



VISION

EVANSTON – The Neighbourly Neighbourhood

Imagine every day coming home to a community where people are friendly and ready to help you in any way they can; a community that has been designed to be as welcoming as possible; a community where everyone feels right at home. Evanston has been planned, branded, designed and built with a vision of harmonious living in mind.

BUILDING ON A VISION

Qualico Communities (QC) has paid specific attention to the little details in the community of Evanston. Imagine such details as warm and welcoming entryways, featuring full front porches, providing a place where people can greet and be greeted, or relaxing in the quiet oasis of your own private backyard. Our “Neighbourly Neighbourhood” is a place where people can live in harmony, get to know one another and feel safe.

Architecture is an integral element supporting the Neighbourly Neighbourhood vision. The classical architectural styles of Craftsman, Foursquare and Colonial were carefully selected because they provide details such as well articulated front entrances, interesting and varied roof lines and traditional, rich colours. These classic styles create a warm and inviting streetscape, evoking imagery of historical Calgary streets; encouraging and supporting the vision of our neighbourhood.

Landscaping is another pivotal component of a comprehensive neighbourhood vision, as it unifies the streetscape and promotes compatibility of the development within its natural surroundings. Entry features, in warm rich colours, made of rustic stone and beautiful arbors, add dimension to the street as they announce your arrival to a safe, friendly neighbourhood. The landscaping design of various parks within Evanston has been thoughtfully planned with the needs of the community in mind. The design, location and intended use of all open spaces have been selected to provide a welcoming atmosphere and enhance a vibrant community spirit.

Our community exudes small town charm and provides home options for everyone’s taste, lifestyle and budget. Whether you are a first time home buyer or you are moving into your second or third home, Evanston is right for you. Our master planned community boasts a vast array of home styles, numerous parks, ponds, school sites, local shopping and a community hall location. When driving through Evanston expect to see children playing soccer with parents cheering on the sidelines, neighbours chatting while puttering in the yard, couples strolling hand-in-hand, dogs out for a run with their owners, mothers pushing strollers, or people just resting on their porch reading a good book.

Welcome to Evanston, the destination of choice in Northwest Calgary, featuring award winning builders and Qualico Communities’ award winning showhome parades.

ARCHITECTURAL ASSURANCE GUIDELINES

EVANSTON SYMONS CORNER

The chosen home styles of Craftsman, Foursquare (Prairie), and Colonial evoke images of traditional Calgary and encourage a sense of place. Symons Corner has a unique look and feel achieved through the application of consistent architectural details. The front entrance will be very well articulated with interesting details such as full front verandas. The Architectural Design Committee will have the final decision on how often a floor plan and/or exterior may be repeated within a phase.

Phase 15 of Symons Corner will have a mix of attached and rear detached product to offer. Please refer to the marketing map, building grade or discoverq.ca for garage locations.

In addition, each lot has been assigned a particular architectural style. This is predetermined both to further compliment and enhance the streetscape, and to simplify the sales process.

Refer to discoverq.ca for style locations or view the appendix.

House Approval

Design Review Process

Qualico Communities has designed a new web-based Lot Management Program called Discover Q. All house approvals must now be submitted via the architectural module within discoverq.ca. Access to the program will be limited to authorized builders and their personnel. Requests for id and password access require the name, position, telephone number and e-mail for the individual to be supplied to the QC Administrator. Training for the program will be provided along with passwords and user names. Passwords/names will be provided by the Qualico Communities Administrator.

Once a contract has been signed and sealed along with the deposits received by Qualico Communities Administrator, the procedure is as follows;

- 1) Salespersons will enter in purchaser/spec information
- 2) Construction supervisor to submit initial inspections with photos on line
- 3) Salespersons may reserve colours
- 4) Design may enter approval
- 5) Approval is sent back to design digitally
- 6) Final Inspection is then entered when completed
(Approximately 242 days after architectural approval)

The architectural submissions are to be submitted in a PDF format. A complete set of construction house plans along with a complete plot plan will be required. (Submitted as two separate files)

Plot plan drawn to scale (1:200 metric) will require the following information;

- All corner lot grades
- Right of Ways(ROW), and easement locations
- Lot dimensions
- Location of all surface furniture
- Proposed landscape grades at the all corners of the house along with the garage and side grades

- Proposed percentages, drainage patterns, swales for the front, side and rear yards
- Proposed Actual Top of Footings, (ATF), Subfloor (SF), Under Subfloor(USF), Lowest Top of Footings(LTF), and Ponding Elevations (MG-RMG) if affected
- Driveway and parking pad – (along with the material choice)

House approval forms are now on line through the Discover Q program, the Builder will be required to fill in all fields prior to proceeding with the approval process. If fields are not completed, approval will not be accepted.

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

Need Help with Approvals?:

QC's Architectural Assurance Committee is available to assist builders with their Architectural Approval. General questions that may arise during the Approval process or questions regarding colours, plotting etc. should be directed to the Architectural Assurance Committee through the Architectural Assurance Coordinator.

Lot Types

It is important to build homes that are appropriate for the size and grade of the lot. There are a variety of lot types in Evanston Phase 15, which will need to be designed for accordingly.

- 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.

Note: 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. Rear yard drainage should be achieved through the use of appropriately designed drainage swales and lot grading.

- Walkout Lots: Walkout lots show grade variance from front to back with a minimum grade difference 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 than 1.8 metres of grade variance on the other side.

Builders must respond to lot slope with an appropriate house design. Inappropriate or incompatible house design for the building grade plan will not be approved. Side-split level design should be used on lots with greater than 3' (1m) slope across the lot width. Where the back to front lot slope falls between a 6:1 and 3:1 grade, a front to back split level should be used.

Streetscape Guidelines

Streetscape Setbacks

The front setback for homes with detached garages will be 4 meters. All sidewalks will be poured in place concrete, minimum broom finish.

The remaining lots will be determined at the discretion of the Architectural Approval Committee in consideration of two important elements:

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

All setbacks for front, side and rear yards must comply with City By-laws.

Sideyards

The massing of the home is important to achieve the desired streetscape, in Symons Corner; the maximum allowable combined side yard is 3.00m (10') with the exception of corner lots where a minimum of 3.00m (10') is required. As per City of Calgary By-Law for the zoning, the minimum side yard is 1.2m (4') for each side of the house. The maximum permissible building height will be governed by City of Calgary By-Law. The maximum lot coverage is 45%.

Sideyard Swales

All lots with concrete swales running along side of a home will require a minimum of a 1.8 metre side yard. No below grade windows (window wells) will be allowed along the side of the house where a concrete swale is located.

House Design Elements

Front Verandas

The front entrances need to be very well articulated with full front verandahs, columns; elements and details that add interest to the front elevations. Front verandahs (where used), should be fully integrated into the home design; so they appear to be a "natural" feature of the home, instead of a simple addition.

(Usable square footage)

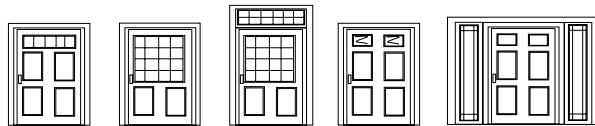
Windows

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

See Appendix for style examples

Entrances

Aluminium, fibreglass, or upgraded designer wood entry slab doors only will be accepted. Upgraded doors must work with the house style and are subject to approval. Transom windows or side lights are optional. All window lights and 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 on front elevations are encouraged, in order to provide variable streetscapes.

See appendix for examples

Rear Decks

On the following highly visible lots, 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 metres above the finished grade:

- Lots 3, 52, 53 & 77, Block 28
- Lots 1, 8, 21, & 22, Block 42
- Lots 1 & 9, Block 43 (R1 Product)

The minimum projection for the main floor deck from the face of the home is 2 metres and the minimum length of the deck is 3.0 metres. No flat rear elevations will be accepted. On walkouts, 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. Second floor decks are to be built at the same time as the home.

Box-outs

Cantilever box-outs will not be allowed on visible elevations from the streetscape, pathways or MR. Box-outs must then be incorporated into the foundation, in order not to appear as a tacked on element. Builders are encouraged to complete fireplace box-outs as an intricate part of home design.

Rear Lane Product (No Front Drive Garage)

- Lots (22) 23 through 77 Block 28
- Lots 1 through 34 Block 42
- Lots 1 through 9 Block 43 (R1 product)

The above listed lots will be constructed without a front-attached garage. The front setback for these garage-less properties will be 4 metres. All homes will have a builder constructed front entry walkway that will be poured-in-place concrete, a minimum of broom finish. Concrete tiles are not an acceptable alternative.

Rear garages, attached or detached, may be constructed with the home. All garage materials must be consistent with materials used for home construction. When the builder does not construct a garage in conjunction with the house, the builder must provide a rear gravel parking pad (minimum 20' by 20').

Important Note: Rear detached garages should be surveyed and built to designed elevations, not to match the current alley grade. Gravel alley grades can shift over time due to traffic, erosion, settlement, and runoff. The alley grade may therefore fluctuate throughout the construction and maintenance process. QC will ensure that the rear alleys are constructed to the correct grade. The builder is responsible to ensure that rear attached garages interface with provided rear design grades. Attention to final lot grading is important.

Corner Lots (Rear Lane Product)

All corner homes (at the end of the block or flanking MR) will require the rear garage to be built at the same time as home construction, given that the alleys have been constructed.

The garage will require acceptable details and the exposed elevations must be submitted at the same time as the home. All garage materials must be consistent with materials used for home construction.

The above referenced corner lots are:

- Lots 3, 52, 53 & 77, Block 28
- Lots 1, 8, 21, & 22, Block 42
- Lots 9, Block 43 (R1 Product)

Attached Garage Product

- Lots 3 through 21(22) Block 28

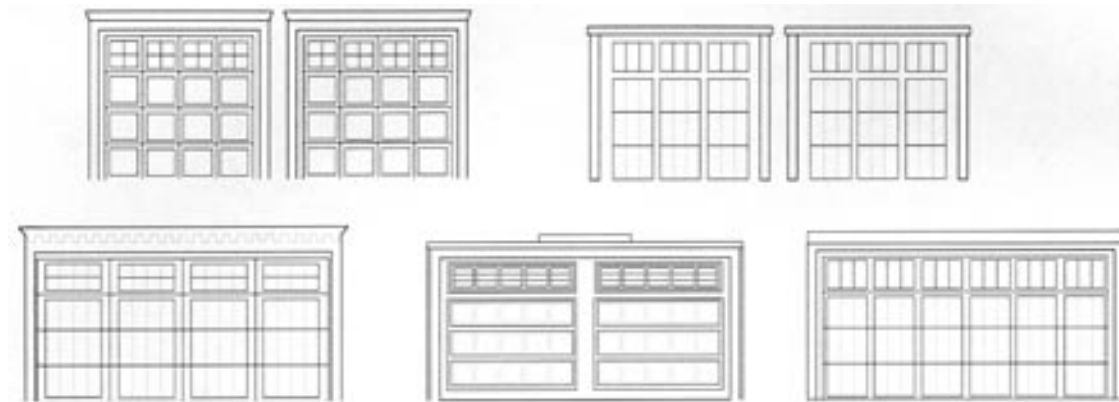
The above listed homes will be constructed with a double attached front drive garage, with paired single doors encouraged. Upgraded garage doors are a requirement for Symons Corner. Sunburst windows will not be accepted in garage doors; acceptable window styles are square or rectangular only. Garage doors will be painted to match the siding colour, however if an upgraded wooden door or designer garage door is chosen, a complementary colour may be used. Garages will be located on the lots as per the overall subdivision plan.

Garage Door Specifications

The following are the size restrictions on garage doors in Symons Corner:

- The maximum space between the overhead garage door and the soffit line will be 16" (400mm).
- The maximum setback from the front of the garage to the porch front edge is 12'.
- On 32' (9.8m) wide lots (listed below) the maximum garage width is 19' in order to maintain a 5' front entrance.
 - Lots 10 & 19 Block 28
- On 34' (12.4) wide or wider lots (listed below) the maximum garage width is 20' in order to maintain a 6' front entrance.
 - Lots 3 through 9, 12 through 18, 20 through 22, Block 28

The allowable garage setbacks are also illustrated in the Appendix.



Examples of upgraded garages (both with and without windows)

Driveways

- Driveways are to be a minimum width of the face of the garage.
- A deep tool joint approximately 2.4 metres from the back of curb is required on the driveway.
- Driveway slopes may not be less than 2% or more than 12%.
- Driveways and sidewalks are to be a minimum of broom finished concrete.

Note that driveways, particularly in cul-de-sacs, should be surveyed prior to construction to avoid any crossover into adjacent lots. Every driveway should be contained within its own lot to avoid potential conflicts with neighbours and their property.

Driveways must be finished prior to final Architectural Inspection of the home.

Open Space Lots

- Lot 3, 22 & 23 Block 28
- Lots 9 & 34 Block 42
- Lots 1 Block 43

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.

Materials

Siding

The following siding manufacturers and colors have been selected for this phase. Trim colours should both contrast and compliment the home style.

Siding

TimberCrest Plus Premium Colours

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

Colorscapes Colours

Wicker	Pebble Clay	Country Green	Rustic Red
Charcoal Grey	Natural Cedar	Heritage Blue	Chesapeake Green
Sage	Vintage Cream	Linen	Cypress

Sentry Colours

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

Vytec Expressions Colours

Redwood	Harbour	Forest	Shoreline
Smokestone	Spring Meadow	Canyon Ridge	Castle Stone
Tundra Moss	Autumn Leaf	Southwestern Sand	

Canexcel Colours

Pine Green
Yellowstone
Scotia Blue
White

Acadia
Cedar
Mat Grey

Country Red
Midnight Blue
Sand

Sierra
Sage Green
Almond

Gentek Sequoia Select

Venetian Red
Moonlit Moss

Harvest Wheat
Midnight Surf

Dark Drift
Windswept Smoke

Saddle Brown

Kaycan

Brick
Khaki
Umber

Spice
Charcoal

Mahogany
Evergreen

Pecan
Cobalt

Trim colours should be complimentary with the style of the home.

Masonry and Stone:

If these materials are used, the Architectural Approval Committee will determine the minimum amount required and whether the use of such material is in keeping with the architectural style.

The minimum amount of masonry required on a home would include masonry up to the top of the garage door, with a return of 2 feet (600 mm) around the corner of the garage, and completed with capping detail.

Acceptable Masonry and Stone Materials:

Craftsman – Brick, Ledge, Villa, Stack, Rubble, Drystack and Castle

Foursquare – Brick, Ledge, Rubble and Castle

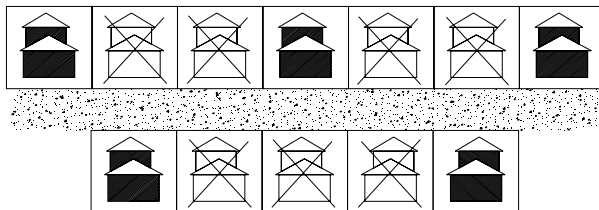
Colonial – Brick, Rubble and Castle

*or equivalent in competing manufacturers

Repetition of Exterior House Colours

The same exterior colours will not be permitted within two homes on either side of the home submitted, or in the three homes across the street (see below for example).

Acceptable Repetition of Exterior Designs and Colours:



Masonry

Brick and stone are acceptable materials if they enhance the style of the home. If these materials are used, a minimum amount of detailing is required, as determined by the Architectural Approval Committee. Stone choices must coincide with the home style. For example River Rock will not be accepted on a Colonial style home.

As an example, the minimum amount of masonry required on a home would include masonry up to the top of the garage door, with a return of 2' around the corner of the garage, and completed with capping detail.

Example of stone choices with house styles;

Craftsman – Brick, Ledge, Villa, Stack, Rubble, Drystack, & Castle

Prairie – Brick, Ledge, Rubble, & Castle

Colonial – Brick, Rubble, & Castle

*or equivalent in competing manufacturers

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 a minimum of 150mm (6") on boxed out or bay windows may be accepted, subject to the compatibility with the house design. The minimum slope of 4:12 on porch-shed roofs may be used.

The roof material is to be equal or better to IKO Cambridge (minimum 25 years). All roofs are to be Black in colour (or an equivalent colour from another manufacturer).

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 drawings.

Chimneys, Flues and Roof Vents

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 on a visible elevation must be painted to match the roof color.

Parging

The maximum amount of visible parging allowed is 400 mm (16") around foundation walls.

Fencing

Please refer to the Surface Improvements Drawings in the Builder's Packages for Fencing styles and locations. Please review all City of Calgary by-laws to ensure compliance with all municipal regulations.

Lot Grading and Landscaping

Lot Drainage

Lot design grades are the builder's responsibility, which will be checked by an Architectural Assurance Coordinator at the time of house approval. For each home, the builder will be supplied with an engineered grade slip, containing the front, rear, and sideyard elevations. Grade should always slope away from the house at a minimum of a 2% grade. At no point on the lot should grade exceed a 3:1 slope. Where the rear grade elevation is higher than the house grade, swales should be constructed to direct drainage away from the house. Swales should be placed approximately 12' from the house, and must be graded to at least a 2% slope.

Lot Grading Bylaw (No. 32M2004)

It is the builder's responsibility to ensure compliance with the Lot Grading Bylaw. Please contact Qualico with any questions or concerns regarding the developer approved lot grading plan.

Retaining Walls

All retaining walls shall be constructed to compliment the exterior home design, 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. If alternative retaining wall finishing or capping is to be used, this must be approved by QC prior to construction.

Unless otherwise noted in writing prior to house construction, all retaining walls are the responsibility of the builder. The developer, its Architectural Coordinator, nor the developer's other 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 builders and their contractors. Should a dispute not be resolved prior to the developer obtaining final acceptance of the subdivision by the City of Calgary for overland drainage or final acceptance for lanes, then the required walls may be built by the developer and charged back to the builders at QC's discretion.

Retaining walls shall be of uniform design and construction to ensure consistency of appearance within the community. The exposed portion of any retaining wall on any given lot should be no higher than 1.2 metres. If a higher wall is necessary, a tiered configuration is required with a maximum of 1.2 metres per wall. Maximum slope between walls shall not exceed 3:1 and the distance between walls should be a minimum of 1.2 metres.

Wing Walls

Wing walls (foundation extensions) are usually covered by landscaping, therefore no upgrades are necessary. In the event that there is some exposure, then the wall's treatment should be the same as a retaining wall (see above section 5.2 for cladding and capping details).

Landscaping

Topsoil should be provided on all lots to a minimum depth of 8". Please encourage homeowners to sod and landscape their property as soon as possible, as exposed loam is easily blown or washed away, creating erosion control and presentation issues in the community.

Tree Planting

Each lot is provided with one tree planted in the front yard, once the lot has been graded and loamed, and the home is occupied. Homeowners will be given at least 2 days between letter notification and tree planting, so that they can call the office for information and choices. The homeowner has a choice of a tree from a list made available from Foothills. If there is no room in the front yard for tree planting, homeowners will be offered the option of a shrub package. Homeowners will have the option of having shrub packages dropped off or planted by Foothills in a location in the front yard determined by Foothills Landscaping. Please direct homeowner inquiries to Rick Sharp of Foothills landscaping at (403) 273-0113. Tree planting is organized by Foothills Landscaping 2-3 times per year.

Water Conservation

The inspection will be based on the guidelines outlined in the Water Conservation section of our Evanston Builder's Charter.

Chris Albertson has been contracted by Qualico Communities to conduct water flow inspections on all homes in Evanston.

How to request an Inspection?

The builder should request an inspection once all plumbing fixtures and appliances have been installed, and can be arranged by one of the following options:

Option A: Site supervisor can call to request an inspection 1 to 2 days prior to purchaser taking possession.

Option B: Builder can fax one month's worth of inspections based on possession dates.

Option C: Builder can arrange a meeting with Chris to discuss inspection scheduling.

When scheduling the inspections, arrangements should be made for access to each home.

Contact Info:

Chris Albertson
Inspector
Wk: (403) 257-7533
Cell: (403) 830-9841

What is the outcome of an inspection?

If the house passes the inspection:

- A rain barrel provided by Qualico Communities will be placed on the front porch or adjacent to the garage.
- An inspection report will be left onsite confirming the home has passed.

If the house does not pass the inspection:

- No rain barrel will delivered to the house.
- The builder will be asked to fix the noted deficiencies and will be charged a \$200 re-inspection fee.
- If the house should fail a 2nd time the builder will be required to pay a \$2000 fine.
- All subsequent failed inspections will result in a \$5000 fine.

General Notes

Guideline Revisions

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

Discrepancies

At the time of construction, if errors or discrepancies are noticed from information received at the time of home approval, the builder is to contact an Architectural Assurance Coordinator as soon as possible, so that the discrepancy can be reviewed and adjustments made to accommodate the existing site conditions and construction.

General Notes:

House designs, that are incompatible or do not comply with the approved 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 house design, which deviates from that supported by the Building Grade Plan. House design must be appropriate for the lot topography, especially in the case of steeply sloping lots. Side split-level designs should be used on lots with greater than a 3 foot (1 meter) difference in grade across (perpendicularly) the lot. 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.

Grades 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 10 feet (3 m) from the house at a minimum 2% slope away from the house.

Disclaimer

If, at the time of on site construction, errors or discrepancies are noted between the original approval and the existing site conditions the builder is to contact the Architectural Coordinator, so that the discrepancies may be reviewed and adjustments made to accommodate the existing site conditions.

No approval by the Developer, its Architectural Coordinator 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 Coordinator 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, By-Laws, or other enactments or 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 foundation requirements, where necessary.