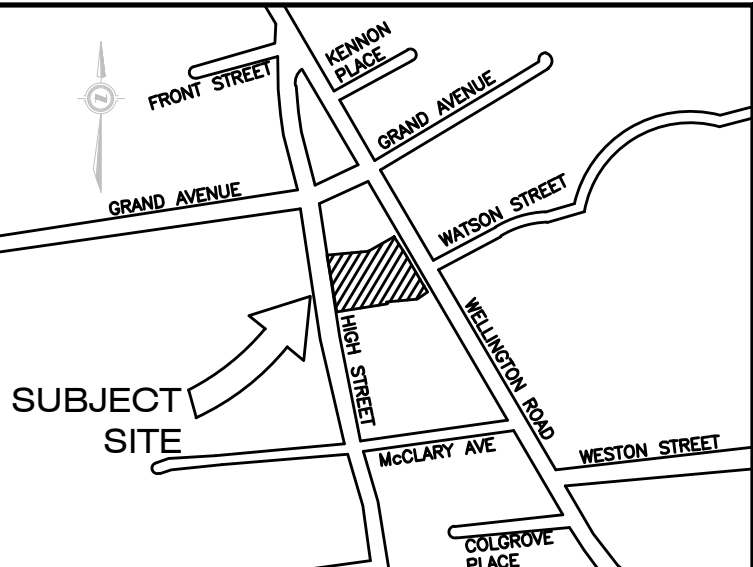




1. TOPOGRAPHIC SURVEY (JOB# 2026-007) BY KAD LANKA SURVEYING INC. DATED APRIL 29, 2026.
2. ARCHITECTURAL DRAWINGS BY GOODPLACE DESIGN DATED MAY 14, 2026.



KEY PLAN

N.T.S.

LEGAL INFORMATION

PART OF
LOT 9
REGISTERED PLAN 33(4th)
AND PART OF
LOT 25
BROKEN FRONT CONCESSION
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

SITE BENCHMARK:

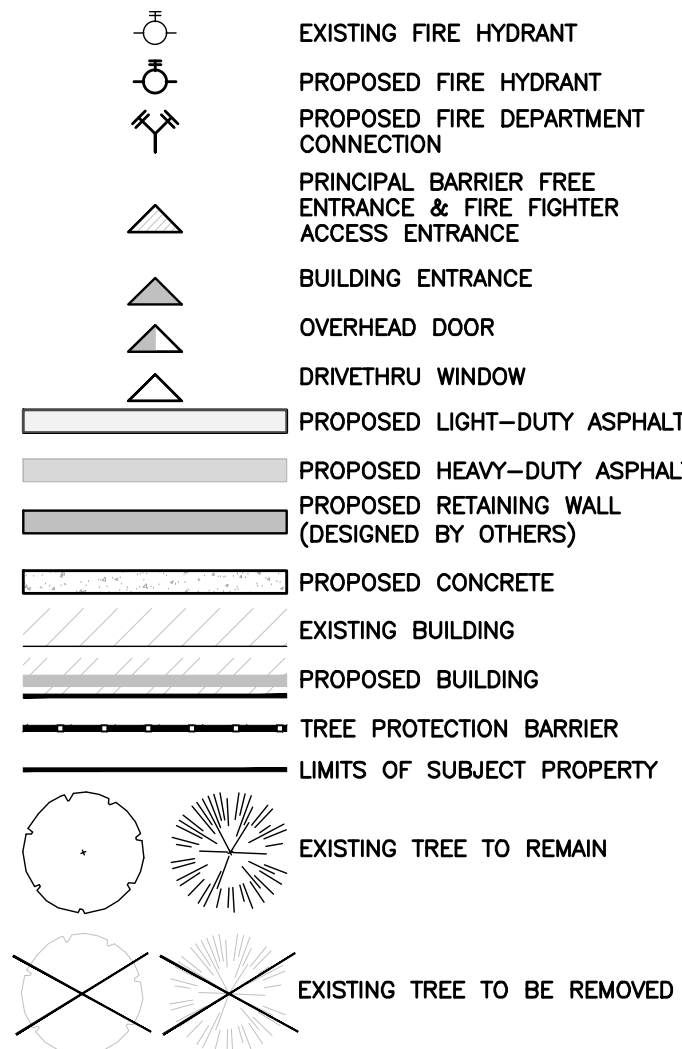
MONUMENT TYPE: 1.52 METERS IRON BAR WITH
BRASS CAP, 10cm BELOW GRADE.

LOCATION: IN THE CITY OF LONDON, ON ADELAIDE STREET, 40.7 METERS NORTH OF THE CENTRELIN OF OXFORD STREET, 14.4 METERS EAST OF THE CENTRELIN OF ADELAIDE STREET, 0.4 METERS NORTH OF THE NORTH EDGE OF A CONCRETE SIDEWALK TO A BROWN BRICK 7-11 STORE.

GEODETIC ELEVATION: 254.820m (CGVD28:78)

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

LANDSCAPE LEGEND:



LIST OF DRAWINGS

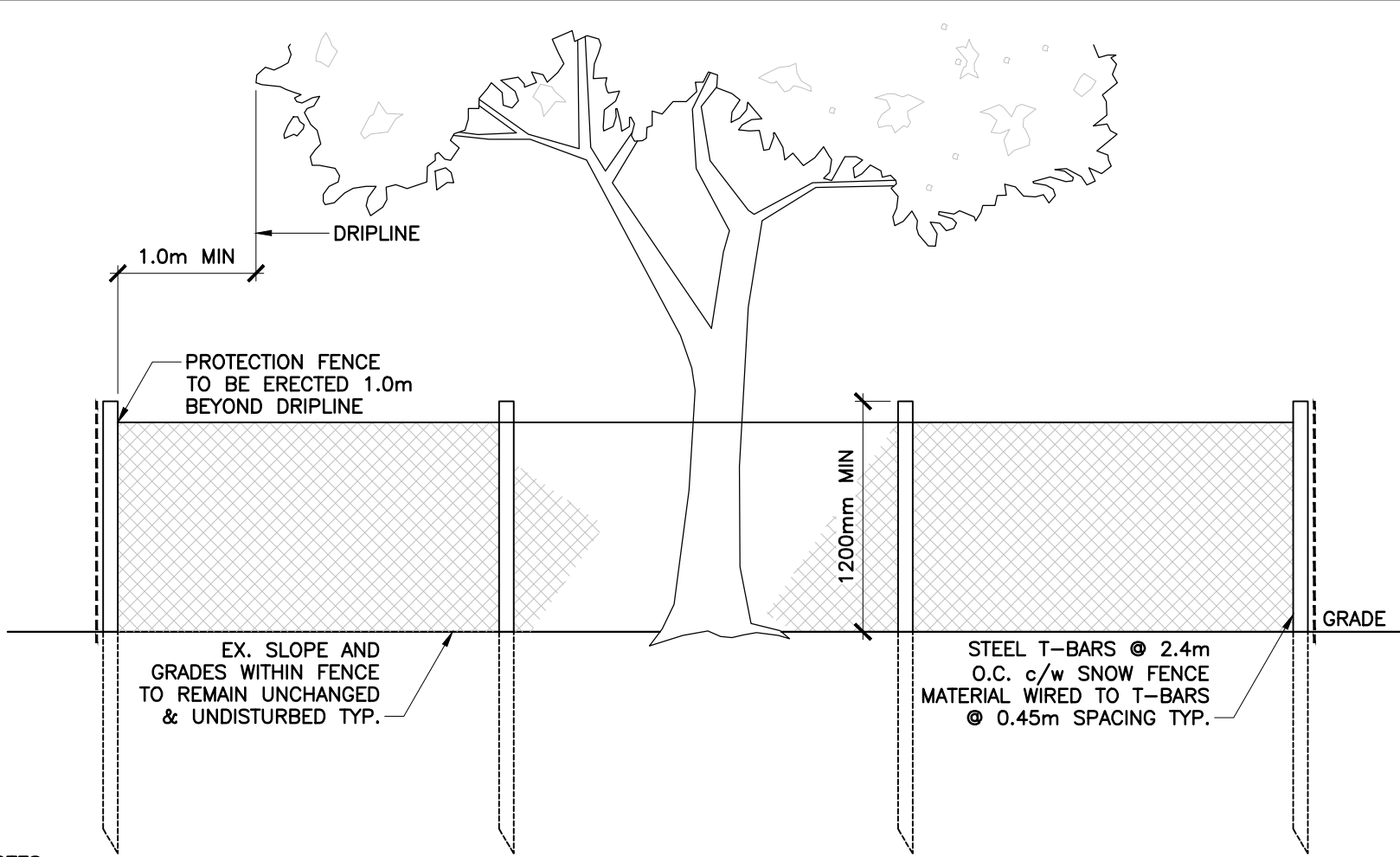
SHEET TPP-1	TREE PRESERVATION PLAN
SHEET TPP-2	TREE INVENTORY LIST

[illegible]

TREE INVENTORY

PREPARED BY: DAN WEAGANT, OALA, CSLA
INVENTORY COMPLETED: APRIL 20, 2025

Tree Number	Species	Caliper (DBH, cm) / Crown Diameter (m) / Critical Root Zone Radius (m)	Condition and Notes
1	Juglans nigra – Black Walnut	60 / 10 / 6.0	Good – Remove for access; requires adjacent owner approval
2	Celtis occidentalis – Common Hackberry	15 / 2.5 / 1.5	Good – Remove for access; requires adjacent owner approval
3	Celtis occidentalis – Common Hackberry	10 / 1.0 / 1.0	Good – Remove for access; requires adjacent owner approval
4	Celtis occidentalis – Common Hackberry	10 / 1.0 / 1.0	Good – Remove for access; requires adjacent owner approval
5	Celtis occidentalis – Common Hackberry	10 / 2.0 / 1.0	Good – Remove for access; requires adjacent owner approval
6	Celtis occidentalis – Common Hackberry	20 / 4.0 / 2.0	Good – Remove for access; requires adjacent owner approval
7	Celtis occidentalis – Common Hackberry	25 / 4.0 / 2.5	Good – Remove for building
8	Acer negundo – Manitoba Maple	30 / 6.0 / 3.0	Good – Remove for grading / access
9	Acer negundo – Manitoba Maple	30 / 3.0 / 3.0	Good – Remove for grading / access
10	Juglans nigra – Black Walnut	80 / 8.0 / 8.0	Good – Remove for grading / access
11	Platanus occidentalis – Sycamore	30 / 5.0 / 3.0	Good – Remove for grading / access
12	Ulmus rubra – Slippery Elm	40 / 6.0 / 4.0	Good – Remove for grading and servicing
13	Ulmus rubra– Slippery Elm	40 / 6.0 / 4.0	Good – Remove for grading and servicing
14	Ulmus rubra – Slippery Elm	40 / 6.0 / 4.0	Good – Remove for grading and servicing
15	Juglans nigra – Black Walnut	40 / 9.0 / 4.0	Good – Remove for access; requires adjacent owner approval
16	Celtis occidentalis – Common Hackberry	20 / 2.0 / 2.0	Good – Remove for grading / access
17	Juglans nigra – Black Walnut	50 / 10.0 / 5.0	Good – Remove for access; requires adjacent owner approval
18	Celtis occidentalis – Common Hackberry	15 / 2.0 / 1.5	Good – Remove for grading / access
19	Celtis occidentalis – Common Hackberry	15 / 2.0 / 1.5	Good – Remove for grading / access
20	Acer rubrum – Red Maple	30 / 4.0 / 3.0	Good – Remove for access; requires adjacent owner approval
21	Acer platanoides – Norway Maple	20 / 5.0 / 2.0	Good – Remove for grading / access
22	Celtis occidentalis – Common Hackberry	20 / 4.0 / 2.0	Good – Remove for grading / access
30	Celtis occidentalis – Common Hackberry	10 / 2.5 / 1.0	Good – Remove if necessary for foundation excavation; requires adjacent owner approval to remove.
31	Celtis occidentalis – Common Hackberry	20 / 5.0 / 2.0	Good – Remove for grading and servicing
32	Celtis occidentalis – Common Hackberry	10 / 1.5 / 1.0	Good – Remove if necessary for foundation excavation; requires adjacent owner approval to remove.
33	Acer platanoides – Norway Maple	10, 10 / 3.0 / 1.0	Fair – Remove if necessary for foundation excavation; requires adjacent owner approval to remove.
34	Acer negundo – Manitoba Maple	20, 25 / 6.0 / 2.5	Poor – Remove for servicing and grading
35	Juglans nigra – Black Walnut	20 / 3.0 / 0.0	Dead – Remove if necessary for foundation excavation; requires adjacent owner approval to remove.
36	Picea glauca – White Spruce	30 / 3.0 / 0.0	Dead – remove for servicing and grading
37	Picea glauca – White Spruce	30 / 2.0 / 3.0	Poor – Remove for staging; Requires City of London approval
38	Acer negundo – Manitoba Maple	70 / 9.0 / 7.0	Fair – Remove for building
39	Magnolia spp.	15 / 3.0 / 1.5	Good – remove for staging; Requires City of London approval



NOTES:

1. REFER TO CITY OF LONDON TREE PROTECTION SPECIFICATIONS TPP-7.
2. ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURE PRACTICES.
3. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS OR EQUIPMENT BE PLACED WITHIN THE TREE PROTECTION HOARDING.
4. ALL TREE PROTECTION TO BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL

LIGHT DUTY TREE PROTECTION FENCE DETAIL

N.T.S.

TREE PROTECTION:

1. ALL TREES LOCATED WITHIN THE PROJECT AREA DESIGNATED FOR PRESERVATION, OR DENOTED AS EXISTING, AND ALL TREES LOCATED WITHIN THE PROJECT AREA OR ON ADJACENT PROPERTIES ARE TO REMAIN UNHARMED.
2. IN THE EVENT THAT ANY TREES DESIGNATED FOR PRESERVATION LOCATED WITHIN THE PROJECT AREA OR ON ADJACENT PROPERTIES ARE DAMAGED OR KILLED BY THE ACTIONS OF THE CONTRACTOR, OR THEIR AGENTS/SUB-CONTRACTORS, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPLANTING OF THE DESTROYED PLANT MATERIAL WITH MATERIAL OF EQUAL VALUE AND COMPARABLE SPECIES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE OWNER.
3. ALL EXISTING TREES AND SHRUBS THAT ARE NOT TO BE USED FOR ANY TYPE OF STORAGE, E.G. STORAGE OF DEBRIS, CONSTRUCTION MATERIAL, SURPLUS SOILS, AND CONSTRUCTION EQUIPMENT, NO TRENCING OR TUNNELING FOR UNDERGROUND UTILITIES SHALL BE ALLOWED WITHIN THE DRIPLINE OF TREES DESIGNATED FOR PRESERVATION.
4. TREES SHALL NOT HAVE ANY RIGGING, CABLES, OR HARDWARE OF ANY SORT ATTACHED, OR WRAPPED AROUND THEM, NOR SHALL ANY CABLES OR HARDWARE BE USED TO MOVE TREES OR ROOTS. AREAS, FURTHER NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF THE TREES.
5. TO PREVENT DAMAGE TO TREES, EVERY PRECAUTION TO PREVENT DAMAGE TO TREES OR SHRUBS. THE CONTRACTOR WILL TAKE EVERY PRECAUTION TO PROTECT PLANT AND ROOT SYSTEMS FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM THE CONSTRUCTION TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. WHERE CONSTRUCTION ACTIVITIES ARE REQUIRED ADJACENT TO TREES AND THEIR DRIPLINE, TREE PROTECTION FENCING MUST BE INSTALLED AS PER THE APPROVED TREE PROTECTION FENCE DETAIL.
6. IN ORDER THAT THE CONTRACTOR CAN REMOVE LIMBS OR PORTIONS OF TREES TO ACCOMMODATE CONSTRUCTION, THE LANDSCAPE ARCHITECT IS TO BE INFORMED AND THE REMOVAL IS TO BE EXECUTED CAREFULLY AND IN FULL ACCORDANCE WITH THE SPECIFICATIONS.
7. DURING EXCAVATION OPERATIONS IN WHICH ROOTS ARE AFFECTED, THE CONTRACTOR IS TO PRUNE ALL EXPOSED ROOTS CLEANLY. PRUNED ENDS TO POINT OBLIQUELY DOWNWARD AT AN ANGLE OF 45 DEGREES TO PREVENT THEM TO DRY OUT, AND THE CONTRACTOR SHALL DISCUSS WATERING OF THE ROOTS WITH THE OWNER AND LANDSCAPE ARCHITECT SO THAT THE ROOT MAT SHALL MAINTAIN OPTIMUM SOIL MOISTURE DURING CONSTRUCTION AND BACKFILLING OPERATIONS, YET SO AS NOT TO INTERFERE WITH CONSTRUCTION OPERATIONS.

[illegible]