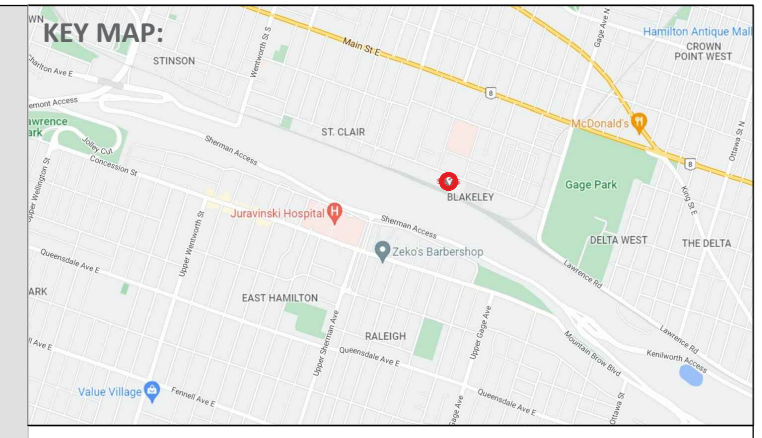


CUMBERLAND AVENUE
 (FORMERLY MOUNTAIN AVENUE BY PLAN 305)
 (NAME CHANGED BY-LAW No. 591-1906, REG'D AS INST. No. 62)

SITE BENCH MARK
 CUSTAR
 ELEV. = 99.41



- LEGEND:**
- Concrete
 - Asphalt
 - Sod
 - Existing Tree
 - Proposed Elevation
 - Existing Elevation
 - Proposed Vegetation

- Landscape Notes**
1. Dimensions are shown in meters unless noted otherwise. Do not scale drawings.
 2. Contractor to review layout on site with Landscape Architect prior to commencing work.
 3. Contractor to verify grades and identify discrepancies prior to initiating work. Report any changes, discrepancies, or substitutions to the Landscape Architect for review prior to work.
 4. It is the contractor's responsibility to locate and verify all existing utilities and services prior to construction.
 5. Plant material support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
 6. Contractor to provide minimum one (1) year warranty from date accepted on all work unless otherwise specified.
 7. Grading and servicing shown is for information purposes. For grading and servicing information refer to engineering drawings.
 8. For lighting information and power distribution refer to the electrical drawings.
 9. Drawings are for construction only if Landscape Architects stamp is signed and dated by the Landscape Architect, and plans are approved by the Municipality.
 10. Tree planting within the municipal right-of-way to be undertaken by the Municipality unless noted otherwise.
 11. Unless otherwise specified all landscaped areas are to be sodded.
 12. Unless otherwise specified, all undeveloped areas shall be undisturbed and kept free and clear of debris.
 13. The Owner is to be aware of the Migratory Birds Convention Act, 1994. This Act is implemented by Environment Canada and the Owner is to make every effort to avoid removal of vegetation from the period of March 31st to August 31st.

STAMP:

FINAL STAMP TO BE SIGNED AND DATED
 MEMBER
 O.S.L.A.

NOT FOR CONSTRUCTION



REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE:
2	For ZBA	2022-04-19
1	For Client Review	2022-03-28

CLIENT:

2115616 Ontario Inc.

PROJECT TITLE:

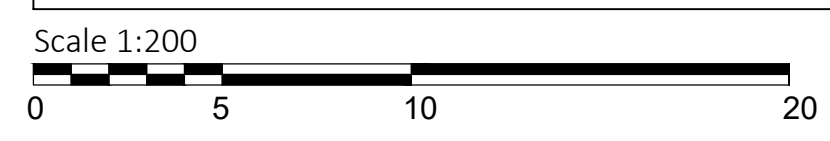
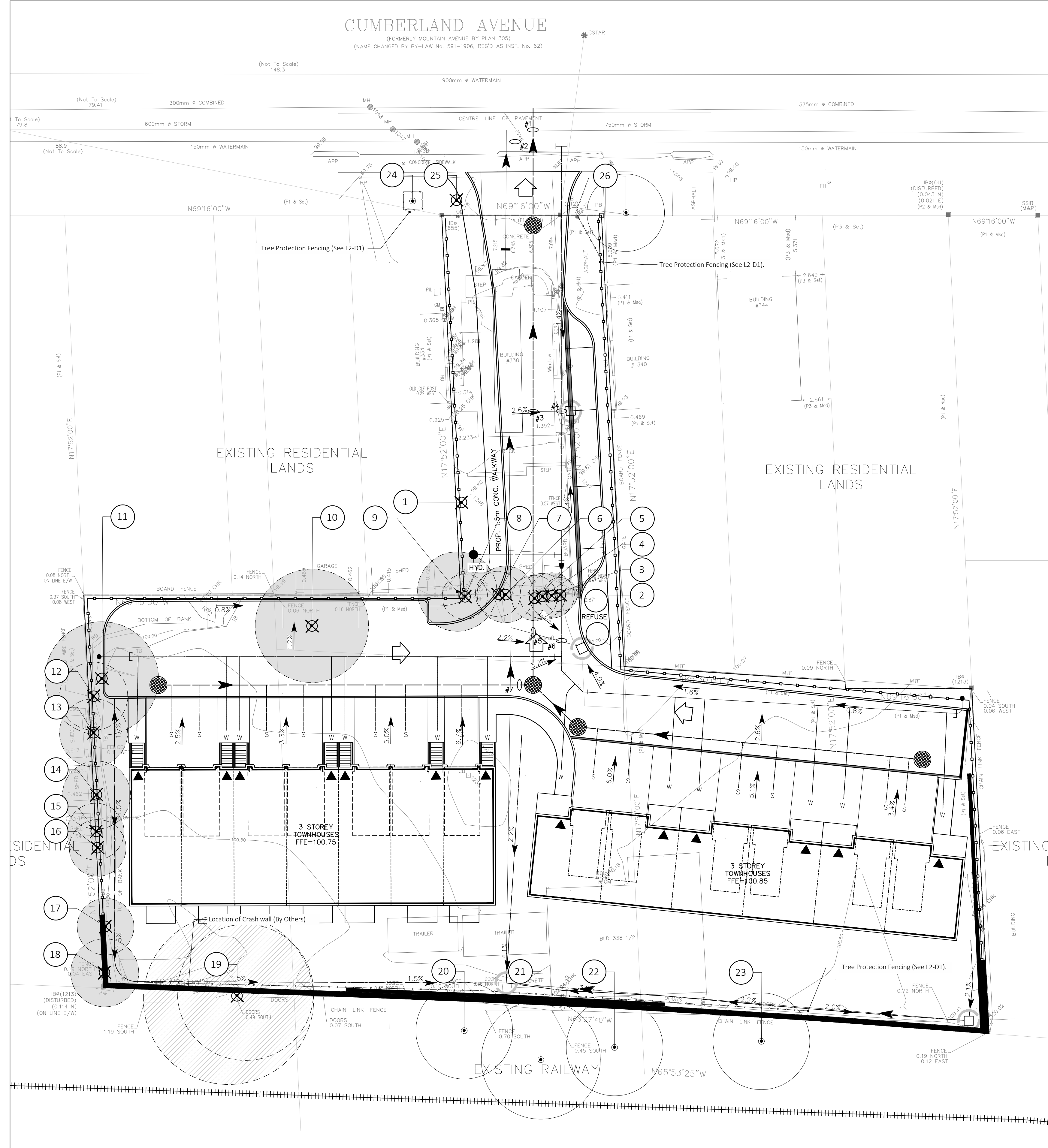
338, 338 1/2 Cumberland Ave.,
Hamilton, Ont.

SHEET TITLE:

Landscape Plan

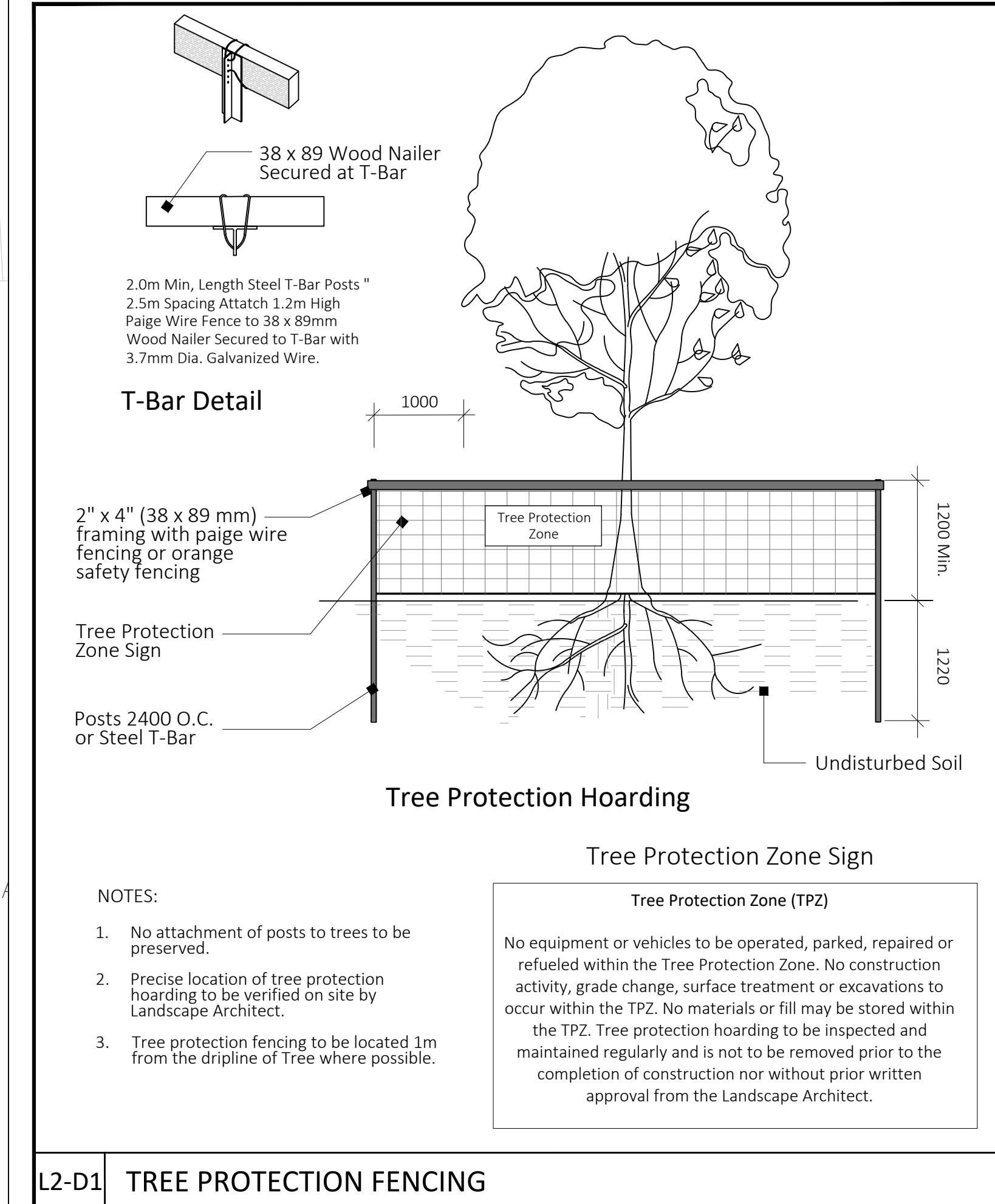
DWG No. L1	DRAWN BY: AP
SHEET No. 1 of 2	DESIGN BY: LWS and AP
PROJECT No: 047-21	CHECKED BY: LWS
SCALE: As shown	NORTH ARROW:

Tree Protection Plan



Tree Inventory

Tree #	Botanical Name	Common Name	Dia. (cm)	Health Condition	Structural Condition	Ownership	Comments	Recommendation: Rationale
1	<i>Acer platanoides</i>	Norway Maple	25	Poor	Poor	Private		REMOVE: Within footprint of Drive Aisle and Sidewalk.
2	<i>Acer platanoides</i>	Norway Maple	25	Poor	Poor	Private		REMOVE: Within footprint of Drive Aisle and Sidewalk.
3	<i>Acer platanoides</i>	Norway Maple	20	Poor	Poor	Private		REMOVE: Within footprint of Drive Aisle and Sidewalk.
4	<i>Acer platanoides</i>	Norway Maple	40	Poor	Poor	Private		REMOVE: Within footprint of Drive Aisle and Sidewalk.
5	<i>Acer platanoides</i>	Norway Maple	40	Poor	Poor	Private		REMOVE: Within footprint of Drive Aisle and Sidewalk.
6	<i>Acer platanoides</i>	Norway Maple	35	Poor	Poor	Private		REMOVE: Within footprint of Drive Aisle and Sidewalk.
7	<i>Acer platanoides</i>	Norway Maple	25	Poor	Poor	Private		REMOVE: Within footprint of Drive Aisle and Sidewalk.
8	<i>Acer platanoides</i>	Norway Maple	25	Poor	Poor	Private		REMOVE: Within footprint of Drive Aisle and Sidewalk.
9	<i>Acer platanoides</i>	Norway Maple	60	Poor	Poor	Private		REMOVE: Within footprint of Drive Aisle and Sidewalk.
10	<i>Acer platanoides</i>	Norway Maple	80	Poor	Poor	Private		REMOVE: Within footprint of Drive Aisle and Sidewalk.
11	<i>Acer negundo</i>	Manitoba Maple	50	Poor	Poor	Private	Hazardous Lean	REMOVE: Poor Health/Condition.
12	<i>Acer negundo</i>	Manitoba Maple	50	Poor	Poor	Private	Hazardous Lean	REMOVE: Poor Health/Condition.
13	<i>Acer platanoides</i>	Norway Maple	35	Poor	Poor	Private	Heavy Lean	REMOVE: Poor Health/Condition.
14	<i>Acer platanoides</i>	Norway Maple	30	Poor	Poor	Private		REMOVE: Within area of significant grading.
15	<i>Fraxinus spp.</i>	Ash	30	Poor	Poor	Private	Low Quality Species	REMOVE: Within area of significant grading.
16	<i>Acer platanoides</i>	Norway Maple	30	Poor	Poor	Private		REMOVE: Within area of significant grading.
17	<i>Acer platanoides</i>	Norway Maple	25	Poor	Poor	Private		REMOVE: Within area of significant grading.
18	<i>Acer negundo</i>	Manitoba Maple	40	Poor	Poor	Private		REMOVE: Within area of significant grading.
19	<i>Acer platanoides</i>	Norway Maple	50, 45	Fair	Fair	Private Adjacent		RECOMMENDED REMOVAL: Prior to removal of the adjacent tree written approval by owner will be provided to the City under separate cover.
20	<i>Acer platanoides</i>	Norway Maple	15, 20	Fair	Fair	Private Adjacent		PROTECT: Betterment of existing conditions.
21	<i>Acer platanoides</i>	Norway Maple	25, 20	Fair	Fair	Private Adjacent		PROTECT: Betterment of existing conditions.
22	<i>Acer platanoides</i>	Norway Maple	15, 20	Fair	Fair	Private Adjacent		PROTECT: Betterment of existing conditions.
23	<i>Acer platanoides</i>	Norway Maple	20, 25	Fair	Fair	Private Adjacent		PROTECT: Betterment of existing conditions.
24	<i>Prunus spp.</i>	Cherry	15	Good	Good	Public		PROTECT
25	<i>Molus spp.</i>	Crab Apple	15	Good	Good	Public		REMOVE: Within footprint of Sidewalk.
26	<i>Picea pungens</i>	Blue spruce	60	Good	Good	Public		PROTECT

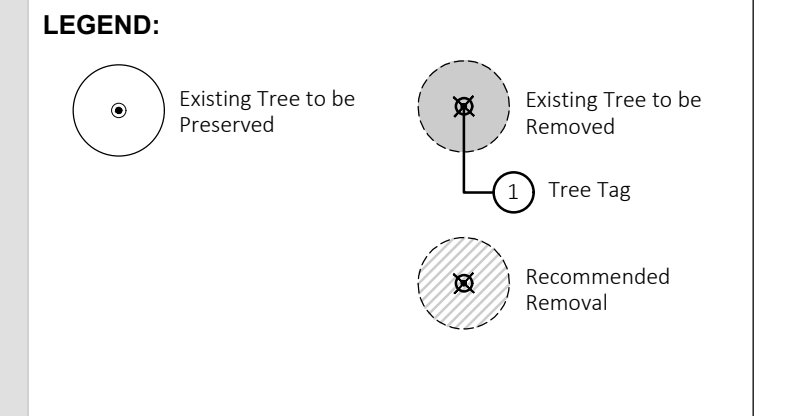
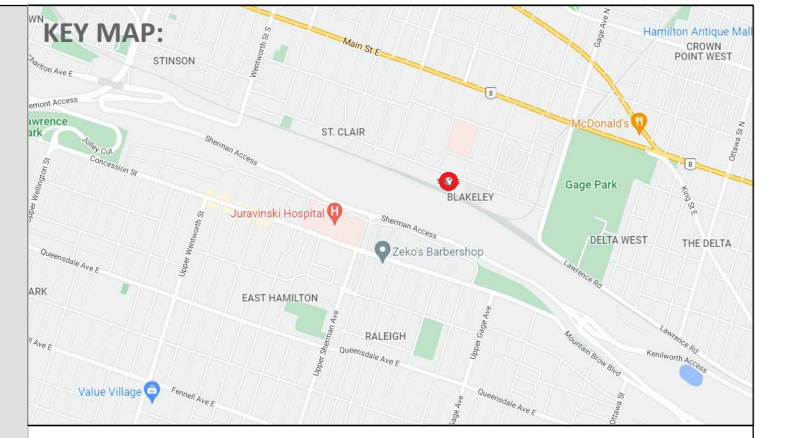


L2-D1 TREE PROTECTION FENCING

A Verification of Tree Protection Letter prepared by the tree management professional (i.e. certified arborist, registered professional forester or landscape architect) is to be provided to the Director of Planning to confirm that all tree protection measures have been installed prior to the undertaking of any on-site activities

NOTE: Where surface regrading is to occur within the dripline of tree to remain, hand tools are required.

NOTE: In locations where tree protection fencing is not located at the required 1m distance from the dripline, a certified arborist is to be on site during excavation to ensure that any roots encountered are pruned appropriately.



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STAMP:

FINAL STAMP TO BE SIGNED AND DATED

NOT FOR CONSTRUCTION

WHITEHOUSE URBAN DESIGN
LANDSCAPE ARCHITECTS & URBAN DESIGNERS

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE:
2	For ZBA	2022-04-19
1	For Client Review	2022-03-28

CLIENT:

2115616 Ontario Inc.

PROJECT TITLE:

338, 338 1/2 Cumberland Ave., Hamilton, Ont.

SHEET TITLE:

Tree Protection Plan

DWG No. L2 DRAWN BY: AP
SHEET No. 2 of 2 DESIGN BY: LWS and AP
PROJECT No: 047-21 CHECKED BY: LWS
SCALE: As shown NORTH ARROW: