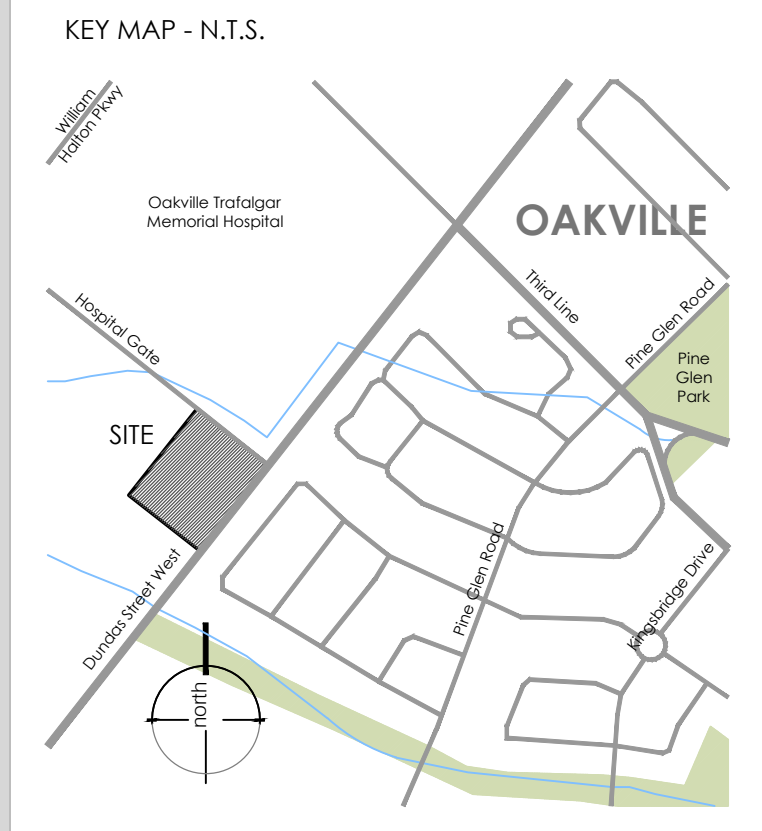


ON SITE SNOW STORAGE

DRIVEWAY, PARKING & ASSOCIATED WALKWAYS (UPPER LEVEL)				DUNDAS & HOSPITAL GATES STREETSCAPES (LOWER LEVEL)			
Total Hardscape (m²)	Required Snow Storage in Softscape (m²)	Provided Snow Storage in Softscape (m²)	15%	Total Hardscape (m²)	Required Snow Storage in Softscape (m²)	Provided Snow Storage in Softscape (m²)	15%
3326.99m²	499.05m²	499.06m²	15%	1053.54m²	162.48m²	207.61m²	19.71%

- SNOW WILL BE PRIVATELY HAULED OFFSITE DURING STORM EVENTS. MIN. SNOW STORAGE AREAS HAVE BEEN PROVIDED IN THE EVENT THAT SNOW CANNOT BE HAULED OFFSITE IMMEDIATELY.
- ALL SNOW STORAGE AREAS ARE MIN. 3.0m AWAY FROM ANY TREE.
- PLANT MATERIAL ADJACENT TO SNOW STORAGE AREAS SELECTED TO TOLERANT SALT AND WINTER CONDITIONS.

- 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.
 - All plant material locations to be determined by placement of site services such as hydrant 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.
 - Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Canada Red' or 'Gro-Bark' mulch, 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 sod in accordance with OPSS 570 to a minimum depth of 150mm unless otherwise specified.
 - Supply and place seed in accordance with OPSS 572 unless otherwise specified. All 5:1 or greater slopes to be seeded with loessifier. 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 two (2) 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.



LEGEND

- property line
- existing tree
- proposed deciduous tree
- proposed shrub
- proposed perennial
- existing elevation
- proposed elevation
- min. 150mm topsoil, fine grade & sod
- Snow Storage Areas - meeting Town of Oakville 15% min. - min. 3.0m away from trees
- C.I.P. concrete - see detail D11, L-7
- precast concrete unit pavers
- 1500mm height decorative metal fence - see detail D13, L-7
- 1200mm height black vinyl chain link fence (0.15m on SWM Pond side of property line) - see detail D14, L-7

ISSUED FOR CONSTRUCTION

REVISIONS / SUBMISSIONS

#	DATE	DESCRIPTION
5	2018-12-06	Issued for coordination
6	2019-02-07	Issued for SPC submission
7	2019-02-21	Issued for wall coordination
8	2019-05-01	Issued for submission
9	2019-07-17	Issued as per south side grading
10	2019-08-30	Issued for tender
11	2019-09-20	Issued for Addendum to Tender (AD#1)
12	2019-10-17	Issued for Addendum to Tender (AD#2)
13	2020-01-06	Issued for Addendum to Tender (AD#3)
14	2020-04-30	Issued for Addendum to Tender (AD#4)
15	2020-07-24	Issued for Construction
16	2020-08-11	Issued for SH#001
17	2021-01-08	Issued for CN#002
18	2021-07-08	Issued for CN#003
19	2021-12-21	Issued for SH#004

STAMP

ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO

CLIENT
ASC (Oakville) Facility Limited Partnership

MUNICIPALITY
Town of Oakville

PROJECT
Memory Care & Assisted Living Centre
3000 Hospital Gate

MUNICIPAL FILE NUMBER
SP.#1327.001/01

SHEET
Layout & Materials **L-3**

adesso design inc.
landscape architecture

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