

# JAGARE RIDGE

by  
MELCOR

## Objective

The general objective of these guidelines is to express lifestyle through design, creating harmonious streetscapes comprised of varied architectural styles that are distinctive and uniquely unified.

## Architectural Theme

The architecture of Jagare Ridge will embody a diverse range of styles. An eclectic blend of classic and sophisticated homes will have stylistic definition identifiable to a period original. Diverse in styling and compelling in their range and declaration, homes will exemplify style. These guidelines include style profiles for the following vernaculars (See Pages 2 - 8):

Prairie	Craftsman
Tudor	Contemporary International
Modern Contemporary	French Country
Georgian	

Each home will draw details and characteristics from only one architectural style. It shall be the responsibility of the applicant to demonstrate the merits and characteristics of an architectural period style. Acceptability of such designs will rest solely with the Developer.

All architectural styles will be considered on the basis of the following criteria:

- Scale and proportion
- Appropriate image and style (all architectural elements and features are consistent with the vernacular)
- Relationship with neighboring homes
- Appropriate finishes and colors

## Streetscape

The scale massing of each home will reflect architectural intent and style with careful consideration of relationship and orientation. A variety of designs will ensure diversity with no predominance of style.

Second floor decks and balconies at street elevations and in high visibility settings, will be understated and integrated into the building mass and/or roof line.

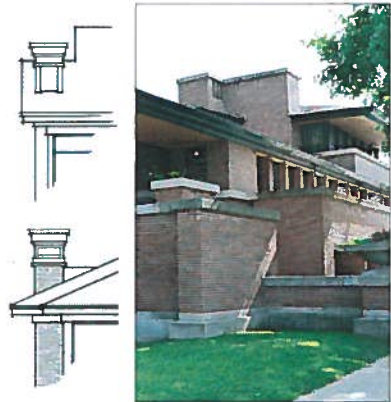




### Prairie

The Prairie home is characterized by gently sloping roofs and low understated proportions. Roof overhangs are wide and extended with deep fascia. Massing is integrated with the landscape and surroundings. Natural interaction is enhanced by the creation of outdoor spaces as an extension of the interior layout.

The design has horizontal emphasis with simplified forms. Windows are large, organized and consistent in shape, while uncluttered by the omission of a grid patterns but defined by horizontal mullions or rectangular transoms. Clerestory windows are a feature.



The entrance is recessed and defined by approach. A single oversized door with clear glazing and sidelites adds drama while the deep cover creates shelter and sense of arrival.

Trims and surrounds are simple and definite, providing emphasis on horizontal lines while framing openings with definition rather than decoration.

Flat panel details and stonework reinforce styling and add contrasting texture. Heavy angular knee braces are intentional supports of the extended roof lines and wide overhangs.

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Prairie homes are finished in smooth stucco or traditional profile siding.

Stone or brick are required in panel effect, often with a substantial top trim in concrete or stone. Stone and brick may also be incorporated at chimneys, columns or as feature partition supports.

Colors suited to the Prairie style are mid to dark earth tones with monochromatic or darker trims and stone in contrast.





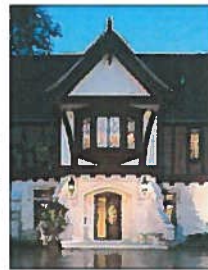
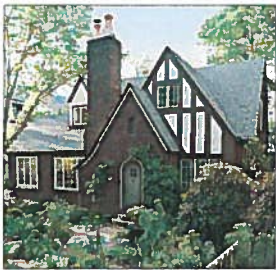
## Tudor

The Tudor home is characterized by prominent, high sloping cross gables overlapping a main roof sloping to view. Roof overhangs are shallow with wide fascia. Steeply pitched roofs may be punctuated by gabled dormers.

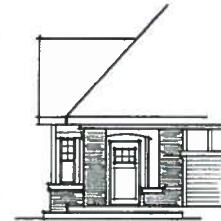
Countryside charm is informal and decidedly European in flavor. Drawn on medieval architecture, massing of the Tudor home conveys a sense of permanence.

The design has a vertical emphasis that is asymmetrical. The beautifully patterned stonework and natural materials create a solid connection to the surroundings.

The expression of windows and doors is significant to the architectural style. Tall, narrow windows are ganged with divided panels and grids in rectangular or diamond patterns. Stained or leaded glass



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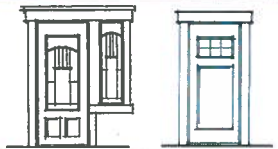
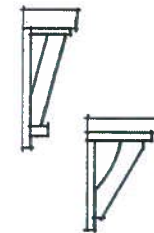


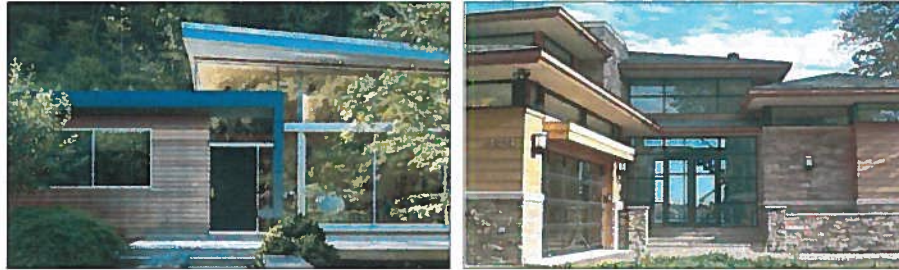
windows add enchantment. Bayed windows with a curved roof are classic.

The entrance is recessed and celebrated with timber posts or stone columns, hefty brackets and statement defining hardware. A steep intersecting roof line, sweeping across the entry, may add a romantic prominence to arrival.

Striking half timbering details contrast the walls and gables, in decorative vertical and curved patterns. Tudor homes are finished in smooth stucco or traditional, wide profile siding.

Stone or brick adds solidity in panel application, at fireplace chases, chimneys, or anchoring the foundation walls. Colors suited to the Tudor style are light to mid earth tones with dark fascia and timber trims in contrast.

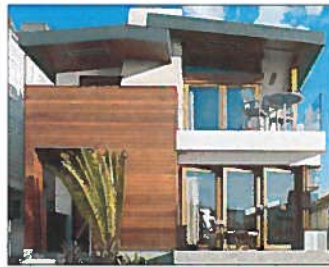




## Modern Contemporary

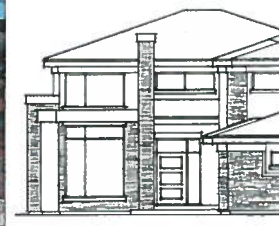
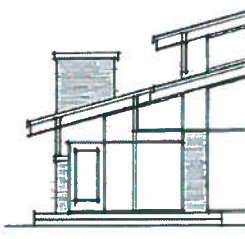
The Modern Contemporary home is characterized by roof forms that dominate the façade. Slopes may be moderate with wide eaves or high with shallow eaves. Fascia is substantial and troughs are generally concealed. Sloped roofs may be paired with a secondary flat roof feature. Although unconventional at a glance, asymmetric elements are organized and roof pairings are intentional rather than random. Outdoor spaces extend into the living area, creating comfortable scale.

Designs will derive distinction from simplicity and restraint, with unique variations in building forms.



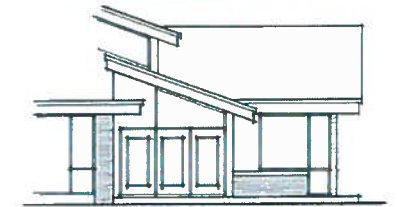
Rather than eschew much of the traditional form, in Jagare Ridge the Modern Contemporary will borrow from the more traditional styles with simple elegant lines rather than colliding geometric shapes. These homes will be comfortable in their proportions.

Entrances are simple, recessed, and uncluttered, framed by unique cover within the height of the main floor.



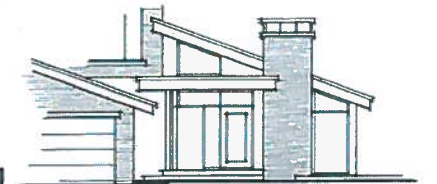
Glazing is extensive and placed with diversity. Windows will be unadorned by grills or include a single horizontal and/or vertical bar in unusual placements. Glazing is clear (not tinted or mirrored).

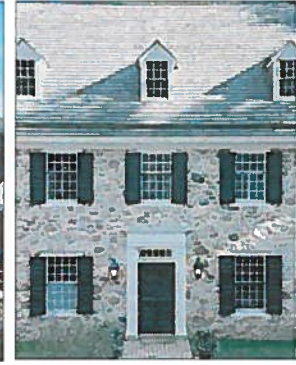
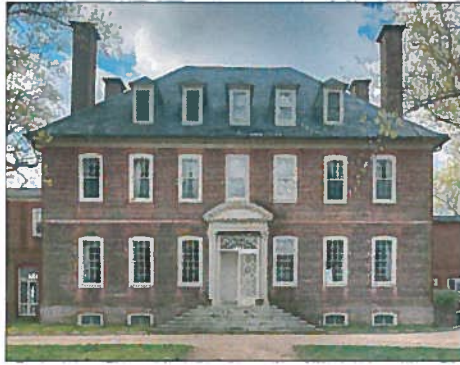
Horizontal elements, layered levels and staggered wall planes adjust the scale in this setting. Trims are simple and definite rather than ornamental.



Wall surfaces are smooth stucco in acrylic. Cedar paneling and long board siding may provide a warm contrast to the stucco and glass. The use of other materials or panels must be thoughtful and non-reflective. Stone or brick are required in panel effect, adding texture and strength, for relationship with the more traditional styles in the neighborhood.

Colors and finishes are natural and subtle.





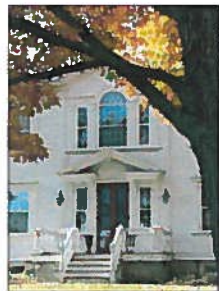
## Georgian

The Georgian home is characterized by classical elegance and old world charm. Distinctly rectangular or square in shape these two story homes are stately in their massing. Balanced and symmetrical proportions create a sense of formality.

Roofs are moderately sloped with shallow overhangs. Cornices may be embellished with decorative dentil work for emphasis. Multiple narrow dormers dot the simple roof line.

Multi paned windows are dressed with sills and crowns and arranged in strict symmetry. Windows are often shuttered and round top panes may add drama.

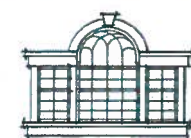
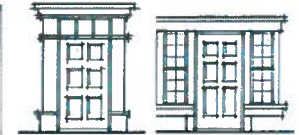
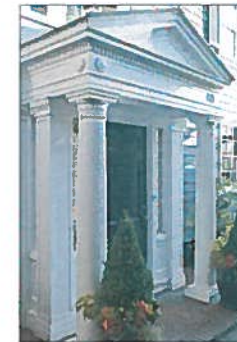
The welcoming entry is framed with decorative crown and flattened pilasters and covered with a



portico roof. Glazing is present in sidelites or transom below the crown. Rich brick colors dress the façade in full panel application, often adorned with quoining.

The foundation may be clad in brick as an accent to siding or stucco. Large elaborate chimneys are finished in brick and often paired.

Colors suited to the Georgian style are light to mid tone neutrals with rich dark tones of brick or stone. Trims may be contrasting or tonal.





### Craftsman

The Craftsman home is characterized by low slung roof lines with ornamental detailing expressive of structural members. An inviting veranda is an integral element of the style. Roof overhangs are wide with deep fascia. Massing is comfortable with an emphasis on horizontal proportions that speaks to the theme of hearth, home and family.

Shed, gabled, or eyebrow dormers are singular and stand on their own. Windows have a vertical orientation, double hung or divided panes adorned with traditional grid pattern grills.

Trim surrounds are simple but may be tapered and include sill details. Triangular knee braces and decorative support beams are defining details.



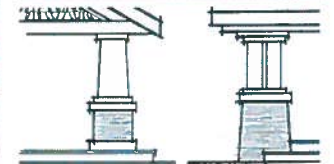
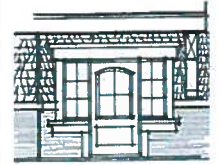
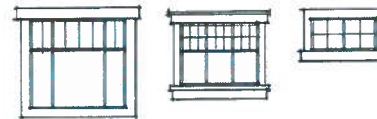
The veranda entrance is deep and sheltered, supported by tapered columns resting on a massive base. Entry doors are simple in styling and partially paned.

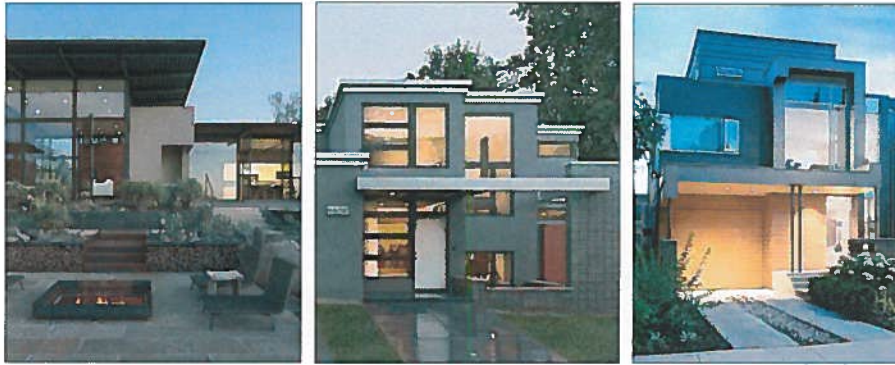
Craftsman homes are finished in smooth stucco, traditional profile siding or shakes. Raised trim details are metal clad, painted or Hardie Trim.

More than one dominant finish is utilized on each elevation, applied horizontally and separated by substantial trim.

Stone or brick is applied as an accent. Application in panel effect is not suited.

Colors suited to the Craftsman style are nature-inspired palettes in darker tones accented by lighter trims.



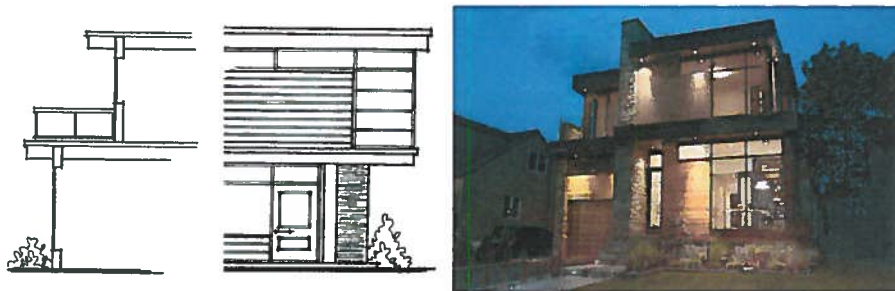


### Contemporary International

The Contemporary International home is characterized by flat roofs in multiple levels, sleek lines, and understated sophistication. Roof lines may include a shallow ledge or no coping. Open, framed beam detail or wide boxed overhang may also define the form.

Volume replaces mass in an expression of functionalism. Outdoor spaces extend into the living area, creating comfortable scale.

Windows, generally metal, are set flush with outer wall and often run floor to ceiling in ribbon format or horizontally in bands that may wrap around the building corners. Large expanses of square and rectangular glazing in organized groupings are typical and often asymmetrical. Glazing is clear. Darker, mirrored or tinted commercial glazing is not suitable.



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Wall surfaces are smooth and unornamented, without decorative detailing at openings. Openings may also be defined by simple narrow trims, with little or no projection.

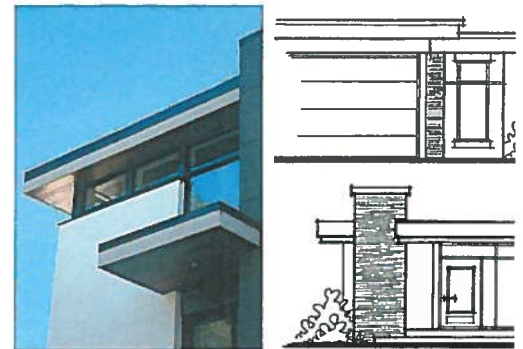
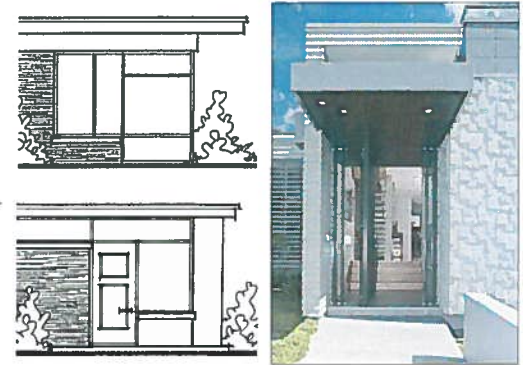
Cantilevered projections of the house, roof or balcony may be incorporated without visible support to dramatize the style. Horizontal elements, layered levels, and staggered wall planes adjust the scale in this setting.

No structure will be permitted on the roof. This includes stair access and housing of mechanical equipment.

Entrances include cover within the height of the main floor. Entrance doors are simple in design and are often oversized and include glazing. Railing may be tubular steel and/or glass.

Exterior finish may be smooth stucco in acrylic. Cedar or exotic wood paneling may provide a warm contrast to the stucco walls. Brick or stone are required in panel effect, adding texture and solidity, for relationship with the more traditional architectural styles in the neighborhood.

Simplicity and drama are achieved without the use of geometric shapes and obtrusive colors. Colors, as with finishes, are natural and subtle.





## French Country

The French Country home is characterized by massive hip roofs which may include prominent front facing cross gables. This European style is enduring and timeless. Embellished with details inspired by the region and period, the French Country home is personified in Provincial, Chateausque and Normandy designs. The presentation is stately and formal with a rustic elegance.

Roof overhangs are cropped and eaves will include a stepped detail or curved cornice molding for emphasis. Rounded towers with turret roofs may be included. Narrow dormers are often featured with hipped, gabled or curved roof lines. A wrought iron 'widow walk' may add a romantic flare to the roof top.

A recessed and formal entry is low and often framed by a roof above. The entrance may be off center on the asymmetrical styles of Chateausque and Farmhouse or centered on the symmetrical Provincial style. Ground level courtyards create formality and an extension of the interior space.



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Multi paned windows are vertical in orientation and may be separated by a narrow space or ganged together. Glazing is balanced and organized, often extending to the floor. Glass doors may replace windows with an understated Juliette railing.

Bay, bow and boxed out windows, often with a curved shed roof line, add to the complexity of the facade. Decorative moldings and panel shutters match the window shapes. Curved lines and arches, chiseled stone accents and tall narrow louver details define this Old World style.

French Country homes are finished in smooth stucco and stone.

Colors suited to the French Country style are mid to dark earth tones with a dark neutral contrast at the fascia and accents. Trims may also be the same color as the ambient stucco. Stucco colors are rich and warm tones, adding to the natural finishes.





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## Building Massing and Siting

Building massing and siting should reflect careful consideration of lot characteristics, relationship and orientation. Building massing, siting and style may be adjusted on a lot to lot basis to enhance the streetscape. Setbacks may be adjusted accordingly.

Formal standards for development will be those as established in the City of Edmonton Land Use Bylaw. Conformity with these requirements does not supersede the required approval process of the City of Edmonton. However, it shall be the Builder's responsibility to consider the implications of zoning bylaws with respect to height, etc. when designing the home. Reduction of roof slopes to lower the overall height of a building will not be permitted to compromise the architectural integrity of the style.

## House Size

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately to the lot width and neighboring houses.

Group A (building pocket 44' to 52'): In no case shall a house be narrower than 85% of the building pocket maximum defined by RFI requirements (20% sideyard).

Group B (building pocket 36' to 42'): All houses shall be a minimum width of 36' without offset of garage.

On lots with high visibility at the rear elevation, the minimum width will apply to both the front and the rear.

Minimum width is without offset of garage.

## Repetition

Repetitive use of elevations and architectural styles will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

Similar elevations may not be repeated within three lots or directly across the street. (XOAX)  
(OXBO).

Repetition restrictions apply to both the front and rear elevations of high visibility lots.

Repetitive use of models and architectural styles will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

## Site Planning and Grading

Variations in grade elevations will be absorbed within the building mass to minimize steep slopes and contrast between lots.

Lot grading must be in strict conformance with the approved grading plans. Grade variations should be absorbed within the building mass to minimize steep slopes and contrast between lots. All plot plans and stakeouts must be done by the designated surveyor, to provide consistency in establishing building elevations throughout the subdivision. An approved final grade certificate is a prerequisite to the final inspection and release of security deposit.

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Exposed concrete and parging will be restricted to a maximum 1' at the front and high visibility elevations. Maximum otherwise is 2'.

Front entry steps are restricted to a maximum of three risers per set. Where the grade or design, call for more than three risers, the run must be split. Side drive garage designs may be an exception to this requirement, appropriate to architectural styling.

Retaining structures are the responsibility of the property owner and must not compromise the grading design and lot drainage. Natural elements such as rock and wood are preferred for construction of retaining walls. Landscape block can also be utilized and concrete is permitted if appropriately finished to view.

## High Visibility, Special Considerations

The rear elevations of homes in high visibility locations will reflect the same stylistic definition, proportions and detailing as the front elevation.

## Corner Lots

Flanking side elevations on corner lots must have full front elevation treatment, the objective being for this elevation to reflect the same stylistic definition, thoughtful detailing and massing associated with the front elevation and the architectural style.

- Appropriate wall heights
- Window placement, number of openings and appropriate configuration
- Stylistic definition and proportions consistent with the front elevation
- Variation in wall plane on all models. Two storey models also require substantial roof mass between floors. Roof lines must be supported by projections and intersect with same in order to appear intentional. Preferably, roof lines are achieved with the second floor set back from the main floor.
- Stone or brick must be included at the corner elevation to reinforce styling

## Walk out Lots

The rear elevation of these homes must present an integrated building form. A combination of architectural measures will be required to address suitable proportions and a towering appearance. Graduated roof lines sloping to view, dormers, decks, detailing and articulated wall planes will be some of these measures. The distance from grade to the first substantial eave line shall not be more than 20'. Decks must be constructed concurrently.

In addition, the rear elevations of these homes must meet the requirements for high visibility.

## Driveways, Garages, Walkways

Double attached, garages located in accordance with the garage location plan, designed to integrate and minimize the garage appearance while emphasizing the architectural features and massing of the house.

Oversized (24' +) and triple car garages must include articulation in the form of a jog, to break up the expanse of flat wall plane and roof line.

Maximum overhead door height @ 8'

The garage frontage on lots will not exceed 61% on lots with a 36' to 42' building pocket and 71% on lots with a 44' to 52' building pocket.

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Where height between garage overhead door and eave line exceeds 18", special treatment is required to adjust massing.

Front driveways, walkways and entries will be constructed of an upgraded surface, ie. Exposed aggregate.

**Front Drive:**

- 1) Driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and/or rear yard

**Side Drive:**

- a) Will be no wider than 22' at the street or boulevard, flaring out in an undulating configuration to the front of the garage
- b) A 1.5m integrating strip of landscaping must be provided between the driveway and the side property line
- c) The driveway cannot be extended in front of the garage
- d) Side driveways will not be permitted on corner lots

The Builder/Puchaser is responsible to ensure there are no obstructions or hindrances to the side driveway and minimum clearance is maintained to the satisfaction of local approving authorities. The Builder/Purchaser shall also be responsible for the relocation and hardiness of any boulevard tree(s) that are in conflict with the driveway configuration.

Roofing

Shingle product approved for Jagare Ridge include:

BP	Harmony Eclipse
IKO	Cambridge Armour Shake
GAF	Timberline High Definition
Owen's Corning	Duration

Also approved for use are Cedar Shakes, Clay tile in slate profile and Steel (coated) in split shake or slate profile. Other roofing products may be considered on an individual basis. Standing seam metal roofs will not be permitted.

Roof slope and overhang will be appropriate to architectural style (See style profiles on Pages 2 - 8).

Chimneys and flues must be contained in a corbelled chase.

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## Exterior Finishes and Colors

Exterior finishes will be stucco, stone, brick, or lap profile siding by James Hardie or Canexel. Vinyl siding will not be permitted.

Stone may be required to reinforce architectural styling.

Colors will be appropriate to period styling.

Materials and colors will be consistent with the architectural style of the home. The caliber of presentation will be directed by the style profile.

Trim and masonry details must be returned 24" at side elevations.

## Architectural Treatment of Entries

Entranceways will be a defining element of the architectural style, creating a sense of arrival.

Entry steps and verandas may be exposed aggregate or concrete clad in stone or brick.

## Landscaping

The front yard landscaping will reflect maturity and compliment the architectural design of the home.

Homes backing onto the golf course will require completion of landscaping in the rear yard.

## Accessories

Great architecture extends to the smallest of details. House numbers will exemplify the quality, character and styling of the home. Some examples have been provided for inspiration.

## Accessory Buildings

Where structures are visible from public adjacencies (parks, golf course, water feature, flanking streets and walkways) exterior finish style and color shall complement those used on the house. Roof style and materials are to match the materials used on the roof of the house. The side wall elevations of all accessory buildings/sheds shall not extend higher than adjacent fencing.

Accessory buildings on lots backing onto the golf course must be a minimum of three meters from the rear decorative metal fencing.

## Interpretation

The enforcement, administration and interpretation of these guidelines shall be at the discretion of Melcor or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.