



Design Guide

Arbours of Keswick Phase 2 Estate Homes

Prepared for Rohit Land Development
by IBI Group

March 4, 2020



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1 Objectives

The objective of this design guide is to create a sophisticated and elegant design statement for the estate single family homes of Phase 2 while ensuring compatibility among homes by integrating a variety of home styles allowing for individual taste. Homes are designed well with appropriate styling and remain true to the architectural theme selected for the home. Strong emphasis will be placed on enhanced landscaping with a substantial number of trees and shrubs being incorporated into all yards. Outlining the opportunities and constraints of building, this design guide will assist builders, designers and home buyers in a smooth construction process. The Phase 2 map is presented in Appendix 'A'. Any variation to these Guidelines will be at the sole discretion of the Designated Design Consultant.

2 Architectural Theme

The selected architectural theme provides elements that can be incorporated within the following styles:

- Classic Modern;
- Prairie Traditional;
- Prairie Modern;
- Prairie Contemporary;
- Urban Farmhouse;
- Traditional Farmhouse;
- French Country;
- Tudor; and
- Arts & Crafts

These architectural elements include enclosed entries, carefully detailed brick or stonework and substantial detailing that highlight the design style. These elements work together to achieve an interesting and appealing streetscape.

3 Streetscape

Care must be taken to integrate the home with special attention to the relationship with neighbouring properties. Relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbour and the surrounding development. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways are to cover and protect the space, at the first level or a height proportionate to the design. The style, width, height and detailing of entranceways will together create a sense of arrival, as well as help to articulate the design style of each home.

4 House Forms

Homes are to be designed to coordinate with the size of the home as well as the adjacent homes. In order to maintain a consistent streetscape, houses are not permitted to contain more than four (4) wall variations on the second floor. Second floor to be recessed a minimum of 2' from garage front wall plane.

Homes that do not meet the setback/recess requirements as stated above may be considered at the discretion of the Designated Design Consultant. Homes will be reviewed on their individual merits of design and massing in relation to the streetscape.

5 House Size

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 neighbouring houses.

The front house width of all homes are highly encourage to extend the width of the building pocket however smaller house width sizes are acceptable when combined with a maximum 2' garage offset. Minimum exposed house frontage and house size requirements will be established based on the pocket size of the lot and as per the following table below.

Pocket Size	Max Pocket Relaxation	Minimum House Size	Minimum Exposed House Frontage	Maximum Garage Width
36'	2'	34'	6' for Triple-Car Garages 10' for Double-Car Garages	30'
34'	2'	32'	6' for Triple-Car Garages 10' for Double-Car Garages	28'
32'	2'	30'	8'	24'

The second floor area should be carefully designed for a consistent “curb appeal” along the streetscape. The second floor width is to either match the overall width of the main floor (including garage) or at a maximum have a 2' offset.

A reduction to the minimum house size requirement at the rear of the home will be reviewed on a lot by lot basis. Consideration to the rear house size will be permitted if the home is designed in a way to both meet the overall front requirements stated previously and the rear width has a maximum building pocket offset of 10'. All homes with a rear width offset of 6' or greater will require a minimum of window trims on the side elevations.

The minimum house sizes are to be 1,800 sq. ft. for two storey homes and 1,400 sq. ft. for bungalow style homes.

Arbours Estates allows for homes to be built in excess of the minimum requirements noted above. However, the minimums provide the opportunity for variations in size which, when combined with landscaping considerations, will contribute to the ultimate character of the neighbourhood.

Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility. Exceptional plans which meet the general trend of the neighborhood, may be considered at the sole discretion of the Design Consultant.

6 Site Planning & 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.

Lots with a more dramatic change in terrain may require 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 are not compromised.

If a retaining wall is required it is to consist of concrete or natural materials such as boulders. If the retaining structure is to be more than 1 m (3'-0") in height, it must be stepped to reduce the wall's visual mass. Retaining walls visible from high visibility areas (street, park, etc.) must have finished face and edge surfaces.

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 2' of parging 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 four risers per set. Where the grade requires 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. If there are more than three risers per set, the step will be a minimum 4' wide with appropriate railing style.

7 House Repetition

Similar or approximately identical house elevations must not be repeated within two lots (X-O-A-X) or directly across the street. To be considered different, an alternate elevation must reflect substantial modifications. Substantial modifications may include change in rooflines, house style, wall planes and materials. Repetitive use of elevations will be monitored to ensure an interesting and varied streetscape.

It is highly recommended that the same model not be placed adjacent to each other to meet this requirement.

8 Corner Lots

Houses on corner lots (ie. Block 9 Lot 1, 23 & 24 Block 13 Lot 1 & 14) will require special consideration. Flanking side elevations are to have suitable front elevation treatment with principle roof planes sloping toward view. All models will be considered for corner lots based on their unique suitability to these locations. Houses will require variation in wall planes, substantial roof line between floors, appropriate wall heights, window placement and detailing.

9 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. The lots affected will be those backing onto or flanking public spaces, including roads. Refer to Appendix “A” – Community Map for designated lots.

10 Rear Decks

The minimum standard material for deck construction is to be pressure-treated lumber. Decks must comply with City requirements for items as setbacks and site coverage. All vertical elements on decks need to be painted to match the siding or trim colour of the home. Decks that are deemed highly visible are required to be built at time of construction. Exposed deck posts are to be a minimum dimension of 12"x12" and constructed with matching home material. Rear deck railings to be metal or glass – wood railings are not permitted.

11 Exterior Colours

Colours will be approved on an individual basis and are to reflect the colour palettes requirements that are indicated in Appendix “B” - Styles. Colours will not be duplicated within two lots or directly across the street. The use of a third accent colour (secondary wall material) is required. For example the use of vertical siding, panel board, board & batten etc. is not to match either the horizontal siding or trim colour. In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted.

All Estate homes will require main wall colours to contain medium to dark earth tones. See Appendix “C” for approved colour selections. Window frames and casements that match the exterior colour scheme are highly encouraged.

Darker colour palettes are to dominate the streetscapes. Tonal colour schemes will also be permitted, for example, Dark Grey siding with light grey trims. White or lighter trim colours will only be permitted dependent on the style of home. Please refer to Appendix “B” to view styles that will be acceptable with lighter trims. Overhead doors are to match either the main or trim colour (white will not be permitted) but other colours will be considered on an individual basis. Accent bold front entry door colours are highly encouraged.

Very light, buff and white masonry colours are not permitted.

12 Roof Pitch & Materials

To provide a unifying theme throughout the subdivision, the roof pitch is to correspond to the style of home as indicated in Appendix "B" - Styles. Bungalows will require a minimum of 7/12 pitch to enhance massing. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement as noted in Appendix 'B' - Styles.

Flat roofs will be considered as a secondary roofline on Modern home styles. This will be reviewed on an individual basis at the discretion of the Design Consultant.

The roofing materials/colours may be selected from the following:

- Decra Shingle profile (Fawn Grey, Slate) Shake profile (compatible colours to be reviewed on an individual basis);
- IKO Cambridge 30 (Weatherwood, Driftwood, Harvard Slate, Dual Black);
- BP Mystique 42 (Stonewood, Twilight Grey, Weathered Rock, Shadow Black);
- Elk Prestige 11 30/40/50 (Weatherwood, Antique Slate, Sablewood) Grand Series (Barkwood).

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at all cantilevers, box-outs and bays. A minimum 8" fascia is required. Flashing must blend with house colours. No galvanized flashing allowed. Aluminum rainware (gutters/downspouts) colours are to match fascia colour.

13 Garages & Driveways

Garage overhead doors must be compatible with the selected house style and is at the discretion of the Developer. The use of glass panels in overhead doors is required for all lots with front attached garages. Raised panel garage doors are strictly prohibited.

Double attached garages as a minimum are allowed under the massing guides identified in Section 5 and must be located in accordance with the garage location plan. Driveways and front walks are to be broom finished concrete at minimum, but may be exposed aggregate concrete, stamped concrete or broom finished concrete with stamped or exposed aggregate borders. Unit pavers are permitted as an accent or border material only.

Double car width driveways are not to exceed the width of the garage. Driveways on triple front or oversize double garages should not exceed the width of the garage. Organic shape driveways are highly encouraged. Driveways should be designed to allow for all landscape requirements to be met.

A maximum of 18" must be maintained between overhead garage door and the eave line. Where the height exceeds 18", special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly. Corners of overhead door must be straight. NO angled corners permitted.

The impact of triple car garages is to be mitigated with design features such as changes in wall planes and roof lines. Roof lines are to correspond closely with wall planes.

14 Front Entrances & Columns

Entranceways will be covered at a level that encloses and protects the space at the first level or a height proportionate to the design. **Full width covered verandah are a requirement on all homes and must match the minimum exposed house frontage size as stated in the above Section 5 House Size Table.** Two storey pillared entries will not be permitted. Wood or architectural landscape screens are encouraged. Please see Appendix D for details.

Front entry doors are to be a design compatible with the house style and to contain glazing or a sidelight in lieu of door glazing. Standard metal raised doors are not permitted. Fanlight or sunburst door glazing is not permitted. Sidelights are highly encouraged. Front stair risers are to be finished with a minimum of exposed aggregate or sandblasted finish concrete – wood or open stair treads will not be permitted. Verandas and porches must be skirted to grade with hardie panel, exposed aggregate concrete or stone detailing – lattice is not an acceptable material. Lighting is required on all homes and must compliment the overall design of the home.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form (min. 18" x 18" or equivalent) and solid in appearance. Column details are to be consistent with the selected style of the home. Typical vinyl siding material and metal cladding on columns is not acceptable. All columns are to be clad with a minimum of panel board or stone and are to match the colour scheme of the home.

15 Exterior Finishes/Other Design Details

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

Brick or stone will be required in a panel or accent effect, reflecting the house style and is to be designed as a grounding element. A panel effect for example is if stone or brick is applied at the garage front, it must extend the height of the garage including above the overhead door. In scenarios where the wall plane consists of 2 or more stories than the installation of masonry on one floor would be sufficient. An alternate application of 75% of the wall height will be allowed at the discretion of the Design Consultant. River rock stone profiles will not be permitted. A reduction in masonry use will be considered by the Design Consultant if additional detail is applied for visual interest and is in accordance to the selected house style as well as the theme of the neighbourhood.

All Estate homes are to be finished in either Acrylic Stucco, Hardie Plank or Premium Vinyl Siding and must reflect the house style as indicated in Appendix "B" Styles. All homes are to have contain only one (1) secondary wall material in addition to masonry. The removal of the requirement of the secondary wall material will depend on the overall style of the home, and is at the discretion of the Design Consultant. Vertical transitioning between 2 wall materials or colours on a single wall plane are strictly prohibited. Please refer to Appendix "B" Styles.

The following are acceptable cladding materials dependent on the house style in Appendix “B”:

- Hardie Plank (James Hardie);
- stucco in sand float or smooth finish;
- special “wood” accent material such as Sagiwall siding applied in a “block panel” feature suited to design;
- Hardie and metal panel may be used if suited to design;
- premium vinyl siding products (board & batten or traditional lap or bevel profile).

The use of brackets, louvre and shutters may be permitted if it meets the house style as depicted in Appendix “B” Styles.

All trim details and masonry must be returned to the adjacent wall. If the distance between wall planes exceeds 5'-0”, a 2'-0” return will be sufficient. The use of stucco trim around windows will be considered on homes with full stucco exteriors. All viewable flashing is required to match the adjacent wall colour.

The use of window and door surrounds will be a feature on all homes. Trims are to be a minimum of 4” – 6”. Trims are to be applied consistent with the selected house style. The reduction of trim size or omission of window and door surrounds will be subject to the overall design and style of the home.

Windows are to be large, organized and consistent in shape. Window style and grill pattern are to be consistent with the selected house style. Curved style windows may be considered if it corresponds with another curved style element on the home. Window frames and casements are highly encouraged to reflect the colour scheme of the home.

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

16 Fencing + Landscape + Other

16.1 Fencing

Fencing on all lots are to be constructed by the Homeowner and shall be consistent in design and colour with the fencing style established for the community. All wood screen fences are to be painted Mushroom Fields by Cloverdale Paints (Weather One Designer Selections Colour Code EX216). If a gate is desired, the gate shall match the adjoining fence. Please see Appendix “E” for fence details.

16.2 Landscape

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

The minimum landscape standard for all lots shall be as follows:

# Deciduous Trees	# Coniferous Trees	# Shrubs
2	2	10

A minimum of one tree must be planted in the front yard. A maximum of 50% sod shall be used in the front yard. All lots shall have a prepared shrub bed in the front yard containing at least the minimum amount of shrubs indicated in the table above.

- Shrubs shall be 450 mm (18 in) in height or spread
- The minimum deciduous tree shall be 65 mm caliper (2.5 in) measured 150 mm above ground and 2.5m (8ft) in height
- The minimum coniferous trees shall be a minimum 2.5 m (8 ft) in height

The rear yard of all lots will require a minimum of sod. In addition all lots backing onto or have side yards flanking roads, parks, schools, walkways and ponds will require a minimum of 3 trees or 2 trees and 10 shrubs in the rear yard.

A prepared shrub bed is to be defined by landscape edging (metal, vinyl, brick, concrete, etc.) with adequate coverage of plant material and is to contain mulch (rock, wood chip, etc.) for ground cover and shall be natural earth toned colours. Colored shale, white landscape rock and rubber mulch will not be permitted. Small plastic, wooden or metal fencing is not permitted anywhere and cannot be used in place of an edger for prepared shrub beds.

Large areas of rock or wood chip mulch will not be permitted in the front yard and highly visible rear yards. In scenarios where the minimum plant material is unable to provide adequate coverage, additional plant material such as ornamental grasses, perennials or additional shrubs are to be placed throughout the shrub bed to break up large areas of mulch. Landscape fabric (no plastic) to be used for the ground cover where required.

If artificial turf is desired, it is to be designed with a distinct prepared shrub bed border between the turf and the property line. The shrub bed is to include adequate coverage of plant material that is in addition to the above minimum requirements. Artificial turf is to contain a minimum weight of no less than 95 ounces per square yard and a minimum blade height of 41mm (ie. ezLAWN, ezLAWN Elite, ezLAN Platinum) are acceptable. The base is to contain a minimum depth of 4" of 20mm road crush (compacted to 90% proctor density) with a sand or crushed limestone (fine) topping. The surface infill is to contain either a Silica sand and/or rubber infill.

Artificial turf must be specified by the manufacturer as a pet friendly product with a minimum 10 year warranty. Homeowners will be required to submit their artificial turf invoice prior to final inspection to verify that the specifications have been met.

The application of artificial turf or landscapes without sod will only be considered by the Developer after submission of a detailed landscape concept drawing prepared by a Landscape designer. Landscape plans should be submitted to Rohit Land Development directly, via email at lot.sales@rohitgroup.com.

All lots are to comply with City of Edmonton Zoning Bylaw Landscape requirements and it is the responsibility of the builder to ensure that their landscaping meets these requirements

All landscaping including front, rear and sides must be completed, in accordance with the above requirements, within twelve months of completion of the house (subject to seasonal limitations) and completed prior to final inspection of the property for architectural / landscaping compliance. Upon completion of the landscaping, a final inspection is to be requested through the Builder via archcontrol.com. All inspections will be completed during the inspection season (late spring to early fall – weather permitting).

***Please Note: All homes are to contain a covered verandah across all exposed house frontage.**

Where possible, landscape patio and wood/architectural screen are highly encouraged. See Appendix “D” for landscape patio and screen option.

16.3 Address Plaque

A standardized address plaque, as per the detail provided by the Developer, is required for all homes. Address plaques must be ordered through Rohit Land Development and to be installed by the Builder. It shall be placed on the front of the garage in a visible location and is highly recommended that the builder show location of the Address Plaque on house approval applications. Alternate locations may be accepted at the discretion of the Design Consultant. See Appendix “F” Address Plaque for address plaque mounting instructions.

16.4 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend more than 6’ in height. Where visible from a public adjacency (i.e. all perimeter lots and corner lots), accessory buildings must be consistent in style, finish and colour, with the house. Roof style and materials are to match the materials used on the roof of the house.

Sheds completed in an alternative plastic composite material will also be permitted in earth toned colours. Sheds containing unfinished wood are strictly prohibited. Metal sheds are strictly prohibited.

The following shed styles are acceptable, provided they are complementary to the style of the home:



The following are examples of sheds that will NOT be accepted:



16.5 Interpretation

The enforcement, administration and interpretation of this design guide shall be at the discretion of Rohit Land at Arbours of Keswick Ltd. or its designated consultant. The unfettered application of these guides shall be without notice or precedent.

17 Siting

17.1 Consultant

The Builder is to check on archcontrol.com and with the Developer for all applicable drawings, and any special conditions.

17.2 City Regulations

The Builder is to ensure that all City of Edmonton bylaws and regulations are met and note relevant plans regarding utilities and rights-of-way.

17.3 Grading

The Builder is to check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

17.4 Plot Plans

The preparation of plot plans and stakeout must be carried out by the Designated Surveyor only. Plot plans must include:

- scale 1:300 metric with north arrow and municipal address;

- legal description of property;
- all property lines, designated and dimensioned;
- size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable;
- all cantilevers (including floor, bay windows, fireplaces, eaves, etc.);
- abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete;
- spot elevations around building and drainage directions;
- dimensions from property line to sidewalk and face of curbs.

18 Subdivision Appearance

18.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e. all model signs, directional signs and general information signs. All Builder signage must be approved by the Developer.

18.2 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses. There is absolutely no onsite disposal.

18.3 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 recommended. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all Builders.

18.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on their lots and must complete a Lot Pre-Inspection Report through LotWorks prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Builder.

19 Approval Process

Prior to building, the Builder inspects the lot and all services, and must complete a Lot Pre-Inspection Report through LotWorks. Failure to submit an inspection will be taken by Rohit Land Development to mean that there are no damages or issues with the lot.

Before applying to the City for a development permit, the applicant shall submit plans for approval to the Design Consultant via the Archcontrol.com website. The plans shall include elevations, plans, cross sections, roof plans and other information. The proposed architectural theme of the home is to be stated (i.e. Prairie Modern, Modern Classic, etc.). The plan will be reviewed and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. After approval, the plans may not be altered without prior approval.

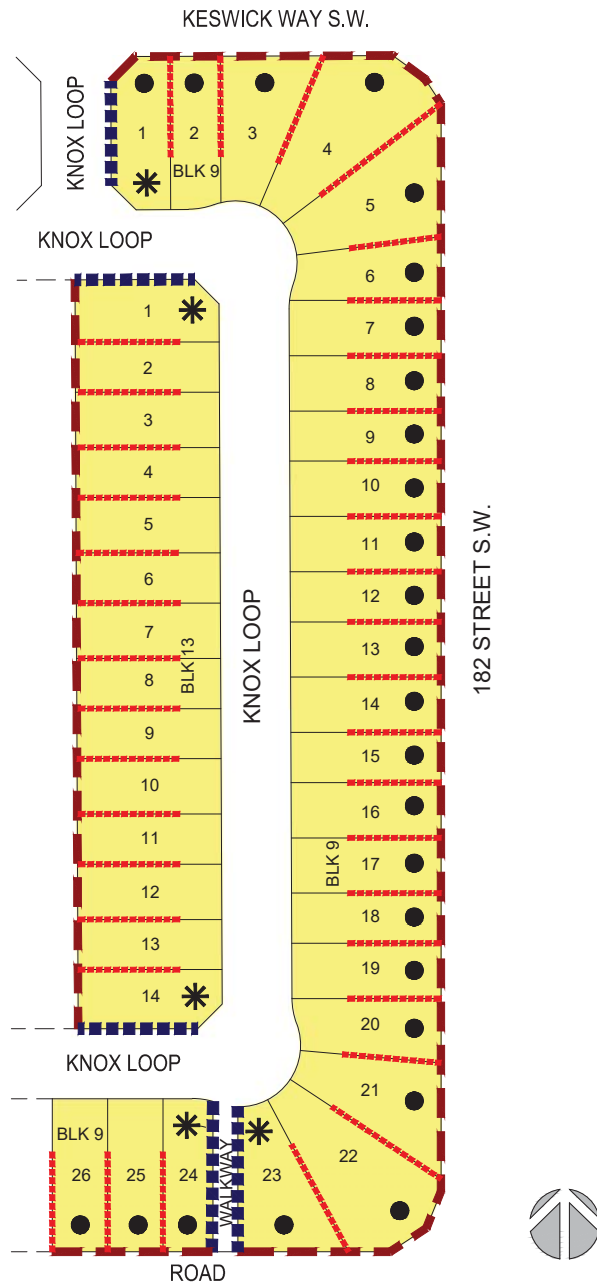
Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

Variation to these Guidelines will be at the sole discretion of the Designated Design Consultant.

No stakeout will be granted until design approval. All approvals will be posted on archcontrol.com.

If upon inspection the Design Consultant determines that the architectural or landscaping has not been satisfactorily complied with, a re-inspection fee will be incurred for any subsequent inspections.

Appendix “A” – Community Map



Legend

- ESTATE LOT RESIDENTIAL
- ENHANCED REAR ELEVATION
- ENHANCED SIDE ELEVATION
- WOOD SCREEN FENCE - BY HOMEOWNER
- WOOD SCREEN FENCE - BY DEVELOPER
- STEPDOWN WOOD SCREEN FENCE - BY DEVELOPER



Stage 2B

Design Guidelines

*** TO BE PRINTED IN COLOR ***

June 26, 2019



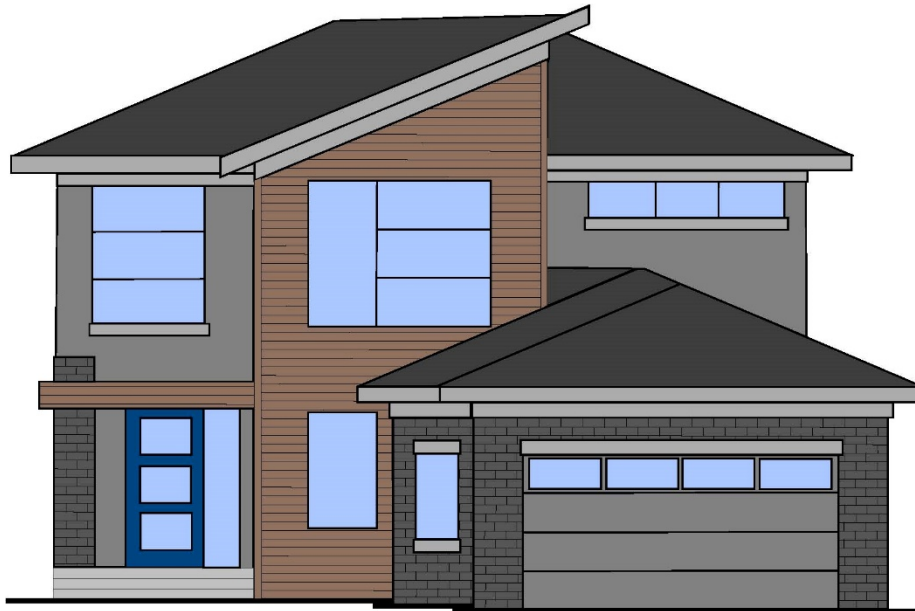
Appendix “B” – Styles

Classic Modern

DESIGN STATEMENT

The Modern classic style allows for unique non-traditional forms with heavy emphasize on modern detailing. Key design features that defines this style:

- Shed roofs (maximum 2);
- Wood or metal panel detailing;
- Simple/modern details;
- Masonry applied as panel detail;
- Mix of vertical and horizontal oriented windows;
- Pergola (wood or metal) front entrance;
- Bold coloured doors;
- Flat garage door with horizontal or vertical glazing.



OVERALL BUILDING MASSING

Homes are to be designed to represent a simple massing design. Roof slopes are to be 3/12 to 5/12 with 1'-6" roof overhangs. However, 2' overhangs are highly encouraged.

ROOF STYLES

Modern classic homes will require a hip style roof with a combination of either a flat or shed roofs. A maximum of 2 shed roofs are permitted and are typically facing each other with a maximum 3' wall height on the side elevation between the 2 shed roofs. The use of a single shed roof is highly encouraged. Shed or split rooflines on the garage will not be permitted. Flat roofs over the garage in conjunction with a balcony would be acceptable.

DEFINING DETAILS

Homes are defined with modern features that include metal or wood panel with large thick windows that extend into the shed roof. A horizontal accent wall or "fin" wall may be introduced.

EXTERIOR CLADDING

May be finished in horizontal siding, Hardie plank siding, brick/stone or smooth stucco.

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.

COLOURS

Colours suited for the modern classic include mid to deep earth tones accented by tonal or low contrasting trims.

ENTRANCE TREATMENT

Flat roof, pergolas or shed roofs are a common feature for verandah. Entry doors are simple and bold with usually with frosted glazing.

Prairie Traditional

DESIGN STATEMENT

The Prairie style allows for simplified, horizontal forms with some modern details. Key design features that defines this style:

- No gables;
- Simple/modern details;
- Masonry applied as panel;
- Horizontal oriented traditional style windows;
- Horizontal trim banding;
- Thick 6" trims;
- Stone columns;
- Flat panel door with sidelights.



OVERALL BUILDING MASSING

Homes are to emphasize horizontal proportions. Roof slopes are to be low, 4/12 - 5/12 with wide overhangs – generally 24" - 30" deep soffits.

ROOF STYLES

Characterized by a simple hip or cottage style roof. A flat roof may be introduced on a verandah for the front entryway.

DEFINING DETAILS

Homes are to be designed to reflect horizontal lines. Horizontal band below the soffits and thick top and bottom trims on windows are typical details.

STONE OR BRICK PROFILES

Brick is the most desired material for this style however stone is acceptable to use. Masonry is to be applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal.

EXTERIOR CLADDING

To be finished in smooth stucco with wide trim features to emphasize the horizontal presentation. Wood detailing such as siding and brackets will also be permitted.

COLOURS

Colours suited to the Prairie style are mid to dark earth tones with tonal trims. Contrasting lighter trim colours such as beige or white will also be acceptable for this style.

ENTRANCE TREATMENT

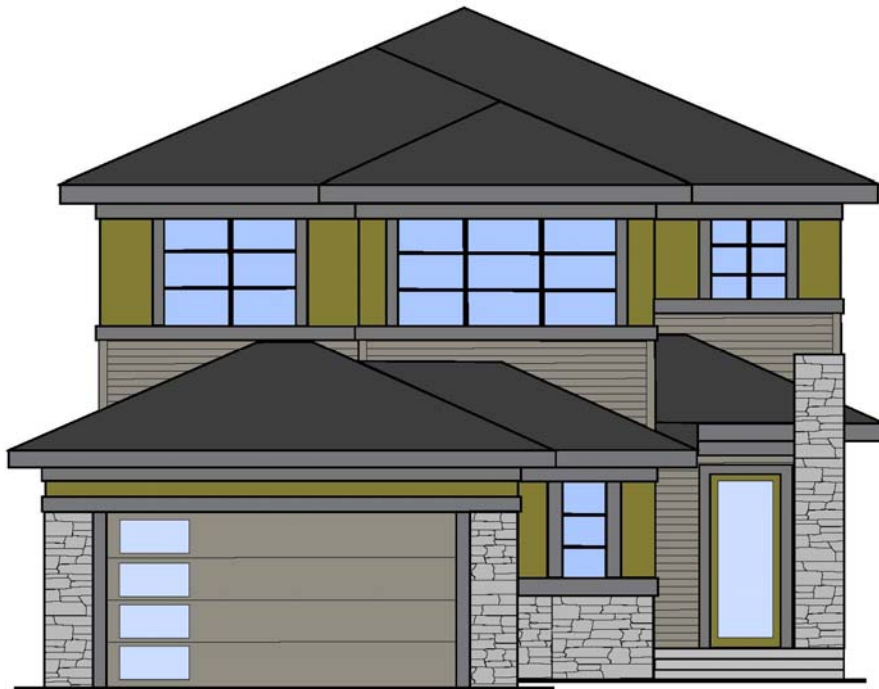
The entry is typically defined by a flat panel door with recessed side lights. Flat roof, pergolas or cottage roofs are a common feature for the verandah. Columns are typically clad in stone with thick top and bottom trims.

Prairie Modern

DESIGN STATEMENT

The Prairie style allows for simplified, horizontal forms with some modern details. Key design features that defines this style:

- No gables;
- Simple/modern details;
- Masonry applied as panel;
- Horizontal oriented windows;
- Horizontal panel and trim banding;
- Thick 6" trims;
- Stone columns;
- Flat panel door with sidelights.



OVERALL BUILDING MASSING

Homes are to emphasize horizontal proportions. Roof slopes are to be low, 4/12 to 5/12 with wide overhangs – generally 24" - 30" deep soffits.

ROOF STYLES

Characterized by a simple hip or cottage style roof. A flat roof may be introduced on a verandah for the front entryway.

DEFINING DETAILS

Homes are to be designed to reflect horizontal lines. Horizontal band below the soffits and thick top and bottom trims on windows are typical details. Horizontal accents or vertical "fin" wall is a common detail of this style. A strong narrow rectangular column will be considered (4:1 ratio minimum).

STONE OR BRICK PROFILES

Brick is the most desired material for this style however stone is acceptable to use. Masonry on the garage to be a minimum of half height in conjunction with panel and trim detailing. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal.

EXTERIOR CLADDING

To be finished in Horizontal siding or Hardie plank siding coordinated with Hardie panel applied to emphasize the horizontal presentation. Wood detailing will also be permitted.

COLOURS

Colours suited to the Prairie style are mid to dark earth tones with tonal trims.

ENTRANCE TREATMENT

The entry is typically defined by a flat panel door with recessed side lights. Flat roof, pergolas or cottage roofs are a common feature for the verandah. Columns are typically clad in stone with thick top and bottom trims.

Prairie Contemporary

DESIGN STATEMENT

The Prairie Contemporary style allows for simplified, horizontal forms with some modern details. Key design features that defines this style:

- No gables or trims;
- Simple/modern details;
- Masonry applied to garage;
- Horizontal oriented windows;
- Projected secondary wall material;
- Full stone or panel columns;
- Entry doors with modern glazing.



OVERALL BUILDING MASSING

Homes are to emphasize horizontal proportions. Roof slopes are to be low, 4/12 - 5/12 with wide overhangs – generally 18” soffits.

ROOF STYLES

Characterized by a simple hip or cottage style roof. No gables permitted. A flat roof may be introduced on a verandah for the front entryway or the garage.

DEFINING DETAILS

Homes are to be designed to reflect horizontal lines. Horizontal accents or vertical “fin” wall is a common detail of this style. A secondary wall material must be applied as a “block” feature and must project from the main wall material.

STONE OR BRICK PROFILES

Brick is the most desired material for this style, however clean cut non-rustic stone profiles would also be acceptable to use. Masonry is typically applied in a “block” feature.

EXTERIOR CLADDING

To be finished in stucco with one secondary wall material. Common secondary wall materials include Hardie panel, wood siding and secondary stucco colour. The use of a third wood wall material will be considered for this style.

COLOURS

Colours suited to the Prairie Contemporary style are mid to dark earth tones with tonal trims.

ENTRANCE TREATMENT

The entry is typically defined by a flat panel door with modern glazing. Flat roof, pergolas or cottage roofs are a common feature for the verandah. Columns are typically finished in either stone or in a secondary wall material.

Urban Farmhouse

DESIGN STATEMENT

The Urban Farmhouse style allows for simplified forms with modern details. Key design features that defines this style:

- 2-3 open gables;
- Simple/modern details;
- Minimal trims detailing;
- Masonry applied as panel detail;
- Large windows;
- Projected panel “hood” detail ;
- Full brick or flat panel columns;
- Modern or traditional style doors.



OVERALL BUILDING MASSING

Homes are to emphasize on vertical proportions, roof slopes are generally higher, 7/12 to 8/12 with 12” overhangs (hood detail will be considered as an overhang subject to design details).

ROOF STYLES

Characterized by front facing open gables with a cottage style roof on the garage. An open gable on the garage will be considered subject to design details. A flat roof may be introduced on a verandah for front entryway or garage.

DEFINING DETAILS

Homes are to be designed with a simple consistent detailing and a strong vertical presentation. A simple panel build out or “hood” is required along the gables and should extend consistently along the wall planes. Raked windows would be permitted on this style.

STONE OR BRICK PROFILES

Brick or clean cut non-rustic stone profiles are a requirement for this style and must be applied in a “block” feature and must be a feature on the garage. Masonry is not permitted on the second floor.

EXTERIOR CLADDING

The main wall material must be a vertical board & batten material in one colour. Other vertical materials such as vertical siding may be considered at the discretion of the design consultant. All build outs or “hoods” are to be completed in a panel or metal cladding material. The use of a third wall material in a wood panel will be considered for this style but must be applied as a “block” feature.

COLOURS

Main wall colours suited to the Urban Farmhouse are mid to dark earth tones with tonal or contrasting secondary features.

ENTRANCE TREATMENT

The entry is typically defined by a modern or traditional style door. Recessed entry doors, flat roof, pergolas or cottages

roofs are a common feature for the verandah. Columns are typically finished in either masonry or in a secondary wall material matching the home.

Urban Farmhouse Inspiration Photos



Traditional Farmhouse

DESIGN STATEMENT

The Traditional Farmhouse style allows for simplified forms with some traditional details. Key design features that defines this style:

- 2-3 open gables;
- Simple details with thin trims around openings;
- Masonry applied as panel;
- Large separated windows;
- Wood columns or brackets;
- Entry doors contain traditional glazing;
- Tone-on-tone or low contrasting colour palette.



OVERALL BUILDING MASSING

Homes are to emphasize vertical proportions. Roof slopes are generally higher, 7/12 to 8/12 with 12" overhangs.

ROOF STYLES

Characterized by front facing open gables with a cottage style or forward facing shed style garage roof. A flat roof may be introduced on the garage.

DEFINING DETAILS

Homes are to be designed with a simple consistent detailing and a strong vertical presentation. Trims to be no greater than 3" and must match the adjacent wall colour. Wood columns or wood brackets are highly encouraged.

STONE OR BRICK PROFILES

Brick or stone is a requirement for this style and must be applied in a panel feature on the garage. Masonry is not permitted on the second floor.

EXTERIOR CLADDING

The main wall material must be a vertical board & batten material in 1 colour. Other vertical materials such as vertical siding may be considered at the discretion of the design consultant. Common secondary wall materials include wood siding and secondary board & batten colour. Secondary wall materials must be applied as a "block" feature.

COLOURS

Main wall colours suited to the Traditional Farmhouse are mid to dark earth tones with tonal or matching secondary features. Lighter tones may be considered as a "block" feature with returns to adjacent wall materials.

ENTRANCE TREATMENT

The entry is typically defined by a traditional style door. Cottage roofs or forward facing shed roofs are a common feature for the verandah or entryway.

Traditional Farmhouse Inspiration Photos

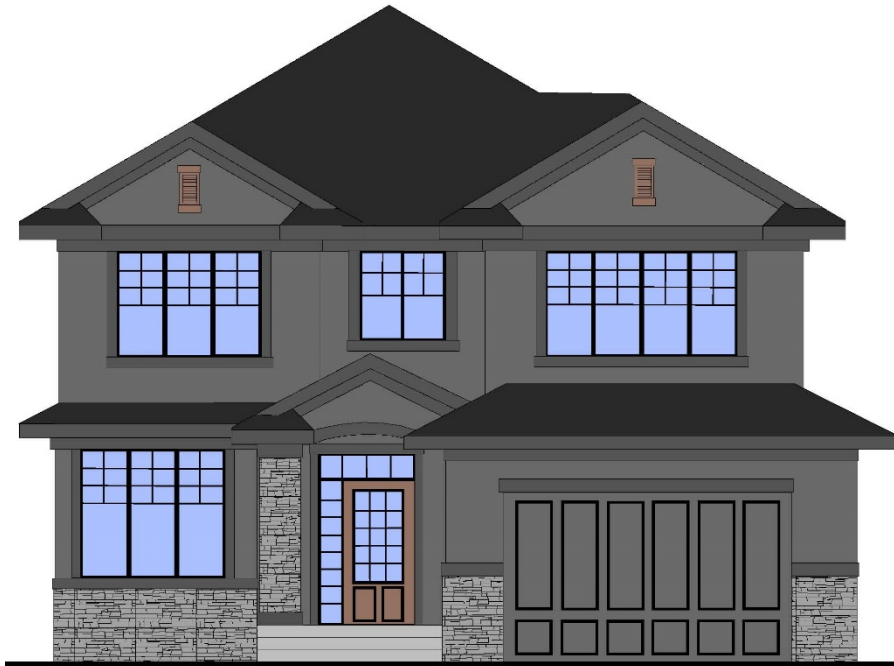


French Country

DESIGN STATEMENT

The French Country style allows for traditional forms with defining details that are explicit to the traditional French Country style. Key design features that defines this style:

- Smooth acrylic stucco only;
- Minimum of 3 gables at a 7/12 to 9/12 roof pitch;
- Masonry applied in an accent effect;
- Masonry based columns with stucco or panel post,
- Simple rectangular louvres;
- Vertically oriented windows
- Shutters and louvres;



OVERALL BUILDING MASSING

All model types are included with an emphasis on vertical proportions where the eye is drawn to the street level. Roof slopes are moderate at 7/12 or 8/12 with 12" or 16" overhangs.

ROOF STYLES

Homes are to consist of a minimum of 3 open gables in combination of hip style roofs. A gable is required over the garage and must contain a slope reflecting the main roof.

DEFINING DETAILS

Features such as louvres and shutters are a requirement for this style. Windows are to be vertically oriented with half or full height checkered grills. Trims on opening will require a substantial size (6") on the top and bottom. If side trims are desired they are not to match the top trim and to be 4". Curved elements such as windows and entries are not a requirement but are highly encouraged.

STONE OR BRICK PROFILES

Stone is a preferred material for this style and is to be applied as an accent with a soldier course or heavy step trim.

EXTERIOR CLADDING

Smooth stucco and stone are a requirement for this style of home. Siding will not be permitted for the French Country.

COLOURS

Colours suited to the French Country style include mid earth tones accented by tonal trims, soffits and fascia. White and light cladding colours are not suitable.

ENTRANCE TREATMENT

The entry are to be enclosed with either a gable or hip roof supported by a full stone or post height.

Tudor

DESIGN STATEMENT

The Tudor style is to reflect traditional forms and detailing. Key design features that defines this style:

- Siding and panel with trim detailing;
- Minimum of 4 gables at a 7/12 to 8/12 roof pitch;
- Garage doors contain grilled glazing and cross bracing;
- Cottage style verandah with masonry or post column;
- 6" trim surrounds around windows and doors;
- Vertical oriented windows with checkered pattern grills.



OVERALL BUILDING MASSING

All model types are included with an emphasis on vertical proportions where the eye is drawn to the street level. Roof slopes are moderate at 7/12 or 8/12 with 12" or 18" overhangs.

ROOF STYLES

Homes are to consist of a minimum of 4 gables in combination of hip style roofs. Garage to consist of either a full gable or a simple hip roof.

DEFINING DETAILS

Tudor required features include panel detailing with vertically oriented windows consisting of half height of full height checkered pattern grills.

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.

EXTERIOR CLADDING

Siding with Hardie panel and trim detailing with stone are a requirement for this style.

COLOURS

Colours suited to the Tudor style include deep earth tones accented by tonal trims, soffits and fascia. Lighter trim colours such as beige or white will be acceptable for this style. Hardie panel can consist of a high contrasting colour if it still remain within the same colour palette as the rest of the home.

ENTRANCE TREATMENT

The entry are to be enclosed with wide verandahs consisting of a hip style roofs in combination with a stone or panel column accented by a simple curved bracket.

Arts & Crafts

DESIGN STATEMENT

The Arts and Crafts style is characterized by simple traditional forms and detailing. Key design features that defines this style:

- Smooth acrylic stucco or siding and panel;
- Curved front entry gable;
- 6" trim surrounds;
- 7/12 - 8/12 roof slopes;
- Half height masonry column;
- Vertical oriented windows with a simple "T" grill;
- Flat garage door with horizontal glazing.



OVERALL BUILDING MASSING

All model types are included with an emphasis on vertical proportions where the eye is drawn to the street level. Roof slopes are be 7/12 or 8/12 with 2' overhangs.

ROOF STYLES

Main roofs for an Arts & Crafts are too consist of 2 - 3 open gables in combination of a hip style roof. Hip style roofs are to be designed accordingly to relate to adjacent homes as well as minimize the overall impact of the streetscape.

DEFINING DETAILS

Strong features such as a large curved front entry gable, vertically oriented windows and brackets will define this style.

STONE OR BRICK PROFILES

Stone or brick is to be applied in a panel effect or as a substantial accent.

EXTERIOR CLADDING

Smooth stucco or siding and panel are a requirement for this style of home. Masonry heights are to be half to 3/4 and must be applied with a soldier course or heavy step trim.

COLOURS

Colours suited for this style include deep earth tones accented by tonal or contrasting trims, soffits and fascia. Lighter trim colours such as beige or white will also be acceptable for this style.

ENTRANCE TREATMENT

The entry is defined with a large curved gable with a full height stone or masonry base and post detail. Entry doors are simple and bold with glazing.

Appendix “C” – Approved Colour Selections

Approved Colour Selections

The following are the approved main wall colours for Hardie Plank (by James Hardie) and Premium Siding (Mitten, Royal, Gentek, Kaycan) and are to be used as a basis for Acrylic Stucco colours.

Hardie Plank (by James Hardie)

- Khaki Brown
- Woodstock Brown
- Monterey Taupe
- Timberbark
- Rich Espresso
- Mountain Sage
- Chestnut Brown
- Iron Grey
- Aged Pewter
- Deep Ocean
- Evening Blue
- Grey Slate
- Night Grey

Premium Siding

Royal:

- Walnut
- Natural Cedar
- Granite
- Shamrock
- Ironstone
- Cocoa
- Midnight Surf
- Wedgewood
- Weathered Grey
- Marine Blue
- Bark
- Toasted Almond
- Storm
- Urban Bronze
- Rockslide

Mitten:

- Khaki Brown
- Rockaway Grey
- Muskoka Green
- Grenadier Green
- Aviator Green
- Caribou Brown
- Chestnut Brown
- Danish Gold
- Spring Moss
- Regatta Blue
- Sapphire Blue
- Annapolis Blue
- Timber Bark
- Gunmetal Grey
- Eggplant
- Coffee Brown

Gentek:

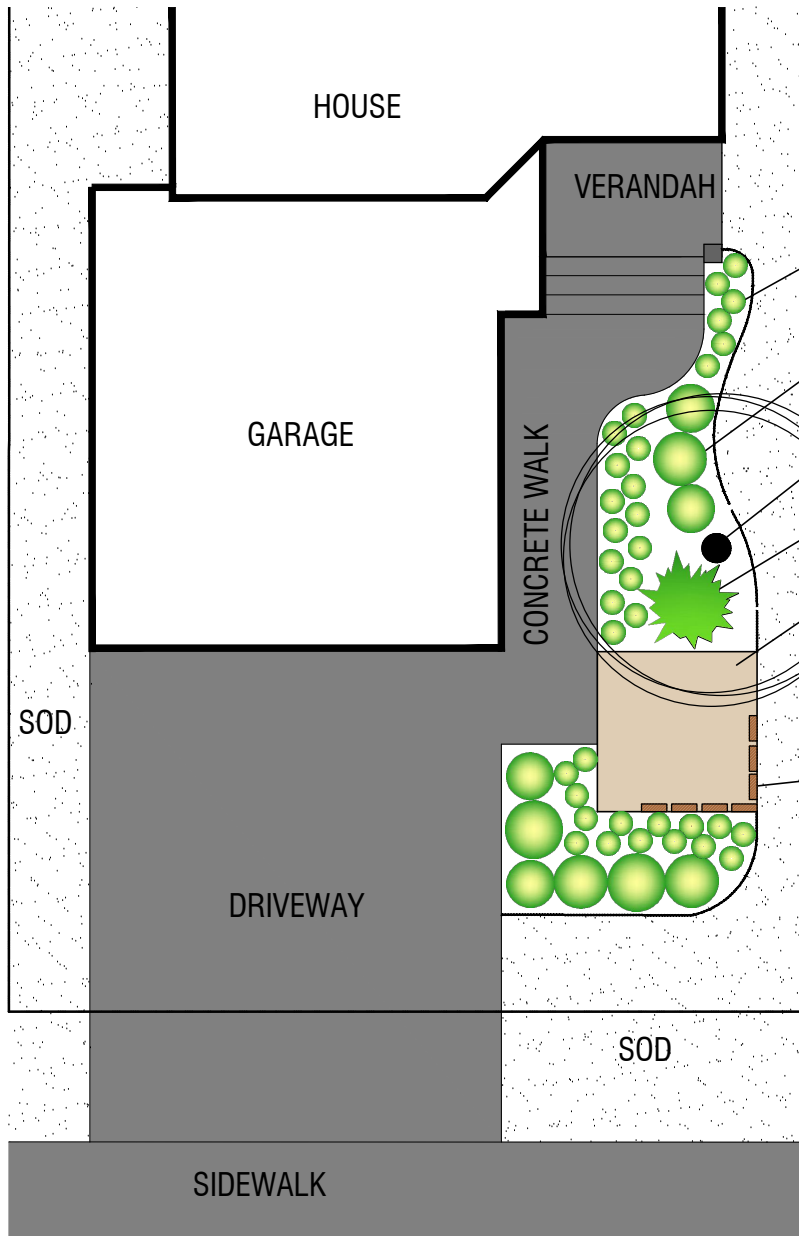
- Dark Drift
- Saddle Brown
- Moonlit Moss
- Windswept Smoke
- Midnight Surf
- Espresso
- Iron Ore
- Mountain Arbor

Kaycan:

- Mahogany
- Pecan
- Castlemore
- Cabot Brown
- Manor
- Evergreen

Blue and purple (eggplant) tones will be carefully reviewed and monitored to ensure compatibility with the design style and other homes.

Appendix “D” – Landscape Patio and Screen Requirements



PERENNIALS

SHRUB BED

TREE

SHRUBS

NO CONCRETE / CONCRETE PATIO BLOCKS PERMITTED.
ACCEPTABLE ALTERNATIVE MATERIALS INCLUDE :
PAVERS, ORGANIC SHAPED STONE OR ROCK MULCH ETC.

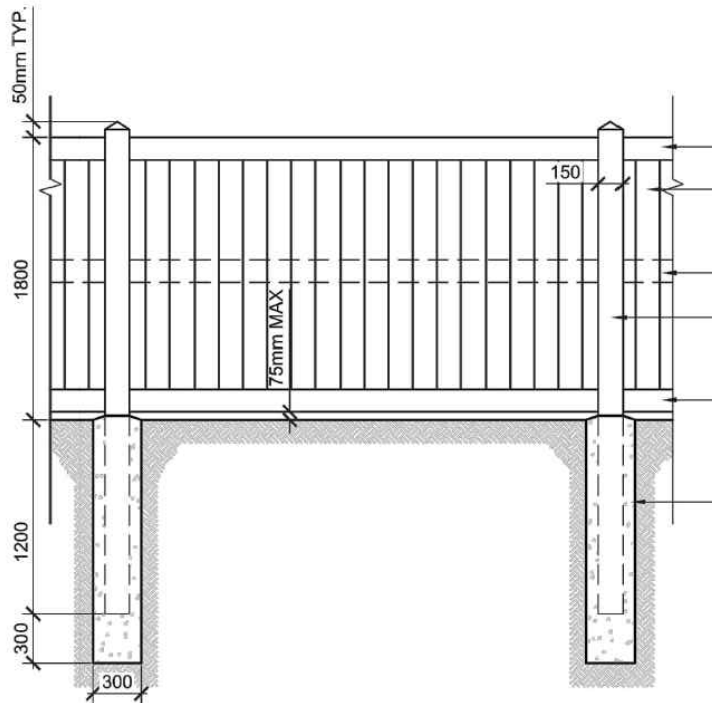
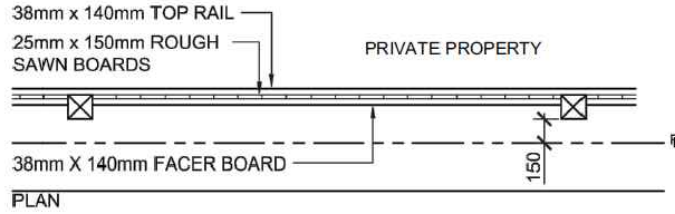


WOOD OR ARCHITECTURAL SCREEN (MIN. 1.0m HEIGHT X 2.0m LENGTH)



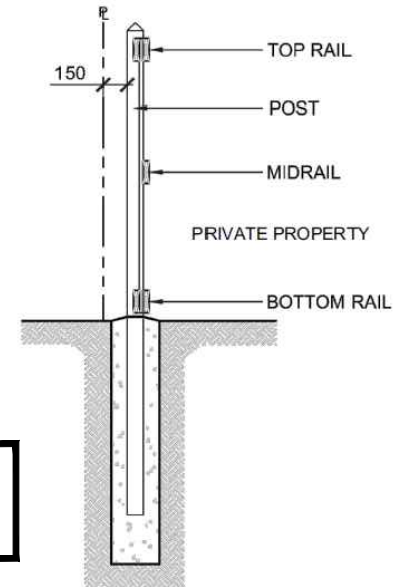
LANDSCAPE PATIO AND SCREEN OPTION

Appendix “E” – Fence Details



NOTES:

- FENCES INCLUDING THE CONCRETE PILE MUST BE CONSTRUCTED WHOLLY WITHIN PRIVATE PROPERTY.
- FENCES ON PRIVATE PROPERTY SHALL REQUIRE A MINIMUM OF PRESSURE TREATED POSTS AND BOTTOM RAILS. FENCES ON CITY PROPERTY SHALL REQUIRE ALL WOOD MEMBERS TO BE PRESSURE TREATED OR APPROVED EQUAL. ALL WOOD MEMBERS ABOVE GROUND TO BE NON-INCISED.
- ALL NAILS TO BE 60mm SPIRAL GALVANIZED. USE AS REQUIRED TO ENSURE SECURE ASSEMBLY.
- WOOD USED MAY BE LODGEPOLE PINE, FIR, HEMLOCK OR SPRUCE, DEPENDANT ON AVAILABILITY AT TIME OF CONSTRUCTION.
- ALL STAIN TO BE AS PER LANDSCAPE ARCHITECT. APPLY 2 COATS AS PER MANUFACTURERS SPECIFICATIONS. COLOUR TO BE DETERMINED BY LANDSCAPE ARCHITECT. STAIN BOARDS ALL FOUR SIDES PRIOR TO CONSTRUCTION.
- PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080.
- PROPERTY LINE OFFSET DIRECTION VARIES. REFER TO PLAN.
- ALL DIMENSIONS IN MILLIMETERS.



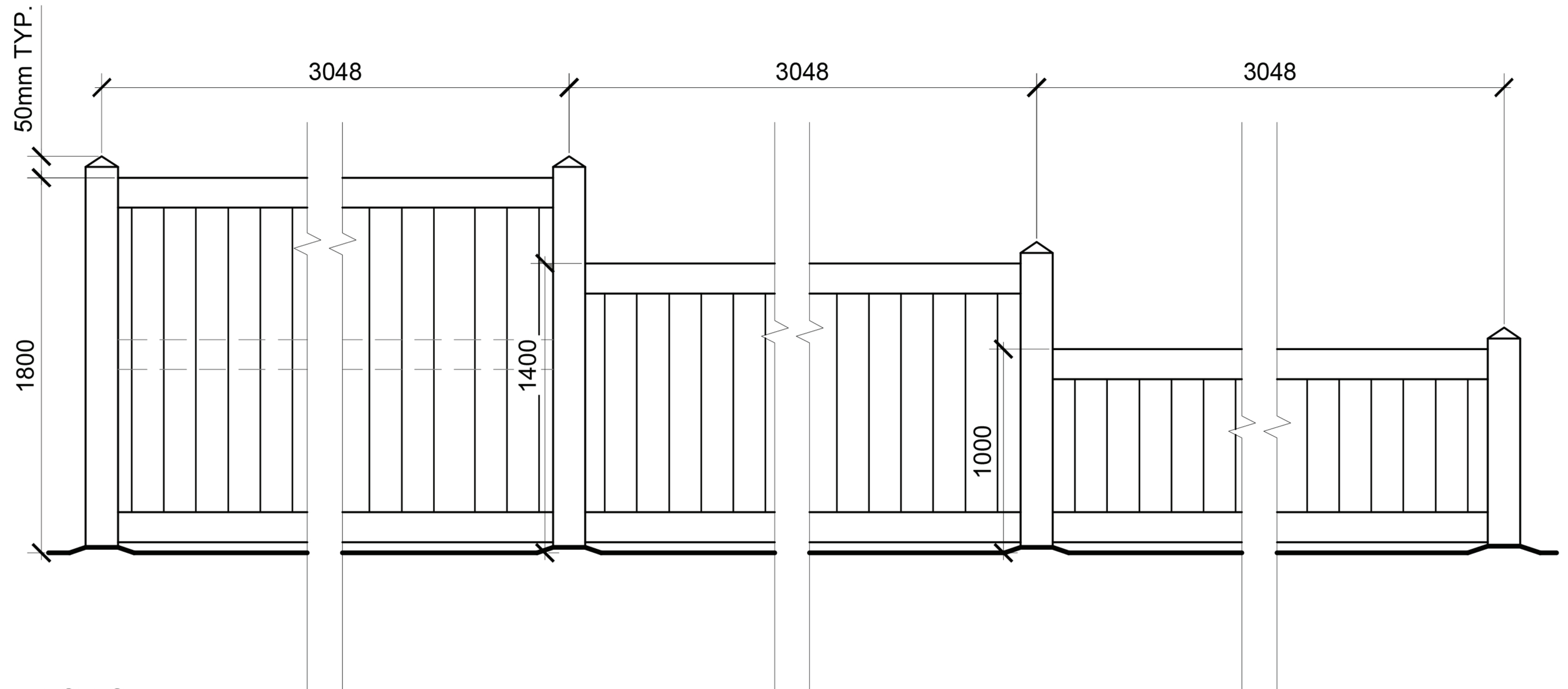
COLOUR:
Mushroom Fields - PAINT BY CLOVERDALE PAINTS
(Weather One Designer Selections Colour Code EX216)



ARBOURS
OF KESWICK

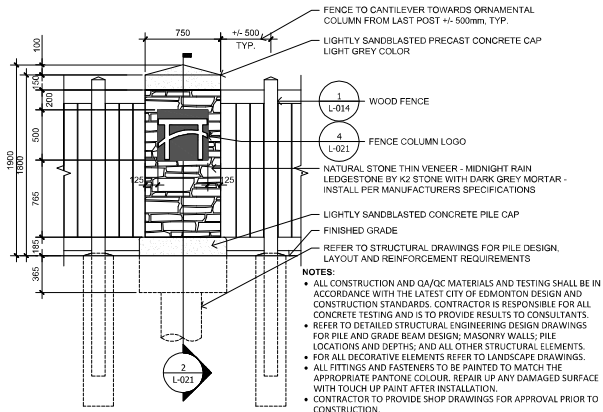
TYPICAL WOOD SCREEN FENCE DETAIL

SCALE: NTS

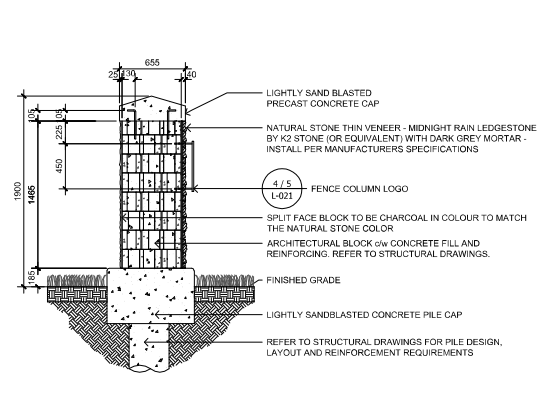


NOTES:

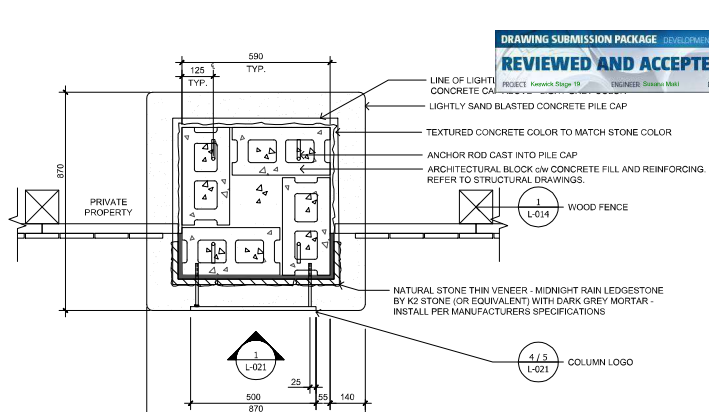
- ALL DIMENSIONS IN MILLIMETERS
- TO BE CONSISTENT WITH TYPICAL WOOD SCREEN FENCE



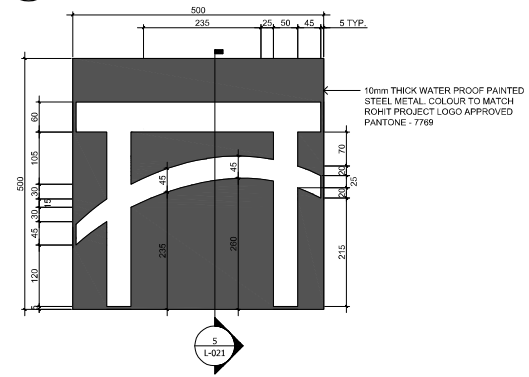
1 FENCE COLUMN ELEVATION TYPE - A (WITH LOGO)
 SCALE: 1:25



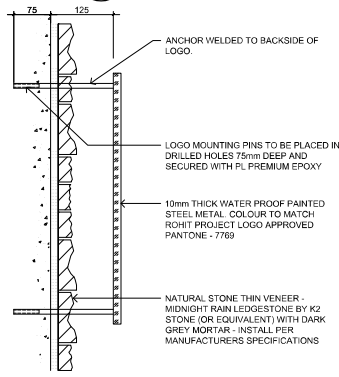
2 FENCE COLUMN SECTION TYPE - A (WITH LOGO)
 SCALE: 1:25



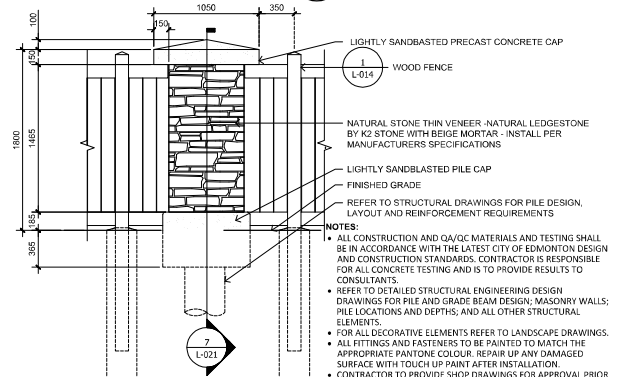
3 TYPICAL COLUMN CROSS SECTION TYPE - A (WITH LOGO)
 SCALE: 1:10



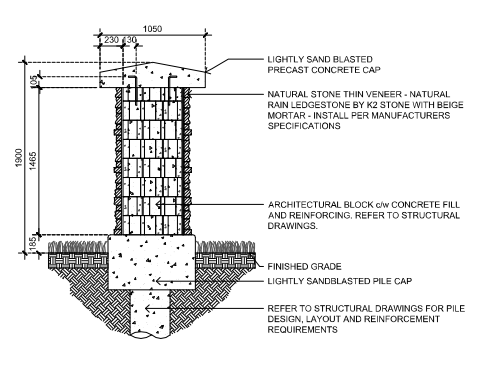
4 COLUMN LOGO ELEVATION
 SCALE: 1:5



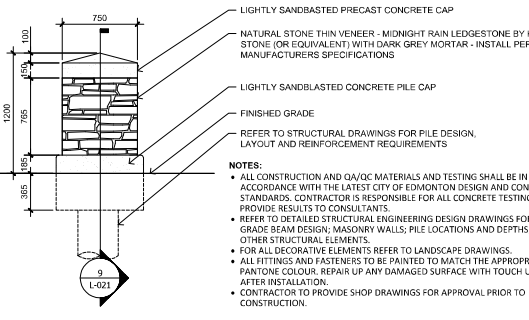
5 COLUMN LOGO SECTION
 SCALE: 1:5



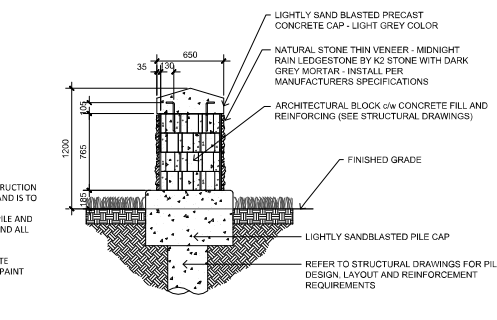
6 FENCE COLUMN ELEVATION TYPE - B
 SCALE: 1:25



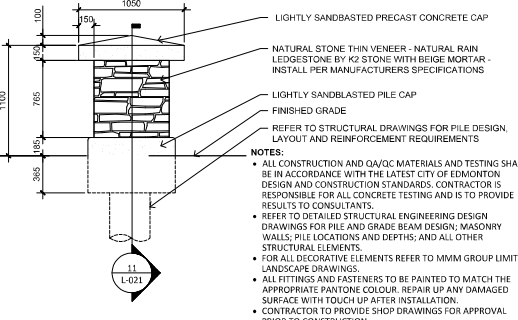
7 FENCE COLUMN SECTION TYPE - B
 SCALE: 1:25



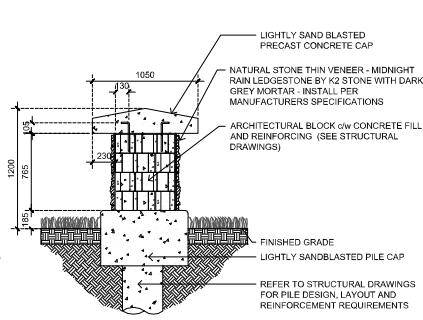
8 FENCE COLUMN ELEVATION TYPE - C
 SCALE: 1:25



9 FENCE COLUMN SECTION TYPE - C
 SCALE: 1:25



10 FENCE COLUMN ELEVATION TYPE - D
 SCALE: 1:25



11 FENCE COLUMN SECTION TYPE - D
 SCALE: 1:25

ISSUE DATES		BY		NO.		DATE		REVISIONS		APPROVED BY:	
DATE	DESCRIPTION	T.T.	T.T.	A	B	C		REVISED AS PER CITY COMMENTS		T.T.	
16/12/20	PRELIMINARY	T.T.	T.T.	A			17/03/07	REVISED AS PER CITY COMMENTS		T.T.	
17/06/12	FOR APPROVAL	T.T.	T.T.	B			17/04/11	REVISED AS PER CITY COMMENTS		T.T.	
17/06/05	FOR TENDER	T.T.	T.T.	C			17/05/12	REVISED AS PER CITY COMMENTS		T.T.	
	AS-BUILT	T.T.	T.T.								

CONSTRUCTION RECORD		CITY OF EDMONTON APPROVED	
STARTED	COMPLETED		

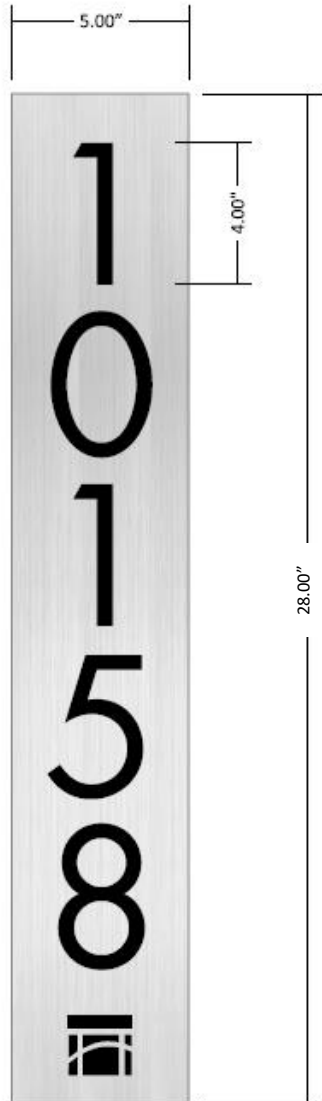
SCALE:	
DESIGNED BY: C.C.	DATE: 11/2015
DRAWN BY: C.V.	DATE: 11/2016
CHECKED BY: J.G.	DATE: 12/2016
APPROVED BY: T.T.	DATE: 12/2016
PERMITS/APPROVALS	

CITY OF EDMONTON		KESWICK STAGE 19 & SWMF	
RIVERVIEW AT WINDERMERE LTD.		ORNAMENTAL COLUMNS DETAILS	
		PROJECT NO. 5311024000	REVISION C
		DRAWING NO. L001-021	SHEET 21

Masonry Column Detail applies only to lots that back onto 182 Street.

Appendix “F” – Address Plaque

Keswick Address Plaque Installation Guide



1. Layout location of address plaque as per house plan approval
2. Hold plaque drill template firmly against the exterior wall as per the measured location
3. With the template firmly in place mark the hole locations.
4. Using a 1/4" drill, drill the marked locations 1/8" to a 1/4" deeper than the 3/16" pin on the back of the address plaque
5. Clean all debris out of the holes.
6. Dry fit the address plaque to ensure the plaque sits flat and even on the exterior wall and that the alignment is level
7. Fill the drilled holes with a two part epoxy and install the address plaque. Do not over fill the holes beyond the exterior wall surface as excess epoxy will squeeze out beyond the address plaque
8. Secure the plaque in place using tape that will not damage or mark the exterior wall
9. Allow epoxy to cure for 12 hours before removing the tape carefully. Read epoxy information regarding cure times based on temperature during cold weather conditions

Note: Each Builder in the Subdivision will be provided with two (2) drilling templates. Additional drilling templates can be purchased from Rohit for \$20.00 each.

All Homes in the subdivision require a standardized address plaque. It shall be placed on the front of the home in a highly visible location, to be approved at the discretion of the architectural consultant. It is recommended that builders show the location of address plaques on house plan approval submissions.