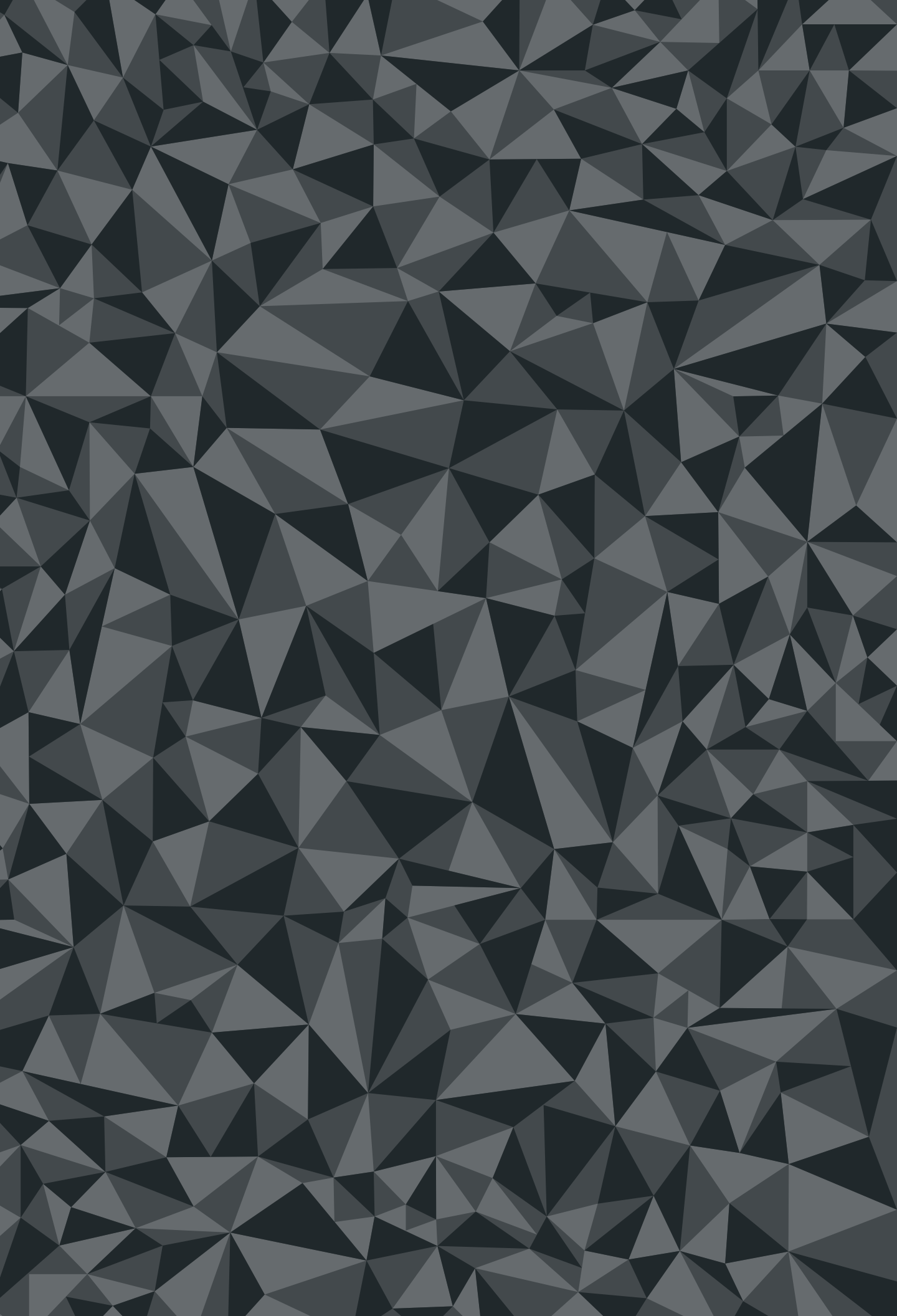




CORNERSTONE

POINT | PARK | GATE | VIEW | RIDGE

ARCHITECTURAL GUIDE



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1 INTRODUCTION



CORNERSTONE. 'LEAD THE WAY'

The forever changing face of Calgary's north, a significant piece of the city's DNA, has a new look with the creation of the community of Cornerstone. Cornerstone is a culturally rich and diverse community comprised of five neighbourhoods, each with its own sense of identity and character. These neighbourhoods, Point, Park, Gate, View and Ridge, offer a wide range of housing types and a broad spectrum of architectural character that meet the needs and tastes of all buyers.

The architectural vision for Cornerstone sets the community apart by providing today's savvy home buyer a range of choices no other communities offer. This vision presents traditional architectural styles updated with a strong modern flair and blends them with progressive modern exteriors to create captivating and exciting streetscapes. The architectural character found throughout Cornerstone ensures that the community presents a progressive and unique persona. The overall atmosphere is one of captivating warmth and striking interest.

1.1 OBJECTIVES

The architectural guidelines for Cornerstone establish the character of the community and ultimately maintain the integrity of the community for years to come. The guidelines aim to ensure that the community presents an impression of quality yet recognizes the importance of attainable housing product.

These guidelines provide an overview of the house and building design requirements for Cornerstone. The guidelines are intended to provide inspiration and a strong direction, yet offer flexibility to accommodate today’s homebuyer. The Developer may alter or augment these guidelines in each or any individual phase of the community as is deemed necessary to meet its objectives or to attune with current market needs.

1.2 THEME

The theme of Cornerstone is progressive traditional architecture, a community that embraces traditional styles presented with a strong modern expression.

1.2.1 Streetscape

The continuity of the overall community of Cornerstone is established through the presentation of progressive Prairie Modern exteriors throughout each of the five neighbourhoods. Each neighbourhood offers its own unique expression with the introduction of a strong complementary alternate architectural style. The broad mix of housing types presented in each neighbourhood is unified through common design elements that reinforce the unique character of the neighbourhood.

1.2.2 Land Use & Zoning Regulations

Cornerstone encompasses a diverse range of land use zoning that provides for a variety of dwelling types and densities to fit the varied needs of homebuyers. Due to the variety of land use and zoning requirements, all builders are to ensure familiarity with the appropriate requirements and stipulations, according to The City of Calgary.





2 SITE PLANNING

The siting of all homes contributes to the overall success of each streetscape within a community. Following is an outline of the design requirements that influence the siting of homes in Cornerstone. The Developer and/or its Architectural Consultant will use these guidelines as a base reference standard and reserve the right to deviate as they determine.

2.1 MIX OF BUILDING TYPES

Varied building types are found throughout Cornerstone. Various markets include apartment condominiums, townhouses, row housing, semi-detached homes, single-family homes with and without front drive garages and commercial and retail buildings. Certain building types may require architectural elements to adjust massing and proportions for a cohesive presentation.

2.2 MINIMUM HOUSE SIZES

Minimum house sizes are established to ensure each home in the community provides a compatible presence with adjacent homes.

- The minimum floor area is the total floor area above grade.
- Developed basements, lower levels and garages are not included.

Minimum sizes will be specified for the various housing types as is deemed necessary in individual phases based on product type and market considerations.

2.3 MINIMUM HOUSE WIDTH

Minimum house widths are established to ensure there is maximum exposure of the front face of a home to the street.

- The house width must not differ more than 2' from the maximum building width and garages must be offset to fill the lot width when possible.
- The home must meet the minimum house width on all levels through a minimum of half the depth of the home.

The Architectural Consultant reviews and may approve or reject homes that may or may not meet the minimum size or width requirements based upon utilization of the lot and massing of the home, in its discretion.

2.4 MAXIMUM BUILDING HEIGHT

The maximum building height is established by the bylaw requirements of The City of Calgary.

2.5 SETBACKS

General setbacks on all lots will be governed by the minimum setback requirements as per The City of Calgary bylaw requirements.

2.5.1 Front Setbacks

The Developer's Architectural Consultant monitors front setbacks.

- To create more interesting streetscapes a variety is provided in the front setbacks along the street. The Architectural Consultant monitors setbacks to ensure homes are offset from neighbouring homes.

- In areas where a more expansive street ambience is desired, an increase in the minimum front setback is utilized and variety between units will occur.
- Homes with greater massing require increased setbacks to reduce their dominance on the street.
- Where product types are combined to create mixed streetscapes, varied setbacks are required.

2.6 UNUSUAL SHAPED OR PIE LOTS

The Architectural Consultant reviews the siting of all houses.

- Ensuring the siting of houses on pie lots is acceptable to the streetscape and compatible with adjacent houses is imperative.
- Builders are encouraged to choose house plans that can be centered on these lots with greatest exposed frontage to the street.

2.7 GARAGE LOCATIONS & DRIVEWAYS

Cornerstone includes a number of lots with homes that require front drive garages. Driveway locations are predetermined on all lots to maximize the coordination of homes on all streets.

- The locations of all front drive garages are shown on the subdivision plan. No changes to the garage locations is permitted without prior approval from the Developer.
- Driveways are to be broom finish concrete or better.
- All driveways are limited to a maximum of 4' wider than the width of the garage.
- On pie lots, driveways may be required to narrow to less than the width of the garage to avoid excessive concrete in the front yard and provide for landscaping.

On lots where front drive garages are not permitted or chosen, parking pads are required in the rear.

- Parking pads are to have a minimum of a gravel surface (asphalt and concrete are permitted)
- When constructed, garages are to meet all City of Calgary zoning bylaws including location.
- All garages must be completed with the same exterior materials and colours utilized on the approved dwelling unit (i.e. siding, soffit, fascia and roofing).

2.8 OUTBUILDINGS

All outbuildings, garages and sheds are to match the same style as the house and must be of the same exterior materials and colours.

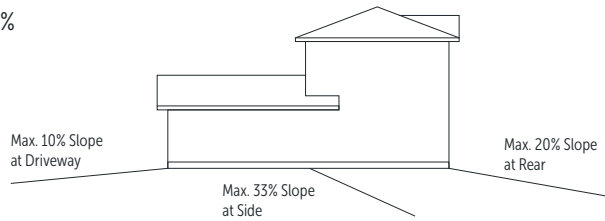
2.9 GRADING

The purpose of lot grading is to provide good drainage away from buildings for the benefit of property owners.

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. Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are to be established on all lots that meet the requirements of The City of Calgary grading bylaw. These include but are not limited to:

- All downspouts are to be positioned to direct water away from the house to streets or drainage swales.
- All lots are to be graded in such a way that surface drainage from rainstorms, snowmelt or groundwater is directed away from the buildings and is controlled in a manner that eliminates or minimizes the impact on adjacent properties.

- All grading and drainage patterns are to be indicated on the site plan and be submitted for review with the final architectural approval.
- Minimum standards for the grading requirements are as follows:
 - House designs are to suit lot grading and lot slopes
 - All lot grades must adhere to engineering grade plan
 - Suitable drainage patterns are to be established on all lots at the time of house siting
 - Grading and drainage patterns must coordinate with adjacent lots – no drainage across adjacent lots can occur
 - Minimum permitted slopes
 - All grassed / landscaped areas: 2%
 - Maximum permitted slopes
 - Front and rear yards: 20%
 - Sideyards: 33%
 - Driveways: 10%



2.9.1 Retaining Walls

Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls.

The responsibility for all retaining walls on individual lots is that of the builder. These responsibilities include:

- Failure to adhere to the building grade plan or approved grades may result in the need for a retaining wall.
- In areas where discrepancies in the grades have occurred the builders must provide as built grades to the Developer and the Developer will provide a solution to the builders to resolve the situation.
- All retaining wall designs must be approved by the Developer's Architectural Consultant prior to the construction of the wall.
- Walls constructed in high profile locations require suitable stone finish.
- Any retaining wall exceeding 1.00 metre in height MUST be approved by a professional engineer and may require a development permit.

2.9.2 Materials

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 wood and wood products
-



3 GENERAL DESIGN REQUIREMENTS

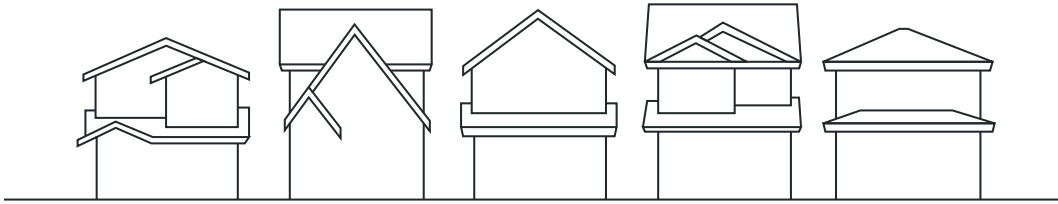
To ensure that all homes in Cornerstone comply with the standard of quality the Developer envisions in this community, all homes incorporate an appropriate level of roofline variety, entry treatments, window treatments and decorative features.

Homes may utilize characteristics of more than one architectural style if used in an appropriate, complementary manner.

Decorative features and window types that are being used on the front of a house are to be considered on all four elevations of the home to achieve a pleasing cohesive exterior design.

3.1 MASSING

Architectural massing refers to the concept of arranging the volumes of a house in relation to each other and the streetscape.



3.1.1 Single-family Front Drive Product

Front drive product includes a one or two car garage as determined by housing type and located in accordance with the garage location plan. All front garages are to be designed to be an integral part of the overall design of the home with regards to style, proportions, detailing and door type. Developed area on the second floor above the garage is encouraged to provide balance to the overall massing of the home. Homes with full two-storey front façades may require a greater setback from the street to reduce the dominance of this house type. Repetition of this house type may be limited on any streetscape and alterations to reduce the two-storey element may be required.

3.1.2 Single-family / Semi-detached Rear Drive Product

Homes with full two-storey front façades and/or steep roof pitches may require a greater setback from the street to reduce the dominance of this house type on the streetscape.

3.1.3 Townhouse & Row Housing

To create a more intimate and interesting streetscape, minimum setbacks may be encouraged on townhouse and row housing product. To reduce the overall massing of these elevations, upper floors may be required to step back or provide significant offsets to the main floor.

3.2 REPETITION

3.2.1 Exterior Design

To ensure suitable variety of all streetscapes, houses of the same or similar design and detailing will be separated. Between similar house designs a minimum of two lots on either side and a minimum of two or three lots each way across the street are required.

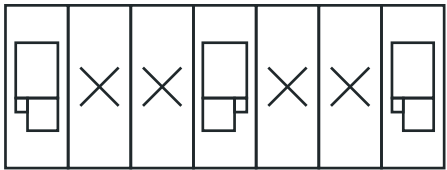
3.2.2 Colours

To further ensure homes offer an element of distinction on streetscapes, separation is required between colour schemes.

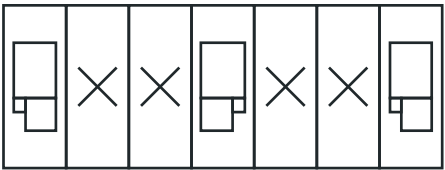
- Between similar colour schemes, there must be a minimum of two houses between when on the same side of the street and a minimum of two or three houses between when on the opposite side of the street.

Houses with significant differences in architectural style and design may be permitted, at the Consultant's discretion, to have similar colour schemes in closer proximity than the requirements noted.

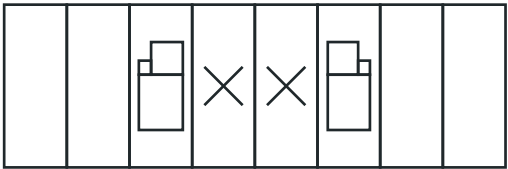
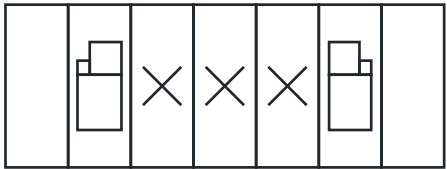
In the event two dwellings have been submitted for approval and have the same façade design, the first submission will be approved and the second submission will have to meet the above criteria.



Street



Street



3.3 HIGH VISIBILITY LOTS

3.3.1 Classification

High visibility locations abutting roadways, parks, trails and other amenity features require special design consideration.

3.3.2 Requirements for Corner Lots & Rear Exposure

All corner lots are considered to be of high exposure and require special considerations. Homes with high exposure elevations (corner lots and rear exposure) require detailing on the exposed elevations that represents the overall style of the home and includes similar detailing to that on the front elevation. These elevations must include:

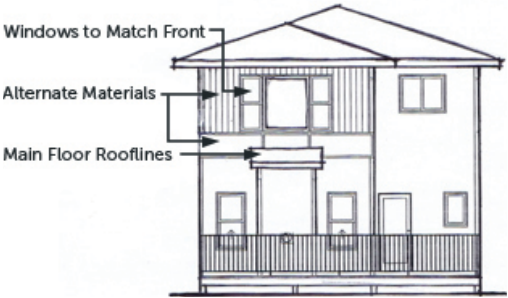
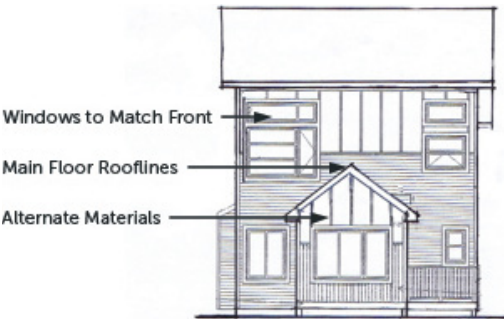
- Increased level of detailing, including finishes, materials, trims and features similar to the front elevation and consistent with the style of the home.
- Side elevations of garages on corner lots are to be detailed and treated to the entry.
- Exterior materials consistent with those used on the front elevation.
- Roof forms that match the front and provide variety to the rear streetscape.
- Homes on walk-out lots require rooflines, jogs or box-outs and strong deck features. All decks must be finished at the time of construction.



Corner Lot Treatment

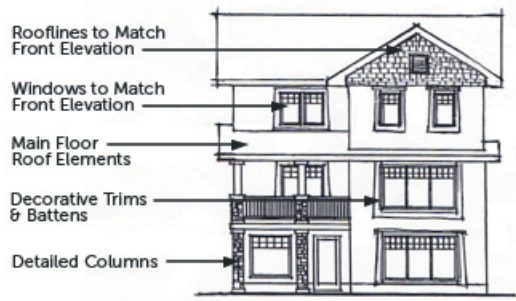


Rear Exposed Treatment



3.3.3 Walk-out Lots

Lots designated for a walk-out basement model require special design consideration at the rear elevation. In addition to addressing features as set out for high visibility, these designs must avoid a towering three-storey appearance and must have the deck constructed concurrent with the home. Homes on walk-out lots require rooflines, jogs or box-outs and strong deck features. All decks must be finished at the time of construction.



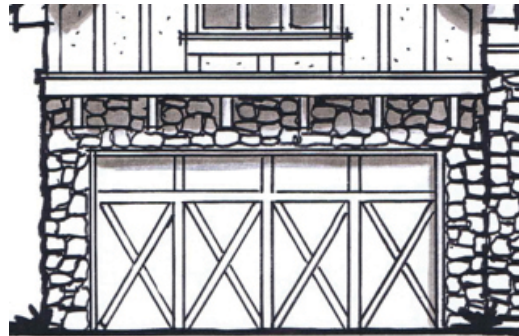
3.4 GARAGE DESIGN

Homes that require a front drive garage are to adhere to certain design considerations.

- All front garages are to be designed to be an integral part of the overall design of the home with regards to style, proportions, detailing and door type.
- On all garages the overhead door height will be a maximum of 8'-0". The space above the garage door is to be maintained at a distance not greater than 24" from the top of the door to the underside of the soffit above unless suitable detailing or treatments allow for larger spacing.
- If the garage roof is required to be dropped due to grading or house design, upper floor windows may have to be deepened or other treatment added to fill the spaces above.
- To ensure total integration with the overall house design, all garage doors must be painted to match the house colour or the predominant accent / trim colour.
- All front garage doors must have panels or batten features.

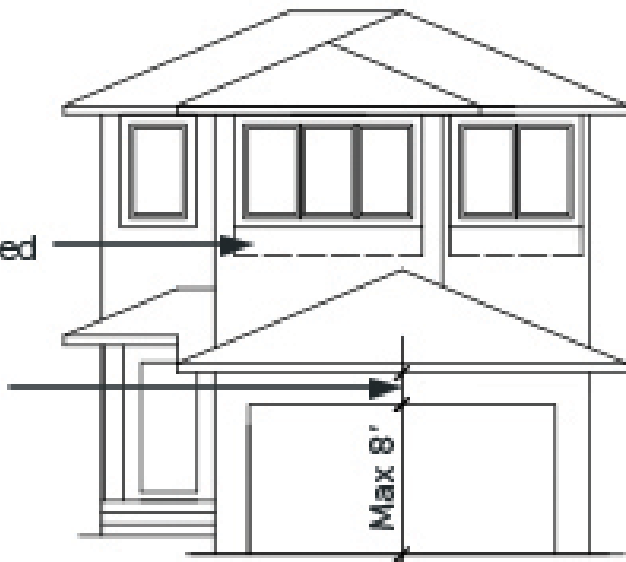
Rear garages with access from the lane are permitted.

- All garages must match the style of the home and be finished in the same exterior materials and colours utilized on the approved dwelling unit (i.e. siding, soffit, fascia and roofing).



May Require Deeper Windows if Roof Dropped

Space to be minimized





4 ARCHITECTURAL STYLES



4.1 OBJECTIVE

The architecture throughout Cornerstone is of a progressive traditional style. Homes with familiar forms and massing are highlighted with modern elements that create the distinction that sets this community apart. The elements of modernity begin with large expanses of glazing and unique window configurations and continue by providing unique expression through signature detailing elements. These can include, but are not limited to, unusual beamwork or trellis features, steel posts, flat or shed roof accents, unusual materials, planter details, wing walls etc. Further enhancements are encouraged through stylized house numbers, light fixtures and mailboxes.

4.1.1 Community Style

Continuity and cohesion are established throughout Cornerstone by the strength of Modern Prairie elevations that continually recur throughout all the Cornerstone neighbourhoods. Further connectivity is created along the main "Boulevard" where the same Modern Prairie style is highlighted with a strong Urban Brownstone look that distinctively carries along the boulevard through each of the Cornerstone neighbourhoods.

4.1.2 Neighbourhood Styles

The distinction of each neighbourhood is established through the pairing of these Modern Prairie elevations with a unique style in each.

- Cornerstone Gate: Modern
- Cornerstone View: Craftsman
- Cornerstone Ridge: Arts & Crafts
- Cornerstone Point: French Country
- Cornerstone Park: Tudor
- Cornerstone Boulevard: Brownstone

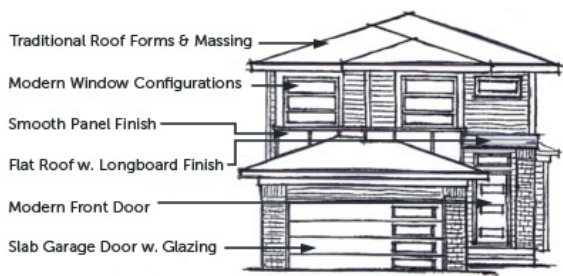


4.2 MODERN PRAIRIE (ALL NEIGHBOURHOODS)

Prairie style homes are a truly American architectural style that originated in Chicago in the early 1900s. The style was developed by a creative group of architects led by Frank Lloyd Wright and known as the Prairie School. Prairie style houses have strong characteristics of low horizontal lines and open interior spaces. The gently sloping roofs and low proportions are reminiscent of the landscape of the prairies.

4.2.1 Identifying Features

- Low, sloped hip rooflines
- Simple trims
- Large windows in consistent configurations
- Large heavy columns
- Smooth masonry finish
- Horizontal elements
- Strong vertical wing walls
- Single storey wings or box-outs
- Contrasting wall materials



4.2.2 Modern Requirements

To achieve the progressive nature desired throughout Cornerstone, elevations depicting a Modern Prairie style are expected to have:

- Predominately hip rooflines
- Low sloped 4/12 pitched roofs (increased roof pitches on narrower homes will be permitted to achieve suitable massing)
- 2'-0" overhangs (or larger on features that are clear of sideyard setback requirements)
- Horizontal banding or elements that accentuate the horizontal
- Large windows in either traditional ribbon format or modern configurations

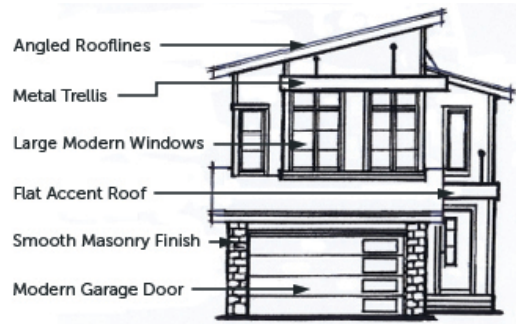


4.3 MODERN (CORNERSTONE GATE)

Modern architecture is generally characterized by simplification of form and creation of ornament from the structure and theme of the building. It is a term applied to a movement with its exact definition and scope varying widely. Modern architecture began at the turn of the 20th century with efforts to reconcile the principles underlying architectural design with rapid technological advancement and the modernization of society.

4.3.1 Identifying Features

- Flat or angled rooflines
- Large expanses of glass
- Unusual window configurations
- Simple or edgy detailing
- Unique materials
- Smooth masonry product



4.3.2 Modern Requirements

To achieve the progressive nature desired throughout Cornerstone, elevations capturing an Urban Modern style are expected to have a modern slant that would include:

- Flat roof accents
- Unique entry features
- Large windows in modern configurations
- Unusual materials
- Unique details



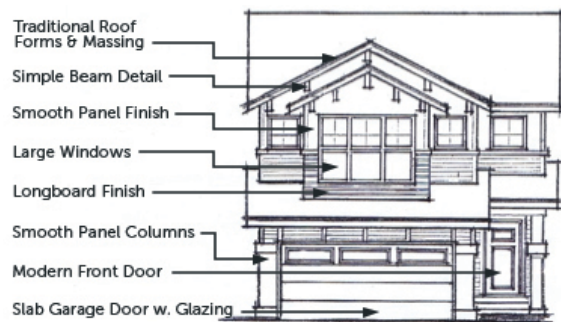


4.4 CRAFTSMAN (CORNERSTONE VIEW)

The Craftsman style of architecture evolved from the English Arts and Crafts movement and was established in the western United States in the early 1900s by the Greene brothers. Originally the style utilized a bungalow type of home that eventually evolved into larger intricately designed buildings. Craftsman homes embrace wood tones, earthy colours and materials to be well integrated with the natural surroundings.

4.4.1 Identifying Features

- Low sloped open gable rooflines
- Multiple gable rooflines
- Repetitious window patterns
- Accent material in gable ends
- Full or wrapped porches
- Simple bracket or beam details
- Simple square columns



4.4.2 Modern Requirements

To achieve the progressive nature desired throughout Cornerstone, elevations depicting a modern Craftsman style are expected to have:

- Front facing open gable rooflines
- Varied pitched roofs, 4/12 to 7/12, suitable to the overall style
- 1'-6" overhangs preferred, 1'-0" permissible on feature elements
- Strong porch or entry with modern detail
- Simple, straight batten work
- Large windows in either traditional grid format or modern configurations

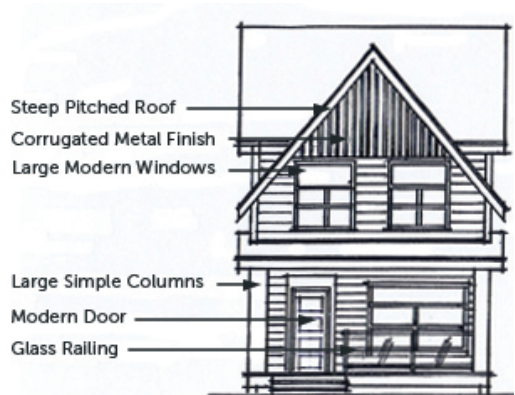
4.5 ARTS & CRAFTS (CORNERSTONE RIDGE)

The Arts and Crafts movement was an international movement in the decorative and fine arts that flourished in Europe and North America between 1880 and 1910. It stood for traditional craftsmanship using simple forms and it often used handcrafted, folk styles of decoration.

The Arts & Crafts style used bold forms and strong colours that were based on medieval designs. The style was simple in form, without superfluous or excessive decoration and expressed the quality of the materials used that resulted in a certain rustic and robust effect. This approach to designing and making became characteristic of the Arts and Crafts movement.

4.5.1 Identifying Features

- Steep pitched roofs
- Predominately gable rooflines
- Multiple gable treatment
- Quality finishing materials
- Board and batten



4.5.2 Modern Requirements

To achieve the progressive nature desired throughout Cornerstone, elevations capturing a modern Arts & Crafts style are expected to have a modern slant that would include:

- Minimum main roof pitch 7/12
- Flat roof accents
- Unique entry features
- Large windows in modern configurations
- Unique details
- Strong accent material



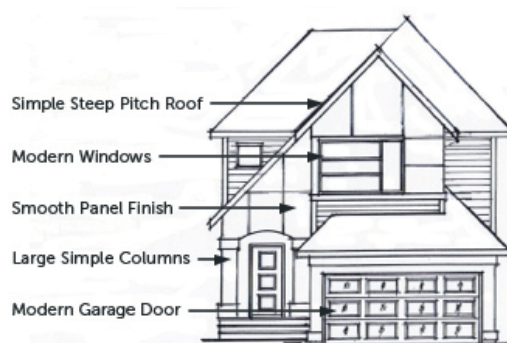


4.6 FRENCH COUNTRY (CORNERSTONE POINT)

Both the cottages and grand manors of the French countryside have inspired the French Country style of architecture that has become popular today. These country homes generally present an elegant two-story façade stately adorned with brick or stone. The French Country designs feature multiple roof elements that provide a series of visual focal points along the homes' elevation. A long sweeping roofline may often be presented as a main feature of the front elevation of French Country homes.

4.6.1 Identifying Features

- Steep roofs, often with flared eaves or curved slopes
- Multiple roof elements
- Gables or dormers with their own roofs
- Brick, stone or stucco façade
- Formal architectural details
- Multi-paned windows with possible arched tops



4.6.2 Modern Requirements

To achieve the progressive nature desired throughout Cornerstone, elevations capturing a French Country style are expected to have a modern slant that would include:

- Steep pitched roof of minimum 7/12
- Flat roof accents
- Unique entry features
- Large windows in modern configurations
- Smooth masonry finish

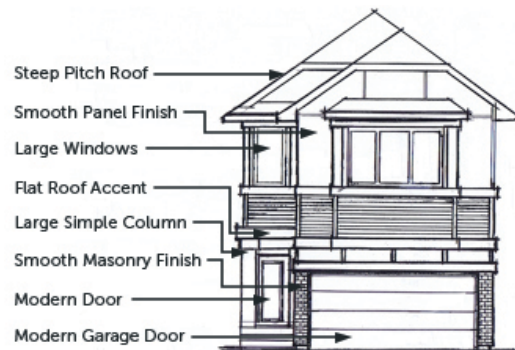


4.7 TUDOR (CORNERSTONE PARK)

The Tudor architectural style became especially popular with 1920s suburban homes that were loosely based on late medieval prototypes. The emphasis was on the simple, rustic and less impressive aspects of Tudor architecture, imitating in this way medieval cottages or country houses. The identifying features of the Tudor style homes are steeply pitched roofs, half-timbering, herringbone brickwork, high chimneys, cantilevered first floors above pillared porches, tall mullioned windows and dormer windows supported by brackets.

4.7.1 Identifying Features

- Steep pitched gables
- Gable ends that terminate with either straight gables or angled "snub" type gables
- False (ornamental) half-timbering or battens
- Repetitious window patterns
- Stucco or masonry veneered walls
- Chimneys finished in either brick or stone with tapered shoulders and herringbone brick patterns.



4.7.2 Modern Requirements

To achieve the progressive nature desired throughout Cornerstone, elevations capturing the Modern Tudor style are expected to have:

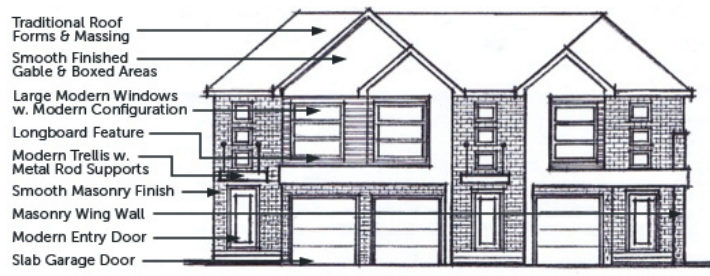
- Front facing steep gable rooflines
- Flat roof accents
- 1'-0" to 1'-6" overhangs
- Strong porch or step with modern detail
- Significant amount of smooth masonry finish
- Large windows in either traditional grid format or modern configurations

4.8 BROWNSTONE (CORNERSTONE BOULEVARD)

Brownstones are an iconic architectural style originating in the eastern United States. Often three or four storeys in height with steep pitched or flat rooflines. Brownstones acquired their name from the reddish brown exterior stone facing and were typically associated with upper middle class.

4.8.1 Identifying Features

- Steep pitched gables
- Stacked floor plates
- Repetitious window patterns
- Ornate trim detailing
- Uniform steps or porches
- Horizontal banding



4.8.2 Modern Requirements

To achieve the progressive nature desired throughout Cornerstone, elevations capturing the Urban Brownstone style are expected to have:

- Front facing steep gable rooflines
- Flat roof accents
- 1'-0" to 1'-6" overhangs
- Strong porch or step with modern detail
- Significant amount of smooth masonry finish
- Large windows in either traditional grid format or modern configurations





5 DESIGN ELEMENTS

5.1 EXTERIOR DETAILS & FEATURES

Throughout Cornerstone the emphasis is on the design and execution of well-detailed exteriors. To ensure that the design provides the basis for an exceptional execution of an exterior, the following elements are to be addressed:

Details or materials are to terminate in appropriate locations. When possible details or materials are to return around corners to a finishing point or a minimum of 24".

- All columns are to be of a design suitable to the architectural style and must be a minimum of 8"x8" in size unless suited otherwise.
- Battens, including shadowboards, are to be a minimum of 6" unless spacing does not permit or size is suited to design.
- Trim material is to be Smartboard or aluminum or equivalent product.
- Parging is to be minimized on all elevations with front elevations not to have more than 1' of exposed parging above landscape grade. On corner lots the parging on side elevations must not exceed 2' through the entire length of the flankage side of the lot.

5.2 ROOF DESIGN & PITCH

Roof designs and pitches that are characteristic of the architectural style being pursued are encouraged throughout Cornerstone. Modern nuances that are well suited to the overall exterior and add to the progressive character of the home are also encouraged.

- Single sloped rooflines are permitted in secondary locations when suited to the overall house design provided the overall massing addresses a traditional form. A low-sloped pitch of 4/12 is recommended for this roof type.
- Flat roofed accent areas are encouraged to emphasize the modern nature of homes in Cornerstone.
- Roof overhangs are to suit the architectural style as per style detail pages (NOTE: Homes on lots with a zero lot line are permitted a maximum of 1'- 0" overhangs).
- Rooflines are to be made as interesting as possible through variation of rooflines and the use of dormers and gable ends.
- Rooflines on all highly exposed elevations (side and rear) are to incorporate dormers or gable ends with decorative treatments that match to the front elevation.
- Second storey roofline features are to match the front elevation in all high exposure locations.





5.3 FRONT ENTRIES

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 provide an opportunity to fully express the character of the home and create a welcoming feature. Front entries are to be well enhanced with decorative treatments that encompass the various progressive traditional styles.

5.4 FRONT DOORS

Entry door colour may make a personal statement but must be painted (white or lighter colours not suited).



5.5 PORCHES

Front porches are encouraged when suited to the style of the home. To maintain the modern progressive expression of the community, front porches are recommended to be:

- Finished in smooth or exposed aggregate concrete with simple smooth or masonry columns and metal, glass or no railings.
- A minimum of 5' deep to provide a reasonable gathering space.



5.6 FRONT STEPS / RISERS

The front steps vary with different grading situations and an increase in risers may affect the overall appearance of the home. Additional modifications may be required to ensure proper proportions are maintained on the front elevation. Other considerations for front steps:

- The number of risers at entry steps may be varied by grade and design.
- Entry step colour shall be charcoal.
- Entry steps will be constructed of concrete in exposed aggregate finish.



5.7 COLUMNS

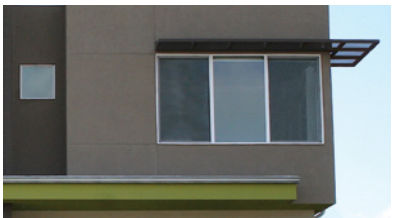
Entrances can be justly enhanced with feature columns that add to the overall expression.

- All columns are to be designed in a modernized version suited to the style of the home – these columns may include smooth finishes, simple square cap and base details, metal trim or finish.
- All columns must be a minimum size of 12"x12" unless well suited to the style and appear to have structural integrity.
- Modern style posts include steel posts, square, round or I beam style.
- All columns must be finished in a decorative material; vinyl sided posts are not acceptable.

5.8 WINDOWS

Windows are an extremely important element of the homes. Larger expanses of glass establish the strength of the style and more unusual configurations will provide interest and excitement. This may include strong horizontal mullions, mullions of varying directions and non-symmetrical layouts and pane sizes.

- All exteriors are to address windows in a significant manner.
- Window styles, sizes and groupings should be proportionate to the wall space available
- Acceptable window frame materials are:
 - Prefinished vinyl
 - Prefinished metal clad



5.9 CHIMNEYS / BOX-OUTS

Chimneys and 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.

5.10 TRIMS & DETAILING

To ensure the clean, neat aspect of all the architectural styles is fully complemented, trim work must meet the following requirements:

- Trim material will be Smartboard or equivalent.
- Timber details are to be finished in preserving stain.
- Trim and detailing materials are to address long-term maintenance—painted surfaces are to be avoided.
- All stucco battens must be finished in smooth finish acrylic stucco.
- Minimum fascia depth of 6" is required.
- Homes with more modern expressions may not require window trims providing windows suit wall space without.
- Interesting and unusual detailing is encouraged to promote a progressive modern edge to the community.

To fully enhance the modern aspect of Cornerstone, interesting and unusual feature elements are encouraged on all homes.





5.11 GARAGE DOORS

5.11.1 Front Drive Garages

Front drive garages become a dominant element of the front façade of today's homes. Garages must be designed to be an integral element of the overall style of the home. Garage doors are to suit the architectural style of the home and are recommended to have a simple panel style door or a flat slab panel door.

Windows are permitted and glazing panels in unique configurations are preferred.

To provide a comprehensive exterior to the homes, the garage doors are to be painted in a colour that matches to the exterior of the home. The garage door is to be maintained in a colour that matches the predominant siding colour, the trim colour or is an acceptable complementary colour.

5.11.2 Detached Rear Garages

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

- A roof style that is consistent with the main roof of the home
- Gable end treatments and detailing to match the home
- Exterior materials and colours to match those on the principle dwelling

Rear detached garages are to have poured broom finish concrete driveways and/or aprons.





6 MATERIALS & COLOURS

6.1 MATERIALS

Cornerstone promotes long-term sustainability of the exteriors of all homes throughout the area with its insistence of maintenance-free materials. The use of materials that provide prefinished surfaces that retain their integrity is encouraged.

Wall materials include:

- Vinyl siding
- Cement Board siding
- Cement Board panels
- Metal panels
- Corrugated metal

Trims include:

- Cement Board
- Hardboard
- Stonetile

Roofing materials include:

- Asphalt Shingles
- Metal seam roofing

Masonry finishes include:

- Natural or cultured stone
- Brick in solid colours
- Stonetile

6.2 COLOURS

In Cornerstone the exteriors of all homes are finished in strong, dark colours with interesting and vibrant contrast trims or elements of interest. Colour can be utilized to add to the interest and excitement desired in the community streetscapes. Colour schemes that include unusual or dramatic colours to highlight signature elements are encouraged with the following considerations:

- Repetition of colour schemes is monitored to ensure pleasing variety is achieved.
- Similar siding colours are not to be repeated side by side on lots with rear visibility.
- Roof colours throughout the community are limited to darker colours in shades of grey, brown and black.
- Garage doors are to be painted to match the siding colour or an acceptable complementary colour.

NOTE: It is recommended that all homes use the bolder upgraded designer series of vinyl siding and it will be a requirement on all homes that do not have either a full width front porch or a significant amount of masonry.



7 PROCESS OF APPROVAL / HOME CONSTRUCTION

The following process is to be followed for submissions for architectural approval in Cornerstone.

7.1 REVIEW

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

7.2 SUBMISSION PROCESS

All submissions for architectural approval are submitted online through the StreetscapePLUS Lot Management System. Access to StreetscapePLUS is available by invitation only and every user on the system must belong to a Group. There are several types of Groups on StreetscapePLUS, 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 do not yet have a Group – then you can contact the Architectural Consultant directly to have one set up and request the orientation package.

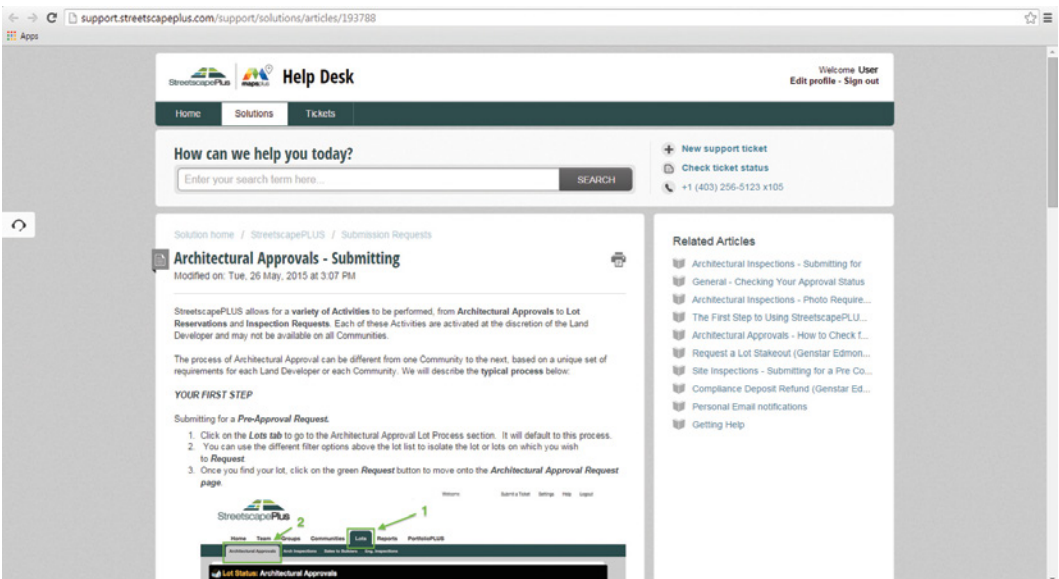
Go Package: Basic Orientation

StreetscapePLUS for Builders

Contact information can be found online at www.evans2design.com or in the directory found on Page 41 of this document.

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

<http://support.streetscapeplus.com/support/solutions/articles/193788>



7.3 PRELIMINARY APPROVAL

The Developer strongly recommends that preliminary approval submissions be made for each lot in order to avoid the unnecessary expense of revising drawings and/or client disappointment.

The Purchaser via their Builder must submit the following to the Architectural Consultant for a preliminary review:

- Floor plans—sketches or existing drawings that include all exterior dimensions.
- Front elevation and all exposed elevations—in the case of corner lots or lots exposed to open spaces.
- Material and colour selections, if customer preference is already known.

This information is reviewed and returned along with design comments, suggested revisions, material and colour comments and siting requirements.

The Purchaser via their Builder is to fully review all preliminary information supplied and make all necessary changes to the drawings and final submission information prior to proceeding with final approval.

7.4 SITE CHECK

The Purchaser via their Builder 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 mail boxes

Or, 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.

7.5 FINAL APPROVAL

The Purchaser shall submit online the following to the Architectural Consultant for final approval:

Professionally drawn working drawings in PDF format:

- Floor plans
- Foundation plans
- Cross sections—complete with all dimensions from subfloors to footings and subfloors to front and rear grades
- Four elevations—complete with all exterior materials clearly noted
- Plot plan complete with proposed grades
- Final Approval Form—completed with materials and colours

NOTE: Upon return of the “Architectural Approval,” the Purchaser / Builder 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.

7.5.1 Revisions

The Purchaser shall contact the Architectural Consultant through StreetscapePLUS and obtain written approval for any revisions to the architectural approval before the revisions are applied. Revisions after Final Approval are subject to a fee charged directly to the Builder.

7.6 BUILDING PERMIT

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

7.7 SURVEYOR STAKEOUT

When the approved plans are finalized and approved by the Architectural Consultant, the Builder may precede to stakeout the property.

7.8 FINAL LOT INSPECTION

Upon completion of the house, the Builder submits a request to the Consultant to initiate a Final Inspection of the home. Homes must be fully complete with all seasonal work done and driveway installed.

7.9 RETURN OF DEPOSITS

Return of the Architectural Deposit is released to the Builder upon satisfactory completion of the house as per the final architectural inspection. The Builder is notified of any deficiencies and is given a time frame in which to correct the deficiencies. Once the final inspection is complete, a report is sent to the Developer. Upon receipt of an approved final inspection, the Developer will release the Architectural Deposit.



8 CONTACTS

Developer

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Engineers

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Architectural Consultant

Evans 2 Design Group

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Toll Free: 1.800.991.7011

Email: Infor@Evans2Design.com

All photos and images presented in the architectural guidelines provided by Evans 2 Design Group.

Point

Prairie / French Country



Park

Prairie / Tudor



Gate

Prairie / Modern



Boulevard

Prairie / Brownstone



View

Prairie / Craftsman



Ridge

Prairie / Arts & Crafts



