

ADDITIONAL REQUIREMENTS

LANDSCAPING

Builders are to provide landscaping to the lot prior to receiving a final inspection completion. The landscaping is to include:

- ☞ Front Yard is to be sodded
- ☞ 1 tree is to be provided in the front yard ,– minimum requirements for the tree are
 - Deciduous trees ,– are to exceed 85mm caliper
 - Coniferous trees – are to be greater than 3M in height
- ☞ A minimum of 6 shrubs – height or spread of at least 600 mm at the time of planting.

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

- a. \$5000.00 for each lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b. 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 \$2500.00 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.

Completion of fencing is not a requisite to the final inspection, however if fencing is in place at the time of final inspection it will be assessed for compliance with the guideline spec. Non-compliance will be treated as a deficiency, affecting the refund of the landscaping deposit.

Upon completion of the landscaping, the purchaser will call for an inspection by the Vendor's consultant. If upon inspection the Vendor's consultant determines that the landscaping has not been satisfactorily complied with, there will be a charge of \$150.00 deducted from the Landscape Deposit for all re-inspections required. Upon approval of the landscaping requirements herein and the satisfaction of the other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the purchase, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

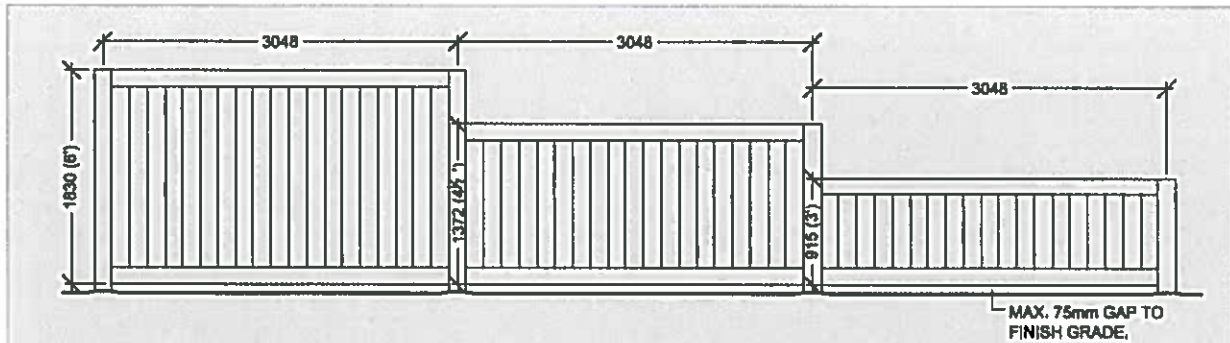
FENCING

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

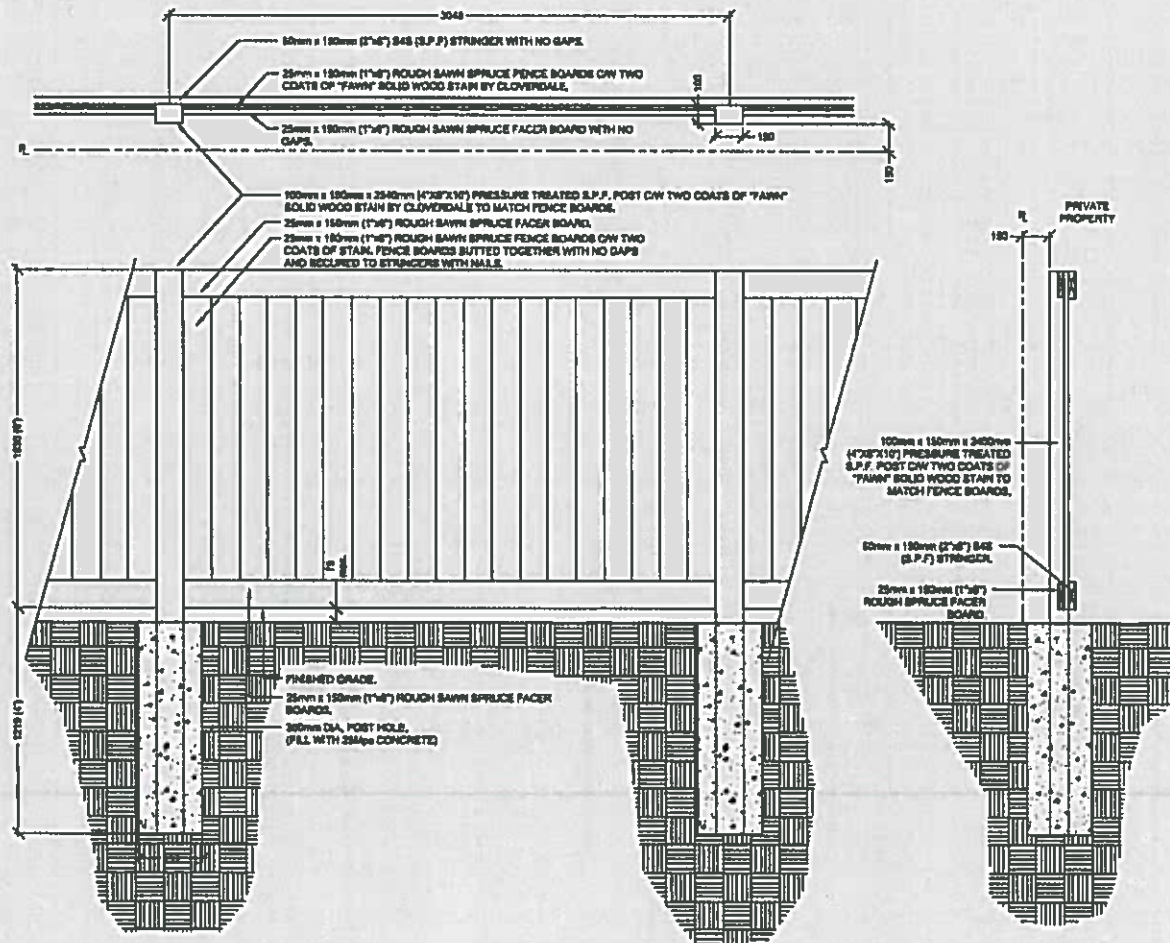
- ☞ All wood screen fences to be placed 150mm inside private property (unless otherwise noted)
- ☞ Ensure that front of posts is 1.5 meters from gasline
- ☞ All timber posts and beams to be pressure treated pine or fir, rough sawn timber painted with two coats solid wood stain by cloverdale on both side prior to installation
- ☞ 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 colors 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 installation
- ☞ All hardware to be galvanized
- ☞ Pressure treated posts 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 first; call at 1 800 242 3447 to have existing utilities located prior to start of any construction



- ☞ All dimensions are in millimeters (mm) unless otherwise noted
- ☞ This drawing to be read in conjunction with the written specifications, drawings and details for the project.



2 1800mm HT WOOD SCREEN FENCE - STEP DOWN
L6 SCALE: 1:50



1 STANDARD WOOD SCREEN FENCE DETAIL
L6 SCALE: 1:20