

BELMONT

Architectural Design Guidelines

Belmont is a place where your present takes hold and your future begins. With green spaces, parks, recreation facilities and all of south Calgary's amenities close at hand, Belmont is a place where your family can enjoy the pursuits of the present, while creating a bright backdrop for the future.

For those that are new to home ownership or just new to Calgary, Belmont will offer a variety of home sizes and design for any number of requirements that consumers bring to home ownership. Exterior colours, textures and defining architectural elements will reflect the beauty and natural landscape of the region.

This document outlines the opportunities and limitations associated with this development and provide a set of guidelines, which at the initial design/construction phase of the homes will direct homebuyers, designers and builders toward an aesthetically pleasing development with complementary building forms throughout.

Anthem may, from time to time in its sole discretion acting reasonably or as required by any governmental authority, change, vary or modify these Design Guidelines.



Tudor

Tudor homes are characterized by their steeply pitched gable roofs, elaborate masonry, embellished doorways, groupings of windows, and decorative half-timbering, this left an exposed framework with the spaces between the timbers filled with masonry or stucco.

Identifying Features:

- Steep Roof Pitch
- False half timbering or battens
- Repetitious window patterns
- Stucco or Masonry clad walls

Modern Elements:

- Front facing steep gable rooflines
- Flat roof accents
- 1'-0" to 1'-6" overhangs
- Large simple columns
- Modern door
- Modern Garage Door



Arts & Crafts

The Arts & Crafts style used bold forms and strong colours that were based on medieval designs. The style was simple in form, without excessive decoration and expressed the quality of the materials used that resulted in a rustic effect.

Identifying Features:

- Steep pitch roofs
- Predominately gable rooflines
- Multiple types of gable treatment
- Masonry

Modern Elements:

- Minimum main roof pitch 7/12
- Flat roof accents
- Unique entry features
- Large windows in a modern configuration
- Strong accent materials
- Modern garage door



Prairie

Prairie style homes are an architectural style that was developed by a creative group of architects led by Frank Lloyd Wright and known as the “Prairie School”. Prairie style homes have strong lineal lines with low angled roof pitches.

Identifying Features:

- Low, sloped hip rooflines
- Simple trim
- Large windows in a symmetrical pattern
- Smooth masonry finish
- Horizontal elements
- Contrasting wall materials

Modern Elements:

- 2'-0" overhangs
- Low sloped 4/12 pitched roofs (steeper roof pitches will be allowed for narrower homes)
- Large windows in a modern configuration



Modern

Modern architecture is generally characterized by using a simple building form and creating the theme for the structure by using large angled roof lines and the expansive use of glass. Along with the use of traditional and contemporary materials are elements in modern architecture.

Identifying Features:

- Flats or angled rooflines
- Large expansive use of glass
- Unique materials
- Unusual window configurations

Modern Elements:

- Flat roof accents
- Metal Trellis
- Large modern windows
- Modern entry door
- Modern garage door



The guidelines both encourage and enforce diversity by giving the option to choose from four architectural styles. This will ensure eclectic exterior facades, contrary colours and contrasting exterior finishes as part of each streetscape. Examples of other architectural styles may be considered with all plans being reviewed on a house by house basis and approved at the sole discretion of the developer.

Minimum Home Sizes (Square Feet)

	Bungalow	Two Storey
R-1N (with front attached garage)	1,250	1,500
R-1N (with rear detached garage)	1,000	1,200
R-2M Duplex	1,000	1,300
<i>R-2M Townhouses are reviewed on an individual basis</i>		

Building Massing

All floor plans must incorporate living spaces above the garage. The offset between the face of the garage and the face of the second storey shall not exceed ten feet. All designs with minimal or no offset between the two storeys, some form of relief must be incorporated into the design.

Fascia, Soffit, Eave and Gutter

Prefinished soffit and fascia material will be allowed. Fascia is to be a minimum of 6” in width. Certain house styles may encourage a larger fascia line. I.e. Tudor, French Country.

Front Entry

Front entries that are hidden from the street will require a window with detailing on the wall facing the street. Front entry doors are required to be painted a colour to compliment the colour palette of the house (white entry doors are not allowed). Front steps may be either wood or pre-cast concrete.

Chimneys, Metal Flues, Roof Vents

Flues are to be boxed in with a capping detail. The flue can extend a maximum of 18” beyond the boxed chase detail. Pre-finished metal flues and roof vents that blend with the roof colour should be used. Valley flashing must match the roof colour.

Vinyl Shakes

Full wall “Cedar or Vinyl Shakes” are an acceptable cladding, however rough sawn profile will only be permitted. See Design Typologies section in this booklet to determine which house styles “shake cladding” is acceptable on.



Acceptable



“Not” Acceptable

Masonry

The Masonry must start flush with the level of the driveway. The colours will be approved on an individual basis with the emphasis towards traditional home details in both application style and colour choice of the masonry product. The masonry must return a minimum of 2'0 at all corners. Additional masonry may be required for some house designs if it is deemed necessary at the sole discretion of Anthem.

Brick

The brick design on the home must incorporate soldier coursing, row lock-coursing, keystones etc. Two-tone brick or a mix of masonry products will be reviewed on a lot-by-lot basis.

Stone

Stone will be limited to ledgerstone, cobblestone, limestone, fieldstone and castlestone profiles. River Rock will only be acceptable on appropriate house styles, as discussed in this guide.

Roofing

Allowable roofing materials in this community will be limited to Asphalt Shingles and “flat roofing systems” on flat roofs. Roof colours throughout Belmont are limited to darker colours in shades of grey, black, and brown.

Stucco

Stucco is an acceptable main cladding material only on the “modern” style of home, and is required to be the main siding material on all four sides of the home. If this application is desired, presenting details to the Architectural Coordinator is strongly encouraged during the early stages of design.

Columns & Pillars

All columns or pillars are to have detail cladding on them.

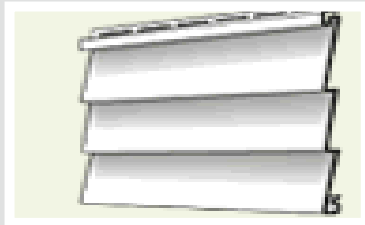
Colours

Exterior of all homes are to be finished in dark colours with interesting and vibrant contrast trims or elements of interest. Colours can be utilized to add the interest and excitement desired in the community streetscapes. Colour schemes that include unusual or dramatic colours to highlight signature elements are encouraged.

Vinyl Siding

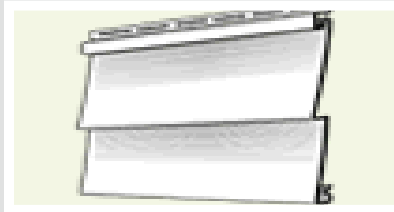
“Lap Profile” will only be acceptable. There should be no lap joints for vinyl siding on the front or rear of the homes, wherever possible.

3” Lap



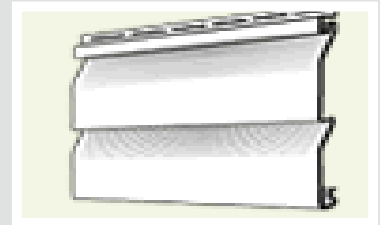
Acceptable

4.5” Lap



Acceptable

Dutch Lap



“Not” Acceptable

Every rear detached garage home in Belmont must have dark premium siding as a minimum siding requirement along with one of the following two options. Examples of acceptable siding colours are listed below.

Option #1**3/4Width Porch (c/w Architectural Detailing)**

A minimum of a $\frac{3}{4}$ porch on the front elevation complete with architectural detailing In addition to the porch, the face of the riser of the front stairs are to be painted a colour that matches or complement the colours used on the house

“OR”

Option #2**Masonry/Alternate Material Requirement**

A minimum of 50 square feet of masonry applied to the front elevation in a way that complements the Architectural style of the house. Modern style homes will not require masonry but will require the use of alternate materials. Option #2 does not require a porch.

Royal’s “Colorscapes”

Wedgewood
Granite
Natural Cedar
Midnight Surf
Shamrock
Heritage Blue
Rustic Red

Mitten’s “Sentry Act”

Rockaway Grey
Grenadier Green
Coffee Bean
Richmond Red
Khaki Brown
Annapolis Blue
Caribou Brown
Aviator Green

Vytec’s “Expressions”

Redwood
Harbour
Forest
Shoreline
Smokestone

Manufactures may not be limited to this list, however if an alternative is desired, it must be equivalent in colour and texture and approved by Anthem's Architectural Coordinator prior to submitting the house application.

House Colours Repetition

House siding, stucco, stone, brick or trim colours shall not be duplicated within 3 lots on the same side of the street (two houses in between duplicate house colours). As there will be a more limited range of colour options available to the last few houses, the Architectural Coordinator may limit the amount of accent colours on each individual home.

The Architectural Coordinator reserves the right to approve materials and colours on an individual lot basis. **Colours cannot be reserved prior to a complete architectural submission.** Once submitted each lot is processed on a first come, first served basis.

The trim colours will be reviewed on a lot-by-lot basis in conjunction with the cladding colour and the approved colours on the surrounding lots.

House Elevation Repetition

Similar houses will be restricted to every fourth house (three house in between duplicate house elevations) and three houses across the street. The Architectural Coordinator will consider all elements of the design when reviewing plans. This may mean, two homes side by side with different architectural styles, may require additional changes in massing, window combinations, rooflines etc to be acceptable.

In addition, the Architectural Coordinator reserves the right to limit the number of house styles within a streetscape. A maximum of four same style homes will be allowed in a row. The builder should contact the developer to ensure the desired house style is still available for the lot in question.

*R-2M lots please reference R-2M section

Garages

Side drive garages will be permitted on corner lots they will also be permitted on interior lots with the pre-approval of the Architectural Coordinator. On all side drive garages; detailing the street side face will be required. If two single doors are used on a double size garage, the minimum space between the doors is 18". On a triple car garage the single car portion of the garage needs to be setback a minimum of 2'0" from the face of the double portion. A maximum distance between the top of the garage door to the garage roof soffit line is 18", without extra detailing being required. All overhead garage doors are to be 7'0 or 8'0 high.

The side wall of all garages leading to the main entry, that are longer than 15'0 from the front of the garage to the face of the home or front deck will require additional treatment. (I.e. Window, masonry, battens, etc.)

*R-2M Duplex Homes will require a 2'0" jog separating the units.

To improve the visual impact that front drive garages have on the streetscape, detailing between the top of garage door to underline of soffit (Battens, shakes, arches, brackets, decorative blocks etc) is strongly encouraged.

Garages and Garage Doors

All garages on R-1N & R-2M lots are to be a minimum of 18'-0" wide. A narrower garage may be considered if a narrower door is installed, in all cases the distance from the side of the door to edge of foundation must be a minimum of 12" on each side.

All builders are to provide a minimum 20ft x 20ft double gravel parking pad in the rear of the lots that do not have front drive garages. This is to be completed at the time of final lot grading, subject to seasonal consideration.

Garages are to be constructed with the Architectural Guidelines in mind at are to complement the colour and detailing of the existing home.

Garage doors are to be painted to match the siding colour or an acceptable complementary colour (white garage doors are not allowed).

Please note that lanes may not be graded to their final design grades. When constructing parking pads, garage slabs and final grading of the lot builders are to set the grades according to the approved Building Grade Plan and not to existing site conditions.

Driveways and Front Sidewalks

All front driveways and walkways are to be either broom finished concrete, exposed aggregate, broom finished concrete with paver or coloured concrete border. A double application of one of the concrete treatments listed above is also acceptable. A deep tool joint approximately 1.0m from the edge of the walk, curbs or gutter is also a requirement for maintenance purposes. Driveways are to be between 4% and 10% slope and must match the garage in width. For walkways on R-1N lots in which the garage is located in the rear, the front walkway must be poured concrete.

****All garages are to be located as indicated on the Surface Information Plan.***

Decks

All decks higher than 3'0" above finished grade the supporting columns are to be a minimum of 12"x12" and complete with capping detail top and bottom. All decks on walkout lots that back onto a green space are required to be completed at the time of construction completion. Landscaped patios are an acceptable alternative, however must be detailed on the submitted site plan and are subject to the same completion requirements as deck construction noted above.

Deck Rails

The rail and spindles of rear decks must be wood, vinyl, wrought iron, aluminium or glass panels. However, glass panel rails will not be permitted on any street facing elevations unless appropriate detailing of spindles is applied.

Corner Lots

The side elevation must be detailed to convey the selected theme. They are to be treated equally to the front elevation including box-outs, gable treatments, windows, brick or stone. Cottage or Dutch gable roofs with smaller gable ends to add relief to long fascia lines may be required. Extra windows c/w muntin bars will be required compared to a home on an interior lot.

Rear Elevations

All homes backing onto or adjacent to open spaces, linear pathways, and roadways will require trim and detailing on the exposed side of the home.

The visual impact of the mass should be reduced by the use of recessed upper stories, cantilevers, secondary rooflines, etc.

Secondary Suites

Lots zoned DC(R-1) will have additional requirements above and beyond this document; this additional information can be obtained from the Architectural Coordinator.

R-2M Duplex Lots

Duplex lots will follow the overall concept of the architectural guidelines. Each side of the duplex must contain the same architectural detailing and must be complementary of one another. It is encouraged that the overall massing of the elevation has the appearance of a single unit.

****When submitting R-2M Duplex lots for architectural approval, both sides must be submitted together as a package.***

Townhouses and Row Housing

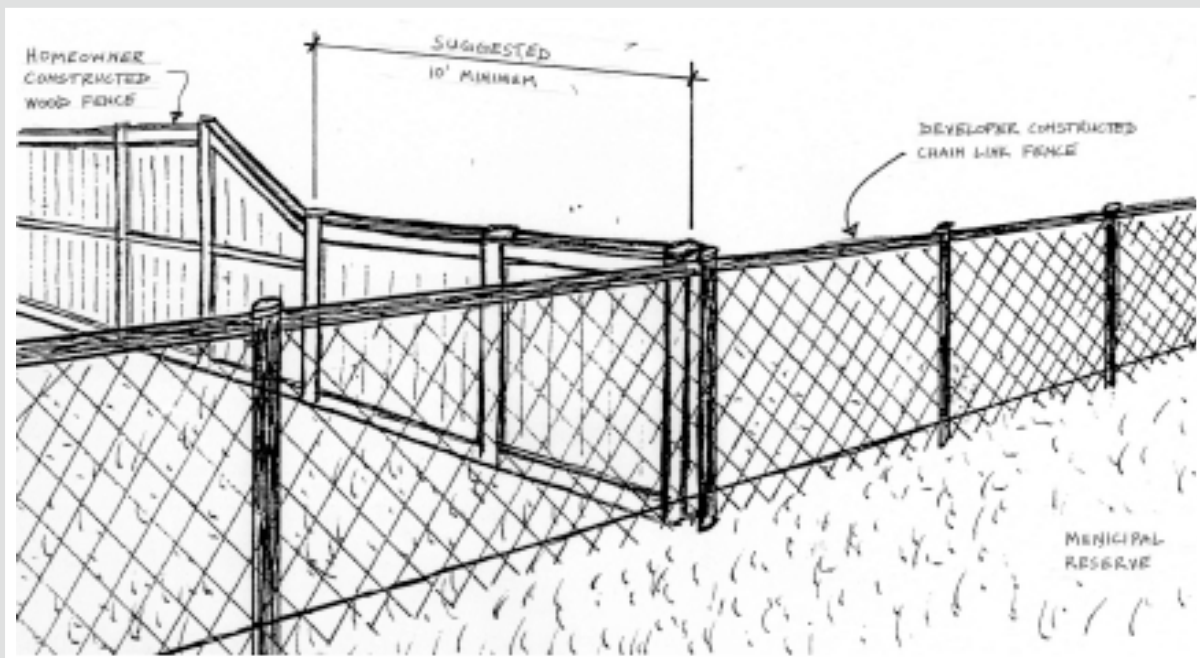
To create a more interesting streetscape, minimum setbacks may be encouraged on townhouse and row housing product along with staggering the setback of each unit to eliminate the “flat” look of this product. To reduce the overall massing of these elevations, upper floors may be required to be setback from the main floor.

Fencing

For all homeowner constructed fence types; Anthem strongly suggests a wood screen fence to be constructed. Wood fences may be cedar or stained/painted spruce or pine. Colour to either stained natural or painted to best match the colour as per the developer constructed fence. Lattice on top is an acceptable alternative. Maximum height for side property line fencing is 6'; however please review all City of Calgary by-laws to ensure compliance with all municipal regulations.

In all cases where a homeowner constructed fence abuts to a developer constructed fence, the homeowner constructed fence height is encouraged to match that of the developer fence within 10'. For example, if the lot backs onto a green space where the developer has installed a 4' high black chain link fence, then the side yard fence height is suggested match the developer constructed rear property line fence within 10' of the rear fence. This may require a step up/down or angle depending on the heights. (See detailed drawing).

Also absolutely NO fences may be constructed on either side of a developer-constructed fence.



(*) Anthem strongly encourages all shared property line fencing be agreed upon by all parties involved prior to construction. Anthem will not mediate any fencing disputes that may arise between homeowners.

(**) The builder and owner of the lot/home should review the title of the lot for any encumbrances on the lot regarding fencing.

(***) All developer installed fencing is installed within the private property. This is especially important to consider on side yards containing such fences, when the building is situated with minimal setback from the property line. Depending on the type and size of fence, this could result in narrower distance between the house and fence than originally anticipated. Ownership and maintenance of this fence becomes the responsibility of the resident.

Setbacks, Sideyards and Rear Yards

In addition to the minimum setbacks for all yards established by the City of Calgary zoning by-laws, the following guidelines apply. All setbacks are from foundation and exclude stairs, cantilevers, landings and decks unless otherwise noted:

FRONT YARD Preferred setback, 6.0m from front property line to front of house. Minimum of 6.0m from back of sidewalk or curb whichever is closer.

REAR YARD All lots will have a minimum of 7.5m setbacks from rear property line to foundation with a minimum of a 6.0m setback from rear property line to the edge of deck.

SIDE YARDS Minimum of 1.2m on both sides and a minimum of 3.0m from side property line on all corner flankage lots unless a larger setback is required for utility right of ways. The total of both side yards must not exceed 4.0m for interior lots and 6.0m for corner lots. This will be strictly enforced.

ZERO LOT LINE SIDE YARDS Minimum of 1.5 m from the property line on the side of the Mutual Access Easement depicted on the marketing map.

Landscaping

The landscaping on each lot shall be complete within the first growing season of the homeowner taking possession of the home. Landscaping must be visually pleasing.

Loam

Anthem provides screened and/or raw loam to all the builders/owners in the subdivision as long as it is available. Anthem is not responsible for the quality of the loam provided. It is the obligation of the BUILDER/ OWNER to ensure that all their lots are properly graded and loamed.

Recreational Equipment

Commercial vehicles in excess of 1 ton capacity, trailers, and recreation equipment i.e. motor-homes, boats, etc. **shall not be** stored in the yard or driveway of any property. These units are encouraged to be stored off site.

Objects Prohibited or Restricted

A motor vehicle, which is in a dilapidated condition, shall not be allowed to remain outside a building in a residential district. A commercial vehicle of a gross weight in excess of 4000 kilograms shall not be allowed to remain on a lot except while actively engaging in loading or unloading. A commercial motor vehicle or recreational vehicle shall not be allowed in a front yard for longer than 24 hours.

Appearance during Construction

The Builder/Owner is required to keep their lot clean and orderly during construction and dispose of all garbage, construction rubble and excess excavation material. Otherwise, Anthem will have this work completed and will back charge ALL builders equally. There will be no burning of garbage on site. Builders are required to provide bins within each property under construction.

Subdivision Hardware

It is the responsibility of the **Builder** to establish the precise location of any subdivision hardware that may occur on the lots or in a significant proximity to them prior to construction. This includes electrical transformers, telephone pull boxes, fire hydrants, light standards, postal boxes, cable TV boxes, etc. This will ensure that there is no conflict with driveways or other design elements on the lots. The builder is responsible for all costs that may be associated to the relocation of such site furniture. The builder is responsible to contact the developer for general information pertaining to each lot (i.e. Items listed above, size of electrical service (100/200 amp), etc.)

In addition to the review and approval requirements of the City of Calgary, **Anthem** has developed an additional design review process so that all buildings will conform to the planning objectives for the development and these design guidelines.

Security Deposit

The Lot Deposit as outlined in your Lot Purchase Agreement and the Architectural Damage Deposit (\$10,000 Letter of Credit per phase for show home builders and \$5,000 cheque per lot for all other builders) must be received by Anthem prior to the submission of any house plans for approval.

House Plan Application Process

The following outlines the requirements of Anthem for the completion of the house plan approval process and issuance of the grade slip. All builders must submit the application electronically for approval using the United Lot Sales System. Access to the system will be restricted and only authorized builders and their personnel may use the system. All users will be provided training on how to use the system. The URL, passwords and user names will be issued by Anthem at the time of training. Please contact Anthem for more details.

The submission using the Lot Sales System shall include an electronic copy of construction ready house plans (elevations and sections are to be accurate). House plans are to be submitted as one file and the plot plan as a separate individual file in PDF format only. Working drawings must be complete and reflect the requirements of the Architectural Guidelines for the subdivision.

Electronic plot plans are to be drawn at metric scale, and are to include the following information:

- All corner lot grades
- Proposed landscape grades at all corners of the house and garage as well as the sides
- Proposed actual top of footing (ATF) and subfloor elevation(s)
- Drainage patterns of the lot
- Entrance locations of the home
- Driveway and/or parking pad location
- Right-of-ways (ROW) and easement locations
- Location of all surface furniture that exist or are planned (i.e. Lamp standards, bus stops and electrical/cable etc. pedestals)

Building grade plans, legal plans, R.O.W. plans, and sidewalk plans can be obtained from the United Lot Sales System. These plans should be used to assist the builder and homeowner in designing a attractive home compatible to the adjacent, existing or proposed environment.

All colours, materials and manufactures to be used during the construction of the house will be submitted using the electronic Application Form within the United Lot Sales System. Please note that the United Lot Sales System will not permit partial submissions.

The builder/homeowner is responsible for reviewing the approval granted before applying for a building permit and constructing the home. Notice of approval and the corresponding grade slip will be emailed to the appropriate builder representative.

The builder and/or homeowner shall be responsible for the adherence to and compliance with the building codes, land use bylaws, restrictive covenants, and any such other local, municipal, provincial or federal rules, regulations or guidelines affecting the development of this property. These guidelines do not supersede any of the building codes, land use bylaws, restrictive covenants, and any such other local, municipal, provincial or federal rules. Anthem is to be notified of any discrepancies in the approval.

Upon approval and grade slip release, the builder can then make submissions to the City of Calgary for a building permit. Any subsequent changes by the builder (to house plans, colours, siting, etc) previously approved, must be submitted to Anthem United, any revisions will be subject to a \$75/change fee chargeable to the builder. **ALL REQUESTS FOR CHANGES MUST BE SUBMITTED THROUGH THE LOT SALES SYSTEM.**

Anthem will carry out periodic on-site inspections during construction to ensure compliance with approved plans. Modifications may be requested in writing to accommodate changes related to actual site conditions.

Release of Security Deposit

Upon being advised by the builder/owner, of completion of the home(s), a final inspection will be carried out by Anthem which will confirm compliance to the guidelines and the approval previously granted. Upon receipt of the final inspection form, the damage deposit refund will be calculated, or a list of deficiencies will be issued which the builder must complete prior to release of the damage deposit. Anthem, at the sole cost of the builder/owner, may request “as-built” grades to confirm the existing grades at the time of inspection. The builder will immediately rectify all deficiencies and request a second site inspection by Anthem. If additional inspections are required after the second visit, a fee of \$150.00 per inspection will be deducted from the security deposit. The refund payment will be made in accordance with the provisions of the purchase agreement.

The following should be completed prior to requesting a refund of a damage deposit:

- All exterior house features completed and approved by Anthem
- Driveway complete
- Curb stop at grade and operational
- Lot is loamed to grade and free of weeds



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