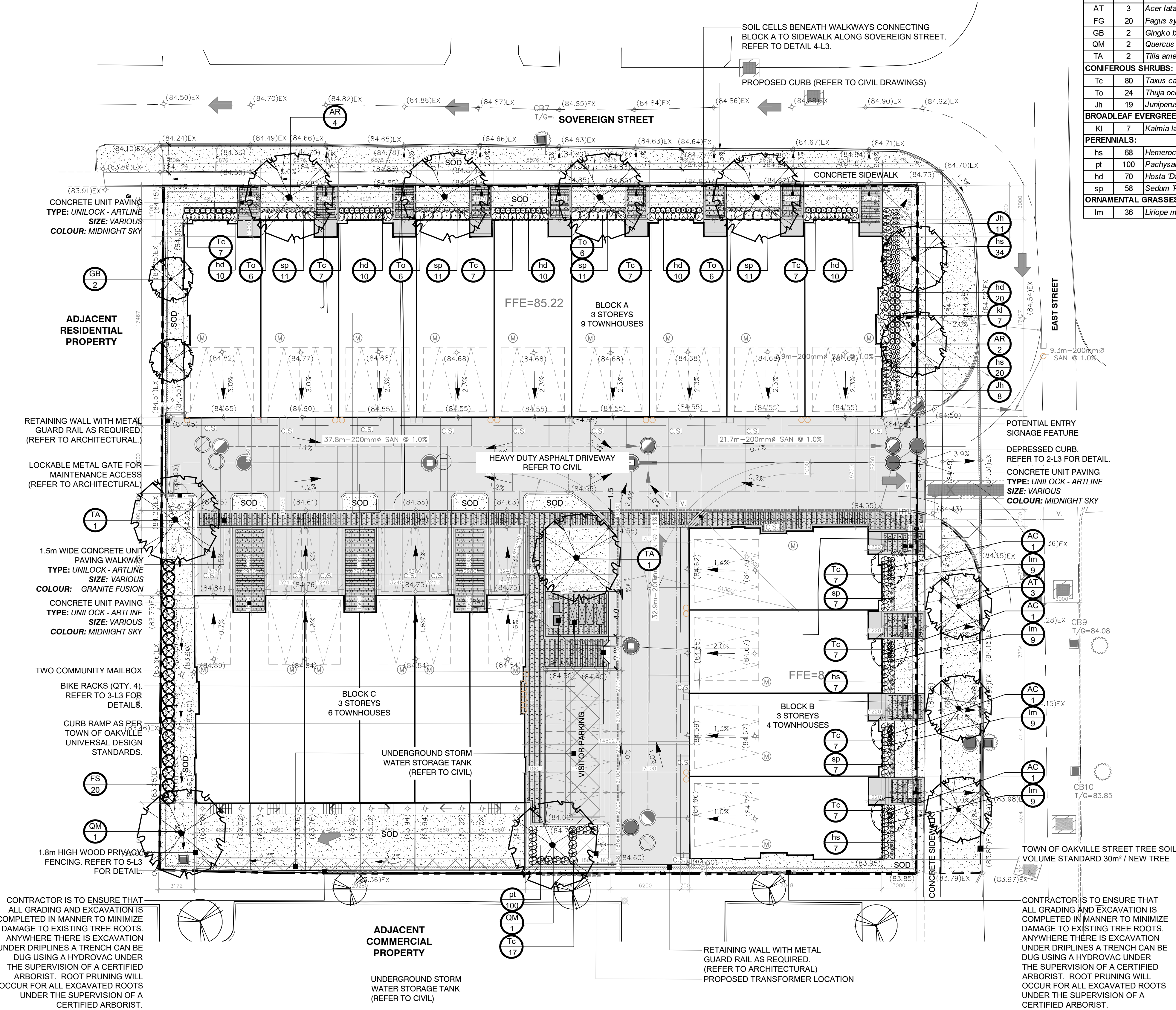




LANDSCAPE PLAN

PLANT SCHEDULE

SYM	Qty	Botanical Name	Common Name	Cal. (mm)	HT (cm)	Root	Spacing	Remarks
DECIDUOUS TREES:								
AC	4	<i>Amelanchier canadensis</i>	Serviceberry	60		W.B.	As Shown	tree form; full vigorous specimen
AR	6	<i>Acer rubrum 'Frank Jr'</i>	Redpointe Maple	50		W.B.	As Shown	straight stem, single leader
AT	3	<i>Acer tataricum</i>	Tatarian Maple	50		W.B.	As Shown	straight stem, single leader
FG	20	<i>Fagus sylvatica</i>	Beech Hedging			10 gal.	As Shown	straight stem, single leader
GB	2	<i>Ginkgo biloba 'Princeton Sentry'</i>	Columnar Ginkgo	50		W.B.	As Shown	straight stem, single leader
QM	2	<i>Quercus macrocarpa</i>	Burr Oak	60		W.B.	As Shown	straight stem, single leader
TA	2	<i>Tilia americana</i>	Basswood	60		W.B.	As Shown	straight stem, single leader
CONIFEROUS SHRUBS:								
Tc	80	<i>Taxus canadensis</i>	Candian Yew		40	3 gal.	As Shown	full vigorous specimen
To	24	<i>Thuja occidentalis 'Little Giant'</i>	Little Giant Cedar		50	5 gal.	As Shown	full vigorous specimen
Jh	19	<i>Juniperus horizontalis 'Plumosa Compacta'</i>	Compact Andorra Juniper		60	C.G.	As Shown	full vigorous specimen
BROADLEAF EVERGREEN SHRUBS:								
KI	7	<i>Kalmia latifolia 'Olympic Fire'</i>	Olympic Fire Mountain Laurel			2 gal.	As Shown	full vigorous specimen
PERENNIALS:								
hs	68	<i>Heemerocalis 'Stella de Oro'</i>	Stella d'Oro Daylily			1 gal.	As Shown	full vigorous specimen
pt	100	<i>Pachysandra terminalis</i>	Japanese Spurge			Flat	25-30cm	full vigorous specimen
hd	70	<i>Hosta 'Dance With Me'</i>	Hosta 'Dance With Me'			1 gal.	As Shown	full vigorous specimen
sp	58	<i>Sedum 'Purple Emperor'</i>	Purple Emperor Sedum			1 gal.	As Shown	full vigorous specimen
ORNAMENTAL GRASSES:								
Im	36	<i>Liriope muscari 'Big Blue'</i>	Giant Lily Turf			1 gal.	As Shown	full vigorous specimen

NOTES:

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- FOR TREE PRESERVATION PLANS AND DETAILS, REFER TO PLANS PREPARED BY JACKSON ARBORICULTURE, INC.
- ALL STREET TREE PLANTINGS TO BE IN ACCORDANCE WITH TOWN OF OAKVILLE STANDARDS.
- ALL DISTURBED AREAS TO BE RESTORED WITH 100mm MIN. TOPSOIL AND SOD.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATES.
- REFER TO SHEET L2 FOR ALL PLANTING DETAILS AND NOTES.
- STREET TREES PLANTED IN THE BOULEVARD WILL REQUIRE THE FULL EXCAVATION OF THE BOULEVARD AND THE REPLACEMENT OF THE EXISTING MATERIAL WITH APPROVED SOILS PER THE NOLUSMP TOPSOIL REQUIREMENT MATRIX. REFER TO ENGINEERING FOR DRAINAGE. REFER TO DETAIL 1-L5 ON SHEET L5 FOR BOULEVARD TREE PLANTING WITH BREAKOUT DRAINAGE DETAIL.
- REFER TO CIVIL FOR ASPHALT PAVING

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KEY PLAN

Town of Oakville

PROJECT LOCATION

NTS

LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- UNIT PAVING
- ASPHALT PAVING
- EXISTING CONIFEROUS TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUB/ PERENNIAL PLANTING
- PROPOSED SOD
- LOCATION OF SOIL CELLS

City File: SP. 1728.028/02

NO.	REVISIONS	DATE:

NO.	ISSUED	DATE:
1	OP/ZBA APPLICATION	02/13/2017
2	REVISED OBA/ZBA APPLICATION	08/18/2017
3	ISSUED FOR SPA	03/12/2018
4	REISSUED FOR SPA	08/01/2018
5	REISSUED FOR SPA	12/10/2021

CLIENT:

EAST SOVEREIGN GP INC.

PROJECT TITLE:

**124 EAST STREET
(EAST ST., AND SOVEREIGN)
2286-2298 SOVEREIGN ST.
124-128 EAST ST. OAKVILLE ON.**

Seferian

SEFERIAN DESIGN GROUP
761 Brant Street, Suite 202
Burlington, ON | L7R 2H4
905.634.3110 | seferiandesign.com

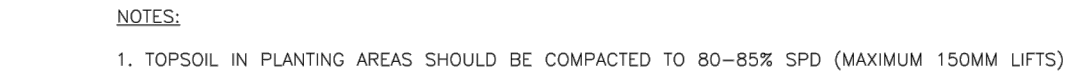
SHEET TITLE:

LANDSCAPE PLAN

DWG No:	SCALE:	AS NOTED
L-1	PROJECT NO: 22-003	
DRAWN BY: BT, BS	DESIGN BY: BT, BS	CHECKED BY: BS
SHEET No: 1 OF 6	NORTH	

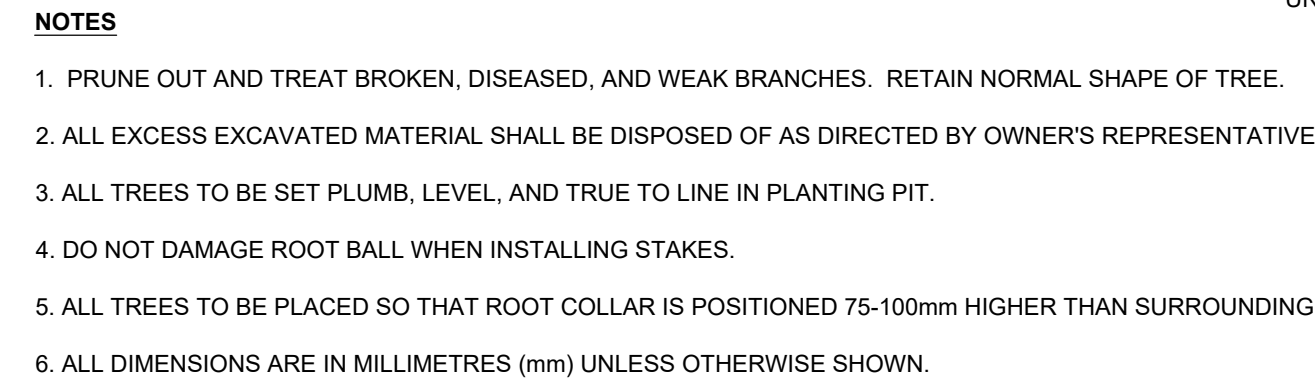
STAMP:

ASSOCIATION OF LANDSCAPE ARCHITECTS
MEMBER
ONL

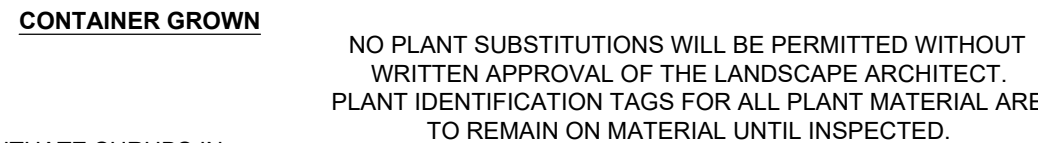


DETAIL 1-A - NORTH OAKVILLE URBAN FOREST STRATEGIC MANAGEMENT PLAN (SEPTEMBER 2012)

NTS



NTS



ALL SPECIES AND SIZES

NTS

IF DISCREPANCIES IN THE PLANT QUANTITIES EXIST, THEN THE **PLANTING PLANS SHALL OVER-RIDE THE PLANT LIST.**

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS FOR THE PROJECT AND ALL OTHER DRAWINGS.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING WITH THE WORK.

ALL MATERIAL THAT CAN NOT BE PLANTED WITHIN 48 HOURS OF DELIVERY SHALL BE HEALED IN ON SITE AND BE KEPT PROPERLY PROTECTED FROM DESICCATION BY WIND OR SUN.

STOCK

1. ALL PLANT MATERIAL SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE "CANADIAN STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE STRUCTURALLY SOUND, WELL FURNISHED WITH FOLIAGE, SHOWING VIGOROUS GROWTH AND FORMATION OF SHOOTS, AND BE FREE FROM BLIGHT AND DISEASE OF ANY DESCRIPTION. ANY SUBSTITUTIONS TO GENUS OR SPECIES MUST BE ACCEPTED BY THE CONTRACT ADMINISTRATOR.
2. THE CONTRACTOR UPON REQUEST SHALL PROVIDE DOCUMENTATION FOR ALL PLANT MATERIAL INDICATING THE SPECIES, SIZE, AND SUPPLIER. CONTAINER GROWN PLANT MATERIALS MUST BE GROWN IN THE SAME CONTAINER FOR A MINIMUM PERIOD OF 6 MONTHS.
3. COVER ANY LEAFED-OUT PLANT STOCK WHILE IN TRANSIT OR TEMPORARY STORAGE.
4. PLANT MATERIAL SHALL NOT BE COLLECTED OR DUG FROM NATIVE STANDS OR ESTABLISHED WOODLOTS.

SITE PREPARATION

5. SOILS SHALL BE FERTILE, FRIABLE, STONE-FREE AND NOT IN A FROZEN OR MUDDY CONDITION AT GRADING AND PLANTING.
6. PLANTING SOILS STANDARD MIXTURE WILL CONSIST OF: FIVE (5) PARTS SANDY LOAM TOPSOIL, TWO (2) PARTS SAND, ONE (1) PART STERILIZED MANURE, ONE (1) PART PEAT MOSS, AND ONE (1) PART MUSHROOM COMPOST.
7. THE CONTRACTOR SHALL FOLLOW THE SPACING AND OFFSETS FROM FIXED OBJECTS, AND ADHERE TO THE DESIGN INTENT WHEN LAYING OUT THE PLANT MATERIAL LOCATIONS.

PLANTING

8. THE POTTED HERBACEOUS VEGETATION SHALL BE REMOVED FROM THE POT TOGETHER WITH THE POTTING SOIL AND PLACED FIRMLY INTO THE NATIVE SOIL AT THE LOCATION INDICATED ON THE PLAN. ROOT RHIZOME, OR TUBER SHALL BE BURIED TO THE SAME DEPTH AS THE NATURAL STATE OF THE PLANT. ALL POTS AND CONTAINERS SHALL BE REMOVED AND DISPOSED OF OFF SITE.
9. IN CASE OF FIBRE POTS, CUT 3 LONGITUDINAL SLITS DOWN SIDES OF POT. PLACE POTTED PLANT IN PLANTING PIT AND CAREFULLY REMOVE FIBRE POT.

10. THE PLANTING PIT SHALL BE BACKFILLED WITH NATIVE SOIL IN LAYERS 150mm DEEP, FIRMLY TAMPED INTO PLACE AND A SHALLOW SAUCER SHALL BE CREATED OVER THE PLANTING PIT AREA TO RETAIN WATER.
11. LIGHTLY TAMP SPECIFIED TOPSOIL WHEN BACKFILLING TO ELIMINATE AIR POCKETS AND PREVENT SETTLING.
12. PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING TO THE FULL DEPTH OF THE ROOTBALL.
13. DAMAGED MATERIAL WILL BE REJECTED. TREES WITHOUT LEADERS, TRUNK WOUNDS OR DAMAGED MAJOR LIMBS WILL BE REJECTED. SHRUBS WITH DAMAGED BRANCHES OR INSUFFICIENT ROOT MASS WILL BE REJECTED.
14. SHRUBS ARE TO BE PLANTED AND ARRANGED SUCH THAT THEY FORM A TIGHTLY SPACED, NATURALISTIC APPEARANCE TO REDUCE WEED GROWTH. ALL SHRUBS TO BE PLANTED IN CONTINUOUS BEDS UNLESS OTHERWISE INDICATED ON THE DRAWINGS
15. ALL MULCH TO BE SHREDDED BARK MULCH. DEPTH TO BE 100mm. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MULCH THAT DOES NOT CONFORM TO SPECIFICATIONS. CONTRACTOR TO PROVIDE SAMPLE PRIOR TO INSTALLATION.
16. ALL PLANTINGS ARE TO BE LOCATED 3.0m MINIMUM FROM UTILITIES, AND 4.0m MINIMUM FROM DRAINAGE STRUCTURES, DITCHES AND SWALES, UNLESS OTHERWISE NOTED.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY WEED AND GRASS CONTROL IN THE PLANTING BED AREAS AS REQUIRED (NO PESTICIDES IN ACCORDANCE WITH MUNICIPAL BY-LAWS AND PROVINCIAL LEGISLATION).
18. ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY OWNER'S REPRESENTATIVE.
19. REMOVE ALL NURSERY TAGS, METAL, TAPE OR PLASTIC.

1. ALL PLANT MATERIAL SHALL BE UNDER WARRANTY FOR A PERIOD OF **24 MONTHS** COMMENCING ON THE DATE OF ACCEPTANCE. ALL PLANT MATERIAL SHALL BE OF THE SAME QUALITY AND REQUIREMENTS PRESCRIBED FOR THE ORIGINAL MATERIAL. PLANTS WHICH HAVE DIED DURING THE PERIOD OF WARRANTY SHALL BE REPLACED AT NO COST TO THE CONTRACTOR AS LONG AS THE REPLACEMENT IS WITHIN THE AVAILABLE PLANTING SEASON. DEAD PLANT MATERIAL REPLACED UNDER WARRANTY SHALL BE REMOVED FROM THE CONTRACT SITE AT THE CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACED UNDER WARRANTY SHALL CONFORM TO ALL SPECIFICATIONS OF THE ORIGINAL CONTRACT INCLUDING THE WARRANTY FROM THE DATE OF REPLACEMENT PLANTING.
2. THE CONTRACTOR SHALL PROVIDE MAINTENANCE IMMEDIATELY AFTER THE PLANTS ARE INSTALLED AND CONTINUE THROUGHOUT THE ENTIRE WARRANTY PERIOD. MAINTENANCE REQUIREMENTS SHALL INCLUDE ALL PROCEDURES CONSISTENT WITH PROPER HORTICULTURAL PRACTICES TO ENSURE NORMAL, VIGOROUS AND HEALTHY GROWTH OF ALL MATERIAL PLANTED INCLUDING THE SEED AND SOIL.

3. AT THE TIME OF FINAL WARRANTY ACCEPTANCE, ALL MATERIAL MUST BE IN A HEALTHY AND VIGOROUS CONDITION. PLANTING BEDS MUST BE FRESHLY CULTIVATED AND FREE OF WEEDS, RUBBISH AND DEBRIS.

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Town of Oakville



LEGEND

[illegible]

CLIENT:

EAST SOVEREIGN GP INC.

PROJECT TITLE: 124 EAST STREET
(EAST ST., AND SOVEREIGN)
2286-2298 SOVEREIGN ST.
124-128 EAST ST. OAKVILLE ON.

Seferian

SEFERIAN DESIGN GROUP
761 Brant Street, Suite 202
Burlington, ON | L7R 2H4
05.634.3110 | seferiandesign.com

SHEET TITLE:

LANDSCAPE DETAILS

DWG No.

L-2

SCALE: AS NOTED

PROJECT NO: 22-003

DRAWN BY: BT, BS

CHECKED BY: BS

SHEET No: 2 OF 6



- NTS



NTS

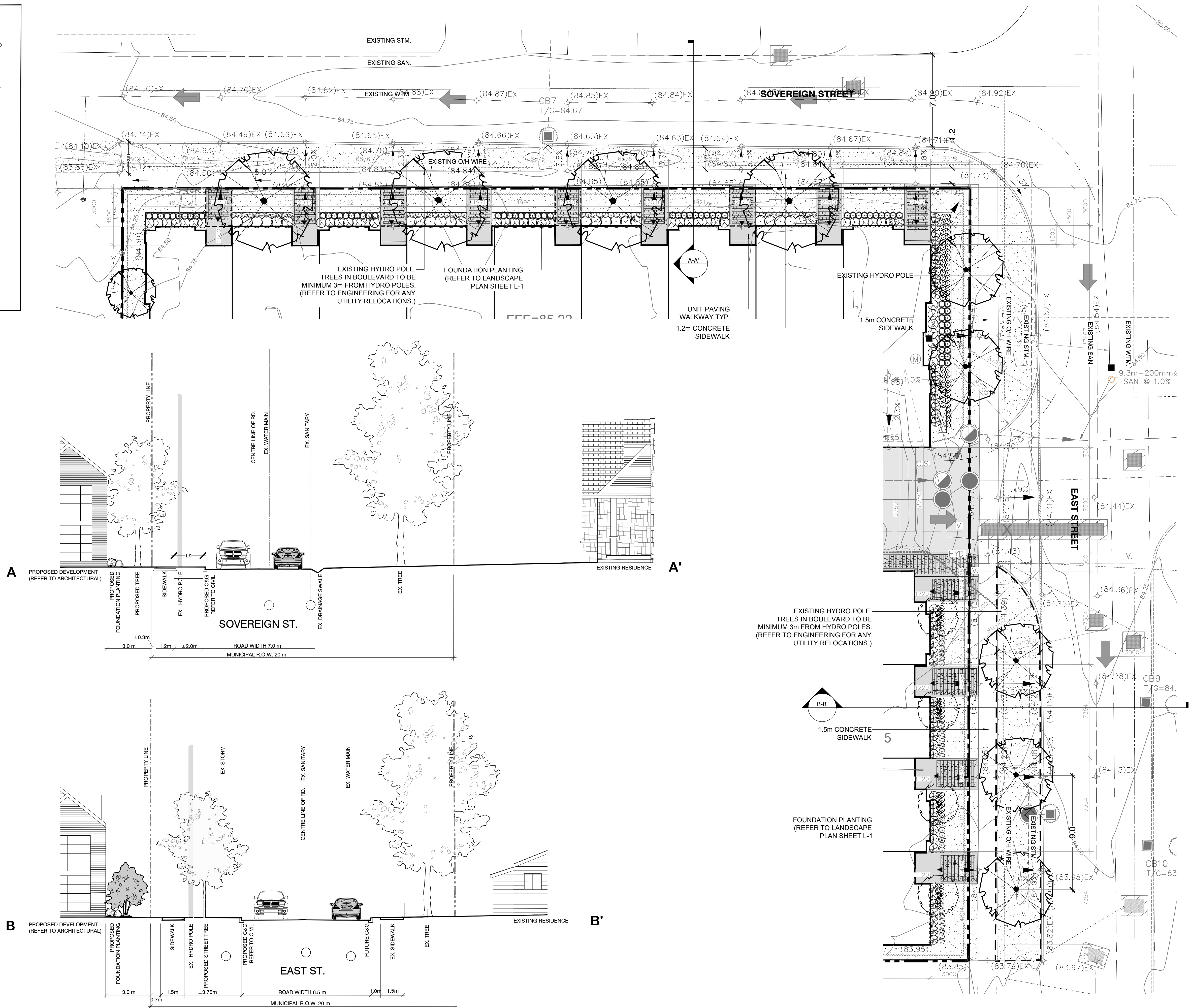


- NTS



NOTES:

1. REFER TO ENGINEERING PLANS FOR ALL GRADING AND SERVICING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERING PLANS PREPARED BY MTE CONSULTANTS INC.
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5. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATES.
6. REFER TO SHEET L2 FOR ALL PLANTING DETAILS AND NOTES.
7. REFER TO SHEET L1 FOR PLANT LIST. STREET TREES PLANTED IN THE BOULEVARD WILL REQUIRE THE FULL EXCAVATION OF THE BOULEVARD AND THE REPLACEMENT OF THE EXISTING MATERIAL WITH APPROVED SOILS PER THE **NOUFSMP** TOPSOIL REQUIREMENT MATRIX. REFER TO ENGINEERING FOR DRAINAGE. REFER TO DETAIL 1-L5 ON SHEET L5 FOR BOULEVARD TREE PLANTING WITH BREAKOUT DRAINAGE DETAIL.



STREETSCAPE SECTIONS (CONCEPTUAL ONLY)

NOTE:

1. LOCATION OF UTILITIES ARE APPROXIMATE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES.
3. REFER TO ENGINEERING DRAWINGS FOR PROPOSED CURB AND GUTTER, GRADING, AND DRAINAGE.

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KEY PLAN



LEGEND

- PROPERTY LINE
- UNIT PAVING
- ASPHALT PAVING
- EXISTING CONIFEROUS TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUB/ PERENNIAL PLANTING
- PROPOSED SOD
- LOCATION OF SOIL CELLS

City File: SP. 1728.028/02		
NO.	REVISIONS	DATE:
NO.	ISSUED	DATE:
1	OP/ZBA APPLICATION	02/13/2017
2	REVISED OBA/ZBA APPLICATION	08/18/2017
3	ISSUED FOR SPA	03/12/2018
4	REISSUED FOR SPA	08/01/2018
5	REISSUED FOR SPA	12/10/2021

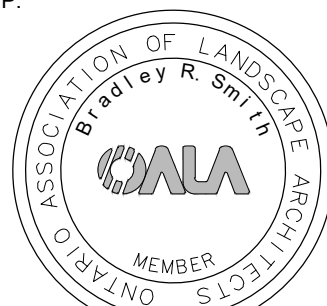
CLIENT:
EAST SOVEREIGN GP INC.

PROJECT TITLE:
**124 EAST STREET
(EAST ST., AND SOVEREIGN)
2286-2298 SOVEREIGN ST.
124-128 EAST ST. OAKVILLE ON.**



SHEET TITLE:
**STREETSCAPE
PLAN**

DWG No:	L-4	SCALE:	AS NOTED
PROJECT NO:	22-003	DRAWN BY:	BT, BS
DESIGN BY:	BT, BS	CHECKED BY:	BS
SHEET No:	4 OF 6		
			NORTH





CANOPY CALCULATION CHART							
File Name: 124 East Street (East St. and Sovereign)							
Project Number: 22-003							
Tree ID #	Tree Species		Stature (S, M, L)	# of Trees	Soil Volume (m3) per Tree	Canopy Area (m2) per Tree	Canopy Area Sub-total (m2)
1	<i>Acer rubrum "Frank Jr."</i>	Redpointe Maple	M	1	36	78.5	78.5
2	<i>Acer rubrum "Frank Jr."</i>	Redpointe Maple	M	1	36	78.5	78.5
3	<i>Acer rubrum "Frank Jr."</i>	Redpointe Maple	M	1	36	78.5	78.5
4	<i>Acer rubrum "Frank Jr."</i>	Redpointe Maple	M	1	36	78.5	78.5
5	<i>Acer rubrum "Frank Jr."</i>	Redpointe Maple	M	1	34	78.5	78.5
6	<i>Acer rubrum "Frank Jr."</i>	Redpointe Maple	M	1	34	78.5	78.5
7	<i>Ginkgo biloba "Princeton Sentry"</i>	Columnar Ginkgo	S	1	15	7.0	7.0
8	<i>Ginkgo biloba "Princeton Sentry"</i>	Columnar Ginkgo	S	1	15	7.0	7.0
9	<i>Tilia americana</i>	Basswood	L	1	50	154.0	154.0
10	<i>Quercus macrocarpa</i>	Burr Oak	L	1	50	154.0	154.0
11	<i>Quercus macrocarpa</i>	Burr Oak	L	1	30	154.0	154.0
12	<i>Tilia americana</i>	Basswood	L	1	30	154.0	154.0
Subtotal of proposed tree crown area							1097.6
Existing Trees							
						0	0
Subtotal of existing tree crown area						0	
Subtotal of existing tree crown area with bonus factor of 1.5							0
Total # of Trees:				12	Total Canopy Area (m2)		1097.6
Canopy Summary							
Total Site Area (m2)						4063	
Land use Canopy Cover Target						20%	
Site Canopy Cover						27.01%	
Parking Area Summary							
Total Parking Spaces Proposed							5
Total # of Trees in or within 5m of Parking Area							1

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-
- Legend for symbols used in the site plan:
- PROPERTY LINE (indicated by a solid line with a dashed line on one side)
 - TREE PROTECTION FENCING (indicated by a dashed line)
 - PROPOSED CANOPY COVER (indicated by a circle with diagonal lines)
 - SOIL VOLUME AREA (indicated by a rectangle with diagonal lines)
 - SOIL CELL AREA (indicated by a rectangle with a cross-hatch pattern)

[illegible]

CLIENT:

EAST SOVEREIGN GP INC.

PROJECT TITLE: 124 EAST STREET
(EAST ST., AND SOVEREIGN)
2286-2298 SOVEREIGN ST.
124-128 EAST ST. OAKVILLE ON.



SHEET TITLE: TREE CANOPY COVER PLAN

DWG No:	CC-1	SCALE:	AS NOTED
STAMP:		PROJECT NO:	22-003
		DRAWN BY:	BT, BS
		DESIGN BY:	BT, BS
		CHECKED BY:	BS
		SHEET No:	6 OF 6
		NORTH	