

Jensen Lakes

Boardwalk Collection Stage 1B - Paired Homes
Architectural & Landscape Guidelines
January 2016

MELCOR



Boardwalk Collection

Paired Homes



Architectural & Landscape Guidelines Phase 1B January 2016

Prepared by: Mariah Consulting Ltd. for Melcor Developments Ltd.



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Jensen Lakes
By
MELCOR

Architectural and Landscape Guidelines Phase 1B

Boardwalk Collection
Paired Homes

1.0 Objective

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

2.0 Architectural Theme

The extraordinary setting of this lake community with its lifestyle amenities, will create the casual sophisticated 'lakestyle living'.

2.1 Streetscape

Streetscapes will be comprised of 3 distinctive styles. Encouraging originality and individual expression, style preferences will be selected from Modern Beach, Prairie, and Craftsman.



Each building in the streetscape will contribute to the visual identity of the neighborhood. Scale and massing will reflect architectural intent with relaxed and airy features. With an emphasis on relationship, the integration of design styles will be compelling.

2.2 Style Repetition

To ensure diverse and interesting streetscapes, predominance of style will be no more than fifty per cent of the streetscape. Example: Twelve lot eyebrow or cul de sac = maximum six homes of a single design style

In no case should a style be repeated more than two lots in a row.

3.0 House Size, Width, and Massing

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.



3.1 Garage Projection

Garage projection will be maximum 15' from entry landing and no more than 18' from entry door. A minimum distance of 8' is required between the entry landing and the front of the garage.

Massing, style, and setback may be adjusted on a lot to lot basis, to enhance the streetscape. Entranceways will be covered at the first level.

4.0 Model Selection

The streetscapes will be comprised of two story models only.

5.0 Repetition

Similar or approximately identical elevations must not be repeated within three lots or directly across the street XOAX

OA

Paired homes will be designed to present unit distinction and avoid mirror image.

Lots designated high or moderate visibility at the rear elevation will address repetition and unit distinction at both the front and rear elevations.

To ensure diverse and interesting streetscape, predominance of style will be no more than fifty per cent of the streetscape. Example: Twelve lot eyebrow or cul de sac = maximum six homes of a single design style.

6.0 Style Profiles

Streetscapes will be comprised of three distinctive styles. Encouraging originality and individual expression, style preferences will be selected from Modern Beach, Prairie, and Craftsman.

Each home will draw details and characteristics from only one architectural style. Acceptability of design style will rest solely with the Developer.

Craftsman

The Craftsman home is characterized by low slung roof lines and an articulated façade.

Gabled or hip roofs with inset front facing gables, minimum 5/12 roof pitch and maximum 7/12 with 24" overhangs.

Massing reflects an articulated façade with variations in plane and roof lines. Second floor development above the garage must be set back no less than 4' from front. Development above garage is required and will include a minimum of one variation in wall plane.

Entry veranda or porch is enclosed with a roof line at the first level.

Columns/posts are minimum 8" panel clad with collar trims or a substantial upper post with oversized base, typically stone clad.

Homes are clad in siding with additional finishes at visible elevations, layered horizontally. These include flat panel with raised battens, shakes, and Board & Batten vertical siding. Stone profiles suited are Mountain Ledge, Rustic Ledge, Cliffstone and Bluffstone.

Simple 5" trim surrounds are required and may include sill details.

All gables to include 6" shadow band and stepped shadow bands are recommended.

Windows are vertical in orientation and ample with minimum 5/8" grills in traditional pattern.

Colors suited to the Craftsman style are dark earth tones or historical colors accented by light trims.



Modern Beach



Characterized by vertical emphasis, symmetry and simplicity. Massing is balanced and graceful. Roofs are gables or shed, front and side facing at minimum 8/12 pitch with 12" overhangs. Cottage roof lines are not suited.

Second floor development above the garage is required and will include at least one variation in wall plane and extend no more than sixty percent of the garage projection.

Entry depth is 5', with a roof cover at the first level. A flat roof cover of 4' is well suited. Roof is supported by 10" x 6" or 10" x 10" columns with narrow collar trim top and bottom.

Windows have vertical orientation, are expansive, and may be single or ganged units with transoms. Window grills are not suited. Boxed out windows may be a feature, however bay or bow windows are not appropriate. Feature windows do not include octagonal, elliptical, round or rake.

Slim 4" trims are installed at the crown and sill only, extending no more than 1 1/2" past frame.

Gables are finished in a combination of flat panel with raised battens and Board & Batten vertical siding.

Shutters and louvers are not suited.

The home is clad in siding with stone applied in panel effect only. Stone profiles suited are Stacked stone or Ledge stone in light, tonal colors.

Colors suited are muted, mid-tones at the walls with light, contrasting fascia and trims.

Prairie

The Prairie home is characterized by gently sloping hip roofs and low proportions.

Massing is understated with horizontal emphasis and simplified forms.

Hipped roof lines, minimum 5/12 and maximum 6/12 roof pitch, with 24" or wider overhangs.

Second floor development above the garage is required and will include a minimum of two variations in wall plane and extend no more than 75% of the garage projection.

Entry is recessed and covered at the first level and defined by large square columns.

Windows are expansive, organized and consistent in shape with rectangular transoms or a single horizontal grill or mullion at the top of the window.

Boxed out windows may be a feature, while bay and bow windows are not suited.

Trims and surrounds are simple 5", yet definite to emphasize the horizontal.

Large, heavy angular knee braces are a feature.

Siding is layered with flat panel details or B & B profile siding at visible elevations. Stone is applied in panel effect only. Stone profiles suited are Stacked stone, Mountain Ledge, Cliffstone, and Brick.

Colors suited to the Prairie style are mid to dark, warm earthtones with light trims and stone in contrast.



7.0 Site Planning and Grading

7.1 Conformance with Grading Plans

Lot grading must be in strict conformance with the approved grading plans. 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 neighborhood.

7.2 Risers and Entry Steps

The 'Lakestyle' is low and grounded. Generally three or less risers at the entry step, reinforces this style.

Front entry steps are restricted to a maximum of four risers per set. Where the grade or design call for more than four risers, the run must be split.



7.3 Parging

Exposed concrete and parging will be restricted to a maximum of 24" at all elevations.

7.4 Retaining Structures

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 acceptable is appropriately finished to view. Retaining structures over 1.2m in height must be stepped to reduce the visual mass.

8.0 Garage and Driveway

Single or Single/Double attached garages located in accordance with the garage location plan, designed to integrate into the mass of the home.

8.1 Garage Projection

Garage projection for The Boardwalk Collection will be maximum 15' from entry landing and no more than 18' from entry door. A minimum distance of 8' is required between the entry landing and the front of the garage.

8.2 Driveway, Material and Width

Front driveway and walkways will be constructed of standard broom finish concrete. The driveway is not to exceed the width of the garage.

8.3 Overhead Doors

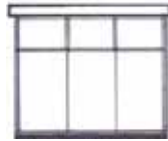
Maximum overhead door height of 8' and height above overhead door not to exceed 18".

Overhead doors will be an upgraded product appropriate to style and painted to blend with the exterior.

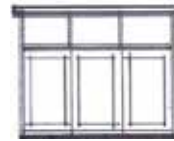
Examples:



Craftsman



Modern Beach



Prairie

9.0 Corner Lots

Special design consideration is required with a higher standard applied for lots on or visible from collector roadways. Flanking side elevation on corner lots must have full front elevation treatment.

- Substantial roof line between 1st and 2nd floor. This roof line must be supported by projections and intersect with same in order to **appear intentional**
- Relief in wall plane is required (jogs/box outs)
- Appropriate roof overhangs
- Number of openings suited to wall area (**avoid blank wall space**)
- Detailing consistent with the front elevation, including grills and trims
- Window configuration and groupings consistent with front and styling
- Appropriate massing



Inappropriate Corner Treatment
'Craftsman'



Appropriate Corner Treatment
'Craftsman'

10.0 Visibility Lots, Special Consideration

10.1 High Visibility Lots

Lots in the first phase: Block 2, Lots 2 - 31

Homes backing onto public streets or amenities require special design consideration at the rear elevation. These elevations must reflect appropriate massing, window placement and stylistic distinction consistent with the front elevation. Variation in wall plane and substantial roof mass between floors is required. These elevations must also address unit distinction/avoidance of blank wall space, and repetition.



Inappropriate High Visibility Rear Treatment
'Craftsman'



Appropriate High Visibility Rear Treatment
'Craftsman'

10.2 Moderate Visibility Lots

Lots in the first phase: Block 2, Lots 44 - 56

Homes backing onto the walkway require special design consideration at the rear and will address unit distinction, avoidance of blank wall space, and repetition. These elevations must reflect appropriate massing with variation in wall plane and roof lines. Style definition will be evident and trim surrounds are required at all openings.



Inappropriate Moderate Visibility Rear Treatment
'Craftsman'



Appropriate Moderate Visibility Rear Treatment
'Craftsman'



11.0 Roof Massing and Materials

11.1 Roof Shape, Slope and Overhangs

Roof shapes and slopes are a major component in the expression of architectural styles in Jensen Lakes.

Slope and overhang are specific to style (see style profile). 8" fascia is the minimum requirement.

Cantilevers and box outs on visible elevations must include a separate roofline and minimum overhang.

11.2 Shingles

Shingle products approved for use include:

IKO Cambridge, BP Mystique, Gaf Timberline, and Owens Corning Duration, in a range of earth tone colors.

Other roofing products will be considered on an individual basis.

11.3 Flues and Chimneys

Flues and fireplace chimneys must be contained in a corbelled chase.

12.0 Exterior Cladding

Specific to style (see style profiles)

Exterior cladding will be Premium series, vinyl siding in Tradition/Bevel profile. Stucco is not permitted.

Appropriate

Siding profile:



Inappropriate

Siding profile:



A minimum 70 square feet of stone/brick is required at the front elevation, in a stacked application, appropriate to styling.

Stone and trim detailing must be returned 24" at side elevations.

Trim details will be sized appropriate to style.

13.0 Defining Details, Entrance Treatment

See style profiles.

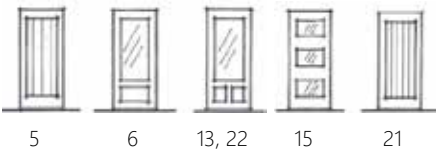
The 'Lakestyle' is low and grounded. Generally three or less risers at the entry step, reinforces this style. Front entry steps are restricted to a maximum of four risers per set. Where the grade or design call for more than four risers, the run must be split.

Entranceways will be covered at the first level with entry door facing the street.

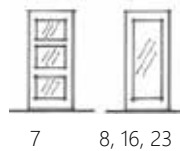
13.1 Entry Doors

The entry door will be the final detail in creating distinction and exemplifying the style persona. The following illustrations are standard production door styles available from the Builder's supplier. The numbers shown on the illustrations correspond with the manufacturer and product codes provided, as listed in Appendix 'B'. These are a sampling of styles that are readily available. Get inspiration from the 'Lakestyle' and architectural style of your home.

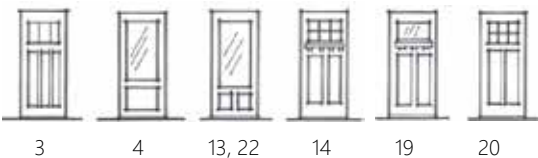
Prairie



Modern Beach



Craftsman



14.0 Colors

Colors are an integral element of reinforcing the design style and lifestyle of Jensen Lakes. Sample color palettes have been provided and reflect the materials, finishes and colors appropriate to specific architectural style.

Shades have been selected from premium vinyl siding series with trims and fascia restricted to light, soft contrasts, for a new fresh aesthetic.

Trim and fascia must be a single color. The entry door will be an accent color that is not a tone of the primary colors. The accent color may be bright, bold, or a softer beach tone.

14.1 Repetition of Color

Cladding colors will not be repeated on adjacent lots.

14.2 Sample Color Schemes

See Appendix 'A' for sample color palettes.



15.0 Accessory Buildings

Where structures are visible from public adjacencies exterior finish, style, and color shall compliment 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 an amenity with decorative metal or chain link fencing, must be a minimum of three meters back from the rear fence line.

16.0 Landscaping

Landscaped yards in Jensen Lakes will be filled with windswept grasses and lake inspired flora, creating a welcoming path to the front entry. Greenery should fringe the concrete hard surfaces to soften. Large rocks and dry river rock beds may incorporate wood features such as benches or stumps, with thick rope accents. Shaded areas will be created with billowy shrubs and trees, mixed with pine and spruce evergreens. The lake look is casual and tidy. Tree and shrub colors should be a mix of tones while flowering varieties should emulate sea glass, with soft pinks, purples, creams and blues.

16.1 Minimum Requirements

The minimum standard for front yard landscaping includes sod, one tree and a separate edged shrub bed(s) with 9 shrubs. Edging may be landscape vinyl, brick, stone, or wood landscape ties. Wood and rock mulch will be restricted to no more than fifty percent of the landscaped area. Four of the nine required shrubs may be substituted by four perennials each.

Minimum tree size for deciduous is 2" and for coniferous, 6'. Minimum shrub size is 18" in height or spread.

16.2 Landscape Deposit

All landscaping must be completed within twelve months of occupancy (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$1,500 deposit must be paid by the Purchaser to the Builder, to be refunded by the Builder, upon satisfactory completion of the landscaping.

17.0 Fencing

All wood screen fencing must be consistent in design and color with the fencing style established for the neighborhood. See fencing detail attached (Appendix 'C').

Fencing Color: Cloverdale Weatherone Light Brown WST 009 Semi-Transparent

18.0 Accessories

A standard address plaque must be permanently affixed.

19.0 Other

Vehicular access to the rear yard (drive by or drive through) on lots backing onto the lake or park will NOT be permitted.

20.0 Approval Process

20.1 Preliminary Submission

To achieve the objectives of the guidelines, early in the design process, a preliminary plan must be submitted for model approval. Preliminary approval will ensure the proposed plan is consistent with the objectives of the guidelines and compatible with the streetscape.

All models must be pre-approved. Submit preliminary design proposal consisting of scale drawings of elevation plans, floor plans, and statement of style. It shall be the responsibility of the applicant to demonstrate the characteristics and merits of the style. Acceptability of such designs will rest solely with the Developer.

The proposal will be reviewed in its entirety and designated approved, approved subject to conditions or not approved.

Once preliminary model approval has been granted, you may proceed with working drawings and final application.

Pre-approved model elevations may be submitted for reservation on a specific lot at time of color submission.

20.2 Final Application

Final application must include the following information:

- a) Application specs
- b) One set of working drawings at 3/16" or 1/8": 1' scale (any changes from the preliminary approval must be specifically listed)
- c) Final plot plan prepared by the designated surveyor at 1:300 scale
- d) Color or material samples as may be required

The application and plans will be reviewed for adherence to the guideline objectives. If modifications are required, drawings must be revised.

Once final approval has been granted, stakeout and construction may proceed. Any changes to the house plan approval must be approved in writing prior to implementation.

20.3 Final Inspection and Security Deposit Return

Upon advice from the Builder of completion of the home, site works and landscaping, a site review will be carried out to confirm conformance to the Guidelines and approvals previously granted. Advice of completion must include a grading certificate and City approval of same. The annual cut off for final inspection requests is September 30th.

Following the final approval of building and landscaping, the completion of any deficiencies, the acceptance of lot grading certificate, and confirmation that no other funds are due to the Developer, the security deposit will be refunded by the Developer.

Failure to obtain preliminary approval will not mitigate the final review process and may result in delays and additional costs to achieve compliance.



These requirements may be altered, amended or varied by the Vendor, Melcor Developments Ltd., at its sole and absolute discretion and without prior notice. Melcor and their designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure. The Vendor, the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with these Landscape and Design Requirements to any Owner, Purchaser, and/or Builder within the Subdivision.

Appendix 'A' – Sample Color Schemes

Jensen Lakes Phase 1B - Boardwalk Collection
Sample Color Schemes by Style

Craftsman	Wall cladding	Fascia	Trim	Shakes (Hardie/Novishake)	Panels	Entry Door	Brick/Stone
Siding	Richmond Red	Bone	Bone	Sandstone Beige/#064 Sandstone	Autumn Tan	CA142 Bay Leaf	Mesquite Cliffstone
Siding	Muskoka Green	Wicker	Wicker	Monterey Taupe/#018 Khaki	Heathered Moss	8592 Fresh Sawdust	Saratoga Rustic Ledge
Siding	Annapolis Blue	White	White	Khaki Brown/#203 Traditional Blend	Monterey Taupe	CA170 Bohemian Earth	Milneret Bluffstone

Suited Stone Profiles - Mountain Ledge, Rustic Ledge, Cliffstone, Bluffstone

Modern Beach	Wall cladding	Fascia	Trim	Vertical Siding	Panels	Entry Door	Brick/Stone
Siding	Spring Moss	Bone	Bone	Rainforest	Sandstone Beige	8016 Coral Coast	Pioneer Mountain Ledge
Siding	Aviator Green	White	White	Brownstone	Cobblestone	8602 Face of Innocence	Nantucket Stacked
Siding	Khaki Brown	Wicker	Wicker	Brownstone	Monterey Taupe	CA196 Rainfall	Sierra Mountain Ledge

Suited Stone Profiles - Stacked, Mountain Ledge, Ledgecut

Prairie	Wall cladding	Fascia	Trim	Shakes	Panels	Entry Door	Brick/Stone
Siding	Rockaway Grey	Wicker	Wicker		Khaki Brown	8394 Gardening Trend	Castaway Stacked
Siding	Caribou Brown	Clay	Clay		Chestnut Brown	CA124 Tapestry	Silverton Mountain Ledge
Siding	Khaki Brown	Grey	Grey		Woodstock Brown	7543 Aged Jade	Castlewood Brick (Hebron)

Suited Stone Profiles - Stacked, Mountain Ledge, Cliffstone, Brick

Trim Selections - by Style

	Bone	Wicker	Grey	White	Clay
Craftsman	✓	✓	✓	✓	
Modern Beach	✓	✓	✓	✓	
Prairie		✓	✓		✓

Siding colours referenced are manufactured by Mitten
 Stone referenced is manufactured by Eldorado (unless otherwise noted)
 Panel colours referenced are manufactured by James Hardie
 Entry door paint colours referenced are manufactured by Cloverdale
 Fascia and trim selections are limited to the following: Bone, Wicker, Grey, White and Clay



Appendix 'B' – Entry Door Manufacturer and Product Codes

All Weather Windows & Doors

Craftsman

- (3) Barrington Craftsman w/ CBT Glass BRC-226-CBT-3
- (4) 404-1 Clear glass or SDLs to match windows 404-1

Prairie

- (5) Barrington Flagstaff Plank BFS-P
- (6) 122-1 w/ Clear glass

Modern Beach

- (7) 3 Panel equal w/ clear glass inserts SHD-3E
- (8) 122-X w/ Clear glass

Jeldwen

Craftsman

- (13) ¾ light w/ clear glass or SDLs to match windows
- (14) A362 Door w/ A1103 Sidelights

Prairie

- (13) ¾ Light w/ clear glass
- (15) 4&3 light doors pg.29 w/ clear glass

Modern Beach

- (16) Full light w/ Clear glass

Plygem

Craftsman

- (19) 2P Craftsman U Slab
- (20) DRS-6SDL

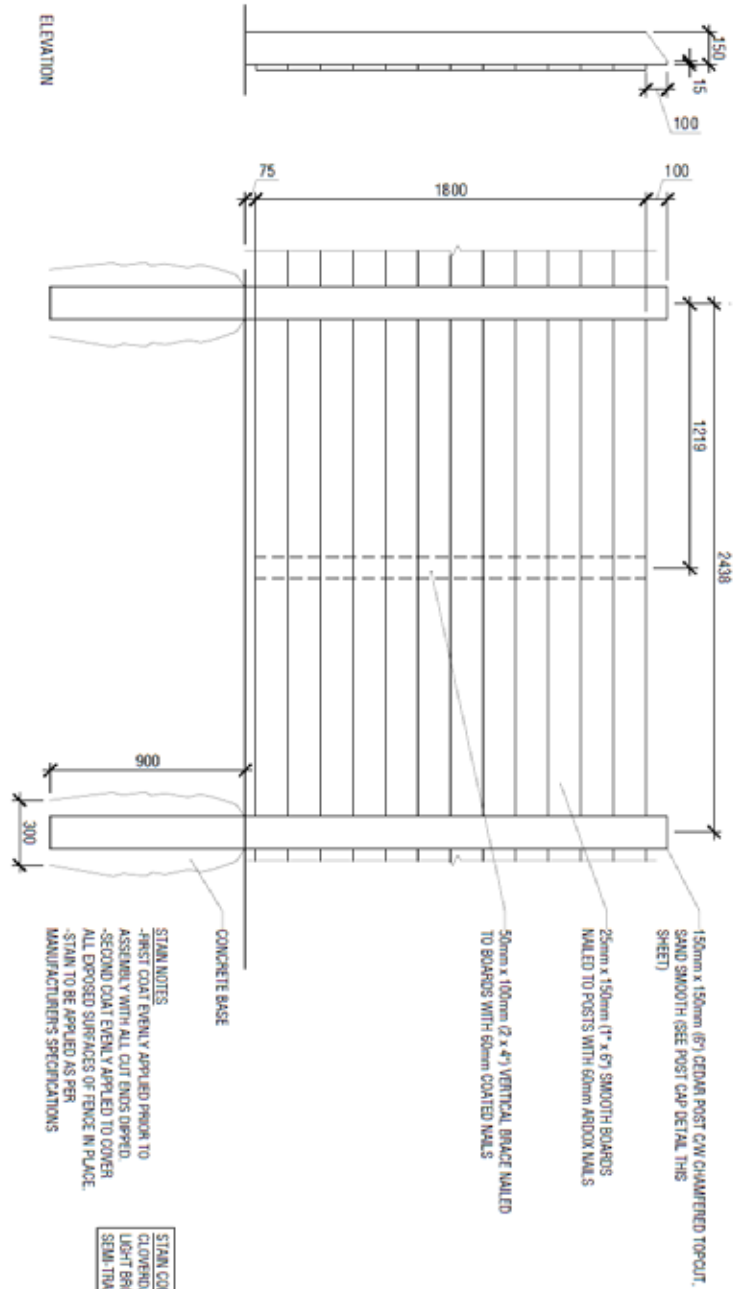
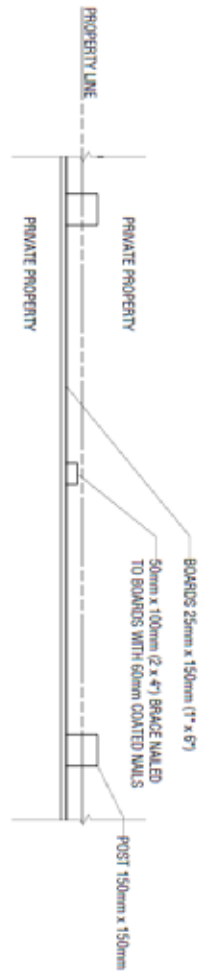
Prairie

- (21) DRR IPSPST 36x8
- (22) 22"x48" clear glazing standard doorlites

Modern Beach

- (23) Full glass w/ clear glazing 20"x64" standard doorlites

Appendix 'C' – Fencing Detail



STAIN NOTES

- FIRST COAT EVENLY APPLIED PRIOR TO ASSEMBLY WITH ALL CUT ENDS DIPPED.
- SECOND COAT EVENLY APPLIED TO COVER ALL EXPOSED SURFACES OF FENCE IN PLACE.
- STAIN TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS

STAIN COLOUR:

CLOVERALE WEATHERONE

LIGHT BROWN WEST 009

SEMI-TRANSPARENT



MELCOR JENSEN LAKE

PROPERTY DEVELOPER: MELCOR JENSEN LAKE DEVELOPMENT LTD. 1000 WEST 10TH AVENUE, SUITE 100, CALGARY, ALBERTA T2C 1P8

FENCE DETAIL

December 21, 2015
EO: 36976/000



Appendix 'D' – Directory

Developer:
Melcor Developments Ltd.

Engineer:
IBI Group Inc.

Architectural Consultant / Applications:
Mariah Consulting Ltd.
#210, 9038 - 51 Avenue
Edmonton AB T6E 5X4
Ph: 780-437-3443 Fax: 780-436-5920
E-mail: reception@mariahconsulting.com