

Landscaping and Fencing Requirements

Landscaping

Front lot landscaping must be completed prior to receiving a final inspection. The landscaping is to include:

- Front Yard is to be sodded to the curb (artificial turf is permitted, except in boulevards)
- 1 tree is to be provided in the front yard – minimum requirements for the tree are:
 - Deciduous trees – are to exceed 50mm caliper
 - Coniferous trees – are to be greater than 2m in height
- A minimum of 6 shrubs – height or spread of at least 300 mm at the time of planting
- Rock is permitted for planting beds, between driveways and in the side yards of homes, but is required to be a grey-tone decorative rock

A Landscape deposit will be paid to ensure compliance with these guidelines. The amount of the deposit to be paid will be:

1. For each lot purchased pursuant to the Lot Purchase and Sale Agreement; or
2. If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion), the sum of \$2000.00 for each lot which sum will be paid to the purchaser (builder) by each homeowner as set out in the Standard Terms and Conditions.

The Landscape deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

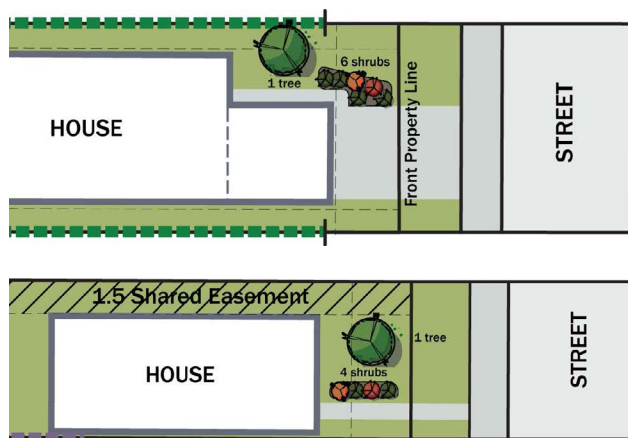


Figure 6.1.2 Zero Lot Landscaping Minimum



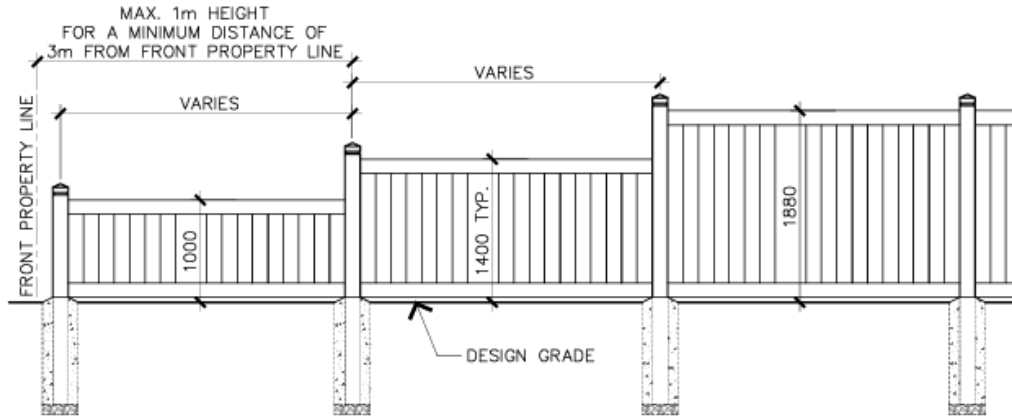
Fencing

Any fencing installed on lots is to match the development standard design.

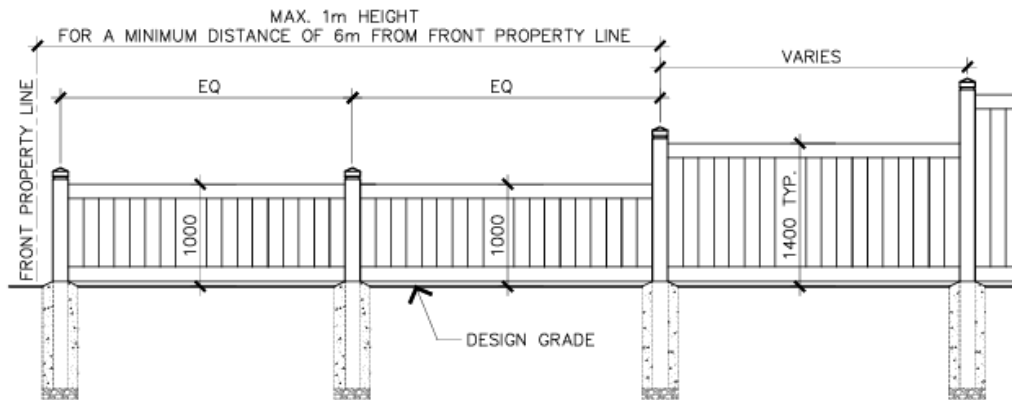
Wood Fencing Notes:

- Post Installation shall be set in concrete
- Spaces between line posts shall be uniform and shall not exceed 3.0m measured parallel to ground surface
- Cracks in posts or boards 6-12 mm in width are to be re-stained with fence stain ensuring stain penetrates core wood
- Board spacing shall be tight ensuring spacing between boards does not exceed 10mm when boards are dry
- Posts and any wood in contact with the ground to be pressure treated as per the City of Spruce Grove construction specifications
- All timber posts and beams to be pressure treated pine or fir, rough sawn timber painted with two coats solid wood stain on both sides prior to installation of stringers and fence boards
- Touch up stain to be applied after construction to any boards where stain has been removed, i.e. nail holes, faded, see through, etc.
- Nailer strips to be fastened to post
- Bottom stringer shall be 50-100mm above finished grade and no turf may contact the stringer
- All lumber shall be clean, #1, Construction grade pine, fir, or spruce members, finished as per the details, unless otherwise specified
- All lumber shall be straight, sound, and free of splints, warps, cracks, large knots and other defects
- All colours and type of stain are as per the details and to be applied as per manufacturer's specification and are to be submitted to the landscape architect for approval prior to proceeding
- All wood to be pre-stained with Cloverdale Paint solid stain type and color 'Golden Brown'
- All dimensions are in millimetres (mm) unless otherwise noted
- Ensure that front of post is 1.5 meters from gas line
- All wood screen fences to be placed 150 mm inside private property
- All hardware to be galvanized
- Pressure treated posts are to be treated with a solution of pentachlorophenol and petroleum to CSA-080
- Nails to be 89mm Ardox coated from stringers to posts and 57mm Ardox coated for boards (3 per board)
- Contractor to call Alberta One call at **1-800-242-3447** or submit online through albertaonecall.com/submit-a-locate-request/ to have existing utilities located prior to start of any construction
- These notes are to be read in conjunction with the written specifications, drawings and detail for the project

WOOD SCREEN FENCE – STEP DOWN DETAIL



CORNER LOT WOOD FENCE STEP-DOWN DETAIL

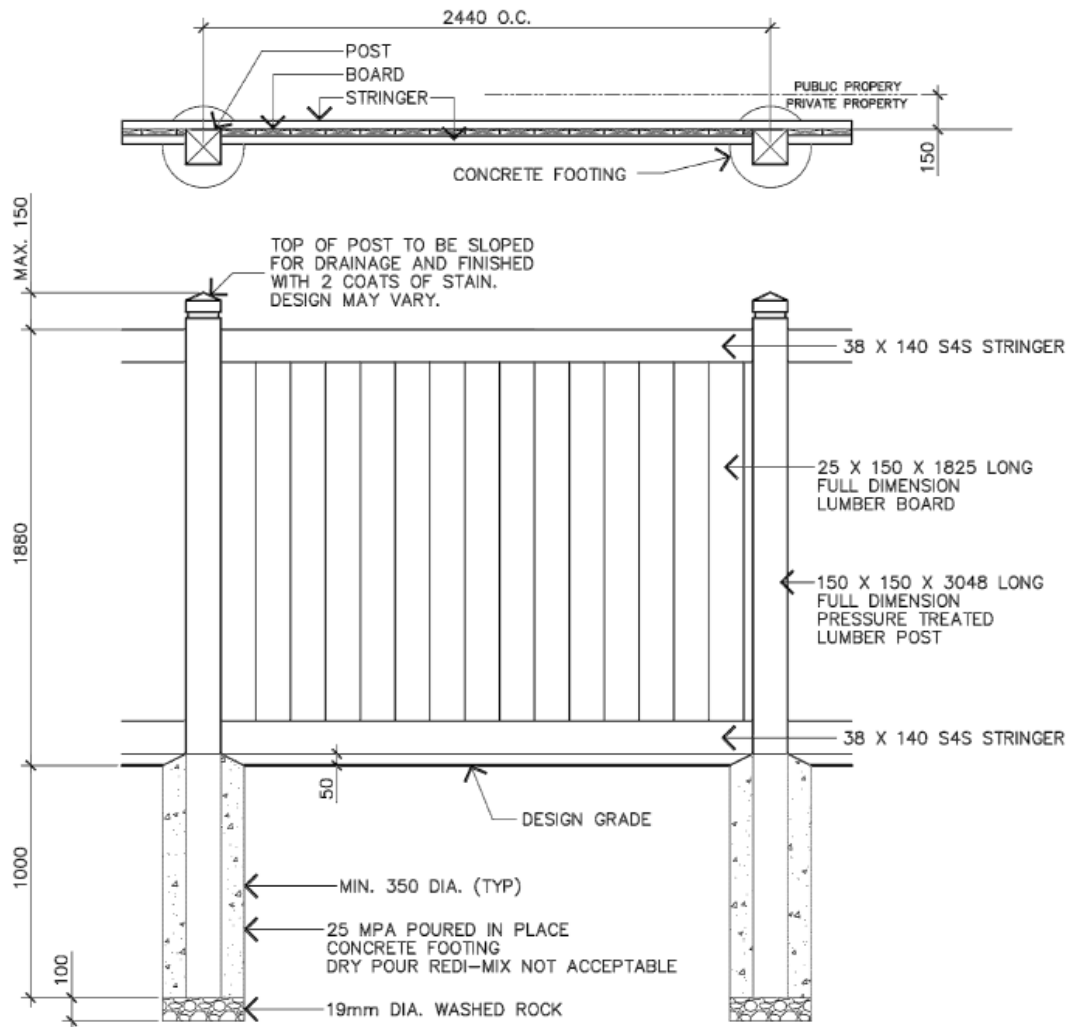


P.U.L. WOOD FENCE STEP-DOWN DETAIL

NOTES:

1. NO PORTION OF FENCE MAY ENCR OACH UTILITY EASEMENTS OR RIGHTS-OF-WAY
2. FENCE MUST BE INSTALLED ENTIRELY WITHIN PRIVATE PROPERTY
3. SEE DETAIL LG-05 FOR SPECIFICATIONS ON FENCE MATERIALS, CONCRETE FOOTINGS, AND REQUIRED CLEARANCES

STANDARD WOOD SCREEN FENCE



NOTES:

1. NO PORTION OF FENCE MAY ENCRoACH UTILITY EASEMENTS OR RIGHTS-OF-WAY
2. ALL LUMBER TO RECEIVE 2 COATS OF STAIN.
3. BOARDS TO BE NAILED TO STRINGERS WITH GALVANIZED ARDOX NAILS MIN. 57 LONG, 3 PER BOARD PER STRINGER
4. MID-STRINGER OPTIONAL