of existing homes in the subdivision during the design process to ensure a new design does not impact negatively the enjoyment of the neighboring property owners. In general, a new house will not be permitted to be placed directly south or north of an existing house.

Houses, garages, and accessory buildings must be positioned parallel to the north property line.

3.1 Setbacks

All front yard (road side) setbacks are to be as follows:

- Lots 1-14: minimum 8.5 m
- Lots 15-27: minimum 10.0 m

Rear yard setbacks are to be minimum 15.0 m

Side yard setbacks for this subdivision are 3.0m to the north and a minimum of 8.0 m to the south.

Before release of the security deposit, a real property report must be submitted to the Approval Committee confirming the setbacks utilized.

Accessory building setbacks:

Front (road side) – front of accessory building aligned with rear face of house, i.e. accessory building shall be located in the rear yard only.

South – 5.0 m

Rear – 15.0 m

North – 7.0 m

3.2 Garage Locations

Garages are to be located on the north side of the property. All garage doors are to face south. No variance will be considered.

3.3 Lot Grades

Grading shall be done to minimize the impact on neighboring lots but have positive drainage away from the house. Grading shall be gradual in transition to other lots. Substantial changes to the existing grade shall not be allowed.

The intended profile for the community is low and grounded. Entry steps shall be a maximum of four risers to the front door. Exceptions to this will be at the discretion of the Approval Committee.

3.4 Driveways

Front driveways and walkways **must** be constructed of the following materials:

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

3.5 Landscaping

Use of professionally designed landscape plans will greatly enhance the character and appeal to your home and will be encouraged. Landscaping shall also be completed with discretion. All front (road side) yards must be sodded or have established grass prior to release of security deposit. The major use of rock or gravel as

dominate landscape material will not be accepted.

3.6 Fencing

Fencing is permitted but will be at the expense of the homeowner. Fencing may not be installed beyond the front face of the home (closest to the street) except if the fencing is 1.0m in height or less. Other fencing shall have a maximum height of 1.5m. Any fencing in the front (road side) yard setback, if used, should be open rail style.

Fencing design is at the discretion of the homeowner but shall not have a solid, private appearance.

3.7 Accessory Buildings / Yard Storage

Garden sheds, storage sheds, gazebos, and other accessory buildings must utilize the same character and finishes of the home. Metal clad accessory buildings will not be permitted. The maximum size of accessory buildings will be determined by the Lacombe County Land Use Bylaw but shall not exceed 112 SM in building area.

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

Submission to the Approval Committee is not required, but all guidelines, as noted, must be followed.

4.0 DESIGN

The Craftsman style of architecture will be the utilized in this subdivision. Consideration will be given to the traditional appearance of this style but also to modern interpretations.

A number of key features shall be given serious consideration for the designs intended for Wilson Beach Estates. This includes: Massing, House Sizes, Roof Design, Building Heights, Exterior Cladding, Exterior Features, and Colors. Interest in any subdivision will come from a variety of house types in them. A well-planned community will enhance the overall value and appeal.

Please note: Homes of identical or similar design, or color, will not be constructed within 3 adjacent lots or within 3 sites across the street.

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

Split level or bi-level home styles will not be used in this subdivision.

4.1 Massing

All homes in the community will show a generous massing profile. It is expected that a variety of houses will be utilized in the subdivision, with the majority being two-storey. Bungalows will generally be accepted but not bi-levels or split levels.

Roof slopes will be generous with minimum slopes noted for both house styles. Specifics of this requirement will be defined below in 4.3 Roof Design.

As the water table is generally considered high in this area, no basements will be allowed. The use of crawl spaces or the slab on grade style is acceptable.

All houses must have a garage attached. All garages must have the overhead doors facing south and not to the street. Houses may not be angled to the garage. The south garage face is to be set back a minimum of 1.5 m (5') from the south house face. All houses shall have a minimum of two car garages and use individual doors for each bay. Triple car garages may use one double door and one single overhead door.

Bonus rooms or extended second floors above the garage, on the front elevation, can be flush to the front of the garage or recessed as needed for the design. Careful attention shall be taken to create an attractive appearance and to avoid this area of the home to be more dominant.

4.2 House Sizes

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

Bungalows 1300 Sq. Ft.
Two Storey 1700 Sq. Ft.

Smaller houses will not be accepted as the minimum square footage is not large for an estate lot.

4.3 Roof Design

The roof design considered appropriate for this subdivision shall be dominantly gable style. If hip roofs are used, they must not be the dominant roofline. Flat roof design for small portions of the home will be considered on an individual basis. Saw tooth or exposed mono slope roofs will not be accepted. Other roof style options will be considered only if the overall craftsman style is maintained. A covered main entry (covered verandah, porch, or portico) is required and must be visible from the street

All two storey homes will require the dominant roof slopes not less than 6/12. Subordinate roof slopes may be reduced for shed dormers, verandahs, porches etc. but if these roofs have a gable end exposed to the street, they will be required to have the minimum roof slope of 6/12.

All bungalows must have the roof slopes not less than 7/12. To avoid a substantial massing issue with large bungalows or homes using a main roof line with long spans, the roof slope may be changed to no less than 6/12 with the south, or road side, gables still at the 7/12 slope at the discretion of the Approval Committee. Secondary or subordinate roof slopes on bungalows such as verandahs may be exempt of this minimum requirement at the discretion of the Approval Committee.

All eave overhangs are to be a minimum of 16" on the base of the eave, but gable ends may have minimum 12" to suit a particular design. All fascias are to be a minimum of 8" with 10" strongly encouraged.

Roofing materials are limited to laminated architectural asphalt (fiberglass) shingles. Small amounts of standing seam metal roofing will be considered on an individual basis where used for smaller roof sections.

Acceptable architectural shingles as listed below or equal are:

- IKO Cambridge
- IKO Armourshake
- BP Mystique 42
- Certainteed Landmark TL
- Certainteed Presidential Shake

4.4 Building Height

Maximum heights for all homes shall not exceed that required by the Lacombe County Land Use Bylaw. Variance to the height of the home will be at the discretion of the Approval Committee and the local Municipal Planning Commission for a relaxation.

4.5 Exterior Cladding

A wide range of cladding materials is considered acceptable and is encouraged for use in this subdivision. It is highly recommended for the appearance of each home that an honest use of materials is used. This means the materials selected are used for their intended purpose and is clearly a correct choice for the location and type of finish. Approval committee reserves the right to modify materials usage as deemed appropriate for the design.

Acceptable exterior cladding materials are as follows:

- Fiber cement siding and shingles
- Canoxel hardboard siding
- Cedar shingles
- MDX, or fiber cement panelization
- Metal cladding that is not in agricultural in appearance and only limited to minor amounts for effect and detail
- Manufactured or real stone. Foam style stone or panelized screw in stone materials will not be acceptable.
- “Stonetile” will be allowable as a secondary finish and shall not have a dominant presentation.
- Acrylic Stucco System is acceptable on a limited basis and must be approved for use at the preliminary review of the drawings prior to final construction drawings being completed
- Neither vinyl siding nor brick will be accepted

All siding may be installed in either horizontal or vertical direction. If vertical, then siding is recommended to be board and batten style and may only cover a maximum area of 50% of the visible faces of the home and must be separated from the horizontal siding with a substantial trim board. Canoxel “UltraPlank” will be an acceptable vertical siding finish.

The street and south faces of the home shall be considered the “visible” sides, and to a lesser extent the north faces as well. It will be necessary to provide similar architectural details on these three sides.

Gable ends visible from the street shall have additional detail using the acceptable exterior cladding materials. A variety of material usage will be required to provide pleasing detail and minimize the appearance of tall gables. (ie, two storey tall gables) This detailing can include changes in siding type and direction, use of eave brackets, pent roofs over windows, gable vents, gable buildouts, etc.

All stone shall be used in a panel effect, and not as a trim accent. Stone, in an honest use, should be shown as a finish on foundations. Stone pillars must be at least 40% of the height of the particular location.

Homes in this subdivision are not required to have stone features but this is highly encouraged. Visible faces without any stone must show a termination of the sidings with water table style trim.

4.6 Exterior Features

The following elements will be required and/or encouraged. These need to 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. Quality workmanship is paramount and will be evident in the presentation.

- Verandahs, porticos, or covered porches/entries are required on the street elevation to promote the sense of invitation and community.
- Use of selective timbering, fretwork, eave brackets etc is encouraged.

- All gable ends that are exposed to the north, south, and to the street shall use shadow board detailing under the eave with a minimum dimension of 6". Shadow boards must be either Fiber cement trim, Smart trim materials, stucco buildouts or wood grain textured metal clad lumber. This requirement is over and above the additional detailing required on gable ends
- All fascias must be a minimum of 8" in height with 10" strongly encouraged
- All columns/pillars supporting verandahs or covered entries shall be a minimum of 12" square unless of timber construction where minimum dimension will be 8" square. If posts are paired, then post dimension can be reduced to a minimum of 8" square. If columns/pillars are tapered, the minimum size will still be 12".
- Window presentation shall be such that multiple windows are assembled together, or as if joined using trims, on the front elevation (road side) and the south elevation (south side). Use of uninterrupted picture windows shall be avoided particularly on the three visible elevations (south, north, and road side) and must be broken down into smaller sections. Picture windows are not typical of the Craftsman design.
- Use of transom windows is encouraged as well as "piano" windows. Window configuration can also show horizontal features to create interest in the fenestration. Rounded or curved top windows are acceptable at the discretion of the Approval Committee
- Muntin bars in windows are permitted on a discretionary basis, preferably using simulated divided lites (on the glass surface) instead of between the glass panes.
- Windows and doors on all visible sides of the home shall have a minimum 3½" surround either in painted Fiber Cement trim, Smart trim, or wood grain textured metal clad lumber. More substantial surrounds are strongly encouraged. Stucco homes can use stucco buildouts for this trim work.
- All entry doors must be clearly visible from the street or as approaching the home by the driveway. All entry doors shall have either a door window, sidelite or transom window.
- Gable end louvers, with surrounds, are acceptable and are permitted to match trim color.
- Exposed parged foundations on the front elevations shall be limited to a maximum of 12" above grade.
- Where chimneys are exposed on the street or south elevation, they shall be boxed out with the appropriate detailing. Fireplace chases that face the street should be clad in alternate materials other than the dominant cladding used on the home.
- Furnace/hot water tank vents and fireplace direct vents shall not face the street or south, except if a decorative fireplace termination caps is used.
- Windows in overhead doors are strongly encouraged. Use of shaker style, livery stables, or vertical wood style overhead doors is also recommended.

4.7 Colors

The intent of these guidelines 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:

- All fascias, soffits, window trims, verandah railings, eavestroughs and downspouts, etc shall be earth tone in color with the option of using white trims. Black trims will not be accepted but black window frames will be approved.
- Color is encouraged for overhead doors. Black overhead doors will not be approved.
- Exteriors that are all white will not be permitted. Off-white or neutral white siding is discretionary. There must be contrast between siding and trims. Guideline re identical or design and color (see 4.0) applies to primary siding color.
- A wide array of cladding colors will be acceptable and approved individually for each home. Owners and builders are strongly encouraged to use colors that will provide sufficient contrast or appropriate presentation. Use of more than one siding finish will require color variance between each material.
- Use of primary colors will not be acceptable for any features, cladding, and/or embellishments.
- All roof materials shall be chosen from the wide range of darker colors excluding black. Lighter tones will not be permitted.
- Approval Committee reserves the right to

assign colors and will have the final authority with regard to the colors of the homes.

- Variations of the stated color palette will be at the discretion of the Approval Committee. Variance approval will be based on overall color scheme tending toward neutral earth tones.

5.0 SUBDIVISION REQUIREMENTS

Due to the specific location of this subdivision within the Lacombe County, and the standards set out by engineering consultants and the County, the following will need to be incorporated into each house design.

- Agreement will be made with Wilson Beach Estates Utilities Ltd. for the water supply and waste water treatment. Consult with utility company for specifics
- A reverse osmosis (RO) water filter system is required in each home.

6.0 APPROVAL PROCEDURE

All submissions to the Approval Committee must be made prior to application to the Lacombe County for the required permitting. The following items shall be included at the time of submission:

- Digital file of site plan, final blueprints, completed application form and any links to types of materials used sent to the email address of **PJB Design**, OR three (3) paper copies of each of: completed application form, proposed site plan, final blueprints showing floor plans, elevations and sections.
- Any brochures, color chips or samples deemed required for the proper presentation.
- Security deposit (see 6.1).

The Approval Committee reserves the right to grant variances based on each individual project's architectural quality and anticipated difficulty, but this shall not constitute precedent for future variances.

6.1 Security Deposit

Security deposit cheque in the amount of \$3,000.00, payable to the developer, Veldhuisen Construction Ltd., is required. This is in addition to any security deposit required by the Lacombe County.

The security deposit is in place to ensure the Architectural Design Guidelines are adhered to during and after the construction process. Forfeiture of the security deposit does not absolve any liability of compliance to these guidelines.

6.2 Review Fee

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**.

6.3 Review Process

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

NOTE: Drawings for each application shall be professionally drawn. 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 drawings are not acceptable. Marked up sets and incomplete applications will be returned without approval to proceed.

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)

7.0 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 Design Guidelines 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 (through PJB Design) 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 Design Guidelines. Assuming complete compliance, a letter will be forwarded to the developer to release the developer's portion of the security deposits. Please note that compliance to these Architectural Design Guidelines is legally required even after the release of the security deposit. (ie. Construction of fencing and accessory buildings can be done at a later date.)

8.0 SUMMARY

The intent of the developer for Wilson Beach Estates is to create the harmonized approach to the overall development. The developer maintains the right to modify these Architectural Design Guidelines, 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 legal acceptance of these controls and all its requirements and/or conditions.