

Tonewood

8 Landscaping, Fencing and Lot Grading

8.1 Landscaping

One tree and sod are to be planted by the homeowner in the front yard. Rear yard landscaping shall be completed with a minimum of sod. In addition, an edged shrub bed area of a minimum 75 sq. ft. is to be provided with front yard containing a minimum of 7 shrubs of 18" height or spread. Large scale perennials and/or ornamental grasses are an acceptable alternative to shrubs at a 2 perennials / grasses = 1 shrub ratio. Please refer to Appendix 'D' Landscape requirements.

The front yard required tree is to be either 2" calliper deciduous or 8' height evergreen trees (spruce or pine). Measurement for calliper size will be taken 6" above the ground. Smaller sizes will not be accepted.

For pie shaped lots, where a tree can not be accommodated, the front yard tree requirement can be waived with the installation of 8 additional shrubs (total 15 shrubs) in the front yard.

The following species do not fulfill the front yard tree requirement: Cedars, Junipers, Dwarf and/or Globe Spruce, Dwarf and/or Globe Pine, Top grafted plant materials such as Weeping Caragana.

A prepared shrub bed is to be defined by landscape edging (metal, vinyl, brick, concrete, etc.) with adequate coverage of plant material and is to contain mulch (rock, wood chip, etc.) for ground cover at time of final inspection. Mulch is not an acceptable substitute of sod. Large areas of rock or wood chip mulch will not be permitted in the front yard. Where minimum plant material is unable to provide adequate coverage, additional plant material such as ornamental grasses, perennials or additional shrubs are to be placed throughout the shrub bed to break up large areas of mulch.

All ecoscape proposals shall have prior approval before implementation. Generally, additional shrub and tree elements will be required to meet the requirements. Synthetic grass will not be considered. Mulch is not an acceptable substitute for sod. Mulch is only acceptable with adequate coverage of plant material.

Landscaping is to be completed within 12 months of completion of the house or when weather permits. Seasonal allowances will be considered.

8.2 Fencing

Fencing in Tonewood is to be co-ordinated with the approved subdivision fencing in both design and colour, and must be constructed according to the details attached in **Appendix 'E'**.

Stepdown wood screen fences are required for all lots that contain a chain link or ornamental fence provided by the Developer. The stepdown wood screen fence requires that the last 8 feet of the typical wood screen fence to be dropped to match the height of the rear fence.

Appendix D – Landscape Requirements

Landscape Requirements Checklist

It is the responsibility of the homeowner to landscape the yard. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house

- All lots will require a minimum of 1 tree in front yard
 - Deciduous minimum 2" caliper and 10' height
 - Coniferous 8' height
- Prepared shrub bed proportionate to plant material in front yard containing:
 - Minimum 7 shrubs - 18" height or spread (height for deciduous/spread for evergreen)
 - 2 perennials and/or ornamental grasses = 1 shrub ratio
 - Large area of bare mulch is not permitted.
 - If minimum plant material is unable to provide adequate coverage, additional plant material such as ornamental grasses, perennials or additional shrubs are to be used
 - One consistent mulch material and colour per bed.
 - Edger (metal, vinyl, brick, concrete, etc.)
 - Edging required along property line where sod is not installed. Exception for a cohesive landscape design for two adjoining properties installed at the same time.
 - Landscape Fabric (no plastic)
- Sod
 - High visible locations
 - Exposed soil is not permitted
 - Synthetic or artificial grasses will not be permitted.

Landscape Site Review Requests

- Once your landscape construction is complete, please contact your Builder and they will arrange for a site review.
- All site review requests and Final Grade Certificates are to be submitted by the Builder on the archcontrol.com site.
- Site reviews are only conducted during the inspection season (late spring to early fall – weather permitting).

Site Review Process

- After the site review is requested, your property will be reviewed and photographed. A report will be prepared.
- Completed inspection reports are issued to the Builder via the archcontrol.com approximately one to two weeks following the site inspections.
- All correspondence and inquires to the Designated Design Consultant are to be submitted through the Builder.
- Once corrections are completed, a photo of the fixed deficiency is to be submitted to the Designated Design Consultant via the Builder for review.

High Quality Front Yard Landscape Examples



Top Ten Common Landscape Deficiencies

The following list only provides the homeowner with common reoccurring deficiencies that prevents a final landscape approval. Other deficiencies maybe noted once a final inspection is completed.

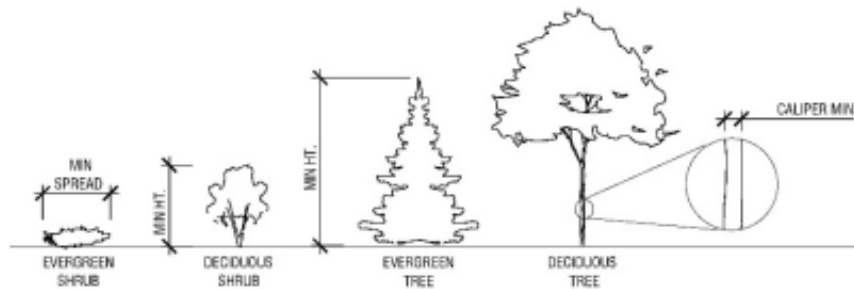
1. Poor Quality Landscaping

- Dead grass / shrubs
- Weed Growth
- Unkempt, non-maintained and damage landscape.



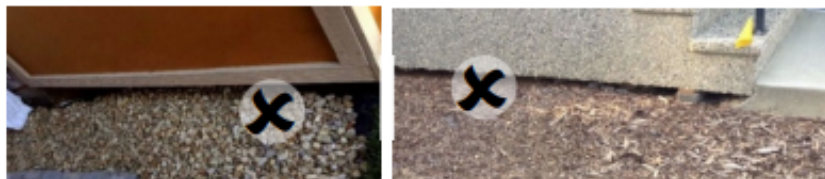
2. Undersized Plant Material

- Shrubs are measured by width/spread for evergreen and by height for deciduous
- Deciduous tree caliper is measured 6" above ground. Evergreen (coniferous) trees are measured by height.



3. Grading

- Gaps between stairs/walls and grade due to settlement or poor grading



4. Missing Plant Materials

- Missing required tree – No exceptions
- 7 shrubs are required.

5. Unacceptable Trees & Shrubs

- Grafted trees (shrubs grafted to tree trunks) – acceptable as shrubs only
- Trees not installed within the homeowners property
- Trees are unhealthy, dead or diseased
- Tree with poor form (i.e. one side dead, top is dead or missing limbs)
- Dead shrubs or shrubs in poor condition



6. Missing Mulch and Poor Installation

- Wood chips/bark or rock in natural colours - acceptable
- Exposed soil or landscape fabric not permitted
- Rockery with boulders and rock mulch - acceptable



7. Poor Plant Material Coverage

- Not Acceptable – Large areas of mulch without shrubs or perennials
- Acceptable – Combination of ornamental grasses, perennials and shrubs to cover mulch bed
- If mulch (wood or rock) is desired along the narrow driveway side from the garage edge to the sidewalk then a minimum of 4 equally spaced shrubs are to be installed in that area



8. Driveway Extensions

- Driveways are not permitted to be extended past the garage width unless approved by the Developer
- Walkway containing concrete, brick, stone or other similar products directly adjacent to the driveway and the full length of the driveway is not permitted



9. Poor Landscape Edger Installation

- Wood chips/bark or rock in natural colours – acceptable
- Not level/poor installation/protruding above bed
- Spacing between edger/poor installation / trip hazard
- Plastic, Vinyl or Metal Continuous – Acceptable

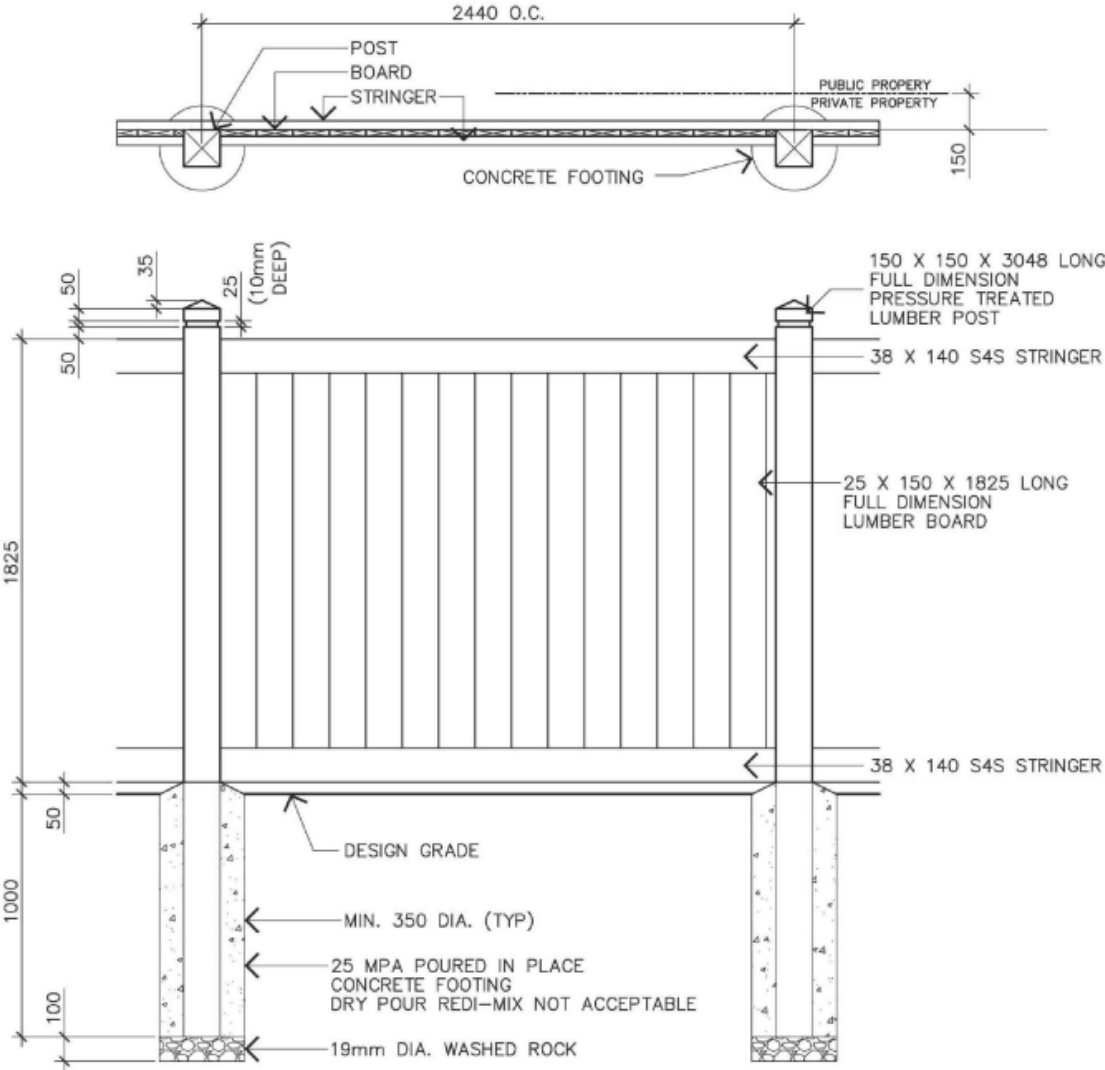


10. Poor Landscape on Highly Visible Rear Yards

- Yards that back onto roads, stormwater and other high profile locations require landscape treatment
- Poorly designed or constructed garden sheds or greenhouses are not acceptable
- Rear yard consisting of large, vast areas of bare mulch or concrete are not acceptable



Appendix E – Fence Detail



NOTE:

- ALL LUMBER TO RECEIVE 2 COATS OF STAIN.
- BOARDS TO BE NAILED TO STRINGERS WITH GALVANIZED ARDOX NAILS MIN. 57 LONG 3 PER BOARD PER STRINGER.
- FENCE COLOUR HENNA EX716 - WEATHER ONE PAINT



Fence Detail

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