

# BRONTE & LAKESHORE LANDSCAPE DRAWINGS ISSUED FOR SPA RESUBMISSION

Town of Oakville

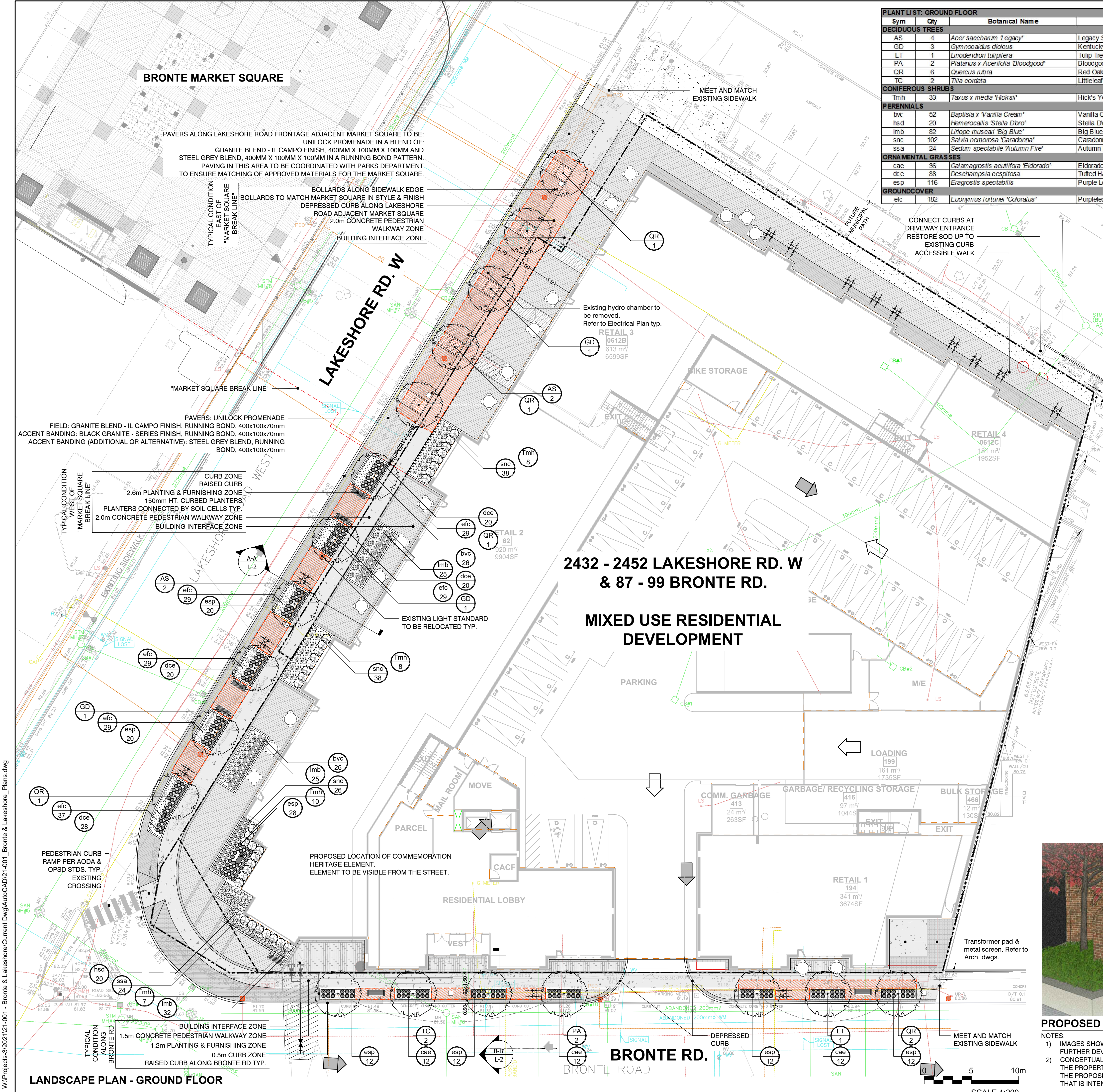
## DRAWING INDEX

- L-1 Landscape Plan Ground Floor
- L-2 Streetscape Sections
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- L-4 Landscape Plan Rooftop
- LD-1 Landscape Details and Notes
- LD-2 Landscape Details and Notes

September 17, 2021

Landscape Architecture  
Seferian Design Group  
202-761 Brant Street  
Burlington, ON L7R 2H7





Sym	Qty	Botanical Name	Common Name	Cal. (mm)	Ht. (cm)	Root	Spacing	Remarks
<b>DECIDUOUS TREES</b>								
AS	4	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	80mm		W.B.	As Shown	full vigorous spec imen
GD	3	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	80mm		W.B.	As Shown	full vigorous spec imen
LT	1	<i>Liriodendron tulipifera</i>	Tulip Tree	80mm		W.B.	As Shown	full vigorous spec imen
PA	2	<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood London Planetree	80mm		W.B.	As Shown	full vigorous spec imen
QR	6	<i>Quercus rubra</i>	Red Oak	80mm		W.B.	As Shown	full vigorous spec imen
TC	2	<i>Tilia cordata</i>	Littleleaf Linden	80mm		W.B.	As Shown	full vigorous spec imen
<b>CONIFEROUS SHRUBS</b>								
Tmh	33	<i>Taxus x media</i> 'Hicksii'	Hick's Yew		50cm	W.B.	As Shown	full vigorous spec imen
<b>PERENNIALS</b>								
bvc	52	<i>Baptisia x 'Vanilla Cream'</i>	Vanilla Cream False Indigo			1 gal.	As Shown	full vigorous spec imen
hsd	20	<i>Hemerocallis 'Stella Droo'</i>	Stella Droo Daylily			1 gal.	As Shown	full vigorous spec imen
imb	82	<i>Liriope muscari</i> 'Big Blue'	Big Blue Turf Lily			1 gal.	As Shown	full vigorous spec imen
snc	102	<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Meadow Sage			1 gal.	As Shown	full vigorous spec imen
ssa	24	<i>Sedum spectabile</i> 'Autumn Fire'	Autumn Fire Showy Stonecrop			1 gal.	As Shown	full vigorous spec imen
<b>ORNAMENTAL GRASSES</b>								
cae	35	<i>Calamagrostis acutiflora</i> 'Eldorado'	Eldorado Feather Reed Grass			1 gal.	As Shown	full vigorous spec imen
dce	88	<i>Deschampsia cespitosa</i>	Tufted Hair Grass			1 gal.	As Shown	full vigorous spec imen
esp	116	<i>Eragrostis spectabilis</i>	Purple Love Grass			1 gal.	As Shown	full vigorous spec imen
<b>GROUND COVER</b>								
etc	182	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper			9cm pot	As Shown	full vigorous spec imen

SYMBOL	QTY	ITEM	PROPOSED PRODUCT	SUPPLIER INFO
[Symbol]	5	BIKE RACK	MODEL: SKOLY FINISH: SLATE TEXTURE POWDERCOATED	FORMS+SURFACES (forms-surfaces.com) 800.451.0410 or sales@forms-surfaces.com
[Symbol]	6	BENCH	MODEL: MLB300-W FINISH: STANDARD BLACK FINISH, IPE WOOD SEAT/BACK, SURFACE MOUNT & NUMBER TAG	MAGLIN (maglin.com) 1.800.716.5506 or sales@maglin.com
[Symbol]	2	BENCH	MODEL: MLB300-W-C FINISH: STANDARD BLACK FINISH, IPE WOOD SEAT/BACK, CENTRE ARM, SURFACE MOUNT & NUMBER TAG	EQUIPARC
[Symbol]	3	WASTE RECEPTACLE	MODEL: EP 3700-MODSTEEL-MODSD-P FINISH: BLACK POWDER COAT (QS HDI)	TBD
[Symbol]	2	RECYCLING RECEPTACLE	MODEL: EP 3700-MODSTEEL-MODSD-P FINISH: BLACK POWDER COAT (RU-QS HDI)	TBD
[Symbol]	11	BOLLARDS	MODEL: TO MATCH BMV MARKET SQUARE DEVELOPMENT	TBD
[Symbol]	0	TREE GRATE	MODEL: 4836 ADA TREE GRATE, 48"X48" FINISH: NATURAL	IRONSMITH

**GENERAL NOTES**

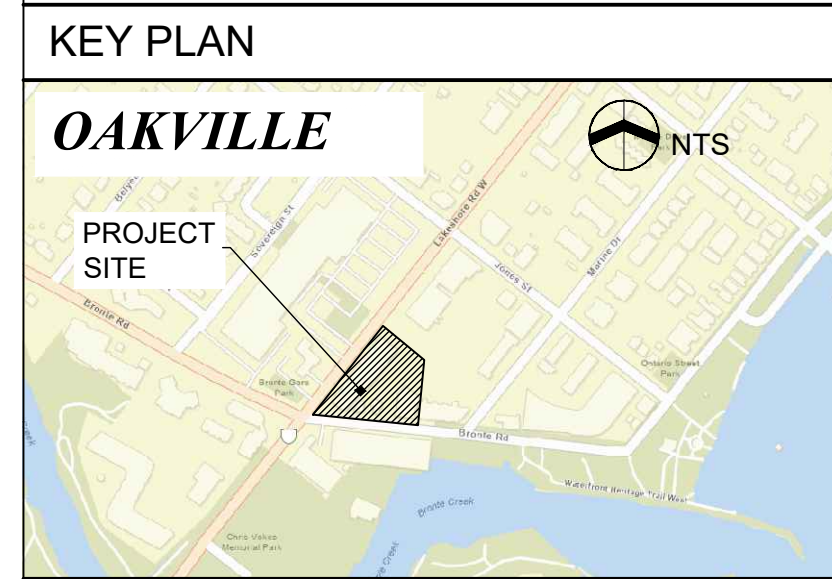
- CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
- AS AN INSTRUMENT OF SERVICE, THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT. THIS DRAWING MUST BE RETURNED UPON REQUEST, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
- ALL DISCREPANCIES OR AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- THIS DRAWING FORMS PART OF A SET AND MAY NOT BE SEPARATED. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SET AND ALL SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES UNLESS IDENTIFIED FOR REMOVAL OR DEMOLITION, INCLUDING ALL SURVEY BARS, STAKES AND MONUMENTS. CONTRACTOR IS TO REPAIR DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LIMITS OF CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK ON THE SITE. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IN UNCERTAINTY.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION AND STAKING OF ALL UTILITIES PRIOR TO WORK COMMENCING ON THE SITE. CONTRACTOR IS NOT TO PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES.
- CONTRACTOR TO VISIT THE SITE TO CONFIRM ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS. AMBIGUITY OR DISCREPANCY TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- DRAWINGS MAY NOT BE SCALED FOR APPROXIMATE LAYOUT. ALL MEASUREMENTS ARE METRIC. LAYOUT OF PLANT MATERIALS TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN AND THE PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- AT THE END OF EACH WORK DAY, ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS ARE TO BE REMOVED FROM THE SITE. THE SITE IS TO BE KEPT CLEAN AND USEABLE AT ALL TIMES.
- UPON FINAL COMPLETION OF THE PROJECT, ALL WORKMANSHIP AND MATERIALS ARE TO BE GUARANTEED FOR TWO FULL YEARS.
- AT THE TIME OF FINAL INSPECTION ALL SEEDED AREAS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, IN FULL ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT.



**PROPOSED COMMEMORATIVE HERITAGE ELEMENT**

- NOTES:
- IMAGES SHOWN HERE ARE CONCEPTUAL IN NATURE. THE PROPOSED COMMEMORATIVE ELEMENT IS TO BE FURTHER DEVELOPED IN COLLABORATION WITH THE TOWN OF OAKVILLE AND BRONTE HISTORICAL SOCIETY.
  - CONCEPTUAL COMMEMORATIVE HERITAGE ELEMENT DESIGN RATIONALE: THE PROPERTY IS ASSOCIATED WITH JOHN INGLEDEW, THE SECOND POSTMASTER OF BRONTE VILLAGE. THE PROPOSED SCULPTURAL ELEMENT IS AN ABSTRACTED 'MAILBOX' WITH A HISTORICAL PLAQUE, THAT IS INTENDED TO SPEAK TO THE HISTORY OF THE PROPERTY ON 93 BRONTE ROAD.

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**LEGEND:**

- PROPERTY LINE
- [Symbol] PROPOSED STREET TREE
- [Symbol] CONCRETE WALKWAY
- [Symbol] CONCRETE UNIT PAVING WITH ACCENT BANDING
- [Symbol] APPROXIMATE EXTENT OF SOIL CELLS BELOW PAVING

NO.	REVISIONS	DATE:
NO.	ISSUED	DATE:
4	ISSUED FOR SPA RESUBMISSION	SEPT 17, 2021
3	ISSUED FOR COORDINATION	JUL 05, 2021
2	ISSUED FOR SPA	MAR 26, 2021
1	ISSUED FOR COORDINATION	MAR 22, 2021

CLIENT: **JM LAKESHORE-BRONTE INC.**

PROJECT TITLE: **LAKESHORE & BRONTE MIXED USE DEVELOPMENT**



SHEET TITLE: **LANDSCAPE PLAN GROUND FLOOR**

DWG No: **L-1**

SCALE: 1:200

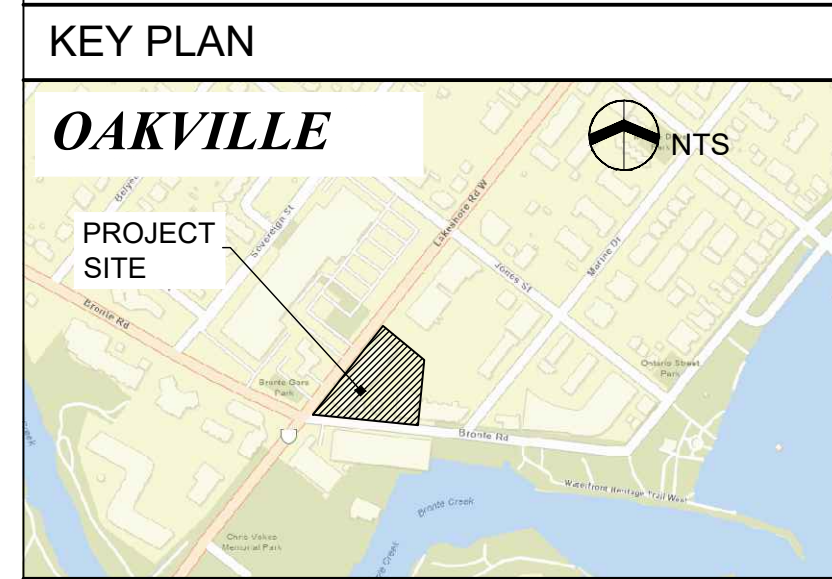
PROJECT No: 20-001

DRAWN BY: CS/MF  
DESIGN BY: CS/MF  
CHECKED BY: HS  
SHEET No: 1 of 6  
NORTH

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PRINT DATE: Wednesday, August 04, 2021

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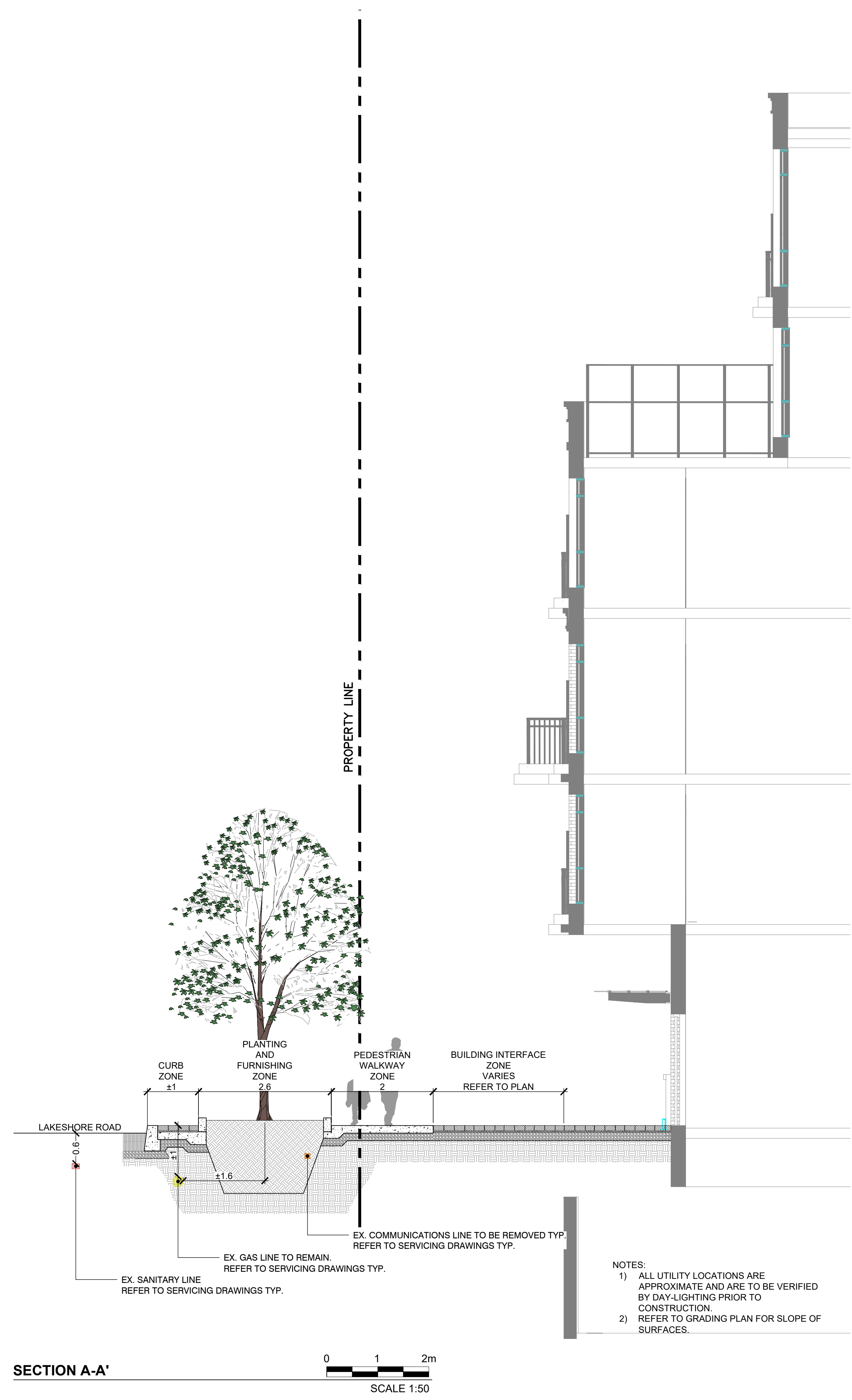
CLIENT:  
**JM LAKESHORE-BRONTE INC.**

PROJECT TITLE:  
**LAKESHORE & BRONTE  
 MIXED USE DEVELOPMENT**



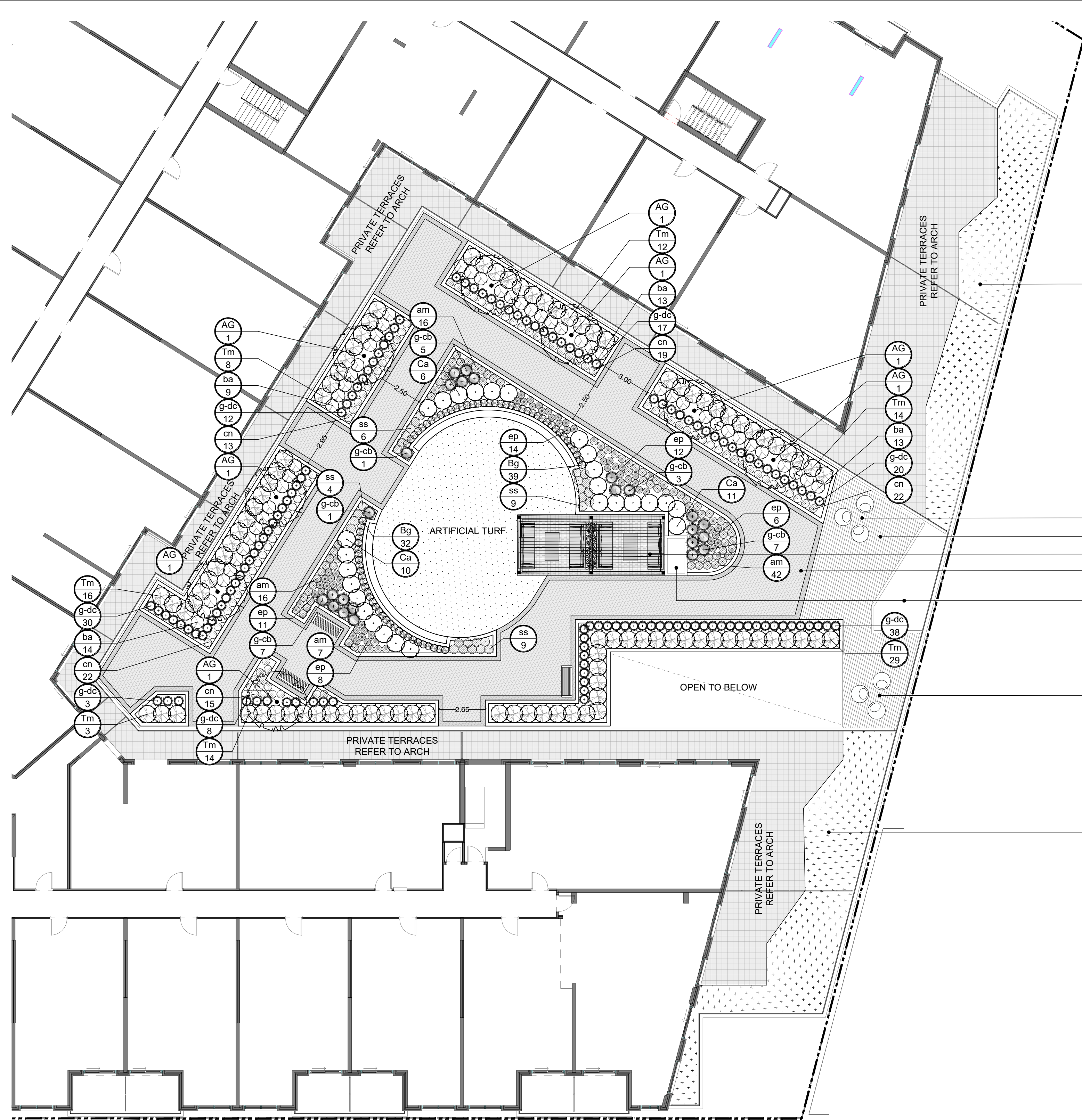
SHEET TITLE:  
**STREETSCAPE SECTIONS**

DWG No:	L-2	SCALE:	AS NOTED
PROJECT NO:	20-001	DRAWN BY:	CS/MF
DESIGN BY:	CS/MF	CHECKED BY:	HS
SHEET No:	2 of 6		
STAMP:		NORTH	



**NOTES:**  
 1) ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED BY DAY-LIGHTING PRIOR TO CONSTRUCTION.  
 2) REFER TO GRADING PLAN FOR SLOPE OF SURFACES.

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 1) ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED BY DAY-LIGHTING PRIOR TO CONSTRUCTION.  
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PLANTING PLAN - SECOND FLOOR AMENITY TERRACE



Sym	Qty	Botanical Name	Common Name	Cal. (mm)	Ht. (cm)	Root	Spacing	Remarks
<b>PLANT LIST: SECOND FLOOR</b>								
<b>DECIDUOUS TREES:</b>								
AG	8	<i>Acer griseum</i>	Paperbark Maple	50mm		W.B.	As Shown	full vigorous specimen
<b>BROADLEAF EVERGREENS:</b>								
Bg	71	<i>Buxus x 'Green Gem'</i>	Green Gem Boxwood		30cm	2 gal.	As Shown	full vigorous specimen
<b>CONIFEROUS SHRUBS:</b>								
Tm	96	<i>Taxus x media 'Hilli'</i>	Hill's Yew		50cm	3 gal.	As Shown	min. 3 stems, full bushy specimen
<b>DECIDUOUS SHRUBS:</b>								
Ca	27	<i>Clethra alnifolia 'Summer Sparkler'</i>	Summer Sparkler Summersweet		50cm	3 gal.	As Shown	min. 3 stems, full bushy specimen
<b>PERENNIALS:</b>								
ba	49	<i>Baptisia australis</i>	Blue False Indigo			1 gal.	As Shown	full vigorous specimen
cn	91	<i>Calamintha nepeta</i>	Calamint			1 gal.	As Shown	full vigorous specimen
ss	25	<i>Sedum spectabilis 'Autumn Fire'</i>	Autumn Fire Stonecrop			1 gal.	As Shown	full vigorous specimen
ep	51	<i>Echinacea purpurea 'Wild Berry'</i>	Wild Berry Coneflower			1 gal.	As Shown	full vigorous specimen
am	81	<i>Alchemilla mollis</i>	Lady's Mantle			1 gal.	As Shown	full vigorous specimen
<b>ORNAMENTAL GRASSES:</b>								
g-dc	128	<i>Deschampsia cespitosa 'Bronzeschlier'</i>	Bronze Tufted Hair Grass			1 gal.	As Shown	full vigorous specimen
g-cb	24	<i>Calamagrostis brachytricha</i>	Autumn Feather Reed Grass			1 gal.	As Shown	full vigorous specimen

FURNITURE INDEX			
SYMBOL	QUANT.	ITEM	SUPPLIER INFO
	2	Shade structure	<b>PERGOLA BY HAUSER SITE FURNITURE.</b> Model-ST10-A13H-10x14-8 Finish: Aluminum   Finish Crinkle Black, Smoothtex <b>HAUSER</b> Rep. Joanne Thompson Toll Free #: 1-833-213-2592 P: 905-808-9205 E: joannet@hauser.ca
	2	Centre Table	<b>MODEL: HS8106 - Quantum Coffee Table</b> Finish: Crinkle Black, Smoothtex <b>www.hauser.ca www.hausersite.com</b>
	4	Sofa	<b>MODEL: HS8108-K Quantum Sofa   Finish Crinkle Black, Smoothtex   Upholstery Canvas Mushroom (seat and back)</b> <b>www.hauser.ca www.hausersite.com</b>
	4	Movable Planter	<b>MODEL: HSVK502-MD - 21" Metal Cube Planter, insulated</b>
	3	Bench	<b>MODEL: SBBAL-72B-TD   Balance Bench, backed   FINISH: aluminum texture powdercoated frame and slate texture powdercoated seat.</b> <b>MAGLIN</b> (maglin.com) 1.800.716.5506 or sales@maglin.com

**GENERAL PLANTING NOTES**

- IF DISCREPANCIES IN THE PLANT QUANTITIES EXIST, THEN THE PLANTING PLANS SHALL OVER-RIDE THE PLANT LIST.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS TO BE AWARE OF ALL EXISTING AND PROPOSED SERVICES AND UTILITIES. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND SERVICES AND UTILITY LINES STAKED BY EACH AGENCY HAVING JURISDICTION PRIOR TO COMMENCING WORK. PLANTING MAY BE ADJUSTED TO SUIT LOCATION OF UTILITY STRUCTURES.
- 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.
- THE CONTRACTOR IS TO STAKE OUT ALL TREE LOCATIONS AND SHRUB BED GROUPINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.

**STOCK**

- 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 AS TO VARIETY OR SPECIES MUST BE ACCEPTED BY THE LANDSCAPE ARCHITECT.
- 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.
- COVER ANY LEAFED-OUT PLANT STOCK WHILE IN TRANSIT OR TEMPORARY STORAGE.
- PLANT MATERIAL SHALL NOT BE COLLECTED OR DUG FROM NATIVE STANDS OR ESTABLISHED WOODLOTS.

**PLANTING**

- ALL MATERIAL DELIVERED TO THE SITE SHALL BE EITHER WATERED IMMEDIATELY OR WITHIN 24 HOURS WARRANTED BY THE MOISTURE CONTENT OF THE ROOT BALLS/CONTAINERS.
- ALL MATERIAL THAT CANNOT BE PLANTED WITHIN 48 HOURS OF DELIVERY SHALL BE HEALED IN ON SITE AND KEPT PROPERLY PROTECTED FROM DESICCATION BY WIND OR SUN.
- NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS TO APPLY IN WRITING REGARDING ANY CHANGES TO CONTRACT DOCUMENTS AND WILL PROVIDE THE LANDSCAPE ARCHITECT WITH DOCUMENTATION AND/OR DRAWINGS FOR THE PREPARATION OF AS-BUILT DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PLANT MATERIALS IN GOOD CONDITION FROM THE DATE OF DELIVERY TO THE END OF THE WARRANTY PERIOD.
- 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.
- SOAK ROOT BALL WITH WATER PRIOR TO MOVING/SHIPPING. PLANT STOCK SHIPPED WHILE IN LEAF SHALL BE COVERED WHEN IN TRANSIT. BARE ROOT STOCK SHALL BE KEPT MOIST AT ALL TIMES. MATERIAL THAT SHOWS SIGNIFICANT WIND BURN, DESICCATION OR EXCESSIVELY DRY ROOT BALLS OR CONTAINERS WILL NOT BE ACCEPTED.
- TREE PIT AND SAUCER AND PLANTING BEDS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING. TOP DRESS AREA IMMEDIATELY OVER ROOT MASS (SAUCER AREA) WITH BONE MEAL.
- 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.
- IN CASE OF FIBRE POTS, CUT 3 LONGITUDINAL SLITS DOWN SIDES OF POT. PLACE POTTED PLANT IN PLANTING PIT AND CAREFULLY REMOVE FIBRE POT.
- 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.
- TREES AND SHRUBS SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE.
- LIGHTLY TAMP SPECIFIED TOPSOIL WHEN BACKFILLING TO ELIMINATE AIR POCKETS AND PREVENT SETTLING.
- PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING TO THE FULL DEPTH OF THE ROOT BALL.
- RODENT PROTECTION FOR ALL TREES: SPIRAL WRAPPED AROUND PLASTIC TREE PROTECTOR 24 INCHES HIGH. ENSURE THAT THE BOTTOM 50MM OF THE TREE GUARD EXTENDS BELOW SOIL TO PREVENT ENTRY BY RODENT.
- RODENT PROTECTION FOR ALL SHRUBS: ALL SHRUBS TO BE TREATED WITH AN APPLICATION OF RODENT REPELLENT (SKOOT OR APPROVED SUBSTITUTE) PRIOR TO EACH WINTER SEASON THROUGH THE WARRANTY PERIOD.
- 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.
- ALL MULCH TO BE SHREDDED PINE BARK MULCH. AVAILABLE FROM GRO-BARK (1-888-GRO-BARK) OR APPROVED EQUIVALENT. DEPTH TO BE 100MM. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS.
- ALL PLANTINGS ARE TO BE LOCATED 3.0M MINIMUM FROM UTILITIES, AND 4.0M MINIMUM FROM DRAINAGE STRUCTURES, DITCHES AND SWALES. UNLESS OTHERWISE NOTED.
- 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)
- ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY OWNER'S REPRESENTATIVE.
- DO NOT REMOVE ALL NURSERY TAGS UNTIL FINAL INSPECTION.
- AT THE END OF WARRANTY PERIOD IT IS RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF ALL STAKES AND GUY WIRES TO THE TREES.

**MULCH SPECIFICATIONS**

- COMPOSED OF COMPOSTED PINE BARK MULCH, AGED BARK NUGGETS, AND COMPOST.
- FINISHED MEDIA MUST HAVE A PH OF 5.0 TO 5.5.
- COMPOSTED PINE BARK:
  - MINIMUM 98% PINE, CONTAINING VERY LITTLE WOOD FIBRE (LESS THAN 10%).
  - BLEND OF AGED BARKS, WOOD OR SAWDUST.
  - PROCESSED THROUGH A MANAGED COMPOST PROCESS.
  - BARK MUST BE COMPOSTED TO A CHOCOLATE BROWN-BLACK COLOUR AND NOT ORANGE-RED.
  - SIZE GRADATION1: MINIMUM 95% <3/4"; MINIMUM 50% <1/4".
  - PH: <4.5.
  - ORGANIC MATTER CONTENT: >80% BY WEIGHT
  - AGED BARK NUGGETS:
    - AGED BARK NUGGETS RANGING IN PARTICLE SIZE BETWEEN 1/2" AND 1.5".

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**KEY PLAN**



LEGEND:

NO.	REVISIONS	DATE:
NO.	ISSUED	DATE:
4	ISSUED FOR SPA RESUBMISSION	SEPT 17, 2021
3	ISSUED FOR COORDINATION	JUL 05, 2021
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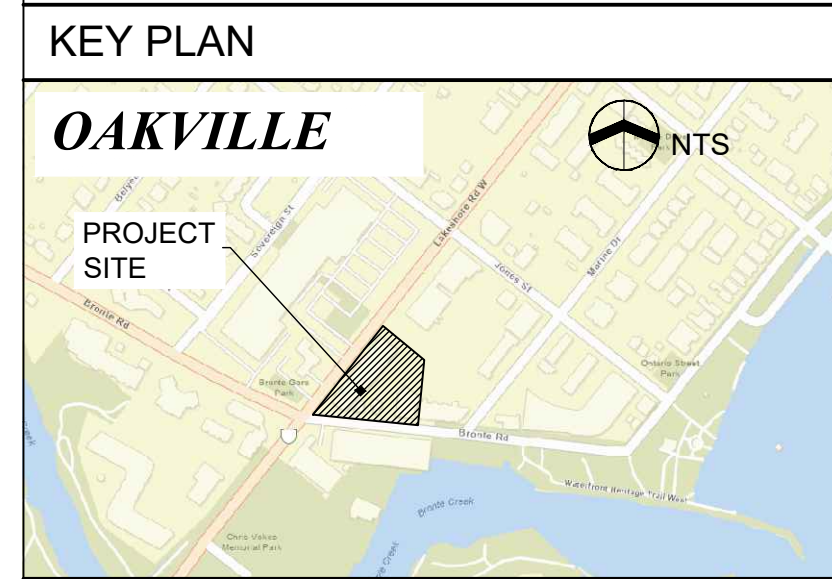
PROJECT TITLE:  
**LAKESHORE & BRONTE MIXED USE DEVELOPMENT**



SHEET TITLE:  
**LANDSCAPE PLAN SECOND FLOOR AMENITY TERRACE**

DWG No:	<b>L-3</b>	SCALE:	1:250
STAMP:		PROJECT NO:	20-001
		DRAWN BY:	CS/MF
		DESIGN BY:	CS/MF
		CHECKED BY:	HS
		SHEET No:	2 of 6
		NORTH	

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**LEGEND:**

- ROOFTOP PAVERS
- COMPOSITE DECKING
- RUBBERIZED SURFACE

**DRAFT ONLY**  
 NOT FOR CONSTRUCTION

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**JM LAKESHORE-BRONTE INC.**

PROJECT TITLE:  
**LAKESHORE & BRONTE MIXED USE DEVELOPMENT**



SHEET TITLE:  
**LANDSCAPE PLAN ROOFTOP AMENITY TERRACE**

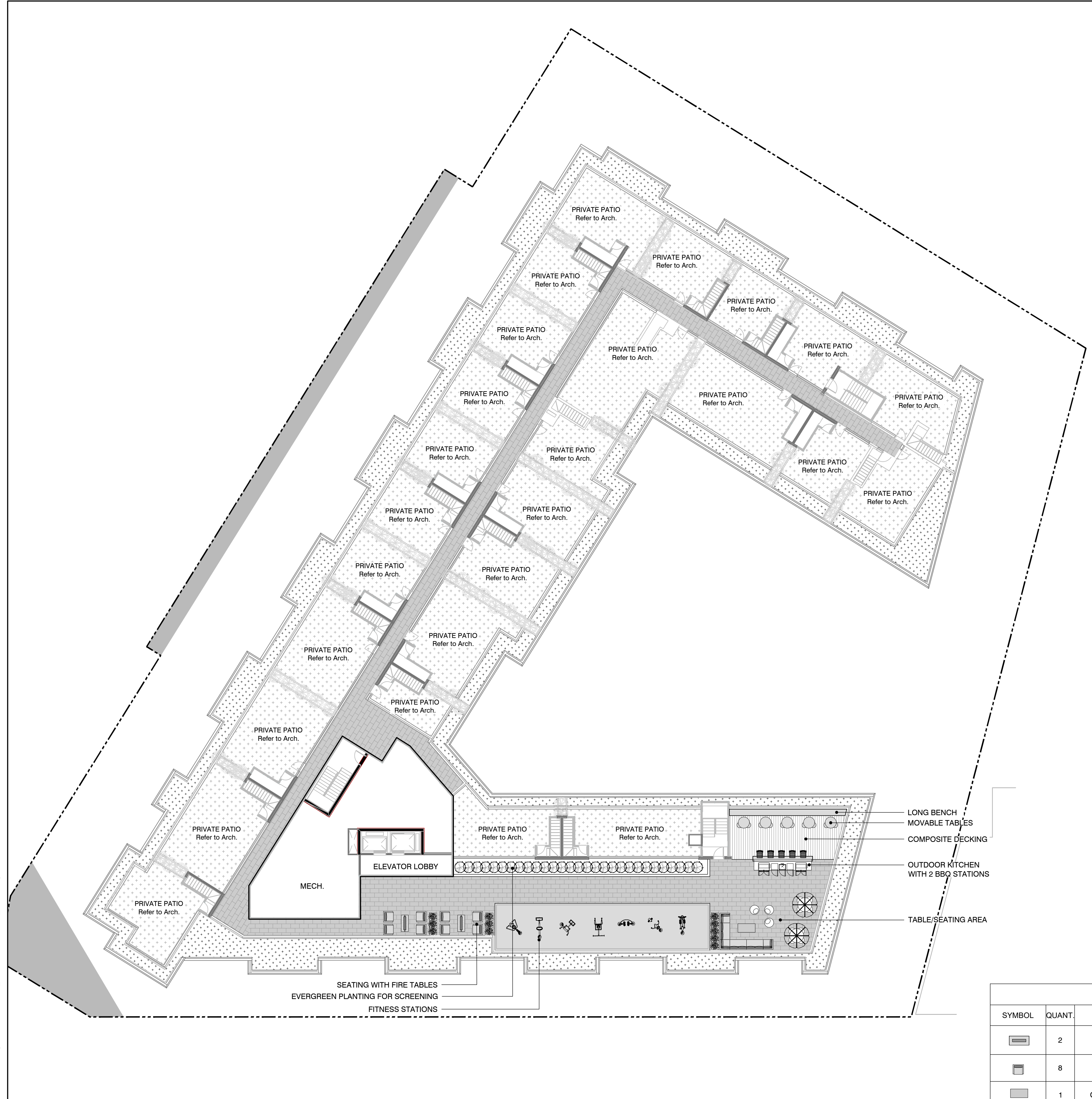
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PROJECT NO: 20-001

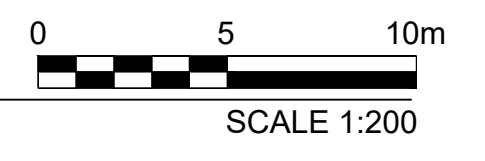
DRAWN BY: CS/MS  
 DESIGN BY: CS/MS  
 CHECKED BY: HS  
 SHEET No: 4 of 6

STAMP:

NORTH



**LANDSCAPE PLAN - ROOFTOP AMENITY**



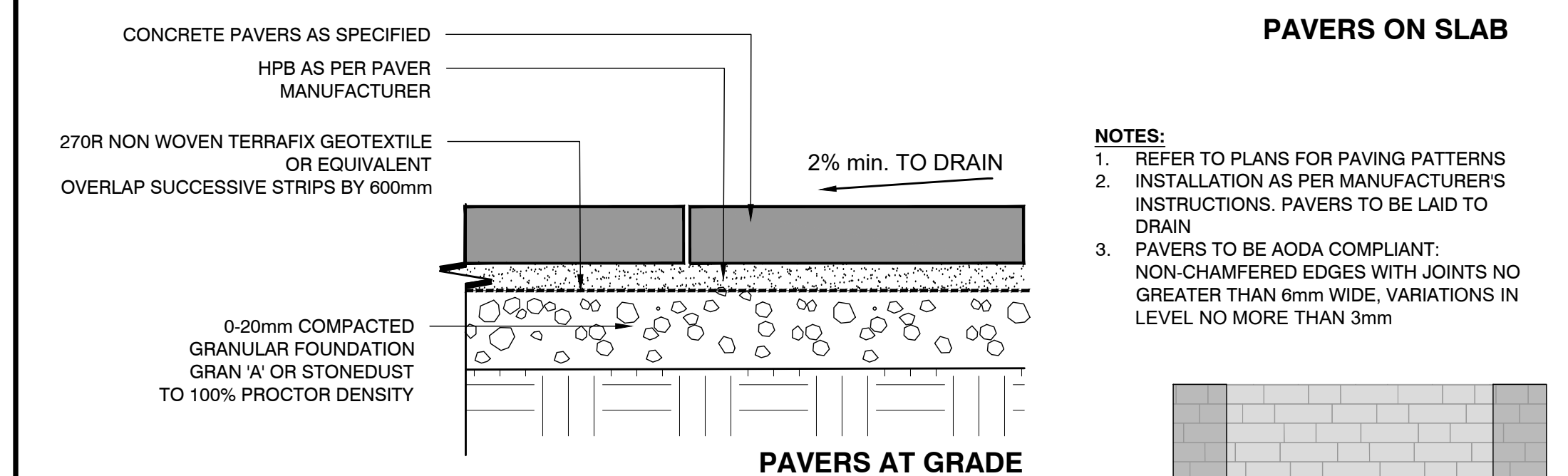
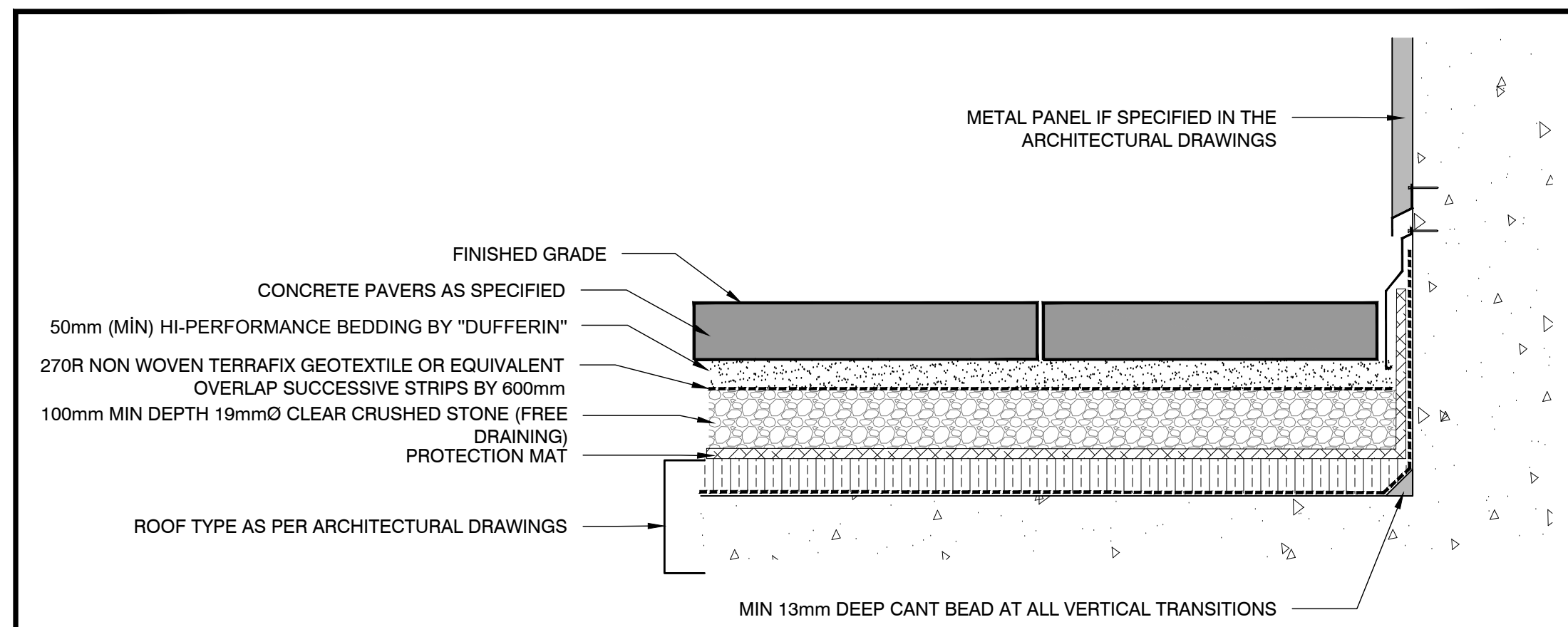
**SITE FURNISHING IMAGES**



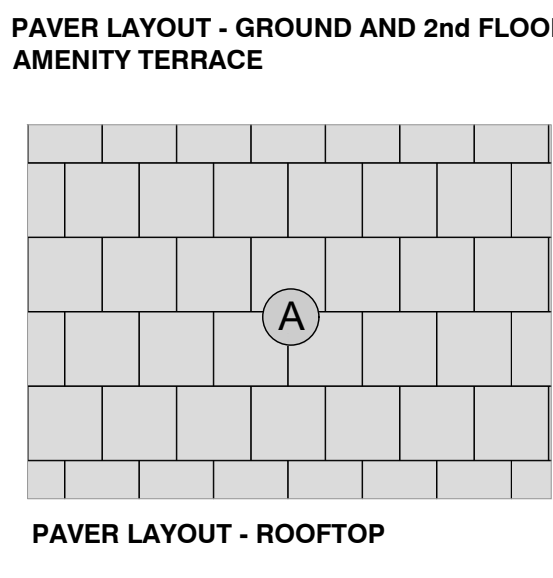
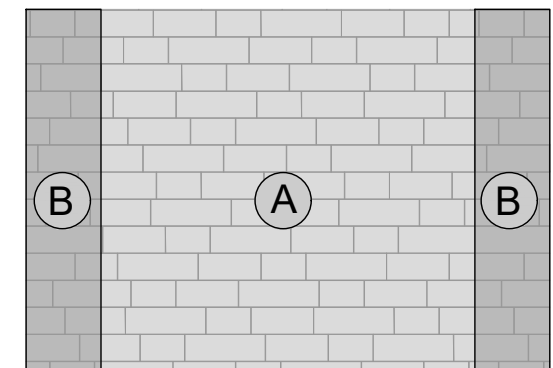
FURNITURE INDEX					
SYMBOL	QUANT.	ITEM	PROPOSED PRODUCT	IMAGE KEY	SUPPLIER INFO
	2	Fire Table	Sonoma Natural Gas Concrete Firetable by Dekko   Finish Charcoal   Black Lava rock	A	<a href="https://www.dekko.ca/">https://www.dekko.ca/</a>
	8	Club Chair	MODEL: HS8101-K - Quantum Club Chair   Finish Crinkle Black, Smoothtex   Upholstery Canvas Mushroom (seat and back)	B	<b>HAUSER</b> Rep.: Joanne Thompson Toll Free #: 1-833-213-2592 P: 905-808-9205 E: joannet@hauser.ca <a href="http://www.hauser.ca">www.hauser.ca</a> <a href="http://www.hausersite.com">www.hausersite.com</a>
	1	Centre Table	MODEL: HS8106 - Quantum Coffee Table   Finish Crinkle Black, Smoothtex	C	
	11	Movable Planter	MODEL: HSVK502-MD - 21" Metal Cube Planter, insulated	D	
	2	Cluster Seating	MODEL: US-104-RD-10-UM-AL Boomerang   Shutter (US-CB310-UC-10-AL)   Saville with Umbrella Hole (GS-16-TT-UM-42-US)   Finish Crinkle Black, Smoothtex	E	
	2	Umbrella	MODEL: HSUM011-CR - Manta Umbrella	F	
	2	Umbrella Weight	MODEL: HSUW89 Umbrella Weight	G	
	3	Sectional	MODEL: HS8104-K - Quantum Armless Loveseat   Finish Crinkle Black, Smoothtex   Upholstery Canvas Mushroom (seat and back)	H	
	3		MODEL: HS8105-K - Quantum Sectional Corner   Finish Crinkle Black, Smoothtex   Upholstery Canvas Mushroom (seat and back)	I	
	5	Chair	MODEL: GS-4287 - Venti Café Arm Chair   Finish Crinkle Black	L	

W:\Projects\3\2021\21-001 - Bronte & Lakeshore\Current Dwg\AutoCAD\21-001 - Bronte & Lakeshore\_Plans.dwg

PRINT DATE: Wednesday, August 04, 2021

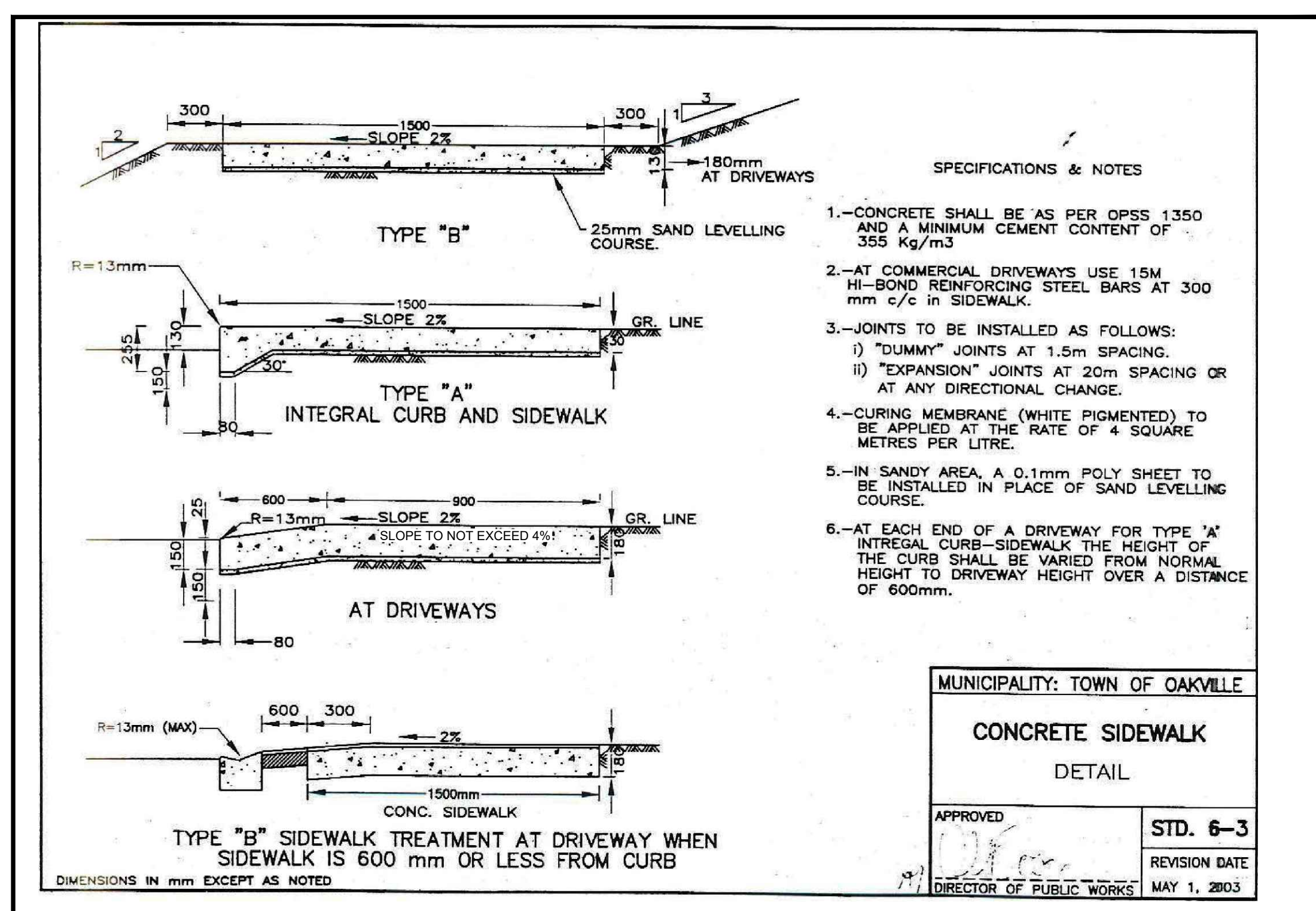


- NOTES:**
- REFER TO PLANS FOR PAVING PATTERNS
  - INSTALLATION AS PER MANUFACTURER'S INSTRUCTIONS. PAVERS TO BE LAID TO DRAIN
  - PAVERS TO BE ADA COMPLIANT. NON-CHAMFERED EDGES WITH JOINTS NO GREATER THAN 6mm WIDE. VARIATIONS IN LEVEL NO MORE THAN 3mm



PRECAST CONCRETE PAVERS SCHEDULE			
FLOOR	GROUND FLOOR	2nd FLOOR AMENITY	ROOFTOP AMENITY
SUPPLIER	TECHO-BLOC	TECHO-BLOC	TECH-BLOC
PAVING TYPE	LINEA	LINEA	INDUSTRIA SMOOTH
FIELD	CHAMPLAIN GREY	CHAMPLAIN GREY	BEIGE CREAM
	SIZE: 100mmx150mmx425mm	SIZE: 100mmx150mmx425mm	SIZE: 0.60 x 0.60
ACCENT BANDING	ONYX BLACK	ONYX BLACK	N/A
	SIZE: 100mmx150mmx425mm	SIZE: 100mmx150mmx425mm	N/A

**1 PRECAST CONCRETE PAVERS** NTS



- SPECIFICATIONS & NOTES**
- CONCRETE SHALL BE AS PER OPSS 1350 AND A MINIMUM CEMENT CONTENT OF 355 Kg/m<sup>3</sup>
  - AT COMMERCIAL DRIVEWAYS USE 15M HI-BOND REINFORCING STEEL BARS AT 300 mm c/c IN SIDEWALK.
  - JOINTS TO BE INSTALLED AS FOLLOWS:
    - "DUMMY" JOINTS AT 1.5m SPACING.
    - "EXPANSION" JOINTS AT 20m SPACING OR AT ANY DIRECTIONAL CHANGE.
  - CURING MEMBRANE (WHITE PIGMENTED) TO BE APPLIED AT THE RATE OF 4 SQUARE METRES PER LITRE.
  - IN SANDY AREA, A 0.1mm POLY SHEET TO BE INSTALLED IN PLACE OF SAND LEVELLING COURSE.
  - AT EACH END OF A DRIVEWAY FOR TYPE "A" INTEGRAL CURB-SIDEWALK THE HEIGHT OF THE CURB SHALL BE VARIED FROM NORMAL HEIGHT TO DRIVEWAY HEIGHT OVER A DISTANCE OF 600mm.

MUNICIPALITY: TOWN OF OAKVILLE

**CONCRETE SIDEWALK**

DETAIL

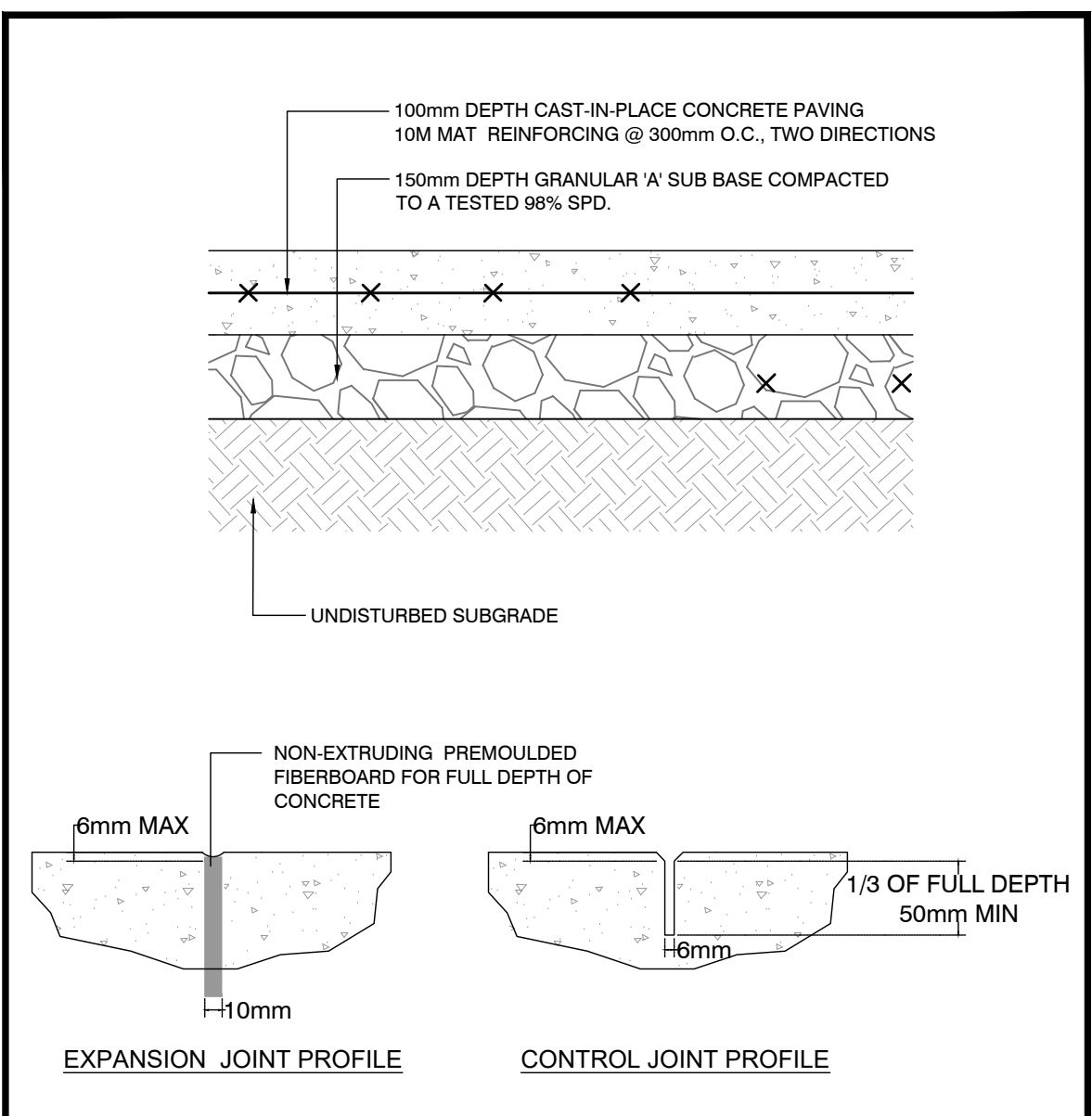
APPROVED: [Signature]

STD. 6-3

REVISION DATE

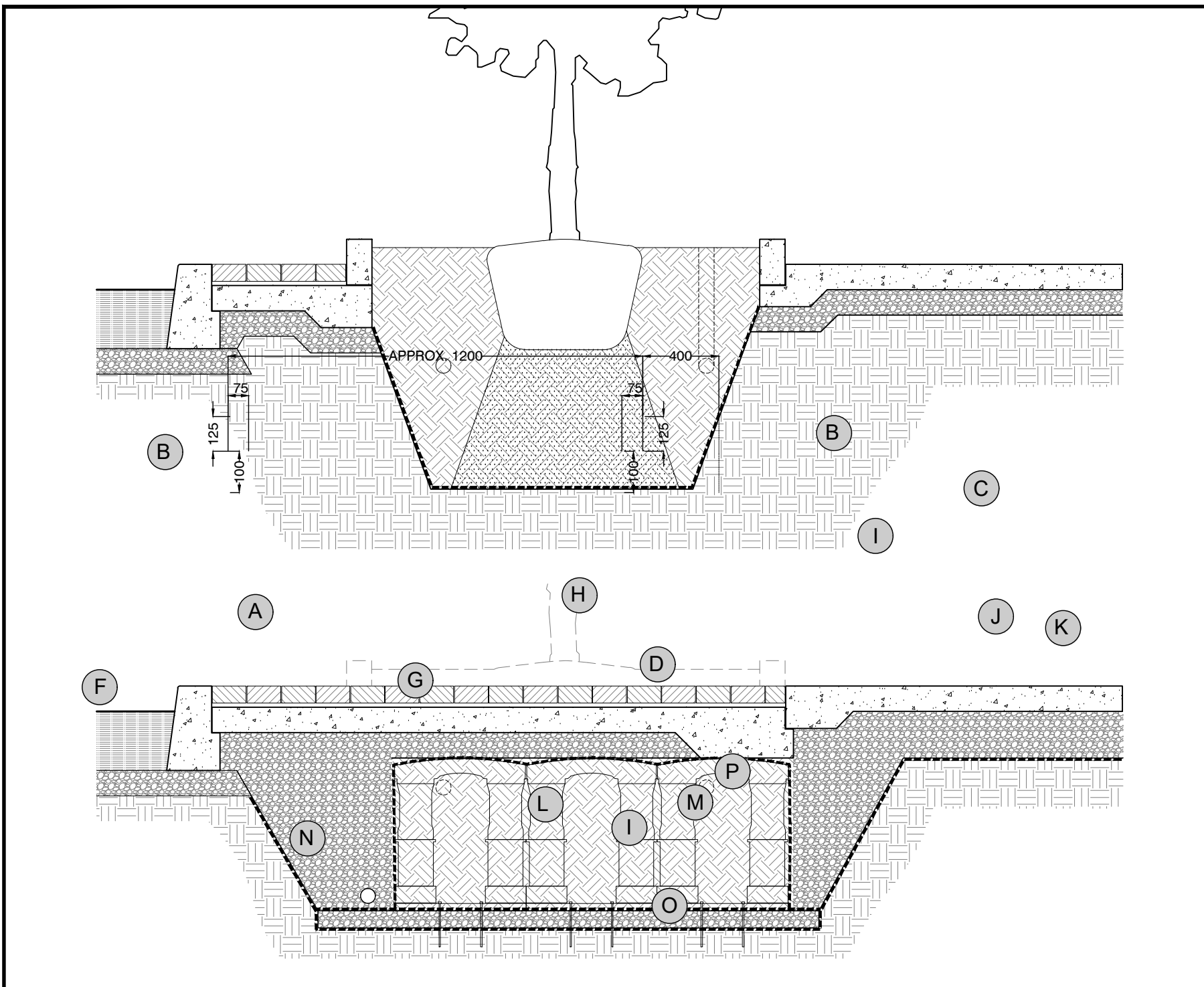
DIRECTOR OF PUBLIC WORKS MAY 1, 2003

**2 CONCRETE SIDEWALK** NTS



- NOTES**
- EXPANSION JOINTS SHALL BE SPACED SUCH THAT NO SINGLE DIMENSION EXCEEDS 6 METERS. SEAL ALL EXPANSION JOINTS.
  - EXPANSION PAPER SHALL BE PLACED AT ALL LOCATIONS THAT NEW SIDEWALK ABUTS CONCRETE CURB OR EXISTING SIDEWALK.
  - NATURAL CONCRETE COLOR, BROOM FINISH.
  - CONTRACTOR SHALL PROVIDE 2x2m SAMPLE PANEL OF CONCRETE FOR APPROVAL BY CONSULTANT PRIOR TO INSTALLATION OF PERMANENT CONCRETE PAVEMENT. SAMPLE SHALL INCLUDE EXPANSION, CONTROL JOINTS, AND FINISH.
  - CONSTRUCTION MANAGER SHALL INSPECT ALL FORMS AND REVIEW JOINT PLACEMENT PRIOR TO POUR.
  - HAND TOOL JOINTS MINIMUM 50 DEPTH. SAWCUT TO 1/3 SECTION DEPTH.
  - CAULK ALL EXPANSION JOINTS WITH LATEX CAULKING
  - FOR MUNICIPAL SIDEWALK WORK, REFER TO THE TOWN OF OAKVILLE STANDARDS

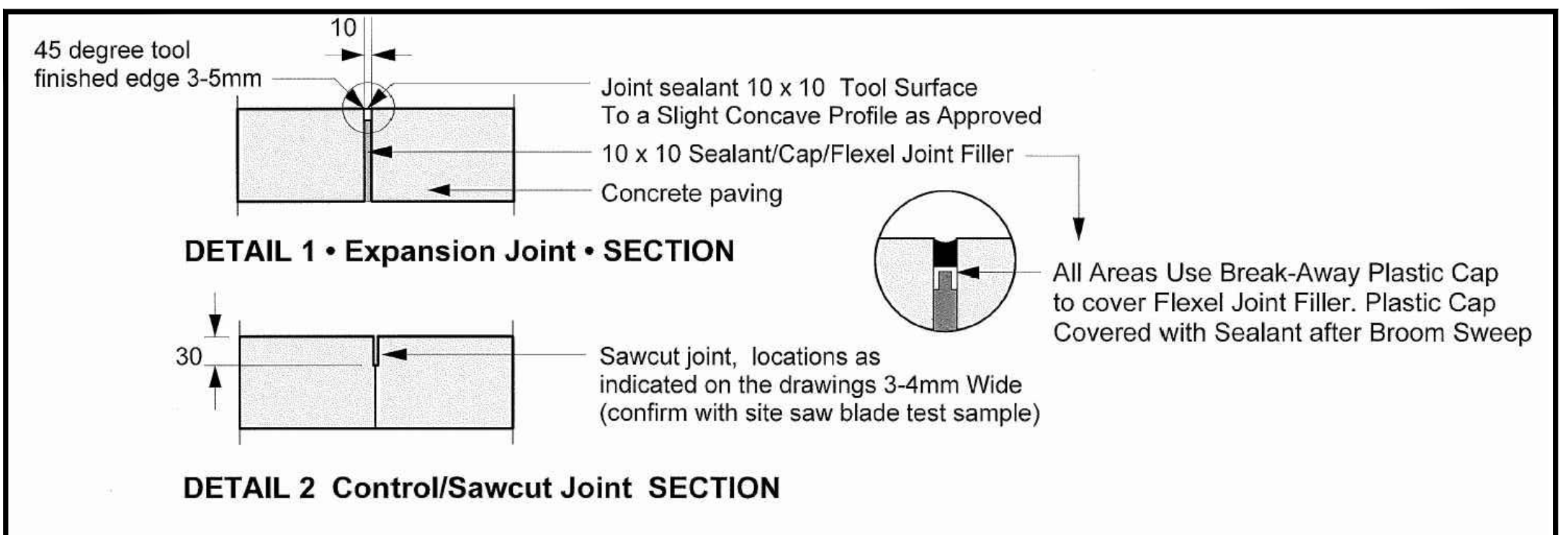
**3 CONCRETE PAVING** NTS



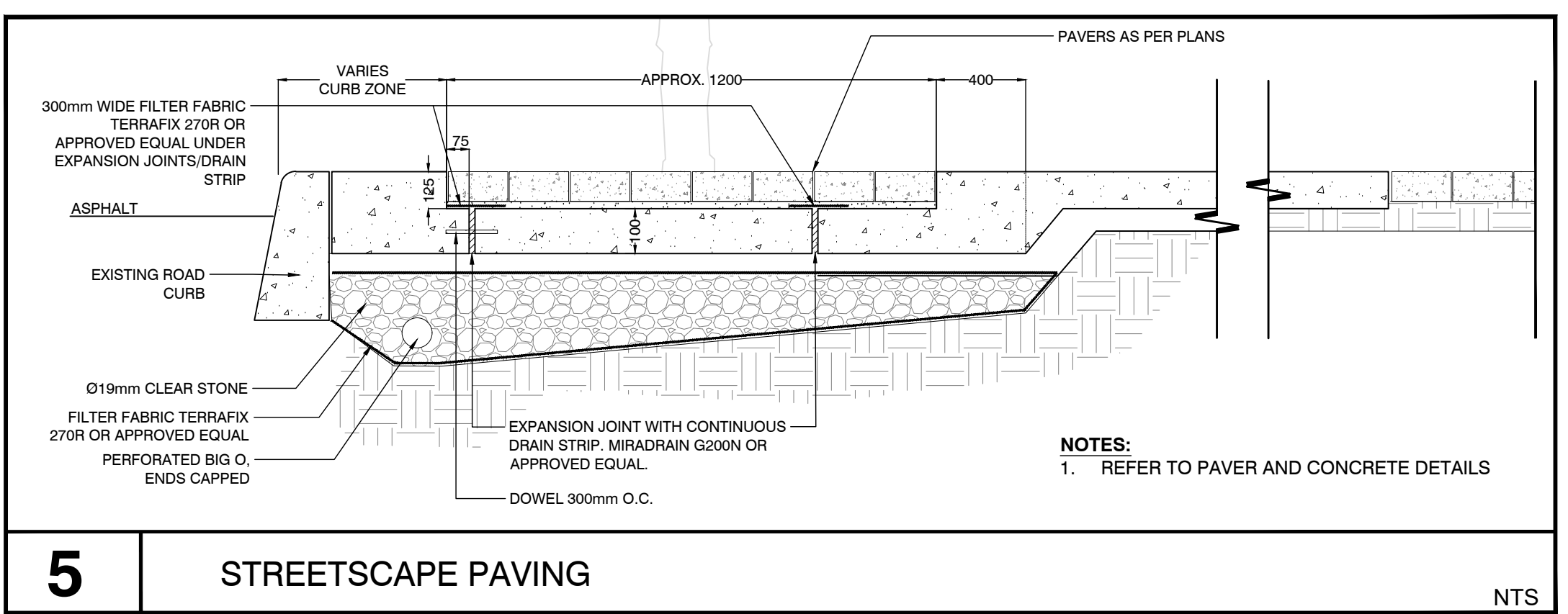
- KEY PLAN**
- A. TREE GRATE REFER TO LD2 FOR DETAILS
  - B. CONCRETE PAVING AS PER SPECIFICATIONS
  - C. GRANULAR BASE AS PER SPECIFICATIONS
  - D. SILVA CELL SYSTEM (DECK, BASE, POSTS) OR APPROVED EQUAL
  - E. ROOT BARRIER
  - F. TREE ROOT BALL
  - G. PLANTING SOIL BELOW ROOT BALL, COMPACTED TO 85-90% PROCTOR
  - H. PLANTING SOIL AS PER SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
  - I. GEOTEXTILE AS PER SPECIFICATIONS OR APPROVED EQUAL
  - J. GEOGRID AS PER SPECIFICATIONS OR APPROVED EQUAL
  - K. BACKFILL AS PER ENGINEERING DETAILS
  - L. 100mm MIN AGGREGATE SUB-BASE, COMPACTED TO 95% PROCTOR. SLOPE TO DRAIN
  - M. PIN AS PER CELL SYSTEM SPECIFICATIONS OR APPROVED EQUAL
  - N. DRAIN, PERFORATED O, ENDS CAPPED
  - O. SUB-GRADE, COMPACTED TO 95% PROCTOR
  - P. CELL BASE SLOPE, 7% MAX

- NOTES**
- REFER TO PAVING DETAILS FOR PAVING PROFILE
  - MODULAR SYSTEM TO BE SILVA CELL OR APPROVED EQUAL. REFER TO DEEPROOT SPECIFICATIONS FOR SILVA CELLS SYSTEM AND SOIL REQUIREMENTS
  - SILVA CELL SUPPLEMENTAL DETAILS SHALL BE USED IN CONJUNCTION WITH SILVA CELL STANDARD DETAILS FOR STREETScape, PLAZA AND/OR PEDESTRIAN APPLICATIONS
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS
  - DO NOT SCALE DRAWINGS.

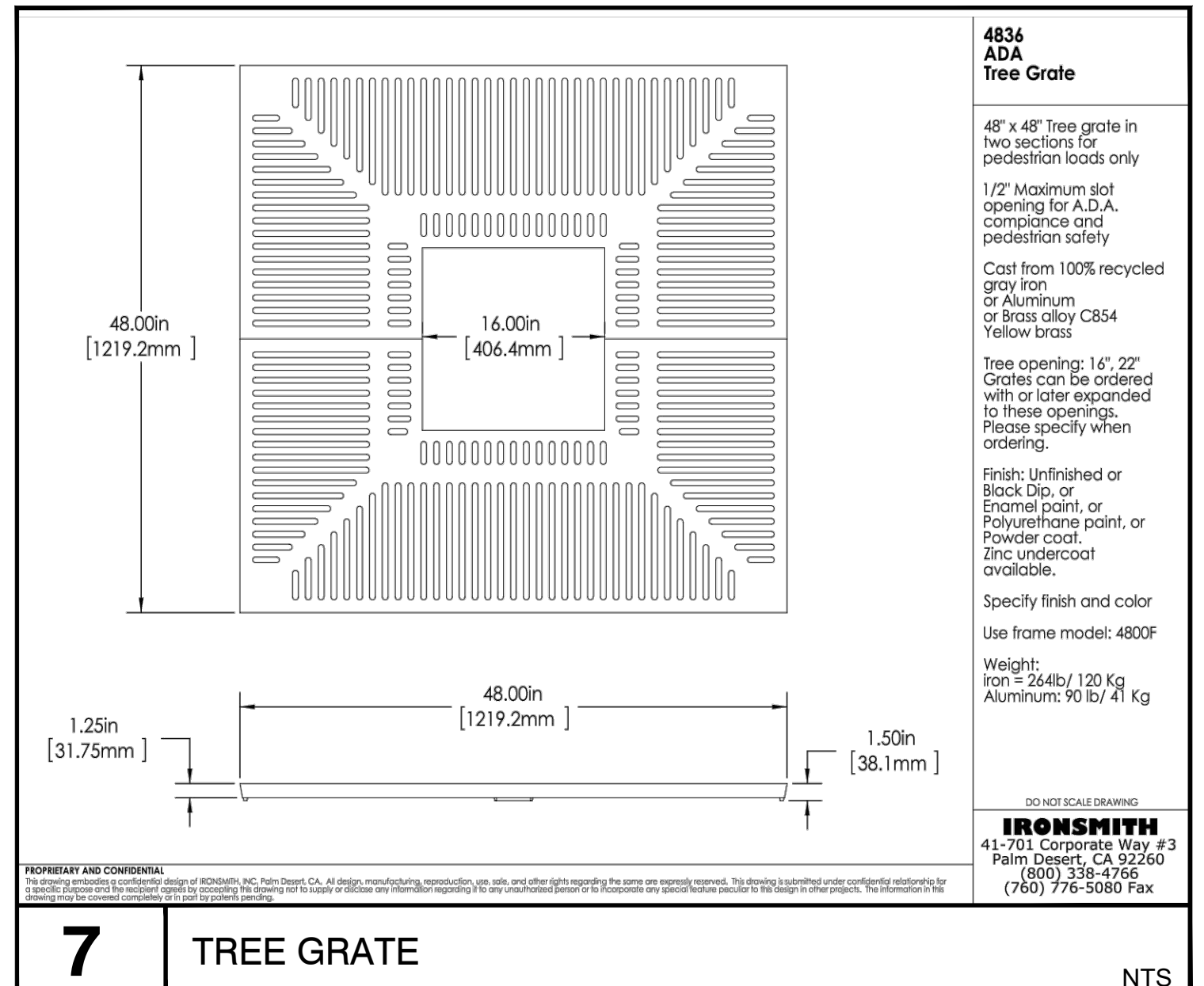
**6 STREETScape TREE PLANTING** NTS



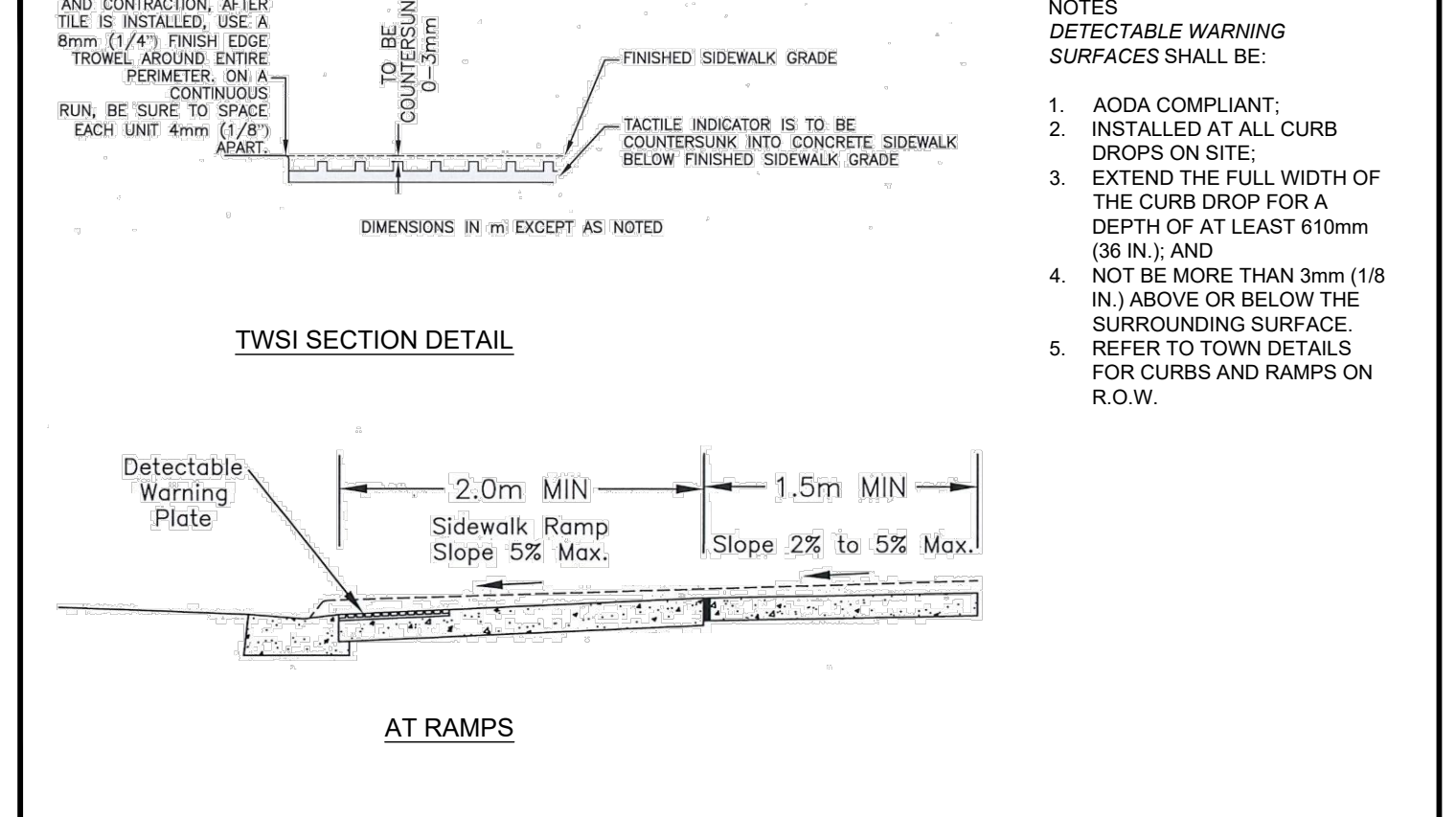
**4 CONCRETE JOINTS** NTS



**5 STREETScape PAVING** NTS

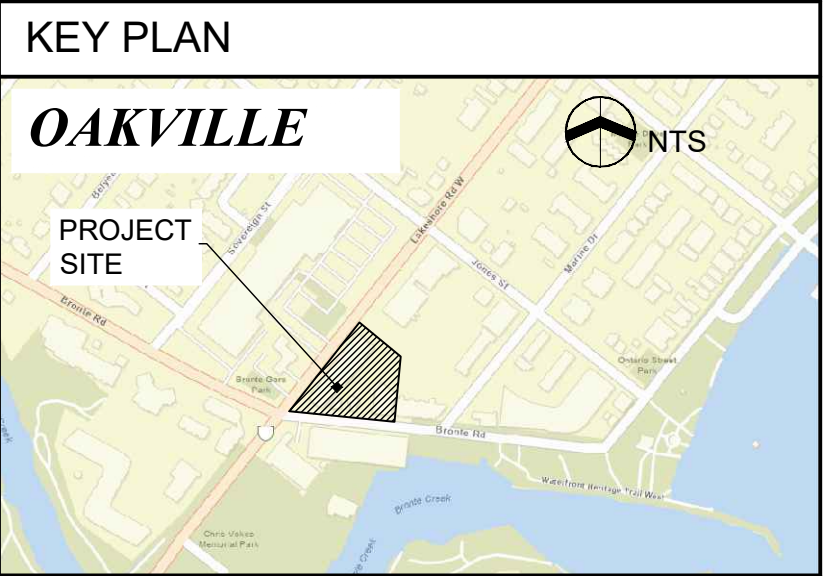


**7 TREE GRATE** NTS



**8 TACTILE WARNING SURFACE INDICATOR (TWSI)** NTS

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**LEGEND:**

NO.	ISSUED	DATE:
4	ISSUED FOR SPA RESUBMISSION	SEPT 17, 2021
3	ISSUED FOR COORDINATION	JUL 05, 2021
2	ISSUED FOR SPA	MAR 26, 2021
1	ISSUED FOR COORDINATION	MAR 22, 2021

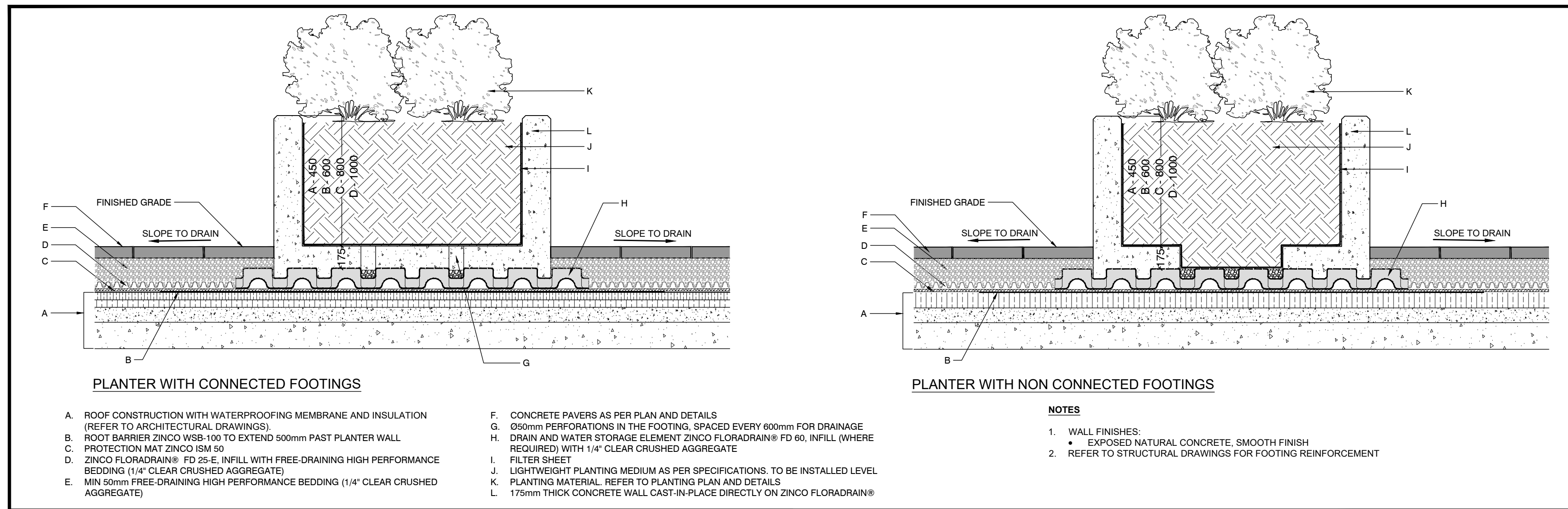
CLIENT: **JM LAKESHORE-BRONTE INC.**

PROJECT TITLE: **LAKESHORE & BRONTE MIXED USE DEVELOPMENT**



SHEET TITLE: **LANDSCAPE DETAILS**

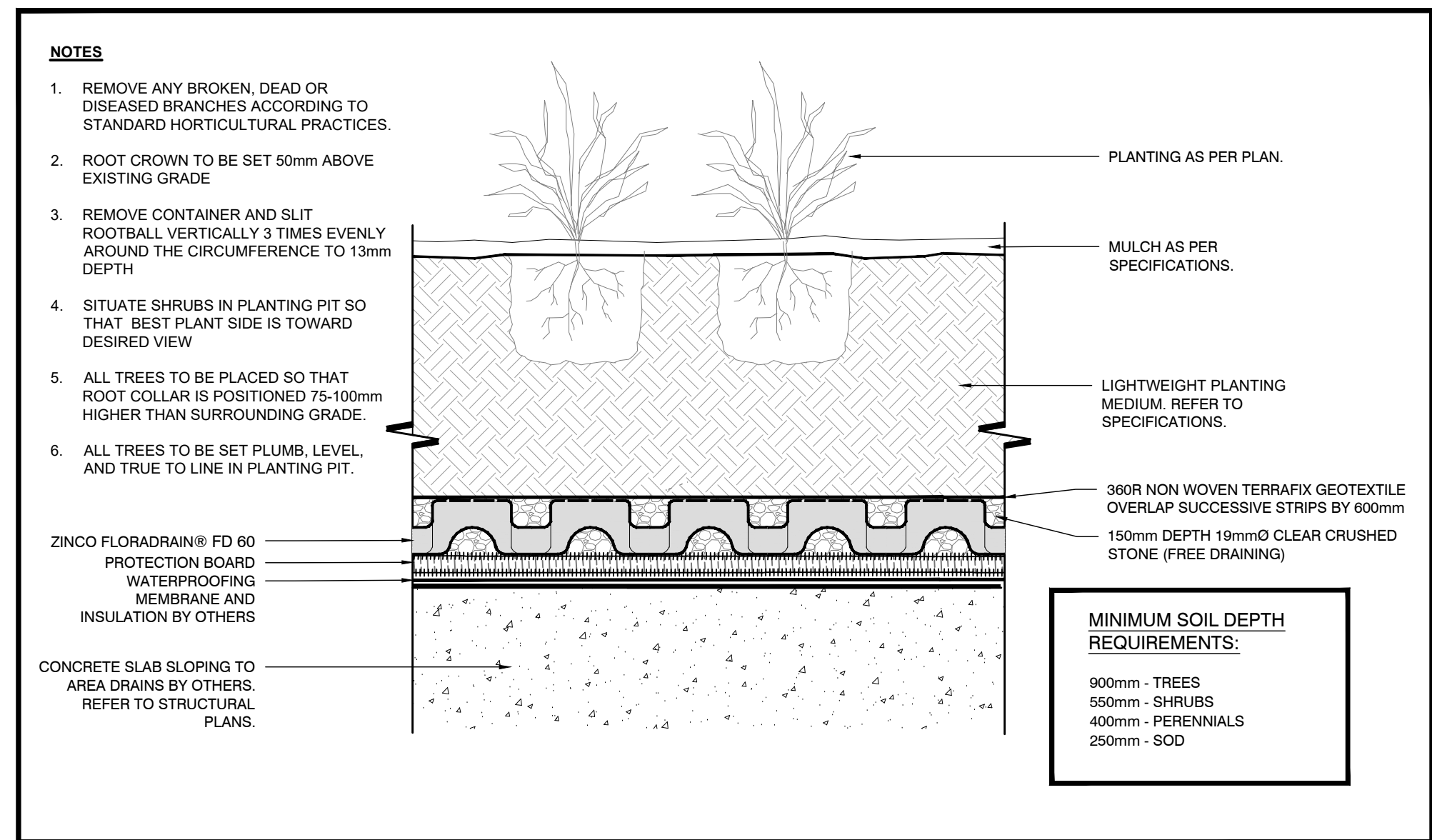
DWG No: LD-1	SCALE: AS NOTED
PROJECT NO: 20-001	
DRAWN BY: CS/MF	
DESIGN BY: CS/MF	
CHECKED BY: HS	
SHEET No: 5 of 6	
NORTH	



1

LANDSCAPE WALLS

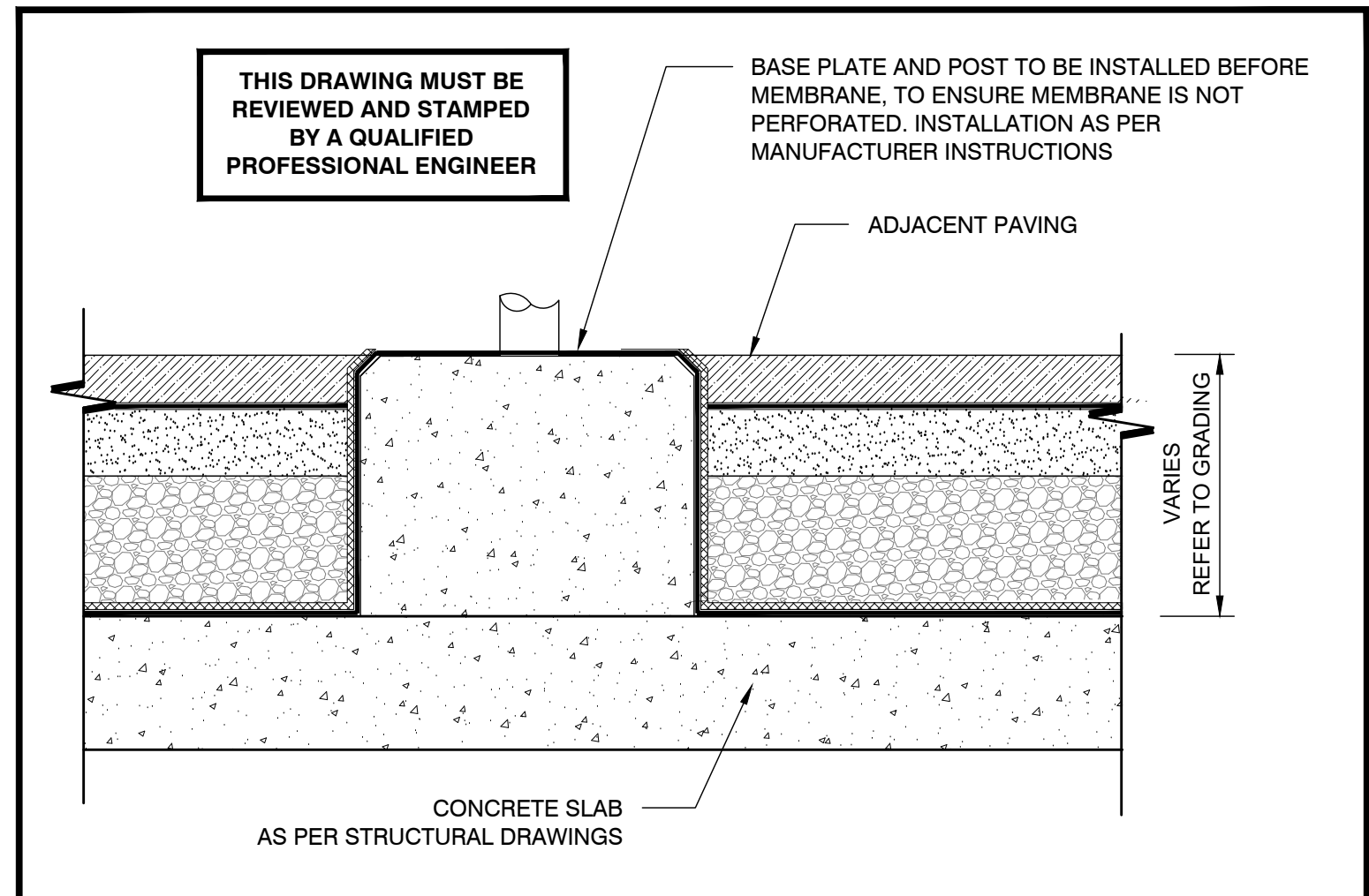
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2

TYPICAL PLANTING ON ROOF SLAB

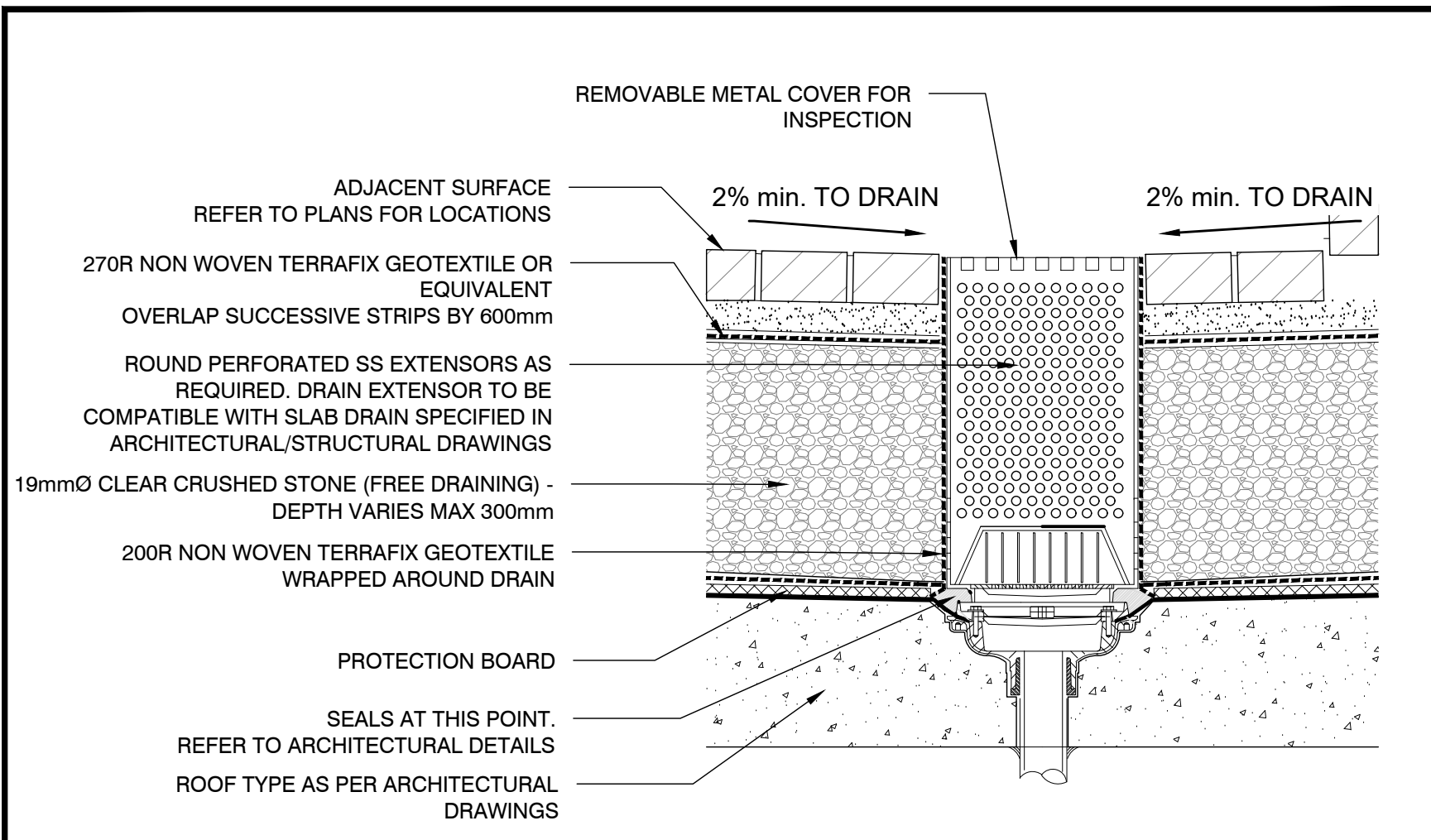
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4

SHADE STRUCTURE FOOTING

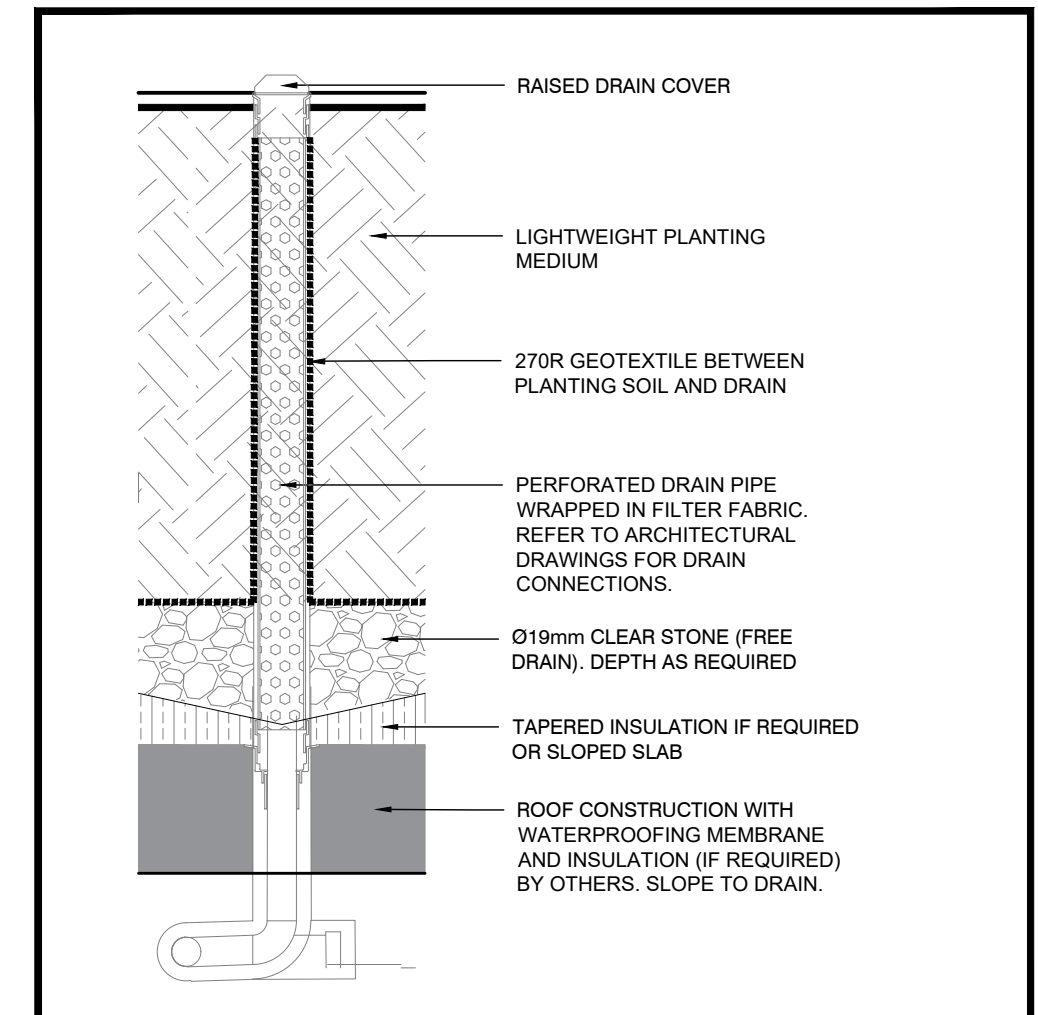
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5

SURFACE DRAIN

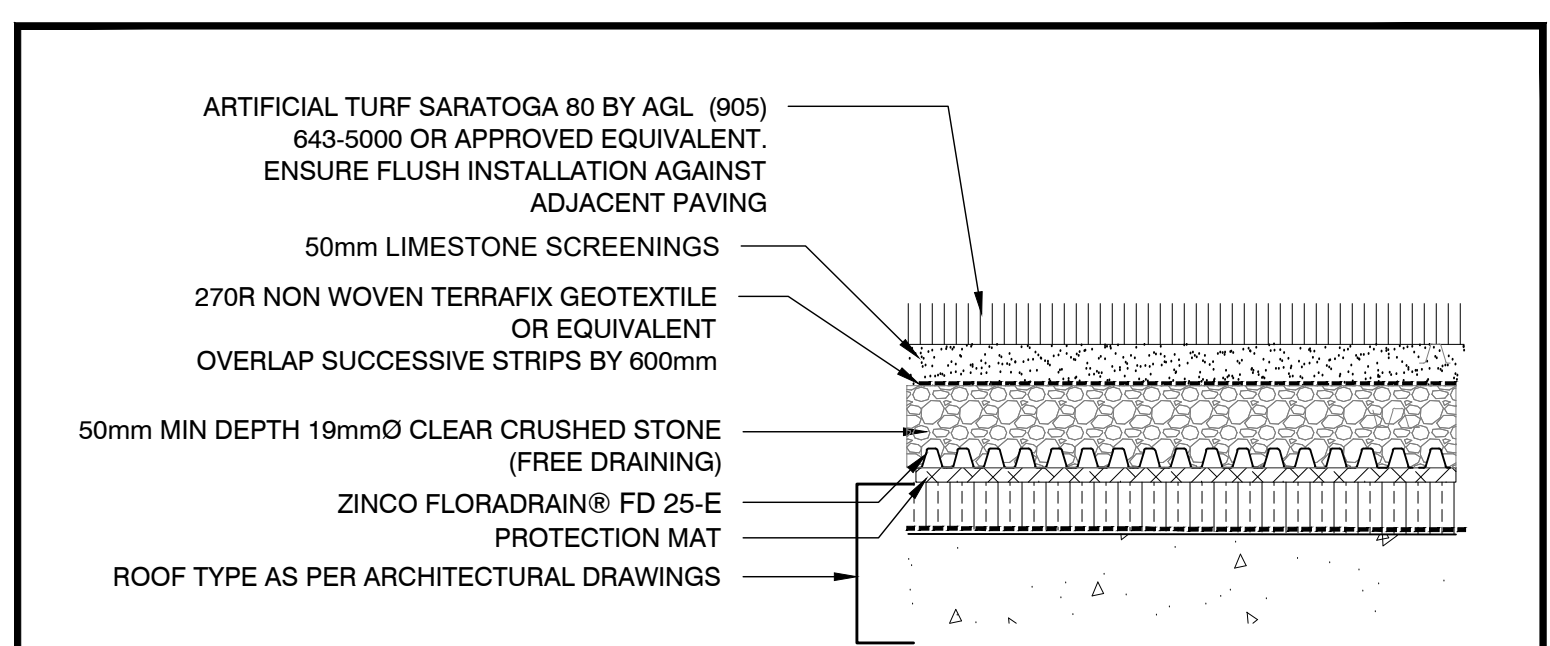
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6

DRAIN INSIDE PLANTER

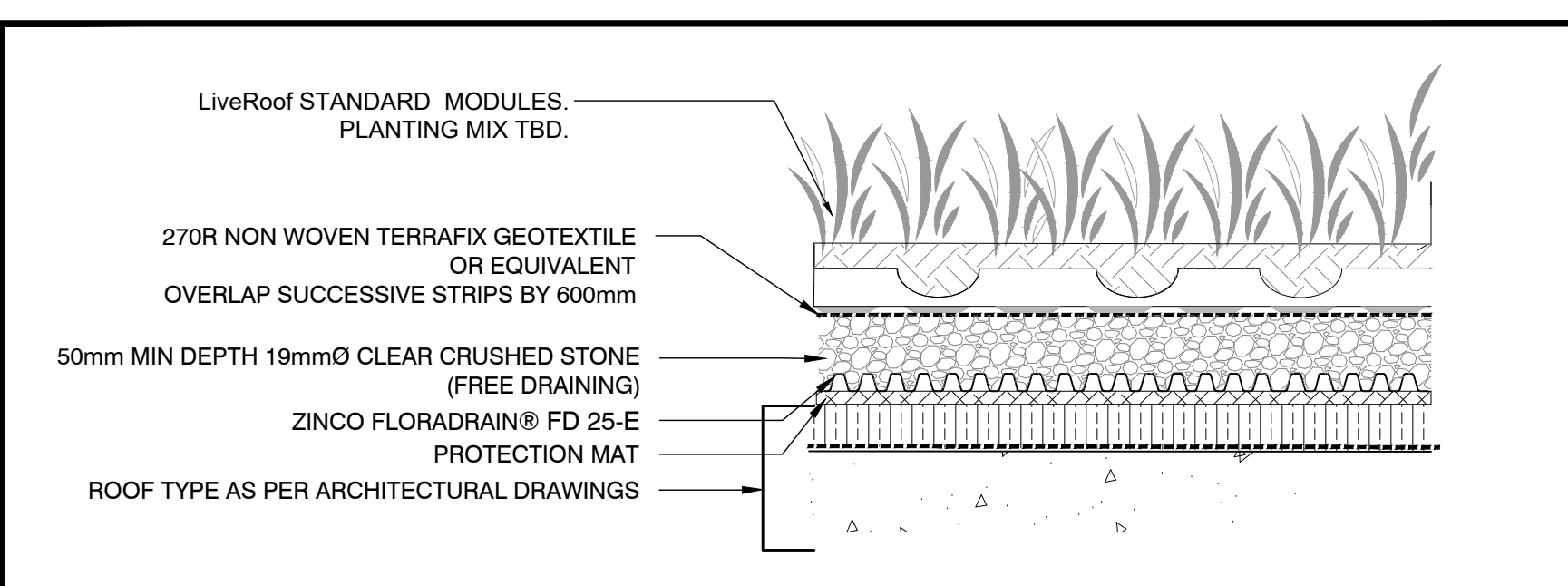
NTS



7

ARTIFICIAL TURF

NTS



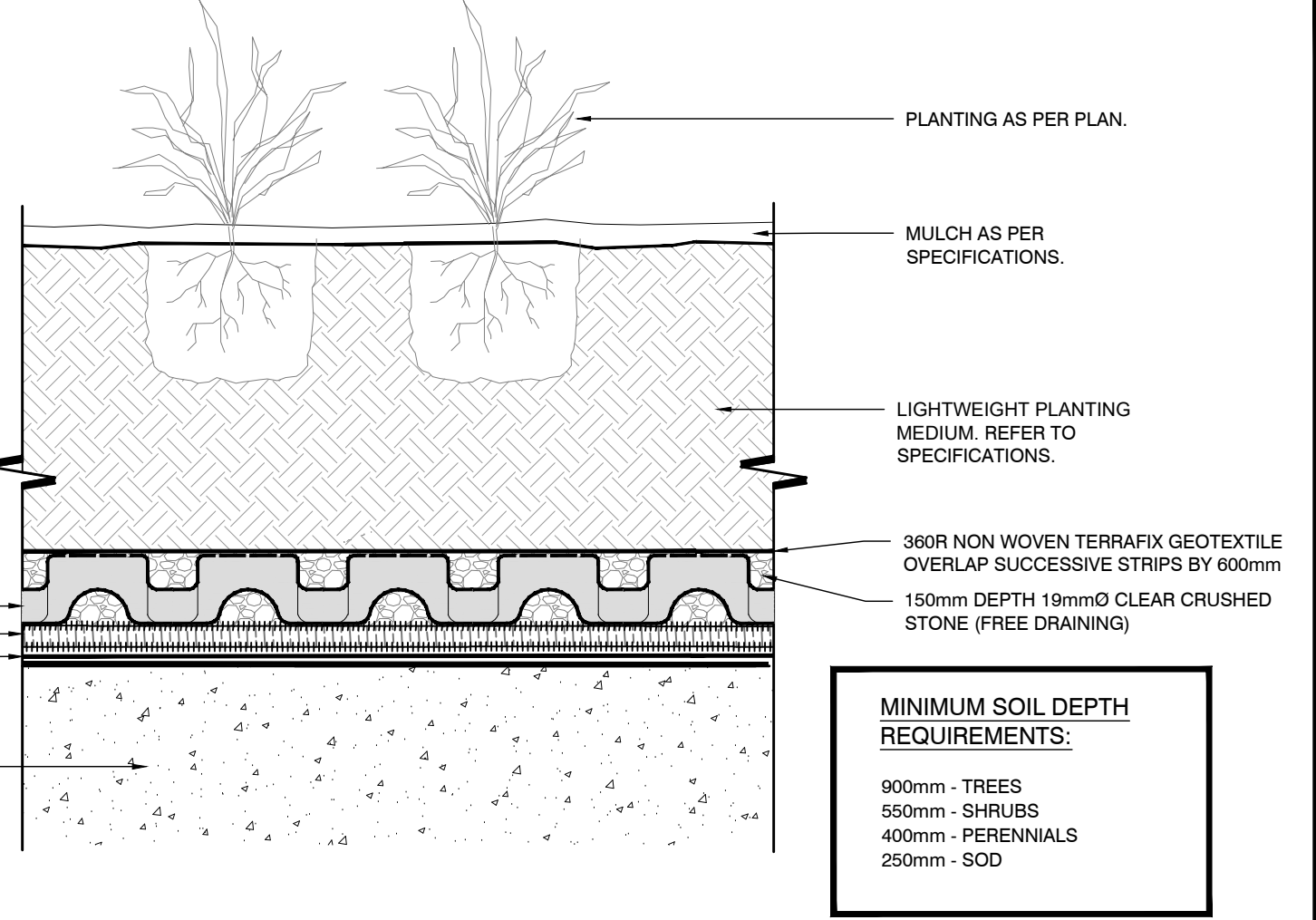
8

ROOFTOP SEDUM MATS

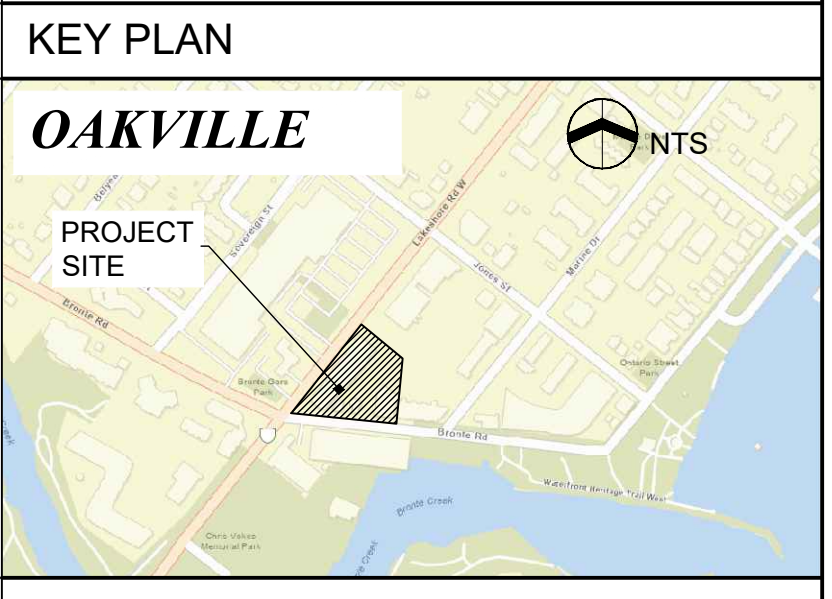
NTS

NOTES

- REMOVE ANY BROKEN, DEAD OR DISEASED BRANCHES ACCORDING TO STANDARD HORTICULTURAL PRACTICES.
- ROOT CROWN TO BE SET 50mm ABOVE EXISTING GRADE
- REMOVE CONTAINER AND SLIT ROOTBALL VERTICALLY 3 TIMES EVENLY AROUND THE CIRCUMFERENCE TO 13mm DEPTH
- SITUATE SHRUBS IN PLANTING PIT SO THAT BEST PLANT SIDE IS TOWARD DESIRED VIEW
- ALL TREES TO BE PLACED SO THAT ROOT COLLAR IS POSITIONED 75-100mm HIGHER THAN SURROUNDING GRADE.
- ALL TREES TO BE SET PLUMB, LEVEL, AND TRUE TO LINE IN PLANTING PIT.



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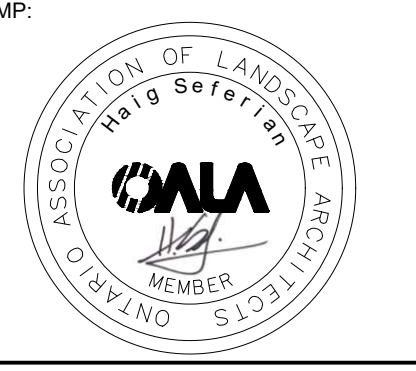
CLIENT:  
**JM LAKESHORE-BRONTE INC.**

PROJECT TITLE:  
**LAKESHORE & BRONTE MIXED USE DEVELOPMENT**



SHEET TITLE:  
**LANDSCAPE DETAILS**

DWG No:	LD-2	SCALE:	AS NOTED
PROJECT NO:	20-001	DRAWN BY:	CS/MF
DESIGN BY:	CS/MF	CHECKED BY:	HS
SHEET No:	6 of 6	NORTH	



PRINT DATE: Wednesday, August 04, 2021