

HEARTWOOD

Architectural Design Guidelines (Stage 1)

March 2025

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INTRODUCTION AND BACKGROUND

Rohit extends a warm welcome to Heartwood, a new master-planned community that seeks to strengthen the dense social fabric and urban community that is growing at the heart of Southeast Calgary. Heartwood will be master planned to suit the needs of the discerning home buyer, offering a dynamic range of housing product with accessibility to outdoor spaces, parks, and pathways which have been creatively designed to enhance the quality of the built environment. Guided by a design approach that seeks to challenge the status quo, our architectural vision for Heartwood will employ both mountain and urban influences to create cohesive, dynamic streetscapes which will be unified through common design elements and features that reinforce the character and lifestyle of the neighborhood in an expression of harmony. The architectural styles chosen – Urban Timber, Alpine Stone, and Nordic Farmhouse – will be timeless – integrating modern day design characteristics through the use of clean lines, simplified details, high-quality natural materials, and a minimalist approach to the design – seeking to bring about a modern and desired look to Calgary's residential architecture. Heartwood will draw upon the individuality of its buyers to create a place where all types of homes and people exist happily, synergistically, and together shape the community vision.

1.1 ARCHITECTURAL GUIDELINE OBJECTIVES

The Architectural Guidelines are prepared to provide a design framework for builders and designers when planning their new home builds in Heartwood. The objectives are to promote a high level of architectural detail, ensure appropriate building form, encourage landscaping features that enhance the environment and certify awareness of community sustainability. The Architectural Guidelines have been written in a definitive manner with multiple examples to allow both creativity and market differentiation while respecting continuity in home designs throughout the community. Text, illustration, photos, and models are intended to provide guidance to those participating in the design and construction process; however, they are not always absolute or prescriptive, and they encourage design creativity and diversity within a range of architectural styles.

SITE PLANNING

The siting of buildings is critical to the design success not only of individual homes, but to the neighborhood. Side yard setbacks and staggering of houses on adjacent lots can provide for privacy, separation, improved landscaping features, and a welcoming streetscape. Builders are to choose home designs that are suited to all the attributes of the lot – as relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbor and the subdivision.

2.1 HOUSE PLACEMENT & WIDTH

Builders are to review all available information and ensure the proposed house considers the lot size, lot location, site grading and view potential. Additional considerations in house placement are:



- Houses are expected to fill the lot width appropriately and provide interesting and appropriate elevations in exposed locations. In general, homes will be expected to be within 2'-0" of the building pocket with the exceptions listed below.
- 22' will be the minimum width for front drive product,
- 18' will be the minimum width for non-front drive detached product.

Minimum house width and sizes will be specified for each phase in Heartwood based on the Lot Codes & Special Requirements (Schedule "A") provided at the release of lots. Houses are expected to have a consistency of mass and volume within the streetscape. Houses that are not suitably consistent will require additions or alterations to improve their streetscape presence.

2.2 GARAGE LOCATIONS

Garage locations will vary as per the marketing plan and lot size. Garage options will include:

- Double front drive and triple front (when lot size permits).
- Rear detached.

Please note: Garage locations for the front-drive product will be paired – to preserve the site principles of Heartwood and ensure adequate street parking is available. Builders will be encouraged to design floor plans with the necessary variation in floor plan design to accommodate side entry this.

2.3 SETBACKS

2.3.1 Front Setback

The developer's architectural consultant will monitor front setbacks at the preliminary review stage and adjust them at their discretion to achieve the site planning principles of Heartwood. Additional considerations may include:

- To create more interesting streetscapes, variety will be provided **and required** in the front setbacks along the street. Exceptions may be granted due to lot constraints.
- Pie-lots will be sited with additional considerations – building relationships are integral – to ensure that adequate space is maintained for the front entries and landscaping components.
- Corner lots, as well as homes with greater massing will require increased setbacks to reduce their dominance on the street.
- Side and rear yard setbacks will conform to bylaw requirements.

PLEASE NOTE: All homes will be sited at the preliminary approval and an appropriate setback for the lot and house type/massing will be determined (with the above in mind) and provided to the builder.

2.4 GRADING

Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are to be established on all lots that channel surface water away from the house on all sides and into adjacent drainage swales, storm water system and be aware of any lots that require roof leader connectors to storm mains.

- Lot grading must be in strict conformance with the approved grading plans.
- 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 builders chosen surveyor.
- Downspouts are to be positioned to direct water away from the house.
- Attempts to artificially elevate the finished grade of a lot to raise the main floor level of a dwelling or any extensive re-grading to create a flat site on the existing topography, will not be allowed.
- **A maximum of 5 risers**, with an additional maximum of 2 risers in the walk (for a total of 7) will be allowable in Heartwood (at the discretion of the Architectural Coordinator).

2.5 DRIVEWAYS

Driveways must meet all City of Calgary requirements, particularly with regards to width, and planned with opportunities for landscaping features and greenery. Considerations in meeting these aims will be:

- All driveways are to be finished with a simple, California broom finish. Continuity will be required; other finishes will not be permitted.
- Driveways are not to exceed the width of the garage on any lot. Driveway extensions will not be permitted under any circumstances.
- Slope is not to exceed 10% and must be a minimum of 2%.
- Concrete driveways, walkways, and verandahs are not permitted to be painted.

2.6 RETAINING WALLS

Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls. Any retaining walls should be designed with the following in mind:

- Acceptable materials for retaining walls are:
 - Landscaping blocks (i.e. Alan block).
 - Poured concrete with aggregate surface or strip form concrete.
 - Natural elements such as rock, stone, and/or brick.
- Where retaining walls are required in the front yard or front driveway area, they are to be constructed using natural materials consistent with the finish of the house.
- Any retaining wall exceeding 1 metre in height **MUST** be approved by a professional engineer and may require a development permit. Written evidence of such approval must be provided to the Architectural Coordinator.

GENERAL REQUIREMENTS

3.1 BUILDING FORM AND MASSING

Architectural massing refers to the concept of arranging the volumes of a house in relation to each other and the streetscape. In general, all parts of the building should be designed with a sense of proportion to one another – and achieving this is the foundation for the overall design of the house. Some of the specific architectural controls that will be considered are:

- All homes will provide massing, articulation, roof forms, glazing patterns and proportions, and overall arrangement of volumes that are consistent with the chosen style of the house.
- Increased risers and grading circumstances which visibly affect the desired proportions and scale of an elevation may require adjustments to reduce the negative impact. Adequate measures may vary case by case, but may include revisions to garage door height, to garage roof slope or height, window depth, or to the application of material on the upper floor.

3.1.1 3rd Storey Development

When adding a 3rd storey development, care must be taken to ensure this space does not overwhelm the structure. This may be accomplished by integrating the 3rd floor space into the roof mass with the inclusion of dormers, lower fascia, and acceptable variation in wall planes.



Generally, the 3rd floor space must be set back **a minimum of 12' from the forward massing of the 2nd floor.** Exterior deck space is an exception – when properly finished and carefully integrated into the existing roofline at the front. In all cases, any 3rd storey development must conform to municipal ordinances.

3.2 GARAGES

Garages must be designed to appear subordinate to the home and shall be integrated into the overall exterior design of the home as much as possible to reduce the domination on the street scape.

3.2.1 Front Drive Product

Front drive product will include a one or two car garage as determined by housing type and located in accordance with the garage location plan. Considerations when designing this product will be:

- 2nd storey massing over garages must be setback a minimum of 36" from the front of the garage to ensure the massing will not overpower the streetscape. Discretion may be used in cases of exceptional and intentional design – with additional design elements applied to lessen the impact of the massing. These homes will require an increased front setback.
- Front-drive garages should project no further than 18 feet past the front veranda or front wall of the home.
- Semi-detached product and triple car front drive garages will require an offset plane of 24".

3.2.2 Triple Car Garages (Front-Facing)

Triple car garages are permitted on lots where the minimum house width is 36' or above. This must be carefully coordinated with existing street furniture while maintaining a strong home design in which the garage is properly integrated into the overall design of the house. To ensure that this is achieved, builders and designers are to ensure that:

- Front facing Front-drive garages should project no further than 18 feet past the front veranda or front wall of the home.

For front-facing triple car garages, the minimum house width and design requirements are as follows:

- Entry 6'.
- Single Garage 10'.
- Double Garage 20'.
- Garage columns on the outward-facing garage should be a minimum of 24" in width.
- Pie shaped lots will be reviewed on a lot-by-lot basis if an exception is required.
- Triple-car designs will require an offset (jog) between garage units. (24" minimum)

3.2.3 Non-Front Drive Garages

All laned lots will require rear detached garages to be developed by the Builder at the time of house construction.

All detached rear garages are to have an exterior design that matches and/or complements the exterior design of the home. This will include:

- Roof style that is consistent with the main roof of the home.
- Exterior primary materials and colours match to those on the principal dwelling (on interior lots). Composite siding will not be required on detached garages.
- Garage doors which match the primary siding colour or approved alternative. White garage doors will not be permitted on any lots.
- Rear detached garages are to have poured broom finish concrete driveways and/or aprons.
- Gable end treatments, secondary materials, and detailing to match the home (only on exposed lots).



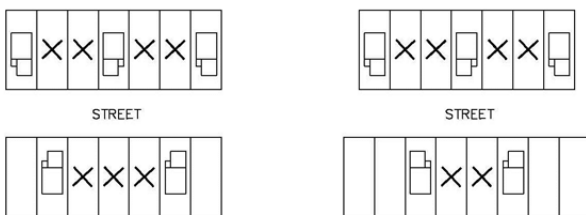
PLEASE NOTE: Corner Lane lots will REQUIRE that the garages be constructed at the time of construction of the home. These homes will require additional detailing on the elevation that faces the street. Detailing will be comparable to the exposed side elevation of the house.

3.3 REPETITION

3.3.1 Exterior Design & Colors

Between similar house designs a minimum of 2 lots on either side and a minimum of 2 lots each way across the street is required.

Between similar colour schemes a minimum of 2 lots to either side and a minimum of 2 lots each way across the street is required. Houses with significant differences in architectural style and design may be permitted, at the consultant's discretion, to have similar color schemes in closer proximity than is typical.



PLEASE NOTE: Overall measures to maintain architectural diversity and representation of all styles will be taken and Architectural Coordinators will monitor the following (in addition to the standard repetition guidelines):

- Style repetition: The streetscapes in Heartwood will represent all styles from the guidelines – **the predominance of any one model/style on a streetscape will not be allowed.**
- Model repetition: Architectural Coordinators will monitor overall variation and request additional designs, if it can be shown that models are being re-used in a continuous stretch of lots (i.e. 123-123-123).

3.4 PARGING

Parging details on exposed elevations will vary depending on the applied material and its intent. The rules to follow are:

- All masonry is to be fully grounded, parged to within 2" of exposed grade on all applications.
- Garage columns – if finished in an alternate material – are to adhere to the same standards as masonry application – either with the garage column material itself or with an alternative horizontal trim cap detail.

- Exposed concrete and parging will be restricted to a maximum of 12" at all exposed elevations, and to a maximum of 24" on all non-exposed elevations.



3.5 HIGH VISIBILITY LOTS

High visibility locations abutting parks, trails, stormwater management facilities, streets, parks, and green spaces require special design consideration and are to be finished to a standard comparable to the front elevation.

PLEASE NOTE: Builders are to consult the **Lot Codes and Special Requirements** document, which will be released prior to the start of the phase.

3.5.1 Corner Lots

Special design consideration is required with a higher standard applied for lots on, or visible from collector roadways. Flanking side elevation on corner lots must have full front elevation treatment. Specifically, it will be expected that these elevations have:

- Roof forms that match the front and provide variety to the rear streetscape.
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home.
- Relief in wall plane is required (jogs/box outs) and/or roof lines between 1st and 2nd floor.
- Architectural features – chimneys, dormers, entries – that provide interest and articulation to the exposed side elevation.
- Appropriate roof overhangs.



PLEASE NOTE: All rear elevations on corner lots – will require **a minimum** of full trim detailing on all openings to properly account for the exposure. Additional treatment may be requested depending on the exposure and will be subject to the discretion of the Architectural Coordinator.

3.5.2 Rear Exposure and Walk-out Lots.

Homes with high exposure elevations to the rear will require detailing on the exposed elevations and must include:

- Roof forms that match the front and provide variety to the rear streetscape.
- Adequate articulation – in the form of variation in wall planes, projections, exterior space (decks) and horizontal elements to break up large areas of untreated space. Clear three-storey elevations and large exposed flat walls will not be permitted.
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home.
- Completed construction of all building elements. Exposed decks – including walk-out lots and those which are exposed (due to chain link fencing) must be finished at the time of construction and all parts of the deck must be fully finished according to the specifications of final approval documents.



3.5.3 Medium Exposure

Medium visibility locations (identified on the map) will refer to homes in which the lower level of the home is concealed by a solid wood screen fence, or the specific location of the lot is not proximate to major collector roads and/or amenity areas. These elevations will require a similar amount of treatment with an emphasis on the exposed upper floor only and will not require a deck to be built at the time of construction.

Roof forms that match the front and provide variety to the rear streetscape.

- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home. Emphasis in most cases will be on the upper floor ONLY.
- Relief in wall plane is required (jogs/box outs). While Medium Exposure homes will have less articulation required, 2 storey flat massing will not be permitted.
- Deck not required to be built concurrent with construction.



3.5.4 High Profile Lots (Main Collector Road)

Block 6 (Lots 1-20), Block 7 (Lots 1-23), Block 10 (Lots 1-10), Block 11 (Lots 1-10)

Lots identified in the **Lot Codes as High Profile** - on the main collector road will have additional requirements.

- Masonry component: All homes designated as high profile will require the use of masonry in adequate quantities as a focal point of the design. Refer to style guides for specific application by style.
- Dark window frames: Non-white window frames will be required on all high-profile lots.
- Soffit lighting: Homes on collector or major roads will also require recessed lighting to illuminate second storey massing. To ensure lighting is thoughtfully chosen for each home, it will be required as part of the architectural submission.
- Increased Landscaping: Identified lots will have increased landscaping standards to account for the additional space and to increase the curb appeal on the street. Specific requirements are in the Landscaping Section (Section 7 – 7.2.1.)
- Master Plan submission: To be submitted collectively as best as possible to ensure overall concept is in-line with architectural vision.

3.5.5 High Profile Large Pocket Lots

Block 1 (Lots 25-34)

Large-pocket lots identified in the **Lot Codes as High Profile** -backing onto the storm pond amenity will have additional requirements.

- Composite siding and secondary materials required **on all 4 elevations**.
- Additional massing requirements to improve garage integration. Specifically:
 - Minimum 48" recess on the upper floor from the garage face with at least one jog or projection in the wall face.
 - Distance from the edge of the garage facing the street to the entry landing cannot exceed 15' and must be a minimum of 8'.
- Masonry component: All homes designated as high profile will require the use of masonry in adequate quantities as a focal point of the design. Refer to style guides for specific application by style.
- Dark window frames: Non-white window frames will be required on all high-profile lots.
- Soffit lighting: Homes on collector or major roads will also require recessed lighting to illuminate second storey massing. To ensure lighting is thoughtfully chosen for each home, it will be required as part of the architectural submission.

3.5.6 Exterior Decks

Additional Requirement for decks on walk-out lots and those which are visible due to transparent fencing:

- Supporting columns are to be built out to a minimum of 12"x12" extending from grade to the underside of deck.
- Cap and base of the columns must be detailed and built out according to style.
- Underside of the deck must be finished with aluminum, wood, or a composite soffit.
- The main beam and rim joist must be clad in smartboard or an approved equivalent.
- Handrails must be finished in pre-finished aluminum, glass, or metal construction; wood railings will not be permitted.

- Builders are encouraged to add architecturally detailed deck posts on walk-out lots for additional interest and definition.
- Non-walkout decks – which are not concealed by any fencing – are to be fully enclosed. Finishing materials will be consistent with the secondary materials applied to the house – panels and trim, masonry, and other materials as requested. Lattice is not permitted.
- Second floor rear decks may be considered if it designed in such a way that the deck is inset and does not project past the remaining house massing on the second floor. Approvals of 2nd storey decks will be at the discretion of the Architectural Coordinator.

ARCHITECTURAL DESIGN

4.1 OBJECTIVE

The preferred architectural styles in Heartwood – Urban Timber, Alpine Stone, and Nordic– will provide a design framework of contemporary takes of time-honored and well-established heritage styles common in pristine rural Alberta landscapes. Main rooflines will take the traditional forms of the Farmhouse – with steeply pitched gables as the primary roof forms – with a mix of single-sloped and flat roof accents permitted on a discretionary basis on both the upper and lower levels. Large, welcoming entries will be premium. Natural materials – timber and stone – will adorn the contemporary designs to provide dynamic and progressive streetscapes that showcase the very best of mountain craftsmanship.



PLEASE NOTE: To preserve continuity and flexibility in the design approach – specific designs which borrow from other styles (transitional) but maintain a design approach that is consistent with the stated intent of the Architectural Guidelines may be acceptable in the community. These designs will be reviewed and evaluated on a case-by-case basis.

4.2 HOUSING PRODUCT

The very diverse single-family housing product proposed throughout Heartwood will include:

- Single family – front attached garage homes and non-front drive.
- Semi-Detached – front attached garage
- Row-housing and Townhouses

4.3 HOUSE DESIGN/PORTFOLIO

The unique design approach in Heartwood is being created to recognize and establish the community as a premier, progressive community in Southeast Calgary. Builders are to ensure that each elevation in their portfolio addresses the proposed style and must utilize portfolio reviews prior to submitting for approvals. Builders will be required to develop **exclusive** elevations for Heartwood.

4.4 DESIGN GOALS

To ensure the progressive character and richness of the streetscapes in Heartwood, unifying materials and detailing the application of timber and wood grain siding, façade-driven stone application, along with modern features and detailing will be required to be incorporated into the exterior design of all chosen architectural styles. For a unique design statement in Heartwood, all front entry rooflines will emphasize a strong horizontal design theme that seeks to visually unify the architecture and the primary sightlines at the street level. To maintain this visual continuity, window trims will be applied primarily to the tops and bottoms of glazing configurations – and feature window locations will emphasize vertical height with the creative application of dormers, false dormers, and panel and trim details to reinforce the contemporary design approach in Heartwood. Architectural features designed to tie the community together will be:

- Asymmetrical massing volumes, material application, trim detailing, and glazing patterns.
- Large, expansive windows, unique configurations. Corner window details.
- Darker window frames, exterior grill patterns. Will be required on collector roads.
- The extensive use of natural materials. Timber details and wood finishes on architectural components – columns, soffits, garage doors, accent materials. Facades with stone applied to entire masses – full height application.
- Creative entry features.
- Panel details as a design element to connect window features (vertically) from floor to floor, in a way that elevates major facades on the elevations.
- Monochromatic/tonal color schemes – less contrast
- Style-suited lighting on garages and entries, recessed soffit lighting

4.5 COLOUR

The overall vision for Heartwood was designed to emphasize and feature the use of high-quality, natural and rustic materials. To further this vision, we will make efforts to minimize the overall use of colour in the following ways:

- Overall colour profiles on a house will be limited.
- Board and batten surfaces must be monochromatic and/or tonal. White contrasting trims will not be consistent with the approach to colour in Heartwood

- Corner boards are to match the siding of the wall face they border. Corner boards which provide contrast will not be permitted. Tonal contrast may be accepted if the overall colour scheme is relatively subdued.
- Wood grain siding (as an accent) must have a matching corner board detail.
- Buttress walls on the Nordic style (if used) are to be monochromatic – and must be a tonal or matching colour to the wall face that they are used to outline.

All colour submissions will be reviewed on an individual basis and alternative colours will be recommended when necessary to create and maintain rich, diverse, blended streetscapes. It is encouraged that builders and their sales teams submit any formalized colour palettes for review (see Appendix C for Colour Match Selections). Other considerations will be:

- Repetition of colour schemes will be monitored to ensure pleasing variety is achieved.
- Roof colours will be limited to darker shades of grey, brown, and black.
- Entry door color may make a personal statement but must be compatible with the overall color scheme of the house. White front doors will not be acceptable.
- Garage doors are to be painted to match the siding colour, trim colour or an acceptable complimentary colour.
- Upgraded garage doors with wood finishes or full glazing will be encouraged – but also reviewed on a case-by-case basis.
- The use of composite as the main siding at the front will include the garage wrap (on the entry side)
- All vinyl-matches will be required to **match** the composite siding used on the front to ensure the best possible match. False fronts will not be permitted. For example, it will not be suitable (or permitted) to use a dark composite siding for the front and switch to standard (light-coloured vinyl) on the rear. Acceptable matches can be provided upon request and will be stored in the Document Library (available to all builders)
- The use of white siding (as the main colour) or dominant material will be restricted. White Farmhouse designs (with limited exceptions) will not be permitted in Heartwood.

4.6 ARCHITECTURAL STYLES

URBAN TIMBER

The urban timber residential style house is a testament to the enduring appeal of natural materials, craftsmanship, and a deep connection to the environment. Contemporary interpretations typically feature a design approach of varied rooflines and familiar forms, with low-sloping angled roof lines to be used in secondary, feature locations. Material application will emphasize craftsmanship using natural materials (specifically timber/wood). When executed well, the Urban Timber style will embody a sense of organic design, creating a harmonious blend with its surroundings with clean lines and modern detailing.



FORM AND MASSING

- Simple stacked massing, two-storey forms. A variety of forms and rooflines may be accepted provided the facades (material application, detailing) are Urban Timber. These designs will not have hipped roofs.
- Standard front-to-back gables as the central rooflines. Low-pitched shed roof lines (4:12 max) will be permitted as well – but as secondary roof lines.
- Well-articulated façade with variation in roof lines and wall plane.
- Short to medium overhangs – overhangs can be extended when using single-sloped accents.
- Contemporary rooflines will be encouraged in secondary locations.
- Vertical projections – fully clad in wood grain finish, smooth brick, or smooth finish panels.



DEFINING DETAILS, MATERIALS AND COLORS

- Clad in siding in horizontal and vertical application.
- Wood grain siding (natural or simulated) can be used in adequate quantities (entire sections) on the front elevation. As an alternative, natural timber, and wood features such as gable vents, beams, trellis, posts and brackets can be used to provide details and accents.
- Shed roofs with metal roofing and brackets.
- Verandah spaces with simple 10"x10" columns and straight picket, glass or no railing.
- Smooth slab or modern paneled garage doors.
- Dark earth tones and bolder colours.
- Stone to be applied primary as a grounding detail. Suitable profiles will be as follows: Mountain Ledge, Rustic Ledge, Cliffstone, and Bluffstone.
- Battens and trims will be applied asymmetrically with limited exceptions.
- *Premium secondary materials include – paneling, composite siding, metal/wood grain siding accents, and composite shakes. All secondary materials must be composite.*

ALPINE STONE

Alpine Stone will provide a contemporary take on Mountain Alpine architecture. Roof forms will maintain continuity with the Urban Timber alternative, but with steeper pitched gables and unique secondary roof forms but seek a more minimalist, clean approach to the exterior design. Much of its defining characteristics are achieved with designs emphasizing linear simplicity – in both projections and overall composition – in an effort to showcase natural materials.

FORM AND MASSING

- Massing reflects an articulated facade variation in plane.
- Multiple gables, steeply pitched roof lines. Front facing gables will be the only permitted upper floor roof line.
- Extensive use of natural light and large openings.
- Distinct vertical massing and projections are incorporated into the design to provide articulation and a visual break on the main wall faces.
- Contemporary rooflines will be allowed and encouraged in secondary locations.

DEFINING DETAILS, MATERIALS AND COLORS

- Siding or acrylic stucco is layered with flat panel details, siding, simulated wood grain siding, at visible elevations.
- Colors feature more neutral palettes – mid-to-dark earth-tones, greys, and earth tones with colors and materials applied to whole masses.
- 2-storey facades, clad in stone – with large glazing configurations. Large expanses of glazing, modern configurations, clerestory windows. Angled windows in strategic locations are common with Alpine architecture.
- Battens and trims will be applied asymmetrically with limited exceptions.
- Trims are not required, provided the proportions of the windows are well-suited to the style.
- Unique entries – front porches are integral and shall be covered by a roof at the main level.
- Alpine style will also feature timber/wood details such as beams, trellis, posts and brackets.
- *Premium secondary materials may include: façade-driven stone application to large areas. Composite board and batten, metal wood tone materials, or panels. All materials must be composite, smooth finishes are best suited to the style.*



NORDIC

Roof forms will maintain continuity with the other styles, with steep pitched gables and unique secondary roof forms but seek a more minimalist, clean approach to the exterior design. Much of its defining characteristics are achieved with designs emphasizing linear simplicity – in both wall projections (buttress walls) and overall composition – combined with a minimalist application of natural materials to entire masses and sections on the facades which will highlight features on the exterior form and large windows to bring in natural light.

FORM AND MASSING

- Simplicity in form and outline.
- Stacked, two-storey forms.
- Steep-pitched gable rooflines (Min. 8/12) with varied eave overhangs.
- Wall projections (buttress walls) are a primary design feature to shape the outline of the house.
- Eliminating overhangs (as an alternative to the buttress wall) to simplify the form is also a common feature and will be encouraged.
- Subtle projections or reveals on wall faces to seek defined transitions of materials.
- Recessed and covered entries, full front porches, flat roof accents.

DEFINING DETAILS, MATERIALS AND COLORS

- Siding and accent materials applied primarily in vertical profile – covering whole masses. Simplicity in the application of materials is primary.
- Details which emphasize the form (buttress walls and/or the removal of overhangs) applied to frame the entire mass or on prominent sections.
- Subdued, monochromatic palettes with well executed accent colors (wood grain) are suited to the Nordic Style.
- Asymmetrical detailing is acceptable – off-centered windows and material application are suitable but must maintain a vertical profile.
- Simple trims or brickmoulds, standard vertically aligned window patterns are best suited.
- Coloured windows (black or grey) are required for this style.
- Simple columns – accented with timber, wood grain, masonry.
- Masonry – if applied – is minimal but can be used on garage columns.
- Flat panel garage doors with glazing, wood accents are encouraged.
- Metal and concrete finishes (railing, entry, and risers).
- Premium secondary materials can include – wood grain siding, vertical siding, board and batten. Vertically applied materials are more common. All materials must be composite.



4.7 SEMI-DETACHED, ROWHOUSE, AND TOWNHOUSE PRODUCT

In general, connected semi-detached product will seek to incorporate similar design as the single-family product but will be expected to abide by the following general guidelines:

- Compatible elevations with sufficient variation (within the unit) in floor plans, and in building form. Specific styles (Nordic) may permit a design intent of more repetitive forms and detailing.
- Articulation between units (Minimum 2') – can be achieved with jogs, or staggering the units.
- Unifying features – colours, window patterns, door styles.



Urban Timber Rowhouse



Alpine Semi-Detached



Nordic Rowhouse

Master Plan Review: Block submissions, to be defined as semi-detached and row-housing product which are grouped together along a block by a single builder, are to be reviewed collectively. We encourage applicants to provide conceptual plans, design intentions, and streetscape layouts as earlier as possible – to ensure that the overall concept is consistent with the vision of the community.

5 DESIGN ELEMENTS

5.6 ROOF DESIGN & PITCH

Roof designs, pitches, and overhangs should reflect the massing of the chosen architecture style whenever possible. Rooflines are to provide a massing profile which emphasizes height – varied heights, dormers, and gables are encouraged. Other considerations when designing roof structures are:

- Rooflines on all highly exposed elevations (side and rear) are to present forms and treatments that reflect the front elevations.
- Single-sloped rooflines and flat roof accents will be required in secondary locations when suited to the overall house design provided the overall massing addresses a traditional form.
- Roof lines at eye-level are to have horizontal profiles. Lower-level roof lines will maintain a horizontal quality and will only permit horizontal profiles such as shed/and or flat roof designs.
- The use of dormers, and alternate roof lines will be an expected design feature to highlight architectural features and windows, and to provide visual interest and articulation to façade and roof massing (see images below)
- 3rd storey spaces will require careful integration of rooflines to lessen the impact of the upper floor development.



5.7 FRONT ENTRIES

To achieve a harmonious and visually consistent streetscape, front entry requirements emphasize a strong horizontal design theme that seeks to visually unify the properties and their primary sightlines within the development.

The front entry of a home is an integral element of the overall design and is expected to be a focal point of the front elevation and/or exposed side elevation.

- Front entries are to be visible from the street.

- Entries are to be fully defined – achieved either by recession into the house or with suitable roofline distinction. Flat, angle roof lines, beams and trellises are acceptable and recommended accents to create interest at the entry. Shed roofs will be acceptable, gables and hipped roofs will not be permitted in most cases.
- Front entries are to be designed in such a manner that includes:
 - the incorporation of flat roof entries.
 - extruded trim features, trellis details, and/or horizontal projections at the street level.



Each element is to be designed in such a way to ensure uniformity while allowing for creative flexibility. By adhering to these front entry requirements, architects and designers can create welcoming and distinctive entries that contribute to the overall aesthetic coherence of the neighborhood, enhancing its appeal and character.

5.7.1 Porches, Front Steps, and Risers

Front porches will be encouraged when suited to the style of the home and present an integral feature of the overall exterior. To maintain the design standards of the community, front porches are recommended to be:

- Finished in smooth concrete with simple smooth or masonry columns and metal, glass, or no railings.
- A minimum of 5 feet deep to provide a reasonable gathering space.
- Bases of all porches must be closed in and finished in an appropriate solid material.
- Wood entry steps will only be permitted when a porch is included as an integral part of the design. Wood steps, if accepted, must be finished – with all vertical, exposed surfaces painted to match the color of the home. Railings will not be permitted to be constructed with wood.
- Concrete porches are not permitted to be painted.

5.7.2 Front Doors

The entry door will be the final detail in creating distinction and exemplifying the style persona. Builders are encouraged to get inspiration from the architectural style of your home. Entry door color may make a personal statement but must be painted. Additional considerations:

- Glazing, sidelights, and/or transom windows are encouraged.
- Real wood or fiberglass doors stained (a wood colour) are encouraged.
- White front doors are not acceptable.

5.8 RAILING

Railing will be required as per the Alberta Building Code. To further emphasize visual uniformity, front porches and rear decks will have specific and required styles to match the architectural theme. Modern style metal and glass railings are preferred on all architectural styles on both front and rear elevations. Acceptable railing materials include:

- Aluminum
- Wrought Iron
- Glass Panel

PLEASE NOTE: Railings constructed of wood will not be permitted.

5.9 COLUMNS

Entrances can be justly enhanced with feature columns that add to the overall expression. All column design is expected to properly suit and express the chosen architectural style. Other considerations when designing columns for the entry are:

- All columns may include smooth finishes, simple square cap and base details, metal trim or finish. Horizontal siding posts are not acceptable.
- All columns must be a minimum size of 12"x12".
- Timber columns are encouraged but must be stained or finished appropriately.
- Stone columns are highly encouraged as a key feature of the Alpine Stone style.

5.10 WINDOWS

Window layouts and sizes are very important to fully achieve the characteristics of a particular architectural style. Larger expanses of glass will establish the strength of the style and more unusual configurations will provide interest and excitement. All exteriors are to address windows in a significant manner with the following considerations:

- Window styles, sizes and groupings should be proportionate to the wall space available and specific designs should adhere to the chosen Architectural style.
- Acceptable window frame materials are:
 - Prefinished metal clad.
 - Vinyl.
- All windows grilles must be external simulated divided lights (SDL'S) unless suited to the style.

5.11 PROJECTIONS/CHIMNEYS

Chimneys & box-outs provide interest on the exterior of a home. To ensure that they are treated as integral elements chimneys and box-outs must:

- Be finished to match the exterior wall material or suitable complementary finish.
- Extend down to grade in all exposed locations.
- All projections are recommended to provide a distinct break in color/material and to be finished in upgraded materials.

5.12 GARAGE DOORS

Garage door style and finishes must be designed to be an integral element of the overall style of the home and must be appropriate to the chosen style of the home. Some considerations when selecting a garage door:

- Doors are not to exceed 8' in height and 20' in width.
- Windows are permitted and glazing panels in unique configurations are preferred.
- The garage door is to be maintained in a colour that matches the predominant siding colour, the trim colour, or is an acceptable complimentary colour.
- Upgraded styles and finishes – when properly suited to the style – are encouraged and specific upgrades may be used to bring up the overall level of design on the house.

5.13 LIGHTING

Style-suited lighting will be a key feature in enhancing the elevations and delineating the chosen style of the home. This will include the use of soffit lighting to enhance the upper floors on collector roads. Considerations when selecting lighting will be:

- Each home will require porch and garage carriage lights that complement the architectural style. Builders will be asked to provide specific lighting selections (as per chosen style) as part of the approval process
- Lighting of upper masses (recessed soffit lighting) will be required on high profile lots on main collector roads and will be encouraged on all lots. Specific locations are to be provided on the final working drawings.
- Flood lights will not be permitted.



6 MATERIALS

6.6 PRIMARY WALL MATERIALS

Composite siding (Hardie plank or equivalent) applied to all exposed elevations will be the standard in Heartwood. **Vinyl siding will not be permitted on any exposed façade**, and vinyl will be acceptable on non-exposed elevations. In all cases, materials that are chosen are to reflect the architectural style, any alternate cladding materials need to be submitted review.

6.7 SECONDARY WALL MATERIALS

Premium secondary wall materials and colours in adequate quantity are required on the front and exposed elevations of every home and will be specified in the provided style guides. Builders are to refer to Style Guides in section 4.0 for specific requirements of secondary materials.

In general, permissible secondary materials are:

- Style-suited masonry.

- Board and batten.
- Accented horizontal siding.
- Panels – composite, metal, alternate materials as requested. Smooth finish, monochromatic
- Shakes – Composite – cedar shakes are not permitted.
- Metal wood-tone products (simulated wood grain siding).
- Corrugated metal.
- Other materials as requested.

PLEASE NOTE: Vinyl products are not permitted as secondary materials.

6.8 TRIMS, FASCIA, AND SOFFIT

To ensure the clean, neat aspect of all the architectural styles is fully complemented, and the overall design aesthetic of the community is preserved, all trim details will be applied asymmetrically (with limited exceptions) Trim detailing will be more prominent on the Urban Timber style, and Alpine Stone will seek a minimal approach to trim detailing. In general trim work must meet the following requirements:

- Standard, uniform trim application is prohibited (with limited exceptions) Trim details are to be applied asymmetrically and in varying application to tops and bottoms of the windows.
- Acceptable trim materials are smartboard, wood, raised acrylic stucco or other upgraded materials. **Aluminum trim will not be permitted.**
- Trim must extrude, or sit proud of the wall material (0.5”).
- Trim should be at minimum 6” wide on all elevations, but may be allowed as a thinner profile at the suggestion of the AC.
- Homes with modern expressions may not require window trims providing windows suit wall space without and are of adequate size. Any windows without trim will be required to provide 2” brickmoulds in order to properly define the openings.
- Fascia must be a minimum of 8” in height and is to be constructed with smartboard for any open gables.
- Rainware must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Eavestrough colours are to match the fascia colour.
- Soffits may be prefinished metal – wood tone products or finishes are encouraged.

6.9 MASONRY

Masonry will be expected on all homes in Heartwood and will be a focal point of the Alpine style. The amount of stone or brick – in addition to the profile chosen – will be dependent on the architectural style of the home being built and to maintain a consistent aesthetic, will be limited to specific profiles outlined in the style guides. Homes identified as high profile will require masonry application and be expected to feature façade-driven stone applications covering entire masses and, in some cases, multiple storeys. For all lots in this community, it is required that masonry:

- Must sit proud of the transition material to achieve the required definition.
- Be applied to portions reflecting structural integrity. Floating masonry sections will not be permitted.
- Taken to grade (within 2”) in all cases.

Acceptable: Recommended profiles will be larger, rustic, irregular or non-structured applications. (Field Ledge, Field Stone, Bluffstone, Country Rubble, etc. Ledgestone profiles may be accepted if they present larger, irregular stone profiles. Variations in colour will also be welcome. PLEASE NOTE: River Rock, and similar profiles will not be accepted.



Rubble



Limestone



Cypress Ridge



Bluff Stone



Farmhouse Ledge



Hackett



Craft Peak Ledge

Not acceptable: Masonry profiles which are smaller, linear, and more structured.



Stacked Stone



European Ledge



Mountain Ledge Panels

6.10 BUTTRESS WALLS

Extended wall projections common in the Nordic style (if used) must be finished in a manner that provides for consistent and strong detail in the community. The following will be expected:

- Fascia on the upper gable and exterior walls must be composite smartboard.

- All components of the buttress wall – including interior and exterior wrap – must be finished in the same colour and material as the gable to create a continuous, monochromatic, and uniform detail.
- Soffit may be aluminum but must be a colour match to the buttress wall.
- Buttress walls must be proportional.
- Materials must return full to interior wall face and must wrap to the exterior the distance equal to the projection of the buttress wall. (Ex. If the buttress wall projects 1', wrap to the exterior must be a minimum of 1')



All colour submissions will be reviewed on an individual basis and alternative colours will be recommended when necessary to create and maintain rich, diverse, blended streetscapes. Other considerations will be:

7 LANDSCAPING

7.6 OBJECTIVE

Landscaping is an integral feature to every part of the site and can speak to the vibrancy and quality of a development. Landscaping design should tie the entire site together, define entryways and pathways, identify private space, and buffer parking garages and less desirable views. Builders are encouraged to incorporate sustainable, low-maintenance landscaping that minimizes the requirements for potable water use, manufactured fertilizers, and pesticides – that maximize the space and layout provided by the site. In all cases, plant material is recommended to be of native species – well adapted to the local climate and soil conditions – as they generally require less maintenance to establish and thrive.

7.7 MINIMUM REQUIREMENTS

It is the responsibility of the Homeowner to landscape the yard. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

The minimum landscape standard for all lots shall be as follows:

- All lots will require a minimum of 2 trees with at least 1 tree planted in the front yard.
- All front yards shall have a prepared shrub bed containing at least 8 shrubs. Shrubs shall be 18" in height or spread.
- The rear yard of all lots will require a minimum of sod.
- High Visibility Rear elevations will require an additional 3 trees in the rear yard or alternatively, and additional 2 trees and 10 shrubs (see 7.2.1)
- Corner lots require a separate planting bed with an additional 4 shrubs (see 7.2.1)
- Artificial turf not permitted on High-Profile Lots (main collector roads and/or semi-estate pond lots)
- A maximum of 70% sod shall be used in the front yard. Materials used i.e. mulch, rock and wood chip must be natural earth toned colours (i.e. NO whites, reds etc.).
- A prepared bed is to be defined by landscape edging (metal, vinyl, brick, concrete, etc.) with adequate coverage of plant material and contains mulch (rock, wood chip, etc.) for ground cover. In scenarios where the minimum plant material is unable to provide adequate coverage, additional plant material such as ornamental grasses, perennials or additional shrubs are to be placed throughout the bed to break up large areas of mulch (rock or wood). Large areas of rock or wood mulch will not be permitted in the front yard. The minimum deciduous tree shall be 2.5" caliper - measured 6" above ground. Coniferous trees (spruce or pine) must be a minimum 6.5" (2 m) height.
- Landscaping designs requiring less or zero-maintenance (no sod) will be considered as an option when dealing with limited space but will be subject to the same overall standard of avoiding large areas of rock. It will be expected for these submissions to contain:
 - Prepared, edged landscaping bed(s) which provides a variety of soft landscaping surfaces (mulch)
 - Additional plant material provided (anywhere from 4 -6 additional shrubs, depending on the overall front landscaping area)

PLEASE NOTE: Photos shown below demonstrate the overall concepts that would be deemed acceptable and not acceptable when designing zero maintenance landscaping approaches.



In order for a Homeowner to obtain approval for landscaping varying from the Architectural Guidelines, the Homeowner must contact the Developer and submit a detailed sketch (prepared by a professional Landscape Architect) of the proposed landscape plan. The sketch must include the following:

- Legal land description: Block/Lot/Plan and address
- All materials that will be used in the landscape
- Identify the number, size, variety of trees and whether coniferous or deciduous
- Identify the number, size, variety of shrubs and whether coniferous or deciduous

It is the responsibility of the Homeowner to ensure that their landscaping meets all City of Calgary Zoning Bylaw Landscape requirements and all Architectural Design Guideline requirements. All lots are to comply with City of Calgary tree requirements.

All landscaping including front, rear, sides and fencing must be completed, in accordance with the requirements, within twelve months of completion of the house (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$2,000.00 security deposit must be paid by the Purchaser, to be refunded by the Builder, upon confirmation of the satisfactory completion of the landscaping.

PLEASE NOTE: The application of artificial turf or landscapes without sod will only be considered by the Developer after submission of a detailed landscape concept drawing prepared by a Landscape designer. Landscape plans should be submitted to Rohit Land Development directly, via email at lot.sales@rohitgroup.com



7.7.1 Upgraded Landscaping Requirements (High Exposure Rear and Corner Lots)

Heartwood will require enhanced landscaping requirements on all High Exposure Rear and Corner lots. In addition to the minimum requirements, the following upgrades will be expected:

High Exposure Rear: Block 1 (Lots 1-30)

- High Visibility Rear elevations will require an additional 3 trees in the rear yard or alternatively, and additional 2 trees and 10 shrubs

Corner Lots: (All)

- A minimum of four (4) shrubs to be planted in the side yard (in addition to the required 8)– in a separate planting bed located towards the side yard. Shrubs must be at least 5 gallons at the time of planting. See example below.
- Artificial turf not permitted on corner lots.



7.8 FENCING

Fencing is an essential element in community design as it defines ownership and allows for screening and privacy. Rohit will be providing developer constructed screen fencing on all corners loads which face a collector road.

No private gate access will be allowed along lots backing onto any public utility lots or environmental reserve.

7.8.1 Requirements, Typical Lots

All fencing within the neighborhood shall be constructed in accordance with the fence details for wood screen fencing, chain link fencing and decorative steel fencing provided in Appendix B. Maintenance of all fencing is the sole responsibility of the Purchaser.

Fencing for typical lots shall be designed with 1.5 m wood screen fencing along the rear and side yards. Fencing height may be reduced to 1.2 m along the length of the house structure.

8 ADDITIONAL REQUIREMENTS

8.6 GENERAL RULES AND LIMITATIONS

8.6.1 General

The Architectural Coordinator completes a review of all houses plans to ensure compliance with the Architectural Guidelines. An “Approved” stamp is provided by the Architectural Coordinator on the elevation drawings and site plan upon final approval. The builder must bring the approved stamped plans when submitting for a building permit to the City of Calgary.

Builders are to consult section 8.0 for more information about the process of approval and construction.

8.6.2 Discretion

Rohit and their designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure. It is strongly recommended that all purchasers or builders obtain pre-approval for any proposed development. All Purchasers/Builders are advised to review this document in its entirety prior to completing any work on the lands.

Formal standards for development will be those as established in the City of Calgary Land Use Bylaw. Conformity with these requirements does not supersede the required approval of the City of Calgary.

The Vendor, the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with these Landscape and Design Requirements to any Owner, Purchaser and/or Builder within the subdivision.

It is not the purpose of this process to check for compliance with applicable governing statutes and requirements.

8.6.3 Land Use & Zoning Regulations

All homes in the community of Heartwood will be subject to the City of Calgary zoning requirements. All builders are to ensure familiarity with the appropriate requirements and stipulations.

8.6.4 Inspections

Each Builder/Purchaser Owner is responsible for inspecting the condition of curbs, sidewalks, streetlights, services, etc. on his lot and must submit written notice of any damages to the Developer within 14 days prior to commencing construction on the lot, otherwise cost for repairing any damages becomes the sole responsibility of the Purchaser.

8.2 SHOWHOMES

Show Homes are integral to the successful adoption of new communities. Builders are required to identify show homes on their submissions and reviews will be completed comprehensively for all builders before any approvals are released. This will ensure diversity amongst builder product but will also provide for continuity and cohesiveness.

- Showhomes are at the sole discretion of the developer and no builder is allowed to own or operate a show home without prior written authorization from Rohit.

8.3 ADDRESS PLAQUES

All homes are required to post a **Heartwood** Address Plaque to indicate the municipal address of their property at the street side and to ensure consistency of numbering throughout the neighborhood. Installation of this address plaque is required as part of fulfillment of the Landscaping Requirements (i.e. Landscaping Deposits will not be returned without completion of this requirement). Please see **Appendix D** for approved address plaque designs.

8.4 ACCESSORY BUILDINGS

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where visible from a public adjacency (i.e. all perimeter lots and corner lots), accessory buildings must be consistent in style, finish, and Colour, with the house. Roof style and materials are to match the materials used on the roof of the house.

8.5 SATELLITE & 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.

8.6 SOLAR PANELS

Solar panels will be permitted in Heartwood and must receive approval from the Architectural Coordinator. All solar panels must be mounted on one side of the principal building or detached garage with minimal visibility from neighboring homes and the street (as discrete as possible). Freestanding solar panels are not permitted in any yard place. Solar panels must be all black in colour.

8.7 AIR CONDITIONING UNITS

Central air conditioning or other mechanical hardware must be located where they are not visible from the street and should be screened when possible.

8.8 CONSTRUCTION REGULATIONS

8.8.1 Signage

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 homebuilder or contractor signage will be allowed on medians or boulevards.

8.8.2 Excavation Material

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

8.8.3 Material and Equipment Storage

Builders will be allowed to store their materials and equipment on site during construction but may not store on adjacent or any other home sites. Additional storage requirements are:

- Items stored must be stored in an organized manor and must be covered to ensure site cleanliness.
- Builders must ensure that they do not trespass or disturb any other properties.
- Cleaning of paint, solvents, stains, etc. will not be permitted on site.
- Concrete trucks may not clean chutes anywhere on site
- Garbage bin(s) are required.

9 PROCESS OF APPROVAL/CONSTRUCTION

The following process will be followed for submissions for architectural approval and inspections in Heartwood.

9.1 REVIEW

The Purchaser shall review all lot information, any available marketing material, and the Architectural Guidelines prior to choosing a lot.

9.2 SUBMISSION PROCESS

All submissions for architectural approval will be submitted online through the Streetscape Lot Management System. Access to Streetscape is available by invitation only and every user on the system must belong to a Group. There are several types of Groups on Streetscape, each with their own special set of features and view of information. Some types of Groups include:

- Builder
- Developer
- Consultant

If your Group is already set up, then you are ready to Request Access. If you don't yet have a Group – then you can contact us directly to have one setup and request the orientation package.

Go Package: Basic Orientation

Streetscape for Builders

Contact information can be found online at www.e2.associates or in the directory found on page 1 of this document.

9.3 SITE CHECK

The Purchaser is responsible for checking the site itself, legal plan of survey, plot plan and title to the Lands for locations of:

- light standards
- bus zones
- fire hydrants
- utility right of ways or easements for drainage
- catch basins.
- transformer boxes or utility pull boxes.
- restrictive covenants



- super mailboxes

PLEASE NOTE: Builder is to note any other items which may affect the house design, impact its siting or the size or location of the driveway and report all problems to the Architectural Consultant in writing.

9.4 APPROVAL SERVICES

The review process of the Developer's consultant is designed to assist the builder group in their product development and sales by offering a flexible range of service options. Below is a quick summary of each service.

9.4.1 Portfolio Review

The Portfolio Review service provides a path for the builder to have a pre-approved inventory of housing product to be distributed to sales teams – allowing for efficiency, cost-certainty, and a more streamlined approach to getting a final approval.

How it works: Builder's submit proposed product as a PORTFOLIO request in Streetscape early in the development of a community/phase. An Architectural Coordinator will review the product to:

- Provide comments around compatibility with guidelines and provide guidance regarding elevation design.
- Make an overall assessment of the builder product portfolio – are we achieving required variation in style, design, and cohesiveness in the submitted product.

The coordinator will publish the Portfolio Review on Streetscape – either an approval, or clear, concise notes (supported with elevation markups) indicating any required modifications or revisions to ensure the product meets the standards of the community.

Minimum Requirements: Sketches and conceptual drawings are acceptable, but must be accompanied with a floor plan/foundation plan with exterior dimensions (to ensure house width is suitable for the community)

9.4.2 Pre-approval

The pre-approval process allows the builder to initiate the sales process or spec home build without finalized information and is the most efficient way to gain approval. The developer strongly recommends that preliminary approval submissions be made for each lot to avoid the unnecessary expense of revised drawings and/or client disappointment.

How it works: Builders submit for pre-approval as a pre-approval request in Streetscape. An Architectural Coordinator will review the product with reference to the published Architectural Guidelines ensuring that:

- Submitted house design is acceptable for the lot and meets all requirements – elevation suitability, repetition concerns, adequate level of interest and detailing.

- Footprint of the house is suitable for the lot and meets all requirements – house size, width, massing considerations, lot coverage, and setback requirements.

Minimum Requirements: While the builder is encouraged to submit as much information as possible – the minimum requirements necessary to complete this type of review are:

- A Portfolio approved model name (indicated on the request form)– OR
- A front elevation paired with a floor plan/foundation plan done to the specified scale showing all exterior dimensions.

PLEASE NOTE: As part of the pre-approval service, the consultant will provide a preliminary plot (with both siting and grading recommendations) with a prescribed front setback that is suitable to the submitted massing of the house, its relationship on the street, and compliant with staggered setback requirements that are set out in the guidelines.

Next Steps: A preliminary review will be published on Streetscape – including working drawings, preliminary plot plan, and a color form (if requested) – identifying clearly what will be expected to gain final approval. This will be presented in the form of design comments, suggested revisions, siting/grading comments, and any material or color comments (if submitted as part of the review) Builder is required to address these comments (or provide alternative solutions) and re-submit for final approval.

9.4.3 Final Approval

With reference to the preliminary review, the Purchaser shall submit online the following to the Architectural Consultant for final approval – Professionally drawn working drawings in pdf format:

- FULL WORKING DRAWING SET (All 4 elevations, floor plans, foundation plans, cross-section).
- Plot Plan complete with proposed grades.
- Final Approval Form – completed with materials and colors.

PLEASE NOTE: Upon return of “the Architectural Approval” the Purchaser is responsible for checking all information including the approved plans, plot plans, grades and final approval form and contacting the consultant with any concerns or discrepancies.

9.4.4 Final Approval (Without Preliminary)

The preliminary review process is highly recommended – but not required. Builders/purchasers who wish to bypass the preliminary approval and come straight for final approval must provide the submission requirements listed in section 8.5. Additional considerations when submitting for Final Approval (without Preliminary review) are:

- The elevation/model must be Portfolio reviewed OR
- Additional diligence has been taken on the part of the purchaser/builder to ensure that the model is acceptable for final approval. This would entail a comprehensive review and compliance with all architectural guidelines, high exposure designations, conflict consideration, and a complete list of acceptable colors and materials.

- Consideration of the front setback – models with overpowering massing will require increased front setbacks.

Submissions requiring minor modifications/revisions may be completed as a Final Approval (with Conditions) with **required changes** identified as a condition for the approval. Submissions coming straight to final that require more consequential changes will be completed as a pre-approval.

9.4.5 Revisions

The Purchaser shall contact the Design Consultant through Streetscape and obtain written approval for any revisions to the architectural approval before the revisions are applied. Charges for revisions after Final Approval are subject to a **fee charged directly to the builder**.

9.5 BUILDING PERMIT

The Purchaser shall apply for a building permit from the appropriate authority.

9.6 SURVEYOR STAKEOUT

When the approved plans are finalized and approved by the Architectural Consultant, the Purchaser may proceed to stake out the property.

9.7 FINAL INSPECTION

Return of the Architectural and Landscaping deposit will be released to the builder upon satisfactory completion of the house as per the architectural approval. Upon completion of the house, the builder will submit an approved, stamped, grading certificate and the municipal letter of acceptance from the City of Calgary to initiate a Final Inspection of the home (including landscaping). Homes must be fully complete with all seasonal work done and driveway installed.

9.7.1 Inspection Submission Requirements

To initiate an architectural inspection and return of the deposit, all construction must be completed – exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval. Architectural and landscaping inspection requests are to be consolidated into one request and will not be reviewed separately. The following will be required to be completed:

- Final grading completed.
- Final grading certificates and approved grading inspection report.
- Water valve exposed and marked.
- Sidewalks, street, gutter and curbs in clean condition.
- Electronic request to E2 & Associates to conduct the architectural and landscape inspection.

PLEASE NOTE: The request must include a comprehensive photo inspection (of the architectural and landscaping components) **Builder is to consult Photo Inspection Success Guide** located in the Streetscape Library for specific requirements. This document library will house all required forms, inspection policy documents, and resources (success guides) – if further information is required.

Next Steps: Once the final inspection is complete, a report will be sent to the Developer. The Builder will be notified of any architectural and landscaping deficiencies and will be given a time frame in which to correct the deficiencies.

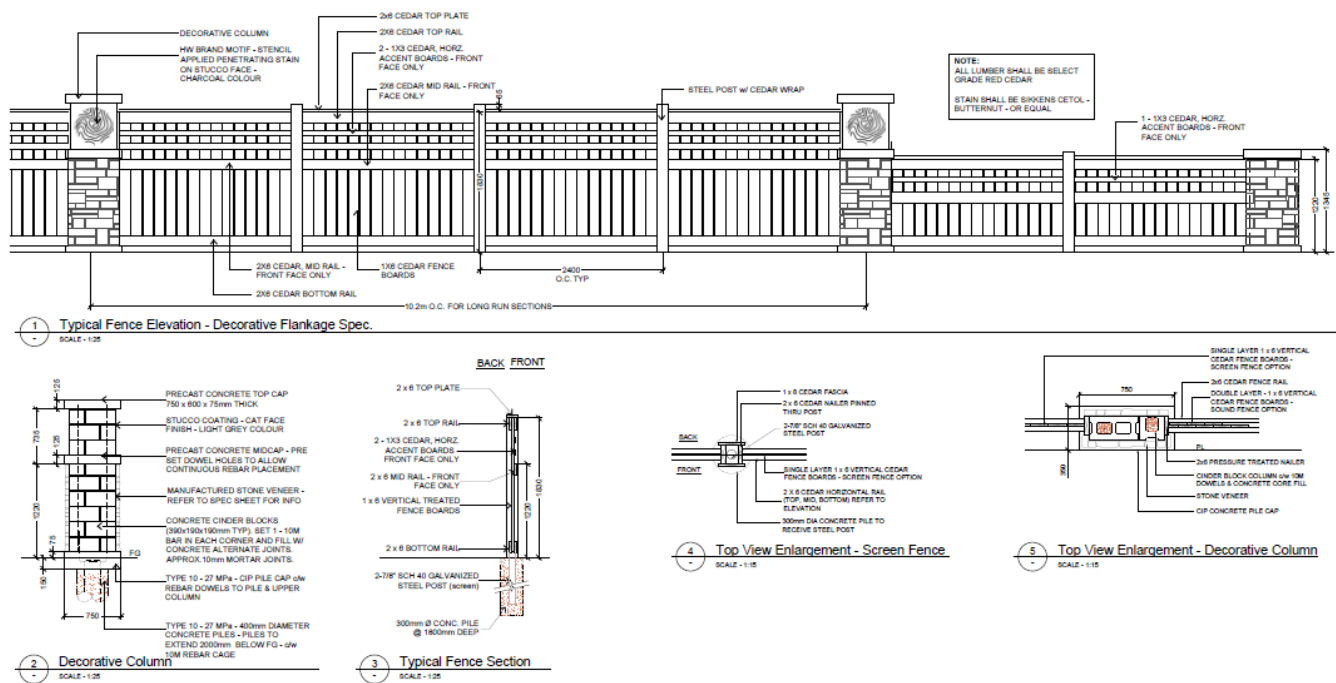
9.8 RETURN OF DEPOSITS

Upon receipt of an approved final inspection (published on the Streetscape platform), all builders/property owners must contact the Developer for release of the Architectural and Landscaping Deposit.

APPENDIX A: COMMUNITY MAP

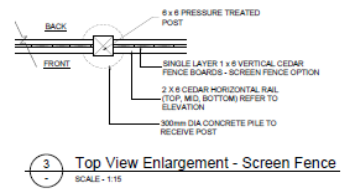
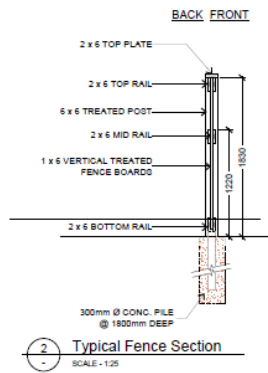
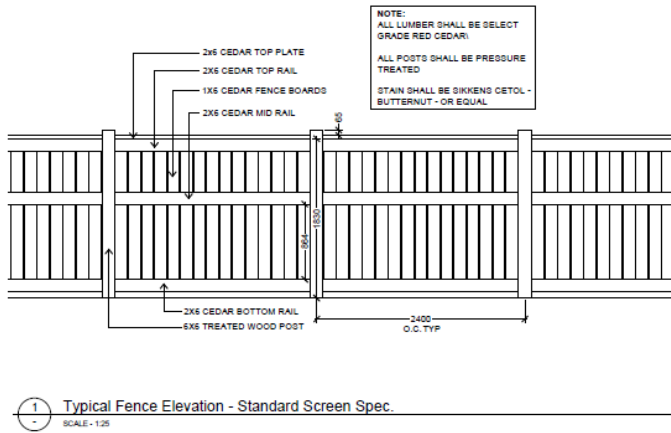


APPENDIX B: FENCE DETAILS



HEARTWOOD





General Notes:

- All fences shall be constructed on private property.
- Flankage fences shall be select grade red cedar.
- Flankage and walkway fences shall use 2-7/8" steel posts c/w cedar wrap.
- Read lot & interior sideyard fences shall be select grade red cedar w/ 6x6 treated posts.
- All fasteners shall be hot dipped galvanized.
- All treated lumber shall be treated w/ a solution of pentachlorophenol & petroleum to CSA-080.
- All exposed wood members shall be stained with a premium exterior semi-transparent stain **sickens cetol – butternut colour**.
- Concrete piles to be min 27MPa – Type 10 concrete – 300mm DIA.
- All detailed dimensions are millimeters.

APPENDIX C: COLOUR MATCH SELECTIONS

JH	Gentek	Mitten	Kaycan	Royal
Gray Slate	Chesapeake Grey	Yukon Gray	Flagstone	Rockslide
Light Mist	Pearl	Nickel	Slate Grey	Estate Grey
Evening Blue	Midnight Surf	Annapolis Blue	Cobalt	Midnight Surf
Rich Espresso	Windswept Smoke	Gunmetal Grey	Manor	Urban Bronze
Monterey Taupe	Pebble/Khaki	Brownstone	Clay	Brownstone
Pearl Gray	Pearl/Dover Gray	Stratus	Slate Grey	Harvard Slate
Arctic White	Snow White	Frost	White	White
Night Gray	Midnight Surf	Rockaway Grey	Boulder Grey	Storm
Aged Pewter	Storm/Hudson Slate	Yukon Grey	Castlemore	Weathered Grey
Deep Ocean	Marine Dusk	Huron Blue	Nordic Blue	Marine Blue
Timber Bark	Rockport Brown	Timber Bark	Khaki/Pecan	Toasted Almond
Khaki Brown	Pebble/Khaki	Khaki Brown	Khaki	Walnut
Boothbay Blue	Rockwell Blue	Indigo	Cobalt	Storm
Cobble Stone	Monterey Sand	Ash	Bisque/Mocha	Sand
Iron Gray	Iron Ore	Sapphire Blue	Manor	Ironstone
Mountain Sage	Moonlit Moss	Muskoka Green	Evergreen	Shamrock

PLEASE NOTE: These are recommended colour matches from current samples. Alternate options may be considered on a case-by-case basis.

APPENDIX D: ADDRESS PLAQUE SPECIFICATIONS

