



## Zero Front Drive, Lane Single Family & Skyview Architectural Guidelines

Stage 31C

Block 11, Lots 158 – 162,  
Block 21, Lots 10 – 24 &  
Block 22, Lots 11 & 12

October, 2021

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## Directory

**Developer:** Cantiro Communities Keswick Ltd.  
17511 – 108 Street NW  
Edmonton, Alberta T5S 1G2  
Phone: 780-484-4389  
Fax: 780-484-5397

**Engineers:** IBI Group  
10830 Jasper Ave #300  
Edmonton, Alberta T5J 2B3  
Phone: 780-428-4000

**Architectural Applications:** Windward Landtec Inc  
12128 - 121A Street  
Edmonton, Alberta T5L 0A4  
Phone: 780-454-6799  
Fax: 780-454-6896  
Email: [info@windwardlandtec.com](mailto:info@windwardlandtec.com)  
[www.windwardlandtec.com](http://www.windwardlandtec.com)

**Surveyor:** PALS Geomatics Corp.  
10704 176 Street NW  
Edmonton, AB T5S 1G7  
Phone: 780-455-3177

**Solicitor:** Biamonte, Cairo & Shortreed  
Suite 1600, 10025 – 102A Avenue  
Edmonton, Alberta T5J 2Z2  
Phone: (780) 425-5800  
Fax: (780) 426-1600

**Geotechnical Consultant:** CT & Associates Engineering Inc  
14420 116 Ave NW  
Edmonton, AB T5M 4B4  
Phone: 780-451-1332



## 1 Purpose of Guidelines

These guidelines have been created to assist the homeowner with the design of their home and to ensure the neighbourhood is visually cohesive, and the overall neighbourhood vision is maintained. The goal is to protect the interest of all who reside at ONE at Keswick and more importantly the investment of each homeowner by controlling the design of the neighbourhood and each home. Outlining the opportunities and constraints of building, this design guide will assist builders, designers and home buyers in a smooth construction process. Any variation to these guidelines will be at the sole discretion of the Designated Design Consultant and or Developer.

## 2 Architectural Theme

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

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

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

## 3 House Forms



Prairie Modern



Contemporary Modern



Farmhouse Modern

### 3.1 Facade Design

Objectives:

- To ensure the homes are modern in esthetic and form by using modern design features and materials and excluding traditional elements and decoration.

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- To create a well-defined and balanced, inviting front facade that connects the home to the surrounding landscape and street interface by incorporating the prescribed materials and design features outlined in the design guide.
- To incorporate design features which enhance high visibility facades on park areas, storm ponds, greenbelts, and corner lots.

Controls:

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

#### 4 House Size

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

The minimum house width shall be within 2' of building pocket (does not apply to Skyview)

Minimum entry width will be 4'0" and may be reduced to 3'0" as noted for building and construction allowances: 4'0" on a 24-28' building pocket, 3'0" on a 20-22' building pocket.

Homes incorporating a garage offset of more than 2' will be specifically reviewed for suitability. Exceptions to this requirement may be granted so that the upper floor may not necessarily need to match the garage offset of 2ft.

#### 5 Site Planning & Grading

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

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

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

## 6 Neighbouring Properties

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

Repetitive use of elevations will be monitored to ensure an interesting and varied streetscape. It is highly recommended that the same model not be placed adjacent to each other to meet this requirement unless it has a different style of elevation.

## 7 High Visibility Lots

Lots with enhanced elevations (on corner lots, arterial/collector roadways or facing walkways that are concealed by a screen fence) require some additional design consideration but not at the same level as the high visibility exposed elevations. The following will be required on these lower visibility elevations, as identified on "Schedule III – Community Map" for designated lots. Secondary material roof line, window trims/mullions to match the front elevation of the home (upper storey only).

## 8 Exterior Colours

- Please refer to the colour chart in "Schedule IV" and "Schedule V" for approved colour selections
- Overly bright or fluorescent colours will not be approved.
- Accent colours are to be a recommended maximum of 5% of the front facade of the home.
- The facade may be composed of a recommended maximum of 75% of any one colour.
- The secondary colour may be comprised of a recommended maximum of 20%.
- No facade may be comprised of 100% colour.
- Percentages are a guideline only. Alternative arrangements may be considered subject to the design consultant's approval.
- The front facade will be limited to 4 colours.
- All colour schemes must be approved by the architectural design consultant.
- Exceptions for Farmhouse Modern will be allowed as per the Architectural Consultant.

## 9 Roof Pitch & Materials

The roof pitch is to correspond to the style of home. In consideration of overall massing and styles, some secondary roofs may not be subject to this minimum requirement.

- The Contemporary Modern design permits barreled or simulated barreled roof lines.
- The Prairie Modern theme roof design is limited to a hip or cottage roof throughout the design.
- Farmhouse Modern permits front facing open gables
- Flat roofs will be accepted.
- All visible roof pitches must be 3:12 to 5:12 for both Contemporary Modern and Prairie Modern, and 7/12 to 8/12 for Farmhouse Modern.
- Homes are to emphasize on vertical proportions for Farmhouse Modern.
- Reduced roof eave overhangs will be allowed for zero lot line compliance at *sideyards*; all *front and rear overhangs* should be maintained 18" for Contemporary Modern & 24" for Prairie Modern, and 0-12" for Farmhouse Modern. Exceptions to this requirement may be granted for front and rear overhangs - to be the same as sideyards for Cottage if there are no gables.
- Roofs must utilize one of the materials and approved colours as listed in the materials and colours chart.
- Terra cotta and clay tile roofs are not permitted.
- Domes, turrets, or spires are not permitted.
- All eaves, soffits and fascia must be a minimum of 8" and complement the roof and the overall facade of the home.
- Fascia and soffit must be prefinished metal or hardi/smart board. Soffit may be sealed wood.
- Other roof pitches/designs may be accepted should they meet the intent of the style subject to the Architectural Consultant's approval.

## 10 Garages & Driveways

- To allow for a variety of creative garage doors that fit within the Contemporary Modern, Prairie Modern, and Farmhouse Modern design themes. Please refer to the design process graphics for more information if required, available from the consultant.
- Garage doors must complement the overall facade of the home.
- To use the garage door as a design element to add visual interest to the front facade of the home.
- The colour and material of the garage door must complement the front facade design.
- Traditional panelized or barn door replicas of garage doors will not be permitted for either design theme.
- The architectural review consultant may approve a garage door design, material, or colour not listed within these guidelines should they meet the design intent of the housing style.
- Driveway width to conform with zoning regulations for this stage; this is a DC1 zone and special provisions are applicable.

**Commented [KR5]:** Do these still exist? Can this bullet go?

**Commented [NW6R5]:** We note that they are available from the consultant because we removed them. We can not say this though...

**Commented [KR7]:** Are there zoning regs for driveways here? Can we check.

## 11 Exterior Finishes / Other Design Details

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

### 11.1 Windows

- To allow for a variety of creative window design that fits within the Contemporary Modern, Prairie Modern, and Farmhouse Modern design themes.

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- To encourage well proportioned window placement to enhance the overall façade design.
- Traditional muntin and mullion arrangements throughout the entire window panel will not be permitted for the Contemporary Modern or Prairie Modern design themes. Full window muntin and mullion arrangements will be permitted on Farmhouse Modern designs.
- Traditional muntin and mullion arrangements to the top third of the window will be permitted for the Contemporary Modern, Prairie Modern, and Farmhouse Modern design theme.
- Window frames must be complementary in colour to the overall selected design theme of Contemporary Modern, Prairie Modern, and Farmhouse Modern. Black or grey windows are recommended for the Contemporary Modern and Farmhouse Modern style, but white window frames will be reviewed for acceptance.
- No half round, quarter round, or palladium window styles will be permitted.
- The architectural review consultant may approve a window design or colour not listed within these guidelines.

**Commented [KR8]:** Should any muntin or mullion arrangements be allowed on modern windows?

**Commented [NW9R8]:** We did inquire with Ray about this but I will double confirm with him

## 11.2 Primary and Secondary Design Features

- A variety of design features are encouraged to add visual interest and functionality to each home such as entry canopies and pergolas, front step to planter interface, feature screens, sun shades, house address identification, exterior light fixtures and similar visual interest items that may be approved by the architectural review consultant. Please refer to the design process graphic, for more information.
- Creative front steps that enhance the overall design of the front facade will be encouraged.
- Alternate primary design and secondary design features not listed here may be approved at the discretion of the architectural review consultant.
- Each dwelling should include primary and secondary design feature as listed below.

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### Primary Design Feature

- Central Feature
- Entry feature
- Wing Wall (Contemporary Modern) or Garage Feature (Prairie Modern)
- Projected Panel “hood” detail (Farmhouse Modern)

### Secondary Design Feature

#### *Prairie Modern*

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

#### *Contemporary Modern*

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

#### *Farmhouse Modern*

- Simple Modern Details
  - Masonry Applied as a Panel Detail
  - Wood Panel applied as a “block” feature
- Precast front steps must be concrete. Wood steps will not be permitted.
  - All materials used to construct design features must be complementary in colour and form to the overall design of the front facade.
  - Ornamentation must be contemporary in design and complement the home. No historical styles or details will be permitted e.g. Arches, decorative columns, animal ornaments, intricate mouldings etc.

### **11.3 Materials**

Please refer to the Materials Chart for approved material selections in “Schedule IV”.

- Unacceptable Wall Materials
  - Raw wood siding
  - Wood shakes
- Exterior walls that do not make up a front facade must be designed with complementary materials and colours.
- Vinyl siding is not permitted (as a primary material) on the front of the home. Vinyl board and batten will be allowed.
- A combination of approved complementary materials and colours must be used on all walls that face a street or a park. A maximum of 4 materials may be used per wall face.
- Alternate Materials not listed here may be approved at the discretion of the Architectural Review Consultant
- The facade may be composed of a recommended maximum of 75 % of any one material.
- No facade may be comprised of 100% material.
- Any accent material may only comprise a recommended maximum of 5% of the front or highly visible facade.

Commented [KR10]: Ask DV and Bedrock if they still want this. Ask Ryan.

## **12 Fencing, Landscape & Other**

### **12.1 Fencing**

Fencing on lots other than where provided is the responsibility of the purchaser to construct. Maintenance of all fencing is the sole responsibility of the purchaser.

Fencing in ONE at Keswick is to be coordinated in both design and colour and must be constructed according to the details attached in “Schedule II” for six-foot-high wood screen fence on side and

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rear yards. The approved colour is Golden Brown Semi-Transparent Stain. Brown pressure treated spruce posts will be permitted. Fences forward of the front of the house are not permitted

### 12.2 Fencing Requirements, Typical Lots

Fencing for typical lots shall be designed with 1.8m wood screen fencing along the rear and side yards in accordance with the City of Edmonton fencing guidelines: [https://www.edmonton.ca/residential\\_neighbourhoods/documents/PDF/Fence\\_Brochure.pdf](https://www.edmonton.ca/residential_neighbourhoods/documents/PDF/Fence_Brochure.pdf)  
Fencing height may be reduced to 1.2m along the length of the house structure.

### 12.3 Side yard Fencing, Zero Lot Line Lots

Fencing for Zero Lot Line Product should be installed as shown in “Schedule II”.

### 12.4 Landscape

It is the responsibility of the homeowner to landscape the yard. Landscaping of the unit must be completed within 12 months from substantial completion of dwelling construction.

Tree and shrub specifications must comply with City of Edmonton Land Use bylaw which is specific to zoning. Visit [www.edmonton.ca](http://www.edmonton.ca) for details.

Full sod in the front yard to the curb is required. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) with wood chip mulch or ground cover.

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

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

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

## 13 House Identification

House address identification must be graphically complementary in scale, colour and material to the overall design of the front facade. Please refer to the Contemporary Modern, Prairie Modern, and Farmhouse Modern design process graphics for more information available from the consultant.



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## 14 Siting

### 14.1 City Regulations

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

### 14.2 Grading

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

### 14.3 Plot Plans

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

## 15 Subdivision Appearance

### 15.1 Signage

Builder signage will be allowed on a builder's lot only; no home builder or contractor signage will be allowed on medians or boulevards.

### 15.2 Excavation Material

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

### 15.3 Clean-Up

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

### 15.4 Construction Activity

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

## 16 Other Important Guidelines

### 16.1 Sump Pumps

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

### 16.2 Downspouts

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

### 16.3 Roof Leader Requirements

The builder should confirm roof leader requirements from the approved engineering plans with the City of Edmonton.

## 17 Environmental Performance, Utilities, and Services

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

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

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

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

ONE at Keswick is part of The Yellowfish Program; meaning only rainwater is permitted to run into the storm system. Please follow the link and refer to “Sustainability” for more information.  
<https://cantiro.ca/communities/edmonton/one-at-keswick/amenities/>

## 18 Approval Process

### 18.1 Submissions

With the exception of the Skyview lots, all submissions for architectural approval will be submitted online through the StreetscapePLUS Lot Management System. Access to StreetscapePLUS is available by invitation only and every user on the system must belong to a builder group. If your builder group is already set up, then you are ready to request access. If you don't yet have a builder group — then you can contact us directly to have one set up and request the orientation package.

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

- a) One complete set of house plans; ¼” or 3/16” = 1’
- b) A copy of the Plot plan, prepared by Pals Surveys, 1:300, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) 1 completed application form.
- d) Material and colour samples as required.

Any changes by the builder from approved plans must be submitted to the developer or its designated design consultant and approved in writing. Incomplete applications cannot be processed. An application is deemed to be received on the date that it is submitted on the StreetscapePLUS platform.



For further information on how to submit for architectural approval, please visit the following webpage to download DPF instructions:

<https://support.streetscapeplus.com/support/home>

### 18.2 Damage Deposit

A damage deposit or Letter of Credit is due prior to house plan and grade approval to cover.

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

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

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

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

### 18.3 Release of Damage / Security Deposit

The Developer must be in receipt of the following:

- Rough grading and final grading approval from The City of Edmonton
- Written request for release accompanied by lot grading certificate

- Final inspection report by design consultant outlining as-built conformance with the guidelines and house plan approval
- Final inspection by designated design consultant for report of damages to municipal improvements
- Inspection of the completion of all landscaping requirements
- Damage deposits will not be released until all applicable Final Acceptance Certificates from the municipality have been received by the developer.

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

Security deposits will not be returned until Final Acceptance Certificate (FAC) is granted to the developer by the municipality. Typically, the FAC is granted by the municipality within 3 years after the installation of asphalt.

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

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

#### **18.4 Release of Landscaping/ Architectural Deposit**

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

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

- Final grading completed
- Final grading certificate
- Landscaping completed as per the landscape guidelines
- Water valve exposed and marked
- Sidewalks, street, gutter and curbs in clean condition
- All inspection requests are to be made through the Streetscape platform, using the same process as for the application

Once the final inspection is complete, a report will be sent to the builder. The builder will be notified of any deficiencies and will be given a time frame in which to correct the deficiencies. Upon receipt of an approved final inspection, the builder must contact the developer with approved report and final grade certificate for release of the architectural and landscaping deposit.

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



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## 18.5 Disputes

Individual concerns will be adjudicated by ONE at Keswick, and its decision will be final.



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**"Schedule I"**

**LOT INSPECTION REPORT**

This lot Inspection Report is to be completed and sent to Cantiro Communities at [info@cantiro.ca](mailto:info@cantiro.ca) within SEVEN (7) days of lot purchase.

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

***INSPECTION OF MUNICIPAL IMPROVEMENTS***

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

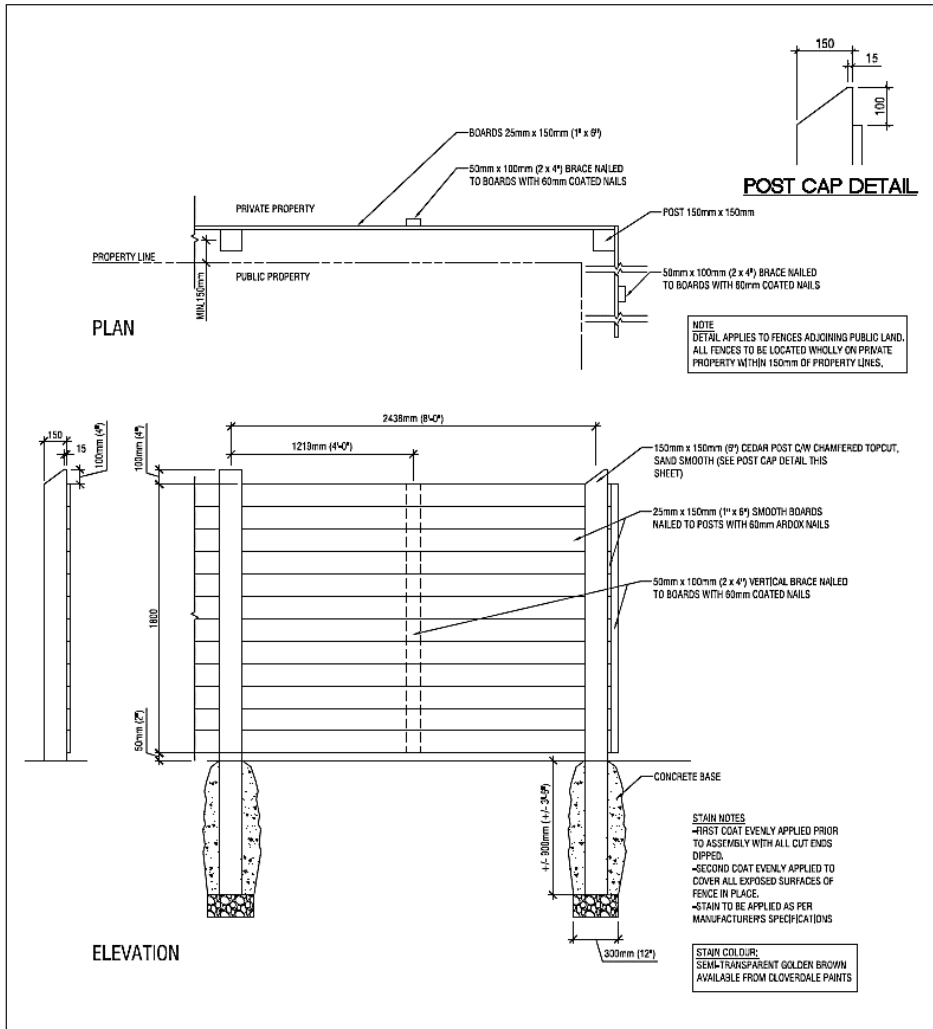
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**Photos of any damage noted above should be emailed with the inspection.**



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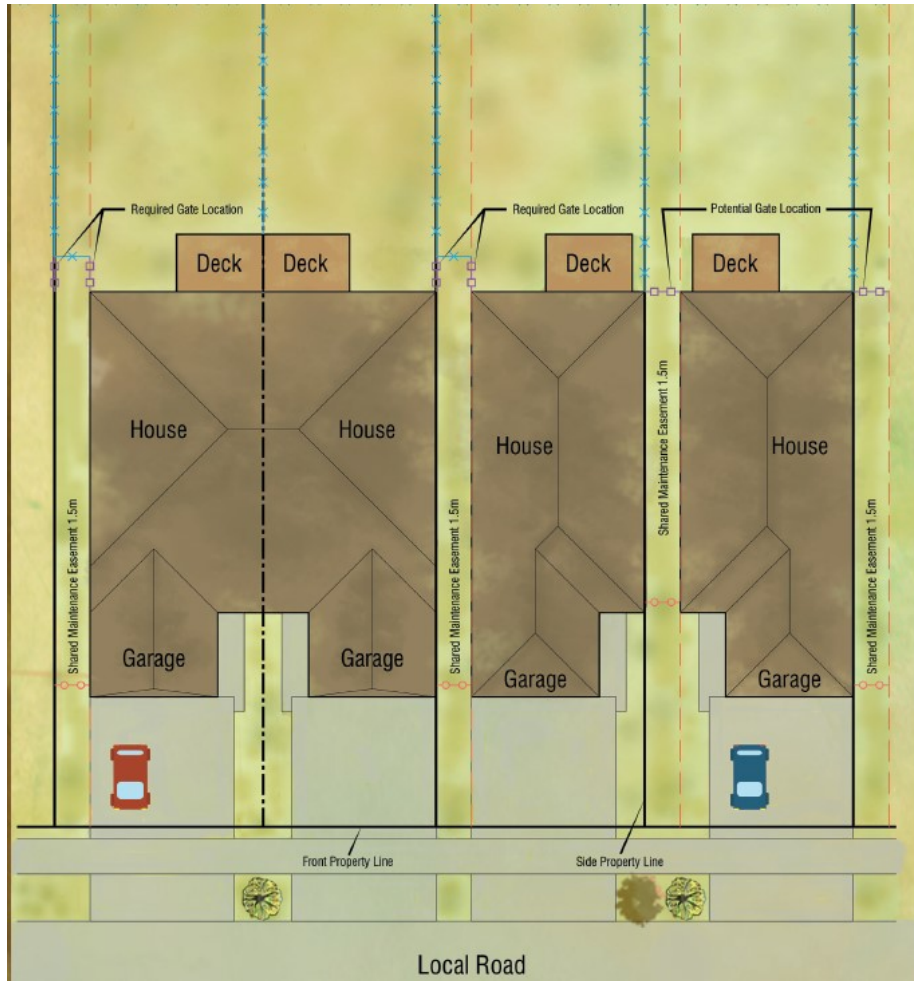
“Schedule II”



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## Zero Lot Line Fencing



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**"Schedule III" — Community Map**

Lots with enhanced elevations: 18-24 Block 21 & Lot 162Block 11



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**“Schedule IV”**

**Approved Material Selections**

The following are the approved material selections and colours for primary and secondary design features. Please note that the architectural consultant may consider and approve a material, colour, profile or texture not listed below; such materials and colours may be approved based on their merit and design use:

**Roof Material:**

<p><b>Asphalt Shingle</b>  <b>IKO Asphalt Shingle or similar</b>  <b>Cambridge or similar</b></p> <ul style="list-style-type: none"> <li>Charcoal Grey</li> <li>Dual Black</li> <li>Driftwood</li> </ul>	<p><b>Metal Roofing</b>  <b>Vicwest UltraVic or similar:</b></p> <ul style="list-style-type: none"> <li>OC 16068 Black</li> <li>OC 16072 Charcoal</li> <li>OC 16077 Cocoa Brown</li> </ul> <p><b>Decra or similar:</b></p> <ul style="list-style-type: none"> <li>Canyon Brown</li> <li>Midnight Eclipse</li> </ul>	<p><b>Slate</b>  <b>TruSlate or similar:</b></p> <ul style="list-style-type: none"> <li>Onyx Black</li> <li>Eco Green</li> <li>Greystone</li> <li>Mystic Grey</li> </ul>
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**Wall Material:**

<p><b>Stone</b>  <b>Eldorado Stone or similar:</b></p> <ul style="list-style-type: none"> <li>Dark, Rundle stacked stone</li> <li>Olympic stacked stone</li> <li>Banff Springs cliffstone</li> </ul> <p><b>Cultured Stone or similar:</b></p> <ul style="list-style-type: none"> <li>Blank Rundle Alpine ledgestone</li> <li>Black Mountain Alpine ledgestone</li> <li>Aspen Country ledgestone</li> <li>Bucks Country ledgestone</li> </ul>	<p><b>Brick</b>  <b>IXL or similar:</b></p> <ul style="list-style-type: none"> <li>Small IXL 126 Graybom Smooth</li> <li>Small IXL 151 Sable Smooth</li> <li>Small IXL 209 Russet Graitex</li> <li>Small IXL 213 Chocolate Brown Graitex</li> <li>Small IXL 219 Charcoal Graitex</li> <li>Small IXL 223 Laurentian Grey Graitex</li> <li>Small IXL 274 Victoria Grey Graitex</li> </ul>
<p><b>Stucco</b>          See approved colour palette for colour choices  <b>Textures:</b></p> <ul style="list-style-type: none"> <li>Fine Sand Float</li> <li>Medium Sand Float</li> </ul> <p><b>Composite Timber Board</b>  <b>Parktex or similar:</b></p> <ul style="list-style-type: none"> <li>Amber</li> <li>Rubi</li> <li>Copper</li> <li>Onyx</li> <li>Antra</li> </ul>	<p><b>Metal Cladding</b>  <b>Vicwest or similar:</b>          Vicwest 7/8” corrugated CL938, AD 300, or similar as approved by the architectural review consultant</p> <ul style="list-style-type: none"> <li>QC 16066 Tile Red</li> <li>QC 16072 Charcoal</li> <li>QC 16071 Stone Grey</li> <li>AZ 150 Galvalume</li> </ul>

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## Approved Colour Selections

### **Primary Colours — Stucco** *(or similar)*

<ul style="list-style-type: none"><li>• 2137-50 Sea Haze</li><li>• 2139-40 Heather Gray</li><li>• HC-106 Sandy Hook Gray</li><li>• HHC-163 Duxbury Gray</li><li>• 2137-40 Desert Twilight</li></ul>	<ul style="list-style-type: none"><li>• HC-86 Kingsport Gray</li><li>• CC-510 Buckhorn</li><li>• HC-85 Fairview Taupe</li><li>• CC-542 Willow</li><li>• HC-19 Norwich Brown</li></ul>	<ul style="list-style-type: none"><li>• CC-562 Night Owl</li></ul>
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### **Secondary Colours — Stucco** *(or similar)*

<ul style="list-style-type: none"><li>• OC-24 Cloud Cover</li><li>• OC-32 Tapestry Beige</li><li>• HC-172 Revere Pewter</li><li>• CC-500 Ranchwood</li><li>• HC-24 Pittsfield Bluff</li></ul>	<ul style="list-style-type: none"><li>• HC-21 Huntington Beige</li><li>• HC-89 Northampton Putty</li><li>• CC-362 Elk</li><li>• CC-512 Marshlands</li></ul>
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### **Accent Colours — Stucco** *(or similar)*

<ul style="list-style-type: none"><li>• 2166-10 Gold Rush</li><li>• CC-152 Laurentian Red</li><li>• CC-390 Rusty Nail</li><li>• HC-115 Georgian Green</li><li>• 2121-20 Steel Wool</li><li>• HC-57 Clinton Brown</li></ul>
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## Approved Colour Selections — Siding

The following are the approved main wall colours for Hardie Plank (by James Hardie) and Premium Siding (Royal, Mitten, Gentek, Kaycan)

And may also be used as a basis for Acrylic Stucco colours subject to Consultant Review.

### Hardie Plank (by James Hardie) or similar

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

### Vinyl Siding

All Premium (Dark) Colours — subject to Review by Consultant

Additional non – premium colors as noted below

<i>Royal</i>	<i>Mitten</i>	<i>Gentek</i>	<i>Kaycan</i>
<ul style="list-style-type: none"> <li>• Harvard Slate</li> <li>• Pebble Clay</li> <li>• Brownstone</li> <li>• Cyprus</li> <li>• Estate Grey</li> <li>• Heather</li> <li>• Flagstone )Sage)</li> </ul>	<ul style="list-style-type: none"> <li>• Stratus</li> <li>• Brownstone</li> <li>• Cypress</li> <li>• Flagstone</li> <li>• Ash</li> <li>• Sage</li> <li>• Clay</li> </ul>	<ul style="list-style-type: none"> <li>• Storm</li> <li>• Pebble/Khaki</li> <li>• Pebble</li> <li>• Juniper Grove</li> <li>• Dover Grey</li> <li>• Sage</li> </ul>	<ul style="list-style-type: none"> <li>• Stonecrest</li> <li>• Khaki 95</li> <li>• Prestige Beige</li> <li>• Willow Green</li> <li>• Flagstone</li> <li>• Sage</li> </ul>

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

## “Schedule V”

System/Colour Options	1	2	3	4	5	6	7	8
Roof	Black	Black	Black	Black	Black	Black	Black	Black
Main Wall (Board & Batten)	Linen	Linen	Linen	Linen	Linen	Linen	Linen	Linen
Secondary Wall (Board & Batten)	Ironstone	Ironstone	Ironstone	Ironstone	Ironstone	Ironstone	Ironstone	Ironstone
Accent Wall (Sipwall)	Koonya Maple	Desert Oak	Mountain Oak	Koonya Maple	Desert Oak	Mountain Oak	Caramel Zebra wood	Mountain Oak
Trims	0529 Black Licorice	0529 Black Licorice	0529 Black Licorice	0529 Black Licorice	0529 Black Licorice	0529 Black Licorice	0529 Black Licorice	0529 Black Licorice
Soffit, Fascia, Rainware	Black	Black	Black	Black	Black	Black	Black	Black
Railing	Black	Black	Black	Black	Black	Black	Black	Black
Front Door	0529 Black Licorice	0025 Prismatic Pearl	0529 Black Licorice	0025 Prismatic Pearl	0529 Black Licorice	0025 Prismatic Pearl	0529 Black Licorice	0025 Prismatic Pearl
Garage Door	0529 Black Licorice	0025 Prismatic Pearl	0529 Black Licorice	0025 Prismatic Pearl	0529 Black Licorice	0025 Prismatic Pearl	0529 Black Licorice	0025 Prismatic Pearl

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**Keswick: Sky View  
Lots 158 - 162**

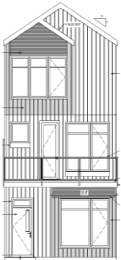
*Lot 158*

**Entertain**

**Elev. #1**

CP:

Sagivall –  
**Knotty Maple**  
Front door –  
#0529 Black  
Licorice



*Lot 159*

**Family**

**Elev. #2**

CP:

Sagivall –  
**Desert Oak**  
Front Door -  
#0025  
Prismatic Pearl



*Lot 160*

**Career**

**Elev. #1**

CP:

Sagivall –  
**Mountain Oak**  
Front door –  
#0529  
Black Licorice



*Lot 161*

**Entertain**

**Elev. #2**

CP:

Sagivall –  
**Knotty Maple**  
Front Door -  
#0025  
Prismatic Pearl



*Lot 162*

**Family**

**Elev. #1**

CP:

Sagivall –  
**Desert Oak**  
Front door –  
#0529  
Black Licorice

