



Architectural Guidelines
Townhouse
September 7, 2017

Block 16, Lots 15-46

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1.0 Purpose of Guidelines

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

2.0 Approval Process

Submissions

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

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

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

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

Please forward submissions to:

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

2.1 Damage/Security Deposit

A damage deposit or Letter of Credit in the amount of \$15,000.00 (regardless of the number of lots) is due prior to house plan and grade approval to cover:

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

2.2 Lot Inspections

The builder/property owner will be responsible for damages to infrastructure, servicing and amenities on and surrounding the lot. Accordingly, each builder/property owner shall inspect the conditions of curbs, sidewalks, streetlights, services etc. on his lot and must submit written notice of any damages to the Developer within 7 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

A LOT INSPECTION REPORT attached as “Schedule I” must be completed and returned to Cantiro within seven (7) days of lot purchase, or completion of concrete curbs, or any and all lot damages will be assessed to the purchaser.

2.3 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 or project approval
- Final inspection by designated Design Consultant for report of damages to municipal improvements
- Inspection of the completion of all landscaping requirements

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 3 years after the installation of asphalt.

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

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

2.4 Disputes

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

2.5 Landscape 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 security deposit must be paid by the purchaser, to be refunded by the Developer, upon confirmation of the satisfactory completion of the landscaping. If the builder is responsible for landscaping all townhouse lots, the builder must provide a letter of credit.

2.6 Release of Landscaping/Architectural Deposit

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

- Final grading completed
- Final grading certificates and approved grading inspection report
- Landscaping completed as per the landscape guidelines

- Water valve exposed and marked
- Sidewalks, street, gutter and curbs in clean condition
- Written request to Windward Landtec to conduct the inspection

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

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

3.0 Design Vision of ONE at Keswick

The design vision for ONE at Keswick represents a contemporary modern esthetic. This is achieved by using materials, colours and forms that create a sense of modern urban living, in a unique suburban environment. The contemporary vision for the individual house facades will be achieved through simple forms and well-proportioned elements combined with a controlled use of materials and colours as indicated by the images below. These two forms are referred to in these Design Guidelines as Prairie Modern and Contemporary Modern. All single family renderings in this document are inserted to demonstrate the intent of the design as it applies to front drive townhouses in Stage 12.

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

Prairie Modern



Contemporary Modern



3.1 Façade Design

Objectives:

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

Controls:

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

3.2 Roofs

Objectives:

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

Controls:

- The Modern Contemporary design permits barreled or simulated barreled rooflines.
- The Prairie Modern roof design is limited to a hip or cottage roof throughout the design.
- Flat roofs will be accepted — Low Slope Flat Roofs will also be accepted.
- All visible roof pitches must be 3:12 to 5:12 for both Prairie Modern and Modern Contemporary.
- Roof eave overhangs must be a minimum of 24" for Prairie Modern and must be a minimum of 18" for Contemporary Modern. It is recommended where possible to provide a larger overhang to meet the style.
NOTE: Flat Roofs will be exempt from this requirement.
- 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 hardie/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 Consultants approval.

3.3 Chimney

Objective:

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

Control:

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

3.4 Garage Doors

Objectives:

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

Control:

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

3.5 Windows

Objectives:

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

Control:

- Traditional muntin and mullion arrangements throughout the entire window panel will not be permitted for the Modern Contemporary or Prairie Modern design themes.
- Traditional muntin and mullion arrangements to the top third of the window will be permitted for the Prairie Modern and Contemporary Modern design theme.
- Window frames must be complementary in colour to the overall selected design theme of Prairie Modern and Contemporary Modern. Black or grey windows are recommended for the Contemporary Modern style.
- White window frames are permitted.
- No half round, quarter round, or palladium window styles will be permitted.
- The Architectural Review Consultant may approve a window design or colour not listed within these guidelines.

3.6 Primary and Secondary Design Features

Objectives:

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

Control:

- Front steps that enhance the overall design of the front facade will be encouraged.
- Alternate Primary Design and Secondary Design Features not listed here may be approved at the discretion of the Architectural Review Consultant.
- Each dwelling should include primary and secondary design feature as listed below. Please see Design Guideline graphics.

Primary Design Feature

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

Secondary Design Feature

Prairie Modern

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

Contemporary Modern

- Framing Accent
 - Screening Feature
 - Entry Planter
 - Street-side Deck
 - Background Accent Feature
-
- Precast front steps may be of plain finish or exposed aggregate
 - 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.

4.0 House Address Identification

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

5.0 Materials

Objectives:

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

Controls:

- 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.
- The primary material on the front façade of the Contemporary Modern style may be vinyl siding but must be incorporated with other contemporary modern design features to reflect the Contemporary Modern theme.
- 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

- Primary and secondary design features of the façade may not include vinyl. Please see Design Guideline graphics for primary and secondary design features.

6.0 Materials

Objectives:

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

Control:

- Please see Schedule V for approved alternate colour selections for the abovementioned lots.
- 1 primary and 2 accent colours are required
- Accent colours should be used on the primary and secondary design feature components.
- 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 a maximum of 4 colours

7.0 Massing

Houses are to have a consistency of mass and volume within the streetscape.

8.0 Site Planning and Grading

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

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

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

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

9.0 Driveways and Garages

Lots must, at a minimum, include a single front attached garage and must be located in accordance with the garage location plan. Driveways and front walks may be constructed of concrete, including plain, stamped and coloured concrete, coloured concrete pavers and exposed or washed concrete. Where coloured concrete or pavers are utilized, the colour must be expressly approved.

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

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

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

10.0 Landscape Guidelines

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

10.1 Landscaping

At a minimum, one tree and a prepared shrub bed containing at least six shrubs at a minimum 18" height or spread. Full sod in the front yard to the curb is also required. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) with wood chip mulch or ground cover.

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.

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

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

10.2 Fencing

Objective:

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

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

10.3 Front Walks

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

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

11.0 Subdivision Appearance

11.1 Signage

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

11.2 Excavation Material

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

11.3 Clean Up

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

12.0 Other Important Guidelines

12.1 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.

12.2 Downspouts

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

12.3 Roof Leader Requirements

The builder should refer to the approved engineering drawings to determine any roof leader requirements.

13.0 Environmental Performance, Utilities and Services

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

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

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

14.0 Satellite Dishes and Recreational Vehicles

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.



LOT INSPECTION REPORT

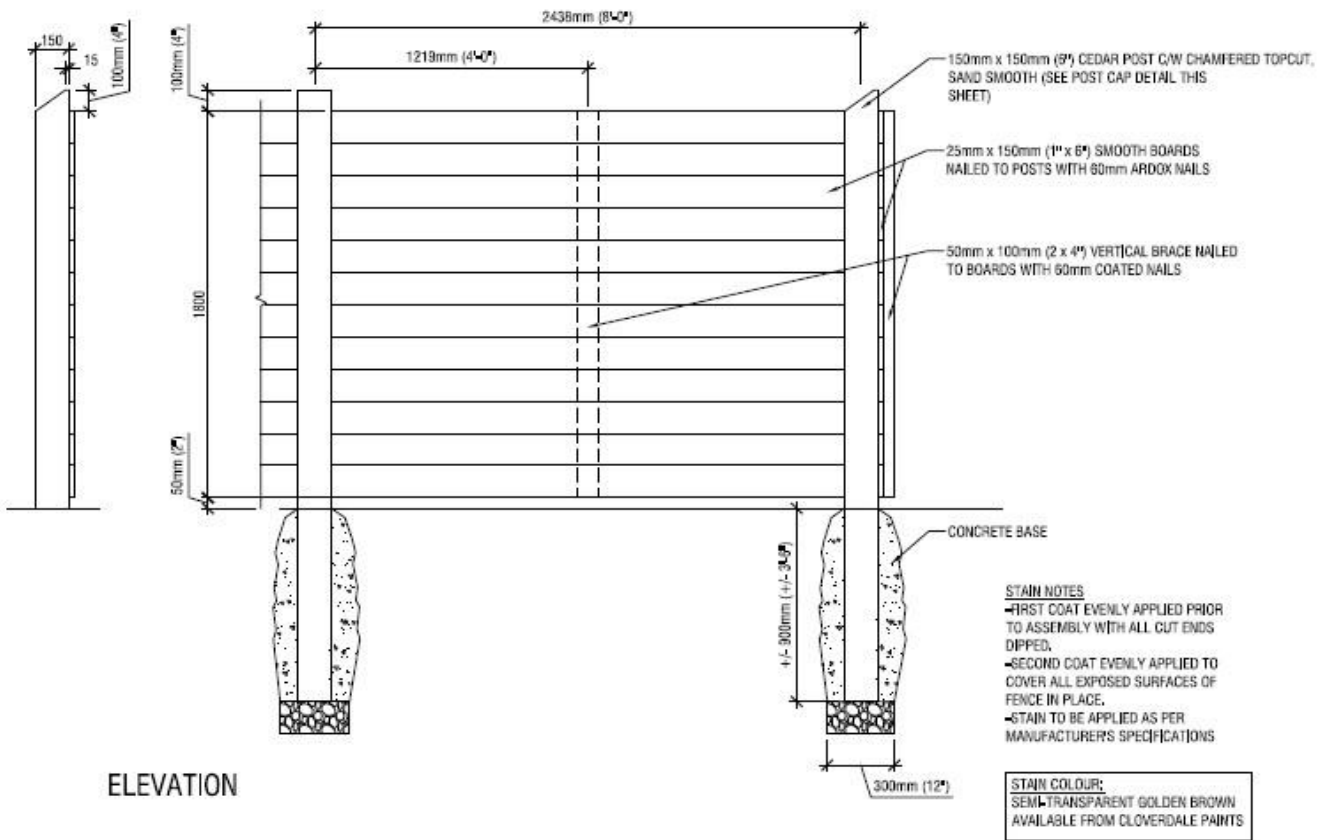
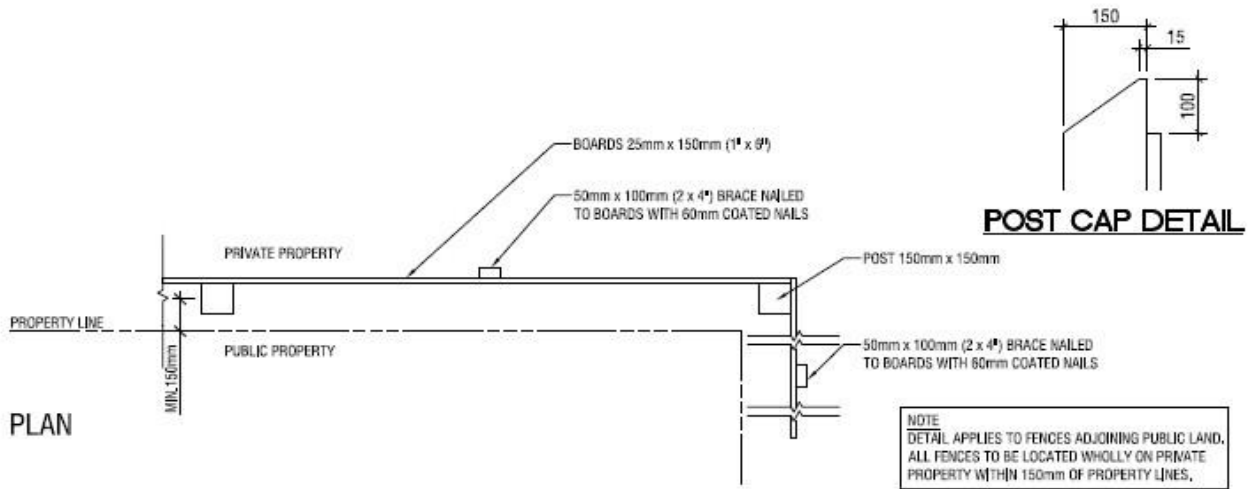
This lot Inspection Report is to be completed and faxed to Cantiro at 780.484.5397 or info@Cantiro.ca within SEVEN (7) days of lot purchase.

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

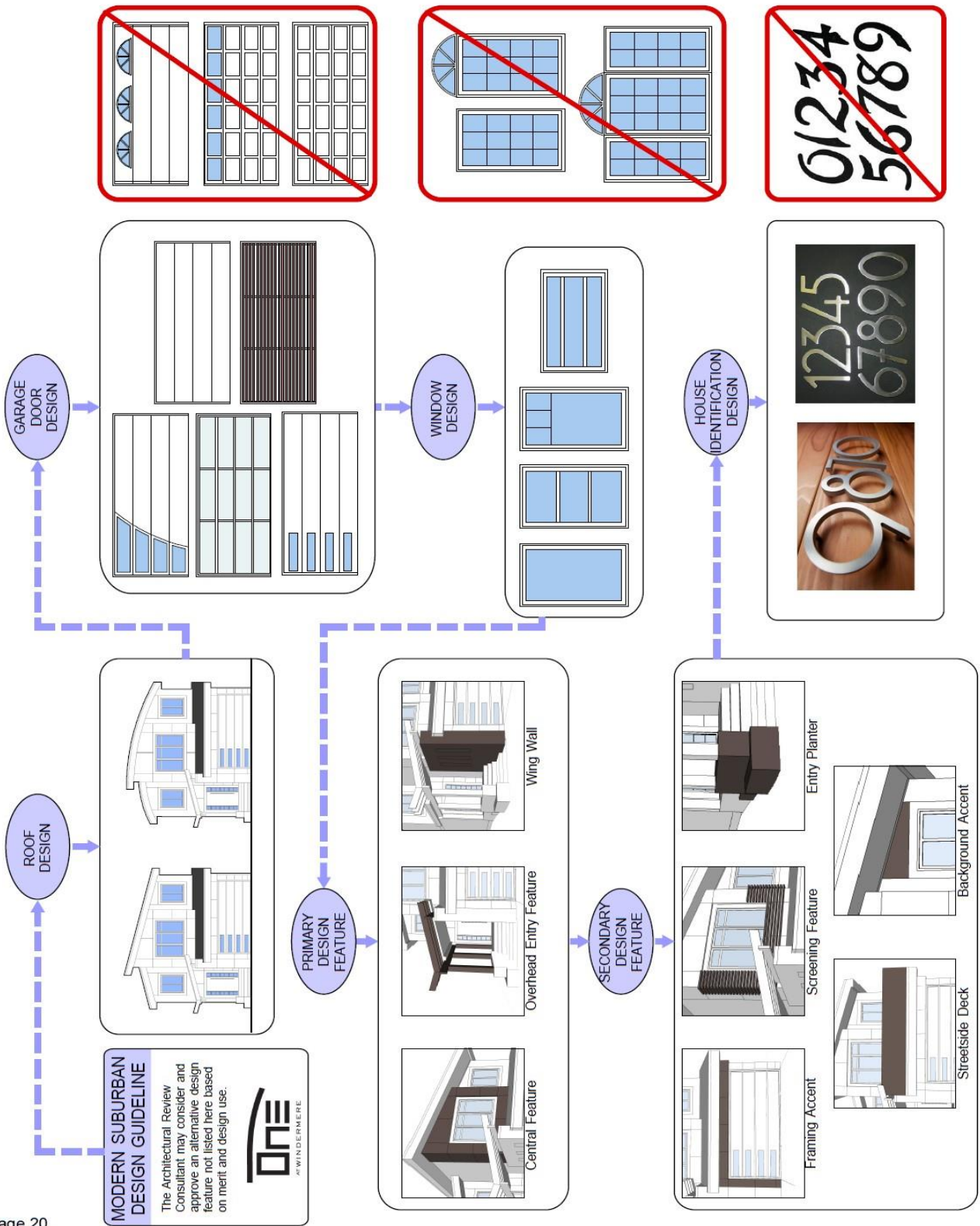
INSPECTION OF MUNICIPAL IMPROVEMENTS

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

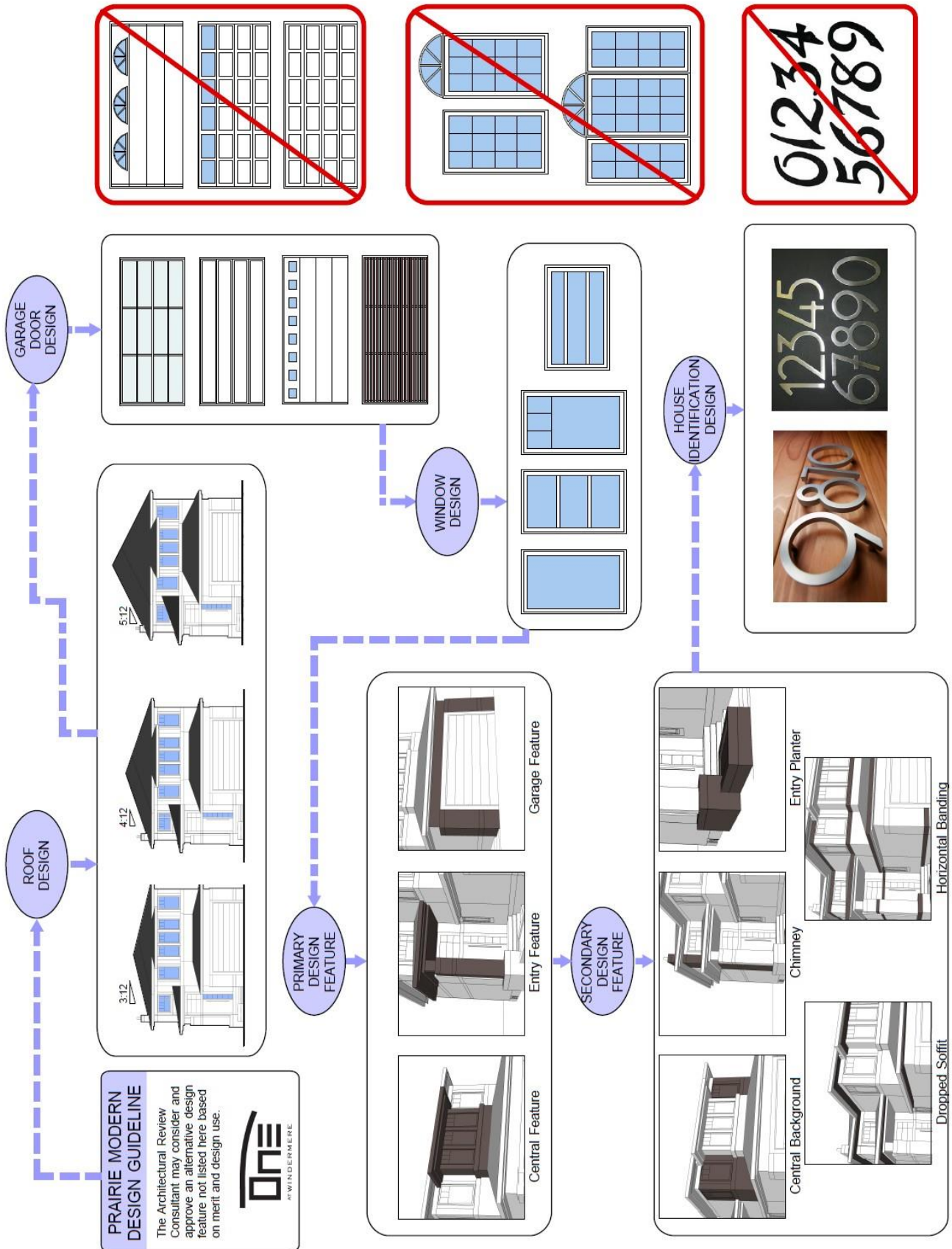
"Schedule II"



"Schedule III"



"Schedule IV"



"Schedule V"



Front Elevation – Show Home Block – Building 1



Front Elevation – Building 2



Front Elevation – Building 3



Front Elevation – Building 4



Front Elevation – Building 5



Front Elevation – Building 6



Front Elevation – Building 7



Front Elevation – Building 8

exterior colour chart.

1. Roofing	
Flat Roof Manufacturer;	Standing Seam Roof
Flat Roof Colour;	Black
Veranda Roof Manufacturer;	Standing Seam Roof
Veranda Roof Colour;	Black
Veranda Post;	Grey Tabby 00NN 16/000

2. Exterior Walls	
Horizontal Siding;	Royal - Ironstone
Vertical Siding;	Royal - White (please refer to transition locations)
Corner Trim;	To Match Siding/Stucco
Smartboard Panels Between Windows;	Grey Tabby 00NN 16/000 (no batten)
Smartboard Trim Around Garage Door (ONLY);	Obsidian Glass 00NN 13/000
Orange Stucco Side w/ Return:	Kaleidoscope 70YR 26/605
Green Stucco Bump Out:	Wreath of Green 70GY 11/300
Green Stucco Common Wall;	Wreath of Green 70GY 11/300
Grey Veranda Stucco Wall:	In Between Middle Unit's Front Roof: Grey Tabby 00NN 16/000
Yellow Stucco Common Wall:	Golden Sun 20YY 49/757
Yellow Stucco Bump Out:	Golden Sun 20YY 47/757

3. Trim and Details	
Soffit;	Royal - Charcoal
Fascia:	Royal - Charcoal
Downspouts;	Royal - Charcoal
Eavestroughs:	Royal - Charcoal
Flashings:	Royal - Charcoal
Cladding:	Royal - Charcoal
Aluminum Window Trim;	N/A

4. Doors	
Front Door:	Obsidian Glass 00NN 13/000
Patio Door:	Obsidian Glass 00NN 13/000
Garage Man Door;	Obsidian Glass 00NN 13/000
Overhead Door:	Obsidian Glass 00NN 13/000
Weather Strip;	Black

5. Deck and Railings	
Front Veranda Deck;	Broom Finish - Pour in Place
Rear Deck Manufacturer;	N/A
Rear Deck Colour;	Pressure Treated
Rear Deck Railing;	Black Aluminum (Picket)
Rear Deck Post;	Pressure Treated

exterior colour chart.

6. Windows	
Interior Window Colour and Grills;	White
Exterior Window Colour and Grills;	Black
Obscure Glass;	N/A

7. Driveway & Sidewalk	
Driveway;	Broom Finish
Sidewalk;	Broom Finish

1. Roofing	
Flat Roof Manufacturer;	Standing Seam Roof
Flat Roof Colour;	Black
Veranda Roof Manufacturer;	Standing Seam Roof
Veranda Roof Colour;	Black
Veranda Post;	Grey Tabby 00NN 16/000

2. Exterior Walls	
Horizontal Siding;	Royal - Ironstone
Vertical Siding;	Royal - White (please refer to transition locations)
Corner Trim;	To Match Siding/Stucco
Smartboard Panels Between Windows;	Grey Tabby 00NN 16/000 (no batten)
Smartboard Trim Around Garage Door	Obsidian Glass 00NN 13/000
Other;	N/A
Blue Stucco BumpOut;	Champion Blue 30BB18/318
Blue Stucco Common Wall:	Champion Blue 30BB 18/318
Grey Veranda Stucco Wall:	In Between Middle Unit's Front Roof: Grey Tabby 00NN 16/000
Red Stucco Common Wall:	Swedish Berry 98RR 10/318
Red Stucco Bump Out:	Swedish Berry 98RR 10/318

3. Trim and Details	
Soffit;	Royal - Charcoal
Fascia:	Royal - Charcoal
Downspouts;	Royal - Charcoal
Eavestroughs:	Royal - Charcoal
Flashings:	Royal - Charcoal
Cladding:	Royal - Charcoal
Aluminum Window Trim;	N/A

exterior colour chart.

4. Doors	
FrontDoor:	Obsidian Glass 00NN 13/000
Patio Door:	Obsidian Glass 00NN 13/000
Garage Man Door;	Obsidian Glass 00NN 13/000
Overhead Door:	Obsidian Glass 00NN 13/000
Weather Strip;	Black

5. Deck and Railings	
Front VerandaDeck;	Broom Finish - Pour in Place
Rear Deck Manufacturer;	N/A
Rear Deck Colour;	Pressure Treated
Rear Deck Railing;	Black Aluminum (Picket)
Rear Deck Post;	Pressure Treated

6. Windows	
Interior Window Colour and Grills;	White
Exterior Window Colour and Grills;	Black
Obscure Glass;	N/A

7. Driveway & Sidewalk	
Driveway;	Broom Finish
Sidewalk;	Broom Finish

1. Roofing	
Flat Roof Manufacturer;	Standing Seam Roof
Flat Roof Colour;	Black
Veranda Roof Manufacturer;	Standing Seam Roof
Veranda Roof Colour;	Black
Veranda Post;	Grey Tabby 00NN 16/000

2. Exterior Walls	
Horizontal Siding;	Royal - Ironstone
Vertical Siding;	Royal - White (please refer to transition locations)
Corner Trim;	To Match Siding/Stucco
Smartboard Panels Between Windows;	Grey Tabby 00NN 16/000 (no batten)
Smartboard Trim Around Garage Door	Obsidian Glass 00NN 13/000
Other:	N/A
Purple Stucco Bump Out:	Sweet Sari 90RB 16/244
Purple Stucco Common Wall:	Sweet Sari 90RB 16/244

exterior colour chart.

Grey Veranda Stucco Wall:	In Between Middle Unit's Front Roof: Grey Tabby 00NN 16/000
Green Stucco Common Wall:	Therapeutic Green 30GY 15/242
Green Stucco Bump Out:	Therapeutic Green 30GY 15/242

3. Trim and Details	
Soffit;	Royal - Charcoal
Fascia:	Royal - Charcoal
Downspouts;	Royal - Charcoal
Eavestroughs:	Royal - Charcoal
Flashings:	Royal - Charcoal
Cladding:	Royal - Charcoal
Aluminum Window Trim;	N/A

4. Doors	
Front Door:	Obsidian Glass 00NN 13/000
Patio Door:	Obsidian Glass 00NN 13/000
Garage Main Door;	Obsidian Glass 00NN 13/000
Overhead Door:	Obsidian Glass 00NN 13/000
Weather Strip;	Black

5. Deck and Railings	
Front Veranda Deck;	Broom Finish - Pour in Place
Rear Deck Manufacturer;	N/A
Rear Deck Colour;	Pressure Treated
Rear Deck Railing;	Black Aluminum (Picket)
Rear Deck Post;	Pressure Treated

6. Windows	
Interior Window Colour and Grills;	White
Exterior Window Colour and Grills;	Black
Obscure Glass;	N/A

7. Driveway & Sidewalk	
Driveway;	Broom Finish
Sidewalk;	Broom Finish

1. Roofing	
Flat Roof Manufacturer;	Standing Seam Roof
Flat Roof Colour;	Black
Veranda Roof Manufacturer;	Standing Seam Roof

exterior colour chart.

Veranda Roof Colour;	Black
Veranda Post;	Grey Tabby 00NN 16/000

2. Exterior Walls

Horizontal Siding;	Royal - Ironstone
Vertical Siding;	Royal - White (please refer to transition locations)
Corner Trim;	To Match Siding/Stucco
Smartboard Panels Between Windows;	Grey Tabby 00NN 16/000 (no batten)
Smartboard Trim Around Garage Door	Obsidian Glass 00NN 13/000
Other:	N/A
Blue Stucco Bump Out:	Phantom Blue 72BB 07/288
Blue Stucco Common Wall:	Phantom Blue 72BB 07/288
Grey Veranda Stucco Wall:	In Between Middle Unit's Front Roof: Grey Tabby 00NN 16/000
Red Stucco Common Wall:	French Stripe Red 10YR 17/465
Red Stucco Bump Out:	French Stripe Red 10YR 17/465

3. Trim and Details

Soffit;	Royal - Charcoal
Fascia:	Royal - Charcoal
Downspouts;	Royal - Charcoal
Eavestroughs:	Royal - Charcoal
Flashings:	Royal - Charcoal
Cladding:	Royal - Charcoal
Aluminum Window Trim;	N/A

4. Doors

Front Door:	Obsidian Glass 00NN 13/000
Patio Door:	Obsidian Glass 00NN 13/000
Garage Man Door;	Obsidian Glass 00NN 13/000
Overhead Door:	Obsidian Glass 00NN 13/000
Weather Strip;	Black

5. Deck and Railings

Front Veranda Deck;	Broom Finish - Pour in Place
Rear Deck Manufacturer;	N/A
Rear Deck Colour;	Pressure Treated
Rear Deck Railing;	Black Aluminum (Picket)

exterior colour chart.

Rear Deck Post;	Pressure Treated
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6. Windows	
Interior Window Colour and Grills;	White
Exterior Window Colour and Grills;	Black
Obscure Glass;	N/A

7. Driveway & Sidewalk	
Driveway;	Broom Finish
Sidewalk;	Broom Finish

1. Roofing	
Flat Roof Manufacturer;	Standing Seam Roof
Flat Roof Colour;	Black
Veranda Roof Manufacturer;	Standing Seam Roof
Veranda Roof Colour;	Black
Veranda Post;	Grey Tabby 00NN 16/000

2. Exterior Walls	
Horizontal Siding;	Royal - Ironstone
Vertical Siding;	Royal - White (please refer to transition locations)
Corner Trim;	To Match Siding/Stucco
Smartboard Panels Between Windows;	Grey Tabby 00NN 16/000 (no batten)
Smartboard Trim Around Garage Door	Obsidian Glass 00NN 13/000
Other:	N/A
Yellow Stucco Bump Out:	Golden Sun 20YY 49/757
Yellow Stucco Common Wall:	Golden Sun 20YY 49/757
Grey Veranda Stucco Wall:	In Between Middle Unit's Front Roof: Grey Tabby 00NN 16/000
Green Stucco Common Wall:	Wreath of Green 70GY 11/300
Green Stucco Bump Out:	Wreath of Green 70GY 11/300

3. Trim and Details	
So%ot;	Royal - Charcoal
Fascia:	Royal - Charcoal
Downspouts;	Royal - Charcoal
Eavestroughs:	Royal - Charcoal

exterior colour chart.

Flashings:	Royal - Charcoal
Cladding:	Royal - Charcoal
Aluminum Window Trim;	N/A

4. Doors	
FrontDoor:	Obsidian Glass 00NN 13/000
Patio Door:	Obsidian Glass 00NN 13/000
Garage Man Door;	Obsidian Glass 00NN 13/000
Overhead Door:	Obsidian Glass 00NN 13/000
Weather Strip;	Black

5. Deck and Railings	
Front VerandaDeck;	Broom Finish - Pour in Place
Rear Deck Manufacturer;	N/A
Rear Deck Colour;	Pressure Treated
Rear Deck Railing;	Black Aluminum (Picket)
Rear Deck Post;	Pressure Treated

6. Windows	
Interior Window Colour and Grills;	White
Exterior Window Colour and Grills;	Black
Obscure Glass;	N/A

7. Driveway & Sidewalk	
Driveway;	Broom Finish
Sidewalk;	Broom Finish

1. Roofing	
Flat Roof Manufacturer;	Standing Seam Roof
Flat Roof Colour;	Black
Veranda Roof Manufacturer;	Standing Seam Roof
Veranda Roof Colour;	Black
Veranda Post;	Grey Tabby 00NN 16/000

2. Exterior Walls	
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exterior colour chart.

Horizontal Siding;	Royal - Ironstone
Vertical Siding;	Royal - White (please refer to transition locations)
Corner Trim;	To Match Siding/Stucco
Smartboard Panels Between Windows;	Grey Tabby 00NN 16/000 (no batten)
Smartboard Trim Around Garage Door	Obsidian Glass 00NN 13/000
Other:	N/A
Orange Stucco Bump Out:	Kaleidoscope 70YR 26/605
Orange Stucco Common Wall:	Kaleidoscope 70YR 26/605
Grey Veranda Stucco Wall:	In Between Middle Unit's Front Roof: Grey Tabby 00NN 16/000
Purple Stucco Common Wall:	Sweet Sari 90RB 16/244
Purple Stucco Bump Out:	Sweet Sari 90RB 16/244

3. Trim and Details	
Siding;	Royal - Charcoal
Fascia:	Royal - Charcoal
Downspouts;	Royal - Charcoal
Eavestroughs:	Royal - Charcoal
Flashings:	Royal - Charcoal
Cladding:	Royal - Charcoal
Aluminum Window Trim;	N/A

4. Doors	
Front Door:	Obsidian Glass 00NN 13/000
Patio Door:	Obsidian Glass 00NN 13/000
Garage Man Door;	Obsidian Glass 00NN 13/000
Overhead Door:	Obsidian Glass 00NN 13/000
Weather Strip;	Black

5. Deck and Railings	
Front Veranda Deck;	Broom Finish - Pour in Place
Rear Deck Manufacturer;	N/A
Rear Deck Colour;	Pressure Treated
Rear Deck Railing;	Black Aluminum (Picket)
Rear Deck Post;	Pressure Treated

6. Windows	
Interior Window Colour and Grills;	White

exterior colour chart.

Exterior Window Colour and Grills;	Black
Obscure Glass;	N/A

7. Driveway & Sidewalk

Driveway;	Broom Finish
Sidewalk;	Broom Finish

1. Roofing

Flat Roof Manufacturer;	Standing Seam Roof
Flat Roof Colour;	Black
Veranda Roof Manufacturer;	Standing Seam Roof
Veranda Roof Colour;	Black
Veranda Post;	Grey Tabby 00NN 16/000

2. Exterior Walls

Horizontal Siding;	Royal - Ironstone
Vertical Siding;	Royal - White (please refer to transition locations)
Corner Trim;	To Match Siding/Stucco
Smartboard Panels Between Windows;	Grey Tabby 00NN 16/000 (no batten)
Smartboard Trim Around Garage Door	Obsidian Glass 00NN 13/000
Other:	N/A
Red Stucco Bump Out:	Swedish Berry 98RR 10/318
Red Stucco Common Wall:	Swedish Berry 98RR 10/318
Grey Veranda Stucco Wall:	In Between Middle Unit's Front Roof: Grey Tabby 00NN 16/000
Blue Stucco Common Wall:	Champion Blue 30BB 18/318
Blue Stucco Bump Out:	Champion Blue 30BB 18/318

3. Trim and Details

Soffit;	Royal - Charcoal
Fascia:	Royal - Charcoal
Downspouts;	Royal - Charcoal
Eavestroughs:	Royal - Charcoal
Flashings:	Royal - Charcoal
Cladding:	Royal - Charcoal
Aluminum Window Trim;	N/A

exterior colour chart.

4. Doors	
FrontDoor:	Obsidian Glass 00NN 13/000
Patio Door:	Obsidian Glass 00NN 13/000
Garage Man Door;	Obsidian Glass 00NN 13/000
Overhead Door:	Obsidian Glass 00NN 13/000
Weather Strip;	Black

5. Deck and Railings	
Front VerandaDeck;	Broom Finish - Pour in Place
Rear Deck Manufacturer;	N/A
Rear Deck Colour;	Pressure Treated
Rear Deck Railing;	Black Aluminum (Picket)
Rear Deck Post;	Pressure Treated

6. Windows	
Interior Window Colour and Grills;	White
Exterior Window Colour and Grills;	Black
Obscure Glass;	N/A

7. Driveway & Sidewalk	
Driveway;	Broom Finish
Sidewalk;	Broom Finish

1. Roofing	
Flat Roof Manufacturer;	Standing Seam Roof
Flat Roof Colour;	Black
Veranda Roof Manufacturer;	Standing Seam Roof
Veranda Roof Colour;	Black
Veranda Post;	Grey Tabby 00NN 16/000

2. Exterior Walls	
Horizontal Siding;	Royal - Ironstone
Vertical Siding;	Royal - White (please refer to transition locations)
Corner Trim;	To Match Siding/Stucco
Smartboard Panels Between Windows;	Grey Tabby 00NN 16/000 (no batten)
Smartboard Trim Around Garage Door	Obsidian Glass 00NN 13/000

exterior colour chart.

Red Stucco Bump Out:	French Stripe Red 10YR 17/465
Red Stucco Common Wall:	French Stripe Red 10YR 17/465
Grey Veranda Stucco Wall:	In Between Middle Unit's Front Roof: Grey Tabby 00NN 16/000
Blue Stucco Common Wall:	Phantom Blue 72BB 07/288
Blue Stucco Bump Out:	Phantom Blue 72BB 07/288
Green Stucco Side w/ Return:	Therapeutic Green 30GY 15/242

3. Trim and Details	
Soffit;	Royal - Charcoal
Fascia:	Royal - Charcoal
Downspouts;	Royal - Charcoal
Eavestroughs:	Royal - Charcoal
Flashings:	Royal - Charcoal
Cladding:	Royal - Charcoal
Aluminum Window Trim;	N/A

4. Doors	
Front Door:	Obsidian Glass 00NN 13/000
Patio Door:	Obsidian Glass 00NN 13/000
Garage Man Door;	Obsidian Glass 00NN 13/000
Overhead Door:	Obsidian Glass 00NN 13/000
Weather Strip;	Black

5. Deck and Railings	
Front Veranda Deck;	Broom Finish - Pour in Place
Rear Deck Manufacturer;	N/A
Rear Deck Colour;	Pressure Treated
Rear Deck Railing;	Black Aluminum (Picket)
Rear Deck Post;	Pressure Treated

6. Windows	
Interior Window Colour and Grills;	White
Exterior Window Colour and Grills;	Black
Obscure Glass;	N/A

7. Driveway & Sidewalk

exterior colour chart. _____

Driveway;	Broom Finish
Sidwalk;	Broom Finish