

3110 SOUTH SERVICE ROAD

ISSUED FOR 1ST SPA SUBMISSION
JUNE 10, 2026

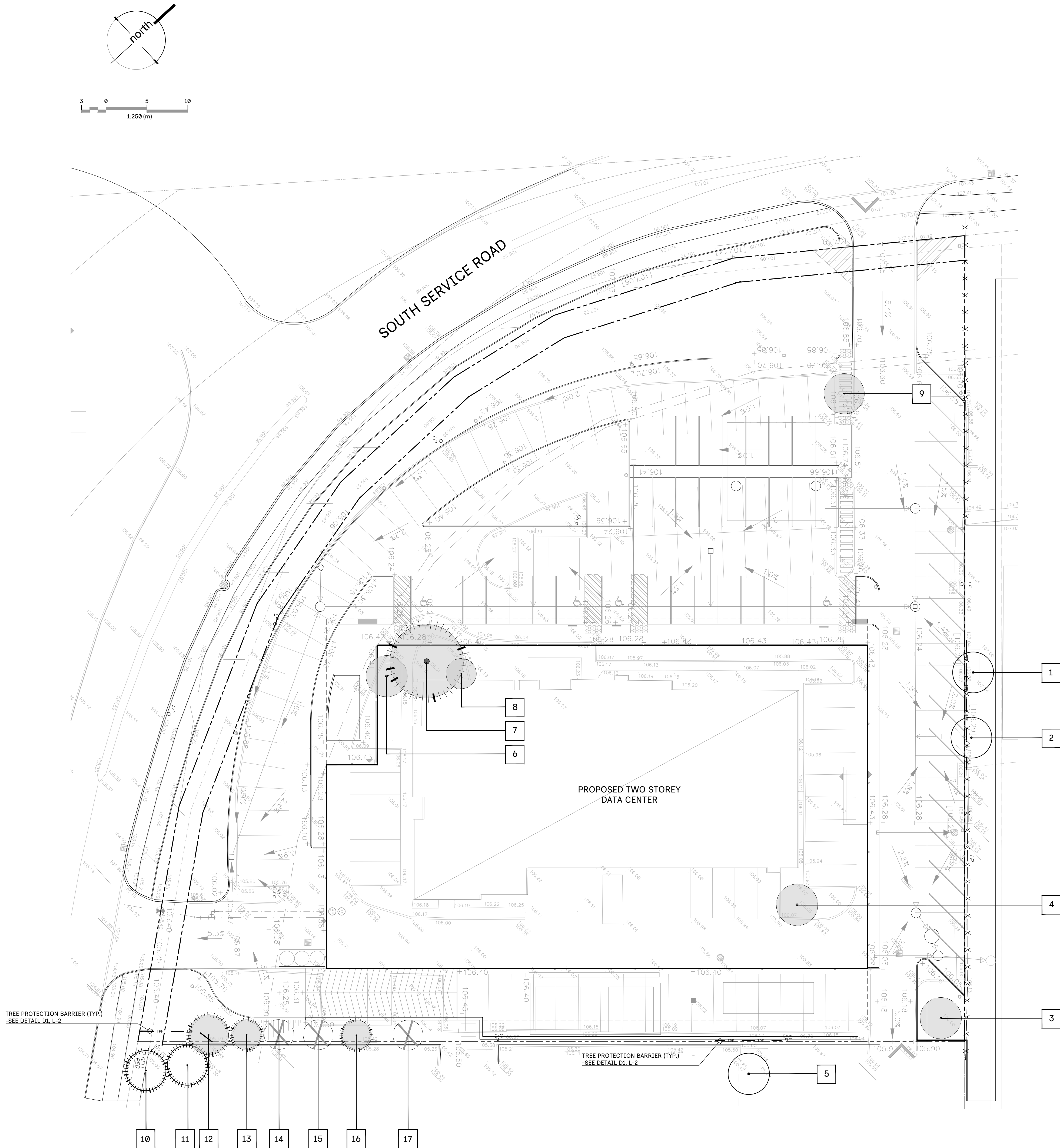
DRAWING SCHEDULE:

SHEET	DRAWING
L-1	Vegetation Management Plan
L-2	Vegetation Management Plan
L-3	Landscape Plan
L-4	Details
L-5	Details

CLIENT:
Cuardo Arch Ltd
12 Madison Avenue
Toronto, ON

CONSULTANT:

69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
e. info@adessodesigninc.ca
www.adessodesigninc.ca



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6



Trees 7-8



Tree 9



Trees 10-12



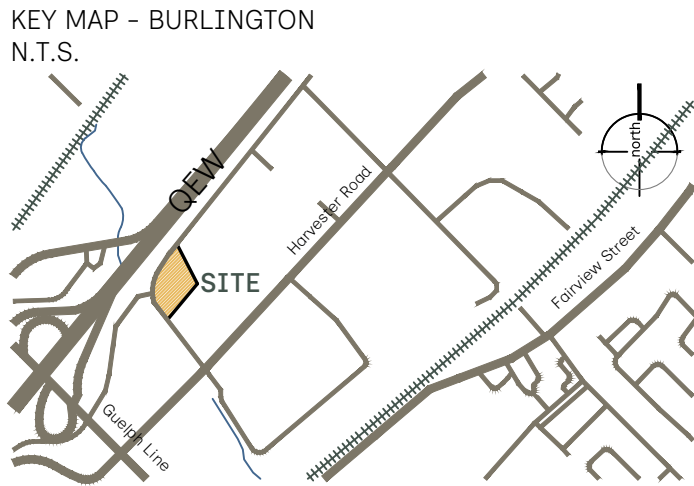
Trees 13-15



Trees 14-17

HAND PRUNING /DIGGING NOTE

NOTE:
1. Any work within the driplines of a tree to be preserved, to be completed carefully by hand under supervision of a qualified tree professional. Any required root pruning to be completed by a qualified tree professional.



- LEGEND
- property line
 - 2 existing tree number (refer to chart)
 - existing vegetation to remain
 - existing vegetation to be removed
 - 106.77 existing elevations
 - TPF tree protection fence (with silt fence) - see detail D1, L-2

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTE:
Vegetation inventory undertaken by Carleigh Pope
ISA Certified Arborist (ON-2578A) on October 18,
2021 and February 6, 2025.

#	DATE	DESCRIPTION
1	2026-02-10	Issued for 1st SPA Submission



CLIENT
Cuadro Arch Ltd

MUNICIPALITY
City of Burlington
PROJECT
Two Storey Data Center
3110 South Service Road

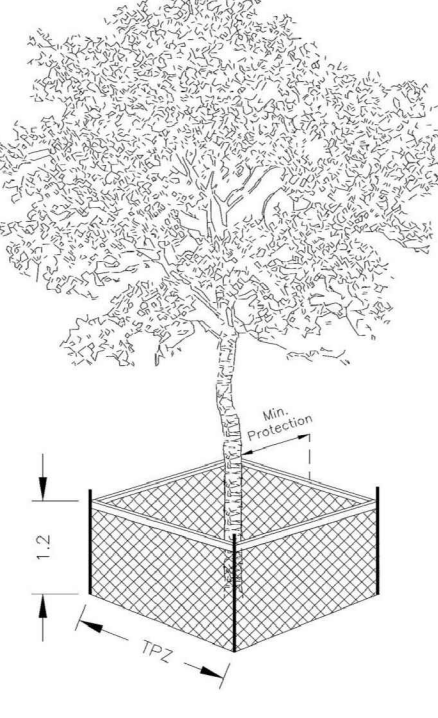
MUNICIPAL FILE NUMBER

SHEET
Vegetation
Management Plan



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Tree Protection and Preservation
Specification No.: SS12A



Detail TP-1 – Tree Protection Detail.			
Trunk Diameter (DBH) ¹	Minimum Tree Protection Zone (MTPZ) ² Distance Required ³	Critical Root Zone (CRZ) Distance Required ^{3a}	
< 10 cm	1.8 m	1.8 m	
11 - 40 cm	2.4 m	4.0 m	
41 - 50 cm	3.0 m	5.0 m	
51 - 60 cm	3.6 m	6.0 m	
61 - 70 cm	4.2 m	7.0 m	
71 - 80 cm	4.8 m	8.0 m	
81 - 90 cm	5.4 m	9.0 m	
91 - 100+ cm	6.0 m	10.0 m	

NOTES:
¹ The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
² Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.
³ Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work and is subject to Section 6 of this specification.
^{3a} Where work is being performed beyond the Minimum Tree Protection Zone but within the Critical Root Zone the works are subject to Section 8 of this specification.

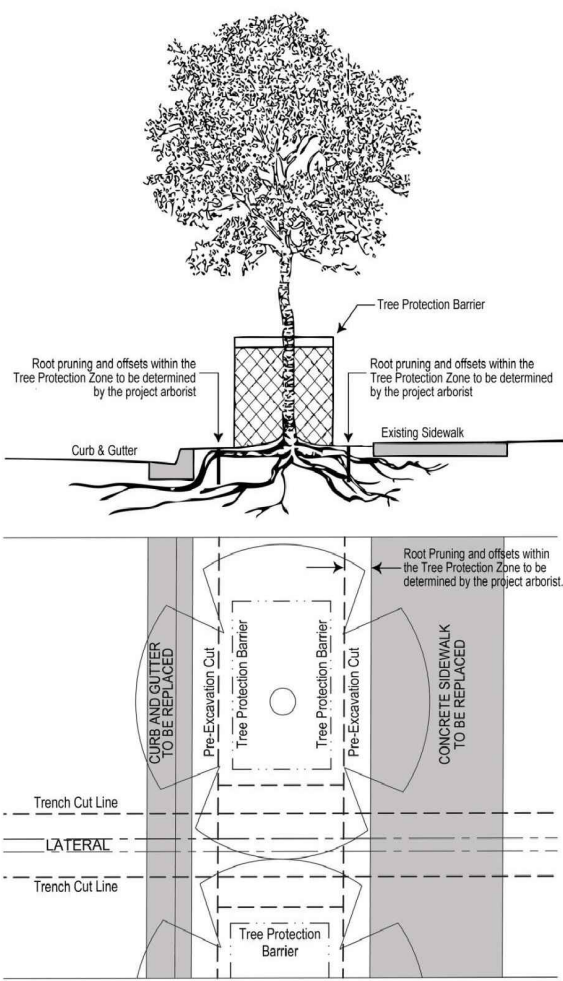
TREE PROTECTION BARRIER

- The required barrier is a 1.2 metre (4 ft) high orange plastic web snow fencing on 2" x 4" frame. Where orange plastic web snow fencing creates a restriction to sightlines, page wire fencing with reflective tape can be used.
- Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The barriers shall be maintained erect and in good repair throughout the duration of construction operations with breaks and unsupported sections repaired immediately. Tree protection may be not be removed prior to the completion of construction without written authorization from the Manager of Urban Forestry or designate.
- All supports and bracing used to safely secure the barrier should be located outside the MTPZ. All supports and bracing should minimize damage to roots.
- Where some fill or excavated material must be temporarily located near a MTPZ, a wooden barrier with silt fencing must be used to ensure no material enters the MTPZ.
- No materials or fill may be stored within the MTPZ.
- Equipment or vehicles shall not be operated, parked, repaired, or refueled within the MTPZ.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the MTPZ without written authorization from the Manager of Urban Forestry or designate.
- A laminated Minimum Tree Protection Zone sign (See Detail TP-3 - Minimum Tree Protection Zone Sign) must be attached to the side of the Tree Protection where it will be visible by persons entering the site. Minimum size must be 10"x14".

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Tree Protection and Preservation
Specification No.: SS12A

Detail TP-2 – Root Pruning Detail



NOTE:
For excavations perpendicular to the curb (i.e. sidewalk, curbing, water or sewer laterals renewal)

- The contractor is to use a trench box to minimize the width of the open cut.
- When the lateral replacement is within the Tree Protection Zone of a tree, the contractor is to complete the works using trenchless technologies.

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City of Burlington Tree Protection Fencing (with silt fence)

N.T.S.

1
L-1

EXISTING VEGETATION IDENTIFICATION TABLE

Tree #	Species (Common Name)	Species (Botanical Name)	DBH (cm)	Crown Width (m)	Crown Class*	Structural Condition (%)	Health Condition (%)	Overall Condition (%)	Overall Condition Rating	mTPZ (m)	mTPZ (m ²)	mTPZ encroachment (m ²)	mTPZ encroachment (%)	CRZ (m)	CRZ (m ²)	CRZ encroachment (m ²)	CRZ encroachment (%)	Comments	Potential Impacts from Construction	Ownership	Recommendation
1	Thornless Honeylocust	<i>Gleditsia triacanthos var. inermis</i>	21	5	D	80%	80%	80%	GOOD	2.4	19.71	5.87	30%	4.0	52.94	19.77	37%	Asymmetrical crown (minor)	moderate mTPZ and significant CRZ encroachment due to proposed parking lot replacement	Neighbouring (3120 S Service Rd)	Save
2	Thornless Honeylocust	<i>Gleditsia triacanthos var. inermis</i>	21	4	D	80%	80%	80%	GOOD	2.4	19.71	7.01	36%	4.0	52.94	21.84	41%		significant mTPZ and CRZencroachment due to proposed parking lot replacement	Neighbouring (3120 S Service Rd)	Save
3	Green/Red Ash	<i>Fraxinus pennsylvanica</i>	22.36 (10x5cm)	6	D	30%	10%	20%	VERY POOR	2.4	19.82	19.82	100%	4.0	53.11	43.29	82%	Visible EAB damage, bark peeling	direct conflict with proposed parking area and grading	Subject Site	Remove
4	Green/Red Ash	<i>Fraxinus pennsylvanica</i>	26.73 (10x8cm, 3x5cm)	8	D	30%	50%	40%	POOR	2.4	20.23	20.23	100%	4.0	53.68	53.68	100%	Epicormic branching, coppice growth, included bark	direct conflict with proposed building footprint	Subject Site	Remove
5	Ornamental Pear species	<i>Pyrus calleryana 'Capital'</i>	17	5	D	70%	70%	70%	GOOD	2.4	20.17	0.00	0%	4.0	53.68	0.00	0%	Watersprouts (severe), epicormic branching	none	Neighbouring (3115 Harvester Rd)	Save
6	Japanese Tree Lilac	<i>Syringa reticulata</i>	28	4	D	30%	50%	40%	POOR	2.4	20.27	20.27	100%	4.0	53.85	53.85	100%	Dead/broken branches in canopy (severe)	direct conflict with proposed building footprint	Subject Site	Remove
7	Austrian Pine	<i>Pinus nigra</i>	63.98 (37,31,42)	12	C	60%	70%	65%	GOOD	4.2	64.18	64.18	100%	7.0	168.33	168.33	100%	Insect damage, asymmetrical crown, possible diplopia tip blight	direct conflict with proposed building footprint	Subject Site	Remove
8	Weeping White Mulberry	<i>Morus alba 'Pendula'</i>	9	1	C	60%	50%	55%	FAIR	1.8	10.69	10.69	100%	1.8	10.69	10.69	100%	Dead/broken branches in canopy, asymmetrical crown	direct conflict with proposed building footprint	Subject Site	Remove
9	Manitoba Maple	<i>Acer negundo</i>	12.73 (4x4cm,2x7cm)	3	D	40%	70%	55%	FAIR	2.4	19.07	19.07	100%	4.0	51.88	51.88	100%	coppice growth	direct conflict with proposed parking area and grading	Subject Site	Remove
10	Colorado Blue Spruce	<i>Picea pungens var. Glauca</i>	13	3	D	70%	80%	75%	GOOD	2.4	19.09	0.00	0%	4.0	51.91	0.00	0%	Tree not surveyed	none	Neighbouring (3106 S Service Rd)	Save
11	Colorado Blue Spruce	<i>Picea pungens var. Glauca</i>	13	3	D	60%	80%	70%	GOOD	2.4	19.09	0.00	0%	4.0	51.91	0.00	0%	Tree not surveyed	none	Neighbouring (3106 S Service Rd)	Save
12	Colorado Blue Spruce	<i>Picea pungens var. Glauca</i>	12	3	D	60%	70%	65%	GOOD	2.4	19.01	13.59	71%	4.0	51.78	32.89	64%	Tree not surveyed	severe mTPZ and CRZ injury due to proposed underground parking structure and grading	Subject Site	Remove
13	Colorado Blue Spruce	<i>Picea pungens var. Glauca</i>	9	2	D	70%	70%	70%	GOOD	1.8	10.69	8.35	78%	1.8	10.69	8.35	78%	Tree not surveyed	severe mTPZ and CRZ injury due to proposed underground parking structure and grading	Subject Site	Remove
14	Colorado Blue Spruce	<i>Picea pungens var. Glauca</i>	5	1	D	0%	0%	0%	DEAD/DYING	1.8	10.46	8.40	80%	1.8	10.46	8.40	80%	Tree not surveyed, dead standing	severe mTPZ and CRZ injury due to proposed underground parking structure and grading	Subject Site	Remove
15	Colorado Blue Spruce	<i>Picea pungens var. Glauca</i>	5	1	D	0%	0%	0%	DEAD/DYING	1.8	10.46	8.26	79%	1.8	10.46	8.26	79%	Tree not surveyed, dead standing	severe mTPZ and CRZ injury due to proposed underground parking structure and grading	Subject Site	Remove
16	Colorado Blue Spruce	<i>Picea pungens var. Glauca</i>	8	2	D	60%	40%	50%	FAIR	1.8	10.64	8.25	78%	1.8	10.64	8.25	78%	Tree not surveyed, sparse canopy, browning foliage (moderate)	severe mTPZ and CRZ injury due to proposed underground parking structure and grading	Subject Site	Remove
17	Colorado Blue Spruce	<i>Picea pungens var. Glauca</i>	7	1	D	0%	0%	0%	DEAD/DYING	1.8	10.58	8.21	78%	1.8	10.58	8.21	78%	Tree not surveyed, dead standing	severe mTPZ and CRZ injury due to proposed underground parking structure and grading	Subject Site	Remove

CHART LEGEND/CODES

DBH: Diameter at Breast Height (cm)
Crown Class: D = Dominant, CD = Codominant, I = Intermediate, S = Suppressed

* CROWN CLASS

Dominant- (D) Emergent canopy (receives full sunlight)
Co-dominant - (C) Not fully emergent (top of canopy receives sunlight)
Intermediate - (I) Sub-canopy tree (receives partial sunlight)

** CONDITION

A consideration of trunk integrity, crown structure and crown vigor.
GOOD - few or no issues related to trunk integrity, crown structure or crown vigor
FAIR - minor issues related to trunk integrity, crown structure (form, some dead or damaged branches) or crown vigor (20-80% healthy foliage)
POOR - issues with trunk integrity such as cavities or exposed dead wood, poor crown structure (poor form, no clear leader, significant dead or damaged branches) or poor crown vigor (<20% healthy foliage)

RECOMMENDATION

The decision to remove or retain a tree is subject to the forecasted development impacts, the structural condition of the tree (e.g. cracks, cavities, decay, weak branching, leaning, hazard potential), the biological condition of the tree (e.g. pest or disease concerns, overall health) and the suitability of the tree in its location (e.g. hardiness, soil conditions, salt tolerance, visual obstruction, available soil volume)

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NOTE:
Vegetation inventory undertaken by Carleigh Pope
ISA Certified Arborist (ON-2578A) on October 18, 2021 and February 6, 2025.

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City of Burlington

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Two Storey Data Center

3110 South Service Road

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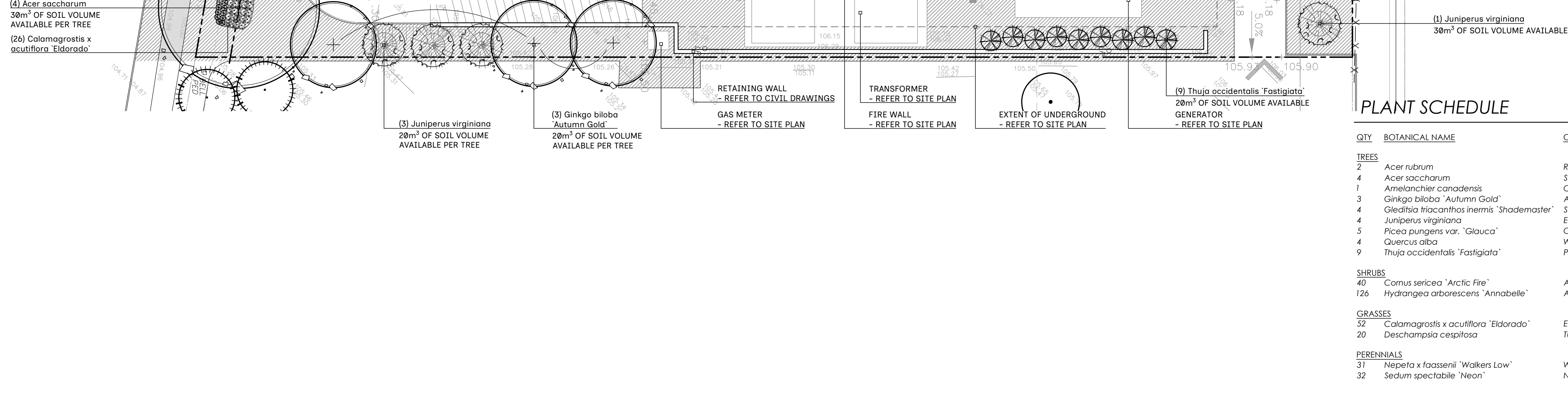
SHEET

Vegetation
Management Plan

L-2



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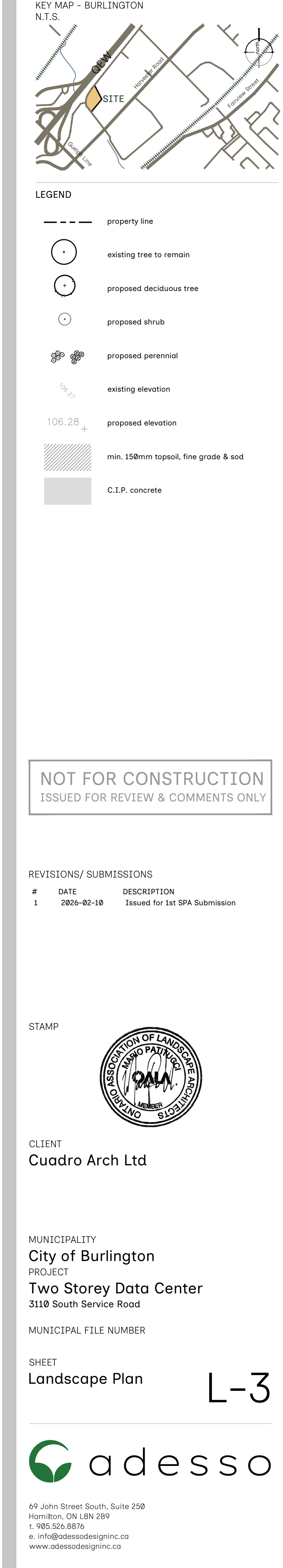
LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
- It is the contractor's responsibility to determine existing service locations.
- Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.
- All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 18, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
- Contractor to utilize layout dimensions where provided
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
- Supply and place soil in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sodlessness otherwise specified).
- Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with tuffier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
- All dimensions in meters unless otherwise noted.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.

PLANTING NOTES:

- Soil mixture: four (4) parts native soil, one (1) part rotted compost. If existing soil is not suitable provide triple mix topsoil or approved mix.
- Saucer shall be soaked with water and mulched immediately following installation.
- Mature shrubs shall be planted in continuous mulched beds unless otherwise noted.
- Staking schedule;
 - < 30mm caliper size/ 2500mm ht. - one stake
 - > 30mm caliper size/ 2500mm ht. - two stakes
 - > 70mm caliper - three stakes
- All support systems must be removed once tree is established.
- All trees to be straight and planted vertically regardless of slope.
- Top of root flare shall be positioned 50mm above grade.
- The following depths of soil are required for planting:
 - 15cm topsoil for seed;
 - 45cm of topsoil for perennials;
 - 45cm of topsoil for shrubs;
 - 90cm of topsoil for trees
- City of Burlington minimum soil volume requirements:
 - 30m³ of soil per tree in a single tree pit, 20m³ per tree in a sheltered planting environment;
 - Excavation for each planting environment should be 0.75m to 1.2m depth and should not exceed 1.5m depth and be tailored to stock size used;
 - Smaller rooting volume (minimum 15-20m³) may be proposed for smaller trees

HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
12.0		As Shown	Native to Ontario
10.0		As Shown	Native to Ontario
4.0		As Shown	Muldrum Form, Native to Ontario
10.0		As Shown	
3.0		As Shown	
5.0		As Shown	Native to Ontario
18.0		As Shown	Native to Ontario
2.0		As Shown	
1.0		0.80	
1.0		0.90	
0.50		0.40	
0.70		0.60	Native to Ontario
0.70		0.60	
0.50		0.40	



BALLED AND BURLAP /WIRE BASKET DECIDUOUS TREE	1
N.T.S	L-4

BALLED AND BURLAP/WIRE BASKET CONIFEROUS TREE	2
N.T.S	L-4

CONTAINER GROWN SHRUB	3
N.T.S	L-4

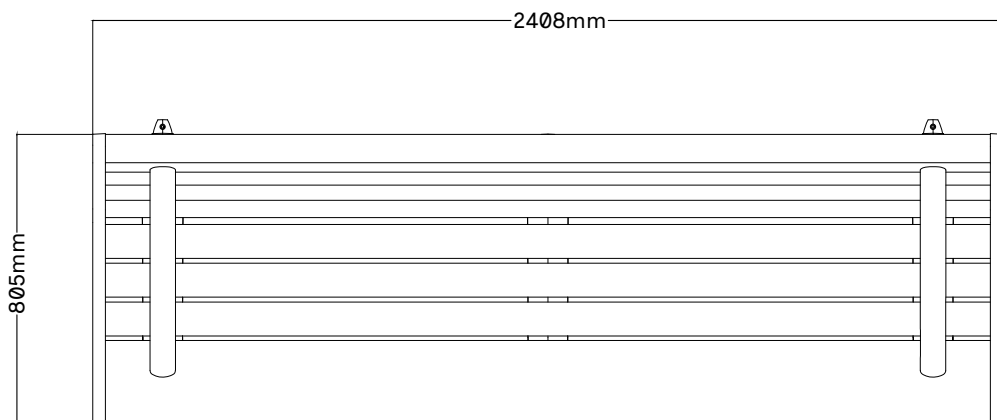
CONTAINER GROWN PERENNIAL	4
N.T.S	L-4

BALLED & BURLAPPED/ WIRE BASKET DECIDUOUS TREE (ON SLAB)	5
N.T.S	L-4

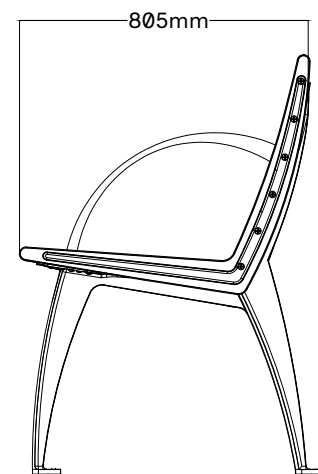
- NOTES:**
1. Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for underground garage wall and roof slab details.
 2. Staking of trees will not occur on roof top.

CONTAINER GROWN SHRUB (ON SLAB)	6
N.T.S	L-4

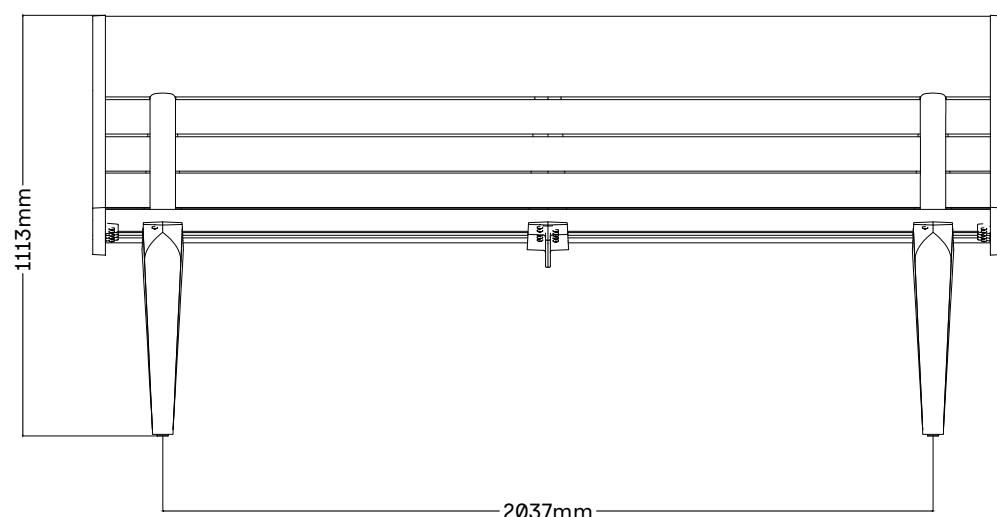
PLAN



SECTION



ELEVATION



LANDSCAPE FORMS BENCH - AUSTIN (AU452-02)

MATERIALS: 3/4" steel with Landscape Forms proprietary Panguard II polyester powdercoat.

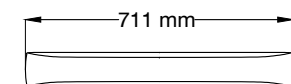
COLOR: TBD

UNITS: 2, see landscape plan for layout.

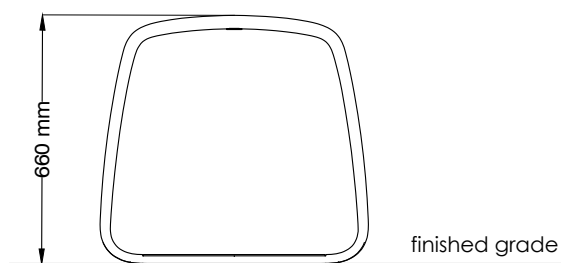
NOTES: Specily backed with arms, surface mount.

SUPPLIED BY: landscape forms - or approved equal
431 Lawndale Ave.
Kalamazoo, MI, 49048
T: 800-430-6209
F: 269-381-3455

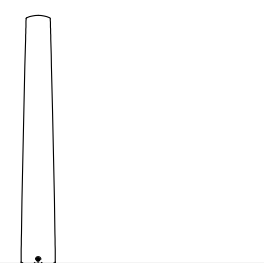
TOP VIEW



FRONT ELEVATION



SIDE ELEVATION



MODEL: RIDE or approved equal
MATERIALS: steel with powder coated paint finish
COLOUR: T8D
QUANTITY: 4
INSTALLATION: Surface Mount
SUPPLIED BY: Landscape Forms
431 Lawndale Ave.
Kalamazoo, MI, 49048
T: 800-430-6209
F: 269-381-3455

- NOTES:**
1. Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for underground garage wall and roof slab details.

CONTAINER GROWN PERENNIAL (ON SLAB)	L-4
N.T.S	

BENCH BY LANDSCAPE FORMS (OR APPROVED EQUAL)

N.T.S.

BIKE RACK BY LANDSCAPE FORMS (OR APPROVED EQUAL)

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Details

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2. Do concrete materials and methods of concrete construction in accordance with OPFS 351.
3. Contractor to verify and certify concrete details and reinforcement prior to installation.
3. Provide following materials:
 1. cement: to OPFS 905 and 1350.
 2. aggregate for concrete: OPFS 905 and 1350
 3. reinforcing steel if detailed: OPFS 905 and 1350
 4. wire ties if detailed: plain, cold drawn annealed steel wire
 5. wire stripping agent: colorless mineral oil, free of kerosene
 6. latex bonding agent: sika bond, sikamix limited, or approved equal.
 7. form lumber and plywood: clean, free of loose knots, splits and with repairs made smoothly and securely.
 8. joint fillers: preformed, non-exuding, resilient bituminous type.
 9. admixtures: to be used only when approved by engineer.
4. Joint fillers in base: granular 'A' to OPFS form 1010.
5. 11 water: water used for mixing or curing shall be reasonably clean and free of oil, salt, acid, alkali, sugar, grease, or matter or other substances injurious to the finished project and shall meet the requirement of OPFS 351.
4. Concrete mix to provide compressive strength of 28MPa at 28 days; entrained air of 6% to 1% and slump at point of placement of 100 to 150 mm and 100 to 150 mm.
5. Granular base to be compacted to 95% maximum dry density to OPFS and to depths as detailed.
6. Concrete in expansion joints to be placed in weather conditions.
7. Apply surface seal, as detailed.
8. Provide control joints/fowls joints 3000mm O.C. or as required.
9. Remove defective areas while concrete is still plastic, or remove defective work and replace with new concrete.
10. Concrete areas will not be accepted if:
 1. fails to meet requirements of this specification
 2. contains excessive honeycombing or embedded debris
 3. 28 days average strength in any defined area is less than 90% specified minimum strength.
 4. surface irregularities.
 5. damaged or chipped.
 6. poor workmanship.
11. It is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

1. Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for underground garage wall and roof slab details.

SECTION

19mm chamfered edges

$\frac{1}{2}$ notches formed into pour

formed C.I.P. concrete planter wall,
slope back of concrete
- natural concrete with architectural finish

rebar reinforcement and bar (typ.)
- to be coordinated with structural

MINIMUM 1% SLOPE AWAY FROM BUILDING

200

150

VARIES
REFER TO PLAN

1000

pre-cast concrete unit
pavers on roof slab

protection board & waterproofing
as per architectural details

core drill rebar prior to water proofing, or
tied into concrete roof slab as per
structural engineer's recommendations

roof slab, refer to architect
for slab elevation

270R Terrafix filter fabric or approved equal
- do not puncture filter fabric

drainage board, Terradrain 600
by Terrafix or approved equal

100mm clear gravel drainage course
provide weep holes

N.T.S.

1
L-5

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