

# GENESIS

*on the lakes*

---

## Architectural Guidelines

---

Standard Lots

Stage 2 & 4A

Block 4 – Lots 59 to 83

Block 7 – Lots 1 to 12

As of January 2017

## Directory

Developer	<p>Unitech Construction Ltd. Suite 102, 7 Granite Drive Stony Plain, AB T7Z 1V8</p> <p>Development Director Mike Klein</p>	<p>T: (780) 699-6365 F: (780) 968-3147</p> <p>E: info@genesisonthelakes.com</p>
Architectural Consultant	<p>Horizon Designs Ltd. 12816 52 Street Edmonton, AB T5A 0B6</p> <p>Contact – May Molofy Architectural Design Consultant</p>	<p>T: (780) 922-8004 F: (780) 922-8013</p> <p>E: horizondesigns@xplornet.ca</p>
Mandatory Designated Surveyor	<p>Northlands Surveys #100, 18103 105 Avenue Edmonton, AB T5S 2L5</p> <p>Contact – Rob McKague Builder Services</p>	<p>T: (780) 448-4919 F: (780) 481-4670</p> <p>E: rob@northlandssurveys.com</p>
Engineer	<p>LWS Engineering</p> <p>11420 – 142 Street Edmonton, AB T5M 1V1</p> <p>Consultant - Harvey Leach Designer – Dave Williams</p>	<p>T: (780) 448-9666</p>

STANDARD LOTS STAGE 2 & 4A – 1 –  
Block 4 – Lots 59 to 83  
Block 7 – Lots 1 to 12

The information contained herein is intended as a guide.

The enforcement of these guidelines and interpretation of same shall be at the sole discretion of The Developer.

The Developer reserves the right to revise these guidelines without notice.



STANDARD LOTS STAGE 2 & 4A – 2 –  
Block 4 – Lots 59 to 83  
Block 7 – Lots 1 to 12

## Use of Architectural Guidelines:

Purchasers shall be fully and solely responsible for all designs, which follow these guidelines, and for the conformance to the appropriate building codes. All purchasers will be bound by these Architectural Guidelines which will form an encumbrance on title by means of a Restrictive Covenant.

## Architectural Objective:

The objective of the following guidelines and restrictions is to ensure that the quality and integrity of the community is maintained, to the extent of creating a high level of visual appearance and thereby protecting future property values. House plans will be reviewed by appointed Architectural Design Consultant (ADC) as appointed by The Developer in terms of the adherence to the Architectural Guidelines as detailed in this document. The ADC may require certain modifications to house plans, elevations and/or specifications where it is felt modifications are required to take advantage of unique lot characteristics or to conform to the overall objectives of the guidelines and the neighborhood. Architectural merit will be considered where necessary.

Any lot within this sub-division shall not be developed or used for anything other than single-family residential purposes.

## Architectural Concept:

Each unit should predominately attempt to integrate into the overall look of the area. It is very important that the *relative* building heights, width massing and style of each unit complement its neighbor and the "look" of the subdivision. The objective is to provide the greatest possible latitude in exterior style and finish. The Architectural Guidelines are designed to provide control for appeal & color and to obtain the best possible streetscape appearance. Emphasis will be concentrated on trying to create a strong "curb appeal" to each home through attention to detail on elevations as well as side elevations on corner lots.

## Architectural Design Consultant:

Horizon Designs Ltd has been appointed by The Developer as the Architectural Design Consultant for this project.

---

# HOUSE DESIGN

---

## Siting:

Siting should reflect careful consideration of lot characteristics, relationship and orientation. Building height, width massing, siting or style may be adjusted on a lot to lot basis to enhance the streetscape. The minimum front yard setback is to be maintained as reflected on the building pockets provided by the designated surveyor.

## Repetition:

Similar elevations may not be repeated within two lots (XaoX) of each other on the same side of the street or directly across the street. Repetitive use of elevations will be monitored to ensure an interesting streetscape from any given angle. While similar house plans and elevations are inevitable it is however possible to vary the design by changing roof lines design and/or pitch, placement, design or size of windows, etc. Modifications to elevation treatments may be required, revised elevations will be required so that an accurate set of files can be kept for each lot.

## Dwelling Unit Size:

Houses are to have a consistency of apparent volume, such as house widths and sizes must relate logically and proportionately to the lot and adjacent buildings. Minimum house sizes are established reviewed and may be amended from time to time by The Developer. Standards and approvals recognize the specific size, nature and location of a site and the desire to avoid extremes. Consideration is also given to optimizing sight lines and creating acceptable size transitions between adjacent homes in the area.

The minimum house size requirement is calculated above grade. The dwelling construction upon the lot shall have the minimum floor area, excluding basements & bonus rooms.

The second storey area should be visibly smaller than the building footprint as viewed from the street and high visibility elevations.

Required minimum square footages are as follows:

Bungalow	1600 sq. ft.	(main floor only, bonus room is not considered)
Two Storey	1800 sq. ft.	

In addition to the square footage requirements, effective massing is required. If not using the full pocket width, the house width must not deviate more than 4' of the pocket width. The combined house & garage width must not be less than 2' of the pocket width; an offset to the garage may be required to achieve this.

## Rear Elevation Requirement:

Walk out models will require siting of a walkout basement model. These designs must present an integrated building form incorporating a combination of architectural measures to address proportion and towering appearance. Graduated roof lines, variation in wall planes, dormers and details of substantial proportions will be some of the architectural measures to be applied to these highly visible settings.

*Lots backing onto MR with Developer Black Chain link fencing @ rear*

- Window & door openings require detail; batten, shutter etc.
- Require deck to be constructed concurrently with home & completed prior to occupancy.

Above grade decks:

- to be built concurrently with home
- balcony support columns to have top corbelling detail
- underside of above grade decks must be appropriately finished i.e.) metal soffit
- posts to be minimum 6"x6"

*Lots NOT backing onto MR - no special rear detail required.*

## Corner Lots: (Including Walkways)

Corner lots have greater public visibility because of a second front elevation. For successful home design on a corner lot, the appropriate front elevation treatment must continue onto the flanking elevation as it is even more visible than the front elevation from the street. Modifications to side elevations may be required where it is felt that the objective of the development has not been achieved.

- NO two story plans will be allowed on corner lots, bungalows or 1 ½ story models are highly encouraged
- Side elevation detail on all corner lots must be approved
- Side drive garages are allowed on corner lots. If a side drive is approved additional landscaping is mandatory.
- Detail required i.e.) appropriate wall heights, window placement and detail treatments, box-outs, detail at open gable roof lines.

STANDARD LOTS STAGE 2 & 4A – 5 –

Block 4 – Lots 59 to 83

Block 7 – Lots 1 to 12

- Same detail as used on front elevation required i.e.) full batten detail, grills, muntin bars or stone/brick.

## Exterior Finishes: Craftsman Architecture

Acceptable finishes permitted; Vinyl siding (horizontal), California Stucco, Brick, stone or cultured stone (in stacked application), Stone Tile, Hardie-Plank siding OR a combination of two finishes.

All homes are to have a continuous finish, no false fronts allowed unless the front elevation is full face brick, stone, or stone tile.

Where VINYL or cladding (i.e. Hardie) is used as the predominate finishing material on the front elevation;

- All window & door openings require detailing. i.e.) battens, shutters or shadow sills, wide clad
- if 50% of the front elevation is stone/brick, then window detail is optional.
- Window detail must be in a color contrasting to the body color.
- NO metal corners will be allowed.
- open gable roof lines require detail i.e.) shadow board or louveres
- Brick or stone is mandatory.

Where STUCCO is the predominant finishing material on the front elevation;

- All window & door openings require detail i.e.) stucco build out battens, min 4" wide
- if 50% of the front elevation is stone/brick, then window detail is optional.
- Stucco is to be machine applied or trowel finish and is required to incorporate build-out detailing or quoining @ corners, eaves and base areas in addition to window & door openings.
- open gable roof lines require detail i.e.) shadow board or louveres
- Brick or Stone is optional, however highly suggested, and if stone isn't used extensive stucco detail is required.

BRICK OR STONE where used must be a minimum of 4-feet in height complete with minimum 24-inch return onto side elevation.

ENTRANCES on all homes are encouraged (not mandatory) to use glazing detail i.e.) single or double sidelights, transom windows, separate windows, where there is not sufficient room for a side-lite it is suggested at minimum use of half glass in entrance door.

STANDARD LOTS STAGE 2 & 4A – 6 –

Block 4 – Lots 59 to 83

Block 7 – Lots 1 to 12



WINDOW GRILLS OR Muntin - are optional.

In addition one (1) of the following features is required;

- Feature windows such as rake head, half round, Bay/Box-out or Cantilevered
- Veranda with railings or Covered entry
- Columns and/or pillars
- Gable Shadow boards
- Other appropriate architectural element such as lentils, ladders, decorative shakes, etc.

## Exterior Colors:

Colors will be reviewed and approved on a lot-by-lot basis without repetition of colors on adjacent lots. The main goal is only to limit the color choice on the main body of the house to the extent of avoiding intense contrasting shades. All exterior color schemes must be approved by The ADC and reserves the right to approve or disapprove any color scheme & has the authority to make changes in a color scheme so that it blends with adjacent homes.

- Similar colors must be separated by 2 lots (XaoX) on the same side of the street & directly across the street
- Soffit/fascia color vs. adjacent lots - must be different than approved for next door - XoX
- Garage doors must be consistent with wall or trim colors approved.

Intense shades will be reviewed on a lot by lot basis

## Roofing:

The roof lines on any unit must be consistent or complimentary to the total house design.

MATERIAL must be one of the following options:

- 1) Asphalt laminated shingle (dimensional)
  - Timberline – Natural Shadow, 30 year – Raised Profile  
Color options – Weathered wood, Canadian Driftwood or Charcoal  
or IKO Cambridge, dimensional asphalt, Driftwood, Dual Black, Weather wood
- 2) Alternate Roof materials  
Asphalt coated metal (i.e. Decra or Monier)  
Only Black, Charcoal or Earth tone colors allowed.

STANDARD LOTS STAGE 2 & 4A – 7 –

Block 4 – Lots 59 to 83

Block 7 – Lots 1 to 12





Slate or Rubber roofing in slate or shake profiles only.  
Only Black, Charcoal or Earth tone colors allowed.

PITCH minimum requirements are as follows:

Bungalows & Bi-Levels - 7:12 Two  
Story models - 7:12

OVERHANG minimum requirements are as follows: Bungalows &

Bi-Levels - 24"  
Two Story models - 18"

FASCIA minimum requirements are as follows: Bungalows &

Bi-Levels – 8"  
Two Story models - 8"

CHIMNEY'S & FLUES must be contained in a minimum of 2'x 2' box

- finished with same materials & colors as the house,
- Complete with corbel detailing.
- No more than 24" of exposed pipe is to extend above the enclosure.

## Garages & Driveways & Walkways:

All homes require minimum double garages, constructed concurrently with the home Driveway/garage

location to be in accordance with the garage location plan.

Driveways are to be poured as shown on the plot plan prepared by the Designated Surveyor, if not shown on plot plan a driveway design must be submitted.

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

- standard concrete
- stamped or colored concrete OR colored concrete pavers
- exposed aggregate or washed concrete

Borders are highly encouraged if using standard broomed concrete.

Graveled or paved driveways are prohibited.

STANDARD LOTS STAGE 2 & 4A – 8 –

Block 4 – Lots 59 to 83

Block 7 – Lots 1 to 12



Front walkways must be same finished material as driveway or border (if used)

The maximum distance between the top of the overhead door and the eave line should not be more than 600 mm (2 feet) without the addition of an architectural feature such as a louver or stucco detailing.

Side drive garages require additional plant material.

### Grading:

Lot grading is to follow the natural slope of the land form and is to be consistent with the Subdivision Grading Plan Grade. Variations should be absorbed within the building mass to minimize steep slopes and contrast between lots. The Developer reserves the right to make adjustments to the final grade for the mutual benefit of adjacent houses. Any and all costs associated with making the necessary adjustments are the sole responsibility of the purchaser/ builder/homeowner.

Side yard grading – in addition to the critical grade control points at the corners of the lot, the grade elevations along the entire length of the side property lines will also be important considerations.

All plot plans & stake outs must be done by the designated surveyor to provide consistency in establishing building elevation throughout the subdivision.

The Developer reserves the right to adjust the grading requirements between units after plans for affected homes have both been submitted.

### Parge Line:

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of two (2) feet parged concrete must be maintained on all visible elevations of the home, ahead of the fence tie back line. The minimum parge requirement must be maintained on walk out basement designs, as well as side elevations flanking walk ways and lots where rear elevations are visible from the lake or pond.

### Retaining Walls:

Any retaining walls that may be required are the full responsibility of the property owner and must not compromise the grading design and drainage of the lot.

Where retaining walls are required on rear visible lots, natural elements such as rock and wood are

STANDARD LOTS STAGE 2 & 4A – 9 –

Block 4 – Lots 59 to 83

Block 7 – Lots 1 to 12



preferred for construction. Allan block can also be utilized and concrete is acceptable if appropriately finished to view. Retaining structures over 1.2 m in height must be stepped to reduce the visual mass.

### Risers:

- Risers at entrance are to be kept to a minimum.
- No more than four risers per set will be allowed at the entrance.
- Where site conditions or design dictate more than 4 risers additional risers must be placed into the run of the walk.

### Landscaping Requirements:

It is the responsibility of the Homeowner to landscape the front yard.

FRONT YARD minimum landscaping must consist of;

- natural sod to the fence tie back line
- boulevard must be sodded
- one (1) tree AND a single 6 plant shrub bed.
  - Deciduous trees must be a minimum 2-inch caliper
  - Coniferous trees must be minimum 5-feet in height (upright junipers & cedars will not be accepted as trees)
  - Shrubs must be a minimum 12" in height if a global variety or minimum 12" wide if spreading variety.

OR ALTERNATIVEY 2 trees (that meet the foregoing minimum requirements)

SIDE DRIVE GARAGE when side drive garage design is used the mandatory front yard landscaping plant material must be placed at the garage end wall yard PLUS additional plant material will be required at the entrance or along the entrance side yard.

WHERE POSSIBLE The Developer will supply one boulevard tree (this tree cannot be used as part of the homeowner landscape requirements).

REAR YARDS - backing onto MR, with Black Chain link fencing (Lots 55 - 58, Block 4)

The minimum *rear yard* landscaping (backing onto chain link fencing) must consist of;

- Sod to the rear fence line.
- The Developer highly encourages the planting of trees however is not mandatory.

Synthetic sod will be allowed in small areas only on a lot-by-lot review basis only. If considering use of

STANDARD LOTS STAGE 2 & 4A – 10 –

Block 4 – Lots 59 to 83

Block 7 – Lots 1 to 12



synthetic sod, full landscape plan must be submitted for review.

Full yard eco-scape or hard surface landscaping is discouraged, however smaller areas are preferred. Full yard hard surface proposals will be reviewed on a lot by lot basis upon submission of a full landscape plan for review prior to commencing with landscaping.

All landscaping must be completed, in accordance with the requirements, within one year of completion of the house (subject to seasonal limitations).

To ensure compliance with the landscaping requirements a security deposit must be paid by the Purchaser, to be refunded by the Builder, upon confirmation of a satisfactory final inspection report.

### Fencing Requirements:

It is the responsibility of the homeowner to maintain any fence installed by the Developer.

All wood screen fencing should be consistent in design and color with the fencing style established for the subdivision. Detailed fencing plan & colors are available upon request.

### Accessory Buildings:

Accessory buildings or other freestanding structures where visible from a public adjacency, must be consistent in style, finish and color with the house.

### Other:

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, and if otherwise stored on the property, shall be screened to minimize the visibility of such vehicles from abutting street, public space, and adjacent homes.

Vehicular access to the rear yard (drive by) on all lots backing onto the pond will not be permitted.

Satellite dishes or antennas will be reviewed on a lot by lot basis, *suggested to not be visible from the street, lake, pond or public adjacency*. They must be screened from view.

---

## MISCELLANEOUS

---

### Consultant:

Prior to the commencement of building, the builder must inspect the lot and all surface improvements, utility services and any adjacent landscaping. All discrepancies or damages must be reported in writing to The Developer.

Check with the Engineering Consultant or Designated Surveyor for all applicable drawings, and any special conditions. Builders must check engineering drawings and the lot to assure that nothing obstructs driveways.

### Signs:

Signage will be allowed on builder's lot only; no signage will be allowed on medians or boulevards.

### County Regulations:

Formal standards for development will be those as established in the Town of Stony Plain Land Use Bylaw. Conformity with these Guidelines does not supersede the required approval process of the Town of Stony Plain.

### Excavation Material:

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

### Clean-Up:

- The builder is required to maintain the lot in a clean and orderly fashion during construction.
- The dumping or storage of materials on other lots or on other lands is prohibited. Particular attention must be paid to prohibiting debris from entering the lake or pond.
- Builders should encourage timely removal by all sub trades of litter on buildings sites. Failure to comply will result in a clean-up bill being charged to the lot.
- Supply of bins by the builder is MANDATORY.
- Any general clean-up of the subdivision implemented by The Developer can and will be charged prorata to all builders.

## Start:

Site work must NOT commence prior to architectural approval being given and development/ building permits issuance.

Excavation must start within one year of execution of land agreements.

## Interim Building Review:

The Developer or ADC may carry out an onsite review of the homes during construction. Periodic checks may be made to ensure conformance to approve grading plans and the Architectural Guidelines. Modifications may be requested related to actual site conditions.

---

# APPLICATION PROCEDURE

---

## Architectural Approval:

Horizon Designs Ltd. has been appointed the Architectural Design Consultant by The Developer for this project for the purposes of review and approval of house plans for builders or buyers of the building lots. The Buyer or the buyer's Agent, or builder, shall, prior to applying for permits or commencement of any construction upon the lot submit the following information to The Consultant;

All applications must include the following information:

- a. Completed Horizon application form, complete with manufacturers, series & color numbers
- b. One complete set of blueprints to the scale of ¼" - 1'0" complete with all elevations, window & door sizes, door heights, etc. Reflecting correct finishing materials.
- c. One copy of the plot plan prepared by Designated Surveyor, reflecting house grades, drainage patters, garage elevations & risers @ entrance & driveway configuration.

Incomplete submissions may be returned without review

Color or material samples as may be required upon request by ADC. No verbal approvals shall be given for any house plan approval.

Horizon Designs will review the plan and recommend approval, modification or rejection of the Application based on the adherence of the plans to these guidelines within 14 business days of submission.

Once approved Horizon Designs Ltd. will send a copy of the approved application indicating any conditions of approval to the applicant. The original plan and forms will be retained on file after approval. The plans may not be altered without prior approval by Horizon Designs Ltd. The Developer will take changes that are not reported into consideration on completion and may result in the security deposit not being fully refunded.

No stake outs will be granted until:

- Final architectural approval has been granted by Horizon Designs
- Land purchase documents have been finalized & required security deposits have been received by The Developer.

DISPUTES should a dispute arise, the ADC at the request of the builder may present the situation to The Developer for appeal. The decision of The Developer will be final.



STANDARD LOTS STAGE 2 & 4A – 15 –

Block 4 – Lots 59 to 83

Block 7 – Lots 1 to 12



---

## SECURITY DEPOSITS

---

A security deposit per lot (amount to be determined by the Developer) payable to The Developer at the time of the purchase of the lot is mandatory. Damages or infractions will be invoiced on a per lot basis. The deposit, or a portion thereof, may be retained by The Developer for the following violations:

Contravention of Architectural Objectives including & not limited to:

- Damage to
  - Curb stop - water service valve*
  - Asphalt*
  - Light standards*
  - Fire hydrants*
  - Cathodic protection points*
  - Grading and drainage swales*
  - Fencing/Boulevard*
  - Landscaping*
- Failure to build accordingly to the architectural color approval granted
- Failure to build accordingly to the conditions of approval granted
- Failure to build accordingly to the plot plan submitted & approved

## SECURITY DEPOSIT RETURN PROCEDURE

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

- Construction completed, exterior completed in accordance with architectural approval granted.
- Final grading and landscaping completed satisfactorily in accordance with these guidelines.
- Final grading certificate and approved grading inspection report from The Town of Stony Plain submitted
- Water valve, exposed and marked (if applicable)
- Sidewalks, street, gutters and curbs in clean condition.
- Neighboring lots and boulevards in the same condition as prior to construction
- Written request to Horizon Designs Ltd., to perform the final inspection (must include grading certificate and Town of Stony Plain approval of same). A copy of the final inspection report will then be forwarded to The Developer for appropriate action.

The result of this inspection shall form the basis for commendation to The Developer regarding the release of the security deposit without interest to The Purchaser. Any actual construction, which does not conform with the house plan approval or landscaping requirements, shall result in an automatic forfeiting of the security deposit in the sole and exclusive discretion of The Developer.

If you do not perform all your obligations, The Developer may keep the Security Deposit and apply it towards any resulting damages. You agree that the Security Deposit will not be considered a penalty and that we shall have all our other rights and remedies if our damages are greater than the Security Deposit. You agree that if our damages are greater than the Security Deposit, The Developer shall have a lien against your title to the Property and shall be entitled to register a caveat against your title to the Property.

There will be a fee charged by the ADC for a re-inspection if the above items are not completed and a re-inspection is required.

---

# FORMS

---

## AVAILABLE FROM THE DEVELOPER UPON REQUEST

- Builder Pre-Construction Lot Inspection Form.
- Builder Post-Construction Lot Inspection Form.
- Final Lot Inspection Form.

## AVAILABLE FROM HORIZON DESIGNS UPON REQUEST

- Application for House Plan Approval.
- Final Inspection Form.

Fencing – available from the Developer or Horizon Designs

May 28, 2014 - Stage 2 guidelines finalized for registration purposes



STANDARD LOTS STAGE 2 & 4A – 18 –

Block 4 – Lots 59 to 83

Block 7 – Lots 1 to 12