



Front Drive Single Family Architectural Guidelines

July 12, 2018

Block 12, Lots 63 – 81 &
Block 14, Lots 27-36

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1.0 Purpose of Guidelines

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

2.0 Approval Process

Submissions

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

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

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

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

Please forward submissions to:

WINDWARD LANDTEC INC.
12128 - 121A Street
Edmonton, Alberta
T5L 0A4
Phone: 780-454-6799 Fax: 780-454-6896
Email: info@windwardlandtec.com
www.windwardlandtec.com

2.1 Damage Deposit

A damage deposit or Letter of Credit in the amount of \$10,000.00 (regardless of the number of lots) is due prior to house plan and grade approval to cover.

1. Contravention of architectural controls
2. Possible damage to:
 - (a) Curb stop - water valve
 - (b) Sidewalks, curbs and gutters
 - (c) Driveway aprons and asphalt
 - (d) Boulevard landscaping and trees
 - (e) Rear gutters and walkways
 - (f) Light standards
 - (g) Fire Hydrants
 - (h) Cathodic Protection points
 - (i) Grading and drainage swales
 - (j) Fencing

A LOT INSPECTION REPORT attached as "Schedule I" must be completed and returned to Beaverbrook within seven days of lot purchase or any and all lot damages will be assessed to the purchaser.

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

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

2.2 Release Of Damage/ Security Deposit

The Developer must be in receipt of the following:

- Rough grading and final grading approval from The City of Edmonton
- Written request for release accompanied by lot grading certificate
- Final inspection report by design consultant outlining as-built conformance with the guidelines and house plan approval

- Final inspection by designated Design Consultant for report of damages to municipal improvements
- Inspection of the completion of all landscaping requirements
- Damage Deposits will not be released until all applicable Final Acceptance Certificates from the municipality have been received by the Developer.

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

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

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

If the damage is not noted in the lot inspection report, the damage will be deemed the builder's responsibility, and the cost will be deducted from the Security Deposit.

2.3 Release Of Landscaping/Architectural Deposit

Landscaping is to be completed within 12 months of completion of the house or when weather permits. To ensure compliance with the landscaping requirements, a \$1,500 landscape & architectural deposit must be paid by the purchaser, to be refunded by the Developer, upon confirmation of the satisfactory completion of the landscaping.

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

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

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

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

2.4 Disputes

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

3.0 Design Vision of ONE at Keswick

The design vision for ONE at Keswick represents a contemporary modern esthetic. This is achieved by using materials, colours and forms that create a sense of modern urban living, in a unique suburban environment. The contemporary vision for the individual house facades will be achieved through simple forms and well-proportioned elements combined with a controlled use of materials and colours as indicated by the images below. These two forms are referred to in these Design Guidelines as Prairie Modern and Contemporary Modern.

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

Prairie Modern



Contemporary Modern



3.1 Facade Design

Objectives:

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

Controls:

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

3.2 Roofs

Objectives:

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

Controls:

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

3.3 Chimney

Objective:

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

Control:

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

3.4 Garage Doors

Objectives:

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

Control:

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

3.5 Windows

Objectives:

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

Control:

- Traditional muntin and mullion arrangements throughout the entire window panel will not be permitted for the Modern Contemporary or Prairie Modern design themes.
- Traditional muntin and mullion arrangements to the top third of the window will be permitted for the Prairie Modern and Contemporary Modern design theme.
- Window frames must be complimentary in colour to the overall selected design theme of Prairie Modern and Contemporary Modern. Black or grey windows are recommended for the Contemporary Modern style.
- White window frames will only be considered in the case where they complement the overall design of the facade.
- No half round, quarter round, or palladium window styles will be permitted.

- The Architectural Review Consultant may approve a window design or colour not listed within these guidelines.

3.6 Primary and Secondary Design Features

Objectives:

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

Control:

- Creative front steps that enhance the overall design of the front facade will be encouraged.
- Alternate Primary Design and Secondary Design Features not listed here may be approved at the discretion of the Architectural Review Consultant.
- Each dwelling should include primary and secondary design feature as listed below. Please see Design Guidelines reference graphic on Page 21 and 22.

Primary Design Feature

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

Secondary Design Feature

Prairie Modern

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

Contemporary Modern

- Framing Accent
- Screening Feature
- Entry Planter
- Street side Deck
- Background Accent Feature

- Precast front steps must be concrete. Wood steps will not be permitted.

- All materials used to construct design features must be complementary in colour and form to the overall design of the front facade.
- Ornamentation must be contemporary in design and complement the home. No historical styles or details will be permitted e.g. Arches, decorative columns, animal ornaments, intricate mouldings etc.

3.7 House Address Identification

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

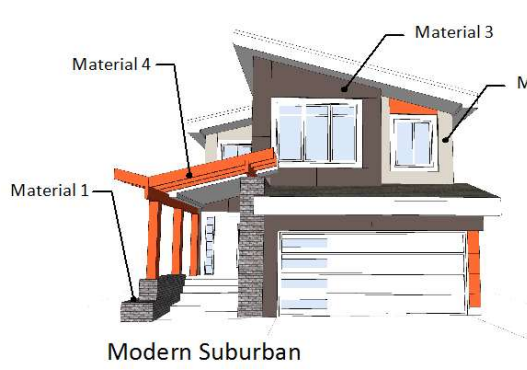
3.8 Materials

Objectives:

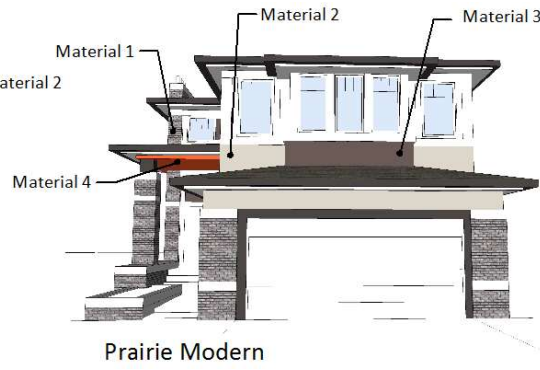
- To encourage the use of materials with proper scale and proportion to create an interesting modern facade.
- To promote the controlled variety of the neighbourhood esthetic.

Controls:

- Please refer to the Materials Chart for approved material selections.
 - Note: Although not listed on the Approved Materials Chart, Sagiwall siding will be accepted.
- Unacceptable Wall Materials
 - Raw wood siding
 - Wood shakes
- Exterior walls that do not make up a front facade must be designed with complementary materials and colours.
- Vinyl siding is not permitted on the front of the home.
- A combination of approved complementary materials and colours must be used on all walls that face a street or a park. A maximum of 4 materials may be used per wall face.
- Alternate Materials not listed here may be approved at the discretion of the Architectural Review Consultant
- The facade may be composed of a recommended maximum of 75 % of any one material.
- No facade may be comprised of 100% material.
- Any accent material may only comprise a recommended maximum of 5% of the front or highly visible facade.



Modern Suburban



Prairie Modern

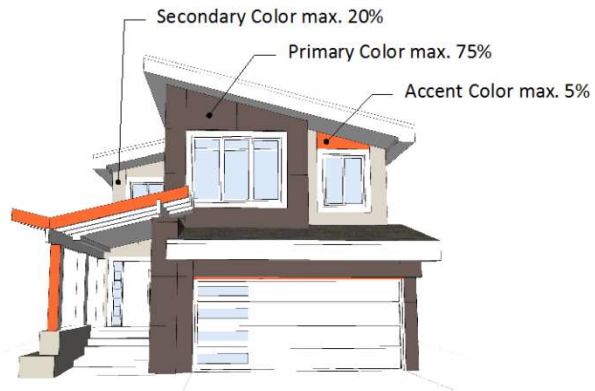
3.9 Colours

Objectives:

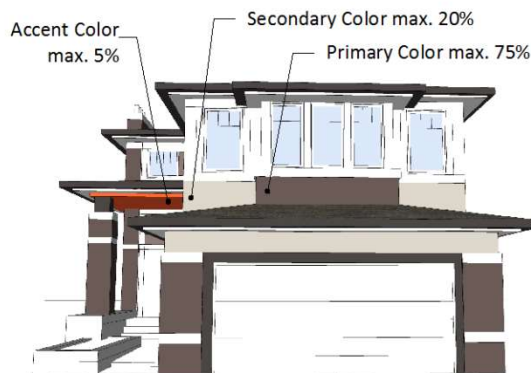
- To promote a controlled variety of colours that complements each home and fit within the context of the block and the neighbourhood.

Control:

- Please refer to the Colour Chart for approved colour selections.
- Overly bright or fluorescent colours will not be approved.
- Accent colours are to be a recommended maximum of 5% of the front facade of the home.
- The facade may be composed of a recommended maximum of 75% of any one colour.
- The secondary colour may be comprised of a recommended maximum of 20%.
- No facade may be comprised of 100% colour.
- Percentages are a guideline only. Alternative arrangements may be considered subject to the Design Consultant’s Approval.
- The front facade will be limited to 4 colours.
- All colour schemes must be approved by the Architectural Design Consultant.



Modern Suburban



Prairie Modern

Approved Materials/Profiles/Textures and Colors					
Design Component	Asphalt Shingle	Metal Roofing	Slate		
Roof Material	<p>IKO Asphalt Shingle or similar. Approved Colors:</p> <ul style="list-style-type: none"> - Charcoal Grey - Dual Black - Driftwood 	<p>Viewest or similar. Profile: Viewest Ultra/IC or similar. Approved Colors:</p> <ul style="list-style-type: none"> - OC 18068 Black - OC 18072 Charcoal - OC 18077 Cocoa Brown 	<p>Decra or similar. Approved Colors:</p> <ul style="list-style-type: none"> - Canyon Brown - Midnight Eclipse 	<p>TruSlate or similar. Approved Colors:</p> <ul style="list-style-type: none"> - Onyx Black - Eco Green - Greystone - Mystic Grey 	
Wall Material	<p>Stone</p> <p>Eldorado Stone or similar. Approved Colors:</p> <ul style="list-style-type: none"> - Dark Rundle stacked stone - Olympic stacked stone - Banff Springs cliffstone <p>Cultured Stone or similar. Approved Colors:</p> <ul style="list-style-type: none"> - Black Rundle Alpine ledge stone - Black Mountain Alpine ledge stone - Aspen Country ledge stone - Bucks Country ledge stone 	<p>Brick</p> <p>IXL or similar. Approved Colors:</p> <ul style="list-style-type: none"> - Small IXL 126 Grayburn Smooth - Small IXL 151 Sable Smooth - Small IXL 209 Russet Granite - Small IXL 213 Chocolate Brown Granite - Small IXL 219 Charcoal Granite - Small IXL 223 Laurentian Grey Granite - Small IXL 274 Victoria Grey Granite 	<p>Vinyl Siding</p> <p>Certaineed Monogram 46 or similar. Approved Colors:</p> <ul style="list-style-type: none"> - Granite Gray - Spruce - Heartstone - Bam Red - Pacific Blue - Sable Brown - Canyon Blend - Timber Blend - Weathered Blend 	<p>Cementitious Board</p> <p>James Hardie Siding Products or similar. Approved Colors:</p> <ul style="list-style-type: none"> - Evening Blue - Monterey Taupe - Timber Bark - Mountain Sage - Khaki Brown - Traditional Red - Iron Grey - Chestnut Brown 	
	<p>Stucco</p> <p>Acrylic Stucco Approved Colors: see approved color palette for color choices</p> <p>Approved Textures: - Fine Sand Float - Medium Sand Float</p>	<p>Metal Cladding</p> <p>Viewest or similar. Profile: Viewest 7/8" Corrugated CL938, AD 300, or similar as approved the Architectural Review Consultant. Approved Colors: - OC 18066 Tile Red - OC 18072 Charcoal - OC 18071 Stone Grey - AZ 150 Galvalume</p>	<p>Composite Timber Board</p> <p>Parklex or similar. Approved Colors: - Ambar - Rubi - Copper - Onix - Antra</p>		
Color Palette					
Primary Colors	<p>2137-50 Sea Haze</p> <p>2139-40 Heather Gray</p> <p>OC-24 Cloud Cover</p> <p>2166-10 Gold Rush</p>	<p>HC-108 Sandy Hook Gray</p> <p>HC-163 Doobury Gray</p> <p>OC-500 Reverse Pewter</p> <p>HC-172 Revere Pewter</p> <p>OC-152 Laurentian Red</p>	<p>2137-40 Desert Twilight</p> <p>HC-86 Kingsport Gray</p> <p>HC-34 Pinfield Bluff</p> <p>OC-390 Rusty Nail</p>	<p>CC-510 Buckhorn</p> <p>HC-89 Northampton Putty Elk</p> <p>CC-362 Northampton Putty Elk</p> <p>2121-20 Steel Wool</p>	<p>HC-19 Norwich Brown</p> <p>CC-542 Willow</p> <p>CC-512 Marshlands</p> <p>CC-662 Night Owl</p>
Secondary Colors					
Accent Colors					



4.0 House Widths

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

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

The minimum house width shall be 24'.

Homes incorporating a garage offset of more than 2' will be specifically reviewed for suitability. Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms to the general trend of the neighbourhood, exceptions may be considered.

5.0 Site Planning and Grading

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision. For lots with a more dramatic change in terrain such as walk out basement lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage is not compromised.

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

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

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

6.0 Driveways and Garages

Double attached, front drive garages are required and must be located in accordance with the garage location plan. Driveways and front walks may be constructed of concrete, including plain, stamped and coloured concrete, coloured concrete pavers and exposed or washed concrete. Where coloured concrete or pavers are utilized, the colour must be expressly approved.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and or rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage nor detract from the streetscape and landscaping standards.

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

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

7.0 Landscape Guidelines

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

7.1 Landscaping

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

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

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

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

7.2 Fencing

Objective:

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

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

7.3 Front Walks

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

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

8.0 Facade Repetition within the Streetscape

Objectives:

To avoid facade repetition within the streetscape

Control:

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

The same elevation may not be repeated within 2 dwellings on either side, or directly across the street.

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

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

9.0 Subdivision Appearance

9.1 Signage

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

9.2 Excavation Material

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

9.3 Clean Up

Builders should encourage timely removal by all sub trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is

MANDATORY. Any general clean-up of the subdivision initiated by Beaverbrook can and will be charged pro-rata to all builders.

10.0 Other Important Guidelines

10.1 Sump Pumps

All sump pump discharge must be connected to the storm sewer system. Weeping tiles should NOT be connected to the sanitary sewer. Weeping tiles should drain to a sump pump and the flows will be discharged to the storm sewer system by means of a sump pump. This configuration should comply with Municipal and Provincial standards.

10.2 Downspouts

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

10.3 Roof Leader Requirements

The builder should confirm roof leader requirements with The City of Edmonton.

11.0 Environmental Performance, Utilities, and Services

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

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

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

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

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

ONE at Keswick is part of The Yellowfish Program; meaning only rainwater is permitted to run into the storm system. Please follow the link for more information.

<https://oneatkeswick.ca/yellowfish-program/>

"Schedule I"



LOT INSPECTION REPORT

This lot Inspection Report is to be completed and faxed to Beaverbrook Communities at 780.484.5397 or info@beaverbrook.ca within SEVEN (7) days of lot purchase.

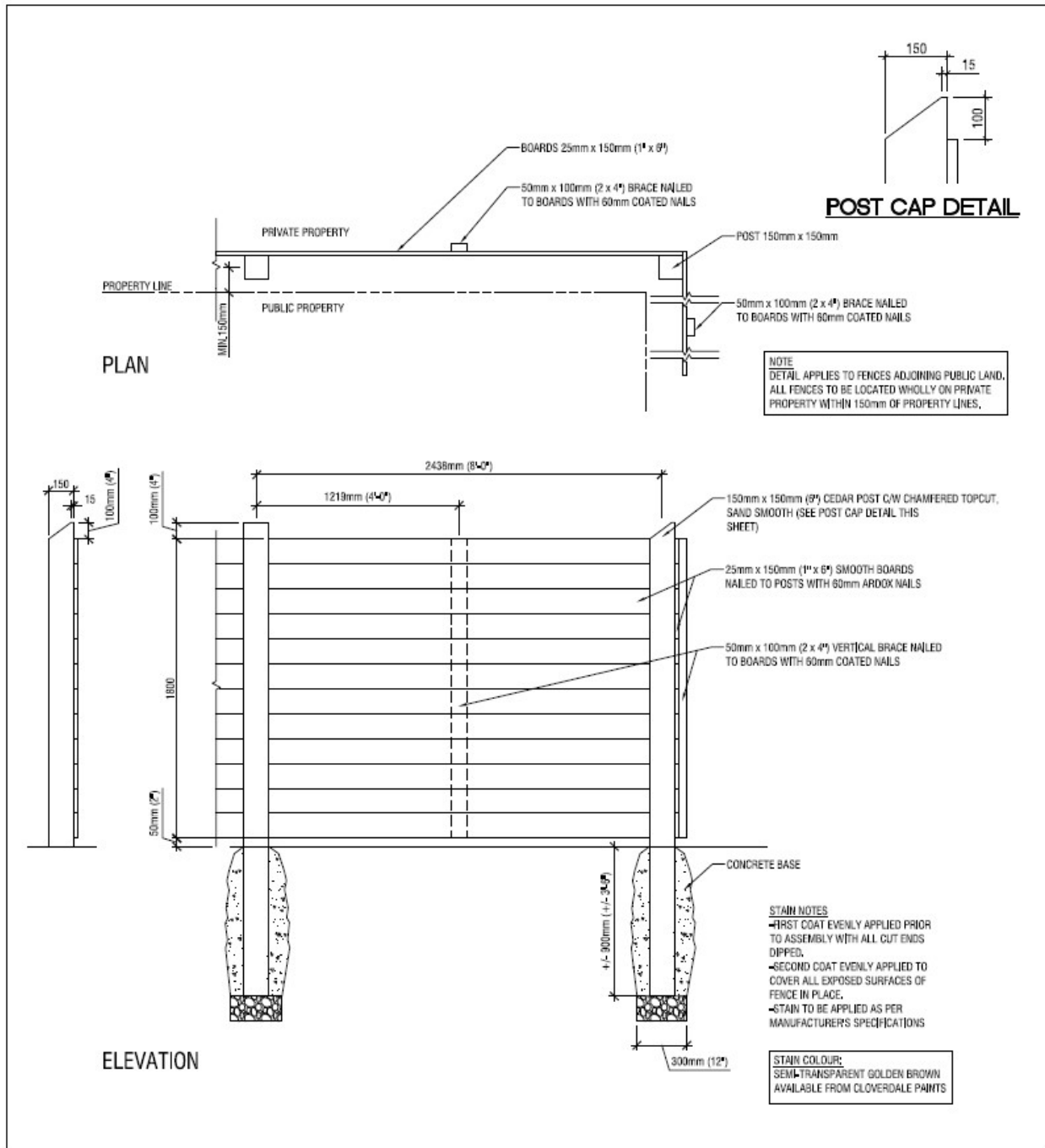
Date of Inspection _____
Subdivision ONE at Keswick
Builder/Purchaser _____
Lot _____
Block _____
Plan _____

INSPECTION OF MUNICIPAL IMPROVEMENTS

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

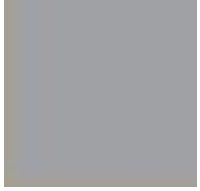
Photos of any damage noted above should be emailed with the inspection.

"Schedule II



"Schedule III"

Approved Standard Siding Colours



Stratus



Brownstone



Cypress



Hearthstone



Sage



Approved Standard Siding Colours



Harvard Slate



Brownstone



Estate
Gray



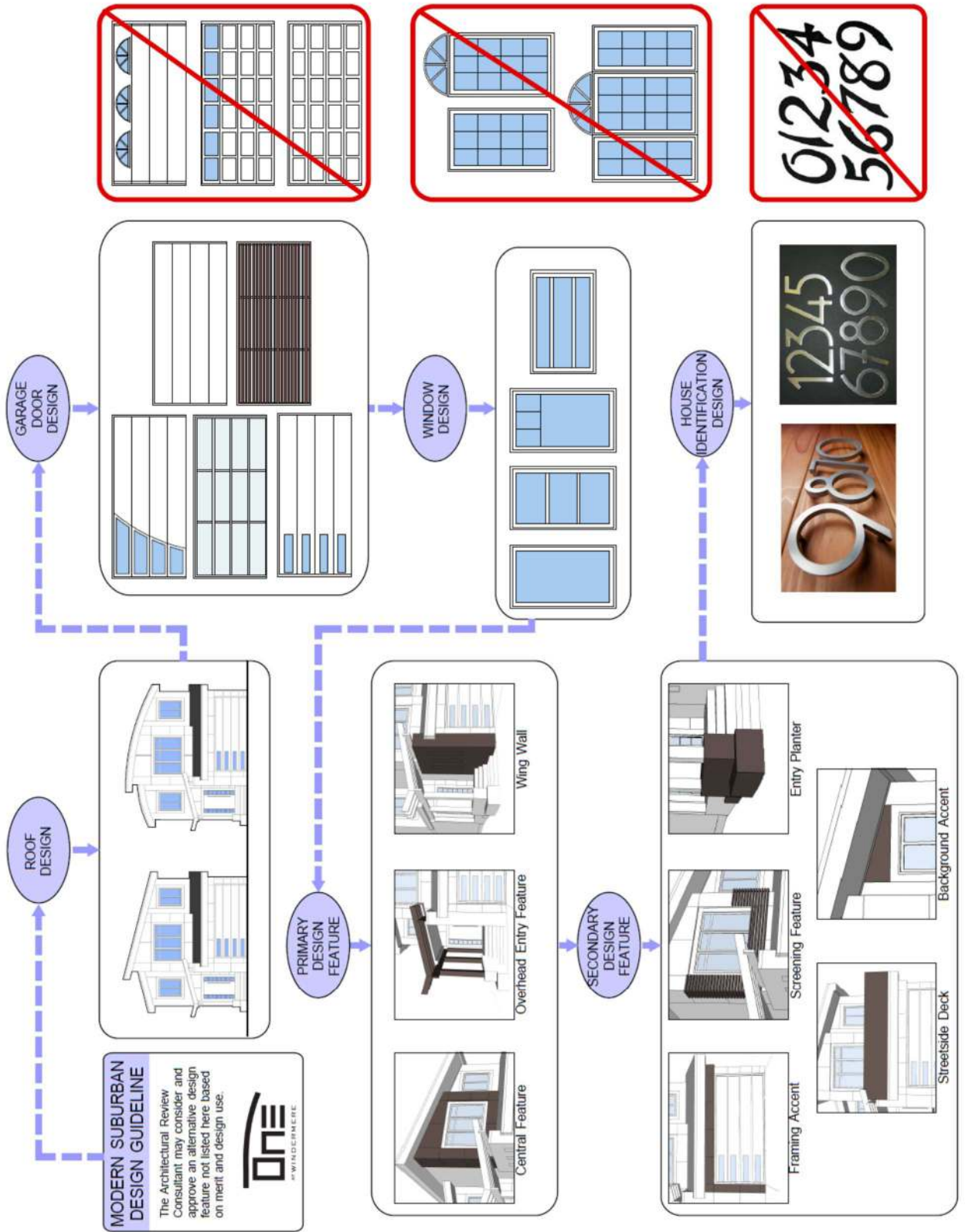
Heather



Flagstone



“Schedule IV”



"Schedule V"

