



Stage 9B1
Architectural Design Guidelines
Single Family
Nov 2016

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Aspen Trails
Stage 9B1
ARCHITECTURAL DESIGN GUIDELINES
November 2016

INTRODUCTION

Timeless style and classic character has established the community of Aspen Trails as a neighbourhood of distinction in Sherwood Park. The use of strong traditional North American architectural styles and features provides a warm and inviting atmosphere.

A Heritage Theme utilizing the distinctive elements from timeless heritage styles in a modern, contemporary manner is promoted throughout Aspen Trails. Architectural styles such as ***Queen Anne, French Countryside, Tudor, Georgian and Cotswald Cottage*** will provide the inspiration for the exterior designs. These styles represent a return to traditional, historical precedents, a re-awakened interest in history and heritage.

Throughout Aspen Trails particular attention will be paid to the execution of well-detailed exteriors on all homes. The variety of house types in this community combined with the distinctive architectural styling will provide Aspen Trails with a visual diversity inspired by the history of the area.

SITE DESIGN ELEMENTS

Following is an outline of the architectural design requirements for the Aspen Trails community. The Developer and/or its consultant will use these guidelines as a base reference standard and reserves the right to deviate as they determine.

Minimum House Width

The Developer will establish minimum house widths for all lots throughout Aspen Trails. The home design must meet the minimum house width on all levels through a minimum of half the depth of the home. ‘

NOTE:Additional requirements for the house to fill the lot width on rear exposed lots is outlined below.

Minimum house widths will be as follows:

R1C Lots

Building pocket width (as per Marketing plan)	Minimum House Width House Only	House and Garage
26 ft.	24 ft.	26 ft.
28 ft.	24 ft.	26 ft.
30 ft.	26 ft.	28 ft.
32 ft.	26 ft.	30 ft.
34 ft.	26 ft.	32 ft.
36 ft.	26 ft.	34 ft.

Stage 9B1 contains many lots with high exposure rear elevations that back onto a community pathway system and storm pond. In these locations the rear of the homes must extend to within 2’ of the building pocket. Any narrower home product can utilize outdoor living space at the rear to meet this requirement. This will include:

- The design of the home must utilize outdoor living space to extend the width of the house; the outdoor space may be at the main floor level only and must include full rooflines that integrate with the overall design of the home.
- Acceptance of outdoor spaces in the width requirement is dependant on the overall suitability of the home to the attributes of the lot.

- Homes must be designed and sited to be respectful of adjacent properties and maintain view potential accordingly.
- Garages must be enlarged or offset from the house to the fill the building pocket when required and any exposed rear area must be treated with windows and other decorative treatments.



Decorative features and detailing must be included on all rear elevations and exposed side elevations (see High Exposure elevations-page 5).

The Developer’s Architectural Consultant will review and approve or reject homes that may or may not meet the minimum size or width requirements based upon utilization of the lot and massing of the home, in its discretion.

Building Setbacks

Building setbacks will be varied along each street to provide more interest in the streetscape.

Front setback

- Minimum building setback will be 6.0 M from the front property line with increases as required to achieve the variety desired.
- Taller, more dominant homes will require greater setbacks.

Side and Rear Setbacks

- As per the by-law requirements of Strathcona County.

Maximum Building Height

The maximum building height will be established by the by-law requirements of Strathcona County.

Grading/Drainage

The purpose of lot grading is to provide good drainage away from buildings for the benefit of property owners. All lots are to be graded in such a way that surface drainage from rainstorms, snowmelt or groundwater is directed away from the buildings and is controlled in a manner that eliminates or minimizes the impact on adjacent properties. Grading must comply with the Strathcona County Surface Drainage Bylaw and a site plan indicating the lot grading is to be submitted with the Final Approval. Site plans including lot grading for the Aspen Trails community are to be completed by Pals Surveys.

Driveways

The developer will predetermine driveways locations. Changes to the proposed driveway locations must be reviewed and approved by the architectural consultant at the preliminary review stage.

- Where possible, driveways are to be no wider than the width of the garage.
- Driveway material is to be broom finish concrete at minimum.

Garages

Front drive garages are required on all lots in Aspen Trails Stage 9C.

- Garage locations will be as shown on the subdivision marketing plan.

High Exposure Elevations

Due to the highly exposed nature of many of the homes in Aspen Trails Stage 9B1, homes are to incorporate an appropriate level of roofline variety, window treatments and decorative features on all of the exposed elevations of the home.

- Similar treatments to those used on the front elevation are to continue the overall theme of the homes exterior along the flankage side elevation and the rear elevation.
- Exposed rear elevations are to have considerable interest and articulation of the wall faces.
- Homes are to fill the lot width at the rear (see minimum house width – page 3).
- All high exposure rear elevations are to be fully completed including all decks. Decks are to have posts that match any on the front elevation and include masonry bases or finish to match the front.

- High Exposure Rear Elevation lots are:
 - Lots 23-40 Block 174
 - Lots 128-130 Block 174
- High Exposure Side Elevation lots are:
 - Lot 24 Block 174
 - Lot 26 Block 170
 - Lot 40 Block 174
 - Lot 128 Block 174

Corner Lots

All corner lots are considered to be the highest exposure and require special considerations. Corner lot homes will be required to include treatments that enhance the face such as jogs in the wall, box-outs and rooflines that provide a horizontal element or low profile.

- Low profile homes are preferred on corner lots. Rooflines along the exposed flankage side of the lot are to be kept low in profile on all 2 storey and bi-level homes.
- Additional treatment is required on the exposed flankage side of the home. This will include box-outs, additional or larger windows, battens and trim details, alternate material detailing etc. the side elevation must utilize similar treatments as those on the front elevation.
- On bi-level homes, stepped down decks are required to be built at the time of home construction. Raised decks are not permitted.
- High exposure Corner Lots are:
 - Lot 134 Block 174
 - Lot 135 Block 174
 - Lot 141 Block 174
 - Lot 117 Block 170
 - Lot 112 Block 180

BUILDING DESIGN ELEMENTS

Architectural styles

The character of the community of Aspen Trails is one of timeless heritage styling that will be established through the use of strong traditional North American architecture. The buildings, amenity features and ornamentation throughout Aspen Trails will be influenced by the **Queen Anne, French Countryside, Tudor, Georgian and Cotswold Cottage** styles of architecture. The influences of the various architectural styles may include but are not limited to: rooflines, window configurations, styles and sizes, decorative trims and detailing and exterior materials and colours. All building faces are to be well detailed to suit the architectural style.

QUEEN ANNE

The Queen Anne style of architecture is usually designed elegantly with simple massing and ornate detail. Characteristics are:

- Steep pitched roofs usually irregular in shape and with a dominate front-facing gable
- Round or sometimes square towers
- Decorated verge boards
- Trusses in gables Walls: Half Timbering, patterned wood shingles, patterned stick-work on walls
- Cut-away bays (roof gables that overhang bay windows)
- One story porches that extend across the front and/or side walls
- Simple door and window surrounds.
- Engraved doors with decorative detailing and a single pane of glass in the upper portion.
- Windows: large pane surrounded by smaller panes or blank lower pane with patterned pane above
- Classical one story columns or turned spindles porch supports



FRENCH COUNTRYSIDE

French architecture is a unique style that offers a lot of charm with its distinctive characteristics. Rooted in the rural French countryside, the French Country style includes both modest farmhouse designs as well as estate-like chateaus. Characteristics are:

- Asymmetrical exteriors with a combination of ornamental attributes
- Brick, stone or stucco often used in combination on the facade
- Steep roof pitches at varying heights. Curved roof pitches in one or two locations.
- Single or multiple hipped roof elements
- Subtly flared curves at the eaves
- Dormers of multiple types
- Tall, thin windows
- Slat-board shutters
- Assorted arches
- Painted timbers, windows boxes, wrought iron railings



GEORGIAN

The overall features of Georgian house plans can be described as a symmetrical composition enriched by classical detail. Characteristics are:

- One or two story boxed floor plans
- Side-gabled, gambrel or hip roof with moderate or varied pitch,
- Slight eave overhang, boxed with modillions, dentils, or other classical moldings
- Gabled or pedimented dormers
- Segmental arched doors, windows, porches
- Transom lights above six or eight-panel doors
- Pilasters to sides of doors (may have pediment)
- Pediment (doors and windows)
- Windows that are symmetrically balanced with small panes of glass Quoins, belt course
- Pilaster



TUDOR

An architectural style popularized in the United States during the end of the 19th century and based loosely on a variety of elements from medieval English architecture, from humble cottages to stately manors. Characteristics are:

- Steep pitch gabled rooflines with various shaped dormers
- Timber wall details
- Stucco wall surface material extending up into gable without break
- Parapet on gabled roof
- Decorated verge boards
- Trusses in gables
- Round towers
- Multi-level eaves
- Tudor (flattened gothic) arch
- Round arched windows, doors, porches



COTSWOLD COTTAGE

The Cotswold Cottage style is typically a smaller design with picturesque details and informal but romantic styling. Characteristics are:

- Sloping, uneven roof, sometimes made of pseudo-thatch
- Very steep cross gables
- Whimsical medieval details such as balconies, lacey gingerbread bargeboards and ornamental chimneys.
- Windows can be expansive bay windows or casement windows with diamond or rectangular panes.
- Shingled gable roofs accentuated by rafter brackets and projecting eaves.
- Vertical or horizontal siding accented by stone or brick on different walls, porch columns or chimney.
- Small dormer windows
- Asymmetrical design
- Low doors and arched doors



GENERAL DESIGN

The exteriors of homes in Aspen Trails will incorporate appropriate rooflines, entry treatments, window treatments and decorative features of the architectural style it portrays. Homes may utilize characteristics of more than one architectural style if used in a complementary manner. Decorative features and window types used on the front of a house are recommended on all four elevations to achieve a pleasing exterior design.

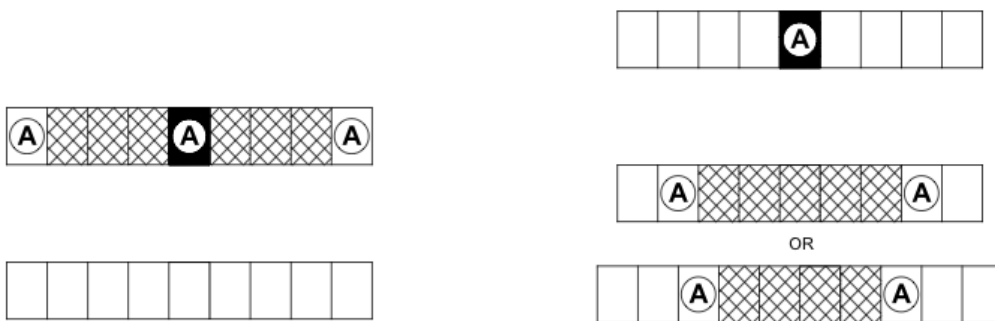
Homes on high exposure lots require detailing on the exposed elevations equal to that used on the front elevation. Corner lots require considerable detailing, which may include single storey elements, large windows, decorative treatments, and box outs.

Acceptance of any home with variances to the guideline requirements will be entirely at the discretion of the Developer or Approval Committee.

Variety/Repetition

Houses that have similar exterior design are to be avoided in close proximity to one another.

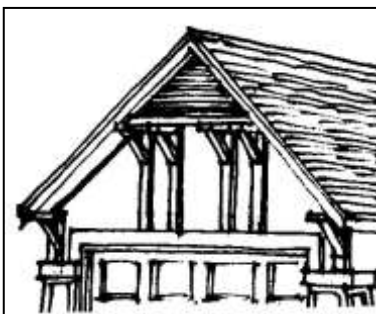
- Repetition is to be limited, and separation between similar designs will vary depending upon market segmentation at the Architectural Consultant's sole discretion.
- Exteriors of the same or very similar design may be repeated with a minimum of three lots in between on the same side of the street or minimum of 2 lots across the street. See examples.



Builders will be required to submit an alternate elevation or provide significant changes to an exterior in order to build within closer proximity. Variations in materials and colours will be considered in the overall appearance of the exterior but will not be acceptable changes on their own.

Exterior details/features

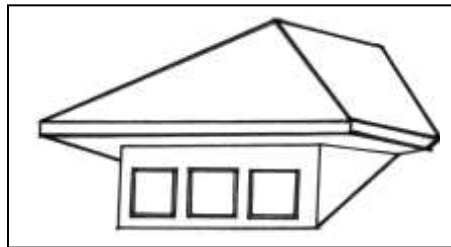
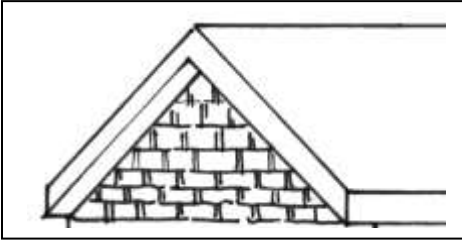
Throughout Aspen Trails all homes will be required to have well detailed exterior designs. This will include window trims, columns, battens, brackets, beams, and gable end details such as shakes, trusses, shadow boards etc.



Roofs

Roof form is a key element in defining an architectural style. Utilizing a variety of roof heights and other architectural features such as dormers and broken up ridgelines will enhance each home's street presence.

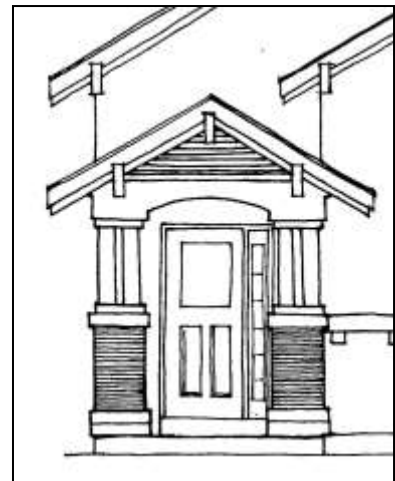
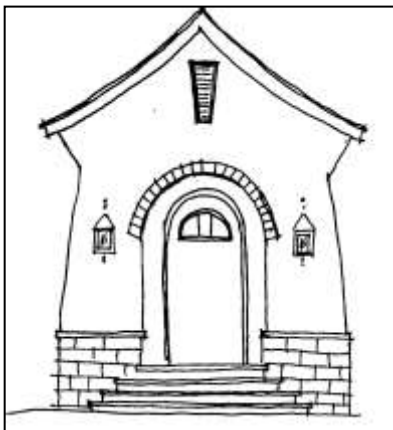
- Roof pitches are to be suitable to the architectural style.
- Minimum roof pitches are 6/12 for all homes excepting bungalows where the minimum is 7/12.
- The use of dormers and other roofline elements are encouraged on their appropriate styles.
- The distance above the garage door to the under eave is to be minimized.
- Roof overhangs are to be a minimum of 18" unless suited to the architectural style



Main Entrance

The main entrance of the home should be a prominent feature on the front façade. Front entrances should present themselves to the street and be highly visible.

- The entrance design should represent the architectural style and be properly proportioned to the overall massing of the home
- Front porches will be required where homes have angled front doors.
- Front porches and all front entrances must feature solid risers on the stairs leading to them.
- All porches, front entrances and stair risers must be finished and stained or painted to match the approved colour scheme of the home.

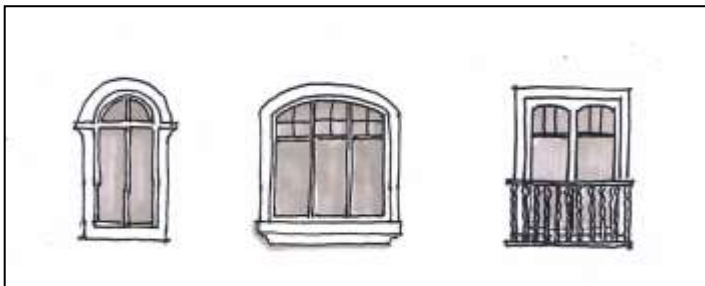
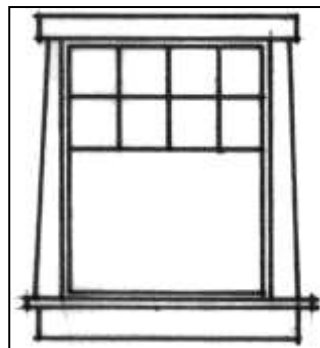


Windows

Windows are a main design feature of the modern home. Window manufacturers carry a wide array of sizes and shapes that allow for creative design opportunities. It is very important to choose the correct window type for the architectural style being considered. Modern interpretations of window types for all architectural styles are available for use today.

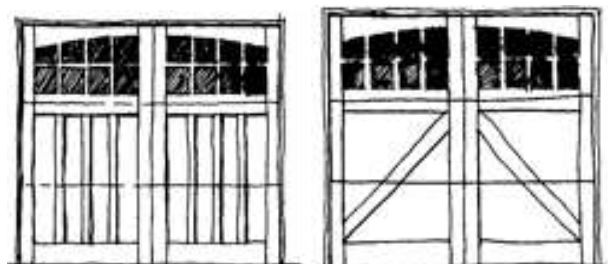
Design features to consider when choosing windows:

- Windows are suitable for the architectural style
- Windows are sized to suit the wall space available.
- Segmented windows or window grills appropriate to the architectural style are included.
- Windows are trimmed out with battens, shutters or other details on all high exposure locations.
- Additional windows may be required on high exposure elevations and all windows are to match those on the front elevation.
- Windows are to be deepened to fill the space above garage roofs if grading requires garage to be dropped.



Garage Doors

- Garage doors must be a traditional Designer Door collection with black wrought iron decorative hardware
- All single family homes require double front drive garages with a minimum width of 20'.
- Garage door heights shall be a maximum of 8'-0" and may be adjusted to maintain a distance not greater than 20" from the top of the door to the underside of the soffit above (minimize the distance above the garage door).



EXTERIOR MATERIALS

A variety of exterior materials are preferred in Aspen Trails. The exterior material used on a home be suitable to the architectural style and portray an element of quality. The review of the exterior design, the materials and colours used will be as a comprehensive effect and not as a collection of individual elements. Materials are to be consistent on all four elevations. Facades of one material combined with elevations of another material will not be acceptable. Materials that may be considered include the following:

Walls

- Stucco
- Siding – vinyl, aluminum or hardboard/ hardi-plank
- The use of Masonry (brick, stone or an approved manufactured masonry product) will be encouraged on most homes in Aspen Trails.
- Other materials will be considered on an as requested basis.

Roofing

- Asphalt Shingles – 30 yr High definition IKO Cambridge or equivalent

Trim

Trims must be generally in keeping with the period style.

- Exterior trims to be considered are cement board, hardboard, stoneware or acrylic stucco.
- Aluminum soffit and rainwear in one colour will be accepted. However, the colour must complement the overall colour scheme of the home.
- All open gables should receive special attention with shadow boards or other suitable treatments.
- Decorative treatments such as banding shall be returned around corners to a finishing point determined by the Architectural Consultant.

Foundation walls

Foundation walls are to be fully finished in an appropriate manner for the architectural style.

- Parging on the front of all homes must not exceed 1 foot from landscaped grades and 2 feet on all other elevations, to a minimum distance of the front 1/3 of the house length.
- On corner lots the parging on side elevations must not exceed 2 feet through the entire length of the flankage side of the lot.

Masonry

Masonry finishes and features are to be designed as an integral part of the overall exterior.

- Masonry should be present on each side of the home that has significant exposure to view.
- Full height main floor masonry will be required on lighter coloured homes.
- Acceptable masonry facing materials include natural or cultured stone, brick in solid colours and stoneware.
- All masonry is to be returned a minimum of 20 inches around corners
- Where masonry is used, masonry details are required on the rear elevation of houses where the rear is in a high exposure situation. ie: streets, parks or any public areas and on exposed corner and garage elevations.

Light Fixtures

- Exterior light fixtures and house numbers must complement the architectural style and must be consistent throughout the entire development. Black wrought iron is preferred.

COLOURS

The development at Aspen Trails Stage 9C must present an interesting traditionally sophisticated environment.

Guideline recommendations are as follows:

- The focus will be on a well-coordinated, attractive colour scheme that enhances the architectural style or styles used and contributes to a harmonizing streetscape.

Roofing

A consistent roofing material and colour is required throughout the Aspen Hills.

Guideline requirements are as follows:

- Dual Black (IKO Cambridge or equivalent)
- Accent rooflines in an alternate material (ie: metal/copper) may be considered.

Wall colours

A wide variety of wall colours are available to be used in Aspen Trails Stage 9C.

Guideline recommendations are as follows:

- Strong, darker wall colours are preferred
- (Note: Homes without masonry require dark upgraded vinyl siding)
- A mix of a 50/50 split will be administered between
 - dark upgraded vinyl siding &
 - light coloured siding with full height main floor masonry in a darker colour.

Trims

Depending on the overall colour scheme of the development the trim colour may be consistent throughout or it may vary with a few complementary options.

Guideline recommendations are as follows:

- Aluminum soffit may match the siding or trim colour
- Rainwear must match to the colour of the fascia.
- The use of any strong, brighter colours will be limited to small accent areas only.

Garage Doors

It is imperative that the garage door is an integral part of the overall design of the home and thoroughly promotes the Heritage theme of Aspen Hills. The guideline requirements are as follows:

- The colour of the garage door must match the main house colour or the trim colour
- The garage door may be a complementary wood stain colour provided there are other wood accents on the home (ie – wood beams, brackets, front door) that provide for a comprehensive look.

PROCESS OF APPROVAL & HOUSE CONSTRUCTION

In order to obtain approval to begin construction, builders within the Developer's communities must obtain an Architectural Approval from the Developer or their appointed Architectural Consultant. Genstar strongly recommends that preliminary approval submissions be made for each lot in order to avoid unnecessary expense and disappointment. The following process will be followed for submissions for architectural approval in Aspen Trails.

The Builder must make all Architectural Approvals submission requests to the consultant, online via StreetscapePLUS (<http://www.streetscapeplus.com>) using the appropriate forms. Note: Builders must submit a request for access through StreetscapePLUS prior to their first submission.

REVIEW

The Purchaser shall review all lot information, marketing material and the Guidelines prior to choosing a lot.

PRELIMINARY APPROVAL

The Purchaser must submit the following to the Architectural Consultant for a preliminary review:

- floor plan sketches showing all exterior dimensions or drawn to scale
- front elevation and all exposed elevations (in the case of corner lots or lots exposed to open spaces)
- materials and colours selections, if customer preference is already known

This information will be reviewed and returned along with design comments, suggested revisions, material and colour comments and siting requirements.

The purchaser is to fully review all preliminary information supplied and make all necessary changes to the drawings and final submission information prior to proceeding with final approval.

SITE CHECK

The Purchaser is responsible for checking the site, legal plan of survey, building grade plan, plot plan, marketing map and title to the Lands for locations of:

- light standards
- bus zones/stops
- fire hydrants
- utility right of ways or easements for drainage
- catch basins
- transformer boxes or utility pull boxes
- restrictive covenants
- super mail boxes
- water c.c.
- shallow storm clean-out (if applicable)

or other items which may affect the house design, impact it's siting or the size or location of the driveway and report all problems to the Architectural Consultant in writing.

FINAL APPROVAL

The Purchaser shall submit the following to the Architectural Consultant for final approval:

- 1 complete set of scaled professionally drawn working drawings drawn in dwg or PDF format floor plans including the following:
 - foundation plans
 - *cross sections - complete with all dimensions from subfloors to footings and subfloors to front and rear grades*
 - four elevations - complete with all exterior materials clearly noted
- Plot Plan complete with proposed grades - drawn at 1:200 scale
- Final Approval Form - completed with materials and colours

NOTE: Upon return of “the Architectural Approval” the Purchaser is responsible for checking all information including the approved plans, plot plans, grades and final approval form and contacting the consultant with any concerns or discrepancies.

NOTE: Cancellation of any completed Final Approval will be billed directly to the builder at the current rate of \$350.00. (Rates subject to change without notice)

REVISIONS

The Purchaser shall contact the Architectural Consultant in writing and obtain written approval for any revisions to the approval before the revisions are applied. **Charges for revisions after Final Approval are subject to a fee charged directly to the builder. (Current rate - \$125.00/revision)** (Rates subject to change without notice)

BUILDING PERMIT

The Purchaser shall apply for a building permit from the appropriate authority.

SURVEYOR STAKEOUT

When the approved plans are finalized and approved by the Architectural Consultant, the Purchaser may proceed to stakeout the property. All surveys are to be conducted by Pals Geomatics Corp.

FINAL LOT INSPECTION

Upon completion of the house, the builder will submit an approved, stamped, grading certificate from the Strathcona County to the consultant to initiate a Final Inspection of the home. Homes must be fully complete with all seasonal work done and driveway installed.

DEVELOPER

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