

# Jensen Lakes

LAKESIDE COLLECTION  
SINGLE FAMILY MOVE-UP

ARCHITECTURAL AND LANDSCAPE GUIDELINES  
STAGE 11

APRIL 2023

**MELCOR**  
DEVELOPMENTS LTD.



# Jensen Lakes

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## Architectural and Landscape Guidelines

Stage 11

### Lakeside Collection

Single Family Move-Up and Semi-Estate

### The Community

Meticulously planned, Jensen Lakes is master planned with everything you can dream of for your new home. Sand beaches, a stunning beach club, urban landscaping, exquisite homes, recreational parks and ponds, open spaces, shops and services and an extensive master planned pathway system.

### 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.

### Architectural Theme

The extraordinary setting of this lake community with its lifestyle amenities, will create casual sophisticated 'lakestyle living' for its residents and build on Melcor's reputation for creating communities where families grow, and neighbors connect.

### Streetscape

Streetscapes will be comprised of 5 distinctive styles, including front drive garage and laned product. Encouraging originality and individual expression, style preferences will be selected from Craftsman, Prairie, Modern Farmhouse, Modern Beach, and Scandinavian Lakehouse.



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.



# Jensen Lakes

## Site Planning and Grading

General requirements on all lots will be governed by the minimum setback requirements as per the City of St. Albert by-law requirements.

### Setbacks

The developer's architectural consultant will monitor front setbacks.

- To create more interesting streetscapes variety will be provided in the front setbacks along the street.
- In areas where a more expansive street ambience is desired an increase in the minimum front setback will be utilized and variety between units will occur.
- Homes with greater massing will require increased setbacks to reduce their dominance on the street.

### 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.

### Risers and Entry Steps

The 'Lakeside Style' 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.

### Parging

Parging details on exposed elevations will vary depending on the applied material and its intent. The general rules to follow are:

- All masonry is to be properly grounded, parged to within 2" of exposed grade.
- Garage columns – if finished in an alternate material - are to adhere to the same standards as masonry application – either with the garage column material itself or with an alternative horizontal trim cap detail (minimum 10").
- Exposed concrete and parging will be restricted to a maximum of 12" at all elevations.

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

PLEASE NOTE: Parging is not an acceptable finish for retaining walls.

### Garage and Driveway

#### Front Drive Homes

Garages are to be designed as an integral element of the overall design of the home and are to be located in accordance with the garage location plan. Double attached garages are also to be designed to integrate into the massing of the home. To achieve this, double attached garages are will be subject to the following massing restrictions:

- The garage projection for all styles will be maximum 15' from entry landing or closest main floor wall face.
- A minimum distance of 8' is required between the entry landing and the front of the garage.

### 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.

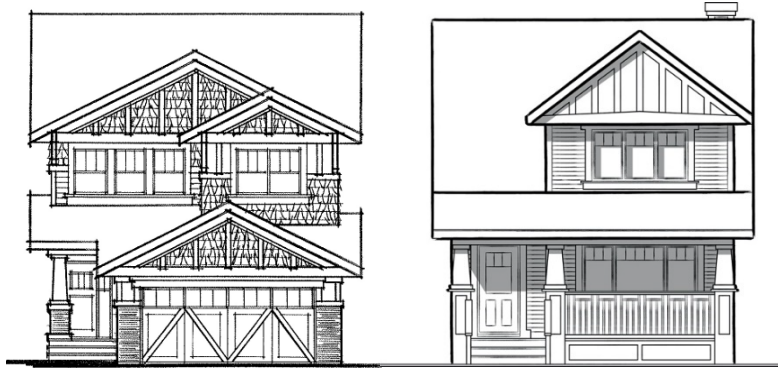


# Jensen Lakes

## Design Requirements

### Architectural Style Profiles

Streetscapes will be comprised of three distinctive styles. Encouraging originality and individual expression, style preferences will be selected from **Craftsman**, **Modern Beach**, **Prairie**, **Modern Farmhouse** and **Scandinavian Lake House**. 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 is encouraged to 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.
- 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.
- 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 Colours suited to the Craftsman style are dark earth tones or historical colours accented by light trims.
- Premium secondary materials may include composite shakes (flat edge), composite board and batten, composite or metal wood tone materials, or composite panels.



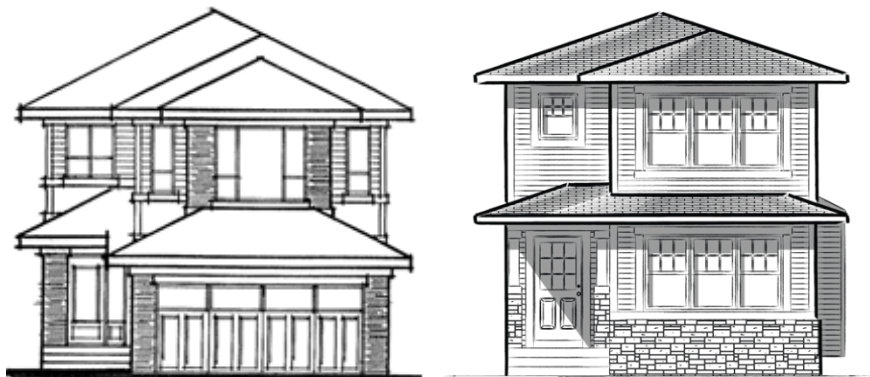
## Jensen Lakes

### Modern Beach



- Modern Beach design is 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 encouraged to be set back no less than 4' from front.
- 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 colours.
- Colours suited are muted, mid-tones at the walls with light, contrasting fascia and trims.
- Premium secondary materials may include composite board and batten, composite or metal wood tone materials, corrugated or standing seam metal, or composite panels.

### 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 4/12 and maximum 6/12 roof pitch, with 24" or wider overhangs.
- Second floor development above the garage is encouraged to be set back no less than 4' from front.



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- 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. Grills will be minimum 5/8".
- 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 Board & Batten profile siding at visible elevations.
- Stone is applied in panel effect only.
- Stone profiles suited are Stacked stone, Mountain Ledge, Cliffstone, and Brick.
- Colours suited to the Prairie style are mid to dark, warm earth tones with light trims and stone in contrast.
- Premium secondary materials may include composite or metal wood tone materials, or composite panels.



### Modern Farmhouse

- The Modern Farmhouse style evolved from the massing and form derived from the country living style that was born out of necessity on the prairies and has been updated with clean, modern features and design elements.
- Typical design elements are high pitched gable rooflines (Min. 8/12) where a main roof pitch of 10/12 will be encouraged. Multiple gables, exposed rafters, large, segmented windows, smooth straight edge shingles, panel features, straight simple battens and metal shed roofs are all elements that are applicable to this style of home.
- Second floor development above the garage is encouraged to be set back no less than 4' from front.
- Front entrances will typically include verandah spaces with simple 10"x10" columns and straight picket, glass or no railing.
- Windows are expansive with repetitive square or rectangular patterns, or modern window configurations are often expressive of this style.
- The home is clad in horizontal siding with large features enhanced with vertical board and batten siding or smooth, straight edged shingles.
- Battens and trims will have a simple straight profile.
- Masonry accents will be applied to provide an overall grounding of the home.
- Exterior colors may include a wide variety of shades with low contrast fascia trims.
- Premium secondary materials may include composite board and batten, composite or metal wood tone materials, or composite panels.



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### Scandinavian Lake House



- The timeless aesthetic of Scandinavian architecture will pair with classic lake house forms to create the enduring Nordic Lake House style.
- Windows will combine large expanses of glazing with smaller signature windows.
- These homes typically include very simple porch or gathering areas finished in exposed concrete.
- The exterior of this style will include strong natural wood influences in either siding or feature elements. Subdued, monochromatic colour schemes are most typical for this style.
- Second floor development above the garage is encouraged to be set back no less than 4' from front.
- Stacked 2 storey forms
- Steep pitch gable
- Emphatic roof overhangs
- Large expanses of glazing
- Exposed concrete porch or entry area
- Monochromatic colour schemes with natural wood siding or features
- Minimum 8" smartboard fascia

### Style Repetition

To ensure diverse and interesting streetscapes, predominance of style will be no more than fifty per cent of the streetscape and the overall predominance of certain styles will be monitored and restricted (if necessary) by the architectural consultant. In any case, the **same style** cannot be repeated on more than 2 lots in a row.

### 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.

- Massing, style, and setback may be adjusted on a lot-to-lot basis, to enhance the streetscape.
- Front entrances are to be covered at the first level.

### Minimum House Width

Minimum house width requirements are established so that all houses will fill the lot width available and provide as much frontage to the street or high-profile areas as possible. Minimum house width requirements are as follows:

- The minimum house width on all lots is to be within 2' of the buildable lot width (building pocket).
- The minimum width requirement is to be achieved on both the main and upper floors unless the overall style of the house permits otherwise.
- Minimum house width is not required to be maintained at the rear elevation – provided the overall massing and proportions are suitable (which will be determined at the discretion of the architectural coordinator)
- Homes incorporating an offset covered deck area will be reviewed on an individual basis for consideration in meeting the minimum width and massing requirements at the rear elevation, on high visibility lots.



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- Pie shaped lots may incorporate a wider garage offset, with appropriate massing of the home.

## Garages

Oversized (24'+) and triple garages must include articulation in the form of a minimum 12" jog, to break up the expanse of flat wall plane and roof line.

Oversized double garages must include a street facing window.

## Repetition

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



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

## High Exposure Requirements

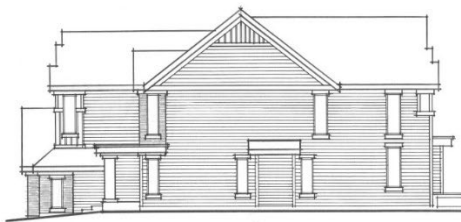
The visibility and special considerations for exposed elevations will be carefully reviewed to ensure that all exposed elevations are treated with a higher standard.

## 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.

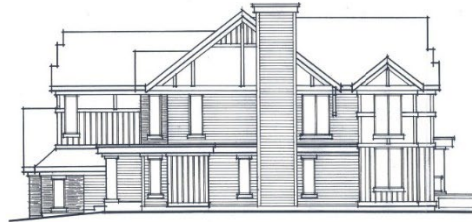
- Substantial roof line between 1<sup>st</sup> and 2<sup>nd</sup> floor. This roof line must be supported by projections and intersect with same in order to **appear intentional**
- Relief in wall plane is required (jogs/box outs)
- Appropriate roof overhangs
- Number of openings suited to wall area (**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
- Garages must be submitted with the main home on corner lots and will require additional detailing on exposed sides (ie: windows, trim and/or roofline detail)



Inappropriate Corner Treatment

'Modern Beach'

'Modern Beach'



Appropriate Corner Treatment

## High Visibility & 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 to avoid a towering appearance. Graduated roof lines sloping to view, dormers, decks, detailing and articulated facades, will be some of these measures. The distance from grade to the first substantial roof line will not be more than 20'. Decks must be constructed concurrently.



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Inappropriate Walkout



Appropriate Walkout

Additional Requirement for decks on walk-out lots

- Supporting columns are to be built out to a minimum of 12"x12" extending from grade to the underside of deck.
- The cap and base of the columns must be architecturally detailed and built out according to style.
- The main beam and rim joist must be clad in smartboard or an approved equivalent.

## Moderate Visibility Lots

Homes backing onto the private access walkways, park space, and main collector roads require special design consideration at the rear elevation. These elevations must reflect appropriate massing, window placement and stylistic distinction. Variation in wall plane and substantial roof mass between floors is required – and increased standards will be applied to partial and full walk-outs.

PLEASE NOTE: Lots in which the lower level is concealed by a solid, wood-screen fence will not require a deck to be built concurrent with construction.



Inappropriate Moderate Visibility Rear Treatment



Appropriate Moderate Visibility Rear Treatment

## 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

## Shingles

Shingle products approved for use include:

- IKO Cambridge, BP Mystique, Gaf Timberline, and Owens Corning Duration, in a range of earth tone colours.
- Other roofing products will be considered on an individual basis.

## Flues and Chimneys

Flues and fireplace chimneys must be contained in a finished chase and extend from the main floor level to the underside of an eave line.



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## Defining Details, Entrance Treatment

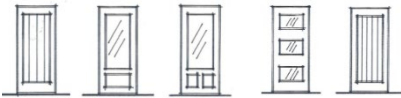
See notes in each architectural style profiles (pages 5 & 6).

- Entranceways will be covered at the first level with entry door facing the street.
- An angled entry door may be approved in consideration of a minimum 8' wide entry (outside measurement), steps full width of landing, and expansive glazing, street facing.

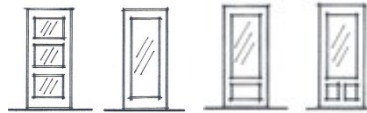
## Entry Doors

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 architectural style of your home.

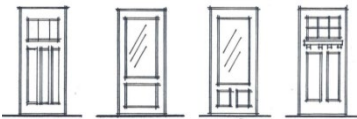
Prairie



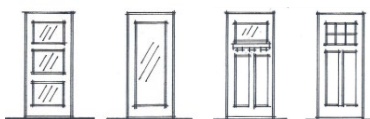
Modern Beach



Craftsman



Modern Farmhouse



Scandinavian Lake House



## Overhead Doors

The height between garage overhead door and eave line should be 18" or less. Where the design exceeds 18", special treatment is required to visually reduce the height.

- The maximum overhead door height is eight feet.
- Overhead doors will be an upgraded product appropriate to style and painted to blend with the exterior.

Examples:



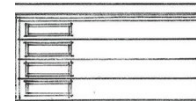
Craftsman



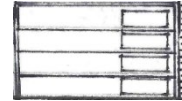
Modern Beach



Prairie



Modern Farmhouse



Scandinavian

## Materials and Colours

### Exterior Cladding

Exterior cladding is to be Specific to the architectural style (see style profiles – pages 5 & 6)

- The permitted exterior cladding will be vinyl siding in Traditional/Bevel profile.
- Stucco is not an acceptable exterior material.
- Siding profile is to be traditional lap profile.



Appropriate Siding profile:



Inappropriate Siding profile:



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## Masonry

Masonry will be accepted as a premium secondary on all homes and must be designed to properly enhance exposed elevations.

- Masonry is to be applied in a manner that is suitable to the architectural style.
- Stone and trim detailing must be returned a minimum of 24" at side elevations or to an appropriate termination point as dictated by the design.
- Masonry is not required but if not incorporated into a design, the design must include a significant amount of **premium secondary material** in accordance with the architectural style.
- Masonry is to be finished within 2" of grade. The builder is recommended to follow manufacturer's best practices for installation near grade, which may include a partial mix or full thin set adhesive.

## Trims

Trim details will be sized appropriate to the architectural style.

## Colours

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

- Shades in the standard and premium vinyl siding series have been selected from the middle of the spectrum with the lightest shades of the standard selections and darkest shades of the premium selections not approved for use.
- Trims and fascia are restricted to light, soft contrasts for a new fresh aesthetic.
- Modern farmhouse homes may permit black windows and trims with white or light exterior palettes.
- Trim and fascia must be a single colour.
- The entry door will be an accent colour that is not a tone of the primary colours. The accent colour may be bright, bold, or a softer beach tone.

## Repetition of Colour

To ensure diverse but blended streetscapes a variety of siding colours is required. The following guidelines can be expected when monitoring the colour selections in Jensen Lakes.

- Siding colours will not be repeated on adjacent lots.
- Dark premium siding colours are preferred.

## Sample Colour Schemes

See Appendix 'A' for sample colour palettes.

## Additional Requirements

### Restrictive Covenant and Easement Agreement

The architectural guidelines adopt the defined terms as set out in the Restrictive Covenant. The builder is responsible to review and conform to all regulations and requirements that are outlined in the *Restrictive Covenant and Easement Agreement* – which governs construction and specifications on lake-fronting lots in Phase 18. The builder is responsible for reporting any discrepancies or problems to the consultant in advance of commencing construction on the lot.

### Fertilizer

To ensure the long-term protection of the lake amenity, please note that fertilizer will be **strictly prohibited on lawns that surround the lake** and in any areas which may lead to run-off into the lake.

### Accessory Buildings/Rear Detached Garages

Where structures are visible from public adjacencies, exterior finish, style, and colour shall compliment those used on the house. Exposed detached garages will require a roof style, materials, and detailing that is reflective of the main dwelling



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including additional treatment on the exposed side. The side wall elevations of all accessory buildings/sheds (excluding detached garages) 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.

### 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 colours should be a mix of tones while flowering varieties should emulate sea glass, with soft pinks, purples, creams and blues.

#### *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.

### Landscaping 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.

### Fencing

All wood screen fencing must be consistent in design and colour with the fencing style established for the neighborhood.

- See fencing detail attached (Appendix 'C').
- Fencing Colour: Cloverdale Weatherone Light Brown WST 009 Semi-Transparent

### Accessories

A standard address plaque must be permanently affixed.

### Other

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

### Discretion

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

### No Right to Enforce

Only the Developer, or the Jensen Lakes Homeowners Association may enforce the guidelines, no purchaser of a lot in Jensen Lakes may enforce these guidelines. The extent the Developer or the Jensen Lakes Homeowners Association incurs costs, including legal costs, disbursements, or expenses in enforcing these guidelines, the Developer or the Jensen Lakes Homeowners Association, as the case may be, and such costs, including legal costs on a solicitor and own client basis, disbursements or expenses shall become a debt payable by the Owner of the Lot in question and such debt shall be registerable as a charge against the lot to run with the Lot and binding on the owners from time to time of the Lot.

## Process of Approval and Construction

All submissions for architectural approval will be submitted online through the Streetscape Lot Management System. Access to Streetscape is available by invitation only and every user on the system must belong to a Group. There are several types of Groups on Streetscape, each with their own special set of features and view of information. Some types of Groups include:

- Builder
- Developer
- Consultant

If your Group is already setup, then you are ready to Request Access. If you don't yet have a Group – then you can contact us directly to have one setup and request the orientation package.

Go Package: Basic Orientation

### Streetscape for Builders

Contact information can be found online at [www.e2.associates](http://www.e2.associates) or in the directory found on page 1 of this document.

## Portfolio Review

The Portfolio Review service provides a path for the builder to have a pre-approved inventory of housing product to be distributed to sales teams – allowing for efficiency, cost-certainty, and a more streamlined approach to getting a final approval.

**How it works:** Prior to committing to the purchase of any lots within the community the purchaser/builder is encouraged to submit examples of their product line and exterior designs to the consultant for review to determine the compatibility of the builder's product with the architectural vision and guidelines for the community. Utilizing the PortfolioPLUS module within the Streetscape Lot Management System the builder can submit either preliminary sketches or complete working drawings to receive individual, general comments on the suitability of each of their proposed elevations.

**Minimum Requirements:** While the builder is encouraged to submit as much information as possible – the minimum requirements necessary to complete this type of review are:

- A front elevation paired with a floor plan/foundation plan done to the specified scale showing all exterior dimensions.

## Preliminary Submission

The pre-approval process allows the builder to initiate the sales process or spec home build without finalized information and is the most efficient way to gain approval. The developer strongly recommends that preliminary approval submissions be made for each lot to avoid the unnecessary expense of revised drawings and/or client disappointment.

**How it works:** Builders submit for pre-approval as a pre-approval request in Streetscape. An architectural coordinator will review the product with reference to the published Architectural Guidelines ensuring that:

- Submitted house design is acceptable for the lot and meets all requirements – elevation suitability, repetition concerns, adequate level of interest and detailing
- Footprint of the house is suitable for the lot and meets all requirements – house size, width, massing considerations and setback requirements

**Minimum Requirements:** While the builder is encouraged to submit as much information as possible – the minimum requirements necessary to complete this type of review are:

- A Portfolio approved model name (indicated on the request form)– OR
- A front elevation paired with a floor plan/foundation plan done to the specified scale showing all exterior dimensions.

A preliminary review will be published on Streetscape – including working drawings, preliminary plot plan, and a color form (if requested) – identifying clearly what will be expected to gain final approval. This will be presented in the form of design



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comments, suggested revisions, siting/grading comments, and any material or color comments (if submitted as part of the review) Builder is required to address these comments (or provide alternative solutions) and re-submit for final approval.

### Final Application

With reference to the preliminary review, the Purchaser shall submit online the following to the Architectural Consultant for final approval - Professionally drawn working drawings in pdf format:

- FULL WORKING DRAWING SET (All 4 elevations, floor plans, foundation plans, cross-section)
- Plot Plan complete with proposed grades.
- Final Approval Form - completed with materials and colors

To ensure that builders/purchasers can proceed to the next steps, submissions requiring minor modifications/revisions may be completed as a Final Approval (with Conditions) with **required changes** identified as a condition for the approval. Drawings may be re-uploaded onto the lot record, but the builder has the option of proceeding with the marked up (and stamped) drawings. Submissions coming straight to final that require more consequential changes will be sent back to the builder and dropped to a pre-approval (pending revisions and re-upload for final approval).

*PLEASE NOTE: Upon return of "the Architectural Approval" the Purchaser is responsible for checking all information including the approved plans, plot plans, grades and final approval form and contacting the consultant with any concerns or discrepancies.*

### Revisions

The Purchaser shall contact the Design Consultant through Streetscape and obtain written approval for any revisions to the architectural approval before the revisions are applied. Charges for revisions after Final Approval are subject to a **fee charged directly to the builder**. Additional information clarifying this process can be found in the Builder Library.

### Final Inspection and Security Deposit Return

Upon completion of the house, the builder will submit an approved, stamped, grading certificate and the municipal letter of acceptance from the City of St. Albert to initiate a Final Inspection of the home (including landscaping). Homes must be fully complete with all seasonal work done and driveway installed. To initiate an architectural inspection and return of the deposit, the following must be completed:

- Construction completed, exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval.
- Final grading completed.
- Final grading certificates and approved grading inspection report
- Water valve exposed and marked.
- Sidewalks, street, gutter and curbs in clean condition.
- Electronic photo inspection request to E2 & Associates to facilitate the architectural and landscape inspection. The request must include the final grade certificate and the Municipal Letter of Acceptance
- Architectural Compliance Application sent to E2 & Associates.

PLEASE NOTE: Landscaping and Architectural Inspection determinations are conducted concurrently – both are required to be consolidated into one inspection request.

### Photo Inspection Requirements

Photos inspection requests can be made through Streetscape once the following has been reviewed and completed:

- Construction and exterior (including landscaping) are complete in accordance with these guidelines AND as per the house plan approval.
- Grading certificates and approved grading inspection report provided

Builder is to request photo inspection via Streetscape and upload required photos. To assist with required scope of photo inspection, additional resources (success guides) will be provided to the builder and located in the Streetscape Library along



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with all other required forms and policy documents. The following is a summary of what would be required in a photo inspection request:

- Clear color photos of relevant elevations (in their entirety) – exterior elevation design as per approved building plans. Multiple photos will be required.
- Exterior materials and finishings should be visible.
- All high exposure elevations (in addition to the front, if required)
- Viable landscaping installation as per published landscaping standards
- All construction is to be completed and all architectural components visible (garage door in its closed position, front door visible, entry steps)
- Address plaque (to verify location)

Once the final inspection is complete, a report will be published on Streetscape (which will notify all parties involved). If the inspection result is not that of compliance, the Builder will be notified of any submission, architectural and/or landscaping deficiencies and will be given a time frame in which to correct the deficiencies. Deficiencies which cannot be easily remedied will be clearly identified, and next steps will be outlined in the inspection report.

Any questions/concerns regarding process/requirements can be handled by contacting our support team at [support@e2.associates](mailto:support@e2.associates).



# Jensen Lakes

## Appendix 'A' – Sample Colour Schemes

### Jensen Lakes Phase 4 - Lakeside Collection Sample Color Schemes by Style

	Wall Cladding	Fascia	Trim	Shakes (Hardie/Novishake)	Panels	Entry Door	Brick/Stone
Craftsman	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	Mineret Bluffstone
Siding	Brownstone	Bone	Bone	Woodstock Brown/#201 Weathered Blend	Khaki Brown	0823 Sun Drops	Sierra Mountain Ledge
Siding	Sage	White	White	Woodstock Brown/#018 Khaki	Monterey Taupe	1138 Romantic Night	Prescott Bluffstone
Siding	Cypress	Bone	Bone	Sandstone Beige/#203 Traditional Blend	Heathered Moss	1018 Sunny Horizon	Cascade Rustic Ledge

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

	Wall Cladding	Fascia	Trim	Vertical Siding	Panels	Entry Door	Brick/Stone
Modern Beach	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
Siding	Hearthstone	White	White	Hearthstone	Sandstone Beige	0708 Catarina Green	Alderwood Stacked
Siding	Brownstone	Bone	Bone	Brownstone	Cobblestone	0666 Trisha's Eyes	Birch Ledgecut33
Siding	Lite Maple	White	White	Lite Maple	Navajo Beige	0660 Epimethius	Pioneer Mountain Ledge

*Suited Stone Profiles - Stacked, Mountain Ledge, Ledgecut*

	Wall Cladding	Fascia	Trim	Shakes	Panels	Entry Door	Brick/Stone
Prairie	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)
Siding	Brownstone	Wicker	Wicker		Woodstock Brown	1096 The Ego Has Landed	Montecito Cliffstone
Siding	Stratus	Grey	Grey		Aged Pewter	1264 Altar of Heaven	Silver Lining Stacked
Siding	Pebble Clay (Royal)	Wicker	Wicker		Khaki Brown	0641 Dancing Sea	Nantucket Stacked

*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, unless otherwise noted (\*Denotes Premium siding)

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 style-specific and limited to the following: Bone, Wicker, Grey, White and Clay



## Jensen Lakes

### 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 'D' – Directory

Developer:

Melcor Developments Ltd.

Engineer:

IBI Group Inc.

Architectural Consultant / Applications:

E2 & Associates

Calgary AB T2G 4Y8

Ph: 403 256-5123

Contact: Stefan Bieber

[stefanb@e2.associates](mailto:stefanb@e2.associates)

[support@e2.associates](mailto:support@e2.associates)