Greenbury Park

ARCHITECTURAL DESIGN GUIDELINES

WESTWIND STAGE 4

SEPTEMBER 2023

Block 7, Lots 7-29

Block 18, Lots 1-13, 21-27

Block 18, Lots 14-23, 28-34

Block 17, Lots 1-16

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1.0 INTRODUCTION

This pristine site location of this new community, the sister community to Greenbury, will encourage walkability, connectivity, and livability by providing its residents with ample trails, ravines, green space, and access to its unique amenities. To appeal to today's homebuyer, this community will offer a broad range of housing types with unifying architectural design elements and features. Innovative architectural guidelines will offer a revitalized, contemporary take on the familiar Alberta Prairie style – while adding West Coast Contemporary and Nordic to highlight the progressive nature of the community, infuse the exteriors with modernized detailing, and provide dynamic and interesting streetscapes. The streets will provide recognizable comfort through traditional forms and massing, drawing on the individuality of its buyers to create a place where all types of homes and people exist happily, synergistically, and together to shape the community vision.

1.1 ARCHITECTURAL GUIDELINE OBJECTIVES

The architectural guidelines for this community will initially establish the character and maintain the integrity of the community for years to come. The objectives are to promote a high level of architectural detail, ensure appropriate building form, promote landscaping features that enhance the environment, and certify awareness of community sustainability. Text, illustration, photos, and models are intended to provide guidance to those participating in the design and construction process; however, they are not always absolute or prescriptive, and they encourage design creativity and diversity within a range of architectural styles.

1.2 LAND USE AND ZONING REGULATIONS

This new community has a mix of R1, R2, and DC (direct control) zoning designations which provides for a range of dwelling types and densities including Single Detached, Semi-detached and Row Housing. Due to the variety of land use and zoning requirements, all builders are to ensure familiarity with the appropriate requirements and stipulations within the City of Spruce Grove land use bylaws.

1.3 GENERAL RULES AND LIMITATIONS

1.3.1 General

These requirements may be altered, amended, or varied by the Vendor, Cantiro Communities, at its sole and absolute discretion and without prior notice. Cantiro Communities and their designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure. It is strongly recommended that all purchasers or builders obtain pre-approval for any proposed development. All Purchasers/Builders are advised to review this document in its entirety prior to completing any work on the lands.

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.

Formal standards for development will be those as established in the City of Spruce Grove, specific to this community. Conformity with these requirements does not supersede the required approval process of the City of Spruce Grove.

It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. Any changes to approved plans must be approved in writing prior to implementation.

1.3.2 Inspections

Each Builder/Purchaser Owner is responsible for inspecting the condition of curbs, sidewalks, streetlights, services, etc. on his lot and must submit written notice of any damages to the Developer within 7 days of purchasing the lot, otherwise cost for repairing any damages becomes the sole responsibility of the Purchaser. Please refer to section 9.7 (Lot Inspection Report) for specifics.

1.3.3 Restrictive Covenant

Restrictive covenants(s) with these Architectural Guidelines are registered on title of each lot.

2.0 ARCHITECTURAL DESIGN

The architectural styles in this community –Modern Prairie, Nordic, and West Coast Contemporary - will provide a design framework of newer, innovative designs which take advantage of high-quality materials and contemporary techniques.

2.1 PROPOSED HOUSING PRODUCT

The very diverse single-family housing product proposed will include:

- Single family – Front Drive Attached Garage Homes
- Single family – Rear Lane Detached Garage Homes
- Row-housing and Townhouse product







2.3 ARCHITECTURAL STYLES

MODERN PRAIRIE



Prairie style houses integrate traditional horizontal lines and low slope hip roofs with large expanses of glass and clean modern detailing. Modern takes on this classic style incorporate new materiality, asymmetrical applications of material and detailing, and large expansive glazing in a wide variety of configurations.

FORM AND MASSING

- Understated massing with horizontal emphasis in form.
- Profile is low and grounded – with recessed upper floors and variations in wall plane.
- Low-pitched hipped rooflines (Min. 4/12) with wide eave overhangs (Min. 24" when permitted)
- Flat-roof accents are encouraged in contemporary approaches.
- Recessed and covered entries

MATERIALS AND COLORS

- Clad in siding/stucco in horizontal application.
- Materials applied in a variety of configurations (asymmetrical is encouraged)
- Secondary materials can include panels, accent siding, wood grain, style-suited brick/masonry.
- Dark earth tones preferred. Monochromatic/tonal color schemes are acceptable.
- Style-suited brick and structured/ashlar masonry profiles are preferred. Floating masonry is not acceptable.

DETAILS

- Simple trims, horizontal battens or brickmoulds.
- Brackets, angular knee braces, are commonly applied on the upper floor.
- Repetitive window patterns (classic)
- Expansive glazing with varying exterior grill patterns and configurations.
- Flat panel garage doors with symmetrical or asymmetrical glazing.
- Metal and concrete finishes (railing, entry, and risers)

WEST COAST CONTEMPORARY



The West Coast Contemporary home is characterized by low sloping hip, shed and single-sloped roofs with broad overhangs. Homes can be minimalistic with controlled roof pitches, clean lines, or bold forms with exaggerated shed roofs.

FORM AND MASSING

- Well-articulated façade with variation in roof lines and wall plane.
- Mix of flat and single-sloped roof lines are acceptable as accents or as the main roof lines.
- Short to medium overhangs (12"-18") Eave overhangs can be extended to the front.
- Large porches - flat roof accents/entries.
- Solid vertical massing and projections

MATERIALS AND COLOURS

- Home is clad in siding/stucco with materials applied to whole masses or as a base.
- Secondary materials can include siding, board and batten, corrugated metal, industrial panels, brick/masonry, and wood tone products. Smooth wall finishes are preferred.
- Board and batten material to be monochromatic (or tonal)

- Dark, bold color profiles are preferred with well executed accent colors.

DETAILS

- Vertical projections – fully clad in wood grain finish, smooth brick, or smooth finish panels.
- Clean trim detailing or no trims, black window frames are recommended.
- Large expansive glazing. Asymmetrical configurations are encouraged.
- Simple, straight columns - finished in solid material (timber, fiber cement, masonry)
- Natural wood finishes - Exposed wood beams and wood tones accents
- Contemporary entry and garage doors, glazing panels in unique configurations are preferred.
- Thickened fascia – 8" minimum on the primary rooflines. Larger fascia will be encouraged.

NORDIC



Nordic inspired homes take simple lines, familiar stacked two-storey forms, and steep pitched gables rooflines and seek to achieve a minimalist, clean approach to the exterior design – without sacrificing beauty. The exterior of this style will include strong natural wood influences in either siding or feature elements and subdued, monochromatic colour schemes.

FORM AND MASSING

- Stacked, two-storey forms.
- Subtle projections on wall faces to seek defined transitions of materials.
- Steep-pitched gable rooflines (Min. 8/12) with varied eave overhangs – flush on the sides and exaggerated towards
  the front is best suited for this style.
- Monochromatic buttress wall buildouts to exaggerate the simplistic forms.
- Recessed and covered entries, full front porches, flat roof accents

MATERIALS AND COLOURS

- Siding and accent materials applied primarily in vertical profile – covering whole masses.
- Secondary materials can include – masonry and brick, wood grain siding, vertical siding, straight-edge shakes, board and batten.
- Colours suited to the Scandinavian style are subdued, monochromatic palettes with well executed accent colors (wood grain)

DETAILS

- Asymmetrical detailing – off-centered windows and material application.
- Protruded buttress walls will often form the outline of sections of the house and upper gable – these are to be consistent in material and finish (review section 6.3 for details)
- Simple trims or brickmoulds – black window frames are encouraged for this style.
- Simple columns – accented with timber, wood grain, masonry.
- Asymmetrical detail – off-centered windows and material application.
- Expansive glazing with unusual exterior grill patterns and overall configuration.
- Flat panel garage doors with glazing, wood accents are encouraged.
- Metal and concrete finishes (railing, entry, and risers)

2.1 EXTERIOR DETAILING

To ensure the progressive character and richness of the streetscapes within the community, modern features and detailing are highly encouraged to be incorporated into the exterior design of all chosen architectural styles. Some of these features will be:

- High-performance, sustainable materials (Composite, metal, glass, concrete)
- Asymmetrical detailing, material application, glazing patterns.
- Darker window frames
- Variation in roof lines/styles on a single elevation
- Timber details and wood finishes on architectural components – columns, soffits, garage doors, accent materials.
- Details with industrial finishes – metal railings, trellis details, planters, wire grid.
- Monochromatic/tonal color schemes – less contrast
- Style-suited lighting on garages and entries
- Upgraded, modern garage doors in wood-stained finishes.





3.0 SITE PLANNING

Builders are to choose home designs that are suited to all the attributes of the lot – as relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbor and the subdivision.

3.1 MIX OF HOUSING TYPES

Housing types will be mixed within the same streetscape (single detached, semi-detached and row housing), using architectural elements to adjust massing and proportions for a cohesive presentation.

3.2 HOUSE PLACEMENT & WIDTH

Builders are to choose home designs that are suited to all the attributes of the lot. Builders are to review all available information and ensure the proposed house considers the lot size, lot location, site grading and view potential. Additional considerations in house placement are:

- Houses are expected to fill the lot width appropriately.
- Avoid unnecessary use of retaining walls.
- To provide interesting and appropriate elevations in exposed locations.
- The house width must be within 2 ft. of the respective building pocket. A maximum of a 2’ offset of the garage including the upper floor to fill the pocket will be permitted on interior lots only.

3.3 SETBACKS

3.3.1 Front Setback

The developer's architectural consultant will monitor front setbacks at the preliminary review stage and adjust them at their discretion to achieve the site planning principles of the community. Additional considerations may include:

- To create more interesting streetscapes, variety will be provided **and required** in the front setbacks along the street.
- Pie-lots will be sited with additional considerations – building relationships are integral – to ensure that adequate space is maintained for the front entries and landscaping components.
- Corner lots, as well as homes with more imposing upper floor massing or rooflines will require increased setbacks to reduce their dominance on the street.
- Rear and side yard setbacks will adhere to minimum bylaw standards set by the City of Spruce Grove.

PLEASE NOTE: All homes will be sited with preliminary approval and an appropriate setback for the lot and house type/massing will be determined (with the above in mind) and provided to the builder.

3.3.2 Driveways

Driveways must meet all City of Spruce Grove requirements particularly with regards to width. Additional considerations for driveways will be:

- Driveways are not to exceed the width of the garage on any lot and cannot be any narrower than the exterior dimensions of the garage.
- On pie-lots, driveways may be required to narrow to less than the width of the garage to avoid excessive concrete in the front yard and provide for landscaping development.

3.4 GRADING

Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are to be established on all lots that channel surface water away from the house on all sides and into adjacent drainage swales, storm water systems and be aware of any lots that require roof leader connectors to storm mains.

- 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.
- Downspouts are to be positioned to direct water away from the house.
- Attempts to artificially elevate the finished grade of a lot to raise the main floor level of a dwelling or any extensive re-grading to create a flat site on the existing topography, will not be allowed.
- **A maximum of 5 risers,** with and additional maximum of 2 risers (for a total of 7) will be allowable (at the discretion of the architectural coordinator)



PLEASE NOTE: Builders will be asked to properly plan ahead of time – with the use of multiple floor plan options and stair layouts – with the goal of integrating side entries and unique grading circumstances without compromising the architectural standards of the house. Builders will also be asked to consult Section 4.1.1 for what the expected adjustments might be in the event of added risers.

3.5 RETAINING WALLS

Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls. Any retaining walls should be designed with the following in mind:

- Retaining walls are the responsibility of the property owner and must not compromise the grading design and lot drainage.
- Failure to adhere to approved grades may result in the need for retaining walls.
- Any retaining wall exceeding 1.00 metre in height MUST be approved by a professional engineer and may require a development permit.
- Acceptable materials for retaining walls are:
  - Poured concrete with aggregate surface or strip form concrete
  - Landscaping blocks (Alan blocks) and natural elements such as wood and wood products.

4.0 GENERAL REQUIREMENTS

4.1 BUILDING FORM AND MASSING

Architectural massing refers to the concept of arranging the volumes of a house in relation to each other and the streetscape. In general, all parts of the building should be designed with a sense of proportion to one another – and achieving this is the foundation for the overall design of the house.

4.1.1 Side Entry, Risers, and Massing

Increased risers – on account of a particular grading circumstance or to accommodate side entry - **will require** adjustments to the massing of the home to restore adequate proportions and scale to the architectural elements and to reduce the space above the garage roof. Adequate measures may vary case-by-case, but may include:

- Revisions to garage door height (8')
- Increased window depth
- Increased application of material in specific locations to reduce the overall mass of untreated space.
- Garage roof can be raised, garage slope can be increased – but space between garage door and its roofline cannot exceed 24". Proportions are to be maintained.



7' garage door – elevation looks disproportionate



8' garage door – secondary material applied

4.1.2 3rd Storey Development

When adding a 3rd storey development, care must be taken to ensure this space does not overwhelm the structure. This may be accomplished by integrating 3rd floor space into the roof mass with the inclusion of dormers, lower fascia, and acceptable variation in wall planes.

Exterior deck space and balconies (as 3rd storey development) must be properly finished and carefully integrated into the existing roofline at the front. In all cases, any 3rd storey development must conform to municipal ordinances.

4.2 GARAGES

4.2.1 Front Drive Product

Front drive product will include a one or two car garage as determined by housing type and located in accordance with the garage location plan. Considerations when designing this product will be:

- 2nd storey massing over garages must be setback a minimum of 36" from the front of the garage to ensure the massing will not overpower the streetscape. Discretion may be used in cases of exceptional and intentional design – with additional design elements applied to lessen the impact of the massing. These homes will require an increased front setback.
- Semi-detached product and triple car front drive garages will require an offset plane of 18."

4.2.2 Detached Rear Garages

All detached rear garages are to have an exterior design that matches and/or complements the exterior design of the home. This will include:

- Roof style that is consistent with the main roof of the home
- Exterior primary materials and colours match to those on the principal dwelling (on interior lots)
- Rear detached garages are to have poured broom finish concrete driveways and/or aprons.
- Gable end treatments, secondary materials, and detailing to match the home (only on exposed lots)

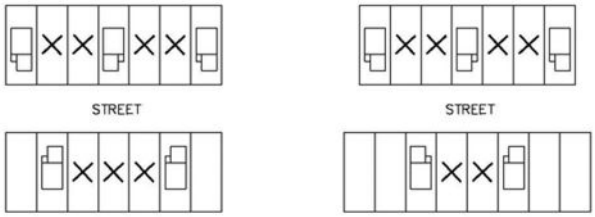
PLEASE NOTE: Corner Lane lots will REQUIRE that the garages be constructed at the time of construction of the home. These homes will require additional detailing on the elevation that faces the street. Detailing will be comparable to the exposed side elevation of the house.

4.3 REPETITION

To ensure suitable variety of all streetscapes, houses of the same or similar design and detailing will be separated. Between similar house designs a minimum of 2 lots on either side and a minimum of 2 lots each way across the street is required.

4.3.1 Repetition and Colors

To further ensure homes offer an element of distinction on streetscapes separation will be required between color schemes. Between similar color schemes there must be a minimum of 2 houses between when on the same side of the street and a minimum of 2 houses between when on the opposite side of the street.



Houses with significant differences in architectural style and design may be permitted, at the consultant's discretion, to have similar color schemes in closer proximity than is typical Architectural Design.

4.4 PARGING

Parging details on exposed elevations will vary depending on the applied material and its intent. The rules to follow are:

- All masonry is to be properly grounded, parged to within 2" of exposed grade on all applications. (image 4.4.a)
- Exposed concrete and parging will be restricted to a maximum of 12" at all elevations.
- All other elevations (non-exposed) will be restricted to 2.'
- 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 (image 4.4.b) are finished at grade (within 2").



Image 4.4.a



Image 4.4.b

4.4 SPECIAL DESIGN CONSIDERATION

High visibility locations abutting parks, trails, stormwater management facilities, streets, parks, and green spaces require special design consideration. Sales and design teams are asked to refer to the phase marketing map to confirm lots with a high exposure designation.

4.4.1 Corner Lots

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. Specifically, it will be expected that these elevations have:



- Roof forms that match the front and provide variety to the rear streetscape.
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home.
- Relief in wall plane is required (jogs/box outs) and/or roof lines between 1st and 2nd floor.
- Architectural features – chimneys, dormers, entries – that provide interest and articulation to the exposed side elevation.
- Appropriate roof overhangs

4.4.2 High Exposure Rear and Walk-out Lots



Homes with high exposure elevations to the rear will require detailing on the exposed elevations and must include:

- Roof forms that match the front and provide variety to the rear streetscape.
- Adequate articulation – in the form of variation in wall planes, projections, exterior space (decks) and horizontal elements to break up large areas of untreated space. Clear three-storey elevations and large exposed flat walls will not be permitted.
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home.
- Completed construction of all building elements. Exposed decks – including walk-out lots and those which are exposed (due to chain link fencing) must be finished at the time of construction and all parts of the deck must be fully finished according to the specifications of final approval documents.

4.4.3 Medium Exposure



Medium visibility locations (identified on the map) will refer to homes in which the lower level of the home is concealed by a solid wood screen fence, or the specific location of the lot is not proximate to major collector roads and/or amenity areas. These elevations will require a similar amount of treatment with an emphasis on the exposed upper floor only and **will not** require a deck to be built at the time of construction.

- Roof forms that match the front and provide variety to the rear streetscape.
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home. Emphasis on the upper floor.
- Relief in wall plane is required (jogs/box outs). While Medium Exposure homes will have less articulation required, 2 storey flat massing will not be permitted.
- Deck not required to be built concurrent with construction.

5.0 DESIGN ELEMENTS

5.1 ROOF DESIGN & PITCH

Roof designs, pitches, and overhangs should reflect the massing of the chosen architecture style whenever possible. Other considerations when designing roof structures are:

- Exaggerated overhangs (to the front) and/or thickened fascia will be encouraged when suited to the style and design submitted.
- Flat roofed accent areas will be encouraged.

5.2 FRONT ENTRIES

The front entry of a home is an integral element of the overall design and is expected to be a focal point of the front elevation and/or exposed side elevation.



- Front entries are to be visible from the street.
- Entries are to be fully defined – achieved either by recession into the house or with suitable roofline distinction. Flat, angle roof lines, beams and trellises are acceptable and recommended accents to create interest at the entry.
- Angled entries will be permitted provided they are enhanced with strong features identifying the entry.

5.2.1 Porches, Front Steps, and Risers

Front porches will be encouraged when suited to the style of the home and present an integral feature of the overall exterior. To maintain the design standards of the community, front porches are recommended to be:

- Finished in smooth concrete with simple smooth or masonry columns and metal, glass, or no railings.
- Bases of all porches must be closed in and finished in an appropriate solid material.
- Wood entry steps will only be permitted when a porch is included as an integral part of the design. Wood steps, if accepted, must be finished – with all vertical, exposed surfaces painted to match the color of the home. Railings will not be permitted to be constructed with wood.

5.2.2 Front Doors

The entry door will be the final detail in creating distinction and exemplifying the style persona. Builders are encouraged to get inspiration from the architectural style of your home. Entry door color may make a personal statement but must be painted. Additional considerations:

- Glazing, sidelights, and/or transom windows are encouraged.
- Real wood or fiberglass doors stained (a wood colour) are encouraged.
- Bolder, accent colors are encouraged.
- White front doors are not acceptable.

5.3 RAILING

Railing will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme. Modern style metal and glass railings are preferred on all architectural styles on both front and rear elevations. Acceptable railing materials include:

- Aluminum
- Wrought Iron
- Glass Panel

PLEASE NOTE: Railings constructed of wood will not be permitted.

5.4 COLUMNS

Considerations when designing columns for the entry are:

- All columns are to be designed in a modernized version suited to the style of the home – these columns may include smooth finishes, simple square cap and base details, metal trim or finish.

- All columns must be well suited to the style and appear to have structural integrity. Smaller columns will be considered when proportionate to the entry of the home.
- Metal and Wood tone products are acceptable as a column finish.
- Timber columns are acceptable (and encouraged) but must be stained or finished appropriately and be suitable for the chosen style.

5.5 WINDOWS

Window layouts and sizes are very important to fully achieve the characteristics of a particular architectural style. Larger expanses of glass will establish the strength of the style and more unusual configurations will provide interest and excitement. All exteriors are to address windows in a significant manner with the following considerations:

- Window styles, sizes and groupings should be proportionate to the wall space available and specific designs should adhere to the chosen Architectural style.
- Acceptable window frame materials are:
    - Prefinished metal clad.
    - Vinyl clad windows
- Acceptable window frame colours are:
    - White
    - Black



5.6 PROJECTIONS/CHIMNEYS

Chimneys & box-outs provide interest on the exterior of a home. To ensure that they are treated as integral elements chimneys and box-outs must:

- Be finished to match the exterior wall material or suitable complementary finish.
- Extend down to grade in all exposed locations.
- All projections are recommended to be provide a distinct break in color/material and to be finished in upgraded materials.

5.7 GARAGE DOORS

Garage door style and finishes must be designed to be an integral element of the overall style of the home and must be appropriate to the chosen style of the home. Some considerations when selecting a garage door:

- Doors are not to exceed 8’ in height and 18’ in width.
- Windows are permitted and glazing panels in unique configurations are preferred.
- The garage door is to be maintained in a colour that matches the predominant siding colour, the trim colour, or is an acceptable complimentary colour.
- Upgraded styles and finishes (wood tone) – when properly suited to the style – are encouraged.

6.0 MATERIALS & COLOURS

6.1 MATERIALS

This community will promote long-term sustainability of the exteriors of all homes throughout the area with its insistence of maintenance free materials. The use of materials that provide prefinished surfaces that retain their integrity is encouraged.

6.1.1 Primary Wall Materials

A distinct architectural theme will be present in the community and will not rely on dark vinyl siding with cultured stone accents. Standard vinyl siding will be acceptable on strong designs with a substantial amount of secondary material and detailing. In all cases, materials and colors that are chosen are to reflect the architectural style, any alternate cladding materials need to be submitted review.

6.1.2 Secondary Wall Materials

Secondary wall materials and colours in adequate quantity are required on the front and exposed elevations of every home. In general, permissible secondary materials are:

- Style-suited masonry and brick
- Board and batten, vinyl, or composite
- Stucco (smooth finish acrylic)
- Panels – composite, metal, alternate materials as requested. Crezone is not acceptable.
- Straight-edge shakes – composite or vinyl – cedar shakes are not permitted.
- Metal wood-tone products
- Corrugated Steel, metal siding and panels
- Other materials as requested.

6.1.3 Material Implementation

Materials and colour schemes are to include at least one of the following: Premium vinyl, style-appropriate brick or masonry, simulated wood grain siding, or a significant amount of secondary material. Homes which are primarily clad in vinyl materials will require additional design considerations which may include the following:

- Increased articulation or massing requirements
- Significant amount of secondary wall materials in bold, contrasting colours
- Additional detailing

PLEASE NOTE: All material and trim returns will be a minimum 2’-0”. Discretion may be used in instances of intentional, style-specific design.

6.2 TRIM, FASCIA, AND SOFFIT

To ensure the clean, neat aspect of all the architectural styles is fully complemented, trim work must meet the following requirements:

- Acceptable trim materials are smartboard, aluminum, or pre-finished metal.
- Trim must extrude, or sit proud of the wall material (0.5”)
- Homes with modern expressions may not require window trims providing windows suit wall space without and are of adequate size.
- Eavestrough colours are to match the fascia colour.
- Rainware must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only.
- Soffits may be prefinished metal – wood tone products or finishes are encouraged.

6.3 BUTTRESS WALLS

Extended wall projections common in the Nordic style must be finished in a manner that provides for a consistent and strong detail in the community. The following will be expected:

- Fascia on the upper gable and exterior walls must be composite smartboard.
- All components of the buttress wall - including interior and exterior wrap - must be finished in the same colour and material as the gable to create a continuous, monochromatic, and uniform detail. (Refer to image) – Interior walls (soffit) maybe be finished in an upgraded material at the discretion of the architectural coordinator.
- Soffit may be aluminum but must be a colour match to the buttress wall.
- Buttress walls must:
    - be a minimum of 8" wide (to match the width of the gable fascia)
    - project a minimum of 12" (Extended further is welcome)
- Materials must return full to interior wall face and must wrap to the exterior the distance equal to the projection of the buttress wall. (Ex. If the buttress wall projects 1', wrap to the exterior must be a minimum of 1')



6.4 COLOURS

Colours are an integral element in reinforcing the design style and vision for the community and will reflect the materials, finishes, and colors appropriate to the specific architectural style. All colour submissions will be reviewed on an individual basis and alternative colours will be recommended when necessary to create and maintain rich, diverse, blended streetscapes. Other considerations will be:

- Repetition of colour schemes will be monitored to ensure pleasing variety is achieved.
- Roof colours throughout the community will be limited to darker colours in shades of grey, brown, and black.
- Entry door color may make a personal statement but must be compatible with the overall color scheme of the house. White front doors will not be acceptable.
- Garage doors are to be painted to match the siding colour or an acceptable complimentary colour. Upgraded garage doors with wood finishes or full glazing will be encouraged – but also reviewed on a case-by-case basis.

7.0 ADDITIONAL REQUIREMENTS

7.1 SHOWHOMES

Show Homes are integral to the successful adoption of new communities. Builders are required to identify show homes on their submissions and reviews will be completed comprehensively for all builders before any approvals are released. This will ensure diversity amongst builder product but will also provide for continuity and cohesiveness.

- Showhomes are at the sole discretion of the developer and no builder is allowed to own or operate a showhome without prior written authorization from Cantiro.

7.2 ADDRESS PLAQUES

All homes are required to post the community Address Plaque to indicate the municipal address of their property at the street side and to ensure consistency of numbering throughout the neighborhood. This plaque may be obtained upon submission of a completed Acknowledgement Form which is to be submitted to E2 & Associates electronically. Installation of this address plaque is required as part of fulfillment of the Landscaping Requirements (i.e. Landscaping Deposits will not be returned without completion of this requirement).

7.3 SUBDIVISION APPEARANCE

7.3.1 Signage

To maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer. No builder signage is allowed on private lots without the prior written authorization of Cantiro. City of Edmonton required signage for the identification of builder permit information would be an exception.

7.3.2 Excavation Material

Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

7.3.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is MANDATORY. Any general clean-up of the subdivision initiated by Cantiro can and will be charged pro-rata to all builders.

7.3.4 Satellite Dishes and Recreational Vehicles

Satellite dishes or antennas are strictly prohibited. Recreational vehicles may not be parked in front of any residence for longer than 72 hours.

8.0 LANDSCAPING

Landscaping is an integral feature to every part of the site and can speak to the vibrancy and quality of a development. Landscaping design should tie the entire site together, define entryways and pathways, identify private space, and buffer parking garages and less desirable views.

8.1 GENERAL REQUIREMENTS

The following guidelines are encouraged within the landscaping design for all lots:

- All homeowners will be required to follow the city of Spruce Grove landscape bylaw requirements. In the case of a discrepancy, the higher standard will apply.
- Incorporate sustainable, low maintenance landscaping that minimizes requirements for potable water use, manufactured fertilizers, and pesticides. Design the site to minimize use of potable water for irrigation; encouraging seasonal rainfall for sustainability of plant species or use captured rainwater for irrigation. Xeriscaping design is encouraged.
- Incorporate variety in layout and proportions of hard surface, lawn, and shrub bed areas to promote diversity of landscaping across adjacent lots.
- Incorporate vertical gardening, or use of trellises, arbours or other tall elements, in concert with vines and tall narrow plant material, particularly for landscaping of narrow spaces.
- Use permeable materials such as permeable concrete unit pavers, “grass pave” pavers, stone, cobblestone, brick or their equivalent for hard surface pedestrian path areas.
- Low maintenance design will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. The minimum tree and shrub requirement must be maintained and generally must be increased to offset the hard landscaping elements. All low maintenance landscape designs require the submission of detailed plans for approval prior to construction.
- All plant material is recommended to be selected from the list of plants attached as **Appendix A**, comprised of native and drought tolerant plant species. Use of native plants has advantages over use of “exotic” species as native plants are well adapted to the local climate and soil conditions, and generally require less maintenance to

establish and thrive. Use of native species also provides additional habitat for the birds, butterflies, insects and other creatures that depend on them. A native landscape incorporating a wide range of plant forms and species (trees, shrubs, grasses and forbs) should generally be more genetically diverse than a typical ornamental landscape and should be more resistant to disease.

8.2 DESIGN REQUIREMENTS

All landscaping design requirements are applicable to ALL lots and shall be provided in accordance with the below Figure 1:

LANDSCAPING REQUIREMENTS FOR ALL LOT TYPES

1.1.1.1 Builders within the community of Alces are responsible for the following landscaping except for Single Detached Front Drive 2-car Garage Product:

1.1.1.1.1 Landscaping the Front Yard of each lot as per these guidelines;

1.1.1.1.2 Providing topsoil in the Rear Yard of each lot;

1.1.1.1.3 Landscaping the Side Yard flanking public roadway on corner lots; and,

1.1.1.2 Homeowners are responsible for the installation of all landscaping not described in Section 1.1.1.1 for their respective homes (Rear and Side Yard landscaping).

1.1.1.3 Homeowners of Single Detached Front Drive 2-car Garage Product are responsible for ALL landscaping as described in these guidelines for their respective homes. A landscaping deposit is required for all lots of this product type.

1.1.1.4 The total area of sod shall not exceed 50% of the total Front Yard landscaped area. The remaining area should be comprised of planting beds, naturalized landscaping or xeriscaping, gardens, trees, or other soft landscape component. Rock gardens may also be appropriate. A pedestrian path or hard landscape may be included in the remaining 50%, but not with the intent of comprising the entire remaining 50%.

1.1.1.5 It is preferred that all planting beds are mulched with 75 mm depth ground tree mulch or equivalent to limit weed growth and reduce evaporation. However, rock planting beds will also be accepted.

1.1.1.6 All corner lots, regardless of lot type, shall incorporate a minimum of four (4) shrubs within the flanking side yard.

1.1.1.7 Boulevard trees and sod shall be protected at all times during construction. Builders must install a temporary protective fence around the existing trees, at or beyond the nearest trees' drip line. Builders are responsible for the erection and maintenance of temporary protective fencing. Protective fencing must remain during the entire construction process and only be removed when all construction is completed. Builders must ensure that adequate measures are in place to protect trees from damage during construction period.

Figure 1: Landscaping Requirements (All Lots and Lot Type)

8.3 MINIMUM REQUIREMENTS

HOUSING TYPE			FRONT YARD PLANTING REQUIREMENTS	
NON-FRONTDRIVE	1.1.2	Row Housing (per unit unless otherwise specified)	1.1.2.1	One (1) tree per unit (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.2.2	Minimum of three (3) shrubs (coniferous or deciduous), # 4 container size.
			1.1.2.3	Sod will be permitted for areas exceeding 15 m^2 but shall not exceed 50% of the landscaped area.
	1.1.3	Semi-Detached Housing (per unit)	1.1.3.1	One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.3.2	Minimum of four (4) shrubs (coniferous or deciduous), # 4 container size.
	1.1.4	Single Detached Housing	1.1.4.1	One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.4.2	Minimum of five (5) shrubs (coniferous or deciduous), # 4 container size.
FRONTDRIVE	1.1.5	Row Housing (per unit unless otherwise specified)	1.1.5.1	One (1) tree per 2 units (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.5.2	Minimum of four (4) shrubs (coniferous or deciduous), # 4 container size.
			1.1.5.3	Sod will be permitted for areas exceeding 15m^2 but shall not exceed 50% of the landscaped area.
	1.1.6	Semi-detached housing (per unit)	1.1.6.1	One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.6.2	Minimum of six (5) shrubs (coniferous or deciduous), # 4 container size.
	1.1.7	Single detached housing	1.1.7.1	One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.7.2	Minimum of six (6) shrubs (coniferous or deciduous), # 4 container size.

Table 1: Landscaping Requirements (All Lots and Lot Type)

8.4 FENCING

Fencing is an essential element in community design as it defines ownership and allows for screening and privacy.

8.4.1 Requirements, Typical Lots

- Fencing on lots other than where provided is the responsibility of the Purchaser to construct. Maintenance of all fencing is the sole responsibility of the Purchaser.
- All fencing within the neighbourhood shall be constructed in accordance with the fence details for wood screen fencing, chain link fencing and decorative steel fencing provided in **Appendix B**.
- Fencing for typical lots shall be designed as shown in Figure 2: Fencing Plan – Typical Lots, with 1.8 m wood screen fencing along the rear and side yards. Fencing height may be reduced to 1.2 m along the length of the house structure.



Figure 2: Fencing Plan – Typical Lots

8.4.2 Requirements, Amenity Lots

Fencing for all lots backing onto the storm water management facility, neighborhood open spaces and major walkways shall be designed as shown in **Figure 3: Fencing Plan – Stormwater Management Facility, and Neighborhood Parks and Walkway Lots**. On the side property line, 1.8 m wood screen fencing is required along the length of the house up to the end limit of the rear deck. Further back from the rear deck, the side yard fence shall be 1.2 m chain link fencing, or optional decorative steel.

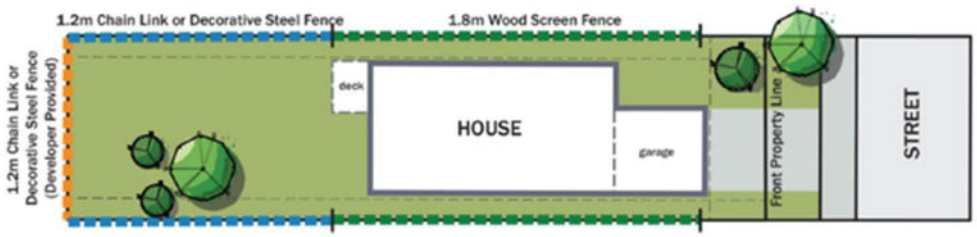


Figure 3: Fencing Plan – Stormwater Management Facility, Neighbourhood Parks and Walkway Lots

Notes:

- All landscaping shown is conceptual. Refer to landscape requirements within this document
- All wood screen, chain link, and decorative steel fencing must be constructed in accordance with the fence details provided in appendix B

Figure 3: Fencing Plan – Stormwater Management Facility, Neighborhood Parks, and Walkway Lots

8.4.3 Requirements, Townhomes

All side yard fencing for townhouse sites shall be set back at least 3m from all gas and power meters located at the side of the buildings, to allow for maintenance access by utility companies.

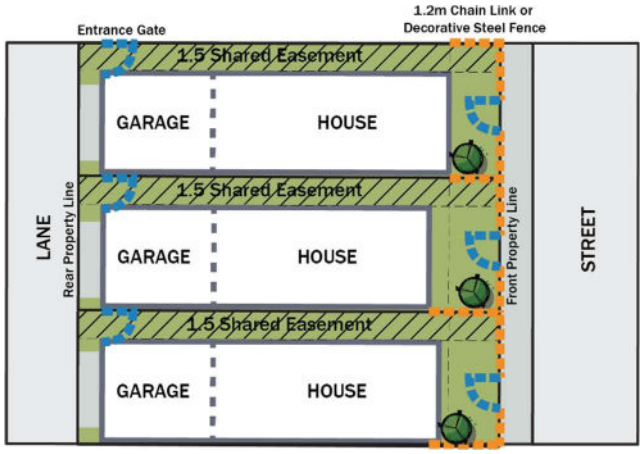


Figure 4: Fencing Plan – 3-Storey Product (Rear-Attached Garage)

9.0 PROCESS OF APPROVAL/CONSTRUCTION

The following process will be followed for submissions for architectural approval:

9.1 REVIEW

The Purchaser shall review all lot information, marketing material and the Guidelines prior to choosing a lot.

9.2 SUBMISSION PROCESS

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.

9.3 SITE INSPECTION

The Purchaser is responsible for checking the site itself, legal plan of survey, plot plan and title to the Lands for locations of:

- light standards
- bus zones
- fire hydrants
- utility right of ways or easements for drainage
- catch basins
- transformer boxes or utility pull boxes
- restrictive covenants
- super mailboxes

or other items which may affect the house design, impact its siting or the size or location of the driveway and report all problems to the Architectural Consultant in writing. Prior to building the builder is to inspect the lot and all services. All discrepancies or damages shall be reported in writing with the application. (See section 9.7)

9.4 APPROVAL SERVICES

9.4.3 Final Approval

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:

- floor plans
- foundation plans

Cross sections - complete with all dimensions from subfloors to footings and subfloors to front and rear grades
Four elevations - complete with all exterior materials clearly noted

- 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 colours

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.

9.4.4 Final Approval (Without Preliminary)

The preliminary review process is highly recommended – but not required. Builders/purchasers who wish to bypass the preliminary approval and come straight for final approval must provide the submission requirements listed in section 8.5. Additional considerations when submitting for Final Approval (without Preliminary review) are:

- The elevation/model must be Portfolio reviewed OR
- Additional diligence has been taken in the part of the purchaser/builder to ensure that the model is acceptable for final approval. This would entail a comprehensive review and compliance with all architectural guidelines, high exposure designations, conflict consideration, and complete list of acceptable colors and materials.
- Consideration of the front setback – models with overpowering massing will require increased front setbacks.

Submissions requiring minor modifications/revisions may be completed as a Final Approval (with Conditions) with **required changes** identified as a condition for the approval. Submissions coming straight to final that require more consequential changes will be completed as a pre-approval.

9.4.5 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.**

9.5 BUILDING PERMIT

The Purchaser shall apply for a building permit from the appropriate authority.

9.6 SURVEYOR STAKEOUT

When the approved plans are finalized and approved by the Architectural Consultant, the Purchaser may proceed to stakeout the property.

9.7 LOT INSPECTION REPORT

The Builder/Property Owner will be responsible for damages to infrastructure servicing and amenities on and surrounding the lot. Accordingly, each Builder/Property Owner shall inspect the condition of curbs, sidewalks, streetlights, services, etc. on his lot and must submit written notice of any damages to the Developer within 7 days of purchasing the lot, otherwise costs for repairing any damages becomes the sole responsibility of the Builder/Property Owner. Upon entering into a sales agreement for the lot, a thorough inspection should be undertaken to include the following items. A copy of the inspection report is attached hereto as Appendix C.

- Curb stop – water valve
- Sidewalks, curbs, and gutters
- Driveway, aprons, and asphalt
- Boulevard landscaping/trees
- Communication Pedestals
- Servicing Boxes

- Light Standards
- Fire Hydrants
- Drainage Grass/Concrete Swales
- Fencing
- Entrance Features

9.8 FINAL ARCHITECTURAL AND LANDSCAPING INSPECTION

Return of the Architectural and Landscaping deposit will be released to the builder upon satisfactory completion of the house as per the architectural approval. Upon completion of the house, the builder will submit an approved, stamped, grading certificate and the municipal letter of acceptance from the City of Spruce Grove to initiate a Final Inspection of the home (including landscaping). Homes must be fully complete with all seasonal work done and driveway installed.

9.8.1 Inspection Submission Requirements

To initiate an architectural inspection and return of the deposit, all construction must be completed - exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval. Architectural and landscaping inspection requests are to be consolidated into one request and will not be reviewed separately. The following will be required to be completed:

- 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 request to E2 & Associates to conduct the architectural and landscape inspection.

PLEASE NOTE: The request must include a comprehensive photo inspection (of the architectural and landscaping components) **Builder is to consult Photo Inspection Success Guide** located in the Streetscape Library for specific requirements. This document library will house all required forms, inspection policy documents, and resources (success guides) - if further information is required.

Next Steps: Once the final inspection is complete, a report will be sent to the Developer. The Builder will be notified of any architectural and landscaping deficiencies and will be given a time frame in which to correct the deficiencies.

9.9 RETURN OF DEPOSITS

Upon receipt of an approved final inspection, all builders/property owners must contact the Developer for release of the Architectural and Landscaping Deposit.

10.0 DIRECTORY

Developer:	Cantiro Communities Ltd. 17515 - 108 Street Edmonton, Alberta T5S 1G2 Phone: (780) 784-4389 Contact: Nicole Wiebe
Engineers:	IBI Group 300, 10120 103 Ave NW Edmonton, Alberta T5J 3R6 Phone: (780) 428-4000 Contact: Ashley Hnatiw
Architectural Consultant:	E2 & Associates 700 2nd St SW (Floor 19) Calgary, Alberta T2P 2W2 Phone: (403) 256-5123 Contact: Stefan Bieber
Surveyor:	IBI Group 300, 10120 103 Ave NW Edmonton, Alberta T5J 3R6 Phone: (780) 428-4000 Contact: Maria Dugand Barros
Landscape Architect:	IBI Group 300, 10120 103 Ave NW Edmonton, Alberta T5J 3R6 Phone: (780) 428-4000 Contact: Luc Deniger
Geotechnical Consultants:	J.R. Paine 17505 - 106 Avenue Edmonton, Alberta T5S 1E7 Phone: (780) 489-0700 Fax: (780) 489-0800

APPENDIX A: RECOMMENDED NATIVE PLANTS

BOTANICAL NAME	COMMON NAME	Mature Height *meters
Coniferous Trees		
Picea glauca	White Spruce	15
Picea mariana	Black Spruce	15
Pseudotsuga menziesii glauca	Douglas Fir	12
Pinus banksiana	Jack Pine	12
Pinus cembra	Swiss Stone Pine	10
Pinus contorta latifolia	Lodgepole Pine	12
Larix laricina	Tamarack	10
Larix sibirica	Siberian Larch	12

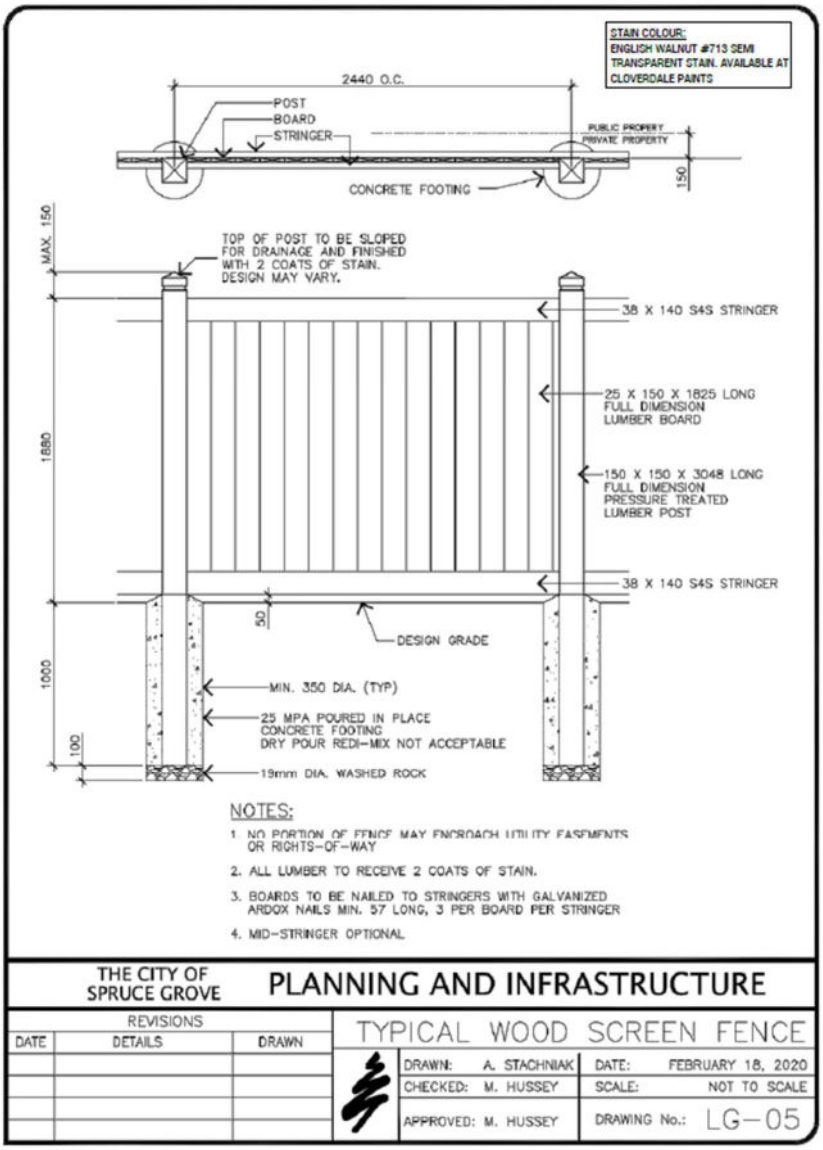
BOTANICAL NAME	COMMON NAME	Mature Height *meters
Deciduous Trees		
Betula papyrifera	Paper Birch	12
Celtis occidentalis	Hackberry	10
Crataegus arnoldiana	Arnold Hawthorn	4
Crataegus mordenensis “Snowbird”	Snowbird Hawthorn	4
Crataegus mordenensis “Toba”	Toba Hawthorn	3
Eleagnus angustifolia	Russian Olive	7
Fraxinus pennsylvanica “Patmore	Patmore Ash	12
Malus adstringens ‘Kelsey”	Kelsey Crabapple	4
Malus adstringens ‘Royalty”	Royalty Crabapple	5
Malus adstringens ‘Strathmore”	Strathmore Crabapple	5
Malus adstringens ‘Thunderchild”	Thunderchild Crabapple	
Malus bacata	Siberian Crabapple	
Populus balsamifera	Balsam Poplar	20
Populus tremuloides	Trembling Aspen	20
Prunus nigra	Canada Plum	5
Prunus pensylvanica	Pincherry	5
Prunus virginiana “Schubert”	Schubert Chockcherry	5
Prunus virginiana melanocarpa	Blach Chokecherry	5
Pyrus ussuriensis	Ussurian Pear	8
Quercus marcrocarpa	Bur Oad	20
Sorbus Americana	Mountain Ash	8
Syringa reticulate “Ivory Silk”	Japanese Tree Lilac	5

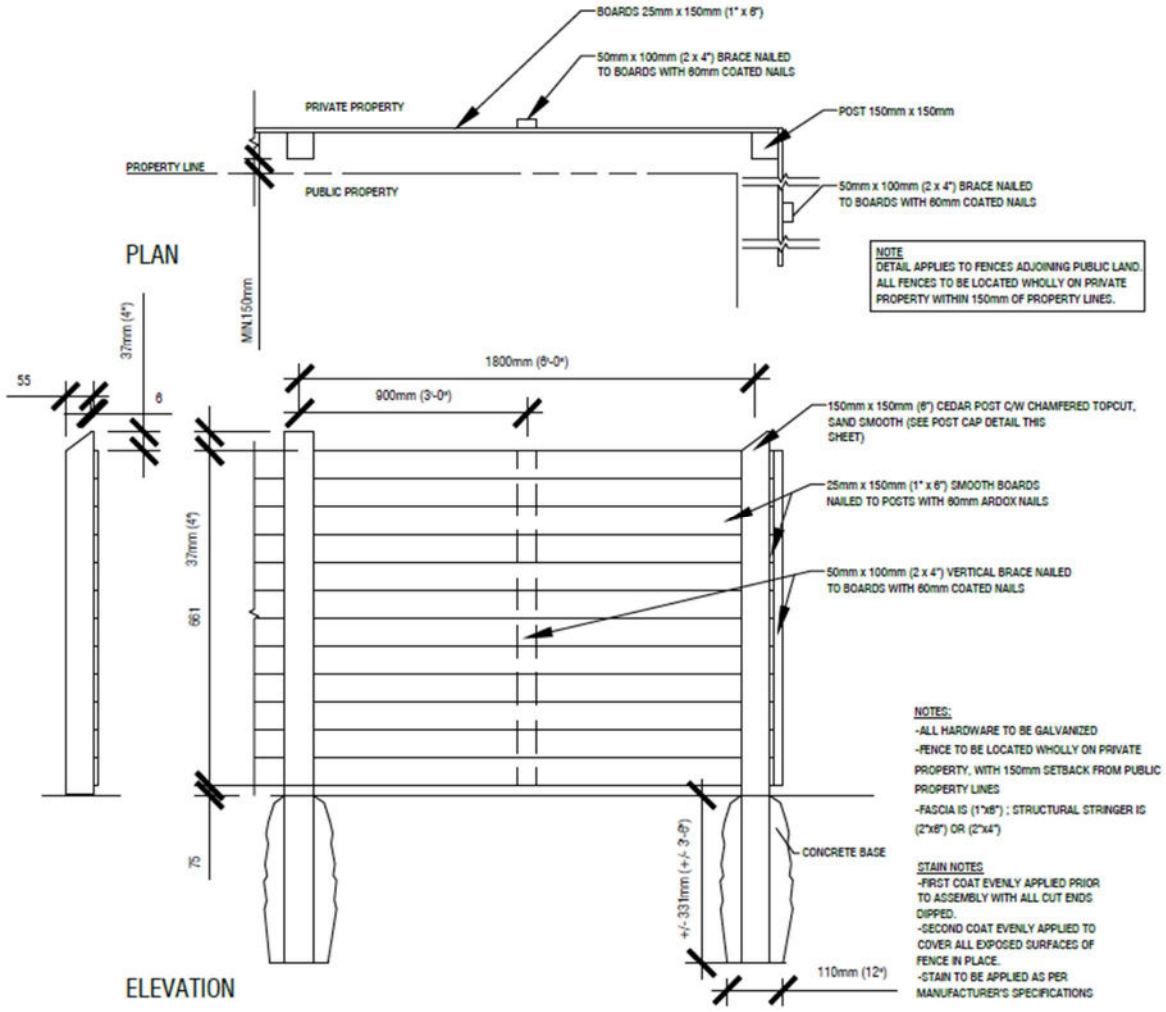
BOTANICAL NAME	COMMON NAME
Coniferous Shrubs	
Juniperus communis	Common Juniper
Juniperus chinensis var. (Blue Pfitzer, Gold Coast, Golden Pfizer Juniper, Old Gold	Chinese Juniper
Juniperus horizontalis var.(Plumosa,Hughes, Bar Harbor, Blue Carpet, Blue Rug)	Creeping Juniper
Juniperus horizontalis “Blue Carpet”	Blue Carpet Juniper
Juniperus Sabina var. (Arcadian, Broadmoor, Calgary Carpet, Skandia)	Savin Juniper
Pinus mugo	Mugo Pine
Pinus mugo “Pumilio”	Dwarf Mugo Pine

BOTANICAL NAME	COMMON NAME
Deciduous Shrubs	
Amelanchier Alnifolia	Saskatoon

Arctostaphylos uva-ursi	Bearberry
Caragana pygmaea	Pygmy Caragana
Caragana arborescens var. Pendula	Weeping Caragana
Caragana arborescens “Lorbergi”	Walker’s Weeping Caragana
Cornus stolonifera	Red Osier Dogwood
Corylus cornuta	Beaked Hazelnut
Eleagnus commutate	Wold Willow
Sorbaria sorbifolia	Falsespirea
Genista pilosa	Genista
Hippophae rhamnoides	Sea Buckthorn
Ledum groenlundicum	Labrador Tea
Lonicera edulisvar. Kamtschatica (Berry Smart Blue, Berry Smart Belle, Cinderella)	Sweetberry Honeysuckle
Linicera tartarica “Arnold Red”	Tartarian honeysuckle
Physocarpus opulifolius	Golden Ninebark
Potentilla fruticosa var. (Abbotswood, Goldfinger, Pink Beauty)	Potentilla
Prunus cerassus ‘Evans’	Evans Sour Cherry
Prunus tomentosa	Nanking Cherry
Ribes alpinum	Alpine Currant
Ribes oxyacanthoides	Gooseberry
Ribes nigrum	Black Currant
Ribes rubrum	Red Lake Currant
Rosa acicularis	Prickly Rose
Rosa rugosa var. (Adelaide Hoodless, Blanc Double de Coubert, Dart’s Dash Pink, Fimbriata, Hansa, Marie Bugnet, Therese Bugnet)	Rugosa Rose
Rosa woodsii	Common Rose
Rubrus	Wild Raspberry
Salix purpurea	Arctic Willow
Sambucas racemosa	Red Elder
Shepherdia argentea	Thorny Buffaloberry
Shepherdia canadensis	Buffaloberry
Syringa x hyacinthiflora	American hybrid Lilac
Syringa meyeri “Palabin”	Dwarf Korean Lilac
Syringa patula “Miss Kim”	Manchurian Lilac
Syringa vulagaris (Beauty of Moscow, Belle de Nancy, Charles Joly, Katharine Havemeyer, Madame Lemoine, Sensation)	Common lilac
Syringa x chinensis	Chinese Lilac
Symphoricarpos alba	Snowberry
Viburnum opulus “Nanum”	Dwarf European Cranberry
Viburnum trilobum	Highbush Cranberry
Viburnum trilobum “Bailey’s Compact”	Dwarf Highbush Cranberry

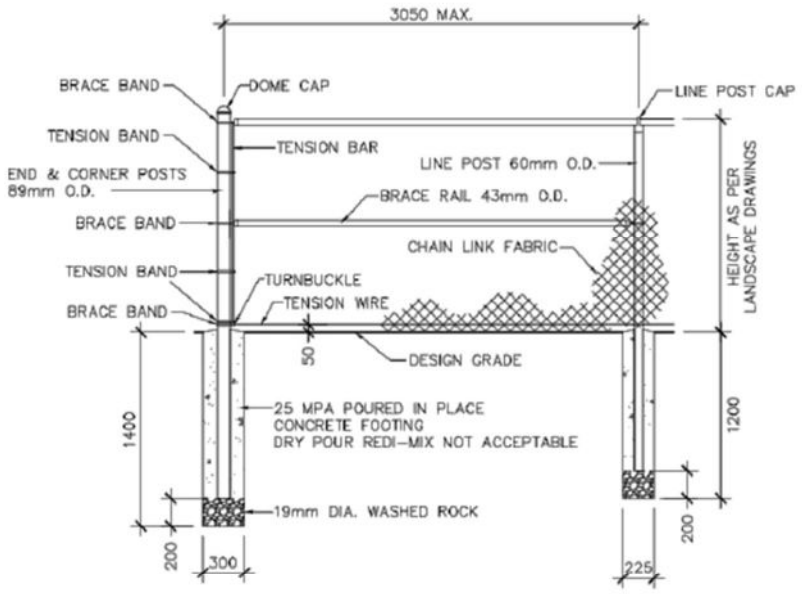
APPENDIX B: FENCE DETAILS





1.8m HEIGHT HORIZONTAL WOOD SCREEN FENCE

SCALE: 1:25



NOTES:

1. NO PORTION OF DEVELOPER FENCE MAY INCLUDE GATES OR PROVISIONS FOR FUTURE GATES UNLESS APPROVED BY THE CITY OF SPRUCE GROVE
2. FENCE MUST BE INSTALLED ENTIRELY WITHIN PRIVATE PROPERTY
3. NO PORTION OF FENCE MAY ENCROACH UTILITY EASEMENTS OR RIGHTS-OF-WAY
4. ALL PIPE SCHEDULE 40 HOT DIPPED GALVANIZED
5. ALL FASTENINGS, WIRE & HARDWARE GALVANIZED STEEL
6. MIDDLE BRACE RAIL REQUIRED AT ALL END SECTIONS
7. TIE-WIRES TO BE SPACED 300 O.C (FOR FABRIC TO LINE POSTS, RAILS & TENSION WIRE)
8. TENSION BANDS TO BE SPACED AT MINIMUM 300 O.C.

THE CITY OF SPRUCE GROVE

PLANNING AND INFRASTRUCTURE

REVISIONS		
DATE	DETAILS	DRAWN

CHAIN LINK FENCE

DRAWN:	A. STACHNIAK	DATE:	FEBRUARY 13, 2020
CHECKED:	M. HUSSEY	SCALE:	NOT TO SCALE
APPROVED:	M. HUSSEY	DRAWING No.:	LG-04