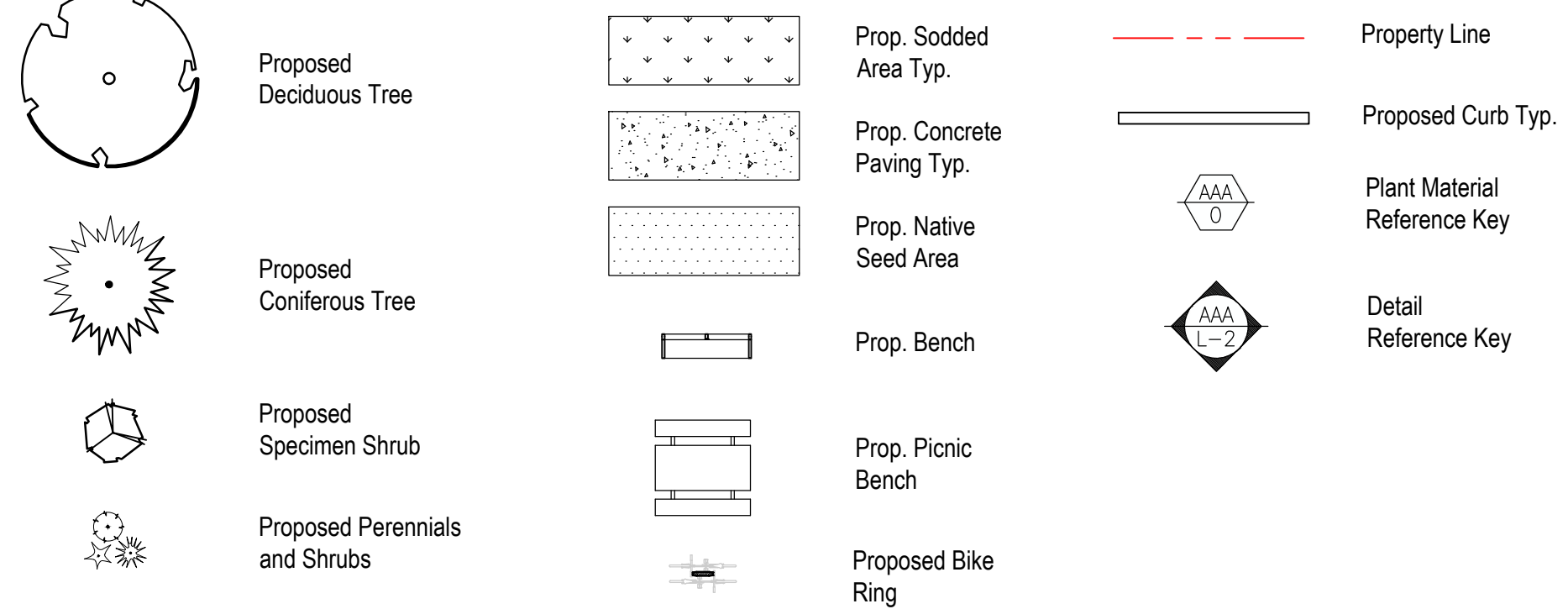


Key Map

Legend



Proposed Plant Material List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS CANOPY TREES									
AXF	5	Acer x freemantii 'Sienna'	Sienna Glen Maple	70 mm		B.&B.	High	Yes	Full Form
CEH	4	Celtis occidentalis	Hackberry	70 mm		B.&B.	High	Yes	Full Form
GSS	6	Gleditsia triacanthos 'Shademaster'	Shademaster Honey-Locust	70 mm		B.&B.	High	Yes	Full Form
ORB	5	Quercus rubra	Red Oak	70 mm		B.&B.	High	Yes	Full Form
TAM	5	Tilia Americana	Basswood Linden	70 mm		B.&B.	High	Yes	Full Form
CONIFEROUS TREES									
PSB	3	Pinus strobus	White Pine	200 cm		B.&B.	High	Yes	Full Form
DECIDUOUS SHRUBS									
CNK	59	Cornus sericea 'Kelsey'	Kelsey Red Osier Dogwood	60 cm		C.G.	High	Yes	Full Form
LDI	78	Diervilla lonicera	Bush Honeysuckle	60 cm		C.G.	High	Yes	Full Form
RHC	100	Rhus aromatica 'Gro-Low'	'Gro-Low' Fragrant Sumac	60 cm		C.G.	High	Yes	Full Form
SBC	54	Spiraea bumalda 'Gold Mound'	Gold Mound Spirea	60 cm		C.G.	High	No	Full Form
VLE	20	Viburnum lentago	Nannyberry	80 cm		C.G.	High	Yes	Full Form
CONIFEROUS SHRUBS									
JCD	27	Juniperus communis var. depressa	Depressa Juniper	60 cm		C.G.	High	Yes	Full Form
JSA	46	Juniperus sabinina	Savin Juniper (vase shaped)	60 cm		C.G.	High	No	Full Form
TCF	8	Taxus x media 'Fairview'	Fairview Yew	65 cm		C.G.	High	No	Full Form
ORNAMENTAL GRASSES									
SCS	78	Schizachyrium scoparium	Little Bluestem			2 Gal.	High	Yes	Full Form - Native
PERENNIALS									
ANA	51	Aster novae-angliae	New England Aster			2 Gal.	High	Yes	Full Form
RUD	9	Rudbeckia fulgida var. sullivanti 'Goldsturm'	Black Eyed Susan			2 Gal.	High	Yes	Full Form (PPOY Winner)
GER	29	Geranium 'Rozanne'	Hardy Cranesbill Geranium			2 Gal.	High	Yes	Full Form (PPOY Winner)

ALL QUANTITIES IN THE LIST OF PLANT MATERIALS ARE TO BE CHECKED BY THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT. THE QUANTITIES INDICATED ON THE DRAWINGS SUPERCEDE THE TOTAL QUANTITIES.

msla
MARTON SMITH LANDSCAPE ARCHITECTS
 170 The Donway W Suite 206
 Toronto, Ontario, Canada. M3C 2G3
 tel. 416.492.9966 | email. info@msla.ca

Architect:

bramcon
 DESIGN • BUILD • LEASE
 Client/Owner:

Municipality:

OAKVILLE

Notes:

03	Issued for 3rd Submission	10/25/23
02	Issued for Submission	04/14/22
01	Issued for Submission	04/19/21

No. Revision Date

North:

Stamp:

Project:
Proposed Landscape Upgrades
Site Plan File #: SP.1629.003/01
 2330 Wynecroft Road,
 Oakville, Ontario

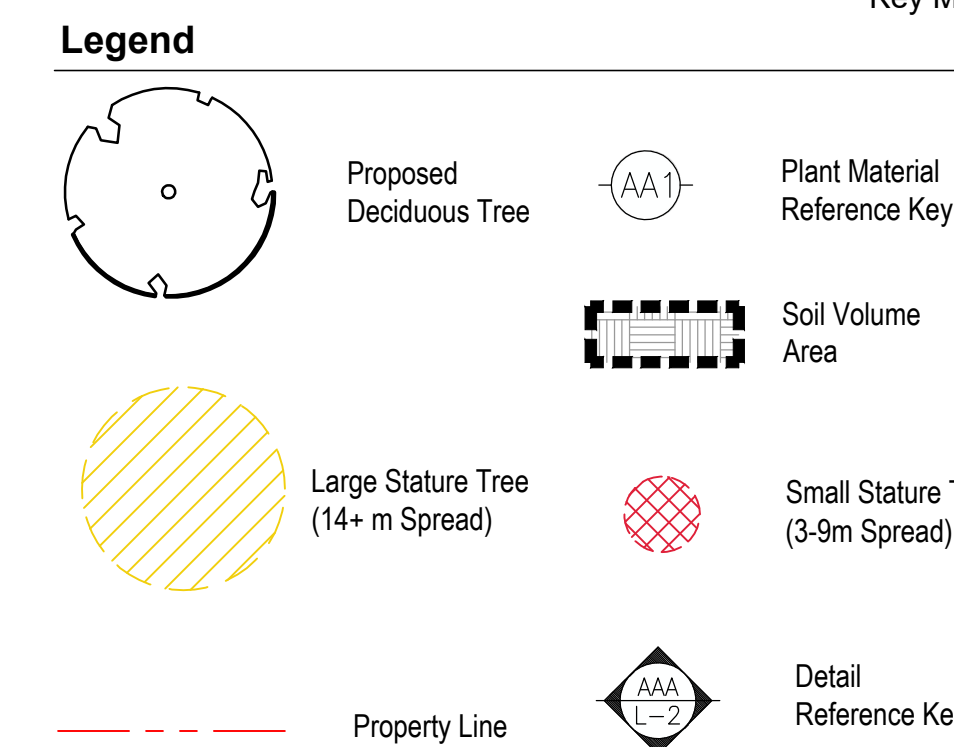
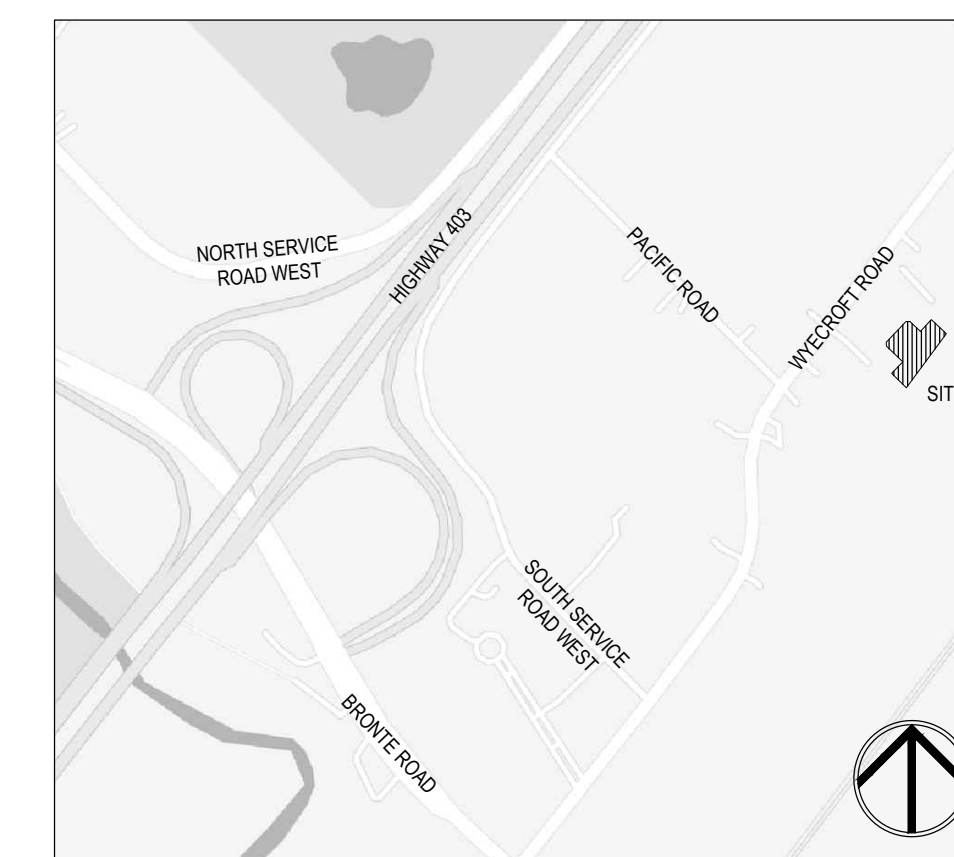
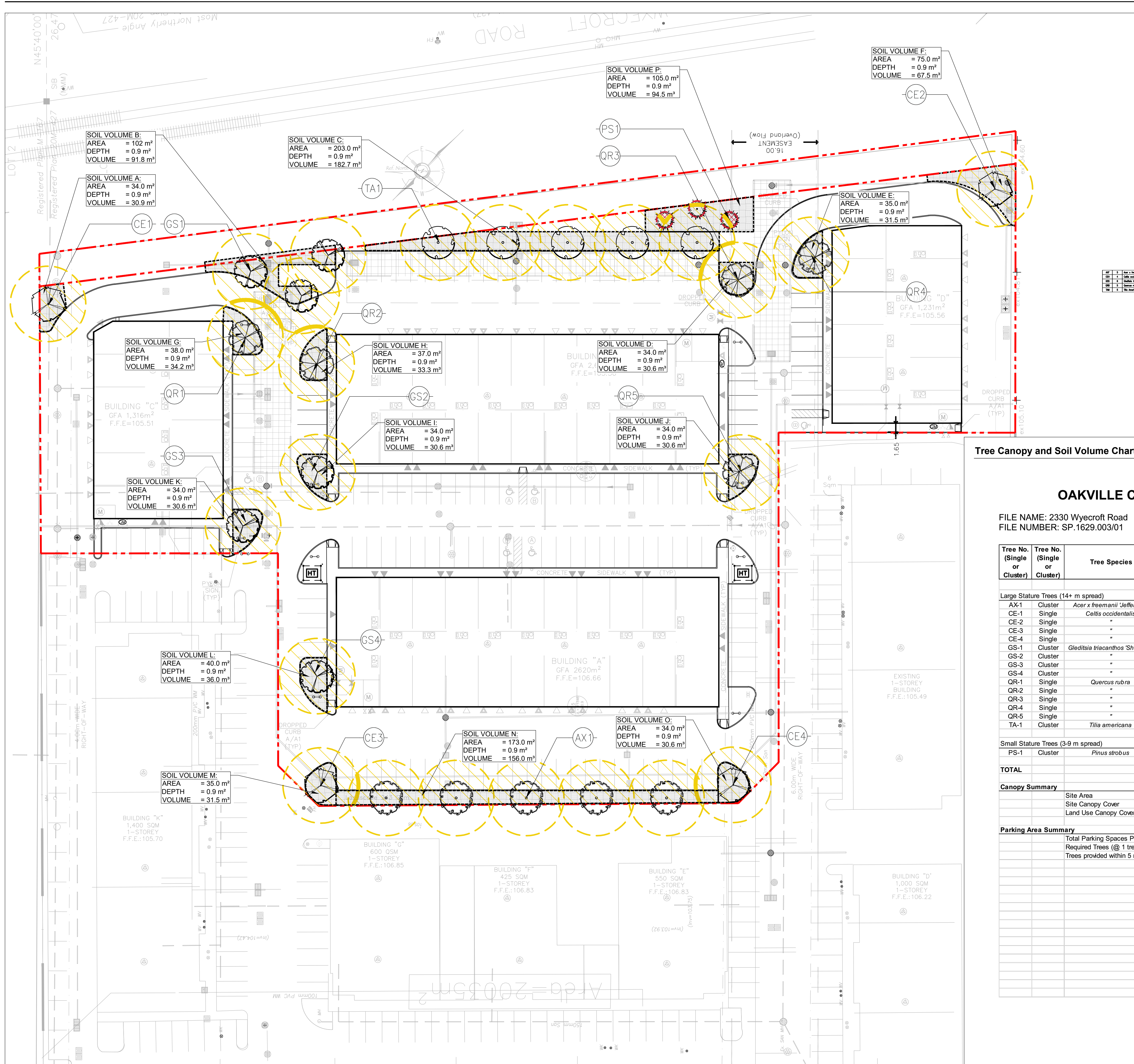
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Drawn By: **C.F.** Checked By: **L.M.**

Drawing Title:
Landscape Plan

Project No. **21112** Sheet No. **L1-01**

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Tree Canopy and Soil Volume Chart

OAKVILLE CANOPY CALCULATION CHART

FILE NAME: 2330 Wyecroft Road
FILE NUMBER: SP.1629.003/01

Tree No. (Single or Cluster)	Tree No. (Single or Cluster)	Tree Species	No. of Trees	Soil Depth (m)	Soil Volume Area	Soil Volume per Tree (Available Soil / # of Trees)	Canopy Area (m ²)
Large Stature Trees (14+ m spread)							
AX-1	Cluster	<i>Acer x freemanii 'Jeffersford'</i>	5	0.9m	N	31.1 m ³	446
CE-1	Single	<i>Celtis occidentalis</i>	1	0.9m	A	30.9 m ³	78
CE-2	Single	-	1	0.9m	F	67.5 m ³	106
CE-3	Single	-	1	0.9m	M	31.5 m ³	107
CE-4	Single	-	1	0.9m	O	30.6 m ³	105
GS-1	Cluster	<i>Gleditsia triacanthos 'Shadem.'</i>	3	0.9m	B	30.6 m ³	276
GS-2	Cluster	-	1	0.9m	I	30.6 m ³	154
GS-3	Cluster	-	1	0.9m	K	30.6 m ³	147
GS-4	Cluster	-	1	0.9m	L	36.0 m ³	154
QR-1	Single	<i>Quercus rubra</i>	1	0.9m	G	34.2 m ³	154
QR-2	Single	-	1	0.9m	H	33.3 m ³	154
QR-3	Single	-	1	0.9m	D	30.6 m ³	154
QR-4	Single	-	1	0.9m	E	31.5 m ³	154
QR-5	Single	-	1	0.9m	J	30.6 m ³	154
TA-1	Cluster	<i>Tilia americana</i>	5	0.9m	C	36.5 m ³	577
Small Stature Trees (3-9 m spread)							
PS-1	Cluster	<i>Pinus strobus</i>	3	0.9m	N	31.5 m ³	8
TOTAL			25				2928
Canopy Summary							
	Site Area						14285
	Site Canopy Cover						20.50%
	Land Use Canopy Cover Target						20.00%
Parking Area Summary							
	Total Parking Spaces Proposed (surface parking)						153
	Required Trees (@ 1 tree per 5 parking spaces)						30.6
	Trees provided within 5 m of parking lot						20

03	Issued for 3rd Submission	10/25/23
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01	Issued for Submission	04/19/21
No.	Revision	Date



Project:
Proposed Landscape Upgrades
Site Plan File #: SP.1629.003/01
2330 Wyecroft Road,
Oakville, Ontario

Scale: **1:350** Date: **March 2021**
Drawn By: **C.F.** Checked By: **L.M.**

Drawing Title:
Tree Soil Volume & Canopy Plan

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Architect:

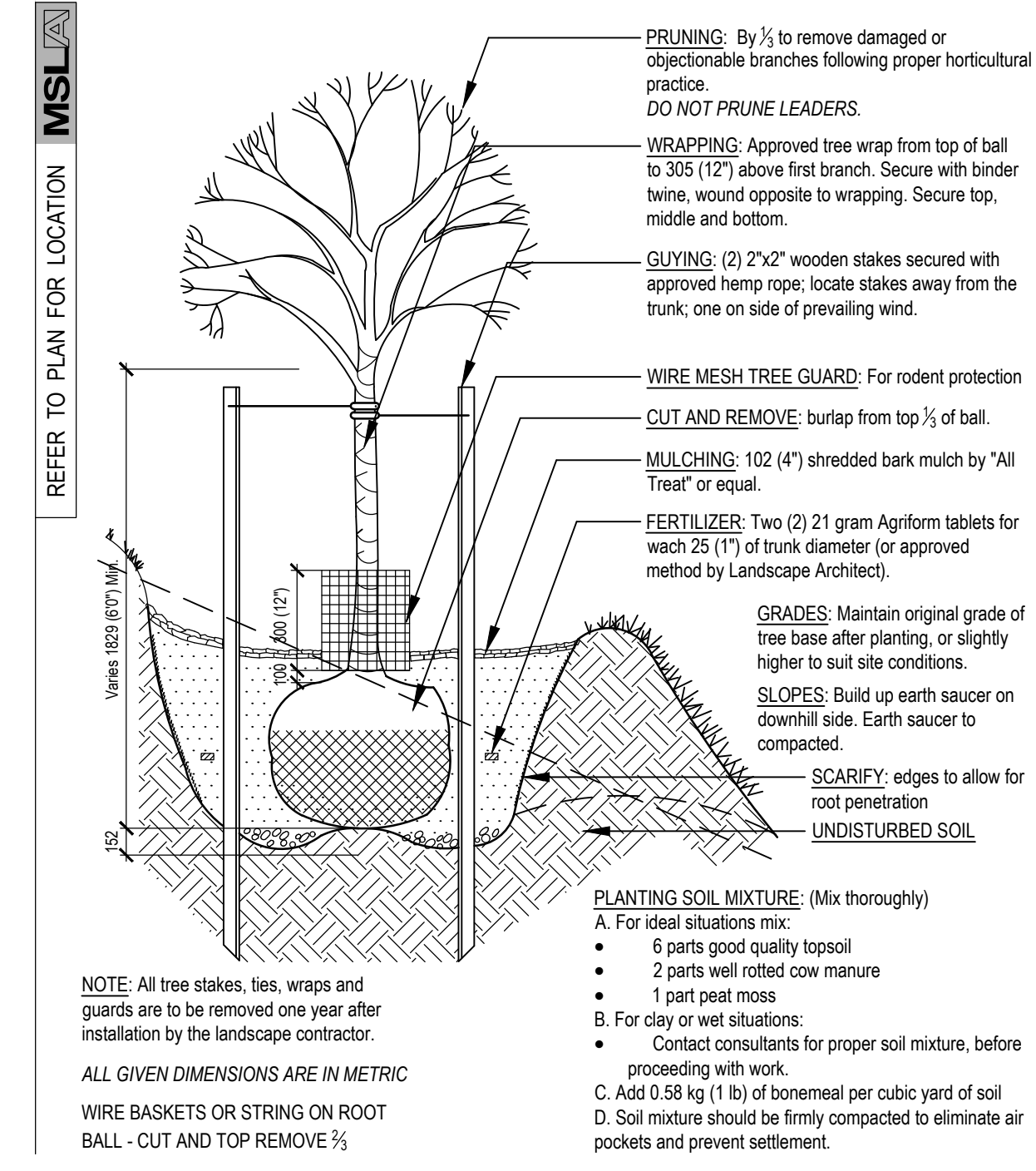


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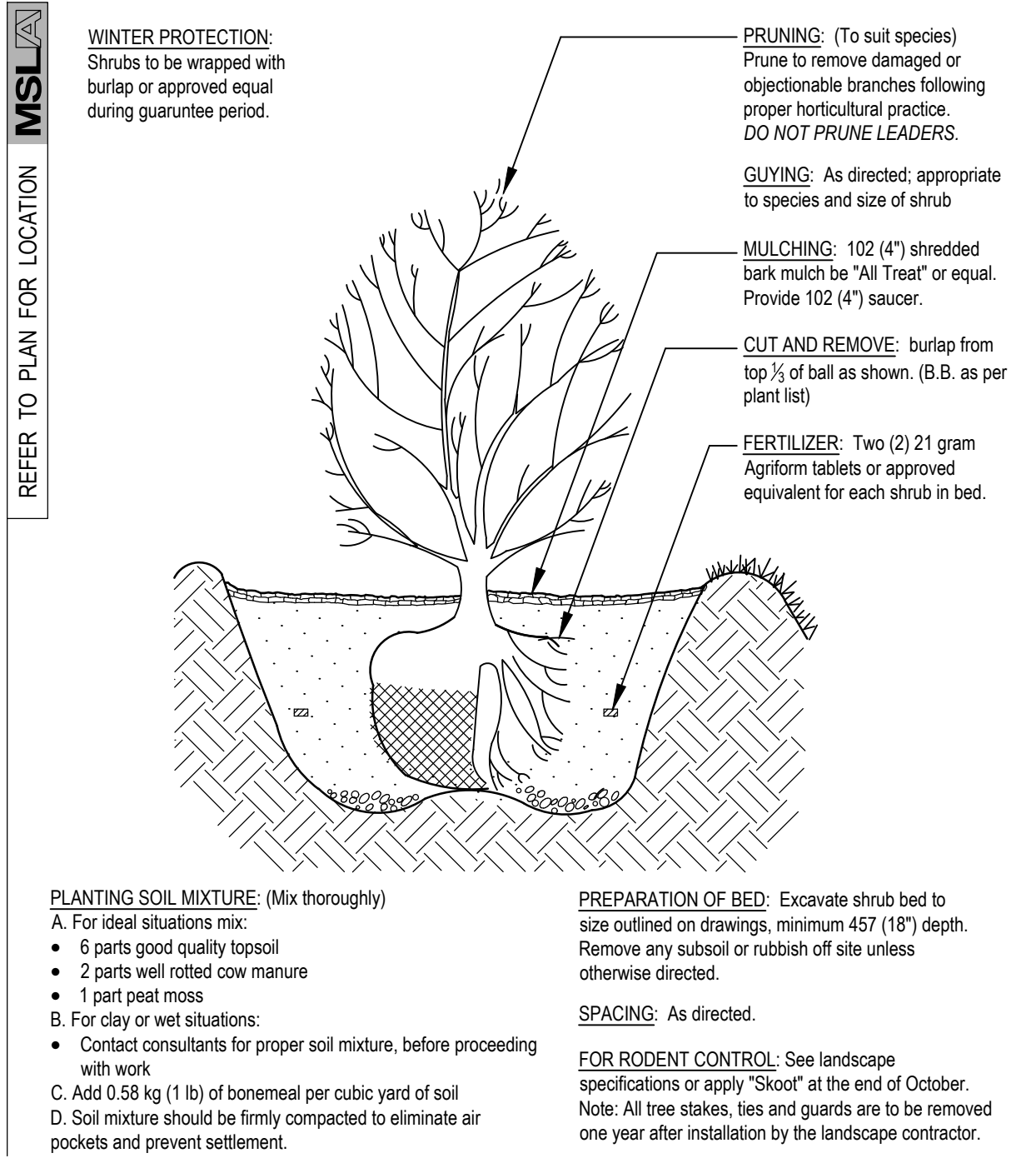
Municipality:



Notes:



STANDARD DECIDUOUS TREE DETAIL
 SCALE: N.T.S. WOODEN STAKES
 DATE: LD-01



STANDARD SHRUB PLANTING DETAIL
 SCALE: N.T.S.
 DATE: LD-01

LANDSCAPE SPECIFICATIONS
 SCALE: N.T.S. DATE: LD-01

ROUGH GRADING
 ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TRES OF SLOPES. COMPACT ALL AREAS TO 95% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS DETAILED.

FINE GRADING
 FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 3:1 TO BE PEGGED.

SPREADING OF TOPSOIL
 SCARIFY THE SUBSOIL PRIOR TO THE SPREADING THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE. TOPSOIL IS TO BE COMPACTED TO CREATE A FIRM AND EVEN SURFACE.

SOD
 USE NO. 1 GRADE TURFGRASS NURSERY SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 100MM (4") OF COMPACTED TOPSOIL, AND SHALL BE SODDED WITH #1 KENTUCKY BLUEGRASS - FESCUE. NO SOD SLOPES ARE TO EXCEED 3:1. SLOPE IN EXCESS OF 4:1 TO BE PEGGED.

MINERAL FERTILIZER
 APPLY THE FOLLOWING MINERAL FERTILIZER UNLESS SOILS TESTS SHOW OTHER REQUIREMENTS:

1. SODDED AREAS - 11% NITROGEN, 8% PHOSPHORUS AND 4% POTASH (11-8-4) AT THE RATE OF 4.5 KG OVER M2 (10 LBS OVER 1000 SQ. FT.).

2. PLANTING BEDS - 7% NITROGEN, 7% PHOSPHORUS AND 7% POTASH (7-7-7) AT THE RATE OF 40 GRAMS (4 OZ.) FOR EVERY BUSH/EL OF TOPSOIL.

PREPARATION OF PLANTING BEDS
 ALL PLANT BEDS TO BE CONTINUOUS. EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS. MIN 450mm (18") BACKFILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF SIX (6) PARTS OF SAND LOAM, ONE (1) PART OF FINELY PULVERIZED PEAT MOSS, TWO (2) PARTS OF WELL-ROTTED MANURE AND THE MINERAL FERTILIZERS SPECIFIED ABOVE. ALSO ADD 58 KILOS BONEMEAL/CUBIC METER OF PLANTING SOIL (1 LB./CUBIC YARD). PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE.

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR WET IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS FOR A SUITABLE SOIL MIXTURE. FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE.

PLANT MATERIALS
 ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED, S/B OR B/B, UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING OR LATE FALL PLANTING SEASON. CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL PLANT MATERIAL TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED.

PLANT MATERIAL INSTALLATION
 SCALE: N.T.S. DATE: LD-01

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE PLANTED AS DETAILED & AS SHOWN ON THE PLANTING PLAN. ALL BEDS TO RECEIVE A COVER OF CLEAN MULCH TO A DEPTH OF 75mm(3") FOR GUYING AND STAKING TREES, REFER TO PLANTING DETAILS. WRAP ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.

* MULCH - SHREDDED PINE MULCH BY "GRO BARK" OR APPROVED EQUAL. LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION.

GENERAL MAINTENANCE
 PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK, IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS (SECTION 1E - MAINTENANCE WORK). THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD AND PLANTING UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

RODENT PROTECTION
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF GUARANTY PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS TO BE 150MM DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM (2") OUT FROM THE TREE TRUNK ON ALL SIDES.

ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SHOOT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

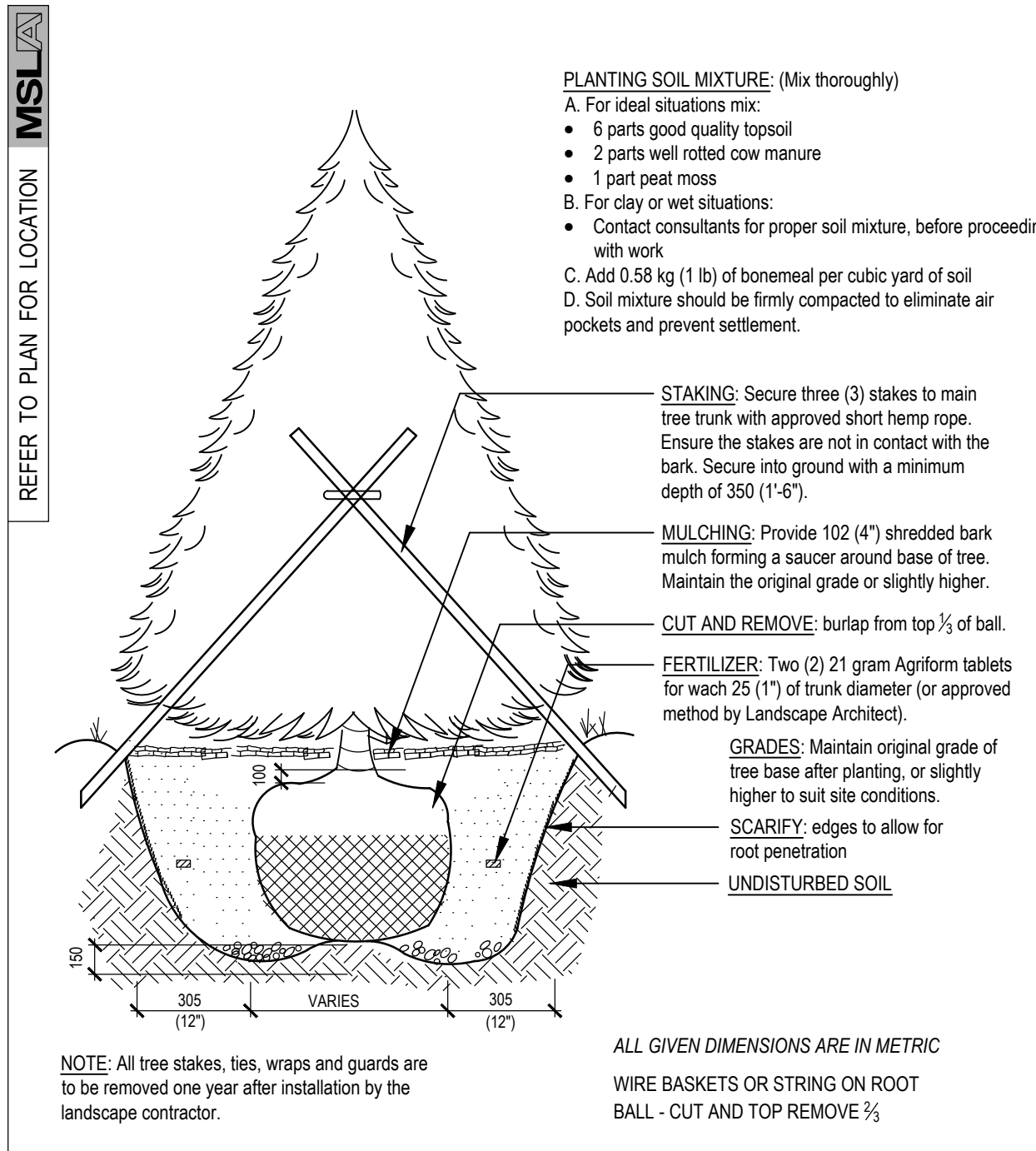
GENERAL REQUIREMENTS
 USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION, THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AND WITH THE GUIDE, SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL, TRUE TO NAME, SIZE AND GRADE AS SPECIFIED ON PLANTING PLAN. PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN OR BUNDLE.

OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES, VIABLE, FREE FROM PEST AND DISEASE AND UNDIMAGED. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERSEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS.

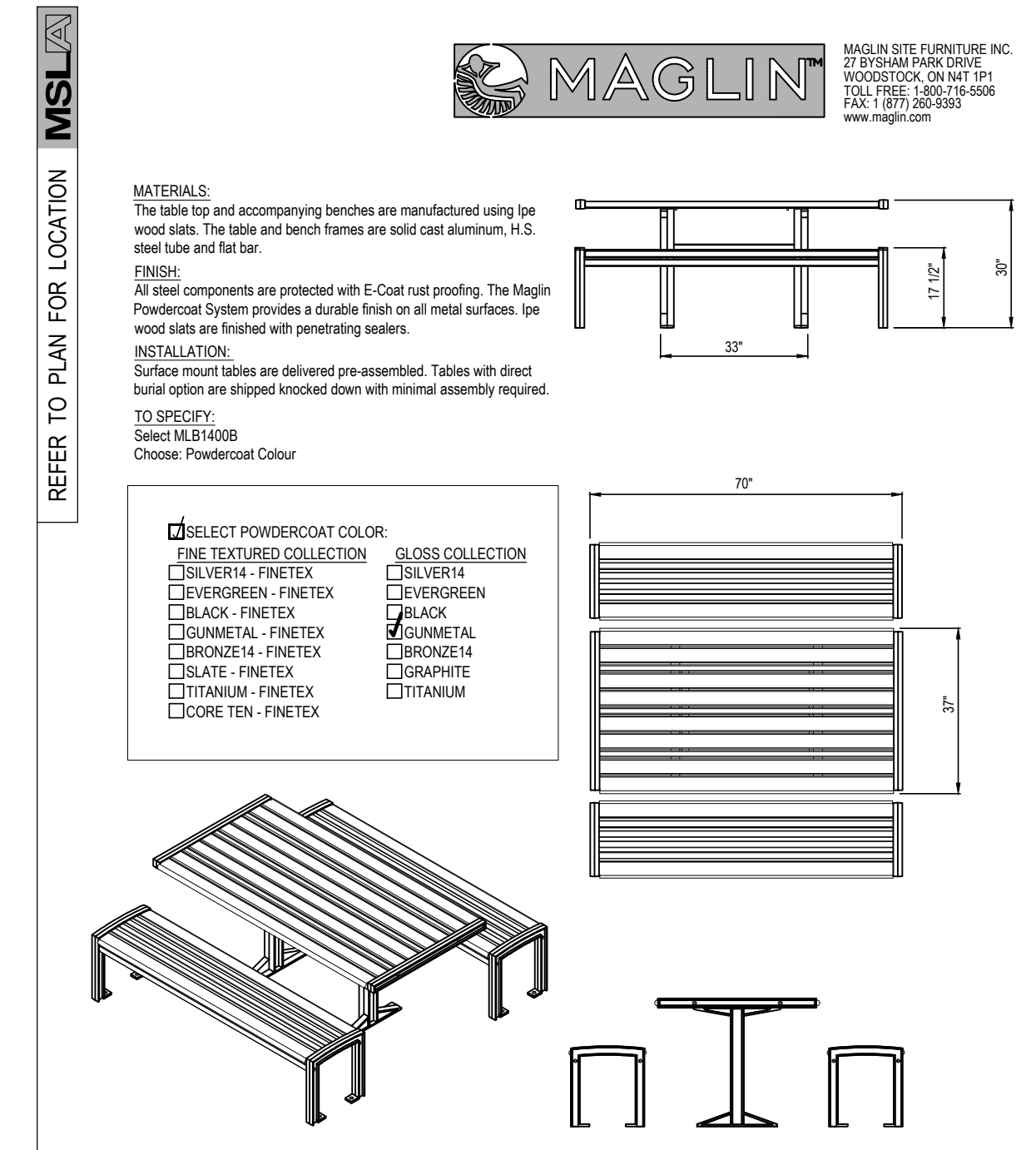
GUARANTY PERIOD
 PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTEE PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEPENDING ON MUNICIPAL STANDARDS. CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.

LANDSCAPE SPECIFICATIONS
 SCALE: N.T.S. DATE: LD-01

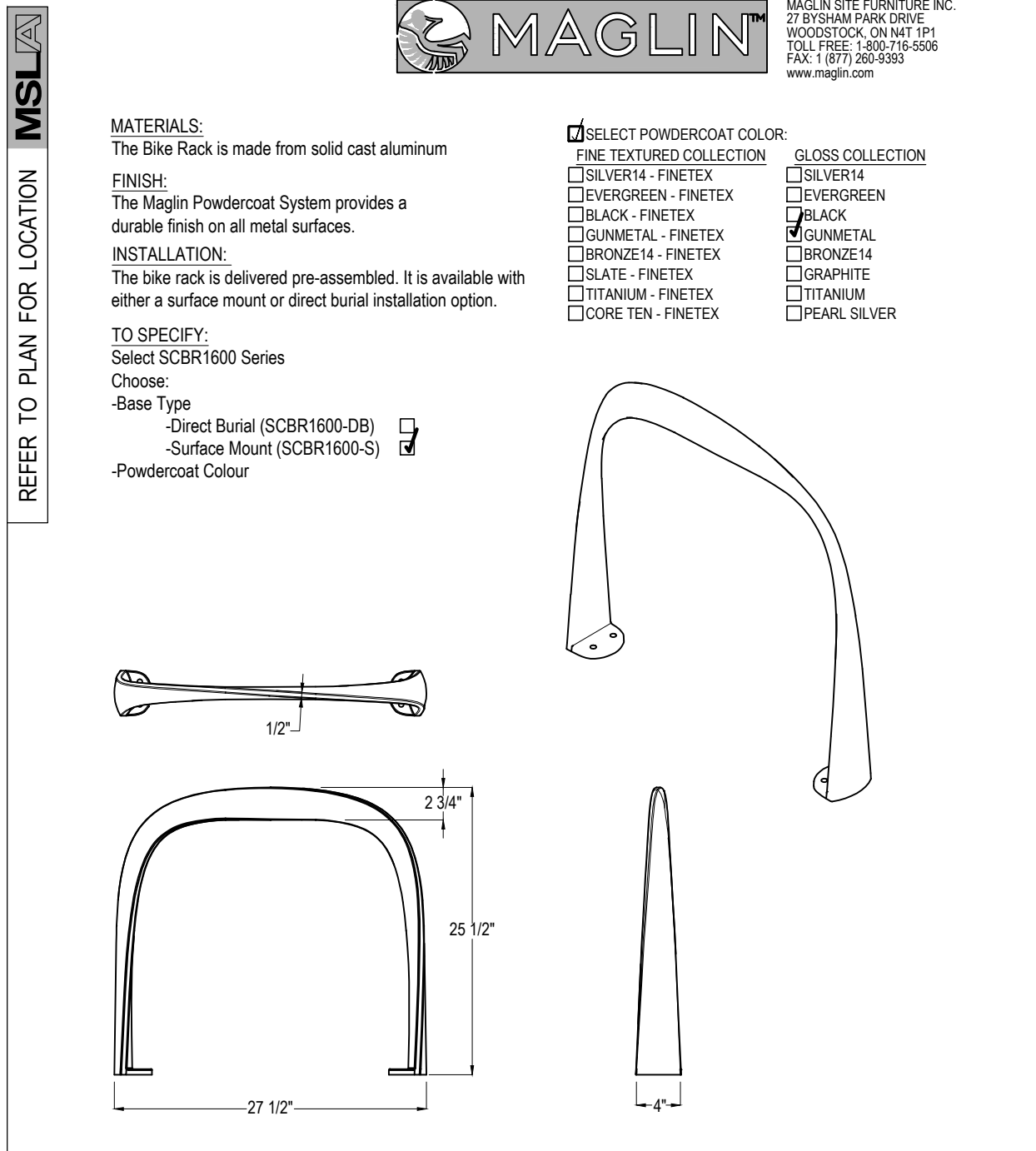
PLANT MATERIAL INSTALLATION
 SCALE: N.T.S. DATE: LD-01



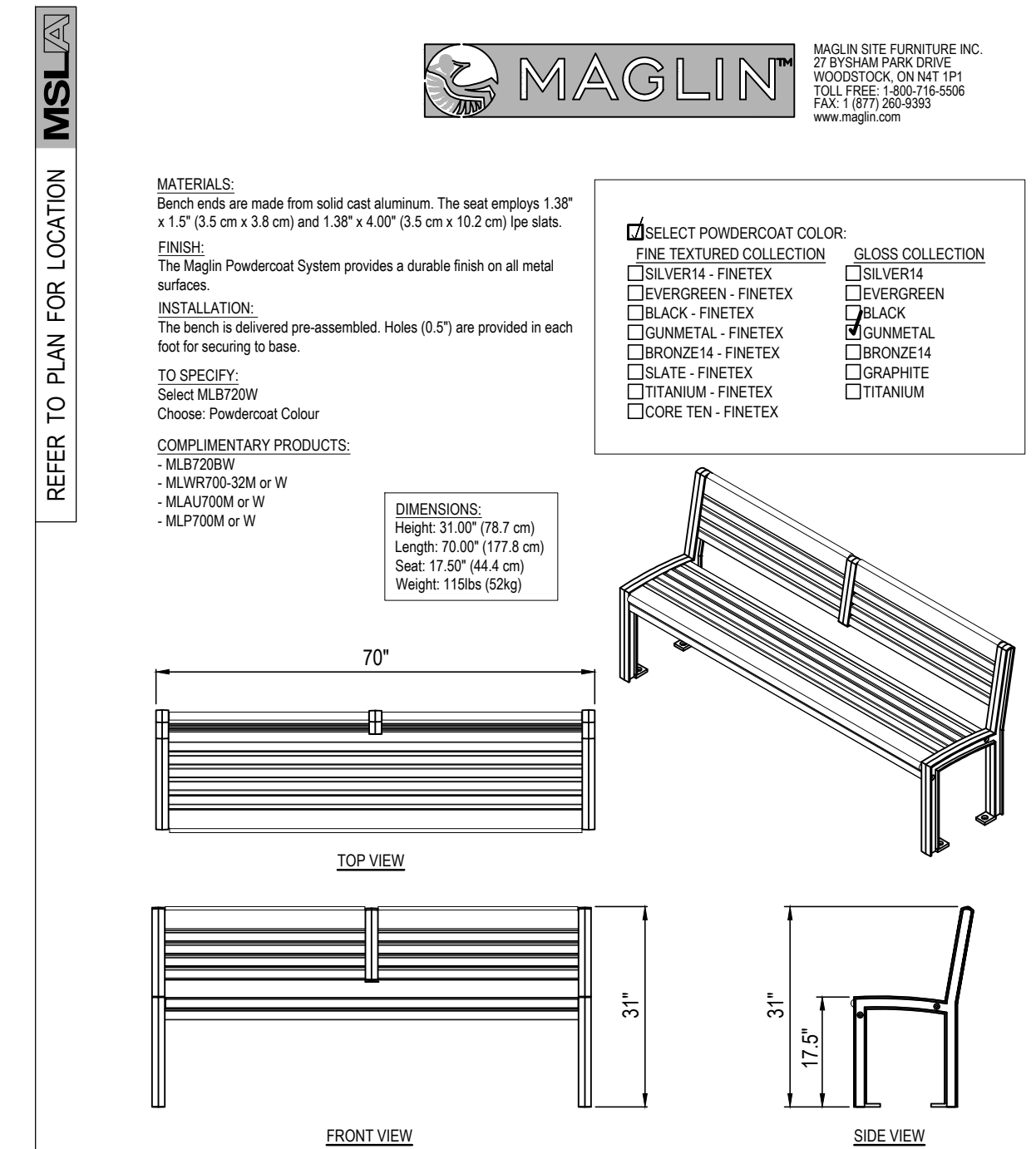
STANDARD CONIFEROUS TREE DETAIL
 SCALE: N.T.S. DATE: LD-01



PICNIC TABLE BY MAGLIN: MODEL NO. MLPT 720W (IPE)
 SCALE: N.T.S. DATE: LD-01



BIKE RING BY MAGLIN: MODEL SCBRI 600 SERIES
 SCALE: N.T.S. SURFACE MOUNT MODEL
 DATE: LD-01



BENCH BY MAGLIN: MODEL MLB720W (IPE ONLY)
 SCALE: N.T.S. DATE: LD-01

03	Issued for 3rd Submission	10/25/23
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No. Revision Date

North: Stamp:



Project:
Proposed Landscape Upgrades
Site Plan File #: SP.1629.003/01
 2330 Wycroft Road,
 Oakville, Ontario

Scale: **As Shown** Date: **March 2021**
 Drawn By: **C.F.** Checked By: **L.M.**

Drawing Title:
Landscape Details

Project No. **21112** Sheet No. **LD-01**

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Architect:

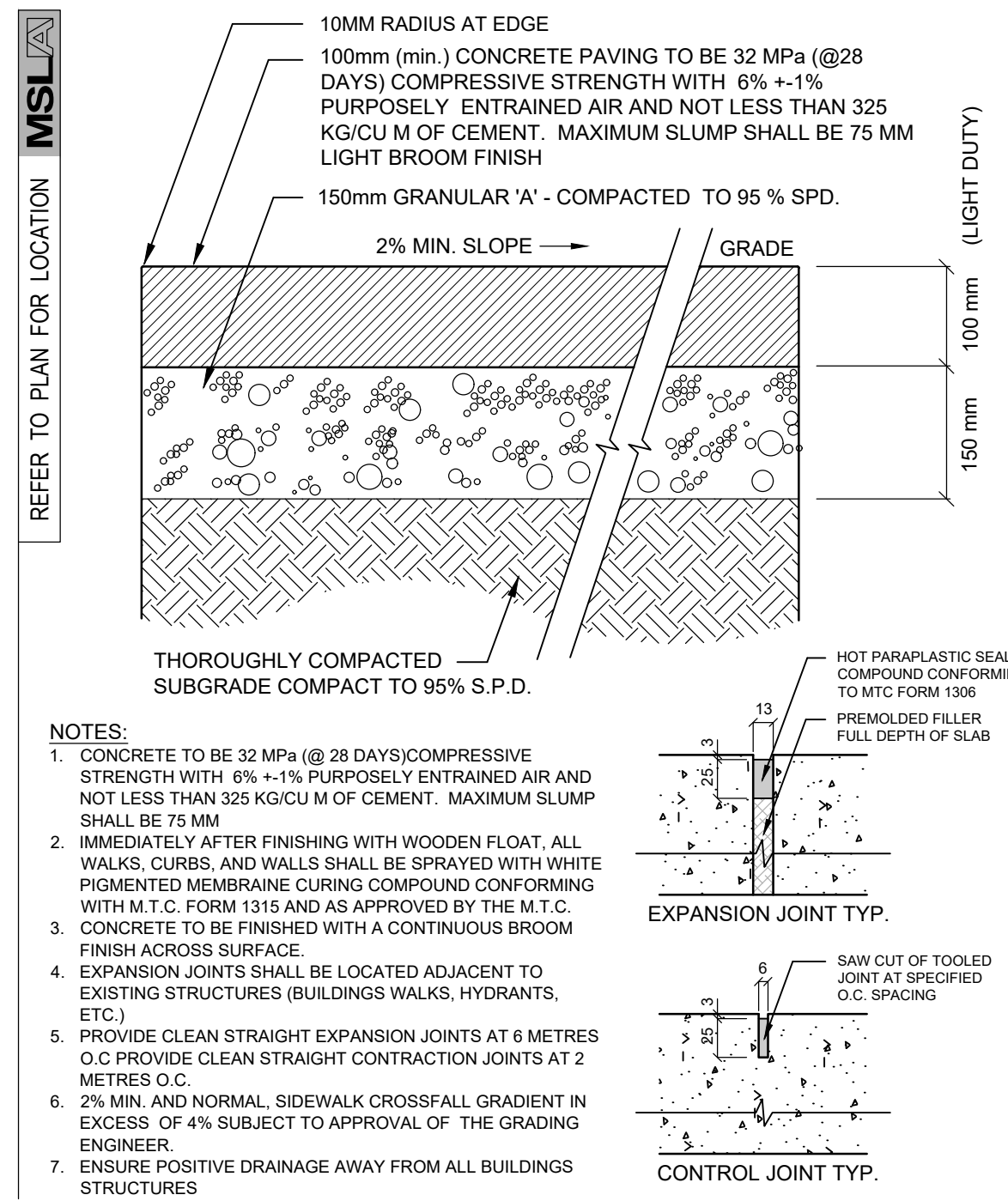


Client/Owner:

Municipality:

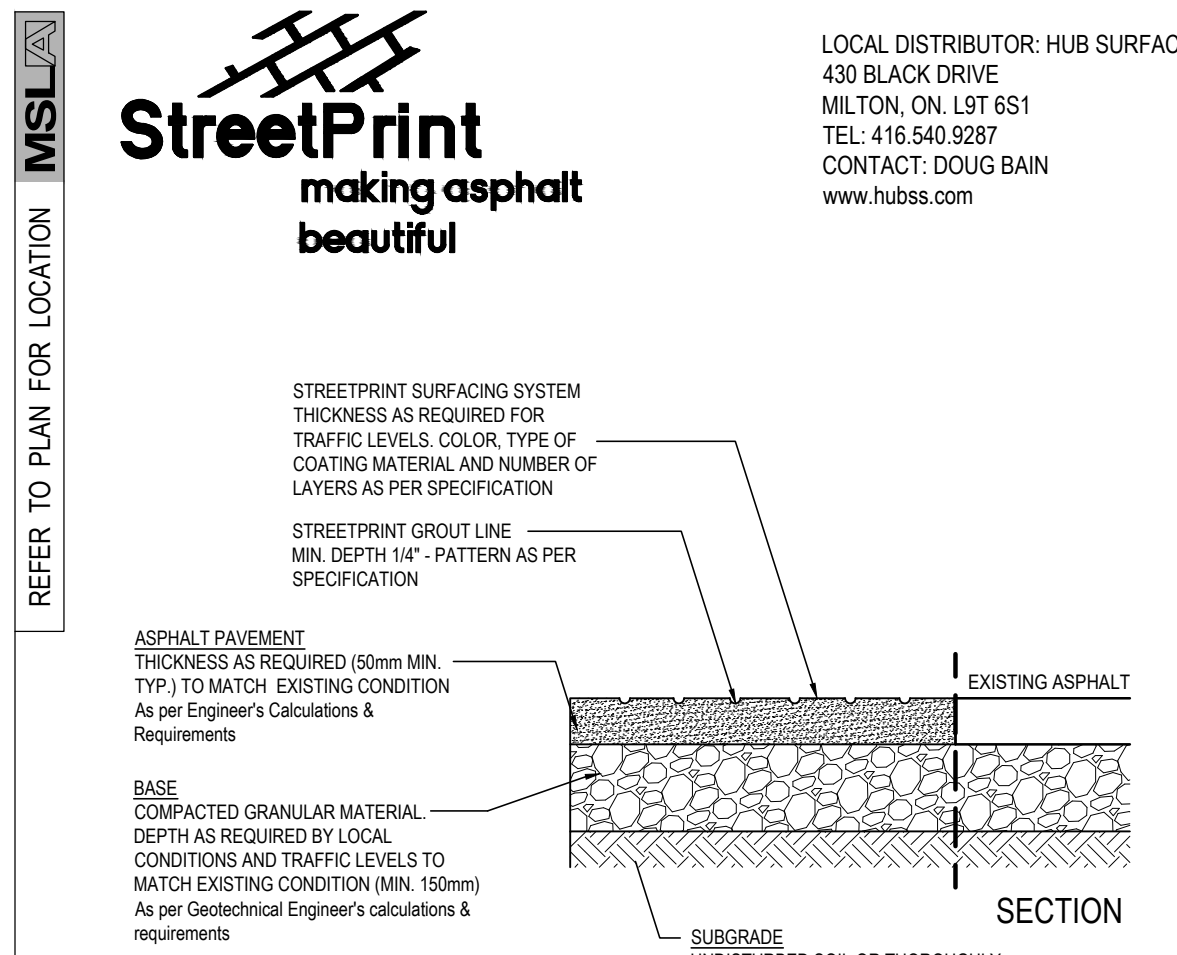


Notes:



- NOTES:
- CONCRETE TO BE 32 MPa (@ 28 DAYS) COMPRESSIVE STRENGTH WITH 6% +/- 1% PURPOSELY ENTRAINED AIR AND NOT LESS THAN 325 KG/CU M OF CEMENT. MAXIMUM SLUMP SHALL BE 75 MM
 - IMMEDIATELY AFTER FINISHING WITH WOODEN FLOAT, ALL WALKS, CURBS, AND WALLS SHALL BE SPRAYED WITH WHITE PIGMENTED MEMBRANE CURING COMPOUND CONFORMING WITH M.T.C. FORM 1315 AND AS APPROVED BY THE M.T.C.
 - CONCRETE TO BE FINISHED WITH A CONTINUOUS BROOM FINISH ACROSS SURFACE.
 - EXPANSION JOINTS SHALL BE LOCATED ADJACENT TO EXISTING STRUCTURES (BUILDINGS WALKS, HYDRANTS, ETC.)
 - PROVIDE CLEAN STRAIGHT EXPANSION JOINTS AT 6 METRES O.C. PROVIDE CLEAN STRAIGHT CONTRACTION JOINTS AT 2 METRES O.C.
 - 2% MIN. AND NORMAL SIDEWALK CROSSFALL GRADIENT IN EXCESS OF 4% SUBJECT TO APPROVAL OF THE GRADING ENGINEER.
 - ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS STRUCTURES

LIGHT DUTY (PEDESTRIAN) 100mm CONCRETE PAVING DETAIL TYP. **9**
SCALE: N.T.S. DATE: LD-02

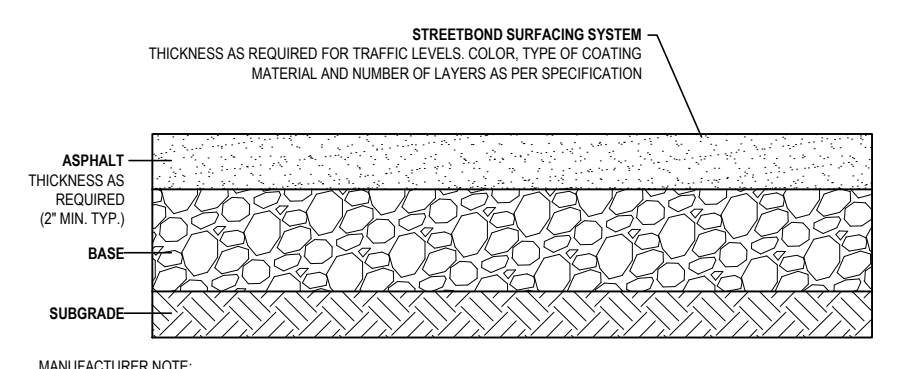


- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - CONFIRM PATTERN AND / OR TEXTURE PRIOR TO INSTALLATION.
 - CONTACT MANUFACTURER FOR COLOR OPTIONS.
 - CONTRACTORS NOTE: FOR ADDITIONAL PRODUCT INFORMATION REFER TO MANUFACTURER'S SPECIFICATIONS.
 - DESIGN OF ASPHALT AND GRANULAR BASE TO MEET ENGINEER'S SPECIFICATIONS AND GEOTECHNICAL REQUIREMENTS

IMPRESSED ASPHALT PAVEMENT - BY STREET PRINT WITH STREET BONG PAVEMENT COATING **10**
SCALE: N.T.S. INTEGRATED PAVING CONCEPTS INC.



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430 BLACK DRIVE
MILTON, ON. L9T 6S1
TEL: 416.540.9287
CONTACT: DOUG BAIN
www.hubss.com



- MANUFACTURER NOTE:
ACTUAL BASE AND TREATMENT LAYER THICKNESSES SHOULD BE PROPORTIONED BY A QUALIFIED PROFESSIONAL.

- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

IMPRESSED ASPHALT PAVEMENT - BY STREET PRINT WITH STREET BONG PAVEMENT COATING **10**
SCALE: N.T.S. INTEGRATED PAVING CONCEPTS INC.

No.	Revision	Date
03	Issued for 3rd Submission	10/25/23
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01	Issued for Submission	04/19/21

North: Stamp:

Project:
Proposed Landscape Upgrades
Site Plan File #: **SP.1629.003/01**
2330 Wycroft Road,
Oakville, Ontario

Scale: **As Shown** Date: **March 2021**

Drawn By: **C.F.** Checked By: **L.M.**

Drawing Title:
Landscape Details

Project No. **21112** Sheet No. **LD-02**

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