



WEST GROVE ESTATES

ARCHITECTURAL DESIGN GUIDELINES
Revised March 6th 2012





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I. INTRODUCTION

1.1 Vision

The vision for West Grove Estates is a community of uncompromising quality that has distinctive architecture, appropriate to and harmonious with Calgary’s unique heritage and setting.

Bri-Mor Developments (The Developer) has commissioned IBI Group to be the Architectural Coordinator for West Grove Estates. The goal in West Grove Estates is architecture that draws on the best of traditional architectural elements while addressing the needs of contemporary living and modern building materials.

The quality of the development is ensured through the implementation of The West Grove Estates Architectural Design Guidelines. These guidelines will protect not only the integrity of the development but also the purchasers’ investment in the community. They have been prepared to promote a high level of architectural detail, ensure pleasing building form, attractive landscapes and siting of buildings to take advantage of views and amenities.

1.2 Location

West Grove Estates is new community located on the coveted west side of Calgary next to the intersection of 10th Ave SW and 73rd Street SW. West Grove Estates is part of the overall community of West Springs and has fast and easy access to downtown Calgary. West Grove Estates is comprised of the following four parcels of land:

Phase 1 – Block 22, Plan 4587S, and Block 23, Plan 4587S

Phase 2 – Block 21, Plan 4587S

Phase 3 – Block 20, Plan 4587S

1.3 Intent and Theme

The intent of these guidelines is to create a community of harmony and continuity while maintaining a number of traditional architectural styles to offer variety and flavour. The preferred architectural styles include Craftsman, French Country, Tudor, Georgian, and English Country. Other traditional architectural styles or blends of traditional architectural styles will be considered on a lot by lot basis by the Architectural Coordinator.



1.4 Application Process

1.4.1 Preliminary Review

To achieve the desired traditional look in West Grove Estates, designers are asked to create preliminary renderings or sketches of home plans and elevations to the Architectural Coordinator for preliminary review to ensure that they are on the right track. The Architectural Coordinator will assist the designers with notes and sketches if required and return the plans stamped "reviewed".

1.4.2 Formal Application Submission

Builders will have to submit their plans to the consultant for architectural review and confirmation of compliance with these architectural guidelines before they will be permitted to apply to the City of Calgary for a building permit. The consultant will require the following information submitted via www.archcontrol.com

Plot Plan (1:200 scale) showing the following:

- Lot size
- Building envelope
- Setbacks
- Lot coverage
- Easement and utility rights of way
- Property and house corner grades

Construction Drawings (1/4"=1'; 3/16"=1')

Completed Architectural exterior selections

Builders can submit applications online using .PDF files. This process eliminates printing and courier costs, as well as cuts down on return time. Please contact IBI Group for information regarding usernames and passwords for builders submitting for architectural approval in West Grove Estates.

1.4.3 Security Deposit

A letter of credit of \$50,000 will be required by all builders in West Grove Estates under the terms of the Building Commitment Agreement. This security deposit will be held to ensure the buildings are completed as per the approval of the Architectural Coordinator and may also be used to repair any damages to the lot incurred during the building process.

1.4.4 Obligations

These guidelines are imposed upon all buildings in West Grove Estates under a Building Commitment Agreement entered into between the developer and lot purchasers, and in there is, or will be registered against all lots in West Grove Estates, a Restrictive Covenant embodying the requirements hereunder, of which certain restrictions will remain effective after building completion to ensure the continuing Architectural integrity of the community. A homeowners' association may be formed by the developer to maintain certain community elements and enforce these continuing restrictions.

2. ARCHITECTURAL REQUIREMENTS

2.1 Siting and Building Sizes

All general rules for development, including but not limited to setbacks, building height, and lot coverage will follow the City of Calgary Land Use Bylaw that is current at the time. All homes must also comply with the Alberta Building Code.

2.1.1 Setbacks

In order to maintain continuity, the homes in West Grove Estates will have to be located within a buildable area called the Building Envelope. Setbacks will follow the City of Calgary Land Use Bylaw.

- **Front yard setback** Min. 6.0 metres from back of walk or face of curb to foundation.
Min. 4.0 metres from property line for side drive garage homes.
- **Side yard setback** Min. 1.2 metres, - Max. 1.83 metres.
- **Rear yard setback** Min. 7.5 meters to the foundation. 6.0 meters to deck structure.

2.1.2 Siting

Houses should be placed perpendicular to the road, rather than angled in the lot, parallel to one of the side property lines when possible. The streetscape will flow more smoothly if the homes are positioned in a radial manor or curved roads. The line of houses on the street should follow the natural curve of the street.

2.1.3 Lot Coverage

- Principal Buildings including attached garage – 45% Max.

2.1.4 Buildings on Homesite

- Maximum of one dwelling per lot
- Maximum of 1 accessory building per lot such as storage sheds, gazebos or covered decks. This accessory building shall be in the rear yard only and must be compatible in style and materials to the principle residence. Accessory buildings should be screened and not visible from the front street.

2.1.5 Minimum Habitable Floor Area, Excluding Basements

Two Storey Homes

Box on box construction will be discouraged wherever possible, although may be necessary for certain designs and will be accepted. Designs are required to have depth and a variety of rooflines. In order to achieve this, designers are asked to limit the square footage on upper storeys if possible.

- Minimum 2500 ft²

Single Storey Homes

- Minimum 1600 ft²

All homes in West Grove Estates are required to have adequate massing to look like a true estate home. The Architectural Coordinator reserves the right to widen homes that look too narrow or look like the square footage is under the minimum requirement. This will be at the sole and unfettered discretion of the Architectural Coordinator.

2.2 Garages and Driveways

2.2.1 Garages

- Garage locations will vary as per the marketing and building grade plan. Garage options will include double and triple front attached and double or triple side drive attached. One bay of a triple front drive garage is required to be offset from the other bays a minimum of 24"
- It is encouraged that the garage wall between the garage door and the entry of a front drive not exceed 3.0 meters (10 feet). When this is exceeded, the design must incorporate some sort of detailing along the garage wall.
- Garages that are wider than 22 feet should have some form of articulation to reduce the width of the side walls. An example of articulation may mean adding a window beside the door, using two single doors or possibly using a wider garage door. Side walls on garages adjacent to the garage door should be no larger than 3 feet on either side of the door.
- Materials on the front face of the garage must return along the side wall of the garage to the entry
- Creative garage and driveway arrangements are strongly encouraged.

2.2.2 Driveways

- Driveways are to be exposed aggregate or stamped concrete only.
- Driveway length must be a minimum of 6.0 meters from L.O.G. or B.O.W.
- Desirable driveway slopes are between 3% and 7%
- Maximum driveway slope is 10%; minimum is 2%
- May be subject to a maximum width as described in section 341(5) in the City of Calgary Land Use Bylaw.

2.3 Style

2.3.1 Repetition

- Identical front elevations and colour schemes may not be repeated more often than every 5th home on the same side of the street and every 5th home on the opposite side of the street. Rear elevations will also be reviewed for repetition.

- Designs should all be custom interpretations of the approved architectural styles.

2.3.2 Wall Materials

- Smooth finish acrylic stucco is the approved cladding material in West Grove Estates. James Hardie concrete composite siding may be approved if the style merits.
- Vinyl siding will be not be approved in West Grove Estates.

2.3.3 Masonry

Masonry will be required on all homes in West Grove Estates and it must be used in portions reflecting structural integrity. The minimum amount of masonry coverage to stucco coverage on the front elevation will be 40% with a minimum of 3 foot returns on the corners of the buildings or greater to comply with section 2.2.1 of the West Grove Estates Architectural Design Guidelines. The following are approved masonry materials for West Grove Estates:

- Brick
- Manufactured or real stone
- Other materials may be approved and will be at the discretion of the Architectural Coordinator.

The repetition of stone cut and colour will be checked for repetition by the Architectural Coordinator. The following rules apply;

- Stone cut (Ledge stone, field stone, etc...) may not be repeated more often than every 3rd home on the same side of the street and directly cross the street.
- Stone color may not be repeated more often than every 4th home on the same side of the street and every 2nd home on the opposite side of the street.

2.3.4 Stucco Colours

All stucco colours should complement the architectural style of the home. When matching stucco colours to paint chips, the sample must come from a Benjamin Moore paint sample.

2.3.5 Roof Materials

All roof shingles are to be IKO Cambridge 30 architectural shingles or approved equal from another manufacturer in the following colours:

- Castle Grey (Cambridge 30)
- Weatherwood (Cambridge 30)
- Dual Black (Cambridge 30)
- Concrete tile and rubber composite roofing will be approved in the slate profile only.

- Alternate roofing materials may be approved by the Architectural Coordinators if a sample is presented and the product is a high quality roofing material.

2.3.6 Roof Hardware

All roof hardware (vents, stacks, flashing, etc) must be painted to match the colour of the roofing material.

2.3.7 Entry

- Must be consistent with architectural style of the home.
- Should stand as a primary element on the front elevation.
- Should face the main community road.

2.3.8 Entry Doors

- Front entry doors must be either real wood doors or fiberglass doors that are stained to look like real wood.
- Screen doors on the front entry are discouraged due to the fact that they will hide the upgraded front door. If a screen door is desired on the front entry, the appropriate type would be a phantom screen door that does not block the front door when not in use.
- Single or double front entry doors are allowed, but are subject to approval
- Entry doors should have glazing and/or sidelights and/or transom windows
- Sliding patio doors will be allowed but should not be visible from the street. Plain aluminum sliding doors will not be permitted.

2.3.9 Garage Doors

- Must be a traditional style Carriage or Renaissance door with vertically proportioned panels.
- Are not to exceed 8' in height and 20' in width unless approved by the Architectural Coordinator.



2.3.10 Railings

Rails will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme. Acceptable railing materials include (depending on architectural style):

- Wrought Iron / Aluminum
- Glass (rear only)

2.3.11 Trim and Soffits

Modern trim materials used in a traditional manor will assist the houses in West Grove Estates to appear traditional and timeless. Designers are asked to put a great deal of effort into the trim detailing on each elevation.

- Trim will be required on all 4 elevations of the homes in West Grove Estates.
- Trim material shall be acrylic stucco or smartboard only.
- Shadow boards or cornices, if incorporated in the design, must be used in all open gable ends where the wall meets the soffit on every elevation.
- Trim details should be a minimum of 4".
- Trim must sit proud of the wall material they are designed within. When Smartboard trim is used on a stone wall, the trim must be built out at least ½" proud of the stone.
- The fascia on open gables on the front elevation should be constructed with smartboard. All other fascia may be aluminum. All fascia should be a minimum of 8 inches in height.
- Rainware must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Rainware must be painted to match the fascia

2.3.12 Windows

Window layouts are important to achieve the chosen traditional design style. Windows should be positioned in good proportion and relationship to one another on an elevation.

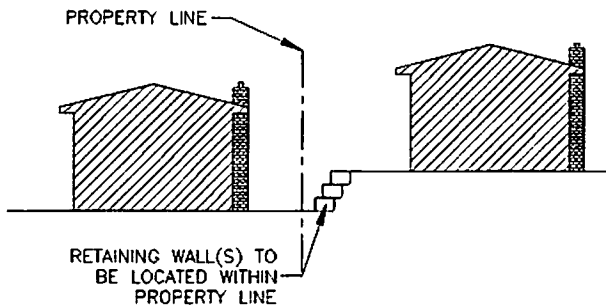
- Windows must be vertically proportioned.
- Multiple pane windows are required on all front elevations, and encourage on exposed elevations. Muntin bars will be required in large pieces of glass to encourage a traditional feeling.
- Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs.
- Feature windows such as octagonal, round, elliptical, or gothic are encouraged if they compliment the architectural style chosen.
- Windows on all 4 elevations will have to be decorated and/or trimmed to suit the architectural style.

2.3.13 Exposed Elevations

All exposed elevations will require the same level of detail as the front elevation. Sales and Design Teams must take this into account when working with clients, as this will not be relaxed at any time. These elevations will include all elevations along pathways, roads, open spaces, and corners. Rear elevations on corner lots must have full treatment as well.

2.3.14 Retaining Walls

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.



Retaining walls will be limited to 3 feet in height. Larger retaining walls may be permitted but may be subject to a development and building permit.

2.3.15 Exterior Decks

- Handrails on exterior decks are to be pre-finished aluminum or metal construction. Glass railings may be used on rear elevations only.
- Supporting columns for decks on walkout lots and decks that are elevated are to be architecturally detailed. Columns must have a minimum dimension of 300mm square (12" x 12"). Deck posts should be clad in stone or brick to match the front elevation when on lots that are visible from open space.
- Decks are required to be skirted in using smartboard or an approved equivalent up to 4ft in height.
- Decks rim joists must be clad in smartboard or an approved equivalent.

For all lots that back onto open space, deck designs must be shown on the drawings submitted to the Architectural Coordinator and must be built at the time of construction unless the homeowner will be constructing an at grade patio which replaces the need for a deck. When this option is chosen, the builder must provide stairs to grade.

2.3.16 Address Plaques

Each home in West Grove Estates will be required to have an illuminated Address Plaque installed on the entry side of the garage next to the garage door when used on a front drive garage home. For side drive garage homes the location will be on the corner of the garage facing the street that is closest to the entry of

the home. This plaque must be consistent with all of the homes. The design and supplier is to be determined at a later date.

2.3.17 Satellite Dishes

Satellite dishes are allowed provided the dish size does not exceed 24 inches in diameter and the location of the dish is concealed to minimize visual impact. Whenever possible, the satellite dish should not be visible from the street.

2.3.18 Recreational and Commercial Vehicles

Recreational vehicles and commercial vehicles shall not be parked or stored on home site unless they are fully contained within a garage. Trailers, motor homes and boats may be stored for loading purposes but shall not be stored on any lot for more than 48 hours at one time. If a builder designs a garage that accommodates an RV, extra detailing will be required to minimize the visual impact of the large garage door.

3. LANDSCAPING

3.1 General Requirements

Each home site in West Grove Estates will require a comprehensive landscaping package. Front yards are expected to have a minimum planting of one tree and ten shrubs per standard lot, and two trees and twenty shrubs per corner lot. The front and rear yard of each home site must be sodded or appropriately landscaped.

A \$5,000 landscaping bond will be paid to the developer by the homeowner upon closing and will be returned to the homeowner after an inspection is carried out by IBI Group that certifies the landscaping is complete. The home owner's will be responsible for the execution and completion of the landscape work. It is recommended that all the landscape work be carried out by a landscape contractor, certified by LANTA. Due to seasonal weather, and the lot grading bylaw, landscaping may have to be completed the following spring, but must be completed by one year after the issue of the lot grading certificate. An extension may be applied for if for some unforeseen reason the landscaping is not completed within one year of the grading certificate.



3.1.1 Rear Yard Fencing

All rear yard fencing will be provided by the developer. The approved fence type will be designated on the marketing plan, but may be subject to change at the Developer's discretion. (Revised March 6th, 2012)

3.1.2 Side Yard Fencing

All side yard fencing, if desired, (except where specified in Schedule C of the Restrictive Covenants) will be supplied and installed by the homeowner. The type of side yard fencing permitted is specified on the "Fencing Plan" located in Appendix A of this document. (Revised March 6th, 2012)

3.1.3 Fire Pits and Outdoor Fireplaces

Fire pits and outdoor fireplaces will be permitted in the rear yard only. All fire pits must also comply with any bylaws established by The City of Calgary.

3.1.4 Basketball Hoops and Freestanding Goals

Freestanding basketball goals will be allowed in West Grove Estates and should remain on the homeowner's property. Basketball hoops will not be permitted to be attached to any portion of the principal residence.

3.1.5 Recreational Equipment

Recreational equipment such as playground structures, trampolines, swimming pools, and hot tubs are permitted as long as they are installed in the rear yards and not visible from the front street.

3.1.6 Clotheslines

Clotheslines will not be permitted in West Grove Estates.

4. HOMEOWNERS ASSOCIATION

Each home owner in West Grove Estates will be required to be a member of a Homeowners Association determined by The Developer and will be required to pay the yearly fee which will be identified at time of possession.

5. CONSTRUCTION REGULATIONS

5.1 Material and Equipment Storage

- Builders will be allowed to store their materials and equipment on site during construction but may not store on any other home sites.
- Items stored will have to be stored in an organized and covered manor 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 shoots anywhere on site.

5.2 Sanitary Units

- Temporary sanitary services are to be provided on site by each builder for their construction crews to use in compliance with the Public Health Act of Alberta.

5.3 Use of Site

- All building sites are to be kept in an orderly and clean state at all time to maintain the marketability of the Development.
- Construction debris and waste must be contained on site in an appropriate construction waste bin. Construction waste bins must be emptied within 24 hours of being full and removed at the end of the project.
- Debris may not be burned, dumped, or buried anywhere on site at any time.
- Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be charged to the responsible builder. It is recommended that builders who perform pre-construction inspections for their lots provide a copy to the developer.
- Should a site not be maintained as these guidelines document, the developer reserves the right to rectify any deficiencies at the cost of the responsible builder.

5.4 Vehicles and Parking

- Utility trailers, etc. may be parked on site for the time of construction only, at the risk of the builder.

5.5 Other Notes

- Vegetation material, top soil, or similar materials may not be dumped on site at any time.
- Changing oil on any equipment or vehicles is not permitted on site.
- Alcohol is prohibited at all times on site.
- Erosion control will be the responsibility of the builder during construction.
- Builders are to ensure that sites are not accessed except via the provided entries.

5.6 Erosion and Sediment Control

The building contractors undertaking building work on site shall be responsible for complete Erosion and Sediment Control measures as per site activities including but not be limited to:

1. Taking over of all Erosion and Sediment control measures implemented during the construction of underground services, grading, and roads. These measures shall be:
 - (i) inspected and any repairs and maintenance shall be carried out to ensure efficiency of operation
 - (ii) monitored, maintained and inspected weekly, to fill out inspection reports as per City of Calgary requirements.

2. On commencement of building work all provisions for onsite:
 - sediment traps/basins
 - silt fences and berms
 - stabilization of loose soil and stockpiles (mulching, spraying, tackifiers, seeding, etc)
 - gravel pads/beds for mud-tracking
 - wash water for cleaning truck wheels

Any other special measures or requirements shall be the responsibility of the building contractor under the direction of the City of Calgary Inspector and the Supervising Engineer.

3. Any of the measures implemented in No. 2 above shall be monitored, maintained, and inspected weekly and inspection reports filled out as required by the City of Calgary.

Cleaning of all streets, access roads, driveways, backyards, swales, ditches and adjacent existing roads or approaches of:

- debris from the site
- loose soil trafficked from the site
- accumulated sediment
- any other material from the site

Affect or impede the Erosion and Sediment Control measures and these shall be done weekly to accommodate the Erosion and Sediment Control measures on site, a representative from the building contractor should be appointed to liaise with the City Inspector and the Engineer. The requirement noted above is per the Design Engineer "Jubilee Engineering", any questions or concerns regarding these measures shall be directed to Jubilee Engineering.



6. DISCRETION

Notwithstanding anything else set out in these guidelines, the developer, Bri-Mor Developments and IBI Group's Architectural Coordinators may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer and its consultants may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

6.1 No Right to Enforce

Only the Developer may enforce these guidelines under the terms of the Building Commitment Agreement and the Restrictive Covenant. No purchaser of a lot in West Grove Estates may enforce these guidelines except where such guidelines are continuing pursuant to the Restrictive Covenant.

6.2 Right to Amend

The Developer may from time to time amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

6.3 No Trespassing

No person shall infringe upon, excavate on, destroy, paint, fill in, cut, remove or tamper with any lot in West Grove Estates that is not their own.

If done so the Developer has full right to take legal action for relief of any violation.