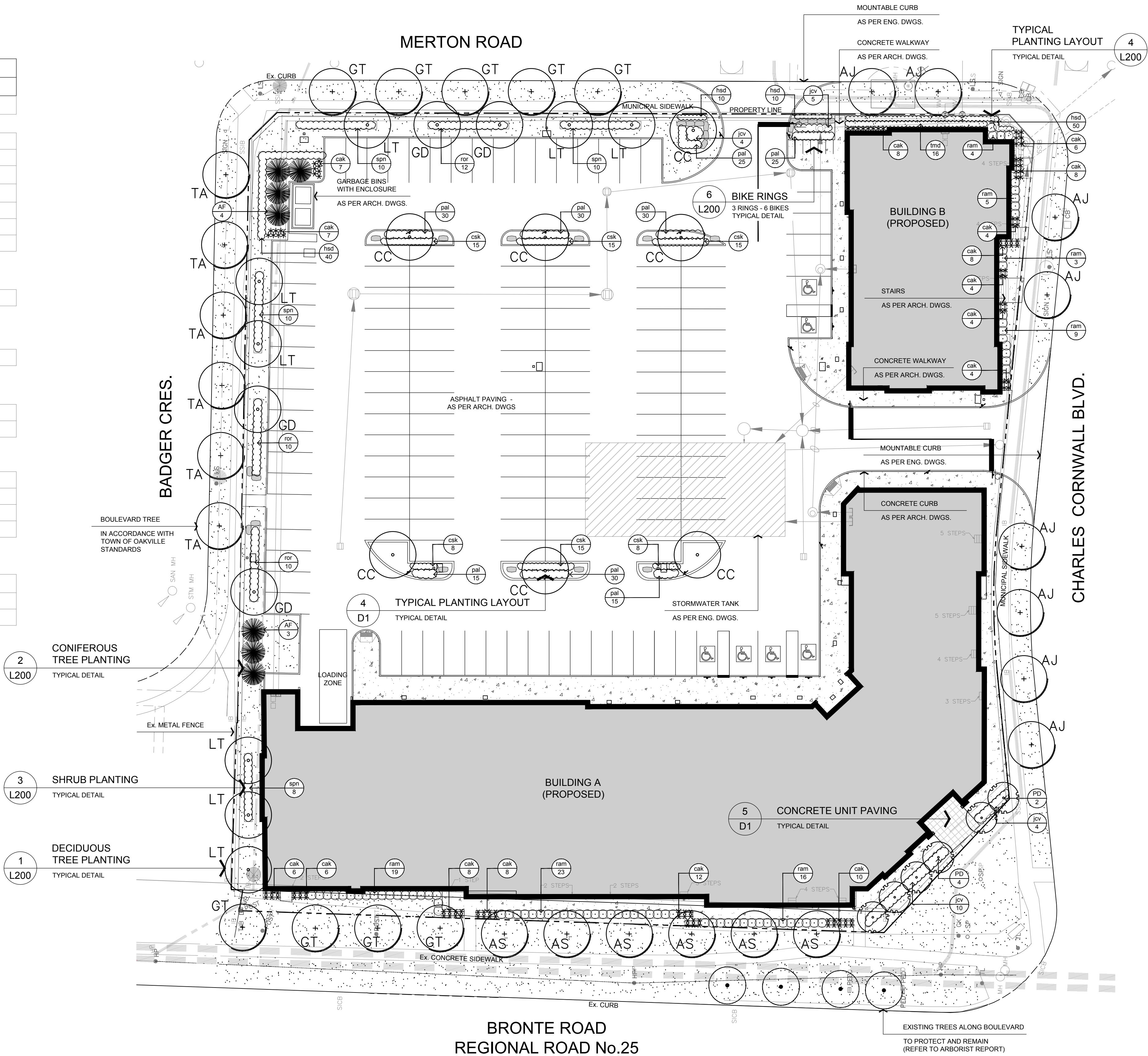
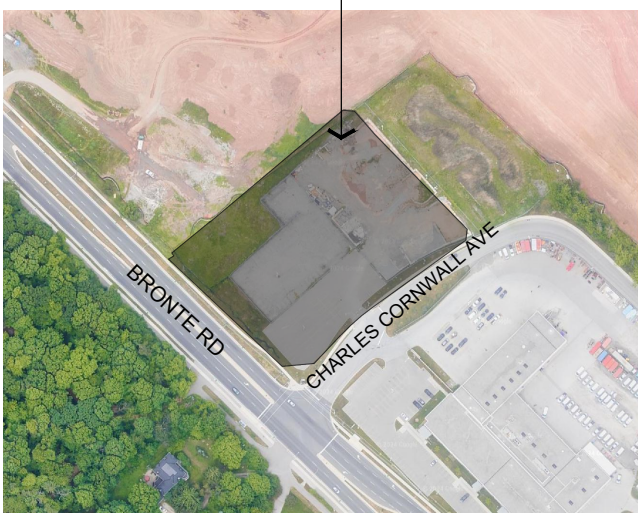


REFERENCE PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREE PLANTING		
AS	ACER SACCHARUM	SUGAR MAPLE
AJ	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE
CC	CERCIS CANADENSIS	EASTERN REDBUD
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE
LT	LIRIODENDRON TULIPIFERA	TULIP TREE
TA	TILIA AMERICANA	BASSWOOD
ORNAMENTAL TREE PLANTING		
PD	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY
CONIFEROUS TREE PLANTING		
AF	ABIES FRASERI	FRASER FIR
EVERGREEN SHRUBS		
jc	JUNIPERUS CHINENSIS SARGENTII 'VIRIDIS'	GREEN SARGENT JUNIPER
tmd	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW
DECIDUOUS SHRUBS		
csk	CORNUS SERICEA 'KELSEY'	KELSEY RED OSIER DOGWOOD
ram	RIBES ALPINUM	ALPINE CURRANT
ror	ROSA RUGOSA	RUGOSA ROSE
spn	SALIX PURPUREA 'NANA'	BLUE ARCTIC WILLOW
PERENNIALS & GRASSES		
csk	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
hsd	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
pal	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	MINITURE FOUNTAIN GRASS



KEY PLAN



LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- BOULEVARD TREE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB PLANTING
- TOPSOIL + SOD

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project
COMMERCIAL DEVELOPMENT

BRONTE AND CHARLES CORNWALL
OAKVILLE, ONTARIO

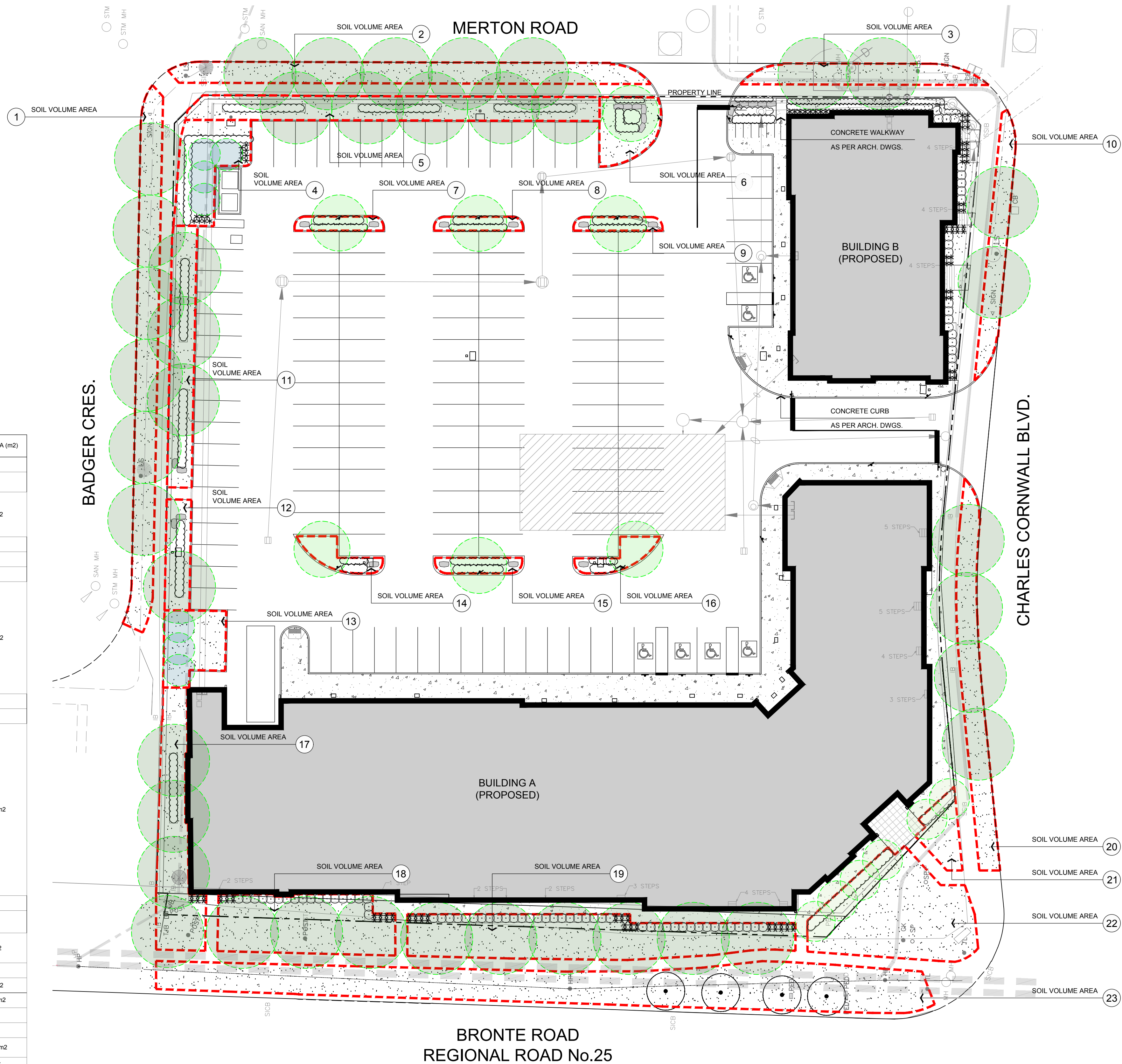
drawing
LANDSCAPE PLAN

file start date
NOVEMBER, 2024
scale*
1:300
direction

by
SG
file
2298 V1-241219
project no.
2298
sheet no.
L100

SOIL VOLUME CALCULATIONS

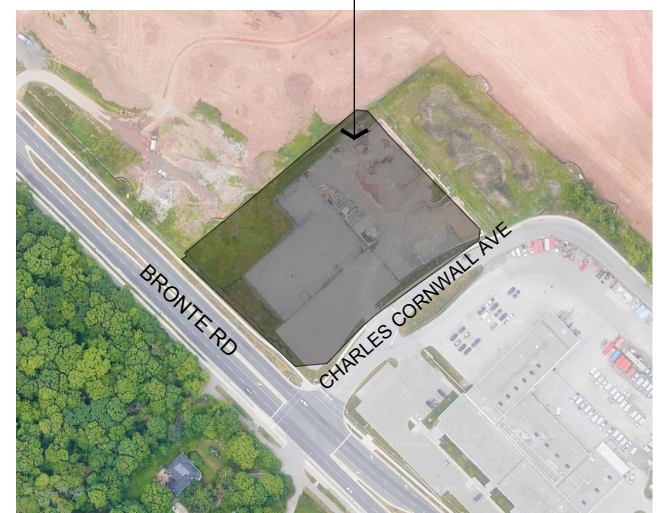
SOIL AREA	TREE No. (SINGLE OR CLUSTER)	SIZE OF AREA (m ²)	No. OF TREES IN AREA	SOIL DEPTH (m)	AVAILABLE SOIL VOLUME (m ³)	SOIL SIZE PER TREE (SM, MED, LG)	SOIL VOLUME PER TREE (m ³)	CANOPY AREA (m ²)
SMALL STATURE TREES - DECIDUOUS (5m DIAMETER)								
21	CLUSTER	35.54 m ²	2	1.0m	35.54 m ³	SM	17.77 m ³ (15 m ³ REQUIRED)	117.78 m ²
22	CLUSTER	207.43 m ²	4	1.0m	207.43 m ³	SM	51.85 m ³ (15 m ³ REQUIRED)	
23	CLUSTER	424.04 m ²	4 Ex. TREES	--	--	--	--	--
MEDIUM STATURE TREES - DECIDUOUS (7m DIAMETER)								
6	SINGLE	55.75 m ²	1	1.0m	55.75 m ³	SM	55.75 m ³ (15 m ³ REQUIRED)	269.36 m ²
7	SINGLE	18.67 m ²	1	1.0m	18.67 m ³	SM	18.67 m ³ (15 m ³ REQUIRED)	
8	SINGLE	18.25 m ²	1	1.0m	18.25 m ³	SM	18.25 m ³ (15 m ³ REQUIRED)	
9	SINGLE	17.88 m ²	1	1.0m	17.88 m ³	SM	17.88 m ³ (15 m ³ REQUIRED)	
14	SINGLE	23.83 m ²	1	1.0m	23.83 m ³	SM	23.83 m ³ (15 m ³ REQUIRED)	
15	SINGLE	20.09 m ²	1	1.0m	20.09 m ³	SM	20.09 m ³ (15 m ³ REQUIRED)	
16	SINGLE	23.07 m ²	1	1.0m	23.07 m ³	SM	23.07 m ³ (15 m ³ REQUIRED)	
LARGE STATURE TREES - DECIDUOUS (9m DIAMETER)								
1	CLUSTER	180.48 m ²	6	1.0m	180.48 m ³	LG	30.08 m ³ (24 m ³ MIN. REQUIRED)	2,608.01 m ²
2	CLUSTER	151.29 m ²	5	1.0m	151.29 m ³	LG	30.25 m ³ (24 m ³ MIN. REQUIRED)	
3	CLUSTER	70.40 m ²	2	1.0m	70.40 m ³	LG	35.20 m ³ (24 m ³ MIN. REQUIRED)	
5	CLUSTER	153.88 m ²	5	1.0m	153.88 m ³	LG	30.77 m ³ (24 m ³ MIN. REQUIRED)	
10	CLUSTER	69.52 m ²	2	1.0m	69.52 m ³	LG	34.76 m ³ (24 m ³ MIN. REQUIRED)	
11	CLUSTER	100.50 m ²	3	1.0m	100.50 m ³	LG	33.50 m ³ (24 m ³ MIN. REQUIRED)	
12	SINGLE	42.69 m ²	1	1.0m	42.69 m ³	LG	42.69 m ³ (24 m ³ MIN. REQUIRED)	
17	CLUSTER	131.86 m ²	4	1.0m	131.86 m ³	LG	32.96 m ³ (24 m ³ MIN. REQUIRED)	
18	CLUSTER	155.76 m ²	3	1.0m	155.76 m ³	LG	51.92 m ³ (24 m ³ MIN. REQUIRED)	
19	CLUSTER	233.37 m ²	6	1.0m	233.37 m ³	LG	38.89 m ³ (24 m ³ MIN. REQUIRED)	
20	CLUSTER	120.14 m ²	4	1.0m	120.14 m ³	LG	30.03 m ³ (24 m ³ MIN. REQUIRED)	
SMALL STATURE TREES - CONIFEROUS (4m DIAMETER)								
4	CLUSTER	85.66 m ²	4	1.0m	85.66 m ³	MED	21.41 m ³ (15 m ³ MIN. REQUIRED)	87.92 m ²
13	CLUSTER	64.43 m ²	3	1.0m	64.43 m ³	MED	21.47 m ³ (15 m ³ MIN. REQUIRED)	
CANOPY OVERLAP								279.56 m ²
TOTAL								2,803.51 m ²
CANOPY SUMMARY								
SITE AREA (within property boundary)								
SITE CANOPY COVER								
								10,063.85 m ²
								~ 27.85%



KEY PLAN



SUBJECT SITE



LEGEND

- SMALL (5m) DECIDUOUS TREE CANOPY
- MEDIUM (7m) DECIDUOUS TREE CANOPY
- LARGE (9m) DECIDUOUS TREE CANOPY
- SMALL (4m) CONIFEROUS TREE CANOPY
- MEDIUM (5m) CONIFEROUS TREE CANOPY
- LARGE (6m) CONIFEROUS TREE CANOPY
- SOIL VOLUME AREA

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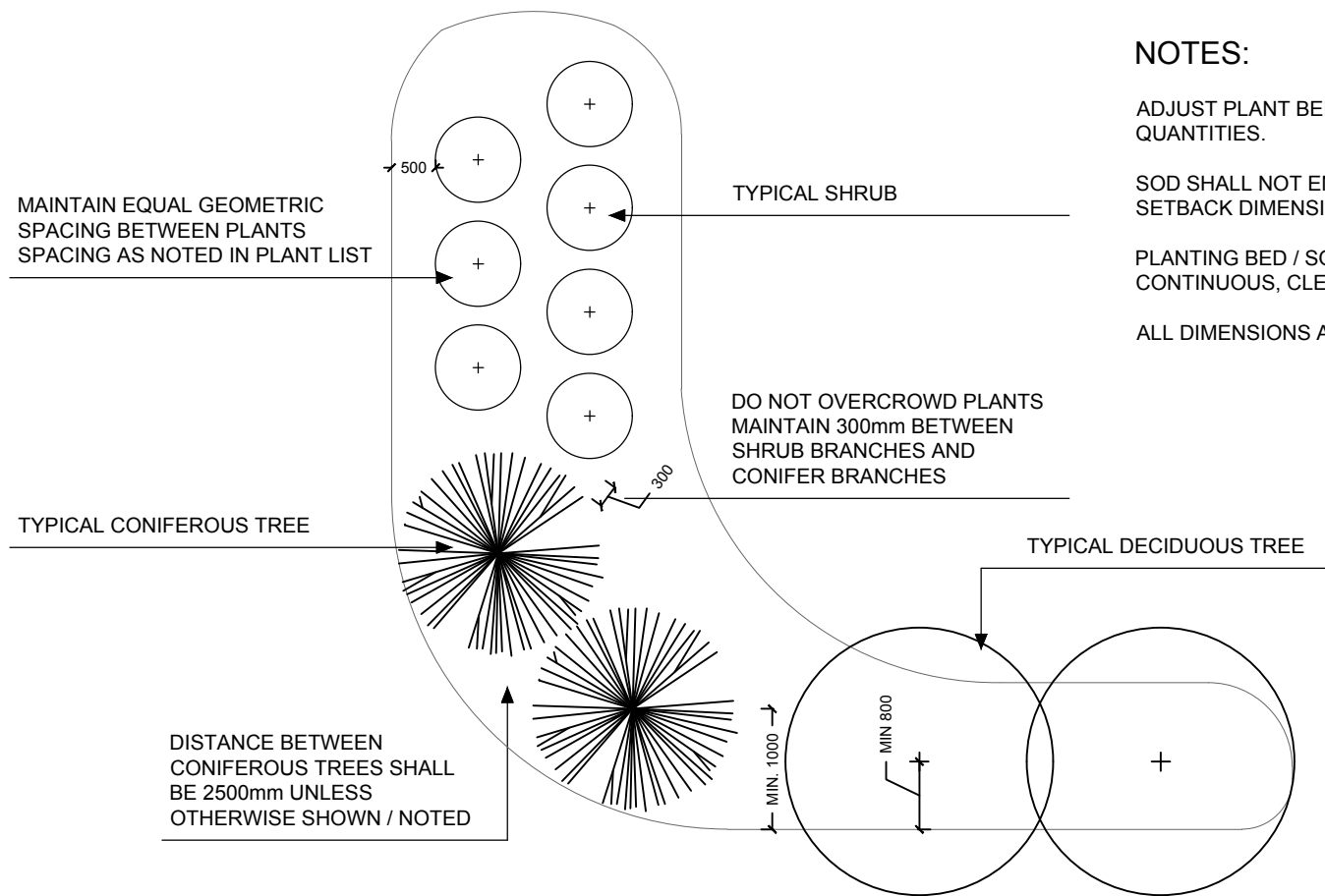
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project
COMMERCIAL DEVELOPMENT

BRONTE AND CHARLES CORNWALL
OAKVILLE, ONTARIO

drawing
CANOPY COVERAGE AND
SOIL VOLUME PLAN

file start date
NOVEMBER, 2024
scale*
1:300
direction
by
SG
file
2298
project no.
2298
sheet no.
L101



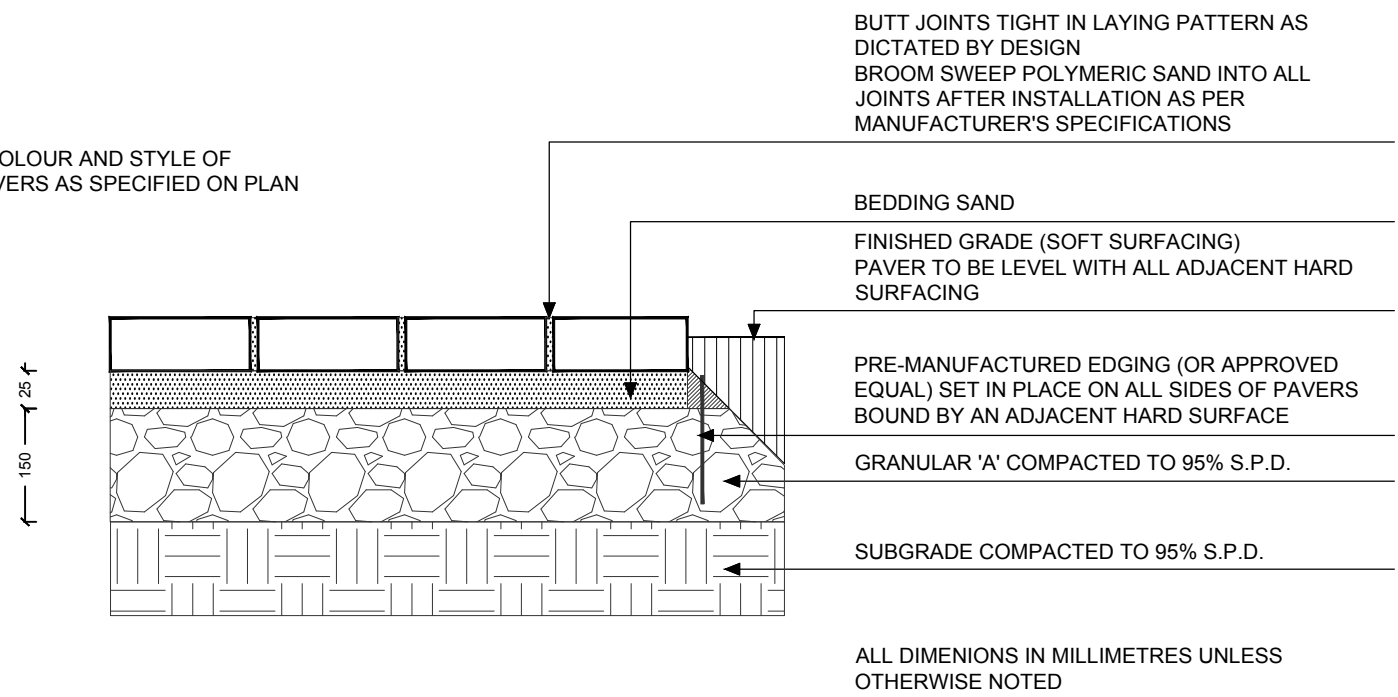
TYPICAL PLANTING LAYOUT - LAWN AREA

SYMBOLS REPRESENT INSTALLED PLANT SIZE NTS

BPD P100-230106

NOTES:

APPROVED COLOUR AND STYLE OF PRECAST PAVERS AS SPECIFIED ON PLAN



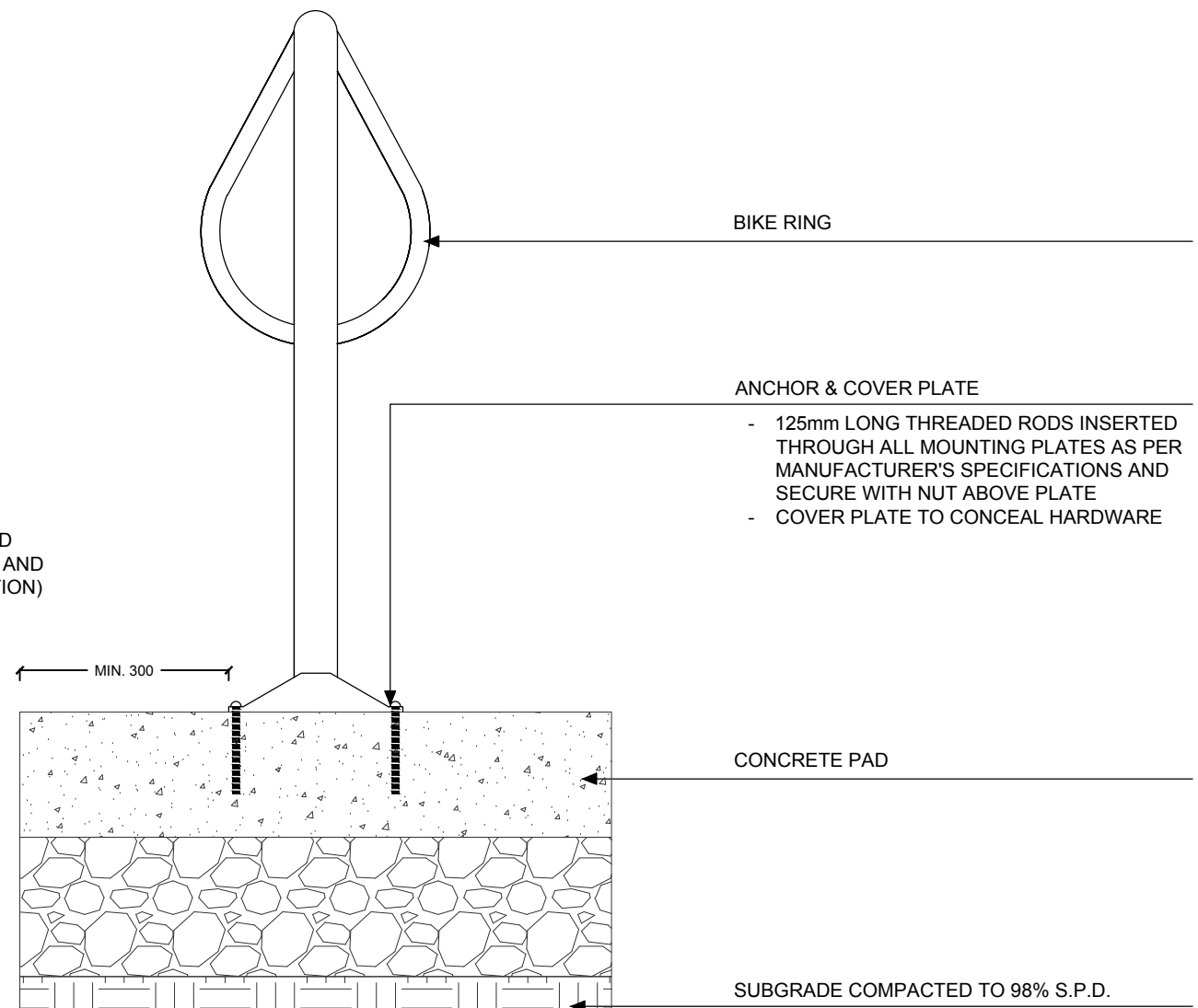
CONCRETE UNIT PAVER DETAIL

TYPICAL PEDESTRIAN INSTALLATION ON GRANULAR BASE NTS

BPD HS101-230105

NOTES:

MODEL & COLOUR - TBD (UPON SPA APPROVAL AND PRIOR TO CONSTRUCTION)



BIKE RING - SURFACE MOUNT (CONCRETE PAVING)

TYPICAL INSTALLATION ON UNIT PAVERS NTS

BPD AM103-241218

NOTES:

REMOVE ALL STRAPS, ROPES, TAGS, CONTAINERS, AND TREE WRAP ARE REMOVED PRIOR INSTALLATION

ALL STAKES, HOSES AND WIRES ARE TO BE REMOVED BY THE CONTRACTOR PRIOR TO FINAL ACCEPTANCE

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

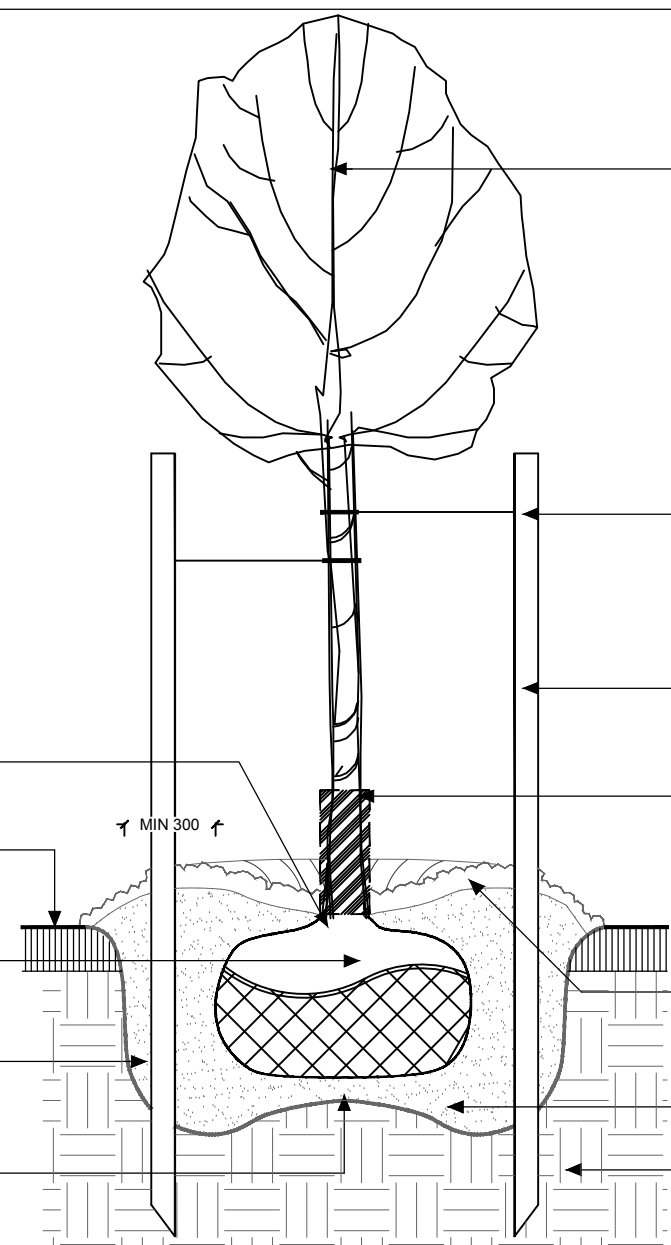
SET ROOT BALL IN TREE PIT AND ENSURE TRUNK FLARE IS 50mm ABOVE FINISHED GRADE

FINISHED GRADE

CUT AND REMOVE TOP 1/3 OF BURLAP. ROPE AND WIRE FROM ROOT BALL ONCE TREE IS POSITIONED

SCARIFY, IRRIGATE AND FERTILIZE THE TREE PIT PRIOR TO PLANTING

PROVIDE 75mm SOIL MOUND AT BASE OF PIT AS SHOWN



DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION FOR 75mm CALIPER TREES OR LESS NTS

BPD P101-230105

NOTES:

REMOVE ALL STRAPS, ROPES, TAGS, CONTAINERS, AND TREE WRAP ARE REMOVED PRIOR INSTALLATION

ALL STAKES, HOSES AND WIRES ARE TO BE REMOVED BY THE CONTRACTOR PRIOR TO FINAL ACCEPTANCE

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

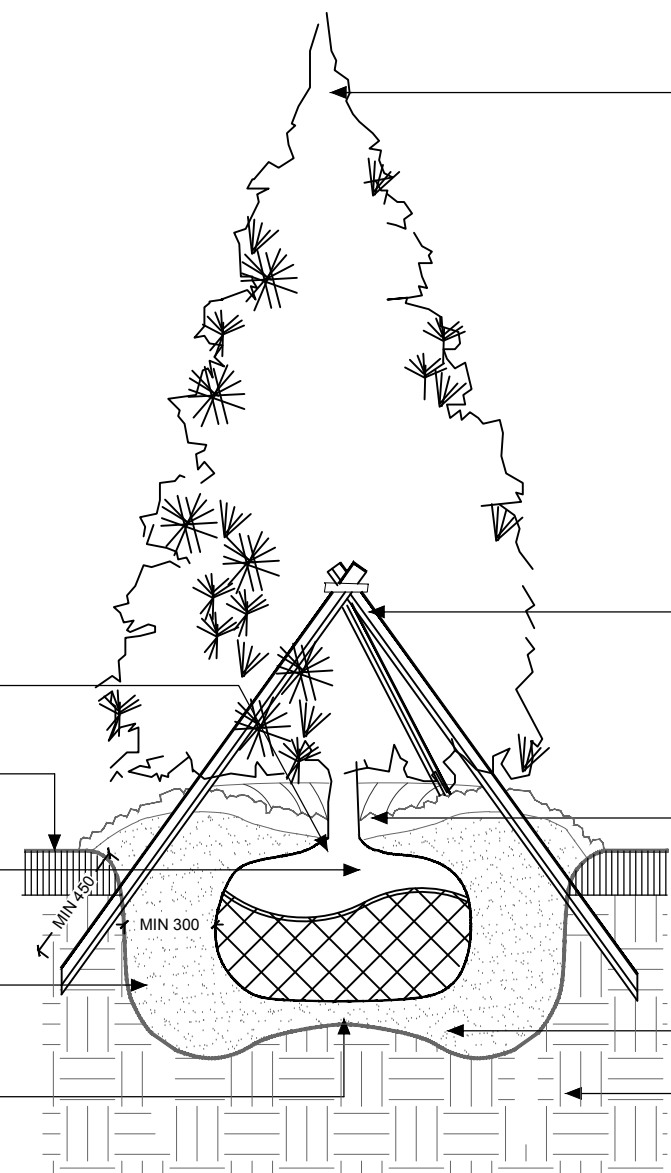
SET ROOT BALL IN TREE PIT AND ENSURE TRUNK FLARE IS 50mm ABOVE FINISHED GRADE

FINISHED GRADE

CUT AND REMOVE TOP 1/3 OF BURLAP. ROPE AND WIRE FROM ROOT BALL ONCE TREE IS POSITIONED

SCARIFY, IRRIGATE AND FERTILIZE THE TREE PIT PRIOR TO PLANTING

PROVIDE 75mm SOIL MOUND AT BASE OF PIT AS SHOWN



CONIFEROUS TREE PLANTING DETAIL

TYPICAL INSTALLATION FOR 2000mm HIGH TREES OR LESS NTS

BPD P102-230105

NOTES:

SHRUBS SHALL BE IN CONTINUOUS BEDS AS SHOWN ON PLAN WITH SPACING AS NOTED IN THE PLANT LIST

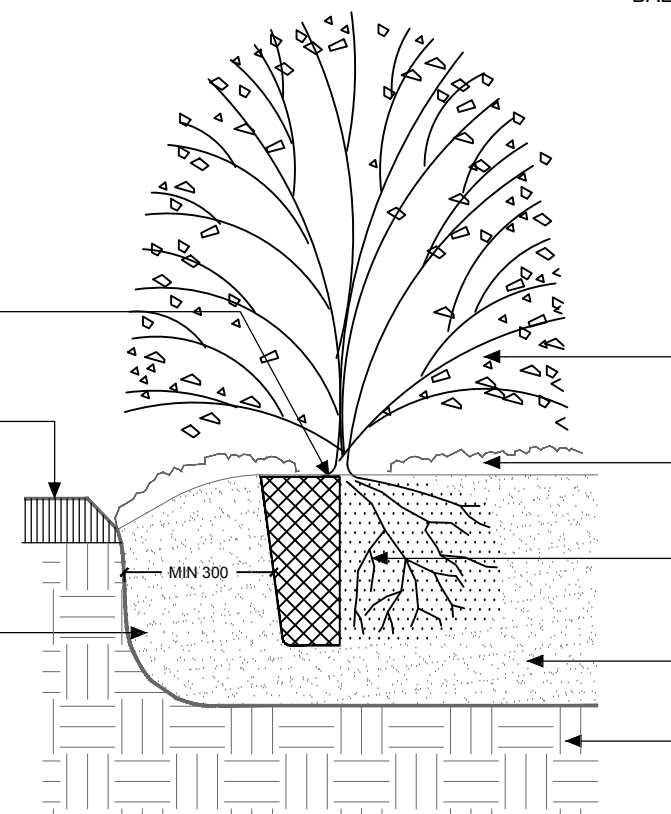
SHRUBS HEIGHT SHALL BE MEASURED FROM FINISHED GRADE TO UPPER BRANCHES OF THE MAIN MASS

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

SET SHRUB 50mm HIGHER THAN ADJACENT FINISHED GRADE TO ALLOW FOR SETTLEMENT

FINISHED GRADE

SCARIFY, IRRIGATE AND FERTILIZE THE PIT PRIOR TO PLANTING



SHRUB PLANTING DETAIL

TYPICAL INSTALLATION NTS

BPD P103-230105

1	DEC 19 2024	ISSUED FOR SPA SUBMISSION	SG
no.	date	revision	by

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project
COMMERCIAL DEVELOPMENT

BRONTE AND CHARLES CORNWALL
OAKVILLE, ONTARIO

drawing
LANDSCAPE DETAILS

file start date	NOVEMBER, 2024	by	SG
scale*	AS SHOWN	file	2298 V1-241219
direction		project no.	2298
		sheet no.	L200

SPECIFICATIONS:

GENERAL:

These specifications are to be read in conjunction with the general conditions of the contract as prepared by the consultant team.

- Prior to commencing work, the contractor shall:
1. Familiarize himself with the plans, details, and specifications of this contract
 2. Visit the site to complete an inventory of existing conditions and provide written documentation, to the Landscape Architect, of any deviations from the plans in work by others,
 3. Review and document the condition of curbs, sidewalks, street trees and utilities located in the right-of-way prior to the start of construction, and
 4. Finalize any design alternatives in consultation with the Landscape Architect.

All work shall be performed in accordance with the Occupational Health and Safety Act. All work shall conform to the Canadian National Master Construction Specifications.

The contractor shall make every effort to protect all iron bars. Any disturbed bars shall be replaced by the owner at the contractors expense. All temporary protective and sediment control fencing shall be maintained by the contractor for the duration of construction.

The contractor shall be responsible for the roadway being cleaned daily.

The site shall be maintained in a clean and orderly fashion for the duration of construction.

It is the responsibility of the contractor to contact utility companies for all utility locates prior to construction. The contractor shall be responsible for any damage caused to existing utilities, structures, facilities etc. during the performance of his work, and repair any damage at his own expense.

In the event of a conflict between a proposed tree and a utility, both above or below grade, the exact location of the tree shall be determined on site by the Landscape Architect.

SOFT LANDSCAPING:

Plant Material:
All plants shall be installed true to specified names, sizes, quantities and remarks in the plant list. Any substitution shall be approved by the Landscape Architect in writing prior to the delivery of the material on site.

All plant material shall be nursery grown, in accordance with the Canadian Nursery Trades Association "Canadian Standards and Specifications for Nursery Stock" (current edition).

The Landscape Architect reserves the right to inspect all plant material prior to installation and reject any plant material that does not meet the standards listed. Any rejected plant material shall be replaced at the expense of the contractor.

Upon completion of work, the Landscape Architect may reject plant material that does not conform to the specifications.

The contractor shall use standard industry methods for planting trees, and they shall be in accordance with the typical planting details provided herein. Trees shall possess one central, straight leader and shall be turned to give the best appearance.

All plant material shall be structurally sound, healthy, in vigorous growing condition, well branched and densely foliated when in leaf. Plant material shall be free of any disease, decay, or damage.

Bed Preparation
The contractor shall backfill tree pits and planting beds to specified depths with nursery grade triple mix or soil with evenly mixed 6 parts sandy loam, 1 part peat moss and 1 part well rotted farm manure. The topsoil shall be fertile and capable of supporting healthy plant growth. The contractor shall construct tree pits and shrub beds in accordance with the typical planting details herein.

The topsoil shall be fine-graded to achieve a uniform surface.

The contractor shall construct shrub beds in continuous forms.

Topsoil and Fine Grading:
The contractor shall place 150mm of topsoil on approved sub grades. Topsoil shall be imported when required. Minor grade irregularities shall be eliminated prior to sodding.

Sodding:
The contractor shall sod all areas as specified on the drawings. Sod shall be 50-75mm thick, freshly cut no. 1 grade nursery grown turf.

Sod for sunny, exposed areas:
- 50% Kentucky Bluegrass
- 50% Merino Bluegrass

Sod for shaded areas:
- 50% Nugget Kentucky Bluegrass
- 50% Creeping Red Fescue

Sod shall be placed on prepared topsoil. Joints shall be tightly abutted and staggered. Freshly laid sod shall be machine rolled and watered immediately after installation.

Sod on slopes shall be pegged where required.

Hydroseeding:
The contractor shall apply the specified seed mixture using accepted industry methods for hydroseeding. The type and rate of fertilizer application shall be as recommended by the supplier.

The area seeded in a single day shall not exceed the area that can be mulched in the same day.

The contractor shall apply fibre mulch over the newly seeded area to form a uniform ground cover that allows the percolation of water.

Seeded areas are to be kept moist for 4-6 weeks during the period of germination.

Follow-up overseeing is part of this work.

Terraseeding
The contractor shall apply the specified seed mixture using accepted industry methods for terraseeding. The type and rate of fertilizer application shall be as recommended by the supplier.

Seed depth shall be as follows:

- 0-5% slope: 10-15mm depth
5-10% slope: 15-20mm depth
10-25% slope: (4:1) 20-25mm depth
25-35% slope: (3:1) 25-40mm depth
35-45% slope: 40-50mm depth

Seeded areas are to be kept moist for 4-6 weeks during the period of germination.

Follow-up overseeing is part of this work.

MAINTENANCE, GUARANTEE AND COMPLETION:

Maintenance:
The contractor shall maintain all landscaped areas for a period of four growing months from the date of substantial completion.

Maintenance shall include all necessary measures to ensure the health and vitality of all plant material and soft landscaping. Maintenance shall include, but not be limited to, irrigation, grass mowing, weeding, pruning of dead branches, maintenance of all accessories (ie: tree stakes and guy wires), insect and disease control.

At the end of the maintenance period, provided all plant material is alive and in good growing condition, the owner will assume the responsibility of maintaining the landscape work.

Performance Acceptance (Substantial Completion):
The Landscape Architect shall provide written notice of performance acceptance for substantial completion. This shall mark the start of the guarantee period.

If required by the municipality, the Landscape Architect will submit a notice of substantial completion, so the municipality may proceed to inspect, issue their performance acceptance certificate, and reduce the amount of securities.

At the time of inspection by both the Landscape Architect and the municipality, all tree pits and planting beds shall be freshly cultivated, well mulched, free of any damaged branches and weeds, and have a clean spade bed edge.

Guarantee:
Plant material and all other soft landscaping shall be guaranteed for one year form the date on the Landscape Architect's performance acceptance certificate. Plant material and soft landscaping that has expired or fails to thrive during the guarantee period shall be replaced at the expense of the contractor.

All other landscape work performed under this contract shall be fully guaranteed for one year from the date on the Landscape Architect's performance acceptance certificate.

Final Acceptance:
All work shall be inspected at the end of the guarantee period by the Landscape Architect. Any deficiencies shall be rectified by the contractor to the satisfaction of the Landscape Architect and the owner. Once satisfactorily complete, the Landscape Architect shall issue a final acceptance certificate.

If required by the municipality, the Landscape Architect will submit a notice of final acceptance, so that the municipality may inspect, issue their final acceptance certificate, and release any outstanding landscape securities.

All tree stakes, guy wires, tree wrap, and any other accessories shall be removed prior to final inspections.

At the time of inspection by both the Landscape Architect and the municipality, all tree pits and planting beds shall be freshly cultivated, well mulched, free of any damaged branches and weeds, and have a clean spade bed edge.

MASTER PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	NOTES	SPACING	NATIVE
DECIDUOUS TREE PLANTING										
AS	6	ACER SACCHARUM	SUGAR MAPLE	60mm	3000mm	1200mm	SB	EQUAL FORM	----	YES
AJ	8	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE	60mm	3000mm	1200mm	SB	EQUAL FORM	----	NO
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	60mm	3000mm	1200mm	SB	EQUAL FORM	----	YES
GT	9	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	60mm	3000mm	1200mm	SB	EQUAL FORM	----	NO
GD	4	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	60mm	3000mm	1200mm	SB	EQUAL FORM	----	YES
LT	8	LIRIODENDRON TULIPIFERA	TULIP TREE	60mm	3000mm	1200mm	SB	EQUAL FORM	----	YES
TA	6	TILIA AMERICANA	BASSWOOD	60mm	3000mm	1200mm	SB	EQUAL FORM	----	YES
ORNAMENTAL TREE PLANTING										
PD	6	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	40mm	2500mm	1000mm	SB	MULTI-STEM	----	NO
CONIFEROUS TREE PLANTING										
AF	7	ABIES FRASERI	FRASER FIR	----	2000mm	1000mm	SB	SPECIMEN	----	NO
EVERGREEN SHRUBS										
jcv	19	JUNIPERUS CHINENSIS SARGENTII 'VIRIDIS'	GREEN SARGENT JUNIPER	----	600mm	----	POTTED	MIN. 15 CANDLES	850mm	NO
tmd	16	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	----	600mm	----	POTTED	MIN. 15 CANDLES	850mm	YES
DECIDUOUS SHRUBS										
csk	23	CORNUS SERICEA 'KELSEY'	KELSEY RED OSIER DOGWOOD	----	----	500mm	POTTED	MIN 10 STEMS	600mm	YES
ram	79	RIBES ALPINUM	ALPINE CURRANT	----	----	500mm	POTTED	MIN 10 STEMS	850mm	NO
ror	22	ROSA RUGOSA	RUGOSA ROSE	----	----	500mm	POTTED	MIN 10 STEMS	700mm	NO
spn	18	SALIX PURPUREA 'NANA'	BLUE ARCTIC WILLOW	----	----	500mm	POTTED	MIN 10 STEMS	700mm	YES
PERENNIALS & GRASSES										
cak	47	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	----	----	----	1 GAL POT	MIN 2 YRS GTH	750mm	NO
hsd	100	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	----	----	----	1 GAL POT	MIN 2 YRS GTH	500mm	NO
pal	70	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	MINITURE FOUNTAIN GRASS	----	----	----	1 GAL POT	MIN 2 YRS GTH	450mm	NO
*IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN										

1	DEC 19 2024	ISSUED FOR SPA SUBMISSION	SG
no.	date	revision	by

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project
COMMERCIAL DEVELOPMENT

BRONTE AND CHARLES CORNWALL
OAKVILLE, ONTARIO

drawing
LANDSCAPE NOTES
AND SPECIFICATIONS

file start date	NOVEMBER, 2024	by	SG
scale"	AS SHOWN	file	2298 V1-241219
direction		project no.	2298
		sheet no.	L201