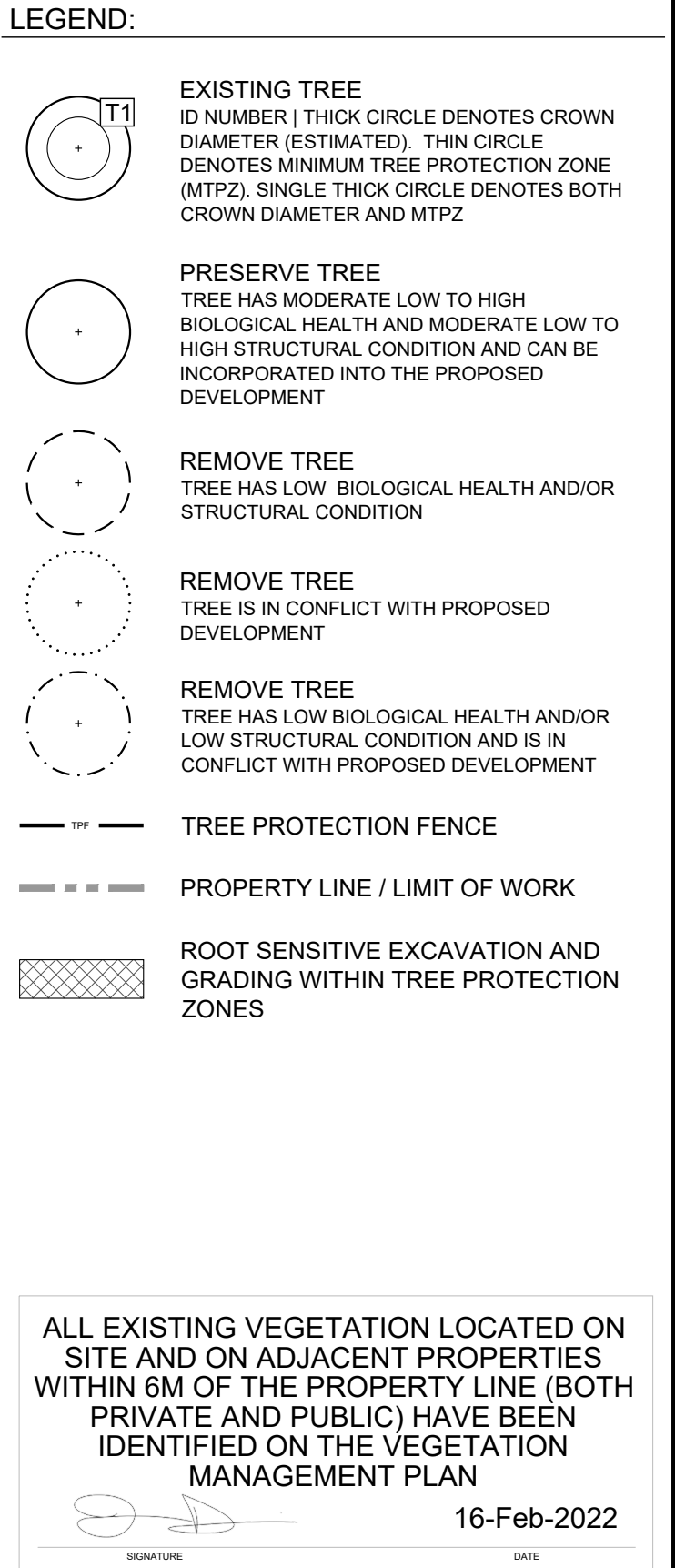




ABOUD & ASSOCIATES INC.
Consulting Arborists • Ecologists • Landscape Architects
190 Nicklin Road, Guelph, Ontario, N1H 7L5 519.822.6839 www.aboudand.com

Project:

310-316 ERB STREET WEST
WATERLOO, ONTARIO
URBAN LEGEND DEVELOPMENTS LTD.

A diagram showing a circle with a shaded sector. A vertical line passes through the center of the circle. The shaded sector is located in the upper-left quadrant, bounded by the vertical line, the left edge of the circle, and a radius line extending to the upper-left edge.

Site Plan No:	SP-20-02
Drawing No:	VMP-1

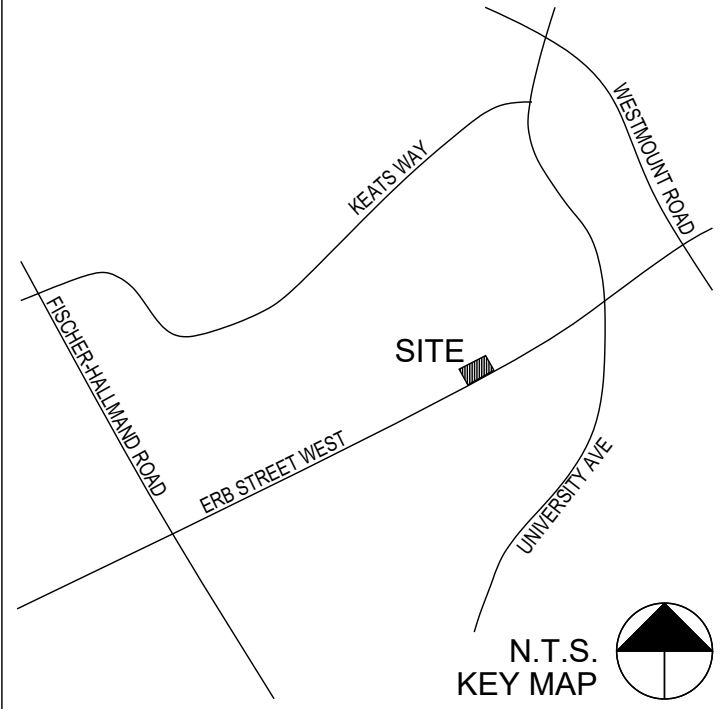
Tree No.	Tree Species	DBH (cm) 1, 2	Minimum Tree Protection Zone (m) (from outer trunk of tree) 3	Crown Reserve est. (m)	Overall Condition (E, G, F, P, D)	Ownership: Private, Official, Municipal, Shared	Rec. Action - Condition: Preserve, Remove	Rec. Action - Development: Preserve, Remove	Final Recommendation: Preserve, Remove	Compensation Required: Yes, No	Comments / Observations
1	Acer negundo Manitoba Maple	15	2.4	6	Fair	O	P	P	P	N	Lean moderate
2	Acer negundo Manitoba Maple	14	2.4	5	Fair	O	P	P	P	N	Minor lean
3	Acer negundo Manitoba Maple	12 [10,6]	2.4	6	Fair	O	P	P	P	N	Lean minor
4	Acer negundo Manitoba Maple	12	2.4	7	Fair	O	P	P	P	N	Lean minor
5	Acer negundo Manitoba Maple	13	2.4	12	Fair	S	P	R	RD	Y	Lean moderate
6	Robinia pseudoacacia Black Locust	14	2.4	5	Good	O	P	P	P	N	
7	Robinia pseudoacacia Black Locust	20	2.4	8	Good	O	P	P	P	N	
8	Rhamnus cathartica European Buckthorn	12	2.4	5	Fair	P	P	R	RD	Y	Invasive species
9	Robinia pseudoacacia Black Locust	20	2.4	6	Good	O	P	P	P	N	Trunk wound minor
10	Robinia pseudoacacia Black Locust	18	2.4	8	Good	O	P	P	P	N	
11	Rhamnus cathartica European Buckthorn	16 [9,9,7,6,5]	2.4	5	Fair	O	P	P	P	N	Invasive species
12	Robinia pseudoacacia Black Locust	39 [31,24]	2.4	14	Good	O	P	P	P	N	Codominant stems
13	Acer negundo Manitoba Maple	40 [32,24]	2.4	12	Fair	O	P	P	P	N	
14	Populus tremuloides Trembling Aspen	13	2.4	4	Good	P	P	R	RD	Y	
15	Populus tremuloides Trembling Aspen	11	2.4	3	Fair	P	P	R	RD	Y	
16	Populus tremuloides Trembling Aspen	9	1.2	3	Fair	P	P	R	RD	Y	Unbalanced crown, minor lean
17	Populus tremuloides Trembling Aspen	13	2.4	6	Fair	P	P	R	RD	Y	Minor lean, unbalanced crown
18	Populus tremuloides Trembling Aspen	31 [24,19]	2.4	9	Fair	P	P	R	RD	Y	Codominant stems, included bark
19	Populus tremuloides Trembling Aspen	23	2.4	8	Good	P	P	R	RD	Y	Unbalanced crown
20	Populus tremuloides Trembling Aspen	9	1.2	1	Dead	P	R	R	RCD	N	
21	Populus tremuloides Trembling Aspen	10	2.4	3	Good	P	P	R	RD	Y	
22	Rhamnus cathartica European Buckthorn	13	2.4	3	Fair	P	P	R	RD	Y	Invasive species
23	Picea abies Norway Spruce	63	4.2	16	Good	P	P	R	RD	Y	
24	Picea abies Norway Spruce	56	3.6	12	Good	P	P	R	RD	Y	
25	Picea abies Norway Spruce	37	2.4	8	Good	P	P	R	RD	Y	
26	Picea abies Norway Spruce	46	3.0	10	Good	P	P	R	RD	Y	
27	Picea abies Norway Spruce	41	3.0	8	Good	P	P	R	RD	Y	
28	Picea abies Norway Spruce	29	2.4	5	Good	P	P	R	RD	Y	
29	Picea abies Norway Spruce	47	3.0	12	Good	P	P	R	RD	Y	
30	Picea abies Norway Spruce	24	2.4	2	Dead	P	R	R	RCD	N	
31	Picea abies Norway Spruce	15	2.4	2	Dead	P	R	R	RCD	N	
32	Picea abies Norway Spruce	33	2.4	2	Dead	P	R	R	RCD	N	
33	Picea abies Norway Spruce	34	2.4	3	Dead	P	R	R	RCD	N	
34	Picea abies Norway Spruce	44	3.0	12	Good	P	P	R	RD	Y	
35	Picea abies Norway Spruce	35	2.4	8	Fair	P	P	R	RD	Y	Trunk wound moderate (lightning strike)
36	Picea abies Norway Spruce	39	2.4	8	Fair	P	P	R	RD	Y	Lightning strike
37	Picea abies Norway Spruce	35	2.4	8	Fair	P	P	R	RD	Y	Dieback minor
38	Picea abies Norway Spruce	60	3.6	14	Fair	P	P	R	RD	Y	Deadwood moderate
39	Rhamnus cathartica European Buckthorn	10 [7,6,6]	2.4	4	Fair	P	P	R	RD	Y	
40	Acer platanoides Norway Maple	43	3.0	9	Fair	P	P	R	RD	Y	Lean minor, codominant stems
41	Acer negundo Manitoba Maple	21	2.4	6	Fair	P	P	R	RD	Y	Unbalanced crown
42	Acer negundo Manitoba Maple	40	2.4	18	Fair	P	P	R	RD	Y	Dieback moderate, cavity at base of trunk
43	Acer platanoides Norway Maple	35	2.4	14	Good	O	P	P	P	N	Chain wrapped tight around trunk
44	Populus tremuloides Trembling Aspen	28	2.4	14	Good	P	P	R	RD	Y	Deadwood minor, wire wrapped around trunk 3m up
45	Tilia americana Basswood	67 [53,41]	4.2	12	Good	P	P	R	RD	Y	Codominant stems
46	Sorbus intermedia Swedish Whitebeam	42	3.0	10	Fair	P	P	P	P	N	Dieback moderate
47	Sorbus intermedia Swedish Whitebeam	29	2.4	8	Good	P	P	R	RD	Y	
48	Picea glauca White Spruce	19	2.4	4	Good	P	P	R	RD	Y	
49	Picea glauca White Spruce	21	2.4	4	Good	P	P	R	RD	Y	
50	Malus baccata Siberian Crab-Apple	29	2.4	10	Good	P	P	R	RD	Y	

Tree No.	Tree Species	DBH (cm) 1, 2	Minimum Tree Protection Zone (m) (from outer trunk of tree) 3	Crown Reserve est. (m)	Overall Condition (E, G, F, P, D)	Ownership: Private, Official, Municipal, Shared	Rec. Action - Condition: Preserve, Remove	Rec. Action - Development: Preserve, Remove	Final Recommendation: Preserve, Remove	Compensation Required: Yes, No	Comments / Observations
51	Quercus robur 'Fastigiata' Pyramidal English Oak	38	2.4	4	Good	P	P	R	RD	Y	Deadwood minor
52	Quercus robur 'Fastigiata' Pyramidal English Oak	28	2.4	4	Poor	P	R	R	RCD	N	Deadwood high
53	Juglans nigra Black Walnut	42	3.0	12	Good	P	P	R	RD	Y	
54	Thuja occidentalis Eastern White Cedar	15	2.4	4	Fair	P	P	R	RD	Y	Unbalanced crown
55	Thuja occidentalis Eastern White Cedar	14 [12,8]	2.4	3	Good	P	P	R	RD	Y	
56	Thuja occidentalis Eastern White Cedar	14	2.4	4	Good	P	P	R	RD	Y	
57	Thuja occidentalis Eastern White Cedar	16	2.4	4	Good	P	P	R	RD	Y	
58	Thuja occidentalis Eastern White Cedar	10	2.4	3	Good	P	P	R	RD	Y	
59	Acer negundo Manitoba Maple	28	2.4	12	Dead	P	R	R	RCD	N	Lean moderate
60	Thuja occidentalis Eastern White Cedar	32	2.4	6	Good	P	P	R	RD	Y	Codominant stems
61	Thuja occidentalis Eastern White Cedar	16	2.4	5	Good	P	P	R	RD	Y	
62	Thuja occidentalis Eastern White Cedar	16	2.4	5	Good	P	P	R	RD	Y	
63	Acer saccharum ssp. saccharum Sugar Maple	23	2.4	7	Good	P	P	R	RD	Y	Clothes line real 4m up trunk
64	Juglans nigra Black Walnut	47	3.0	19	Good	P	P	R	RD	Y	
65	Populus tremuloides Trembling Aspen	18	2.4	6	Poor	P	R	R	RCD	N	Dieback severe
66	Populus tremuloides Trembling Aspen	19	2.4	4	Good	P	P	R	RD	Y	
67	Acer negundo Manitoba Maple	12	2.4	3	Poor	P	R	R	RCD	N	Deadwood significant, basal sprouts
68	Juglans nigra Black Walnut	70	4.2	18	Good	P	P	R	RD	Y	Wire in trunk 3m up, trunk wound moderate
69	Acer negundo Manitoba Maple	10 [9,5]	2.4	5	Fair	P	P	R	RD	Y	Deadwood minor
70	Acer negundo Manitoba Maple	16 [12,10]	2.4	6	Fair	P	P	R	RD	Y	Codominant stems
71	Juglans nigra Black Walnut	14	2.4	6	Good	P	P	R	RD	Y	
72	Acer negundo Manitoba Maple	10	2.4	4	Poor	P	R	R	RCD	N	Deadwood moderate
73	Acer negundo Manitoba Maple	12	2.4	3	Dead	P	R	R	RCD	N	
74	Juglans nigra Black Walnut	10 [9,5]	2.4	5	Fair	P	P	R	RD	Y	Codominant stems
75	Acer negundo Manitoba Maple	16	2.4	4	Fair	P	P	R	RD	Y	Carpet wrapped around trunk
76	Juglans nigra Black Walnut	19	2.4	7	Good	P	P	R	RD	Y	
77	Acer negundo Manitoba Maple	21	2.4	7	Dead	P	R	R	RCD	N	
78	Acer platanoides Norway Maple	37	2.4	10	Good	P	P	R	RD	Y	
79	Acer negundo Manitoba Maple	16	2.4	6	Fair	P	P	R	RD	Y	Unbalanced crown
80	Caragana arborescens 'Pendula' Weeping Siberian Pea-Shrub	13	2.4	4	Fair	P	P	R	RD	Y	Trunk split,
81	Acer platanoides Norway Maple	57	3.6	10	Fair	P	P	R	RD	Y	Girdling roots, stem wounds moderate
82	Tilia americana Basswood	62 [37,36,34]	4.2	16	Good	P	P	R	RD	Y	Utility pruned
83	Acer negundo Manitoba Maple	23 [19,13]	2.4	14	Fair	O	P	P	P	N	Poor structure
84	Acer negundo Manitoba Maple	69 [50,48]	4.2	16	Fair	O	P	P	P	N	Deadwood minor
85	Acer negundo Manitoba Maple	41	3.0	12	Fair	O	P	P	P	N	Dieback moderate, deadwood moderate
86	Tilia americana Basswood	71	4.8	15	Good	O	P	P	P	N	
87	Pinus strobus Eastern White Pine	25	2.4	6	Fair	O	P	P	P	N	Deadwood minor
88	Pinus strobus Eastern White Pine	36	2.4	10	Good	O	P	P	P	N	
89	Acer platanoides 'Glabosum' Globe Maple	28	2.4	7	Fair	O	P	P	P	N	

DATA SUMMARY

Ownership	Private (On Site) Trees	69	
	Private (Off Site) Trees	19	
	Municipal Trees	0	
	Shared Trees	1	
	Total	89	
Recommendation Based on Tree Condition	Preserve Tree Based on Health & Structure	77	
	Remove Tree Based on Health & Structure	12	
	Total	89	
Recommendation Based on Development	Preserve Tree Based on Development Impacts	20	
	Remove Tree Based on Development Impacts	69	
	Total	89	
Final Recommendations	Final Recommendation: Preserve (P)	20	
	Final Recommendation: Remove due to Development (RD)	57	
	Final Recommendation: Remove due to Condition and Development (RCD)	12	
	Total	89	
Compensation	Compensation Required: Yes (Y)	57	Total Compensation Trees Required 114
	Compensation Required: No (N)	32	
	Total	89	

1. DBH (Diameter at breast height): Measurement of tree stem diameter at 1.4 meters above ground.
2. [] Denotes DBH's of Each Stem of Tree with Multiple Stems
3. Minimum Tree Protection Zones, as per City of Waterloo VMP Requirements
Removal and injury of trees owned by others (e.g. private off-site, municipal or shared/boundary trees) require approval from the owner.



LEGEND:

ALL EXISTING VEGETATION LOCATED ON SITE AND ON ADJACENT PROPERTIES WITHIN 6M OF THE PROPERTY LINE (BOTH PRIVATE AND PUBLIC) HAVE BEEN IDENTIFIED ON THE VEGETATION MANAGEMENT PLAN

16-Feb-2022

8 SPA RESUBMISSION JL 16 FEB-22

No. Description By Date

REVISIONS: All previous issues of this drawing are superseded

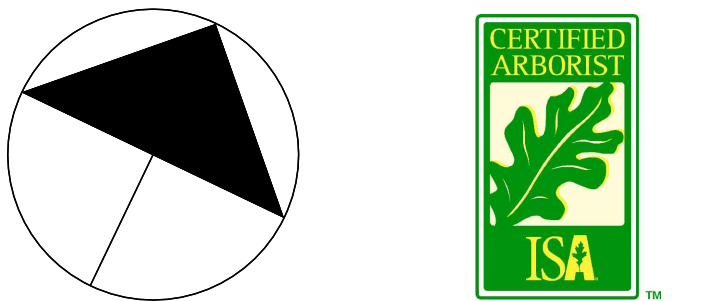
ABOUT & ASSOCIATES INC.
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Title:
**VEGETATION
MANAGEMENT PLAN**

Project:

310-316 ERB STREET WEST
WATERLOO, ONTARIO
URBAN LEGEND DEVELOPMENTS LTD.

Date: JANUARY 2020 Designer: MGN
Project: AA19-202A Drawn: MGN
Scale: N/A Checked: MGN



Site Plan No:

SP-20-02

Drawing No:

VMP-2

GENERAL TREE NOTES

1. All arboricultural work performed on trees such as pruning of branches and roots shall be conducted by an ISA Certified Arborist.
2. Prune and mitigate limbs and roots damaged by construction work in accordance with ANSI A300 (Part 1) - 2008 Pruning and the Best Management Practices companion publication (revised 2008).
3. Tree Protection Fence to be erected prior to the commencement of any construction or grading, and maintained throughout the duration of the work.
4. Tree Protection Zone is delineated by Tree Protection Fence shown on the drawings.
5. No construction or activities including the following to occur within Tree Protection Zone: equipment parking or access, storage of supplies, topsoil or fill, and refueling.
6. Tree removals (if required) will be undertaken in compliance with the Migratory Birds Convention Act. Efforts will be made to remove vegetation outside the General Nesting period (April 1 - Aug 31) for regions C1 and C2 of Ontario. In the event vegetation must be removed within the General Nesting Period, a qualified avian biologist is to review the site prior to removal to ensure compliance with the Migratory Birds Convention Act.
7. Any soils and vegetation within tree protection zone damaged by the Contractor shall be restored to the satisfaction of the Municipality by the Contractor at no additional cost to the Owner.

CONSTRUCTION WITHIN MINIMUM TREE PROTECTION ZONE

1. An ISA Certified Arborist must be present on site during construction activities within MTPZ to confirm and/or modify mitigation measures for trees to be preserved.
2. Use trenchless methods (e.g. horizontal directional drilling) to install underground services (e.g. sanitary sewers and water lines) within Minimum Tree Protection Zones.

EXISTING UNDERGROUND SERVICES WITHIN TREE PROTECTION ZONES

1. Existing sanitary/storm sewers and watermains to be discontinued within tree protection zones will be filled (as needed) and abandoned.
2. Excavation and access for construction/removal of abandoned underground services will be conducted outside of tree protection zones.

FINISH GRADING WITHIN TREE PROTECTION ZONES

Where finish grading of cuts and fills, and including swales occurs within tree protection zones, the following steps are required.

Grade Cut:

1. Excavate by hand or Air-spade technology to a maximum depth of 100mm.
2. Roots encountered are to be assessed by the Project Arborist to determine the extent of roots to be pruned. Based on findings, other treatments may be required (e.g. crown reduction, tree removal), and which may require approval from the City.
3. Based on root findings, local, minor adjustments to grading within the tree protection zone may be required based on field consultation between the Project Arborist and Project Engineer.
4. No access by heavy equipment into tree protection zone is permitted. Fine grading to be carried out using light equipment and/or by hand.

Grade Fill:

5. Add topsoil to meet grade requirements to a maximum of 150mm.
6. No topsoil to be added onto trunk base or above-ground section of trunk base flare.
7. Maintain positive drainage away from trunk base.
8. Based on local conditions (e.g. surface drainage), local, minor adjustments to grading within the tree protection zone may be required based on field consultation between the Project Arborist and Project Engineer.

TREES OWNED BY OTHERS

1. Trees owned by others require permission (i.e. written consent) from the land owner(s) prior to activities that may damage or destroy trees. Trees owned by others are Offsite Trees and Shared Trees:
 - a. Offsite Trees - Trees on property adjacent to the subject property;
 - b. Shared (Boundary) Trees - Trees whose trunk including the basal trunk flare growing on the boundary between the subject property and adjoining property (from *Ontario Forestry Act*).

The Provincial Forestry Act, R.S.O. 1990 (Section 10):

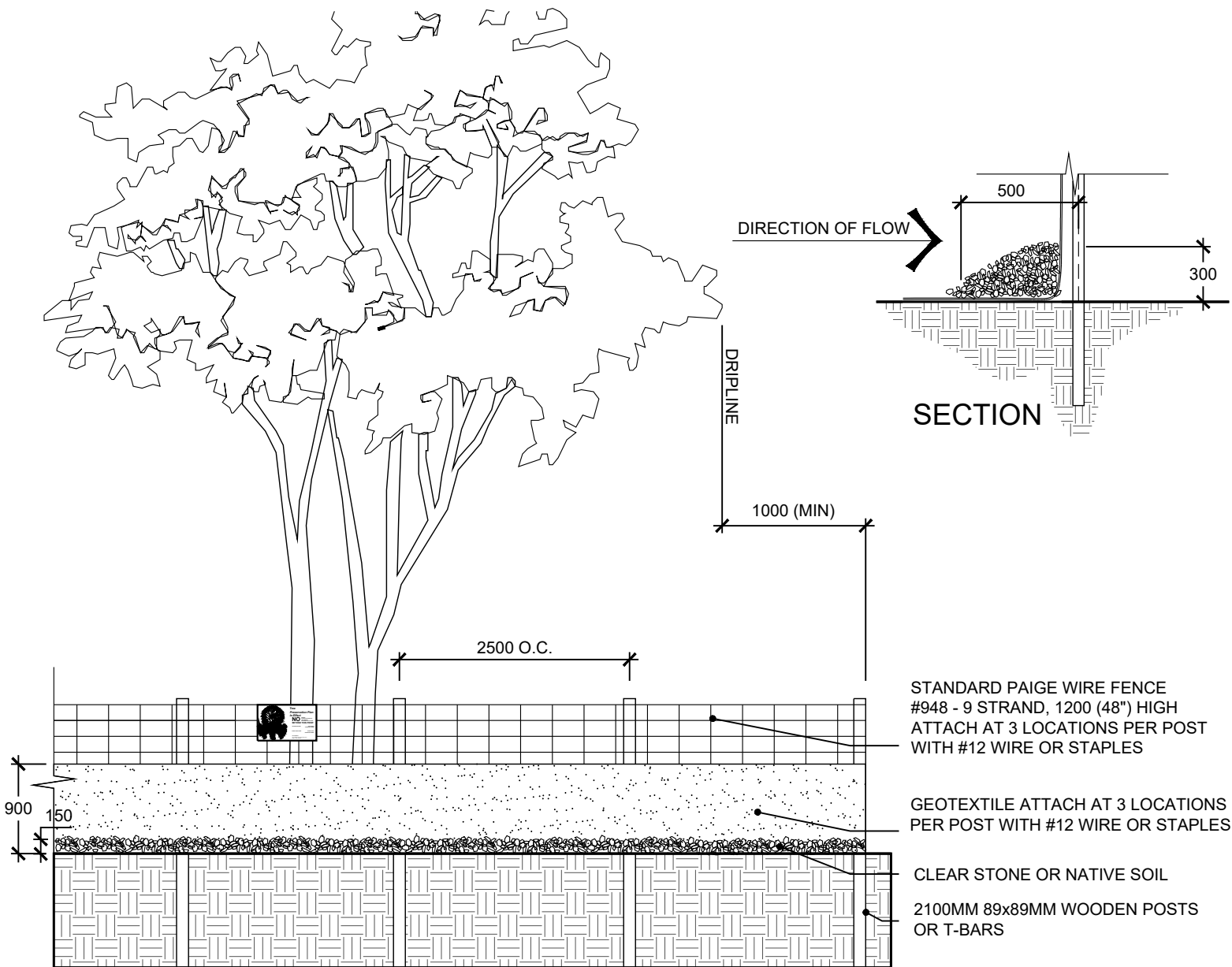
10. (2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1990, c. 18 Sched. I, s. 21.
 - (3) Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21.

ROOT SENSITIVE EXCAVATION

A preliminary excavation at the limit of work is recommended to determine the potential magnitude of the impacts posed by the planned work. For excavation in turf or permeable surfaces, the final excavation limit should be marked in the field and excavation shall be performed using air-spade, dry-vac truck, hydro-vac truck or hand tools. For excavation of existing impermeable surfaces, the impermeable top layer may be broken up by machine to allow access to the permeable base layers. The permeable base layers may need to be excavated further to expose existing roots, in which case this excavation shall be performed using air-spade, dry-vac truck, hydro-vac truck or hand tools. All root sensitive excavation must be performed under the supervision of a qualified arborist. All roots exposed must be documented by the supervising arborist. Every effort should be made to preserve as many exposed roots as possible. Roots approved for pruning should be cleanly cut with a sharp, non-vibrating tool such as a handsaw, secateurs, chainsaw at face of trench such that no further disturbance of the roots are to be expected once mechanical excavation begins. All root pruning is to be performed by the arborist only, as per guidelines below.

1. When root sensitive excavation is performed in regards to the installation of a deep site feature such as a foundation, roots of less than 5cm diameter can be cut sharply, if necessary, unless an abundance of smaller roots are involved. If roots of 5cm diameter or greater or an abundance of smaller roots are exposed in the excavation areas inside or just outside the Tree Protection Zone (TPZ) of bylaw trees they should be preserved.
2. When root sensitive excavation is performed in regards to the installation of site features such as post holes, all roots exposed of under 5cm diameter may be cleanly cut at face of hole such that no further disturbance of the roots are to be expected once mechanical excavation begins for the lower portion of the holes (below hand dug area). If roots of 5cm diameter or greater are uncovered they should be preserved, the post holes filled in with viable soil and the hole moved at least 0.5 metre away to avoid significant roots.
3. When root sensitive excavation is performed in regards to the installation of site features such as driveways, walkways, curbs, etc. roots of less than 5cm diameter can be cut sharply, if necessary, unless an abundance of smaller roots are involved. If roots of 5cm diameter or greater or an abundance of smaller roots are exposed in the excavation areas inside or just outside the TPZ of bylaw trees they should be preserved
4. When root sensitive excavation is performed in regards to the installation of utilities such as water lines or sewers, every effort should be made to preserve as many exposed roots as possible by installing the utilities underneath the roots without root pruning. If roots of 5cm diameter or greater are uncovered they should be preserved.

TREE PRESERVATION NOTES

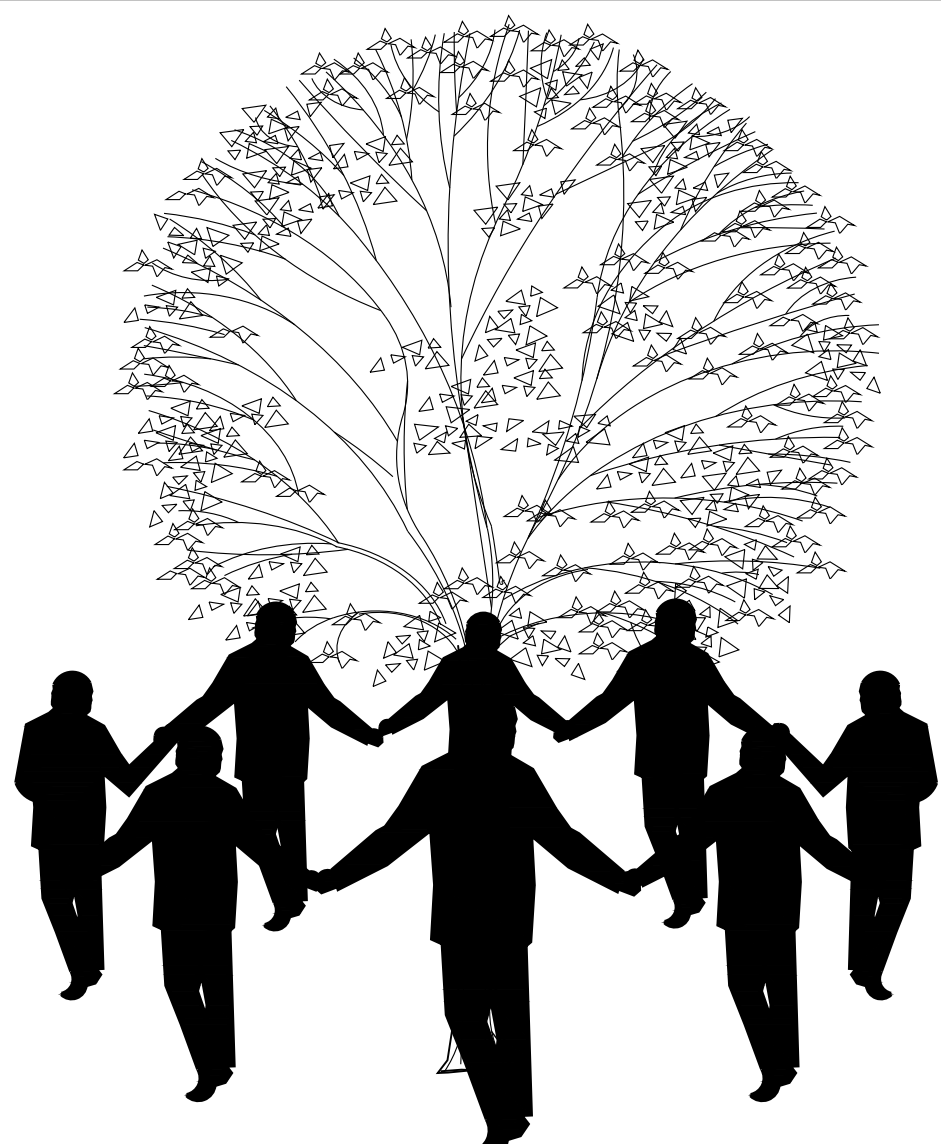


TYPICAL TREE PROTECTION FENCE WITH SILT CONTROL DETAIL
N.T.S.

1. No vegetation removals may occur from the site until time of final acceptance.
2. Tree preservation fence will remain installed during the duration of construction.
3. Any trees to be protected that are impacted by development will be replaced with the same species or an approved alternate to the satisfaction of the City of Waterloo to a minimum of 70mm caliper size for deciduous trees and a minimum 250cm height for coniferous trees.
4. No vegetation removals may occur from the site until time of final site plan approval (inclusive of final Engineering acceptance).
5. The City's requirement for tree preservation fence is 1m outside the drip line of the existing tree. If for some reason this cannot be achieved, the minimum distances are to be applied, based on the size of the tree to be preserved.

Table 1 – Tree Protection Zone		
Trunk Diameter	Minimum Protection	Distances Required
<10 cm	1.8 m	
11 – 40 cm	2.4 m	
41 – 50 cm	3.0 m	
51 – 60 cm	3.6 m	
61 – 70 cm	4.2 m	
71 – 80 cm	4.8 m	
81 – 90 cm	5.4 m	
91 – 100 + cm	6.0 m	

CITY OF WATERLOO VMP NOTES



**Tree
Preservation Plan
In Effect**

NO DUMPING
STORAGE OF MATERIALS
TREE REMOVAL
DISTURBANCE OF ANY KIND
BEYOND THIS POINT

DEVELOPERS NAME DEVELOPERS
TELEPHONE NUMBER

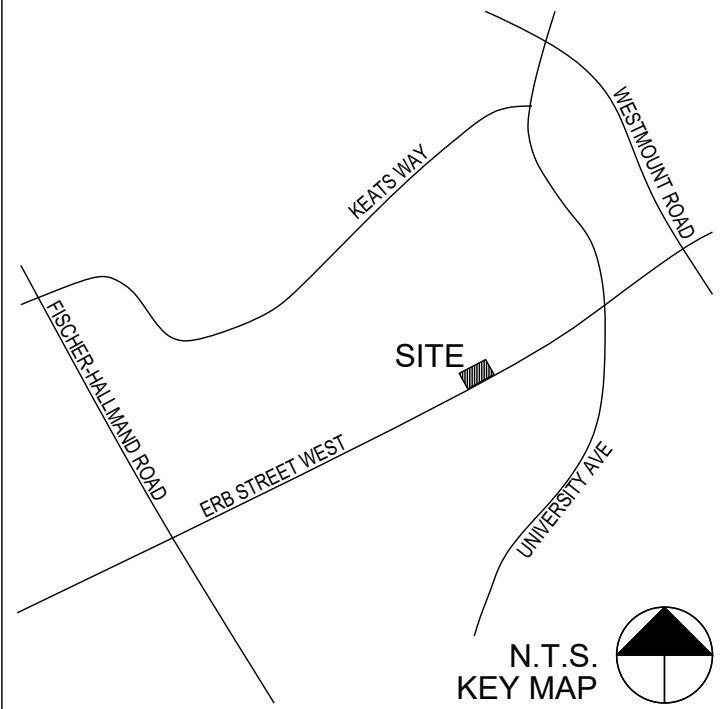
CONSULTANTS NAME CONSULTANTS
TELEPHONE NUMBER

CITY CONTACT
City of Waterloo Development Services
Phone: (519) 747-8752

**SIGN TO BE PLACE 45M O.C. ALONG FENCE
SECURED WITH OUTDOOR PLASTIC LOCKING TIE-WRAP**

TYPICAL TREE PROTECTION SIGN
N.T.S.

DS-C-1.10 CONCEPT SIGNAGE



LEGEND:

ALL EXISTING VEGETATION LOCATED ON SITE AND ON ADJACENT PROPERTIES WITHIN 6M OF THE PROPERTY LINE (BOTH PRIVATE AND PUBLIC) HAVE BEEN IDENTIFIED ON THE VEGETATION MANAGEMENT PLAN

16-Feb-2022

8	SPA RESUBMISSION	JL	16 FEB-22
No.	Description	By	Date

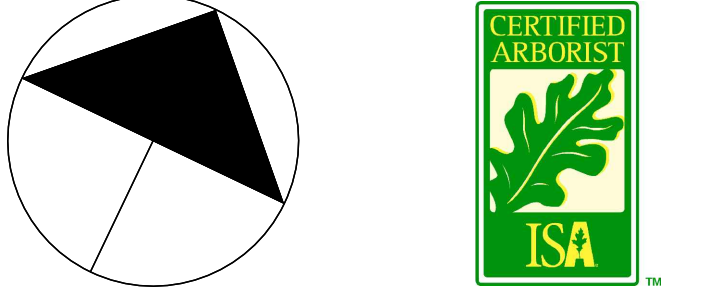
REVISIONS:

ABOUT & ASSOCIATES INC.
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190 Nicklin Road, Guelph, Ontario, N1H 7L5, 519.822.6839, www.abouting.com

TREE DETAILS

Project:
310-316 ERB STREET WEST
WATERLOO, ONTARIO
URBAN LEGEND DEVELOPMENTS LTD.

Date: JANUARY 2020 Designer: MGN
Project: AA19-202A Drawn: MGN
Scale: N/A Checked: MGN



Site Plan No:
SP-20-02
Drawing No:
VMP-3

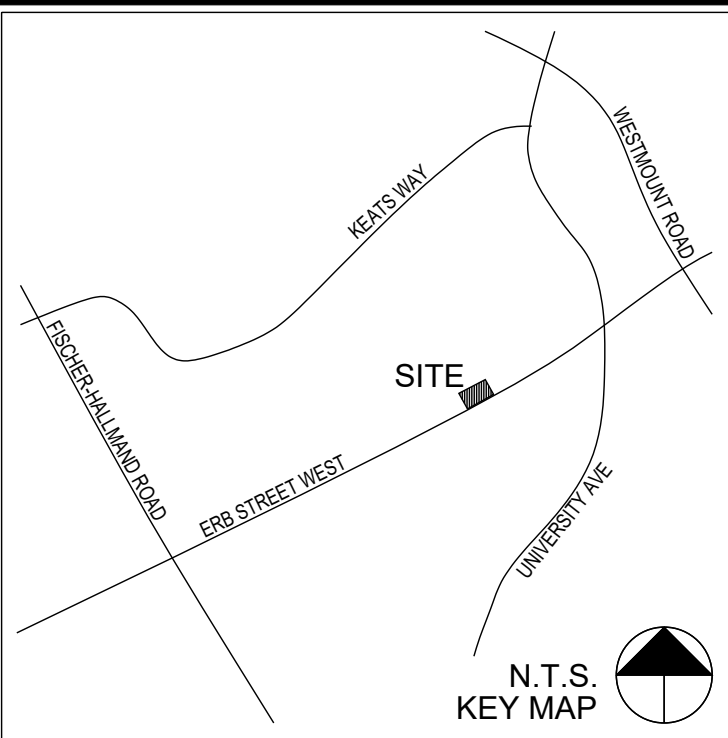
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS
TREES						
AC	3	Amelanchier x grandiflora 'autumn brilliance'	Autumn Brilliance Serviceberry	250cm Height	Wire Basket	TREE FORM; 6m O.C. SPACING
AB	1	Acer rubrum 'bowhall'	Bowhall Maple	70mm Caliper	Wire Basket	SPACING AS SHOWN
TC	2	Tilia cordata 'corzam'	Corinthian linden	70mm Caliper	Wire Basket	SPACING AS SHOWN
TO	34	Thuja occidentalis	Eastern White Cedar	250cm Height	Wire Basket	1.5m O.C. SPACING
	40	Total Trees				
SHRUBS AND VINES						
DI	41	Diervilla lonicera	Bush Honeysuckle	60cm Height	3 Gallon Pot	1.0m O.C. SPACING
Ra	40	Rhus aromatica 'gro-low'	Gro-low Fragrant Sumac	60cm Height	3 Gallon Pot	1.0m O.C. SPACING
Ri	38	Ribes alpinum	Alpine Currant	60cm Height	3 Gallon Pot	1.0m O.C. SPACING
Tc	32	Taxus canadensis	Canada Yew	60cm Spread	3 Gallon Pot	1.0m O.C. SPACING
Tm	28	Taxus x media 'Hicksii'	Hick's Yew	60cm Spread	3 Gallon Pot	1.0m O.C. SPACING
Vd	39	Viburnum dentatum	Arrowwood	60cm Height	3 Gallon Pot	1.0m O.C. SPACING
Pt	50	Parthenocissus tricuspidata 'veitchii'	Boston Ivy	60cm Height	3 Gallon Pot	2.0m O.C. SPACING
	268	Total Shrubs				

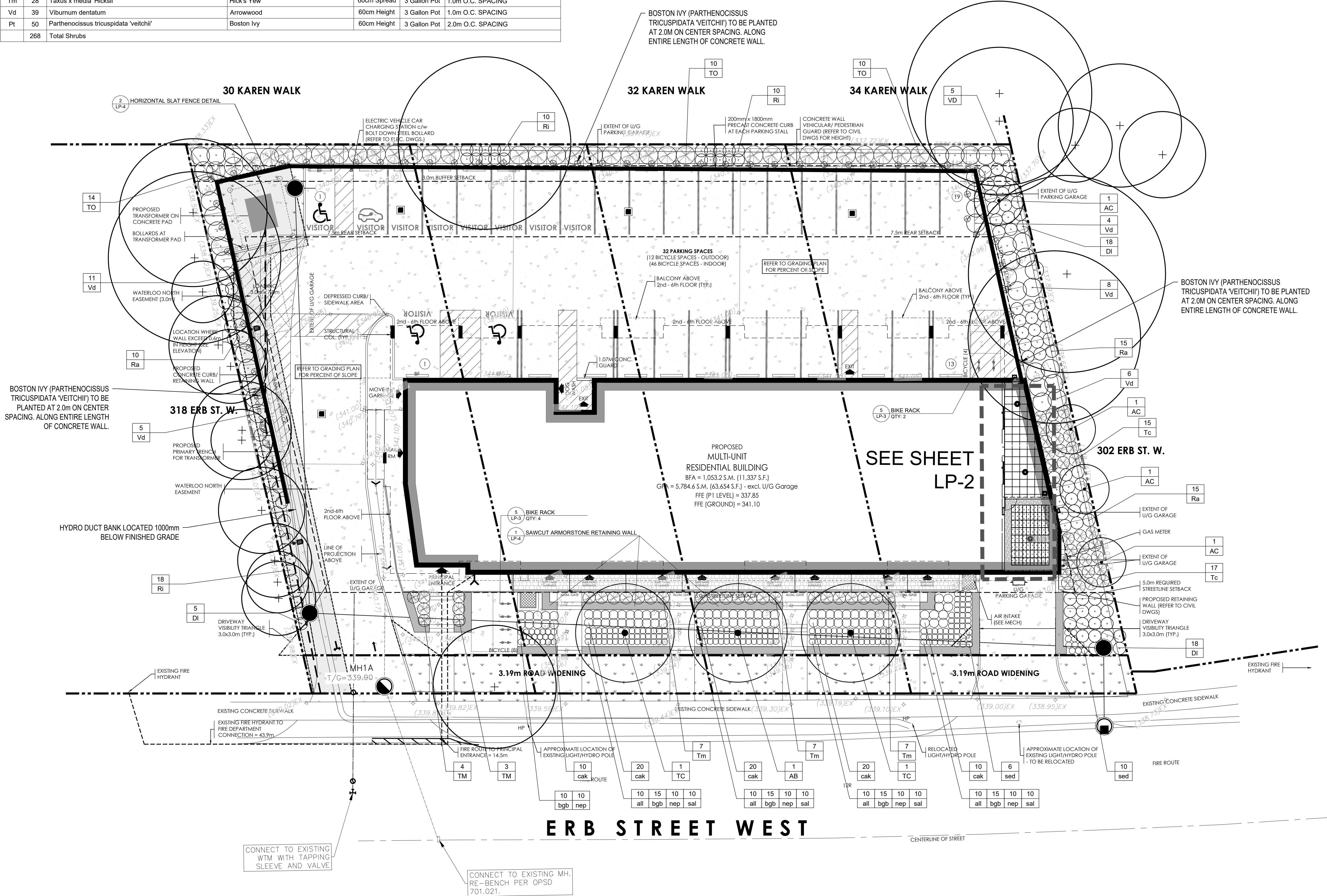
ORNAMENTAL GRASSES AND PERENNIALS						
all	40	Allium x 'millenium'	Ornamental Onion	-	1 Gallon Pot	0.45m O.C. SPACING
bgb	70	Bouteloua gracilis 'Blonde Ambition'	Mosquito Grass	-	1 Gallon Pot	0.45m O.C. SPACING
cak	80	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	-	1 Gallon Pot	0.75m O.C. SPACING
nep	50	Nepeta faasemii 'Pursian Blue'	Catmint	-	1 Gallon Pot	0.45m O.C. SPACING
sal	40	Salvia nemorosa 'Bumblesnow'	Bumblesnow Meadow Sage	-	1 Gallon Pot	0.45m O.C. SPACING
sed	16	Sedum album	Carpet Stonecrop	-	1 Gallon Pot	0.45m O.C. SPACING
	296	Total Ornamental Grasses and Perennials				

RESTORE DISTURBED SOILS WITH BLUEGRASS/FINE FESCUE MIX NO. 1 NURSERY SOD (OPSS 803) C/W 150MM DEPTH TOPSOIL (OPSS 802) IN ACCORDANCE WITH APPLICABLE CITY OF WATERLOO AND ONTARIO PROVINCIAL STANDARDS

GRADING AND SERVICING SHOWN ON THIS PLAN FOR COORDINATION ONLY. DO NOT USE THIS PLAN FOR CONSTRUCTION OF GRADING AND SERVICING ITEMS.



- LEGEND:
- EXISTING TREE TO REMAIN
 - PROPOSED DECIDUOUS TREES
 - PROPOSED CONIFEROUS TREES
 - PROPOSED DECIDUOUS SHRUBS
 - PROPOSED ORNAMENTAL GRASSES
 - PROPOSED SOD
 - PROPOSED HARD SURFACING (SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR DETAIL)
 - PROPOSED UNIT PAVING (RIDGEFIELD SMOOTH BY OAKS LANDSCAPE PRODUCTS OR APPROVED EQUIVALENT)
 - PROPOSED SAWCUT ARMOUR STONE RETAINING WALL, MAX. 500mm HEIGHT
 - PROPERTY LINE / LIMIT OF WORK
 - PROPOSED 610mm WOOD SCREENING FENCE
 - PLANT KEY



8	SPA RESUBMISSION	JL	16 FEB-22
No.	Description	By	Date
REVISIONS:			
All previous issues of this drawing are superceded			

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LANDSCAPE PLAN

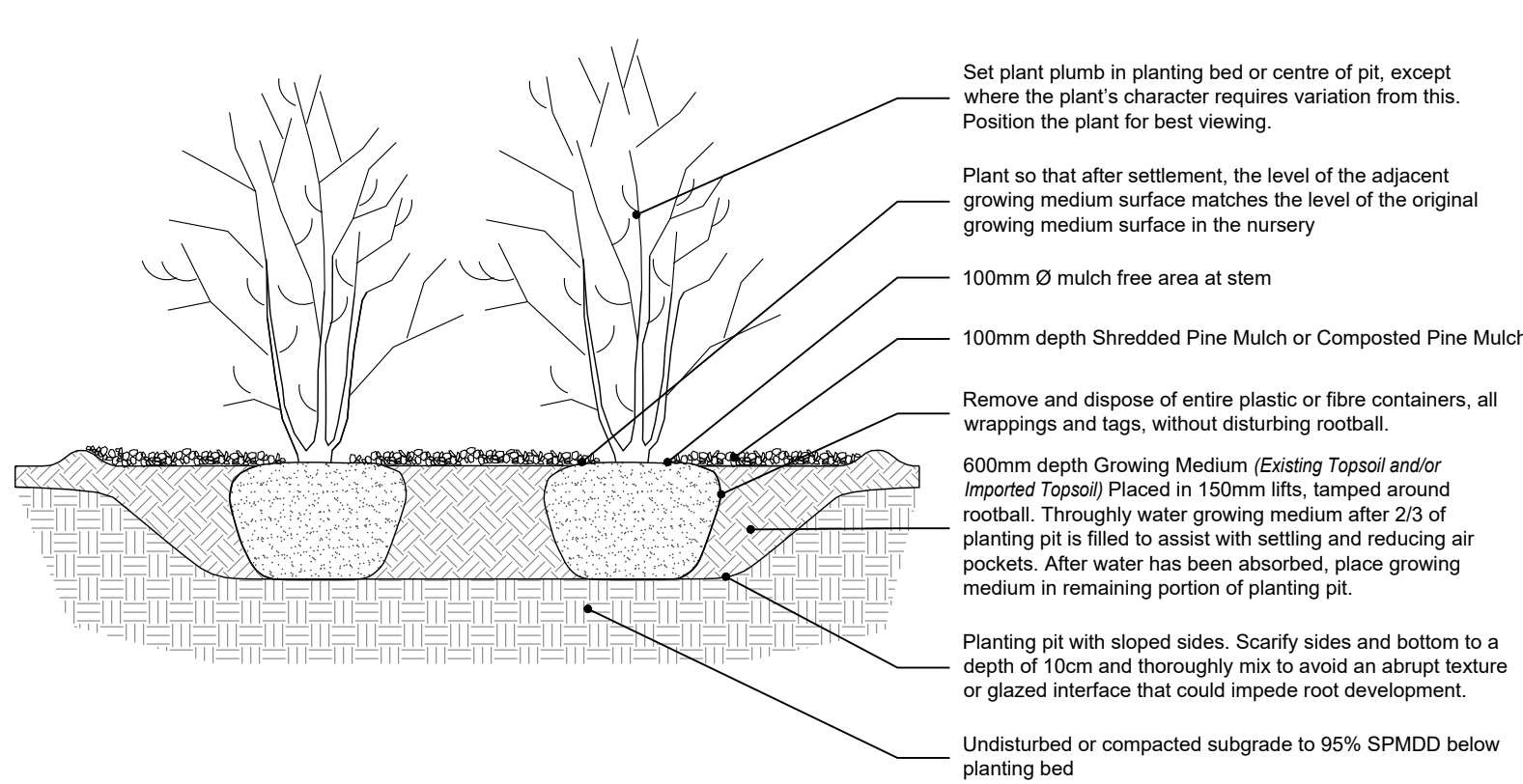
Project: 310-316 ERB STREET WEST
WATERLOO, ONTARIO
URBAN LEGEND DEVELOPMENTS LTD.

Date: JANUARY 2020 Designer: MGN
Project: AA19-202A Drawn: MGN
Scale: 1:150 Checked: MGN

Site Plan No: **SP-20-02**

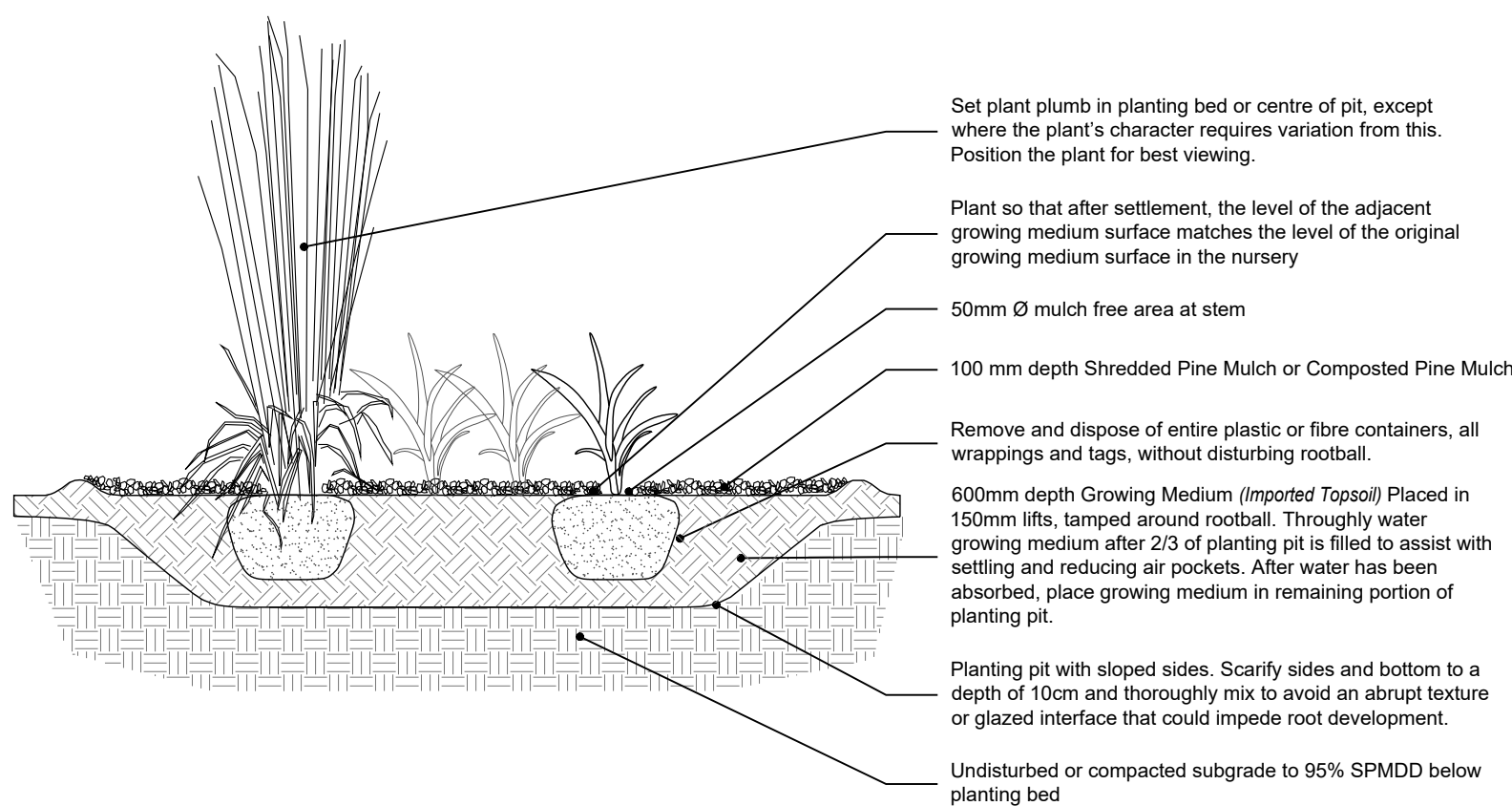
Drawing No: **LP-1**

Plant Characteristics, Rootballs, Rootball Standards *including minimum rootball diameters*, Harvesting Practices, Transporting, Unloading, Handling/Protection, Scheduling, Water/Irrigation, Digging of Plants and Preparing Roots prior to planting in accordance with the Section 9 of the Canadian Landscape Standard. Do not perform work under adverse field conditions such as frozen soil, excessively wet soil or soil covered with snow, ice, or standing water. Contractor to supply required water, free from any organic or chemical contaminants detrimental to humans, animals or healthy plant growth, during planting work and, if required, maintenance work during warranty period.



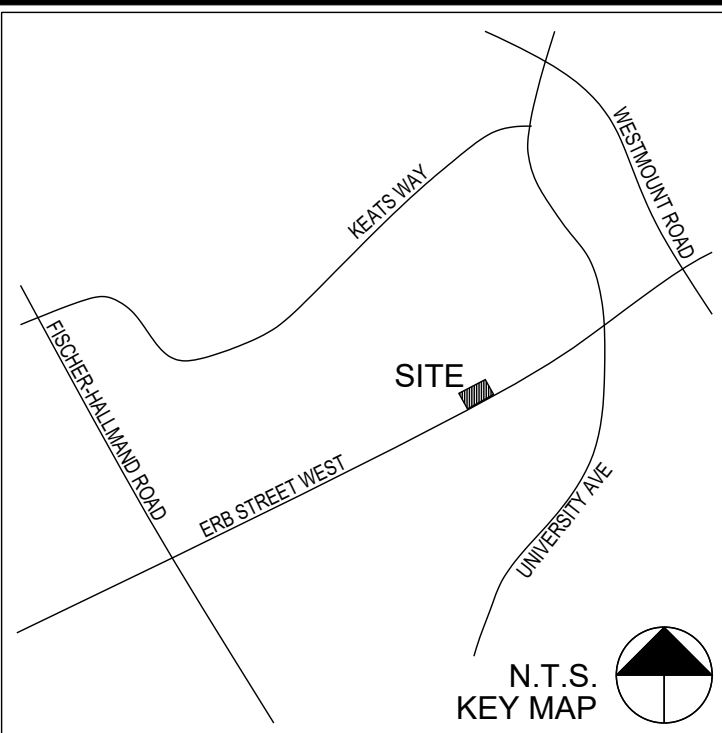
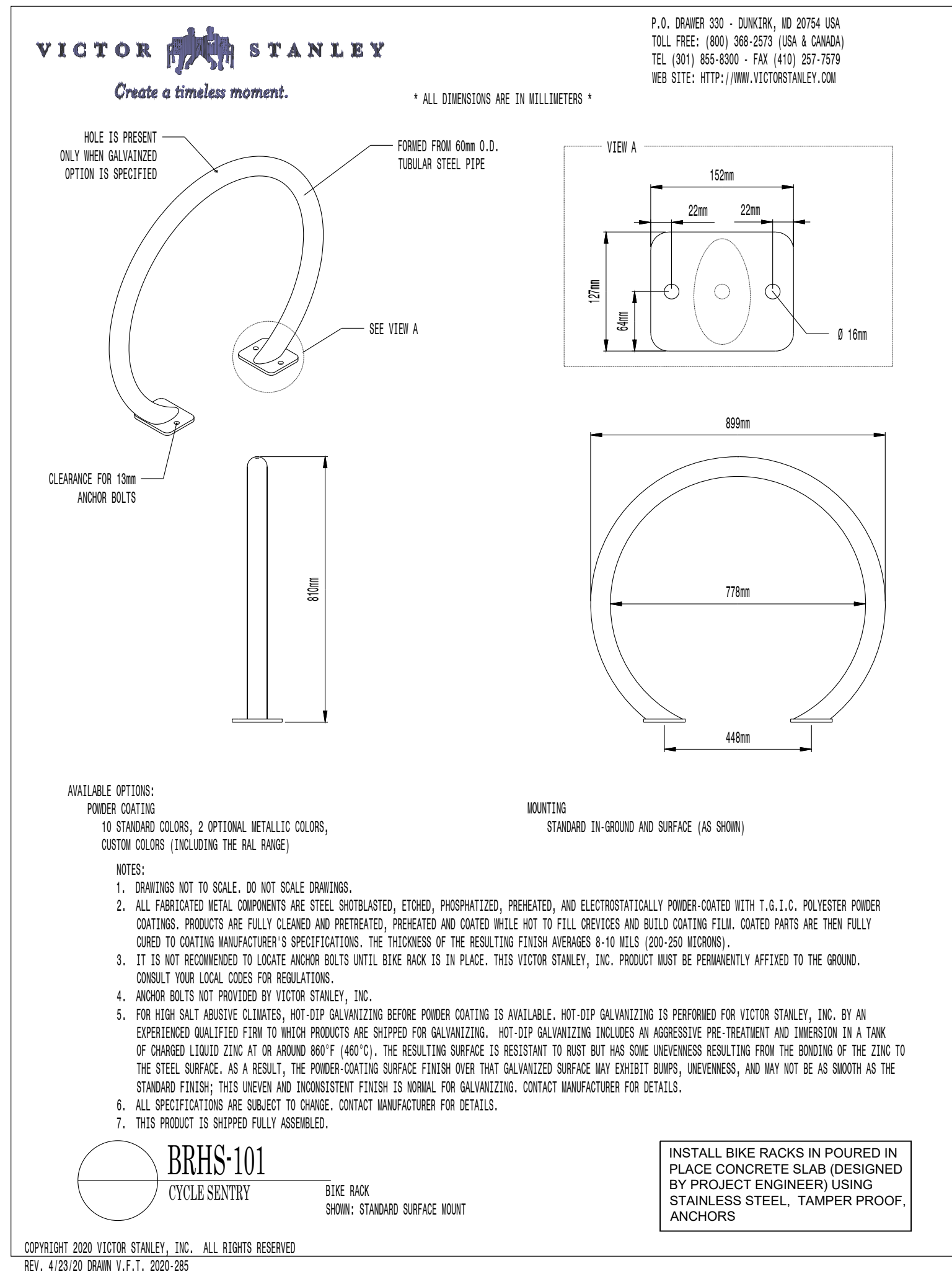
3	TYPICAL SHRUB PLANTING DETAIL - CONTINUOUS BED
P-3	N.T.S.

Plant Characteristics, Rootballs, Rootball Standards *including minimum rootball diameters*, Harvesting Practices, Transporting, Unloading, Handling/Protection, Scheduling, Water/Irrigation, Digging of Plants and Preparing Roots prior to planting in accordance with the Section 9 of the Canadian Landscape Standard. Do not perform work under adverse field conditions such as frozen soil, excessively wet soil or soil covered with snow, ice, or standing water. Contractor to supply required water, free from any organic or chemical contaminants detrimental to humans, animals or healthy plant growth, during planting work and, if required, maintenance work during warranty period.



4	TYPICAL PERENNIAL PLANTING DETAIL - CONTINUOUS BED
LP-3	N.T.S.

5	BIKE RACK - SURFACE MOUNT OPTION - OWNER TO SELECT POWDER COAT COLOUR
LP-3	N.T.S. [Canadian Supplier, Park Street Solutions. Contact: Kevin Bettridge 519-589-5157, kevin@parkst.ca]



LEGEND:

8	SPA RESUBMISSION	JL	16 FEB-22
No.	Description	By	Date

REVISIONS: All previous issues of this drawing are superceded



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Title:

LANDSCAPE DETAILS I

Project

310-316 ERB STREET WEST
WATERLOO, ONTARIO
URBAN LEGEND DEVELOPMENTS LTD.

Date: JANUARY 2020 Designer: MGN

Project: AA19-202A Drawn: MGN

Scale: N/A Checked: MGN

Site Plan No:

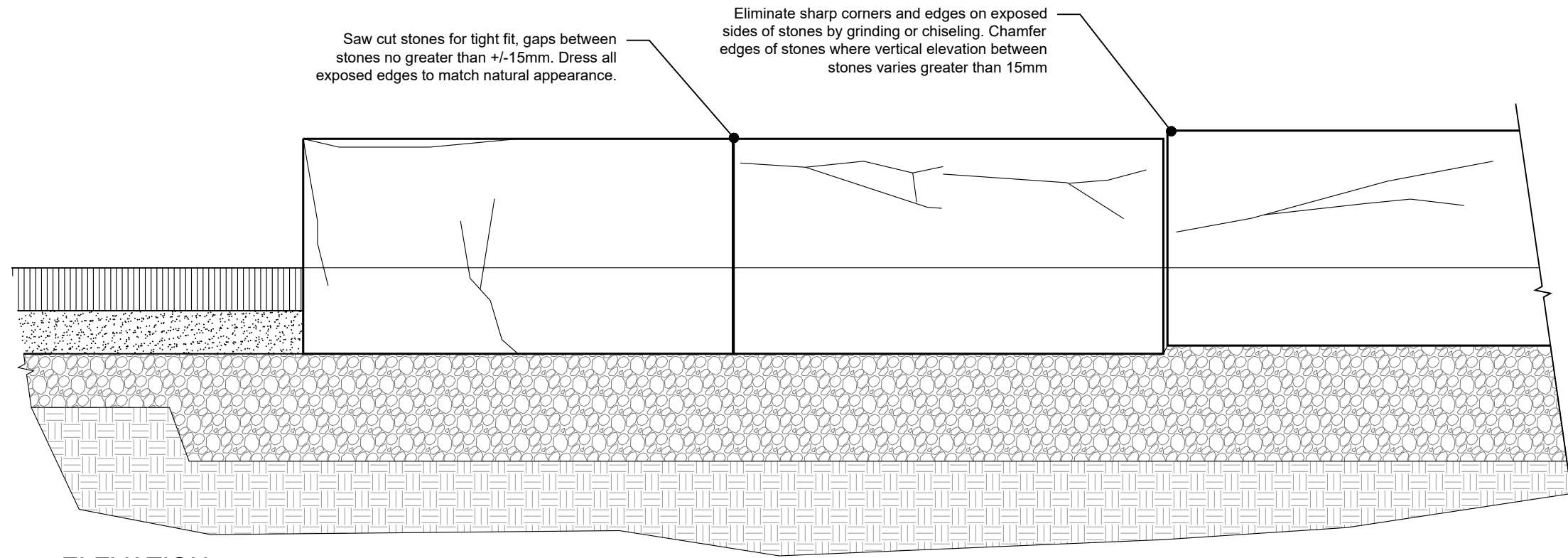
SP-20-02

Drawing No:

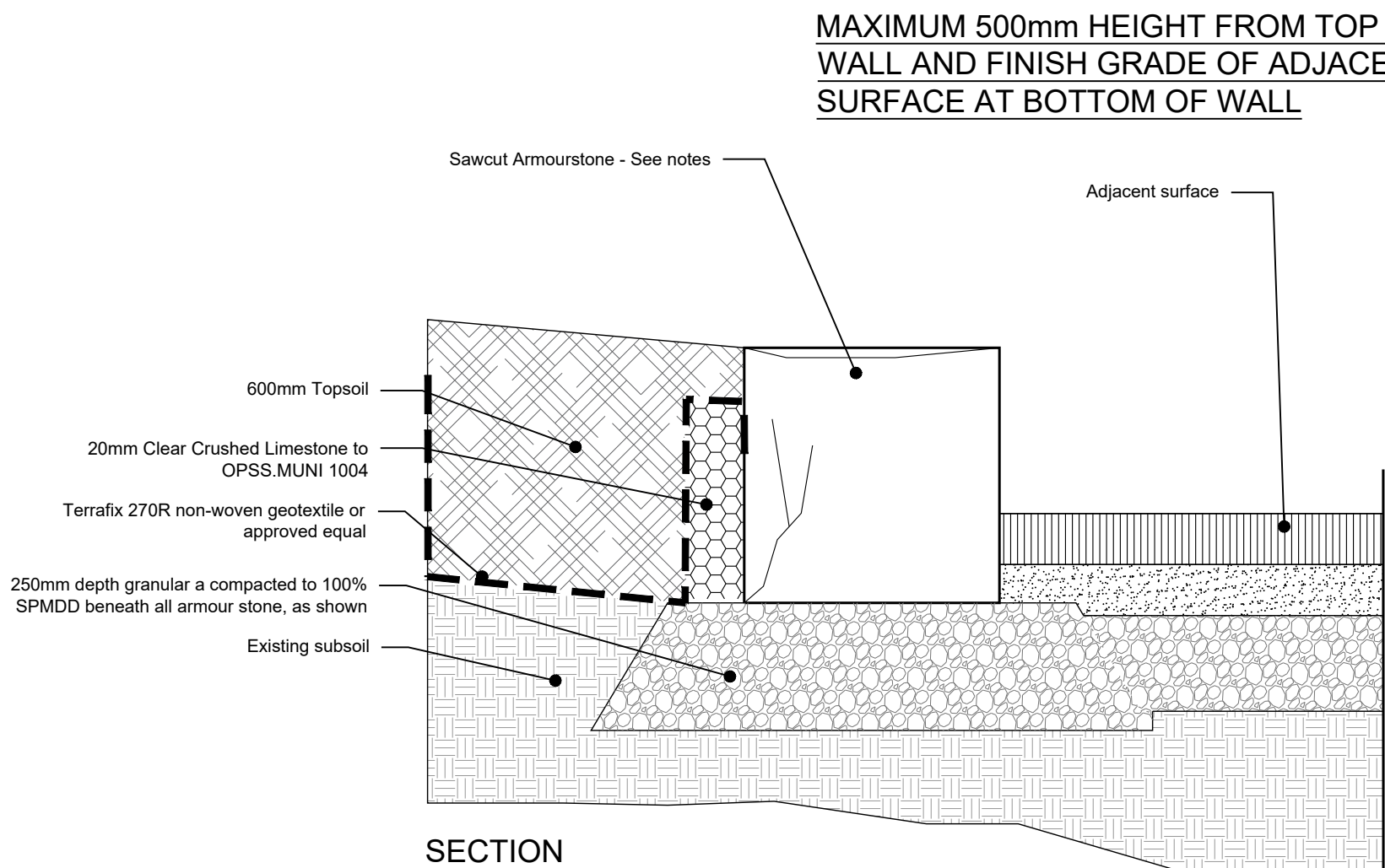
LP-3

Notes:

1. All dimensions in millimeters. Do not scale drawing.
2. Stones 1000-1200mm length x 450-550mm width x 550-610mm height. Stones shall be relatively uniform in size and shape; approximately rectangular.
3. Stones to be flat-topped natural hard (dolomite) limestone armour stone (not cap rock) supplied by Owen Sound Ledgerrock or approved equivalent.
4. Stones with significant pits, hollows, spalling or flaking, or of highly irregular shape shall be rejected. Stone pieces with excessive discolouration, lack of uniform texture will be rejected.
5. Install stones with natural graining horizontal.
6. Place stones to ensure tops of stones are level (+/-15mm).
7. Specified depths of mulch and topsoil are depths after settlement. Specified depth of granular bases is compacted depth.
8. ALL installed stones are to be stable and free from all movement.

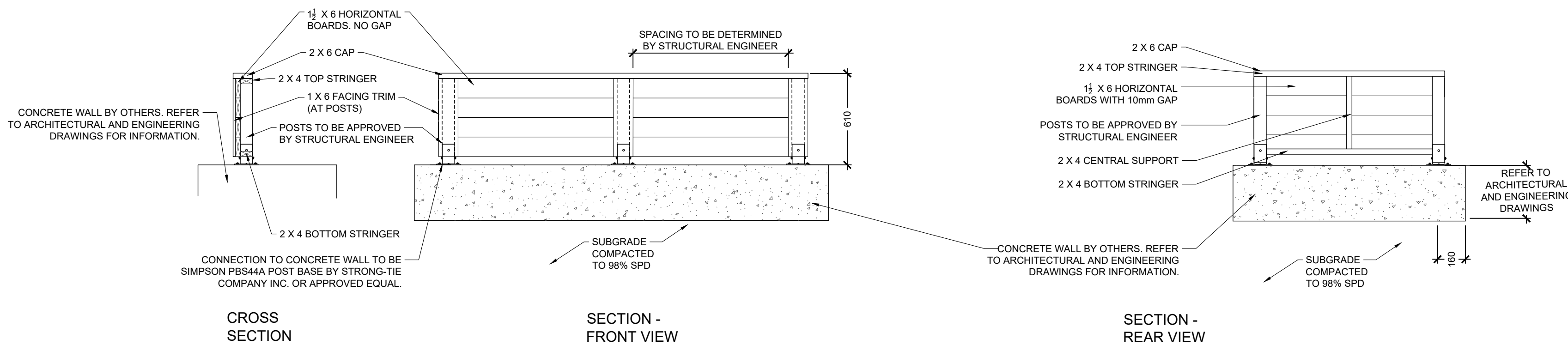


ELEVATION



SECTION

1 SAWCUT ARMORSTONE RETAINING WALL
LP-4 N.T.S.



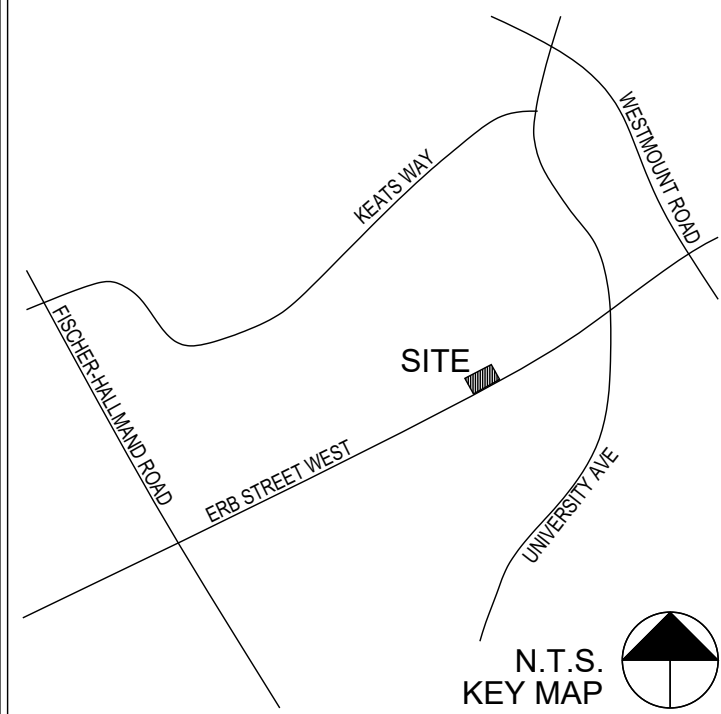
NOTES:

1. Step fencing panels 50mm min and 150mm max at posts as required by grade conditions.
2. All materials, components and workmanship to conform to OBC and local by-laws.
3. All lumber sizes are nominal.
4. All wood shall bear grading stamp of C.L.S. Certified agency.
5. Warranty: the fence shall be guaranteed for three years as follows: 5mm/m on plumb of posts and level of vertical boards. gaps between vertical boards shall not exceed 6mm, vertical boards shall be tight and free of rattling.
6. Wood:
 - 6.1. All wood shall be western red cedar selected for good appearance and free of wane and bark pockets.
 - 6.2. All torn grain and surface stain shall be eliminated by sanding or planing
 - 6.3. Members with heavy knots and/or sap stain shall be well distributed throughout the installation
 - 6.4. Moisture content of wood shall not exceed 20% at time of construction
 - 6.5. Vertical/horizontal boards:
 - 6.5.1. To NLGA 204A or better "select knotty" grade
 - 6.6. Posts
 - 6.6.1. To NLGA 131B#1 structural post and timber
 - 6.6.2. Shall be plumb within 5mm/m above grade
 7. Fasteners
 - 7.1. All fasteners including ardox nails, lag screws, bolts, nuts, washers and brackets shall be hot dipped galvanized in accordance to CSA standard G164. Lag screws and bolts shall conform to ASTM A307
 - 7.2. Counter-sink all lag screws and bolts and drive all nail heads below surface of wood.
 - 7.3. All Ardox nails to be evenly spaced and set not less than 25mm from edge of any wooded member.
 - 7.4. Unless otherwise specified, nailing requirements shall conform to Ontario Building Code, Division B Part 9 Table 9.23.3.4.

CONCEPT DRAWING FOR INFORMATION TO CONVEY DESIGN INTENT ONLY. DO NOT SUBMIT BID OR CONSTRUCT FENCE WHEN INSTALLED ON RETAINING WALL USING THIS DESIGN CONCEPT.

CONTRACTOR TO PROVIDE SITE SPECIFIC DETAILED SHOP DRAWINGS CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO INDICATING FENCING AND POST BASE DIMENSIONS, SIZES, REINFORCEMENT, CONNECTIONS PRIOR TO FABRICATION AND INSTALLATION. CONTRACTOR TO INCLUDE COST OF SHOP DRAWINGS, MATERIALS, FABRICATION, AND INSTALLATION AS PART OF BID.

2 HORIZONTAL SLAT FENCE DETAIL
LP-4 N.T.S.



LEGEND:

No.	Description	By	Date
8	SPA RESUBMISSION	JL	16 FEB-22

REVISIONS:



Title:
LANDSCAPE DETAILS II

Project:

310-316 ERB STREET WEST
WATERLOO, ONTARIO
URBAN LEGEND DEVELOPMENTS LTD.

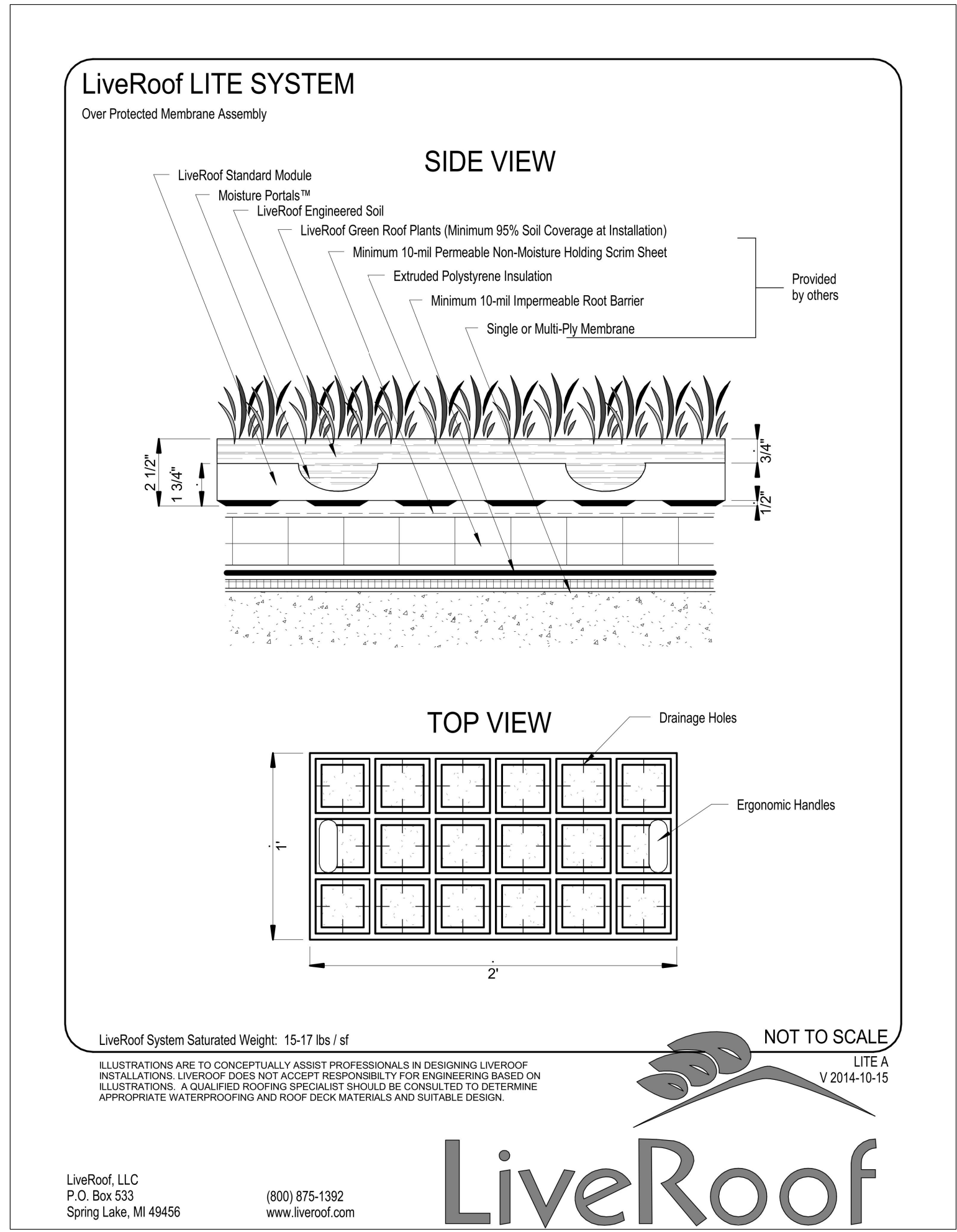
Date: JANUARY 2020	Designer: MGN
Project: AA19-202A	Drawn: MGN
Scale: N/A	Checked: MGN

Site Plan No:

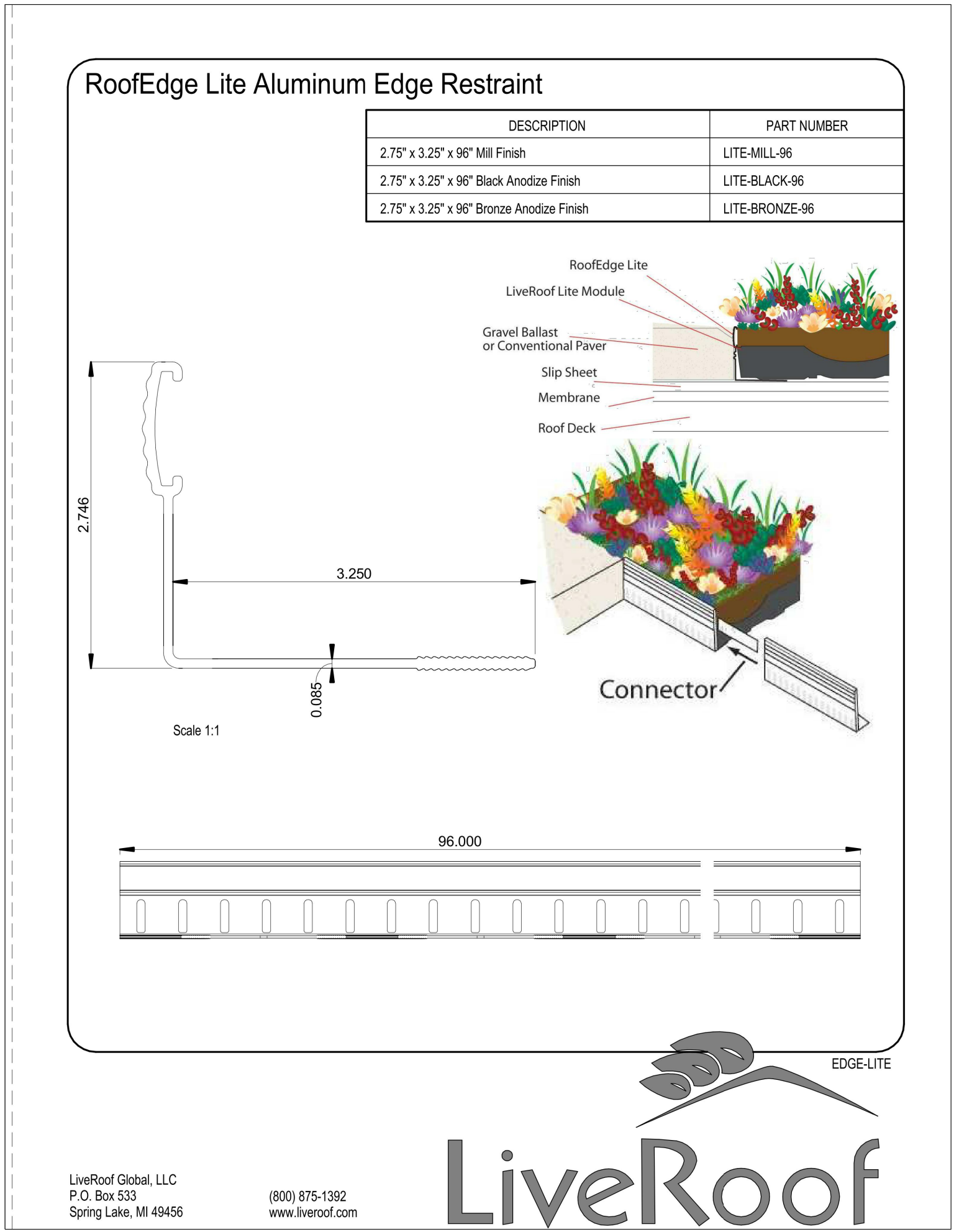
SP-20-02

Drawing No:

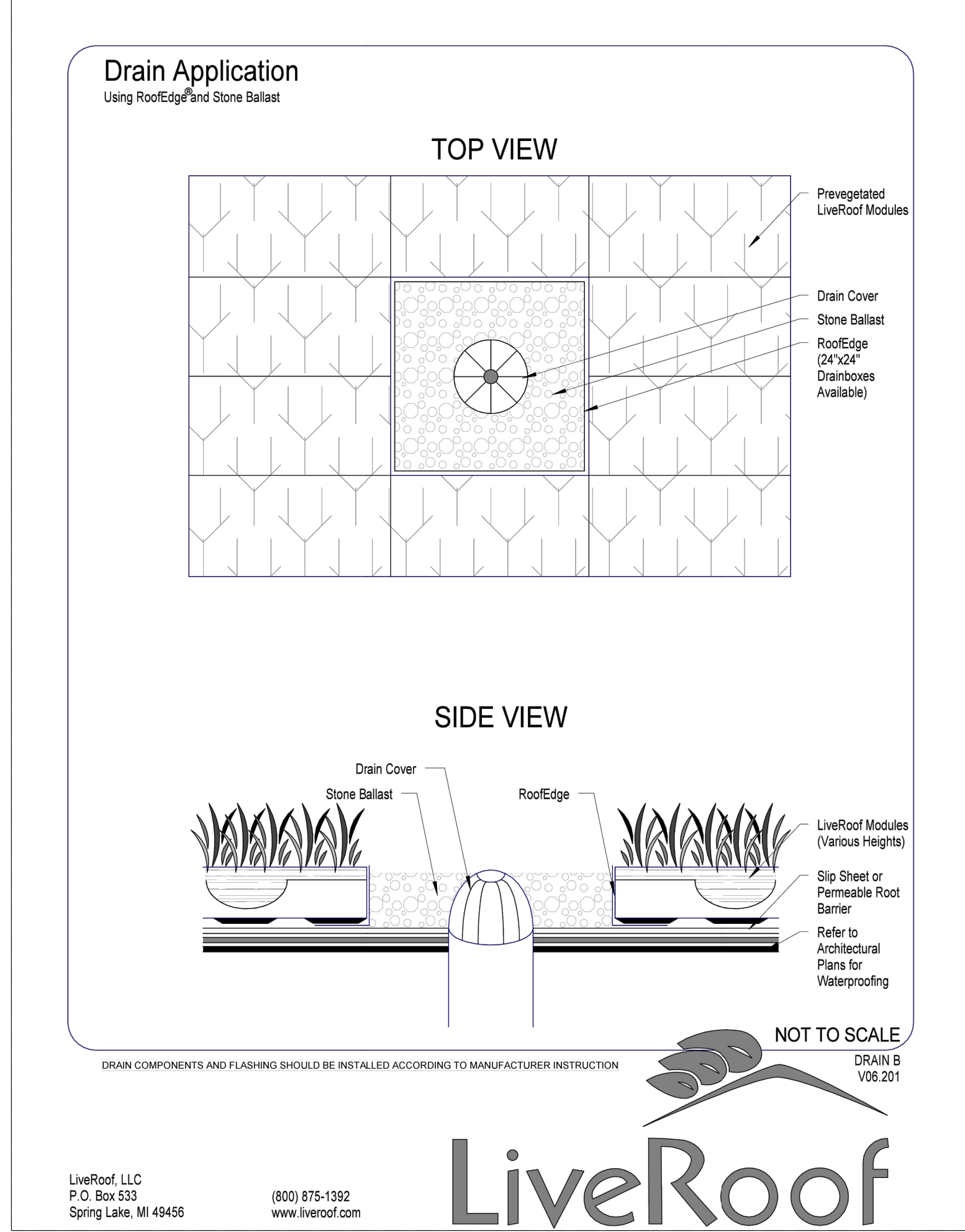
LP-4



1 LIVEROOF LITE SYSTEM
LP-5 N.T.S.

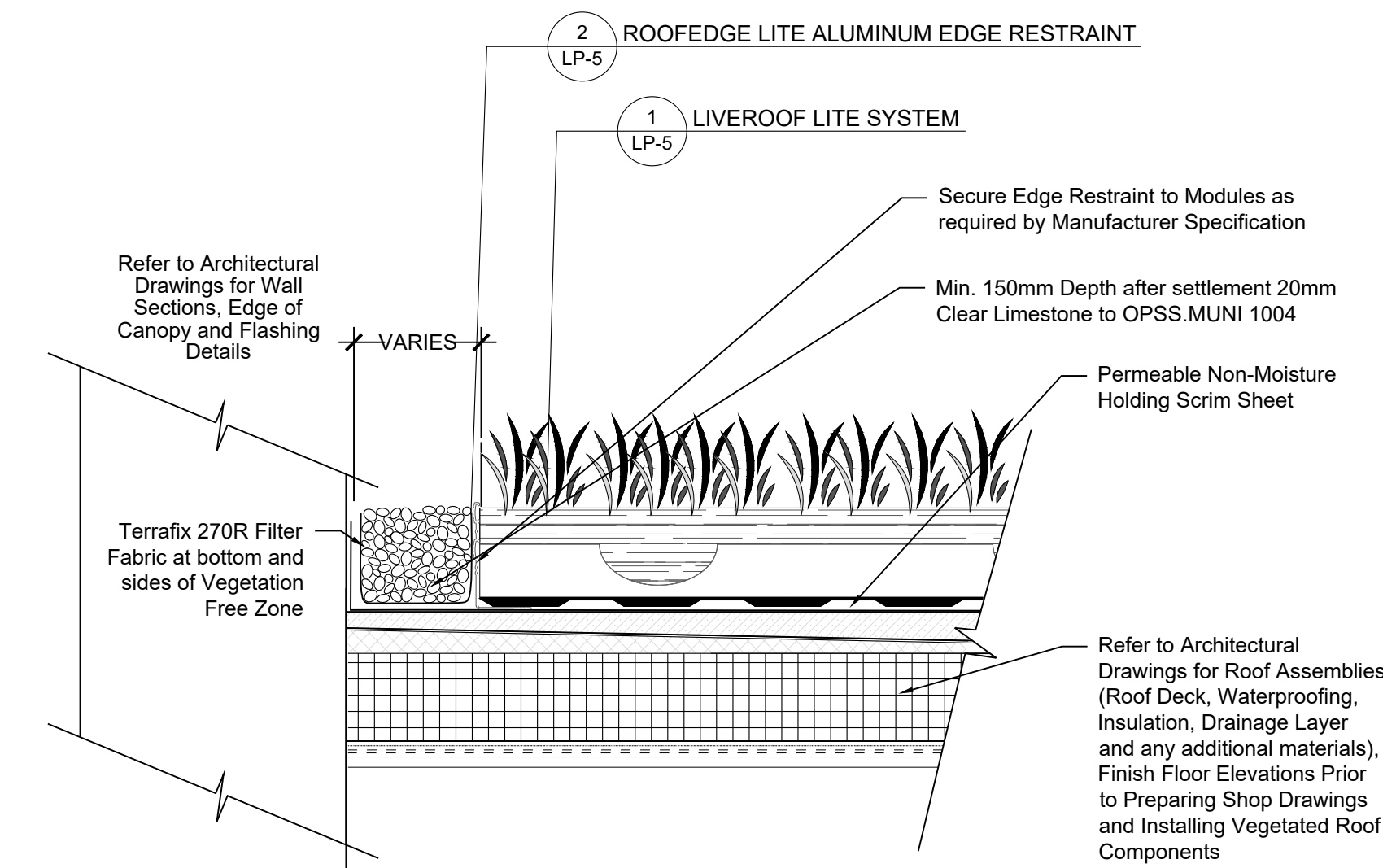


2 ROOFEDGE LITE ALUMINUM EDGE RESTRAINT
LP-5 N.T.S.



3 LIVEROOF DRAIN APPLICATION
LP-5 N.T.S.

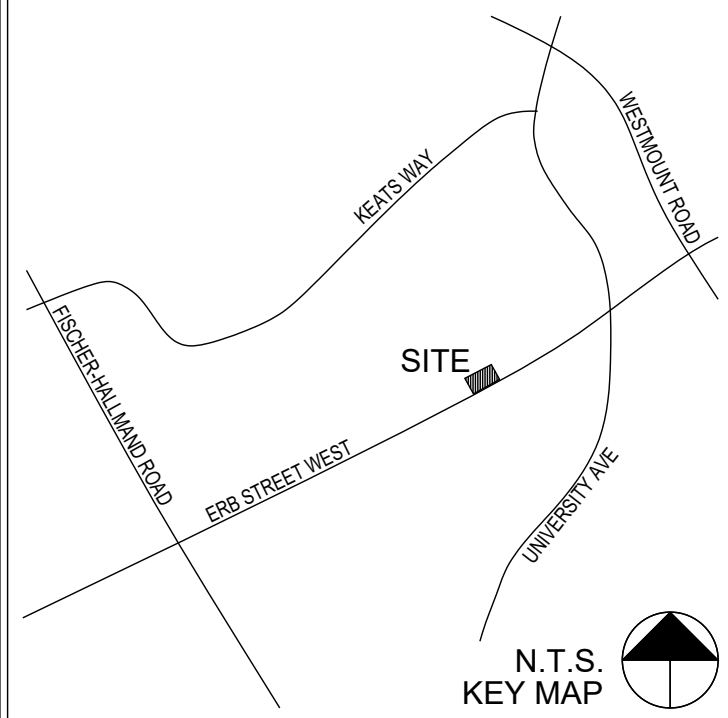
Refer to Architectural Drawings for Roof Buildup from Top of Sloped Insulation.
Contractor to ensure root barrier material and thickness is compatible/acceptable to roof membrane manufacturer and leak detection system manufacturer.



4 VEGETATION FREE ZONE
LP-5 N.T.S.

VEGETATED ROOF CONCEPT DRAWINGS FOR INFORMATION TO CONVEY DESIGN INTENT ONLY.

CONTRACTOR TO PROVIDE SITE SPECIFIC DETAILED SHOP DRAWINGS CERTIFIED BY LIVE ROOF INDICATING MATERIALS, DIMENSIONS, SIZES, REINFORCING, AND FINISHES DESIGN FOR REVIEW BY THE ARCHITECT, LANDSCAPE ARCHITECT AND OWNER PRIOR TO FABRICATION AND INSTALLATION. CONTRACTOR TO INCLUDE COST OF SHOP DRAWINGS, MATERIALS, FABRICATION AND INSTALLATION AS PART OF BID.



LEGEND:

8	SPA RESUBMISSION	JL	16 FEB-22

No.	Description	By	Date
REVISIONS:			



Aboud & Associates Inc.
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190 Nicklin Road, Guelph, Ontario, N1H 7L5, 519.822.6859, www.aboudmg.com

Title:
LANDSCAPE DETAILS III

Project:
**310-316 ERB STREET WEST
WATERLOO, ONTARIO
URBAN LEGEND DEVELOPMENTS LTD.**

Date: JANUARY 2020 Designer: MGN
Project: AA19-202A Drawn: MGN
Scale: N/A Checked: MGN

Site Plan No:
SP-20-02
Drawing No:
LP-5