



ARCHITECTURAL ASSURANCE

Introduction to Architectural Staff

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What We Do

Qualico Communities architectural assurance committee creates guidelines that support the community vision and processes the guidelines to ensure this unique character is maintained through to completion of the community. The guidelines provide detailed descriptions of important features and elements for the homes in the community that will create the future streetscape and establish the community texture. Attention to architecture is the final step in the development of a community and is pivotal simply because it has the greatest and longest-lasting visual effect.

The home styles chosen to evoke images of traditional Okotoks neighborhoods, and to encourage a sense of place are: **Craftsman (Arts & Crafts), Victorian, Tudor, Foursquare (Farm House) and Colonial.**

Craftsman (Arts & Crafts)

Typical design elements:

- Tapered columns and window batters
- Front verandahs
- Knee braces
- False beams
- Trusses
- Panels
- Vertical batters



The Hill in Westridge

Victorian

Typical design elements:

- Steeply pitched rooflines
- Gingerbread detailing
- Turrets
- Spindle columns
- Patterned shingles



Tudor

Typical design elements:

- Steeply pitched rooflines
- Multiple open gables
- Arches/Porticos
- Masonry product element of the home
- Decorative half timbering
- Taller narrower windows



Foursquare (Farm House)

Typical design elements:

- Simple cube design
- Hipped roof and front roof dormer
- Front porch
- Windows typically grouped in pairs



Colonial

Typical design elements:

- Symmetrical placement of windows
- Taller and narrower windows
- Shutters
- Columns typically Ionic, Tuscan and Doric style
- Dentil molding



Attention has been paid to the placement of lots in the area that is consistent with recent market desires. Within this phase of The Hill, Qualico Communities has specified areas with front attached garage product and distinguishes them from areas with rear detached garage product, while still maintaining unique character through the use of consistent architectural details.

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The Hill - Phase 1

Front entrances will be very well articulated with interesting details such as full front verandahs and columns. Front verandahs (where used) should be an intricate part of the home style, so they do not appear as a “tacked” on feature. (Usable square footage)

Qualico Communities will be requiring area specific elevations for The Hill. As a result, we will require a minimum of five elevations from each Builder.

Lot Types: *(please refer to the Building Grade Plan for further detail)*

Level Lot

Level lots have minor grade variance from Front to Back.

Back to Front Lot

Back to front lots show grade variance from Back to Front with slope draining to Front of the lot.

With back to front sloping lots, do not put basement windows at the rear of the home. Windows should be placed in a more appropriate location as dictated by lot design grades. The Builder should ensure adequate rear yard drainage through the use of appropriately designed drainage swales and house grading.

Walkout Lots

Walkout lots show grade variance from Front to Back with minimum grade difference from Front to Back of 1.8 metres.

Transitional Walkout Lots

Transitional walkout lots show grade variance from Front to Back with minimum grade difference of 1.8 metres on one side of property with less grade variance on the other side.

Lot Sizes:

Lot Size	Block 10	Block 11	Block 12	Block 13	Block 15	Block 16
40'-43'	Lots 16,17, 20-29	Lots 2,6,10,14	Lots 11,14	Lots 12-15,17-21	Lots 14,15,18-28	
44'-49'	Lots 2,4,5,8-15,18, 19,30-35	Lots 3,4,5,7,8,9,11,12,13,15-22 and 24-27	Lots 1-8,12,13,15	Lots 2-9, 11,22,23	Lots 2-13,17	
50'-59'	Lots 1,3,6,7	Lots 1,28-31,37-40	Lots 9,10,18	Lots 1,10, 16	Lots 16,29	Lots 1-5
60'+		Lots 32-36	Lots 16,17		Lot 1	Lot 6

The Hill in Westridge

Corner Lots

Building height should decrease on corner lots in order to taper off streetscapes. All corner lot homes must pay special attention to front, side and rear elevation treatment and must include the obligatory level of detailing. The corner lot elevations should show the location of the electric and gas metres. If at all possible, these metres should be on the rear of the home, or on the non-flankage side of the house. All other vents are to be painted to blend with the cladding.

Lots 1, 6, 18, 19, 35, Block 10

Lots 1, 28, 29, 40, Block 11

Lots 9, 10, Block 12

Lots 10, 11, Block 13

Lots 1, 16, 17, 29, Block 15

Lots 1, 6, Block 16

Open Space Lots

All lots that side onto a walkway, lane or an open space require upgraded treatment to the front, side and rear elevations due to the increased level of visibility.

Lot 7 Block 10

Lots 13 through 40 Block 11 (rear elevations)

Lot 13 & 14, 22 & 24, 33 & 34 also require side elevation treatments

Lots 1 through 6, Block 16 (rear elevations)

Product Type:

1) Rear Detached/Attached Garage Product

See Appendix for specified setbacks

The front setback for rear garage product will be as per the Town of Okotoks. All front sidewalks will be poured in place concrete, minimum broom finish.

Lots 1 through 9, Block 12

Lots 2 through 5, 8 through 23, Block 13

Lots 1 through 16, Block 15

All corner properties will require the rear garage to be built at the same time as home construction. The garage will require acceptable details on the corner side elevation and must be submitted at the same time as the home. All garage materials must be consistent with materials used for home construction.

All lots require rear concrete parking pads (minimum 20'X20') and are to be provided by the builder at the time of home construction(weather permitting).

The Hill in Westridge

Detached
Product



An example of a
Farmhouse detached



An example of a
Craftsman detached



An example of a
Tudor detached



An example of a
Victorian detached



An example of a
Colonial detached

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Product Type:

2) Front Attached Garage Product

Lots 1 through 40, Block 11

Lots 1, 6, & 7, Block 13

Lots 1 through 6, Block 16

Garages/Garage Doors:

Garage locations are indicated on the Building Grade Plan.

See Appendix for specified setbacks

The front setback for rear garage product will be as per the Town of Okotoks.

Homes in The Hill (as specified above) must have a minimum double attached front drive garage.

The minimum acceptable garage width is **20 feet**. The minimum acceptable garage width on a 50 foot or greater width lot, is 22 feet.

The maximum space between the overhead garage door and the soffit line is 16" (400mm). The maximum garage door height is 8 feet.

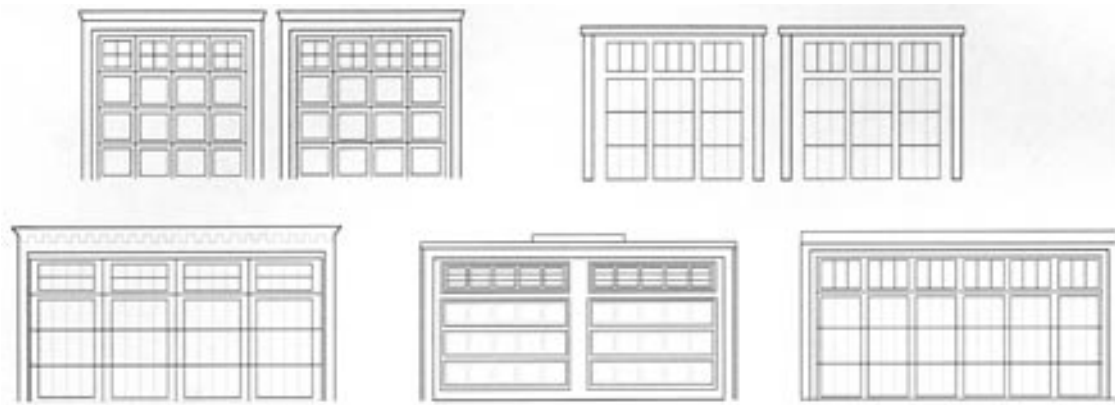
The maximum setback from garage front to porch front is **12 feet**.

For both front- and side- drive garages, the maximum rear offset from the house sidewall to the garage sidewall is 6'0 or 1.80 metres, except in the case of a pie lot where a different relation may be considered. The rear offset wall of the garage must incorporate either a window or door.

Upgraded garage doors with or without windows (no sunburst) will be a requirement for The Hill. Garage doors are to be painted to match the siding. If a wooden door or designer garage door is chosen, a complimentary colour may be used. Garages are to be located on the lots as per the overall subdivision plan. Paired single doors are encouraged.

Sunburst windows will not be accepted in garage doors. Acceptable window styles are square or rectangular only.

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Product Type:

3) Customer Choice:

Depending on lot size and orientation of product, the customer may choose a front-attached garage, rear-detached garage or rear-attached garage style. Refer to the guidelines noted above pertaining to these house styles.

Lots 1 through 35, Block 10
Lots 10 through 18, Block 12
Lots 17 through 29, Block 15

Setbacks:

Desired setbacks for individual lots will be determined at the discretion of the Architectural Approval Committee in consideration of two important elements:

- (1) Natural flow from house-to-house and yard-to-yard along the streetscape and
- (2) Grades on individual lots and along the street.

The maximum setback from garage front to porch front is **12 feet**.

Minimum setbacks for Front, Side and Rear Yards must comply with Town Bylaws.

Driveways:

Driveways are to be a minimum width of the face of the garage. Driveways and sidewalks are to be a minimum of broom finished concrete. A deep tool joint approximately 2.4 metres from the back of curb is required on the driveway. Note that driveways, particularly in cul-de-sacs, should be surveyed prior to construction to avoid any crossover onto adjacent lots. Every driveway should be contained within its own lot to avoid potential conflicts with neighbors and their property. Driveway slopes may not be less than 2% or more than 8%. Driveways must be finished prior to final Architectural Inspection of the home.

Sidewalks:

Front sidewalks are to be a minimum of broom finished concrete.

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Massing and Sideyards:

The Hill in Westridge is an **R-1 Zoned area**.

Massing at The Hill is important with the minimum side yard as per Town of Okotoks Bylaw at 1.50m (5') for either side. With our minimum, the allowable combined side yards will be 3.00m (10') (1.50m either side). Optional sideyard allowance up to 14' (or 4.27m) combined, dependant on lot size. With the exception of corner lots, where a minimum of 3.00m (10') is required as per Town of Okotoks Land Use Bylaws.

All lots requiring concrete swales that run along the side of a home will also require a minimum of 2 m side yard as per Qualico Communities. No window wells will be allowed along the side where the concrete swales are located.

The over all building height allowed as set out by the Town of Okotoks Bylaw, is 10m (32.8 feet) for R-1. In addition, the Lot coverage will not exceed the maximum of 45%.

Windows:

A varied selection of windows may be used. The design, size, shape and grids must be consistent within each style of home. Window grids will be required on each street-facing opening. Windows should be consistent with each style of home.

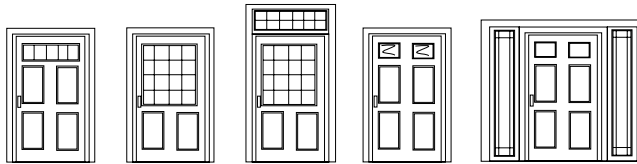


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Entrances:

Front Door

Metal entry slab doors only, with or without windows will be accepted. No sunburst windows will be accepted. Transom windows, or side lights, are optional. All window lights/transoms are to be a consistent style with the windows on the front elevation of the home. Sliding patio doors visible from streets or open spaces will not be accepted.



Columns:

Column proportion and style shall coincide with the style of home submitted.

Balconies:

Balconies on front elevations are encouraged, in order to provide variable streetscapes.

Rear Decks:

The main floor deck is to be built at the same time as the home when the main floor deck is greater than 1.0 metre above the finished grade on visible lots. The minimum projection for the main floor deck from the face of the home is 2.0 metres and the minimum length of the deck is 3.0 metres. No flat rear elevations will be accepted.

Three storey clear rear elevations are not permitted. A minimum of a 600mm of roof offset from the face of one floor level to the face of the next floor is required for a minimum of a third of the width of the home.

The second floor deck is to be built at the same time as the home.

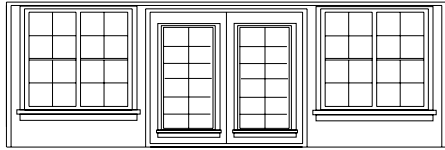
Showhomes:

The Showhomes for The Hill in Westridge will be located on Lots 7-12 Block 10.

As a requirement for the Showhomes, QC will be requesting colored renderings be produced for the Approval process in order to provide a concise and accurate

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streetscape. The storefronts must be similar to the style of the home, with no etchings allowed. See illustration below.



Materials: As dictated by chosen style of home.

Stucco: Imasco or STO

Siding: Vinyl or Canexcel. Siding and stucco colours should be of vibrant values and should compliment the home style.

TimberCrest Plus Premium

Colours:

Brick	Cobalt	Umber	Evergreen
Charcoal	Pecan	White	Prairie Wheat
Sandstone	Khaki	Heritage Grey	Clay
Classic Linen			

Colorscapes

Wicker	Pebble Clay	Country Green	Rustic Red
Charcoal Grey	Natural Cedar	Sage	Vintage Cream
Linen			

Vytec

Colours:

Redwood	Harbour	Forest
Shoreline	Smokestone	

Sentry

Annapolis Blue	Heritage Tan	Academy Grey
Richmond Red	Grenadier Green	Khaki Brown
Chestnut Brown	Aviator Green	

Canexcel

Colours:

Pine Green	Acadia	Country Red	Sierra	Yellowstone
Cedar	Midnight Blue	Sage Green	Scotia Blue	Mat Grey
Sand	Almond	White		

Trim colours should compliment the home style.

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Masonry:

Brick/Stone are acceptable materials if they are an element rather than a tacked on detail. As an example a colonial home would require a minimum of 2' (.60m) in height at the garage door and continuing to the front steps.

Roof Design, Materials & Colours:

The preferred roof overhang is 600mm (24") on the main rooflines, but a minimum of 400mm (16") on the main rooflines and minimum of 150mm (6") on boxed out or bay windows may be accepted subject to compatibility with the house design.

Minimum slope 4:12 on porch-shed roofs may be used.

The roof material is to be equal to **IKO Cambridge (minimum 25 years)** in the following color range: **Black**

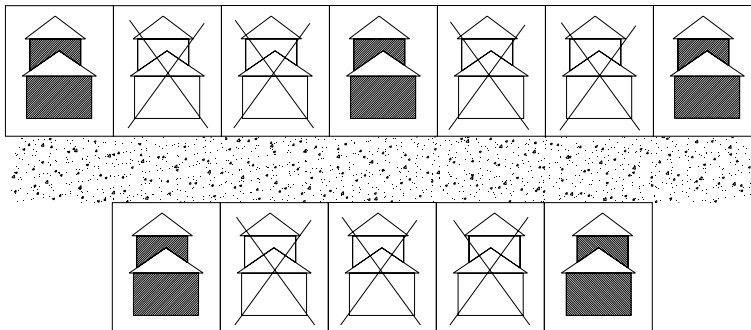
Repetition of Exterior Design: House Colours

QC recognizes the importance of unique architecture for the home buyer; Home designs which incorporate the same historical motif (Tudor, Craftsman, etc.) with the same elevation would not be acceptable and/or the same colour palette shall not be as indicated below.

- 1) no closer than every third lot on the same side of the street; nor
- 2) among the three lots directly across from the lot in question on the opposite side of the street.

The Architectural Assurance Coordinators will have the final decision on how often an exterior may be repeated within a phase.

Acceptable Repetition of Exterior Colours and Similar Elevations



Soffit, Fascia, Gutters and Downspouts:

Soffit and fascias are to be pre-finished. Soffit overhangs to be a minimum of 12" (300mm) on side gables and 6" (150mm) on front gables. The downspout location should not be on the front elevation face of the home but rather to the side elevation. All downspouts that are visible from the front must be shown on the front elevation

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drawings.

Chimneys, Flues and Roof Vents:

Cantilever box-outs must be taken to grade or foundation level in order to not appear as a tacked on element. Builders are encouraged to complete fireplace box-outs as an intricate part of the house design.

All chimneys and flues that are visible on the front or side elevations are to be boxed in and, at a minimum, clad with the siding material. Capping detail is also required. All roof stacks, vents and flashings which are visible on either the front elevation or other visible elevations, must be painted to match the roof color.

Parging:

A maximum allowable amount of parging to be used is 400mm (16") around all foundation walls.

Fences:

Fencing to be as per Town of Okotoks Bylaws and as set out below:

- 1) Wood Screen Fencing is used on the rear of lots that back onto another lot.
- 2) Chain Link Fencing is used on the rear and/or sides of lots that either back or side onto MR areas.
- 3) No Developer Fencing is provided on laned lots.

Wood Screen:	Lots 1-13	Block 11
	Lots 35-40	Block 11

Chain Link:	Lots 14-35	Block 11
	Lots 1-6	Block 16

MR areas: chain link fencing is provided on the sides of these lots:

Lots 13,14,22	Block 11	MR side
Lots 33, 34	Block 11	MR side

Landscaping:

Landscaping to be as per Town of Okotoks Bylaws.
Topsoil is provided for the lot to a depth of 8"

Retaining Walls:

All retaining walls shall be constructed to compliment the exterior home design and finish, and blend with lot landscaping. Retaining walls are to be made of materials such as brick, stone or simulated stone and have a finished cap. Unless otherwise noted in writing prior to house construction, all retaining walls are the responsibility of the builder. Neither the Developer, its Architectural Coordinators, nor the Developers other

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consultants' take any responsibility for any retaining walls which may be required on or between lots. Inter-lot (property line) retaining walls must be installed and paid for by the first Builder effecting grades adjacent to the property line in such a way as to necessitate a retaining wall (i.e. increasing finished grade beyond 3:1 slope). Any disputes that may arise regarding responsibility for retaining walls are to be resolved by the Builder and their contractors. Should a dispute not be resolved prior to the Developer obtaining final acceptance of the subdivision by the Town of Okotoks for overland drainage or final acceptance for lanes, then the required walls may be built by the Developer and charged back equally to the Builder of the two lots.

Retaining walls shall be of uniform design and construction to ensure consistency of appearance within the community of The Hill in Westridge. The exposed portion of any retaining wall on any given lot should be no higher than 1.20 metres (4 feet). If a higher wall is necessary, a tiered configuration is required with a maximum of 1.20 metres per wall. Maximum slope between walls shall not exceed 3:1 and the distance between walls should be a minimum of 1.20 metres (4 feet) wide.

General Notes

A copy of the House Approval Form is attached. This form must be filled out completely and properly by the builder for each and every Architectural Submission.

Houses Designed to Fit the Lot

Inappropriate or incompatible house design for the engineered designed building grade plan will not be approved. The builder will be required to construct at the builders/owners expense any retaining walls that are required due to inappropriate house design. Builders must respond to lot slope with an appropriate house design. Side split-level design should be used on a lot with greater than .91 meters (3 feet) slope across the lot width. Where the back to front change in grade falls between a 1:6 and 1:3 slope, a front to back split level should be used.

Drainage Swales Within the Lot

Grade should always slope away from the house. Where the rear grade elevation is higher than the grade around the house, swales should be constructed to direct the drainage away from the house. They should be placed approximately 3.0 metres (10 feet) from the house at a minimum 2% slope away from the house.

Guideline Revisions

The Architectural Design Committee reserves the right to revise these guidelines from time to time. The Architectural Design committee reserves the right to refuse a colour combination and/or the siting and/or detail and/or house style if it does not coordinate within the area, by the committees standards.

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Discrepancies

If, at the time of construction on site, errors or discrepancies are noticed from information received at the time of approval, or from engineering drawings, or from existing site grading, or existing homes, the builder is to contact the Architectural Coordinators so that the discrepancy may be reviewed and adjustments made to accommodate the existing site construction.

Builder Responsibility to Conform

No approval by QC, its Architectural Coordinators, or its other consultants shall be other than an approval of the developer's requirements and in particular shall not be any representation of compliance with any engineering requirements or any legal requirements of the City of Calgary or any other government agency or body, all of which are the sole responsibility of the builder. The house plan approval process is provided as a service. While care is taken to provide precise data, the developer and its Architectural Coordinators and other consultants assume no responsibility for the accuracy of the information given in documents, or for any losses or damages resulting from the use thereof. It remains the responsibility of the builder to ensure that the construction of any buildings on the lot conform with Provincial, City or Municipal laws, regulations, bylaws, or other enactments and encumbrances affecting the title to the lot, including, without limitation, utility rights-of-way, easements, restrictive covenants, and the requirements of the grade slip. The builder is also responsible for the provision of all bearing certificates and footing elevation certificates which may be required for the installation of sulphate resistant concrete or any other precautions in foundations where necessary.

Conclusion

QC's Architectural Assurance Coordinators are here to ensure the approvals are dealt with in a timely matter and the guidelines are administered correctly. We also ensure that any questions that may arise (colours, plotting and other general questions) are answered.