

Trees 30-33



Trees 28-29

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NOTE:
Vegetation inventory undertaken by Jeremy Jackson, ISA Certified Arborist (ON-1089A) on February 21, 2022.

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2022-03-24	Issued for OPA Submission
2	2022-07-06	Issued for 1st SPA Submission
3	2023-05-19	Issued for 2nd SPA Submission
4	2023-07-26	Issued for 3rd SPA Submission



CLIENT
Graywood Bronte Village Limited Partnership
MUNICIPALITY
Town of Oakville
PROJECT
2365 - 2377 Lakeshore Road West

MUNICIPAL FILE NUMBER
OPA. 1729.61 and Z.1729.61

SHEET
Tree Protection Plan **L-1**

adesso design inc.
landscape architecture

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Hamilton, ON L8N 2B9
1.905.526.8876
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Tree 1-2



Tree 3-5



Tree 4-8



Trees 6-14



Trees 6-23



Trees 16-23



Trees 24-27

1: Tree Protection Plan (L-1) - 2023-07-26
 2: Tree Protection Plan (L-1) - 2023-05-19
 3: Tree Protection Plan (L-1) - 2022-07-06
 4: Tree Protection Plan (L-1) - 2022-03-24
 5: Tree Protection Plan (L-1) - 2021-12-15

EXISTING VEGETATION IDENTIFICATION TABLE

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CC	mTPZ	Location	Comments	Potential Impact from Construction	Recommendation	
1	European Ash	Fraxinus excelsior	~20	P	P	P	CD	2.4	Neighbouring	90% crown dieback	Potentially hazardous tree	Remove	
2	Sweet Cherry	Prunus avium	~51	F	P	P	CD	3.6	Neighbouring	Union at 2.5 m, heavy pruning wounds, 70% crown dieback	Confilt with proposed underground	Remove	
3	Silver Maple	Acer saccharinum	~25	F	FG	G	CD	2.4	Neighbouring	Moderate lean east, crook		Save	
4	Black Walnut	Juglans nigra	~25	G	G	G	CD	2.4	Subject Property		Grading within root zone	Remove	
5	Norway Maple	Acer platanoides	20	G	G	G	CD	2.4	Subject Property	Union at 3 m	Confilt with proposed underground	Remove	
6	Norway Maple	Acer platanoides	18	G	G	G	CD	2.4	Subject Property		Confilt with proposed underground	Remove	
7	Norway Maple	Acer platanoides	14	G	G	G	CD	2.4	Subject Property		Confilt with proposed underground	Remove	
8	Norway Maple	Acer platanoides	16, 13	FG	G	I	2.4	Subject Property	Union at ground		Confilt with proposed underground	Remove	
9	Norway Maple	Acer platanoides	~15	G	G	G	CD	2.4	Neighbouring			Save	
10	Silver Maple	Acer saccharinum	32, 44	FG	FG	G	CD	3.0	Subject Property	Union at 0.3 m, lean south	Confilt with proposed building	Remove	
11	Silver Maple	Acer saccharinum	19	FG	FG	I	2.4	Subject Property	Bowed north		Grading within root zone	Remove	
12	Siberian Elm	Ulmus pumila	43	G	G	G	CD	3.0	Boundary	Light lean northwest		Grading within root zone	Remove
13	Norway Maple	Acer platanoides	13	G	FG	I	2.4	Subject Property			Confilt with proposed building	Remove	
14	Norway Maple	Acer platanoides	14, 12	G	G	FG	I	2.4	Subject Property		Confilt with proposed building	Remove	
15	Black Walnut	Juglans nigra	12	FG	P	P	S	2.4	Subject Property	Bowed southwest, top cut at 4 m	Confilt with proposed building	Remove	
16	Siberian Elm	Ulmus pumila	35, 32	F	FG	G	D	2.4	Subject Property	Union at 1.3 m	Confilt with proposed building	Remove	
17	Norway Maple	Acer platanoides	17	G	G	G	I	2.4	Subject Property		Confilt with proposed building	Remove	
18	Manitoba Maple	Acer negundo	12	F	P	P	S	2.4	Subject Property	Top cut at 1.8 m	Confilt with proposed building	Remove	
19	Norway Maple	Acer platanoides	10	G	G	G	S	1.8	Subject Property	Light seam	Confilt with proposed building	Remove	
20	Black Walnut	Juglans nigra	16	G	G	G	I	2.4	Subject Property		Confilt with proposed building	Remove	
21	Siberian Elm	Ulmus pumila	61	F	FG	G	D	4.2	Subject Property	Union at 1.7 m, 10% crown dieback	Confilt with proposed building	Remove	
22	Manitoba Maple	Acer negundo	18	F	P	P	S	2.4	Subject Property	Sweep, top cut at 1.7 m	Confilt with proposed building	Remove	
23	Manitoba Maple	Acer negundo	15	FG	FG	I	2.4	Subject Property	Lean north east		Confilt with proposed building	Remove	
24	Siberian Elm	Ulmus pumila	~25, 31, 28	F	F	F	CD	2.4	Neighbouring	Union at 1 m, lean/bowed southwest, 20% crown dieback		Save	
25	Siberian Elm	Ulmus pumila	~15, 35	F	F	G	CD	2.4	Neighbouring	Union at ground, lean south		Save	
26	Siberian Elm	Ulmus pumila	~35, 25	F	F	F	CD	2.4	Neighbouring	Union at 1 m, 20% crown dieback		Save	
27	Norway Maple	Acer platanoides	~35, 20	F	G	G	I	2.4	Neighbouring	Union at ground		Save	
28	Silver Maple	Acer saccharinum	~41	F	F	F	CD	3.0	Neighbouring	Heavy pruning wounds with rot, moderate lean /bowed southeast, 10% crown dieback		Save	
29	European Ash	Fraxinus excelsior	~18	G	G	G	I	2.4	Neighbouring			Save	
30	Green Ash	Fraxinus pennsylvanica	~10, 12	F	F	F	CD	2.4	Neighbouring	Union at 1 m, epicormic branching, EAB infestation		Save	
31	Green Ash	Fraxinus pennsylvanica	~15	F	F	F	CD	2.4	Neighbouring	Union at 3 m, EAB infestation		Save	
32	Siberian Elm	Ulmus pumila	11	G	G	G	CD	2.4	Neighbouring			Save	
33	Siberian Elm	Ulmus pumila	16, 8	FG	FG	G	CD	2.4	Neighbouring	Union at ground		Save	

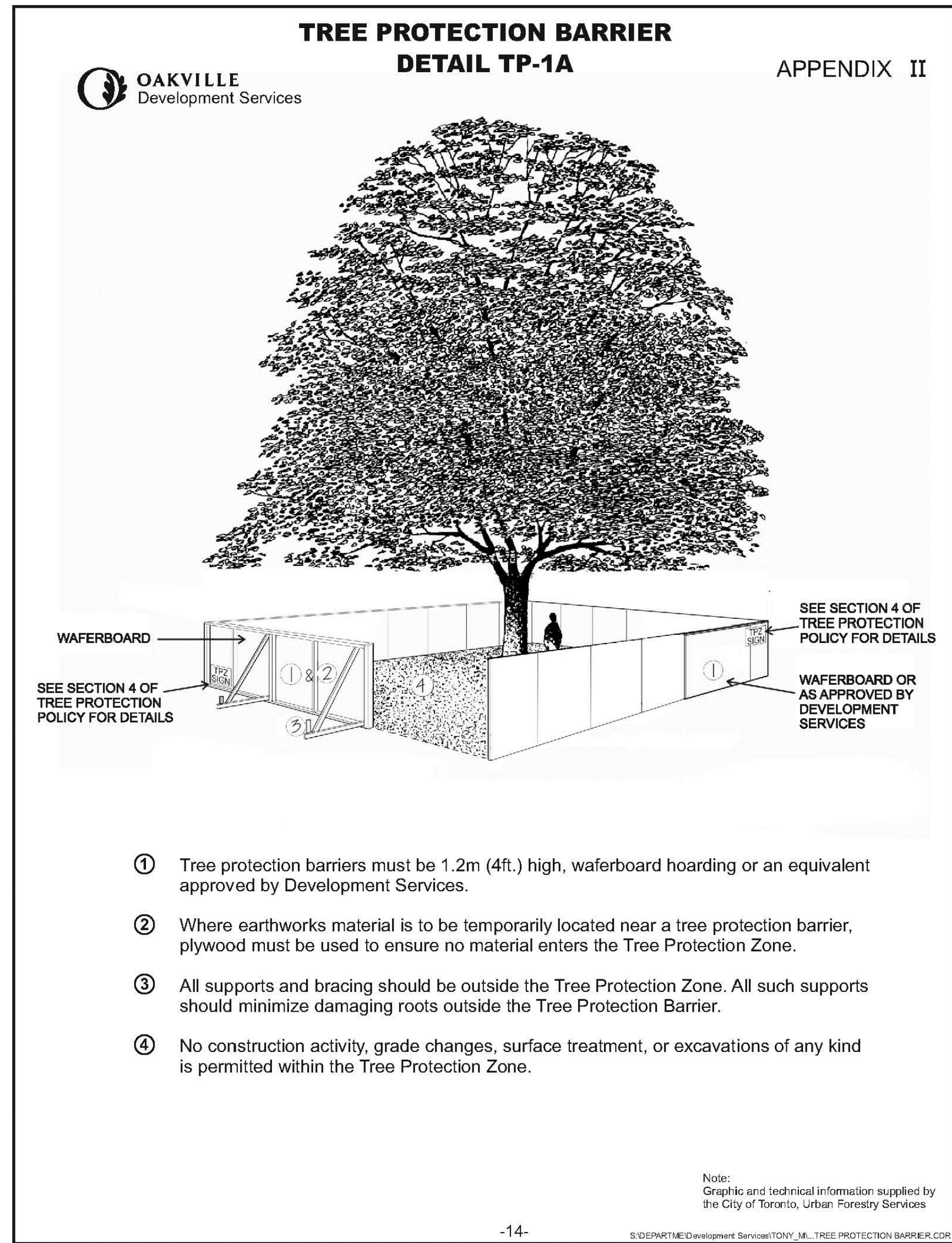
DBH	Diameter at Breast Height (cm)	EAB	Emerald Ash Borer
TI	Trunk Integrity (G, F, P)	-	Estimate
CS	Crown Structure (G, F, P)		
CV	Crown Vigor (G, F, P)		
DL	Drillings (m)		
mTPZ	Minimum Tree Preservation Zone Distance (m)		
Recom.	Recommendation (preserve/remove)		
G	Good		
F	Fair		
P	Poor		

MIGRATORY BIRDS AND NESTS:

- The Owner and Contractor must be aware of the Migratory Birds Convention Act, 1994 - specifically:
 - No tree removal or construction activity shall contravene the Act.
 - Construction activities with the potential to harm migratory birds or their nest should be restricted from March 15 to August 31.
 - If work must occur during the migratory bird breeding season, a nest survey should be taken by a qualified avian biologist.
 - A mitigation plan (showing active nests and appropriate buffers) may be required for review and approval by the Canadian Wildlife Services.

CONDITION OF TREES

The decision to remove or retain a tree is subject to the forecasted development impacts, the structural condition of the tree (e.g. cracks, cavities, decay, weak branching, leaning, hazard potential), the biological condition of the tree (e.g. pest or disease concerns, overall health) and the suitability of the tree in its location (e.g. hardness, soil conditions, soil tolerance, visual obstruction, available soil volume).



- Tree protection barriers must be 1.2m (4ft.) high, waferboard hoarding or an equivalent approved by Development Services.
- Where earthworks material is to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
- No construction activity, grade changes, surface treatment, or excavations of any kind is permitted within the Tree Protection Zone.

Town of Oakville Tree Protection Fencing

SCALE: NTS

1
L-2

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STAMP



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Graywood Bronte Village
Limited Partnership
MUNICIPALITY
Town of Oakville
PROJECT
2365 - 2377 Lakeshore Road West

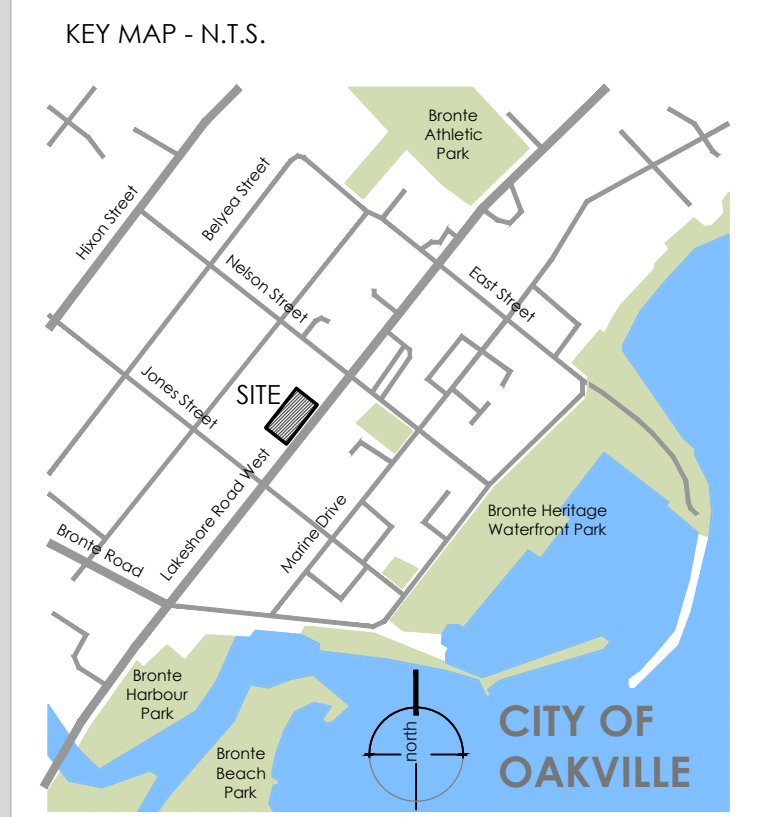
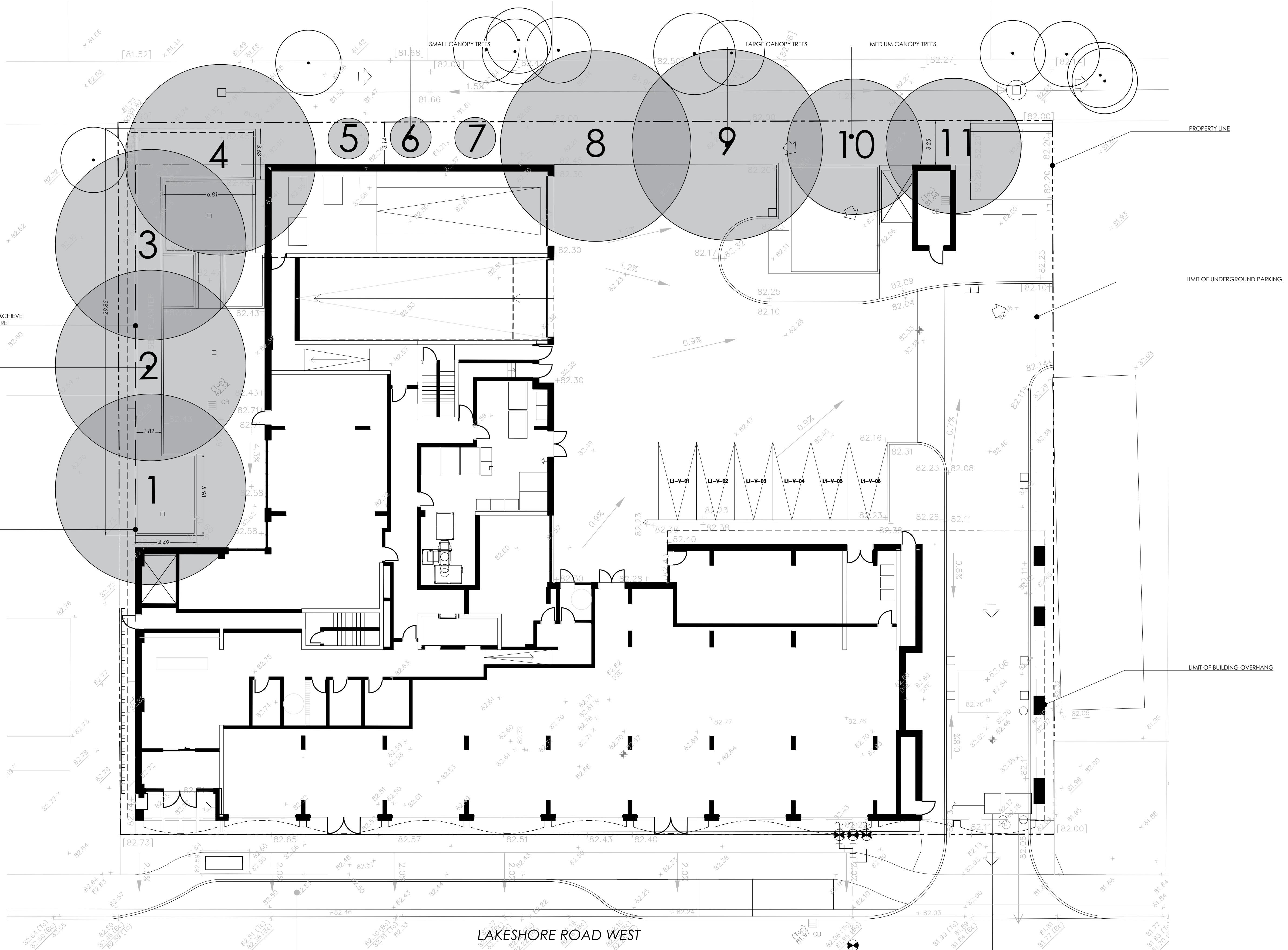
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SHEET
Tree Protection
Chart & Details

L-2

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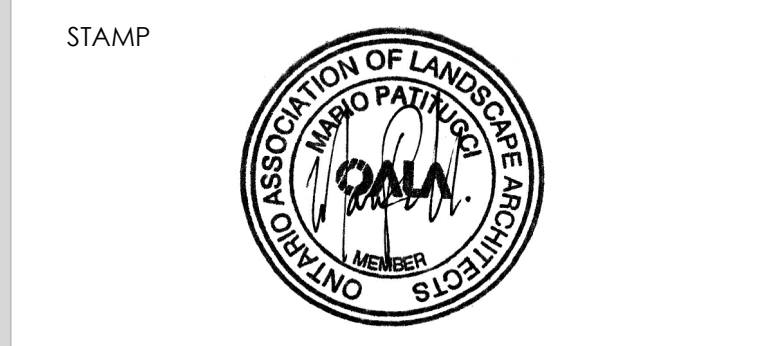


- LEGEND
- property line
 - existing vegetation to remain
 - proposed tree canopy coverage
 - existing elevations
 - proposed elevations

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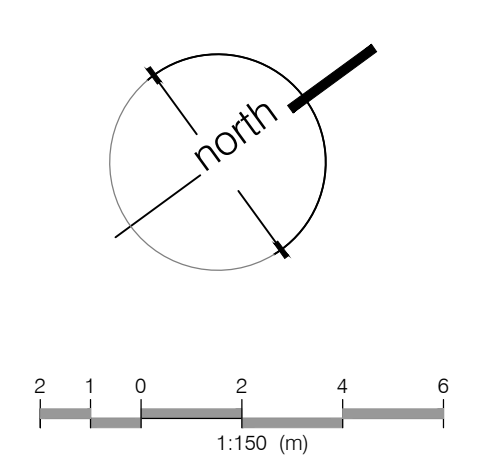
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Canopy Coverage Plan L-3

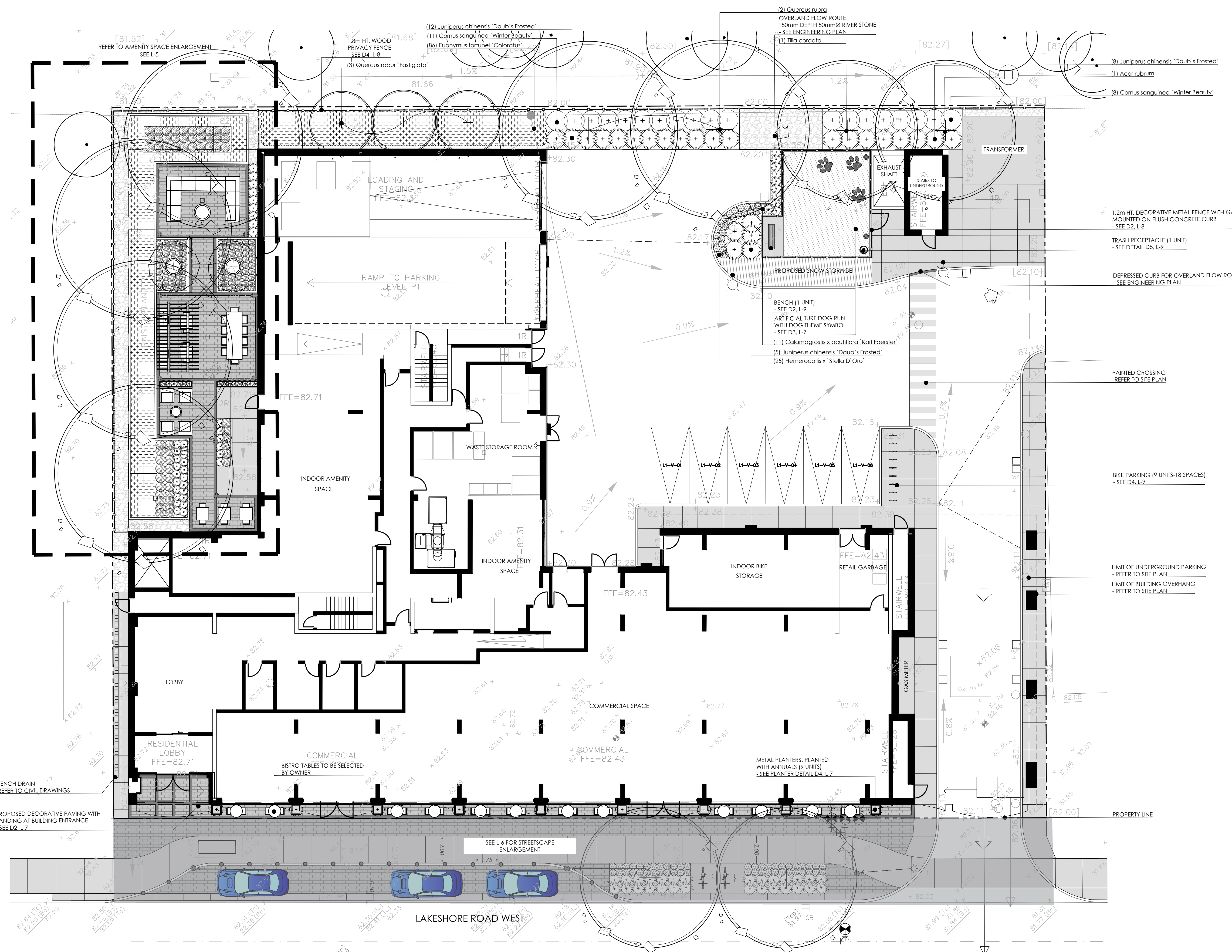
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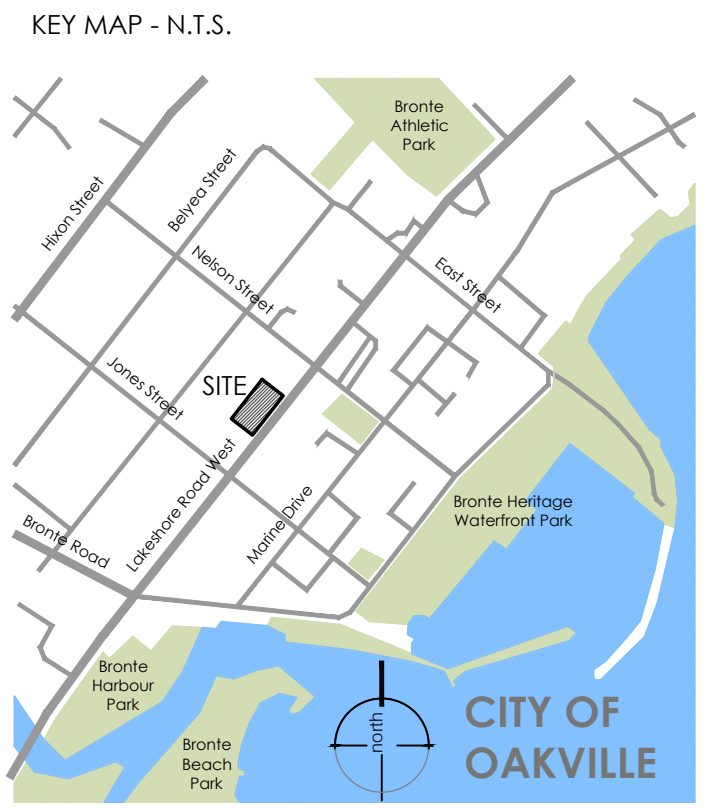
PROPOSED TREE CANOPY COVERAGE CALCULATION CHART

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 (> 14m spread)					
1-4	Liriodendron tulipifera	4	20.05	123.30	493.20
8-9	Quercus rubra	2	21.52	136.10	272.20
Proposed Medium Stature Trees (10.0-13.0m spread)					
10	Tilia cordata	1	21.52	63.40	63.40
11	Acer rubrum	1	21.52	71.49	71.49
Proposed Small Stature Trees (3.0-9.0m spread)					
5-7	Quercus robur 'Fastigata'	3	21.52	7.00	21.00
		11 Total Trees			Total Canopy (921.29sqm)
Total	Site Area				3583.39 sqm
Canopy Summary	Site Canopy Cover				25.7%
	Land use Canopy Cover Target				20.00%





- ### 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.
 - It is the contractor's responsibility to determine existing service locations.
 - Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities, roof rain water leaders, downpipes, 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 Standards (section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalents. Alternative mulches must be approved by the Landscape Architect.
 - 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.
 - Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 1:1 or greater slopes to be seeded with facier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
 - All dimensions in meters unless otherwise noted.
 - 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.
 - Drawings not to be reproduced without written consent from 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.



- ### LEGEND
- property line
 - existing tree to remain
 - proposed deciduous tree
 - proposed shrub
 - proposed perennial
 - existing elevation
 - proposed elevation
 - min. 150mm topsoil, fine grade & sod
 - C.I.P. concrete
 - precast concrete unit pavers
 - river stone
 - artificial turf
 - light fixtures - refer to electrical plan by MV Shore

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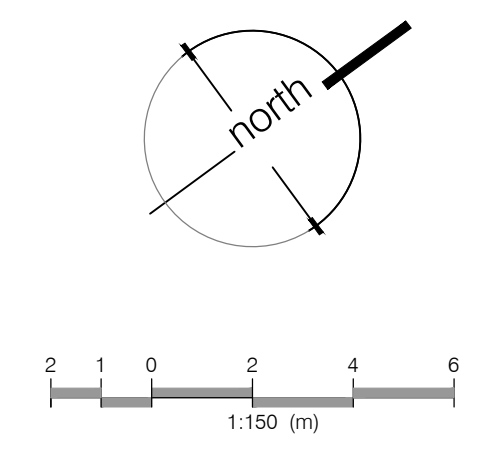
SHEET
Landscape Plan **L-4**

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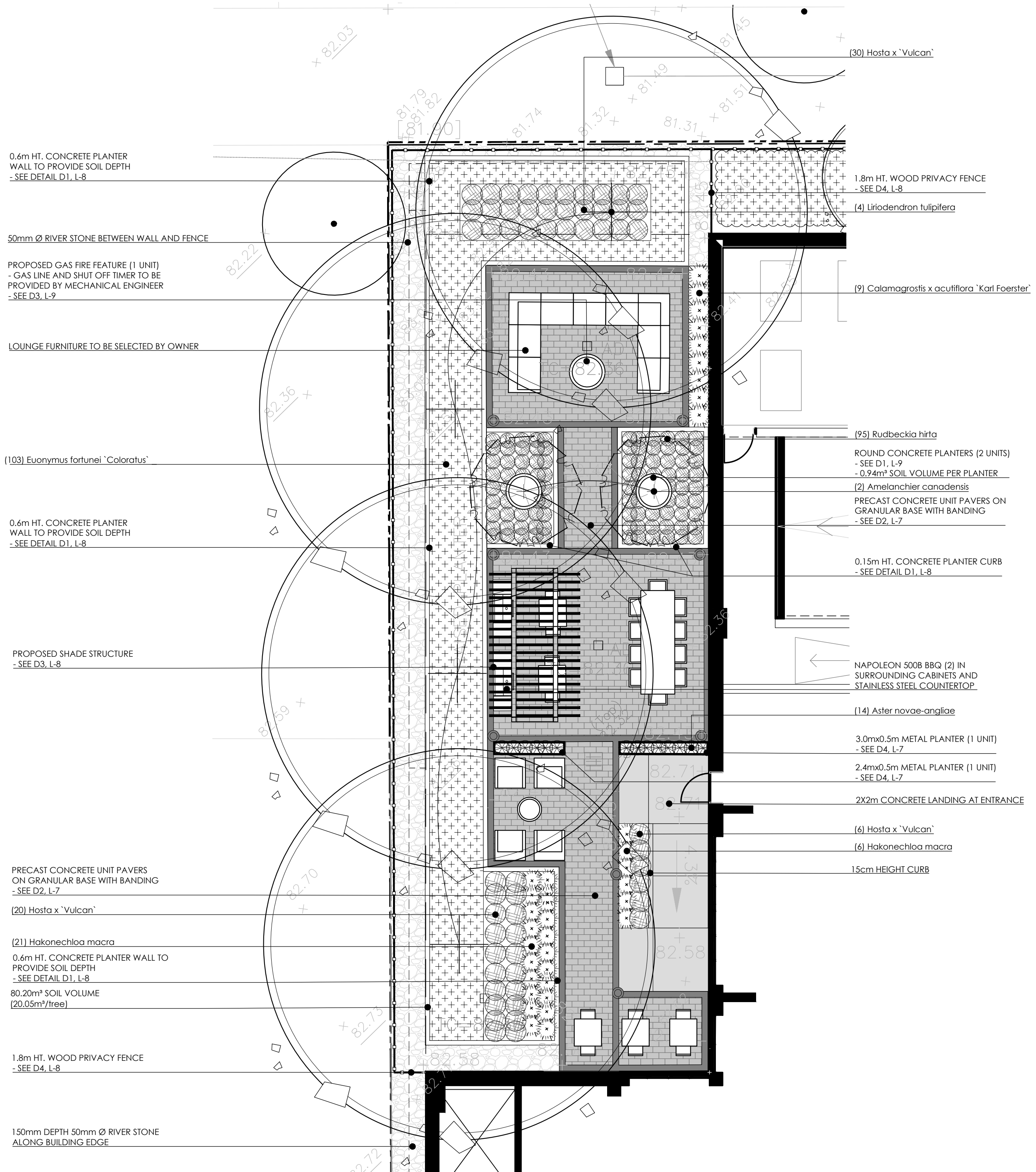
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PLANT SCHEDULE SITE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
1	Acer rubrum	Red Maple	60mm Cal.	W.B.	15.0	12.0	As Shown	Native to Ontario
3	Quercus robur 'Fastigiata'	Pyramidal English Oak	50mm Cal.	W.B.	15.0	5.0	As Shown	
2	Quercus rubra	Red Oak	50mm Cal.	W.B.	18.0	17.0	As Shown	Native to Ontario
1	Tilia cordata	Littleleaf Linden	60mm Cal.	W.B.	18.0	10.0	As Shown	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
19	Cornus sanguinea 'Winter Beauty'	Winter Beauty Dogwood	60cm	#3 cont.	1.25	1.5	1.3	
25	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	60cm	#3 cont.	0.40	1.25	1.0	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
11	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 cont.		1.25	0.60	0.50	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
25	Hemerocallis x 'Stella D'Oro'	Stella D'Oro Daylily	#1 cont.		0.30	0.50	0.40	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
86	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	40cm	#2 cont.	0.30	1.25	0.80	



DATE: 2023-07-26 11:11 AM PROJECT: 21-230 LAKESHORE VILLAGE LANS. PLAN L-4 (REV. 0) DRAWN BY: JAV/DF/Landscape
 DATE: 2023-07-26 11:11 AM PROJECT: 21-230 LAKESHORE VILLAGE LANS. PLAN L-4 (REV. 0) DRAWN BY: JAV/DF/Landscape

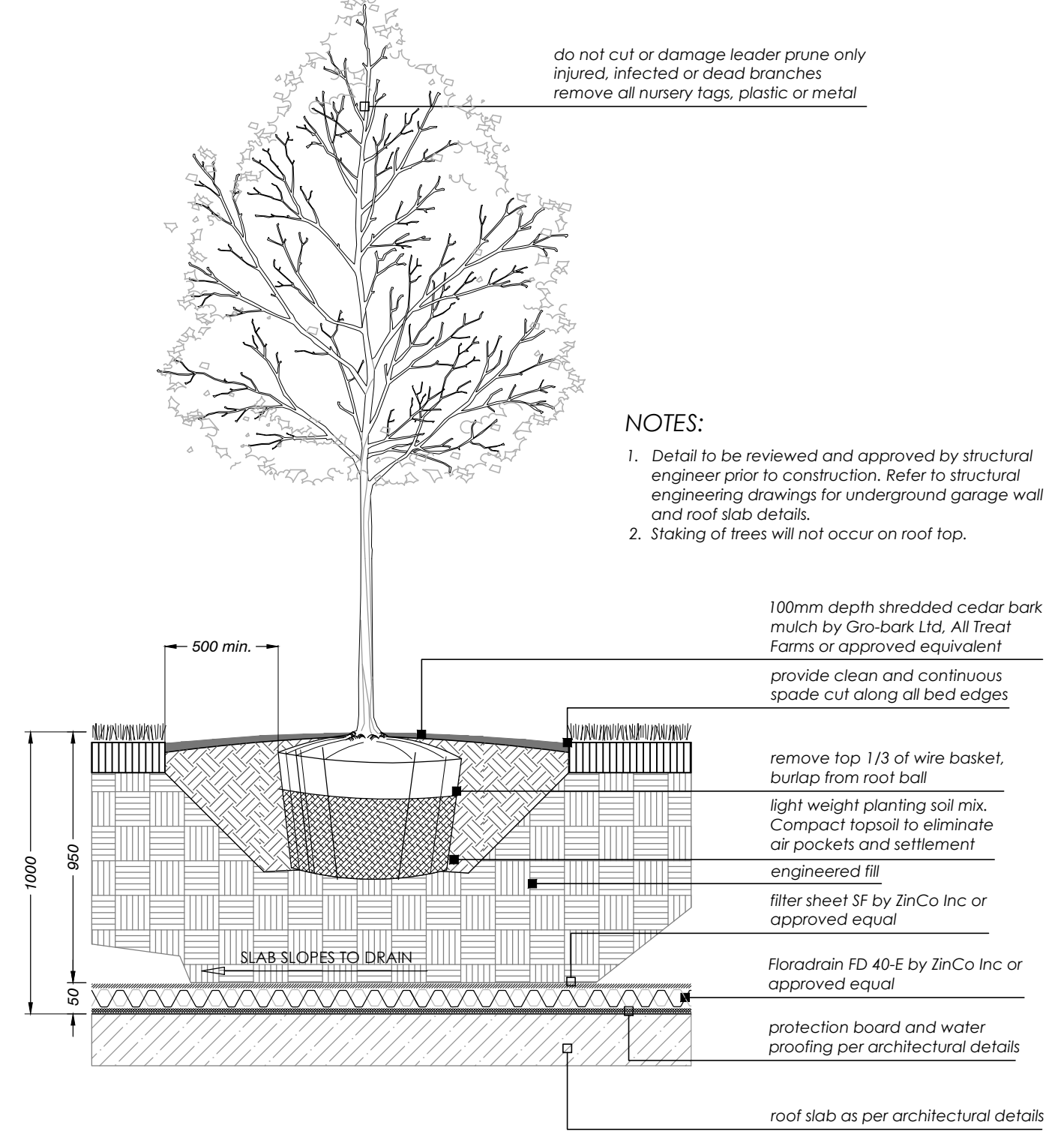


PLANT SCHEDULE AMENITY SPACE

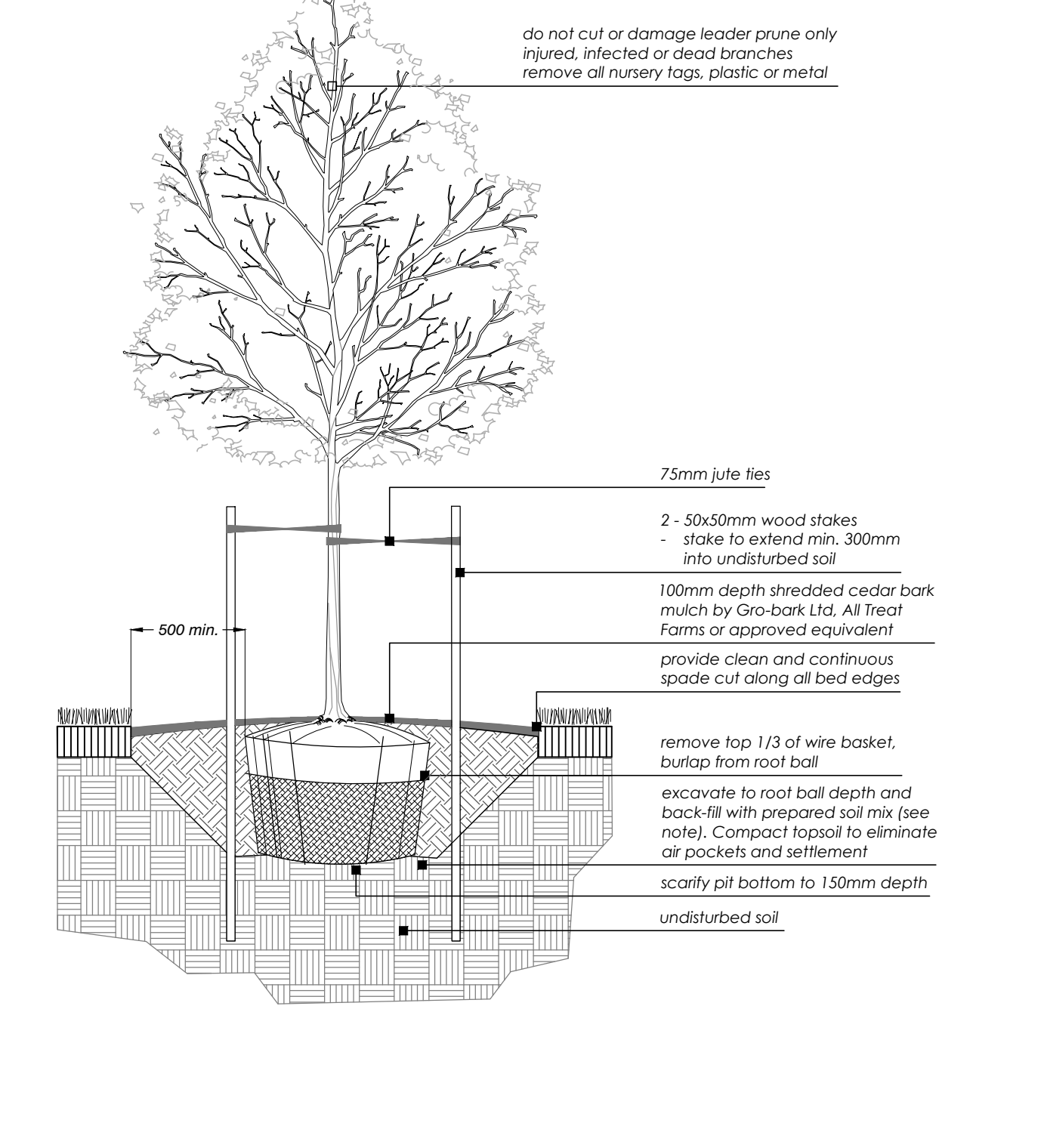
TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
2	Amelanchier canadensis	Canadian Serviceberry - Mullistem	150cm Ht.	#15 cont.	6.0	4.0	As Shown	Mullistem Form, Native to Ontario
4	Liliodendron tulipifera	Tulip Poplar	50mm Cal.	W.B.	22.0	15.0	As Shown	Native to Ontario
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
9	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	—	#1 cont.	1.25	0.60	0.50	—
27	Hakonechloa macra	Japanese Forest Grass	—	#1 cont.	0.40	0.50	0.40	—
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
14	Aster novae-angliae	New England Aster	—	#1 cont.	1.0	0.50	0.40	Native to Ontario
56	Hosta x 'Vulcan'	Vulcan Hosta	—	#1 cont.	0.40	0.70	0.60	—
95	Rudbeckia hirta	Black-Eyed Susan	—	#1 cont.	0.60	0.50	0.40	Native to Ontario
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
103	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	40cm	#2 cont.	0.30	1.25	0.80	—

PLANTING NOTES:

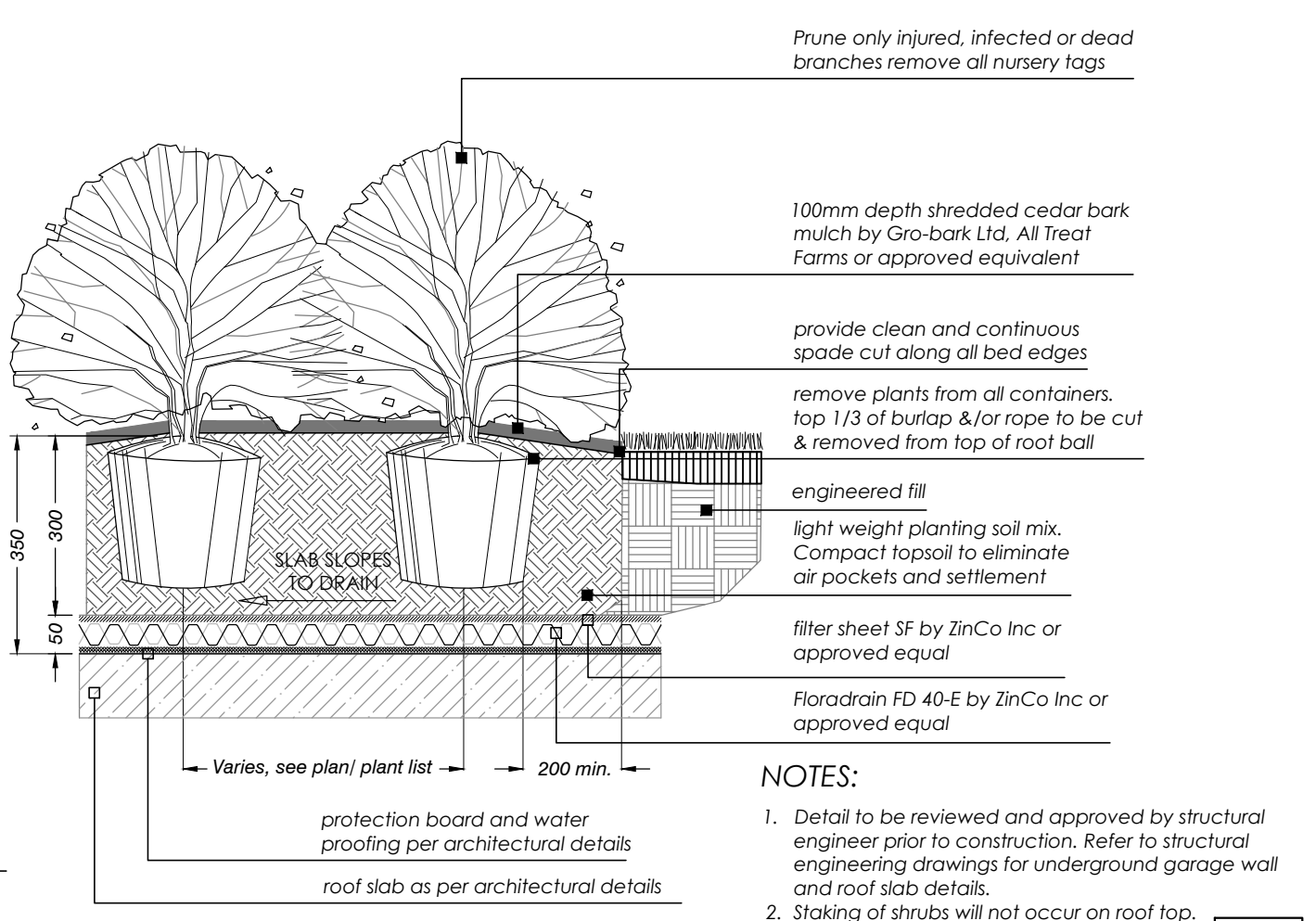
- Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide light mix topsoil or approved equal.
- Saucer shall be soaked with water and mulched immediately following planting.
- Massed shrubs shall be planted in continuous mulched beds unless 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 sod;
 - 30cm of topsoil for perennials;
 - 45cm of topsoil for shrubs;
 - 90cm of topsoil for trees



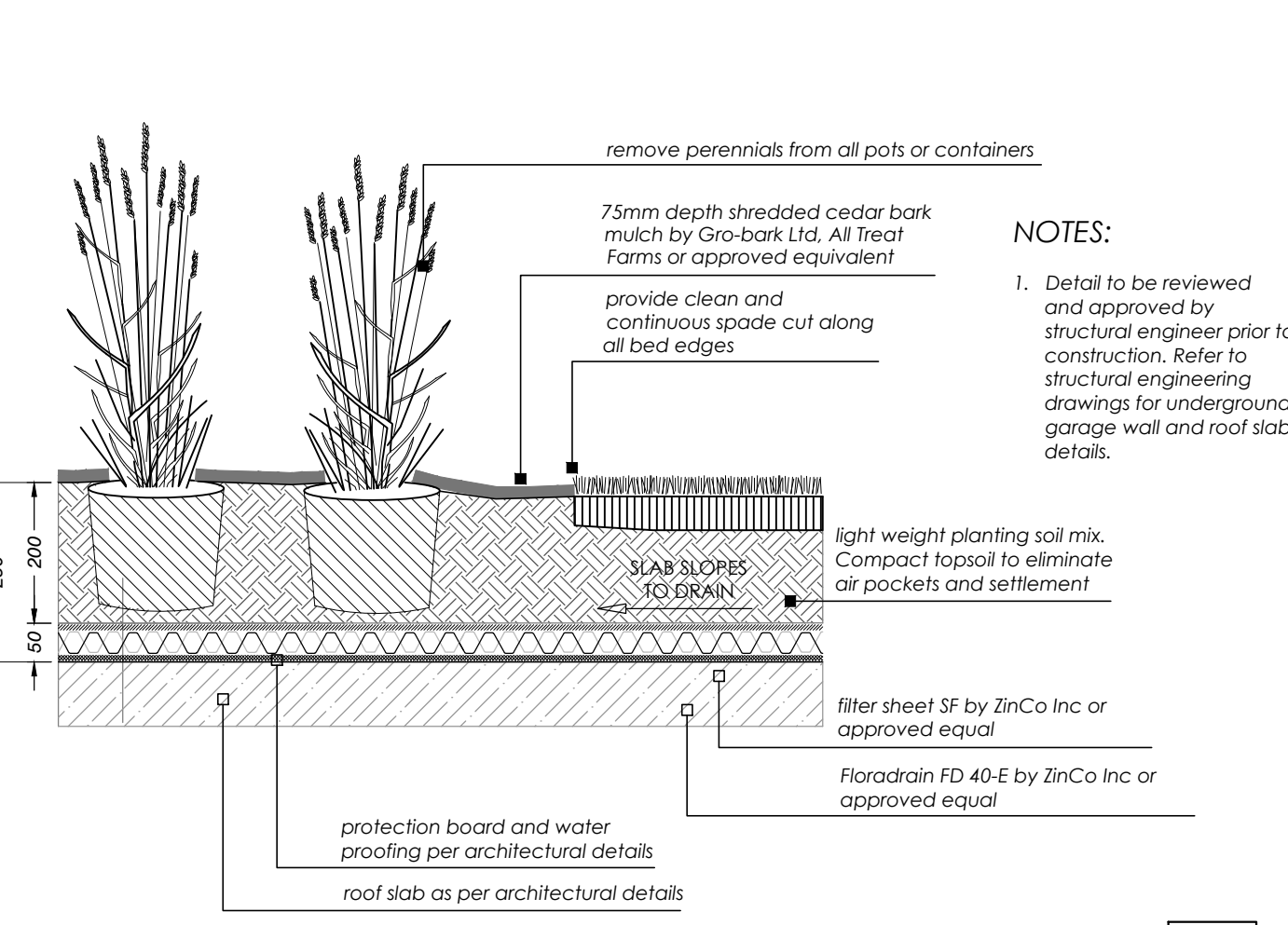
Balled & Burlapped/ Wire Basket Deciduous Tree (on slab) 1 L-5



Balled & Burlapped/ Wire Basket Deciduous Tree 2 L-5



Container Grown Shrub (on slab) 3 L-5



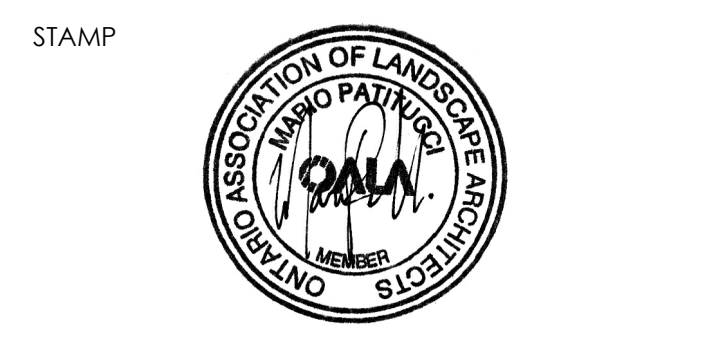
Container Grown Perennial 4 L-5



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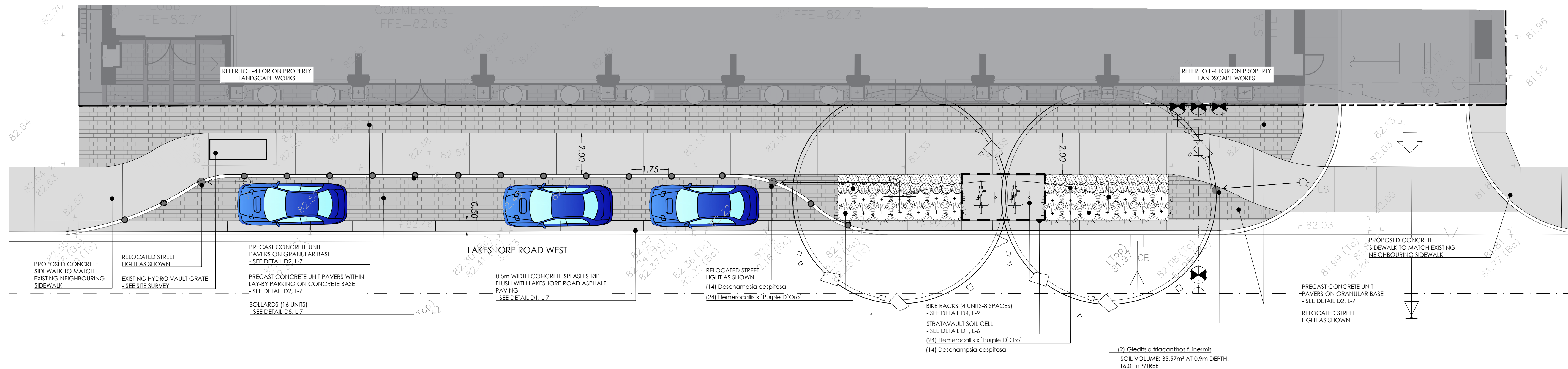
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SHEET
Amenity Space Enlargement **L-5**

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1. Project: 21-230, 2365-2377 Lakeshore Road West, Oakville, ON L6L 1Y7
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 3. Scale: N.T.S.
 4. Author: JAV/CLS
 5. Checker: JAV/CLS
 6. Date: 2023-07-26
 7. Project: 21-230, 2365-2377 Lakeshore Road West, Oakville, ON L6L 1Y7

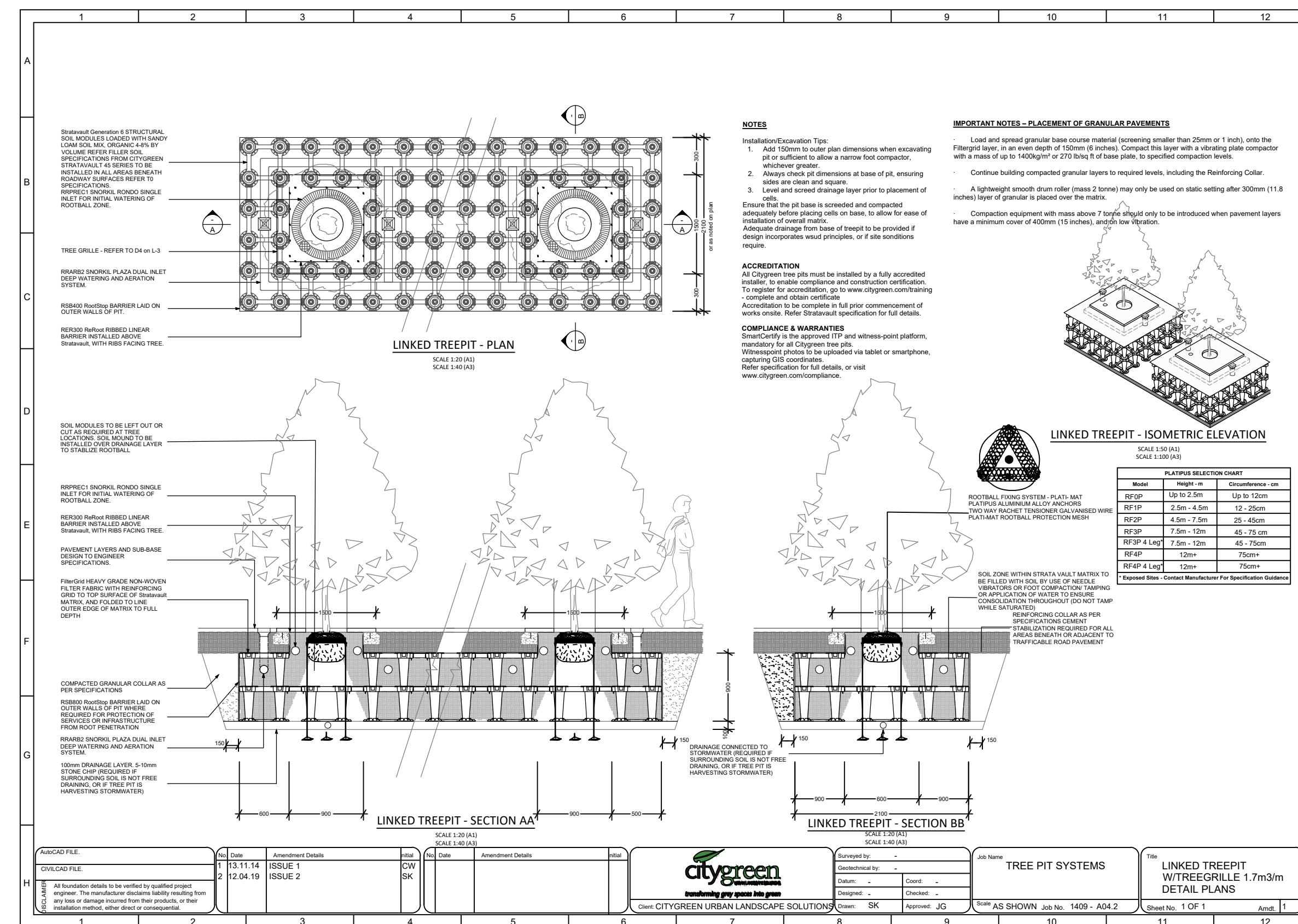


STREETSCAPE ENLARGEMENT

SCALE: 1:100

PLANT SCHEDULE STREETSCAPE

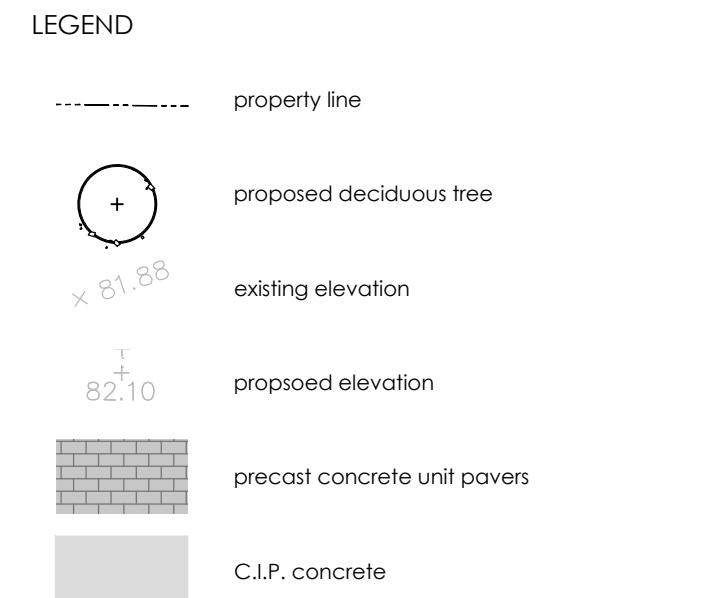
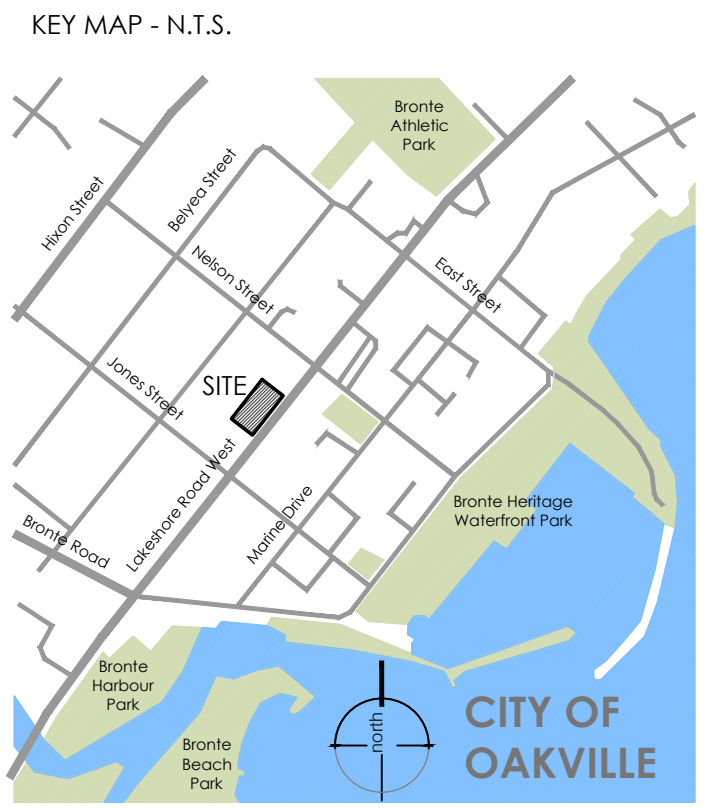
TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
2	<i>Gleditsia triacanthos f. inermis</i>	Thornless Honey Locust	70mm Cal.	W.B.	17.0	12.0	As Shown	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
28	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	#1 cont.		0.70	0.70	0.60	Native to Ontario
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
48	<i>Hemerocallis x 'Purple D'Oro'</i>	Purple D'Oro Daylily	#1 cont.		0.50	0.50	0.40	Rebloomer



Stratavault soil cells by citygreen (or approved equal)

SCALE: NTS

1 / L-6



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REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
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4	2023-07-26	Issued for 3rd SPA Submission



CLIENT
Graywood Bronte Village
Limited Partnership

MUNICIPALITY
Town of Oakville

PROJECT
2365 - 2377 Lakeshore Road West

MUNICIPAL FILE NUMBER
OPA. 1729.61 and 2.1729.61

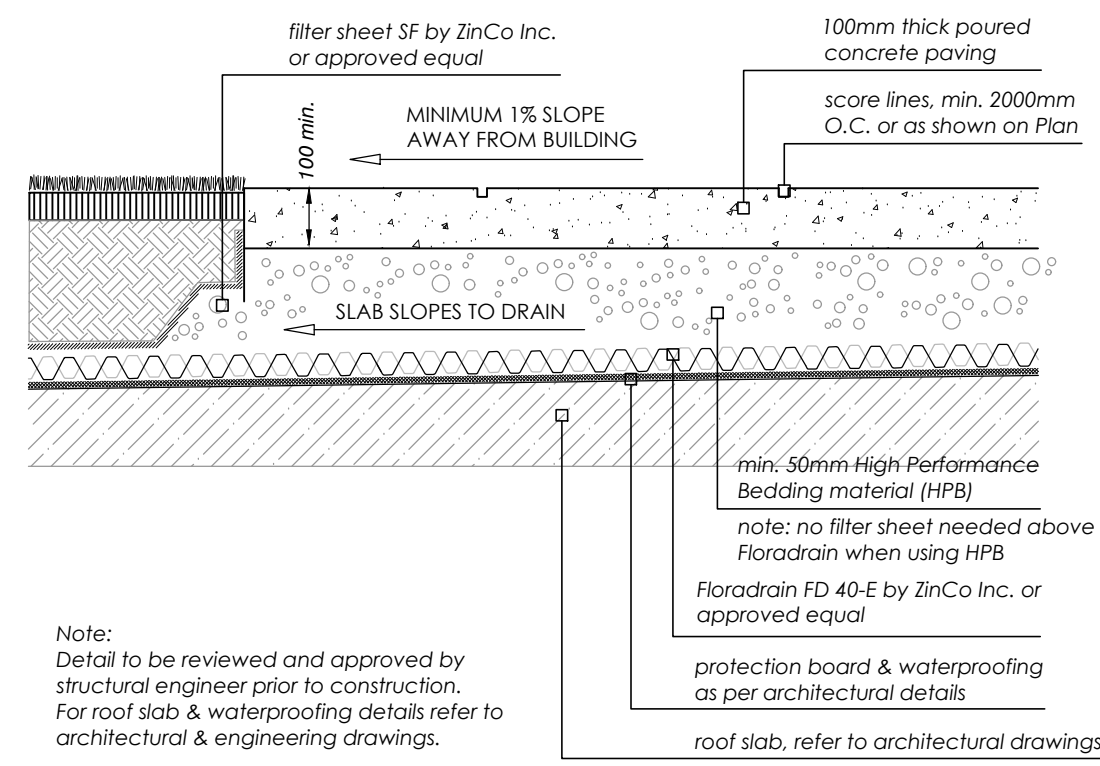
SHEET
Landscape Streetscape Plan L-6

adesso design inc.
landscape architecture

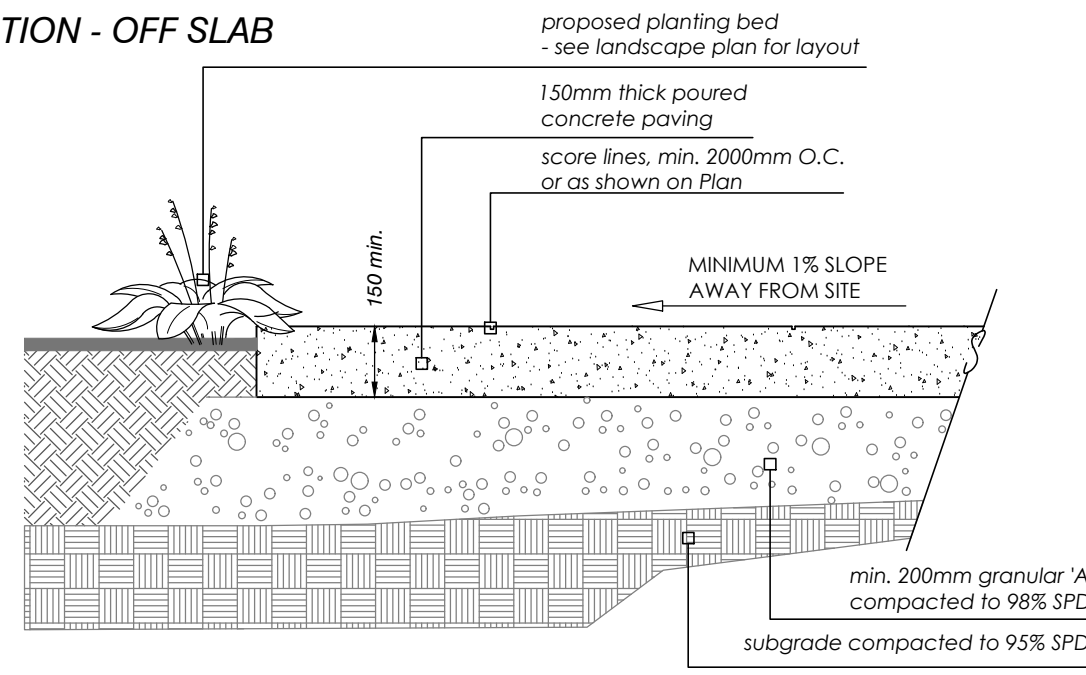
69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

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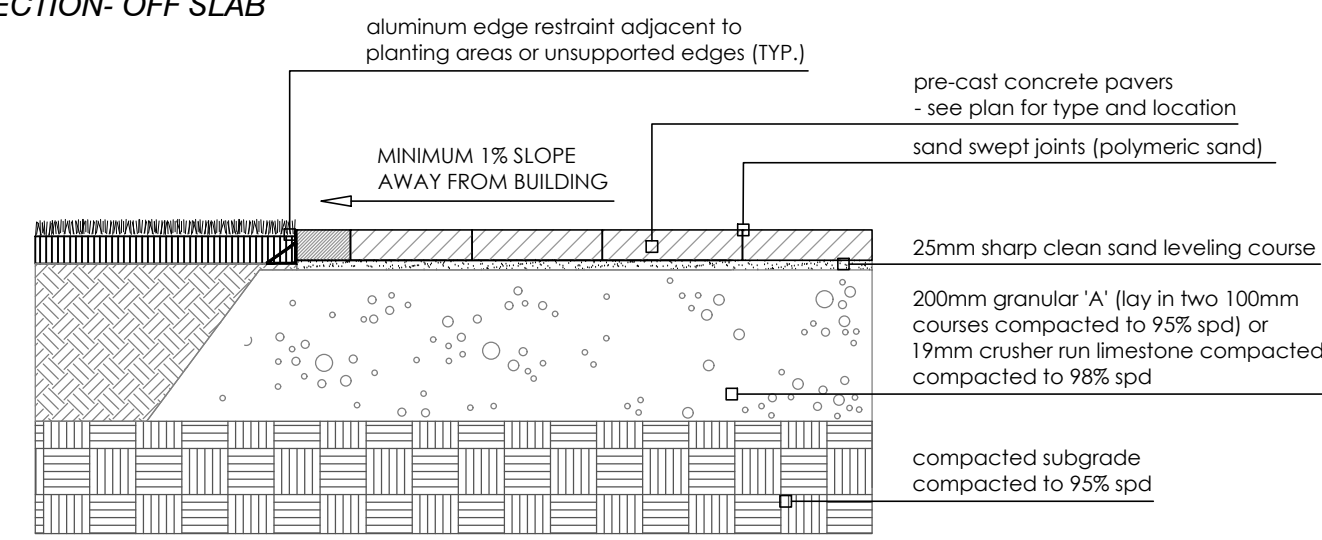
SECTION - ON SLAB



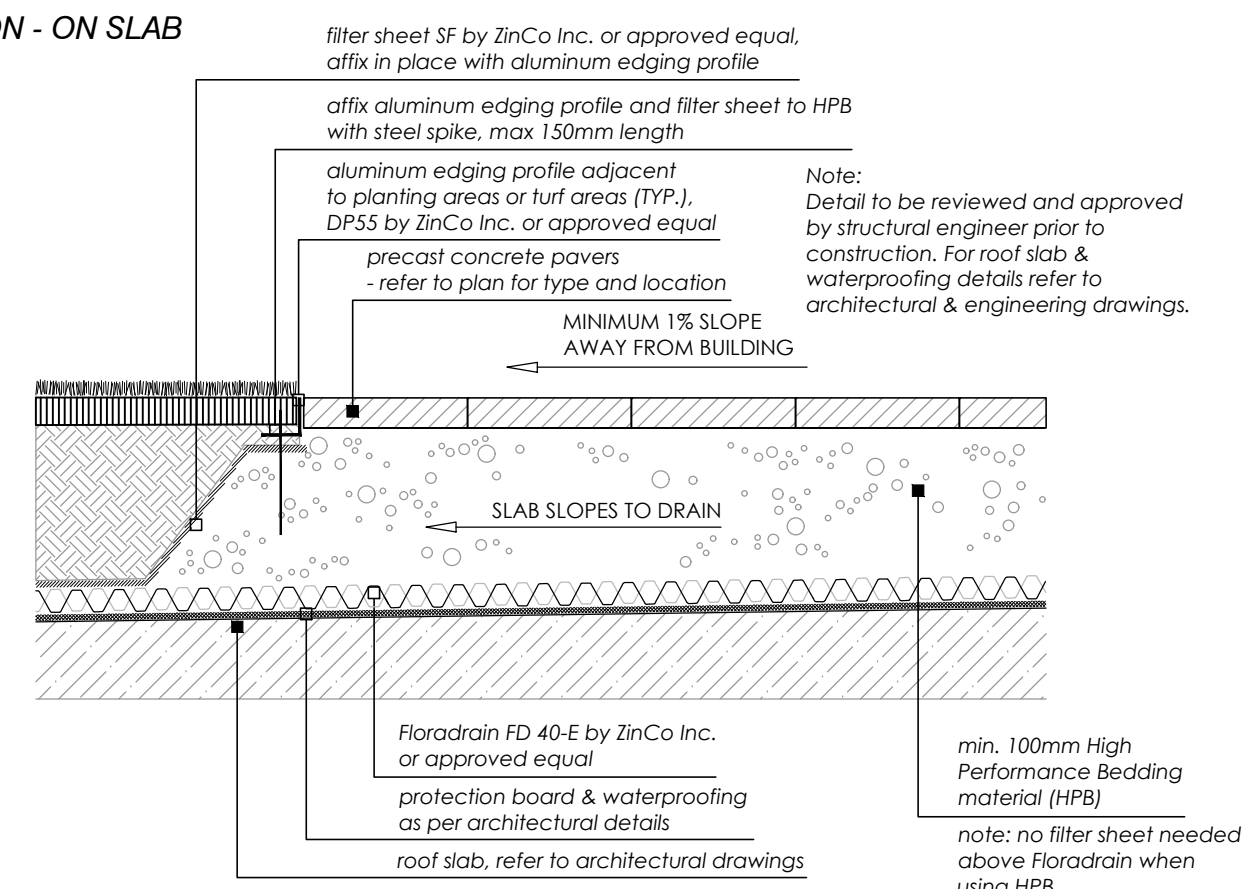
SECTION - OFF SLAB



SECTION - OFF SLAB



SECTION - ON SLAB



CONCRETE NOTES:

- Do concrete materials and methods of concrete construction in accordance with structural engineering drawings.
- Contractor to verify accuracy of concrete details and reinforcement prior to installation.
- For construction materials refer to structural engineering drawings and specifications.
- Concrete mix to provide compressive strength of 28MPa at 28 days, entrained air of 6% to 1% and slump at point of discharge of 60mm, as per structural engineering drawings and specifications.
- Four concrete in favorable weather conditions. Inform the landscape architect of any adverse weather impacts prior to pouring.
- Four concrete in uniform layers of continuous lengths between expansion joints. An expansion joint is required where placing has been suspended for 30 minutes.
- Provide control joints/expansion joints as shown on drawings or as per structural engineering drawings. Landscape architect is to be notified 24 hours prior to cutting score lines for review and approval of layout onsite.
- Surface finish of planter is to be an architectural finish with the use of form liners as per architectural concrete specifications.
- Repair defective areas while concrete is still plastic, or remove defective work and replace with new concrete.
- Concrete areas will not be accepted if:
 - fails to meet requirements of this specification;
 - contains excessive honeycombing or embedded debris;
 - 28 days average strength in any defined area is less than 95% of specified minimum strength;
 - surface irregularities;
 - damaged or chipped;
 - poor workmanship.
- It is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

Cast in Place Concrete Paving

SCALE: NTS

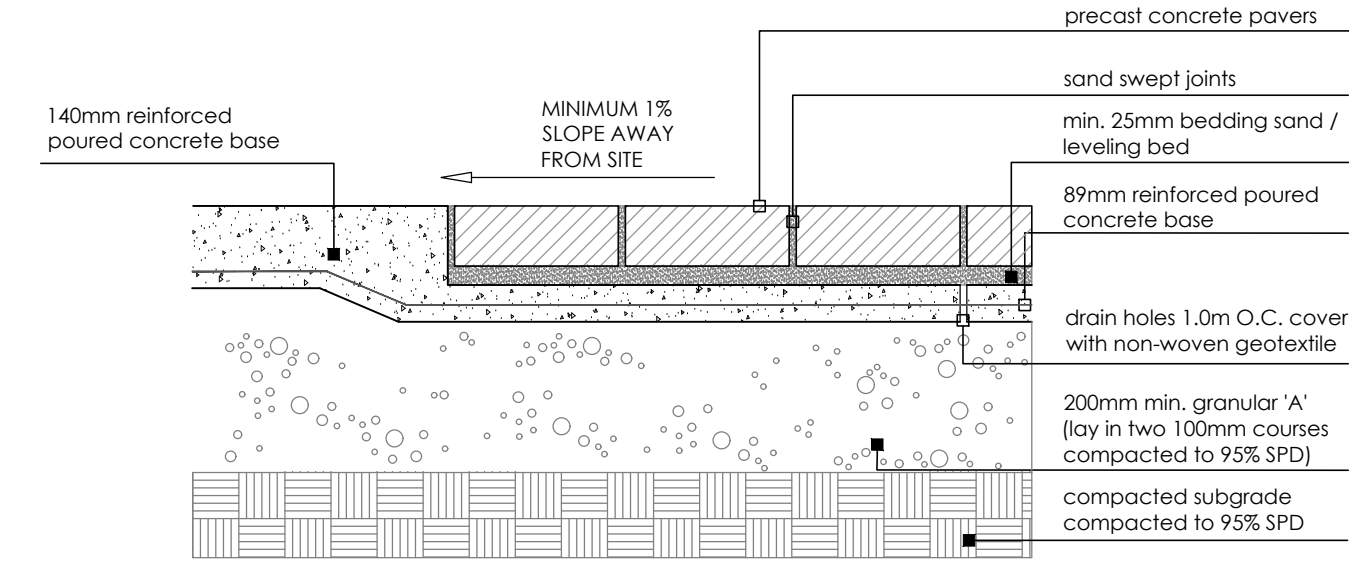
1
L-7

Precast Concrete Unit Pavers

SCALE: NTS

2
L-7

SECTION - ON CONCRETE BASE (lay-by parking)



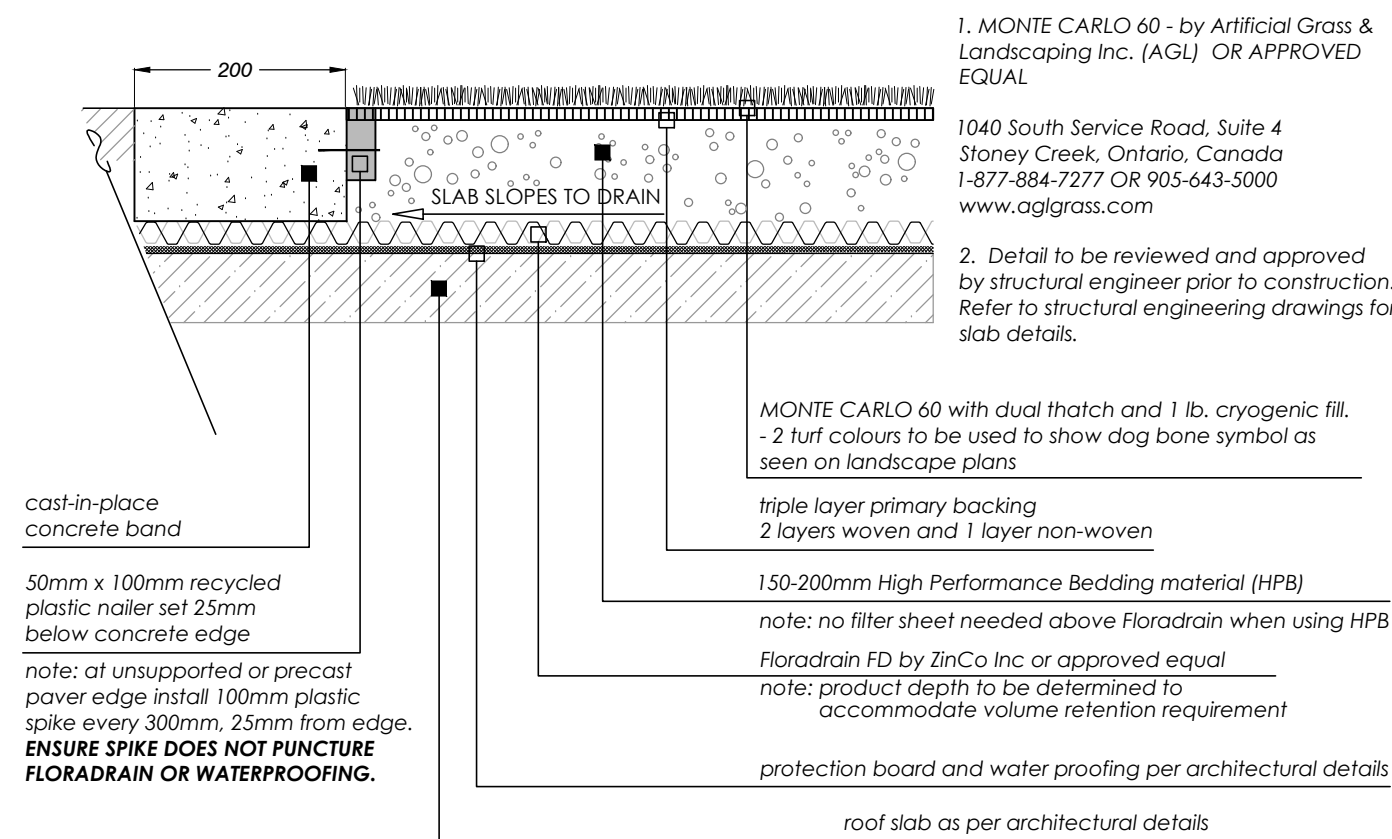
NOTES:

1. Paver types are as follows (or approved equal):

TYPE	DESCRIPTION	PATTERN	SIZE	COLOUR	LOCATION
'A'	Pernacon Melville Plank	Running Bond	127mmx400mm	Scandia Grey	Entrance, boulevard, amenity area, & lay-by parking
'B'	Pernacon Melville Plank	Banding	127mmx300mm	Rockland Black	Banding (Entrance and Amenity Space)

2. Unit pavers are 80mm thick. Contractor to provide samples on site to be approved by Landscape Architect and/or Owner.

SECTION



NOTES:

- MONTE CARLO 60 - by Artificial Grass & Landscaping Inc. (AGL) OR APPROVED EQUAL.
1040 South Service Road, Suite 4
Stoney Creek, Ontario, Canada
1-877-884-7277 OR 905-643-5000
www.aglgrass.com
- Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for slab details.

Artificial Grass

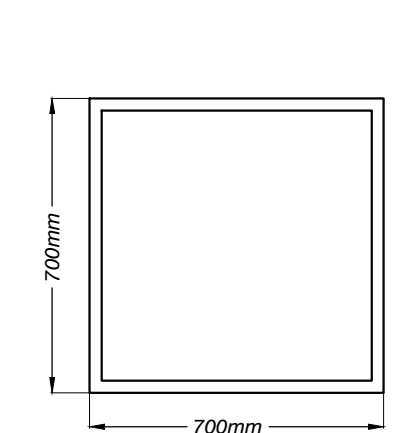
SCALE: NTS

3
L-7

Square Aluminum Planter

DIMENSIONS: 0.7m x 0.7m x 0.7m
COLOUR: Black
QUANTITY: 9
MANUFACTURER: Green Theory Design
CONTACT: Park Street - Kevin Beilidge
E: sales@greentheorydesign.com
P: 604-475-7002

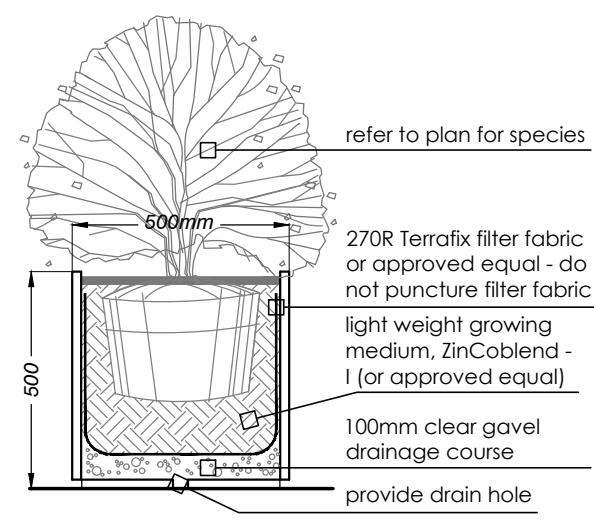
PLAN



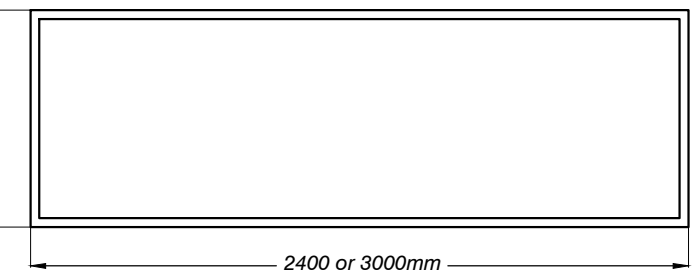
Green Theory Metal Planter (or approved equal)

SCALE: NTS

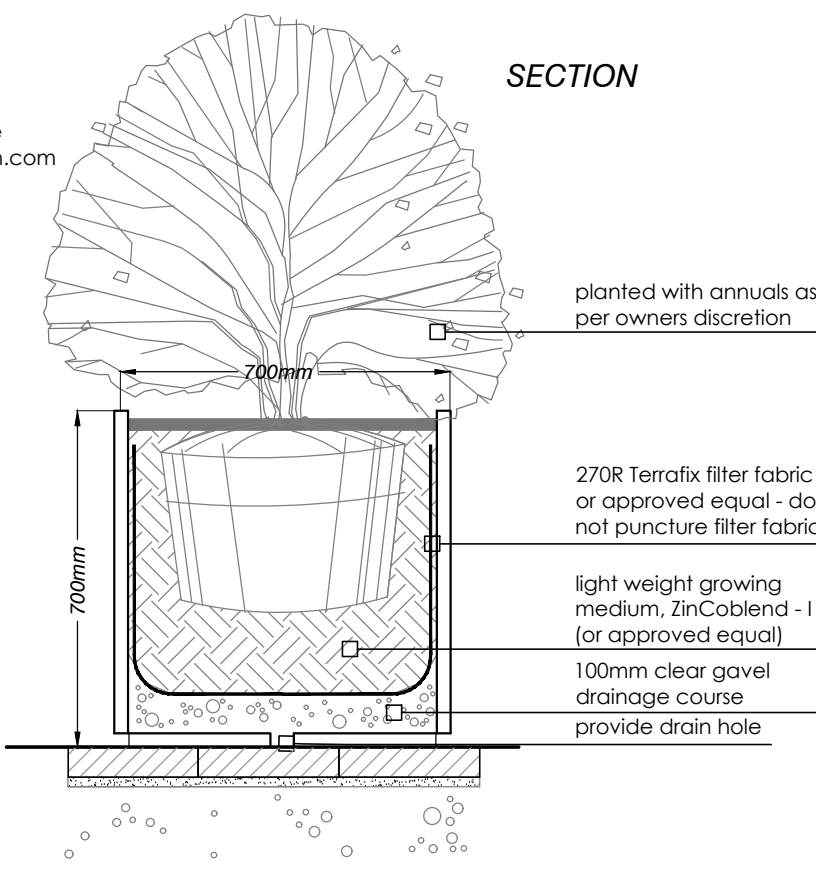
4
L-7



PLAN



SECTION



1600 SERIES

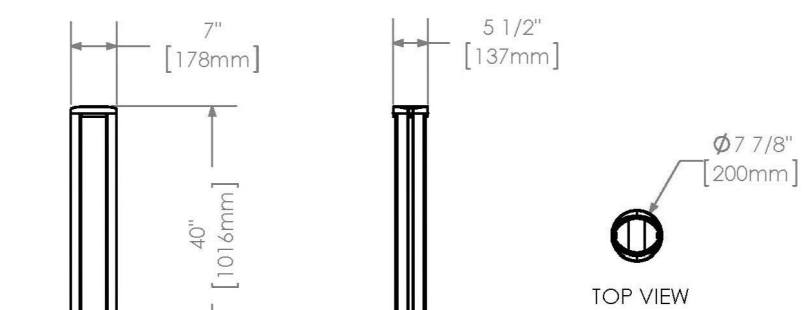
MBO-1600-00014

Legacy # SCTB1600-W-B2



MATERIALS: The bollard is made with extruded aluminum. Decorative top and base are cast aluminum with ipe.
FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: Base Type - B2, Threaded rod is set into concrete. Base mount threaded onto rod. Bollard is screwed onto mount with 4 screws and tightened.
TO SPECIFY: Select MBO-1600-00014
Choose: - Powdercoat Color

HEIGHT: 40" (101.6cm) WIDTH: 7" (17.8cm) RADIUS: 7.9" (20.0cm) WEIGHT: 40.76lbs (18.5kg)



MAGLIN

Site Furniture
1-800-798-6004
F-877-260-9393
www.maglin.com
sales@maglin.com

Bollard by Maglin - or approved equal

SCALE: NTS

5
L-7

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SHEET
Details

L-7

adesso design inc.
landscape architecture

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t. 905.526.8876
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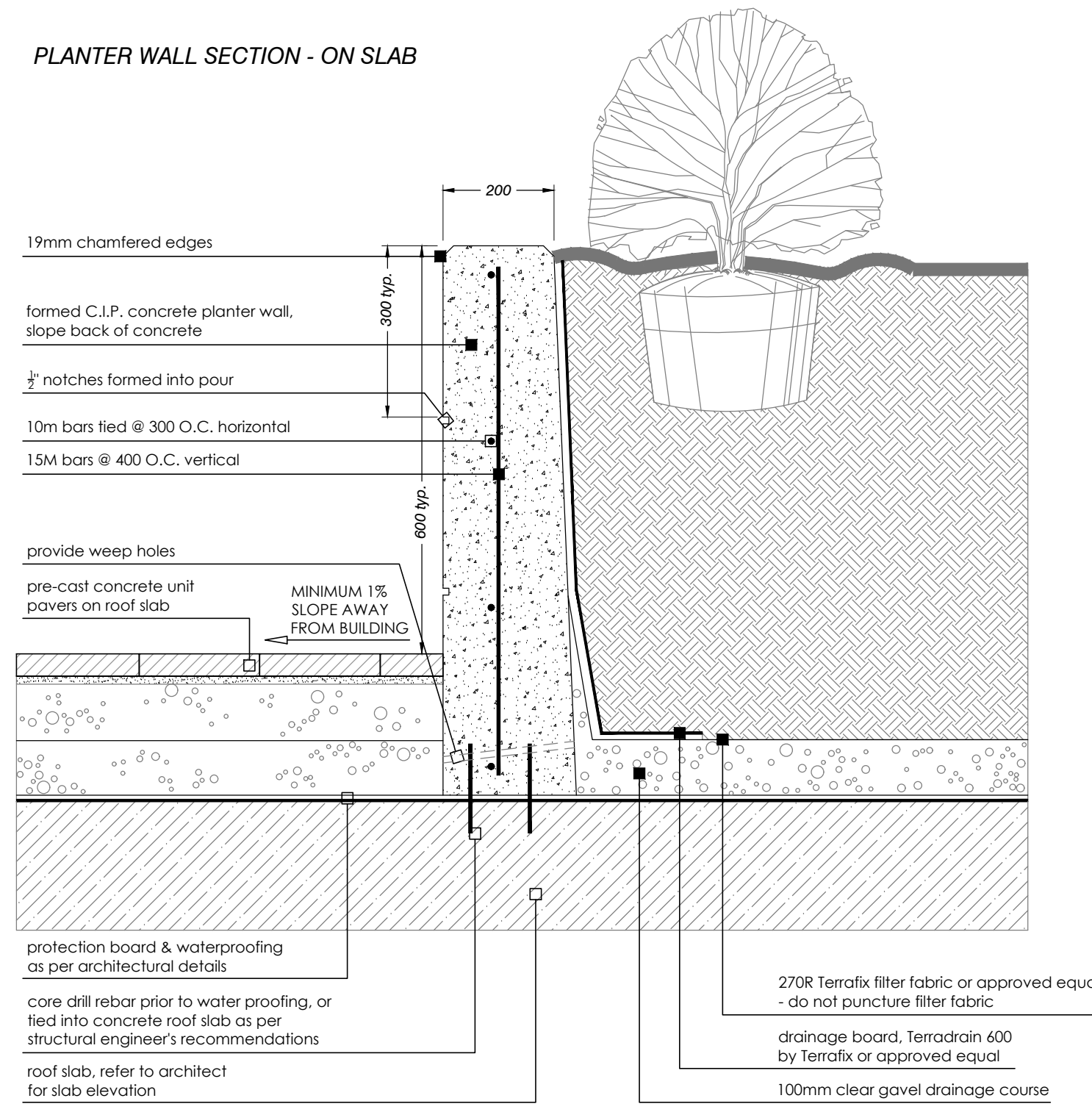
CONCRETE NOTES:

1. Do concrete materials and methods of concrete construction in accordance with OPSS 351.
2. Contractor to verify accuracy of concrete details and reinforcement prior to installation.
3. Provide following materials:
 1. cement: to OPSS 905 and 1350.
 2. aggregates for concrete: OPSS 905 and 1350
 3. reinforcing steel if detailed: OPSS 905 and 1350
 4. wire ties if detailed: plain, cold drawn annealed steel wire.
 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 OPSS 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 OPSS.
4. Concrete mix to provide compressive strength of 28MPa at 28 days, entrained air of 6% to 1% and slump at point of discharge of 60mm for curbs and footings.
5. Granular base to be compacted to 95% maximum dry density to OPSS and to depths as detailed.
6. Pour concrete in favourable weather conditions.
7. Apply surface finish as detailed.
8. Provide control joints/expansion joints 3000mm O.C. or as required.
9. Repair defective areas while concrete is still plastic, or remove defective work and replace with new concrete.
10. Concrete areas will not be accepted if:
 1. fails to meet requirements of this specification
 2. contains excessive honeycombing or embedded debris.
 3. 28 days average strength in any defined area is less than 95% of specified minimum strength.
 4. surface irregularities.
 5. damaged or chipped.
 6. poor workmanship.
11. It is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

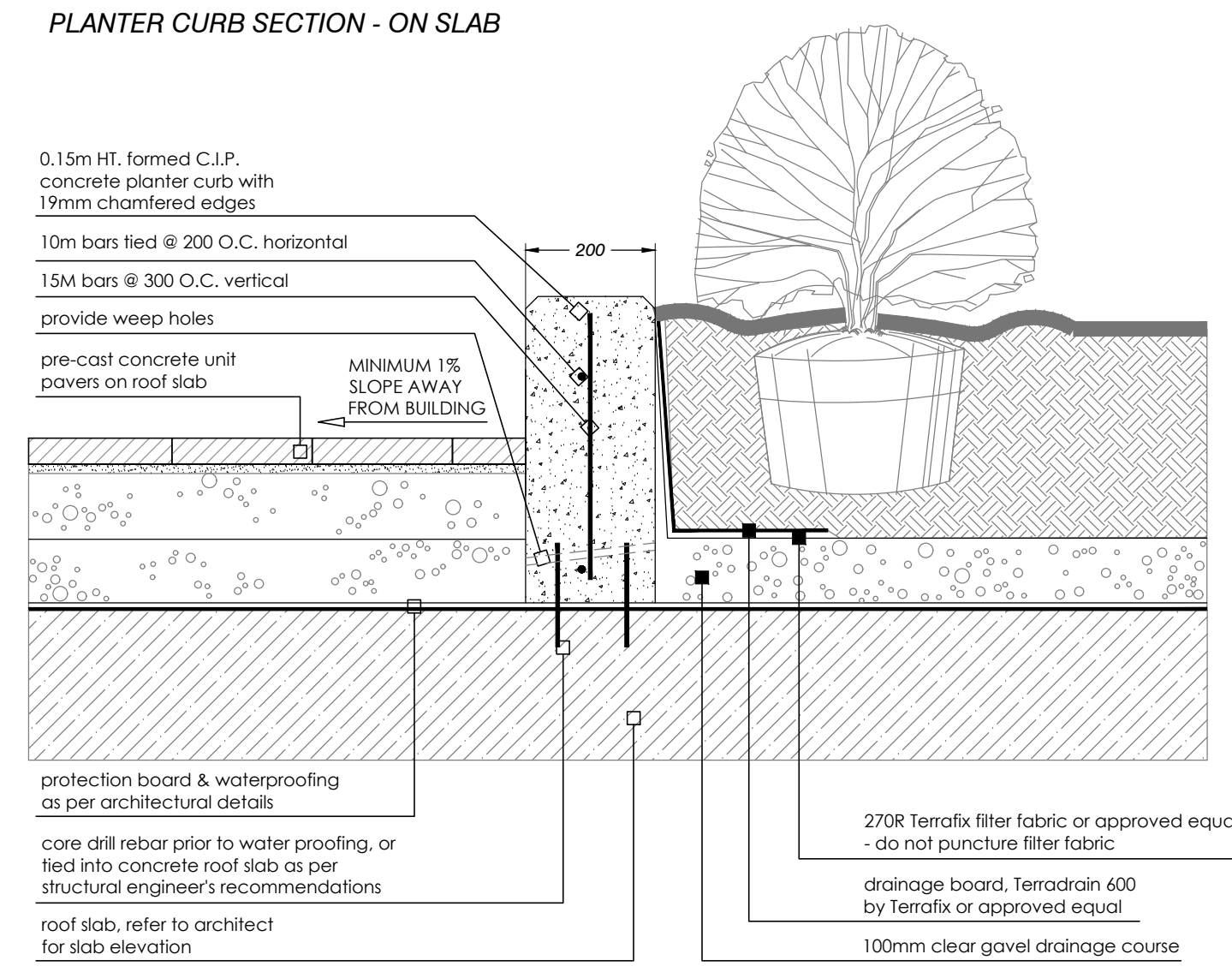
GENERAL NOTES:

1. Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for underground garage wall and roof slab details.

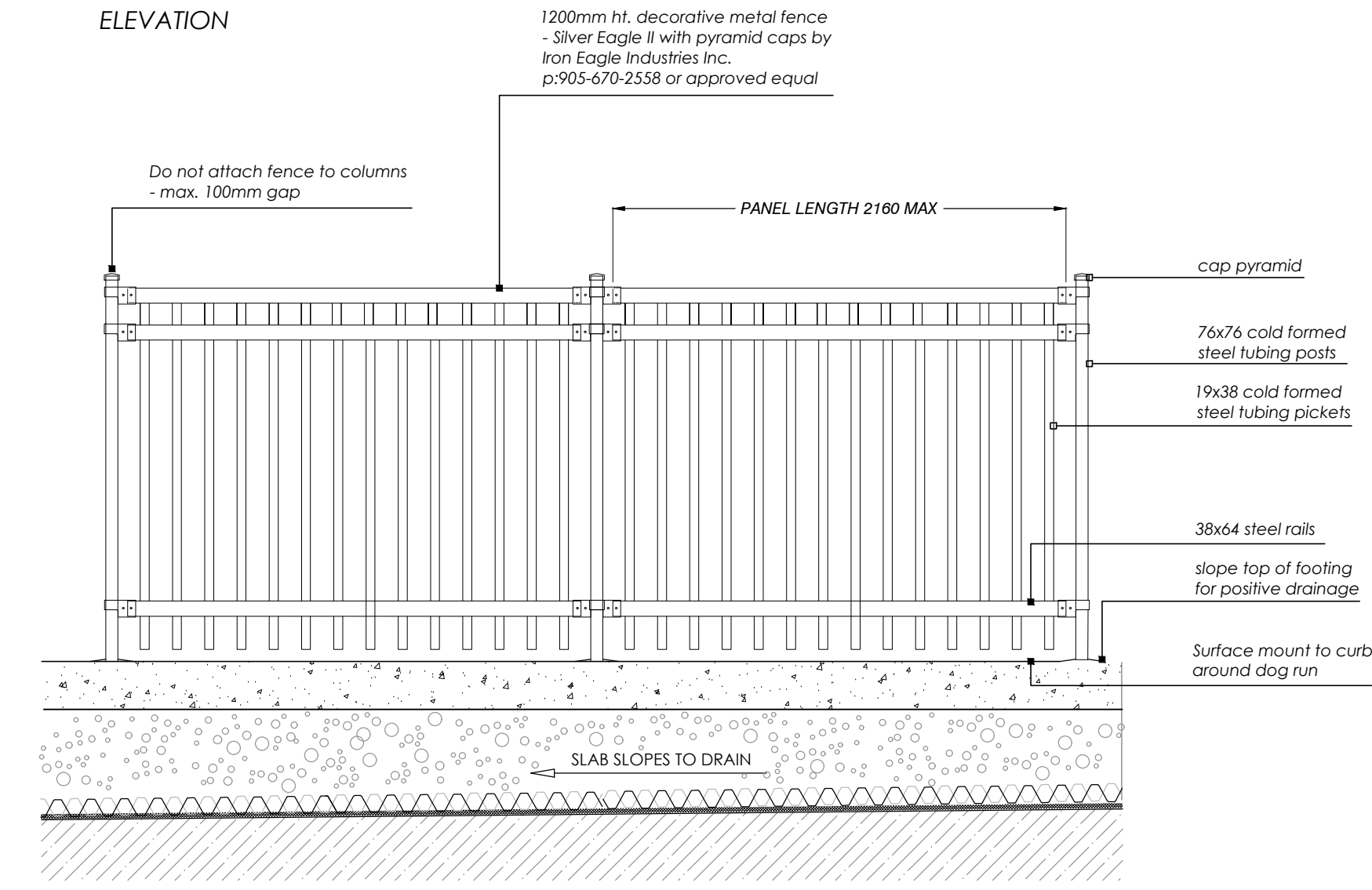
PLANTER WALL SECTION - ON SLAB



PLANTER CURB SECTION - ON SLAB



ELEVATION



LAYOUT

1. All fences adjacent to road allowances and walkways to be erected 0.15m onto private property. Fencing is not to be erected on the lot line or into any road allowance or easement.
2. Footing and excavation to be entirely on proposed development lands.

Raised Concrete Planter Wall & Curb

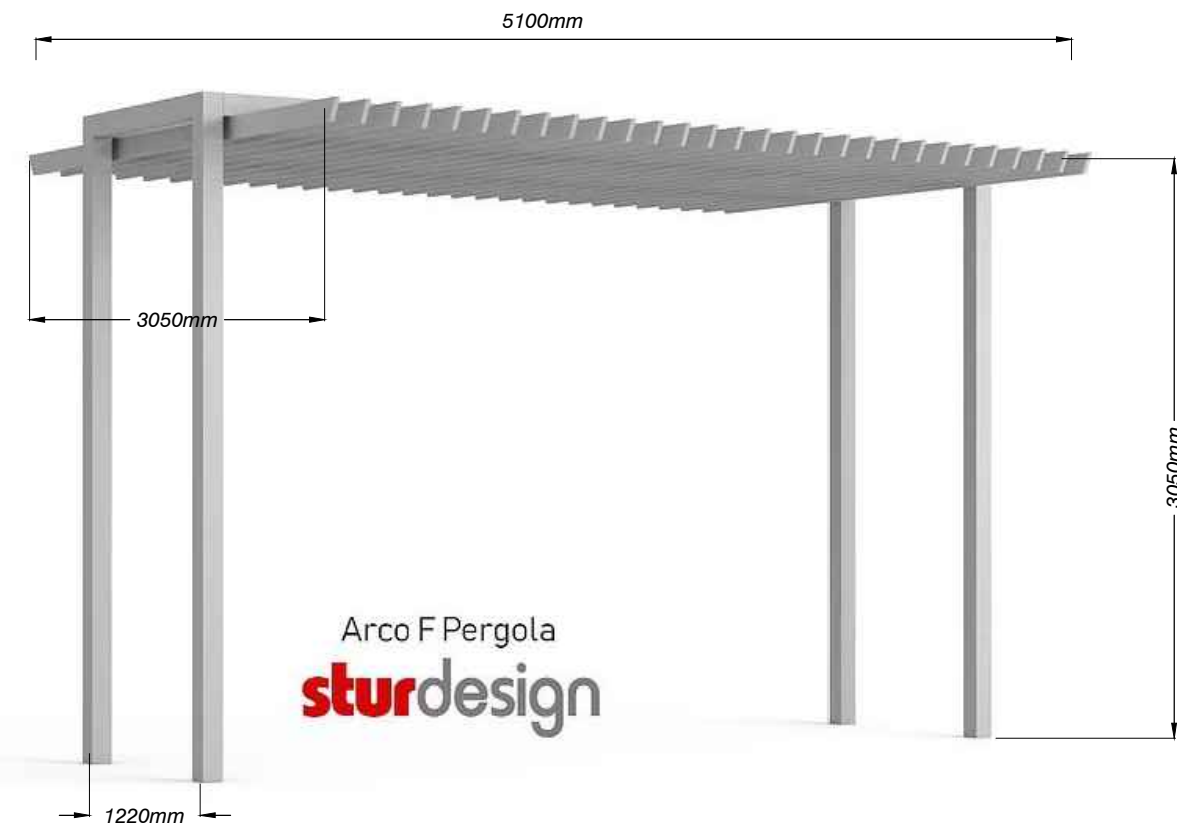
Scale: NTS

1
L-8

Decorative Metal Fence on slab (1200mm Height)

NOT TO SCALE

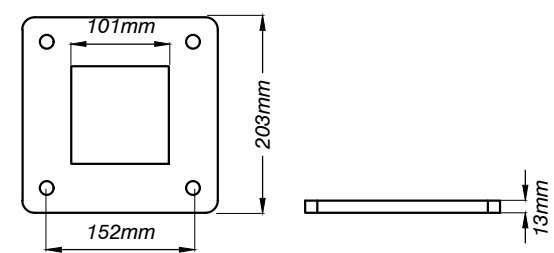
2
L-8



MOUNTING PLATE

SCALE: NTS

Plan Elevation

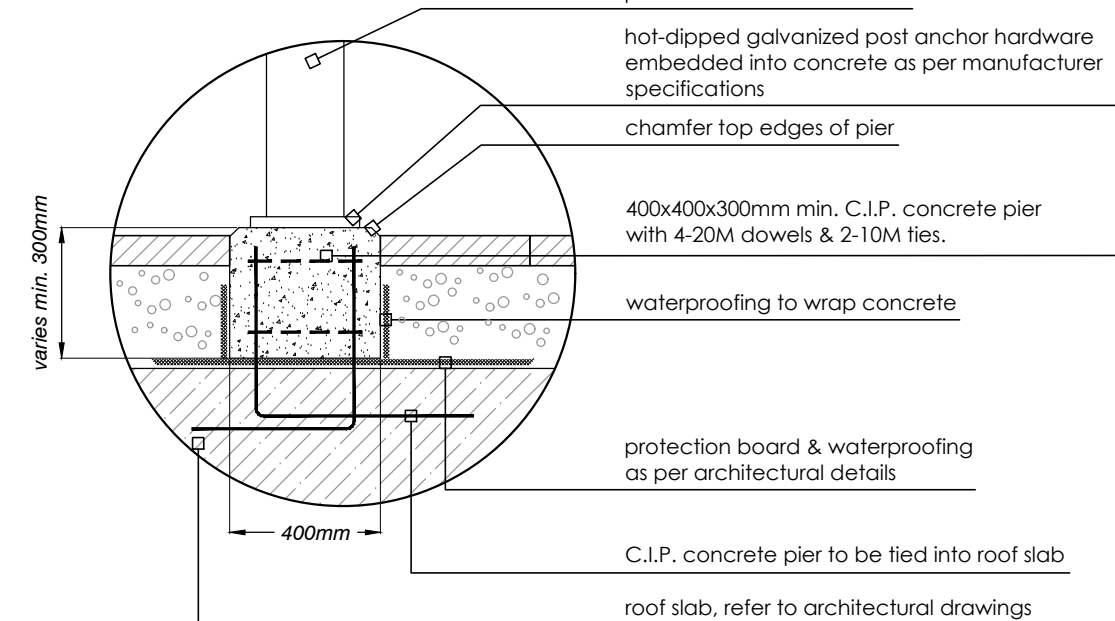


NOTE

- Detail to be reviewed and approved by structural engineer prior to construction.
- Install as per manufactures specifications.
- Sturdesign Contact Information
Mike Sankey
855-207-9669
www.sturdesign.com

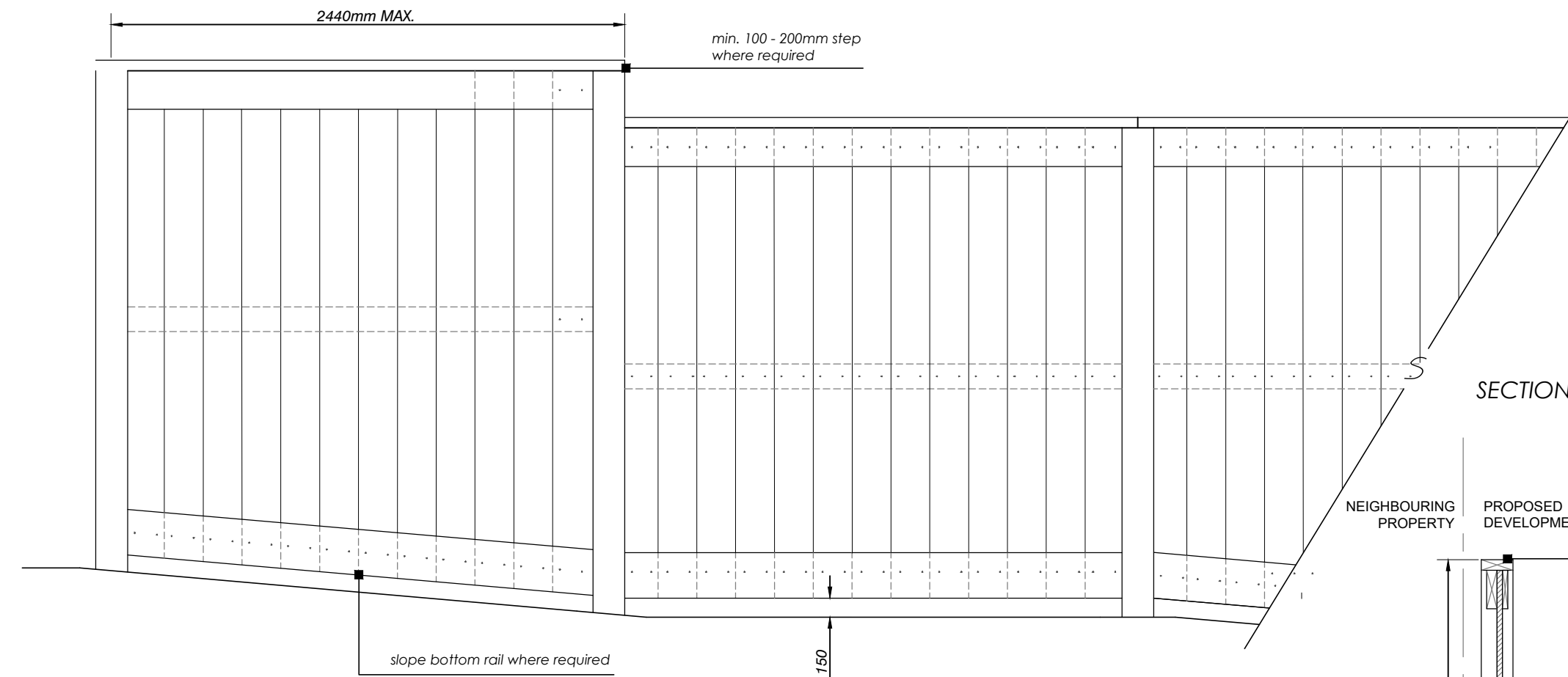
INSET #1 - TYPICAL

NTS



Acro Pergola by Sturdesign or approved equal

3
L-8

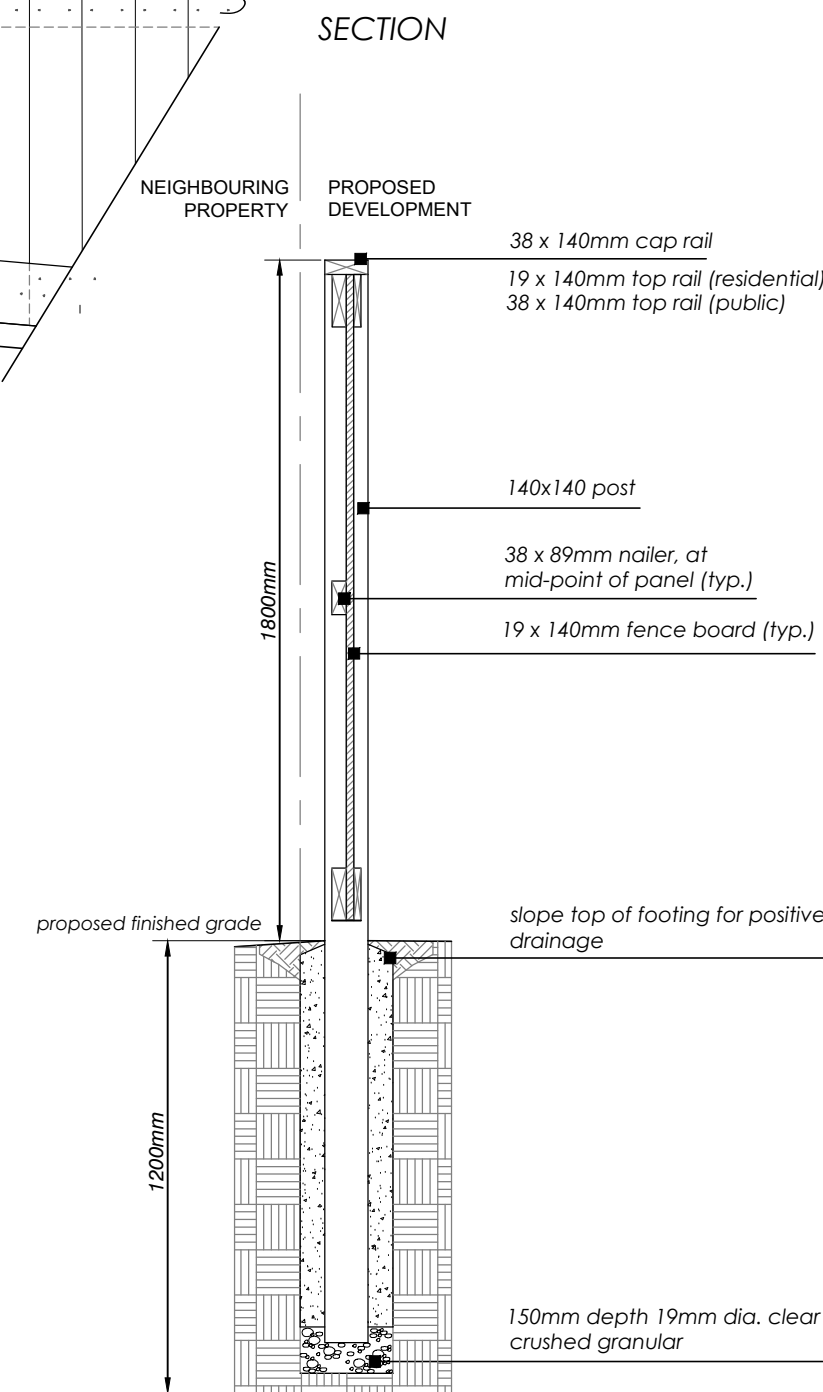


NOTES:

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 10m grain shall be eliminated by sanding and planing. 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 the 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 wooddeck 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. Step fence panels minimum of 100 - 200mm at posts as required by grade conditions. Sloping of panels may be required for certain grade conditions - Consultant's approval required.
9. Lumber sizes are actual sizes rather than nominal sizes.
10. Concrete to have minimum compressive strength of 25 MPa @ 28 days with 5-7% air entrainment.
11. See landscape plan for fence location.

GENERAL LAYOUT NOTES

1. All fences adjacent to road allowances and walkways to be erected 0.15m onto private property. Fencing is not to be erected on the lot line or into any road allowance or easement.
2. Footing and excavation to be entirely on proposed development lands.



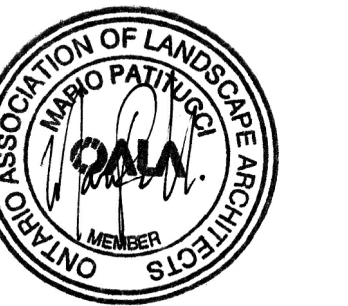
4
L-8

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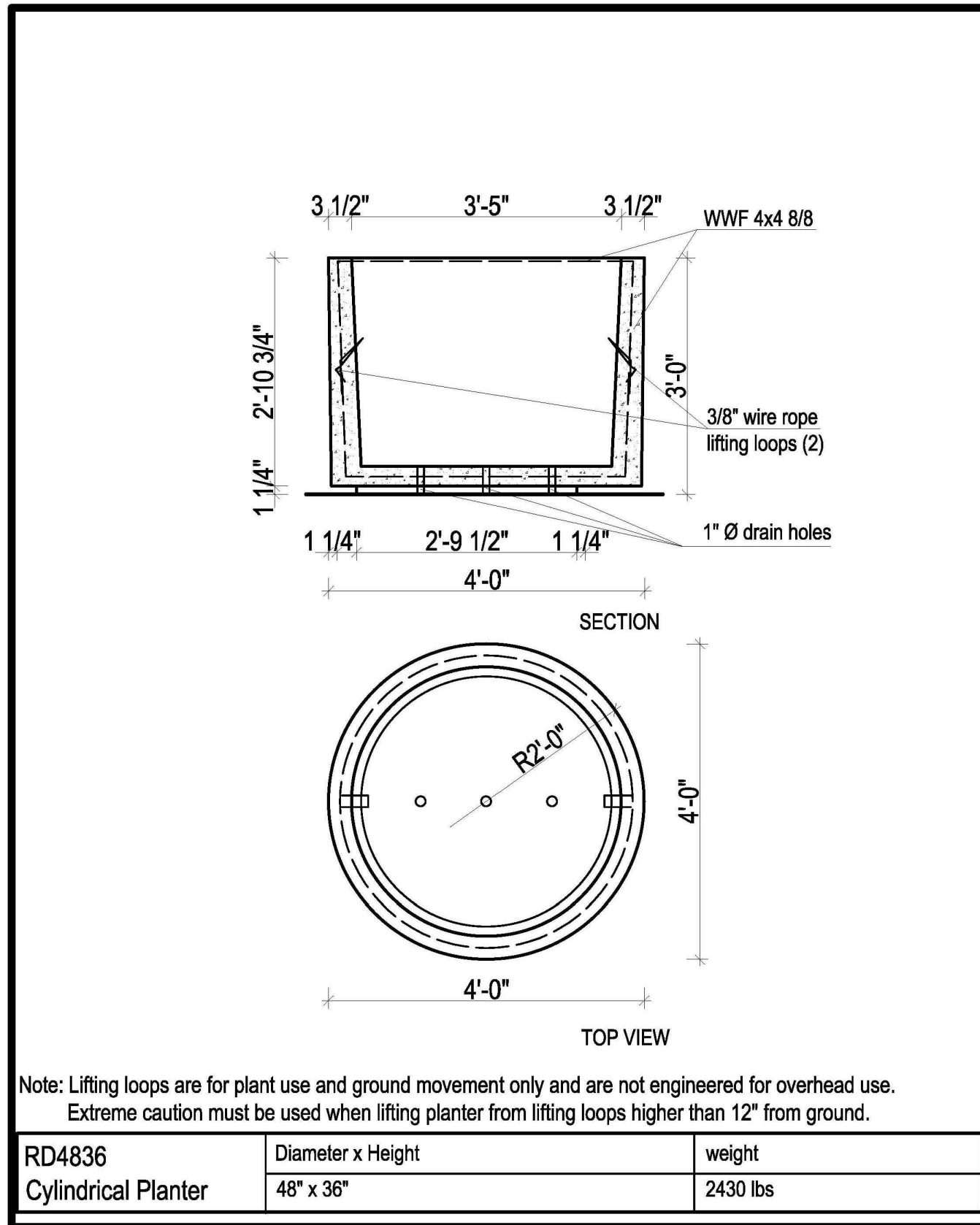
SHEET
Details

L-8

adesso design inc.
landscape architecture

69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

<p>www.sandersonconcrete.ca 12885 118 Ave Surrey BC V3V 3S9 Ph: (604) 580-1100 Toll free: 800-571-8882 FAX: 604-580-2111 info@sandersonconcrete.com</p>	PROJECT DESCRIPTION:	DRAWN BY:	SCALE:
	CYLINDRICAL PLANTER	V. TOSHANOVA	DATE:
	RD 4836 48" dia x 36"	APPROVED BY:	DWG NO.:
			REV DATE:



Round Concrete planter

1
L-9

Equiparc Bench (or approved equal)

2
L-9

Dekko Serenade Fire Pit (or approved equal)

3
L-9



EP 1990 Bench with backrest

SPECIFICATIONS
 Supports: Steel angles and steel flats
 Finish: Hot dipped galvanized and polyester powder coated
 Slats: 51mm X 76mm (2" X 3")
 Fasteners: theftproof stainless steel

COVERING
 JAT Jatoba
 IPE Ipe

OPTIONS
 A Hot-dipped galvanized and painted steel armrests (2)
 R Top-of-wall mount

Depth: 585mm (23") Length: 1504mm (59 1/4") Height: 865mm (34") Weight: 40 kg (88 lbs)

TOP-OFF-WALL MOUNT VERSION
 Depth: 585mm (23") Length: 1488mm (58 5/8") Height: 499mm (19 5/8") Weight: 30kg (67 lbs)

This bench must be anchored. Our warranty applies when our product is properly installed and anchored.

CONCRETE SLABS AND ANCHORS
 7006 1 slab 1067mm X 1829mm X 152mm (42" X 72" X 6")
 7028 2 slabs 305mm X 711mm X 152mm (12" X 28" X 6")
 QS 4 stainless steel kwik bolts
 QAV 4 drop-in anchors with stainless steel theftproof bolts

*Note: - This bench can be installed in continuity with intermediate supports (inapplicable for R option)
 - Anti-skates integrated into the supports.

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DESIGN DURABILITY EXPERTISE 1001 James Brodie Street, Saint-Jeans-sur-Richelieu, Québec J2X 0C1 Canada
 Tel.: 450 346-1882 1 800 363-9264
 info@equiparc.com | equiparc.com

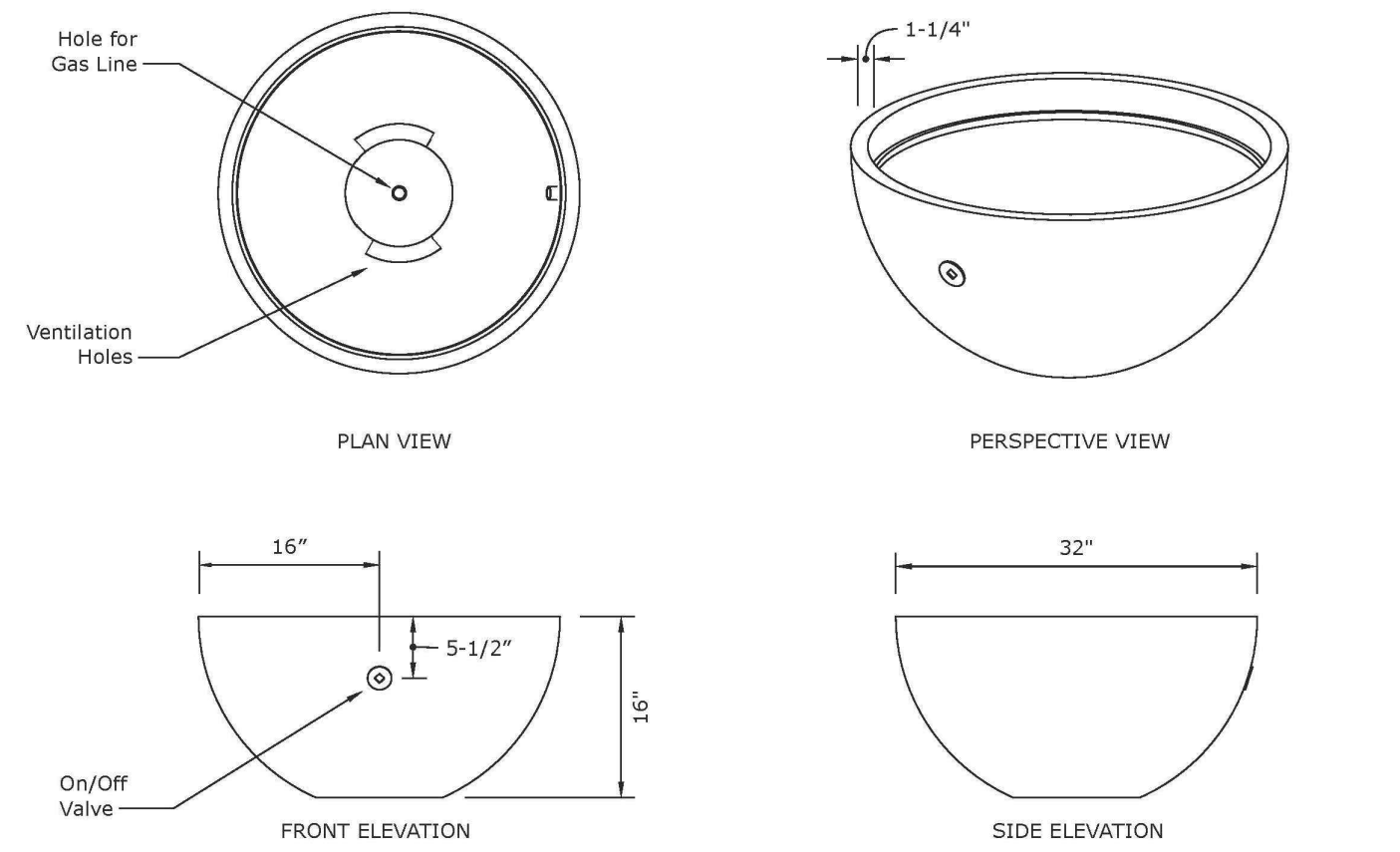


The Serenade fire pit is handmade by Dekko in North America. Ships with your choice of NG or LP burner, one decorative aggregate option and chrome On/Off key.

Size: 32"W x 16"H
 Certification: CSA/UL Approved

	Manual Ignition	Electronic Ignition
BTU/Hr	65,000	125,000
Weight	90 lbs	90 lbs
Fuel Options	NG/LP	NG/LP

Optional Accessories:
 Propane Tank Cover 16"W x 16"D x 21"H
 Glass Wind Guard 23"D x 6"H
 Vinyl Weather Cover
 Powder Coated Aluminium Table Top 32"D



www.dekko.ca

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EP 5950 Bike rack

SPECIFICATIONS
 Frame: Flats and plates made of welded steel
 Finish: Hot-dipped galvanized and polyester powder coated
 Slat: 51mm X 76mm (2" X 3")
 Fasteners: Stainless steel

AVAILABLE
 5950 2 bikes per rack

COVERINGS
 JAT Jatoba
 IPE Ipe
 HWA Select hardwood

Prof.: 185mm (7 1/4") Long.: 214mm (8 1/2") Haut.: 762mm (30") Poids : 14 kg (30 lb)

Bicycle logo included
 This bike rack must be anchored.
 Our warranty applies when our product is properly installed and anchored.

CONCRETE SLAB AND ANCHORS
 7005 1 slab 610mm X 610mm X 152mm (24" X 24" X 6")
 QS 4 stainless steel kwik bolts
 QAV 4 drop-in anchors with stainless steel theft-proof bolts

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 Tel.: 450 346-1882 1 800 363-9264
 info@equiparc.com | equiparc.com

Equiparc Bike Rack (or approved equal)

4
L-9



EP 3980 Waste receptacle

SPECIFICATIONS
 Frame: Aluminum and hot dipped galvanized steel components
 Finish: Polyester powder coated
 Slats: Wood: 51mm X 152mm (2" X 6")
 Plastic: 51mm X 102mm (2" X 4")
 Steel liner: 116 litres / 31 US gal hot-dipped galvanized expanded steel metal
 Fasteners: Stainless steel

COVERINGS
 YRPU Grey recycled plastic DFP Douglas fir
 SRPU Sand recycled plastic JAT Jatoba
 ORPU Olive recycled plastic IPE Ipe
 CRPU Cedar recycled plastic HWA Hardwood
 WRPU Walnut recycled plastic

OPTIONS
 RU Recycling unit with descriptive panel

Depth.: 613mm (24 1/4") Length.: 595mm (23 1/2") Height.: 1037 (40 3/4") Weight.: 84 kg (185 lb)

This bench must be anchored to the ground.
 Our warranty applies when our product is properly assembled and anchored.

CONCRETE SLABS AND ANCHORS
 7005 1 slab 610mm X 610mm X 152mm (24" X 24" X 6")
 7018 1 slab Ø 810mm X 203mm (24" X 8")
 QS 4 stainless steel kwik bolts
 QAV 4 drop-in anchors with stainless steel theftproof bolts

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 Tel.: 450 346-1882 1 800 363-9264
 info@equiparc.com | equiparc.com

Equiparc Trash Receptacle (or approved equal)

5
L-9

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 2365 - 2377 Lakeshore Road West

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SHEET
 Details

L-9

adesso design inc.
 landscape architecture

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