
K E S W I C K

• O N T H E R I V E R •

Architectural Guidelines Phase 14 & 15 - Estates **Applicable to Lots 130 - 131, Block 7 and Lots 1 - 16, 19 Block 12**

Created by



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1.0 Objective

The primary objective of these guidelines is to establish an image for the community.

2.0 Architectural Theme

Old World Architectural characterized by French Country, Tudor, English Country, Arts & Crafts, Italianate, Prairie, Keswick Villa and Keswick Euro-Contemporary.

The application of styles in Keswick must not be combined. Each home will draw details and characteristics from only one of the styles, for which profiles have been included in these guidelines (see 7.0 Architectural House Profiles).

3.0 Streetscape

The massing and size of each home must reflect appropriate scale and styling within the streetscape. A variety of styling will ensure diversity and ensure no predominance of style.

Roof shapes, slopes and variations in building form and projections are a major component in the architectural expression of style. Massing may be adjusted to maintain appropriate building proportions and surface areas, consistent with each style.

Second floor decks and balconies at street elevations and in high visibility settings, will be understated and integrated into the building mass and/or roof line.

A variety of entryway configurations will be permitted to allow for creative design solutions to drive-under garage lot configurations.



4.0 Building Massing and Siting

Building massing and siting should reflect careful consideration of lot characteristics, relationship, and orientation. Building massing, siting, and style may be adjusted on a lot to lot basis to enhance the streetscape. Setbacks may be adjusted accordingly.

Variation in the front façade refers to the different planes at the second floor. Projection of garage and main floor elements are not included.

Formal standards for development will be those as established in the City of Edmonton Zoning Bylaw. Conformity with these requirements does not supersede the required approval process from 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.

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

5.0 House Size

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 neighbouring houses.

Minimum width without offset of garage:

Pocket Size – Minimum House Width (in feet)

Estate:

36 – 34

38 – 34

42 – 38

On lots with high visibility at the rear elevation, the minimum width will apply to both the front and the rear.

6.0 Lot Grading

Lot grading must be in strict conformance with the approved grading plans. Grade variations should be absorbed within the building mass to minimize steep slopes and contrast between lots. All plot plans and stakeouts must be done by the designated surveyor, to provide consistency in establishing building elevations throughout the subdivision. An approved final grade certificate is a prerequisite to the final inspection and release of security deposit.

Exposed concrete and parging will be restricted to 1' at the front elevation and 2' at side and rear elevations.

Front entry steps are restricted to a maximum of three risers per set. Where the grade or design, call for more than three risers, the run must be split.

Retaining structures are the responsibility of the property owner and must not compromise the grading design and lot drainage. Natural elements such as rock and wood are preferred for construction of retaining walls. Landscape block can also be utilized and concrete is permitted if appropriately finished to view. Concrete is to have sandblasted finish at minimum.

The costs of obtaining proper grading and drainage are the responsibility of the Builder and/or Purchaser.

All plot plans are to be prepared by the Designated Surveyor. The staking of the home is to be jointly carried out by the Builder and the Designated Surveyor. Plot plans must include the following:

- Scale 1:300 metric;
- North arrow;
- Municipal address;
- Legal description of property;
- All property lines, designated and dimensioned;
- Size and location of proposed building(s) dimensioned to property lines, existing building, and other structure where applicable;
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.);
- Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete;
- Spot elevations around building and drainage directional; and
- Dimensions from property line to sidewalk and face of curbs.

7.0 Architectural House Profiles

Arts & Crafts

The Arts & Crafts home is characterized by classic simplicity. The presentation is fresh and cohesive with simple lines defined by form, curved gabled entry, and the absence of ornamentation.

Typically the Arts & Crafts is a two story home with a side facing gabled main roof with intersecting front facing gables and shed roofs. Hip roofs are not suited. The garage roof must be a front facing gable. Roof slope will be no less than 7/12 and no greater than 8/12 with 24" overhangs.

Second floor development above the garage must project no less or more than fifty percent of the garage projection. A minimum of four variations are required at the front façade.

Windows have vertical orientation and may be ganged with a single horizontal and vertical window grill pattern. The horizontal grill may be straight or curved. Window configurations do not include transoms, round top, elliptical, or rake windows. Boxed out windows may be a feature. Bay and bow windows are not suited. Openings are trimmed with a simple 6" raised band while shadow bands and overhead door crown batten are 8". Crown trims may feature a slight angle to a higher center point. Shed roof lines include large angle braces.

The entry is deep and covered by a curved gable roof, supported by a large simple square column on an oversized stone or brick base. A dropped beam detail is stepped at all sides of entry roof.

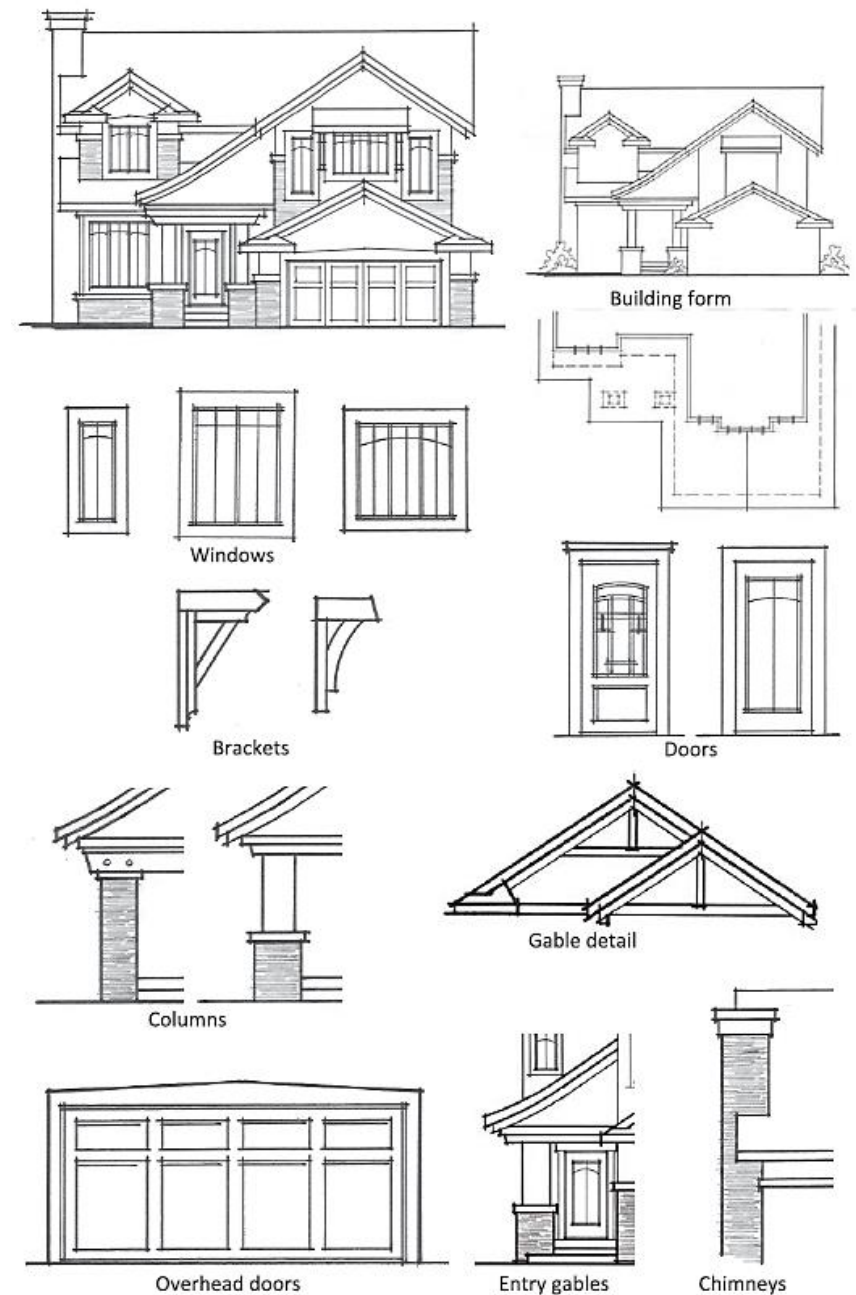
Gable finishes include stucco, flat panel detail or a layered application of flat panel and siding. In no case will a gable be finished in siding only. A simple raised trim detail may be included. Louvers, shakes, and other ornamentation are not suited.

The main body of the house is clad in smooth stucco, traditional profile siding and stone or brick.

Stone or brick are applied with a heavy top trim for horizontal emphasis. Stone profiles suited are Mountain Ledge and Rustic Ledge.

Trims and surrounds on stucco clad homes must be metal clad, painted, or prefinished James Hardie, and not stucco clad.

The Arts & Crafts styling is suited to mid to dark earth tone cladding colours with dark or light contrasting fascia and trims.



English Country

The English Country home is inspired by the Cotswold Cottage, and in Keswick, this whimsical style will be characterized by uneven, dual pitched roofs, asymmetric variations in the front façade, with layered textures and detailing. Combined, these features set the scale to create an inviting and charming home.

The style is suited to both bungalow and two story designs. The main roof may be a hip or a side facing gable, intersected with hips or gables, front facing. Gable ends may be chopped for interest. The minimum roof pitch is 7/12 for a side facing gable and 8/12 for a hip roof, both with a lower slope incorporated at the eaves. Roof overhangs are 1'6".

Development of the second floor above the garage must project a minimum of thirty five percent of the garage projection to a maximum of sixty percent. A minimum of three variations are required in the front façade.

Multi paned windows have vertical orientation and are ganged together. Feature windows may be square or octagonal. Openings include full trim surrounds and sill detail. Board & Batten shutters are a defining element. Bay and boxed out windows may be features with a steeply pitched cottage or curved roof line supported by angle braces.

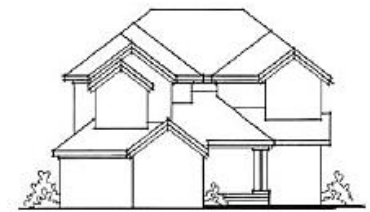
Wide shadow bands are installed at the gable ends. Decorative shakes are applied in panel effect, layered with wall cladding and stone/brick. Layers are separated by a raised trim band.

Entrances will feature a full veranda or covered porch, supported by simple square columns. The entry landing depth will be no less than five feet. Alternately, a storybook entry may be enclosed with a low stone arch and recessed curve-topped door, framed by a steeply pitched open gable roof line.

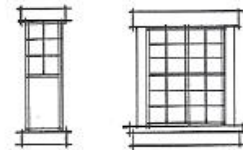
Angle braces are installed as visual support rather than ornamentation. A window box may be the definitive feature.

The main body of the house is clad in traditional profile siding or stucco, and brick or stone. Stone profiles suited are Field Ledge, Cliffstone, Limestone.

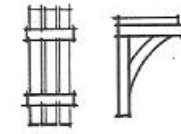
The English Country styling is suited to a wide variety of neutral and earth tone cladding colours with tonal fascia/trims. Shutters and accents define the style in a bright and bold colour selection.



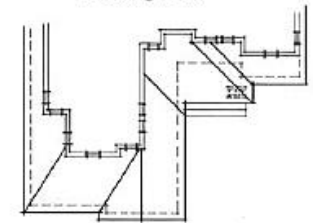
Building form



Windows



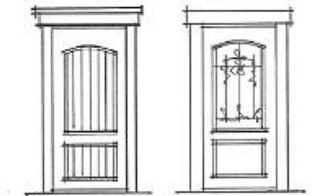
Shutters & Brackets



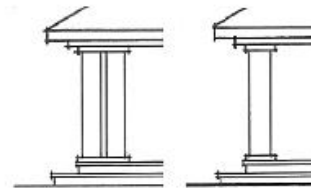
Window boxes



Chimneys



Doors



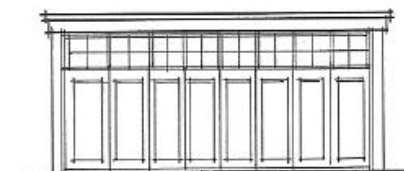
Columns



Storybook entries



Layered finishes



Overhead doors

French Country

The French Country home is highlighted by steep pitched hip roofs with and without dominant front facing cross gables. Recessed portico entries define the 'Normandy Farmhouse'. Curved arches, soft lines and detailed stonework reflect old world craftsmanship.

The French Country style includes bungalows and two storey designs with steep roof slopes at 9/12 or greater, often in a combination pitch with 12/12 at the side slopes. Narrow dormers are a common feature. Roof overhangs are cropped at 12" or a maximum of 16".

Bonus room development above the garage must project a minimum forty percent of the garage projection. A minimum of four variations are required in the front façade.

Multi paned windows have a vertical orientation and may be ganged together. Windows often extend to the floor and are balanced on the square building form. Bay, bow, and boxed-out windows may be features, often with a curved shed roof line. Grills may be full or upper sash with a grid pattern of 4 to 10 panes per sash. Windows may be arched in a soft curve at the top (elliptical).

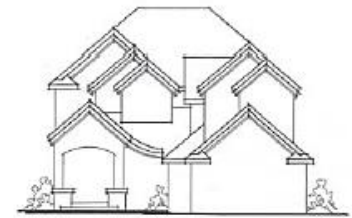
Decorative moldings are typically installed at crown and sill of windows, often combined with panel shutters to match window shape. Cornice moldings are installed at eave lines in combination with stepped shadow bands at gables. Quoining may add definition at stucco and stone work.

Brick or stone is applied in panel effect and accented with heavy top trim. Stone profiles suited are Cobblefield and Limestone.

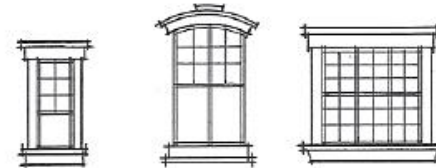
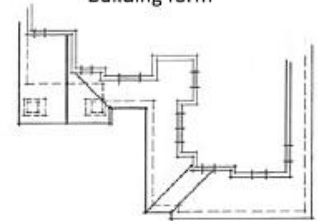
The main body of the house is clad in smooth stucco, stone, or brick. Siding is not permitted on the French Country style.

Balconies and tall narrow louver details add to the rural character.

Colours suited to the French Country home are mid to dark earth tones with a dark neutral contrast at the fascia and accents. Trims may also be the same colour as the ambient stucco. Stone colours are dark and rich, adding to this stately style.



Building form

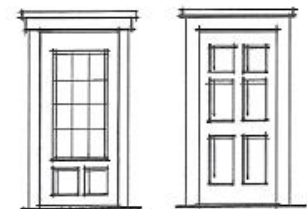


Windows

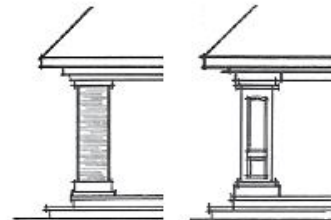


Shutters

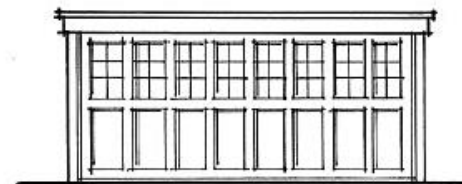
Louvers



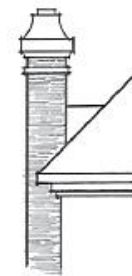
Doors



Columns



Overhead doors



Chimneys

Italianate

The Italianate home is characterized by low sloping roofs with widely overhanging eaves, having elaborate and layered cornices and ornamental supports beneath. Picturesque aesthetics combine a simple, straight building form with decorative moldings, brackets, and prominent brick or stone work.

The Italianate styling is not suited to a bungalow design. The main roof is a low sloping hip, no higher than 6/12 with emphatic eave overhangs of 36" or no less than 24". Gable roofs are not appropriate.

Second floor development above the garage may be a feature with no more than seventy five of the garage projection. A minimum of three variations are required at the front façade.

Tall and narrow windows include feature windows that are arched or curved, generally single and vertically aligned. Windows may be grouped with a 4" or 6" space between. Windows may be ganged in pairs, *only* where extensive glazing results in a faux curtain wall. Window grills are a single vertical and horizontal bar in a crossed pattern. SDL grills are recommended.

Windows are trimmed with a decorative crown detail and a simple 4" or 6" raised sill. Paired doors are well suited.

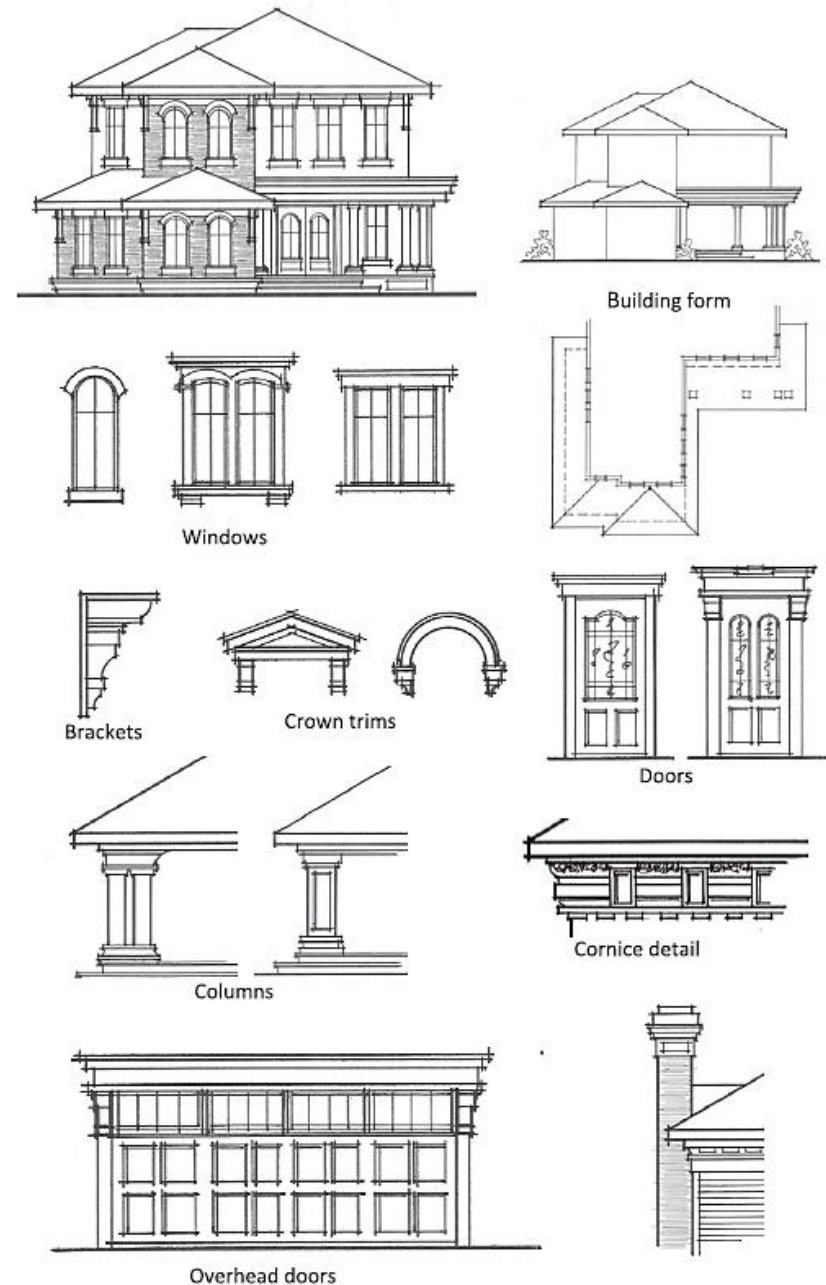
The entrance is low and covered with a flat or slightly sloped roof line (4/12). A layered beam and cornice detail must be included at the entry eaves, supported by simple square or fluted columns.

Glass panels at overhead door are optional.

The main body of the house is clad in smooth stucco, traditional profile siding, and brick or stone.

Brick is the preferred over stone for the Italianate home, applied in panel effect or the full front façade. Stone profiles that may be used are Field Ledge in colours Andante & Umbria or Limestone in the colour Savannah. Stone must be applied with an overgrout technique to reinforce the style.

Colours suited to the Italianate home are mid tones in a Tuscany palette. Trims and detailing are tonal or a lighter contrast.



Tudor

Loosely based on Medieval English prototypes, the Tudor style home is characterized by steeply sloped cross gables, overlapping a main roof, sloping to view. Prominent half timbering details embellish the façade in combination with richly patterned stone work.

Typically, the Tudor is a two storey home, asymmetrical in presentation. The main roof may be a hip or a side facing gable*. Front to back slope may be moderate (no less than 7/12) while side slope and cross gables are steeply pitched at 9/12 or greater. Steeply pitched main roofs may include narrow, gabled dormers. Roof overhangs are shallow, 12" to 18".

Second floor development above the garage is not required. If included, such development must project a minimum of fifty per cent of the garage projection. A minimum of four variations are required at the front façade.

Windows are tall and narrow, ganged together with divided mullions in rectangular or diamond patterns. Bay or boxed out windows may be a feature. Arched or round top windows are not appropriate. An Octagon feature window may add interest.

The entrance is recessed and defined with stone columns or large timber ports. A steep intersecting roof line may add drama while angle brackets and historical hardware add a carriage house essence.

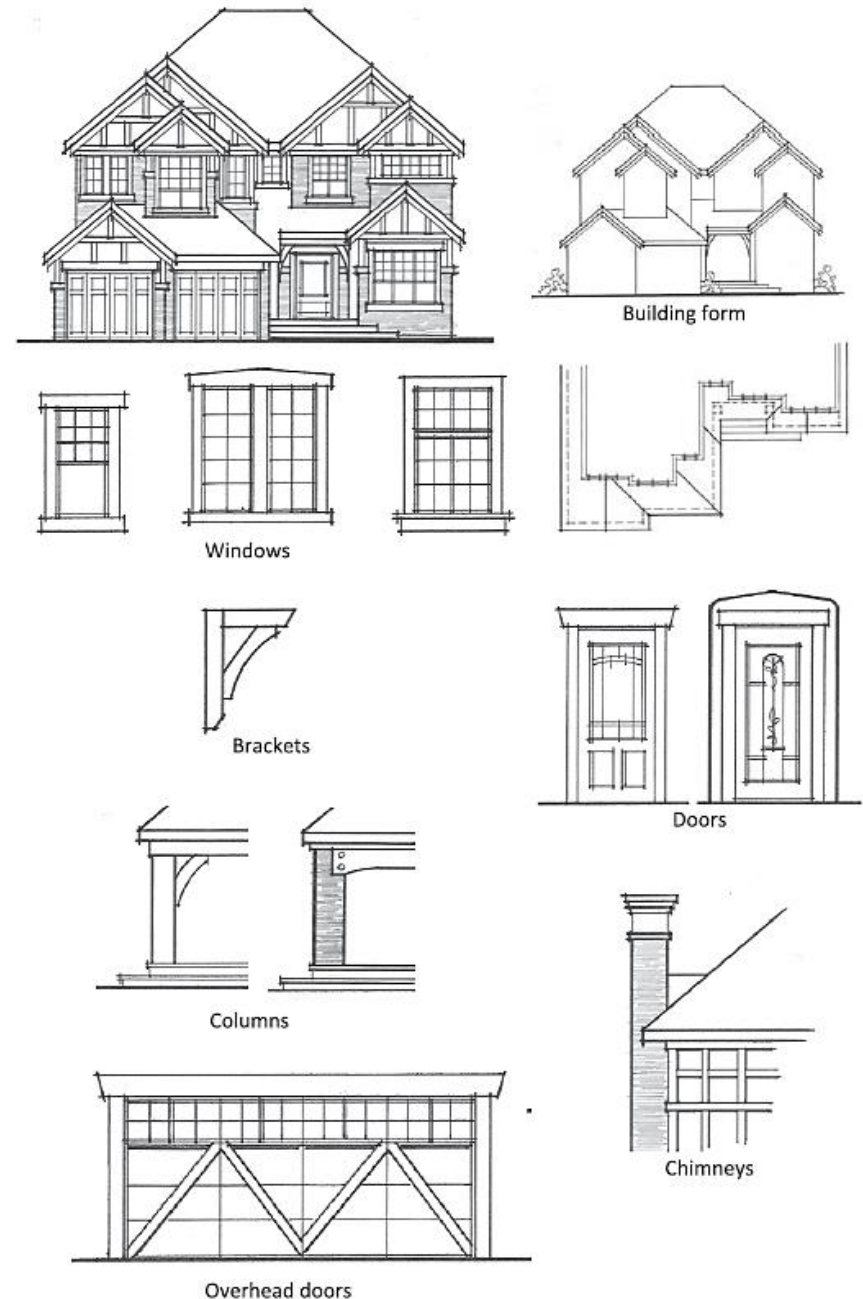
Striking half timbering details contrast the walls and gables in decorative vertical and curved patterns.

Windows and doors are trimmed alike.

Stone or brick adds visual weight, installed in panel application, and at chimneys and exposed foundation walls. Stone profiles suited are Field Ledge, Hill Stone, Shadow Rock, Country Rubble, and Limestone.

The main body of the house is clad in smooth stucco, traditional profile siding, stone or brick.

Colours suited to the Tudor home are light to mid earth tones with dark trims and fascia in contrast (usually dark brown or black). Stone or brick is darker in contrast to wall cladding.



The Keswick Villa

A romantic style borrowing from Gothic and Classical designs, the Keswick Villa is highlighted by strong detailing and vertical elements, stepping up to dramatic sloping roofs. Entries are inviting, protected spaces, covered at the first level. The look evokes Old World Craftsmanship and Gothic drama. Curved elements and tapered battered wall feature are unique to the design.

The style is suited to both bungalow and two storey designs.

The main roof is a hip intersecting front facing gable or hip rooflines. The minimum roof pitch is 10/12 with 18" overhangs. Narrow dormers may be a feature with hip or gabled roof.

Development of the second floor above the garage must project a minimum of seventy percent of the garage projection to a maximum of eighty five percent. A minimum of four variations are required at the front façade.

Windows have vertical orientation and may be single or ganged. A feature round top window will be included, with open gable roof above. Grills may be full sash or a minimum of forty per cent of glazing height. Pattern may be square grids or vertical rectangular pattern and patterns may be combined. SDL grills are recommended. Boxed out windows may be a feature while bay and bowed windows are not suited. Panel style shutters will reinforce the style.

Raised 4" trims will be included at the eave lines. Window and doors will be trimmed with 4" raised battens and a 6" simple sill batten, extending 2" past vertical trims at each side. The crown batten at overhead door will be 8".

The main body of the house is clad in smooth stucco and stone. For the Valleyside only, traditional profile siding may be utilized with the use of flat panel details and stone at the front elevation, to restrict the visibility of siding.

Stone profiles suited are Cypress Ridge, Field Ledge, Shadow Rock, and Cliffstone.

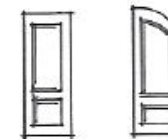
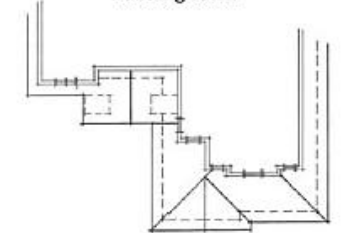
The Keswick Villa styling is suited to dark earth tone cladding colours with tonal fascia and trim. Shutters and gable trims may be a darker contrast in the same tone as the primary colours.



Building form



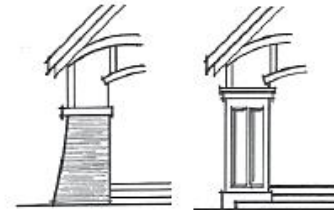
Windows



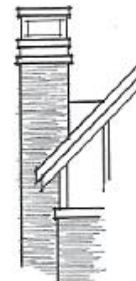
Shutters



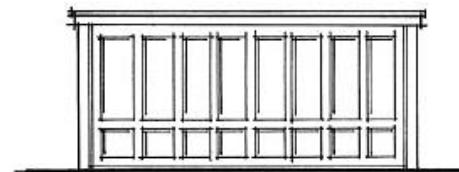
Doors



Columns



Chimneys



Overhead doors

Prairie

The Prairie home is characterized by gently sloping roofs and low, understated proportions with strong horizontal design elements. Extensive use of stone will add texture and bulk but should be designed to enhance the horizontal proportions of the home.

Two story models only will be featured in the Prairie style. The design has horizontal emphasis with simplified forms. Hip roof lines are highly encouraged for this style. If intersecting front facing open gables are proposed, the roof slope should be a minimum of 6/12. Dutch gables will not be permitted. Roof slope will be 6/12 or 5/12 but can be 4/12 subject to roof design and details with overhangs of no less than 2'6" with 10" fascia.

Second floor development must be set back from the front face of the garage projection. A minimum of three variations are required at the front façade.

The entry may be recessed into the façade with a minimum 6' of cover and is defined by large columns, no less than 18" square. The entry area should incorporate a hip roof detail. Columns may be rectangular but a front facing width of 18" must be maintained. Clear sidelites will frame a single oversized door. In Keswick, the entry door will be solid and simple without glazing or raised panels. Solid wood doors are highly encouraged.

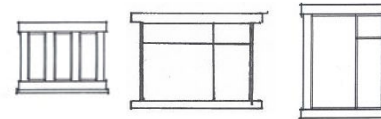
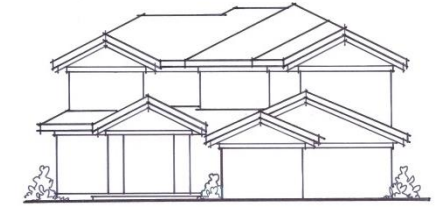
Windows are expansive, organized and consistent in shape with rectangular transoms or with horizontal oriented windows. Elliptical, round top, rake or otherwise decorative windows are not suited. Clerestory windows are a defining element. Boxed out windows may be a feature, while bay and bow windows are not appropriate.

Trims are simple 6" raised, at perimeter of openings or may be installed only at the top and bottoms of openings and extending 2" past frame. Horizontally oriented banding or trim around windows is highly encouraged. Gable detailing if used is to include a flat smooth panel finish with 8" shadow bands and minimal use of vertical battens.

Large heavy angular knee braces may be used as intentional supports of the extended roof lines and wide overhangs. Wood soffits may be used. Flat panel details will add a contrasting texture and hue. Horizontal wood paneling is highly encouraged. Prairie homes in Keswick are finished in **acrylic stucco** or James Hardie lap siding.

Stone installation will be extensive, applied in panel effect to a height no less than 75% of the wall height, with a substantial top trim of stone, concrete or hardi-trim. Entry columns must be stone clad and stone may also be incorporated at chimneys or as feature partitions.

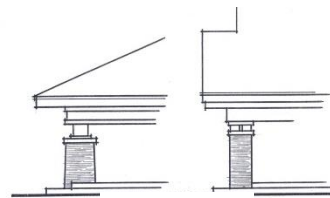
Colors suited to the Keswick Prairie style are mid to dark earth tones with monochromatic or darker trims and stone in contrast. Stone profiles suited are Mountain Ledge and Cliffstone. Brick is not appropriate for the Prairie style in Keswick.



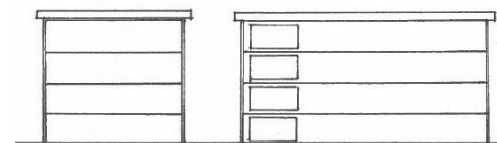
Windows



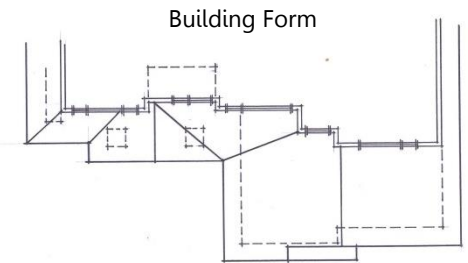
Brackets



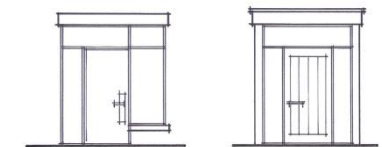
Columns



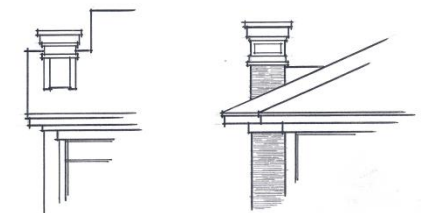
Overhead Doors



Building Form



Doors



Chimneys

Euro-Contemporary

Euro Contemporary houses are characterized by modern and contemporary looking materials and finishes without an “edgy” appearance. The style is to be expressed in the architectural design context of Keswick. The massing will tend towards asymmetrical and angular shapes and forms. Curvilinear or organic forms are to be carefully designed and integrated. It is important that this design style is thoughtfully executed with timeless and high quality detailing.

Two story models only will be featured in this style. Second floor development must be set back from the front face of the garage projection. A minimum of three variations are required at the front façade. The design has an emphasis on simplified forms with the dominance of horizontal features. Hip and sloping roof lines are highly encouraged and traditional roof styles and forms will not be permitted. Roof slope will be relatively low slope but should not exceed 5/12, subject to roof design and details with overhangs of no less than 2’6” with 10” fascia. Predominantly flat roofs will not be permitted, but could be used a special feature roof such as a covering for entryway or on a garage. Variable sloping and shed roof lines are encouraged but should be carefully designed. Shed roof lines should be designed to ensure that the high end of the slope is sensitively integrated and does not dominate the elevations.

The entry may be recessed into the façade with a minimum 6’ of cover and could be defined by large columns which may be square or rectangular. Rectangular columns should have a front facing width of 18’. Linear projecting walls may be used instead of columns subject to design details. The entry area should incorporate a special roof detail. Clear sidelights will frame a single oversized door. The entry door will be solid and simple full glazing or flat panel but could incorporate reveals. Solid wood doors are highly encouraged.

Windows are large and expansive, and consistent in shape with transoms. Elliptical, round top, rake or other decorative windows are not suited to this style. Windows should not have muntin bars, but could be divided. Trims may be simple 6” raised, at perimeter of openings or may be installed only at the top and bottoms of openings. Banding or trim around windows is highly encouraged. Vertical batten details are discouraged in favour of horizontal details.

Wood timber features may be used as intentional supports of the extended roof lines and wide overhangs. Wood soffits are highly encouraged. Homes are to be finished in acrylic stucco with wood details in a panel effect. Wood paneling details are required as a highly visible feature detail on the front and visible elevations. Acceptable alternatives to wood panels include synthetic products such as Longboard and Sagiwall. Alternative products such as metal panels may be considered subject to detailed design.

Garage doors are to be simple and clean in appearance. Very simple raised panel or smooth doors with simple glazing patterns and shapes are acceptable.

Masonry will be extensive, applied in panel effect to a height no less than 75% of the wall height, with simple, understated coping or trim. Entry columns must be masonry clad and masonry may also be incorporated as feature partitions. Wood paneled columns will be considered subject to design detail. Suitable stone profiles for this style are Mountain Ledge and Limestone. Brick or split face concrete block in solid colours with matching grouting is appropriate.

Colours suited to this style are mid to dark earth tones with monochromatic or darker trims and masonry in contrast. Dark saturated colours may be used to highlight architectural massing. White trim is not suitable to this style. Window should be earth tone, black, or silver anodized and not white.



8.0 Driveways, Garages, Walkways

All homes will be provided with a double car garage, located in accordance with the garage location plan. The garage shall be designed for integration, minimizing the impact of the garage while emphasizing the architectural features and massing of the home itself.

The front attached garage frontage on Estate Lots are to be minimalized to allow for proportionate and adequate front entrances and therefore will be required to meet the minimum exposed house frontage as depicted in the below table.

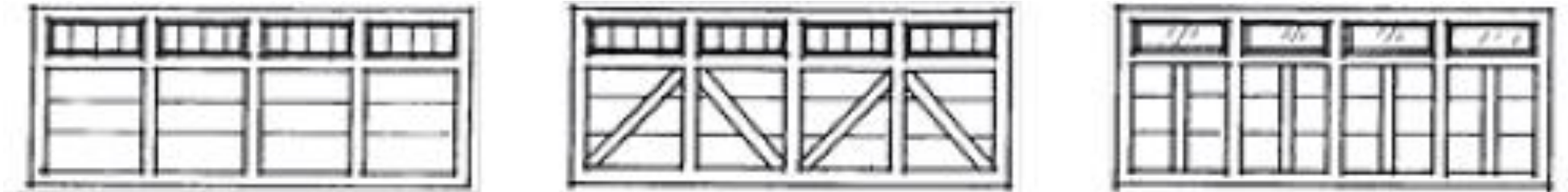
House Size	Min. Exposed House Frontage On Main Floor	Max. Car Garage Width
34'	6'	28'
36'	6'	30'
38'	6'	32'
40'	8'	32'
42'	10'	32'

***Table above refers to the minimum exposed house frontage width at the front door in relation to the house width size only.**

Oversized (24' +) and triple car garages must include articulation in the form of a jog, to break up the expanse of flat wall plane and roof line. Such homes must also be designed with a street facing window in addition to entry glazing and sidelites.

Lots containing side drive access may be accommodated in consideration of overall width, turning radius, grading, and compatibility of siting. In all cases an integrating strip of 1.2m of 4' must be provided for landscaping (greenery) between the side driveway and property line.

Garage overhead doors will be one of the designer's series, appropriate to the design of the house. Illustrations below show base requirement. Glazing in garage doors is required for all styles except for French Country and Villa.



Corners of overhead doors must be straight or curved. Angled corners will not be permitted.

Where height between garage overhead door and eave line exceeds 18", special treatment is required to adjust massing.

Maximum overhead door height @ 8'.

Driveways and walkways may be constructed of the following materials:

- Standard broom finish concrete
- Coloured concrete pavers
- Stamped and colored concrete
- Exposed aggregate concrete

Vertical elements of verandah and stairs are to be completed with an upgraded material treatment such as exposed aggregate concrete.

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.

9.0 Repetition

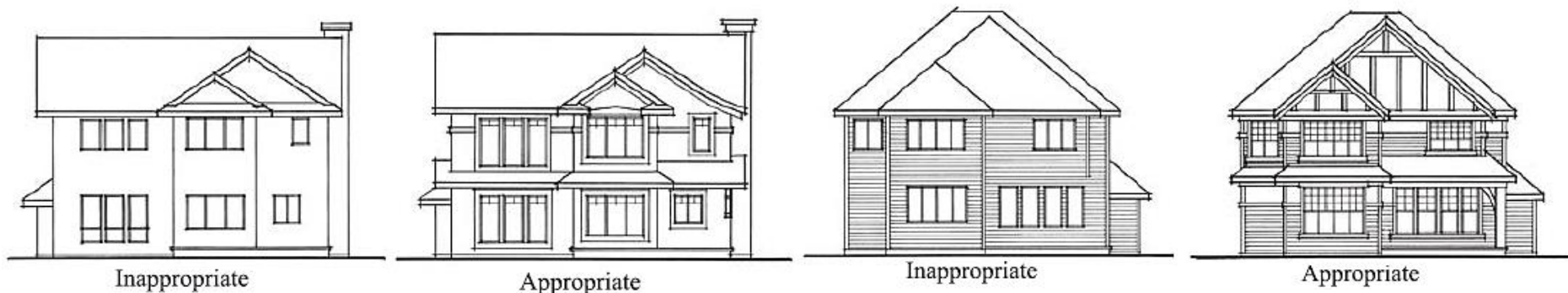
Similar or approximately identical elevations must not be repeated within three lots or directly across the street. (XOAX)
(OXBO)

Repetitive use of elevations and architectural styles will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

Predominance of style will be no more than fifty percent of the streetscape. Example: sixteen lot cul de sac = maximum eight lots of a single style.

10.0 High Visibility & Special Considerations

High visibility rear elevations require special design consideration. Elevations at these locations must reflect stylistic definition, proportions and detailing consistent with the front elevation. Refer to Lot Information Plan for designated lots.



11.0 Corner Lots

Flanking side elevations on corner lots must have full front elevation treatment, the objective being for this elevation to reflect the same stylistics definition and thoughtful detailing associated with the front elevation. The rear elevation at corner lots will also include thoughtful attention to detailing and stylistic definition.

- Appropriate wall heights
- Window placement, number of openings and appropriate configuration
- Stylistic definition and proportions consistent with the front elevation
- Variation in wall plane on all models. Two story models also require substantial roof mass between floors. Roof lines must be supported by projections and intersect with same in order to appear intentional. Preferably roof lines are achieved with the second floor set back from the main floor.
- Stone or brick must be included at the corner elevation to reinforce styling (this is in addition to the minimum requirement at the front elevation).



Inappropriate



Appropriate



Inappropriate



Appropriate

12.0 Walk Out Lots

The rear elevation of these homes must present an integrated building form. A combination of architectural measures will be required to address suitable proportions and a towering appearance. Graduated roof lines sloping to view, dormers, decks, detailing, and articulated wall planes will be some of these measures. The distance from grade to the first substantial eave line shall not be more than 20'. *Decks must be constructed concurrently.*

In addition, the rear elevations of these homes must meet the requirements for high visibility.

13.0 Roofing

Roof shapes and slopes are a major component in the architectural expression of the Keswick architectural styles.

Shingle products approved for Keswick include:

BP	Mystique Eclipse
IKO	Cambridge Armour Shake
GAF	Timberline High Definition
Owen's Corning	Duration

Colours for roofing must be variegated earth tones. Greens, blues, reds, etc., are not suited.

Also approved for use are Cedar Shakes, Clay tile in slate profile and Steel (coated) in split shake or slate profile. Other roofing products may be considered on an individual basis. Standing seam metal roofs will not be permitted.

Roof pitch and overhang are appropriate to house style.

Fascia 8" is for Valleyside and Estate product.

Chimneys and flues must be contained in a corbelled chase.

14.0 Architectural Treatment of Entries

Entranceways will be covered at the first level, and create a welcome sense of arrival at each home.

Wood veranda and porches are not permitted. Entry steps and verandas may be exposed aggregate precast or cast in place, in dark brown or charcoal colour.

15.0 Exterior Finishes and Colours

Exterior finish materials approved for use are as follows with the inclusion of brick or stone:

Estate homes may be finished in Acrylic Stucco or Hardi Plank.

Exterior treatment should be restricted to two dominant materials, one of which must be stone or brick. The predominant finish on the front elevation must be consistent on side and rear elevations.

Acrylic stucco must be smooth float finish.

The following siding colours have been approved for use in Keswick, appropriate to style.

Stucco (Imasco reference colours)

#24-6P	Santa Fe	#270A-6A	Eucalyptus
#25-6P	Taupe	#274-3P	Majestic Walnut
#46-3P	Desert Whisper	#280-6A	Pumpkin Spice Latte
#131-6P	Mountain Mist	#281-3P	Ancient Forest
#133-3P	Solar Wind	#283-3P	Mystic Oak
#210A-6A	Palladian Villa	#283-6P	Dakota Bonfire
#230A-6A	Sepia	#295A-6A	Chocolate Cigar
#235A-6A	Rosetta Stone	#298A-6A	Whiskey Creek
#238A-6A	Terra Firma	#318A-6A	Renaissance Clay
#245A-6A	Florentine Gold	#330A-6A	Pompeii
#250A-6A	Roman Antiquity	#374-6P	Velvet Crush
#265A-6A	Manzanillo	#830-3P	Oxford Leather
#268A-6A	Peanut Butter Chocolate	#830-6P	Suede

Hardie Plank (*by James Hardie*):

Aged Pewter	Monterey Taupe
Autumn Tan	Mountain Sage
Chestnut Brown	Night Grey
Deep Ocean	Pebble Brown
Forest Pine	Rich Espresso
Grey Slate	Timberbark
Iron Grey	Tuscan Gold
Khaki Brown	Winslow Taupe
Evening Blue	Woodstock Brown

Note: Colour alternatives to the above may be considered subject to the Developers approval.

All Stucco colours are to be mid-tone or saturated. Pastel colours will not be permitted.

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

Wood panels are to be natural wood tones such as Cedar, Chestnut or Driftwood. Red, blue or green tones are not acceptable.

The Developer and/or its Design Consultant will have sole discretion regarding colour selections.

Colour sample selection by style:

Arts & Crafts	Wall cladding	Fascia	Trim	Panels	Shakes	Accent	Brick/Stone
Stucco	Majestic Walnut	Chocolate	Chocolate	Majestic Walnut		CH057 Inukshuk	Rustic Ledge, Saddleback
Hardie	Mountain Sage	Bone	Bone	Monterey Taupe		CH087 Black Bear	Mountain Ledge, Bitterroot
Hardie	Timberbark	White	White	Timberbark		CH085 Barkley Sound	Rustic Ledge, Saratoga

Application of Accent colour – Entry (Brackets to match trim)

English Country	Wall cladding	Fascia	Trim	Panels	Shakes	Accent	Brick/Stone
Stucco	Mountain Mist	Wicker	Wicker	Evening Blue	Monterey Taupe	CH086 Friendly Cove	Cliffstone, Montecito
Hardie	Monterey Taupe	Clay	Clay	Timberbark	Timberbark or Woodstock Brown	CH010 Red Tide	Feldledge, Umbria
Hardie	Autumn Tan	Ivory	Ivory	Sandstone Beige	Sandstone Beige	CH005 French River	Limestone, York

Application of Accent colour – Entry, Shutters, Window Box, Angle Braces

French Country	Wall cladding	Fascia	Trim	Panels	Shakes	Accent	Brick/Stone
Stucco	Chocolate Cigar	Black	Black or match stucco			CL2487 Barn Owl	Cobblefield, San Francisco*
Stucco	Roman Antiquity	Iron Ore	Iron Ore or match stucco			CH088 Potash	Cobblefield, Desert Blend*
Stucco	Velvet Crush	Sable	Sable or match stucco			CH077 BeaverTail	Limestone, Savannah

Application of Accent colour – Entry, Shutters, Louvers

Italianate	Wall cladding	Fascia	Trim	Panels	Shakes	Accent	Brick/Stone
Stucco	Florentine Gold	Ivory	Ivory			CH090 Mayne Island	Fieldledge, Umbria
Hardie	Chestnut Brown	Nutmeg	Nutmeg			CH071 Grasslands	Brick, Brandy Wine**
Hardie	Mountain Sage	Clay	Bone			CH057 Inukshuk	Brick, Waterford**

Application of Accent colour – Entry, Brackets, Crown Trims

The Villa	Wall cladding	Fascia	Trim	Panels	Shakes	Accent	Brick/Stone
Stucco	Suede	Sable	Sable	Timberbark		CH090 Maybe Island	Shadow Rock, Teton
Hardie	Night Grey	Aztec	Aztec	Night Grey		CH087 Black Bear	Cliffstone, Lanatana
Hardie	Timberbark	Cactus	Cactus	Woodstock		CL2877N Diesel	Cypress Ridge, Orchard

Application of Accent colour – Entry, Gable Trims, Shutters

Tudor	Wall cladding	Fascia	Trim	Panels	Shakes	Accent	Brick/Stone
Stucco	Desert Whisper	Iron Ore	Iron Ore	Autumn Tan		CH010 Red Tide	Limestone, Savannah
Hardie	Autumn Tan	Sable	Sable	Autumn Tan or Sandstone Beige		CLC1212N Fuji	Hillstone, Verona
Hardie	Khaki Brown	Black	Black	Cobblestone		CH019 Gold River	Fieldledge, Padova

Application of Accent colour – Entry (Brackets to match trim)

Prairie	Wall cladding	Fascia	Trim	Panels	Shakes	Accent	Brick/Stone
Stucco	Velvet Crush	Aztec	Aztec			CH080 Silo	Cliffstone, Lantana
Hardie	Deep Ocean	Iron Ore	Iron Ore	Deep Ocean or Night Grey		CH087 Black Bear	Cliffstone, Mersa Verda or Bitterroot
Hardie	Mountain Sage	Sable	Sable	Mountain Sage		CH057 Inukshuk	Mountain Ledge, Montecito
Hardie	Iron Grey	Black	Black	Evening Blue		CH087 Black Bear	Mountain Ledge, Mersa Verda

Euro-Contemporary	Wall cladding	Fascia	Trim	Wood Panel	Shakes	Accent (Stucco or Door)	Brick/Stone
Stucco	X-183-6E	Charcoal	Charcoal	Sagiper – Titanium Coalwood	N/A	CH091 Eagle Nook	Midnight Black Brick (Mid to Dark Grout)
Stucco	X-197-57	Aztec	Aztec	Cordoba Cherry - Longboard	N/A	CH011 Spirit Bear	Savannah, Limestone
Stucco	X-205-5E	Iron Ore	Iron Ore	Table Walnut - Longboard	N/A	Table Walnut - Longboard	Banff Springs, Cliffstone
Stucco	X-203-3E	Iron Ore	Iron Ore	Sagiper – Brazilian Redwood	N/A	X-184-6E	Obsidian Black (Mid to Dark Grout)

Stucco colours referenced are by Akrilon and Imasco as a guide only

All brick referenced is manufactured by I-XL and Eldorado

Colours by other manufacturers are to be similar. Submissions of colour samples may be required.

Fascia & Trim colours referenced are aluminum product manufactured by Mitten, except Cactus which is manufactured by Royal.

Stone/Brick colours referenced are manufactured by Eldorado, unless noted *Coronado or **Hebron.

All Panel and Shake colours referenced are manufactured by James Hardie.

All Accent colours referenced are manufactured by General Paint ColorLife.

Vertical siding, Board & Batten siding, and decorative shakes may be utilized as an accent where appropriate to architectural styling. Decorative shakes must be James Hardie or equivalent, as vinyl shakes will not be permitted.

Hardie siding must be Lap Profile (Beaded or Colonial profiles are not permitted).

Window grills will be minimum 5/8" interior, in white, black, slate, brown, or patina. Gold and lead grills are not suited. Wicker will be considered on an individual basis.

Materials and colours will be consistent with the architectural style of the home. The caliber of presentation will be directed by the style profile.

Railings will be traditional picket style at the front elevation. For Euro-Contemporary style only, front elevation railings may be glass panel. At rear elevation, railings may be glass panel with traditional post and rail design.

Stone or brick is required on all homes in a profile appropriate to the architectural styling. The garage (street facing elevation), and some installation at the second floor must be included. The minimum installation requirement:

Estate: One hundred fifty square feet

Stone products referenced in these guidelines are Eldorado. Comparable products/profiles by other manufactures are sanctioned.

Stone profiles not appropriate for the Keswick architectural theme are:

Coastal Reef Ledgecut River Rock Stacked Stone

All trim and masonry details must be returned 24" at side elevations.

The height of exposed parging will be restricted to 12" on front elevation and 24" at sides and rear.

All columns or post on front or highly visible elevations are to be of substantial form, solid in appearance and consistent with the architectural style of the home. Columns are to be a minimum of 18" width. Rectangular columns are acceptable if minimum width of column at front elevation is 18".

16.0 Landscaping

Please see separate Keswick Landscaping Requirements package. In addition all rear attached garages will require landscaping (greenery) between the side of the driveway and property line. All mulch (wood or rock) beds will require adequate coverage of plant materials. Hardscaping (ie; roadcrush, pavers or solid flat surfaces) is strictly prohibited.

Landscape Deposit

The Landscape Deposit will be paid to ensure, inter alia, compliance with these design guidelines. The amount of the Landscape Deposit to be paid will be:

- a. \$ 10,000.00 for each Lot purchased in The Estates, pursuant to the Lot Purchase and Sale Agreement; or
- b. If the Purchaser forms part of the Vendor's builder (which determination is to be made by the Vendor in its sole discretion), the sum \$5,000 for each Lot purchased in The Estates which 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. If upon inspection the Vendor's Consultant determines that the landscaping has not been satisfactorily complied with, there will be a charge of \$ 150.00 deducted from the Landscape Deposit for all re-inspections required. 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.

17.0 Fencing

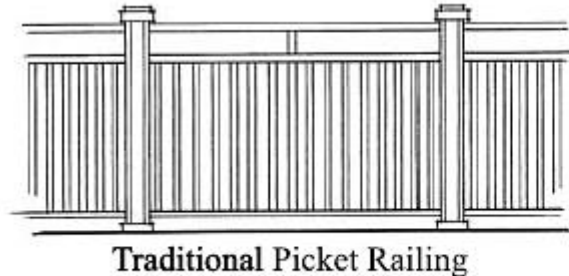
Please see separate Keswick Landscaping Requirements package.

18.0 Accessories

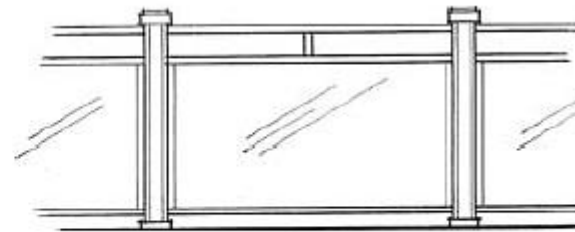
The below specified address plaques are required. **Refer to Appendix 'B' for details and an order form.**



Railings will be traditional picket style at the front elevation. For Euro-Contemporary style only, front elevation railings may be glass panel. At rear elevation, railings may be glass panel with traditional post and rail design.



Traditional Picket Railing



Glass Panel Railing (not appropriate
at front elevation)

19.0 Municipal Standards

Formal standards for development will be those as established in the City of Edmonton Zoning Bylaw. Conformity with these Design Guidelines does not superseded the required approval process of the City of Edmonton.

All relevant utility plans, rights-of-way documents and other plans should be consulted.

20.0 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e. all builder soldier signs, model signs, directional signs, and general information signs. Excessive use of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

21.0 Subdivision Appearance

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.

Clean-up

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

Appearance During Construction

The Purchaser and/or Builder is required to keep their lot clean and orderly during construction. There will be no burning of garbage. Purchasers and/or Builders found negligent will be back-charged for clean-up carried out by the Developer.

Recreation Equipment & Commercial Vehicles

Recreation vehicles shall not be parked or stored on any property, **except in accordance with the City of Edmonton Bylaws.**

Commercial vehicles in excess of ¾ ton shall not be parked or stored on any property.

22.0 Home Owners Association (HOA)

Benefits

The HOA provides an opportunity for residents input into the future maintenance of their community and serves as a vehicle to preserve and enhance the level of maintenance.

Such items include:

- wood screen fencing on major roadways and walkways;
- entry treatments, landscape features, and fountains;
- additional items at the discretion of the Home Owner's Association.

Implementation

Approximately one year prior to substantial completion of the **entire** development.

Upon substantial completion of the development, an elected Board or Directors from the Keswick HOA will decide how to continue in the future, including the maintenance program, if any, to be implemented.

Each property will have one vote. An encumbrance is registered on the title of every lot ensuring that all property owners are obligated to the Allard HOA for the long term maintenance of the community.

Fees

Fees will be determined by the HOA for single family and multi-family. Semi-detached/Multi-family will contribute at a rate equivalent to 50% of a single family home.

Area

Please review the plan of the Keswick neighbourhood with the Sales representative; portions of the Keswick neighbourhood may not be within the Keswick HOA boundary.

Refer to illustration for facilities that may be included within the maintenance program of the HOA. Additional future facilities may be included. The actual boundaries may vary from the boundary identified.

23.0 Inspection of Improvements

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his/her lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

24.0 Interpretation

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

25.0 Approval Process

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

Before applying to the City for a development permit, the Applicant shall submit an application for approval via the Archcontrol.com website. This application shall include the following:

- One complete set of house plans at 1/4" or 3/16" = 1'
- Two copies of the plot plan, prepared by the designated surveyor at 1:300, showing lot and house grades and drainage pattern and floor and garage elevations;
- Completed application form; and
- Material and colour samples, as required.

Incomplete submissions may be returned without review. The plans will be reviewed and approval, modification, or rejection of the application will be recommended based on the adherence of the plans to these design guidelines within five (5) days of receipt.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, a copy of the application indicating any changes will be sent to the Applicant. After approval, the plans may not be altered without prior written approval of the Developer. The Developer will keep an up-to-date record of plans via the Archcontrol.com website showing house types, colour, roof lines, and grades.

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. If final architectural approvals are pending only for the final colour selections then conditional approval and stakeout will be granted while the final colours selections are finalized.

26.0 Security Deposit

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

- Confirmation that there is no contravention of the architectural requirements in these design guidelines; and
- To verify that no damage has been made to the improvements and additional damage to curb stop – water valve, sidewalks, curbs, and gutters, driveways 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:

- \$ 20,000.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- 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 \$ 10,000.00 for all of the Lots purchased in the applicable Subdivision Phase.

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. Such inspection shall also be for the purpose of determining if damages have been made to the Improvements and other items referred in Section 26 of these design guidelines.

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

- 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;
- The Purchaser has otherwise complied with the Design Guidelines and the Vendor is satisfied that any and all damages to the Improvements have been rectified and paid for by the Purchaser;
- The Purchaser has otherwise fulfilled all of its obligations under the Lot Purchase and Sale Agreement; and
- The Vendor has obtained a Final Acceptance Certificate from the City respecting the subdivision.

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

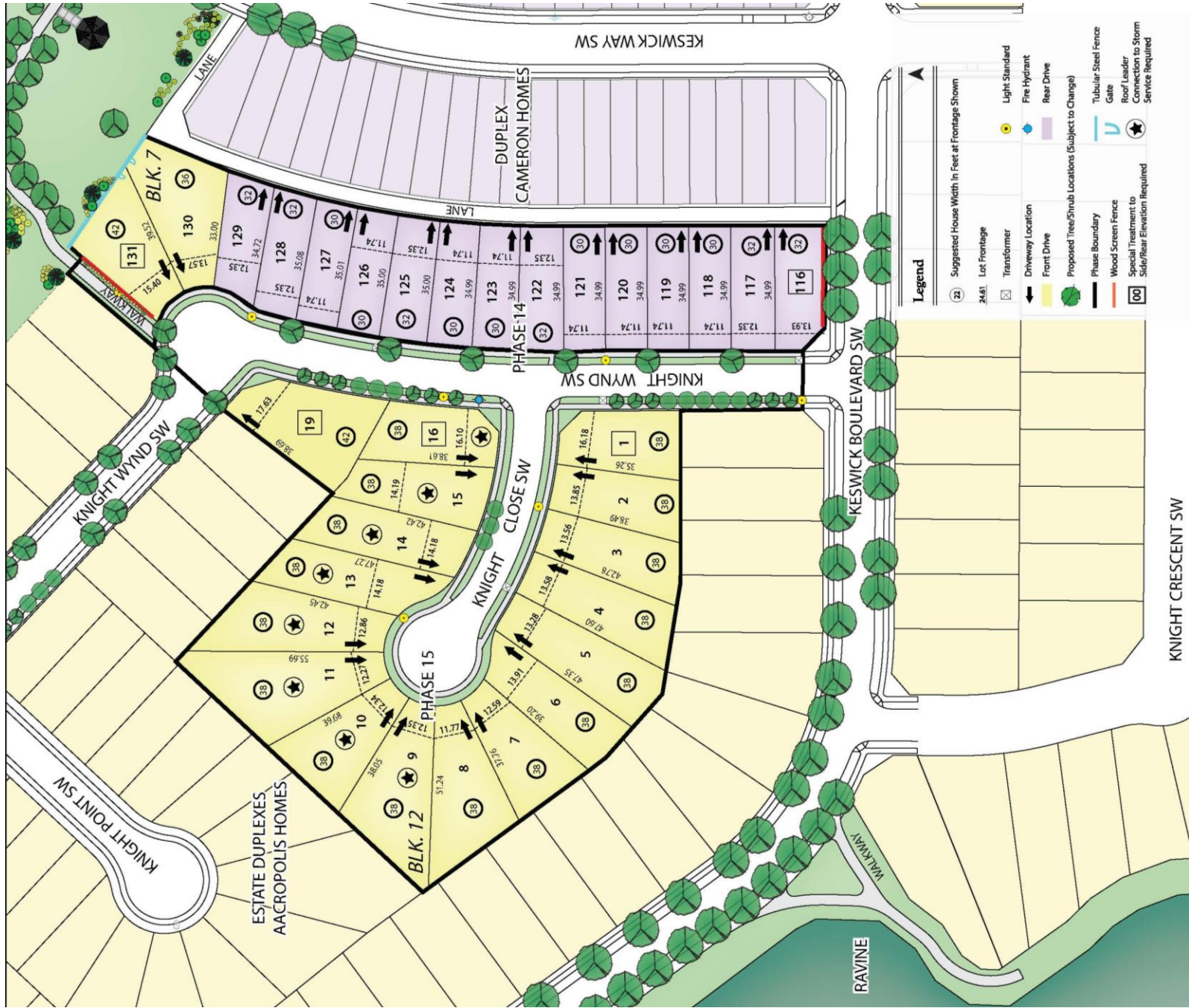
The Vendor or the Vendor's Consultant will perform pre-Final Acceptance Certificate ("FAC") (as such term is used by the City) inspection and final FAC inspection to identify damages to the Improvements and other items referred to in Section 26 of these design guidelines. In accordance with the warranty period set forth by the City (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 exceed 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 City. 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 City and until such time as the Security Deposit is returnable to the Purchaser as aforesaid.

Appendix 'A' – Community Plan



This plan is an information plan only and is subject to change, error and/or omissions. All green spaces, street furniture, and landscaping elements are approximate only and subject to change. Dimensions are in feet and decimals. Contact the City of Edmonton Planning Department for current information. This plan should not be used for design or construction purposes. Keswick Developments accept no responsibility for inappropriate use of this plan.



keswick-on-the-river.community

Appendix 'B' – Address Plaque Order Form

The Tile and Iron Studio
57 Flagstone Crescent
St. Albert, AB T8N 1R2
(780) 460-9111 / Fax: 1 (877) 733-6427

ITEM Wall Mount, 2 screws with black caps
FINISH Black
EDGE Black
THICKNESS 1 ¼"

MATERIAL Porcelain Tile, Power Coated Cast Aluminum Frame
BKGD Black
PROCESS Hand glazed, kiln fired porcelain tile glued, grouted into a cast aluminum frame
FONT Rockwell Condensed

INSTRUCTIONS:

Enter Address Digits in spaces provided. Allow 2 - 3 weeks for delivery

ENTER THE 3 TO 4 PLAQUE DIGITS

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Or you can go to www.thetileandironstudio.com to order online.

ADDRESS NAME: _____

Format	H	W	DIGITS	BUILDER COST
<input type="checkbox"/> Horizontal	9 ¾"	13 ¾"	3 or 4	\$ 95.00 + G.S.T.
<input type="checkbox"/> Vertical	16 ½"	26 ¼"	3 or 4	\$ 95.00 + G.S.T.

The cost includes delivery to the Showhomes. Installation is by the builder.

CUSTOMER INFORMATION

Name: _____

Address: _____

City: _____ Postal Code: _____

PH#1: _____ PH#2: _____

E-mail Address: _____

