

Jensen Lakes

Lakeside Collection Stage 4 - Front Garage Homes
Architectural & Landscape Guidelines
November 2020

MELCOR



Lakeside Collection Stage 4

Front Garage Homes



Architectural & Landscape Guidelines Stage 4 November 2020



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Architectural and Landscape Guidelines

Phase 4

Lakeside Collection Single Family Move-Up

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 the casual sophisticated 'lakestyle living'.

Streetscape

Streetscapes will be comprised of 4 distinctive styles. Encouraging originality and individual expression, style preferences will be selected from Craftsman, Prairie, Modern Beach, and Modern Farmhouse.



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.

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.

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.
- Entranceways will be covered at the first level.

Minimum House Width

Minimum house width requirements are as follows:

- On standard interior lots the minimum width at the front elevation will be 26' at both the main and second floor levels. Offset of the garage by a maximum of 2' may be included to achieve the minimum width.
- On high exposure rear elevation lots the minimum width of 26' is to be achieved at both the front and the rear of the home.
- The minimum width requirement is to be achieved on both the main and upper floors unless the overall style of the house permits otherwise.
- The minimum entry width, measured at the exterior will be as shown below.
- Pie shaped lots may incorporate a wider garage offset, with appropriate massing of the home.
- Oversized garages (24'+) must include articulation in the form of a jog (minimum 12") with a separate roof line and street facing window.

Building Pocket Size	Minimum House Width	Minimum Entry Width	Garage Width
26'	26' (24 + 2)	5'	21'
28'	26'	6'	22'
30'	26'	6'	24'

Garage Projection

Garage projection will be maximum 15' from entry landing or other house wall face. A minimum distance of 8' is required between the entry landing and the front of the garage.

Model Selection

The streetscapes will largely be comprised of two storey models, with the option for bungalow models considered throughout Lakeside on an individual basis.

- Increased roof pitches (min 8/12) are recommended on bungalows to present a suitable massing.
- Bi-level models are not permitted



Repetition

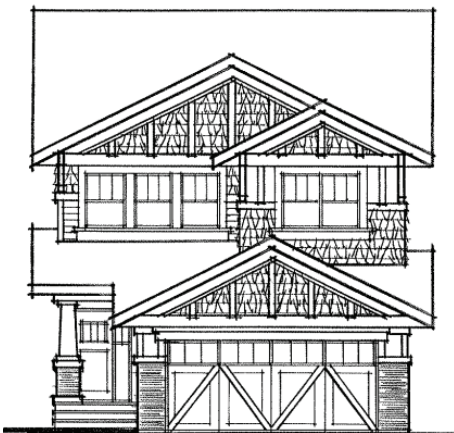
To achieve a good variety within a streetscape, similar or approximately identical elevations must not be repeated within three lots on the same side of the street or on lots directly across the street.



- Lots designated high or moderate visibility at the rear elevation will address the repetition requirements 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.
- In no case should a style be repeated more than two lots in a row.

Style Profiles

Streetscapes will be comprised of four distinctive styles. Encouraging originality and individual expression, style preferences will be selected from **Craftsman, Modern Beach, Prairie and Modern Farmhouse**. 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 required and will include variations in wall plane and extend no more than 75% of the garage projection. 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 Colors suited to the Craftsman style are dark earth tones or historical colors accented by light trims.



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.

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 variations in wall plane and extend no more than 75% 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.

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 variations in the 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. 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. Colors suited to the Prairie style are mid to dark, warm

earthtones with light trims and stone in contrast.



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.



Site Planning and Grading

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

All homes are to be kept low and grounded. Three or less risers at the entry step is preferred for all styles.

- 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 is to be minimized on all visible elevations.

- Parging on the front elevation is to be a maximum of 12".
- Exposed concrete and parging on all other elevations will be restricted to a maximum of 24".

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.

Garage and Driveway

Double attached garages are required and are to be:

- Located in accordance with the garage location plan
Designed to integrate into the mass of the home.

Garage Projection

Garages are to be designed as an integral element of the overall design of the home. Therefore:

- 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.

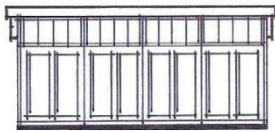
- The driveway is not to exceed the width of the garage.

Overhead Doors

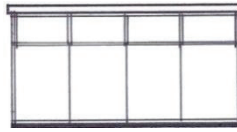
The height between garage overhead door and eave line should be 18" or less. Where the design exceeds 18", special treatment is required to visually reduce the height.

- 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



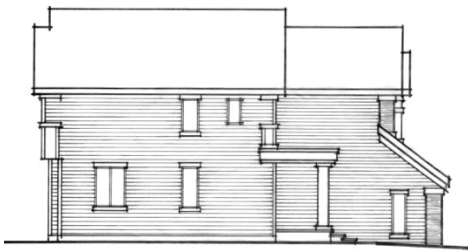
Prairie



Corner Lots

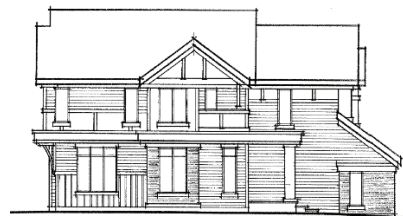
Special design consideration is required with a higher standard applied for lots on or visible from collector roadways. Flanking side elevation on corner lots must have full front elevation treatment.

- 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



Treatment

'Modern Beach'



Inappropriate Corner

Appropriate Corner Treatm

'Modern Beach'

Visibility Lots, Special Consideration

High Visibility Lots

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.



Inappropriate High Visibility Rear Treatment
'Craftsman'



Appropriate High Visibility Rear Treatment
'Craftsman'



Inappropriate High Visibility Rear Treatment
'Prairie'



Appropriate High Visibility Rear Treatment
'Prairie'

Walk Out Lots

Lots designated for a 'Walkout' basement model require special consideration at the rear elevation. In addition to addressing features as may be required for high visibility, these designs 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 with the home.



Inappropriate Walkout
'Modern Beach'



Appropriate Walkout
'Modern Beach'

Roof Massing and Materials

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 colors.
- 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.



Exterior Cladding

Siding

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

- 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:

Masonry

Masonry will be required on all homes and must be designed to properly enhance the front elevation.

- Masonry is to be applied in a manner that is suitable to the architectural style.
- Stone and trim detailing must be returned 24" at side elevations or to an appropriate termination point as dictated by the design.

Trims

Trim details will be sized appropriate to the architectural style.

Defining Details, Entrance Treatment

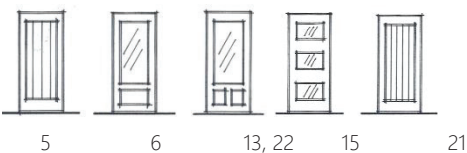
See notes in each architectural style profiles (pages 5 & 6).

- 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.

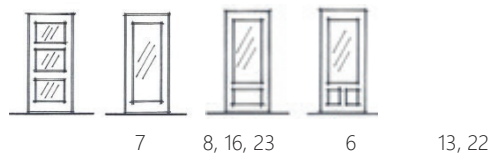
Entry Doors

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 and architectural style of your home.

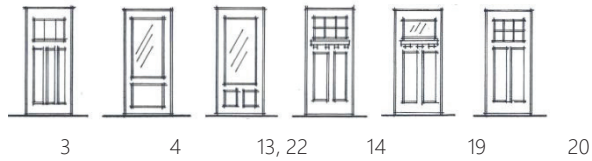
Prairie



Modern Beach



Craftsman



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 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.
- 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.

Repetition of Color

To ensure diverse but blended streetscapes a variety of siding colors is required.

- Siding colours will not be repeated on adjacent lots.
- Dark premium siding colours are preferred.
- A maximum of two standard siding colours will be approved in a row.

Sample Color Schemes

See Appendix 'A' for sample color palettes.

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.



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.

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.

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.

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

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.

Process of Approval and House Construction

The following process will be followed for submissions for architectural approval in Jensen Lakes.

Review

The Purchaser shall review all lot information, marketing material and the Guidelines prior to choosing a lot.

Submission Process

All submissions for architectural approval will be submitted online through the StreetscapePLUS Lot Management System. Access to StreetscapePLUS is available by invitation only and every user on the system must belong to a Group. There are several types of Groups on StreetscapePLUS, 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 a Jumpstart Session.

Our contact information can be found online at www.e2.associates or at the end of this document.

Portfolio Reviews

Builders are to ensure that they have a portfolio of models and elevations that meet the guideline requirements for Jensen Lakes. Builders are encouraged to utilize portfolio reviews prior to submitting for approvals to ensure the product they are marketing is suitable. It is recommended that builders provide 2–3 suitable elevations for each model promoted in the community with additional elevations provided as necessary for more popular floor plans. Submissions for portfolio reviews are to be made through PortfolioPLUS in the 'Approvals' module of StreetscapePLUS.

Preliminary Approval

It is strongly recommended that preliminary approval submissions be made for each lot in order to avoid the unnecessary expense of revising drawings and/or client disappointment.

The Purchaser must submit the following to the Architectural Consultant for a preliminary review:

- floor plans – sketches or existing drawings that include all exterior dimensions
- front elevation and all exposed elevations – in the case of corner lots or lots exposed to open spaces
- materials and colours selections, if customer preference is already known

This information will be reviewed and returned along with design comments, suggested revisions, material and colour comments and siting requirements.

The purchaser is to fully review all preliminary information supplied and make all necessary changes to the drawings and final submission information prior to proceeding with final approval.



Site Check

The Purchaser is responsible for checking the site, legal plan of survey, building grade plan, marketing map and title to the Lands for locations of:

- light standards
- bus zones
- fire hydrants
- utility right of ways or easements for drainage
- catch basins
- transformer boxes or utility pull boxes
- restrictive covenants
- super mail boxes

or other items which may affect the house design, impact it's siting or the size or location of the driveway and report all problems to the Architectural Consultant in writing.

Final Approval

The Purchaser shall submit online the following to the Architectural Consultant for final approval:

- professionally drawn working drawings in pdf format:
- floor plans
- foundation plans
- cross sections – complete with all dimensions from subfloors to footings and subfloors to front and rear grades
- four elevations – complete with all exterior materials clearly noted
- Plot Plan complete with proposed grades
- Final Approval Form – completed with materials and colours

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 StreetscapePLUS 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.

Building Permit

The Purchaser shall apply for a building permit from the appropriate authority.

Surveyor Stakeout

When the approved plans are finalized and approved by the Architectural Consultant, the Purchaser may proceed to stakeout the property.

Final lot Inspection

Upon completion of the house, the builder will submit an approved, stamped, grading certificate from the City of St. Albert to the consultant on StreetscapePLUS (Inspections) to initiate a Final Inspection of the home. Homes must be fully complete with all seasonal work done and driveway installed.



Jensen Lakes Phase 4 - Lakeside 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	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

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
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

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)
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

Craftsman	Bone	Wicker	Grey	White	Clay
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

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
23rd Floor, 150 9 Avenue SW
Calgary AB T2P 3H9
Ph: 403 256-5123
Contact: support@e2.associates