



Keswick Landing

Phase 1 & 2

ARCHITECTURAL GUIDELINES

November 2019

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1.0 Introduction

The objective of these architectural guidelines is to ensure the highest standard of visual appeal and image, ensuring compatibility and integration within the community. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers, and home buyers in achieving a positive building experience.

2.0 Architectural Theme

The theme of this community is diversity and relaxed styling. Streetscapes will be an eclectic blend of contemporary and classic with five distinctive architectural styles. Encouraging originality and individual expression, style preferences will be selected from Heritage, Contemporary, Modern Farmhouse, Prairie and Modern design styles.



3.0 House Size, Massing

3.1 Streetscape

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately to the lot width and neighboring houses. Massing, style and setback may be adjusted on a lot to lot basis, to enhance the streetscape. Entranceways will be covered at the first level.

3.2 Minimum House Width

Minimum house width for Front Drive RSL: 22' (without offset of garage).

A garage offset of more than 3' will require extension of the second-floor development above to no less or more than 50% of the offset

Homes with an oversized garage (24'+ wide) must include articulation in the form of a jog, to break up the expanse of flat wall plane and roof line.

4.0 Model/Style Selection

Each builder will market product of no less than three different architectural styles. All homes will be two story design.



5.0 Style Profiles

Heritage:



- Gabled or hip roofs with inset front facing gables, minimum 5/12 main roof pitch with minimum 8/12 pitch at front facing gables and 1'6" to 24" overhangs
- Massing reflects an articulated façade with variations in plane and roof lines
- Enclosed veranda or porch entrance
- Columns/posts are 6" to 10" metal or panel clad in a wide variety of traditional styles
- Lap profile siding will be installed with shakes as an accent finish at all visible elevations. Flat panel and vertical B & B may be installed as an additional finish
- Detailing is decorative and reinforces the styling with 5" to 8" trims
- Windows are vertical in orientation and ample, with 5/8" grills in traditional pattern
- Stone or brick are suited and if installed must be to a minimum height of 5'
- Colors are mid to dark earth tones or historical colors. Fascia and trim must be contrasting in light or dark hues

Modern Farmhouse:



- Gabled roof lines with cottage roofs restricted to garage or entry only. Dutch gables not permitted
- Minimum roof pitch 7/12 with 12" overhangs
- Massing may present a flat façade or include variation in wall plane at the second floor
- Entry is covered at the first level with a shed or cottage roof. An awning style shed may be a feature
- Columns/posts are 6" or 8" metal or panel clad, without collar trims or separate bases
- Lap profile siding with vertical siding (flat panel and shakes are not suited)
- The absence of ornamentation is evident, horizontal and vertical sidings dominate the facade and emphasize the simple lines and even planes. Asymmetric elements may add interest. Openings are trimmed with 3" or 4" surrounds. Gable ends will include 4" shadow band
- Simple window groupings and placements punctuate the style and include a single 5/8" horizontal and vertical grill
- Stone or brick may be applied in panel effect. Stone is suited in 'Stacked' profile only
- Colors suited to the Modern Farmhouse are light tones in natural hues with tonal fascia/trim and black or white windows & grills or historical colors with a light contrast at the fascia and trim and white windows & grills only. Stone should be variegated and either tonal or a darker contrast and brick must be solid (non-variegated) and may be tonal, a dark contrast, or red-toned

Contemporary:



- Front facing gables will intersect with hip or side facing main gable. Roof slope will be minimum 7/12 for side facing gable and 8/12 for hip, with 12" to 18" overhang.
- Secondary roof lines may be shed, hip, or flat
- Unique variations in building form are combined with conventional roof lines for a renewed and vertical presentation. 6" to 12" box outs may be incorporated without a roof line
- Entry is covered at the first level and integrated into the massing
- Columns/posts are 4" to 8" metal or panel, without collar trims or separate bases
- Lap profile siding and at least one alternate finish will be applied to emphasize the staggered façade. Such finishes include stone, brick, longboard, and flat panel.
- Detailing will include simple surrounds or trims at 4" or 6"
- The ratio of window to wall surface is high, with variations in shape, grouping and placement. Windows may be uncluttered by grills or include a single horizontal grill
- Stone or brick may be applied in panel effect, or as a substantial accent
- Colors are warm earth tones with subtle contrasts at fascia and trim

Modern:



- Simple shed roofs and front facing gables will intersect gabled or hipped main roof line, dominating the façade. Main roof slopes will be minimum 5/12. Roof overhangs are 12" to 18". Sloped roofs may be paired with a secondary flat roof feature
- Only two roof forms can be utilized and must be integrated at both the main and upper levels, Gable and flat or Cottage and flat
- Unique variations in building form may include asymmetric elements, applied in an organized fashion
- Entrances are simple and uncluttered porticos, framed by unique cover
- Lap profile siding is utilized with alternate finishes dominating the front elevation. Finishes include smooth or textured panels, vertical siding, Longboard siding, corrugated aluminum
- Detailing is minimal and may include 3" or 4" trim surrounds
- Windows are expansive with variations in shape and placement, and may include a single horizontal or vertical grill
- Stone or brick may be applied in panel effect or as an accent

- Colors are warm dark earth tones with bold rich contrasts in smooth or reflective finishes.

Prairie:



- Hip roofs only at a 6/12 pitch with 24” overhangs.
- The Prairie home has a simplified form, with one or two variations in the façade and roof lines
- Windows are large, organized and consistent in shape. A single horizontal grill/mullion defines the style
- Detailing is simple but weighted (minimum 5”) with a horizontal emphasis. Lap profile siding with flat panels and/or wide profile Board & Batten reinforce styling
- Stone or brick may be applied in panel effect. Stone profiles suited are ‘Stacked’, ‘Ledgestone’, ‘Cliffstone’, and Brick
- The entry is recessed, and columns are 10” or wider with trims. Entry doors are simple, with plain glass insert
- Colors suited are mid to dark earth tones with monochromatic or darker contrasting trims and stone

6.0 Site Planning and Grading

6.1 Conformance to Grading Plan

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass. The Purchaser shall be responsible for the design, construction and costs of any retaining structures and must ensure design grades and lot drainage is not compromised.

6.2 Parging

Exposed concrete and parging will be restricted to a maximum of 2’ at all visible elevations.

6.3 Risers and Entry Steps

The number of risers at the entry steps may be varied by grade and design. Entry steps of more than four risers must be constructed of wood, Composite board or exposed aggregate precast in Dark Brown or Charcoal

The base of wood verandas/porches will be enclosed to grade. Verandas/porches must be painted or stained in a finished state, in a color blending with the cladding or trim. The landing and treads at the veranda/porch may be left in a natural state.

7.0 Repetition

7.1 Single, Front Drive and Lane Product

Similar or approximately identical elevations must not be repeated within two lots (XOAX) or directly across the street. To be sited adjacent, homes must be markedly different in all elements.

On lots designated high or moderate visibility, repetition must be addressed at both the front and rear elevations.

Predominance of style will be no more than fifty percent of the streetscape. Example: A 12 lot eyebrow or cul de sac could include a maximum of 6 homes in a single style and in no case will a style be repeated more than two lots in a row.

7.2 Duplex and Townhouse Product

Similar or approximately identical elevations must not be repeated on adjacent lots (XOX) or directly across the street. In addition, duplex and townhouse buildings will be designed to avoid mirror image of units. Variation in wall planes, rooflines, window groupings and finishes are some of the architectural measures that can achieve distinction between units.

On lots designated high or moderate visibility, repetition must be addressed at both the front and rear elevations.

Streetscapes will be diverse without a predominance of one style. Predominance of style will be no more than fifty percent of the streetscape. Example: A 12 lot eyebrow or cul de sac could include a maximum of 6 homes in a single style and in no case will a style be repeated more than two lots in a row.



Duplex 'Modern'



Duplex 'Modern Farmhouse'

8.0 Special Design Considerations

8.1 Corner Lots

Special design consideration is required, with a higher standard at corner lots on or visible from collector roadways. Flanking side elevations on corner lots must have full front elevation treatment, reflecting appropriate massing, number of openings, detailing, and stylistic distinction consistent with the front elevation

Variation in wall plane is required on all models. Two story models also require substantial roof mass between floors.

Lots Affected:

Phase 1: Block 1, Lot 1
Block 2, Lot 1 & 44
Block 3, Lot 9, 17 & 88
Block 4, Lot 1 & 36
Block 5, Lot 1 & 16
Block 6, Lot 1

Phase 2: Block 7, Lot 1 & 56
Block 8, Lot 1, 13, 24 & 36



Corner Before 'Contemporary'



Corner After 'Contemporary'



Corner Before 'Modern Farmhouse'



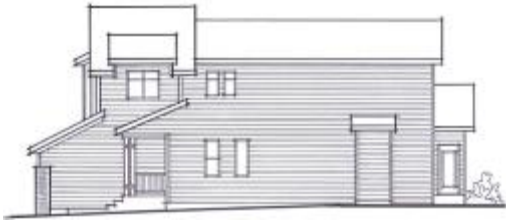
Corner After 'Modern Farmhouse'



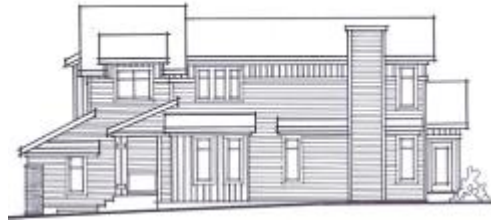
Corner Before 'Prairie'



Corner After 'Prairie'



Corner Before 'Modern'



Corner After 'Modern'



Corner Before 'Heritage'



Corner After 'Heritage'

8.2 Rear Elevation, High Visibility

High visibility rear elevations require special design consideration. Elevations at these locations must reflect stylistic distinction, massing, and detailing consistent with the front elevation. Wall plane must include variation and suitable number of openings.

Lot Affected:

Phase 1: Block 1, Lots 1-20 (2nd Floor Only)
Block 2, Lots 1-22 (Main and Second Floor)

Phase 2: Block 7, Lots 39-56 (2nd Floor Only)



Rear Before 'Contemporary'



Rear After 'Contemporary'

8.2b Rear Elevation, Moderate Visibility

Moderate visibility rear elevations require special consideration at the 2nd floor only. These elevations must reflect stylistic distinction and detailing consistent with the front elevation. Openings of a number and size appropriate to the wall area are required with variation in wall plane and roof line. Second floor cantilevers must be anchored by a roof line or appropriate treatment.

Lots Affected:

Phase 1: Block 2, Lots 21-34

Phase 2: Block 7, Lots 23-38

NOTE: THE REQUIREMENT FOR MODERN VISIBILITY IS TBD AFTER GRADING REVIEW FOR ACTUAL EXPOSURE

8.3 Rear Elevation, Duplex and Townhouse

In addition, duplex buildings will be designed to avoid mirror image of units at front elevation and rear elevation on high and moderate visibility lots.



Duplex rear 'Heritage'



Duplex rear 'Modern Farmhouse'

9.0 Driveways, Garages, Walkways

Driveways and walkways may be constructed of the following materials:

- concrete, broom finish
- stamped and coloured concrete
- exposed aggregate concrete
- concrete pavers, coloured

In all cases where coloured concrete or pavers are used, the colours must be expressly approved at time of application.

The walkway to a house from the public sidewalk, curb or driveway must be at minimum, poured concrete in broom finish, 2'6" wide. Individual patio blocks will not be permitted.

9.1 Front Drive Garage Product

Single or double attached, front drive garages, located in accordance with the street furniture plan, will be standard on front drive product.

9.1a) Driveway Configuration

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.

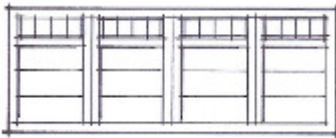
9.1b) Oversized Garages

Oversized (24'+ wide) garages will require articulation in the way of a jog with a separate roofline and front facing window.

9.2 Overhead Doors

Garage overhead doors will be painted to blend with the exterior and enhance the presentation. Corners of overhead doors must be straight or curved. Angled corners will not be permitted. An upgraded overhead door is required appropriate to style, as illustrated below:

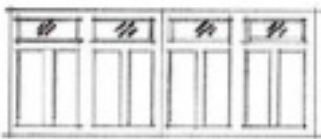
Heritage & Modern Farmhouse



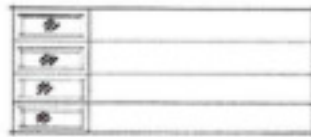
Modern Farmhouse & Heritage



Prairie & Modern Farmhouse



Modern & Contemporary



9.3 Garage Massing

The area above the attached garage must include a bonus room or some development of the second floor to balance the overall massing.

Homes will be designed to integrate the garage and minimize its appearance while enhancing the mass of the house itself. Some architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatment.

For the Heritage, Modern Farmhouse and Prairie styles, the development above the garage must provide for roof mass between levels and should not exceed 75% of the garage projection. Models with thoughtfully articulated facades and roof lines may extend to within 4' of the garage front.

For the Contemporary and Modern styles, development of the area above the garage may be pulled forward to be flush or overhanging the garage below. This alteration of scale and massing will include features such as layering of finishes, beam details, pergola framing and bump outs to reorder the scale.

9.4 Rear Lane Product

Lane product will include a concrete parking pad within the rear yard, as determined by product type, and include an electrical power connection

The parking pad will be provided concurrent with house construction. The approach to the parking pad from the lane must be paved with asphalt or concrete

9.4a) Detached Garage

Detached garages should be consistent in style, finish and color with the design of the house. It is not necessary to obtain architectural approval prior to constructing a detached garage.

9.4b) Overhead Doors

Overhead doors for rear lane product may be standard design, raised or flat panel in standard white finish or may be painted to blend with exterior color scheme.

9.4c) Walkway

The walkway to a house from the public sidewalk, curb or driveway must be at minimum, poured concrete in broom finish, 2'6" wide. Individual patio blocks will not be permitted.

10.0 Roofing

10.1 Materials

Approved roofing materials include a standard 3 tab shingle in variegated earth tone shades. Architectural shingles may be utilized in the same colors. Green, red, blue, etc. are not considered earth tones.

10.2 Style and Slope

Roof form and slope are specific to architectural style – see style profiles.

10.3 Overhangs/Eaves

Eave overhangs are style specific as set out in style profiles, or 12" for zero lot line product.

Fascia, minimum 6"

Cantilevers and box outs on visible elevations must include a separate roofline and minimum overhang.

10.4 Chimneys

Any flues or chimneys must be contained in a corbelled chase, appropriate to style.

10.5 Solar Panels and Skylights

All homes built in Villages **must be constructed "solar ready"** for future installation of solar panels.

Skylights permitted in a flat design, installed inconspicuously.

Solar panels may be installed. When utilized on a garage roof, the panels must be installed at the side yard rather than the entry side. Panels must be operational in a flat mount position only. The shingle must be selected carefully to blend with the colour of the solar panel.

See Appendix "C" for detailed Solar Ready Requirements.

11.0 Exterior Cladding

Siding in Traditional or Bevel profile only will be utilized. Stucco as the ambient finish is not permitted.

Appropriate Siding profile:



All homes will include an additional finish at the front and high visibility elevations.

Appropriate to design, this finish will be applied to enhance and reinforce the styling. Materials will include but are not limited to:

- Smooth or textured flat panel
- Stucco panels
- Vertical Siding
- Board and Batten
- Decorative shakes
- Corrugated Aluminum
- Cedar or metal longboard siding

These additional finishes may be a tone of the ambient siding or highlighted by a contrasting color.

11.1 Detail Returns

All trim, accent siding and masonry details must be returned 24" at side elevations

11.2 Stone and Brick

Brick or stone is not a requirement. If utilized, profile and application will be design appropriate – see style profiles.

The following are examples of style appropriate profiles in Eldorado:

- Heritage – Mountain Ledge, Shadow Rock, Cliffstone, Rustic Ledge, Bluffstone, River Rock, Country Rubble, Brick
- Modern Farmhouse – Stacked, Brick
- Contemporary – Stacked, Brick, Cliffstone
- Modern – Stacked, Ledgecut, Brick, Cliffstone
- Prairie – Stacked, Mountain Ledge, Cliffstone, Brick

12.0 Defining Details and Entrance Treatment

See individual style profiles. Entranceways will be covered at the first level and street facing. The entry width will be no less than 4'.

Entry doors will be simple in styling and should include glazing to suit style.

The base of wood verandas/porches will be enclosed to grade. Verandas/porches must be painted or stained in a finished state, in a color blending with the cladding or trim. The landing and treads at the veranda/porch may be left in a natural state.

13.0 Window Styles and Placement

See style profiles. Window grills will be minimum 5/8".

14.0 Accessories

Railings will be traditional picket style at the front elevation for the Heritage, and Modern Farmhouse styles.

Railings may be glass panel design for the Contemporary, Modern and Prairie styles.

At rear elevation, railings may be picket style or glass panel, regardless of style.

Homeowners will be responsible to install permanent address numbers prior to final inspection. The selection of house numbers should be appropriate to the architectural design and a personal style statement.

15.0 Colours

Colors will be appropriate to architectural style as set out in the Style Profiles. Colors will not be repeated on adjacent lots. Trim and fascia will be a single color. A third accent color is required in a bright/bold selection that is not a tone of the primary colors. Streetscapes will be diverse without the predominance of one colour or tone.

Colour Sample Selections by Style:

Prairie - Colors are mid to dark earth tones with monochromatic or darker contrasting trims and stone.

Suited Stone Profiles: Mountain Ledge, Stacked Stone, Cliffstone, Brick

Siding	Fascia & Trim	Panels	Shakes	Entry Door	Stone
Harvard Slate	Ironstone	CL3236A Estate	N/A	CL2276A Bay of Many	Black Bear Mountain Ledge
Brownstone	Cactus	CL2936A Grass Clipping	N/A	CLC1212N Fuji	Castaway Stacked
Granite*	Commercial Brown	CL3226N Berlin	N/A	CLC1286N Dynamite	Banff Springs Cliffstone
Toasted Almond*	Antique Brown	CL2877N Diesel	N/A	CH002 Canadian Bacon	Saddle Brown Stacked

Modern - Colors are warm dark earth tones with bold rich contrasts in smooth or reflective finishes.

Suited Stone Profiles: Stacked Stone, Ledgecut, Brick, Cliffstone

Siding	Fascia & Trim	Longboard/Vertical siding	Panels/Accent siding	Entry Door	Stone
Pebble Clay	Cobblestone	Walnut	Evening Blue	CLC1279N Bull Shot	Chapel Hill Stacked
Cypress	Commercial Brown	N/A	Woodstock Brown	CLC1287N Woody	Onyx Ironspot (Hebron Brick)
Stratus^	Sable^	Cordoba Cherry^^	Rich Espresso	CH005 French River	Slate Grey Stacked
Granite*	Clay	N/A	Countryslane Red	CL3217N Topsoil	Banff Springs Cliffstone

Contemporary - Colors are warm earth tones with subtle contrasts at fascia and trim.

Suited Stone Profiles: Stacked Stone, Brick, Cliffstone

Siding	Fascia & Trim	Crezone/Panels	Shakes	Accent	Stone
Harvard Slate	Charcoal	CL3215D Elf	N/A	CH085 Barkley Sound	Slate Grey Stacked
Pebble Clay	Cobblestone	CL2865D Exile	N/A	CH011 Spirit Bear	Lantana Cliffstone
Flagstone (Sage)	Cactus	CL3014D Diego	N/A	CH005 French River	Silverado Brick (Hebron Brick)
Natural Cedar*	Chocolate	CL2657N Asteroid	N/A	CLC1290N Cowabunga	Santa Fe Stacked

Heritage – Colors are mid to dark earth tones or historical colors. Fascia and trim must be contrasting in light or dark hues.

Suited Stone Profiles: Mountain Ledge, Shadow Rock, Cliffstone, Rustic Ledge, Bluffstone, River Rock, Country Rubble, Brick

Siding	Fascia & Trim	Crezone/Panels	Shakes	Accent	Stone
Brownstone	White	Timberbark	Sandalwood #821	CL2997N Soiree	Montecito Cliffstone
Harvard Slate	Ironstone	Aged Pewter	Vintage Taupe #820	CLV1171N Working Class	Coos Bay Bluffstone
Cypress	Royal Linen	Mountain Sage	Red Cedar #834	CH003 Maple Syrup	Mountain Ledge, Bitterroot
Redwood*	Wicker	Monterey Taupe	Harvest Wheat #822	CH004 Buffalo Narrows	Saddleback Rustic Ledge

Modern Farmhouse - Colors suited to the Modern Farmhouse are light tones in natural hues with tonal fascia/trim and black or white windows & grills or historical colors with a light contrast at the fascia and trim and white windows & grills only. Stone should be variegated and either tonal or a darker contrast and brick must be solid (non-variegated) and may be tonal, a dark contrast or red-toned

Suited Stone Profiles: Stacked Stone, Pro-fit stone, Brick

Siding	Fascia & Trim	Vertical Siding	Shakes	Accent	Stone
White	White	White	N/A	CLC1280N Brown Sugar	Brandywine Brick (Hebron Brick)
Linen	Linen	Linen	N/A	CL3087A Jennet	Alderwood Stacked
Estate Grey	Grey	Estate Grey	N/A	CL2397N Tadoo	Nantucket Stacked
Midnight Surf*	White	Midnight Surf	N/A	CH090 Mayne Island	N/A

*Denotes premium siding colour

Siding colours referenced are manufactured by Royal, unless noted ^Mitten, ^^Mitten Longboard siding

Stone referenced is manufactured by Eldorado, unless noted

Shake colours referenced are manufactured by Foundry

Entry door/Accent colours referenced are manufactured by General Paint

16.0 Landscaping

Landscaping must be in a healthy state to pass final inspection. When the landscaping has been completed by the Builder, responsibility for the healthy condition of such landscaping is a matter to be addressed between the Builder and the Homeowner. If the landscaping failed inspection, it will be the Builders responsibility to ensure compliance prior to reinspection.

When the landscaping is provided by the Builder, it is strongly recommended the Builder secure a small deposit from the homeowner, to ensure the landscaping is maintained in a healthy state.

16.1 Front Yard Minimum Requirements

It is the responsibility of the homeowner or builder (Refer to Paragraph 16.2 to determine whom) to landscape the front 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 objective of the landscape requirements is to achieve greenery.

The minimum landscape standard for all lots shall consist of:

- Sod in the front yard to the front corner of house and/or garage.

- One tree - Coniferous trees (smaller varieties such as weeping spruce, mugo pine, lodgepole pine, etc.) are the preference, minimum size 5' height (or spread if mugo pine). Deciduous tree size minimum 2" caliper
- Six shrubs (3 deciduous and 3 coniferous) minimum 18" height or spread in a separate bed, defined by edging (vinyl, brick, landscape block, etc.) Shrub bed must be located in the front half of the yard and forward of an attached garage. Perennials may be planted in lieu of deciduous shrubs. Four (4) perennials will be considered equal to one (1) deciduous shrub.
- The sideyard at the driveway may be finished in sod or rock/bark mulch

Alternate materials to sod (rock and/or bark mulch) will be permitted if the alternate plan meets the objective of these guidelines to achieve greenery in all front yards within the neighbourhood. The use of hard surface landscaping will require:

- The planting of an additional ten (10) shrubs, minimum
- A variety of rock sizes as well as obvious variations in contours and materials for interest. Colored shale and white landscape rock will not be permitted.

Residents will have the option to install synthetic turf in place of sod.

To obtain landscape approval, selected synthetic turf (including putting greens) must meet the following requirements:

- **Colour:** Green - no alternate colour choices will be accepted.
- **Weight/Density:** Turf: minimum 95 ounces per square yard (ex. ezLAWN Pro, ezLAWN Elite, ezLAWN Platinum). Putting greens: minimum 83 ounces per square yard (ex. ezGOLF PRO).
- **Height:** Turf: minimum blade length of 41mm. Putting greens: minimum height 13mm.
- **Base Preparation:** Minimum depth 4 inches of 20mm Road Crush (compacted to 90% proctor density).
- **Leveling layer:** Sand or crushed limestone.
- **Surface Infill:** Silica sand and/or rubber infill.
- **Warranty:** Manufacturer must specify pet friendly product, minimum 10-year warranty.

NOTE: Synthetic turf adjacent to natural sod will not be allowed without installing a distinct integrating strip of landscaping between the styles of turf. The installation of undulating rock/mulch beds with shrubs and landscape edging are acceptable practices for meeting the standard. These beds are installed in addition to the minimum landscaping requirements as set out in the architectural guidelines.

Homeowners must provide a copy of the invoice, to verify the specifications have been met, as a visual inspection may not suffice.

How to Properly Separate Natural Sod from Artificial Turf



Incorrect – There should be a distinct border installed between the artificial turf and the neighboring natural sod.



Correct – A distinct border containing additional shrubs has been installed between the artificial turf and neighboring sod.

Note: Landscaping plans cannot be reviewed prior to implementation.

The landscaping must be completed, in accordance with these requirements, within six months of occupancy (subject to seasonal limitations).

Please be advised that the City of Edmonton has Landscape Requirements that can be found here:

https://www.edmonton.ca/city_government/urban_planning_and_design/tree-and-shrub-planting-requirements.aspx

16.2 Deposit

The Landscape Deposit will be paid to ensure, inter alia, compliance with these guidelines.

Townhouse, Duplex & Rear Detached Garage – The builder will be doing the front yard landscaping for the homeowner and will not be collecting a deposit from the homeowner.

Front Attached Garage – The homeowner is responsible for the landscaping and deposits are as follows:

- a) \$2,500.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b) If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion), the sum of \$1,500.00 for each Lot which sum will be paid to the Purchaser (builder) by each homeowner as set out in the Standard Terms and Conditions.

The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

Upon completion of landscaping, the builder shall call for inspection by the Vendor's Consultant. Upon approval of the landscaping requirements herein and satisfaction of other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the Purchaser, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

When a re-inspection is required, the bottom portion of the original failed report must be signed and dated by the builder, to confirm deficiencies have been rectified, prior to resubmission to the Architectural Consultant. The developer provides for a final inspection and a single re-inspection if required. If additional inspections are requested, a charge will be incurred by the builder, in the amount of \$250.00 (two hundred fifty dollars) plus GST, payable to Mariah Consulting at time of the request.

Completion of fencing is not a requisite to the final inspection, however if fencing is in place at time of final inspection it will be assessed for compliance with the guideline standard for the neighbourhood. Non-compliance will be treated as a deficiency, affecting the refund of landscaping deposit.

17.0 Fencing

All wood screen fencing must be consistent in design and colour with the fencing style established for the subdivision. See Appendix 'B' for fencing details.

18.0 Ancillary Buildings/Garden Sheds

Where such structures are visible from public adjacencies, (perimeter lots, corner lots and lots designated high visibility) exterior finish style and colour shall compliment the house. Roof style and materials are to match the materials used on the house.

The side wall elevations of accessory buildings/sheds shall not extend higher than adjacent fencing.

Accessory buildings on lots designated high visibility must be a minimum of three (3) metres from the rear fence line.

19.0 Interpretation

The enforcement, administration and interpretation of these guidelines shall be at the discretion of MLC Group or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

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 with the general trend of the neighborhood, exceptions may be considered.

20.0 City Regulations

Formal standards for development will be those established in the City of Edmonton Land Use Bylaw. Conformity with these architectural requirements does not supersede the required process of The City of Edmonton. However, it shall be the Builder's responsibility to consider the implications of zoning bylaws with respect to height, etc. when designing the home. Reducing roof slopes to lower the overall height of a building will not be permitted to compromise the architectural integrity of the style.

21.0 Plot Plans

The designated surveyor, Stantec, shall prepare all plot plans and perform all stakeouts in the subdivision to facilitate establishing building elevations that are consistent and appropriate.

22.0 Subdivision Appearance

22.1 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. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder and Realtor signs.

22.2 Excavation Material

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

22.3 Clean Up

Builders should encourage timely removal by all subtrades 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.

22.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, water curb cock (cc) services, boulevard landscaping on or adjacent to his lot. Notice of any damages must be given to the Developer prior to commencing construction, through Lot Works within 21 days of access to the lot. Otherwise, costs for repairing any damages become the sole responsibility of the Purchaser/Builder.

23.0 Approval Process

Prior to application the Builder has inspected the lot and all services. All discrepancies or damage are to be reported in writing to the Developer.

23.1 Preliminary Submission

All plans to be marketed in Keswick Landing must be pre-approved. This process will ensure the proposed plan is consistent with the objectives of the guidelines and the final application will be without unforeseen changes. The prelim process is also an opportunity to standardize multiple elevation styles for a single model, avoiding repetition restrictions for the best-selling plans.

Prelim model approvals are not lot specific and will be processed by email, outside of the Clearview system. Send scale drawings (3/16" or 1/8") to reception@mariahconsulting.com. Each plan to include:

- Floor plans
- Elevations (all 4 sides)
- Model identification
- Style designation

It is the Builders responsibility to address the requirements of the architectural guidelines and to demonstrate the characteristics and merits of the style, prior to submission.

The proposal will be reviewed in its entirety and designated approved, approved subject to conditions or not approved. Once the preliminary model approval has been granted you may proceed with working drawings and final application.

With the models pre-approved, your design and sales departments can reserve model, style, and colors in Clearview.

For lots with high visibility (corner or rear) a prelim review can be submitted in the Clearview lot file, through 'Ask a Question'.

23.2 Final Application

Applications are processed in Clearview Suite, a web based software program designed to manage all aspects of the house plan approval process. The system has the capability to receive and process applications, information requests, color reservations, revisions, and final inspections. The system is a resource accessed by the builder, developer and consultant. All communication is date and time stamped for transparency and is archived permanently online for reference as needed.

Before applying to the City for a development permit, the applicant shall submit plans for approval to MARIAH CONSULTING LTD. Applications must be submitted through MARIAH CONSULTING LTD's online Clearview System. Please contact MARIAH CONSULTING LTD for log in information.

Application shall include the following:

- a) One complete set of house plans; 3/16" or 1/8" = 1'
- b) One Copy of the Final Plot Plan, prepared by Stantec Geomatics, 1:300,
- c) Completed application specs.
- d) Material and color samples, as required.
- e) Manufacturer, product code, and catalogue image of entry door

Incomplete submissions may be returned without review. MARIAH CONSULTING LTD. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines within 5 working days.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, MARIAH CONSULTING LTD. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior written approval of MARIAH CONSULTING LTD. MARIAH CONSULTING LTD. will keep an up-to-date record of plans showing house types, color, roof lines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

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

No stakeout will proceed until architectural approval is granted.

24.0 Security Deposit

The Security Deposit will be paid to the Vendor to ensure, inter alia, completion with these guidelines, including:

- a) Confirmation that there is no contravention of the architectural requirements in these guidelines; and
- b) To verify that no damage has been made to the Improvements and additional damage to 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, and fencing.

The amount of the Security deposit will be:

- a) \$7,500.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b) If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion) the sum of \$5,000.00 for all of the Lots purchased in the applicable Subdivision Stage.

24.1 Security Deposit Return Procedure

Upon completion of construction, site works, and landscaping, a final inspection will be completed by the Vendor or the Vendor's Consultant to ensure compliance with the Standard Terms and Conditions of which these guidelines form part.

Prior to such inspection, the following items must be completed:

- c) The as built single family dwelling(s) on the Lands have been built in accordance with the Design Guidelines in accordance with the plans approved by the Vendor pursuant to paragraph 27 hereof;
- d) The Purchaser has otherwise complied with the Design Guidelines and the Vendor is satisfied that any and all damages to the Improvements (as defined in Schedule "C" hereof) have been rectified and paid for by the Purchaser;
- e) The Purchaser has otherwise fulfilled all of its obligations under the Lot Purchase and Sale Agreement; and
- f) The Vendor has obtained a Final Acceptance Certificate from the Municipality respecting the Subdivision.

To initiate a final inspection, the builder must forward to the Vendor or the Vendor's Consultant a request form accompanied by the approved grading certificate provided by the Municipality.

The Vendor or the Vendor's Consultant will perform pre-Final Acceptance Certificate ("FAC") (as such term is used by the Municipality) inspection and final FAC inspection to identify damages to the Improvements and other items referred to in paragraph 19 of these guidelines. In accordance with the warranty period set forth by the Municipality (it will be 2 years from installation before this inspection will occur)

If the Vendor determines that such damages are the responsibility of the Purchaser or its homeowners, the damages will be repaired or rectified by the Vendor at its option and the cost of same will be deducted from the Security Deposit. If the cost of repair or rectification exceeds the amount of the Security Deposit, the Purchaser shall be liable for any and all additional costs as more particularly detailed in the Standard Terms and Conditions.

The Purchaser acknowledges that the Security Deposit will not be repaid to the Purchaser until the Vendor has obtained the FAC Certificate from the Municipality. Notification of FAC approval and Certificate will be posted to the Vendor's website at www.mlcland.com. The Purchaser acknowledges that FAC approval will take at least two (2) years from the date of the installation of the Vendor's Improvements.

It is the responsibility of the Purchaser to ensure that the Improvements are maintained until FAC is issued by the Municipality and until such time as the Security Deposit is returnable to the Purchaser as aforesaid.

APPENDIX "A" PHASE PLANS



• OVERALL PLAN •

LEGEND

- Front Drive
- Front Drive "Skinner"
- Duplex
- Towns
- Rear Drive
- Future Residential
- Future Multi Family
- Future Commercial
- Shared Use Path
- Phase Boundaries
- Subdivision Boundary

NOVEMBER 2018







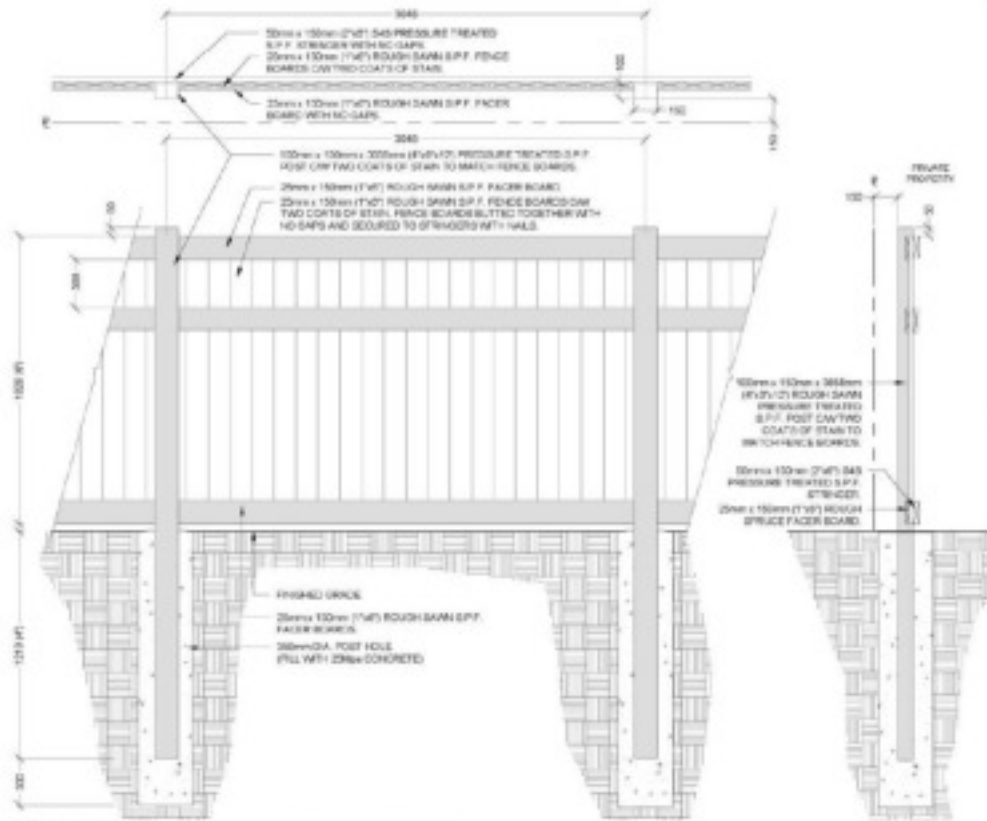
780-420-0044

KESWICK-LANDING.COM

[KESWICK.LANDING.YEG](https://www.instagram.com/KESWICK.LANDING.YEG)

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APPENDIX "B" FENCE DETAIL PLAN



- WOOD FENCE NOTES:**
1. ALL FENCE POSTS AND STRAGERS TO BE PRESSURE TREATED PINE OR PLS. TOUGH GRN. TREES (PINE) WITH TWO COATS SOLID WOOD STAIN BY GLENNDALE ON BOTH SIDES PRIOR TO INSTALLATION.
 2. ALL LUMBER SHALL BE CLEAR. IN CONSTRUCTION GRACE PINE FOR OR BRUCE MEMBERS FINISHED AS PER THE DETAILS UNLESS OTHERWISE SPECIFIED.
 3. ALL LUMBER SHALL BE STRAIGHT, SOUND AND FREE OF SPLINTS, WOUNDS, GRAYS, LARGE KNOTS AND OTHER DEFECTS.
 4. ALL COLORS AND TYPE OF STAIN ARE PER THE DETAILS AND TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATION AND NOT TO BE SUBMITTED TO THE LINDSAY ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING.
 5. ALL WOOD TO BE PRE-SPRAYS 2 COATS WITH "MONUMENT GREY" BY GLENNDALE BOTH SIDES PRIOR TO INSTALLATION. ALL SHEDDING ARE TO BE MINIMUM 2mm UNLESS OTHERWISE NOTED.
 6. ENSURE THAT FRONT OF POST IS 1.5 METERS FROM CURBLINE.
 7. ALL WOOD SCREEN FENCES TO BE PLACED 100mm WIDE FROM PROPERTY.
 8. ALL HARDWARE TO BE GALVANIZED.
 9. PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PENTACHLOR TO 250000.
 10. NAILS TO BE BRASS OR COATED FOR STRAGERS 2 PER BOARD.
 11. CONTRACTOR TO CALL 4-BERTH ONE CALL AT LEAST 48 HOURS TO HAVE GASTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.

1800mm HT. WOOD SCREEN FENCE
SCALE: 1:20

**APPENDIX “C”
SOLAR READY REQUIREMENTS**



Solar Ready is a simple yet effective way for builders and homebuyers to build for the future.

Consumer Benefits of Solar Ready

Solar Ready is a cost effective way to be prepared for future rise in energy costs. Future solar installations will be easier and energy savings will be optimized.

Essential Elements for Desrochers

This document specifies the essential elements required for making a new home ready for the future installation of roof-mounted solar power system or photovoltaic (PV) system as it is also known. A few simple considerations in the design and construction of a new home can result in savings in the future when the homeowner is ready to install a solar power system.

Required Elements	Builder Benefits
1. A suitably sized, oriented and unobstructed location on the roof for future installation of solar panels.	Set for Solar is easy to do, easy to understand and easy to sell.
2. An electrical outlet at the house electrical main and wall space for a solar energy communication and monitoring unit.	It provides opportunities to educate consumers about solar energy systems and sell them as an option.
3. Dedicate two breaker positions at the bottom of the electrical main panel for the future installation of a solar power system.	It is an inexpensive and cost effective way to show a commitment to green building and support for solar power.
4. For 100A electrical service from EPCOR insure that the breaker panel has a bus rating of a minimum of 125A.	It will make your home compliant with the electrical code when a solar power system is added in the future.
5. Label Solar Ready Components in the house.	It provides an opportunity to differentiate yourself and market to homeowners.
6. Identified locations of future components on construction plans and owner’s diagrams	Homebuyers view it as part of your overall commitment to quality.

1. Solar Ready Requirements – Roof Location:

For each house model, provide a minimum of 100 sq. ft., with no dimension less than 7’, of unobstructed roof;

Provide an orientation of the roof location anywhere from East to West.

Note: If the orientation of the model is not known then show 2 locations on opposite sides of the roof (180 degrees apart). This way, however the model is placed, one of the locations will be pointing between East and West.

Helpful Hints for the Roof Location

Vaulted or cathedral ceilings may mean the attic isn’t accessible so you may need to exit the roof and run cable over the roof to route solar wires to the electrical main.

Skylights, plumbing stacks and roof vents within the designated area will need to be relocated.

Typical solar panels will not weigh enough to require truss changes in Edmonton.

2. Provide an Electrical Outlet Near the Electrical Main

Most solar power systems will require an electrical outlet for operation of the energy communication and monitoring unit. This is an essential part of making solar power relevant to home owners.

Provide one 120 volt non-GFCI outlet within 5' of the electrical main.

Provide 1' x 1' of wall space for solar energy communication and monitoring unit.

3. Dedicated Breaker Positions for Future Solar

Dedicate two breaker positions at the bottom of the electrical main panel for the future installation of a solar power system.

Helpful Hint

In your scope of work for electrical trades specify this and request that they label the breaker spaces "Future Solar".

4. 125 Amp Bus Rating

For 100A electrical service from EPCOR insure that the breaker panel has a bus rating of a minimum of 125A. This is a standard configuration for an electrical panel but it is essential that the manufacturer of the breaker panel clearly indicates this on its labeling.

5. Label Solar Ready Components in the House.

Solar Ready components should be clearly identified for future homeowners. This will assist both in marketing and in the future installation of solar power systems.

Solar Ready Labels:

Breaker Positions on the Electrical Main – "Future Solar"

Dedicated Electrical Outlet – "Solar Monitoring Unit"

6. Location of Components on the Construction Plans

It is important that all of the elements needed for future installation of a solar power system be identified on the construction plans for future reference. This will make it easier for homeowners and contractors to install the future system cost effectively.

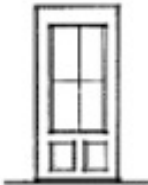

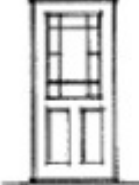

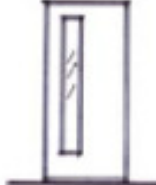
Solar Ready Program Requirements – Construction Plans Identification:

Clearly Identify:

The roof location(s) for solar panels installation

1'x1' of wall space within 5' of electrical main for Solar Energy Monitoring Unit

**APPENDIX “D”
STYLE SUMMARY**

	Modern Farmhouse	Contemporary	Heritage	Prairie	Modern
Roof Slope/ Overhangs	Main 7/12 Facing gables 7/12 & higher 12" overhangs	6/12 Side facing gable 8/12 Cottage & facing gables 12"-18" overhangs	Main 5/12 Facing gables 8/12 1'6"-24" overhangs	6/12 24" overhangs	5/12 12"-1'6" overhangs
Roof Style	Gable or See style profile for Cottage @ Secondary roofs only	Gable or Cottage	Gable or Hips	Cottage Only	Main gable with single slope and/or flat roof OR Main cottage with flat roof
Articulation (# of variations)	⊙ or 1	Front Drive - 1 Lane - 2	Articulated façade in planes and roofs	1 or 2	Articulated façade
Additional cladding material	Vertical siding Stone or brick	Smooth panel Longboard Stone or brick	Flat Panel Vertical siding Board & Batten Shakes Stone	Smooth panel Board & Batten Stone or brick	Smooth and textured panels Vertical siding Longboard siding Corrugated Aluminum Stone or brick
Trims	3" or 4"	4" or 6"	5" or 6"	5" or 6"	3" or 4"
Louvers	Tall & narrow	⊙	Rectangular	⊙	⊙
Shutters	Board & Batten	⊙	Panel	⊙	⊙
Window Grills Minimum 5/8"	single +	⊙ or single —	III or #	single —	single — or I
Entry Column	6" or 8" simple	4" to 8" simple	6" to 10"	10" or larger	max 6"
Entry Door Sample Style					
Color Requirements	Colors suited are light tones in Natural hues with tonal fascia/trim and black or white windows & grills or historical colors with a light contrast at the fascia and trim and white windows & grills only. Stone should be variegated and either tonal or a darker contrast and brick must be solid (non-variegated) and may be tonal, a dark contrast, or red-toned	Colors are warm earth tones with subtle contrasts at fascia and trim.	Colors are mid to dark earth tones or historical colors. Fascia and trim must be contrasting in light or dark hues.	Colors are mid to dark earth tones with monochromatic or darker contrasting trims and stone.	Colors are warm dark earth tones with bold rich contrasts in smooth or reflective finishes.
Suited Stone Profiles	Stacked Stone Brick	Stacked Stone Brick Cliffstone	Brick Cliffstone Mountain Ledge Shadow Rock Rustic Ledge Bluffstone River Rock Country Rubble	Stacked Stone Brick Cliffstone Mountain Ledge	Stacked Stone Brick Cliffstone Ledgecut