272-274 SUNVIEW STREET

LANDSCAPE ARCHITECTURE

ISSUED FOR ZBA

MHBC PROJECT NO. 2430F

GENERAL NOTES:

1. ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000mm ARE SHOWN AS A WHOLE NUMBER.
2. DEVELOPER SHALL MAINTAIN EXISTING TREES AND NEW PLANTINGS IN ACCORDANCE WITH THE APPROVED VEGETATION PLAN. ANY VEGETATION REPLACEMENT SHALL BE CONDUCTED IN ACCORDANCE WITH THE FINAL LANDSCAPE PLAN APPROVED BY THE CITY.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION.
4. CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO CONSTRUCTION TO BECOME FAMILIAR WITH EXISTING CONDITIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS, CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND/OR SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
6. CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT, GRADING, STAKING, AND SURVEYING REQUIRED FOR CONSTRUCTION. REFER TO EXISTING SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR SHALL FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
8. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
9. PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS BEFORE ASPHALT OR CONCRETE HAS CURED. DO NOT LEAVE ANY HOLES OPEN OVERNIGHT.
10. KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
11. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR APPROVAL PRIOR TO PLACING ORDERS.
12. OBTAIN WORK PERMIT FROM EITHER THE MUNICIPALITY, REGION, OR BOTH AS THE CASE MAY BE PRIOR TO DOING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

PLANTING NOTES:

1. ALL PLANTING AND INSTALLATION IN RIGHT OF WAY SHALL MEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
2. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED LAWN AND PLANT MATERIAL INSTALLATION.
3. IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.
4. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO START OF WORK, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
5. CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING OF SUBGRADE BELOW LAWN AND LANDSCAPE AREAS.
6. CONTRACTOR IS RESPONSIBLE FOR RESPREADING TOPSOIL, FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
7. PRIOR TO SPREADING TOPSOIL, LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BY EARTHWORK CONTRACTOR BEFORE PLACING ANY TOPSOIL.
8. BEFORE PLANT MATERIAL INSTALLATION BEGINS, STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL. NOTIFY LANDSCAPE ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.
9. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
10. ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
11. ALL PLANT MATERIALS SHALL BE NO.1 NURSERY GROWN WHICH MEET SPECIFICATIONS FOR SIZE, HEIGHT, SPREAD, GRADING, QUALITY, METHOD OF CULTIVATION, AND CONDITION SPECIFICATIONS AS SET OUT IN THE CURRENT EDITION OF THE GUIDE SPECIFICATION FOR NURSERY STOCK PREPARED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
12. ALL SHRUBS AND CONIFEROUS PLANTINGS SHALL BE INSTALLED IN CONTINUOUS PLANTING BEDS.
13. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE BORDER IS SPECIFIED. BORDER SHALL BE CUT 75mm DEEP AT A 45° ANGLE, SO THERE IS A CLEAR AND WELL DEFINED SEPARATION BETWEEN THE PLANTING BEDS AND SODDED AREAS.
14. ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 100mm THICK LAYER OF LANDSCAPE MULCH.
15. CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SODDED.
16. WHERE PROJECT SITE IS TO BE SODDED, CONTRACTOR SHALL PROVIDE NEW TOPSOIL AND SOD IN ANY ADJACENT RIGHT OF WAY FROM PROPERTY LINE TO BACK OF MUNICIPAL CURB.
17. UNLESS OTHERWISE SPECIFIED, SODDED AREAS TO BE STAKED ON ANY 3:1 SLOPES.
18. CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
19. PLANT MATERIAL TO HAVE A WARRANTY OF TWO YEARS FROM PLANTING DATE.

CITY OF WATERLOO NOTES:

1. ALL LANDSCAPE DRAWINGS ARE FULLY COORDINATED WITH SITE PLAN AND ENGINEERING DRAWINGS SUBMISSIONS.
2. THE PROPERTY OWNER IS RESPONSIBLE TO IMPLEMENT THE APPROVED LANDSCAPE PLAN AND TREE PRESERVATION PLANS. THE OWNER IS FINANCIALLY RESPONSIBLE FOR ALL REPLACEMENT COSTS FOR A TWO YEAR WARRANTY PERIOD.
3. NOTATION FOR TREE PRESERVATION:
   a) THE PROPERTY OWNER IS RESPONSIBLE FOR ANY IMPACTS, DAMAGE, REMEDIATION AND REPLACEMENT TO EXISTING VEGETATION LOCATED ON-SITE AND ABUTTING PROPERTIES. TREE REPLACEMENT SHALL BE TO SATISFACTION OF THE CITY.
   b) NO TREES SHALL BE CUT OR REMOVED WITHOUT THE WRITTEN PERMISSION OF THE CITY FORESTER.
   c) THE PROPERTY OWNER IS RESPONSIBLE TO PRUNE OR REPLACE ANY DAMAGED TREES OR VEGETATION ON SITE.
   d) LANDSCAPE ARCHITECT HAS MET WITH CITY FORESTER ON [INSERT DATE OF MEETING] AND FINALIZED PLANT MATERIAL LIST AND TREE PRESERVATION STRATEGIES.
   e) LANDSCAPE PROTECTIVE FENCING WILL BE INSTALLED PRIOR TO START OF SITE WORKS AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION. CERTIFICATION OF INSTALLATION IS REQUIRED PRIOR TO BUILDING PERMIT.
4. SNOW STORAGE:
   a) REMOVAL OF ANY EXCESS SNOW FROM SITE IS AT THE OWNER'S EXPENSE.
5. THE CONSTRUCTION OF ANY STRUCTURAL COMPONENTS OF LANDSCAPE FEATURES SHALL BE CERTIFIED BY A THIRD-PARTY STRUCTURAL ENGINEER. WRITTEN DOCUMENTATION CERTIFYING COMPLIANCE OF STRUCTURAL COMPONENTS WITH ENGINEER-STAMPED SHOP DRAWINGS SHALL BE PROVIDED FOR SUBSTANTIAL COMPLETION.

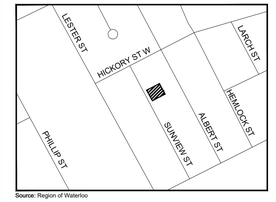
NOTES:

1. PLANTING BEDS FOR SHRUBS TO INCLUDE MINIMUM 600mm PLANTING SOIL MIX, PLANT MATERIAL, AND 100mm SHREDDED BARK MULCH AS PER CITY OF WATERLOO STANDARD SHRUB PLANTING DETAIL W-615. ALL TREES TO BE PLANTED AS PER THE RESPECTIVE CITY OF WATERLOO STANDARD PLANTING DETAIL (W-613, W-616 OR W-617) AND PROVIDED SOIL DEPTHS AS PER TREE PLANTING AND SOIL DEPTH SCHEDULE ON SHEET L1.
2. ANY AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH 150mm TOPSOIL AND SOD TYP. UNLESS OTHERWISE NOTED.
3. ALL SUBSTITUTIONS/DELETIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SELECTION AND INSTALLATION.
4. REFER TO CIVIL ENGINEERING DRAWINGS FOR SEDIMENT AND EROSION CONTROL MEASURES, DETAILED GRADING, AND LIMITS OF CONSTRUCTION. THE LANDSCAPE PLANS AND DETAILS HAVE BEEN COORDINATED WITH THE VEGETATION MANAGEMENT PLAN, THE SITE PLAN AND THE CIVIL PLANS
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR LOCATES AND TO VERIFY THE EXACT LOCATION OF ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE OR BELOW GRADE BEFORE COMMENCING WORK AND TO ENSURE ALL WORK IS TO COMPLY WITH TECHNICAL STANDARDS & SAFETY AUTHORITY (TSSA) STANDARDS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
7. DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AS INSTRUMENTS OF THE SERVICE PROVIDED AND MUST BE RETURNED UPON REQUEST.
8. ALL SOD TO BE A BLUEGRASS/FESCUE BLEND AND IS TO BE INSTALLED IMMEDIATELY UPON COMPLETION OF FINE GRADING OF ALL EXPOSED AREAS REQUIRING SOD.
9. ALL EXCESS SNOW TO BE REMOVED FROM SITE - REFER TO SITE PLAN.
10. OUTDOOR BICYCLE PARKING SPACE REQUIREMENTS TO CITY OF WATERLOO STANDARDS: HORIZONTAL SPACE SINGLE SIDED RACK LENGTH = 2.0m & WIDTH = 0.6m
11. ALL BENCHES, PICNIC TABLES, BICYCLE RACKS AND LITTER RECEPTACLES TO BE SURFACE MOUNTED AS PER MANUFACTURER SPECIFICATIONS.
12. STRUCTURAL ENGINEER CERTIFIED DRAWINGS WILL BE PROVIDED WHEN REQUIRED FOR ALL LANDSCAPE FEATURES SUCH AS RETAINING WALLS AND FOOTINGS WITH STRUCTURAL COMPONENTS.

Legal Description

LOTS 7 & 8 REGISTERED PLAN 856

Key Plan



Legend

Rev.	Date	Issued / Revision	By
6			
5			
4			
3			
2			
1	OCT 29, 2026	ISSUED FOR ZBA	BT

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Stamp

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — ELIZA OPRESCU — OALA MEMBER

Date	2026-10-15
Drawn By	BT
Plan Scale	
File No.	2430F
Checked By	EO
Other	

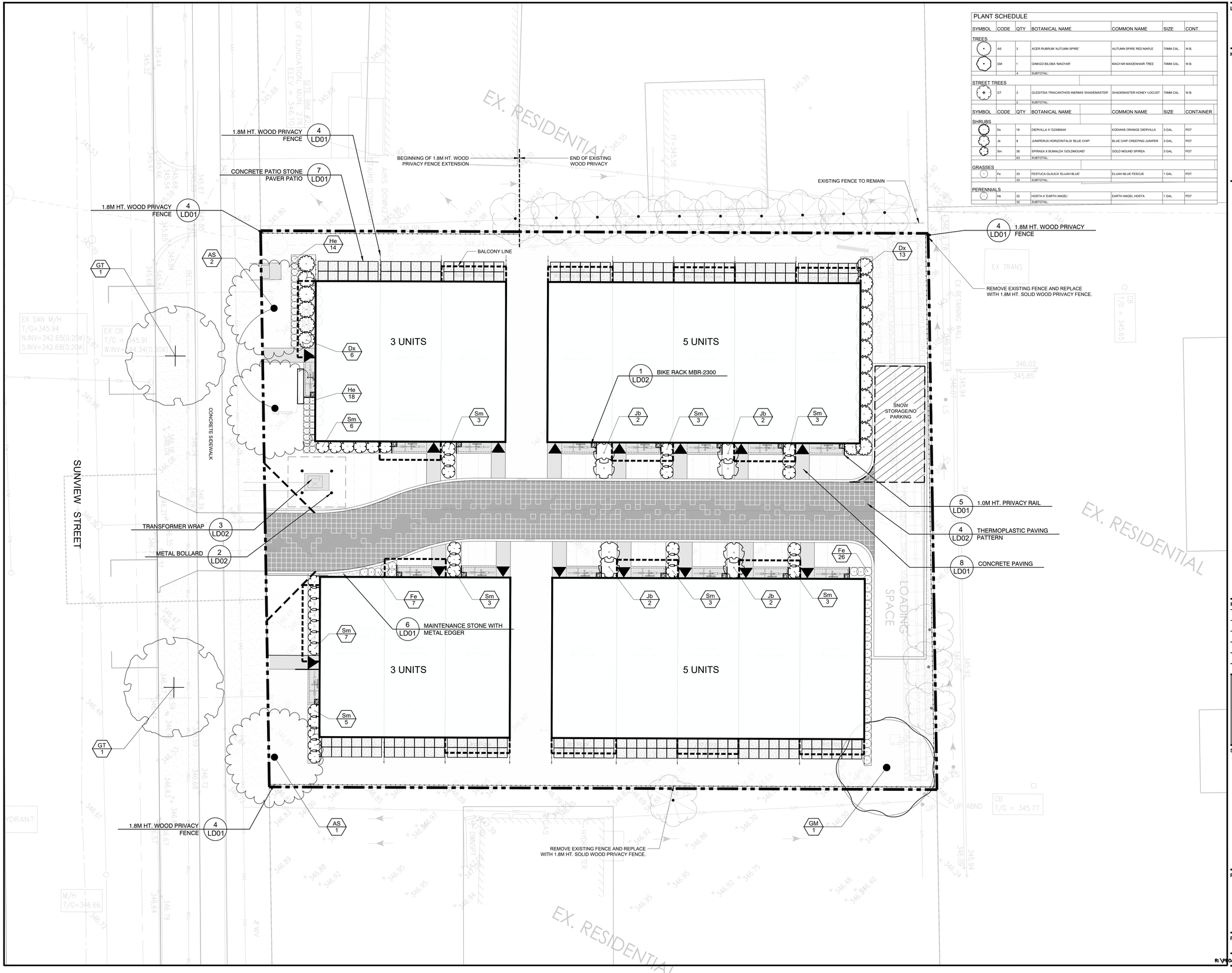
Project

SUNVIEW DEVELOPMENT
272-274 Sunview Street
Waterloo, Ontario

File Name: COVER PAGE

Dwg No.: LP 00

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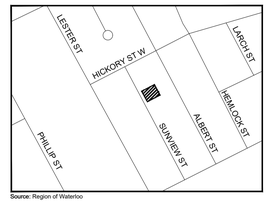


PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
TREES						
	AS	3	ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE RED MAPLE	70MM CAL.	W.B.
	GM	1	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	70MM CAL.	W.B.
		4	SUBTOTAL			
STREET TREES						
	GT	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	70MM CAL.	W.B.
		2	SUBTOTAL			
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS						
	Dx	19	DIERVILLA X 'GZX88544'	KODIAK® ORANGE DIERVILLA	3 GAL.	POT
	Jb	8	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	3 GAL.	POT
	Sm	36	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	3 GAL.	POT
		63	SUBTOTAL			
GRASSES						
	Fe	33	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL.	POT
		33	SUBTOTAL			
PERENNIALS						
	He	32	HOSTA X 'EARTH ANGEL'	EARTH ANGEL HOSTA	1 GAL.	POT
		32	SUBTOTAL			

Legal Description

LOTS 7 & 8 REGISTERED PLAN 856

Key Plan



Source: Region of Waterloo

NOT TO SCALE

Legend

- PROPOSED TREES/SHRUBS
- PROPOSED SOD C/W 150mm TOPSOIL
- PROPOSED BOULEVARD SOD
- PROPOSED CONCRETE SURFACING
- 1.0M PRIVACY RAIL
- PATIO SLABS
- THERMOPLASTIC PAVING PATTERN (WHITE)
- MAINTENANCE STONES
- EXISTING TREES TO REMAIN
- STORM STRUCTURE REFER TO CIVIL
- FIRE HYDRANT
- GAS METER
- BIKE RACKS. REFER TO 3/LD 02
- 1.8M HT. WOOD PRIVACY FENCE

0 1m 2.5m 5m 10m

SCALE: 1:100

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ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO ELIZA OPRESCU MEMBER

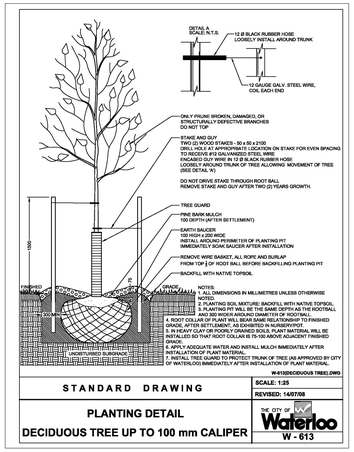
Date	2026-10-15
Drawn By	BT
Plan Scale	AS NOTED
File No.	2430F
Checked By	EO
Other	

Project

SUNVIEW DEVELOPMENT
272-274 Sunview Street
Waterloo, Ontario

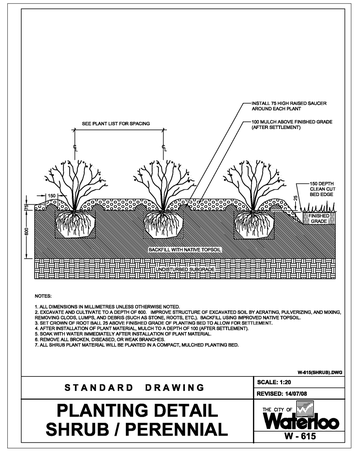
File Name	LANDSCAPE PLAN
Dwg No.	LP 01

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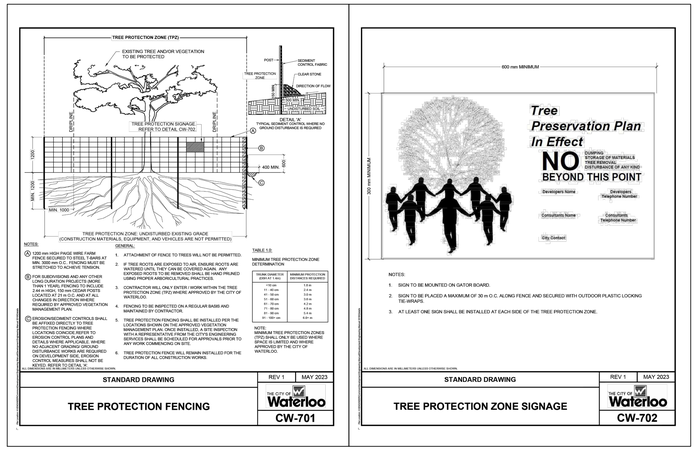
1 DECIDUOUS TREE PLANTING - CITY OF WATERLOO

N.T.S. P-KIT-FSU-16



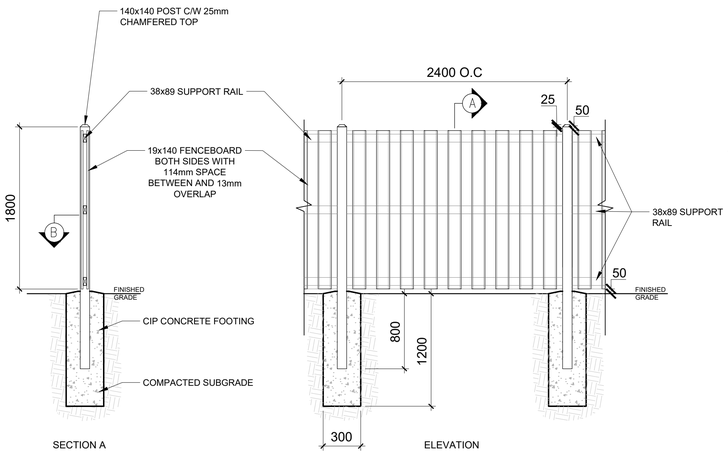
2 SHRUB/PERENNIAL PLANTING - CITY OF WATERLOO

N.T.S. P-KIT-FSU-17



3 TREE PROTECTION - CITY OF WATERLOO

NTS P-KIT-FSU-20

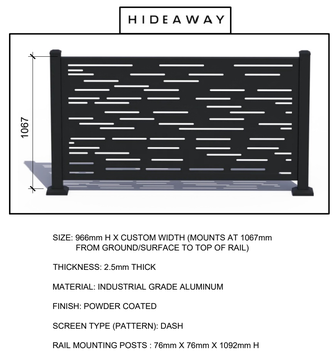


NOTES:

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED PINE. ALL PRESSURE TREATED LUMBER SHALL BE PRE-TREATED WITH ALKALINE COPPER QUATERNARY (ACQ) OR COPPER AZOLE (CA). TIMBERS TREATED WITH CHROMATED COPPER ARSENATE (CCA) OR AMMONIACAL COPPER ZINC ARSENATE (ACZA) WILL BE REJECTED.
2. ALL UNTREATED SURFACES, EXPOSED DUE TO CUTTING AND/OR BORING, SHALL BE THOROUGHLY SOAKED WITH A WOOD PRESERVATIVE THAT CORRESPONDS TO THE INITIAL PRE-TREATMENT. CCA-BASED OR ACZA-BASED TREATMENTS ARE UNACCEPTABLE.
3. FASTEN ALL WOOD MEMBERS SECURELY WITH GALVANIZED ARDOX NAILS UNLESS NOTED OTHERWISE.

4 1.8M HT. WOOD PRIVACY FENCE

1:30 P-KIT-FSU-11



SIZE: 966mm H X CUSTOM WIDTH (MOUNTS AT 1067mm FROM GROUND/SURFACE TO TOP OF RAIL)

THICKNESS: 2.5mm THICK

MATERIAL: INDUSTRIAL GRADE ALUMINUM

FINISH: POWDER COATED

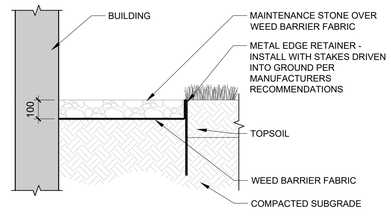
SCREEN TYPE (PATTERN): DASH

RAIL MOUNTING POSTS : 76mm X 76mm X 1092mm H

MOUNTING TYPE: SURFACE

5 1.0M HT. PRIVACY RAIL

NTS P-KIT-FSU-12

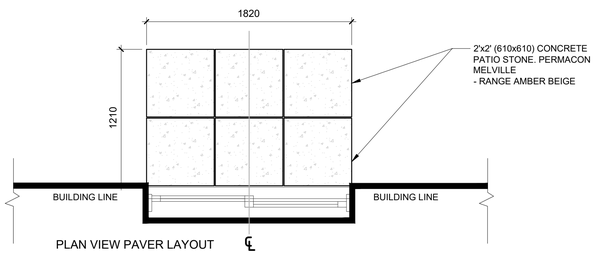


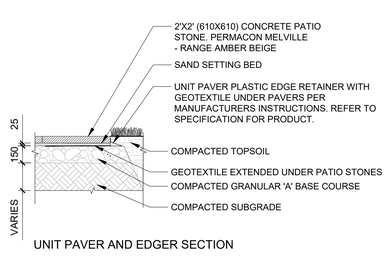
6 MAINTENANCE STONE WITH METAL EDGER

1:15 P-KIT-FSU-08

NOTES:

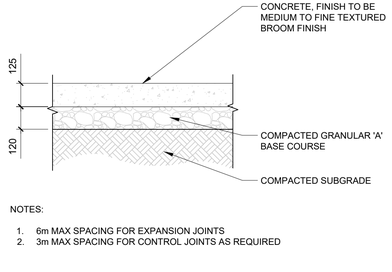
1. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL LOCATION AND DIMENSION OF EXTERIOR DOOR. LANDSCAPE ARCHITECT TO BE CONTACTED PRIOR TO PROCEEDING IN CASE OF DISCREPANCY.
2. REFER TO CIVIL FOR GRADING.
3. REFER TO LANDSCAPE PLAN FOR ADJACENT PLANT MATERIAL.
4. CONTACT PROJECT LANDSCAPE ARCHITECT IF SITE CONDITION DOES NOT ALLOW FOR A FULL PAVER. NO CUT PAVERS TO BE INSTALLED.





7 CONCRETE PATIO STONE PAVER PATIO

1:25 P-KIT-FSU-01



NOTES:

1. 6m MAX SPACING FOR EXPANSION JOINTS
2. 3m MAX SPACING FOR CONTROL JOINTS AS REQUIRED

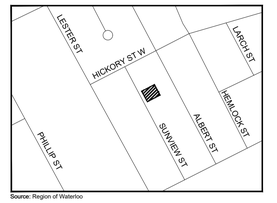
8 CONCRETE PAVING

1:15

Legal Description

LOTS 7 & 8 REGISTERED PLAN 856

Key Plan



Source: Region of Waterloo

Legend

Rev.	Date	Issued / Revision	By
6			
5			
4			
3			
2			
1	OCT 29, 2026	ISSUED FOR ZBA	BT

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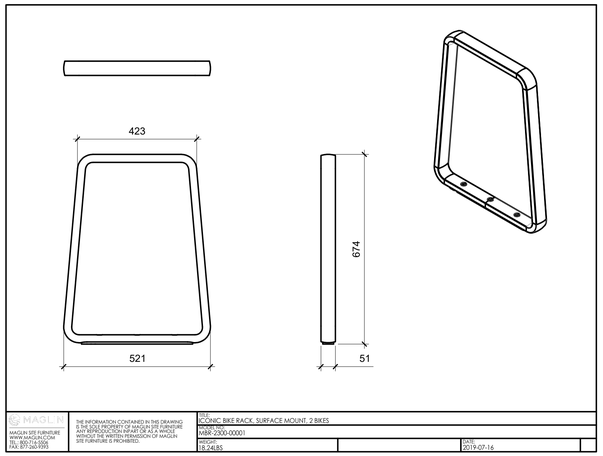
Date: 2026-10-15
Drawn By: BT
Plan Scale: AS NOTED
File No.: 2430F
Checked By: EO
Other:

Project

SUNVIEW DEVELOPMENT
272-274 Sunview Street
Waterloo, Ontario

File Name: LANDSCAPE DETAILS
Dwg No.: LD 01

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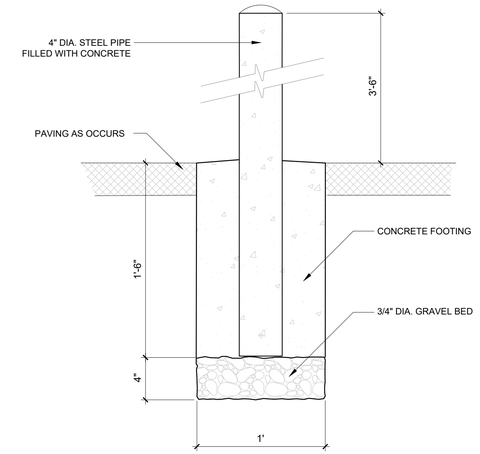
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TITLE: ICONIC BIKE RACK, SURFACE MOUNT, 2 BIKES
MODEL NO.: MBR-2300-00001
VERSION: 18.24.BS
DATE: 2019-07-16

1 BIKE RACK MBR-2300

1:10 P-KIT-FSU-35



2 METAL BOLLARD

1:7.5 P-KIT-FSU-06

NOTES:

1. ILLUSTRATIVE IMAGE FOR REFERENCE ONLY.
2. UTILITY WRAPS TO BE INSTALLED WITH APPROVAL FROM LOCAL ELECTRICAL DISTRIBUTOR.
3. GRAPHICS TO BE DETERMINED.



3 TRANSFORMER WRAP

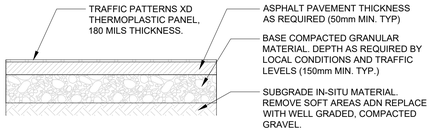
N.T.S P-KIT-FSU-19

NOTED:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. REFER TO PLAN FOR LAYOUT/PATTERN.
4. CONFIRM PATTERN PRIOR TO INSTALLATION.
5. CONTACT MANUFACTURER FOR COLOR OPTIONS.

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(416) 540-9287

OR APPROVED EQUAL



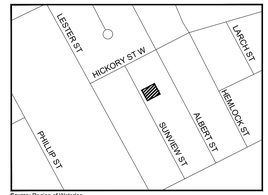
4 THERMOPLASTIC PAVING PATTERN

N.T.S. P-KIT-FSU-50

Legal Description

LOTS 7 & 8 REGISTERED PLAN 856

Key Plan



Legend

Rev.	Date	Issued / Revision	By
6			
5			
4			
3			
2			
1	OCT 29, 2026	ISSUED FOR ZBA	BT

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Stamp

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
ELIZA OPRESCU
MEMBER

Date	2026-10-15
Drawn By	BT
Plan Scale	AS NOTED
File No.	2430F
Checked By	EO
Other	

Project

SUNVIEW DEVELOPMENT
272-274 Sunview Street
Waterloo, Ontario

File Name LANDSCAPE DETAILS

Dwg No. LD 02

R:\PROJECTS IN PROGRESS\2430\F 272-274 SUNVIEW STREET, WATERLOO\01-CAD\2430F_LANDSCAPE PLAN_OCT 2026.DWG