
Effective Date: June 28, 2024

Appendix "M"

Shade Structure Design Guide

Trellis-Type Shade Structures: Trellis-Type Shade Structures are typically constructed with open trellis members and beams that allow partial filtering of light. These structures are commonly constructed with Alumawood or other durable low-maintenance materials. Trellis-type shade structures and ramadas are prohibited in front yards, but may be permitted in side courtyards, oversized side yards, and in rear yards, if such structures are consistent with the requirements of the Design Guidelines and are approved by the DRC.

Setbacks:

- Setbacks for an **Attached Shade Structure:**
 - An Attached Shade Structure must be physically and structurally attached to the main Residence in a permanent manner.
 - An Attached Shade Structure shall be located a minimum of five feet (5'-0") away from all property lines as measured from the exterior face of the structural posts or columns of the Shade Structure to the property lines.
 - An Attached Shade Structure shall be located a minimum of five feet (5'-0") away from any existing Yard Wall facing a side street on a Corner Lot as measured from the exterior face of the structural posts or columns of the Shade Structure to the Yard Wall.
 - Overhangs, beams, rafters and trellis members may project into the setback a maximum of two feet (2'-0"). The outermost edge of an overhang, beam, rafter or trellis member must be a minimum of three feet (3'-0") from a property line.
- Setbacks for a **Detached Shade Structure:**
 - A Detached Shade Structure shall be located a minimum of five feet (5'-0") away from all property lines as measured from the exterior face of the structural posts or columns of the Shade Structure to the property lines.
 - A Detached Shade Structure shall be located a minimum of five feet (5'-0") away from any existing Yard Wall facing a side street on a Corner Lot as measured from the exterior face of the structural posts or columns of the Shade Structure to the Yard Wall.
 - A Detached Shade Structure shall be located a minimum of minimum of six feet (6'-0") away from the walls or structure line of the main Residence as measured from the exterior face of the structural posts or columns of the Shade Structure.
 - Overhangs, beams, rafters and trellis members may project into the setback a maximum of two feet (2'-0"). The outermost edge of an overhang, beam, rafter or trellis member must be a minimum of three feet (3'-0") from a property line.

Height:

- The maximum allowed height for an attached Trellis-Type Shade Structure shall not be higher than ten feet (10'-0") above the primary finished floor elevation or the lowest eave line of the existing Residence (whichever is the lower of the two heights).
- The maximum allowed height for a detached Trellis-Type Shade Structure is ten feet (10'-0") above the primary finished floor elevation of the Residence.

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Style, Shape and Character:

- The style, shape and character of the Shade Structure must match the style, shape, geometry and character of the Residence.
- The shape, form and geometry of a Shade Structure shall be "square" or "rectangular" in shape. Curved shapes, undulating forms, rounded corners, angled shapes, odd shapes, and odd geometry are not allowed.
- Unless specifically approved otherwise by the DRC, trellis-style shade structures and flat solid-cover shade structures shall be constructed horizontal and level. Typically, the beams, rafters, trellis, fascias, and roof shall be installed horizontal and level. Angled or sloped forms, as well as pitched roofs, require specific approval from the DRC and will often be required to match the geometry and roof pitch of the Home, if allowed. In general, slopes that are less than a 2:12 pitch will not be allowed.

Materials:

- In general, construction materials, colors, finishes, architectural details and architectural style used for a Shade Structure must match the existing Residence. Shade structures must be constructed of quality, durable and low-maintenance materials.
- Alumawood®, Elitewood®, Duralum®, or similar types of aluminum trellis-style Shade Structures that resemble wood are generally acceptable. The use of wood-like aluminum products is strongly preferred over the use of real wood.
- Natural wood that is exposed is discouraged as a building material for Shade Structures. Exposed wood does not perform well in the desert environment and can often fade, crack, twist, warp, sag, and deteriorate very quickly. If an Owner elects to use exposed natural wood to construct a Trellis-Type Shade Structure, the following additional criteria will apply:
 - Wood posts shall be 8" x 8" nominal minimum.
 - Wood beams shall be 4x nominal minimum.
 - Wood joints or wood trellis members shall be 3x nominal minimum.
 - Exposed 2x natural wood is not allowed, unless specifically approved by the DRC. In general, exposed 2x natural wood materials do not perform well in the desert environment.
 - Structural fasteners shall be concealed or small, such as nails, screws and lag bolts. No exposed structural hangers, structural straps, or structural clips are allowed.
 - A Shade Structure that is constructed of exposed wood shall be maintained at all times in an attractive appearance. The Owner must maintain all wood members to be true, plumb, horizontal, vertical and straight. Wood shade structures that have deteriorated or become unsightly must be removed or repaired immediately.
- Tent-style shade structures, tensile fabric structures, retractable horizontal fabric panels, and shade sails, as well as other shade structures constructed of fabric; fabric and metal; and/or fabric panels will not be allowed, unless otherwise approved by the DRC.
- Corrugated metal, corrugated fiberglass, thin wood lattice, thin plastic lattice, and tarps are not allowed as materials that are part of a Shade Structure.

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Colors:

- The colors of a Shade Structure shall match and/or complement the colors of the Home.
- Shade Structures that are constructed of wood or Alumawood shall match the color of the existing wood trim on the main Residence. Typically, the color of a Shade Structure shall match the color of the wood fascia on the Home.

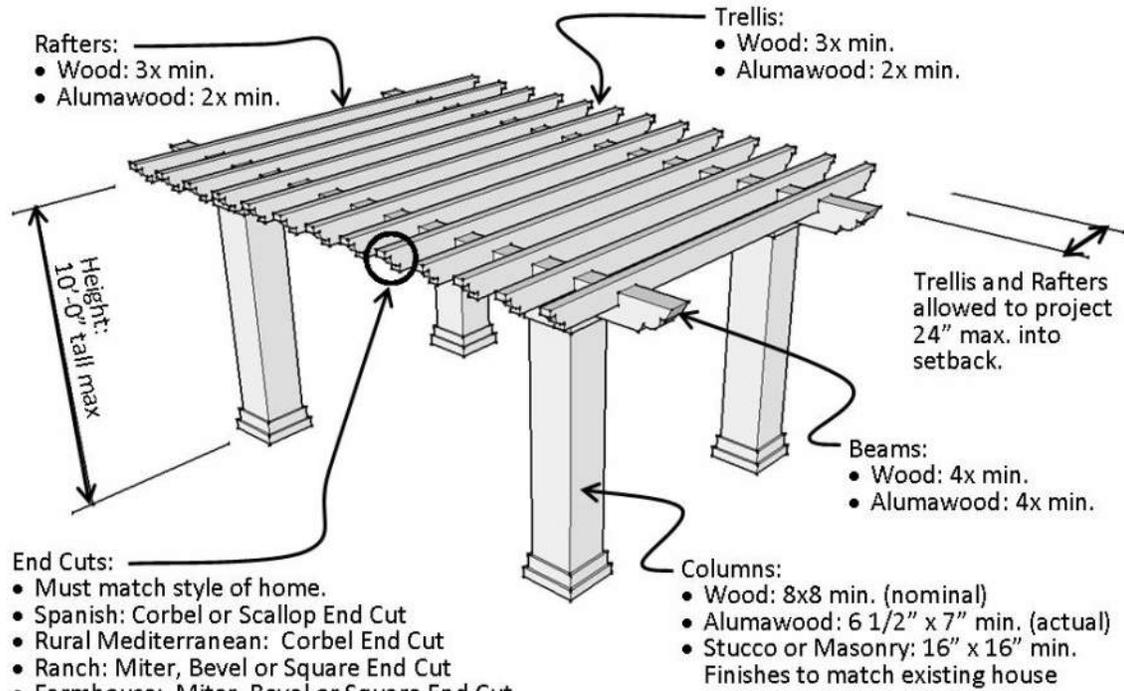
Details:

- Exposed wood posts shall be a minimum of 8" x 8" in size (nominal).
- Alumawood posts shall be a minimum of 6½" x 7" (actual). A standard Alumawood post is built up with two (2) 2x8 components on each side of a 3x3 post component in the center.
- Round columns shall be a minimum of 12" diameter (actual).
- Posts clad in stucco, stone or masonry shall be a minimum of 16" x 16". Stucco shall match the texture of the stucco on the Home. Stone shall match the stone on the Home.
- The "end cuts" of rafters and beams shall be appropriate to the authentic architectural style of the Home. For example, Spanish architectural styles can use "corbel" or "scroll" end cuts; whereas most of the other architectural styles will use "miter" beveled" or "chamfer" end cuts.
- All Trellis-Type Shade Structures shall be permanently affixed to the ground.

Notes:

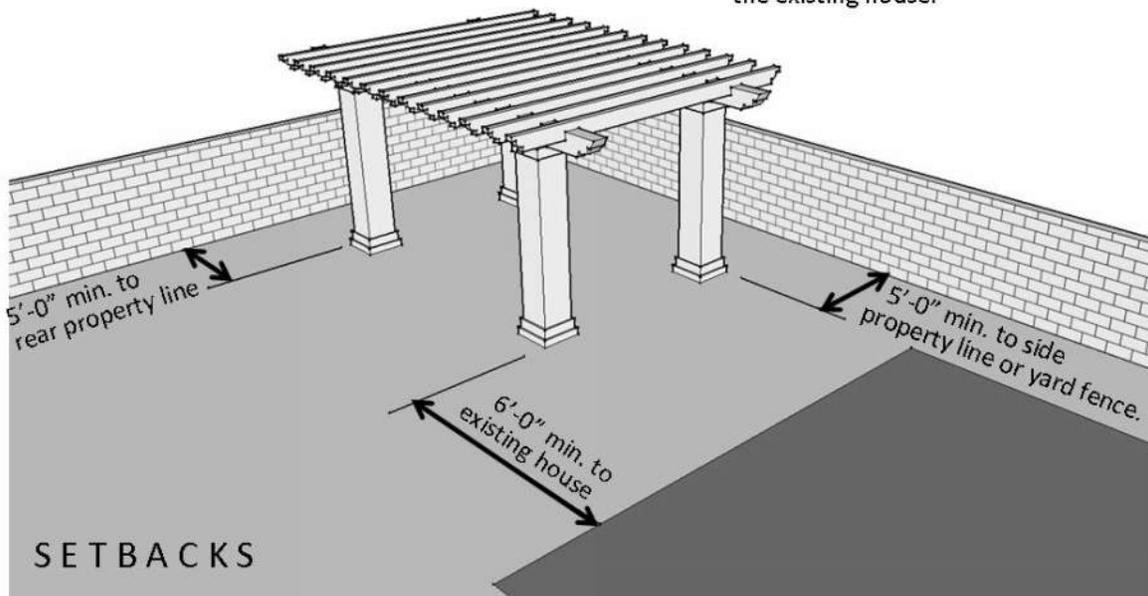
- Applications for a Shade Structure shall be submitted to the DRC at the offices of the Association for review and approval PRIOR to construction.
- Incomplete applications will not be reviewed. Submittal of an incomplete application can significantly lengthen the amount of time necessary to obtain an approval from the DRC. Applicants should be sure to provide all of the information listed on the Submittal Checklist.

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DESIGN CRITERIA

- Shape: Square or Rectangular. No curves, angles or undulations.
- Colors: Wood or Alumawood shall match the color of the wood trim on the existing house.

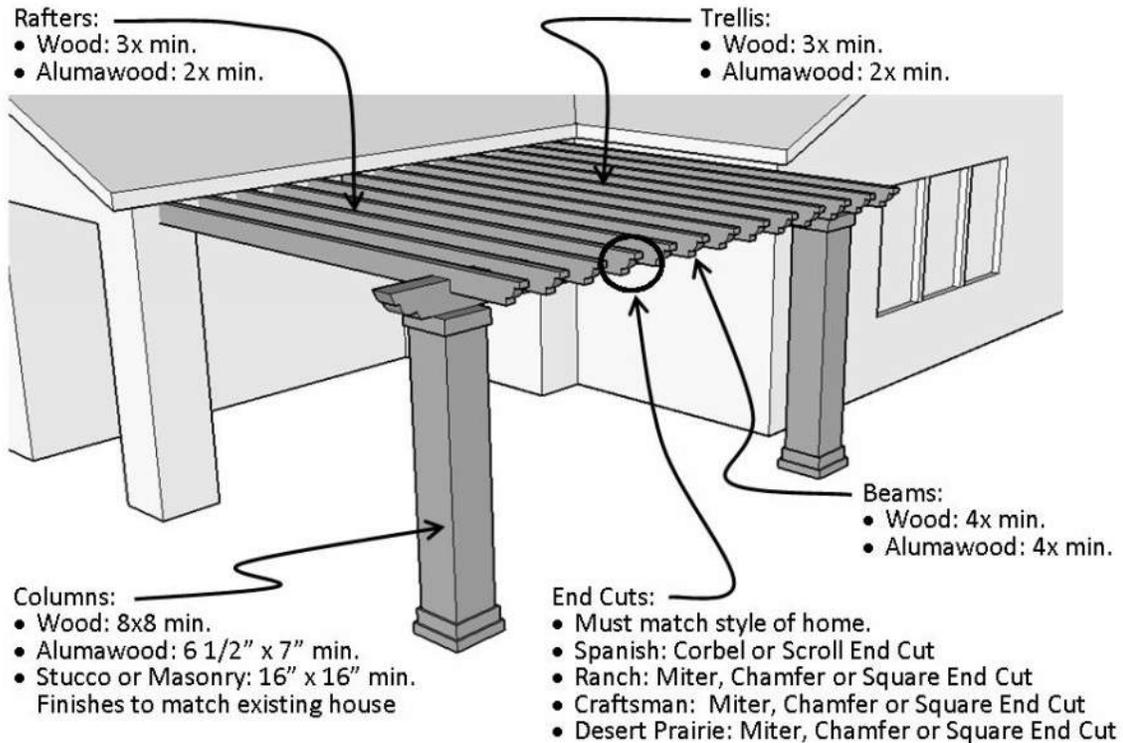


Certain lots may have different setback requirements, therefore, the Applicant shall verify the setbacks for a Detached Accessory Structure per the Appendix.

Illustration of Key Design Criteria for a Detached Shade Structure

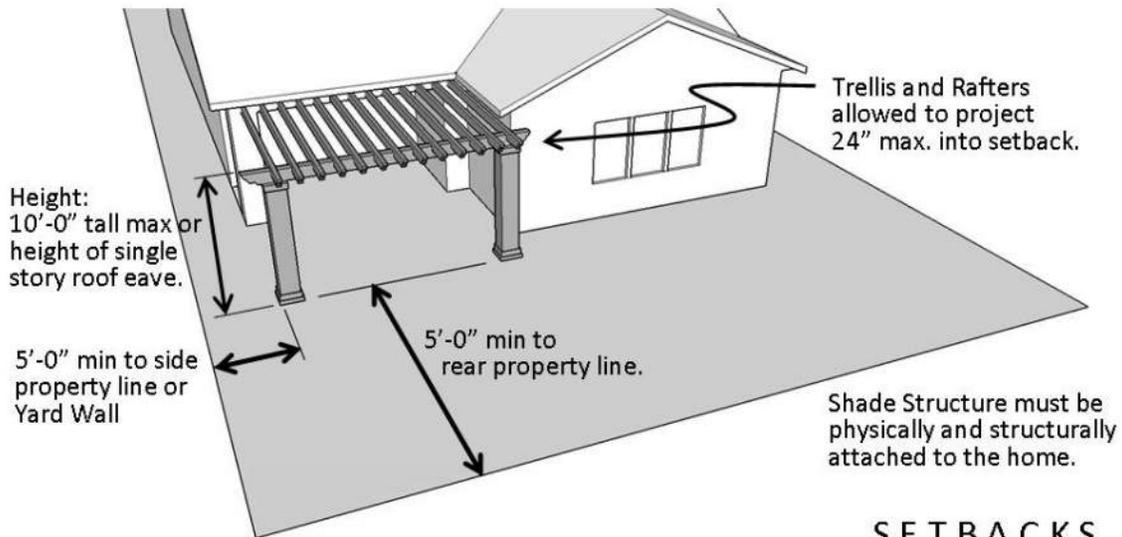
Refer to the Design Guidelines for all applicable design criteria.

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DESIGN CRITERIA

- Shape: Square or Rectangular. No curves, angles or undulations.
- Colors: Wood or Alumawood shall match the color of the wood trim on the existing house.



SETBACKS

Illustration of Key Design Criteria for a Attached Shade Structure

Refer to the Design Guidelines for all applicable design criteria.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.

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Submittal Requirements Checklist for Trellis-Type Shade Structure Applications:

Applications for the use of Trellis-Type Shade Structure must be submitted to the DRC for review and approval PRIOR to any installation. Construction or installation may not commence until such approval is granted in writing by the DRC.

An Application to add a Shade Structure to an Home shall include the following items. Incomplete applications will not be accepted or reviewed.

- **Application Form** with all information completed.
 - Available on-line at www.BlossomRock.com
 - Or at the Offices of the Blossom Rock Residential Association

- **Plans, Drawings and Specifications**

All submittals shall provide a clear and complete explanation of the location and appearance of the proposed Shade Structure. The submittal must include the information noted below:

 - Site Plan showing the dimension from the exterior face of the posts or columns that support the Shade Structure to all property lines. *(if necessary, site information can be obtained from the aerial maps on the Pinal County Assessor's website)*
 - If detached, show the dimension from the exterior face of the posts or columns that support the Shade Structure to the face of the Home.
 - Specify the dimensions of height, width and length of the overall Shade Structure.
 - Specify the dimensions of the columns, posts, beams, rafters and trellis members. (i.e. 8x8, 4x10, 3x8, 2x2, etc)
 - Specify all materials. (i.e. Alumawood, wood, stucco, etc.)
 - Specify the end cap details. (i.e. corbel, chamfer, miter, etc.)
 - Specify the color of the shade structure and provide samples or color chips.
 - Provide photographs, catalog information, cut sheets, or other descriptions that clearly explain the appearance of the Shade Structure.

- **Photographs**
 - Photo of the entire front of the house.
 - Photo of the entire rear or side of the house, depending on the location of the proposed Shade Structure.
 - Photos of the general location of the proposed Shade Structure.
 - Each individual photo shall be printed in color on an 8½" x 11" sheet.
 - Photos shall be legible and of a reasonable quality.
 - When taking photos, avoid photos that are taken directly into the sunlight or photos that are very dark and shaded. Also avoid photos in which the Home is blocked by large trees. At times, multiple photos taken at different vantage points may be necessary to fully explain the Home.
 - All photos shall include the name of the property Owner; the property address; and any other descriptions or notes to further explain the photograph.

Construction may not commence until the application has been approved in writing by the DRC.