



ARBOURS
OF KESWICK

Design Guide

Arbours of Keswick Phase 5B Single Family & Streetscape Homes

Block 3 Lot(s) 56-68
Block 5 Lot(s) 53-66
Block 10 Lot(s) 17-28
Block 12 Lot(s) 18-27

Prepared for Rohit Land Development
by IBI Group

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1 Objectives

The objective of this design guide is to create a sophisticated and elegant design statement for the single family and streetscape homes of Phase 5B while ensuring compatibility among homes by integrating the use of simple modern forms and the highest standard of natural landscape. Outlining the opportunities and constraints of building, this design guide will assist builders, designers and home buyers in the construction process. The Phase 5B map is presented in Appendix 'A'. Any variation to these Guidelines will be at the sole discretion of the Design Consultant.

2 Architectural Theme

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

- Prairie Modern;
- Prairie Contemporary
- Modern Classic; and
- Heritage Modern.

These architectural elements include enclosed entries, carefully detailed brick or stonework and substantial detailing that highlights 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 three (3) wall variations (planes) on the second floor.

For streetscape homes, a maximum recess of 4' over the second floor over the garage wall plane is permitted, subject to design details. All home designs will require that the bottom of the front stairs is to have a maximum 2' offset from the garage front wall plane. If a home contains a full verandah then the front door is not to exceed 8' from the garage front wall plane.

Single family RSL homes are required to have a second floor minimum recess 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 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 second floor area should be carefully designed. Minimum exposed house frontage will be established based on the pocket size of the lot as per the table below. A maximum 2' pocket relaxation will be permitted.

House Size & Pocket Fill (**Streetscape**)

Minimum House Size	Minimum Exposed House Frontage	Maximum Garage Width
36'	14'	22'
34'	12'	22'
32'	11'	21'
30'	10'	20'

House Size & Pocket Fill (**RSL**)

Minimum House Size	Minimum Exposed House Frontage	Maximum Garage Width
28'	6'	22'
26'	6'	20'
24'	6'	18'

**Note: Frontage calculations are based on home size not pocket width meaning that a 28' home with the noted calculations can be placed on a 30' pocket.*

The minimum house sizes are to be 1,600 sq. ft. for two storey homes and 1,200 sq. ft. for bungalow style homes.

This design guide 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, enhanced verandah treatment, 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.

For streetscape product only the garage side is permitted to have a setback of less than 1.05m.

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 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. The lots affected are: Block 3, lot 56; Block 10 lot 28; Block 12 lots 27. Refer to Appendix "A" – Community Map for designated lots.

9 Walkout Lots

The rear elevation of these homes requires special design consideration and must avoid large expanses of blank wall space as well as a three storey towering appearance. The architectural devices that will best achieve the desired elevation are a combination of various wall planes, downhill sloping roofs in combination with dormers, decks and balconies. The distance from grade to the first eave line should not be more than 20'.

Clear three storey rear elevations on walkout lots will not be permitted. Articulation must be provided in the wall heights to help ground the building. This can be accomplished by staggering the upper floor or by adding different roof elements between the main and upper floor.

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 decks for homes that back onto amenity spaces (designated as enhanced rear elevations – see Appendix 'A') must be built at the initial time of construction and must be on the building plans. All 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 (no wood railings). All vertical elements of decks are to be painted to match the siding or trim colour of the home.

11 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. The lots affected are: Block 3, lots 56-68; Block 5, lots 53-66; Block 10, lot 28; Block 12 lots 27. Refer to Appendix "A" – Community Map for designated lots.

12 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 homes will require main wall colours to contain medium to dark earth tones. See Appendix “C” for approved colour selections for the main wall material.

Darker colour palettes are to dominate the streetscapes. Tonal colour schemes will also be permitted (ie. example dark grey siding with light grey trims). White trim colours will not be permitted on homes. Overhead doors are to match either the main or trim colour (white and two-toned colours will not be permitted) but other colours will be considered on an individual basis. Accent bold front entry door colours are encouraged. Window frames and casements that match the exterior colour scheme are highly encouraged. Very light, buff or white masonry colours are not permitted.

13 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. All homes should contain a hip or cottage style roof design. Flat, gable or shed roofs are permitted as accent roof features if the roof design reflects the desired 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 the minimum requirements as noted in Appendix ‘B’. Flat roofs may be permitted as a secondary roof line on classic modern home styles and will be reviewed on an individual basis at the discretion of the Design Consultant.

For Streetscape models the primary eaves are strongly encouraged to be a minimum of 12” depth. The use of increased eave depth will be dependent on the overall design of home and will be 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, Charcoal Grey, 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.

14 Garages & Driveways

Double attached garages as a maximum are allowed under the massing guides identified in Section 5 and must be located in accordance with the garage location plan. Triple car garages will not be permitted. The garage roofs are to correspond to the overall design/style of the home. Split design, side shed and rear shed will not be permitted.

Garage overhead doors must be compatible with the selected house style. The use of glass panels in overhead doors is required for all lots with front attached garages. The style of glass panels must be simple with no grills or transoms and applied in a vertical or horizontal design. Garage doors are to be a contemporary modern design with simple flat detail. Other modern design styles may be considered on a lot by lot basis. Sunburst or other glazing patterns and standard raised panel door styles will not be permitted.

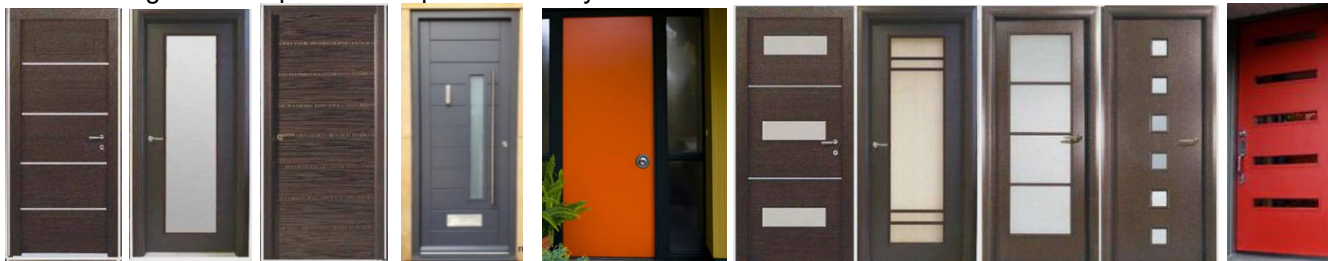
Driveways and front walks are to be broom finished concrete at minimum, but may be exposed aggregate concrete, stamped concrete or broom finished concrete with stamped or exposed aggregate borders. Unit pavers are permitted as an accent or border material only. Driveway widths are not to exceed the width of the garage. Driveways should 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. Lighting is required on all garages and must compliment the overall design of the home.

15 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. Two storey pillared entries will not be permitted. 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 panel doors are not permitted. Fanlight or sunburst door glazing is not permitted. Sidelights and accent bold front entry door colours are highly encouraged.

The following are examples of acceptable door styles:



Front entry steps are to be a maximum of four (4) risers per set (see section 6. Site Planning & Grading). Front stair risers are to be finished with a minimum of broom finish – wood or open stair treads will not be permitted. Verandas and porches must be skirted to grade in a modern detail that reflect the style of the home. Modern detailing could consist of naturally stained wood slats, decorative metal panels, flat panel detail, broom finish concrete or stone cladding – lattice is not an acceptable finish material. In situations where the height of the verandah or risers from final grade exceed 1m, then enhanced finishes such as exposed aggregate will be required in lieu of a typical broom finished concrete. Metal railings matching or tonal to the house colour are the minimum requirement on the verandah. Wood railings will not be permitted.

Where columns or posts are to be used on the front or highly visible elevations, they are to be of substantial form (min. 16" x 16") 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 trim colour of the home. Tiered or columns containing multiple materials are not permitted. Wood or wood-like siding (ie. Longboard or equivalent) material will be considered subject to design details.

All Streetscape homes are to contain a full width seating area with either a covered verandah or landscape patio with a wood or architectural screen – see Section 15.2 Landscape and Appendix “D” for landscape patio and screen requirements.

16 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 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 use of shakes is strictly prohibited on homes. 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.

Acceptable cladding materials include:

- Hardie Plank (James Hardie);
- stucco in sand float or smooth finish;
- special “wood” accent material such as Sagiwall or Longboard 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 (traditional lap or bevel profile).

The use of brackets and louvres may be permitted if it meets the selected house style as depicted in Appendix “B” Styles. The use of shutters will not be permitted.

All trim details, secondary wall materials and masonry must be returned to the adjacent wall. If the distance between wall planes does exceed 5'-0", a 2'-0" return will be sufficient. The use of stucco as trim is only permitted on homes that are primarily finished in stucco.

The use of window and door surrounds are to correspond with the selected house style. Trims are typically a minimum of 4” – 6”. The reduction of trim size or omission of window and door surrounds will be subject to the overall design and style of the home. Brickmold window trims will not be permitted in lieu of window surrounds unless approved by the Design Consultant.

Windows are to be large, organized, consistent in shape and contemporary in design. Window style and grill pattern are to be consistent with the selected house style. Curved or circular style windows and traditional style windows with mullions or grills will not be permitted.

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.

17 Fencing + Landscape + Other

17.1 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:

Pocket Width	# Deciduous Trees	# Coniferous Trees	# Shrubs
24'	1	1	10
26' - 36'	2	1	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
- In addition, all lots backing onto or have side yards flanking roads, parks, schools, walkways and ponds (Block 3, lots 56-68; Block 5, lots 53-66; Block 10, lot 28; Block 12 lots 27) require a minimum of 3 trees or 2 trees respectively and 10 shrubs in the rear yard

The rear yard of all lots will require a minimum of sod.

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. Each shrub/tree bed to contain one consistent mulch material and should have an underlay of landscape fabric (no plastic). 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 mulch (rock, wood chip, etc.) 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.

Where sod is not installed directly against to the side property line, (use of mulch, rock or turf), it the responsibility of the homeowner installing alternative to sod material, to use appropriate edging material to define the edge of the property along the entire length of the side yard where sod is not been installed. Noncompliance with this requirement will result in a failed inspection. Exception to this requirement will be a cohesive landscaping design for two adjoining properties installed at the same time.

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 41 mm (ie. ezLAWN, ezLAWN Elite, ezLAN Platinum or directly compatible product to be approved by Rohit Land Development) 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 homeowner 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). To ensure compliance with the landscaping requirements, a caveat has been filed against the property and will not be discharged until approved inspections are issued from the Architectural Consultant.

***Please Note: All Streetscape homes are to contain a full width seating area with either a covered verandah or landscape patio with a wood or architectural screen.**

- **Where a substantial verandah is being provided (No more than 8' back from the front garage wall plane) a landscape patio with wood screen is not required.**

- **With no verandah, or a verandah back from the front garage wall plane more than 8', a landscape patio and screen must be provided.**
- **Where a landscape patio and wood/architectural screen are required, patio and screen plans must be submitted with house plan for approval, and must be constructed in accordance with approved plans. Patios and screens not constructed as approved will result in deficient landscape inspections.**

See Appendix “D” for landscape patio and screen requirements.

17.2 Fencing

Please see Appendix “A” Community Map to view the fence requirements and Appendix “E” for fence details.

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).

Chain link side yard fences will only be permitted and required on all lots that back onto a pond (Block 3, lots 56-68; Block 5, lots 53-66) to ensure that all homeowners are provided with a clear vista to the rear property bordering amenity spaces.

If a gate is desired, the gate shall match the adjoining fence. Please see Appendix “A” Community Map to view the fence requirements and Appendix “E” for fence details.

All fencing must be completed, in accordance with the above requirements, within twelve months of completion of the house (subject to seasonal limitations).

17.3 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.

17.4 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:



17.5 Interpretation

The enforcement, administration and interpretation of this design guide shall be at the discretion of Rohit Land Development or its Design Consultant. The unfettered application of these guidelines shall be without notice or precedent.

18 Siting

18.1 Consultant

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

18.2 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.

18.3 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.

18.4 Plot Plans

The preparation of plot plans and stakeout must be carried out by the Builder's chosen Surveyor. 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, easements and utility right-of-ways labeled, dimensioned;
- spot elevations around building and drainage directions;
- dimensions from property line to sidewalk and face of curbs.

19 Subdivision Appearance

19.1 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.

19.2 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. On site disposal is only permitted upon direction of the Developer.

19.3 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 construction dumpsters/dumpster bags by the Builder is mandatory. Any general clean-up of the subdivision implemented by the Developer will be charged pro-rata to all Builders.

19.4 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.

20 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.

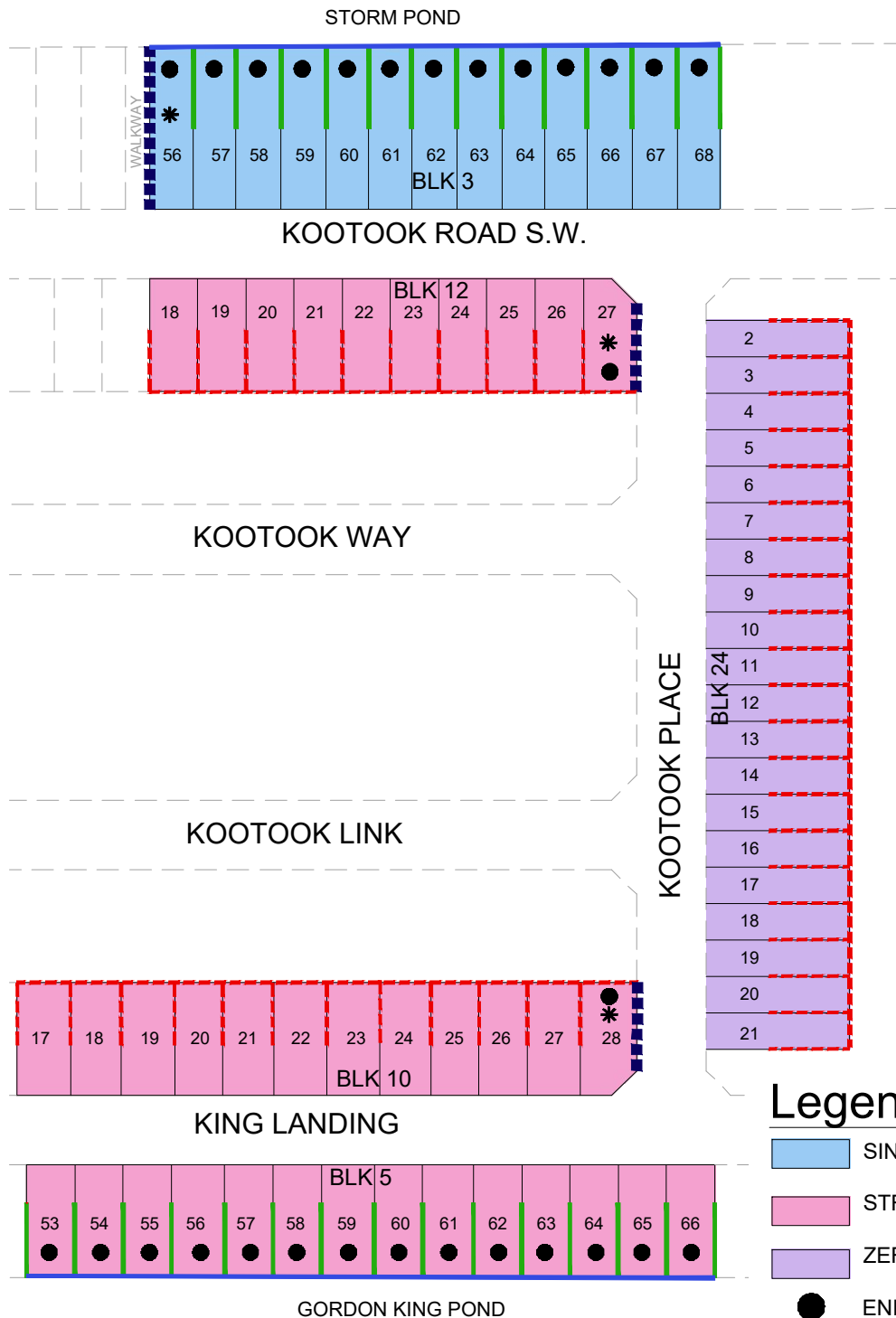
Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

Variation to these Guidelines will be at the sole discretion of the Design Consultant. Any variation to the design guidelines are on a lot by lot basis and as such does not set any precedence for the subdivision.










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

-  SINGLE FAMILY RESIDENTIAL
-  STREETScape SINGLE FAMILY LOT
-  ZERO LOT LINE SINGLE FAMILY LOT
-  ENHANCED REAR ELEVATION
-  ENHANCED SIDE ELEVATION
-  CHAIN LINK FENCE
- BY DEVELOPER
-  CHAIN LINK FENCE
- BY HOMEOWNER
-  WOOD SCREEN FENCE
- BY HOMEOWNER
-  STEPDOWN WOOD SCREEN FENCE
- BY DEVELOPER



Stage 5B Design Guidelines

*** TO BE PRINTED IN COLOR ***

February 2021



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:

- Inward facing shed roof;
- 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 vertical or horizontal 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 roof. A single shed roof is highly encouraged. Shed roof lines are to face inwards to minimize exposed wall height on side elevations. Side shed or rear shed 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

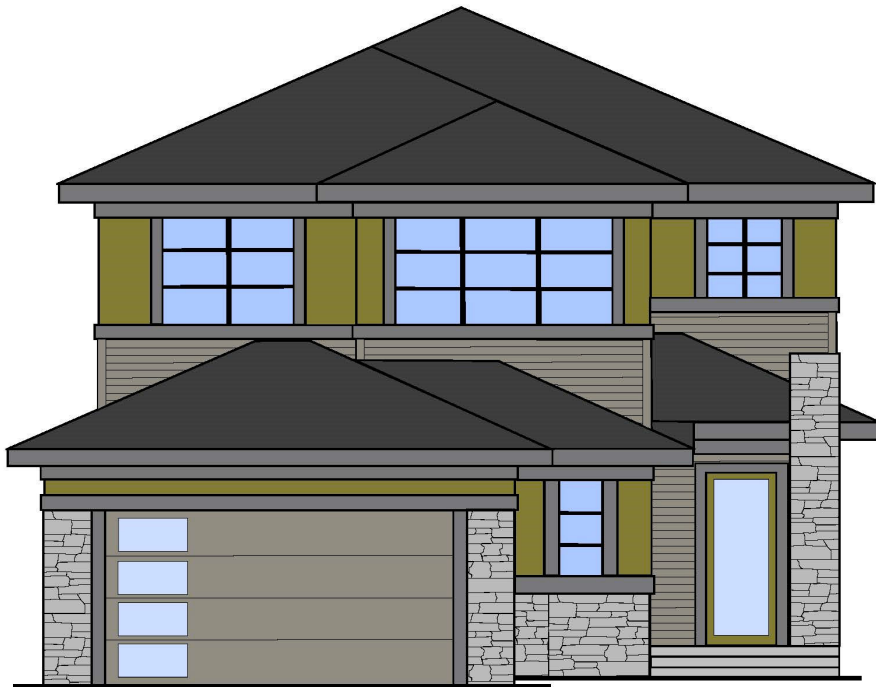
Flat roof, pergolas or shed roofs are a common feature for verandah. Entry doors are simple and bold with usually with frosted glazing.

Prairie 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 18" – 24" 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 a horizontal presentation. Horizontal band below the soffits and thick top and bottom trims on windows are typical details. A horizontal accent wall or "fin" wall may be introduced.

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 Horizontal siding or Hardie plank siding coordinated with Hardie panel applied to emphasize the horizontal presentation. Smooth stucco or flat brick outlined with wood trim will also be permitted.

COLOURS

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

ENTRANCE TREATMENT

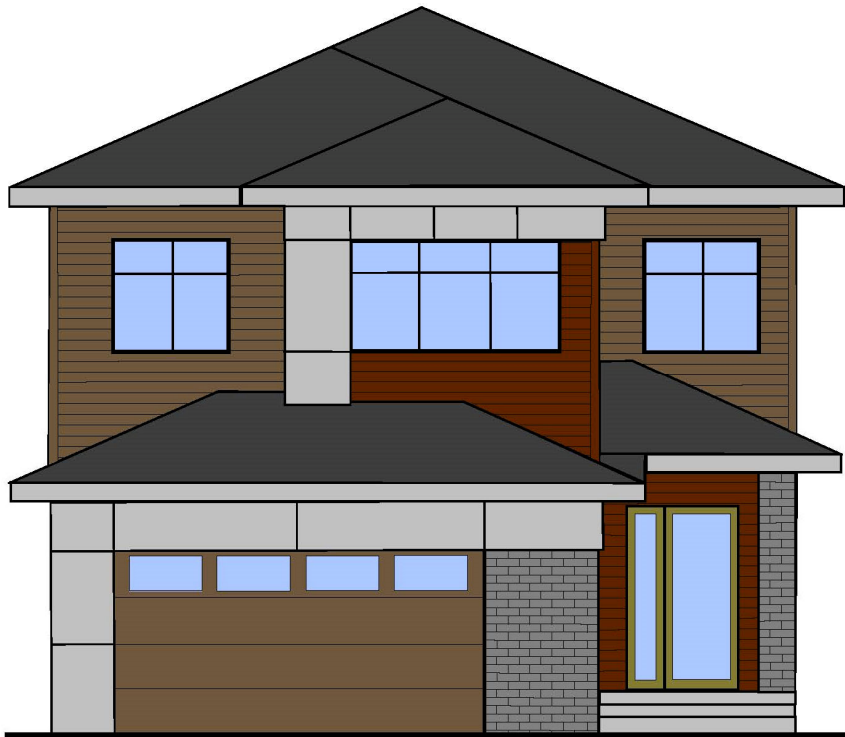
The entry is typically defined by a flat panel door with recessed side lights. Flat roof, pergolas or cottage roofs are a common feature for the verandah. Columns are typically cladded in stone with thick top and bottom trims.

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 Horizontal siding or Hardie plank siding with secondary wall material(s). Common secondary wall materials include Hardie panel, wood siding and secondary siding 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.

Heritage Modern

DESIGN STATEMENT

The Heritage Moderns style allows for traditional forms with a modern interpretation of detailing. Key design features that defines this style:

- Maximum of 2 gables;
- Simple/modern details;
- Masonry applied as panel;
- Vertical oriented windows;
- Shed or Hip style verandah roof;
- Vertical siding or vinyl board and batten are common secondary wall materials;
- Front door contains glazing with modern grill designs.



OVERALL BUILDING MASSING

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are to be low at 5/12. Roof overhangs are minimum 1'6" at moderate pitch.

ROOF STYLES

A single gable will be required on the second floor and can consist of a 6/12 roof slope if it does not exceed half of the house width. If the gable does exceed half of the width of the home a max 5/12 roof slope is required. A gable encompassing the full house width will not be permitted. A second gable may be considered depending on the overall style of the home.

DEFINING DETAILS

A combination of strong modern features and simple detailing defines the heritage modern style which may include structural brackets or ganged vertical windows.

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

Vertical siding, panel board with trims, vinyl board and batten, brick/stone are common secondary wall materials used for this style of home.

COLOURS

Colours suited to the Heritage style include deep earth tones accented by contrasting heavy trims. White and light cladding colours are not suitable.

ENTRANCE TREATMENT

The entry are to be enclosed with verandahs consisting of a pergolas, hip or shed roofs. Entry doors are simple and often include a square glass pane with modern grilled designs.

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
- Mountain Sage
- Chestnut Brown
- Iron Grey
- Evening Blue
- Grey Slate
- Night Grey
- Deep Ocean
- Rich Espresso
- Aged Pewter
- Mountain Sage
- Boothbay Blue
- Timberbark

Premium Siding

Royal:

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

Mitten:

- Khaki Brown
- Rockaway Grey
- Muskoka Green
- Grenadier Green
- Aviator Green
- Caribou Brown
- Chestnut Brown
- Yukon Grey
- Huron Blue
- 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

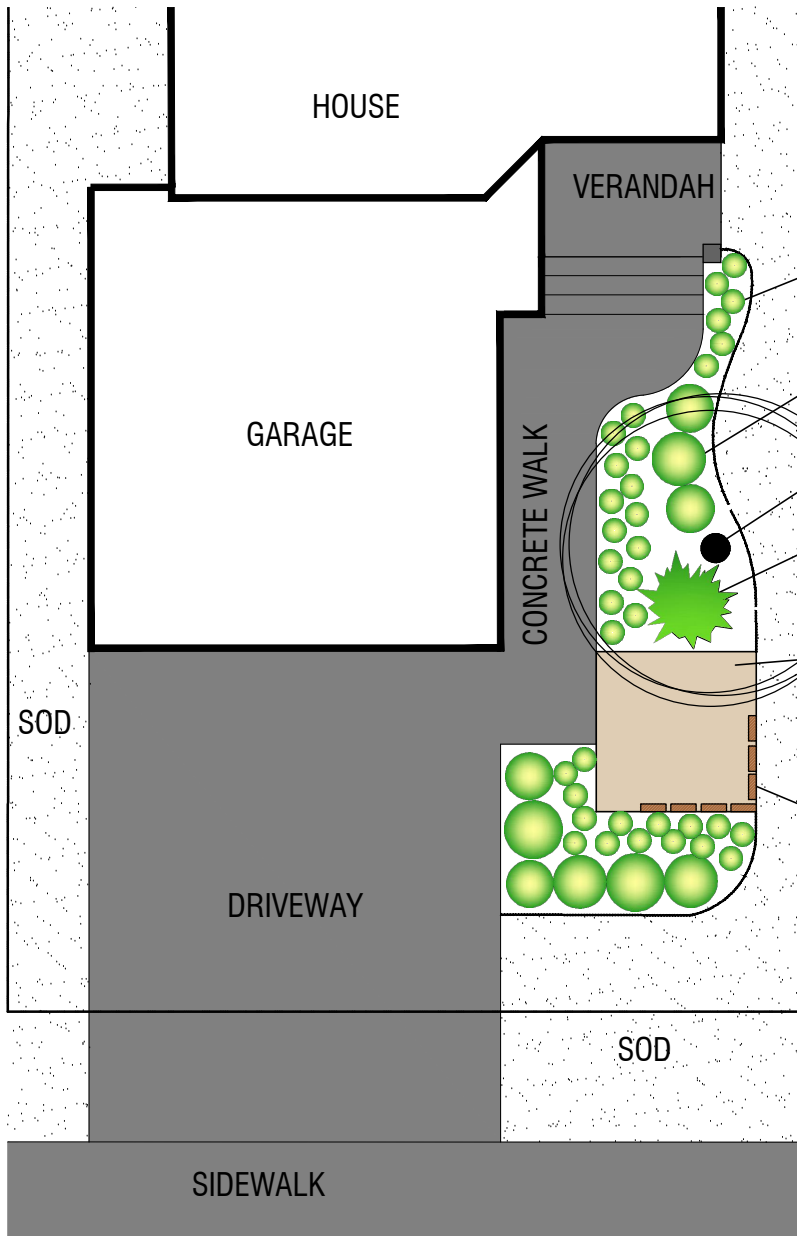
Kaycan:

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

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



Landscape Patio and Screen Requirements:

-Where a substantial verandah is being provided (no more than 8' back from the front garage wall plane) a landscape patio with wood/architectural screen is not required.

-With no verandah, or a verandah back from the front garage wall plane more than 8', a landscape patio and screen must be provided.

-Where a landscape patio and wood/architectural screen are required, patio and screen plans **must be submitted with house plan for approval, and must be constructed in accordance with approved plans. Patios and screens not constructed as approved will result in deficient landscape inspections.**

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

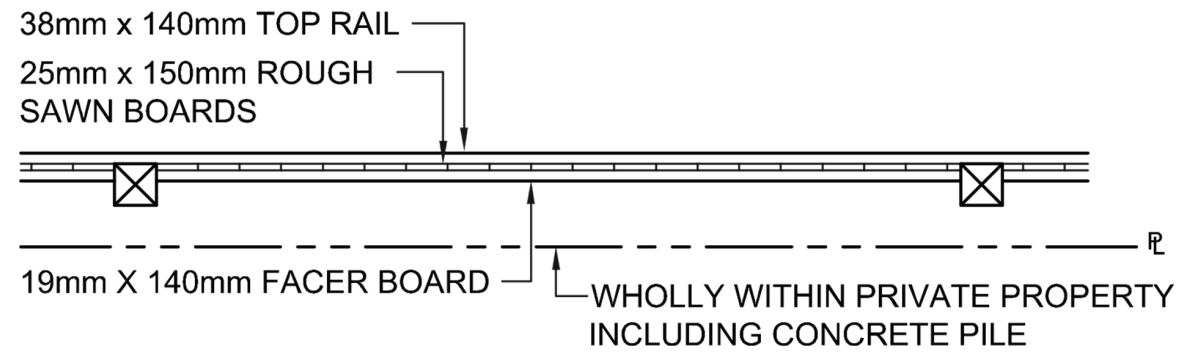


WOOD OR ARCHITECTURAL SCREEN (MIN. 1.0m HEIGHT X 2.0m LENGTH)

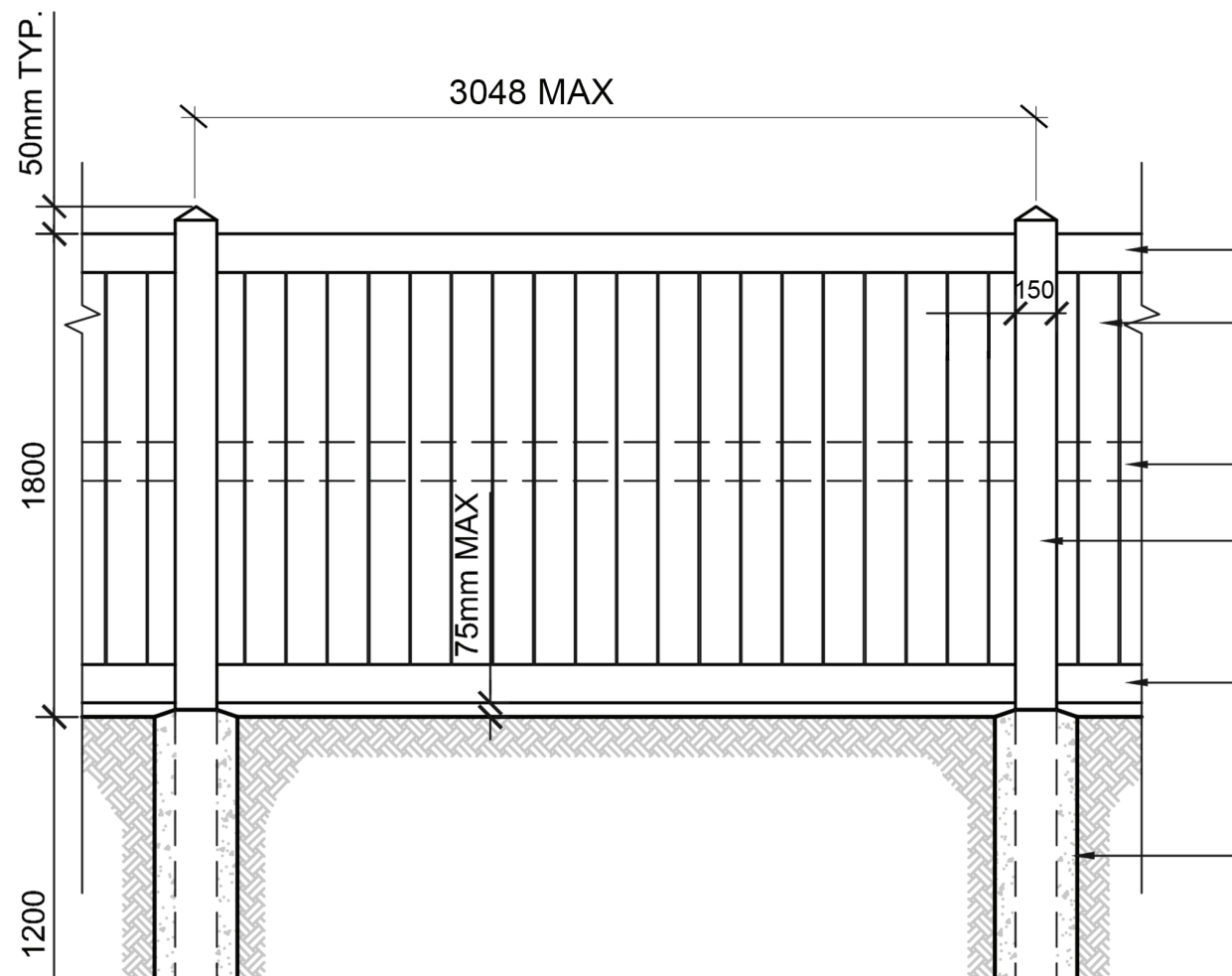


LANDSCAPE PATIO AND SCREEN REQUIREMENTS

Appendix “E” – Fence Details



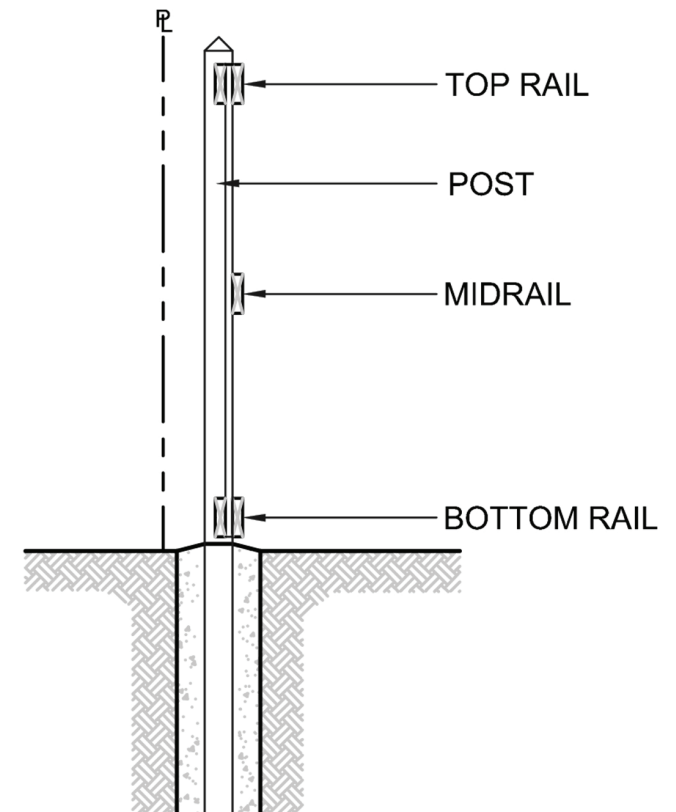
PLAN

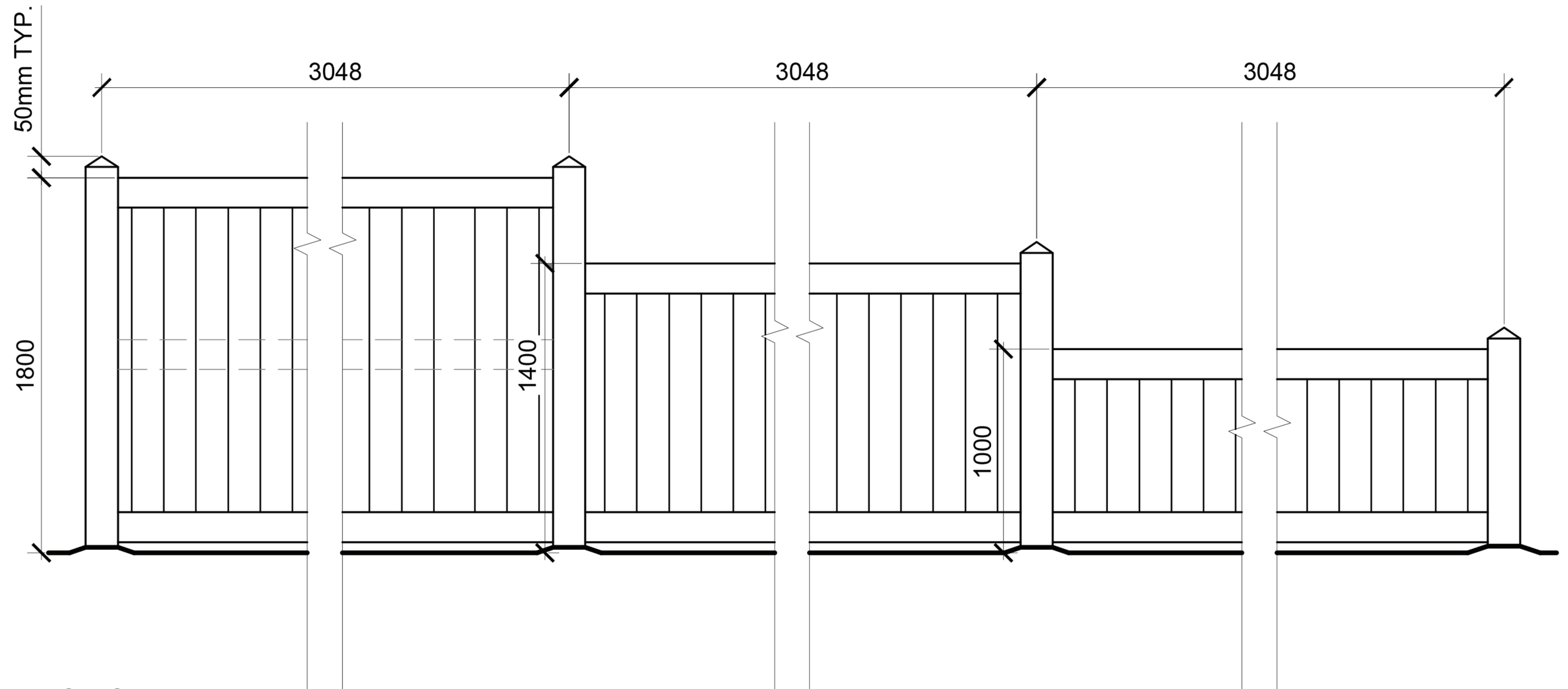


NOTES:

- 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.

- 38mm x 140mm TOP RAIL
- 25mm x 150mm THICK ROUGH SAWN BOARDS - GAP TO BE Ø OF ONE NAIL
- 38mm x 140mm MIDRAIL
- 150mm x 150mm PRESSURE TREATED POST
- 38mm x 140mm BOTTOM RAIL. SET 50mm FROM FINISHED GRADE
- 30MPa 300mm Ø CONCRETE PILE





NOTES:

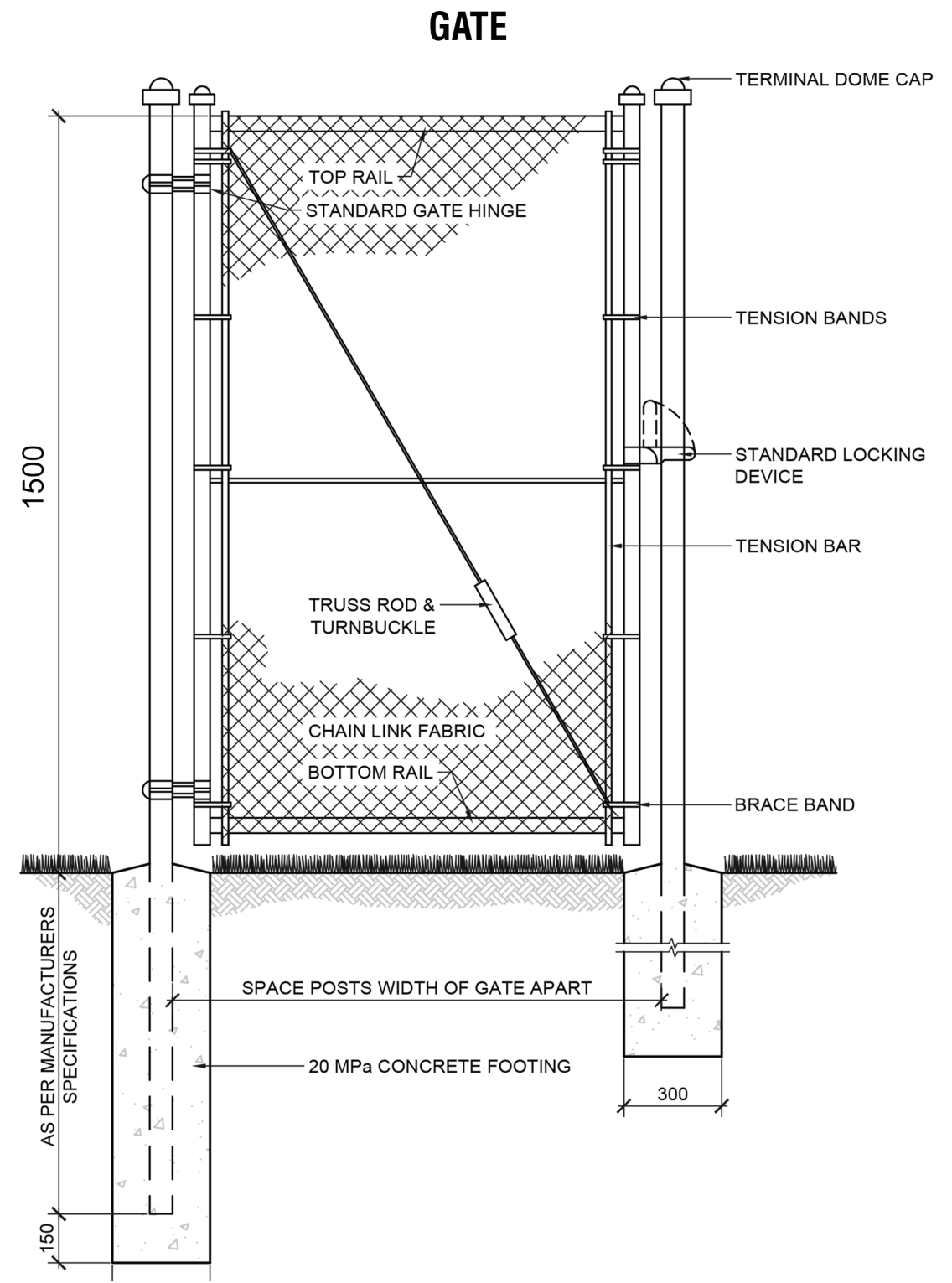
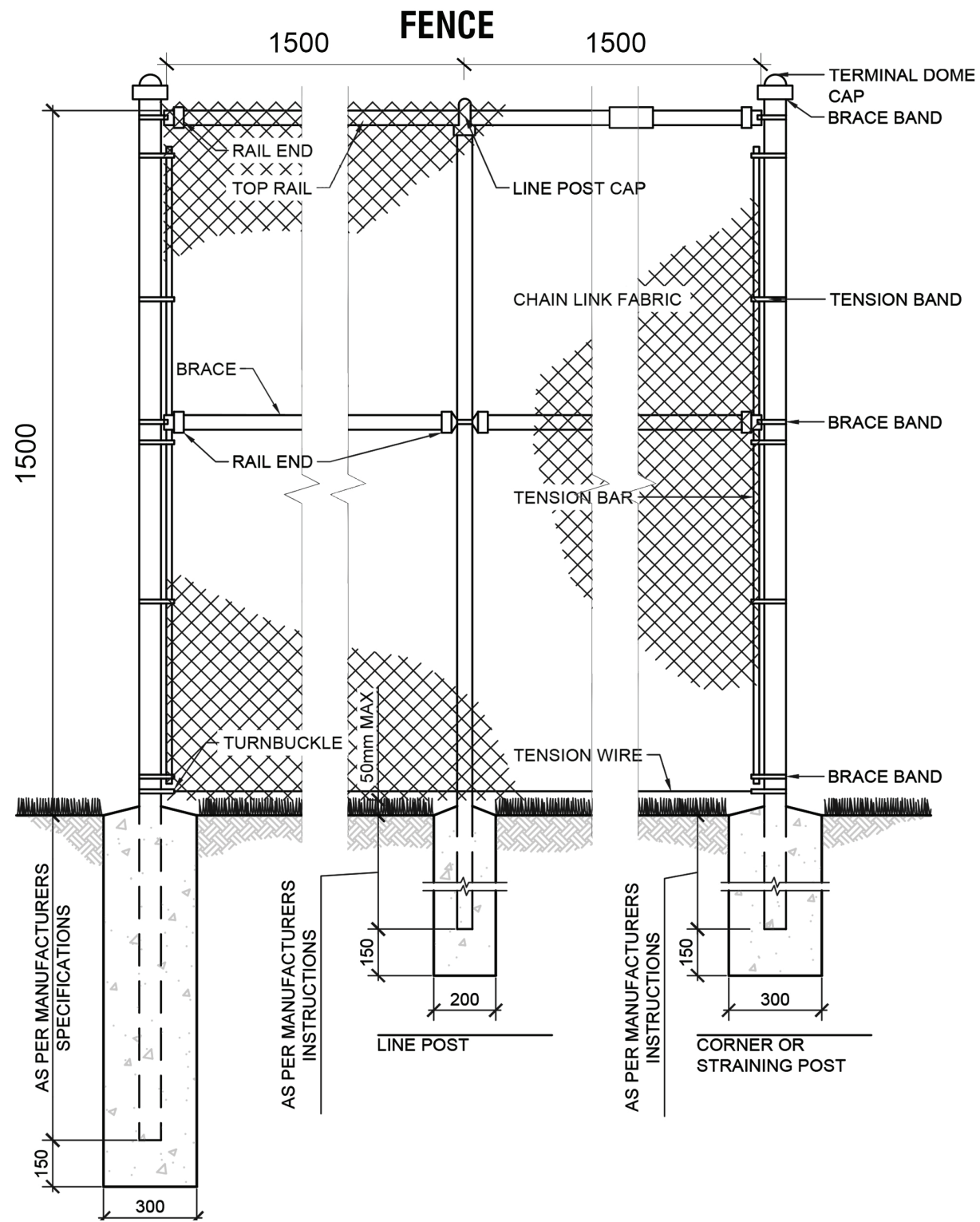
- ALL DIMENSIONS IN MILLIMETERS
- TO BE CONSISTENT WITH TYPICAL WOOD SCREEN FENCE

COLOUR:

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

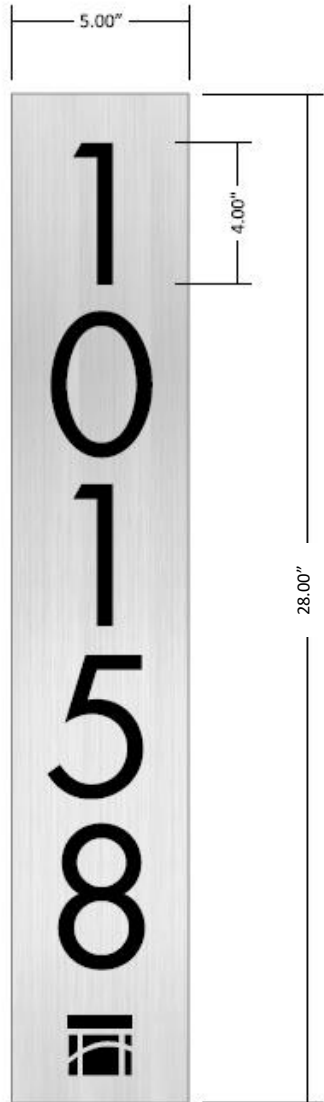
FRONT YARD STEPDOWN WOOD SCREEN FENCE DETAIL

SCALE:NTS



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.