

Architectural Guidelines Semi-Detached

October 1, 2014

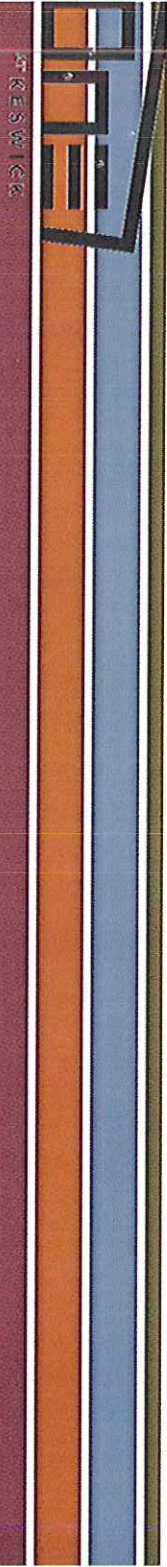
Block 6, Lots 1-4
Block 9, Lots 14-31
Block 10, Lots 1-40





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1.0 Purpose of Guidelines

These guidelines have been created to assist the home owner with the design of their home and to ensure the quality and esthetic of the neighborhood is visually cohesive, and the overall neighborhood vision is maintained. The goal is to protect the interests of all who reside at ONE at Keswick and more importantly the investment of each home owner by controlling the design of the neighborhood and each home.

1.1 Approval Process

Submissions

An application must be submitted to the designated consultant as follows:

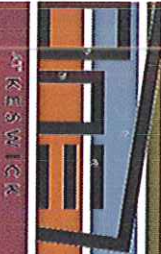
- a) One complete set of house plans; ¼" or 3/16" = 1'
 - b) Two copies of the plot plan, prepared by Pals Surveys, 1:300, showing lot house grades and drainage pattern, floor and garage elevations; and
 - c) 1 completed application form.
 - d) Material and color samples as required.
- Electronic submissions are recommended.

A copy of the application form and marked up set of plans shall be made available to the builder. The original application form and one set of similarly marked prints will be kept for future reference.

Any changes by the builder from approved plans must be submitted to the Developer or its Designated Design Consultant and approved in writing. Incomplete applications cannot be processed. An application is deemed to be received on the date that it is complete in its entirety.

Please forward submissions to:

WINDWARD LANDTEC INC.
12128 - 121A Street



Edmonton, Alberta
T5L 0A4
Phone: (780) 454-6799 Fax: (780) 454-6896
Email: info@windwardlandtec.com
www.windwardlandtec.com

1.2 Damage Deposit

A damage deposit or Letter of Credit in the amount of \$10,000.00 (regardless of the number of lots) is due prior to house plan and grade approval to cover. A LOT INSPECTION REPORT attached as "Schedule I" must be completed and returned to Beaverbrook within seven (7) days of lot purchase or any and all lot damages will be assessed to the purchaser.

1. Contravention of architectural controls

2. Possible damage to:

- (a) Curb stop - water valve
- (b) Sidewalks, curbs and gutters
- (c) Driveway aprons and asphalt
- (d) Boulevard landscaping and trees
- (e) Rear gutters and walkways
- (f) Light standards
- (g) Fire Hydrants
- (h) Cathodic Protection points
- (i) Grading and drainage swales
- (j) Fencing

The Developer must be in receipt of the following:

- Rough grading and 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 landscaping requirements
- Damage Deposits will not be released until all applicable Final Acceptance Certificates from the municipality have been received by the Developer.

Disputes



Individual concerns will be adjudicated by Beaverbrook Keswick Ltd., and their decision will be final.

2.0 Security Deposits

2.1 Lot Inspections

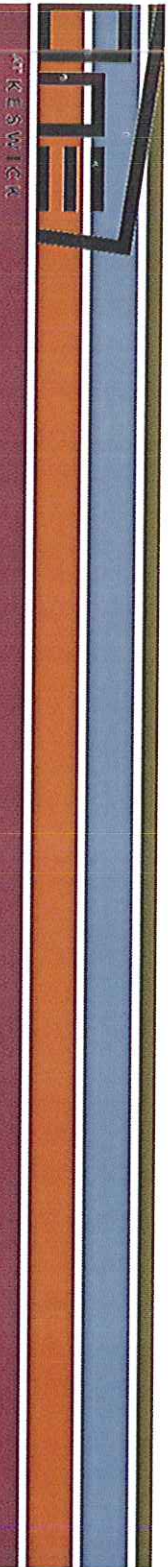
The builder/property owner will be responsible for damages to infrastructure, servicing and amenities on and surrounding the lot. Accordingly, each builder/property owner shall inspect the conditions of curbs, sidewalks, streetlights, services etc. on his lot and must submit written notice of any damages to the Developer within 7 days of purchasing the lot, otherwise costs for repairing any damages becomes the sole responsibility of the builder/property owner. Upon entering a sales agreement for the lot, a thorough inspection should be undertaken to include the following items:

- Curb stop-water valve
- Sidewalks, curbs and gutters
- Driveway aprons and asphalt
- Boulevard landscaping and trees
- Rear gutters and walkways
- Light standards
- Fire hydrants
- Cathodic protection points
- Grading and drainage swales
- Fencing
- Utility boxes

A LOT INSPECTION REPORT must be completed and returned to Beaverbrook within seven (7) days of the lot purchase or any and all lot damages will be assessed to the purchaser.

2.2 Release of Security Deposit

Deposits will only be released to the company listed on the Purchase Agreement.



Security deposits will not be returned until Final Acceptance Certificate (FAC) is granted to the Developer by the municipality. Typically the FAC is granted by the municipality 2 years after the installation of asphalt.

Prior to FAC an inspection is conducted. Any damages to improvements listed in Section 9.1 will be noted and repaired at the cost of the builder, unless otherwise noted on the required Lot Inspection Report

If the Lot Inspection Report is not completed, the damage will be deemed the builder's responsibility, and the cost will be deducted from the Security Deposit.

2.3 Release of Landscaping/Architectural Deposit

The \$1,500 Architectural and Landscaping deposit will be released to the builder upon satisfactory completion of the house as per the architectural approval. To initiate an architectural inspection, the following must be completed:

- Final grading completed
- Final grading certificates and approved grading inspection report
- Landscaping completed as per the landscape guidelines
- Water valve exposed and marked
- Sidewalks, street, gutter and curbs in clean condition
- Written request to Windward Landtec to conduct the inspection

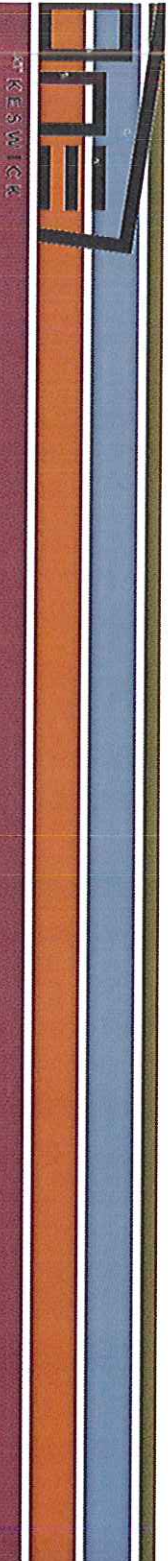
Once the final inspection is complete, a report will be sent to the Developer. The builder will be notified of any deficiencies and will be given a time frame in which to correct the deficiencies. Upon receipt of an approved final inspection, the builder must contact the Developer for release of the Architectural and Landscaping Deposit.

Builder may assign deposit release to their customers by providing a letter of authorization to the Developer.

3.0 Design Vision of ONE at Keswick

The design vision for ONE at Keswick represents a contemporary modern esthetic. This is achieved by using materials, colors and forms that create a sense of modern urban living, in a unique suburban environment. The contemporary vision for the individual house facades will be achieved through simple forms and well proportioned elements combined with a controlled use of materials and colors as indicated by the images below. These two forms are referred to in these Design Guidelines as Prairie Modern and Contemporary Modern. All single family renderings in this document are inserted to demonstrate the intent of the design as it applies to semi-detached front drive housing forms in Stage 4.

By following these guidelines the home owner will find a varied palette of materials, textures, colors and design elements to create their own personalized home.



3.1 Facade Design

Objectives:

- To ensure the homes are modern in esthetic and form by using modern design features and materials, and excluding traditional elements and decoration.
- To utilize traditional and modern materials in non-traditional, creative applications.
- To create a well-defined and balanced, inviting front facade that connects the home to the surrounding landscape and street interface by incorporating the prescribed materials and design features outlined in the Design Guide.
- To create an inviting entrance by utilizing the front step material and form to complement the overall facade and front door arrangement.
- To incorporate the design features to enhance the facades that have high visibility from park areas, storm ponds, greenbelts, and corner lots.

Controls:

- Each home must have a visible front entry that faces the street.
- Homes on corner lots must incorporate the design guidelines to both faces of the facade that front each street and the rear elevation will also require detailing and trim to match.
- Homes that are located on high visibility lots must incorporate the design guidelines to any building facades that face parks, green belts, or are deemed highly visible by the Architectural Review Consultant.
- At a minimum, each dwelling must incorporate one Primary Design Feature and one Secondary Design Feature into the design of each facade or building face deemed highly visible by the Architectural review Consultant

3.3 Roofs

Objectives

- To encourage simple, functional, and well-proportioned roof lines to enhance the overall design of the facade and entire home.
- To encourage a range of contemporary roof lines within the streetscape to create an interesting and unique development.

Controls:

- The Modern Contemporary design permits barreled or simulated barreled roof lines.



- The Prairie Modern theme roof design is limited to a hip or cottage roof throughout the design.
- Flat roofs will be accepted.
- All visible roof pitches must be 3:12 to 5:12 for both Prairie Modern and Modern Contemporary.
- Roof eave overhangs must be a minimum of 24" for Prairie Modern and must be a minimum of 18" for Contemporary Modern. It is recommended where possible to provide a larger overhang to meet the style.
- Roofs must utilize one of the materials and approved colors as listed in the Materials and Colors Chart.
- Terra cotta and clay tile roofs are not permitted.
- Domes, turrets, or spires are not permitted.
- All eaves, soffits and fascia must be a minimum of 8" and complement the roof and the overall facade of the home.
- Fascia and soffit must be prefinished metal or hardi/smart board. Soffit may be sealed wood.
- Other roof pitches/designs may be accepted should they meet the intent of the style subject to the Architectural Consultants approval.

3.4 Chimney

Objective:

- To encourage materials and form to complement the front or highly visible facade design.

Control:

- Material and forms used to create the chimney must reflect the Contemporary Modern or Prairie Modern form in material and detail.

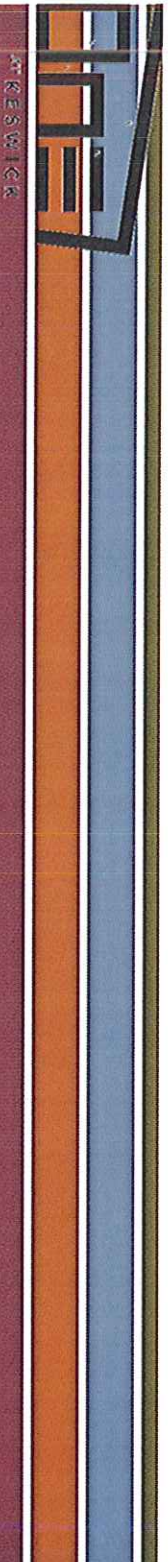
3.5 Garage Doors

Objectives:

- To allow for a variety of creative garage doors that fit within the Contemporary Modern and Prairie Modern design themes. Please refer to the Contemporary Modern and Prairie Modern Design Process graphics for more information.
- To use the garage door as a design element to add visual interest to the front facade of the home.

Control:

- Garage doors must complement the overall facade of the home.
- Traditional panelized or barn door replicas of garage doors will not be permitted for either design theme.
- The color and material of the garage door must complement the front facade design.
- The Architectural Review Consultant may approve a garage door design, material, or color not listed within these guidelines should they meet the design intent of the housing style.



3.6 Windows

Objectives:

- To allow for a variety of creative window design that fits within the Contemporary Modern and Prairie Modern design themes. Please refer to the Contemporary Modern and Prairie Modern Design Process graphics for more information.
- To encourage well-proportioned window placement to enhance the overall facade design.
- To achieve a high level of street interface by utilizing interesting window design.

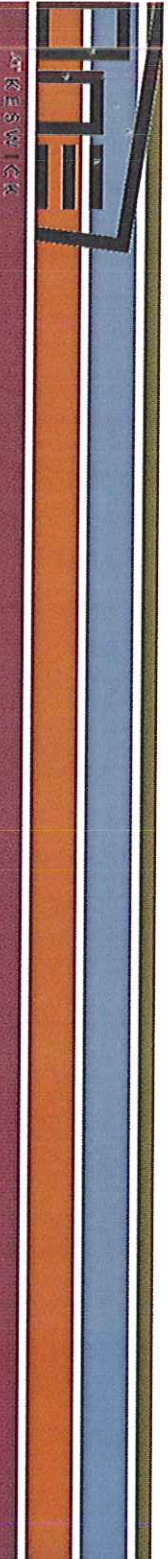
Control:

- Traditional muntin and mullion arrangements throughout the entire window panel will not be permitted for the Modern Contemporary or Prairie Modern design themes.
- Traditional muntin and mullion arrangements to the top third of the window will be permitted for the Prairie Modern and Contemporary Modern design theme.
- Window frames must be complementary in color to the overall selected design theme of Prairie Modern and Contemporary Modern. Black or grey windows are recommended for the Contemporary Modern style.
- White window frames are permitted.
- No half round, quarter round, or palladium window styles will be permitted.
- The Architectural Review Consultant may approve a window design or color not listed within these guidelines.

3.7 Primary and Secondary Design Features

Objectives:

- To promote a variety of design features to add visual interest and functionality to each home such as entry canopies and pergolas, front step to planter interface, feature screens, sun shades, house address identification, exterior light fixtures and similar visual interest items that may be approved by the Architectural Review Consultant. Please refer to the Design Process Graphic, for more information.



Control:

- Creative front steps that enhance the overall design of the front facade will be encouraged.
- Alternate Primary Design and Secondary Design Features not listed here may be approved at the discretion of the Architectural Review Consultant.
- Each dwelling should include primary and secondary design feature as listed below. Please see Design Guidelines reference graphic on **Page 20 and 21.**

Primary Design Feature

- Central Feature
- Entry feature
- Wing Wall(Contemporary Modern) or Garage Feature(Prairie Modern)

Secondary Design Feature

Prairie Modern

- Central Background Feature
- Chimney Feature
- Entry Planter
- Dropped Soffit Feature
- Horizontal Banding Feature

Contemporary Modern

- Framing Accent
- Screening Feature
- Entry Planter
- Street side Deck
- Background Accent Feature
- Precast front steps may be of plain finish or exposed aggregate
- Wood steps will not be permitted.
- All materials used to construct design features must be complementary in color and form to the overall design of the front facade.
- Ornamentation must be contemporary in design and complement the home. No historical styles or details will be permitted e.g. Arches, decorative columns, animal ornaments, intricate mouldings etc.



4.0 House Address Identification

- House address identification must be graphically complementary in scale, color and material to the overall design of the front facade. Please refer to the Contemporary Modern and Prairie Modern Design Process Graphics for more information.

5.0 Materials

Objectives:

- To encourage the use of materials with proper scale and proportion to create an interesting modern facade.
- To promote the controlled variety of the neighborhood esthetic.

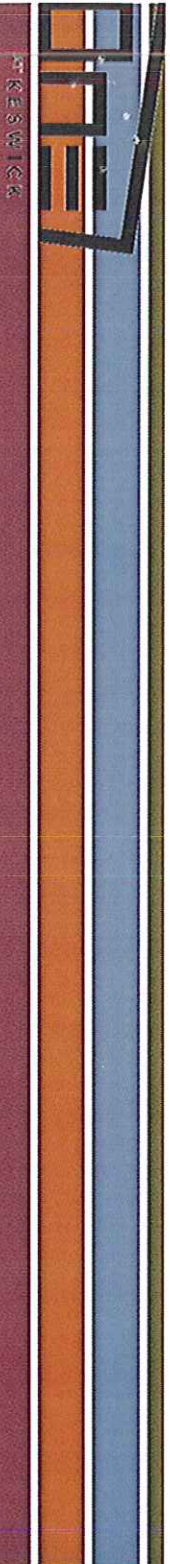
Controls:

- Please refer to the Materials Chart for approved material selections.
- Unacceptable Wall Materials
 - Raw wood siding
 - Wood shakes
- Exterior walls that do not make up a front facade must be designed with complementary materials and colors.
- The primary material on the front façade of the Contemporary Modern style may be vinyl siding but must be incorporated with other contemporary modern design features to reflect the Contemporary Modern theme.
- A combination of approved complementary materials and colors must be used to all walls that face a street or a park. A maximum of 4 materials may be used per wall face.
- Alternate Materials not listed here may be approved at the discretion of the Architectural Review Consultant
- Primary and secondary design features of the façade may not include vinyl. Please see schedule IV and V for primary and secondary design features.

6.0 Colours

Objectives:

- To promote a controlled variety of colors that complement each home and fit within the context of the block and the neighborhood

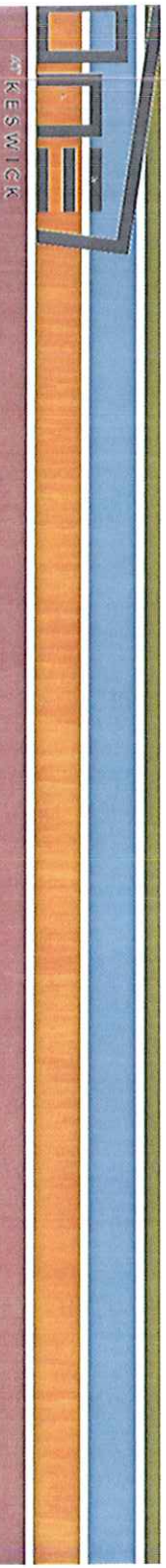


Control:

- Please refer to the Color Chart for approved color selections.
- Please see schedule III for approved standard vinyl siding colors
- Overly bright or fluorescent colors will not be approved.
- 1 primary and 2 accent colors are required
- Accent colors should be used on the primary and secondary design feature components. Please see schedule IV and V for details
- No facade may be comprised of 100% color.
- Percentages are a guideline only. Alternative arrangements may be considered subject to the Design Consultants Approval.
- The front facade will be a maximum of 4 colors
- All color schemes must be approved by the Architectural Design Consultant.

Design Component	Approved Materials/Profiles/Textures and Colors			
Roof Material	Asphalt Shingle IKO Asphalt Shingle or similar. <u>Approved Colors:</u> - Charcoal Grey - Dual Black - Driftwood	Metal Roofing Vicwest or similar. <u>Profile:</u> Vicwest Ultra/Vic or similar. <u>Approved Colors:</u> - OC 16068 Black - OC 16072 Charcoal - OC 16077 Cocoa Brown	Slate TruSlate or similar. <u>Approved Colors:</u> - Onyx Black - Eco Green - Greystone - Mystic Grey	NOTE: The Architectural Review Consultant may consider and approve a material, color, profile, or texture not listed here. Such materials and colors may be approved based on their merit and design use.
Wall Material	Stone Eldorado Stone or similar. <u>Approved Colors:</u> - Dark Rundle stacked stone - Olympic stacked stone - Banff Springs cliffstone	Brick IXL or similar. <u>Approved Colors:</u> - Small IXL 126 Grayburn Smooth - Small IXL 151 Sable Smooth - Small IXL 209 Russet Graintex - Small IXL 213 Chocolate Brown Graintex - Small IXL 219 Charcoal Graintex - Small IXL 223 Laurentian Grey Graintex - Small IXL 274 Victoria Grey Graintex	Vinyl Siding Certainteed Monogram 46 or similar. <u>Approved Colors:</u> - Granite Gray - Spruce - Hearthstone - Bam Red - Pacific Blue - Sable Brown - Canyon Blend - Timber Blend - Weathered Blend	
	Stucco Acrylic Stucco <u>Approved Colors:</u> see approved color palette for color choices <u>Approved Textures:</u> - Fine Sand Float - Medium Sand Float	Metal Cladding Vicwest or similar. <u>Profile:</u> Vicwest 7/8" Corrugated CL938, AD 300, or similar as approved the Architectural Review Consultant. <u>Approved Colors:</u> - OC 16066 Tile Red - OC 16072 Charcoal - OC 16071 Stone Grey - AZ 150 Galvalume	Composite Timber Board Parklex or similar. <u>Approved Colors:</u> - Ambar - Rubi - Copper - Onix - Antra	
Color Palette				
Primary Colors				
Secondary Colors				
Accent Colors				





7.0 House Widths

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

The minimum house width shall be within 2' of building pocket.

The minimum house width shall be 20'.

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.

8.0 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. For lots with a more dramatic change in terrain such as walk out basement lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage is not compromised.

Special attention is to be given the treatment of exposed concrete foundation walls. A maximum of 2' of parge concrete will be permitted on all elevations of the homes. Variation in grade and basement design may require cladding material be lowered or extended to within 2' of ground level.

Front entry steps are to be a maximum of 4 risers per set. Where the grade calls for more than four risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns.

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.



9.0 Driveways and Garages

Lots must, at a minimum, include a single front attached garage and must be located in accordance with the garage location plan. Driveways and front walks may be constructed of concrete, including plain, stamped and colored concrete, colored concrete pavers and exposed or washed concrete. Where colored concrete or pavers are utilized, the color must be expressly approved.

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 and or rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage nor detract from the streetscape and landscaping standards.

A height of 18" should be maintained between the overhead garage door and the eave line.

Where the height exceeds 18", special detailing may be required.

10.0 Landscape Guidelines

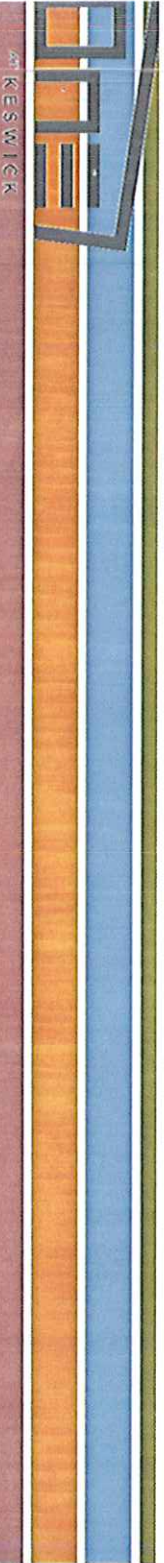
Owners must comply with standards for landscape development contained in the City of Edmonton Land Use Bylaw. Landscaping of the unit must be completed within twelve (12) months from substantial completion of dwelling construction.

10.1 Landscaping

At a minimum, one tree and a prepared shrub bed containing at least 6 shrubs at a minimum 6" height or spread. Full sod in the front yard to the curb is also required. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) with wood chip mulch or ground cover.

Low maintenance, low water use landscaping in the front yard will be considered, but will require submission of detailed plans for approval prior to construction. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. The minimum tree and shrub requirement must be maintained and generally must be increased to offset the hard landscaping elements.

In the case of corner lots, the front yard shall include the flanking sideyard to the sidewalk, curb or boulevard and to the point parallel with the rear property line.



The trees are to be a minimum of 2" caliper for deciduous trees or 6' tall for evergreen trees. Measurement for caliper size will be taken 6" above ground. Smaller sizes will not be accepted.

10.2 Fencing

Objective:

To ensure fencing is contemporary and consistent with the Design Vision for the community.

Fencing in ONE at Keswick is to be coordinated in both design and color, and must be constructed according to the details attached in "Schedule II" for six foot high wood screen fence on side and rear yards. The approved color is Golden Brown Semi – Transparent Stain. Fences forward of the front of the house are not permitted.

10.3 Front Walks

Front walks shall be constructed of concrete, including plain, stamped and colored concrete, colored concrete pavers and exposed or washed concrete. Where colored concrete or pavers are utilized, the color must be expressly approved by the design consultant.

Front walks shall be a minimum of 914mm (36" inches) wide.

11.0 Facade Repetition within the Streetscape

Objectives:

To avoid facade repetition within the streetscape

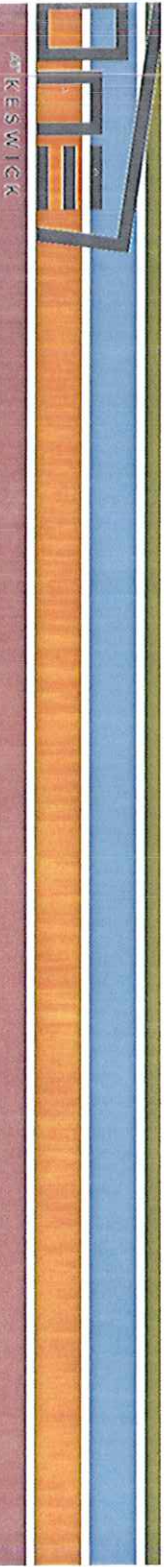
Control:

No more than three buildings of either Contemporary Modern or Prairie Modern design theme may be consecutive on any one block.

The same elevation may not be repeated within 1 building on either side, or directly across the street, unless the elevation is a different design theme.

In the event 2 dwellings have been submitted for approval and have the same facade design, the first submission will be approved, and the second submission will have to meet the criteria as described above.

The Architectural Review Consultant will have the right to deny application should they deem any 2 dwellings too similar within the prescribed distance.



12.0 Subdivision Appearance

12.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer. Builder signage will be allowed on a builder's lot only; no home builder or contractor signage will be allowed on medians or boulevards.

12.2 Excavation Material

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

12.3 Clean Up

Builders should encourage timely removal by all sub trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is MANDATORY. Any general clean up of the subdivision initiated by Beaverbrook can and will be charged pro-rata to all builders.

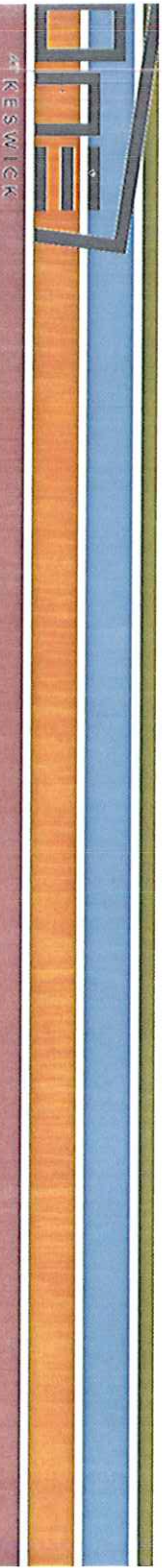
13.0 Other Important Guidelines

13.1 Sump Pumps

All sump pump discharge must be connected to the storm sewer system. 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 storm sewer system by means of a sump pump. This configuration should comply with Municipal and Provincial standards.

13.2 Downspouts

Downspouts must be directed away from the house to streets or rear drainage structures. Storm water must not be directed onto adjacent lots.



13.3 Roof Leader Requirements

The builder should refer to the approved engineering drawings to determine any roof leader requirements.

14.0 Environmental Performance, Utilities and Services

ONE at Keswick represents a unique development in the City of Edmonton that values and promotes sustainable design. In order to succeed with this initiative, a commitment from the builders and the homeowners is required.

An 'Energuide' rating of 80 or higher represents a standard that all builders and owners will be encouraged to attain.

Solar Panels are encouraged within the development. The placement of the panels will be reviewed to ensure thoughtful positioning with neighbouring homes in mind.

Satellite dishes or antennas must not be visible from the street and must be screened from view.

Recreational vehicles may not be parked in front of any residence for longer than 72 hours.



"Schedule I"



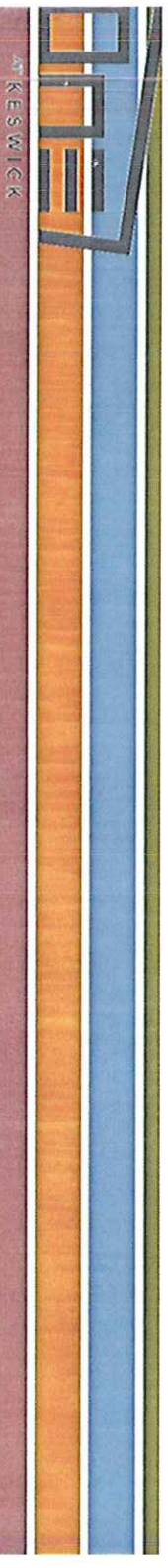
LOT INSPECTION REPORT

This lot Inspection Report is to be completed and faxed to Beaverbrook @ 780.484.5397 within SEVEN (7) days of lot purchase.

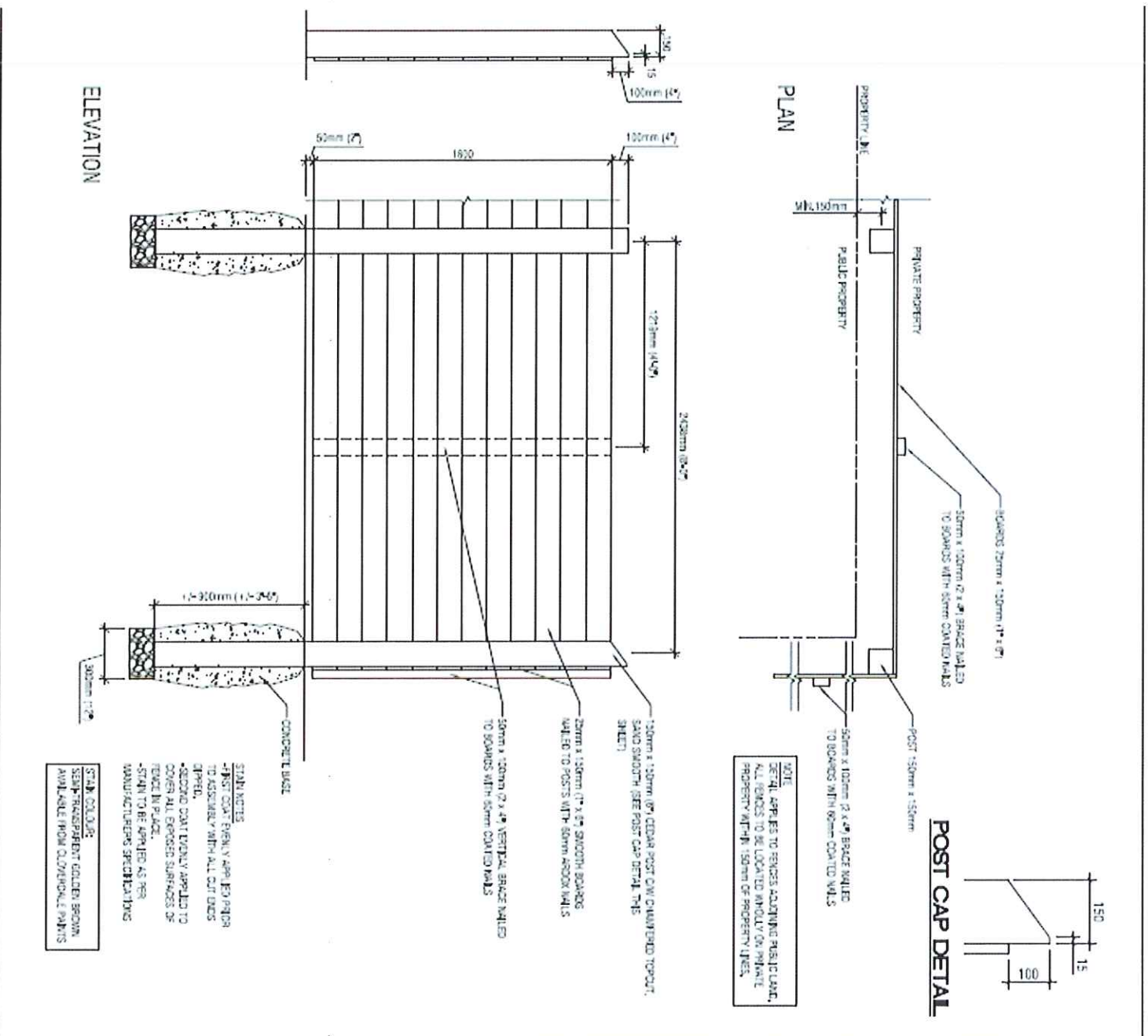
Date of Inspection	_____
Subdivision	ONE at Keswick
Builder/Purchaser	_____
Lot	_____
Block	_____
Plan	_____

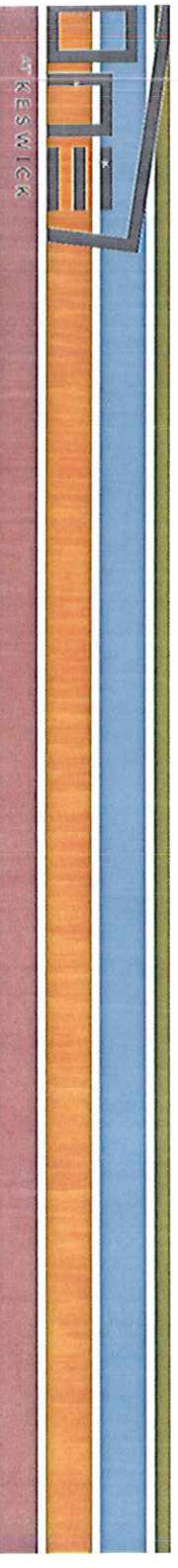
INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk	_____
Curb	_____
Water Service Valve	_____
Swale	_____
Boulevard Landscaping	_____
Light Standard/ Communication Pedestal	_____
Comments	_____



"Schedule II





"Schedule II"

Answered, Standard, Cidina



Standard,

Rimmstein,

Primrose,

Monthana



Answered, Standard, Cidina



Harvard

Brownstone

Estate

Heath

Clinton

Gray



KESWICK

"Schedule IV"

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