



Rosenthal

Stage 19

HOA DESIGN GUIDELINES

June 2017

Table of Contents

1	House Design	1
1.1	City of Edmonton Standards	1
1.2	Siting of House	1
1.3	Minimum House Sizes	2
1.4	Lot Grading	2
1.5	Repetition	2
1.6	Corner Lots	2
1.7	High Visibility Lots	2
1.8	Roof Pitch, Overhangs & Fascia	2
2	Materials	3
2.1	Roof Materials	3
2.2	Primary Finish	3
2.3	Trim Materials	3
2.4	Chimneys/Vents	4
2.5	Elevations/Detailing	4
2.6	Windows	5
2.7	Colours	5
2.8	Driveways & Garages	6
3	Landscaping & Fencing	6
3.1	Landscaping	6
3.2	Fencing	7
4	Subdivision Appearance	7
4.1	Address Plaque	7
4.2	Signage	7
5	Discretion	7
	Appendix A – House Styles	8
	Appendix B – Community Plan	14
	Appendix C – Fence Details	15

- Objective:** To achieve in this subdivision the highest possible standard of visual appeal and architectural quality.
- Concept:** Each home should predominately attempt to integrate into the overall look of the area. It is very important that the relative heights, massing and style of each home compliment its neighbour and the overall “look” of Rosenthal. The objective is to provide the greatest possible latitude in exterior style and finish to permit homeowners to own the home of their choice. These Design Guidelines are designed to provide visual control for siting and colour, and to obtain the best possible streetscape appearance. Emphasis will be concentrated on the creation of a strong “curb appeal” to each home through attention to detail on the front elevation.
- Disputes:** Individual concerns will be adjudicated by the Architectural Committee, and their decision will be final.

1 House Design

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. The vision for The Rosenthal Community is a collection of Arts and Crafts, Craftsman, Heritage, Tudor, and Prairie themed homes, designed to address the needs of contemporary living through modern building materials and home designs. The selected architectural themes provide elements that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of the community of Rosenthal.

The emphasis for this stage is on high quality design with detailing appropriate to and fitting with the scale of the homes and lots. Relatively simple and thoughtful detailing is to be implemented with a flair for interpreting appropriate elements of the chosen architectural style.

The use of design elements particular to each style is required, but all plans will be reviewed on their own merits. Stucco exteriors will be considered on an individual basis with consideration for the appropriate detailing and style of the home.

1.1 City of Edmonton Standards

Formal standards for development will be those as established in the City of Edmonton Zoning Bylaw. Conformity with these guidelines does not supersede the required approval process of the City of Edmonton. Note relevant plans regarding utilities and rights-of way should be noted.

1.2 Siting of House

The minimum house width at both the front and rear elevations must be within 2' of the building pocket for all lots. These requirements may be waived for homes on irregular or larger lots at the discretion of the Design Consultant and based upon exceptional design.

For homes with front drive garages (RSL Zero Lot Line), any proposed garage offset of more than 2' will be specifically reviewed for suitability. Homes will be reviewed on their individual merits of design, massing, proportion and compatibility and, where the Design Consultant considers the plan to be exceptional, and, provided that the house confirms with the general trend of the neighbourhood, exceptions may be considered.

Any setbacks may be required to articulate and provide streetscape differentiation to all proposed homes. It is recommended to obtain preliminary approval for all proposed homes to ensure acceptable setbacks.

1.3 Minimum House Sizes

All houses with attached front garages (RSL Zero Lot Line) shall be a minimum exterior width within 2'-0" of the building pocket width for each lot. The second floor area should be carefully designed. As a maximum, it is recommended that the garage frontage may not be more than 68% of the pocket width.

For houses with rear detached garages (RPL Zero Lot Line), the minimum exterior width can be within 2'-0" of the house pocket.

1.4 Lot Grading

Lot grading is to conform to the latest approved subdivision grading plan. Do not grade to existing vacant lots or undeveloped land, but to the elevation provided. Final grade certificates must be prepared by a Surveyor and approved by the City of Edmonton showing that lot grades comply with the subdivision grading plan as a condition of refund of security deposit.

1.5 Repetition

The same house plan or model shall be separated by two (2) lots on the same side of the street and it will not be allowed directly across the street. This may be altered at the Designated Design Consultant's discretion if it can be shown that the two houses in question are located so as not to be visible together from any given angle. The same model may be allowed to be separated by one (1) lot if significant changes have been made to the house style, roof pitch, and exterior materials to the satisfaction of the Designated Design Consultant. The predominance of any one particular model on a streetscape will not be allowed.

1.6 Corner Lots

Special attention must be paid to side and rear elevations and side yard setbacks on all corner lots. The side and rear elevations should have the same treatment (i.e., box outs, detailed battens, stone/brick) as the front elevation, as it is even more visible than the front elevation from the street. Two storey plans will be allowed on corner lots. Side elevations on all corner lots must be approved by the Designated Design Consultant. Side drive garages will be allowed on corner lots subject to review by the Designated Design Consultant.

1.7 High Visibility Lots

High visibility rear elevations require special design consideration. These elevations must have openings of a number and size that is suited to the wall area, and incorporate detailing consistent with the front elevation and overall design.

Side and rear elevations that are visible to open space, neighbourhood streets and major roadways such as 85 & 87 Avenue and Rosenthal Boulevard will require extra design detail.

1.8 Roof Pitch, Overhangs & Fascia

The roof lines on any unit must be consistent and complimentary to the total house design. Minimum roof pitch and roof overhangs are as per each style. Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the Designated Design Consultant.

The minimum fascia depth is to be 8”.

Some house types may require a steeper roof pitch to accommodate the streetscape. Specifically, bungalow designs will require a minimum 8/12 roof pitch. Prairie style bungalow designs will generally not be allowed but may be considered in certain locations (corner lots) if appropriate.

Minimum roof overhang to be 18” except over a cantilever, bay or boxed out window where the minimum overhand required is 12”. The roof lines on any house must be consistent or complimentary to the total house design.

2 Materials

2.1 Roof Materials

Roof materials are to be as follows:

- IKO - Cambridge - Weatherwood Dual Black, Harvard Slate, Driftwood;
- BP - Harmony - Twilight Grey, Shadow Black, Driftwood, Antique Grey, Stonewood;
- GAF - Timberline - Weatherwood, Charcoal Blend.

2.2 Primary Finish

Vinyl siding in premium colours, hardie board, brick or stone will be allowed. All horizontal vinyl siding must be Traditional/Clapboard profile, minimum exposure to be 3” and maximum to be 4½”. Dutch Lap/Designer profile will not be permitted. See illustrations below.

Acceptable Profile: Traditional/Clapboard Not Acceptable Profile: Dutch Lap/Designer



The maximum height of parging is 2'0” on all elevations. For bi-level homes, the maximum height is 1'0”.

2.3 Trim Materials

Fascia boards are to be a minimum 8” depth for all homes. Decorative grill or muntin bars must be used on all windows facing the street including side windows of bays and any window within 3’ of the front corner and on high visibility locations.

No false fronts shall be permitted unless the material utilized on the front elevation of the home is either brick or stone.

Trim material is to be wood, composite material (i.e., Smartboard), metal clad or an approved equivalent. The use of Smartboard material is strongly encouraged in order to avoid large expanses of vinyl on trim details and gable ends. "Rough sawn" vinyl shakes and vertical siding will be allowed at the discretion of the Designated Design Consultant.

Trim is to be implemented as follows:

- 6" wide trim will be required on high visibility elevations of all homes;
- window trim on visible side elevations should be 6" wide on all four sides of the window;
- 6" wide shadow boards or cornices, if incorporated in the design, must be used in all open gable ends where the wall meets the soffit on every elevation;
- corner trim boards on all front elevations are to be a minimum width of 6";
- trim profiles must project beyond the wall material they are designed within. When a composite material trim is used on a stone or brick wall, the trim must be built out at least ½" above the stone;
- open gables on the front and other highly visible elevations should be constructed with a composite material;
- fascias are to be prefinished aluminium and must be a minimum depth of 8";
- rainware should be limited on exposed elevations - downspouts should be installed on side and rear elevations of homes only. All rainware is to be prefinished and match trim colour.

The use of two colours and a third accent colour (typical – front door) is required. These colours can be used on the following:

- primary finish;
- battens;
- window trim.

2.4 Chimneys/Vents

All flues are to be boxed in with the same finish and detailing as the house. Masonry chimneys are highly encouraged.

2.5 Elevations/Detailing

Brick or stone is to be used as an accent in conjunction with other detailing options based on the style and design requirements of the house. Use of stone or brick should be used to compliment the style of the home, not just be added as a requirement.

Along with the masonry, the use of glazing is to dominate the front façade. Large, tall windows with low window sills are highly encouraged on front elevations.

Stone or brick is not to extend above the garage and should not be applied to the second storey of the home unless required by the design of the home. Stone or brick applied to the garage should be used in conjunction with soldier course or heavy trim at the top.

In addition, the verandahs and/or porch must be enclosed to grade and clad with brick or stone. Lattice will not be permitted. Risers must be closed back – open stair treads will not be permitted. Precast steps may require additional stone work. Brick or stonework is to be complementary to the main body colour of the home. To achieve a high standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

Additional detailing options to reduce stone or brick requirements may include the following:

- secondary wall materials, shadow bands, shutters, brackets; and
- other decorative trim, window sill details, louvers.

All additional detailing must be carried through in gables as well as front elevation (garage) treatments to reduce stone or brick requirement.

The application of a secondary cladding material is a requirement on all homes and to be designed according to the Appendix "A" House Style. Approved secondary cladding materials may include panel, vinyl board and battens, vinyl or cedar shakes, and vertical siding. Other secondary cladding materials may be permitted and reviewed on a style to style basis.

Due to the size of the homes the application of multiple secondary cladding materials will not be permitted.

The use of window and door surrounds will be a feature on all homes.

Columns are to be substantial in scale and are to be designed appropriate to the chosen house style as indicated in Appendix "A" House Style. Column sizes are to be a minimum of 18" x 18" width at the masonry base. Rectangle columns; 14" x 22" at the masonry base may also be acceptable and will be reviewed on a lot by lot basis.

Entrance ways will be covered at a level that encloses and protects the space – at the first level or a height proportionate to the design. Two storey pillared entries will not be allowed. All exposed wood must be stained out to match the wall or trim colour.

2.6 Windows

Window panes must be vertically oriented and window treatment is required on all front and visible elevations.

Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non-functional windows to create more elaborate window designs. Sliding windows in bedrooms will be acceptable, but still require decorative treatment such as muntins.

If muntin bars are used, they should be of solid materials, not tape.

Large windows and french and bay windows are highly encouraged on the front and highly visible elevations.

2.7 Colours

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent lots or directly across the street. The use of a third accent colour is required. This colour may be used on the front door or in a combination of trim elements.

In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour palettes will dominate the streetscape and only premium colours in the darker palettes are allowed. Lighter cladding colours may be used moderately in combination with darker palettes in contrast. No white siding will be allowed. Buff and tan siding will not be allowed to dominate the colour palette of the area.

All exterior colour schemes will be approved on a lot by lot basis. The predominance of one colour or colour palette within a street or area will not be permitted. Streetscapes require a variety of wall cladding and trim colours, specific to a style. The Designated Design Consultant reserves the right to approve or disapprove any colour scheme. Alternative colours for the Tudor style will be considered as an exception to reflect the particular style representation of a lighter wall colour against a darker trim palette.

Only premium vinyl colours will be allowed (Mitten Act II – typical). Darker, non-premium vinyl colours may be approved at the Designated Design Consultant's discretion while taking into account a varied colour streetscape and colour repetition. Two (2) homes adjacent to each other are not permitted to have a dark non-premium siding as the main siding colour.

2.8 Driveways & Garages

Driveways are to be located in accordance to the approved driveway location plan. The garage location plan is subject to change. All garage doors must be upgraded designer style to represent the proposed theme. The door must be the same colour as the siding or alternatively may match the trim colour if appropriate to the style. The maximum distance between the top of the garage door and the garage eave line should not be more than 18". Where the design exceeds this requirement the use of additional architectural detailing to reduce the impact is required. Gable ends will require appropriate detailing to soften the visual impact accordingly.

The use of glass panels in garage doors is required for all lots with front drive garages. Glass panel design is to correspond to the style of home. Sunburst or other glazing patterns will not be allowed. Angled corners will not be permitted.

Rear access garages are to be finished in the same materials and finishes as the house. Garage doors are to have raised panel detailing at minimum, however, glass panels will not be required. All rear garages with elevations exposed to the street are to have an additional level of detail including trim detailing and a window on the exposed elevation.

2 storey garage suites may be acceptable subject to approval of the developer with consideration to location, design, etc. 2 storey garages are to be designed with a high level of detail on all 4 sides and essentially should be designed to match the home on the lot. Consideration should be given to parking accommodation, stair access, window orientation, etc., to limit the impact on the adjacent lots.

Driveways are to be plain concrete, exposed aggregate or stamped concrete in an approved colour. Unit pavers will not be permitted as the predominant material, however, the use of unit pavers as a trim detail is acceptable.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front of the home or to the rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and does not detract from the streetscape and landscaping standards. A deep tooled joint is recommended, a maximum of five feet into driveway from the existing concrete sidewalk or curb and gutter. In the event of any future repair, the deep cut will facilitate any settlement and make the maintenance repair appear seamless.

3 Landscaping & Fencing

3.1 Landscaping

One tree and sod are to be planted by the homeowner in the front yard. In addition, a mulched, edged shrub bed area of a minimum 75 sq. ft. is to be provided in the front yard containing a minimum of 7 shrubs of 18" height or spread. For front attached garage homes, the area adjacent to the garage (general, 2' width) as the sidewalk follows the entry area shall also be landscaped with a shrub bed containing a minimum 4 out of the 7 required shrubs. Typical landscape plans will be available for review and guidance. Mulch is not an acceptable substitute for sod. Mulch is only acceptable with adequate coverage of plant material. Rear yard landscaping shall be completed with a minimum of sod.

The trees are to be a combination of 2" calliper deciduous or 8' evergreen trees (spruce or pine). Measurement for calliper size will be taken 6" above the ground. Smaller sizes will not be accepted. Columnar spruce or pine are not allowed. Large scale ornamental grasses are an acceptable alternative to shrubs at a 2 grasses = 1 shrub ratio. Rear yard landscaping shall be completed with a minimum of sod.

All ecoscape proposals shall have prior approval before implementation. Generally, additional shrub and tree elements will be required to meet the requirements. Synthetic grass will not be considered.

Landscaping is to be completed within 6 months of completion of the house or when weather permits. Seasonal allowances will be considered.

3.2 Fencing

Fencing in Rosenthal is to be coordinated in both design and colour, and must be constructed according to the details attached in Appendix 'C'. Where the rear fencing is provided by the developer the side yard fence is required to match the design and colour of the rear fence.

4 Subdivision Appearance

4.1 Address Plaque

A standardized address plaque, as per the subdivision detail, is required for all homes in the subdivision. It shall be placed on the front of the garage in a visible location. Alternate locations may be accepted at the discretion of the Designated Design Consultant.

4.2 Signage

Signage will be allowed on a builder's lots only. Only one lot identification sign will be allowed on Builder Lots. No home builder or contractor signage will be allowed on medians or boulevards.

5 Discretion

Notwithstanding anything else set out in these guidelines, the Architectural Committee may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In doing so, the Architectural Committee may provide waivers or relaxations to any matter set out in their guidelines in their sole and absolute unfettered discretion.

The information contained in this Design Guidelines Document is provided as a guide to be used by the Lot Purchaser and/or Builder. The Architectural Committee may revise these Guidelines at their discretion at anytime, without notice. The Architectural Committee and its designated consultants make no warranties or representations as to the accuracy or completeness of any information provided on individual house plans. The Purchaser shall be fully and solely responsible for all designs which follow these guidelines and for the conformance of such designs to the appropriate building codes.

J:\31968_RosenArchCon\10.0 Reports\Design Guidelines\Design Guidelines Booklet\Stage 19\LDG_31968.100_Rosenthal-Stage 19 Hoa design-guidelines-2017-01-11.docx\2017-06-13\MGK

Appendix A – House Styles

Prairie

OVERALL BUILDING MASSING

Two storey or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low, 5/12.

ROOF STYLES

Characterized by a simple hip or side gable roof.

WINDOW STYLES & PLACEMENT

Windows are large, organized and consistent in shape, often incorporating transoms. Windows are uncluttered by omission of grid patterns.

STONE OR BRICK PROFILES

Brick is the most desired material for this style. Ledge stone is permitted. Both brick and stone are applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal.

EXTERIOR CLADDING

Prairie style homes are to be finished in horizontal siding with panel board and to be designed such a way to provide a horizontal effect. A secondary horizontal siding colour may be acceptable if designed as a "block" feature.

COLOURS

Colours suited to the Prairie style are mid to dark earth tones with monochromatic or darker contrasting trims.

DEFINING DETAILS & ENTRANCE TREATMENT

Defining details are the horizontal presentation and simplified forms. Masonry is required on all columns, and to be applied to the height of the full column. A 3/4 height stone base may be considered if it corresponds to the design of the home. The entry is typically recessed with side lights. Entry doors are plain and may be oversized.

Craftsman Style/Arts & Crafts

OVERALL BUILDING MASSING

The Craftsman or Arts and Crafts style includes bungalows, 1½ storey and 2 storey designs with low pitched roofs. Verandas are integral and dormers emphasize the styling.

ROOF STYLES

Permitted roof styles include cottage and gable roofs either side to side or front to back combinations. Roof pitches are 5/12 or 6/12 with front facing inset gables.

WINDOW STYLES & PLACEMENT

Windows have a vertical orientation; double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surrounds are simple. Windows should be ganged in pairs at minimum.

STONE OR BRICK PROFILES

Brick, ledgerstone and river rock are permitted and should be used on this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged.

EXTERIOR CLADDING

Craftsman style homes may be finished in brick, vinyl board and battens or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad.

COLOURS

Colours suited to the Craftsman style include deep earth tones accented by heavy white/linen trims. Colours may be considered with tone on tone.

DEFINING DETAILS & ENTRANCE TREATMENT

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof and supported by massive straight or tapered columns. The columns are to consist of a half-height stone base with a straight or tapered post finished in either panel or metal equivalent with 6" collars. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and a small glass pane.

Heritage Style

OVERALL BUILDING MASSING

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are moderate to high at 6/12 or 7/12.

ROOF STYLES

Permitted roof styles include hip or side to side and front to back gables. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eaves.

WINDOW STYLES & PLACEMENT

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds frame all openings.

STONE OR BRICK PROFILES

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent the top edge is finished with a soldier course or heavy step trim. Stone details should include base of columns and verandas. River rock is well suited. Stone tile is not appropriate.

EXTERIOR CLADDING

Approved secondary wall materials for the heritage style home are vertical siding or vinyl board and battens.

COLOURS

Colours suited to the Heritage style include deep earth tones accented by contrasting heavy trims. White and light cladding colours are not suitable.

DEFINING DETAILS & ENTRANCE TREATMENT

Entrances are covered at a level that encloses and protects the space, at the first level or at a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Verandas are common. The columns are to consist of a half-height stone base with a straight post finished in either panel or metal equivalent with 6" collars. Entry doors are simple and include square glass panes.

Tudor

OVERALL BUILDING MASSING

Tudor style homes are typically 2 storey models asymmetrical in elevations. Roof slopes are steep with front facing gable at a 7/12 or 8/12 pitch higher than the main roof. Feature gables may include a dramatic sweeping fascia line tied into a covered entry. Overhangs are shallow.

ROOF STYLES

Roof styles may include gables with either side/side or back/front orientation. Side gables and cottage roofs are dominated by one or more front facing gables that intersect. Homes often have more than one front facing gable with the pitch at this roof much steeper than the main roof.

WINDOW STYLES & PLACEMENT

Windows are vertical casements or double hung sash with divided panels and grids in rectangular or diamond patterns. Windows should be paired or ganged. Windows in an octagon shape may be featured.

STONE OR BRICK PROFILES

Brick and ledgerstone are permitted and must be a component of this style. Brick and stone are to be applied in a panel effect and quoining and soldier course details common. Full brick or stone fireplace chases and chimneys are prominent features.

EXTERIOR CLADDING

Tudor homes are to be finished in horizontal siding in combination with either panel or vertical siding.

COLOURS

Colour combinations are contrasting. Cladding colours are of lighter earth tones and white and off-white with dark brown or black fascia and wood trims. Brick/stone colours are earth tones and reds.

DEFINING DETAILS & ENTRANCE TREATMENT

A centered or extended steep front gable often emphasizes the front entry, which is recessed. Extensive battens in steep sloping gable ends with shallow overhangs are defining characteristics. Shutters, window grills and foundations clad in brick/stone are typical. Columns are to be either full height stone or panel with heavy top and bottom trim. Entry doors are simple and include square glass panes.

Design Elements Not Permitted

Roof Styles

- Side facing shed roofs
- Flat roofs

Wall Material

- Design detail:
 - Flat details
 - No returns
- Siding:
 - Dutch lap/designer vinyl siding profile
 - Stucco
- Stone:
 - Applied to the second floor

Trims

- Less than 6"
- Flat metal profiles/appliques

Colours

- Pastel colours
- Light main vinyl siding colours (buff, tan, estate grey, clay, blue grey)
- Multiple coloured trims
- Match wall and trim colours

Windows

- Styles and sizes:
 - Unproportioned window sizes

Front Entrance

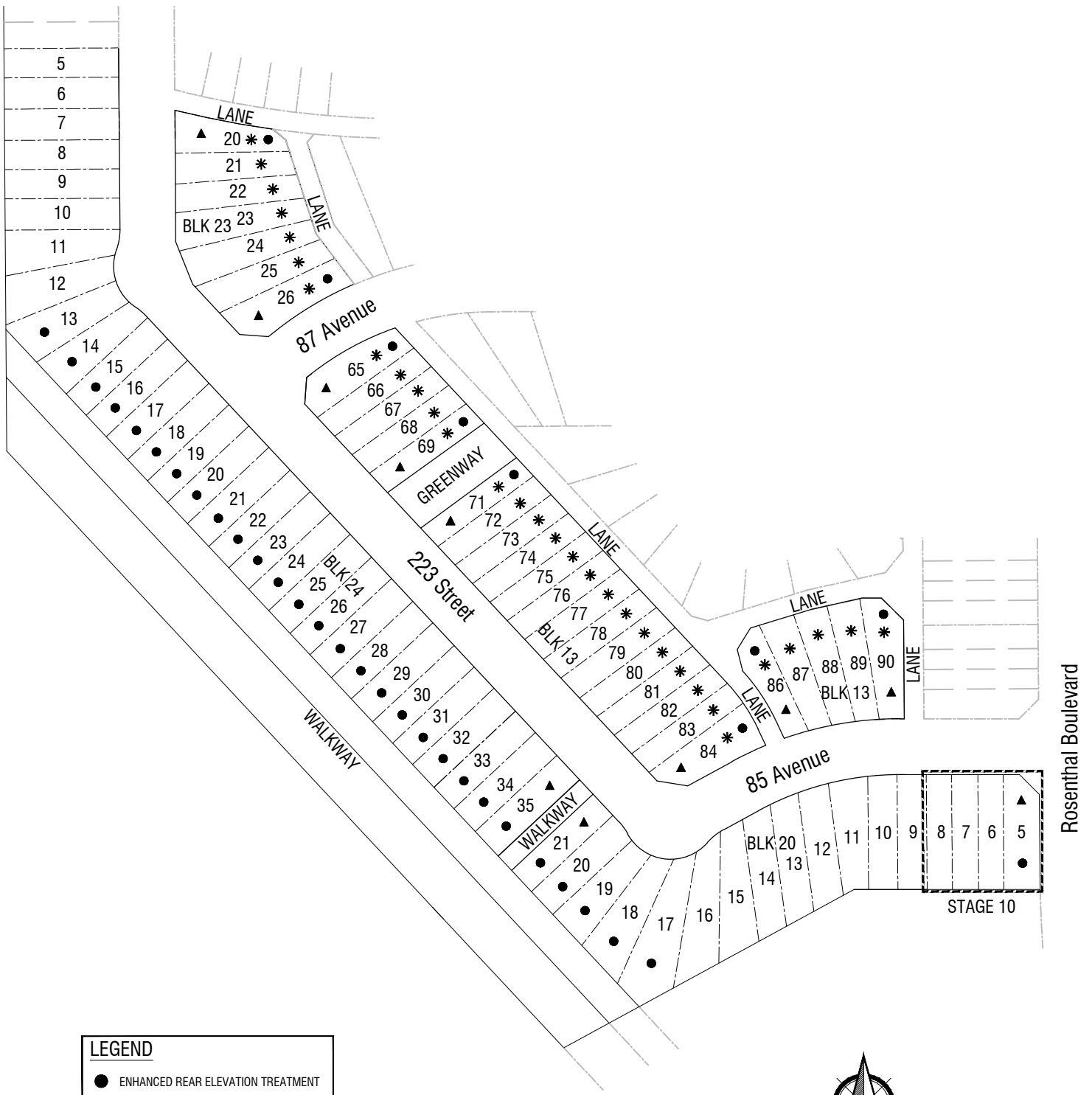
- Column:
 - Posts with unproportioned stone bases
 - Round posts
- Verandah/porch and risers:
 - Open porch and risers
 - Lattice
 - More than 5 risers
- Entry doors containing:
 - Stain glass
 - Fan light
 - Brass
 - Raised panel without sidelights

Garage

- No Stone on front attached garages
- Single Car
- Door with Sunburst glazing pattern

*These are only a few design details that are not permitted in Stage 19. Please keep in mind that house designs are reviewed on a lot by lot bases and therefore other design details may not be permitted if it does not correspond to the house style.


Appendix B – Community Plan



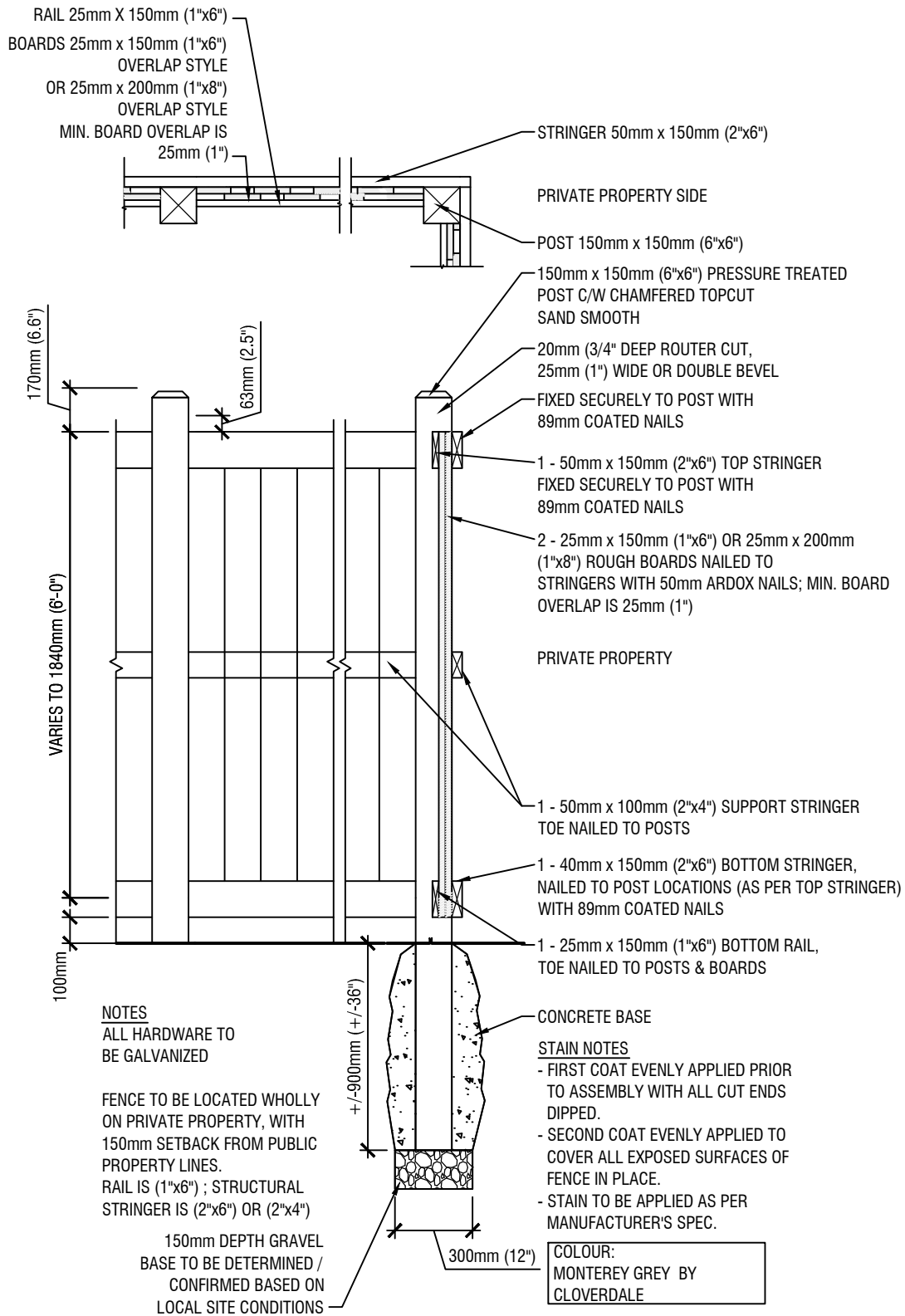
LEGEND

- ENHANCED REAR ELEVATION TREATMENT
- ▲ ENHANCED VISIBLE SIDE TREATMENT
- * REAR ACCESS GARAGE

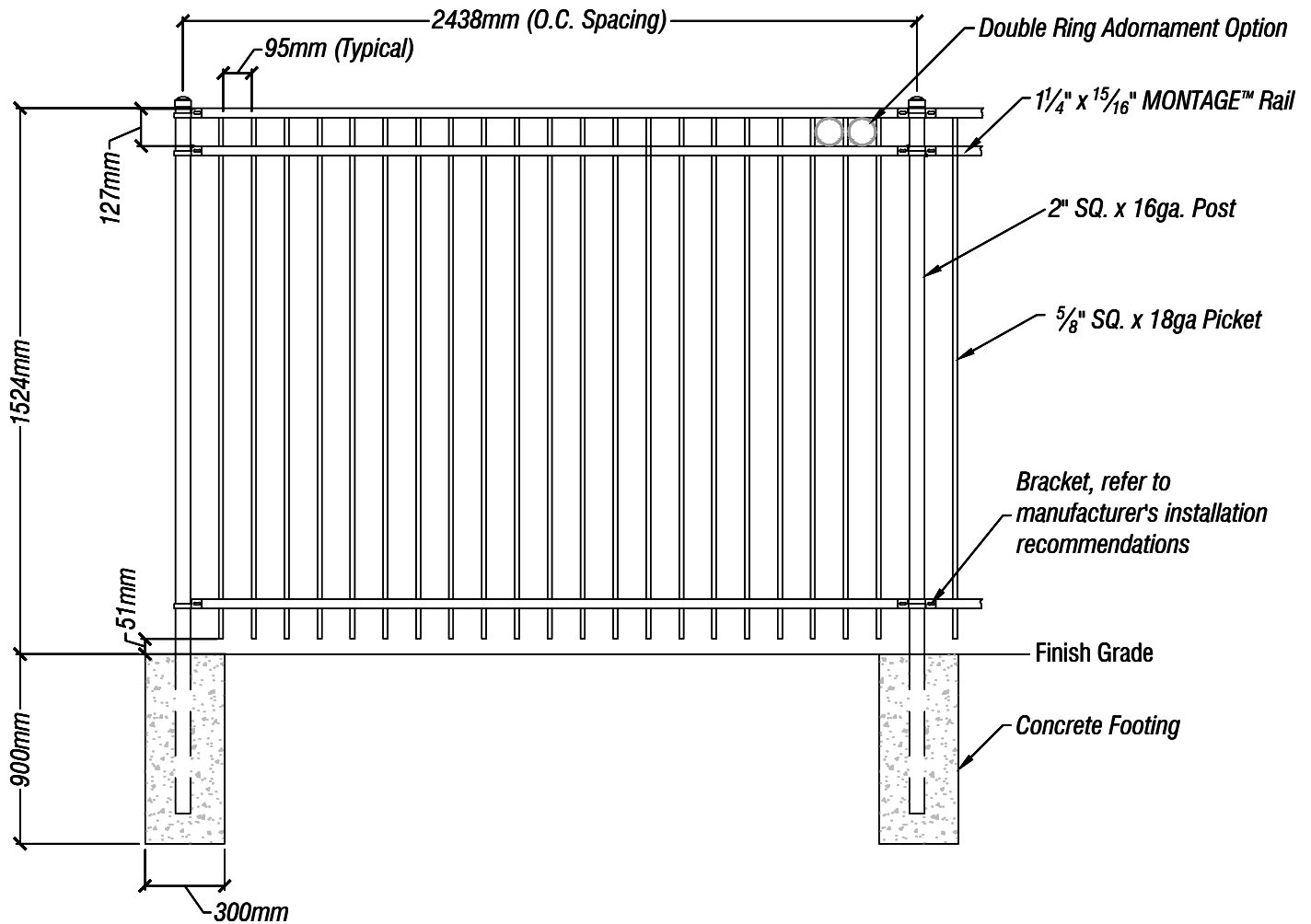



Rosenthal
Stage 19
Design Guidelines

Appendix C – Fence Details



Wood Screen Fence Detail



NOTES:

1. Ornamental Steel Fence Available from Ameristar Fence Products.
2. Post size depends on fence and wind loads. See Montage specifications for post sizing chart.
3. Third rail required for double rings
4. Available in 76mm (3 in) air space and/or flush bottom on most heights
5. Three rails required for 1830mm (6 ft) height
6. Fence to be installed as per manufacturer's recommendations
7. Fence to be black in colour