

Jensen Lakes

SHORELINE COLLECTION
ESTATE & SEMI-ESTATE PRODUCT

ARCHITECTURAL AND LANDSCAPE GUIDELINES
STAGE 18



e2+associates
LAND ADVISORY GROUP

MELCOR
DEVELOPMENTS LTD.

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Architectural and Landscape Guidelines

Phase 18

Shoreline Collection

Estate & Semi-Estate Product

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 the casual sophisticated ‘lakestyle living’. The Shoreline Collection is a series of high-profile enclaves of lots that encircle the premier amenity of Jensen Lakes.

Streetscapes in Stage 18 will be comprised of six distinctive styles. Encouraging originality and individual expression, style preferences will be selected from Modern Beach, Prairie, Craftsman, French Country, Coast Nouveau and Coastal Farmhouse.



Shoreline Product (Phase 18)

Phase 18 of the Shoreline Collection will feature a blend of estate level product that back directly onto the lake combined with elevated move-up product which will comprise the remaining lots. The design goals for homes in the Shoreline Collection is to incorporate a level of design that showcases a quality of built environment to complements and encircles the premier amenity of Jensen Lakes.

Phase 18 will subscribe to the standards set out in the previous phases of the Shoreline Collection (Phase 1 & 7) with some customized standards. Product and overall standards in the Shoreline Collection will be a mix of Shoreline Estate Lake Lots (Group A) and Semi-Estate (Group B) lots and this distinction will be clearly identified within this document - housing product and standards will be grouped into 2 main categories:

Group A: Shoreline Estate Lake Lots (*Block 16 – Lots 24-28*)

These lots will include the premier estate-level lots that back directly onto the lake. In addition to the primary architectural guidelines governing this phase, the following general architectural standards will be expected for lots grouped into this category (Group A):



- Estate level form and massing, minimum width required at the front.
- Composite siding on **all elevations**, upgraded secondary materials (according to style) on all elevations.
- Masonry requirements on all housing types and products.
- High Visibility Requirements – increased material and finishing standards on high visibility and walk-out decks that back onto the lake.
- Upgraded landscaping requirements – additional landscaping requirements required in the rear yard. Builders will be required to submit landscaping plans for review specific to lots backing onto the lake.

PLEASE NOTE: Builders are to consult the ***Restrictive Covenant and Easement Agreement*** on lake-fronting lots when designing the rear yard space which govern construction, specifications, and restrictions in the rear yard space.

Group B: Shoreline Semi-Estate (All Remaining Lots)

These lots will include larger lots which are near the lake and back onto the private access walkways, as well as the stretch of lots which back onto the collector road. The general architectural standards for this product will be:



- Form and massing to adhere to standards for the community. Garage integration controls – related to ratio and distance to the porch – are to be strictly enforced. Minimum width required at the front.
- Composite siding on all four elevations, upgraded secondary materials (according to style) on all houses.
 - Please note: Lots 16-21 will allow for vinyl siding (on the sides and rear) due to lessened exposure and smaller lots sizes.
- Masonry required for all styles on front elevation.
- Visibility Requirements – A mix of high visibility and moderate visibility depending on lot grading
- No additional landscaping requirements

PLEASE NOTE: Lots which the rear elevations are partially concealed with fencing (Lots 16-21) will not require decks that are built at the initial time of construction. All other lots in this phase will require decks to be built concurrent with construction due to their exposure.

Site Planning and Grading

Setbacks

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

Front 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 '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.

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: Concrete is not an acceptable material for retaining walls on Shoreline Estate Lake Lots.

Garage and Driveway

Garages must be designed as to be clearly subordinate to the homes. Double attached garages located in accordance with the garage location plan, designed to integrate and minimize the garage appearance while emphasizing the architectural features and massing of the house.

Garage Frontage Maximum

The garage frontage on lots will not exceed 75% of the pocket width for lots in Group A and 70% for lots in Group B (reference 3.0 House Size, Width, and Massing').

Oversized 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 will include a street facing window.

Driveway Material

Driveway, entry, and walkway will be constructed of a suitable concrete surface. Ornamental concrete such as exposed aggregate, stamped concrete borders, and unit pavers will be encouraged.

Front Drive Configuration

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

Side Drive Configuration

Driveway will be no wider than 22' at the street or boulevard, flaring out in an undulating configuration to the garage entrance. The driveway cannot be extended in front of the garage.

Side drive will require a 1.5m integrating strip of landscaping between the driveway and the property line.

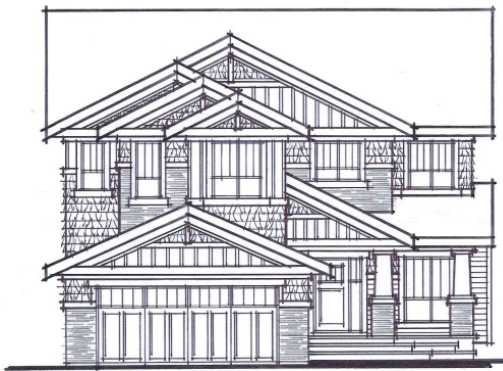
The Builder/Purchaser is responsible to ensure there are no obstructions or hindrances to the side driveway and minimum clearance is maintained to the satisfaction of local approving authorities. The Builder/Purchaser shall also be responsible for the relocation and hardness of any boulevard tree(s) that conflict with the driveway configuration. Side driveways will not be permitted on corner lots.

Design Requirements

Architectural Style Profiles

Streetscapes will be comprised of six distinctive styles. Encouraging originality and individual expression, style preferences will be selected from Modern Beach, Prairie, Craftsman, French Country, and Coast Nouveau, and Coastal 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 should be set back no less than 6' from front. Development above garage is required and will include a minimum of two variations in wall plane.

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

Columns/posts are minimum 10" panel clad with collar trims or a substantial upper post with oversized base, typically stone clad.

Craftsman homes are finished in smooth stucco or Traditional profile composite lap siding. Simple raised trim details are composite board or metal clad on both siding and stucco cladding. Trims are minimum 5" and may include a sill detail.

Additional finishes at visible elevations are layered horizontally and include flat panel with raised battens, shakes and Board & Batten vertical siding. Stone is applied in panel effect. Stone profiles suited are Mountain Ledge, Rustic Ledge, Cliffstone and Bluffstone.

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 medium earth tones or historical colors accented by light contrasting trims.

Premium secondary materials may include composite shakes (flat edge), composite board and batten, composite or metal wood tone materials, or composite panels.



French Country

The French Country home is dominated by steep sloping hip roofs which may include prominent front facing cross gables.

The massing is elegant and timeless.

Roof slopes are minimum 8/12 front to back with 10/12 side slopes or minimum 9/12 overall with 12" to 18" overhangs. Narrow dormers are a common feature.

Second floor development above the garage is required and will include a minimum 3 variations in wall plane and will project a minimum of fifty percent of the garage projection.

Recessed portico entries are enclosed at the first level and may be framed by a roof above.

Multi-paned windows are vertical in orientation and may be separated by a narrow space or ganged.

Glazing is balanced and organized. Window grills may be full or upper sash with a grid pattern of 4 to 10 panes per sash. Windows may be arched in a soft curve at the top (elliptical).

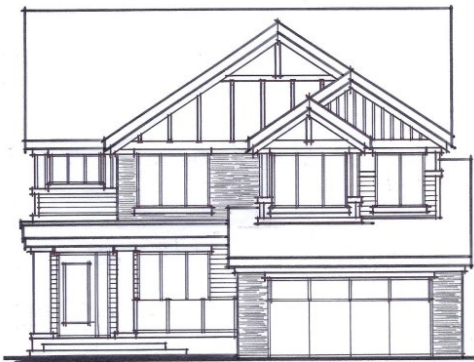
Bay, bow, and boxed out windows may be features, often with a curved shed roof line.

Decorative moldings are typically installed at crown and sill of windows, often combined with panel shutters to match window shape. Cornice moldings are installed at eave lines in combination with stepped shadow bands at gables. Quoining may add definition at stucco or stone work.

The home is clad in smooth stucco, stone, or brick. Siding is not permitted on the French Country style.

Brick or stone is applied in panel effect and accented with heavy top trim. Stone profiles suited are Cobblestone, Cypress Ridge, Hillstone, Limestone, Field Ledge and Cliffstone.

Colors suited to the French Country home are mid to light earth tones with a light, soft contrast at the fascia and accents. Trims may also be the same color as the wall cladding. Stone colors are tonal and complimentary.



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 seventy five 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 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 or stucco with stone applied in panel effect only. Stone profiles suited are Stacked stone or Ledge stone in light, tonal colors.

Colors suited are muted, beachy shades at the walls with tonal 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 with a minimum 5/12 and maximum 6/12 roof pitch and 24" or wider overhangs.

Second floor development above the garage is required and will include a minimum 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 window.

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

Trims and surrounds are 6" simple yet definite, emphasizing the horizontal.

Large, heavy angular knee braces are a feature.

Flat panel details or B & B profile siding are layered horizontally at visible elevations.

The Prairie home is clad in smooth stucco or Traditional profile composite lap siding with stone applied in panel effect. Stone profiles suited are Stacked stone, Mountain Ledge, Cliffstone, and Brick.

Colors suited to the Prairie style are warm earth tones with lighter, complimentary trims and tonal stone.

Premium secondary materials may include composite or metal wood tone materials, or composite panels.



Coast Nouveau

The Coast Nouveau is characterized by flat roofs in multiple levels, sleek lines and understated style.

Massing is considerate and sophisticated with the creation of layers and stepped planes.

Flat roof lines will include a 12" to 16" fascia with shallow ledge or coping and 24" overhangs.

Second floor development above the garage is required and will project a minimum of 40 per cent of the garage projection and a maximum of 70 per cent.

Entrances include cover within the height of the main floor, supported by slender aluminum clad or steel columns.

Windows are expansive and vertical in orientation with 5/16" grills in a unique pattern. Small square feature windows may add interest.

This style is linear as angles are not suited.

Trims are applied irregularly at openings. A trim band may be installed under eaves.

The home is clad in siding only, applied horizontally with ledge stone applied in panel effect. Straight edge shakes will enhance the presentation.

Colors suited are muted shades at the walls with tonal fascia and trims.

Premium secondary materials may include composite board and batten, composite panels or shakes, wood grain materials.

Sloped roofs may be considered on an individual basis for the Coast Nouveau, with cohesive combinations of roof style with minimal slopes and multiple levels (roof styles cannot be combined)



Coastal Farmhouse

The Coastal Farmhouse style evolved from the massing and form of a traditional Craftsman style exaggerated with steep rooflines and clean, modern features.

Massing is strong and expressive through the layering of multiple rooflines and types.

Front facing steep gable rooflines of a 10/12 pitch or greater are a predominant feature softened by lower sloped shed roof accents or dormers.

Smaller overhangs of a minimum of 12" are typical.

Front entrances will include verandah spaces with simple 10"x10" columns and straight picket, glass or no railing.

Windows are expansive with repetitive square or rectangular patterns. Modern window configurations are also suitable to the Coastal Farmhouse 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 overall grounding of the home.

Exterior colors may include a wide variety of siding shades often with low contrast fascia and trims.

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

Minimum Width Table

Building Pocket Size	Minimum House Width	Maximum Garage Frontage
Group A (Shoreline Estate)		
40'	38'	75%
42'	40'	75%
44'	42'	75%
Group B (RXL-SL Product)		
32'	30'	70%
30'	28'	70%

- The distance between the front door and the garage cannot exceed 15'
- Front-facing triple-car garages will not be permitted on any lot that has a building pocket of less than 36'. The minimum width on all garage columns will be 18".
- The minimum width for the front entry, measured on the exterior of all homes in Jensen Lakes Stage 18 Shoreline Collection will be 10'. Discretion may be used in instances when evaluating lot constraints.

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 design goals for homes in the Shoreline Collection is to incorporate a level of design that showcases a quality of built environment to complements and encircles the premier amenity of Jensen Lakes. The visibility and special considerations for exposed elevations will be carefully reviewed to ensure that all exposed elevations are treated with a higher standard.

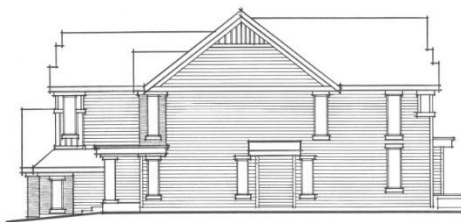
Corner Lots

Block 16, Lot 16

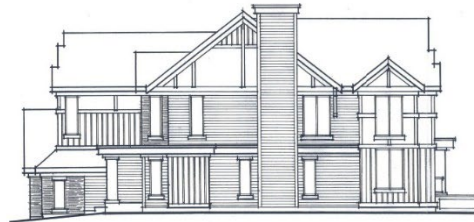
Special design consideration is required with a higher standard applied for lots on, or visible from collector roadways.

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
'Modern Beach'



Appropriate Corner Treatment
'Modern Beach'

High Visibility & Walk-out Lots.

Block 16, Lots 24 – 28 (Estate Shoreline Lake 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.



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.
- Cap and base of the columns must be architecturally detailed and built out according to style.
- Underside of the deck must be finished with aluminum, wood, or a composite soffit.
- The main beam and rim joist must be clad in smartboard or an approved equivalent.

Moderate Visibility Lots

Block 16, Lots 17-23 & 29-30 (All Remaining Lots)

Homes backing onto the private access walkway 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.



Inappropriate Moderate Visibility Rear Treatment
'Craftsman'



Appropriate Moderate Visibility Rear Treatment
'Craftsman'

PLEASE NOTE: Estate and Semi-Estate lots backing onto the private walkway that will NOT be concealed by a wood fence (lots 22, 23, 29, 30) **will require** a deck to be built at the initial time of construction and will subscribe to high exposure deck standards. Lots in which the lower level will be concealed by a wood screen fence (lots 16-21) **will not require** a deck to be built concurrent with construction.

Roof Massing

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

Roof Shape, Slope and Overhangs

Slope and overhang are specific to style profile. 8" fascia is the minimum requirement for the Modern Beach, French Country, Craftsman, Farmhouse and Prairie styles. The Coast Nouveau style requires 12" to 16" fascia.

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

Flues and Chimneys

Flues and chimneys must be contained in a corbelled chase.

Front Entrances

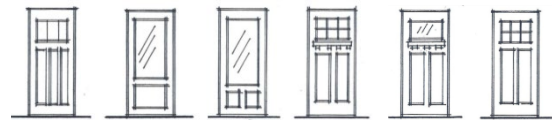
Entry Doors

The entry door will be the final detail in creating distinction and exemplifying the style persona. These are a sampling of styles that are readily available. Get inspiration from the 'Lakestyle' and architectural style of your home.

French Country



Craftsman



Prairie



Modern Beach



Coast Nouveau

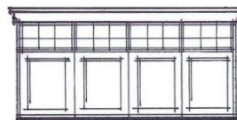


Overhead Doors

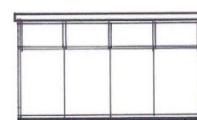
Maximum overhead door permitted is height 8'. The height above overhead door should not exceed 18". Overhead doors will be an upgraded product appropriate to style and painted to blend with the exterior. Examples:



Craftsman



French Country



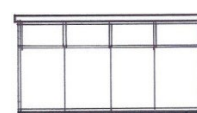
Modern Beach



Prairie



Coast Nouveau



Coastal Farmhouse

Materials and Colours

Shingles

Shingle products approved for use include:

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

Other roofing products will be considered on an individual basis.

Exterior Cladding

Exterior materials are to be well suited to the architectural style (please refer to style profiles) Acceptable materials for the Shoreline Phase 18 are:

- Hardie Board siding,
- Stucco in a fine Sand or Float finish,
- Acrylic stucco, and b
- Brick or stone in stacked application.

PLEASE NOTE: Vinyl siding and shakes are not permitted.

In addition, the following material requirements will be required on the above-mentioned lots:

- Masonry product is required at the front elevation of all homes and is designed in a manner to suit the architectural style. Stone and trim detailing returned 24".
- Trim details will be Smart Board or Hardie trim, in size appropriate to style.
- Permitted secondary materials: All secondary materials must be upgraded, composite materials that are suited to the chosen architectural style. Vinyl siding and shakes are not permitted.

Exceptions to Minimum Cladding Requirements

For lots 16-21 – Composite siding as the primary material is only required on the FRONT ELEVATION **ONLY**. Vinyl siding (carefully selected to match the composite at the front) may be used as the siding material (on the sides and rear elevation ONLY)

Colours

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 the middle of the spectrum with trims and fascia restricted to light, soft contrasts for a fresh, new aesthetic. In all cases, color profiles that represent style or intentional design will be considered as acceptable deviations from the overall intent of the color schemes.
- 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

Colors and finishes specific to style are divided into 'Light' and 'Dark' palettes. Cladding colors will not be repeated on adjacent lots. To ensure diverse but blended streetscapes, no more than two light or dark palettes will be approved in a row.



Sample Color Schemes

See Appendix 'A' for sample color palettes.

Additional Requirements

Restrictive Covenant and Easement Agreement

The builder is responsible to review and conform to all regulations and requirements that are outlined in the ***Restrictive Covenant and Easement Agreement*** – which govern construction and specifications on lake-fronting lots in Phase 18. The builder is responsible to report any discrepancies or problems to the consultant in advance of commencing construction on the lot.

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 willow

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.

Landscaping (Minimum Requirements)

Group A: Shoreline Estate Lake Lots (Lots 24-28)

The following will be the minimum landscaping standards that will govern the Shoreline Lake lots. Features and fixtures of these plans will respond to landforms and natural conditions and must be integrated into the site. Please note: Builders will be **required to submit a landscaping plan (for the rear yard) for review** (as part of the approval process) to ensure that the following standards have been met:

Front Yard: The minimum standard for front yard landscaping includes sod, one tree and a separate edged shrub bed(s) with 12 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.
- Six of the twelve required shrubs may be substituted by four perennials each.

Rear Yard: Minimum requirements for the rear of these lots will be:

- Manicured lawns (sod) may not exceed 50% of the total area – the remaining should be comprised of planting beds, naturalized landscaping, gardens, trees, or other soft landscaping components.
- Terraces and retaining walls should be of natural stone or brick to complement the house and enhance the landscape. Retaining walls finished with parging or smooth-form concrete are not acceptable.

PLEASE NOTE: When designing spaces at the rear, builders are to consult the *Restrictive Covenant and Easement Agreement* that identifies the restrictions of excavation, building, and landscaping; as well as the standards of construction elements (fencing) that govern these specific lots (Lake Front Lots). Access to the document will be provided in the builder library on Streetscape.

Group B: Shoreline Semi-Estate (All remaining lots)

The following will be the standards that will govern all lots not included in the Shoreline Estate Lake Lots – PLEASE NOTE: Builders are **NOT required** to submit landscaping plans for the rear yards of these lots.

Front Yard: 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.
- Six of the twelve 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.

Rear Yard: Terraces and retaining walls should be of natural stone or brick to complement the house and enhance the landscape. Retaining walls finished with parging or smooth-form concrete are not acceptable.

Landscape Deposit

All landscaping must be completed within twelve months of occupancy (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$5,000 deposit must be paid by the Purchaser to the Builder, to be refunded by the Builder, upon satisfactory completion of the landscaping.

Fencing

For identified lake-fronting lots and those backing onto the private walkway, all fencing constructed must be consistent in design and color with the fencing style and guidelines established in Article III – Fencing located in the *Restrictive Covenant and Easement Agreement* established for the Jensen Lakes community. Review fencing details attached in this guideline document (Appendix 'C').

For all other lots, wood screen fencing must be consistent in design and color with the fencing style established for the neighborhood. See fencing detail attached (Appendix 'D').

- Fencing Color: Cloverdale Weathertone 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 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 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 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 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.

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.

Appendix 'A' – Sample Color Schemes

Jensen Lakes Phase 1A - Shoreline Collection Sample Color Schemes by Style

Craftsman	Wall cladding	Fascia	Trim	Shakes	Entry Door	Brick/Stone
Hardie (Light)	Heathered Moss	Bone	Bone	Sandstone Beige	A0557 Whole Wheat	La Plata Bluffstone
Stucco (Light)	Sierra Springs 820-3P	Grey	Grey	White	A1244 Still Waters	Sierra Mountain Ledge
Hardie (Dark)	Evening Blue	Grey	Grey	Cobblestone	A1901 Shenandoah Valley	Minaret Bluffstone
Stucco (Dark)	Velvet Crush 274-6P	White	White	Navajo Beige	A1237 Seven Lakes	Cascade Rustic Ledge

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

French Country	Wall cladding	Fascia	Trim	Louvers/Shutters	Entry Door	Brick/Stone
Stucco (Light)	Greenwich Village 16-1P	Grey	Grey	Cobblestone	A1552 Picton	Bergamo Hillstone
Stucco (Light)	Frosted Dawn 53-3P	Wicker	Wicker	Navajo Beige	A1363 Balkan Sea	Lucera Hillstone
Stucco (Dark)	Suede 830-6P	Bone	Bone	Cobblestone	A1880 Tennessee Haze	Andante Field Ledge
Stucco (Dark)	Taupe 25-6P	Wicker	Wicker	Montevey Taupe	A0767 Desert Valley	Orchard Cypress Ridge

Suited Stone Profiles - Cypress Ridge, Cobblestone, Hillstone, Limestone, Field Ledge, Cliffstone

Modern Beach	Wall cladding	Fascia	Trim	Panel	Longboard	Entry Door	Brick/Stone
Stucco (Light)	Pagan Stone 820-1P	Grey	Grey	Pearl Grey	Light Grey	A1272 Barondale Blue	Nantucket Stacked
Stucco (Light)	Pirot Gris 136-1P	Bone	Bone	Navajo Beige	Linen	A1225 Deep Pool	Dry Creek Stacked
Stucco (Dark)	Shadow Grey 16-6P	White	White	Pearl Grey	Seawolf	A0461 Cheerful Coral	Nantucket Stacked
Hardie (Dark)	Montevey Taupe	Bone	Bone	Cobblestone	Sandstone	A0991 Shy Blossom	Alderwood Stacked

Suited Stone Profiles - Stacked, Mountain Ledge, Ledgecut

Prairie	Wall cladding	Fascia	Trim	Panel	Entry Door	Brick/Stone
Hardie (Light)	Aged Pewter	Clay	Clay	Navajo Beige	A0733 Grand Canyon	Nantucket Stacked
Stucco (Light)	Dakota Bonfire 283-6P	Wicker	Wicker	Cobblestone	A0998 Marlin's Meadow	Alderwood Stacked
Hardie (Dark)	Timberpark	Grey	Grey	Montevey Taupe	A1321 Lakemont Blue	Montarcto Cliffstone
Stucco (Dark)	Chocolate Clay 295A-6A	Wicker	Wicker	Autumn Tan	A1293 Smoked Turquoise	Sierra Mountain Ledge

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

Coast Nouveau	Wall cladding	Fascia	Trim	Shakes	Entry Door	Brick/Stone
Hardie (Light)	Pearl Grey	Grey	Grey	Cobblestone	A0445 Sun Kiss	Profit LedgeStone, Southwest Blend*
Hardie (Light)	Sandstone Beige	Bone	Bone	Navajo Beige	A1356 Blue Jay	Drystack LedgeStone, Caramel*
Hardie (Dark)	Autumn Tan	Bone	Bone	Sandstone Beige	A1250 Rialto	Profit LedgeStone, Platinum*
Hardie (Dark)	Montevey Taupe	Bone	Bone	Cobblestone	A1236 Prince Edward Isle	Country Ledge, White Oak*

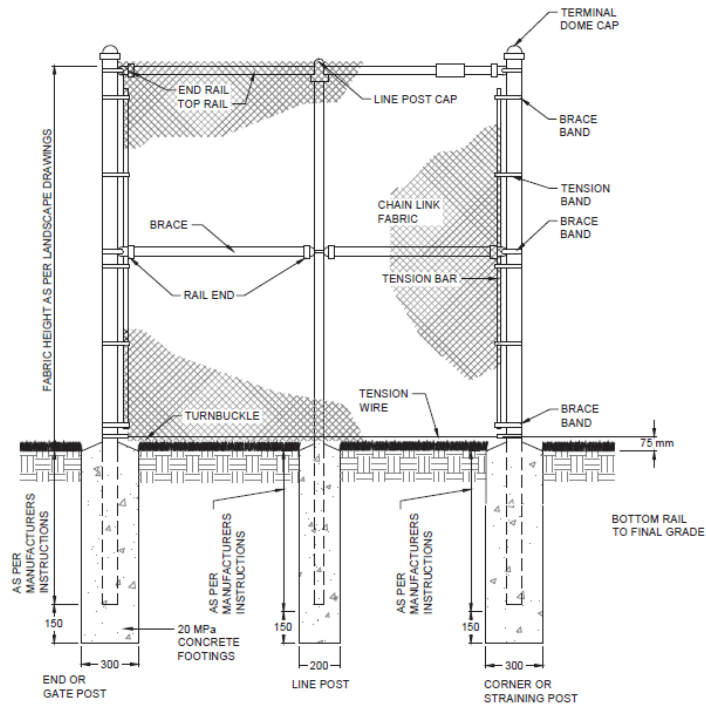
Suited Stone Profiles - Rustic Ledge, Stacked

Trim Selections - by Style

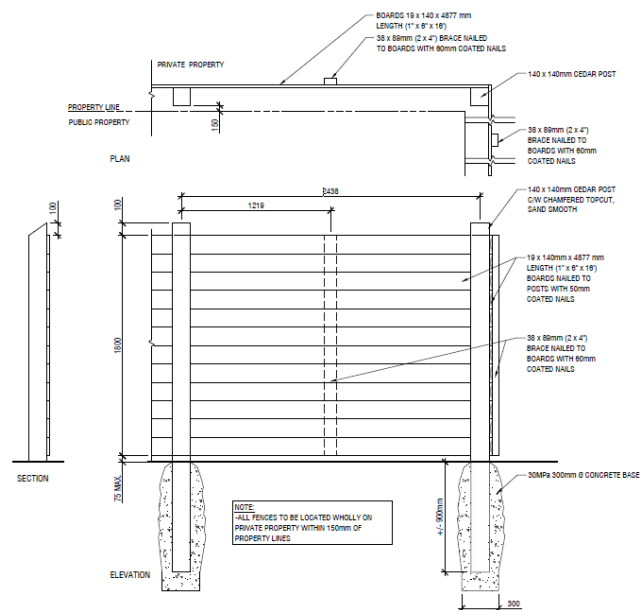
	Bone	Wicker	Ivory	Grey	White	Clay
Prairie	✓	✓		✓		✓
Coast Nouveau	✓	✓		✓		
Craftsman	✓	✓	✓	✓	✓	
French Country	✓	✓	✓	✓		✓
Modern Beach	✓	✓		✓	✓	

Stucco colours referenced are Praxco
Stone referenced is manufactured by Eldorado, unless noted *Boral
Longboard colours referenced are manufactured by Mayne
Entry door panel colours referenced are ICI
Shake and Panel colours referenced are manufactured by James Hardie
Fascia and trim selections are limited to the following: Bone, Wicker, Ivory, Grey, White and Clay

Appendix 'B' – Fencing Detail



Appendix 'C' – Fencing Detail



STAIN NOTES
 -STAIN COLOUR TO BE CLOVERDALE WEATHERONE LIGHT BROWN WST 009 SEMI-TRANSPARENT
 -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 MANUFACTURER'S SPECIFICATIONS

