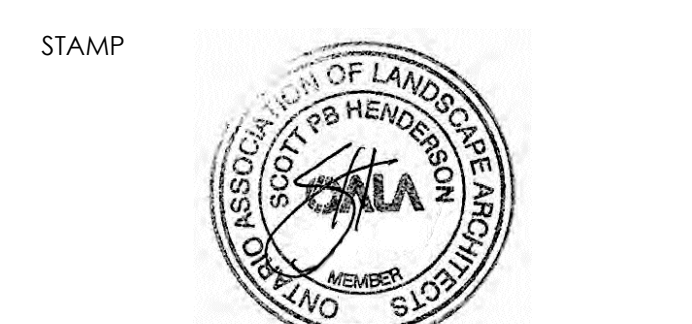


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1	2019-05-22	Issued for review
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CLIENT
Branthaven McCraney Inc.
MUNICIPALITY
Town of Oakville

PROJECT
Proposed Retirement Residence
1105 McCraney Street East
Oakville

MUNICIPAL FILE NUMBER

SHEET
Layout and Materials
- Landscape Plan

adesso design inc.
landscape architecture

218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
1.905.526.8876
www.adessodesigninc.ca

IRRIGATION NOTES:

- The contractor is to design and install an irrigation plan to efficiently irrigate all planting beds shown on plan. Plumbing and electrical work shall conform to the prevailing codes, and unless specified otherwise, the construction of the sprinkler system shall include the furnishing, installing and testing of all irrigation equipment, along with the restoration of the site to its original condition.
- The design and layout is to be approved by the landscape architect and/or contract administrator.
- The irrigation system will provide complete and appropriate coverage of the turf and planting areas shown on the drawings. Sprinklers are to direct water away from roads, sidewalks, driveways and buildings. The entire system shall be guaranteed to be complete and function perfectly in every detail for a period of one year from the date of its acceptance.
- All work shall be carried out in accordance with by-laws and codes having jurisdiction over site location.
- It is the responsibility of the plan user to inform themselves of the exact location of all underground and overhead utilities and structures before commencing the work.
- All spray heads shall have pressure regulating devices.
- The client shall be responsible for the supply and installation of a 2" backflow preventer to the local plumbing code inside of the utility room.
- Mechanical Contractor to provide a 2" size water source complete with stub at the point of connection.
- Irrigation design is based on a static water pressure of 65 psi at the point of connection.

LANDSCAPE NOTES:

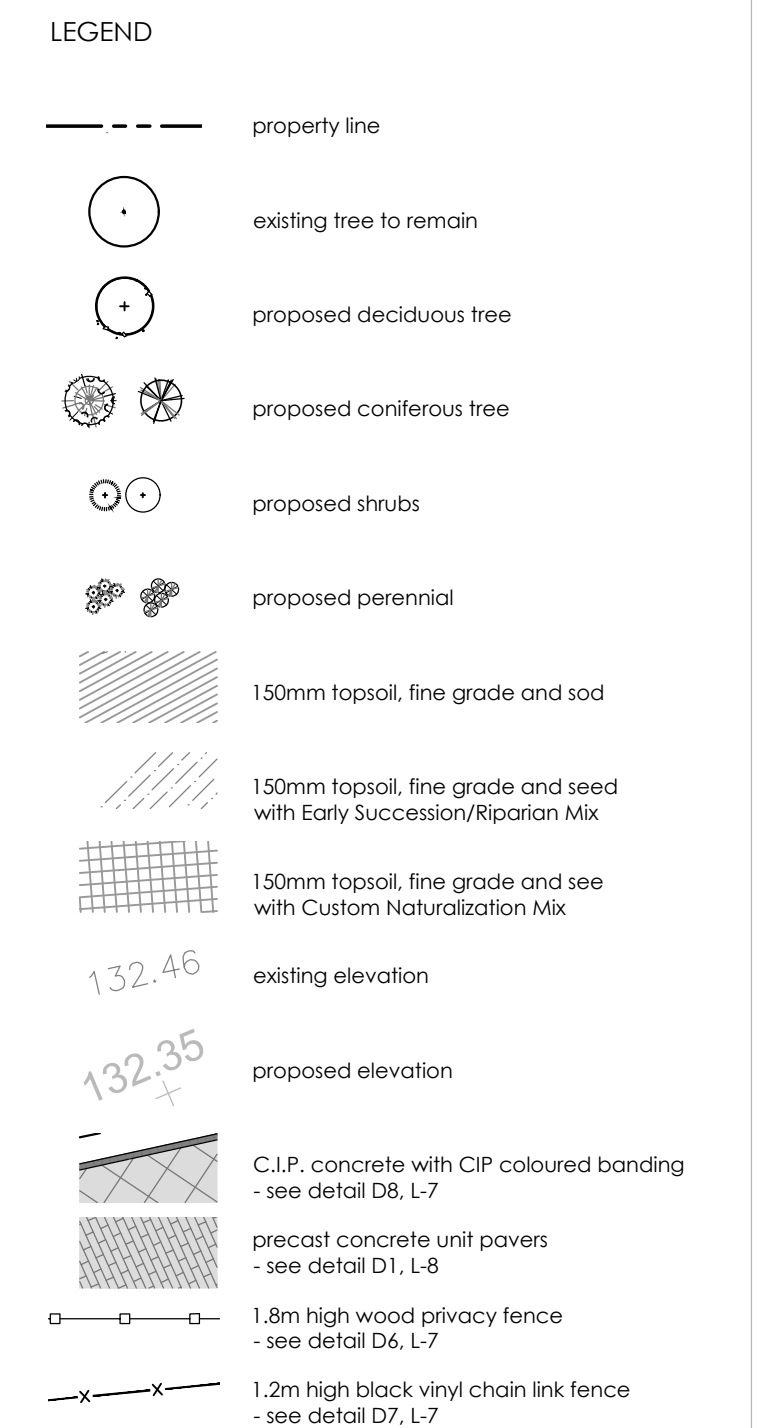
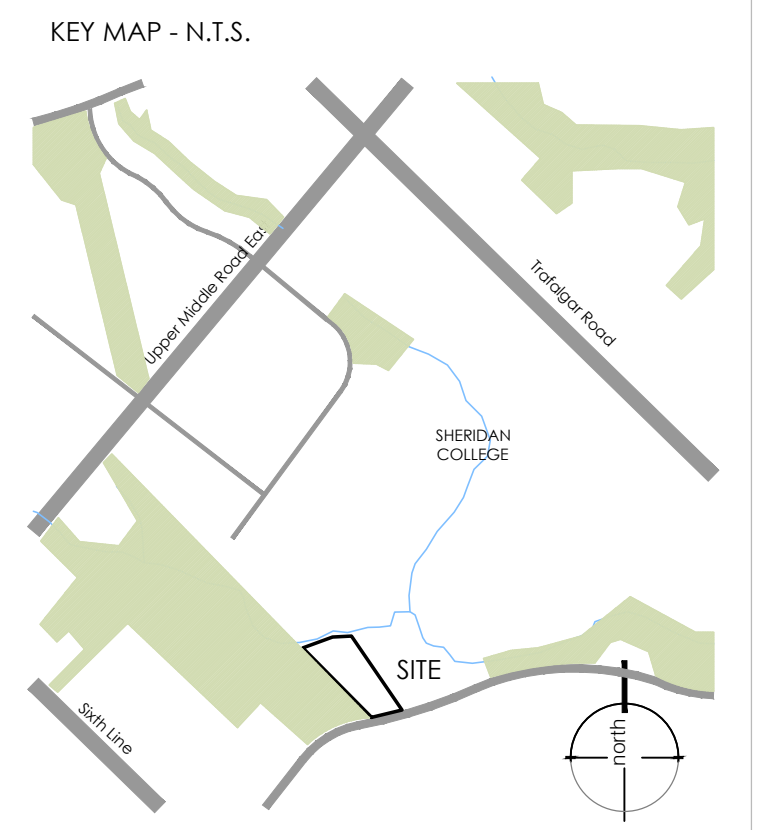
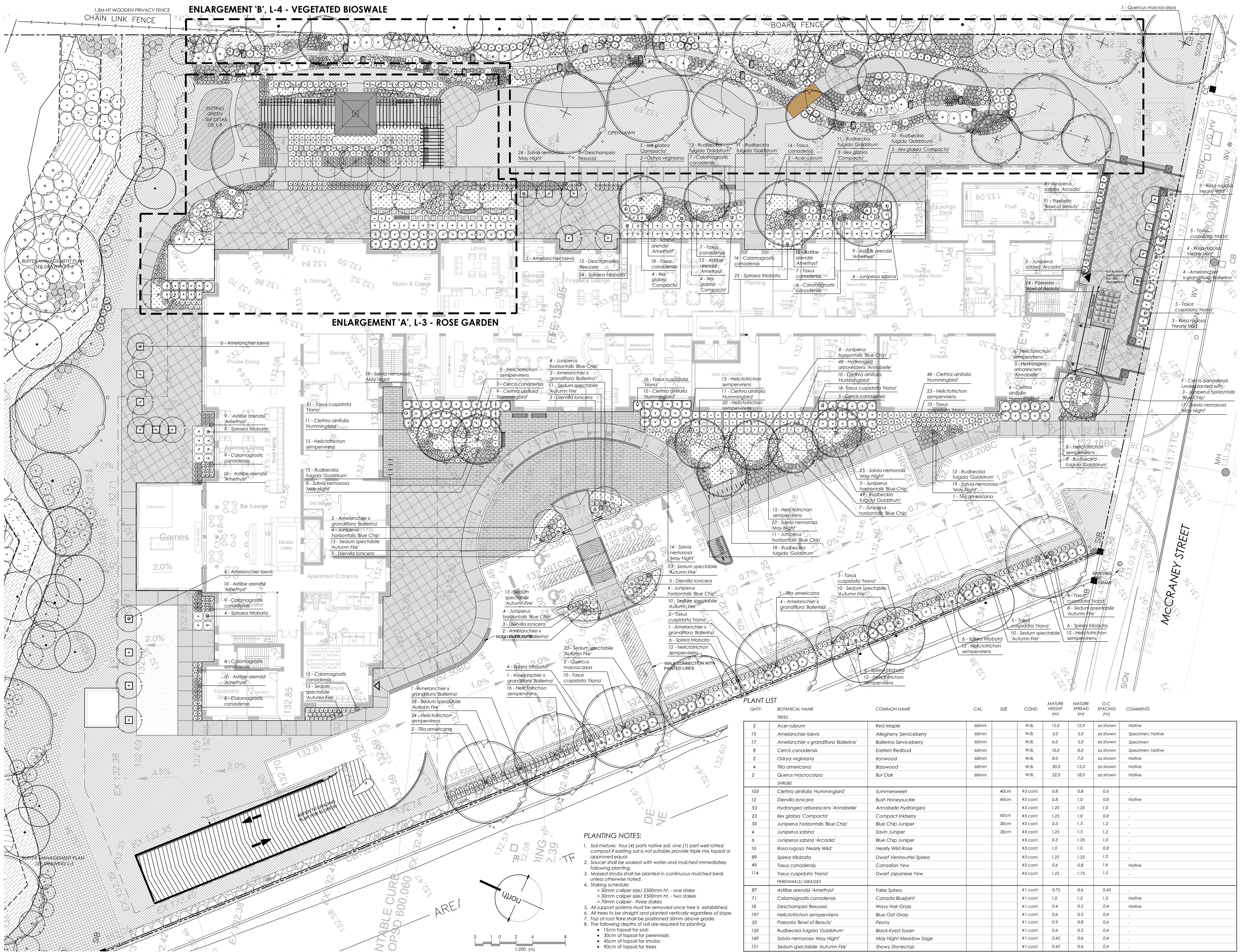
- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
- The design and layout is to be approved by the landscape architect and/or contract administrator.
- Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.
- All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as "Canada Red" or "Gro-Bark" mulch, or approved equivalent.
- Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
- Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.

ON SITE SNOW STORAGE

DRIVEWAY, PARKING & ASSOCIATED WALKWAYS	1792.94m ²	15%
Total Hardscape (m ²)	1792.94m ²	15%
Required Snow Storage in Softscape (m ²)	268.94m ²	15.03%
Provided Snow Storage in Softscape (m ²)	269.57m ²	15.03%

- ALL SNOW STORAGE AREAS ARE MIN. 3.0m AWAY FROM ANY TREE
- PLANT MATERIAL ADJACENT TO SNOW STORAGE AREAS SELECTED TO TOLERANT SALT AND WINTER CONDITIONS.

FILED: Project File: 19-003, 2019-05-22, 2019-07-10, 2019-10-18, 2020-01-15, 2020-08-20. Client: Branthaven McCraney Inc. Project: Proposed Retirement Residence, 1105 McCraney Street East, Oakville, ON. Designer: adesso design inc. Landscape Architect. Date: 2020-08-20. Scale: 1:1000. Project No: 19-003. Drawing No: L-1. Project Name: Proposed Retirement Residence - Landscape Plan. Project Address: 1105 McCraney Street East, Oakville, ON. Project Contact: Branthaven McCraney Inc. Project Phone: 905-526-8876. Project Email: branthaven@branthaven.com. Project Website: www.branthaven.com. Project Status: Issued for submission. Project Stage: Final Design. Project Phase: Construction Preparation. Project Location: 1105 McCraney Street East, Oakville, ON. Project Area: 1105 McCraney Street East, Oakville, ON. Project Size: 1105 McCraney Street East, Oakville, ON. Project Type: Retirement Residence. Project Description: Proposed Retirement Residence, 1105 McCraney Street East, Oakville, ON. Project Details: 1105 McCraney Street East, Oakville, ON. Project Notes: 1105 McCraney Street East, Oakville, ON. Project References: 1105 McCraney Street East, Oakville, ON. Project Sources: 1105 McCraney Street East, Oakville, ON. Project Credits: 1105 McCraney Street East, Oakville, ON. Project Acknowledgments: 1105 McCraney Street East, Oakville, ON. Project Disclaimers: 1105 McCraney Street East, Oakville, ON. Project Warranties: 1105 McCraney Street East, Oakville, ON. Project Limitations: 1105 McCraney Street East, Oakville, ON. Project Exclusions: 1105 McCraney Street East, Oakville, ON. Project Assumptions: 1105 McCraney Street East, Oakville, ON. Project Dependencies: 1105 McCraney Street East, Oakville, ON. Project Risks: 1105 McCraney Street East, Oakville, ON. Project Opportunities: 1105 McCraney Street East, Oakville, ON. Project Challenges: 1105 McCraney Street East, Oakville, ON. Project Solutions: 1105 McCraney Street East, Oakville, ON. Project Outcomes: 1105 McCraney Street East, Oakville, ON. Project Impacts: 1105 McCraney Street East, Oakville, ON. Project Benefits: 1105 McCraney Street East, Oakville, ON. Project Costs: 1105 McCraney Street East, Oakville, ON. Project Revenue: 1105 McCraney Street East, Oakville, ON. Project Profit: 1105 McCraney Street East, Oakville, ON. Project Loss: 1105 McCraney Street East, Oakville, ON. Project Break-Even: 1105 McCraney Street East, Oakville, ON. Project ROI: 1105 McCraney Street East, Oakville, ON. Project NPV: 1105 McCraney Street East, Oakville, ON. Project IRR: 1105 McCraney Street East, Oakville, ON. Project Payback: 1105 McCraney Street East, Oakville, ON. Project Sensitivity: 1105 McCraney Street East, Oakville, ON. Project Scenario: 1105 McCraney Street East, Oakville, ON. Project Assumptions: 1105 McCraney Street East, Oakville, ON. Project Dependencies: 1105 McCraney Street East, Oakville, ON. Project Risks: 1105 McCraney Street East, Oakville, ON. Project Opportunities: 1105 McCraney Street East, Oakville, ON. Project Challenges: 1105 McCraney Street East, Oakville, ON. Project Solutions: 1105 McCraney Street East, Oakville, ON. Project Outcomes: 1105 McCraney Street East, Oakville, ON. Project Impacts: 1105 McCraney Street East, Oakville, ON. Project Benefits: 1105 McCraney Street East, Oakville, ON. Project Costs: 1105 McCraney Street East, Oakville, ON. Project Revenue: 1105 McCraney Street East, Oakville, ON. Project Profit: 1105 McCraney Street East, Oakville, ON. Project Loss: 1105 McCraney Street East, Oakville, ON. Project Break-Even: 1105 McCraney Street East, Oakville, ON. Project ROI: 1105 McCraney Street East, Oakville, ON. Project NPV: 1105 McCraney Street East, Oakville, ON. Project IRR: 1105 McCraney Street East, Oakville, ON. Project Payback: 1105 McCraney Street East, Oakville, ON. Project Sensitivity: 1105 McCraney Street East, Oakville, ON. Project Scenario: 1105 McCraney Street East, Oakville, ON.



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MUNICIPALITY
 Town of Oakville

PROJECT
 Proposed Retirement Residence
 1105 McCraney Street East
 Oakville

MUNICIPAL FILE NUMBER

SHEET
 Planting Plan
 - Landscape Plan

adesso design inc.
 landscape architecture

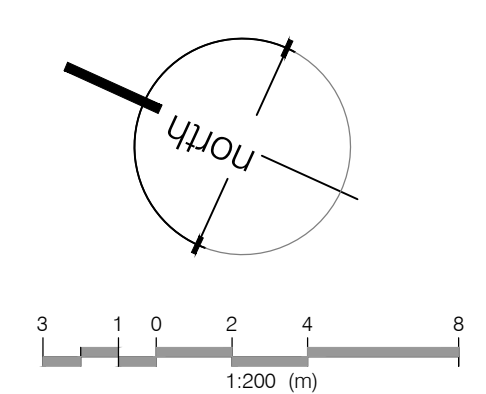
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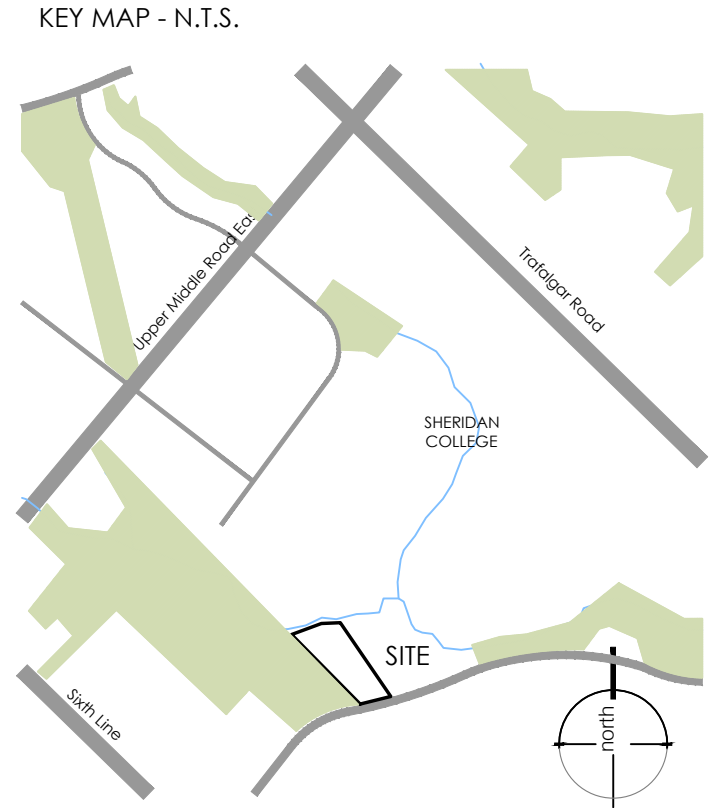
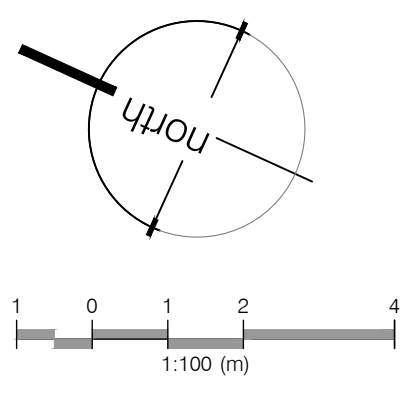
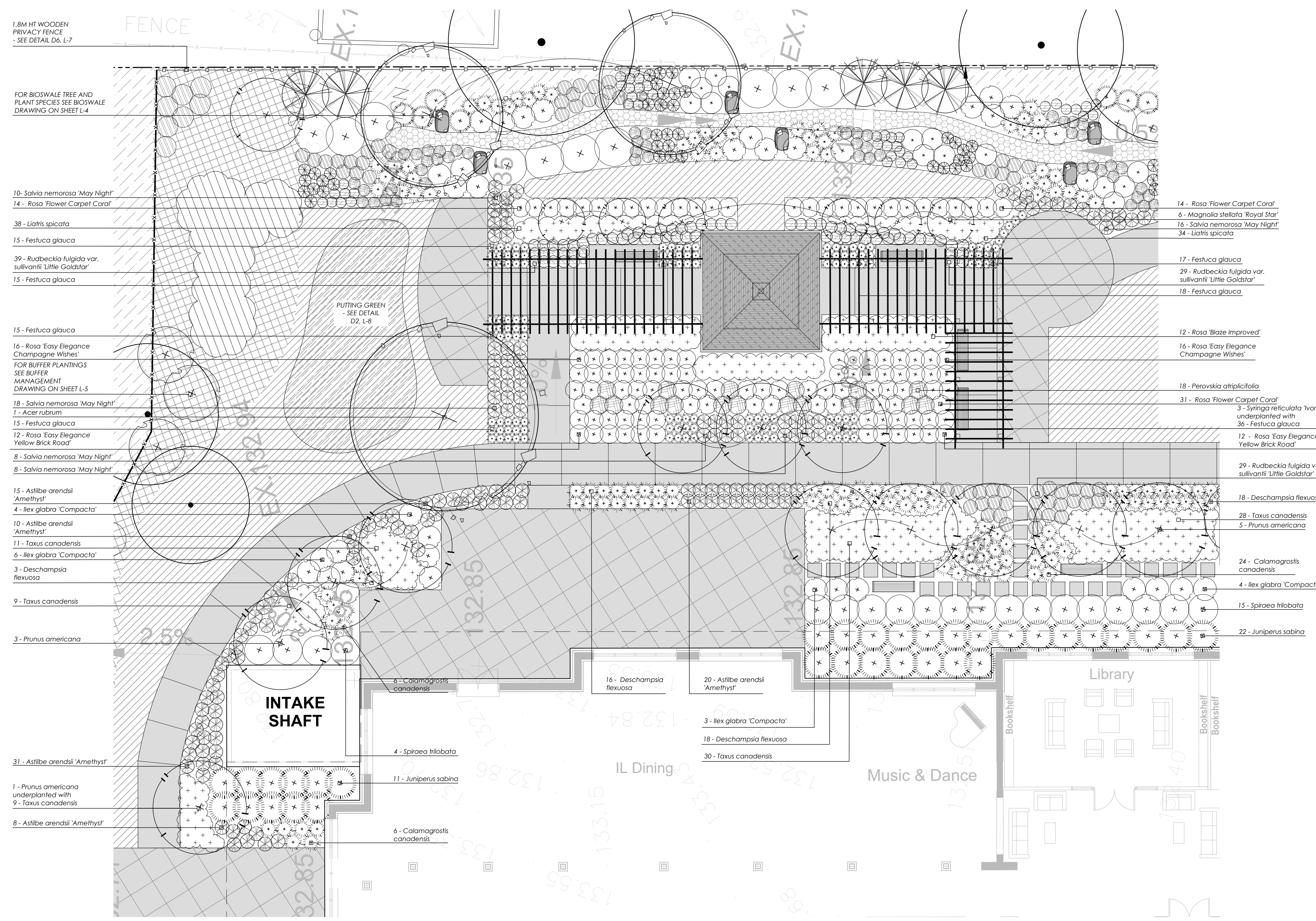
PLANT LIST

QNTY.	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS
2	Acer rubrum	Red Maple	60mm		W.B.	15.0	12.0	as shown	Native
15	Amelanchier laevis	Allegheny Serviceberry	60mm		W.B.	5.0	5.0	as shown	Specimen: Native
17	Amelanchier x grandiflora 'Ballarina'	Ballarina Serviceberry	60mm		W.B.	6.0	5.0	as shown	Specimen
8	Cercis canadensis	Eastern Redbud	60mm		W.B.	10.0	8.0	as shown	Specimen: Native
2	Ostrya virginiana	Ironwood	60mm		W.B.	8.0	7.0	as shown	Native
4	Tilia americana	Basswood	60mm		W.B.	20.0	15.0	as shown	Native
2	Quercus macrocarpa	Bur Oak	60mm		W.B.	22.0	18.0	as shown	Native
SHRUBS									
103	Clethra alnifolia 'Hummingbird'	Summersweet	40cm		#3 cont.	0.8	0.8	0.6	
12	Diervilla lonicera	Bush Honeysuckle	40cm		#3 cont.	0.8	1.0	0.8	Native
53	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	40cm		#1 cont.	1.25	1.25	1.0	
23	Ilex glabra 'Compacta'	Compact Inkberry	60cm		#3 cont.	1.25	1.0	0.8	
50	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	30cm		#3 cont.	0.3	1.5	1.2	
4	Juniperus sabinia	Savin Juniper	30cm		#3 cont.	1.25	1.5	1.2	
6	Juniperus sabinia 'Arcadia'	Blue Chip Juniper	30cm		#3 cont.	0.3	1.25	1.0	
10	Rosa rugosa 'Nearly Wild'	Nearly Wild Rose	30cm		#3 cont.	1.0	1.0	0.8	
89	Spiraea trilobata	Dwarf Venhouffei Spiraea	30cm		#3 cont.	1.25	1.25	1.0	
46	Taxus canadensis	Canadian Yew	30cm		#3 cont.	0.6	0.8	1.6	Native
114	Taxus cuspidata 'Nana'	Dwarf Japanese Yew	30cm		#3 cont.	1.25	1.75	1.5	
PERENNIALS/ GRASSES									
87	Astilbe arendii 'Amethyst'	False Spirea	#1 cont.		0.75	0.6	0.45		
71	Calamagrostis canadensis	Canada Bluejoint	#1 cont.		1.0	1.2	1.0		Native
18	Deschampsia flexuosa	Wavy Hair Grass	#1 cont.		0.4	0.5	0.4		Native
197	Helictotrichon sempervirens	Woody Hair Grass	#1 cont.		0.6	0.5	0.4		
35	Paenonia 'Bowl of Beauty'	Peony	#1 cont.		0.9	0.8	0.6		
150	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 cont.		0.6	0.5	0.4		
149	Salvia nemorosa 'May Night'	May Night Meadow Sage	#1 cont.		0.45	0.6	0.4		
151	Sedum spectabile 'Autumn Fire'	Showy Stonecrop	#1 cont.		0.45	0.6	0.4		

PLANTING NOTES:

- Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide triple mix topsoil or approved equivalent.
- Saucer shall be soaked with water and mulched immediately following planting.
- Matted shrubs shall be planted in continuous mulched beds unless otherwise noted.
- Staking schedule:
 - < 30mm caliper size/ 2500mm ht. - one stake
 - > 30mm caliper size/ 2500mm ht. - two stakes
 - > 70mm caliper - three stakes
- All support systems must be removed once tree is established.
- All trees to be straight and planted vertically regardless of slope.
- Top of root flare shall be positioned 50mm above grade.
- The following depths of soil are required for planting:
 - 15cm topsoil for sod;
 - 30cm of topsoil for perennials;
 - 45cm of topsoil for shrubs;
 - 90cm of topsoil for trees





LEGEND

- property line
- existing tree to remain
- ⊙ proposed deciduous tree
- ⊗ proposed coniferous tree
- ⊘ proposed shrubs
- ⊙ proposed perennials
- ▨ 150mm topsoil, fine grade and sod
- ▨ 150mm topsoil, fine grade and seed with Early Succession/Riparian Mix
- ▨ 150mm topsoil, fine grade and seed with Custom Naturalization Mix
- 132.46 existing elevation
- 132.13 proposed elevation
- 1.8m high wood privacy fence - see detail D6, L-7

ENLARGEMENT 'A' - Rose Garden
SCALE 1:100

PLANT LIST

QNTY.	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS
TREES									
1	Acer rubrum	Red Maple	60mm		W.B.	15.0	12.0	as shown	Native
9	Prunus americana	American Plum		125cm	#5 cont.	8.0	5.0	as shown	Specimen: Native
3	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	60mm		W.B.	8.0	6.0	as shown	Specimen
SHRUBS									
17	Ilex glabra 'Compacta'	Compact Inkberry	60cm		#3 cont.	1.25	1.0	0.8	.
33	Juniperus sabina	Savin Juniper	30cm		#3 cont.	1.25	1.25	1.0	.
6	Magnolia stellata 'Royal Star' (multi-stem)	Royal Star Magnolia (multi-stem)	150cm		W.B.	5.0	3.0	as shown	Specimen: White: Multi-Stem
12	Rosa 'Blaze Improved'	Blaze Improved Rose			#3 cont.	3.0	2.0	as shown	Climbing: Red
32	Rosa 'Easy Elegance Champagne Wishes'	Champagne Wishes Rose			#3 cont.	1.25	1.0	0.8	White
24	Rosa 'Easy Elegance Yellow Brick Road'	Yellow Brick Road Rose			#3 cont.	0.8	0.8	0.6	Yellow
59	Rosa 'Flower Carpet Coral'	Coral Carpet Rose			#3 cont.	0.8	1.0	0.8	Pink
19	Spiraea trilobata	Dwarf Vanhouttei Spirea	40cm		#3 cont.	1.25	1.25	1.0	White
87	Taxus canadensis	Canadian Yew			#3 cont.	0.6	1.0	0.8	Native
PERENNIALS/ GRASSES									
77	Astilbe arendsi 'Amethyst'	False Spirea			#1 cont.	0.9	0.6	0.4	Purple
36	Calamagrostis canadensis	Canada Bluejoint			#1 cont.	1.5	1.2	1.0	Native
55	Deschampsia flexuosa	Wavy Hair Grass			#1 cont.	1.0	0.5	0.3	.
131	Festuca glauca	Blue Fescue			#1 cont.	0.35	0.3	0.15	.
72	Liatris spicata	Dense blazing Star			#1 cont.	0.5	0.45	0.25	Native: Purple
18	Perovskia atriplicifolia	Russian Sage			#1 cont.	0.95	0.9	0.7	.
97	Rudbeckia fulgida var. sullivanti 'Little Goldstar'	Black-Eyed Susan			#1 cont.	0.35	0.5	0.3	Yellow
60	Salvia nemorosa 'May Night'	May Night Meadow Sage			#2 cont.	0.45	0.6	0.4	Purple

PLANTING NOTES:

- Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide triple mix topsoil or approved equal.
- Saucer shall be soaked with water and mulched immediately following planting.
- Matted shrubs shall be planted in continuous mulched beds unless otherwise noted.
- Staking schedule:
 - < 30mm caliper size/ 2500mm ht. - one stake
 - > 30mm caliper size/ 2500mm ht. - two stakes
 - > 70mm caliper - three stakes
- All support systems must be removed once tree is established.
- All trees to be staked and planted vertically regardless of slope.
- Top of root flare shall be positioned 50mm above grade.
- The following depths of soil are required for planting:
 - 15cm topsoil for sod;
 - 30cm of topsoil for perennials;
 - 45cm of topsoil for shrubs;
 - 90cm of topsoil for trees

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MUNICIPALITY
Town of Oakville

PROJECT
Proposed Retirement Residence
20 McCraney Street East

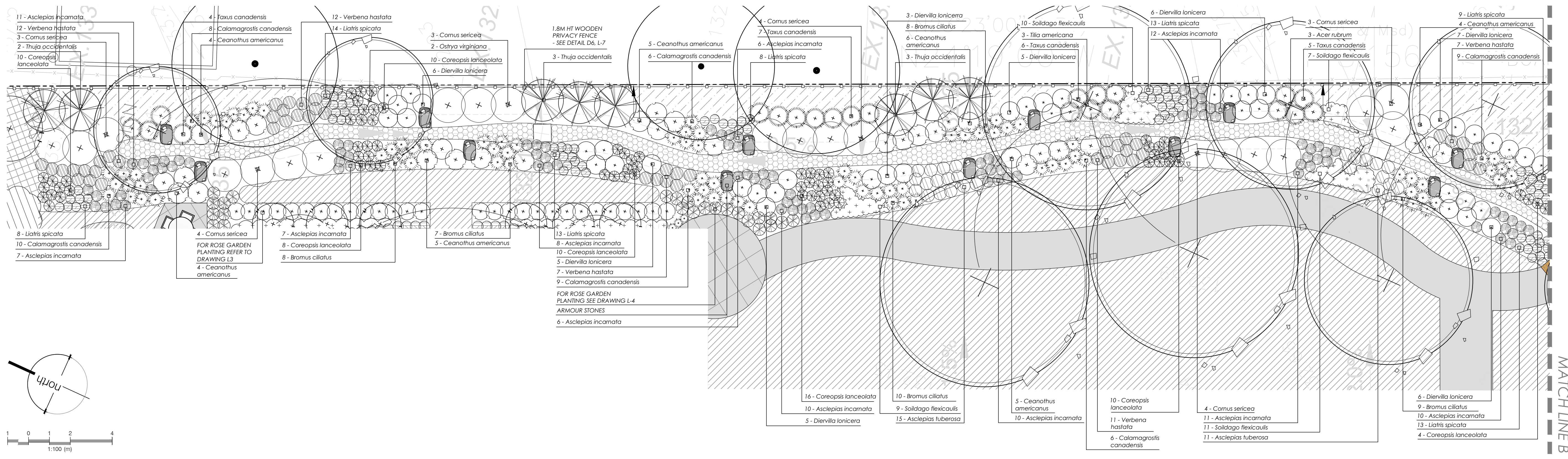
MUNICIPAL FILE NUMBER

SHEET
Enlargement 'A'
- Rose Garden

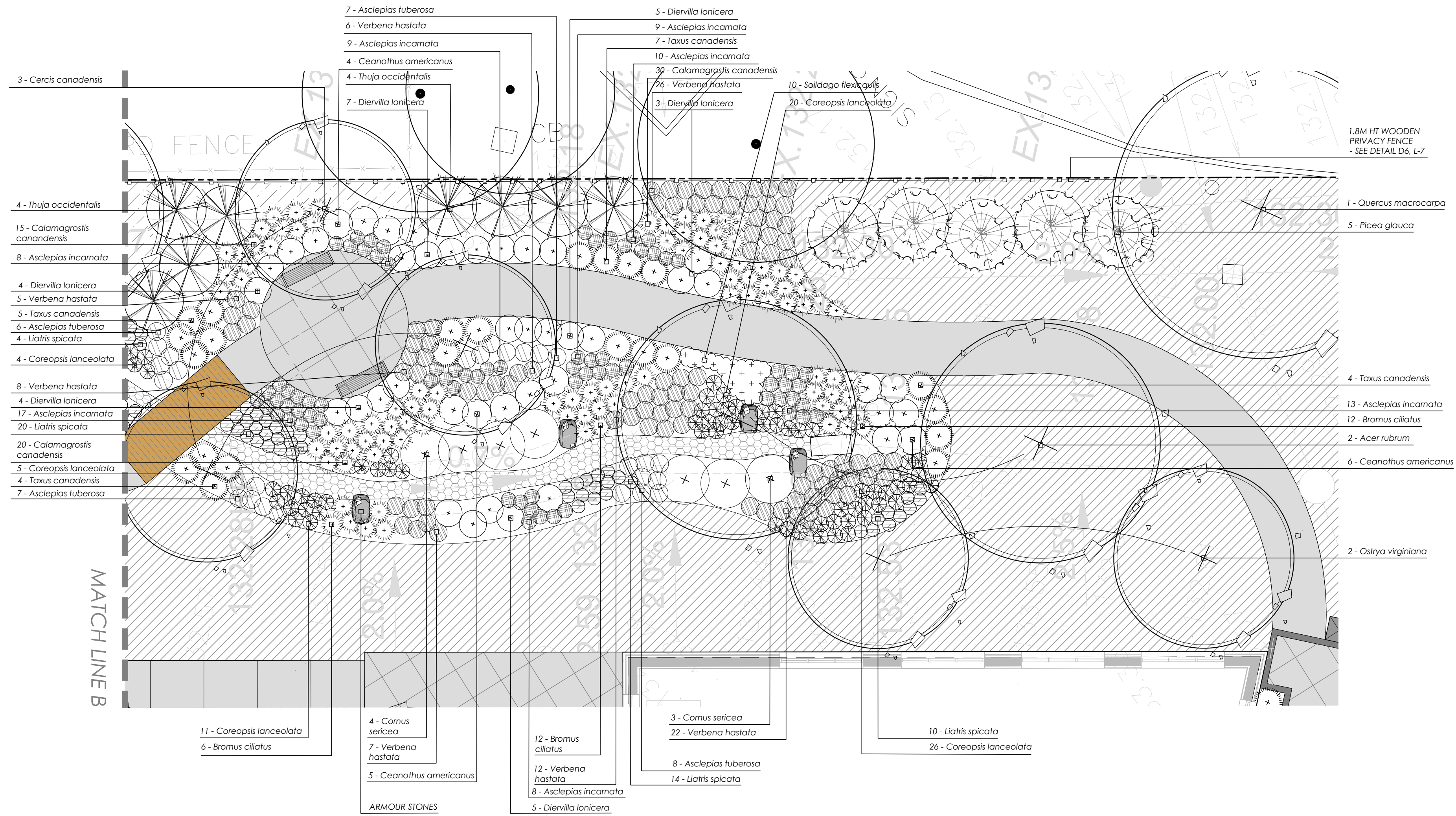
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adesso design inc.
landscape architecture

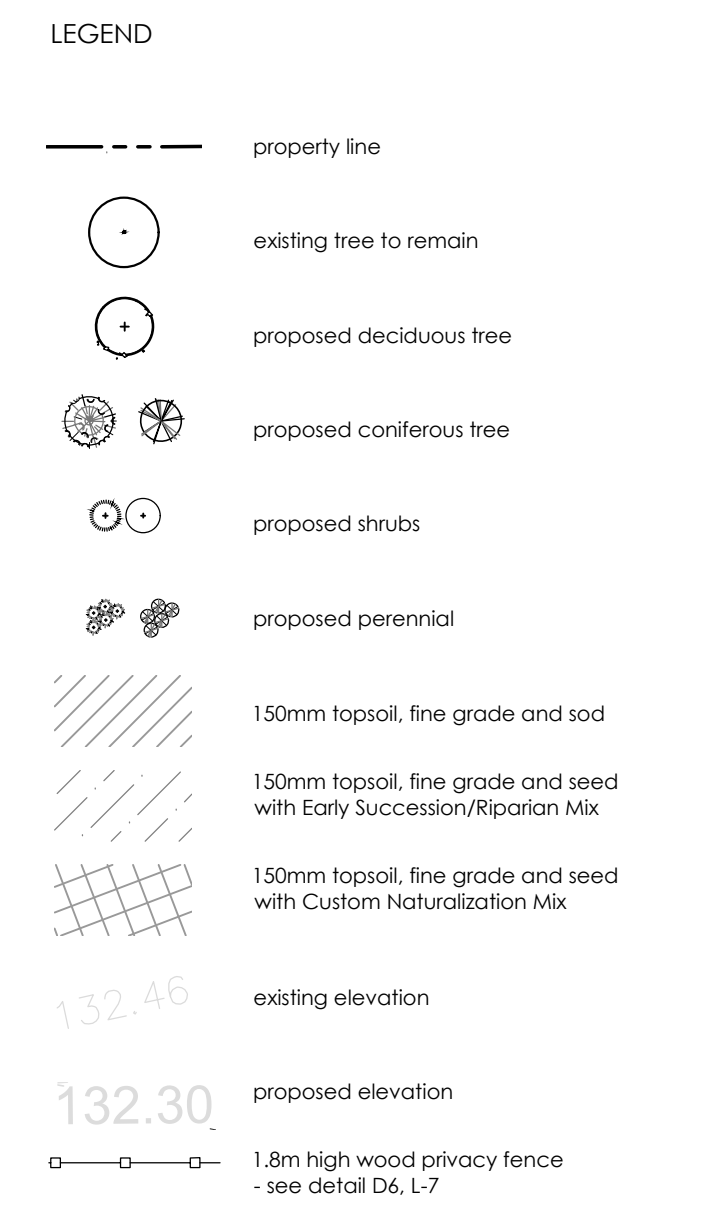
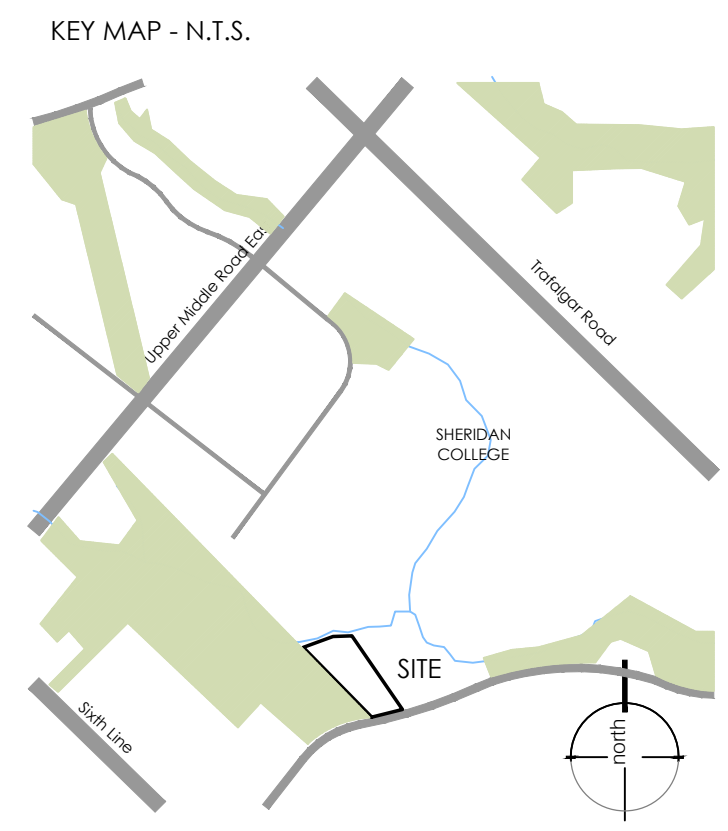
218 Locke Street South, 2nd Floor
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1. 905.526.8876
www.adessodesigninc.ca



ENLARGEMENT 'B' - Vegetated Bioswale
SCALE 1:100



ENLARGEMENT 'B' - Vegetated Bioswale
SCALE 1:100



PLANT LIST

QNTY.	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS
TREES									
5	Acer rubrum	Red Maple	60mm		W.B.	15.0	12.0	as shown	Native
3	Cercis canadensis	Eastern Redbud	60mm		W.B.	8.0	7.0	as shown	Specimen; Native
16	Thuja occidentalis	Eastern White Cedar		125cm	W.B.	10.0	4.0	as shown	Native
3	Tilia americana	Basswood	60mm		W.B.	20.0	13.0	as shown	Native
4	Ostrya virginiana	Ironwood	60mm		W.B.	10.0	7.0	as shown	Native
5	Picea glauca	White Spruce		125cm	W.B.	20.0	6.0	as shown	Native
1	Quercus macrocarpa	Bur Oak	60mm		W.B.	18.0	13.0	as shown	Native
SHRUBS									
48	Ceanothus americanus	New Jersey Tea			#3 cont.	1.25	1.0	0.8	Native
28	Cornus sericea	Red Osier Dogwood			#3 cont.	1.75	2.0	1.8	Native
75	Diervilla lonicera	Bush Honeysuckle			#3 cont.	0.8	1.0	0.8	Native
42	Taxus canadensis	Canadian Yew			#3 cont.	0.6	1.0	0.8	Native
PERENNIALS/ GRAZES									
172	Asclepias incarnata	Swamp Milkweed			#1 cont.	1.0	0.6	0.45	Native; Pink
54	Asclepias tuberosa	Butterfly Milkweed			#1 cont.	0.6	0.3	0.15	Native; Orange
72	Bromus ciliatus	Fringed Brome			#1 cont.	0.9	0.45	0.25	Native
113	Calamagrostis canadensis	Canada Bluejoint			#1 cont.	1.0	0.8	0.6	Native
134	Coreopsis lanceolata	Lance-leaved Tickseed			#1 cont.	0.6	0.3	0.15	Native; Yellow
126	Liatris spicata	Dense Blazing Star			#1 cont.	0.5	0.45	0.25	Native; Purple
47	Solidago flexicaulis	Zigzag Goldenrod			#1 cont.	0.9	0.6	0.45	Native; Yellow
140	Verbena hastata	Blue Vervain			#1 cont.	1.25	0.6	0.45	Native; Purple

PLANTING NOTES:

- Soil mixture: four (4) parts native soil, one (1) part well rotted compost if existing soil is not suitable provide triple mix topsoil or approved equal.
- Saucer shall be soaked with water and mulched immediately following planting.
- Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.
- Staking schedule:
 - < 30mm caliper size/ 2500mm ht. - one stake
 - > 30mm caliper size/ 2500mm ht. - two stakes
 - > 70mm caliper - three stakes
- All support systems must be removed once tree is established.
- All trees to be straight and planted vertically regardless of slope.
- Top of root flare shall be positioned 50mm above grade.
- The following depths of soil are required for planting:
 - 15cm topsoil for sods
 - 30cm of topsoil for perennials;
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 - 90cm of topsoil for trees

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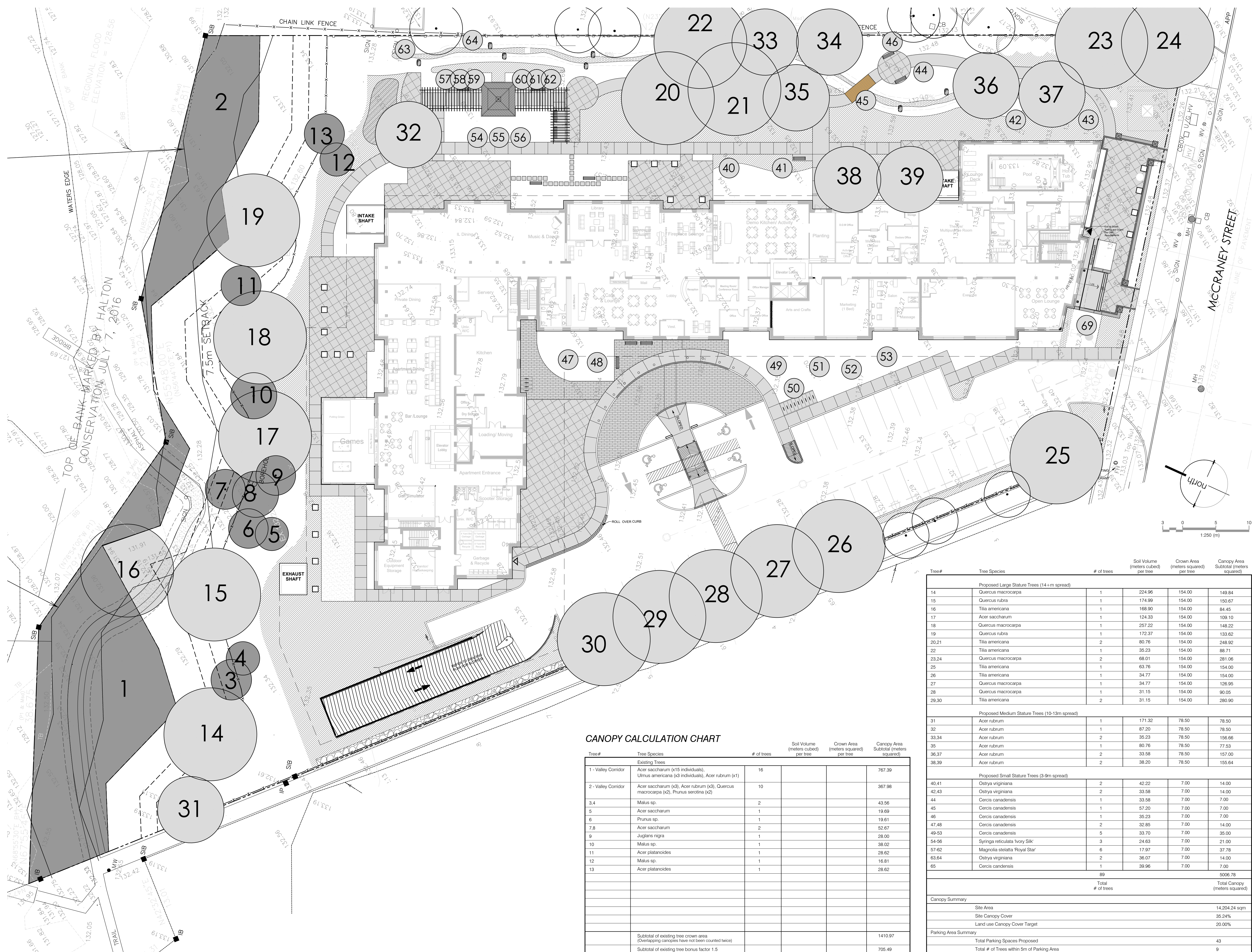
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SHEET
Enlargement 'B'
- Vegetated Bioswale

L-4

adesso design inc.
landscape architecture

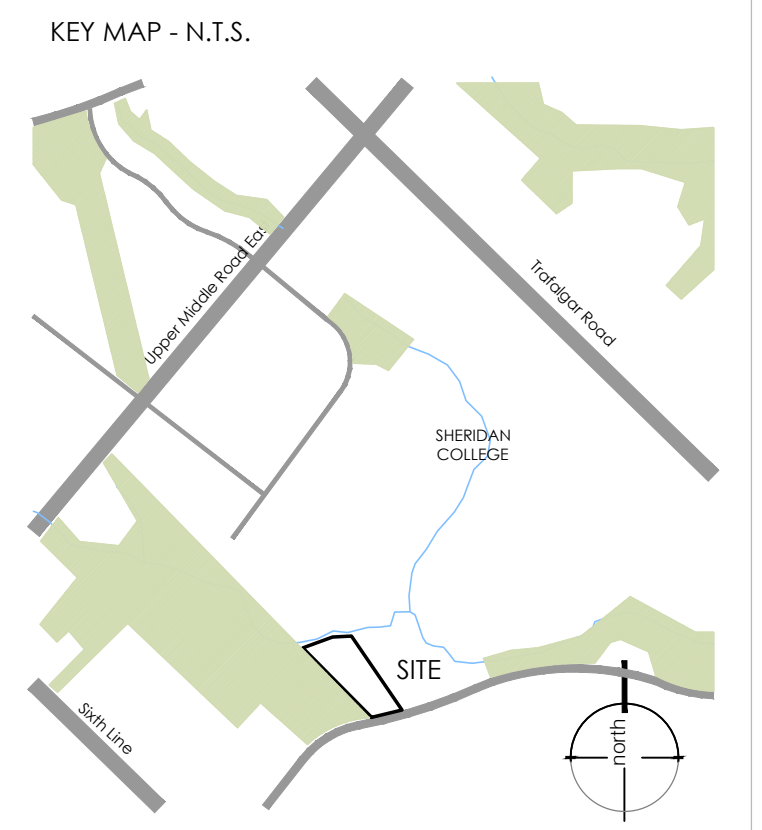
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CANOPY CALCULATION CHART

Tree#	Tree Species	# of trees	Soil Volume (meters cubed) per tree	Crown Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
Existing Trees					
1- Valley Corridor	Acer saccharum (x15 individuals), Ulmus americana (x3 individuals), Acer rubrum (x1)	16			767.39
2- Valley Corridor	Acer saccharum (x3), Acer rubrum (x3), Quercus macrocarpa (x2), Prunus serotina (x2)	10			367.98
3,4	Malus sp.	2			43.56
5	Acer saccharum	1			19.69
6	Prunus sp.	1			19.61
7,8	Acer saccharum	2			52.67
9	Juglans nigra	1			28.00
10	Malus sp.	1			38.02
11	Acer platanoides	1			28.62
12	Malus sp.	1			16.81
13	Acer platanoides	1			28.62
Subtotal of existing tree crown area (Overlapping canopies have not been counted twice)					1410.97
Subtotal of existing tree bonus factor 1.5					705.49

Tree#	Tree Species	# of trees	Soil Volume (meters cubed) per tree	Crown Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
Proposed Large Stature Trees (14+m spread)					
14	Quercus macrocarpa	1	224.96	154.00	149.84
15	Quercus rubra	1	174.99	154.00	150.67
16	Tilia americana	1	168.90	154.00	84.45
17	Acer saccharum	1	124.33	154.00	109.10
18	Quercus macrocarpa	1	257.22	154.00	148.22
19	Quercus rubra	1	172.37	154.00	133.62
20,21	Tilia americana	2	80.76	154.00	248.92
22	Tilia americana	1	35.23	154.00	88.71
23,24	Quercus macrocarpa	2	68.01	154.00	281.06
25	Tilia americana	1	63.76	154.00	154.00
26	Tilia americana	1	34.77	154.00	154.00
27	Quercus macrocarpa	1	34.77	154.00	126.95
28	Quercus macrocarpa	1	31.15	154.00	90.05
29,30	Tilia americana	2	31.15	154.00	280.90
Proposed Medium Stature Trees (10-13m spread)					
31	Acer rubrum	1	171.32	78.50	78.50
32	Acer rubrum	1	87.20	78.50	78.50
33,34	Acer rubrum	2	35.23	78.50	156.66
35	Acer rubrum	1	80.76	78.50	77.53
36,37	Acer rubrum	2	33.58	78.50	157.00
38,39	Acer rubrum	2	38.20	78.50	155.64
Proposed Small Stature Trees (3-9m spread)					
40,41	Ostrya virginiana	2	42.22	7.00	14.00
42,43	Ostrya virginiana	2	33.58	7.00	14.00
44	Cercis canadensis	1	33.58	7.00	7.00
45	Cercis canadensis	1	57.20	7.00	7.00
46	Cercis canadensis	1	35.23	7.00	7.00
47,48	Cercis canadensis	2	32.85	7.00	14.00
49-53	Cercis canadensis	5	33.70	7.00	35.00
54-56	Syringa reticulata 'Ivory Silk'	3	24.63	7.00	21.00
57-62	Magnolia stellata 'Royal Star'	6	17.97	7.00	37.78
63,64	Ostrya virginiana	2	36.07	7.00	14.00
65	Cercis canadensis	1	39.96	7.00	7.00
Total # of trees					69
Total Canopy (meters squared)					5006.78
Canopy Summary					
Site Area	14,204.24 sqm				
Site Canopy Cover	35.24%				
Land use Canopy Cover Target	20.00%				
Parking Area Summary					
Total Parking Spaces Proposed	43				
Total # of Trees within 5m of Parking Area	9				



- LEGEND**
- property line
 - existing vegetation to remain
 - existing tree onsite to remain (1.5 credited towards 20% tree canopy cover)
 - proposed large stature tree
 - proposed medium stature tree
 - proposed small stature tree
 - 150mm topsoil, fine grade and sod

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5	2020-08-20	Issued for submission



CLIENT
 Branthaven McCraney Inc.

MUNICIPALITY
 Town of Oakville

PROJECT
 Proposed Retirement Residence
 1105 McCraney Street East
 Oakville

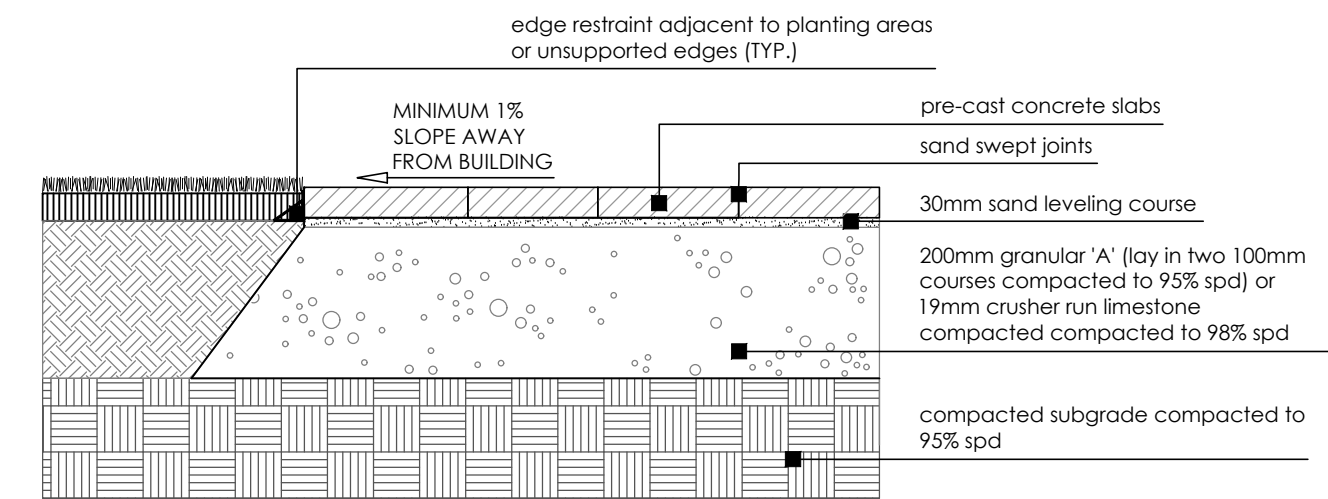
MUNICIPAL FILE NUMBER

SHEET
 Canopy Cover Plan

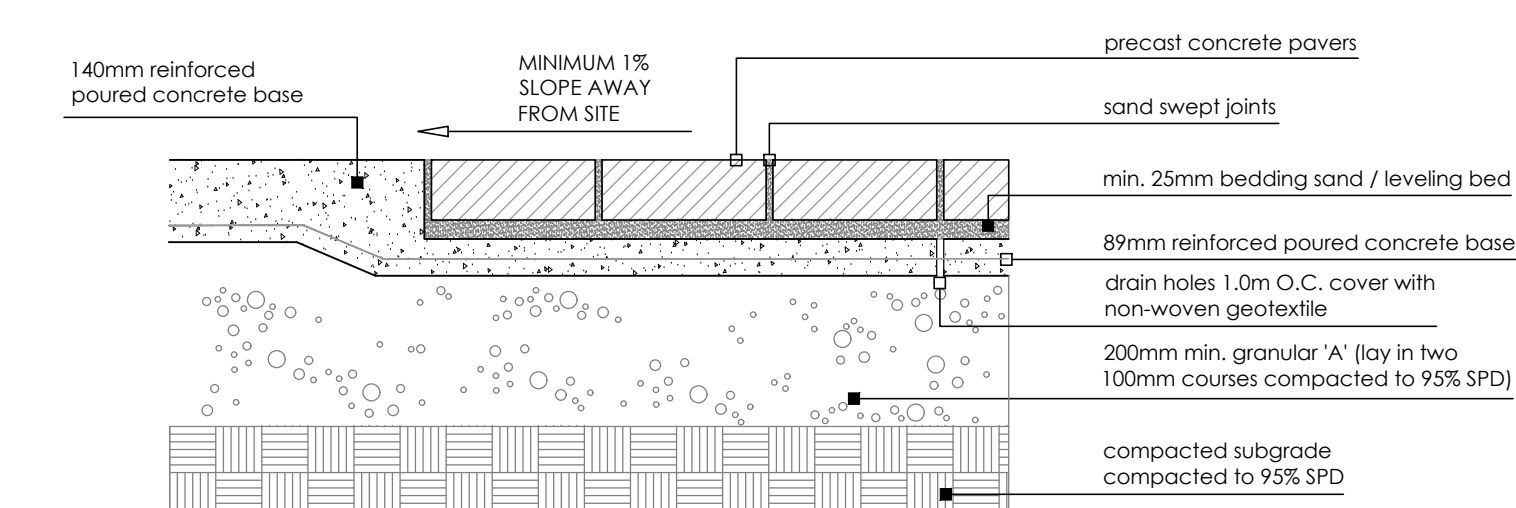
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 landscape architecture

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 t. 905.526.8876
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SECTION - DRY LAID



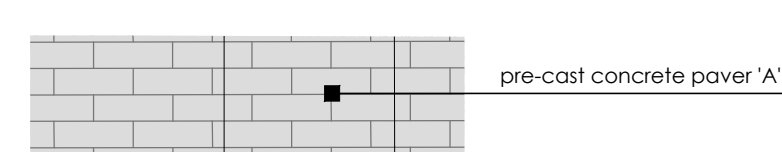
SECTION - ON CONCRETE BASE



NOTES:

- 1. Paver types are as follows (or approved equal):
2. Unit pavers are 100mm thick. Contractor to provide samples on site to be approved by Landscape Architect and/or Owner to be approved for vehicular application.

PLAN - RESIDENTIAL AMENITY



Precast Concrete Pavers

D 1

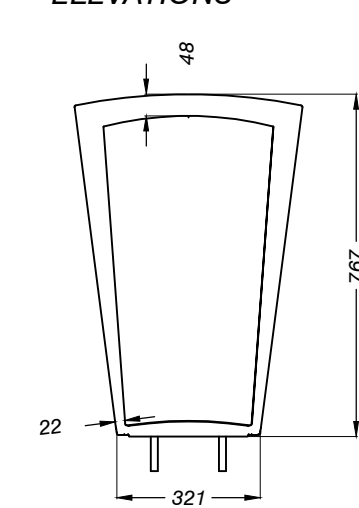
Putting Green



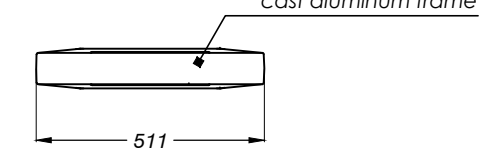
SCALE: NTS

D 2

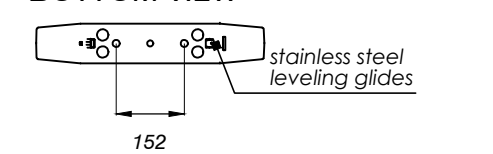
ELEVATIONS



PLAN



BOTTOM VIEW

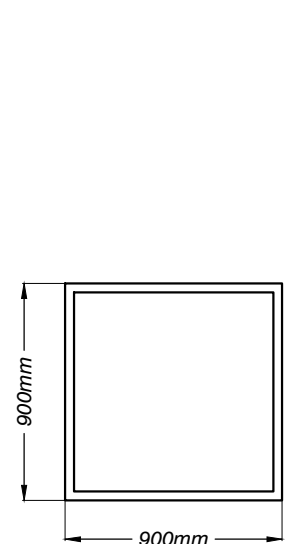


LANDSCAPE FORMS BIKE RACK - EMERSON
MATERIALS: Cast aluminum frame & cover plate, stainless steel leveling glides, finished with polyester powdercoat
COLOR: Metallic silver
UNITS: 13 units, see landscape plan for layout.

Emerson Bike Racks by Landscape Forms - approved equal

D 3

PLAN



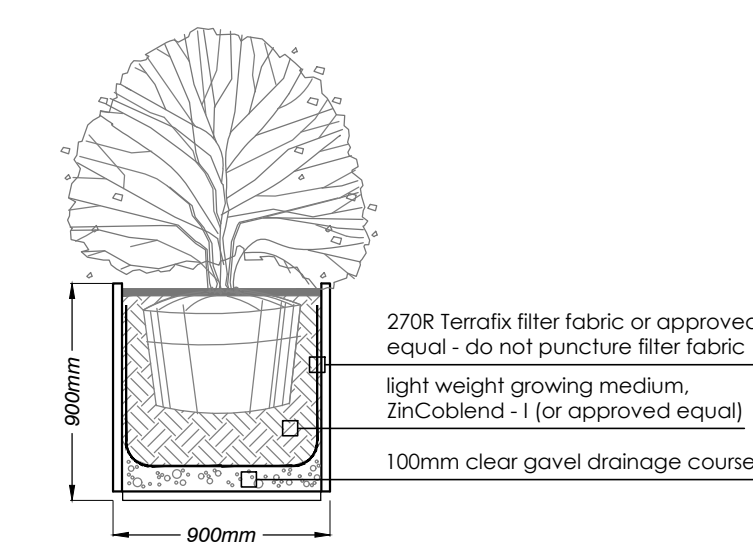
CUSTOM CUBE
DIMENSIONS: L35" x W35" x H35" (0.90m x 0.90m x 0.90m)
MATERIALS: Thick gauge galvanized steel
FINISH: All steel components are protected with the duplex protection process (powdercoat)

Metal Planters by Veradek - or approved equal

SCALE: NTS

D 4

SECTION



LARGE VEGEPOD

DIMENSIONS: L79" x W39" (2.0m x 1.0m)
MATERIALS: UV stabilised polypropylene (food safe-grade plastic) containers
INFORMATION: Thick gauge galvanized steel stands. Canopy protects plants from pests and harsh sun while letting rain and light in.

Metal Planters by Veradek - or approved equal

SCALE: NTS

D 5



Love Seats

Quantum Right and Left Arm Love Seats or Approved Equivalent
Model: H58102&3-K
Dimensions: 65"x35"x33"



Club Chair

Quantum Club Chair or Approved Equivalent
Model: H58101-K
Dimensions: 38"x34"x33"



Corner Love Seats

Quantum Corner Love Unit or Approved Equivalent
Model: H58105&6-K
Dimensions: 35"x35"x33"



End Table

Quantum Metal End Table or Approved Equivalent
Model: H58107
Dimensions: 34"x34"x12.5"H



Chaise Lounge

Model: H581674-CH
Dimensions: 79"x30"x13"H

Patio Furniture by Hauser - or approved equal

SCALE: NTS

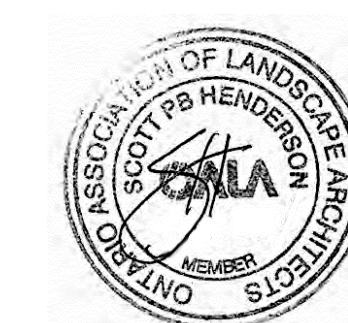
D 6

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REVISIONS/ SUBMISSIONS

Table with 3 columns: #, DATE, DESCRIPTION. Lists revisions from 1 to 5.

STAMP



CLIENT
Branthaven McCraney Inc.

MUNICIPALITY
Town of Oakville

PROJECT
Proposed Retirement Residence
1 105 McCraney Street East
Oakville

MUNICIPAL FILE NUMBER

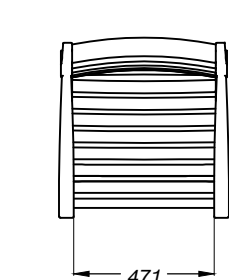
SHEET
Details

L-8

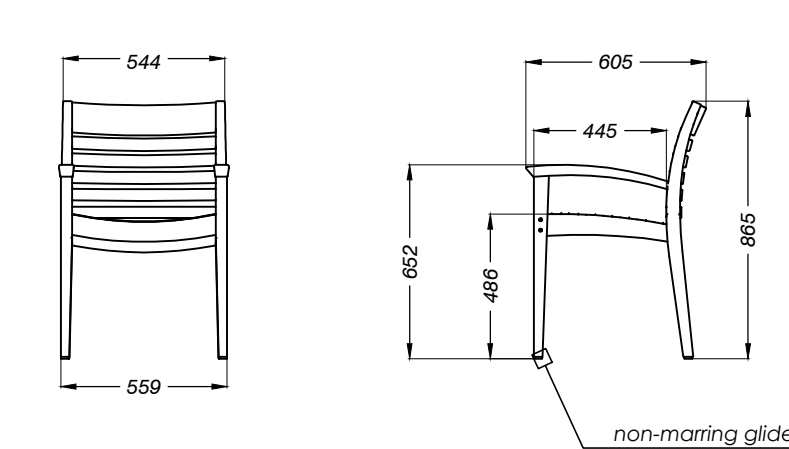
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PLAN



ELEVATION



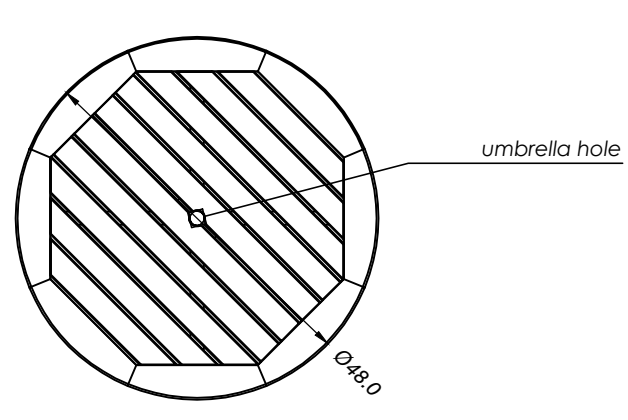
LANDSCAPE FORMS CHAIR - WELLSRING
MATERIALS: Teak Wood
COLOR: Natural Finish
UNITS: 116, see landscape plan for layout.

Drawing: WP569-02

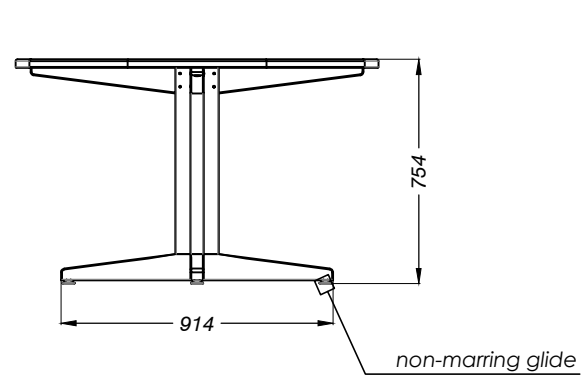
Wellspring Chair by Landscape Forms - or approved equal

D 7

PLAN



ELEVATION



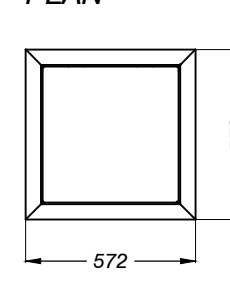
LANDSCAPE FORMS DINING TABLE - WELLSRING
MATERIALS: Teak Wood
COLOR: Natural Finish
UNITS: 31, see landscape plan for layout.

Drawing: WP568-01

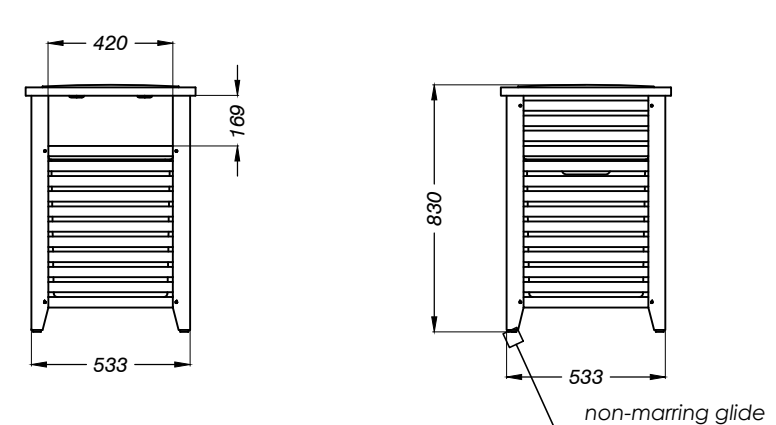
Wellspring Dining Table by Landscape Forms - or approved equal

D 8

PLAN



ELEVATION



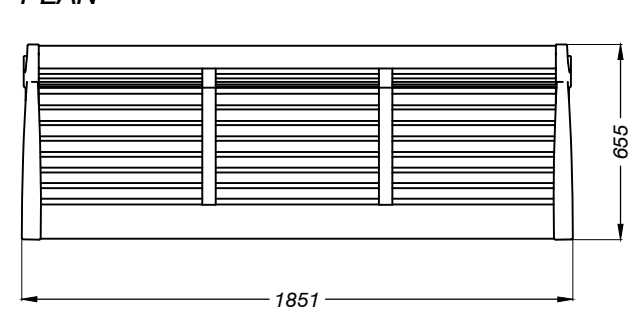
LANDSCAPE FORMS TRASH RECEPTACLE - WELLSRING
MATERIALS: Teak Wood, galvanized trash lid.
COLOR: Natural Finish
UNITS: 6, see landscape plan for layout.

Drawing: WP565-01

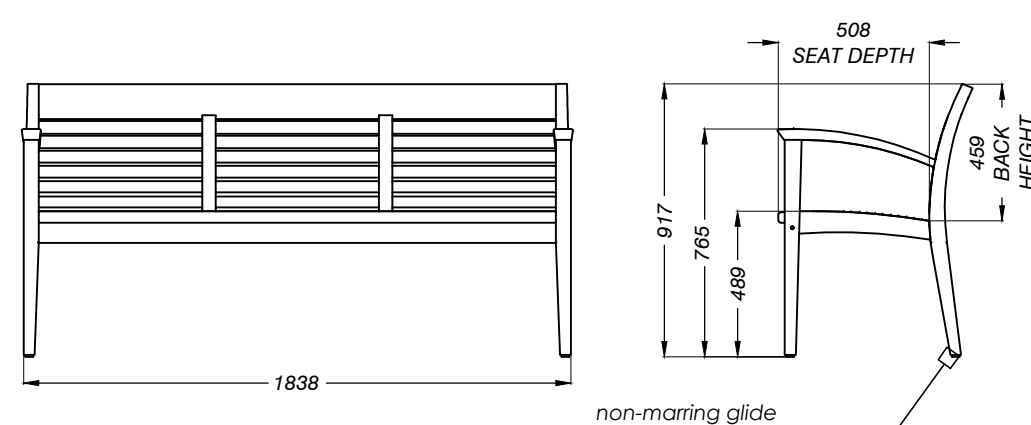
Wellspring Trash Receptacle by Landscape Forms - or approved equal

D 9

PLAN



ELEVATION



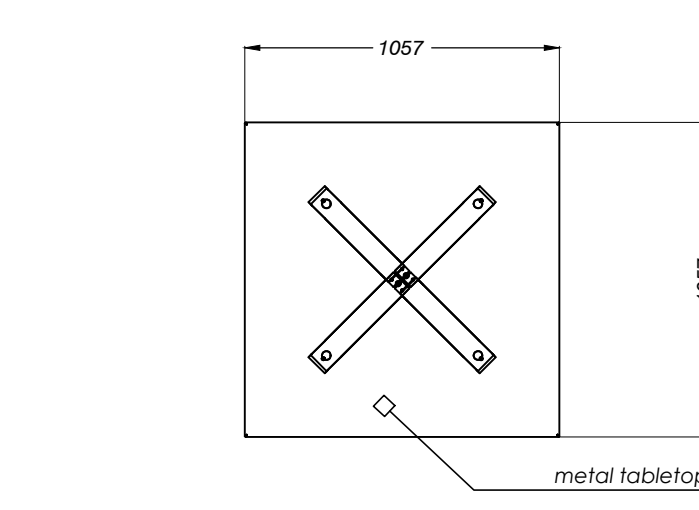
LANDSCAPE FORMS BENCH - WELLSRING
MATERIALS: Teak Wood
COLOR: Natural Finish
UNITS: 15, see landscape plan for layout.

Drawing: WP565-05

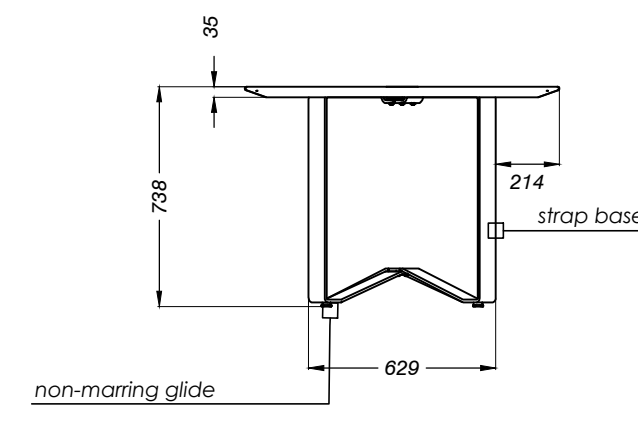
Wellspring Bench by Landscape Forms - or approved equal

D 10

PLAN



ELEVATION



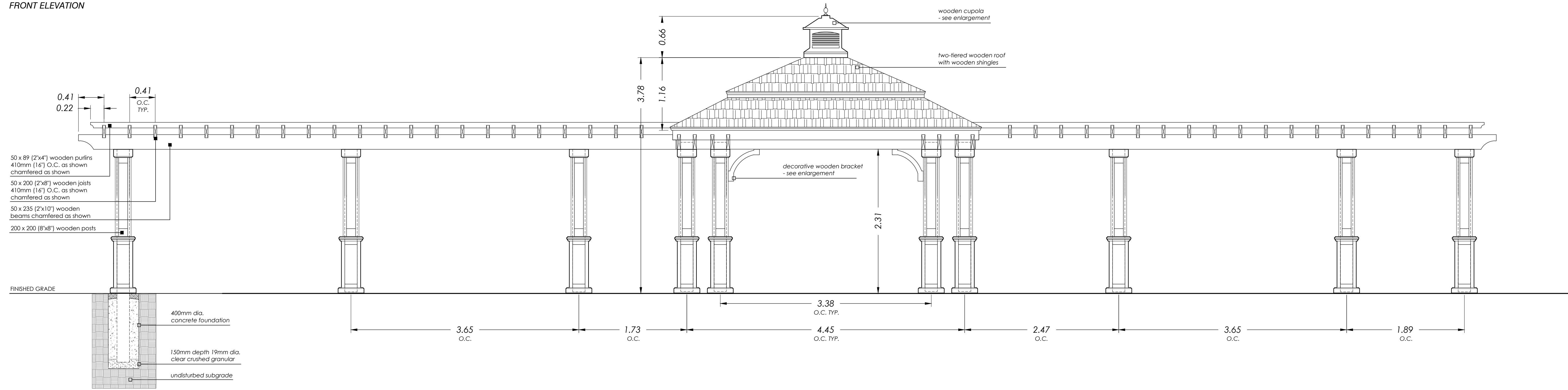
LANDSCAPE FORMS TABLE - WINDMARK
MATERIALS: Steel
COLOR: Natural Metal Finish
UNITS: 6, see landscape plan for layout.

Drawing: WM721-01

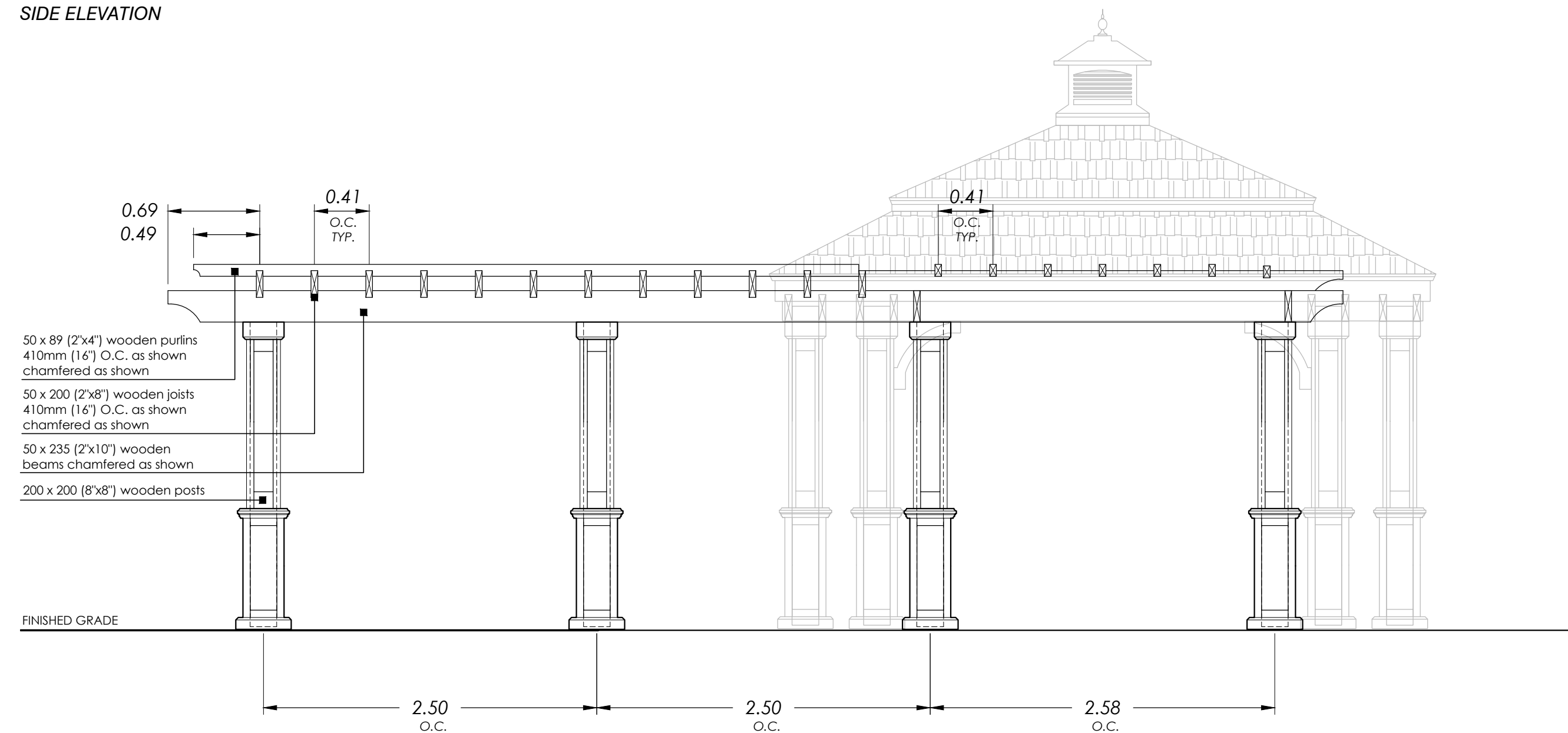
Windmark Table by Landscape Forms - or approved equal

D 11

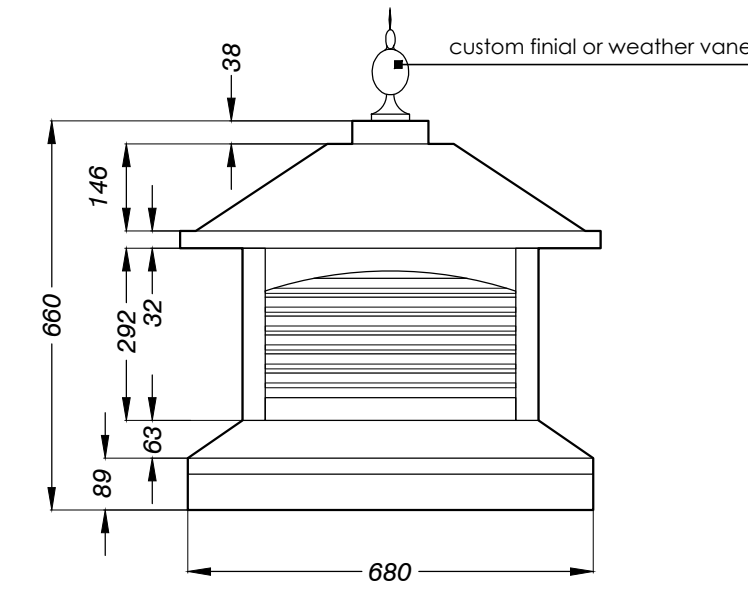
FRONT ELEVATION



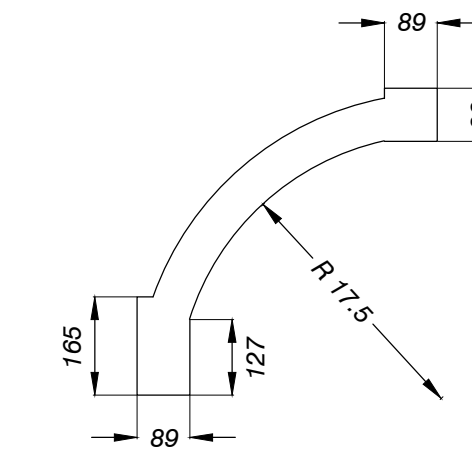
SIDE ELEVATION



CUPOLA ENLARGEMENT



BRACKET ENLARGEMENT



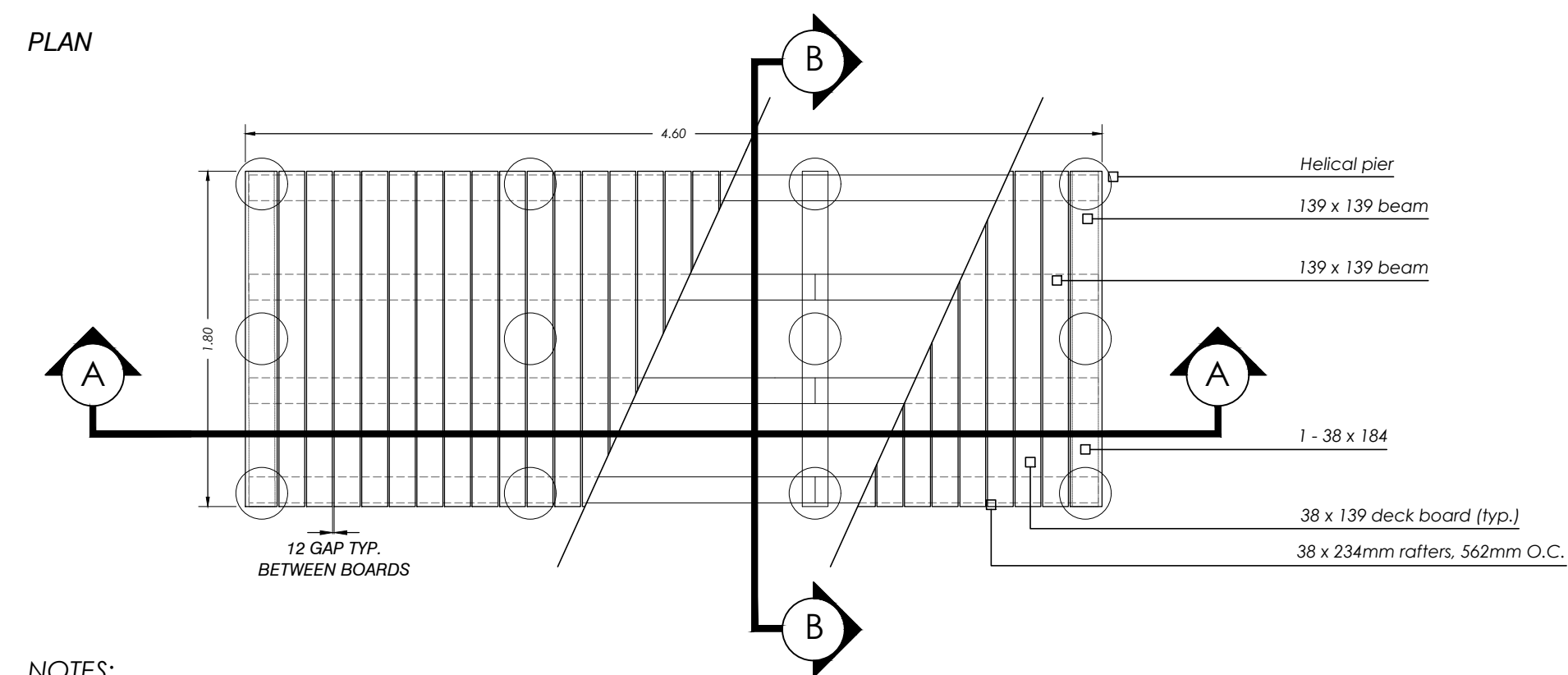
NOTES:

1. Drawing detail to be reviewed and approved by structural engineer prior to construction
2. All materials, components and workmanship to conform to building and local by-laws.
3. All wood to be clear western red cedar (or approved equal) and selected mainly for good appearance. All members shall be free of wane and bark pockets. All ton grain shall be eliminated by sanding and planning.
4. Stained to be approved by landscape architect
5. All wood to bear lumber grading stamp.
6. All fasteners shall have exterior grade finishes suitable for use with clear western red cedar.
7. All galvanizing to be hot dipped in conformance to CSA standard C164.
8. Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
9. Concrete to have minimum compressive strength of 25 Mpa @ 28 days with 5-7% air entrainment.
10. Contractor to provide shop drawings for owner's review prior to construction.

Sunshelter and Trellis Feature

SCALE: NTS

PLAN



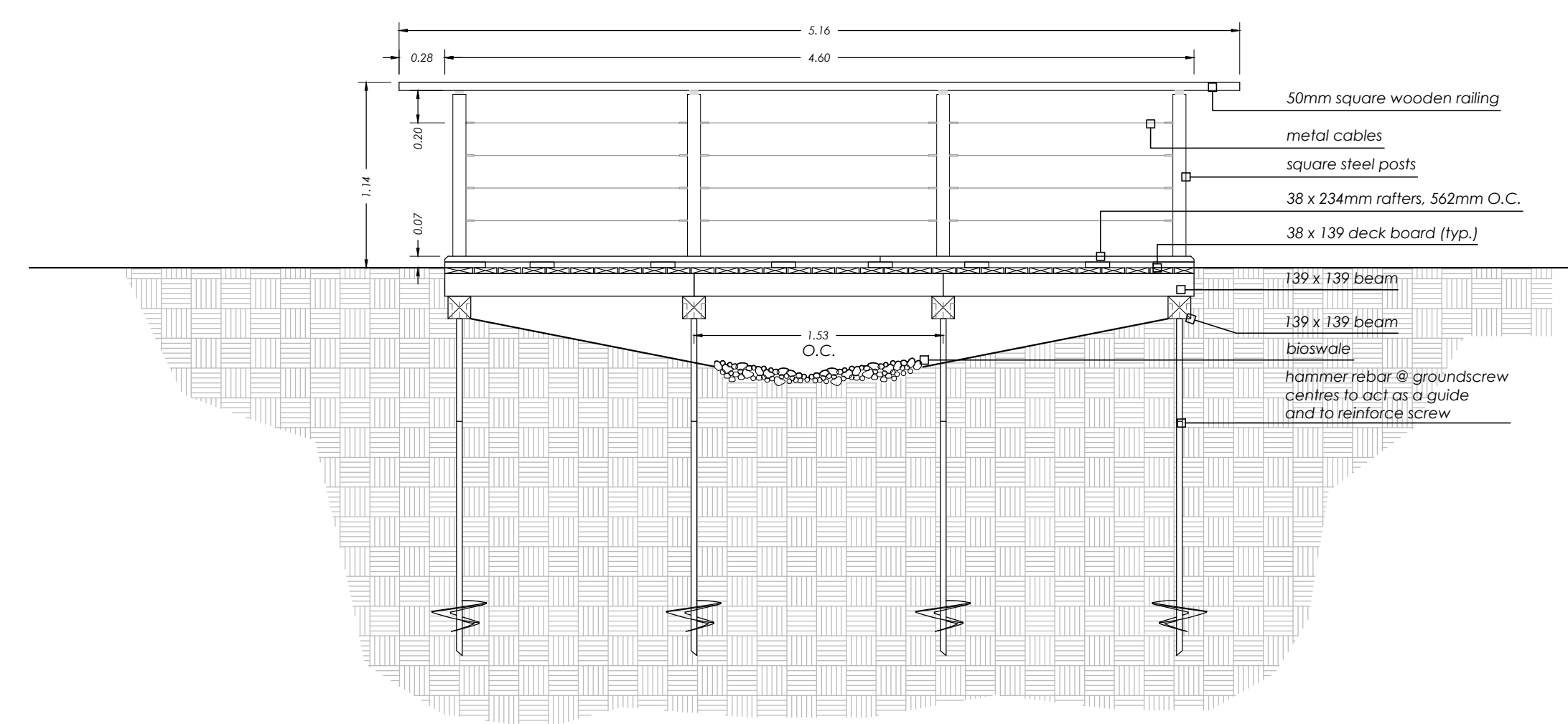
NOTES:

1. All materials, components and workmanship to conform to building and local by-laws.
2. All wood to be Pressure Treated (Spruce, Pine, Fir) selected mainly for good appearance all members shall be free of wane and bark pockets. All ton grain shall be eliminated by sanding and planning. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.
3. All cuts and holes that expose untreated wood should be liberally brush-coated with two applications of an end-cut preservative (copper naphthenate in ground contact or zinc naphthenate above ground) before the wood is installed. Follow manufacturer's recommendations re: the application of suitable preservatives.
4. All wood to bear lumber grading stamp.
5. All fasteners shall have exterior grade finishes suitable for use with Pressure Treated lumber. Stainless steel, galvanized, zinc - dipped or ceramic-coated wood/deck screws are acceptable.
6. All galvanizing to be hot dipped in conformance to CSA standard C164.
7. Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
8. Lumber sizes are actual sizes rather than nominal sizes.
9. Concrete to have minimum compressive strength of 25 Mpa @ 28 days with 5-7% air entrainment.
10. See landscape plan for bridge location.
11. Contractor to provide shop drawings to owner for approval prior to construction.

Wooden Bridge

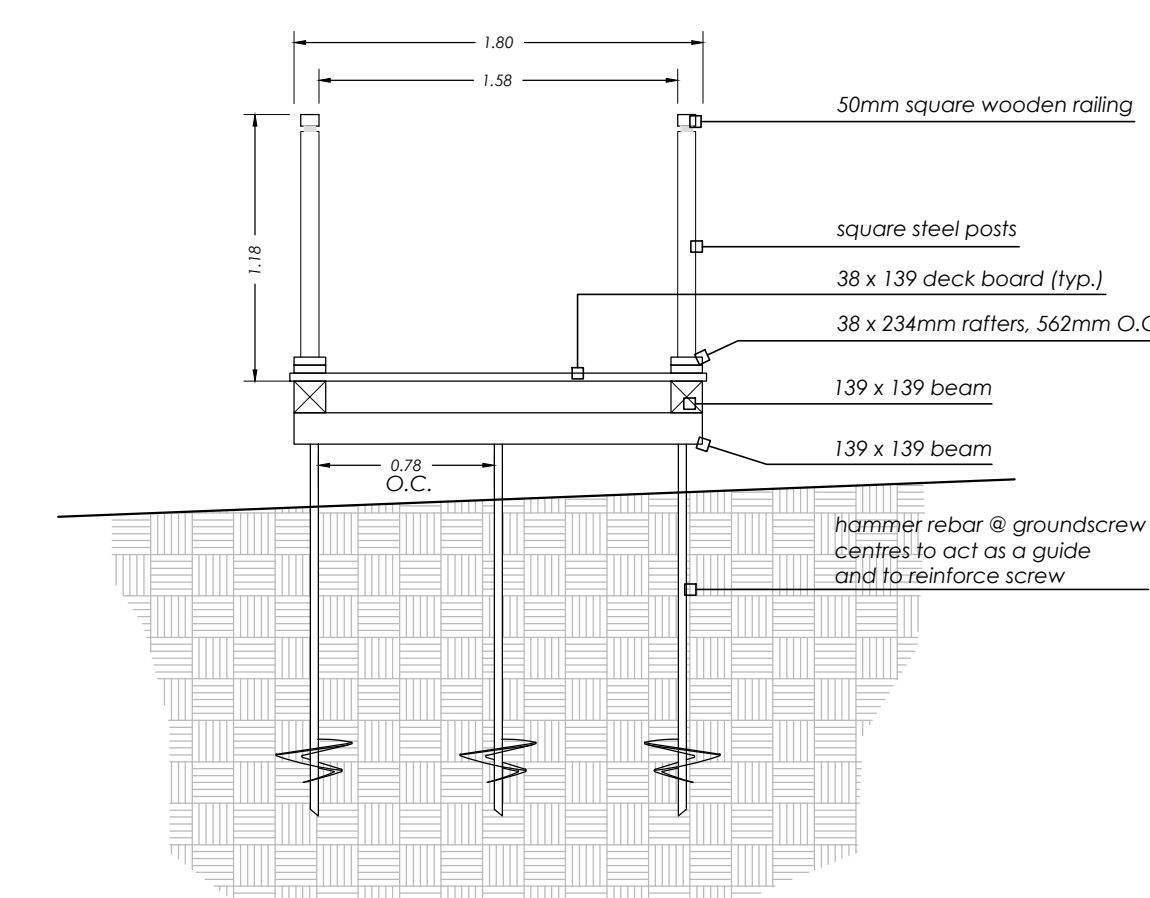
SCALE: NTS

SECTION A-A



NOTE:
Detail to be reviewed and certified by Structural Engineer prior to construction.

SECTION B-B



D
1

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1 105 McCraney Street East
Oakville

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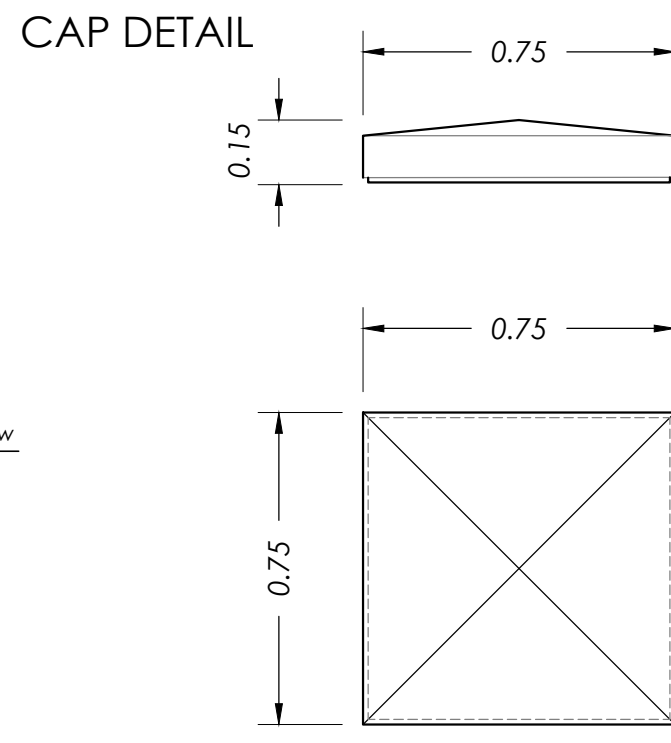
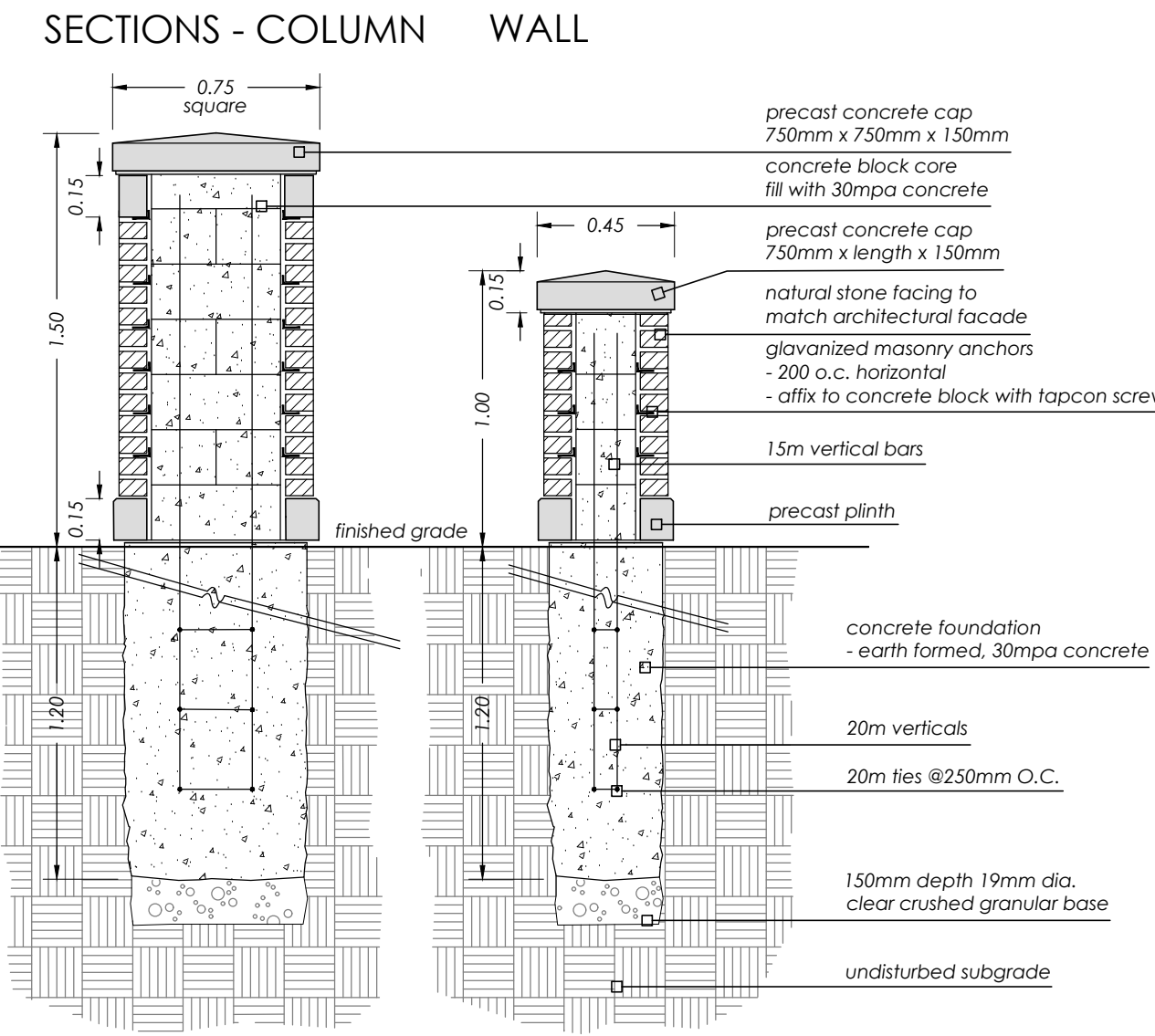
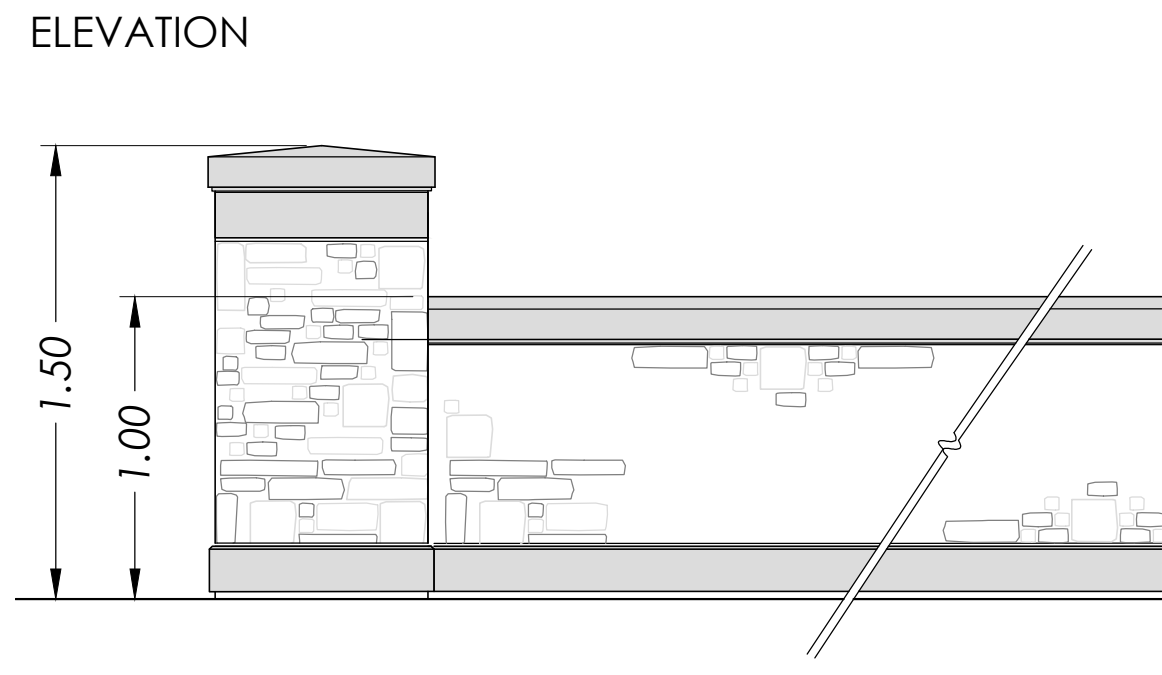
SHEET
Details

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landscape architecture

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D
2

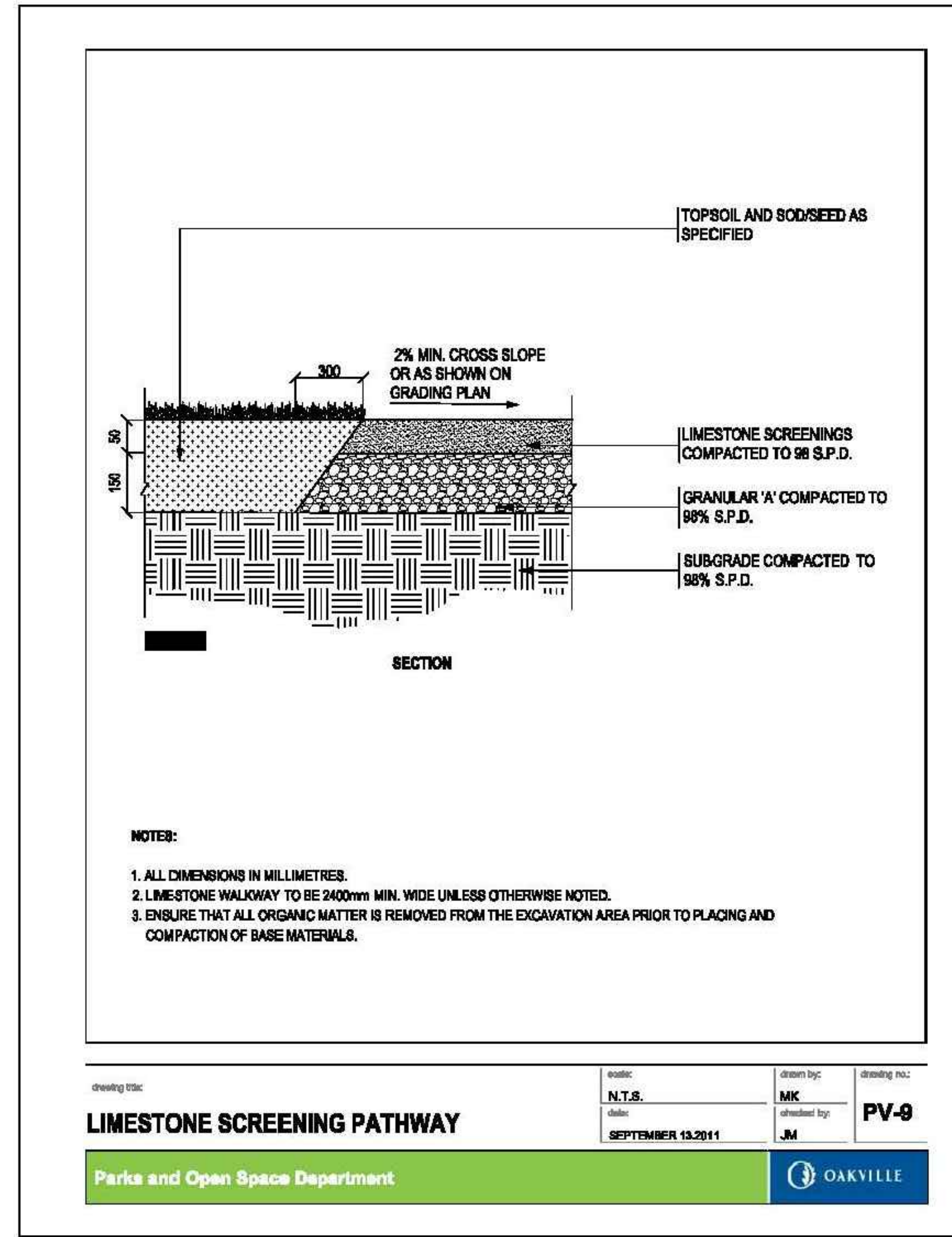


CONCRETE NOTES:

1. Do concrete materials and methods of concrete construction in accordance with OPS 351.
2. Contractor to verify accuracy of concrete details and reinforcement prior to installation.
3. Provide following materials:
 1. cement: to OPSD 905 and 1350.
 2. aggregates for concrete: OPSD 905 and 1350
 3. reinforcing steel if detailed: OPSD 905 and 1350
 4. concrete form snag ties with plastic cones & breakback to be used. Surface patch as required.
 5. form stripping agent: colorless mineral oil, free of kerosene.
 6. latex bonding agent: sika bond, sikamix limited, or approved equal.
 7. form lumber and plywood: clean, free of loose knots, splits and with repairs made smoothly and securely.
 8. joint fillers: preformed, non-extruding, resilient bituminous type.
 9. admixtures: to be used only when approved by engineer.
 10. aggregates for base: granular 'A' to OPSD form 1010.
 11. water: water used in mixing or curing shall be reasonably clean and free of oil, salt, acid, alkali, sugar, vegetable matter or other substance injurious to the finished project and shall meet the requirement of OPSD.

Entry Columns and Wall
SCALE: NTS

D
1



drawing title: LIMESTONE SCREENING PATHWAY	scale: N.T.S. date: SEPTEMBER 13, 2011	drawn by: MK checked by: JM	drawing no.:
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Parks and Open Space Department

OAKVILLE

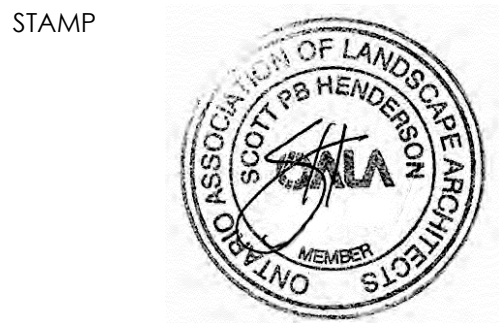
Limestone Screening Pathway - Town of Oakville Standard (Parks & Open Space Department)
SCALE: NTS

D
2

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