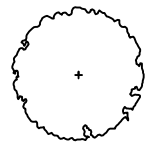
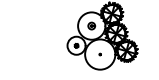


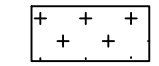
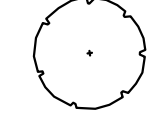

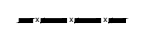




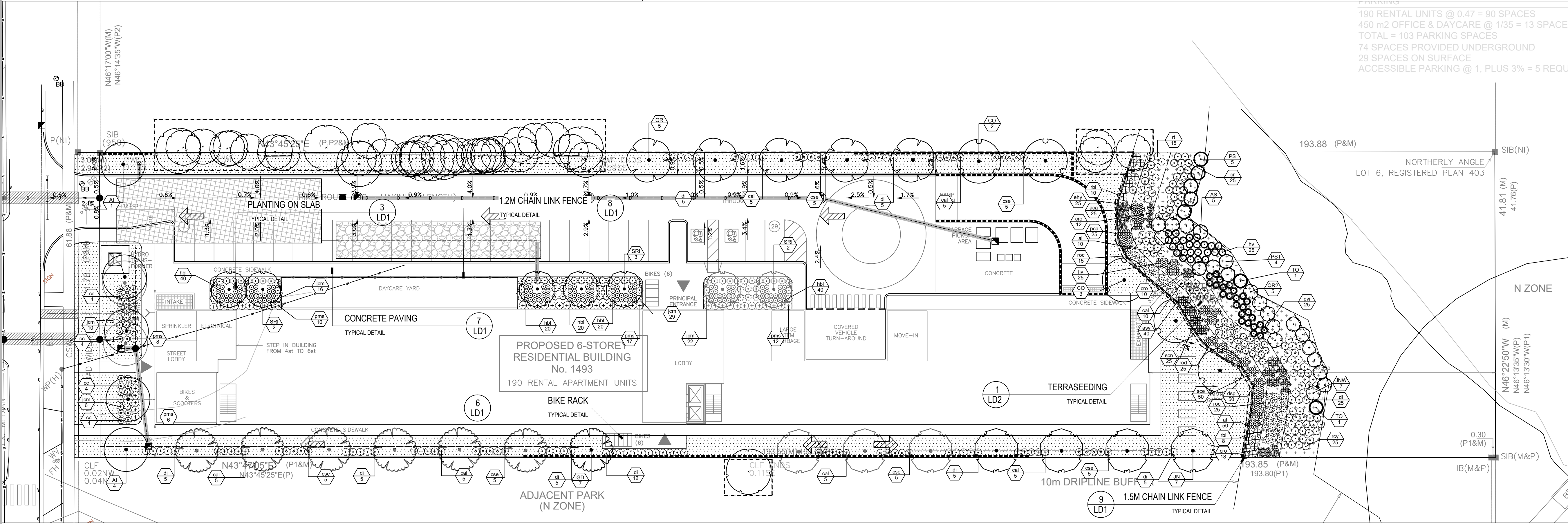
PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES					
PS	5	PINUS STROBUS	WHITE PINE	1 GAL.	POT
TO	2	THUJA OCCIDENTALIS	WHITE CEDAR	150CM HT.	WHIP
	7	SUBTOTAL:			
DECIDUOUS TREES					
AS	5	ACER SACCHARUM	SUGAR MAPLE	1 GAL.	POT
AI	5	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE (JEFFERSRED) MAPLE	60MM CAL.	B&B
CO	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	60MM CAL.	B&B
GD	7	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	60MM CAL.	B&B
JNW	7	JUGLANS NIGRA	BLACK WALNUT	1 GAL.	POT
JN	7	JUGLANS NIGRA	BLACK WALNUT	60MM CAL.	B&B
PST	4	PRUNUS SEROTINA	BLACK CHERRY	1 GAL.	POT
QR2	5	QUERCUS RUBRA	NORTHERN RED OAK	1 GAL.	POT
QR	5	QUERCUS RUBRA	RED OAK	60MM CAL.	B&B
SRI	7	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	60MM CAL.	B&B
	57	SUBTOTAL:			
CONIFEROUS SHRUBS					
jcm	83	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	1 GAL.	POT
pms	53	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	1 GAL.	POT
	136	SUBTOTAL:			
DECIDUOUS SHRUBS					
al	10	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2 GAL.	POT
cal	40	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	2 GAL.	POT
cr	25	CORNUS RACEMOSA	GRAY DOGWOOD	2 GAL.	POT
cse	30	CORNUS SERICEA	RED TWIG DOGWOOD	1 GAL.	POT
di	72	DIERVILLA LONICERA	BUSH HONEYSUCKLE	2 GAL.	POT
hv	25	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	2 GAL.	POT
pvi	25	PRUNUS VIRGINIANA	CHOKECHERRY	2 GAL.	POT
rt	15	RHUS TYPHINA	STAGHORN SUMAC	2 GAL.	POT
rcy	25	RIBES CYNOSBATI	EASTERN PRICKLY GOOSEBERRY	2 GAL.	POT
rbl	18	ROSA BLANDA	SMOOTH ROSE	2 GAL.	POT
roc	40	RUBUS OCCIDENTALIS	BLACK RASBERRY	2 GAL.	POT
rod	25	RUBUS ODORATUS	FLOWERING RASPBERRY	2 GAL.	POT
	350	SUBTOTAL:			
GRASSES					
cc	16	CALAMAGROSTIS CANADENSIS	BLUEJOINT GRASS	1 GAL.	POT
	16	SUBTOTAL:			
PERENNIALS					
aca	25	AQUILEGIA CANADENSIS	EASTERN COLUMBINE	9PT	PLUG
asy	40	ASCLEPIAS SYRIACA	COMMON MILKWEED	9PT	PLUG
at	50	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	9PT	POT
cro	40	CAREX ROSEA	ROSY SEDGE	9PT	PLUG
dsp	50	DANTHONIA SPICATA	POVERTY OATGRASS	9PT	PLUG
ehy	25	ELYMUS HYSTRIX	BOTTLEBRUSH GRASS	9PT	PLUG
fv	25	FRAGARIA VIRGINIANA	WILD STRAWBERRY	9PT	PLUG
hbl	140	HEMEROCALLIS X 'BELA LUGOSI'	BELA LUGOSI DAYLILY	1 GAL.	POT
pca	25	PANICUM CAPILLARE	WITCHGRASS	9PT	PLUG
scn	25	SANGUINARIA CANADENSIS	BLOODROOT	9PT	PLUG
sce	50	SOLIDAGO CAESIA	WREATH GOLDENROD	9PT	PLUG
	495	SUBTOTAL:			

LEGEND


-  PROPOSED DECIDUOUS TREE
-  PROPOSED SHRUB BED
-  CONCRETE SIDEWALK
-  SODDED AREA
-  TERRASEEDING
-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING CONIFEROUS TREE TO REMAIN
-  TREE PROTECTION FENCING
-  1.2M CHAIN LINK FENCE
-  1.5M CHAIN LINK FENCE

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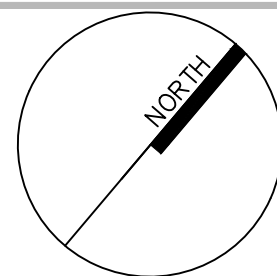


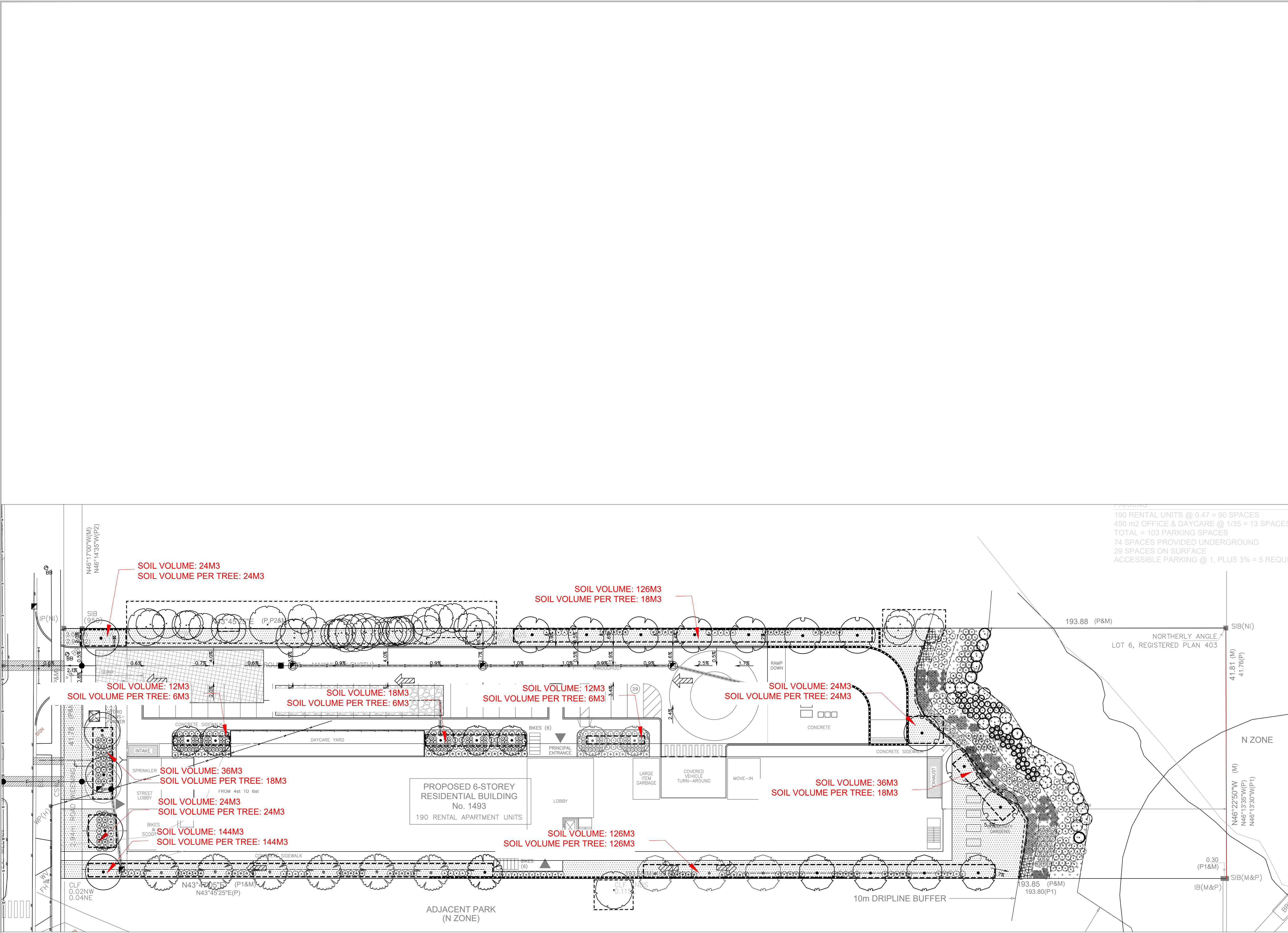
1 LANDSCAPE PLAN
L-1 1:300



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& LANDSCAPE
ARCHITECTURE

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STAMP	DATE JANUARY 2026
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	PLAN SCALE 1:300
	FILE NO. 20375F
	CHECKED BY N.M.
OTHER	
PROJECT 1493 SIXTH LINE OAKVILLE, ON	
FILE NAME LANDSCAPE PLAN	
	DWG NO. L1



LEGEND

PROPOSED DECIDUOUS TREE

PROPOSED SHRUB BED

CONCRETE SIDEWALK

SODDED AREA

TERRASEEDING

EXISTING DECIDUOUS TREE TO REMAIN

EXISTING CONIFEROUS TREE TO REMAIN

TREE PROTECTION FENCING

1.2M CHAIN LINK FENCE

1.5M CHAIN LINK FENCE

- GENERAL NOTES
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7.

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8.

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9.

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10.

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1.	AUGUST 19, 2025	ISSUED FOR SPA	CC
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DATE

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DRAWN BY

CC

PLAN SCALE

1:300

FILE NO.

20375F

CHECKED BY

N.M.

OTHER

PROJECT

1493 SIXTH LINE
OAKVILLE, ON

FILE NAME

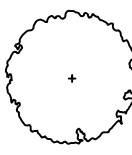


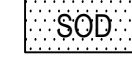
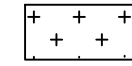
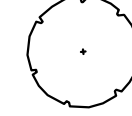

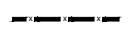





SOIL VOLUME PLAN

DWG NO.

L2

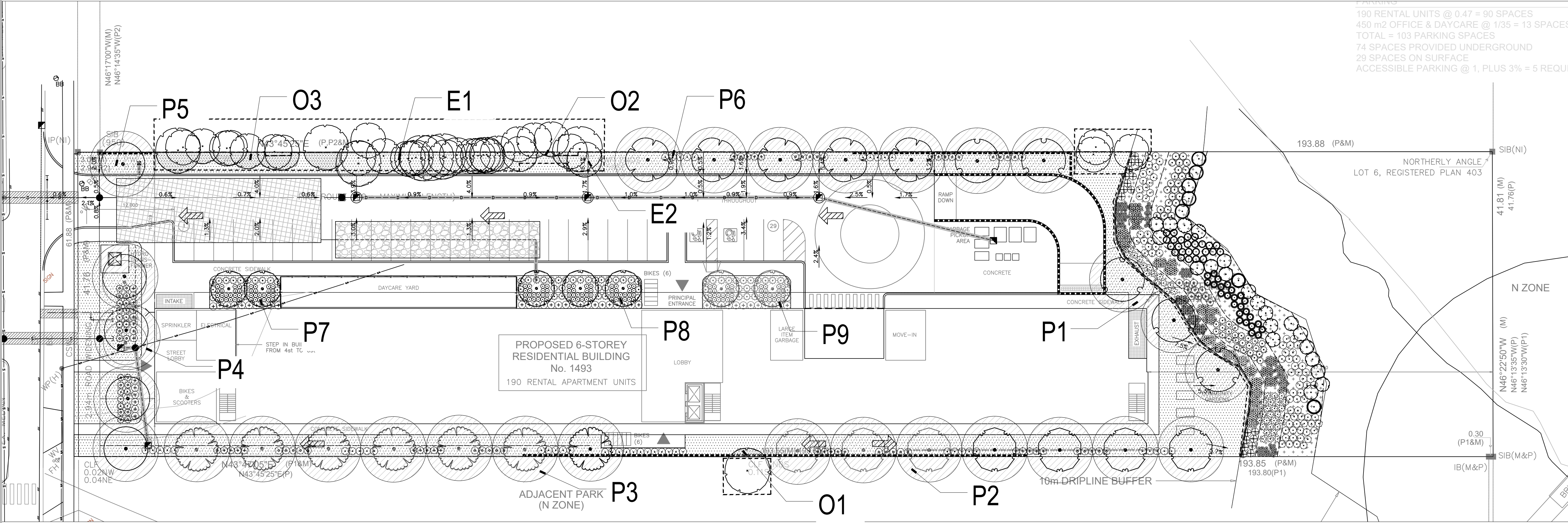
Tree Canopy Coverage Chart							
File Number: 20375F							
File Name: 1493 SIXTH LINE							
Canopy Cover Target: 25%							
Tree #	Species	Number of Trees	Canopy Area (m²)	Canopy Area per Tree	Soil In Continuous bed (m3)	Soil Volume per Tree	Area Subtotals (m²)
Proposed Trees							
Large Stature							
P1	Common Hackberry	3	190	63	305.0	101.7	190
P2	Black Walnut	7	448	64	180	25.7	448
P3	Kentucky Coffee	7	448	64	482.0	68.9	448
P4	Autumn Blaze Maple	4	239	60			239
P5	Autumn Blaze Maple	1	64	64			64
P6	Common Hackberry, Red Oak	8	512	64			512
Small Stature							
P7	Ivory Silk Lilac	2	38	19			38
P8	Ivory Silk Lilac	3	60	20			60
P9	Ivory Silk Lilac	2	40	20			40
Subtotal of Proposed Canopy							2039
Existing Canopy on Site							
E1	Norway Maple, Siberian Elm	17	87	38			
E2	Norway Maple	1	14	38			
Multiplied by bonus factor of 1.5							151.5
Subtotal of Existing Canopy							151.5
Overhanging Canopy on Site							
O1	Norway Maple	1	4	4			50
O2	Norway Maple, Siberian Elm	5	155	31			155
O3	Norway Maple, Siberian Elm	13	49	4			49
Subtotal of Overhanging Canopy							208
Total # of Trees							55
Total Canopy Area (m²)							2398.5
Canopy Summary							
Application Area m²							7,969.0
Site Canopy Cover							2398.5
Canopy Cover Target by Land Use (25%)							1992.25
Parking Area Summary							
Total parking Spaces Proposed							29
Total # of Trees in or within 5m of Parking Area							7


LEGEND

-  PROPOSED DECIDUOUS TREE
-  PROPOSED SHRUB BED
-  CONCRETE SIDEWALK
-  SODDED AREA
-  TERRASEEDING
-  EXISTING DECIDUOUS TREE TO REMAIN
-  EXISTING CONIFEROUS TREE TO REMAIN
-  TREE PROTECTION FENCING
-  1.2M CHAIN LINK FENCE
-  1.5M CHAIN LINK FENCE
-  PROPOSED CANOPY
-  ON-SITE CANOPY TO REMAIN
-  OVERHANGING CANOPY TO REMAIN

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PROJECT

1493 SIXTH LINE
OAKVILLE, ON

FILE NAME

CANOPY COVER PLAN

DATE

JANUARY 2026

DRAWN BY

CC

PLAN SCALE

1:300

FILE NO.

20375F

CHECKED BY

N.M.

OTHER

DWG NO.

L3

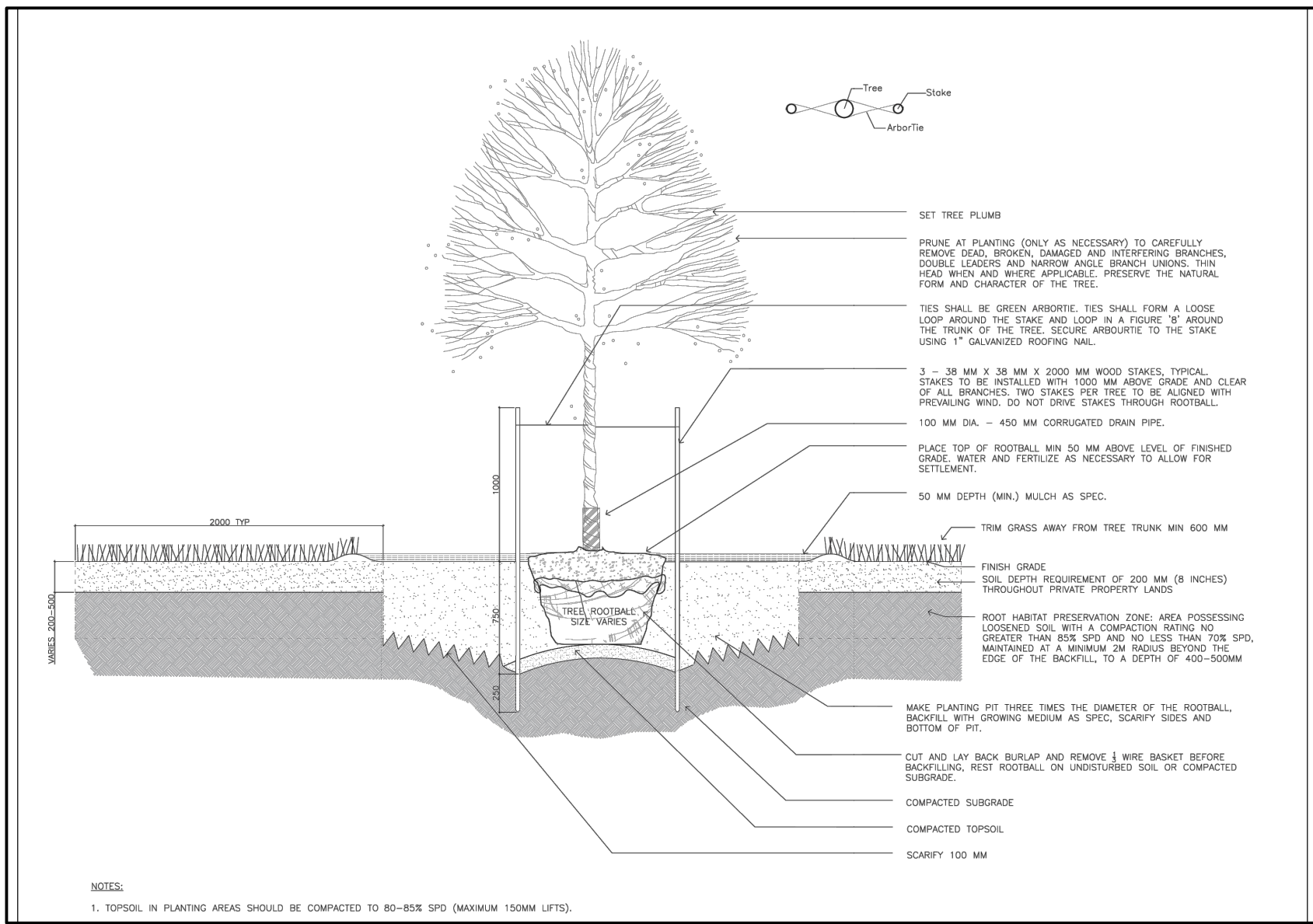
All sod shall conform to the standards of the Nursery Sod Growers Association of Ontario. All sodded areas shall be prepared with a minimum of 100mm of topsoil and sodded with #1 bluegrass – fescue nursery sod.

All planting beds are to be continuous, and excavated to a minimum depth of 450mm unless noted otherwise. Planting beds are to be filled with a soil mixture composed of six (6) parts sand loam, two (2) parts well rotted manure, and one (1) part peat moss, in addition to the fertilizers specified above.

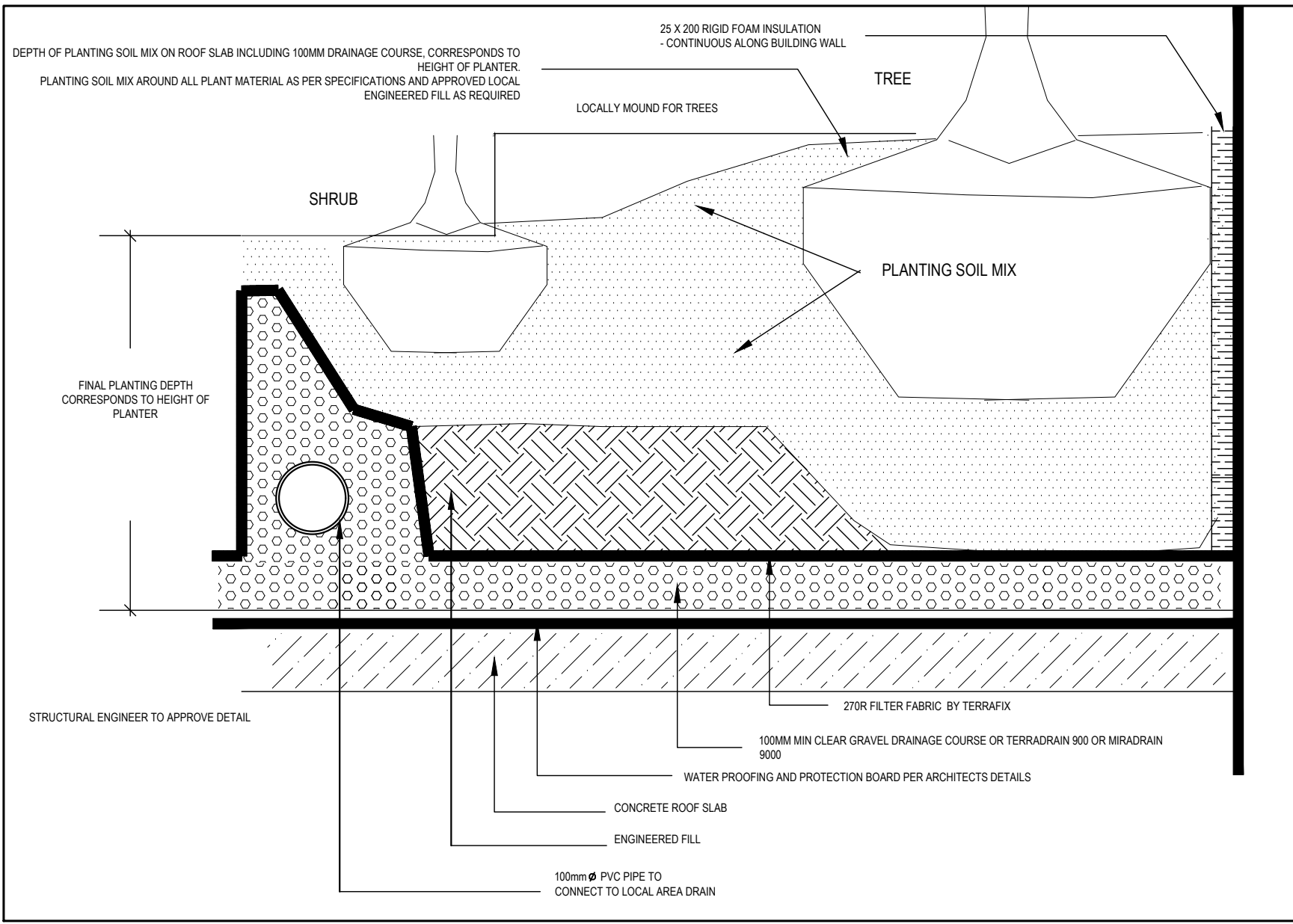
All beds are to be covered with a 75mm depth of clean, shredded pine bark mulch by Gro-Bark or approved equal unless noted otherwise. Guying and staking of trees shall conform to the planting details. Wrap all deciduous trees as per the specifications of the Ontario Landscape Contractors Association.

The contractor will be responsible for the protection of all plant material from damages resulting from winter conditions as well as rodents during the warranty period. Apply "Skoot" rodent deterrent formula (or approved equal) to all coniferous trees and all shrubs in late October as per manufacturer's directions.

The contractor shall provide a full one year guarantee (or two years if required by the municipality or owner) on all landscape works, beginning on the date that final acceptance is granted by the Landscape Architect.



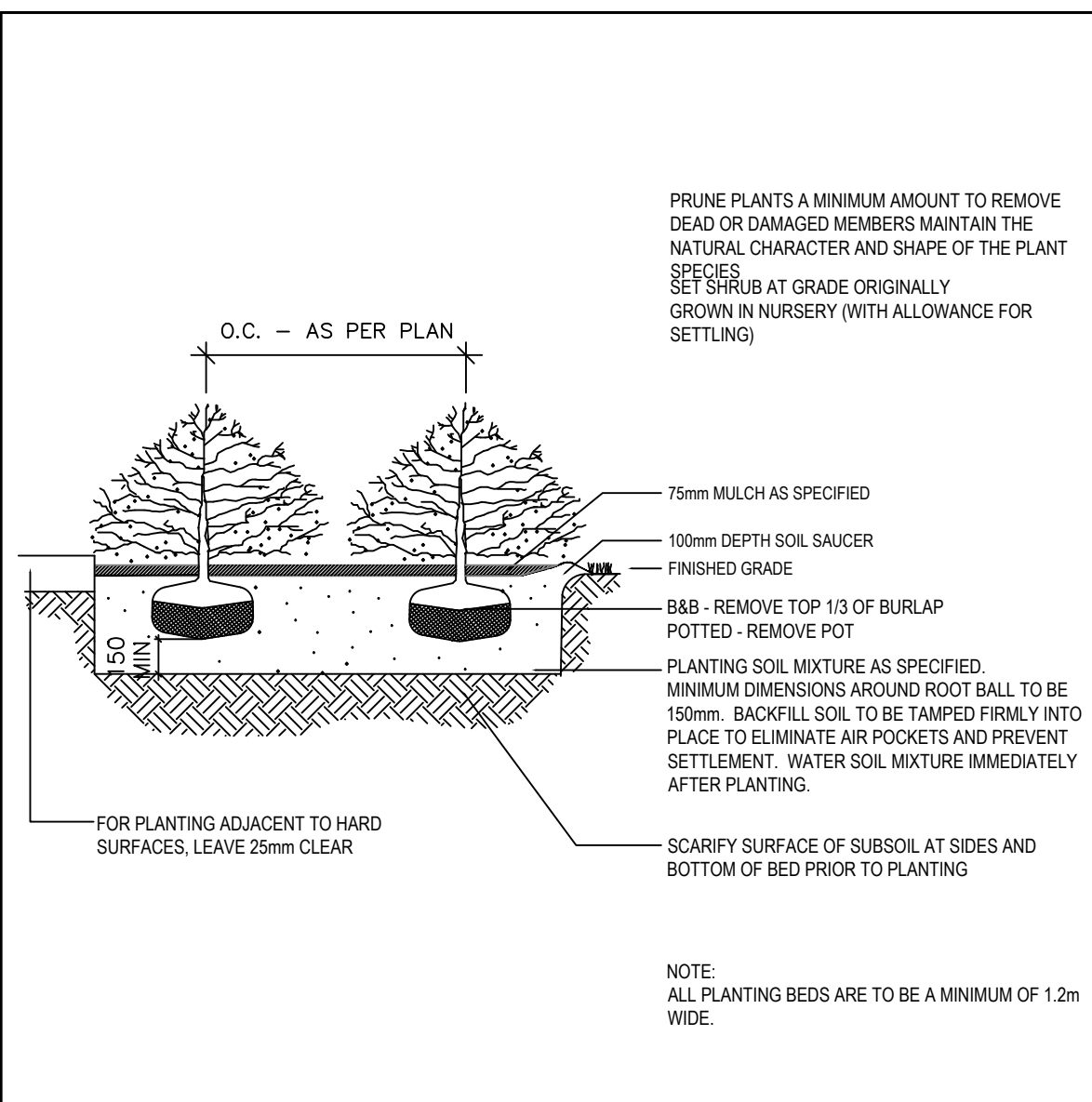
DECIDUOUS TREE PLANTING



PLANTING ON SLAB

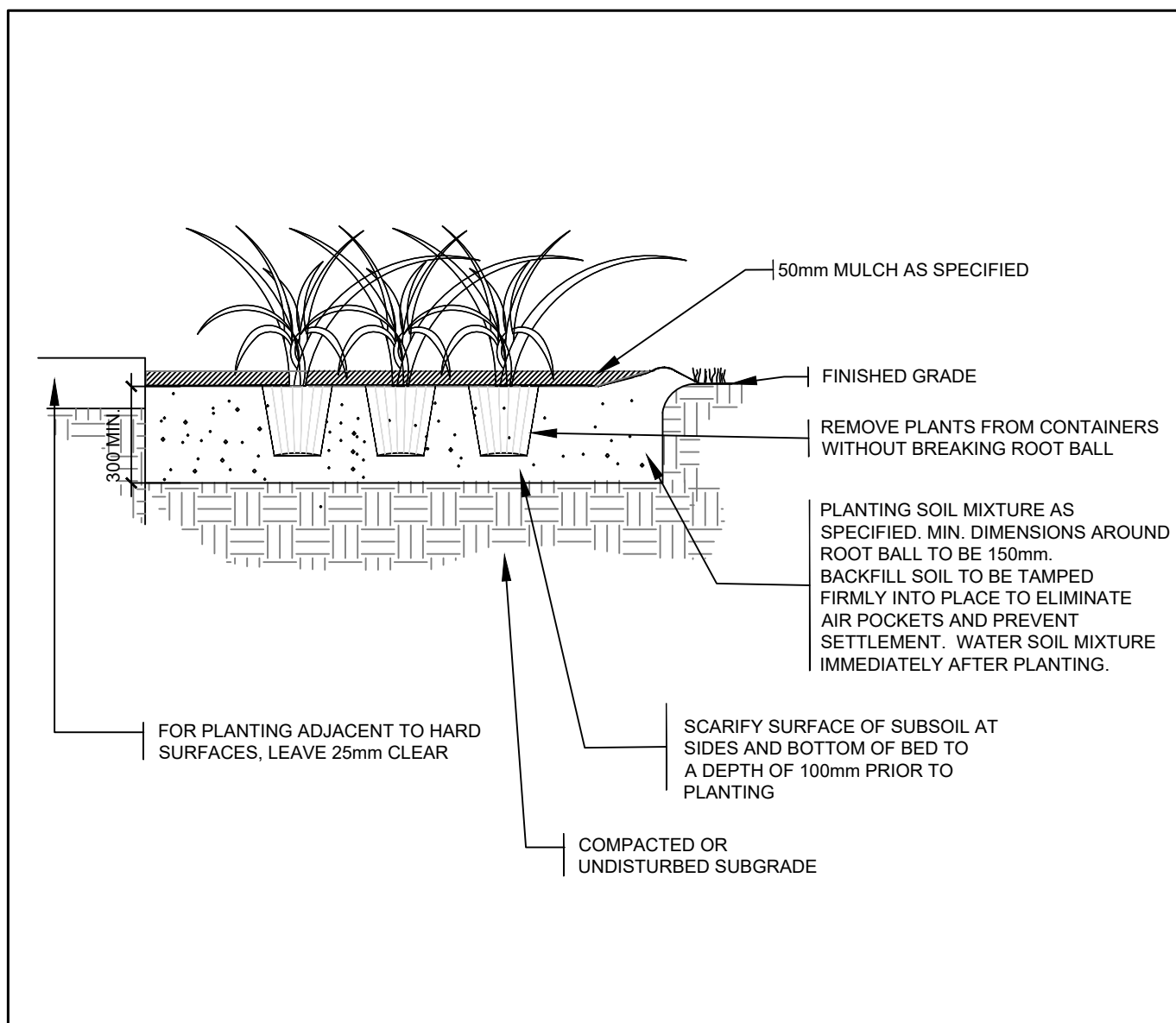
LANDSCAPE SPECIFICATIONS

N.T.S



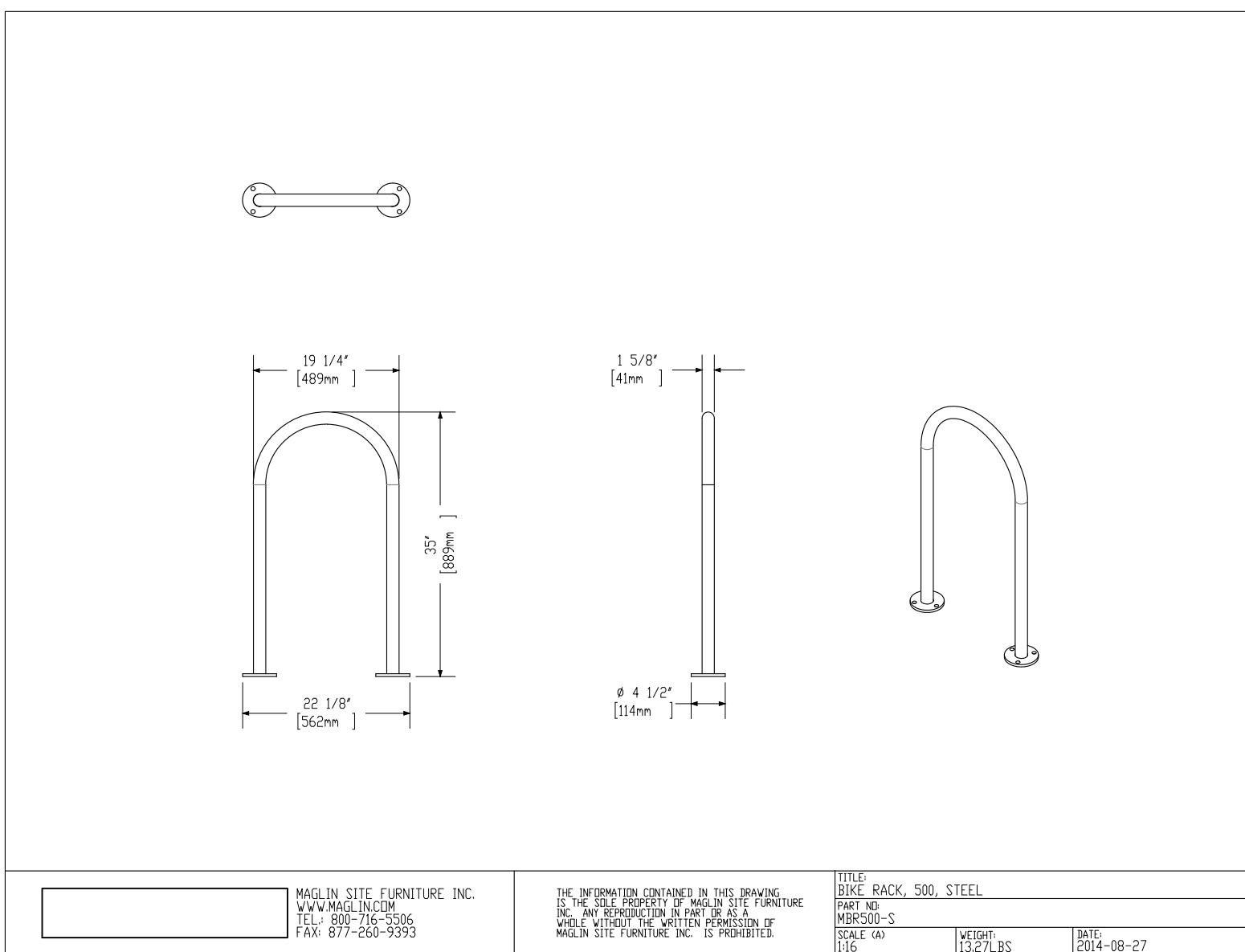
SHRUB PLANTING

N.T.S

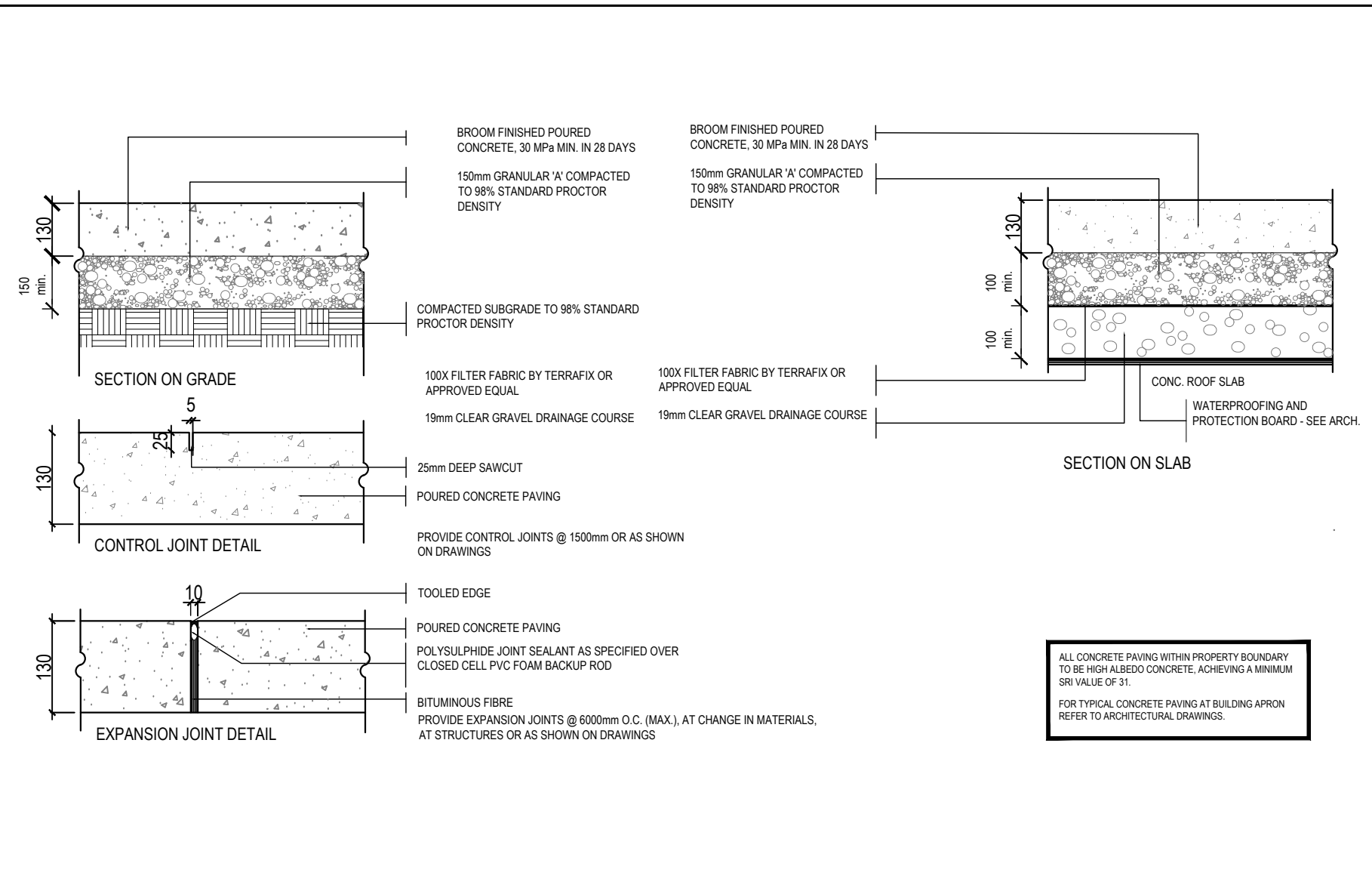


PERENNIAL PLANTING

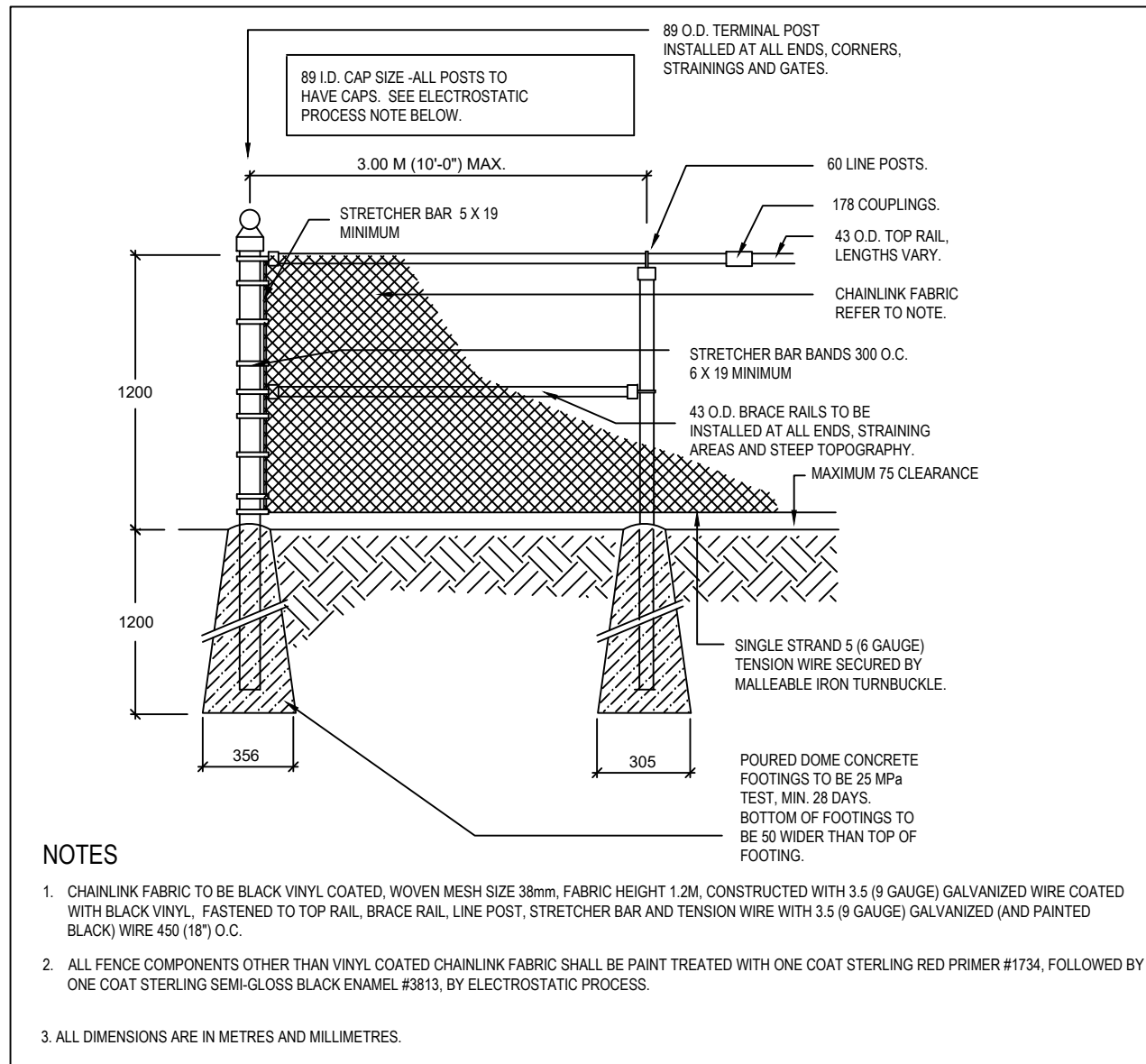
N.T.S



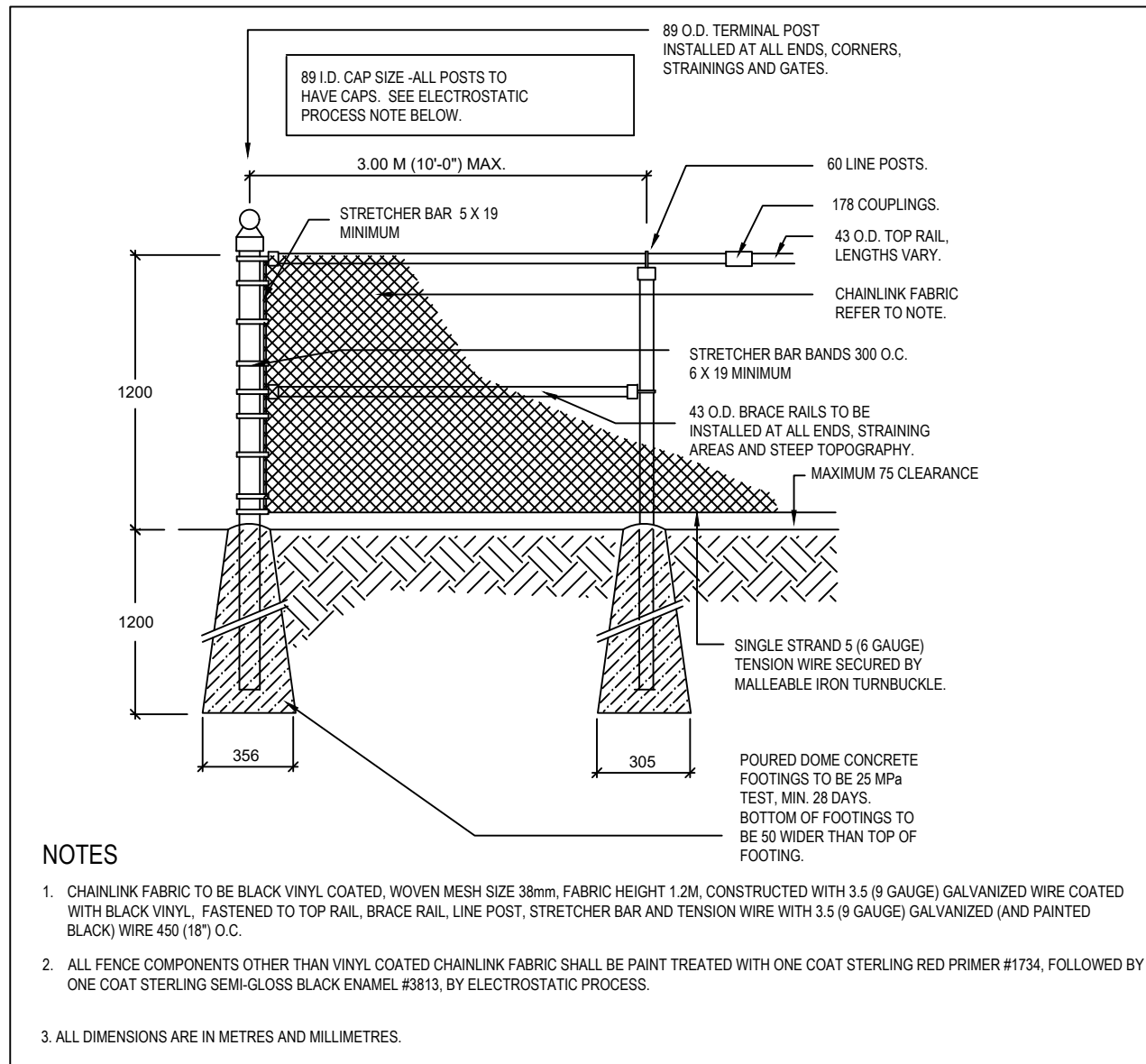
MAGLIN 500 BIKE RACK



CONCRETE PAVING



1.2M CHAIN LINK FENCE



1.5M CHAIN LINK FENCE

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STAMP	<div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div>ASSOCIATION OF LANDSCAPE ARCHITECTS</div><div>NICOLA A. WILE</div><div>OALA</div><div>MEMBER</div></div>		
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	PROJECT		
	1493 SIXTH LINE OAKVILLE, ON		
FILE NAME	DWG NO.		
LANDSCAPE DETAILS		LD1	

SEEDING SPECIFICATIONS

PNEUMATICALLY APPLIED SUBSTRATE (TERRASEEDING OR APPROVED EQUAL) TO BE APPLIED AT A RATE OF 30KG/HA AT A DEPTH OF 50MM.

THE CONTRACTOR SHALL NOT CARRY OUT THE WORK UNDER ADVERSE WEATHER CONDITIONS SUCH AS HIGH WIND, FROZEN GROUND OR GROUND COVERED WITH SNOW, ICE OR STANDING WATER.

A SOIL TEST SHOULD BE PERFORMED BY A COMPETENT CONTRACTOR TO VERIFY MIXTURE AND PERCENTAGES REQUIRED.

PREPARATION:
GRADE SUB-GRADE, ELIMINATE UNEVEN AREAS AND LOW SPOTS. ENSURE POSITIVE DRAINAGE. REMOVE DEBRIS, ROOTS, BRANCHES, STONES IN EXCESS OF 50MM DIAMETER AND OTHER DELETERIOUS MATERIALS. REMOVE SUBSOIL THAT HAS BEEN CONTAMINATED WITH OIL, GASOLINE OR CALCIUM CHLORIDE, DISPOSE OF REMOVED MATERIAL AS DIRECTED BY LANDSCAPE ARCHITECT.

GRADE SUB-GRADE FOR SEEDING TO A UNIFORM SURFACE AND REMOVE VEGETATION WHICH MAY INTERFERE WITH SEEDING OPERATIONS. LOOSEN SOIL TO DEPTH OF 25MM MINIMUM AND REMOVE STONES AND FOREIGN MATERIAL WHICH PROTRUDE MORE THAN 75MM ABOVE THE SURFACE.

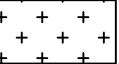
CONTRACTOR TO SUPPLY AND INSTALL 100MM (4") LAYER OF TOPSOIL OVER THE AREA TO BE SEEDED PRIOR TO SEEDING. SEEDING SHALL OCCUR IMMEDIATELY FOLLOWING INSTALLATION OF TOPSOIL. IF A DELAY OCCURS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL WEEDS PRIOR TO SEEDING, SHOULD THEY FAIL TO EXECUTE SEEDING IN A TIMELY MANNER.

MAINTENANCE:
SEEDED AREAS TO BE MAINTAINED BY CONTRACTOR ENSURING ADEQUATE WATER, FERTILIZER, ANNUAL MOWINGS (2-3 YEAR ONE, AND 1-2 YEAR TWO), MAINTENANCE AND REPAIR UNTIL SEEDED AREAS ARE PROPERLY ESTABLISHED. AREAS SEEDED IN FALL WILL BE ACCEPTED IN FOLLOWING SPRING, ONE MONTH AFTER START OF GROWING SEASON PROVIDED ACCEPTANCE CONDITIONS ARE FULFILLED.

NOTES

- ALL SEED MIXTURES TO BE SUPPLIED BY ONTARIO SEED COMPANY LTD. (519) 886-0557 (OR APPROVED EQUAL).
- MIX IS DESIGNED TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS.
- SEED NURSE CROP AT 25 kg per hectare.
- PREPARE ALL DISTURBED AREAS TO BE SEEDED WITH MIN 100MM OF SOIL/COMPOST MIXTURE.

CVC1- Upland Mix		% Weight	Quantity (kg)
Canada Anenome	<i>Anenome canadensis</i>	1	3
Common Milkweed	<i>Asclepias syriaca</i>	2	
Limestone Meadow Sedge	<i>Carex granularis</i>	15	
Virginia Wild Rye	<i>Elymus virginicus</i> var. <i>virginicus</i>	40	
Grass-leaved Goldenrod	<i>Euthamia graminifolia</i>	1	
Wild Bergamont	<i>Monarda fistulosa</i>	1	
Common Evening Primrose	<i>Oenothera biennis</i>	25	
Black Eyed Susan	<i>Rudbeckia hirta</i>	10	
Canada Goldenrod	<i>Solidago canadensis</i>	1	
Early Goldenrod	<i>Solidago juncea</i>	1	
Gray-stemmed Goldenrod	<i>Solidago nemoralis</i> ssp. <i>nemoralis</i>	1	
New England Aster	<i>Symphotrichum novae-angliae</i>	1	
White Vervain	<i>Verbena urticifolia</i>	1	
Nurse Crop (50/50 of the following)			
Annual Oats	<i>Avena sativa</i>	50	3
White Proso Millet	<i>Panicum miliaceum</i>	50	



1 LD2 TERRASEEDING

LEGEND

GENERAL NOTES

- Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
- This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer and site plans prepared by the project architect.
- The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- Plant quantities indicated on the plan supercede the quantities from the plant list (report any discrepancies to the landscape architect).
- Do not leave any holes open overnight.
- Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
- Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.
- This drawing is Copyright MHBC 2025

2.	JANUARY 16, 2026	ISSUED FOR SPA	CC
1.	AUGUST 19, 2025	ISSUED FOR SPA	CC
REVISION NO.	DATE	ISSUED / REVISION	BY

MHBC

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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

<div>STAMP</div> <div><p>ISSUED FOR SPA ONLY NOT FOR CONSTRUCTION</p><p><small>All drawings and specifications are instruments of service and will remain the property of MHBC Planning and must be returned at the completion of the work. This drawing shall not be used for construction purposes unless the drawings are marked 'Issued for Construction' and the professional seal is signed and dated by the landscape architect.</small></p></div>	DATE	JANUARY 2026
	DRAWN BY	CC
	PLAN SCALE	--
	FILE NO.	20375F
	CHECKED BY	N.M.
PROJECT	1493 SIXTH LINE OAKVILLE, ON	
FILE NAME	LANDSCAPE DETAILS	
	DWG NO.	LD2