



Rosenthal

Stages 1 & 2A
DESIGN GUIDELINES

November 2012

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- 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 Melcor Developments Ltd., and their decision will be final.*

1.0 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.

These houses will be characterised by windows with bold trim details. Simple wide trims, corner battens, window bands, shadow boards, strong porch columns and fascias are important design features. The houses should look visually grounded and when masonry is used, it should look like a structural element. Upgraded siding, use of brick and stone masonry, and windows with low window sills will be promoted in Rosenthal.

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

Consideration should be given to siting 4'-0" side yards against the garage elevation, allowing for larger side yards against the living room (opposite) side yard. The wider yards will enhance the landscaped area between houses.

Additional 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) shall be a minimum exterior width within 2'-0" of the building pocket width for each lot, without offsetting the garage by more than 4'-0". For houses with rear detached garages (RPL), the minimum exterior width can be within 4'-0" of the house pocket. RPL lots can be on minimum width of 20'.

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.

In addition, roof lines and decks will be required to prevent a three-storey presence.

Side and rear elevations that are visible to open space, neighbourhood streets and major roadways such as 215 Street, Rosenthal Boulevard, Rosenthal Link and Whitemud Drive 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 overhang required is 12". The roof lines on any house must be consistent or complimentary to the total house design.

2.0 MATERIALS

2.1 Roof Materials

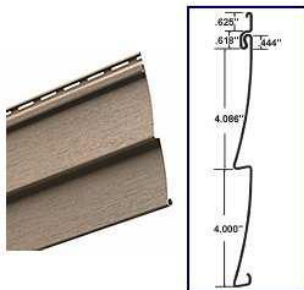
Roof materials are to be as follows:

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

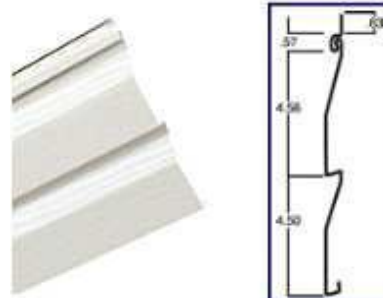
2.2 Primary Finish

Vinyl siding in premium colours, hardie board, stucco, 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 sketches below.

Acceptable Profile:



Not Acceptable Profile:



Homes with a stucco finish must be complimented with stucco detailing appropriate to the particular style. Smooth finish and sand float finish is acceptable. Trowel or raised finishes and patterns will not be permitted. Acrylic stucco is encouraged.

The maximum height of parging is 2'0" on all elevations. For bi-levels, 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 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:

- board and battens, shadow bands, vinyl or cedar wall shakes, 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 variety of cladding materials, including stucco and siding, will 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 design appropriate to the chosen house style. Column sizes are to be a minimum of 24" at the masonry base area.

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 typically be used on the front door or may be used in combination of trim elements for the home. 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.

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.

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. Double car attached garages are required for all lots with front attached garages. 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 in Stages 1 and 2A. Samples of acceptable door styles are available from the Designated Design Consultant. Sunburst or other glazing patterns will not be allowed. Corners of overhead door must be straight. 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.

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.

3.0 LANDSCAPING & FENCING

3.1 Landscaping

A landscape deposit of \$2,000 per lot is required.

One tree and sod are to be planted by the homeowner in the front yard. Rear yard landscaping shall be completed with a minimum of sod. In addition, an edged shrub bed area of a minimum 75 sq. ft. is to be provided containing a minimum of 7 shrubs of 18" height or spread. The area adjacent to the garage (generally 2') as the sidewalk follows the entry area shall also be landscaped with a shrub bed containing a minimum of 4 shrubs. Typical landscape plans will be available for review and guidance.

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.

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.

3.2 Fencing

Fencing in Rosenthal is to be coordinated in both design and colour, and must be constructed according to the details attached. Fencing on walk out lots along the stormwater retention areas require black decorative metal fencing as a minimum to the rear yard of the homes. This will ensure an unobstructed view for all homeowners.

4.0 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.

4.3 Excavation Material

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

4.4 Clean-Up

Builders should encourage timely removal by all sub-trades of litter on building sites. Builders found negligent will be back charged for clean up carried out by the Developer. Supply of bins by the builder is MANDATORY. Any general clean up of the subdivision initiated by Melcor can and will be charged prorata to all builders.

5.0 OTHER IMPORTANT GUIDELINES

5.1 Damages

The cost of repairs due to builder damages to existing features and utilities will be billed to the builder or deducted from the builder's security deposit and the builder will be invoiced for damages beyond what the security deposit covers. Builders must pre-inspect their lot for damages to services, walks or curbs and list any damages along with required pictures in writing to Melcor Developments Ltd.

5.2 Sump Pumps

Weeping tiles should NOT be connected to the sanitary sewer. Weeping tiles should drain to a sump pump and the flows will be discharged to the surface by means of a sump pump. This configuration should comply with City and Provincial standards.

5.3 Downspouts

Must be directed away from the house to streets or rear drainage structures. Stormwater must not be directed onto adjacent lots.

5.4 Retaining Walls

Where visible from the street, retaining walls should be limited to a maximum exposed height of 0.9 m (3'-0"). Retaining walls higher than this should be designed in a stepped fashion to reduce the visual impact of the wall. All retaining walls are to be constructed to compliment the exterior building finishes and blend with the landscape. Timber retaining walls will not be acceptable. Any retaining walls are the responsibility of the Builder and/or purchaser and are to be constructed completely within private property lines.

5.5 Footing Elevations

Builders are responsible for inspecting footing elevations.

6.0 APPROVAL PROCESS

6.1 Initial Submission

The Builder and/or Purchaser shall submit the following information to the Developer:

- drawings of the house including floor plans, elevations, cross sections, etc., (drawings at 1:50 or $\frac{1}{4}" = 1'-0"$);
- a plot plan identifying lot grades, floor elevations, setbacks and house location prepared by the Designated Land Surveyor; and
- a completed Application Form for House Plan Approval.

A security deposit of \$5,000 will be required at the time of application.

The Developer or its Designated Design Consultant shall review the plan and recommend approval or rejection of the application based on the adherence of the plans to the guidelines, within 5 business days of application. The Developer will make the final decision as regards to the approval or rejection of the application.

A copy of the application form and a marked up set of plans shall then be made available to the Builder or Purchaser.

Any changes by the Builder and/or Purchaser from approved plans must be submitted to the Developer or its Designated Design Consultant for approval in writing prior to being undertaken.

6.2 Final Approval/Refund of Security Deposit

Upon being advised by the Builder of the completion of the house, landscaping and driveway, the Developer shall carry out an inspection and site review to confirm conformance with these guidelines and to ensure that no Municipal Improvements located within the lot or adjacent to the lot have been damaged. If damages have occurred to Municipal Improvements, the Developer shall repair the damage and be entitled to offset all costs incurred in repairing the damage to Municipal Improvements from any Security Deposit paid.

Following the Final Approval, receipt of the confirmation of lot grading and the completion of landscaping (excepting the front yard landscape to be completed by the Developer) and driveway, the completion of any deficiencies and confirmation that no Municipal Improvements have been damaged or that all damaged Municipal Improvements have been repaired, the Security Deposit or the remainder of the Security Deposit, after deducting amounts required to reimburse the Developer for the repair to Municipal Improvements, will be refunded by the Developer to the party paying the Security Deposit unless the Developer has received a written assignment in writing executed by the party who paid the Security Deposit in favour of another party in which case the Assignee shall be entitled to receive payment of the Security Deposit.

Nothing herein shall be construed so as to restrict the liability of the Builder and/or Purchaser to the amount of the Security and the Builder and Purchaser covenant to indemnify the Developer against any damage, cost, claim or liability incurred by the Developer arising out of damage to Municipal Improvements for which the Builder and/or Purchaser is responsible in accordance with the provisions of the Restrictive Covenant or these Guidelines or the completion of any work required to be completed by the Builder or Purchaser in accordance with these Guidelines or the Restrictive Covenant to which these Guidelines are attached.

6.3 Release of Landscape Deposit

The Developer must be in receipt of the following:

- final grading approval from the City of Edmonton;
- written request for release accompanied by lot grading certificate;
- final inspection report by Design Consultant outlining as-built conformance with the guidelines and house plan approval;
- final inspection by designated Design Consultant for report of damages to municipal improvements;
- inspection of the completion of all minimum landscaping requirements.

6.4 Design Submissions

Please forward submissions to:

IBI Group
Suite 300, 10830 Jasper Avenue
Edmonton, AB
T5J 2B3

Phone: 780-428-4000

Fax: 780-426-3256

The information contained in this Design Guidelines Document is provided as a guide to be used by the Lot Purchaser and/or Builder. The Developer may revise these Guidelines at their discretion at anytime, without notice. The Developer 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.

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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 with wide overhangs – generally 24” - 30” deep fascias.

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. Ledgerstone 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 may be finished in smooth stucco or flat brick, often outlined with wood trim. Horizontal siding may also be used. Hardi plank siding may be suitable.

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. The entry is typically recessed with side lights and is defined by approach. 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 two storey designs with low pitched roofs. Roof overhangs are 1'-6" minimum and 2'-0" preferred. 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 greater than 8/12 for Arts and Crafts 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. Stone tile is not an acceptable finish for this style.

EXTERIOR CLADDING

Craftsman style homes may be finished in smooth stucco, brick, Hardi plank siding 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. Stucco clad trims are not suitable.

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 typically supported by massive tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.

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 7/12 or greater. Roof overhangs are minimum 1'6" at moderate pitch and minimum 12" at higher pitch.

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

May be finished in smooth stucco, brick/stone, Hardi plank siding or shakes. A combination of finishes is commonly used. Trim and surrounds on stucco clad models are painted and not stucco clad. All siding profiles must be lap board style.

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. Columns are solid and substantial with wide base or step detail top and bottom. Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shakes, shutters and gable braces.

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 pitch much 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 cottage and 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

Acrylic or smooth stucco, hardboard siding and Hardi plank siding are permitted for the Tudor style.

COLOURS

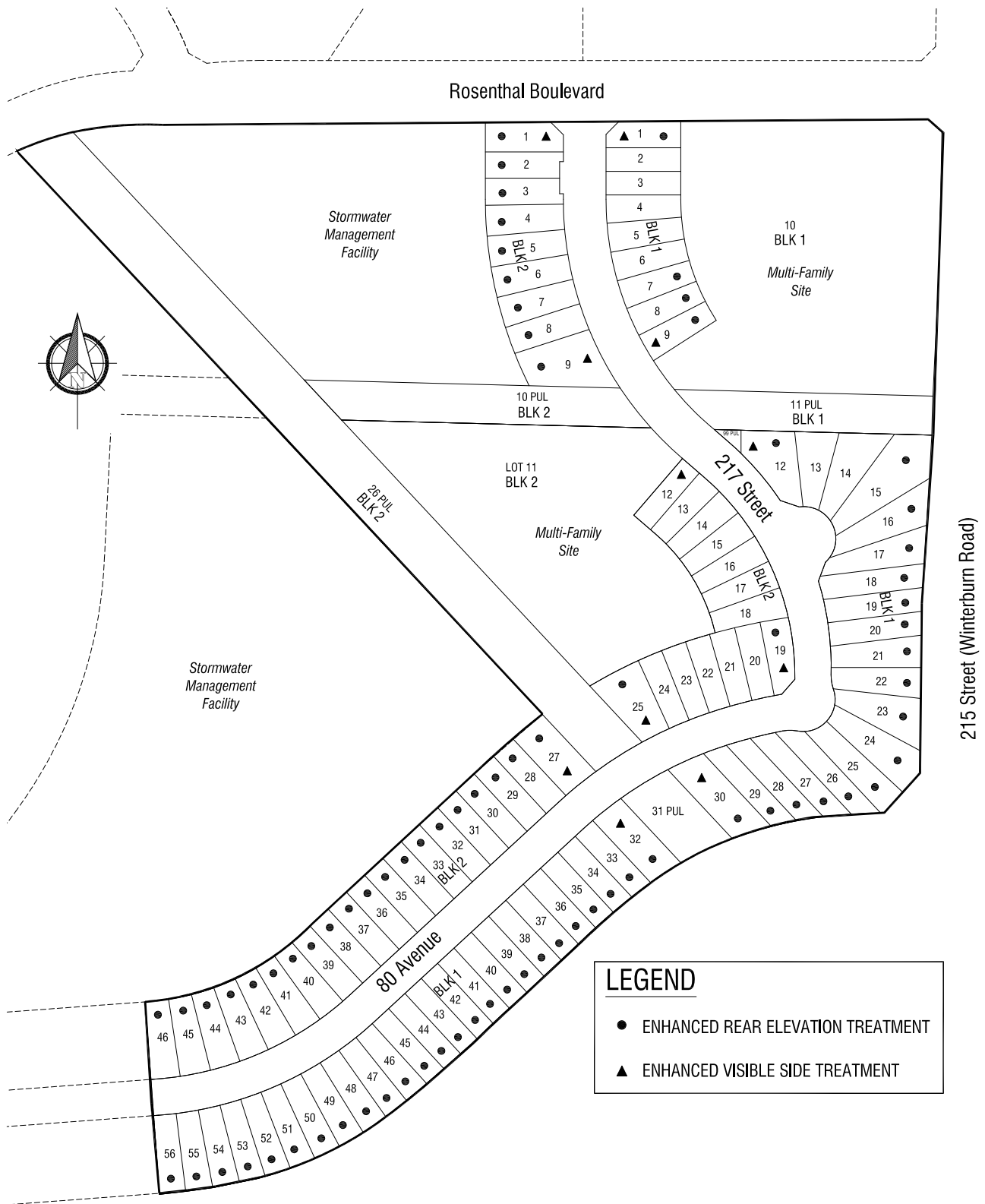
Colour combinations are contrasting. Cladding colours are of lighter earth tones and white and off-white with dark brown or black fascia and wood trims. Brick/stone colours are earth tones and reds.

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.

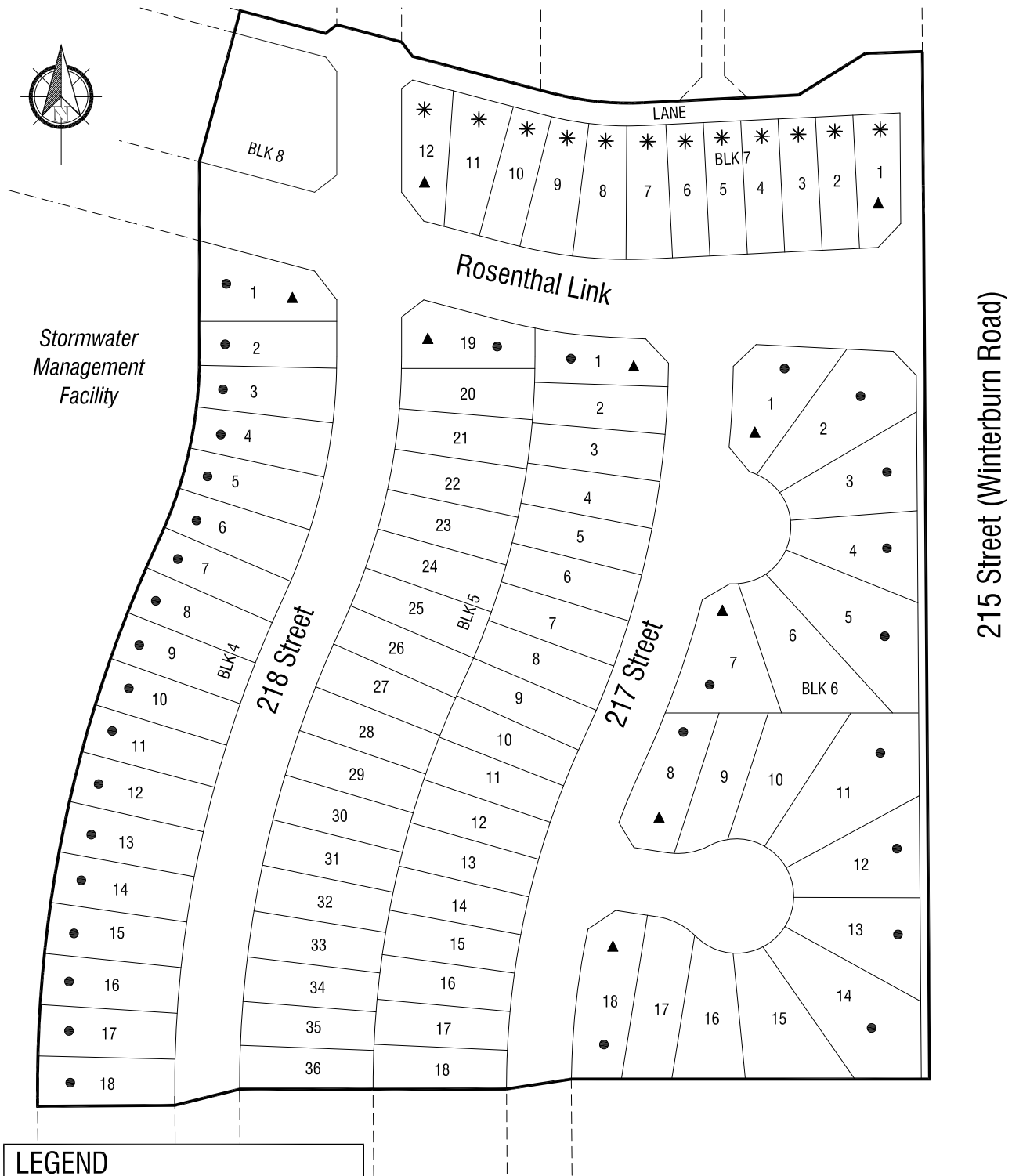
APPENDIX 'B'

COMMUNITY PLANS



November 2012

 Rosenthal
Stage 1
Design Guidelines



LEGEND

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

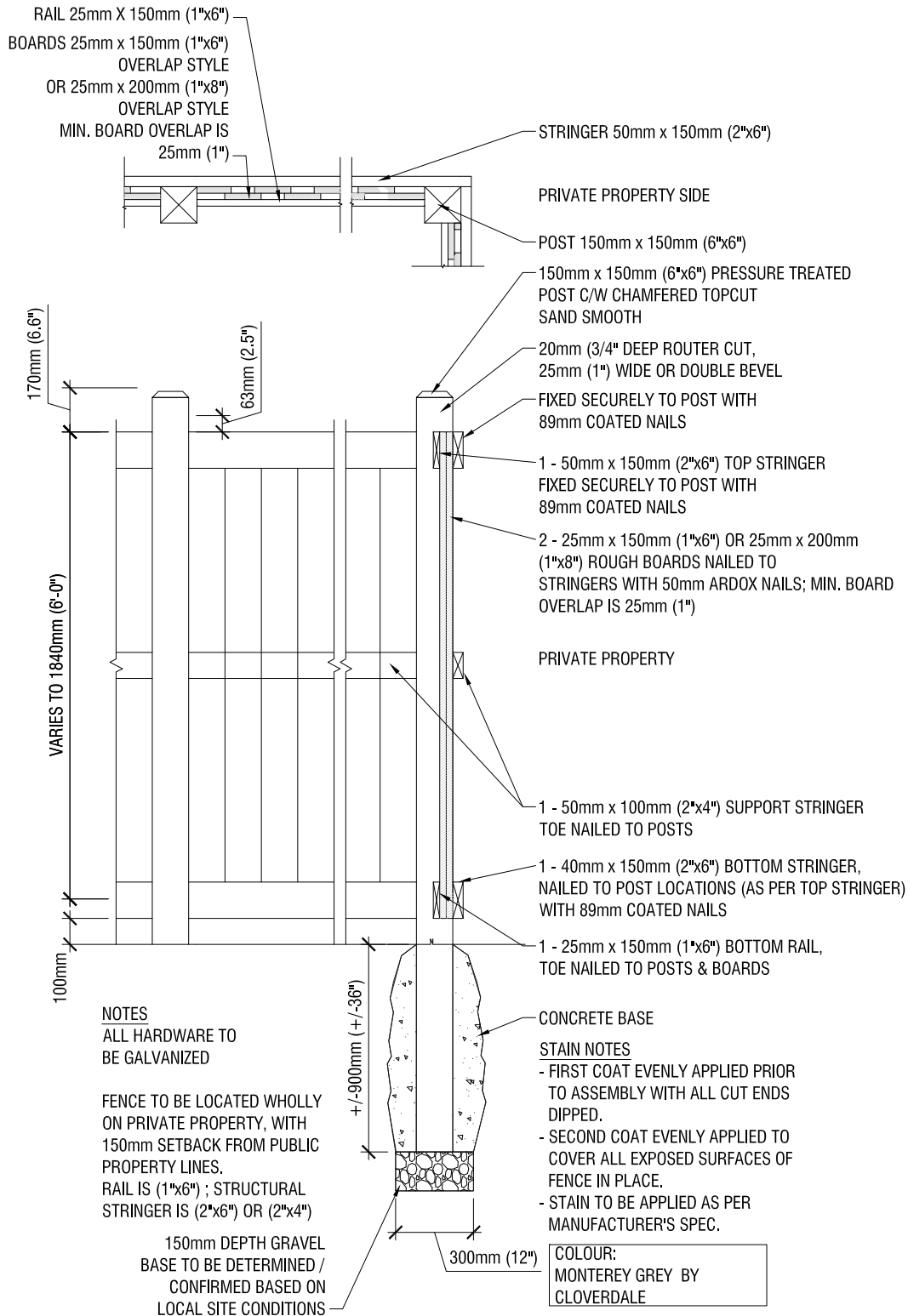


November 2012

Rosenthal
Stage 2A
Design Guidelines

APPENDIX 'C'

FENCE DETAIL



November 2012

Wood Screen Fence Detail

