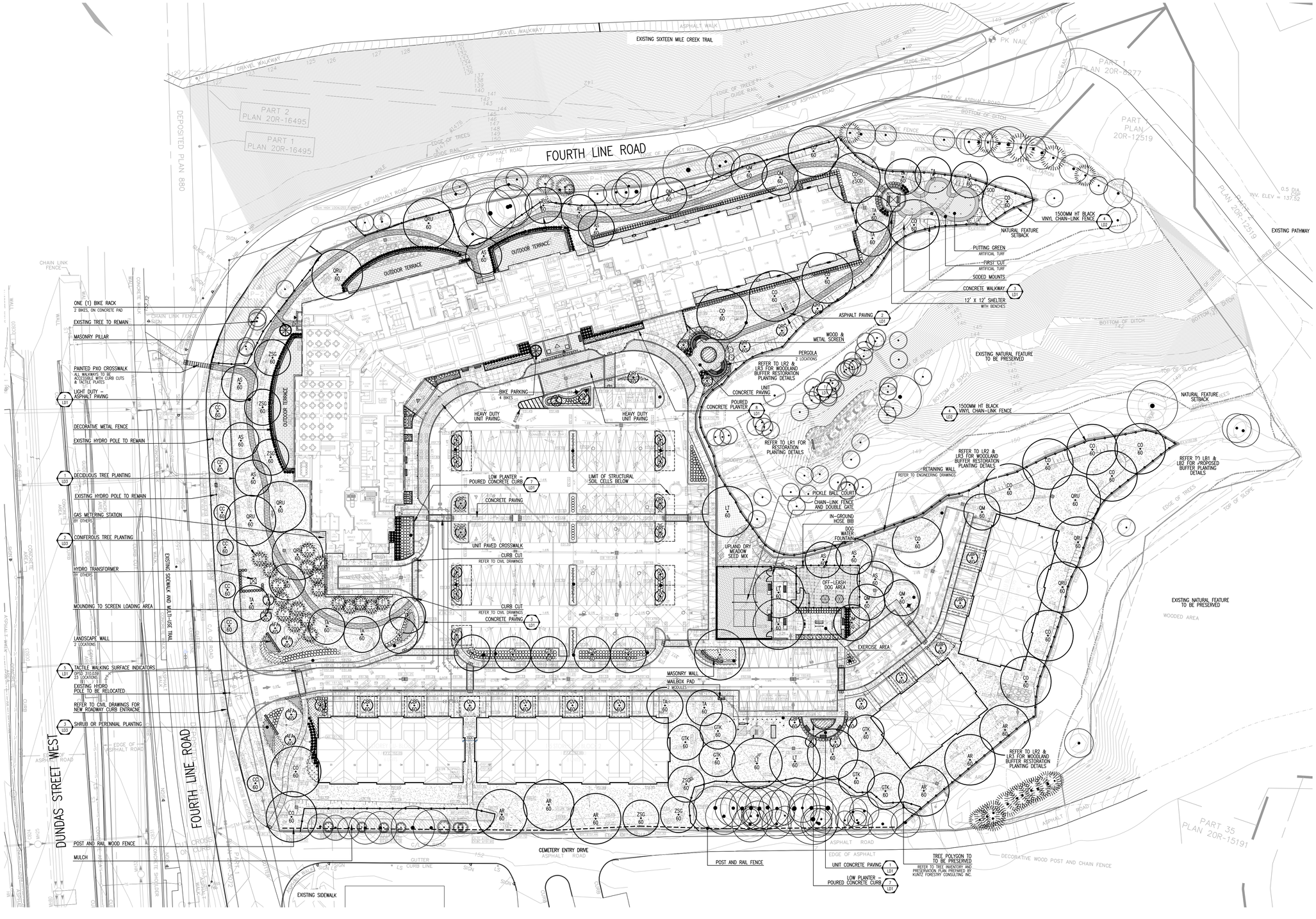
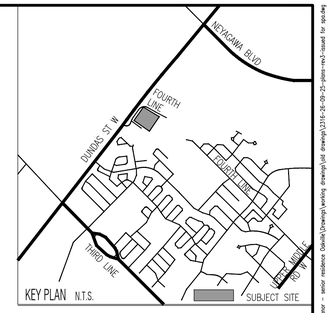
SET NO.XX





LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- 1500MM HT BLACK VINYL CHAIN LINK FENCE
- PICKLE BALL BLACK VINYL CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- WOOD & METAL SCREEN
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- UPLOAD DRY MEADOW SEED MIXTURE
- SOD PLANTING/ MULCH
- DECIDUOUS TREE PLANTING (LIMIT OF SOIL CELLS BELOW)
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN — REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN — REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN — REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- PLANT QUANTITY / PLANT KEY / PLANT SPECIES — DETAIL NUMBER / DETAIL KEY / DRAWING NUMBER
- LIGHT POLE, LIGHT BOLLARD — LUMINAIRES: REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — MEMBER — SEPT 25,2024

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

DELMANOR
Oakville
Inspired Retirement Living™

LANDSCAPE PLAN

Drawn by	MB	Scale	1:500
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

L1
Drawing No.

DWG PROJECT FILE: C:\Users\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence (markham)\planning\drawings\Landscape Drawings\2316_25-09-25-plan-mm3-issued for review.dwg

PLANT SUMMARY

REFER TO DETAIL SHEETS FOR FULL PLANT LIST

DECIDUOUS TREES

KEY	BOTANICAL NAME	COMMON NAME
ACF60	Acer x freemanii 'Armstrong'	Armstrong Maple
AR60	Acer rubrum	Red Maple
AS60	Acer saccharum	Sugar Maple
CC60	Carpinus caroliniana	Blue Beech
CO60	Celtis occidentalis	Hackberry
GBP60	Gingko biloba 'Princeton Sentry'	Princeton Sentry Gingko
GTK60	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust
LT60	Liriodendron tulipifera	Tulip Tree
OV60	Ostrya virginiana	Ironwood
QM60	Quercus macrocarpa	Bur Oak
QRF60	Quercus robur 'Fastigiata'	Pyramidal English Oak
QRU60	Quercus rubra	Red Oak
SR60	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac
TA60	Tilia americana	Basswood
ZSG60	Zelkova serrata 'Green Vase'	Green Vase Zelkova

CONIFEROUS TREES

PG200	Picea glauca	White Spruce
PPG200	Picea pungens 'Glauca'	Colorado Blue Spruce
PSY200	Pinus sylvestris	Scots Pine

DECIDUOUS SHRUBS

KEY	BOTANICAL NAME	COMMON NAME
HAA60	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
PFG60	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla
RAG60	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac
SBA60	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SBG60	Spiraea x bumalda 'Goldflame'	Goldflame Spirea

CONIFEROUS SHRUBS

TMD50	Taxus x media 'Densiformis'	Dense Yew
TMH60	Taxus x media 'Hicksii'	Hick's Yew
TOE50	Thuja occidentalis 'Emerald'	Emerald Cedar

BROADLEAF EVERGREEN SHRUBS

BMG40	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood

PERENNIALS AND GROUNDCOVERS

GMA	Geranium maculatum	Wild Geranium
HSD	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily
PAT	Perovskia atriplicifolia	Russian Sage

GRASSES

KEY	BOTANICAL NAME	COMMON NAME
CKF	Calamagrostis x 'Karl Foerster'	Feather Reed Grass
PVO	Panicum virgatum 'Rotsrahlbusch'	Rotsrahlbusch Switch Grass

STREET TREES

REFER TO DETAIL SHEETS FOR FULL PLANT LIST

DECIDUOUS TREES

KEY	BOTANICAL NAME	COMMON NAME
CC60	Carpinus caroliniana	Blue Beech

CONSERVATION HALTON UPLAND DRY MEADOW SEED MIXTURE

Rudbeckia hirta	Black Eyed Susan	15%
Andropogon gerardi	Big Bluestem	30%
Symphyotrichum cordifolius	Blue Wood Aster	1%
Solidago canadensis	Canada Goldenrod	2%
Anemone canadensis	Canada Anemone	1%
Asclepias syriaca	Common Milkweed	5%
Oenothera biennis	Evening Primrose	2%
Euthamia graminifolia	Grass Leaved Goldenrod	1%
Schizachyrium scoparium	Little Bluestem	20%
Carex granularis	Meadow/Open Field Sedge	12%
Symphyotrichum novae-angliae	New England Aster	1%
Clematis virginiana	Virgins Bower	5%
Monarda fistulosa	Wild Bergamot	5%

SEED SOURCE: OSC SEEDS
P.O. BOX 7, WATERLOO, ON, N2J 3Z6
TEL # 1-519-886-0557

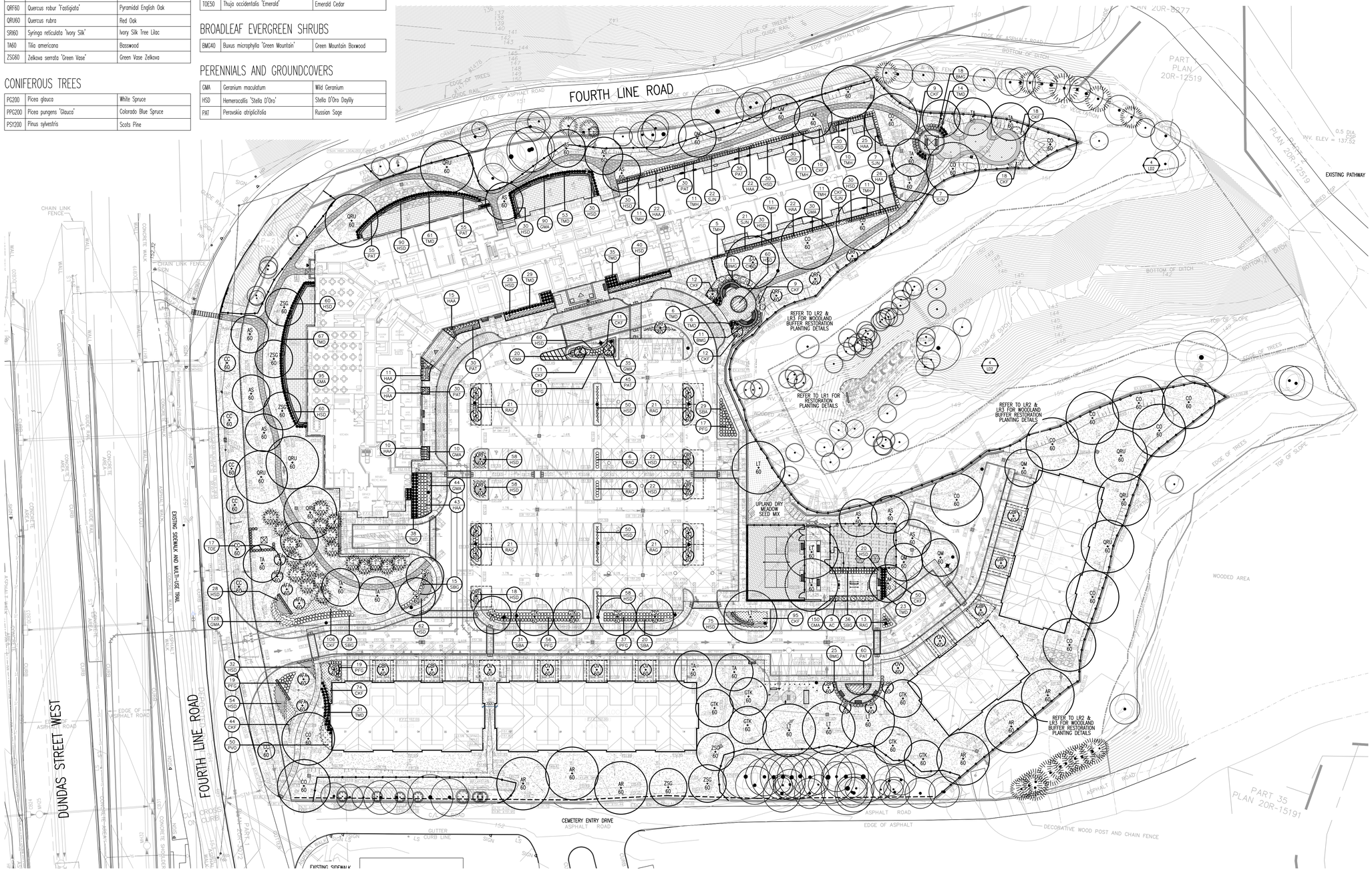
SEED RATE: 25kg/ha
SEEDING APPLICATION METHOD:
TERRASEEDING BY APPROVED CONTRACTOR

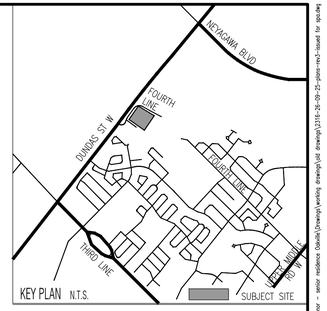
NURSE CROP SEED MIXTURE

AVENA SATIVA	COMMON OATS	100%

SEED SOURCE: OSC SEEDS
P.O. BOX 7, WATERLOO, ON, N2J 3Z6
TEL # 1-519-886-0557

SEED RATE: 25kg/ha
SEEDING APPLICATION METHOD:
TERRASEEDING BY APPROVED CONTRACTOR





LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- 1500MM HT BLACK VINYL CHAIN LINK FENCE
- PICKLE BALL BLACK VINYL CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- WOOD & METAL SCREEN
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- UPLOAD DRY MEADOW SEED MIXTURE
- SOD PLANTING/ MULCH
- DECIDUOUS TREE PLANTING
  - LIMIT OF SOIL CELLS BELOW
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN
  - REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN
  - REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN
  - REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- PLANT QUANTITY / PLANT KEY / PLANT SPECIES — DETAIL NUMBER / DETAIL KEY / DRAWING NUMBER
- LIGHT POLE / LIGHT BOLLARD
- LUMINAIRES
  - REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

SEPT 25,2024

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

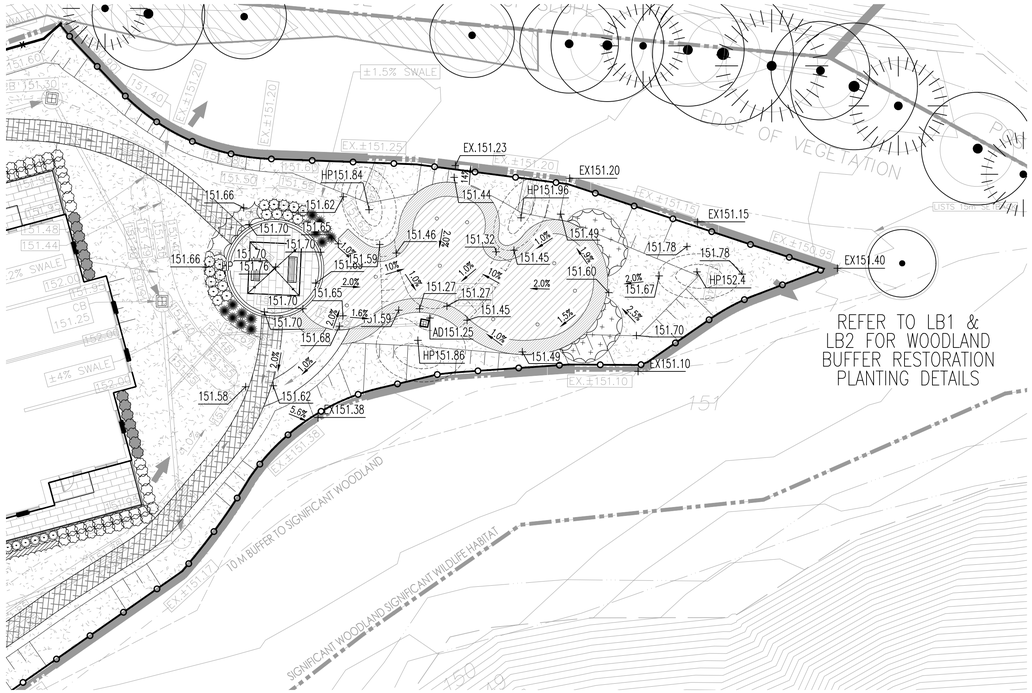
DELMANOR
Oakville
Inspired Retirement Living™

SITE PLANTING PLAN

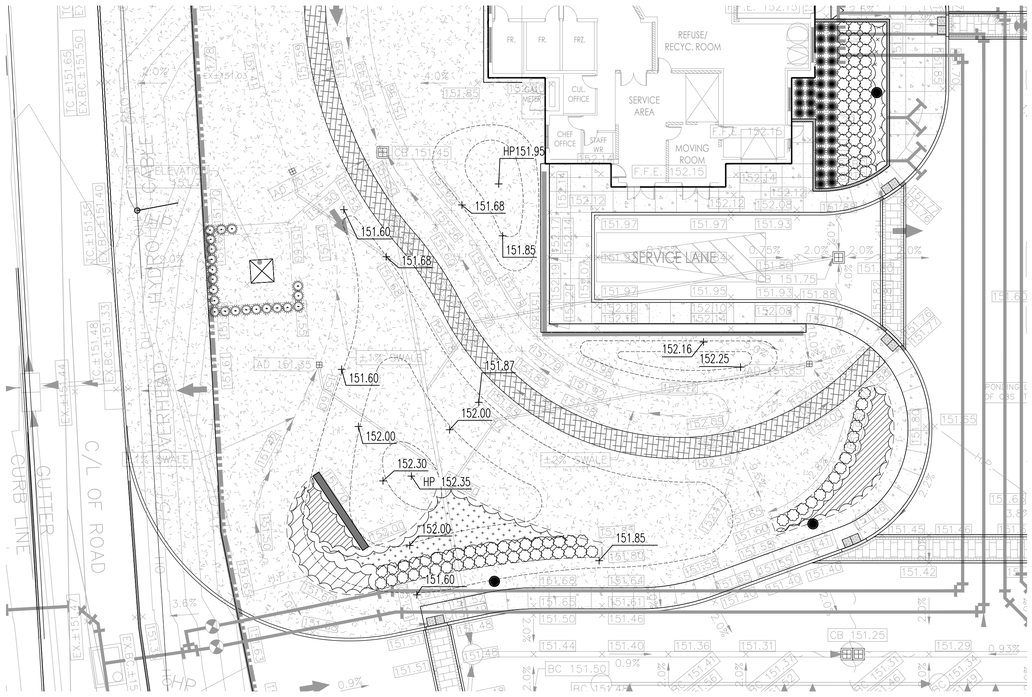
Drawn by	MB	Scale	1:500
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

L1.1
Drawing No.

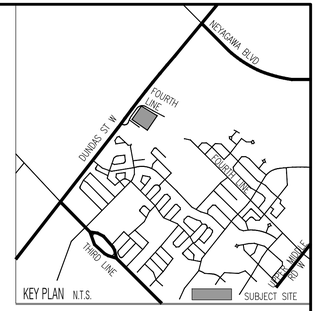
CAD PROJECT FILE: C:\Users\Common Motions\Cosburn Nauboris Ltd\Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence (Oakville)\Drawings\Landscape drawings\Land drawings\2316_2c-09-25-plans-mk2-issued for spa.dwg



1. PUTTING GREEN: DETAILED GRADING INFROMATION



2. MAIN ENTRANCE: DETAILED GRADING INFROMATION



LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- 1500MM HT BLACK VINYL CHAIN LINK FENCE
- PICKLE BALL BLACK VINYL CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- WOOD & METAL SCREEN
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- UPLOAD DRY MEADOW SEED MIXTURE
- SOD PLANTING
- DECIDUOUS TREE PLANTING
  - LIMIT OF SOIL CELLS BELOW
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- 88 / 77 PLANT QUANTITY / PLANT KEY / PLANT SPECIES
- L1 DETAIL KEY / DRAWING NUMBER
- LIGHT POLE
- LIGHT BOLLARD
- LUMINAIRES
  REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

SEPT 25,2024

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

DELMANOR
Oakville
Inspired Retirement Living™

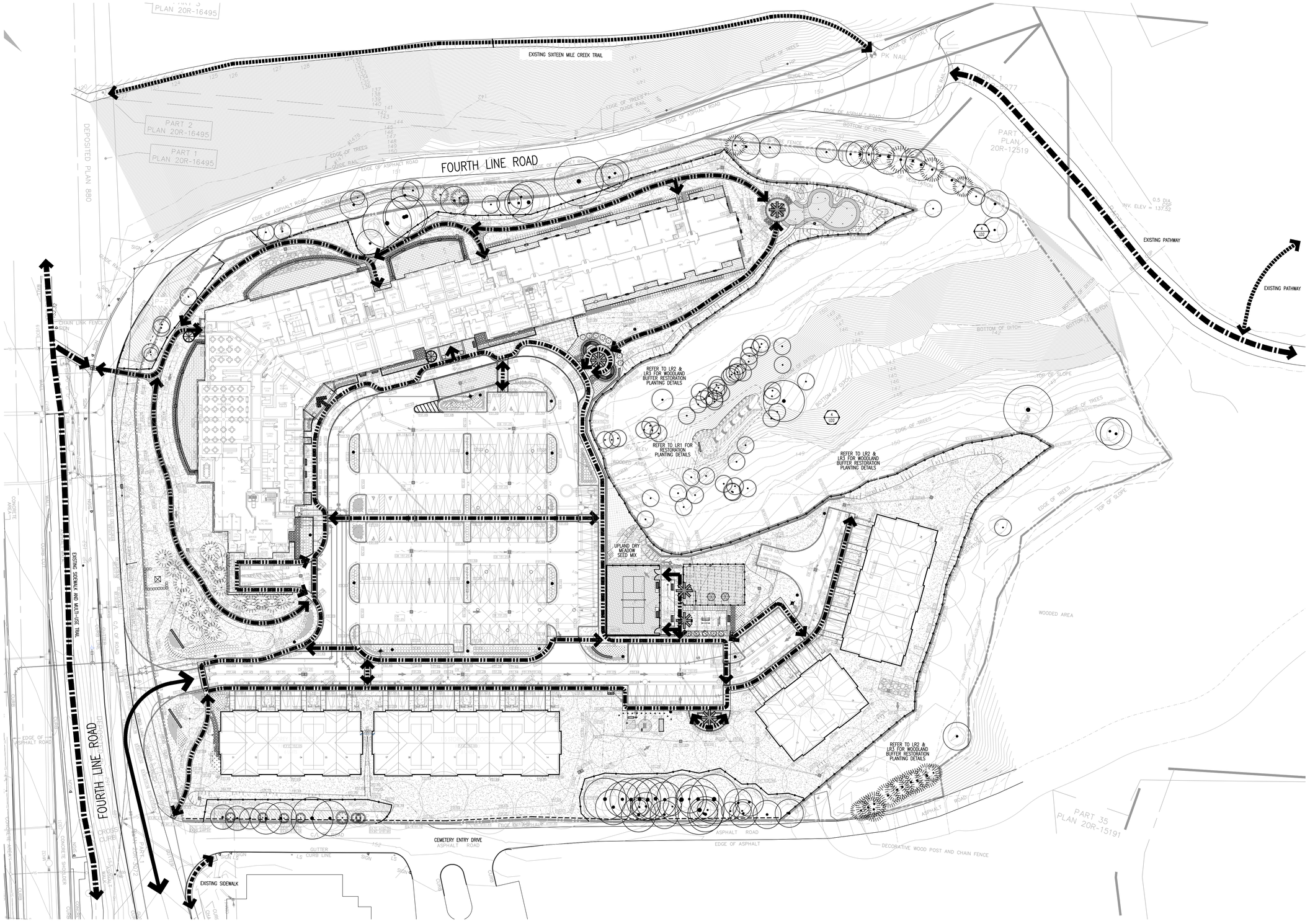
DETAILED GRADING INFROMATION

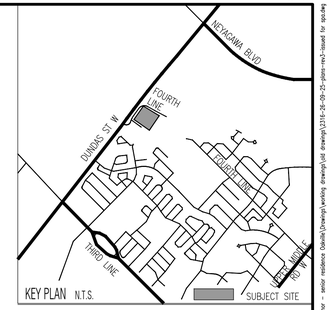
Drawn by	MB	Scale	1:500
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

L1.2
Drawing No.

CML PROJECT FILE: C:\Users\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence (Markham)\Drawings\Landscape Drawings\Grading\2316_26-09-25-plans-mk2-Issued for SPA.dwg

SET NO.XX





LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- 1500MM HT BLACK VINYL CHAIN LINK FENCE
- PICKLE BALL BLACK VINYL CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- WOOD & METAL SCREEN
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- UPLOAD DRY MEADOW SEED MIXTURE
- SOD PLANTING/ MULCH
- DECIDUOUS TREE PLANTING
  - LIMIT OF SOIL CELLS BELOW
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- PLANT KEY: PLANT QUANTITY (SB 22), PLANT SPECIES
- DETAIL KEY: DETAIL NUMBER (L1), DRAWING NUMBER
- LIGHT POLE / LIGHT BOLLARD — LUMINAIRES
  REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

ASSOCIATION OF LANDSCAPE & PLANNING DESIGNERS ONTARIO NAUBORIS MEMBER OALA
SEPT 25, 2026

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

DELMANOR
Oakville
Inspired Retirement Living™

PEDESTRIAN CIRCULATION PLAN

Drawn by	MB	Scale	1:500
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

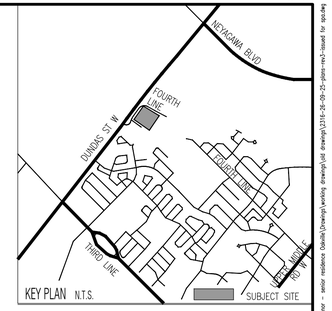
L2
Drawing No.

CAD PROJECT FILE: C:\Users\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence (Oakville)\Drawings\Landscape Drawings\Land drawings\2316_DL-09-25-pmm-mk2-Issued for SPA.dwg

SET NO.XX



NOTE: REFER TO DRAWING L4 FOR CANOPY CALCULATION CHART



LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- 1500MM HT BLACK VINYL CHAIN LINK FENCE
- PICKLE BALL BLACK VINYL CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- WOOD & METAL SCREEN
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- UPLOAD DRY MEADOW SEED MIXTURE
- SOD PLANTING/ MULCH
- DECIDUOUS TREE PLANTING
  - LIMIT OF SOIL CELLS BELOW
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- PLANT QUANTITY / PLANT KEY / PLANT SPECIES — DETAIL NUMBER / DETAIL KEY / DRAWING NUMBER
- LIGHT POLE / LIGHT BOLLARD — LUMINAIRES
  REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

SEPT 25,2026

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

DELMANOR
Oakville
Inspired Retirement Living™

CANOPY COVER PLAN

Drawn by	MB	Scale	1:500
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

L3
Drawing No.

CAD PROJECT FILE: C:\Users\Common Motions\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence (Oakville)\Drawings\Landscape Drawings\Land drawings\2316_25-09-25-plans-mod1-issued for spa.dwg

SET NO.XX

CANOPY CALCULATION CHART

FILE NUMBER

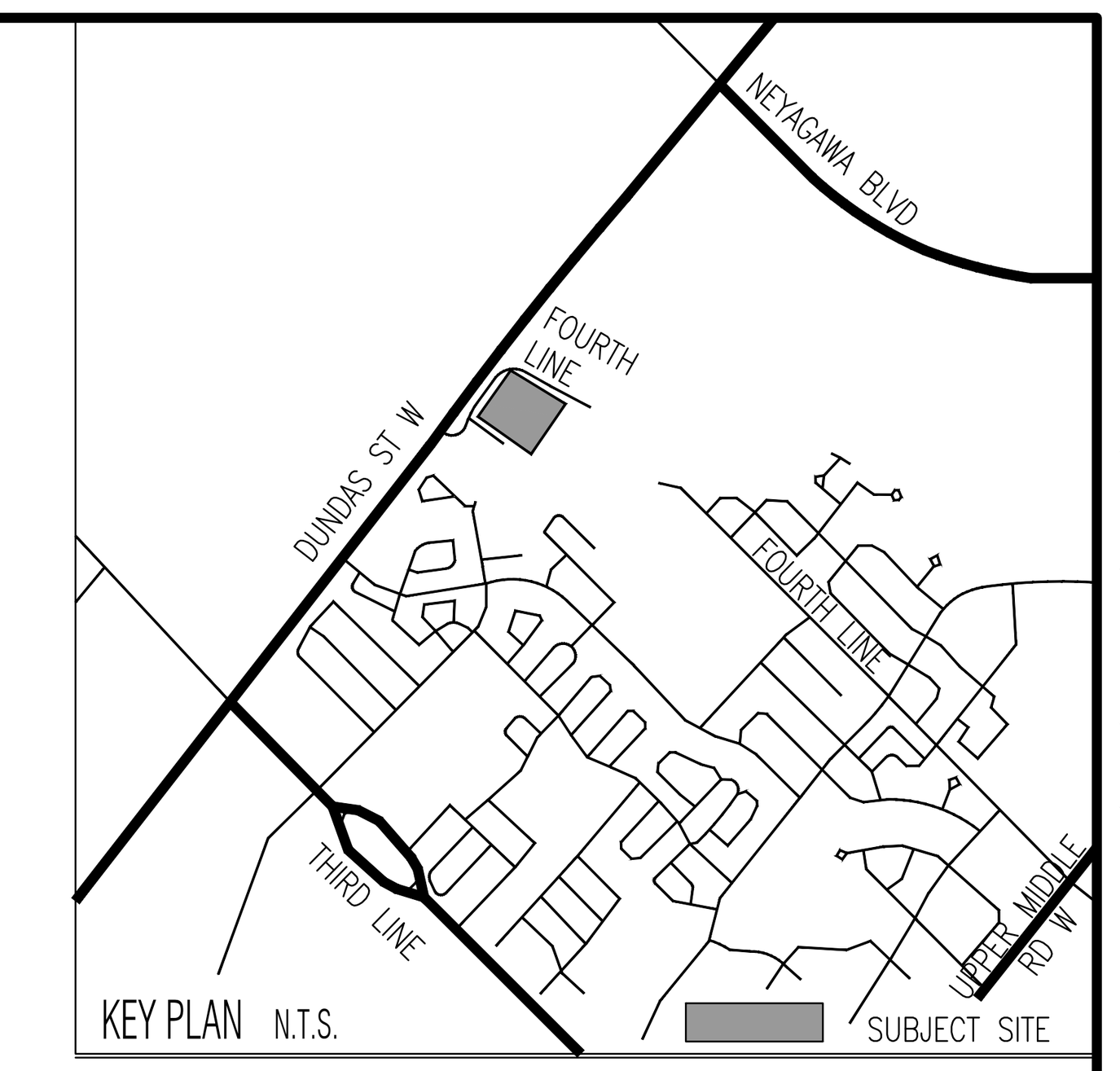
FILE NAME: Delmanor West Oak

CANOPY COVER TARGET: 25% (based on land use)

Tree #	Species	Stature (S,M,L)	Soil Volume per Tree (m3)	Development Site Canopy Area (m2)	Development Site Canopy Area Sub-total (m3)	Compensation Plantings Canopy Area (m2)	Compensation Plantings Canopy Area Sub-total (m3)	
Proposed Canopy On Site								
P1	Acer saccharum	M	30	60.58				
P2	Quercus macrocarpa	M	30			50.37		1
P3	Quercus macrocarpa	M	30	52.89				
P4	Quercus macrocarpa	M	30	73.79				
P5	Celtis occidentalis	L	30	99.92				
P6	Celtis occidentalis	L	30	144.58				
P7	Tilia americana	M	30	56.35				
P8	Tilia americana	M	30			41.77		2
P9	Tilia americana	M	30	45.02				
P10	Celtis occidentalis	L	30	81.29				
P11	Celtis occidentalis	L	30	111.97				
P12	Tilia americana	M	30	75.46				
P13	Tilia americana	M	30	154		61.77		3
P14	Celtis occidentalis	L	30	154				
P15	Quercus robur 'Fastigiata'	S	30	7		7		
P16	Quercus robur 'Fastigiata'	S	30	7		7		4
P17	Celtis occidentalis	L	30	154				
P18	Celtis occidentalis	L	30	154				
P19	Quercus robur 'Fastigiata'	S	30	7				
P20	Gingko biloba 'Princeton Sentry'	S	30	7		7		5
P21	Gingko biloba 'Princeton Sentry'	S	30	7		7		6
P22	Liriodendron tulipifera	L	30	123.9				
P23	Liriodendron tulipifera	L	30	130.85				
P24	Liriodendron tulipifera	L	30	154				
P25	Liriodendron tulipifera	L	30	154				
P26	Quercus macrocarpa	M	30	64.27				
P27	Quercus macrocarpa	M	30	78.54				
P28	Quercus macrocarpa	M	30	75.64				
P29	Acer saccharum	M	30			61.75		7
P30	Acer saccharum	M	30	72.4				
P31	Acer saccharum	M	30	69.34				
P32	Celtis occidentalis	L	30	152.48				
P33	Quercus macrocarpa	M	30	78.54				
P34	Celtis occidentalis	L	30	117.42				
P35	Celtis occidentalis	L	30	104.6				
P36	Celtis occidentalis	L	30	107.05				
P37	Celtis occidentalis	L	30	139.34				
P38	Celtis occidentalis	L	30	67.31				
P39	Quercus rubra	L	30	141.97				
P40	Quercus rubra	L	30	107.25				
P41	Quercus rubra	L	30	105.48				
P42	Celtis occidentalis	L	30	106.2				
P43	Celtis occidentalis	L	30	129.9		129.9		8
P44	Acer rubrum	L	30	106.36				
P45	Acer rubrum	L	30	99.6				
P46	Acer rubrum	L	30	114.67				
P47	Gleditsia triacanthos 'Skyline'	M	30	53.76				
P48	Gleditsia triacanthos 'Skyline'	M	30			66.95		9
P49	Gleditsia triacanthos 'Skyline'	M	30	78.54				
P50	Gingko biloba 'Princeton Sentry'	S	30	7				
P51	Gingko biloba 'Princeton Sentry'	S	30	7				
P52	Gingko biloba 'Princeton Sentry'	S	30	7				
P53	Ostrya virginiana	S	30	7				
P54	Ostrya virginiana	S	30	7				
P55	Gingko biloba 'Princeton Sentry'	S	30	3.71				
P56	Gingko biloba 'Princeton Sentry'	S	30	0				
P57	Gingko biloba 'Princeton Sentry'	S	30	1.6				
P58	Gingko biloba 'Princeton Sentry'	S	30	7				
P59	Liriodendron tulipifera	L	30	114.47				
P60	Liriodendron tulipifera	L	30	140.49				
P61	Liriodendron tulipifera	L	30	116.45				
P62	Gleditsia triacanthos 'Skyline'	M	30	77.6		78.54		10
P63	Gleditsia triacanthos 'Skyline'	M	30	56.77				
P64	Tilia americana	M	30	64.51		78.54		11
P65	Tilia americana	M	30	78.54				
P66	Gleditsia triacanthos 'Skyline'	M	30	77.6				
P67	Zelkova serrata 'Green Vase'	M	30	64.51				
P68	Zelkova serrata 'Green Vase'	M	30			66.44		12
P69	Zelkova serrata 'Green Vase'	M	30	67.6				
P70	Acer rubrum	L	30	122.48				
P71	Acer rubrum	L	30	150.77				
P72	Acer rubrum	L	30	120.32				
P73	Celtis occidentalis	L	30	79.31				
P74	Celtis occidentalis	L	30	153.94				
P75	Acer x freemanii 'Armstrong'	S	30	7				
P76	Acer x freemanii 'Armstrong'	S	30	7				
P77	Gingko biloba 'Princeton Sentry'	S	30	7				
P78	Gingko biloba 'Princeton Sentry'	S	30	7				
P79	Gingko biloba 'Princeton Sentry'	S	30	7				
P80	Ostrya virginiana	S	30	7				
P81	Ostrya virginiana	S	30	7				
P82	Ostrya virginiana	S	30	7				
P83	Ostrya virginiana	S	30	7				
P84	Ostrya virginiana	S	30	7				
P85	Ostrya virginiana	S	30	7				
P86		S	30	7				
P87		S	30	7				
P88	Ostrya virginiana	S	30	7				
P89	Ostrya virginiana	S	30	7				
P90		S	30	7				
P91	Ostrya virginiana	S	30	7				
P92	Ostrya virginiana	S	30	7				
P93	Gleditsia triacanthos 'Skyline'	M	30	78.54				
P94	Gleditsia triacanthos 'Skyline'	M	30			78.54		13
P95		M	30	78.54				
P96	Ostrya virginiana	M	30	78.54				
P97	Ostrya virginiana	M	30	78.54				
P98		S	30	7				
P99	Ostrya virginiana	S	30	7				
P100	Ostrya virginiana	S	30	7				
P101		S	30	7				
P102		S	30	7				
P103		S	30	7				
P104	Pyrus calleryana 'Redspire'	S	30	7				
P105	Zelkova serrata 'Green Vase'	M	30			56.18		14
P106	Zelkova serrata 'Green Vase'	M	30	78.54				
P107	Picea pungens 'Glauca'	M	30	78.54				
P108	Tilia americana	M	30	78.54				
P109	Picea glauca	S	30	7				
P110	Picea pungens 'Glauca'	S	30	7				
P111	Acer x freemanii 'Armstrong'	S	30	7				
P112	Acer x freemanii 'Armstrong'	S	30	7				
P113	Picea glauca	S	30	7				
P114	Acer x freemanii 'Armstrong'	S	30			7		15
P115	Acer x freemanii 'Armstrong'	S	30			7		16
P116	Acer x freemanii 'Armstrong'	S	30			7		17
P117	Picea glauca	M	30	58.27				
P118	Acer x freemanii 'Armstrong'	S	30			7		18
P119	Picea glauca	S	30	3.94				
P120	Tilia americana	M	30			78.54		19
P121	Picea glauca	S	30	0				
P122	Picea pungens 'Glauca'	S	30			5.62		20
P123	Picea pungens 'Glauca'	S	30	7				
P124	Quercus rubra	L	30	130.67				
P125	Picea pungens 'Glauca'	S	30	0				
P126	Picea pungens 'Glauca'	S	30	0				
P127	Picea pungens 'Glauca'	S	30	3.07				
P128	Picea pungens 'Glauca'	S	30	6.47				
P129	Picea pungens 'Glauca'	S	30	7				
P130	Pinus sylvestris	S	30	7				
P131	Pinus sylvestris	S	30	7				
P132	Pinus sylvestris	S	30	7				
P133	Pinus sylvestris	S	30	7				
P134	Pinus sylvestris	S	30	7				
P135	Quercus rubra	L	30	130.6				
P136	Quercus rubra	L	30	114.54				
P137	Acer saccharum	M	30			78.54		21
P138	Zelkova serrata 'Green Vase'	M	30	67.56				
P139	Acer saccharum	M	30	63.46				
P140	Zelkova serrata 'Green Vase'	M	30	78.54				
P141	Acer saccharum	M	30	59.18				
P142	Zelkova serrata 'Green Vase'	M	30			78.54		22
P143	Quercus rubra	L	30	153.94				
P144	Quercus rubra	L	30	103.91				
P145	Acer saccharum	M	30	69.85				
P146	Acer saccharum	M	30	52.84				
P147	Acer saccharum	M	30			79.65		23
				Subtotal of Proposed Canopy	7,624.55		1,147.64	

Tree #	Species	Stature (S,M,L)	Soil Volume per Tree (m3)	Development Site Canopy Area (m2)	Development Site Canopy Area Sub-total (m3)	Compensation Plantings Canopy Area (m2)	Compensation Plantings Canopy Area Sub-total (m3)
Existing Canopy on Site [4]							
EP137-153	Acer saccharum, Thuja occidentalis			330			
EP229-232	Robinia pseudoacacia			189.17			
EP237-240 EP1477-1478	Aesculus hippocastanum						
EP248-252	Robinia pseudoacacia Juglans nigra			98.58			
EP368-EP394	Robinia pseudoacacia, Pinus strobus, Picea abies, Quercus alba, Acer platanoides, Acer negundo, Salix sp., Thuja occidentalis, Acer negundo, Juglans ailantifolia, Malus sp., Juglans nigra			753.34			
EP1455-EP-1456	Robinia pseudoacacia			12.14			
EP1460-EP-1461	Robinia pseudoacacia			12.67			
EP1462	Robinia pseudoacacia			16.14			
			Subtotal of Existing Canopy	2,118.06			
			multiplied by bonus factor of 1.5		3,177.09		
Existing Canopy Overhanging Site [4]							
EP245-247	Robinia pseudoacacia, Pinus strobus Thuja occidentalis			18.32			
254-256	Acer saccharum , Quercus robur, Salix sp.			50.83			
			Subtotal of Existing Overhanging Canopy	103.73			
			multiplied by bonus factor of 1.5		155.59		
		Total # of Trees 206			Total Canopy 10,957.23		

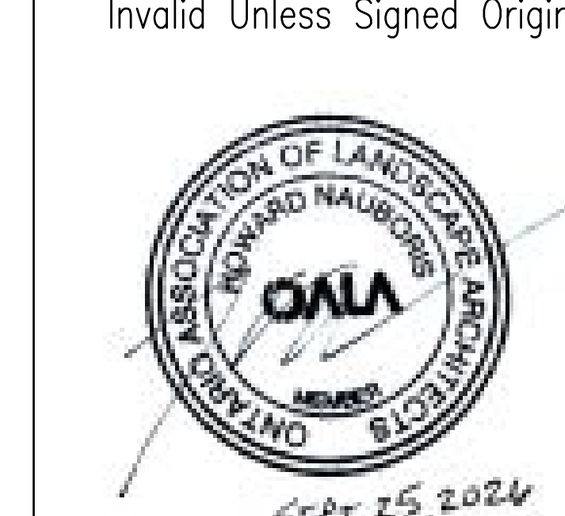
Canopy Summary	
Total Development Site Area	32,990
Site Canopy Cover	33.21%
Canopy Cover Target by Land Use [1]	25
Parking Area Summary [5]	
Total Parking Spaces Proposed	174
Total # of Trees in or within 5m of Parking Area	29

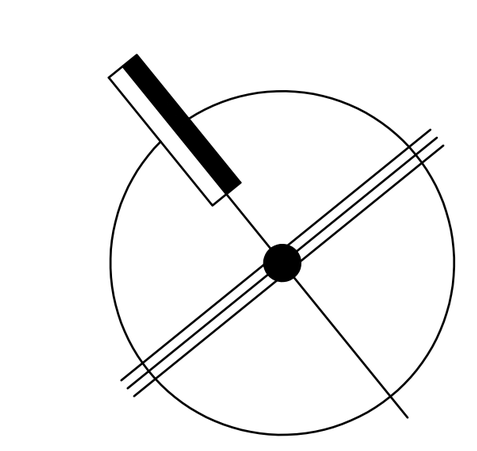


No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original





cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

DELMANOR
Oakville
Inspired Retirement Living™

CANOPY CALCULATION CHART

Drawn by	MB	Scale		L4
Checked by	HN	Plot Date	2026-10-19	
Approved by	HN	Project	2316	Drawing No.

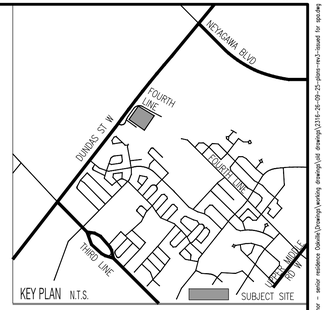
CNL PROJECT FILE: C:\Users\Carmen Williams\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence Oakville\Drawings\working drawings\old drawings\2316-26-09-25-plans-rev3-issued for spa.dwg

SET NO.XX

ALL EXTERIOR FIXTURES TO MEET IESNA FULL CUT-OFF CLASSIFICATION OR UPLIGHTING RATING OF ZERO.

FOLLOW TORONTO GREEN STANDARD LIGHT POLLUTION MEASURES.

ALL EXTERIOR LIGHTING DEVICES SHALL BE FULL CUT-OFF TO DIRECT ILLUMINATION DOWNWARD, DARK SKY COMPLIANT TO REDUCE LIGHT POLLUTION AND SKYGLARE, AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 FC) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES.



KEY PLAN N.T.S.

LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- 1500MM HT BLACK VINYL CHAIN LINK FENCE
- PICKLE BALL BLACK VINYL CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- WOOD & METAL SCREEN
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- UPLOAD DRY MEADOW SEED MIXTURE
- SOD PLANTING/ MULCH
- DECIDUOUS TREE PLANTING
  - LIMIT OF SOIL CELLS BELOW
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- PLANT QUANTITY / PLANT KEY / PLANT SPECIES — DETAIL NUMBER / DETAIL KEY / DRAWING NUMBER
- LIGHT POLE, LIGHT BOLLARD — LUMINAIRES
  REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
1	Constraints Redlined for Discussion	MB	23 02 27
0	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — ONTARIO NATURE — CONNECTING PROFESSIONALS — OALA — SEPT 25, 2024

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

DELMANOR
Oakville
Inspired Retirement Living™

SITE LIGHTING PLAN

Drawn by	MB	Scale	1:500
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

L5
Drawing No.

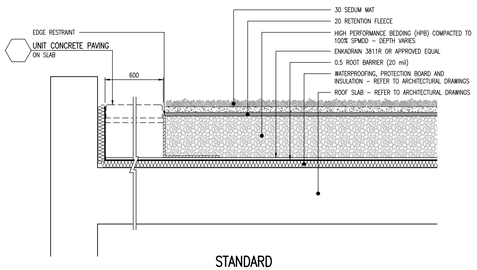
NOTE: REFER TO DRAWING L4 FOR CANOPY CALCULATION CHART

Luminaire Location Summary		
LumNo	Label	Z
1	ZB	1
2	ZB	1
3	ZB	1
4	ZB	1
5	ZB	1
6	ZB	1
7	ZB	1
26	ZP2B	6.7
27	ZP2B	6.7
28	ZP2B	6.7
29	ZP2B	6.7
30	ZP2B	6.7
31	ZP2B	6.7
32	ZP2B	6.7
33	ZP2B	6.7
34	ZP2B	6.7
35	ZP2B	6.7
36	ZP2B	6.7
37	ZP2B	6.7
38	ZP2B	6.7
39	ZP2B	6.7
40	ZP2B	6.7
41	ZP2B	6.7
42	ZP2B	6.7
43	ZP2B	6.7
44	ZP2B	6.7
45	ZP2B	6.7
46	ZB	1
47	ZB	1
48	ZB	1
49	ZB	1
50	ZB	1
51	ZB	1
52	ZB	1
53	ZB	1
54	ZB	1
55	ZB	1
56	ZB	1
57	ZB	1
58	ZB	1
59	ZB	1
60	ZB	1
61	ZB	1
62	ZB	1
63	ZB	1
64	ZB	1
65	ZB	1
66	ZB	1
67	ZB	1
68	ZB	1

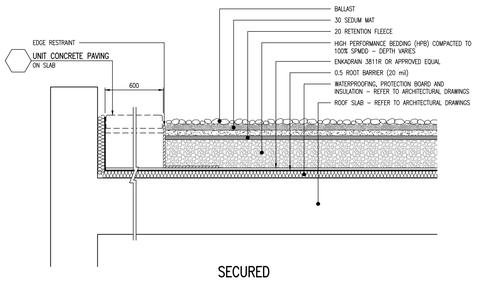
Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	[MANUFAC]
	20	ZP2B	SINGLE	10237	105.4	0.900	MPTC-10SW48LED4K-G2-LE5 pole 20'	SIGNIFY LUMEC
	30	ZB	SINGLE	1608	17.7	0.900	PBL-14L-350-NW-G2-3-UNV	SIGNIFY GARDCO

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bldg front walkway	Illuminance	Fc	2.39	34.5	0.0	N.A.	N.A.
Parking & driveway	Illuminance	Fc	1.42	33.3	0.4	3.55	83.25
Walkway East-North	Illuminance	Fc	0.96	1.2	0.5	1.92	2.40
Walkway South	Illuminance	Fc	0.99	1.6	0.4	2.48	4.00

CAD PROJECT FILE: C:\Users\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence (Oakville)\Drawings\Landscape drawings\Lighting drawings\Lighting drawings\2316_2c-09-25-plans-rev3-issued for spa.dwg



STANDARD



SECURED

NOTE:

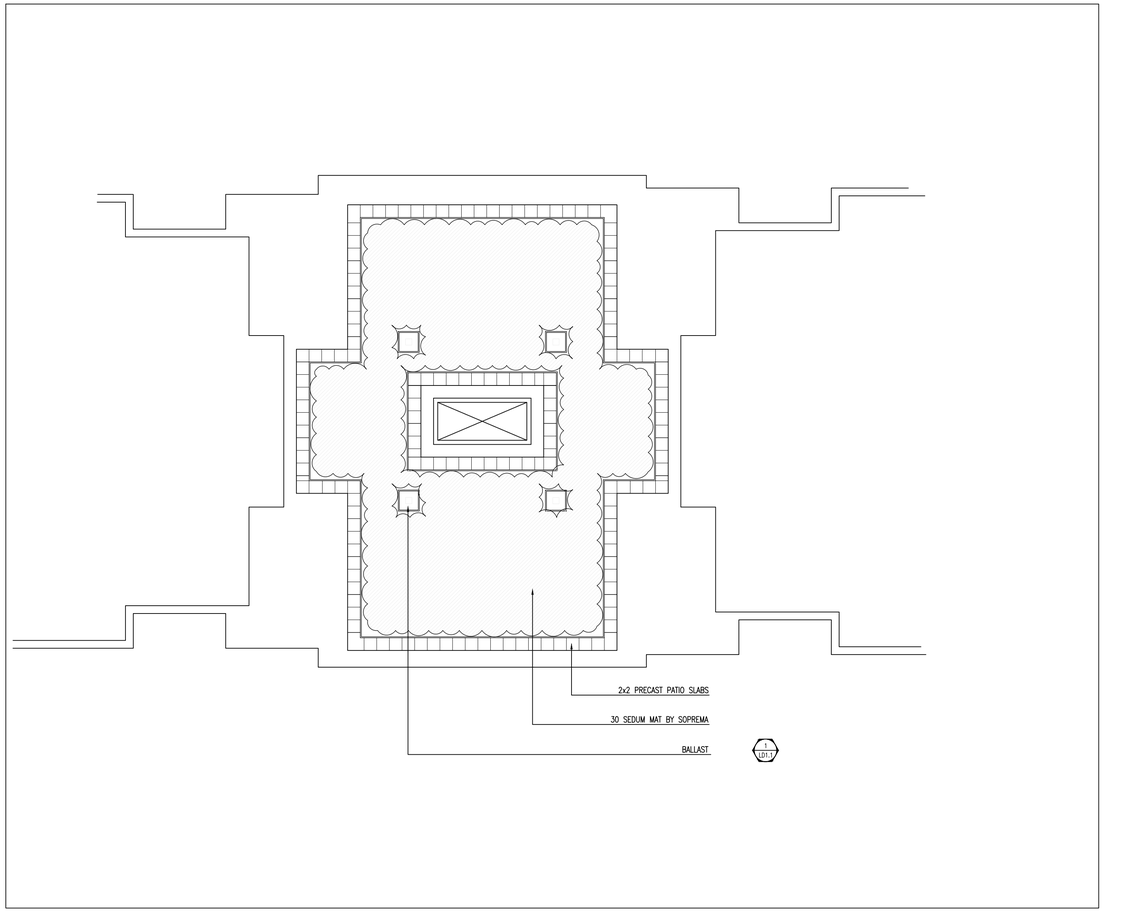
1. STANDARD OR SECURED GREEN ROOF INSTALLATION TO BE DETERMINED BY WIND UPLIFT REPORT.

EXTENSIVE GREEN ROOF 1 / LD1.1

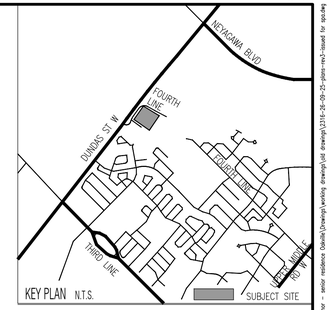
cosburn nauboris LTD
landscape architects

DATE	SCALE
24.10.21	1:15

PROJECT 2418 880 rossland



4TH LEVEL GREENROOF



LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- PROTECTIVE SURFACING
- SOD PLANTING
- DECIDUOUS TREE PLANTING
  - LIMIT OF SOIL CELLS BELOW
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- BROADLEAF EVERGREEN SHRUBS PLANTING
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- PLANT KEY (PLANT QUANTITY / PLANT SPECIES) — DETAIL KEY (DETAIL NUMBER / DRAWING NUMBER)
- LIGHT POLE
- LIGHT BOLLARD
- LUMINAIRES
  REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission.
This drawing must not be scaled.

Invalid Unless Signed Original

SEPT 25, 2024

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

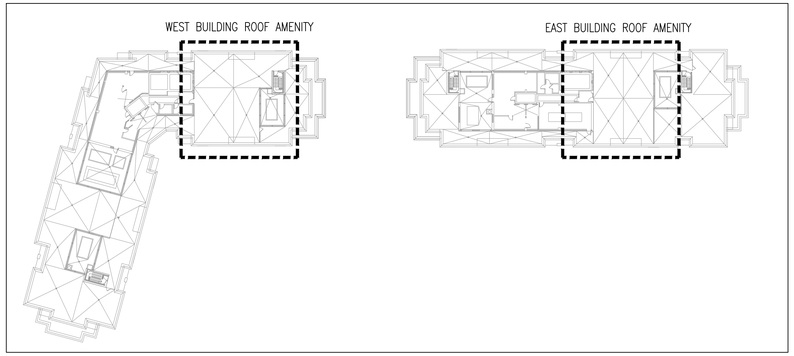
DELMANOR
Oakville
Inspired Retirement Living™

GREENROOF PLAN
4TH LEVEL

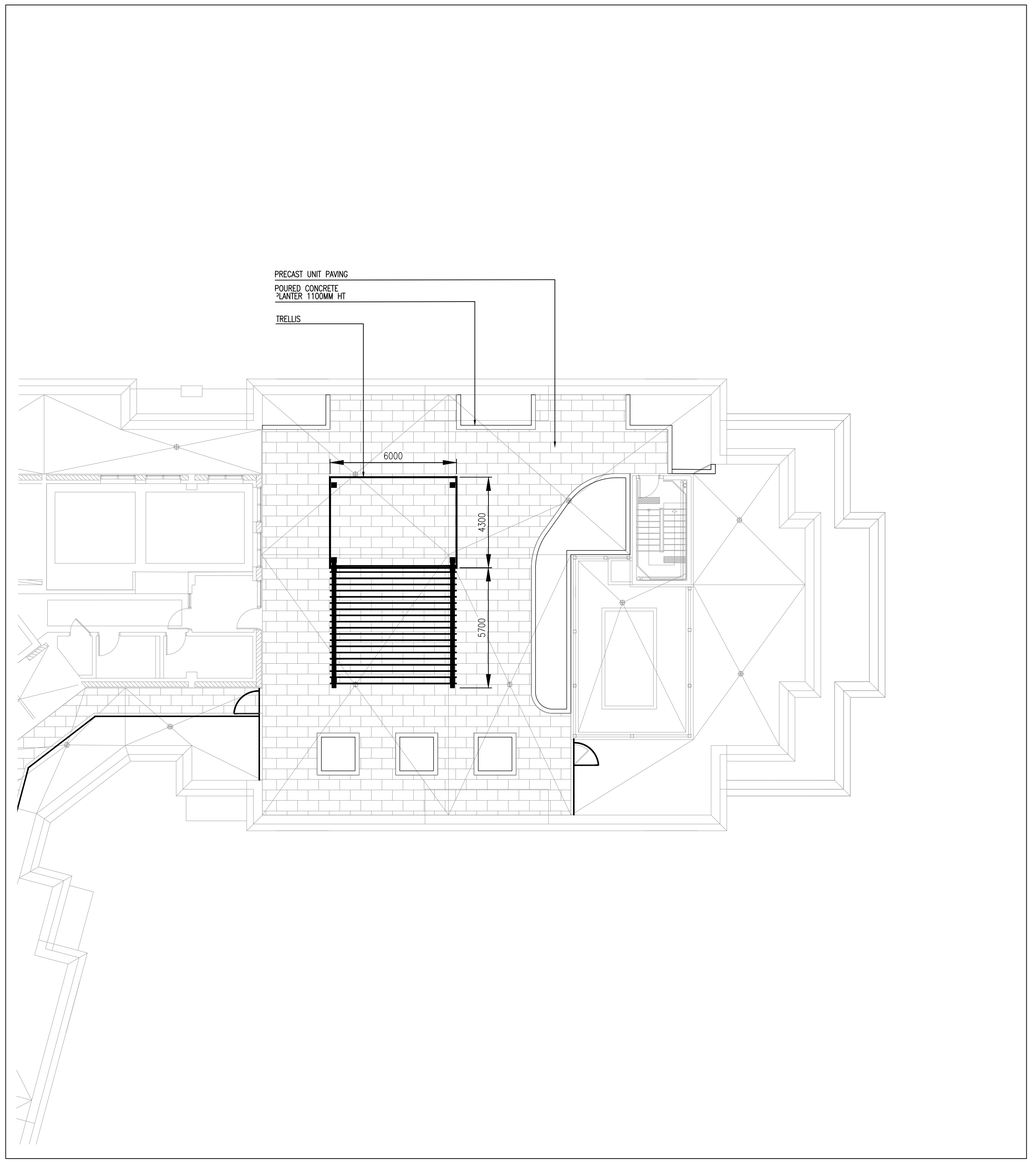
Drawn by	DP	Scale	NTS
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

L6
Drawing No.

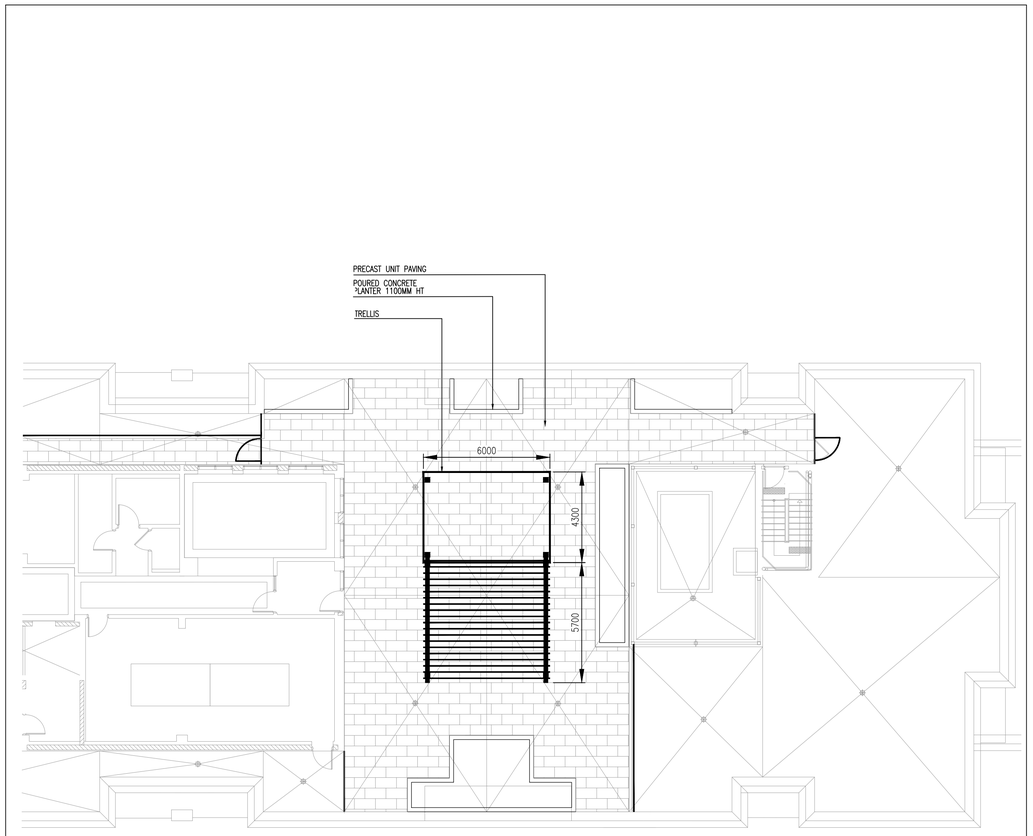
CNL PROJECT FILE: C:\Users\Common Millions\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor – senior residence (Oakville)\Drawings\Landscape drawings\Land drawings\2316_26-09-25-plans-mk2-issued for spa.dwg



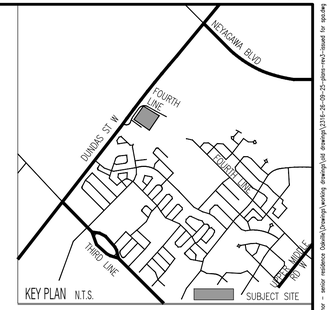
KEY MAP



WEST BUILDING ROOF AMENITY



EAST BUILDING ROOF AMENITY



LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- PROTECTIVE SURFACING
- SOD PLANTING
- DECIDUOUS TREE PLANTING
  - LIMIT OF SOIL CELLS BELOW
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- BROADLEAF EVERGREEN SHRUBS PLANTING
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- 88 / 77 PLANT KEY — PLANT QUANTITY / PLANT SPECIES
- 1 / L1 DETAIL KEY — DETAIL NUMBER / DRAWING NUMBER
- LIGHT POLE
- LIGHT BOLLARD
- LUMINAIRES
  REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

ONTARIO ASSOCIATION OF LANDSCAPE DESIGNED NAUBORIS MEMBER SEPT 25, 2026

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

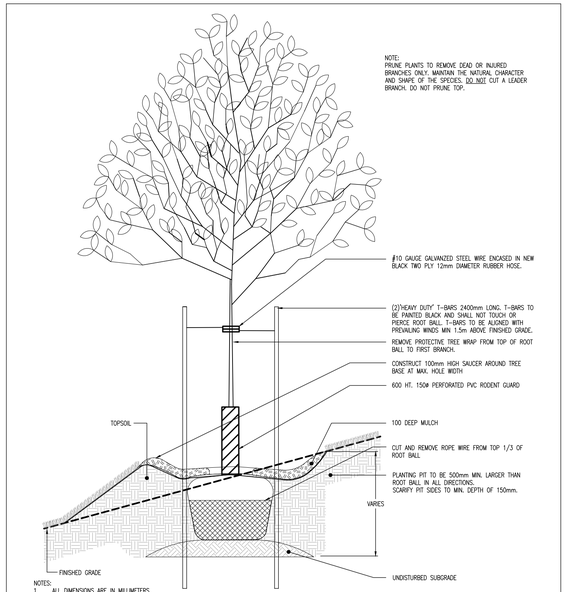
DELMANOR
Oakville
Inspired Retirement Living™

AMENITY TERRACES
ROOFTOP

Drawn by	DP	Scale	NTS
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

L7
Drawing No.

CNL PROJECT FILE: C:\Users\Carmen Williams\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence (Oakville)\Drawings\working drawings\Land drawings\2316_25-09-25-plans-rev2-issued for qa.dwg

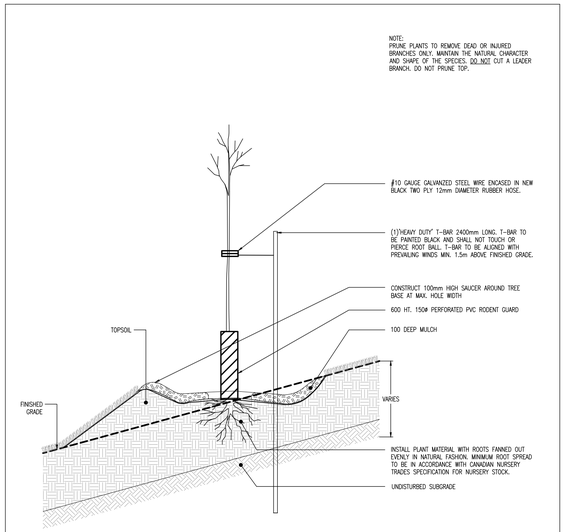


ON SLOPE – CALIPER SIZE – DECIDUOUS TREE PLANTING

cosburn nauboris LTD landscape architects

DATE	SCALE
20.12.14	1:25

PROJECT 2316

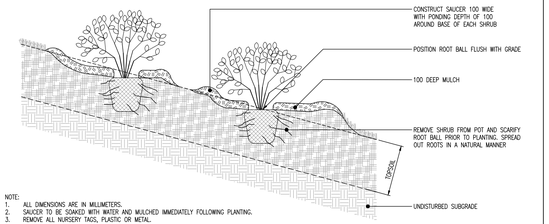


ON SLOPE – WHIP SIZE – DECIDUOUS TREE PLANTING

cosburn nauboris LTD landscape architects

DATE	SCALE
20.12.14	1:25

PROJECT 2316



ON SLOPE – INDIVIDUAL PLANTING – SHRUB PLANTING

cosburn nauboris LTD landscape architects

DATE	SCALE
19.07.26	1:25

PROJECT 2316

PLANT CALCULATION TABLE – OUTFALL

A = TOTAL AREA (m^2)	D = OVERALL WOODY COVERAGE (m^2)	E = # OF TREES	F = # OF SHRUBS
	D = A / 100m^2	E = D x 5	F = D x 25
295	2.95	14.75	73.75

CONSERVATION HALTON UPLAND DRY MEADOW SEED MIXTURE

Rudbeckia hirta	Black Eyed Susan	15%
Andropogon gerardi	Big Bluestem	30%
Symphyotrichum cordifolius	Blue Wood Aster	1%
Solidago canadensis	Canada Goldenrod	2%
Anemone canadensis	Canada Anemone	1%
Asclepias syriaca	Common Milkweed	5%
Oenothera biennis	Evening Primrose	2%
Euthamia graminifolia	Grass Leaved Goldenrod	1%
Schizachyrium scoparium	Little Bluestem	20%
Carex granularis	Meadow/Open Field Sedge	12%
Symphyotrichum novae-angliae	New England Aster	1%
Clematis virginiana	Virgins Bower	5%
Monarda fistulosa	Wild Bergamot	5%

SEED SOURCE: OSC SEEDS
P.O. BOX 7, WATERLOO, ON, N2J 3Z6
TEL # 1-519-886-0557

SEED RATE: 25kg/ha
SEEDING APPLICATION METHOD:
TERRASEEDING BY APPROVED CONTRACTOR

NURSE CROP SEED MIXTURE

AVENA SATIVA	COMMON OATS	100%

SEED SOURCE: OSC SEEDS
P.O. BOX 7, WATERLOO, ON, N2J 3Z6
TEL # 1-519-886-0557

SEED RATE: 25kg/ha
SEEDING APPLICATION METHOD:
TERRASEEDING BY APPROVED CONTRACTOR

PLANT LIST – OUTFALL

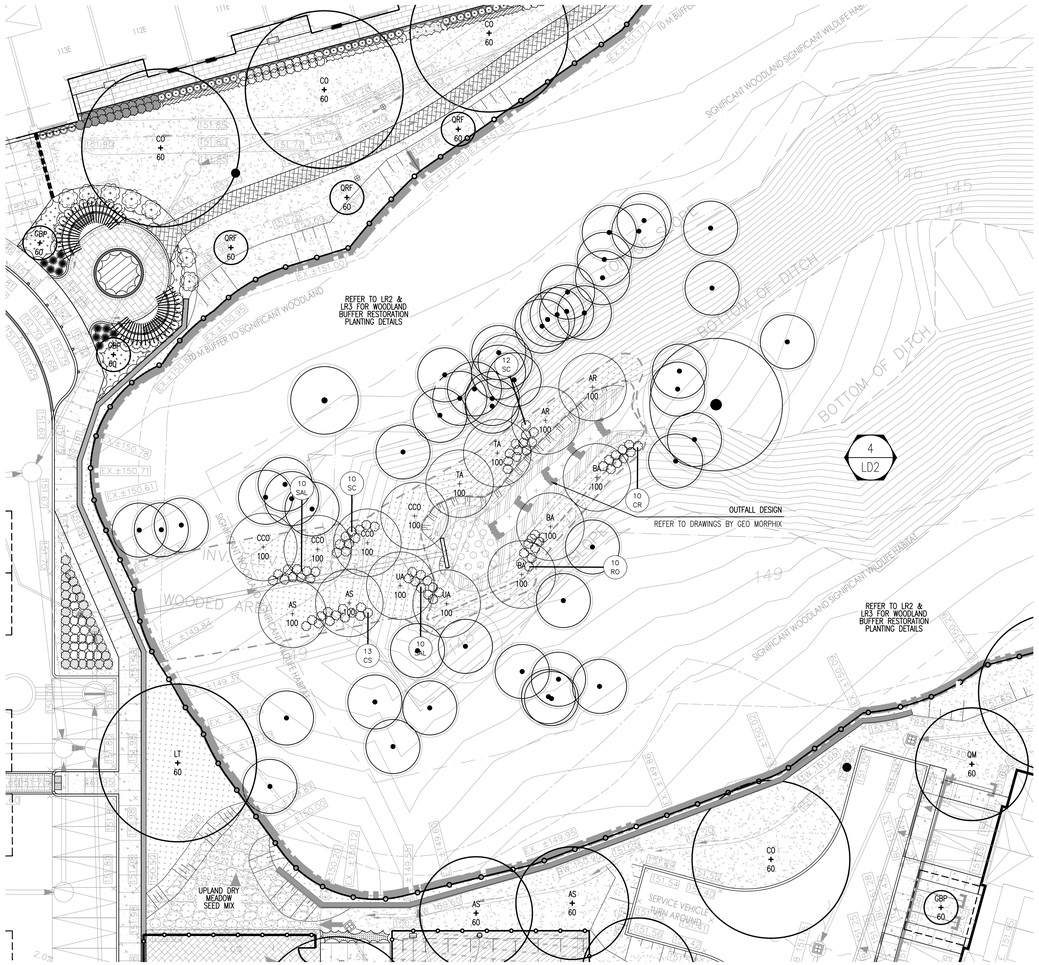
DECIDUOUS TREES

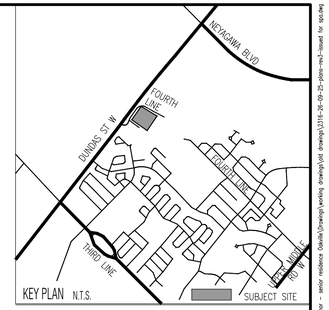
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. (mm)	HT. (cm)	SPREAD (cm)	ROOTS	REMARKS
AR100	4	Acer rubrum	Red Maple	–	100	–	Bare Root	–
AS100	3	Acer saccharum	Sugar Maple	–	100	–	Bare Root	–
BA100	3	Betula alleghaniensis	Yellow Birch	–	100	–	Bare Root	–
CC0100	4	Carya cordiformis	Bitternut Hickory	–	100	–	Bare Root	–
OV45	3	Ostrya virginiana	Ironwood	45	–	–	WB	–
TA100	4	Tilia americana	Basswood	–	100	–	Bare Root	–
UA100	4	Ulmus americana	American Elm	–	100	–	Bare Root	–

DECIDUOUS SHRUBS

CR50	20	Cornus racemosa	Gray Dogwood	–	50	30	3 gal. pot	–
CS50	23	Cornus stolonifera	Red-Osier Dogwood	–	50	30	3 gal. pot	–
RO50	20	Rubus odoratus	Purple-Flowering Raspberry	–	50	30	3 gal. pot	–
SA50	22	Spiraea alba	Meadowsweet	–	50	30	3 gal. pot	–
SAL50	20	Symphoricarpos albus	Snowberry	–	50	30	3 gal. pot	–
SC50	20	Sambucus canadensis	American Elderberry	–	50	30	3 gal. pot	–

B&B – BALLED AND BURLAPPED WB – WIRE BASKET CG – CONTAINER GROWN FP – FIELD POTTED pot – POT GROWN





LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- 1500MM HT BLACK VINYL CHAIN LINK FENCE
- PICKLE BALL BLACK VINYL CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- WOOD & METAL SCREEN
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- UPLOAD DRY MEADOW SEED MIXTURE
- SOD PLANTING/ MULCH
- DECIDUOUS TREE PLANTING
  - LIMIT OF SOIL CELLS BELOW
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- PLANT QUANTITY / PLANT KEY / PLANT SPECIES — DETAIL NUMBER / DETAIL KEY / DRAWING NUMBER
- LIGHT POLE LIGHT BOLLARD
- LUMINAIRES
  REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

SEPT 25, 2024

cosburn nauboris LTD landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

DELMANOR
Oakville
Inspired Retirement Living™

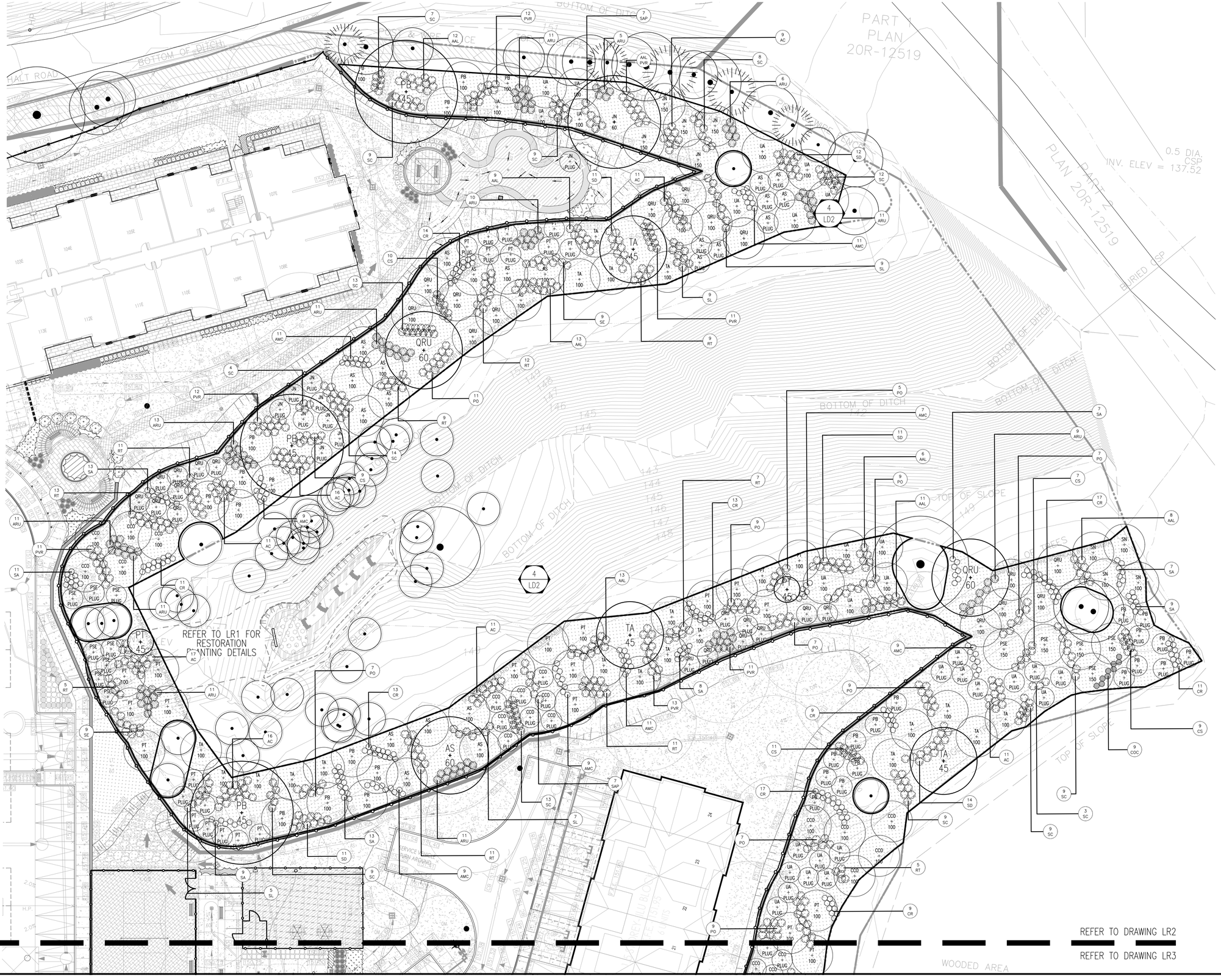
LANDSCAPE RESTORATION PLAN
OUTFALL

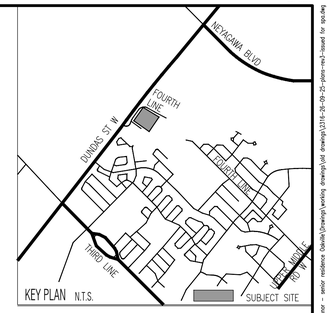
Drawn by	SW	Scale	1:250
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

LR1
Drawing No.

CNL PROJECT FILE: C:\Users\Carmen Williams\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316\Submission - senior residence (Oakville)\Drawings\Landscape drawings\Land drawings\2316_26-09-25_plans-rev2-Issued for Site.dwg

SET NO.XX





LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- 1500MM HT BLACK VINYL CHAIN LINK FENCE
- PICKLE BALL BLACK VINYL CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- WOOD & METAL SCREEN
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- UPLOAD DRY MEADOW SEED MIXTURE
- SOD PLANTING/ MULCH
- DECIDUOUS TREE PLANTING — LIMIT OF SOIL CELLS BELOW
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN — REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN — REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN — REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- PLANT KEY: PLANT QUANTITY / PLANT SPECIES
- DETAIL KEY: DETAIL NUMBER / DRAWING NUMBER
- LIGHT POLE / LIGHT BOLLARD — LUMINAIRES: REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

SEPT 25, 2026

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

DELMANOR
Oakville
Inspired Retirement Living™

LANDSCAPE RESTORATION PLAN
WOODLAND BUFFER

Drawn by	SW	Scale	1:250
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

LR2
Drawing No.

CAD PROJECT FILE: C:\Users\Common Millions\Cosburn Nauboris Ltd Dropbox\cosburn nauboris All projects\2316delmanor - senior residence (Oakville)\Drawings\Landscape drawings\Landscape drawings\Unit drawings\2316_26-09-25_plans-rev2-Issued for SPA.dwg

SET NO.XX

PLANT LIST – WOODLAND BUFFER

REFER TO LW3 FOR PLAN

DECIDUOUS TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. (mm)	HT. (cm)	SPREAD (cm)	ROOTS	REMARKS
AS60	1	Acer saccharum	Sugar Maple	60		–	WB	
AS100	15	Acer saccharum	Sugar Maple	–	100	–	CG / FP	BARE ROOT
ASPLUG	8	Acer saccharum	Sugar Maple	–	–	–	10CM POT	PLUG
CCO100	10	Carya cordiformis	Bitternut Hickory	–	100	–	CG / FP	BARE ROOT
CCOPLUG	14	Carya cordiformis	Bitternut Hickory	–	–	–	10CM POT	PLUG
JN60	1	Juglans nigra	Black Walnut	60	100	–	WB	BARE ROOT
JN100	5	Juglans nigra	Black Walnut	–	100	–	CG / FP	BARE ROOT
JNPLUG	16	Juglans nigra	Black Walnut	–	–	–	10CM POT	PLUG
PB45	3	Populus balsamifera	Balsam Poplar	45	–	–	WB	–
PB100	14	Populus balsamifera	Balsam Poplar	–	100	–	CG / FP	BARE ROOT
PBPLUG	16	Populus balsamifera	Balsam Poplar	–	–	–	10CM POT	PLUG
PSE60	1	Prunus serotina	Black Cherry	60		–	WB	
PSE100	10	Prunus serotina	Black Cherry	–	100	–	CG / FP	BARE ROOT
PSEPLUG	8	Prunus serotina	Black Cherry	–	–	–	10CM POT	PLUG
PT45	2	Populus tremuloides	Trembling Aspen	45	–	–	WB	–
PT100	16	Populus tremuloides	Trembling Aspen	–	100	–	CG / FP	BARE ROOT
PTPLUG	16	Populus tremuloides	Trembling Aspen	–	–	–	10CM POT	PLUG
QRU60	3	Quercus rubra	Red Oak	60	–	–	WB	–
QRU100	19	Quercus rubra	Red Oak	60	–	–	WB	–
QRUPLUG	16	Quercus rubra	Red Oak	60	–	–	WB	–
SN100	9	Salix nigra	Black Willow	–	100	–	CG / FP	BARE ROOT
TA45	3	Tilia americana	Basswood	45	–	–	WB	–
TA100	19	Tilia americana	Basswood	–	100	–	CG / FP	BARE ROOT
TAPLUG	12	Tilia americana	Basswood	–	–	–	10CM POT	PLUG
UA100	20	Ulmus americana	American Elm	–	100	–	CG / FP	BARE ROOT
UAPLUG	16	Ulmus americana	American Elm	–	–	–	10CM POT	PLUG
	273							

DECIDUOUS SHRUBS

AAL80	83	Amelanchier alnifolia	Saskatoon Berry	–	80	40	3 gal. pot	–
AC100	119	Amelanchier canadensis	Serviceberry	–	100	50	3 gal. pot	–
AMC60	89	Aronia melanocarpa	Chokeberry	–	60	30	3 gal. pot	–
ARU100	153	Alnus rugosa	Speckled Alder	–	100	50	3 gal. pot	–
COC80	18	Cephalanthus occidentalis	Button Bush	–	80	40	3 gal. pot	–
CR80	142	Cornus racemosa	Gray Dogwood	–	80	40	3 gal. pot	–
CS100	73	Cornus stolonifera	Red-Osier Dogwood	–	100	50	3 gal. pot	–
PO80	98	Physocarpus opulifolius	Ninebark	–	80	40	3 gal. pot	–
PVR80	72	Prunus virginiana	Chokecherry	–	80	40	3 gal. pot	–
RT80	124	Rhus typhina	Staghorn Sumac	–	80	40	3 gal. pot	–
SA60	89	Spiraea alba	Meadowsweet	–	60	30	3 gal. pot	–
SAP100	14	Salix petiolaris	Slender Willow	–	100	–	3 gal. pot	–
SC80	177	Sambucus canadensis	American Elderberry	–	80	40	3 gal. pot	–
SD80	59	Salix discolor	Pussy Willow	–	80	40	3 gal. pot	–
SE80	18	Salix exigua	Sandbar Willow	–	80	40	1 gal. pot	–
SL80	37	Salix lucida	Shining Willow	–	80	40	1 gal. pot	–
	1365							

PLANT CALCULATION TABLE – WOODLAND BUFFER

A = TOTAL AREA (m^2)	D = OVERALL WOODY COVERAGE (m^2)		E = # OF TREES	F = # OF SHRUBS
	D = A / 100m^2	REQUIRED QUANTITY OF TREE PLANTING	E = D x 5	F = D x 25
5459	54.59		273	1365
		5% CALIPER	14	
		50% WHIP AND / OR SAPLING	137	
		45% SEEDING AND/ OR PLUG	122	

CONSERVATION HALTON UPLAND DRY MEADOW SEED MIXTURE

Rudbeckia hirta	Black Eyed Susan	15%
Andropogon gerardi	Big Bluestem	30%
Symphyotrichum cordifolius	Blue Wood Aster	1%
Solidago canadensis	Canada Goldenrod	2%
Anemone canadensis	Canada Anemone	1%
Asclepias syriaca	Common Milkweed	5%
Oenothera biennis	Evening Primrose	2%
Euthamia graminifolia	Grass Leaved Goldenrod	1%
Schizachyrium scoparium	Little Bluestem	20%
Carex granularis	Meadow/Open Field Sedge	12%
Symphyotrichum novae-angliae	New England Aster	1%
Clematis virginiana	Virgins Bower	5%
Monarda fistulosa	Wild Bergamot	5%

SEED SOURCE: OSC SEEDS
P.O. BOX 7, WATERLOO, ON, N2J 3Z6
TEL # 1-519-886-0557

SEED RATE: 25kg/ha
SEEDING APPLICATION METHOD:
TERRASEEDING BY APPROVED CONTRACTOR

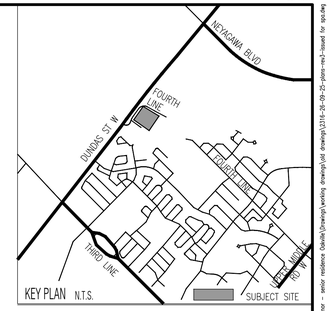
NURSE CROP SEED MIXTURE

AVENA SATIVA	COMMON OATS	100%

SEED SOURCE: OSC SEEDS
P.O. BOX 7, WATERLOO, ON, N2J 3Z6
TEL # 1-519-886-0557

SEED RATE: 25kg/ha
SEEDING APPLICATION METHOD:
TERRASEEDING BY APPROVED CONTRACTOR





LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- 1500MM HT BLACK VINYL CHAIN LINK FENCE
- PICKLE BALL BLACK VINYL CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- POST AND RAIL WOOD FENCE
- WOOD & METAL SCREEN
- TREE PROTECTION FENCE
- UNIT CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE PAVING
- UPLOAD DRY MEADOW SEED MIXTURE
- SOD PLANTING/ MULCH
- DECIDUOUS TREE PLANTING
  - LIMIT OF SOIL CELLS BELOW
- CONIFEROUS TREE PLANTING
- DECIDUOUS SHRUBS PLANTING (SMALL)
- CONIFEROUS SHRUBS PLANTING (SMALL)
- SHRUB OR PERENNIAL PLANTING
- EXISTING DECIDUOUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING CONIFEROUS TREE TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- EXISTING TREE POLYGON TO REMAIN
  REFER TO TREE INVENTORY AND PRESERVATION PLAN PREPARED BY KUNTZ FORESTRY CONSULTING INC.
- PLANT KEY: PLANT QUANTITY / PLANT SPECIES
- DETAIL KEY: DETAIL NUMBER / DRAWING NUMBER
- LIGHT POLE / LIGHT BOLLARD
- LUMINAIRES
  REFER TO LIGHTING PLAN PREPARED BY SALEX INC.

Base Information

Architectural base information received in digital format from Icke Brochu Architects Inc., Project No.17.23, Drawing No. A301 dated and received September 09, 2026.

Grading and servicing information received in digital format from R.V. Anderson Associates Limited, Project No. 195028, drawings dated and received October 07, 2026.

Lighting plan received in digital format from Salex Inc., Project No. A22178, drawings dated and received March 06, 2026.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

SEPT 25,2024

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

DELMANOR
Oakville
Inspired Retirement Living™

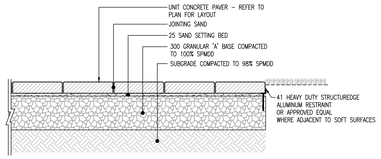
LANDSCAPE RESTORATION PLAN

WOODLAND BUFFER

Drawn by	SW	Scale	1:250
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

LR3
Drawing No.

CAD PROJECT FILE: C:\Users\Common Millions\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316demonor - senior residence (Oakville)\Drawings\Landscape drawings\Land drawings\2316_26-09-25_plans-rev2-Issued for SPA.dwg

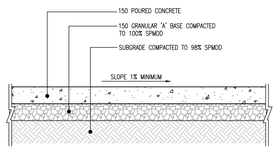


UNIT CONCRETE PAVING — 1 / LD1

cosburn nauboris LTD
landscape architects

DATE	SCALE
22.09.22	1:25

PROJECT: 2316delmanor oakville

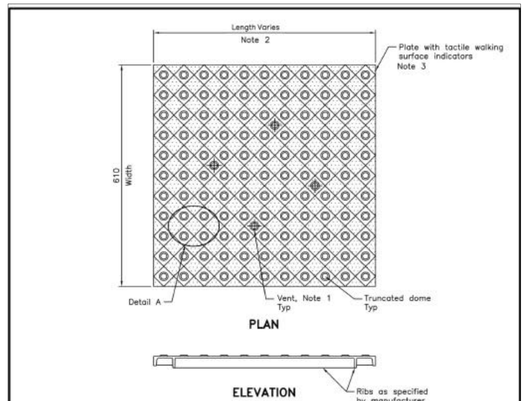


POURED CONCRETE PAVING — 2 / LD1

cosburn nauboris LTD
landscape architects

DATE	SCALE
22.09.22	1:25

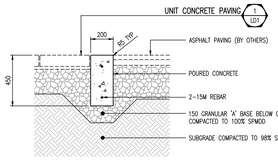
PROJECT: 2316delmanor oakville



NOTES:
1 Vents shall be as specified by the manufacturer.
2 Length of plate may be increased to suit the curb depression width.
3 Material of plate shall be as specified in Contract Documents.
A Adjacent cast iron plates shall be permanently connected using a locking mechanism and any hardware shall be hot dipped galvanized.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 1
CONCRETE SIDEWALK RAMPS TACTILE WALKING SURFACE INDICATORS COMPONENT — 5 / LD1		OPSD 310.039

NOTES:
1. CURBS SHALL BE WOOD OR STEEL FORMED.
2. ENSURE MINIMUM COMPACTION REQUIREMENTS ARE ACHIEVED PRIOR TO PLACING CONCRETE.

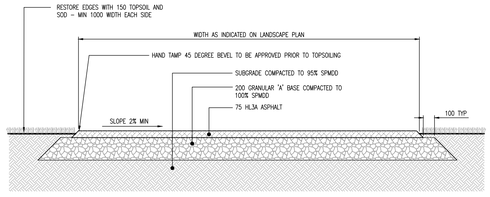


FLUSH - POURED CONCRETE CURB — 6 / LD1

cosburn nauboris LTD
landscape architects

DATE	SCALE
22.09.22	1:25

PROJECT: 2316delmanor oakville



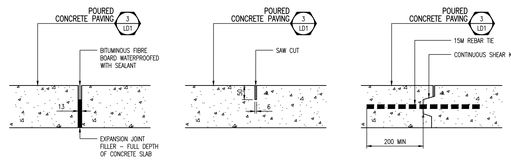
NOTE:
1. CROSS SLOPE TRAIL SURFACE TO THE SIDE THAT DRAINS AWAY.
2. ASPHALT PAVING TO BE ELEVATED 50mm ABOVE CURRENT GRADES.

ASPHALT PAVING - LIGHT DUTY — 2 / LD1

cosburn nauboris LTD
landscape architects

DATE	SCALE
22.09.22	1:25

PROJECT: 2316delmanor oakville



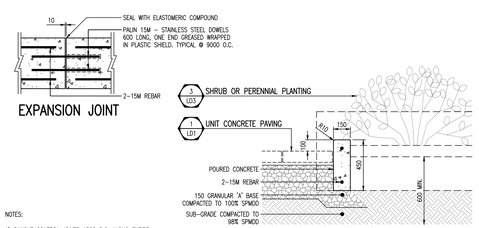
NOTES:
1. REFER TO PLAN FOR LAYOUT OF EXPANSION AND CONTROL JOINTS
2. REBAR TIE TO BE INSTALLED NO LOWER THAN THE MIDPOINT OF CONCRETE DEPTH

CONCRETE JOINTS — 4 / LD1

cosburn nauboris LTD
landscape architects

DATE	SCALE
22.09.22	1:10

PROJECT: 2316delmanor oakville



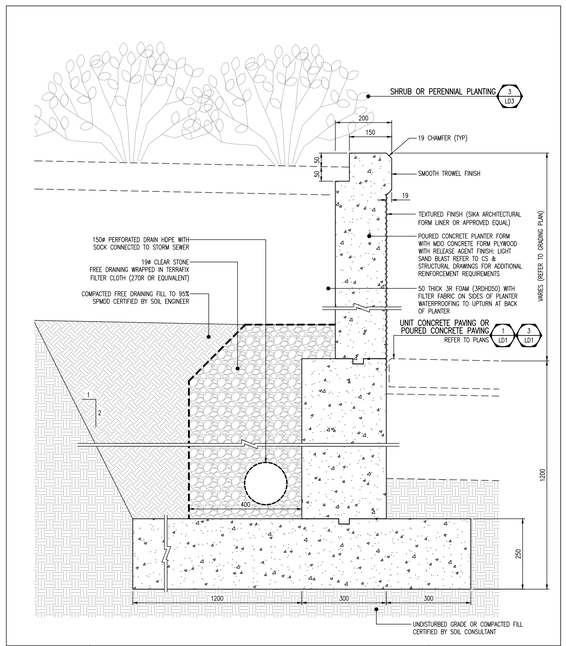
NOTES:
1) SAWCUT CONTROL JOINTS 1500 O.C. ALONG ENTIRE LENGTH OF CURB
2) PROVIDE EXPANSION JOINT @ 9000 O.C.

LOW PLANTER - POURED CONCRETE CURB — 7 / LD1

cosburn nauboris LTD
landscape architects

DATE	SCALE
22.09.22	1:25

PROJECT: 2316delmanor oakville



POURED CONCRETE PLANTER — 8 / LD1

cosburn nauboris LTD
landscape architects

DATE	SCALE
22.09.22	1:10

PROJECT: 2316delmanor oakville

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not not be scaled.

Invalid Unless Signed Original

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

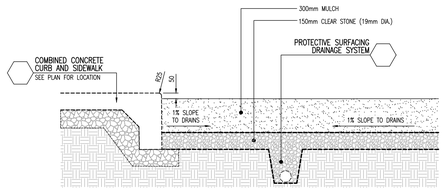
DELMANOR
Oakville
Inspired Retirement Living™

DETAILS

Drawn by	MB	Scale	AS SHOWN
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

LD1
Drawing No.

CNL PROJECT FILE: C:\Users\Carmen Williams\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence Oakville\Drawings\working drawings\plot drawings\2316-26-09-25-details-rev2-issued for spa.dwg

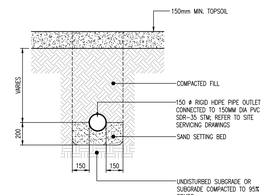


MULCH SURFACING (1 / L02)
OFF LEASH DOG PARK

cosburn nauboris LTD
landscape architects

DATE	SCALE
20.11.23	1:25

PROJECT: 2316 DELMANOR

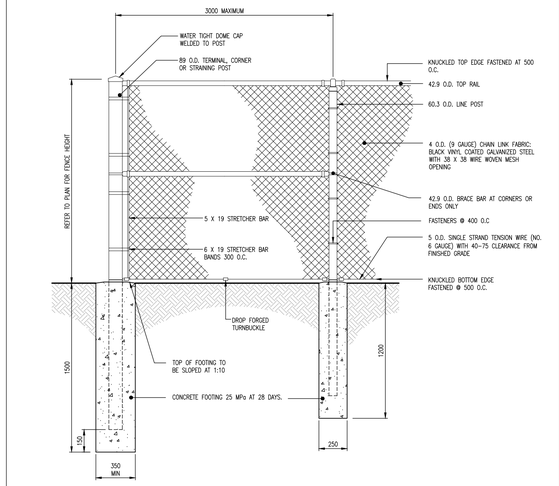


OUTLET DRAIN (2 / L02)

cosburn nauboris LTD
landscape architects

DATE	SCALE
20.11.23	1:25

PROJECT: 2316 DELMANOR



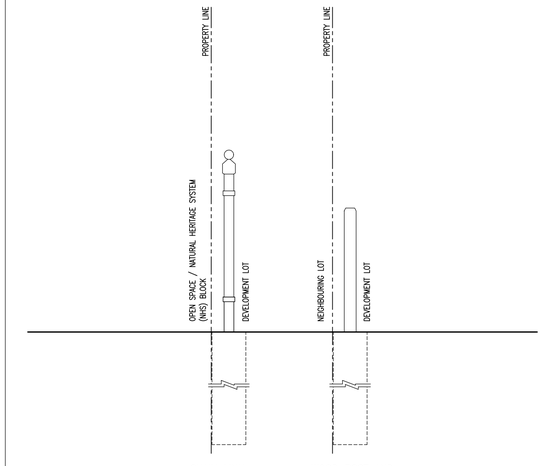
NOTES:
1. LOCATE FENCE OVER PROPERTY LINE WITH ADJOINING LAND USE.
2. ALL FENCE POSTS ARE TO BE GALVANIZED BLACK VINYL COATED SCHEDULE 40 PIPE AND FASTENERS BLACK VINYL COATED.

BLACK VINYL – CHAIN LINK FENCE (4 / L02)
1500MM HT

cosburn nauboris LTD
landscape architects

DATE	SCALE
22.09.22	1:25

PROJECT: 2316delmanor oakville

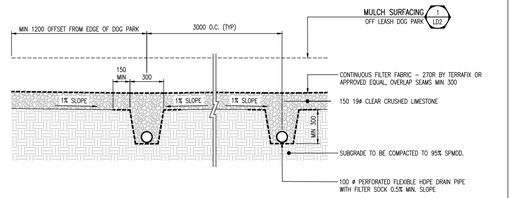


LOCATION DIAGRAM – FENCE (5 / L02)

cosburn nauboris LTD
landscape architects

DATE	SCALE
21.06.29	1:25

PROJECT: 2330scouli



MULCH SURFACE DRAINAGE SYSTEM (2 / L02)
OFF LEASH DOG PARK

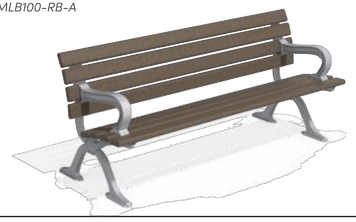
cosburn nauboris LTD
landscape architects

DATE	SCALE
20.11.23	1:25

PROJECT: 2316 DELMANOR

100 SERIES

MBE-0100-00003
Legacy # MLB100-RB-A



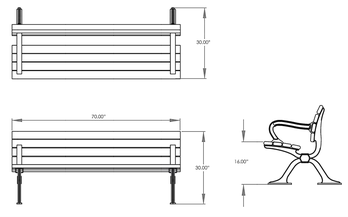
DESCRIPTION: 100 Series - 100 Backed Bench: 70in L, Cast Aluminum Ends, Wood Grain Texture High Density Polyethylene Seat and Back - Brown Color, Two End Arms

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MBE-0100-00003
Choose:
- Powdercoat Color

HEIGHT: 30" (76.2cm) LENGTH: 70" (177.8cm) DEPTH: 30" (76.2cm) WEIGHT: 110 lbs (50kg)



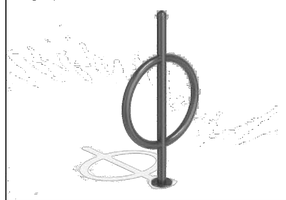
MAGLIN Site Furniture

T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

- All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization.
- Details and specifications may vary due to continuing improvements of our products.

100 SERIES

MBR-0100-00003
Legacy # MBR100-S



Sustainability Facts

Unit Size	**One (1) MBR-0100-00003 Bike Rack**
Carbon footprint (GWP) *Measured in kilograms of carbon dioxide equivalent*	61.3 kg CO2-Eq
Total energy use (TPE) *Measured in megajoules of energy equivalent*	1050 Mj-Eq
Waster use (WDP) *Measured in cubic metres of water*	0.527 m3 water
Material recyclability	100%
LEED v4.1 Credits	
Type III Environmental Product Declaration	☑
Material Inventory	☑
Low VOC finishes	☑
Free of Red List substances	☑

**Full EPD can be referenced for more information: https://www.epdregistration.com/maglin/*

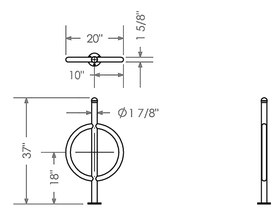
DESCRIPTION: 100 Series - 100 Bike Rack: H.S. Steel Tube, Aluminum Spun Top, Surface Mount, 2 Bike Configuration

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled.

TO SPECIFY: Select MBR-0100-00003
Choose:
- Powdercoat Color

HEIGHT: 37" (84.5cm) WIDTH: 20" (50.8cm) WEIGHT: 14.48lbs (6.6kg)



MAGLIN Site Furniture

T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

- All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization.
- Details and specifications may vary due to continuing improvements of our products.

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

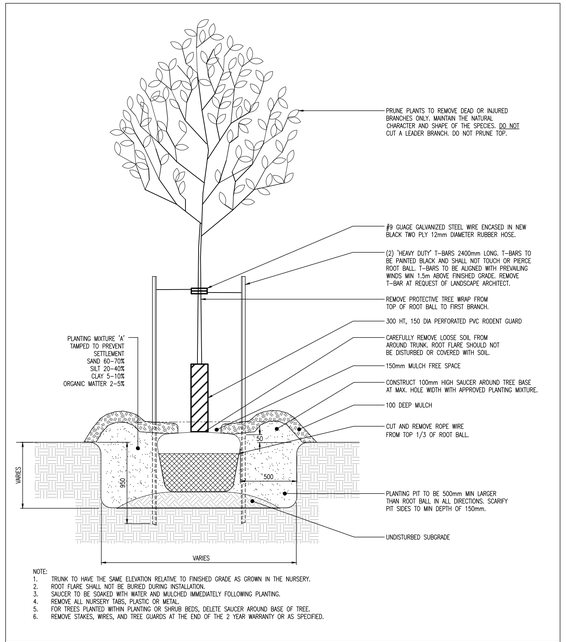
DELMANOR Oakville
Inspired Retirement Living™

DETAILS

Drawn by	MB	Scale	AS SHOWN
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

LD2
Drawing No.

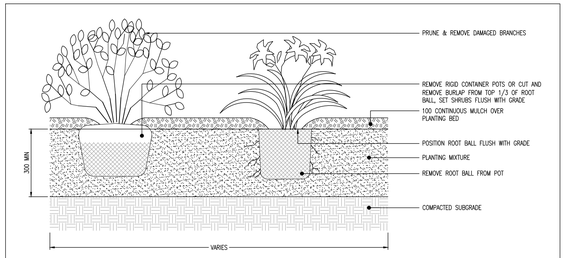
CNL PROJECT FILE: C:\Users\Carmen Williams\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence Oakville\Drawings\working drawings\plot drawings\2316-26-09-25-details-mw2-issued for spa.dwg



NOTE:
1. TRUNK TO HAVE THE SAME ELEVATION RELATIVE TO FINISHED GRADE AS GROWN IN THE NURSERY.
2. ROOT FLARE SHALL NOT BE BURIED DURING INSTALLATION.
3. SAUCER TO BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. REMOVE ALL NURSERY TAGS, PLASTIC OR METAL.
5. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.
6. REMOVE STAKES, WIRES, AND TREE GUARDS AT THE END OF THE 2 YEAR WARRANTY OR AS SPECIFIED.

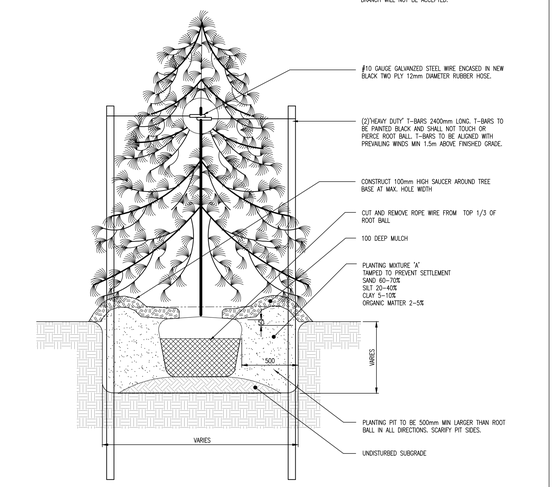
DECIDUOUS TREE PLANTING — 1 / LD3

cosburn nauboris LTD landscape architects	
DATE 22.09.22	SCALE 1:25
PROJECT 2316delmanor oakville	



SHRUB OR PERENNIAL PLANTING — 3 / LD3

cosburn nauboris LTD landscape architects	
DATE 22.09.22	SCALE 1:25
PROJECT 2316delmanor oakville	



NOTE:
PRUNE PLANTS TO REMOVE DEAD OR INJURED BRANCHES ONLY. MAINTAIN THE NATURAL CHARACTER AND SHAPE OF THE SPECIES. DO NOT CUT A LEADER BRANCH. CONIFEROUS TREES WITH BROKEN LEADERS BRANCH WILL NOT BE ACCEPTED.

NOTE:
1. TRUNK TO HAVE THE SAME ELEVATION RELATIVE TO FINISHED GRADE AS GROWN IN THE NURSERY.
2. ROOT FLARE SHALL NOT BE BURIED DURING INSTALLATION.
3. SAUCER TO BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. REMOVE ALL NURSERY TAGS, PLASTIC OR METAL.
5. CONIFEROUS TREES TO BE WRAPPED FOR WINTER PROTECTION DURING THE WARRANTY PERIOD.
6. REMOVE STAKES AND WIRES AT THE END OF THE 2 YEAR WARRANTY OR AS SPECIFIED.

CONIFEROUS TREE PLANTING — 2 / LD3

cosburn nauboris LTD landscape architects	
DATE 22.09.22	SCALE 1:25
PROJECT 2316delmanor oakville	

PLANTING NOTES AND TOPSOIL SPECIFICATIONS

1. ALL WORKMANSHIP WILL BE TO THE STANDARDS OF LANDSCAPE ONTARIO.
2. ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK, 9TH EDITION, 2017, BY THE CANADIAN NURSERY TRADES ASSOCIATION.
3. BACKFILL WILL CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/CLASS NATIVE TO THE SITE. TOPSOIL TO BE TESTED FOR NUTRIENT VALUE, AND AMENDED FOR OPTIMAL GROWTH AS PER THE RECOMMENDATIONS OF THE SOIL TEST.
4. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER'S ACCEPTANCE OF PROJECT.
5. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES. PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/SERVICES.
6. ALL MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. SPREAD MULCH TO A MINIMUM OF 100mm COMPACTED DEPTH ON ALL TREE PITS AND PLANTING BEDS.
8. CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT. QUANTITIES NOTED WITHIN THE PLAN SUPERCEDE THOSE IN THE PLANT LIST. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. SOD AS MARKED WITH NURSERY SOD ON A MINIMUM OF 100mm OF CLEAN TOPSOIL, FINE GRADE AND SOD ALL BOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES, AS REQUIRED.
10. FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
11. ALL SEEDED SLOPES 3:1 AND GREATER TO RECEIVE EROSION CONTROL MATTING. PIN SOD ON ALL SLOPES OF 3:1 OR GREATER.
12. SUBMIT A WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIODS LISTED ABOVE SHALL APPLY TO ALL "NURSERY GROWN" PLANTS.
13. AT THE TIME OF FINAL INSPECTION ALL PLANTS SHALL BE IN A HEALTHY, VIGOUROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
14. WATERING MUST HAPPEN IMMEDIATELY UPON INSTALLATION AND CONTINUE ON A CYCLICAL TIMELINE.
15. NEWLY PLANTED TREE ON CLAY SOILS WITH A DIAMETER OF SIX CM (2.4 INCHES) WILL NEED ABOUT 45 LITRES (10 GALLONS) OF WATER EVERY 10 TO 14 DAYS. TAKE THE AMOUNT OF RAINFALL INTO ACCOUNT WHEN PLANNING YOUR WATERING SCHEDULE, AND CHECK THE HALTON REGION WEBSITE FOR WATER RESTRICTION INFORMATION.
16. On minimum monthly basis: Perform following maintenance operations to maintain plants in healthy, vigorous growing condition from time of planting to Substantial Performance by the Landscape Architect.
    - 16.1. Physically remove weeds.
    - 16.2. Replace or re-spread damaged, missing or disturbed mulch.
    - 16.3. For non-mulched areas, cultivate as required to keep top layer of soil friable.
    - 16.4. If required to control rodents, insects, fungus and disease,
        - 16.4.1. appropriate control methods in accordance with Federal, Provincial and Municipal regulations.
        - 16.4.2. Obtain product approval from Landscape Architect prior to application.
    - 16.5.3. Prune dead or broken branches from plant material.
    - 16.5.4. Remove and replace dead plants and plants not in healthy growing condition. Make replacements in same manner as specified for original plantings.

cosburn nauboris LTD landscape architects	
DATE 21.06.08	SCALE N.T.S.
PROJECT 2316	

PLANT LIST

DECIDUOUS TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. (mm)	HT. (cm)	SPREAD (cm)	ROOTS	REMARKS
AFA60	6	Acer x freemanii 'Armstrong'	Armstrong Maple	60	–	–	WB	S
AR60	6	Acer rubrum	Red Maple	60	–	–	WB	L, native
AS60	10	Acer saccharum	Sugar Maple	60	–	–	WB	M, native
CC60	7	Carpinus caroliniana	Blue Beech	60	–	–	WB	S, native
CO60	17	Celtis occidentalis	Hackberry	60	–	–	WB	L, native
GBP60	12	Gingko biloba 'Princeton Sentry'	Princeton Sentry Gingko	60	–	–	WB	S
GTK60	9	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	60	–	–	WB	M
LT60	6	Liriodendron tulipifera	Tulip Tree	60	–	–	WB	L, native
OV60	16	Ostrya virginiana	Ironwood	60	–	–	WB	S
QM60	7	Quercus macrocarpa	Bur Oak	60	–	–	WB	M, native
QRF60	9	Quercus robur 'Fastigiata'	Pyramidal English Oak	60	–	–	WB	M, native
QRU60	8	Quercus rubra	Red Oak	60	–	–	WB	L, native
SR60	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	60	–	–	WB	S
TA60	11	Tilia americana	Basswood	60	–	–	WB	M, native
ZSG60	10	Zelkova serrata 'Green Vase'	Green Vase Zelkova	60	–	–	WB	M
	136	Total						

CONIFEROUS TREES

PG200	5	Picea glauca	White Spruce	–	200	–	WB	native
PPG200	9	Picea pungens 'Glauca'	Colorado Blue Spruce	–	200	–	WB	–
PSY200	5	Pinus sylvestris	Scots Pine	–	200	–	WB	–
	19	Total						

DECIDUOUS SHRUBS

AC150	12	Amelanchier canadensis	Serviceberry	–	150	–	WB	native
HA450	207	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	–	50	40	3 gal. pot	–
HA460	82	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	–	60	40	3 gal. pot	–
PF060	156	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	–	60	30	3 gal. pot	–
RAG60	109	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	–	60	40	3 gal. pot	–
SBA60	116	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	–	60	30	3 gal. pot	–
SBG60	72	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	–	60	30	3 gal. pot	–
SJN50	57	Spiraea japonica 'Nana'	Alpine Spirea	–	50	40	3 gal. pot	–

CONIFEROUS SHRUBS

JCV50	64	Juniperus chinensis v. sargentii 'Viridis'	Green Sargent Juniper	–	–	50	CG / FP	–
JCP50	8	Juniperus chinensis 'Paul's Gold'	Paul's Gold Juniper	–	–	50	CG / FP	–
TMD50	359	Taxus x media 'Densiformis'	Dense Yew	–	–	50	CG / FP	–
TMH60	124	Taxus x media 'Hicksii'	Hick's Yew	–	–	60	CG / FP	–
TOE50	17	Thuja occidentalis 'Emerald'	Emerald Cedar	–	100	–	CG / FP	–

BROADLEAF EVERGREEN SHRUBS

BMG40	67	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood	–	–	40	CG / FP	–

PERENNIALS AND GROUNDCOVERS

GMA	602	Geranium maculatum	Wild Geranium	–	–	–	1 gal. pot	–
HSD	1199	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	–	–	–	1 gal. pot	–
PAT	335	Perovskia atriplicifolia	Russian Sage	–	–	–	1 gal. pot	–

GRASSES

CKF	488	Calamagrostis x 'Karl Foerster'	Feather Reed Grass	–	–	–	1 gal. pot	–
PVO	50	Panicum virgatum 'Rotsrahibusch'	Rotsrahibusch Switch Grass	–	–	–	1 gal. pot	–

S – SMALL STATURE (3–9m MATURE SPREAD) M – MEDIUM STATURE (10–13m MATURE SPREAD) L – LARGE STATURE (14m+ MATURE SPREAD)
WB – WIRE BASKET CG – CONTAINER GROWN FP – FIELD POTTED pot – POT GROWN

STREET TREE LIST

DECIDUOUS TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. (mm)	HT. (cm)	SPREAD (cm)	ROOTS	REMARKS
CC60	7	Carpinus caroliniana	Blue Beech	60	–	–	WB	S

S – SMALL STATURE (3–9m MATURE SPREAD) M – MEDIUM STATURE (10–13m MATURE SPREAD) L – LARGE STATURE (14m+ MATURE SPREAD)
WB – WIRE BASKET CG – CONTAINER GROWN FP – FIELD POTTED pot – POT GROWN

No	Revision	By	Yr Mo Da
3	Issued for SPA	DP	26 09 25
2	Issued for SPA	DP	26 04 01
a	Constraints Redlined for Discussion	MB	23 02 27
1	Issued for SPA	MB	22 10 27

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission. This drawing must not be scaled.

Invalid Unless Signed Original

cosburn nauboris LTD
landscape architects
20 crown steel dr. suite 2
markham, on l3r 9x9
t 905 940 4443
cosburnnauboris.ca

DELMANOR Oakville
Inspired Retirement Living™

DETAILS

Drawn by	MB	Scale	AS SHOWN
Checked by	HN	Plot Date	2026-10-19
Approved by	HN	Project	2316

LD3 Drawing No.

CNL PROJECT FILE: C:\Users\Carmen Williams\Cosburn Nauboris Ltd Dropbox\cosburn nauboris ltd\projects\2316delmanor - senior residence Oakville\Drawings\working drawings\plot drawings\2316-26-09-25-details-mw2-issued for spa.dwg