CENTRAL TREE CARE LTD

ELISSA CHU ISA CERTIFIED ARBORIST
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Since 1996

centraltreecare.com

March 7, 2019

City of Vaughan Forestry Department
Attn: Forestry Planner
#2800 Rutherford Rd.
Vaughan ON. L4K 2N9
T (905) 832-8577
E parks@vaughan.ca

1846057 Ontario Inc / BLKSheep Team
c/o Matthew De Sa
Attn: PHAEDRUS Studio, David Grant-Rubash
46 Centre St.
Thornhill, ON L4J 1E9
T (647) 456-2776
E david@phaedrus.studio

Re: #46 Centre Street (Ward 5)

Arborist Report – Construction/Tree Protection

Central Tree Care Ltd. has been retained by BLKSheep Team c/o Matthew De Sa to provide a professional arborist report for the proposed work at 46 Centre Street.

The nature of the work includes the partially demolish the site, followed by construction of two new buildings and expanded parking area.

To facilitate the proposed construction:

	Privately-Owned	Privately-Owned Neighbouring / Boundary Trees	City-Owned Trees
Injury	1	1	-
Removal	10	-	-
Exemption	-	-	-

This arborist report and the attached Tree Protection Plan are based on the assumption that *no additional trees will be injured or removed*.

LIMITATIONS

Inspection of the trees on site was limited to a visual assessment from the ground only, unless stated otherwise. No inspection via climbing, exploration below grade, probing, or coring were conducted. Any observations and data collected from site are based on conditions at the time of inspection. Diameters of trees located on neighbouring properties were estimated to avoid trespassing. It must be noted that trees are living organisms and their conditions are subject to change.

This report was prepared using the site plans prepared by LANDARTDESIGN landscape architects inc. dated March 6, 2019. If there are any changes to the noted site plan, the consulting arborist must be notified immediately. It is the assumption that no further work, other than what has been presented in the attached site plan, has been proposed.

ATTACHMENT 7

TREE INVENTORY

Permit-sized trees located within 6.0m of the work area were inspected on August 1, 2017.

Tree #	Species	Latin Name	Health	Structure	DBH (cm)	Base Diameter (cm)	TPZ (m)	Category	Comments	Recommendation
1	Black Walnut	*Juglans nigra*	Good	Good	20	28	1.2	1	Specimen is in good health.	Requires a **permit to injure** to install new soil cells and paving.
2	Norway Maple	*Acer platanoides*	Fair	Fair	28	35	1.8	1	Top die back	Requires a **permit to remove** for new building.
3	Norway Maple	*Acer platanoides*	Fair	Fair	23	29	1.8	1	Top die back	Requires a **permit to remove** for new building.
4	Norway Maple	*Acer platanoides*	Fair-Poor	Fair	35	41	2.4	1	Vertical seam on west side, extends from grade to 2.0m. Vertical seams throughout canopy, tip dieback	Requires a **permit to remove** for new building.
5	Norway Maple	*Acer platanoides*	Good	Good	21	35	1.8	1	Specimen is in good health.	Requires a **permit to remove** for new building.
6	Manitoba Maple	*Acer negundo*	Good	Fair	38	52	2.4	1	Growing out over asphalt driveway, epicormic growth throughout, small deadwood throughout, large pruning cuts, 50° lean, asphalt surrounding base, and basal damage along the eastern portion of trunk.	Requires a **permit to injure** for expanded parking area.
7	Norway Spruce	*Picea abies*	Fair	Fair	52	58	3.6	1	Deadwood throughout, sparse throughout	Requires a **permit to remove** for expanded parking area.
8*	Norway Maple	*Acer platanoides*	Fair-Poor	Fair-Poor	53	55	3.6	1	Surrounded by asphalt, large pruning cuts, vertical seam from union to grade, tip dieback, vertical crack at main union with decay	Fully protect.
9	White Spruce	*Picea glauca*	Fair	Fair	40	48	3.0	1	Sparse lower canopy, raised	Requires a **permit to remove** for expanded parking area.
10	Scots Pine	*Pinus sylvestris*	Fair-Good	Fair-Good	42	49	3.0	1	Some deadwood	Requires a **permit to remove** for expanded parking area.
11	Scots Pine	*Pinus sylvestris*	Good	Fair-Good	35	35	2.4	1	Leans into park area	Requires a **permit to remove** for expanded parking area.
12	White Spruce	*Picea glauca*	Fair	Fair	33,19 (52)	48	3.6	1	Co-dominant stems. A "U" shaped inclusion.	Requires a **permit to remove** for expanded parking area.

Tree #	Species	Latin Name	Health	Structure	DBH (cm)	Base Diameter (cm)	TPZ (m)	Category	Comments	Recommendation
13	Manitoba Maple	*Acer negundo*	Fair	Fair-Poor	62	73	4.2	1	Large limb failures, co-dominant, various traces of decay throughout, deadwood, large established suckers	Requires a **permit to remove** for expanded parking area.
14	Black Locust	*Robinia pseudoacacia*	Good	Good	18	20	1.2	1	Specimen is in good health.	Fully protect.
15	Columnar Norway Maple	*Acer platanoides*	Good	Good	15	21	1.2	5	Tree band at base, gypsy moth egg mass, growing under hydro lines	Fully protect.

Numbers in brackets represent the multi-stem diameters calculated under Vaughan's multi-stem calculation through the summation of all stem diameters.

*Tree was plotted to an approximate location. If it is found on site that the location of the subject trees is in dispute, the consulting arborist must be contacted, and an updated survey may be required.

Category #:
0. Tree NOT regulated under City of Vaughan Tree by-laws
1. Trees with diameter at breast height (DBH) or basal diameters of 20cm or more, situated on private property on the subject site.
2. Trees with diameter at breast height (DBH) or basal diameters s of 20cm or more, situated on private property, within 6m of subject site.
3. Trees of all diameters situated on City owned parkland within 6m of subject site.
4. Trees of all diameters situated within lands designated under Naturalized Areas
5. Trees of all diameters situated within the City road allowance adjacent to the subject site.
6. Trees of all diameters situated within the City road allowance adjacent a neighbouring property.

DISCUSSION

Please refer to "Recommendations" section for further details on tree preservation and how to conduct work within a Tree Protection Zone (TPZ).

Construction of Two New Buildings

The façade of the existing building on site is slated to be incorporated in the construction of two new buildings proposed to flank the east and western ends of the property. Excavation for the new foundation is anticipated to require an overdig of 1.5m to 2.0m.

Excavation for the new foundation is anticipated to encroach up to the base of the **Tree #2** and will require a **permit to remove** to facilitate the work.

The following trees will be located within the anticipated overdig and will require a **permit to remove**: **Trees #3 – 5.**

Expanded Parking

The existing asphalt parking lot is salted to be removed and replaced with a larger parking area and garbage set out area. Excavation to a depth of 575mm is anticipated to install the subbase for the new heavy-duty asphalt.

Excavation for the garabe set out area will encroach into the TPZ of **Tree #6** by 0.7m. At this distance, there is a minor to moderate chance of encountering significant roots. Since Manitoba Maples have a good tolerance for root loss, depending on the roots encountered, the tree may be able to tolerate the impact well.

To minimize the impact of the proposed work:

1. Excavation to the required depth is to be conducted by hand under the supervision of an arborist as per "Recommendations for Excavation within a TPZ" detailed below with the additional caveat:
    a. If a large mount of significant root(s) measuring a minimum diameter of 5cm or if a plethora of roots are encountered, the garbage set-out area must either be altered to accommodate the tree OR the tree will need to be removed and compensated with replacement planting.

A **permit to injure** will be required.

The following trees are not expected to tolerate the impact as excavation will cause the minimum loss of ~50% of their root system and will require a **permit to remove: Trees #7, 9, 12, and 13.**

The following trees are located within the expanded parking area and will require a **permit to remove: Tree #10 and 11.**

Soil Cells and Unit Paving

Along the front of the eastern building, new soil cells with unit paving overtop will be installed, and is anticipated to require excavation to a depth no greater than 1.0m.

Excavation for the soil cells will encroach into the TPZ of **Tree #2** by 0.1m. At this distance, no significant roots are expected to be encountered, and the impact is expected to be well within tolerable ranges for the tree.

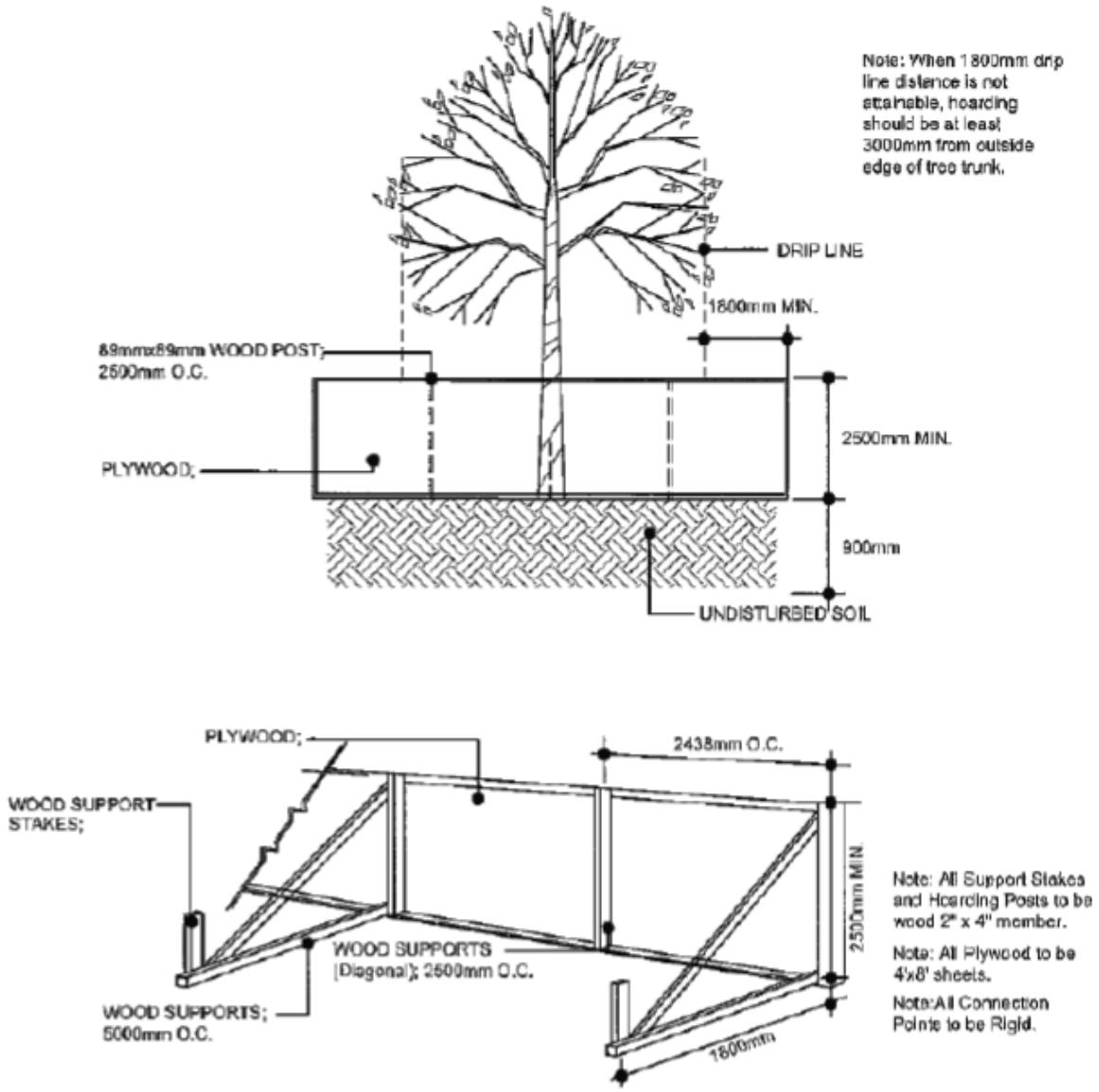
To minimize the impact of the proposed work:

1. Although no significant roots are expected, excavation to the required depth is to be conducted by hand under the supervision of an arborist as per "Recommendations for Excavation within a TPZ" detailed below with the additional caveat:
    a. If a significant root(s) measuring a minimum diameter of 5cm or if a plethora of roots are encountered, the soil cell area and unit paving must either be altered to accommodate the tree OR the tree will need to be removed and compensated with replacement planting.
2. A 30cm mulch layer should be added within the hoarded areas to help retain soil moisture. "Recommendations for Remedial Care" are to be adhered in order to maintain the vitality of the tree.

A **permit to injure** will be required for the new soil cells.

RECOMMENDATIONS

Recommendations for Hoarding



NOTES:

1. Attachment of fence to trees to be preserved is not allowed.
2. Ensure fence is continuous and is located beyond the drip line of trees. to be preserved.
3. Fencing to be installed prior to start of construction.
4. All supports and bracing should be inside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No Construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

2.	HEIGHT OF FENCING UPDATE	PD	12/10/16
1.	DETAIL UPDATE	PD	09/12/11
#	REVISIONS	APPRD	DATE

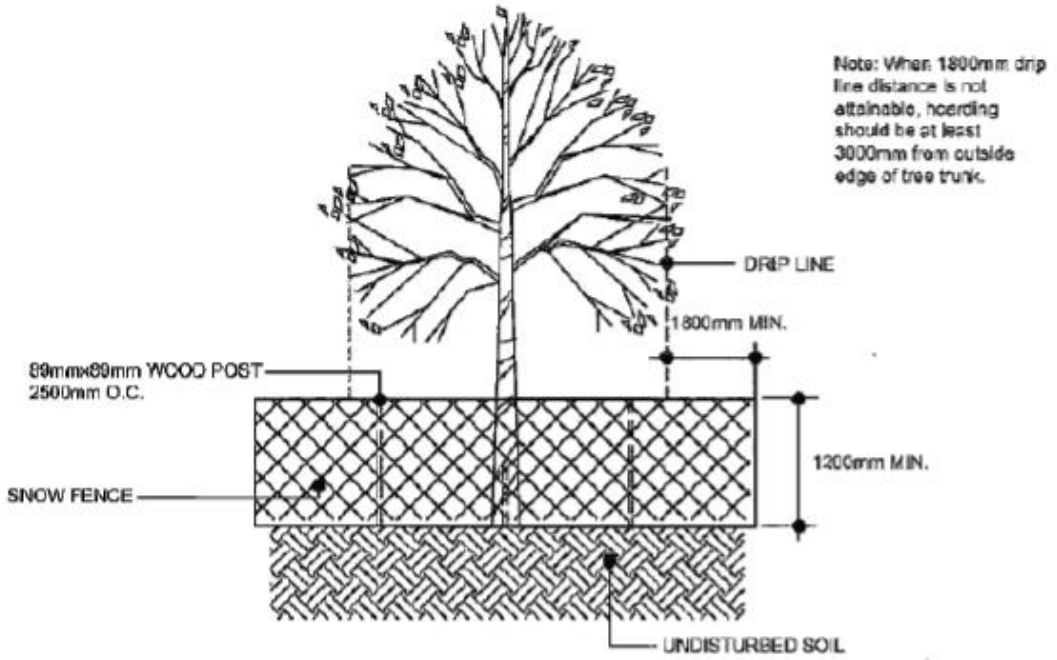
VAUGHAN

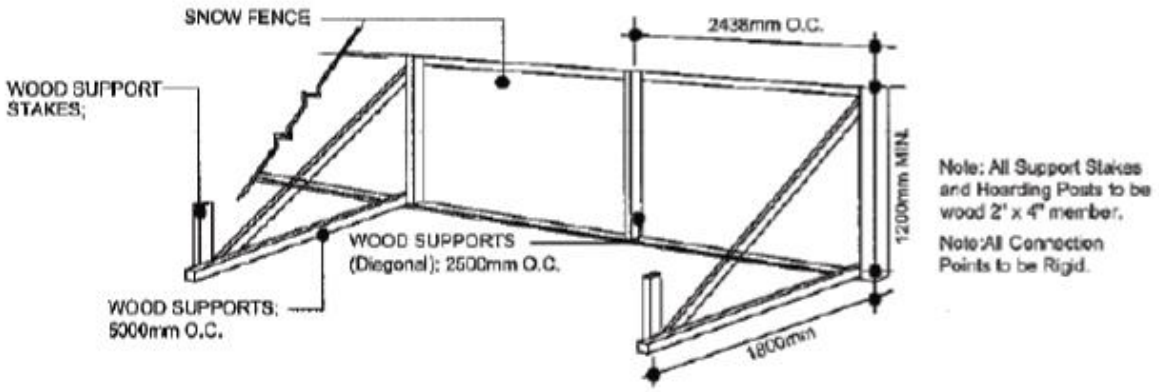
HEAVY DUTY PLYWOOD TREE PROTECTION

DRAWN: S.T. APPROVED: M.T

NOT TO SCALE DATE: 14/11/08

DRAWING NO. MLA 107





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3. Fencing to be installed prior to start of construction.
4. All supports and bracing should be inside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No Construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

#	REVISIONS	APPRD	DATE
2.			
1.			

VAUGHAN

LIGHT DUTY TREE HOARDING PROTECTION DETAIL (SNOW FENCE)

DRAWN: JC APPROVED: KH

NOT TO SCALE DATE: 04/07/2016

DRAWING NO. MLA 107B

Hoarding must be installed by a qualified contractor and put in place as accurately as possible using the scale plan as the reference. It must conform to the recommendation put forth by the City of Vaughan and recommendations within this report. All the protective fencing must be maintained throughout the construction project and its removal must be approved by the Forestry planner. All hoarding must be installed before demolition or construction commences and approved by the Forestry planner.

The TPZ is established on construction sites to help protect the trees from

- Alteration of existing grades
- Changes in grade by excavating and scraping
- Movement of construction vehicles and people
- Disposal of foreign materials
- Storage of waste of construction materials

The tree protection barriers can be constructed from:

- 4ft. high plywood hoarding that can be lowered around limbs, with the supports on the outside
- 4ft. high orange plastic snow fence on a 2”X 4” frame work, this is recommended were visibility is an issue This is recommended for city trees
- If fill or excavates are going to be placed near the plastic fence a plywood barrier must be used to stop these materials from entering the TPZ.
- For more information on the construction of a tree protection zone please see the City of Vaughan’s forestry’s web site and go to By-laws and Policies.

Tree protection signage:

- This sign will be mounted on each TPZ, and should be a minimum of 40cm x 60cm and made on white gator board. The sign must say in bold letters as a heading: Tree Protection Zone (TPZ) the rest of the text is as follows: No grade changes, storage of materials or equipment is permitted within this TPZ. Tree protection barriers must not be removed without written authorization of the City of Vaughan, Forestry Department. For info call Forestry Department at (905) 832-8577 or the project consultant at 647-500-9669.

Implementation of protection:

- All TPZ must be erected before any type of construction commences on the subject site.
- Before construction begins the TPZ must be inspected by city forestry staff and the consulting arborist.
- Before any digging commences around a tree subject to injury by permit, the consulting arborist must be informed.
- To dig near a tree subject to injury by permit the consulting arborist must be on site to supervise the excavation.
- Hoarding cannot be removed until all construction is finished

Recommendations for Exploratory Excavation

The following recommendations must be followed to minimize the damage to the tree:

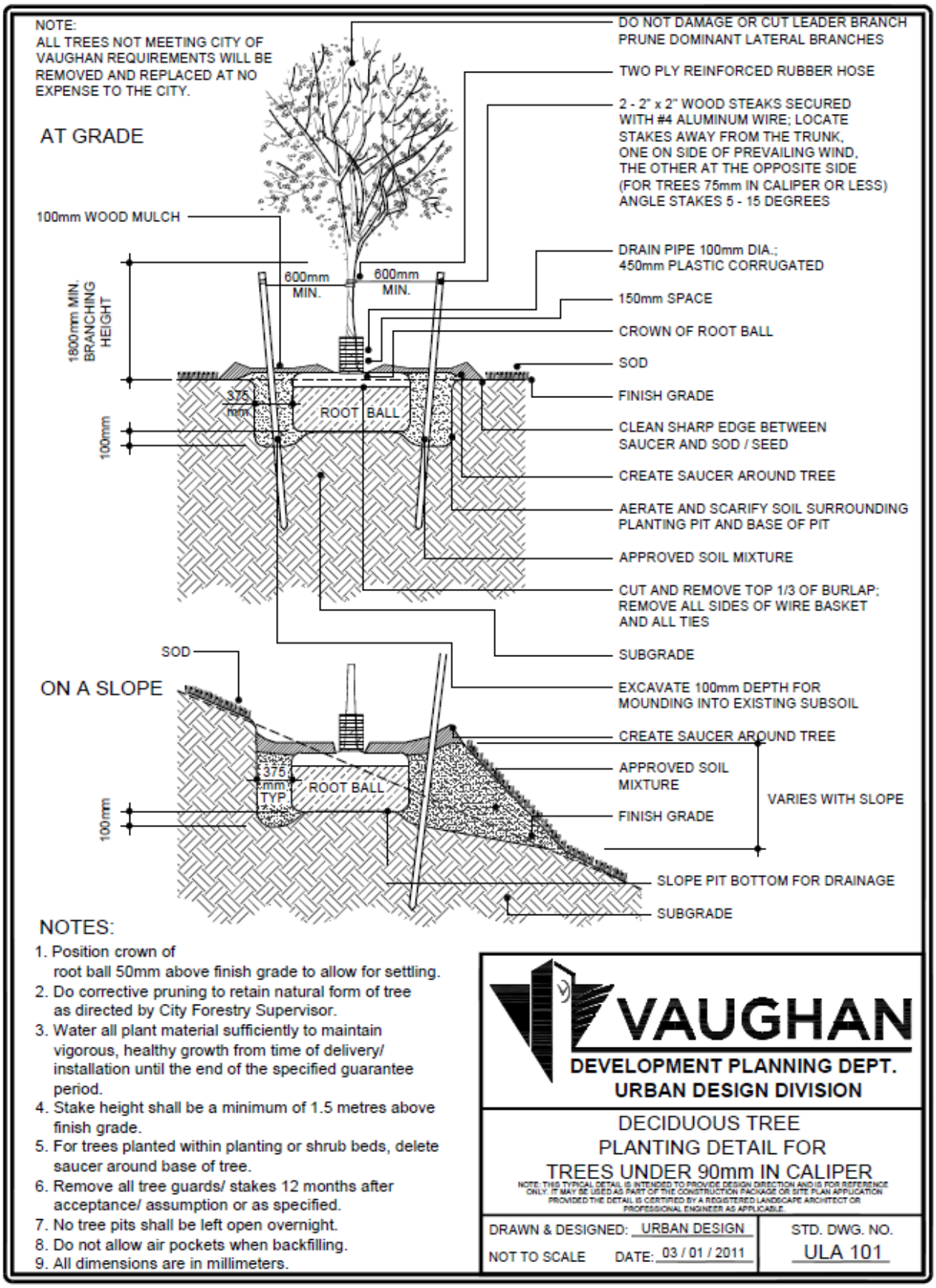
- A qualified arborist must be on site for the complete duration of each excavation. It is the arborist's duty to instruct the laborers and minimize damage to the tree.
- The arborist is also responsible for all root pruning, and to promote 'working around' roots whenever possible.
- Roots within the proposed work area shall first be exposed prior any root pruning is to take place
- All root pruning is to be conducted to proper arboricultural standards with sharp, sanitized tools and exposed roots to be recovered with parent soil
- All excavation/digging is to be done by hand or air spade to the required depth of the proposed work
- If roots measuring a minimum of 5cm in diameter or if a large mass of roots are found, the impact of the proposed work shall be evaluated with Urban Forestry, and the structures must be moved away from the affected trees until a tolerable level of impact is found
- All excavation within the minimum TPZ of a protected tree is to be documented; a report of the findings should then be submitted to Urban Forestry

Recommendations for Remedial Care

All trees slated for preservation located within the work area are to receive a deep root fertilization treatment to prepare the trees for the impact of the proposed work. Stela Maris®, a seaweed-based extract, is recommended to be used to help improve overall plant health, improve root growth and development, improve plant vigor, and to help trees overcome periods of stress.

To aid in the affected trees' recovery, the subject trees should be consistently watered enough to have the soil kept moist, but not wet, as too much water can suffocate the root system and cause anaerobic conditions.

REPLACEMENT PLANTING



NOTES:

1. Position crown of root ball 50mm above finish grade to allow for settling.
2. Do corrective pruning to retain natural form of tree as directed by City Forestry Supervisor.
3. Water all plant material sufficiently to maintain vigorous, healthy growth from time of delivery/ installation until the end of the specified guarantee period.
4. Stake height shall be a minimum of 1.5 metres above finish grade.
5. For trees planted within planting or shrub beds, delete saucer around base of tree.
6. Remove all tree guards/ stakes 12 months after acceptance/ assumption or as specified.
7. No tree pits shall be left open overnight.
8. Do not allow air pockets when backfilling.
9. All dimensions are in millimeters.

VAUGHAN

DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION

DECIDUOUS TREE
PLANTING DETAIL FOR
TREES UNDER 90mm IN CALIPER

NOTE: THIS TYPICAL DETAIL IS INTENDED TO PROVIDE DESIGN DIRECTION AND IS FOR REFERENCE ONLY. IT MAY BE USED AS PART OF THE CONSTRUCTION PACKAGE OR SITE PLAN APPLICATION PROVIDED THE DETAIL IS CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL ENGINEER AS APPLICABLE.

DRAWN & DESIGNED: URBAN DESIGN
NOT TO SCALE DATE: 03 / 01 / 2011
STD. DWG. NO. ULA 101

The replacement ratio for the Vaughan is as follows:

Tree #	Base Diameter of Tree to be Removed (cm)	Replacement Trees Required	Total Replacements
3	20cm - 30cm	1:1	1
2, 5, 11	31cm - 40cm	1:2	6
4, 9, 10, 12	41 – 50cm	1:3	12
7, 13	Diameter over 50cm	1:4	8
		Total Replacements Required:	**27**

Please refer to the planting plan (L-102) for planting scheme and approximate planting locations:

Quantity	Type	Common Name	Botanical Name
6	70mm	Shademaster Locust	*Gleditsia triacanthos inermis* 'Shademaster'
1	70mm	London Plane Tree	*Platanus x acerifolia* 'Bloodgood'
1	70mm	Flowering Cherry	*Prunus serrulate* 'Kwanzan'
2	70mm	Red Oak	*Quercus rubra*
3	70mm	Littleleaf Linden	*Tilia cordata*
14	Cash in Lieu	$550.00 per tree	*$7,700.00*

Watering Guidelines for Newly Planted Trees

To improve the chances of survival for newly planted trees, they must be watered with at least 20 gallons of water at the time of planting. The following guidelines should be followed:

- Irrigate planted trees 2 to 3 times a week for the first two months, and twice a week thereafter until the rainy season. It may be necessary to increase watering intervals during hot and dry weather
- Soil is to be kept moist, not wet, as too much water can suffocate the root system and cause anaerobic conditions
- During the second year, watering should occur on a weekly basis. Water the soil area under the dripline, allowing enough time for the water to penetrate the soil a depth of 6" to 12"
- It may be necessary to make adjustments to the watering frequency and duration depending on soil type, weather, drainage, and tree species

De-Compaction of Soil

If the proposed planting area has been compacted due to construction, the area must be de-compacted prior to planting. The use of radial trenching using a pneumatic air compressor, such as an air spade, may be employed to de-compact the soil. Vertical mulching may be another option that can be used to de-compact the soil. The trenches may then be filled with compost to increase pore space and to compensate for the nutrients that were lost during the construction process.

SUMMARY

The owner of 46 Centre Street is proposing to partially demolish the site, followed by construction of two new buildings and expanded parking area.

To facilitate the proposed work:

	Privately-Owned	Privately-Owned Neighbouring / Boundary Trees	City-Owned Trees
Injury	1	1	-
Removal	10	-	-
Exemption	-	-	-

The canopy loss associated with the proposed work will result in a loss of approximately 71% of the total canopy cover on the property; the remaining permit-sized trees will be fully protected.

To compensate for the canopy loss, **twenty-seven (27) replacement trees** are required.

If there are any questions or concerns regarding the contents of this report, please feel free to contact me at elissa@centraltreecare.com.

Thank you,

c/o Elissa Chu ON-2185A
Mike Spencley ON-1379A
Central Tree Care Ltd.

CERTIFIED ARBORIST ISA
ON-1379A

SITE PHOTOS

Photo 1

Photo 2

Photo 3

Photo 4

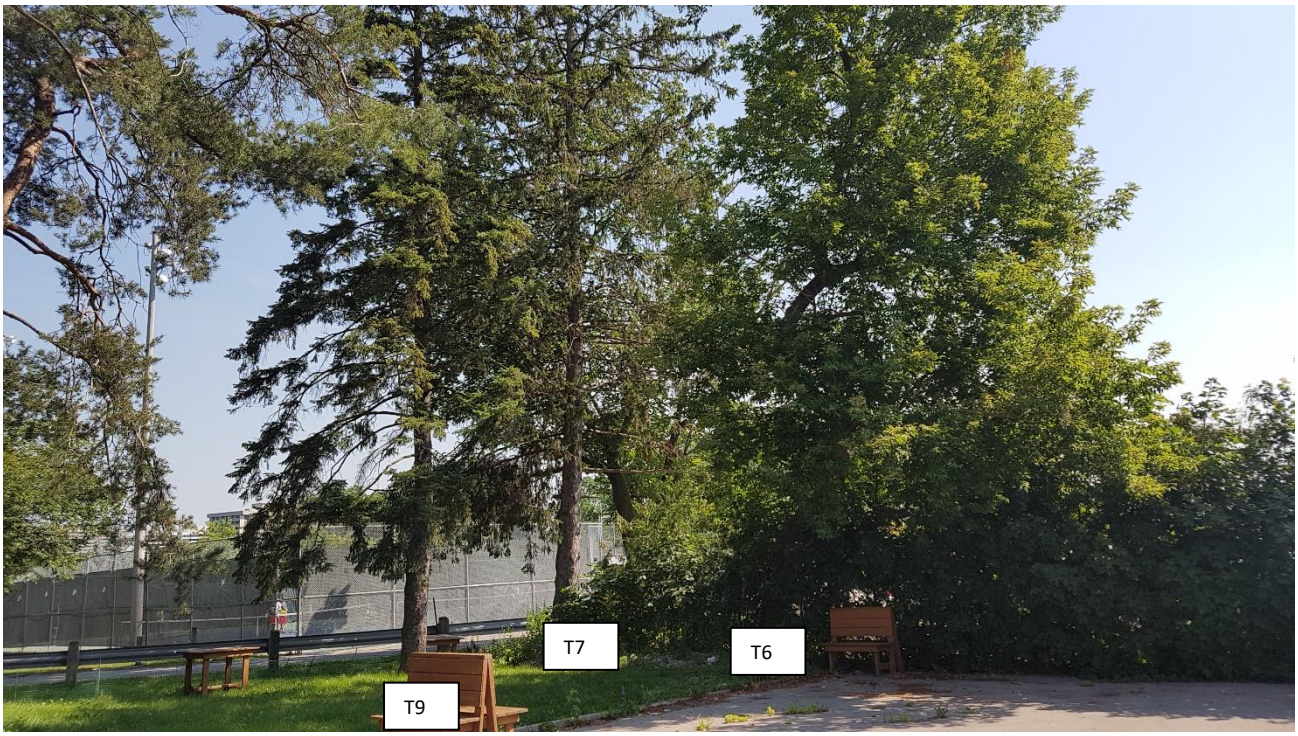


Photo 5

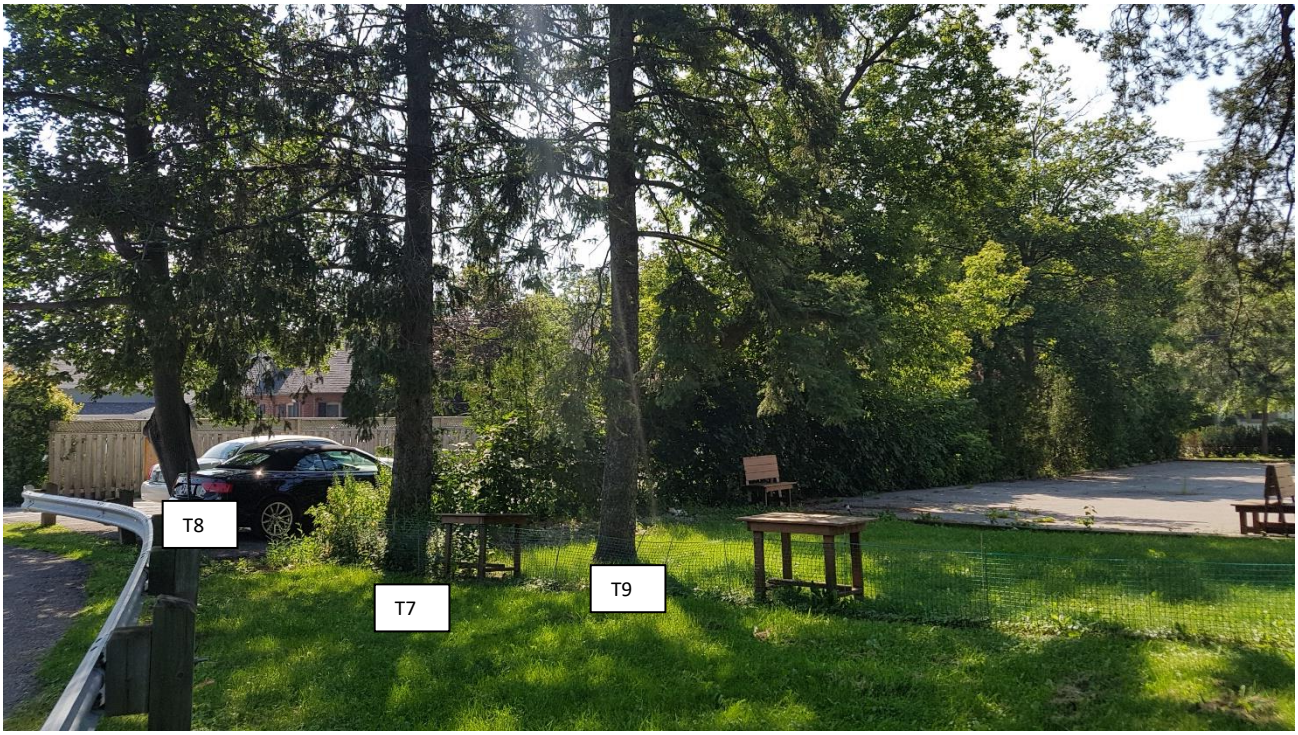
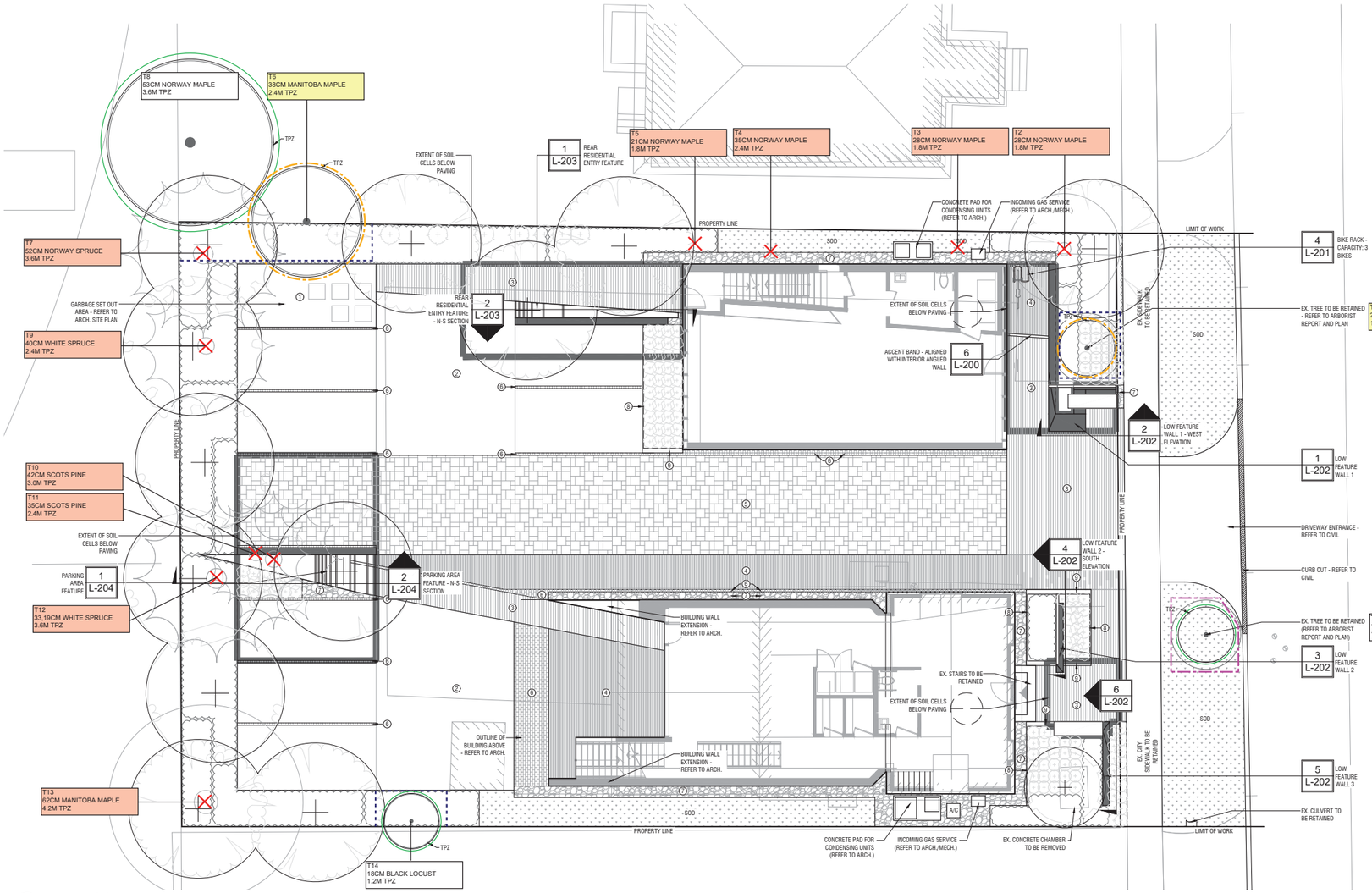


Photo 6

Photo 7

Photo 8



1 L-100 LANDSCAPE PLAN

1:100

P-CO-374-01

LEGEND - PAVING

1	Heavy-Duty P.I.P. Concrete As Per Vaughan City Standard For Garbage Loading/Pickup SRI 35 Recycled Content: ~25%		
2	Heavy-Duty Asphalt SRI <29 Recycled Content: ~24%	1 L-200	
3	Unit Paving - Light Grey "Industria" by Techo-Bloc - Random mix of: 70% of "Greyed Nickel," Polished Finish • Size: 600 L x 100 W x 98 D [mm] 30% of "Greyed Nickel," Granitex Finish • Size: 300 L x 100 W x 98 D [mm] Pattern: Random Running Bond, in direction shown on plan SRI 35 Recycled Content: None	Light Duty: 2 L-200	Heavy Duty: 3 L-200
4	Unit Paving - Dark Grey "Industria" by Techo-Bloc - Random mix of: 60% of "Shale Grey," Granitex Finish • Size: 600 L x 100 W x 98 D [mm] 40% of "Onyx Black" Granitex Finish • Size: 300 L x 100 W x 98 D [mm] Pattern: Random Running Bond, in direction shown on plan SRI <29 Recycled Content: None	Light Duty: 2 L-200	Heavy Duty: 3 L-200
5	Unit Paving "Eco-Priora" by Unilock - Permeable Installation Colour: "Opal Blend" Size: 240 L x 120 W x 80 D [mm] 240 L x 240 W x 80 D [mm] Pattern: "Pattern H" as per manufacturer SRI 34	4 L-200	
6	Granite Setts SRI Not Available Recycled Content: None		
7	Decorative Gravel "Mexican Beach Black Pebbles" by Mar-Co Stone or approved alternative 50-75mm Dia. 150mm (min.) depth over Filter Cloth		
8	Planter Curb - Straight		
9	Planter Curb - Angled		

LEGEND - EXISTING TREES

Ex. Deciduous Tree to be Retained **	TPZ OF FULLY PROTECTED PERMIT TREE	
Ex. Deciduous Tree to be Removed **	TPZ OF PERMIT TREE PROPOSED FOR INJURY	
Ex. Coniferous Tree to be Removed **	PERMIT TREE PROPOSED FOR REMOVAL	
Minimum Tree Protection Zone (TPZ) **	LIGHT DUTY TREE PROTECTION HOARDING	
	HEAVY DUTY PLYWOOD TREE PROTECTION	

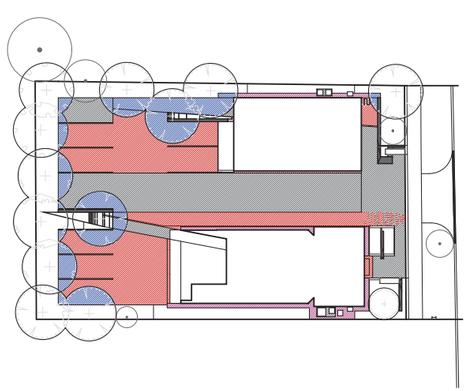
**Refer to Tree Preservation Plan and Arborist Report prepared by Central Tree Care Ltd.

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect - Phaedrus Studio
Civil Eng - JSW+ Associates
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work



2 L-100 HEAT ISLAND TREATMENT - KEY PLAN

1:300

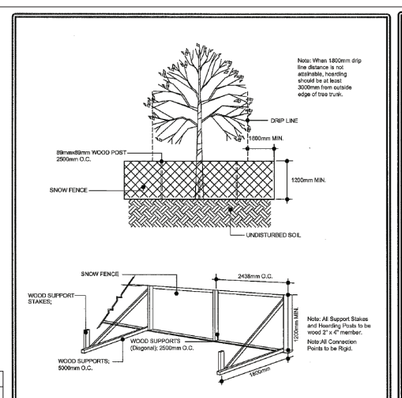
P-CO-374-02

LEGEND - HEAT ISLAND TREATMENT

- Untreated Area
- High-Albedo Paving (Refer to Paving Legend for specific SRI Values)
- Pervious Paving
- Shade from Trees

HEAT ISLAND TREATMENT CALCULATIONS		
TYPE	AREA (m²)	%age of area
Untreated Area	207.8	39.3
TOTAL UNTREATED	**207.8**	**39.3**
Hi-Albedo Paving	198.6	37.5
Pervious Paving	30.3	5.7
Shade from Trees	92.5	17.5
TOTAL TREATED	**321.4**	**60.7**

RECYCLED CONTENT - LANDSCAPE PAVING			
TYPE	AREA (m²)	%age RECYCLED CONTENT	WEIGHTED %age RECYCLED CONTENT
Concrete	232.7	25	10.0
Asphalt	16.4	24	0.7
Unit Paving (Unilock)	140.6	54	13.1
Other	190.3	0	0.0
TOTAL	580.0	0	23.8



NOTES:

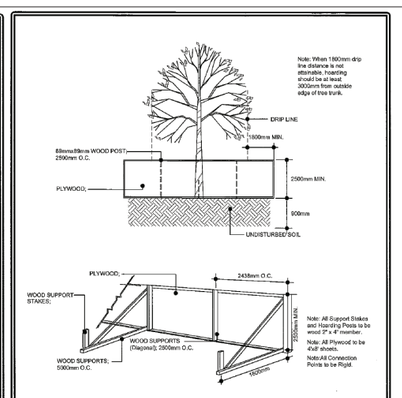
1. Attachment of fence to trees to be preserved is not allowed.
2. Ensure fence is continuous and is located beyond the drip line of trees to be preserved.
3. Fencing to be installed prior to start of construction.
4. All supports and bracing should be inside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No Construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

REV	REVISIONS	APRD	DATE
3			
2			
1	REVISIONS		

VAUGHAN

LIGHT DUTY TREE HOARDING PROTECTION DETAIL (SNOW FENCE)

DRAWN: JF APPROVED: KH
NOT TO SCALE DATE: 04/07/2016
DRAWING NO. MLA 107B



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REV	REVISIONS	APRD	DATE
3	REPORT OF REVISED DRAFTS	PD	09/09/11
2	INITIAL UPDATE	PD	08/05/11
1	REVISIONS	APRD	DATE

VAUGHAN

HEAVY DUTY PLYWOOD TREE PROTECTION

DRAWN: SLT APPROVED: M.T.
NOT TO SCALE DATE: 14/11/08
DRAWING NO. MLA 107

REV	DATE	DESCRIPTION	INITIAL
1	JAN.28.2019	Concept Design	AAM

Landscape Plan

DRAWN BY: AAM
CHECKED BY: JVV
PRINT DATE: Mar.06.2019

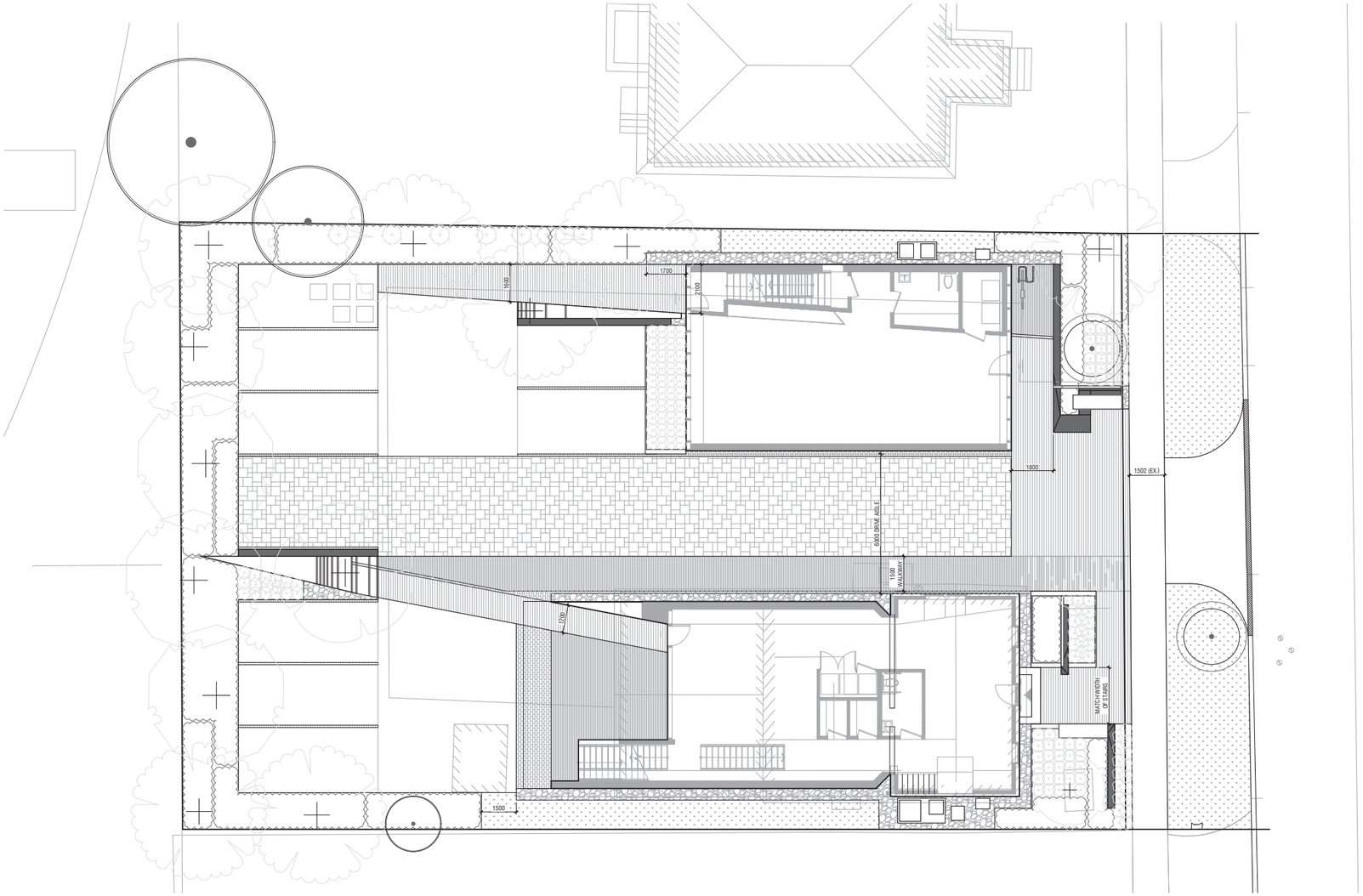
L-100

46 Centre Street
Thornhill, ON L4J 1E9 (City of Vaughan)
1846057 Ontario Inc & BLK Sheep

LAD-374
JAN.28.2019

N

SCALE AS NOTED



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Architect - Phaedrus Studio
Civil Eng - JSW+ Associates
Mech Eng -
Interior -

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L-101

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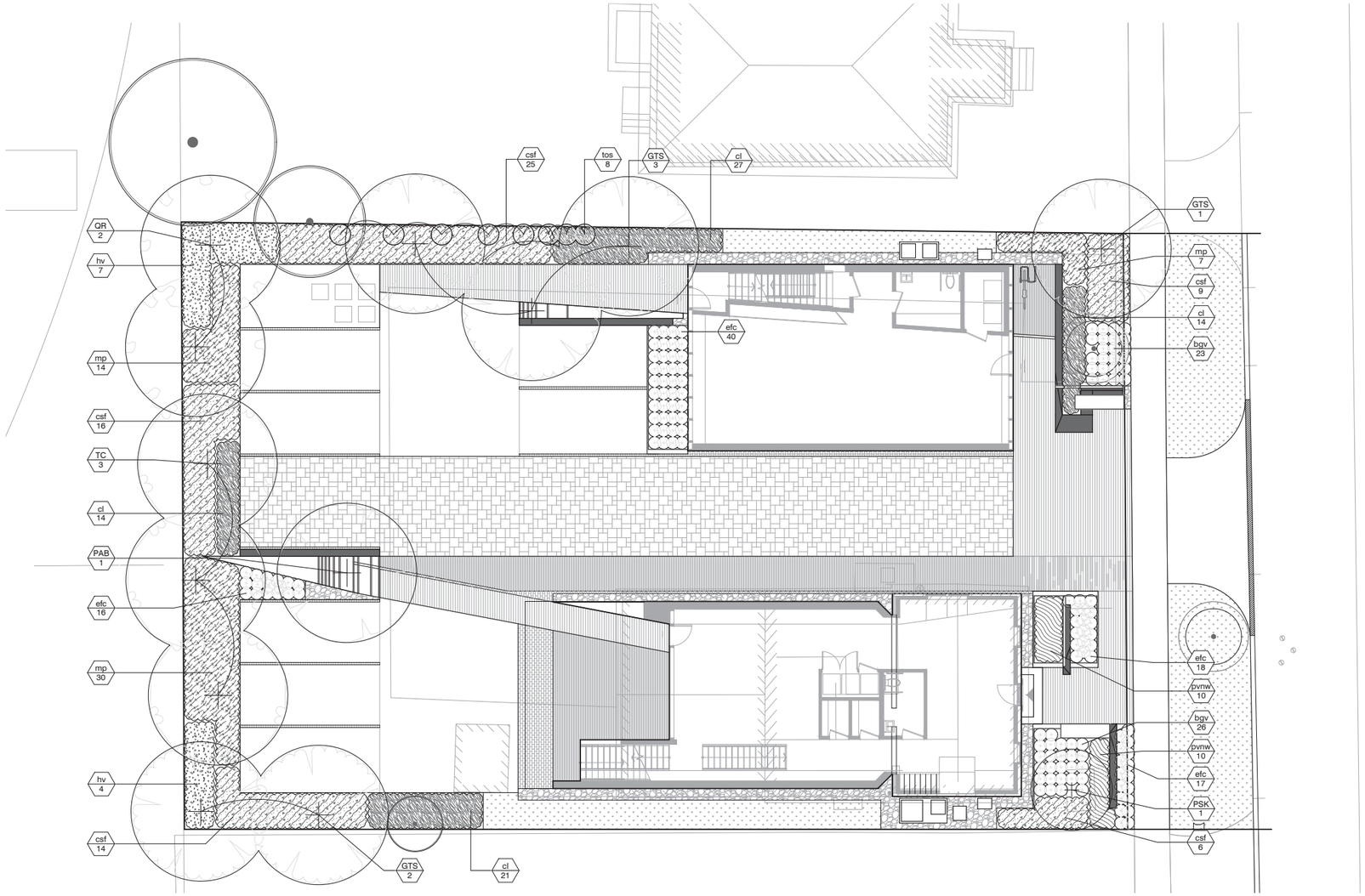

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	NATIVE	REMARKS
GTS	6	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	W.B.	70mm Cal.	Native	
PAB	1	Platanus x acerifolia `Bloodgood`	London Plane Tree	W.B.	70mm Cal.		
PSK	1	Prunus serrulata `Kwanzan`	Flowering Cherry	W.B.	70mm Cal.		
QR	2	Quercus rubra	Red Oak	W.B.	70mm Cal.	Native	
TC	3	Tilia cordata	Littleleaf Linden	W.B.	70mm Cal.		

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NAT		REMARKS
bgv	49	Buxus x `Green Velvet`	Boxwood	3 gal. potted	400mm Ht.			
efc	91	Euonymus fortunei `Colorata`	Purple-leaf Winter Creeper	2 gal. Potted	300mm Ht.			
tos	8	Thuja occidentalis `Smaragd`	Emerald Green Arborvitae	Potted	1500mm Ht.			
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**NAT**	**SPACING**	**REMARKS**
csf	70	Cornus sericea `Flaviramea`	Yellow Twig Dogwood	Potted	600mm Ht.	Native	900mm	
hv	11	Hamamelis virginiana	Common Witch Hazel	Potted	1000mm Ht.	Native	1250mm	
mp	51	Myrica pensylvanica	Northern Bayberry	Potted	600mm Ht.	Native	800mm	
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**NAT**	**SPACING**	**REMARKS**
cl	76	Chasmanthium latifolium	Wood Oats	2 gal.	2 yr. gr.	Native	600mm	
pvnw	20	Panicum virgatum `North Wind`	Northwind Switch Grass	2 gal.	2 yr. gr.	Native	600mm	

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Planting Plan

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L-102

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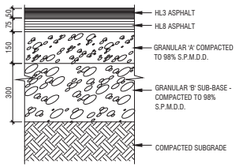
N

LAD-374
JAN.28.2019

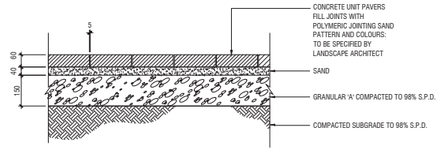
1:100



ON GRADE

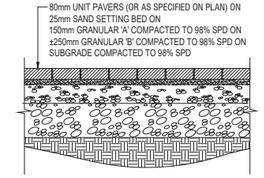
1 L-200 HEAVY DUTY ASPHALT PAVING

N.T.S. 32 1201–04



2 L-200 UNIT PAVING

N.T.S. 32 1401–01



ON GRADE

3 L-200 HEAVY-DUTY UNIT PAVING

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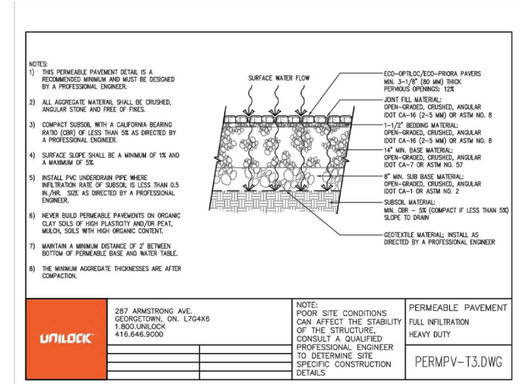

4 L-200 HEAVY-DUTY PERMEABLE UNIT PAVING

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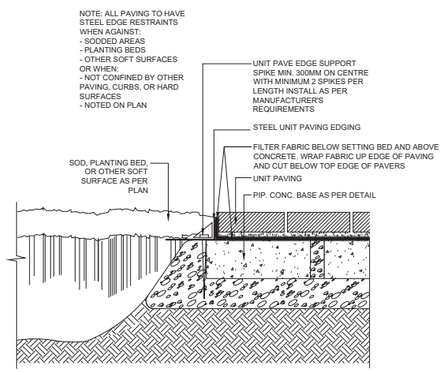
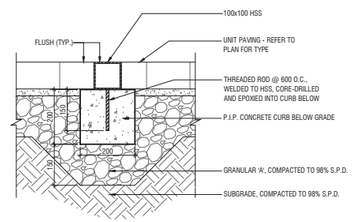


5 L-200 EDGE RESTRAINT FOR UNIT PAVING

N.T.S. 32 1401–06



6 L-200 ACCENT BAND

1:10 P–CO–374–30

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Paving Details

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L-200

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JAN.28.2019

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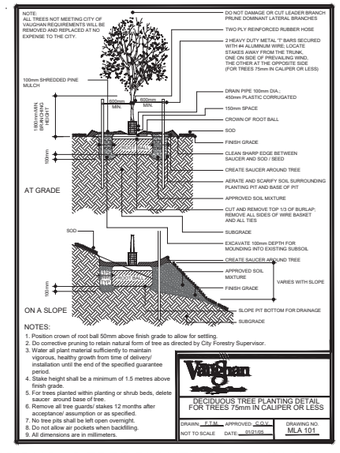
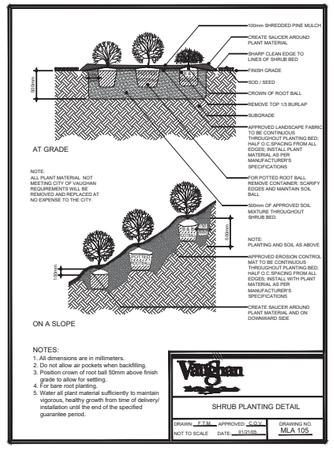


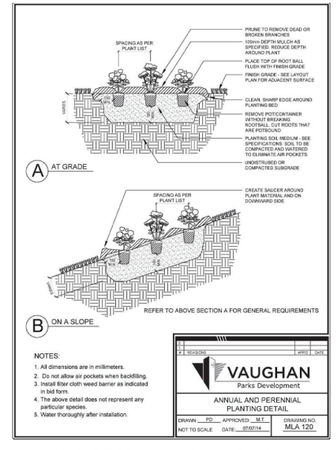
1 L-201 DECIDUOUS TREE PLANTING <75MM CAL.

N.T.S. 32 0185–01



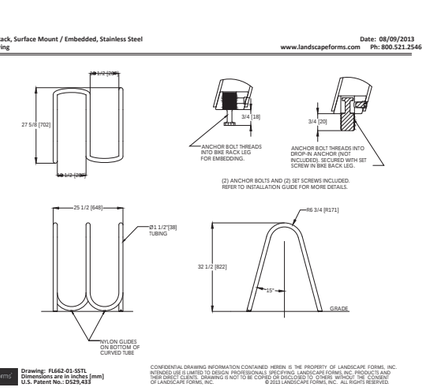
2 L-201 SHRUB PLANTING

N.T.S. 32 0185–05



3 L-201 ANNUAL AND PERENNIAL PLANTING

N.T.S. 32 0185–08



4 L-201 "FLO" BIKE RACK BY LANDSCAPE FORMS

N.T.S. 12 9350–36

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Planting & Furnishing Details

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L-201

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LAD- 374
JAN.28.2019

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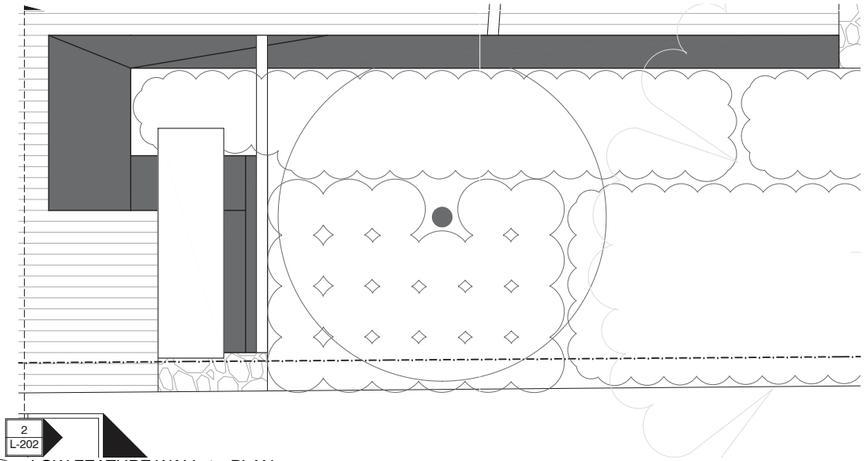

1 L-202 LOW FEATURE WALL 1 - PLAN
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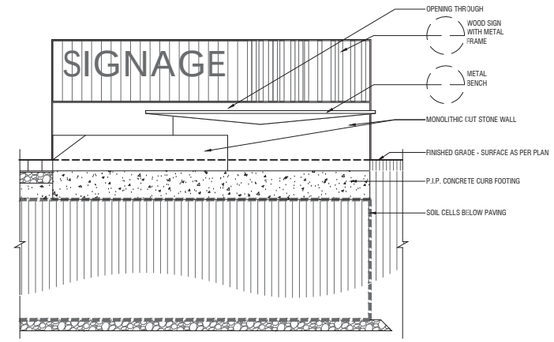
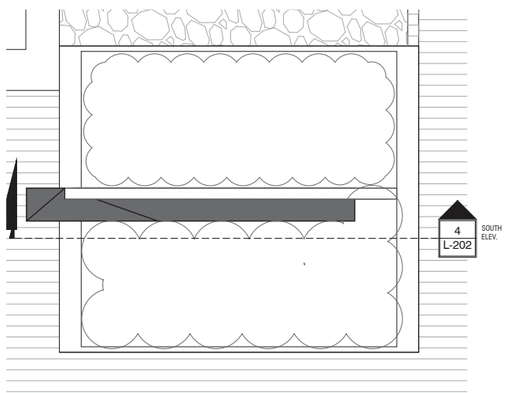


2 L-202 LOW FEATURE WALL 1 - WEST ELEV.
1:25 P-CO-374-41



3 L-202 LOW FEATURE WALL 2 - PLAN
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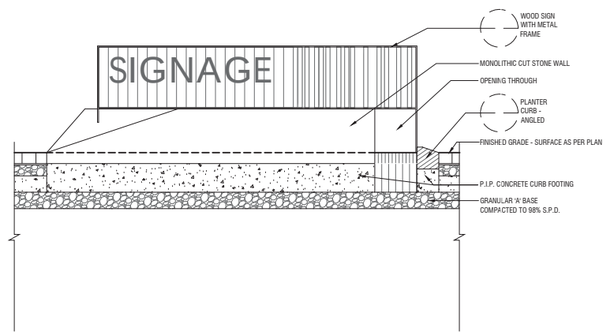
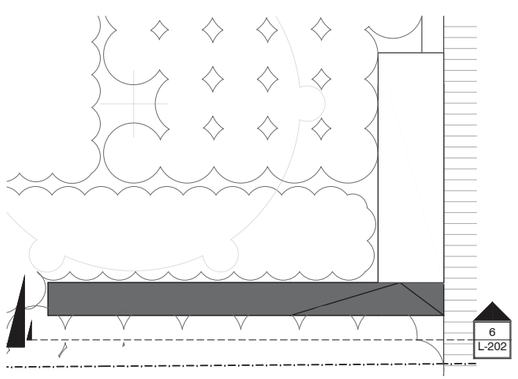


4 L-202 LOW FEATURE WALL 2 - SOUTH ELEV.
1:25 P-CO-374-46



5 L-202 LOW FEATURE WALL 3 - PLAN
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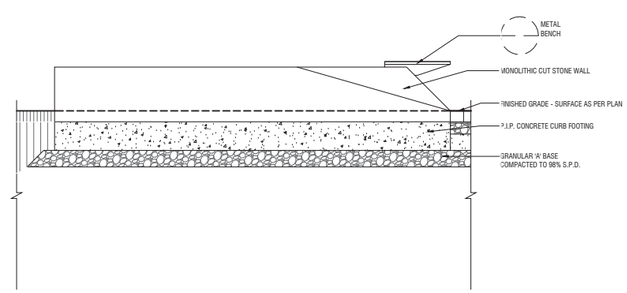

6 L-202 LOW FEATURE WALL 3 - SOUTH ELEV.
1:25 P-CO-374-51

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Feature Wall Details

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L-202

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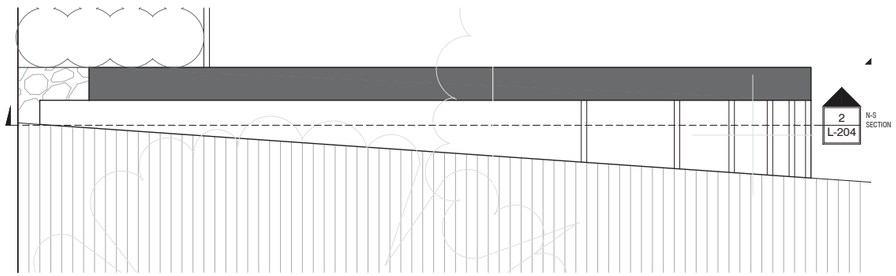
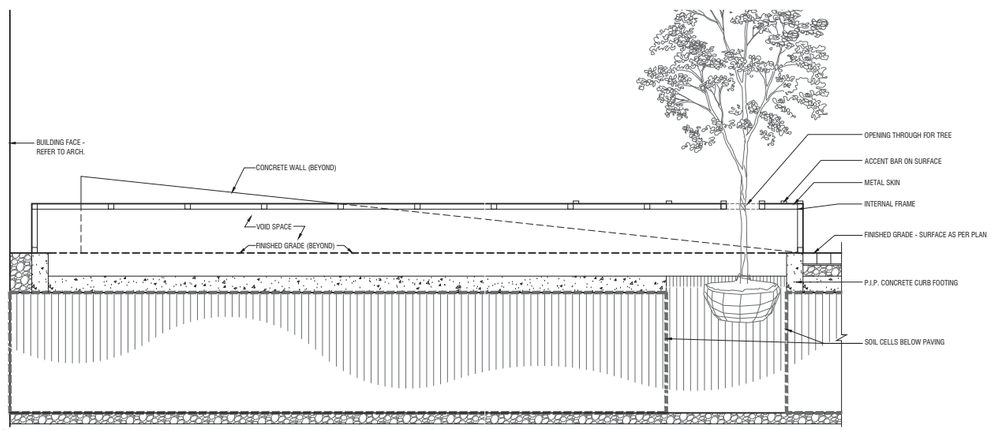


1 L-203 REAR RESIDENTIAL ENTRY FEATURE - PLAN

1:25

P–CO–374–60



2 L-203 REAR RESIDENTIAL ENTRY FEATURE - N-S SECTION

1:25

P–CO–374–62

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Rear Residential Entry Feature Details

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L-203

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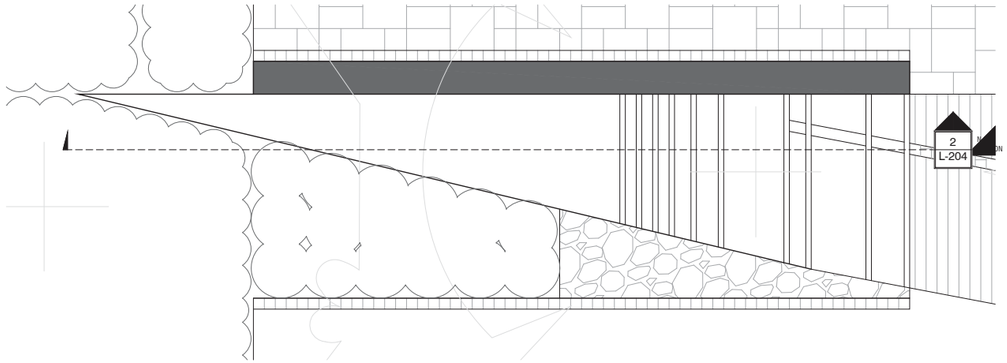
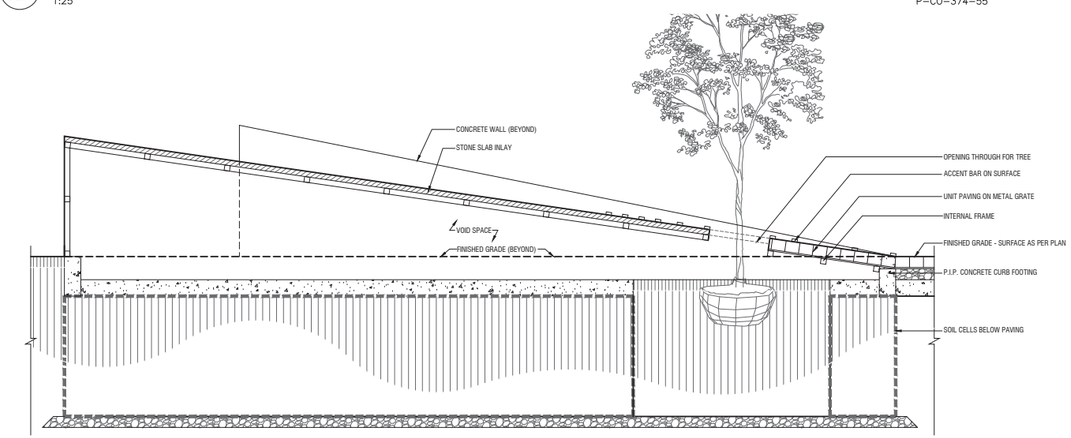


1 L-204 PARKING AREA FEATURE - PLAN

1:25

P-CO-374-55



2 L-204 PARKING AREA FEATURE - N-S SECTION

1:25

P-CO-374-57

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Parking Area Feature Details

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L-204

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JAN.28.2019

SCALE AS NOTED