

# **JESPERDALE**

## **DEVELOPMENT CONTROLS**

Minimum double front attached garages are mandatory.

Major design elements utilized must be incorporated on all exterior elevations.

Parging must not extend more than 18” above grade on front elevations and must continue at this height for a minimum distance of 4 feet on the side of the house and/or the side of the garage. Houses constructed on corner lots must abide by these controls and, in addition, must not extend parging more than 18” above grade on the entirety of the street – flanking side.

Colours cannot be the same on houses that are side by side. Further, there must be a variation in colours throughout any given streetscape.

The two sides and top area above the garage door must be completely finished with brick or equivalent stone with a 24” return on either side where the predominant finish is vinyl siding. Houses using stucco as the primary finish are required to incorporate stucco detailing.

Minimum 18” eaves.

Shingles must be BP Mirage Asphalt Shingles in either Sagebrush or Sandalwood. If shakes or clay tile equivalent are requested they will be evaluated on a case by case basis.

Homes on corner lots must have low profile on flankage side.

Similar home types cannot be side by side unless exterior elevations are extremely and distinctively different.

Homes will be evaluated on the basis the home meets the minimum massing requirements – homes must be a minimum of 90% of building pocket width with no greater than a 4’ garage offset.

The overall appearance of any given home, taken in isolation must be appropriate for the subdivision. Appraisal as to compliance with this requirement will be predicated on a subjective evaluation of the architectural merits of the home as proposed. Consideration will be given to colours, materials, entrances, etc., and window treatment, roof lines, and special features, etc.

Particular attention must be given to all front windows. Window treatment such as shadow boards, battens, shutters, bays or any other treatment approved by the Design Consultant are mandatory.

## **Landscaping**

The front yard must be sodded. Two trees must be planted in the front yard (minimum 1½” caliper deciduous/6’ coniferous). Six shrubs (minimum 18” span) may be installed in lieu of one of the trees provided each lot has a minimum of one tree. The landscaping must be completed within six months of occupancy, weather permitting.

Fencing to be coordinated in both design and colour, and must be constructed according to the perimeter fence details.

## **Other**

Homes must be completely constructed within two (2) years of date of purchase of lot.

Melcor Developments reserves the right to approve and reasonable “design of merit”.

## **APPROVAL PROCESS**

### **Submission**

An application must be submitted to the designated consultant (Windward Landtec) as follows:

- a) completed and signed application form
- b) two complete sets of plans and elevations drawn at ¼” = 1’ scale or the metric equivalent
- c) two copies of the plot plan with grade elevations as prepared by the designated surveyor
- d) colour/product samples if required

A copy of the application form and marked up set of plans shall be made available to the builder. The original application form and one set of similarly marked prints will be kept for future reference.

Any changes by the builder from approved plans must be submitted to the Developer or its Designated Design Consultant and approved in writing. Incomplete applications cannot be processed. An application is deemed to be received on the date that it is complete in its entirety.

### **Please forward submissions to:**

Windward Landtec Inc.  
12128 – 121A Street N.W.  
Edmonton, Alberta  
T5L 0A4  
Phone: 780-454-6799  
Fax: 780-454-6896

## **Release of Security**

Written request for release accompanied by lot grading certificate should be forwarded to Windward Landtec for final inspection upon completion of landscaping.

Final inspection report by design consultant outlining as-built conformance with the guidelines, house plan approval, damage to municipal improvements, and completion of all minimum landscaping requirements will be forwarded to the Developer.

Provided all requirements have been met the Developer will release the security to the builder or individual.