



# **SCHONSEE DESIGN GUIDELINES**

## **Architectural & Design Guidelines**

### **RSL**

#### **INTRODUCTION**

This document outlines the architectural and design guidelines for The Village at Schonsee

Each Purchaser must inspect the condition of the local improvements installed by the Vendor, including but not limited to the curbs, gutters, sidewalks, etc., in, on or around his lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Vendor prior to purchasing the lot, failing which, costs for repairing damages for same shall become the sole responsibility of the Purchaser of the lot.

These guidelines may be altered, amended or varied by the Vendors, Schonsee Property Corp., at its sole and absolute discretion, and without any prior notice.

The Vendors, Schonsee Property Corp., the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with the Design Guidelines to any owner or purchaser within the subdivision.

Restrictive covenant(s) are registered on the title of each lot.

Formal standards for development will be those as established in the City of Edmonton Land Use Bylaw. Conformity with these guidelines does not supersede the required approval process of the City of Edmonton.

## **1.0 OBJECTIVE**

The objective of these architectural guidelines is to ensure the very highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers and home buyers in achieving problem free construction.

## **2.0 ARCHITECTURAL THEME**

The theme of this community is relaxed simplicity in Heritage styling. Encouraging originality and individual expression, a pattern of coordinated elements will achieve comfortable and cohesive streetscapes.

What defines character and community, are the details. In Schonsee, these details will be woven through the blend of housing styles to establish a commonality and relationship. Simpler shapes, enclosed entries, stonework, articulated facades, and traditional trims will display thoughtful attention to detailing. Individual preference and style will be evident and expressive.

## **3.0 STREETSCAPE**

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. Relative massing, siting and style will be of the utmost importance in assuring each home compliments its neighbor and the subdivision. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways will be covered at the first level. The style, width, height and detailing of entranceways will together create a sense of arrival.

## **4.0 HOUSE SIZE**

The minimum house width must be within 2' of the building pocket on all lots with no more than a 2' offset to the garage. Under special circumstances the developer may approve a home within 4' of the building pocket. Homes incorporating a garage offset of more than 2' will be reviewed specifically for suitability.

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths, sizes must relate proportionately to the lot width and neighboring houses.

## **5.0 SITE PLANNING AND GRADING**

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision.

Special attention is to be given the treatment of exposed concrete foundation walls. A maximum of 2' of parged concrete will be permitted on all elevations. Variation in grade

and basement design may require cladding material be lowered or extended to within 2' of ground level accordingly.

Front entry steps are to be a maximum of four risers per set. Where the grade calls for more than four risers, the run must be split. Exceptions to five risers for this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than four risers per set, the step will be a minimum of 4' wide with appropriate railing style.

Homes will be reviewed on their individual merits of design, massing, proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and provided that the house conforms to the general trend of the neighborhood, exceptions may be considered.

## **6.0 GARAGE/DRIVEWAY**

All garage doors are to have raised panel detailing .

Double attached, front drive garages are required and must be located in accordance with the garage location plan. Driveways and front walks must be concrete or paver stones. Garages are to be sited on the lot in conformity with the approved Subdivision Driveway Plan. The driveway is not to exceed the width of the garage at the entry level.

A maximum of 18" must be maintained between the overhead garage door and the eave line. Where the height exceeds 18", special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly. Garage overhead doors must be compatible with house in style.

The garage overhead door must be the same color as the siding. Corners of overhead door must be straight or curved. Angled corners will not be permitted.

The front walkway and driveway must be a minimum of poured concrete in broom finish. Individual patio blocks will not be permitted.

## **7.0 IDENTICAL ELEVATION**

Similar or approximately identical elevation must not be repeated within two lots and directly across on adjacent lots (XOAX). To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations will be monitored to ensure interesting streetscapes.

Where there is visibility at the rear, repetition must be addressed at both the front and rear elevations and buildings will be designed to avoid mirror image of units.

## **8.0 EXTERIOR COLORS**

Colors will be approved on an individual basis. Colors will not be duplicated on adjacent lots or directly across the street. The use of a third accent color is required and is

typically utilized on the front door. In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colors are not permitted.

All color schemes require a strong contrast of trim and fascia to the wall cladding. Matching siding and trim/fascia colors will not be permitted.

## **9.0 CORNER LOTS**

Houses on corner lots require special design consideration. Flanking side and rear elevations will have suitable elevation treatment to match the front elevation treatment. Rear elevations on a corner lot visible to the street must include window and door trim as well as muntin bars on all rear windows. All models will be considered for corner lots based on their unique suitability to these locations. Models will require variation in wall planes, substantial roof line between floors, appropriate wall heights, window placement and detailing including window trim and muntin bars. A window in the side of the garage will also be required with window trim and muntin bars. Open gables on the side elevations must match front gable detailing if applicable.

## **10.0 REAR ELEVATION – HIGH VISIBILITY LOTS**

Lots backing onto amenities and streets such as Parks, Storm Water Management Facilities and Greenbelt/Walkways, will be designated high visibility.

High visibility rear elevations require special design consideration. These elevations must have openings of a number and size appropriate to the wall surface and include the following features:

- Window Grills
- Trim surrounds at all openings
- A projected roof line to break up the façade, minimum 30% of overall width
- Second floor cantilevers must be anchored by belly band detail or appropriate treatment
- For walk-out lots, a deck must be built at the time of construction.

Panel detailing, board and batten, vertical siding, flat panel or shakes will be an additional finish on all visible elevations which have an open gable on the rear roofline and must match the front elevation detailing. These finishes will be of a contrasting color / tone of the siding. Shutters combined with louvers or the application of stone/brick may be utilized in lieu of panel details.

## **11.0 ROOFING**

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 6/12.

The roofing material color is to be BP Harmony Weathered Rock.

Roof overhangs are to be 12" to 24" incorporated at cantilevers, box-outs and bays with high visibility. 6" fascia is the minimum; however, a wider fascia is encouraged and may be requested to reinforce styling on some models.

Chimneys and flues to be contained within a corbelled chase, finished in a style consistent with the home design.

## **12.0 EXTERIOR FINISHES / STYLING**

To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

All homes must incorporate one of the following on the front elevation

- Stone accent on the 2<sup>nd</sup> floor
- Vertical siding in a contrasting color
- Board and batten in a contrasting color
- Hardie Board paneling in a contrasting color
- Vinyl Shakes in a contrasting color

Brick or stone detailing is mandatory and is to include a minimum of 35 sq.ft. of stone. This allows for the minimum option of either 3' high with 2' returns on the garage corners and half stone on the front post or 5' high with 2' returns on the garage corners with metal clad front post. This is the minimum requirement. It is encouraged to apply more stone on some elevations.

The use of window and door surrounds will be a feature on all homes. Trim will be a minimum 5" (vinyl permitting)

It is recommended that windows to have vertical orientation and may be ganged together. Rectangular or ellipse transoms are suited. Small square, round and oval windows may be featured.

Entry doors will be simple in styling and must include glazing. A sidelite or transom may be used in lieu of glazing in the entry door. No circle heads are permitted.

The application of siding only is permitted; stucco is not permitted. Siding is to be in the traditional profile.

An emphasis on entrance treatments is a requirement. Such treatment may include verandas and covered porches, no minimum for depth.

Column designs will be varied. Round or fluted columns are not permitted.

All trim details and masonry must be returned 2 feet around corners.

All gable ends facing view will include shadow boards. Triangular louvers with brick mould or rectangular louvers with trim surround are suited. Angle brackets may be utilized for ornamentation or support.

Homes will be reviewed on their individual merits of design, massing proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and provided that the house conforms to the general trend of the neighborhood, exceptions may be considered.

## **13.0 FENCING**

On all chain link fencing no inserts will be permitted.

On lots backing onto the park / greenbelt walkway wood screen fencing of standard height may be utilized on the side property lines.

Wood screen fencing is acceptable on all other lots and as outlined in the foregoing, shall be consistent in design and color with the fencing style established for the community, an illustration of which is attached.

## **13.1 LANDSCAPING**

It is the responsibility of the purchaser to landscape the front yard. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

The minimum landscape standard for all lots shall consist of sod, one tree and a separate prepared shrub bed containing at least six shrubs. The minimum deciduous tree shall be 2" caliper, measured 6" above ground. The minimum coniferous tree (spruce or pine) must be a minimum of 6' tall. Shrubs shall be at minimum 18" in height or spread. A separate prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) Wood and rock mulch will be restricted to tree and shrub beds.

All landscaping must be completed, in accordance with the requirements herein, within 1 year of possession of the home by the purchaser or rough grade approval, whichever comes later.

The Landscape Deposit will be paid to ensure, inter alia, compliance with these design guidelines. The amount of the Landscape Deposit to be paid by the Purchaser is \$1500.00.

The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

Upon completion of landscaping, the Builder shall call for inspection by the Vendor's Consultant. If upon inspection the Vendor's Consultant determines that the landscaping has not been satisfactorily complied with, there will be a charge of \$150.00 deducted from the Landscape Deposit for all re-inspections required. Upon approval of the landscaping requirements herein and satisfaction of other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the Purchaser, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

## **14.0 ANCILLARY BUILDINGS / GARDEN SHEDS**

Where such structures are visible from public adjacencies (i.e. all perimeter lots, corner lots and lots backing onto lake), exterior wall finishes, style and color shall complement those used on the house. Roof style and materials are to match the materials used on the roof of the house.

## **15.0 INTERPRETATION**

The enforcement, administration and interpretation of these guidelines shall be at the discretion of Schonsee Property Corp. or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

## **16.0 SITING**

### **16.1 Consultant**

Check with the Architectural Consultant and Surveyor for all applicable drawings, and any special conditions

### **16.2 City Regulations**

Ensure that City Regulations are met and note relevant plans regarding utilities and rights of way.

### **16.3 Plot Plans**

A designated surveyor shall prepare all plot plans and perform all stakeouts in the subdivision to facilitate establishing building elevations that are consistent and appropriate.