

EX. OPEN SPACE BLOCK
(REFER TO PROJECT 12-370-PH2,
REGION FILE D0-1026
BY URBANTECH)

**TOWER A
PROPOSED
30 STOREY BUILDING
(347 UNITS)
F.F.E. = 169.75**

**TOWER B
PROPOSED
30 STOREY BUILDING
(351 UNITS)
F.F.E. = 169.75**

DROP-OFF

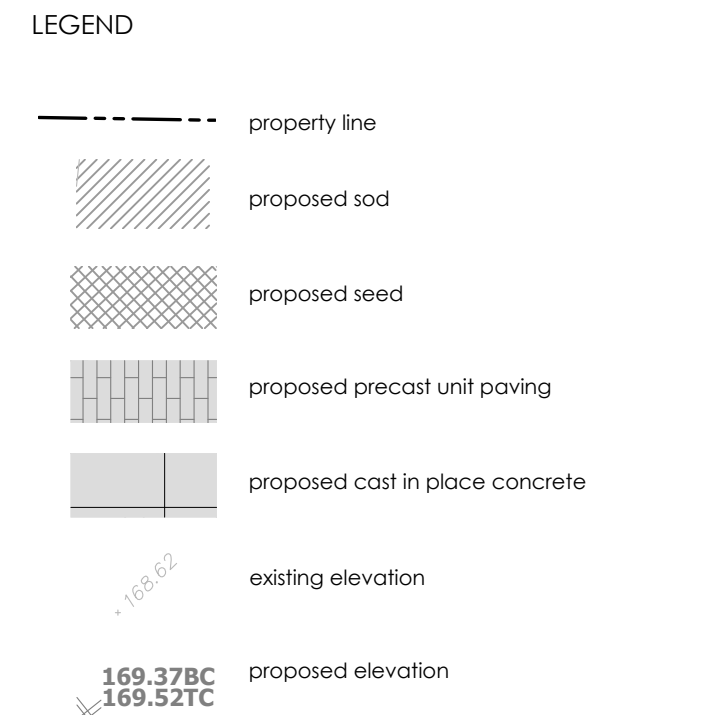
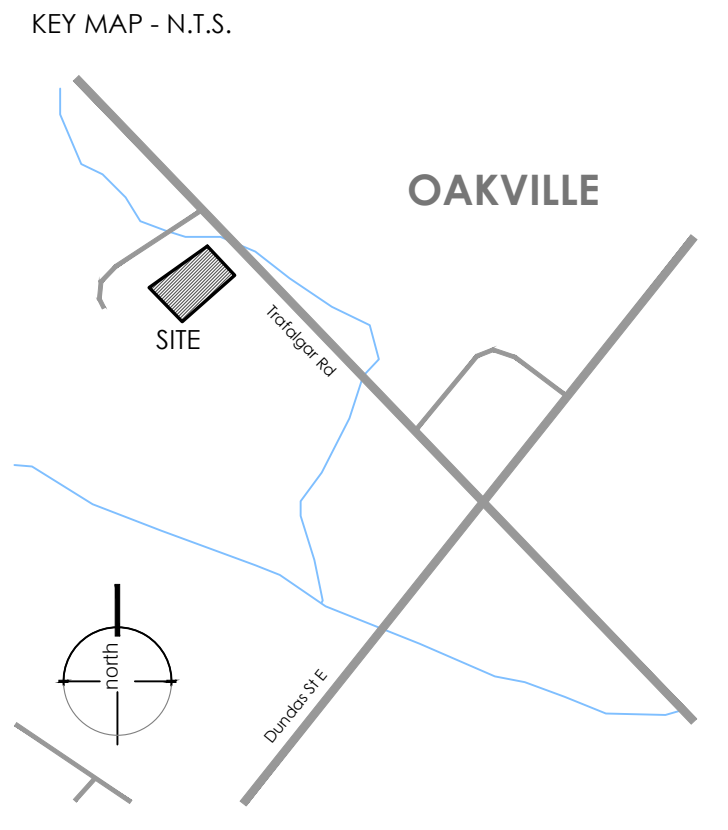
BLOCK 34

ON SITE SNOW STORAGE

Total Hardscape (m ²)	1,215.14m ²
Required Snow Storage in Softscape (m ²)	182.30m ² 15%
Provided Snow Storage in Softscape (m ²)	272.10m ² 22.4%

- 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, 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 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. 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 5:1 or greater slopes to be seeded with topsoil. 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.

LIGHTING NOTE:
All lighting devices shall be full cut off and night sky friendly, and shall be mitigated at the source so that no light (0.0 fc) will be directly projected onto adjacent properties.



REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
6	2021-01-11	Issued for review & coordination
7	2021-05-14	Issued for review & coordination
8	2021-06-30	Issued for submission
9	2022-03-23	Issued for coordination
10	2022-04-14	Issued for coordination
11	2022-04-27	Issued for 2nd submission
12	2022-08-23	Issued for coordination
13	2023-07-18	Issued for 3rd submission

STAMP



CLIENT
Distrik / Joint Venture

MUNICIPALITY
Town of Oakville

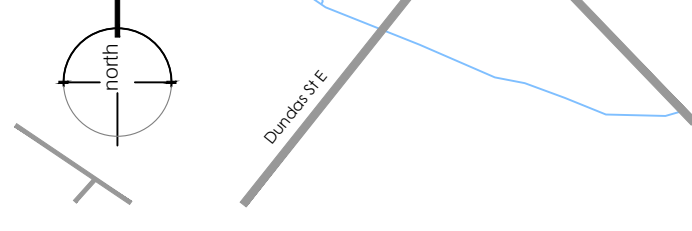
PROJECT
Trafalgar
3064 Trafalgar Road

MUNICIPAL FILE NUMBER
SPA 1313.006/01

SHEET
Landscape Plan
- Layout & Materials **L-1**

adesso design inc.
landscape architecture

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



LEGEND

- property line
- existing tree to remain - see report by Savanta Inc.
- proposed deciduous tree
- proposed shrub
- proposed perennial
- proposed sod
- proposed Seed Mix
- proposed precast unit paving
- proposed cast in place concrete
- proposed 1.8m ht wood privacy fence
- proposed 1.8m ht black vinyl chain link fence
- existing elevation
- proposed elevation

REVISIONS / SUBMISSIONS

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CLIENT
Distrikt / Joint Venture

MUNICIPALITY
Town of Oakville

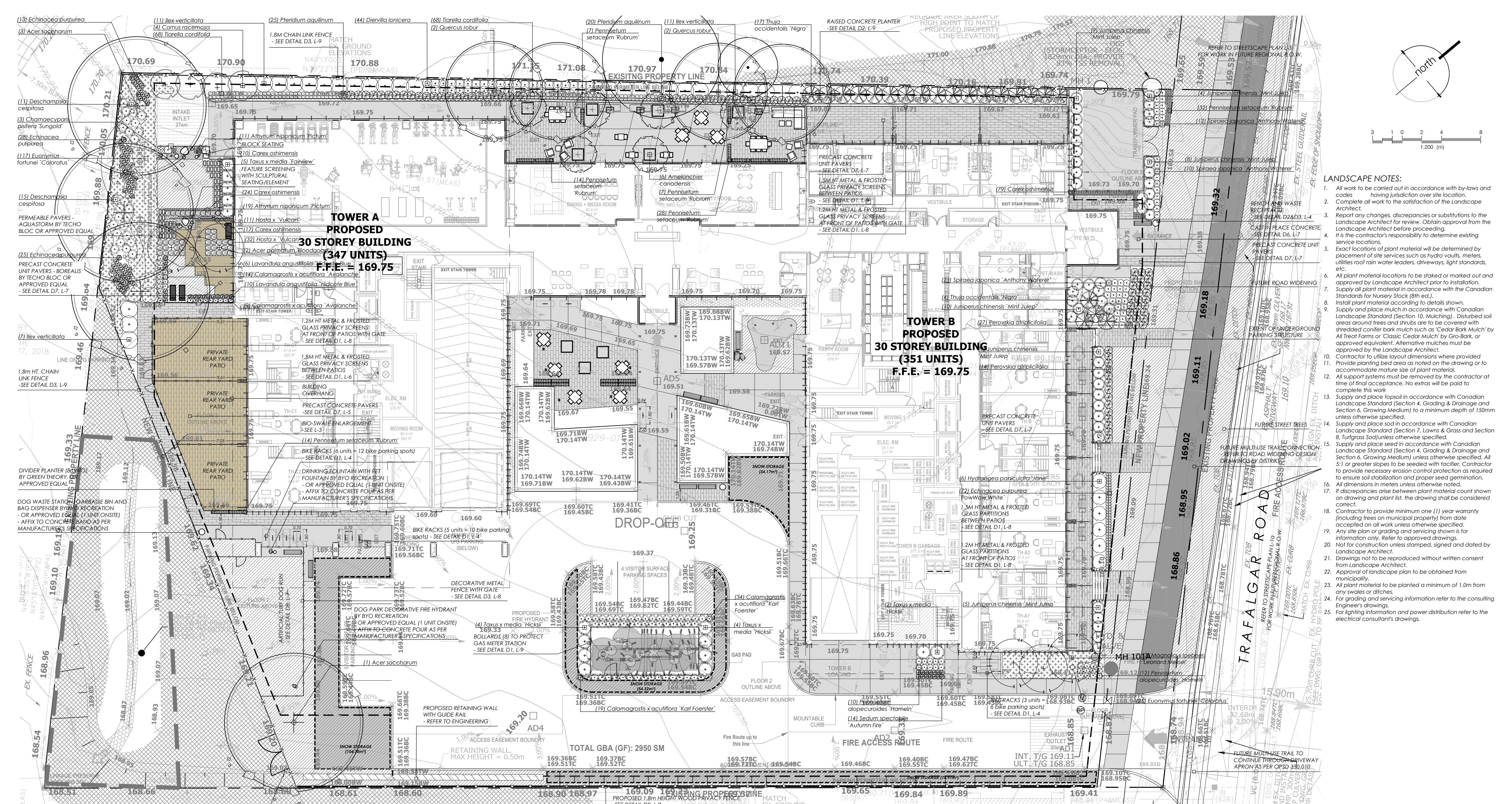
PROJECT
Trafalgar
3064 Trafalgar Road

MUNICIPAL FILE NUMBER
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SHEET
Landscape Plan
- Planting Plan

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landscape architecture

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DROP-OFF

PLANT SCHEDULE PLANTING PLAN

TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
2	<i>Acer palmatum 'Bloodgood'</i>	Bloodgood Japanese Maple	150cm Ht.	#7 cont.	7.0	5.0		
4	<i>Acer saccharum</i>	Sugar Maple	50mm Cal.	W.B.	30.0	18.0		As Shown Native to Ontario
6	<i>Amelanchier canadensis</i>	Canadian Serviceberry - Multiflora	150cm Ht.	#15 cont.	6.0	4.0		As Shown Native to Ontario
3	<i>Cercis canadensis</i>	Eastern Redbud	50mm Cal.	W.B.	9.0	7.0		As Shown Native to Ontario
3	<i>Magnolia x loebneri 'Leonard Messel'</i>	Leonard Messel Loebner Magnolia	250cm Ht.	#15 cont.	5.0	7.0	5.0	
2	<i>Malus x 'Prairifire'</i>	Prairifire Crabapple	40mm Cal.	Whip	6.0	6.0	5.0	
1	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal.	W.B.	20.0	13.0		As Shown Native to Ontario
4	<i>Quercus robur</i>	English Oak	50mm Cal.	W.B.	18.0	15.0		As Shown
21	<i>Thuja occidentalis 'Nigra'</i>	Black Cedar	180cm Ht.	W.B.	8.0	2.0		As Shown
1	<i>Tsuga canadensis</i>	Eastern Hemlock	200cm Ht.	W.B.	20.0	8.0		As Shown Native to Ontario
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
4	<i>Chamaecyparis plicata 'Sungold'</i>	Sungold Sawara Cypress	30cm	#3 cont.	1.2	1.7		
4	<i>Cornus racemosa</i>	Gray Dogwood	60cm	#3 cont.	3.0	3.0	2.5	Native to Ontario
44	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	40cm	#3 cont.	1.0	1.0	0.90	
6	<i>Hydrangea paniculata 'Jane'</i>	Little Lime® Panicle Hydrangea	30cm	#3 cont.	1.5	1.5		
29	<i>Ilex verticillata</i>	Winterberry Holly	80cm	#3 cont.	1.75	1.75	1.6	Native to Ontario
45	<i>Juniperus chinensis 'Mint Julep'</i>	Mint Julep Juniper	40cm	#3 cont.	1.25	1.25	1.0	
45	<i>Spiraea japonica 'Anthony Waterer'</i>	Anthony Waterer Spiraea	40cm	#3 cont.	0.90	0.70	0.60	
5	<i>Taxus x media 'Fairview'</i>	Fairview Yew	40cm	#3 cont.	1.75	1.5	1.25	
10	<i>Taxus x media 'Hicksii'</i>	Hicks Yew	40cm	#3 cont.	2.75	1.5	1.25	
FERNS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
30	<i>Athyrium niponicum 'Pictum'</i>	Japanese Painted Fern	30cm	#1 cont.	0.60	0.40		
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
23	<i>Calamagrostis x acutiflora 'Avalanche'</i>	Avalanche Feather Reed Grass	1.1	#1 cont.	0.50	0.40		
53	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	-	#1 cont.	1.25	0.60	0.50	
130	<i>Carex oshimensis</i>	Japanese Sedge	30cm	#1 cont.	0.20	0.30		
26	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	-	#1 cont.	0.70	0.70	0.60	Native to Ontario
22	<i>Pennisetum alopecuroides 'Hameln'</i>	Hameln Fountain Grass	-	#1 cont.	0.70	0.50	0.40	
96	<i>Pennisetum setaceum 'Rubrum'</i>	Purple Fountain Grass	30cm	#1 cont.	0.80	0.40		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
66	<i>Echinacea purpurea</i>	Coneflower	#1 cont.	#1 cont.	0.90	0.50	0.40	Native to Ontario
72	<i>Echinacea purpurea 'PowWow White'</i>	PowWow White Coneflower	-	#1 cont.	0.50	0.30	0.25	
43	<i>Hosta x 'Vulcan'</i>	Vulcan Hosta	-	#1 cont.	0.40	0.70	0.60	
16	<i>Lavandula angustifolia 'Hidcote Blue'</i>	Hidcote Blue English Lavender	-	#1 cont.	0.40	0.50	0.40	
41	<i>Perovskia atriplicifolia</i>	Russian Sage	-	#1 cont.	0.90	0.80	0.70	
14	<i>Pteridium aquilinum</i>	Western Brackenfern	-	#1 cont.	0.80	0.90	0.70	
136	<i>Sedum spectabile 'Autumn Fire'</i>	Autumn Fire Stonecrop	-	#1 cont.	0.40	0.50	0.40	
142	<i>Tiarela cordifolia</i>	Foamflower	-	#1 cont.	0.10	0.40	0.30	Native to Ontario
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
142	<i>Eunymus fortunei 'Coloratus'</i>	Purpleleaf Wintercreeper	40cm	#2 cont.	0.30	1.25	0.80	

TERRASED NOTES:

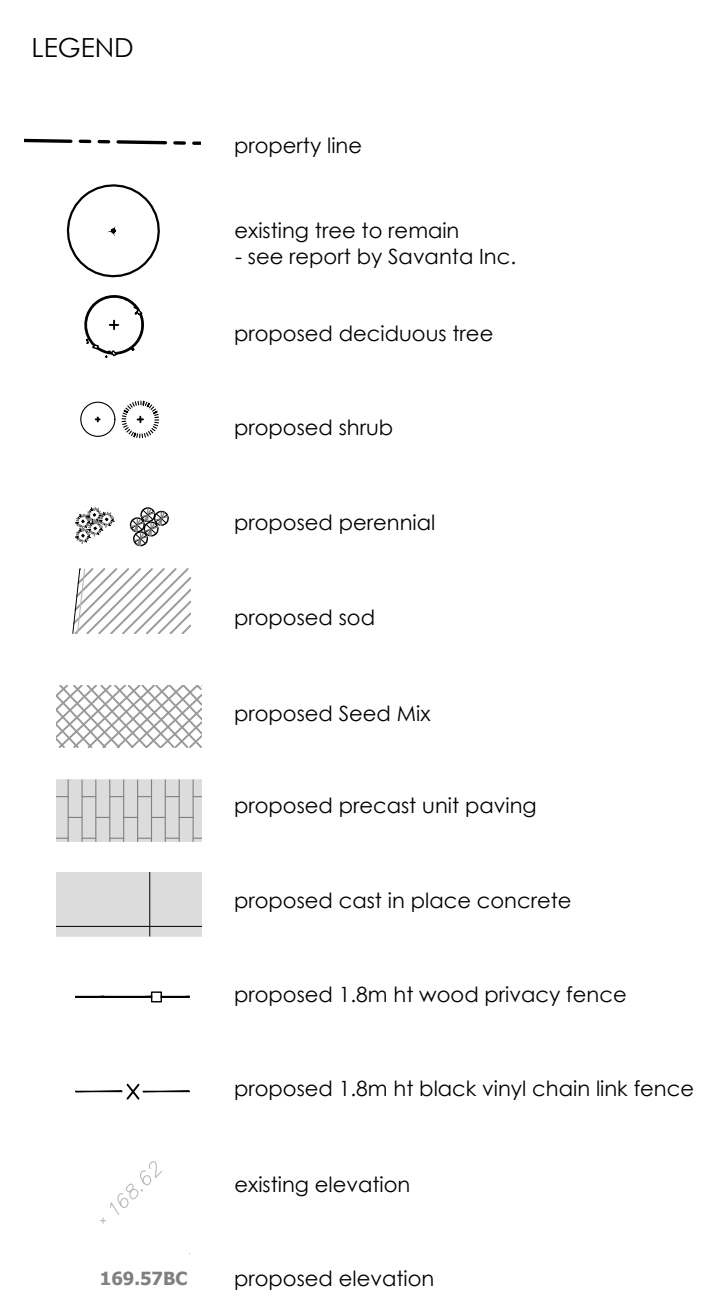
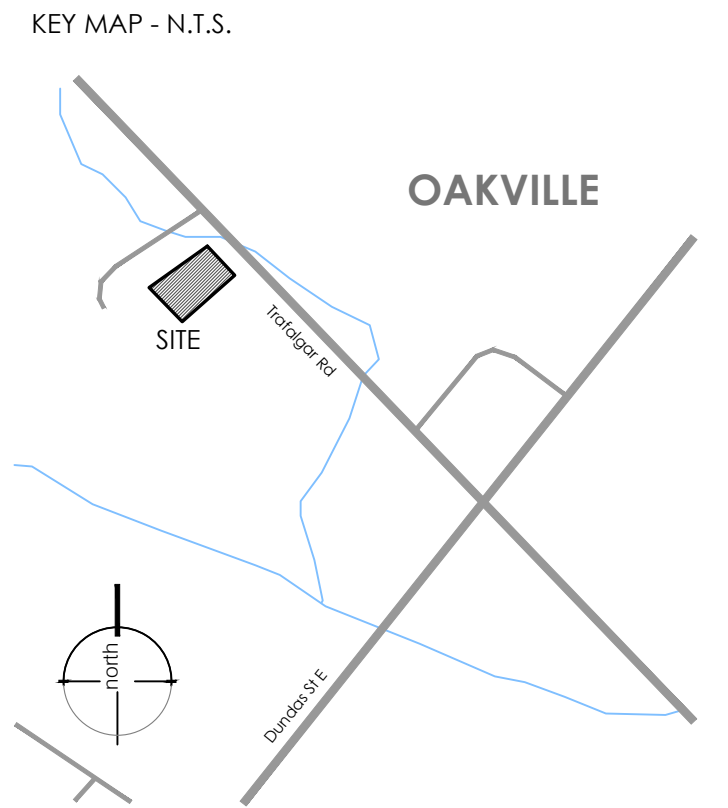
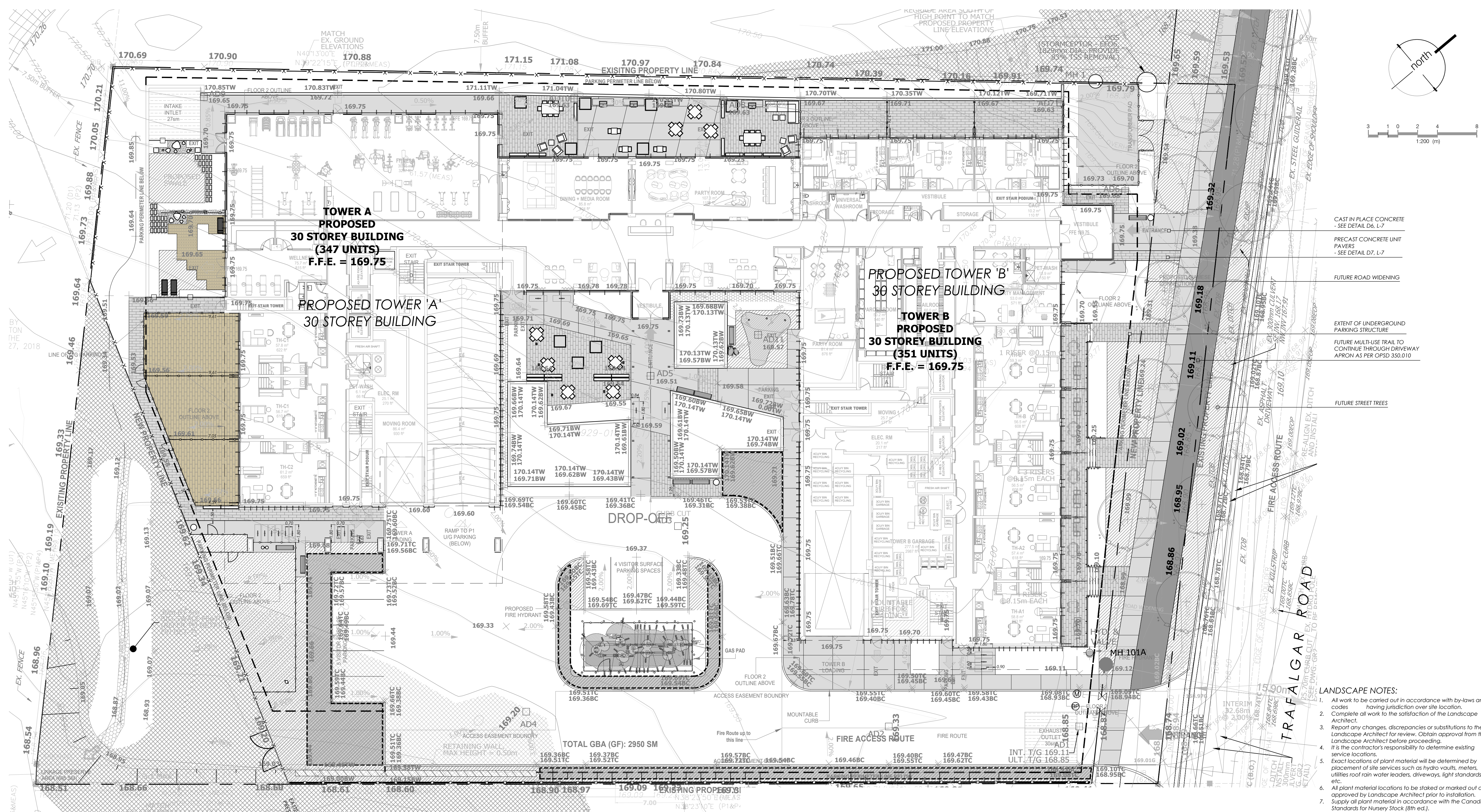
- Areas to be seeded with naturalization mix shall receive an application of naturalization seed at the rate of 25-30 kg/hectare or 2 kg/100m² for spot applications, in the following mixture:

Early Succession/Riparian Mix*	Percentage
Black Eyed Susan (<i>Rudbeckia hirta</i>)	5%
Blue Vervain (<i>Verbena hastata</i>)	10%
Canada Anemone (<i>Anemone canadensis</i>)	1%
Canada Goldenrod (<i>Solidago canadensis</i>)	4%
Little Bluestem (<i>Schizachyrium scoparium</i>)	10%
Common Milkweed (<i>Asclepias syriaca</i>)	5%
Fowl Bluegrass (<i>Poa palustris</i>)	25%
Meadow/Open Field Sedge (<i>Carex granularis</i>)	20%
New England Aster (<i>Symphoricarpos novae-angliae</i>)	1%
Path Rush (<i>Juncus tenuis</i>)	10%
Purple Stemmed Aster (<i>Symphoricarpos puniceus</i>)	1%
Virgins Bower (<i>Clematis virginiana</i>)	4%
Wild Bergamot (<i>Monarda fistulosa</i>)	4%

- Contractor responsible for soil test to determine fertilizer rates. Results of soil test shall be provided to the Landscape Architect for review and approval.
- Hydrolic mulch to be approved by the Landscape Architect shall be applied at the rate of 2100kg per hectare.
- The contractor shall not carry out the work under adverse weather conditions such as high wind, frozen ground or ground covered with snow, ice or standing water.
- Grade seed bed, eliminate uneven areas and low spots, ensure positive drainage. Remove debris, roots, branches, stones in excess of 50mm diameter and other deleterious materials. Remove subsoil that has been contaminated with oil, gasoline or calcium chloride, dispose of removed material as directed by Landscape Architect.
- Grade seed bed for terracing to a uniform surface and remove vegetation which may interfere with seeding operations. Loosen soil to depth of 25mm minimum and remove stones and foreign material which protrude more than 25mm above the surface.
- All areas to be terraced to receive 150mm of topsoil.
- Seeded areas to be maintained by contractor ensuring adequate water, fertilizer, maintenance and repair until seeded areas are properly established. Areas seeded in fall will be accepted in following spring, one month after start of growing season provided acceptance conditions are fulfilled.

*apply with Annual Oats (*Avena sativa*) nursecrop at 22kg/hectare.

Supplied by:
St. Williams Nursery & Ecological Centre (or approved equal)
P: 1-519-586-9116
W: www.stwilliamsnursery.com



REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2022-04-27	Issued for 2nd submission
2	2022-04-02	Issued for client review
3	2022-06-28	Issued for coordination
4	2023-07-18	Issued for 3rd submission



CLIENT
Distrik / Joint Venture

MUNICIPALITY
Town of Oakville

PROJECT
Trafalgar
3064 Trafalgar Road

MUNICIPAL FILE NUMBER
SPA 1313.006/01

SHEET
Streetscape Plan

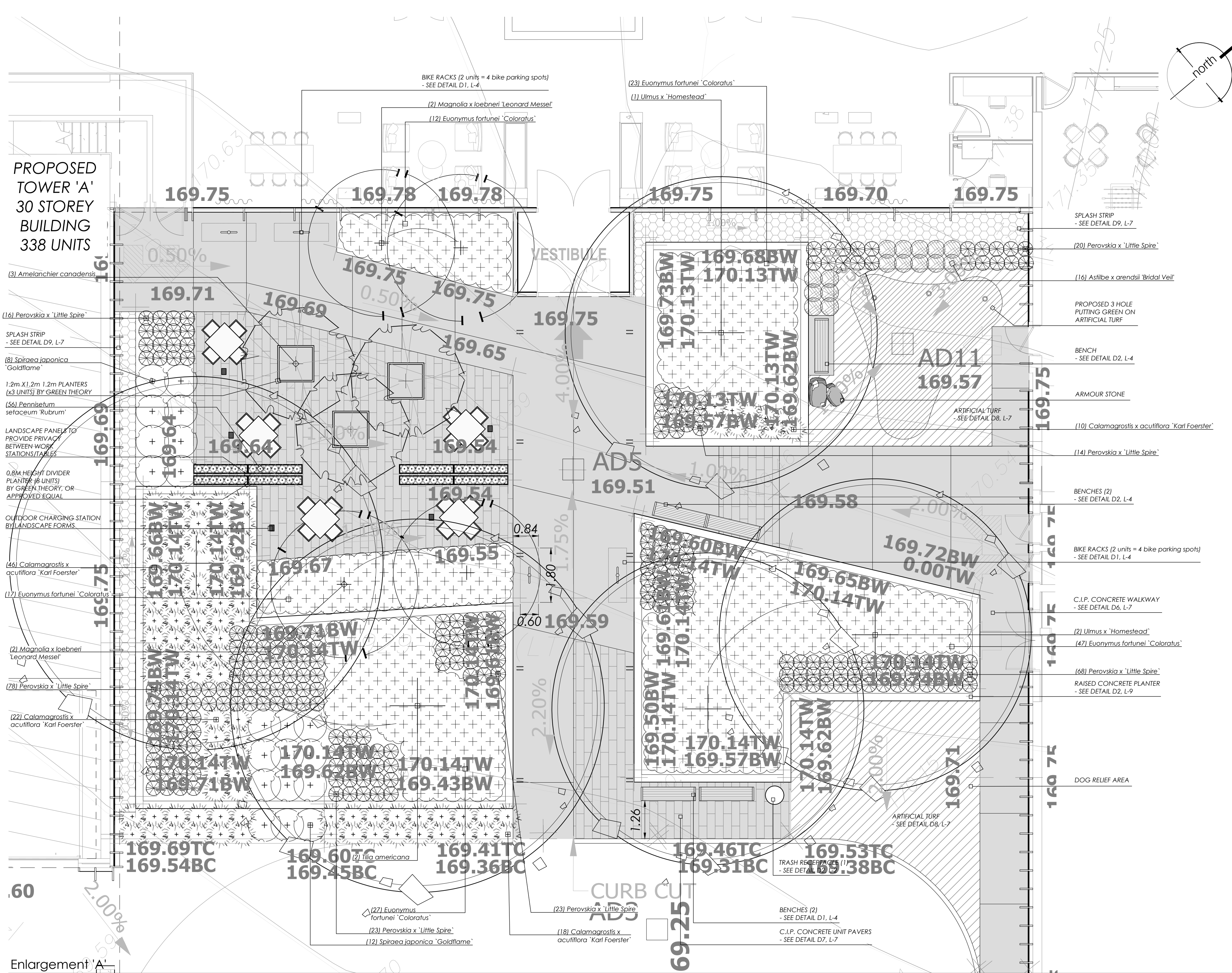
adesso design inc.
landscape architecture

218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
t. 905.526.8876
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 - Complete all work to the satisfaction of the Landscape Architect.
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 - 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 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
 - Contractor to utilize layout dimensions where provided.
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 - 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.
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 - 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.

DATE: 2023-07-18
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: J. B. [unreadable]
 PROJECT: SPA 1313.006/01
 SHEET: Streetscape Plan
 SCALE: 1:100
 PROJECT LOCATION: 3064 TRAFALGAR ROAD, OAKVILLE, ONTARIO
 CLIENT: DISTRIK / JOINT VENTURE
 DESIGNER: ADESSO DESIGN INC.

PROPOSED
TOWER 'A'
30 STOREY
BUILDING
338 UNITS

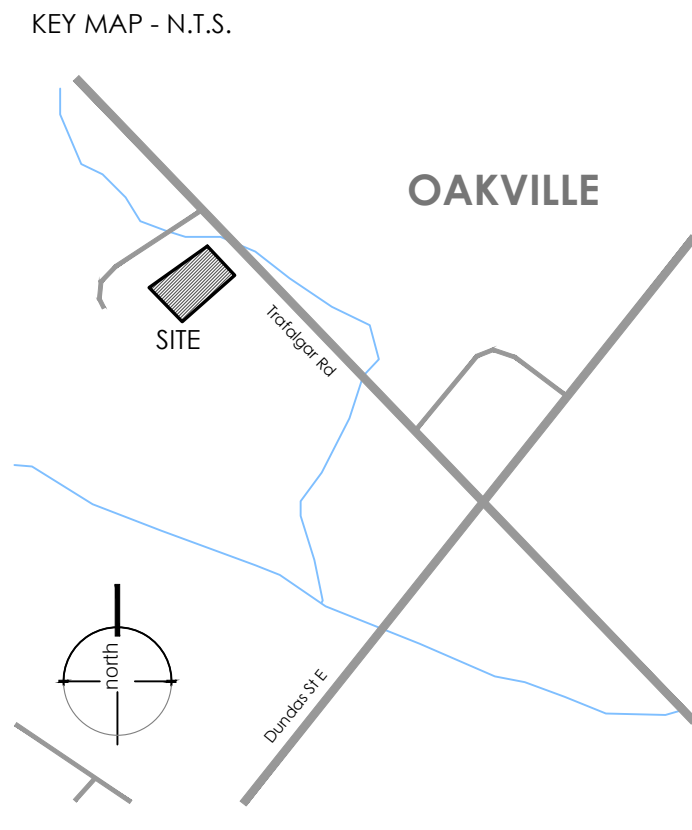


Enlargement 'A'
SCALE: 1:75

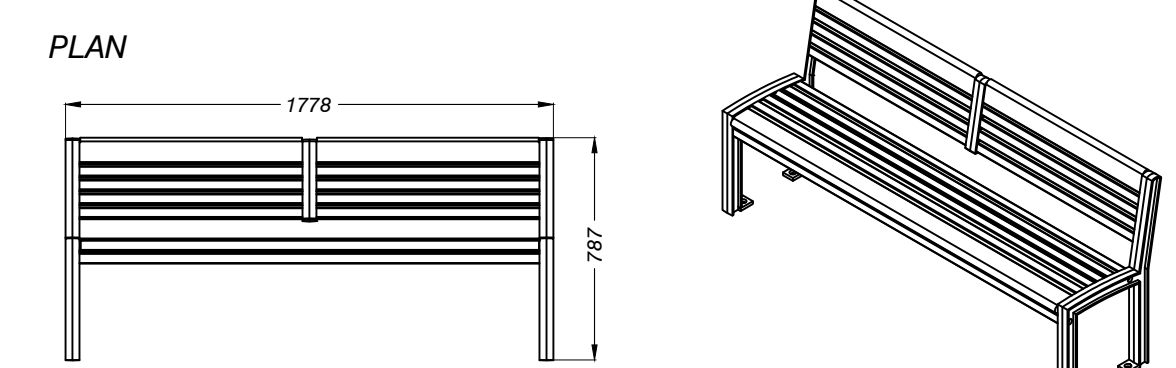
PLANT SCHEDULE CENTRAL PLANTING

TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
3	<i>Amelanchier canadensis</i>	Canadian Serviceberry - Multistem	150cm Ht.	#15 cont.	6.0	4.0	As Shown	Multistem Form, Native to Ontario
4	<i>Magnolia x loebneri</i> 'Leonard Messel'	Leonard Messel Loebner Magnolia	250cm Ht.	#15 cont.	5.0	7.0	5.0	
2	<i>Tilia americana</i>	American Linden	50mm Cal.	W.B.	20.0	13.0	As Shown	Native to Ontario
3	<i>Ulmus x 'Homestead'</i>	Homestead Elm	50mm Cal.	W.B.	16.0	11.0	As Shown	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
16	<i>Astilbe x arendsi</i> 'Bridal Veil'	Bridal Veil Astilbe	30cm	#3 cont.	0.70	0.60		
20	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spiraea	40cm	#3 cont.	0.90	1.1	0.90	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
96	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	--	#1 cont.	1.25	0.60	0.50	
56	<i>Pennisetum setaceum</i> 'Rubrum'	Purple Fountain Grass	30cm	#1 cont.	0.80	0.40		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
242	<i>Perovskia x 'Little Spire'</i>	Little Spire Russian Sage	--	#1 cont.	0.60	0.50	0.40	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
126	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	40cm	#2 cont.	0.30	1.25	0.80	

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 - All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
 - Supply and place sod 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 seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All S1 or greater slopes to be seeded with fertilizer. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
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- LEGEND
- property line
 - existing tree to remain - see report by Savanta Inc.
 - proposed deciduous tree
 - proposed ornamental tree
 - proposed shrub
 - proposed perennials and grasses
 - proposed sod
 - proposed precast unit paving
 - proposed cast in place concrete



PLAN
1778
387

ELEVATION
787
444

Backed Bench by Maglin (or approved equal)

SCALE: NTS

MAGLIN BACKED BENCH - MLB720W
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1.38" x 1.5" and 1.38" x 4.00" ipe slats. The Maglin powdercoat system provides a durable finish on all metal surfaces.
FINISH: Black or approved equal
COLOUR: Black or approved equal
QUANTITY: 7, see landscape plan for layout.
INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.
SUPPLIED BY: Maglin
6-27 Bytham Park Drive
Woodstock, ON, N4T 1P1
T: 519-539-6776
F: 877-260-9393
www.maglin.com

REVISIONS / SUBMISSIONS

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CLIENT
Distrikt / Joint Venture

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Town of Oakville

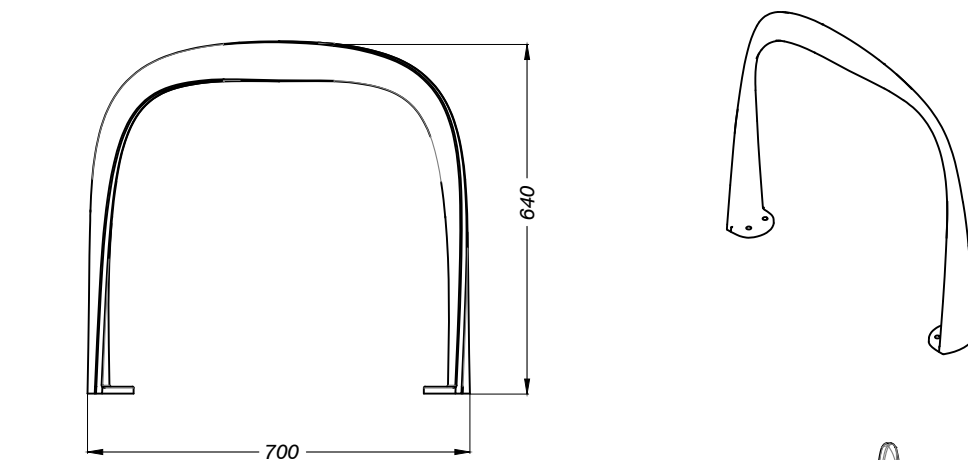
PROJECT
Trafalgar
3064 Trafalgar Road

MUNICIPAL FILE NUMBER
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SHEET
Landscape Plan -
Enlargement 'A' **L-4**

adesso design inc.
landscape architecture

218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
t. 905.526.8876
www.adessodesigninc.ca



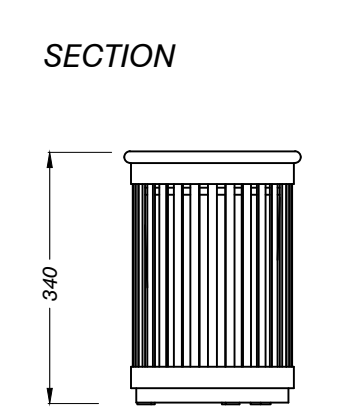
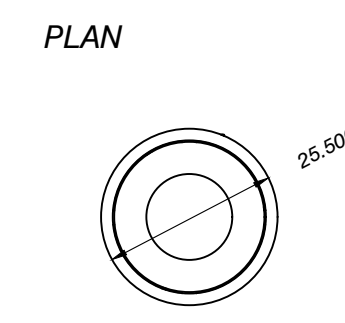
PLAN
700
640

SECTION
940
85

Bike Rack by Maglin (or approved equal)

SCALE: NTS

MAGLIN BIKE RACK - SCBR1600 SERIES
MATERIALS: solid cast aluminum
FINISH: The Maglin powdercoat system provides a durable finish on all metal surfaces.
COLOUR: Black or approved equal
QUANTITY: 16, (accommodates 32 bike parking spaces) see landscape plan for layout.
INSTALLATION: The bike rack is delivered pre-assembled with a surface mount or direct burial installation option
SUPPLIED BY: Maglin
6-27 Bytham Park Drive
Woodstock, ON, N4T 1P1
T: 519-539-6776
F: 877-260-9393
www.maglin.com

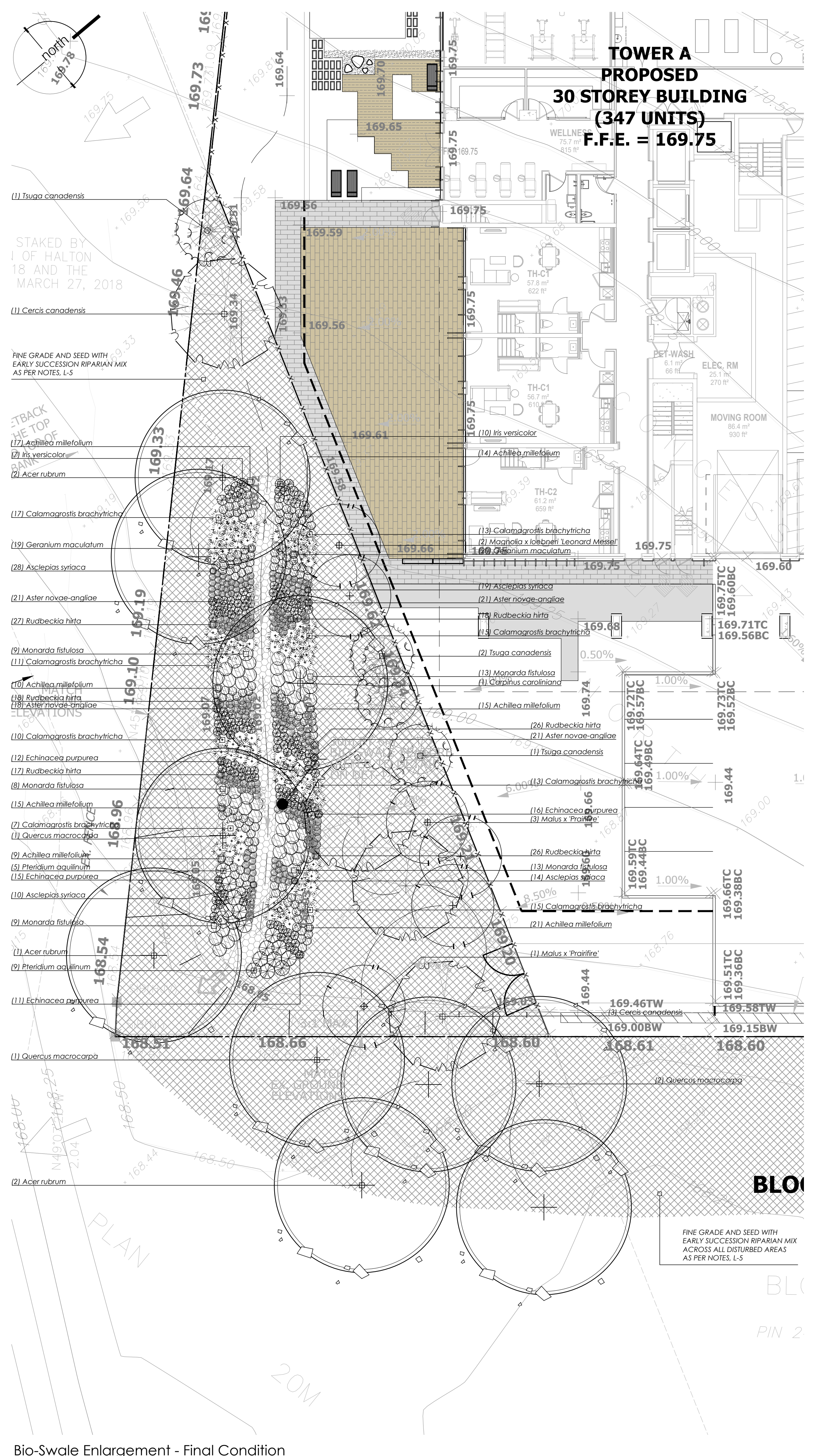


Maglin Trash Receptacle (or approved equal)

SCALE: NTS

MAGLIN BACKED TRASH CONTAINER - MLWR250-32
MATERIALS: Trash container frame is constructed using heavy duty steel flat bar and 1.5" steel tube. A 32 imperial gallon commercial grade plastic liner and spun metal lid are provided.
FINISH: All steel components are protected with e-coat rust proofing. The Maglin powdercoat system provides a durable finish on all metal surfaces.
COLOUR: Black
UNITS: 3, see Landscape Plan (L-1 & L-2) for locations.
INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot to secure base.
SUPPLIED BY: Maglin Furniture Systems Ltd.
113 Winnet Street
Woodstock, Ontario Canada, N4S 5Z8
T: 519-539-6776
F: 877-260-9393
E: sales@maglin.com

DATE: 2023-07-18, TIME: 10:00 AM, PROJECT: 1313.006/01, DRAWING: Landscape Enlargement 'A', SHEET: L-4, SCALE: 1:75, AUTHOR: J. SAVANTA, CHECKED: J. SAVANTA, APPROVED: J. SAVANTA, CLIENT: DISTRIKT / JOINT VENTURE, MUNICIPALITY: TOWN OF OAKVILLE, PROJECT: TRAFALGAR, 3064 TRAFALGAR ROAD, MUNICIPAL FILE NUMBER: SPA 1313.006/01, SHEET: LANDSCAPE PLAN - ENLARGEMENT 'A', SHEET: L-4, ADesso DESIGN INC., 218 LOCKE STREET SOUTH, 2ND FLOOR, HAMILTON, ON L8P 4B4, T: 905.526.8876, WWW.ADESSODESIGNINC.CA



Bio-Swale Enlargement - Final Condition
SCALE: 1:100

PLANT SCHEDULE BIOSWALE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
5	Acer rubrum	Red Maple	50mm Cal.	W.B.	15.0	12.0	As Shown	Native to Ontario
1	Carpinus caroliniana	American Hornbeam	50mm Cal.	W.B.	9.0	10.0	As Shown	Native to Ontario
4	Cercis canadensis	Eastern Redbud	50mm Cal.	W.B.	9.0	7.0	As Shown	Native to Ontario
2	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Loebner Magnolia	250cm HT.	#15 cont.	5.0	7.0	5.0	
4	Malus x 'Prairifire'	Prairifire Crabapple	40mm Cal.	Whip	6.0	6.0	5.0	
4	Quercus macrocarpa	Bur Oak	50mm Cal.	W.B.	20.0	13.0	As Shown	Native to Ontario
4	Tsuga canadensis	Eastern Hemlock	200cm HT.	W.B.	20.0	8.0	As Shown	Native to Ontario
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
101	Calamagrostis brachytricha	Autumn Feather Reed Grass	—	#1 cont.	1.0	0.70	0.60	
5	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	30cm	#1 cont.	0.80	0.40		
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
101	Achillea millefolium	Common Yarrow	—	#1 cont.	0.50	0.40		Native to Ontario
71	Asclepias syriaca	Common Milkweed	—	#1 cont.	1.0	0.40	0.20	
81	Aster novae-angliae	New England Aster	—	#1 cont.	1.0	0.50	0.40	Native to Ontario
54	Echinacea purpurea	Coneflower	—	#1 cont.	0.90	0.50	0.40	Native to Ontario
39	Geranium maculatum	Wild Geranium	—	#1 cont.	0.40	0.50	0.40	Native to Ontario
17	Iris versicolor	Blue Flag Iris	—	#1 cont.	0.70	0.60	0.50	Native to Ontario
52	Monarda fistulosa	Wild Bergamot	—	#1 cont.	0.90	0.80	0.70	Native to Ontario
14	Pteridium aquilinum	Western Brackenfern	—	#1 cont.	0.80	0.90	0.70	
132	Rudbeckia hirta	Black-Eyed Susan	—	#1 cont.	0.60	0.50	0.40	Native to Ontario

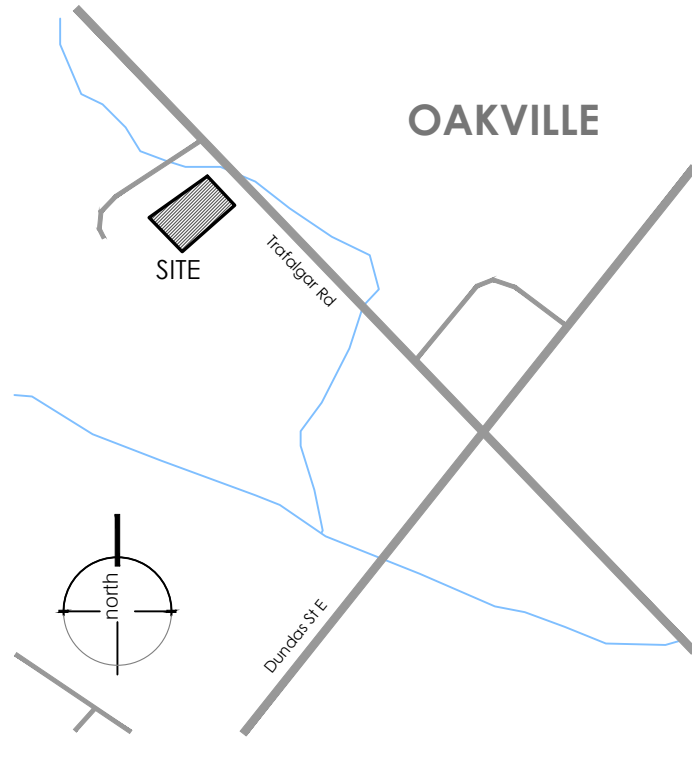
TERRASED NOTES:

- Areas to be seeded with naturalization mix shall receive an application of naturalization seed at the rate of 25-30 kg/hectare or 2 kg/100m² for spot applications, in the following mixture:
Early Succession/Riparian Mix*
 Black Eyed Susan (*Rudbeckia hirta*) 5%
 Blue Vervain (*Verbena hastata*) 10%
 Canada Anemone (*Anemone canadensis*) 1%
 Canada Goldenrod (*Solidago canadensis*) 4%
 Little Bluestem (*Schizachyrium scoparium*) 10%
 Common Milkweed (*Asclepias syriaca*) 5%
 Fowl Bluegrass (*Poa palustris*) 25%
 Meadow/Open Field Sedge (*Carex granularis*) 20%
 New England Aster (*Aster novae-angliae*) 1%
 Purple Stemmed Aster (*Symphoricarpos puniceus*) 1%
 Path Rush (*Juncus tenuis*) 10%
 Virginia Bower (*Clematis virginiana*) 4%
 Wild Bergamot (*Monarda fistulosa*) 4%
 *apply with Annual Oats (*Avena sativa*) rusecrop at 22kg/hectare.
 Supplied by: St. Williams Nursery & Ecological Centre (or approved equal)
 P: 1-519-886-9116
 W: www.stwilliamsnursery.com
- Contractor responsible for soil test to determine fertilizer rates. Results of soil test shall be provided to the Landscape Architect for review and approval.
- Hydraulic mulch to be approved by the Landscape Architect shall be applied at the rate of 2.100kg per hectare.
- The contractor shall not carry out the work under adverse weather conditions such as high wind, frozen ground or ground covered with snow, ice or standing water.
- Grade sub-grade, eliminate uneven areas and low spots, ensure positive drainage. Remove debris, roots, branches, stones in excess of 50mm diameter and other deleterious materials. Remove subsoil that has been contaminated with oil, gasoline or calcium chloride, dispose of removed material as directed by Landscape Architect.
- Grade seed bed for terracing to a uniform surface and remove vegetation which may interfere with seeding operations. Loosen soil to depth of 25mm minimum and remove stones and foreign material which protrude more than 25mm above the surface.
- All areas to be terraced to receive 150mm of topsoil.
- Seeded areas to be maintained by contractor ensuring adequate water, fertilizer, maintenance and repair until seeded areas are properly established. Areas seeded in fall will be accepted in following spring, one month after start of growing season provided acceptance conditions are fulfilled.

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 before proceeding. 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, 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 cedar bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. 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 seed 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 5:1 or greater slopes to be seeded with topsoil. 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 kit, 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.

KEY MAP - N.T.S.



LEGEND

- property line
- existing tree to remain - see report by Savanta Inc.
- proposed deciduous tree
- proposed ornamental tree
- proposed shrub
- proposed perennials and grasses
- proposed sod
- proposed Seed
- proposed precast unit paving
- proposed cast in place concrete

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
6	2021-01-11	Issued for review & coordination
7	2021-05-14	Issued for review & coordination
8	2021-06-30	Issued for submission
9	2022-03-23	Issued for coordination
10	2022-04-14	Issued for coordination
11	2022-04-27	Issued for 2nd submission
12	2022-06-02	Issued for client review
13	2023-07-18	Issued for 3rd submission

STAMP



CLIENT
Distrikt / Joint Venture

MUNICIPALITY
Town of Oakville

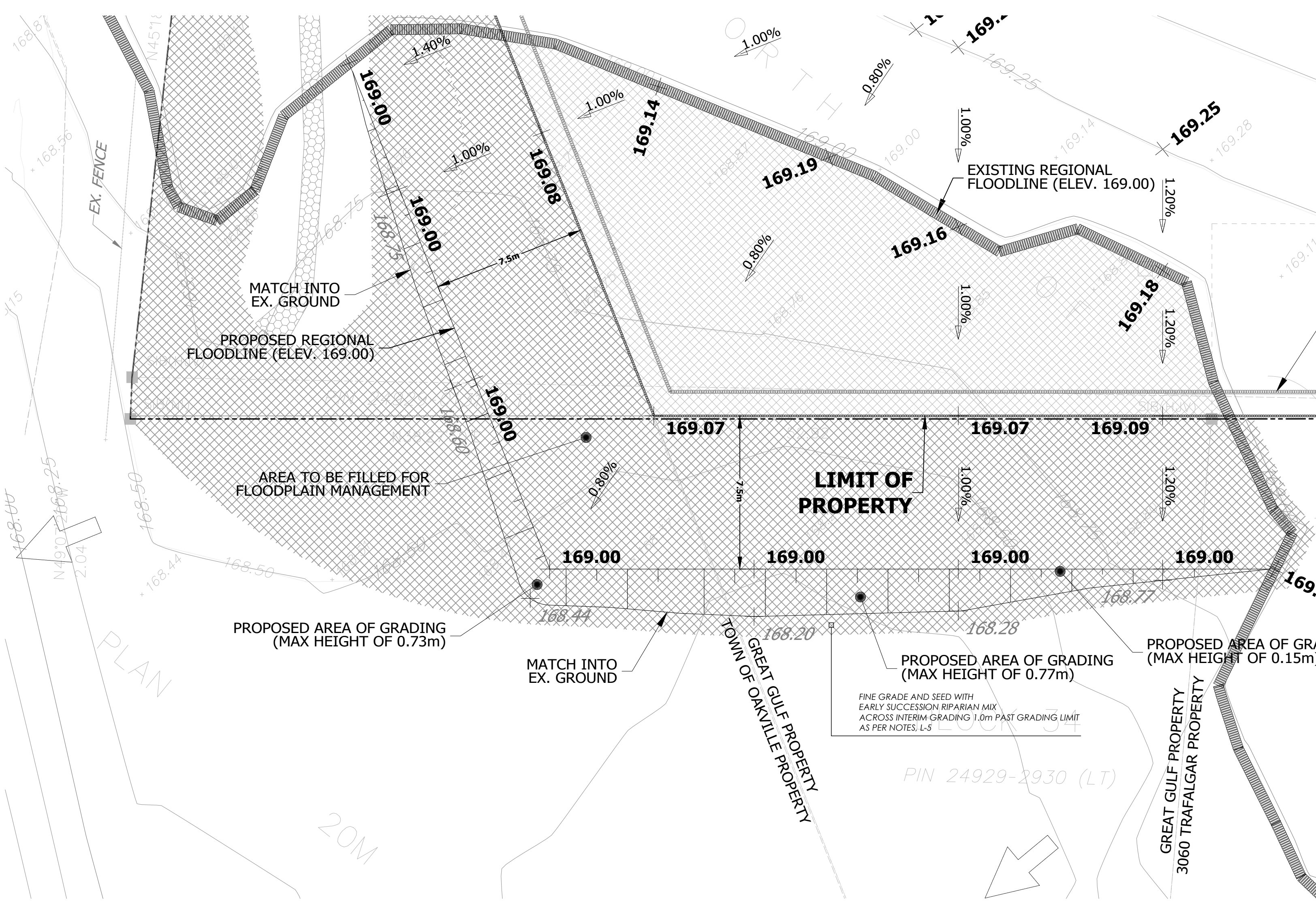
PROJECT
Trafalgar
3064 Trafalgar Road

MUNICIPAL FILE NUMBER
SPA 1313.006/01

SHEET
Landscape Plan - Enlargements
L-5

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landscape architecture

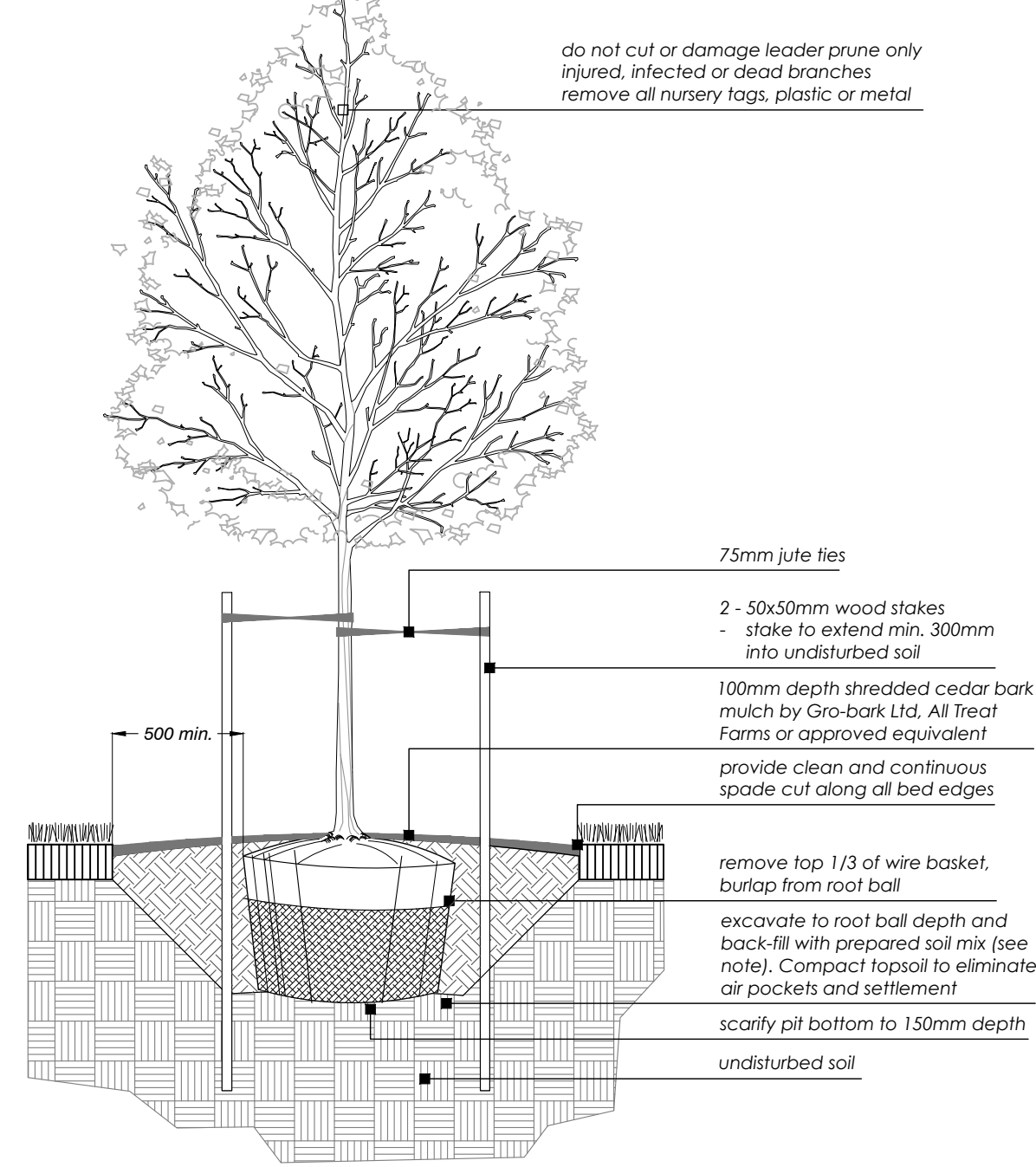
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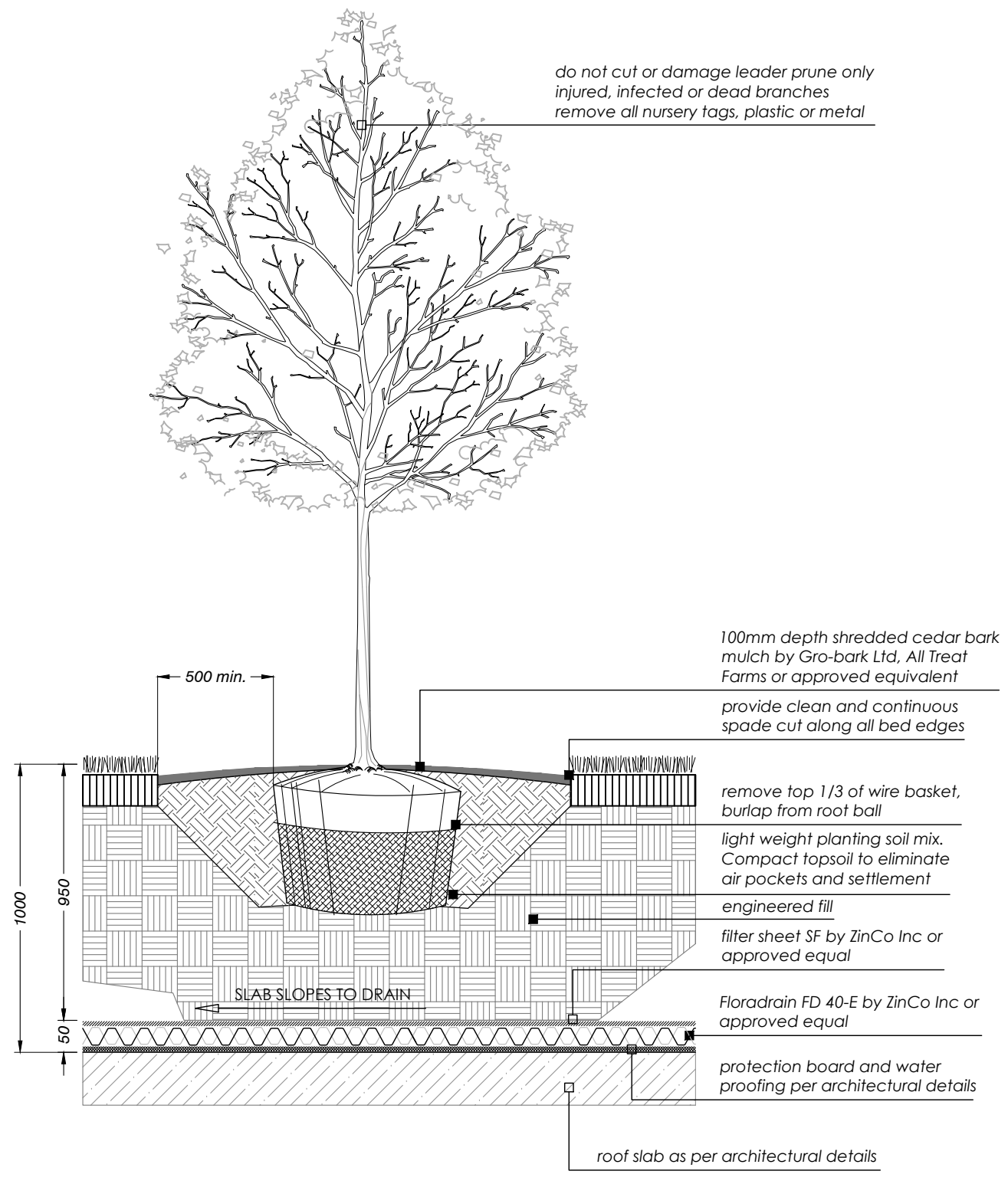
Bio-Swale Enlargement - Interim Condition
SCALE: 1:100

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 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
 - 45cm of topsoil for shrubs
 - 90cm of topsoil for trees



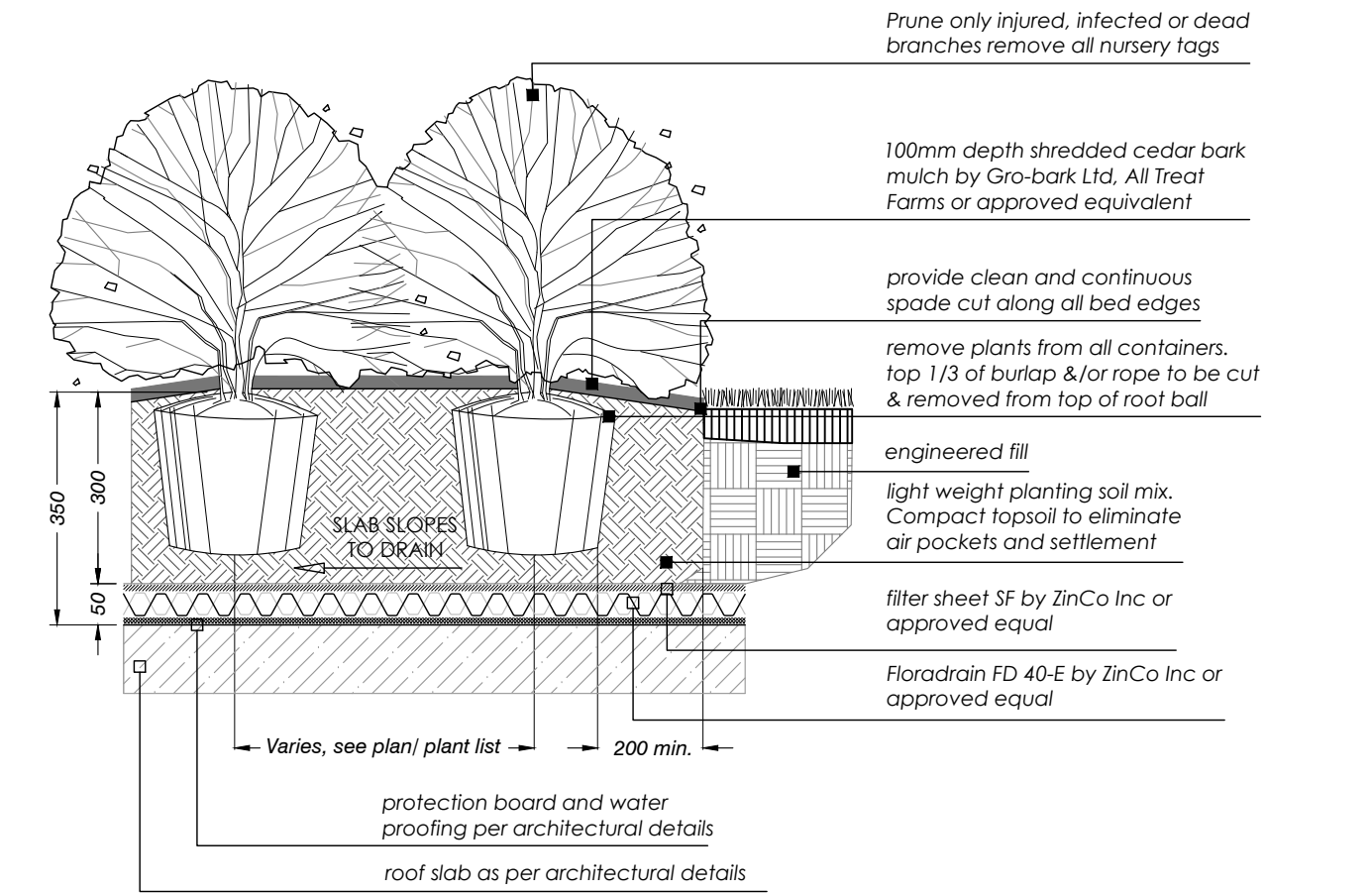
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L-7



NOTES:

- 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.
- Staking of trees will not occur on roof top.

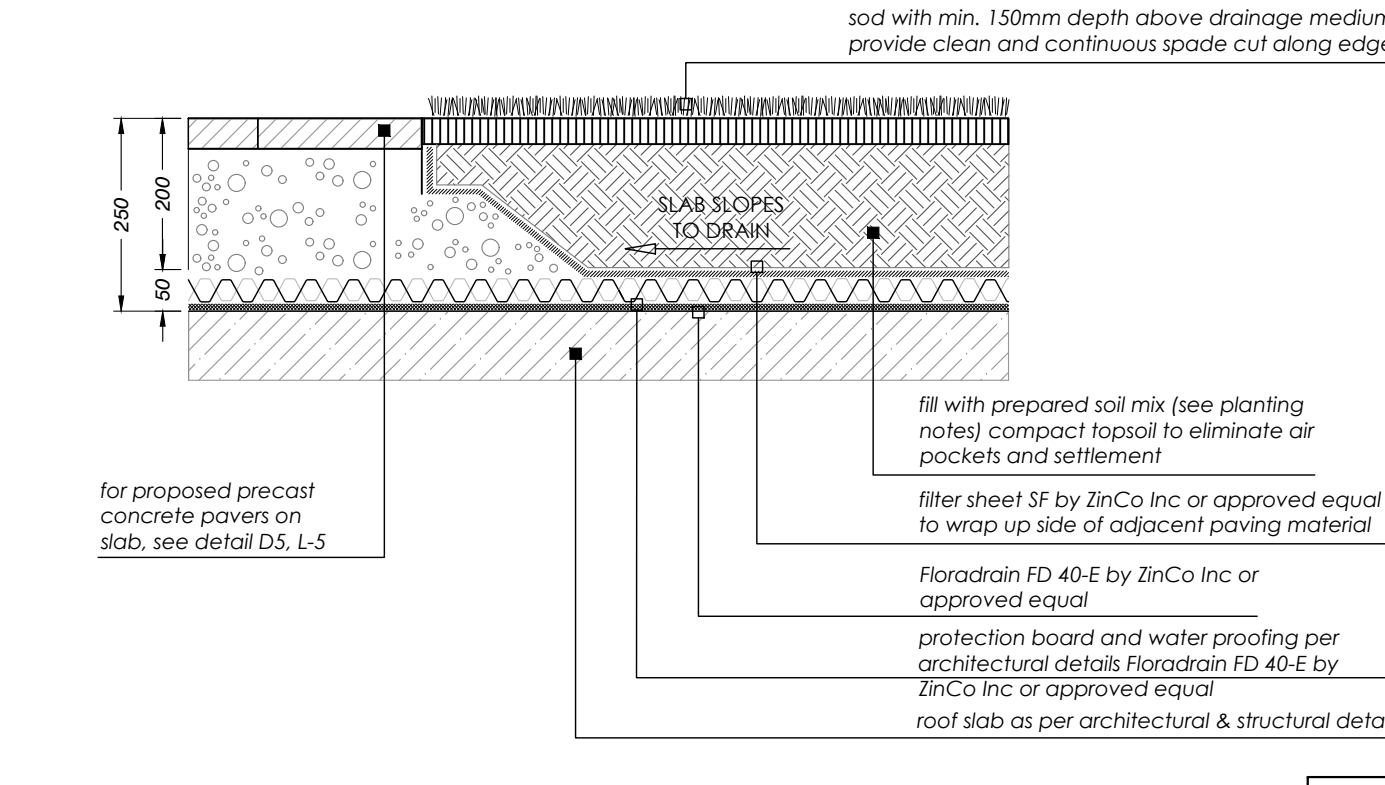
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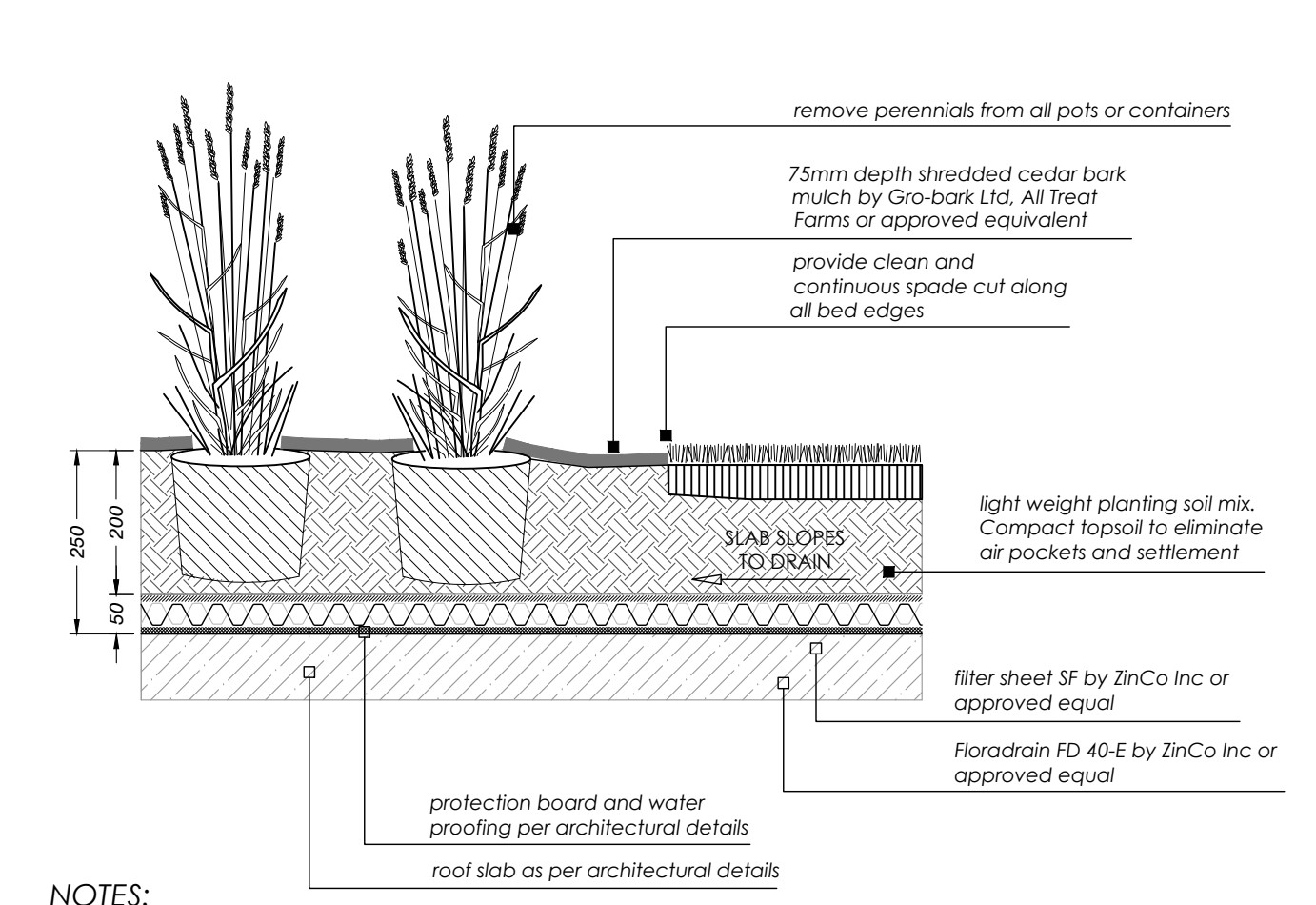
NOTES:

- 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.
- Staking of shrubs will not occur on roof top.

3
L-7



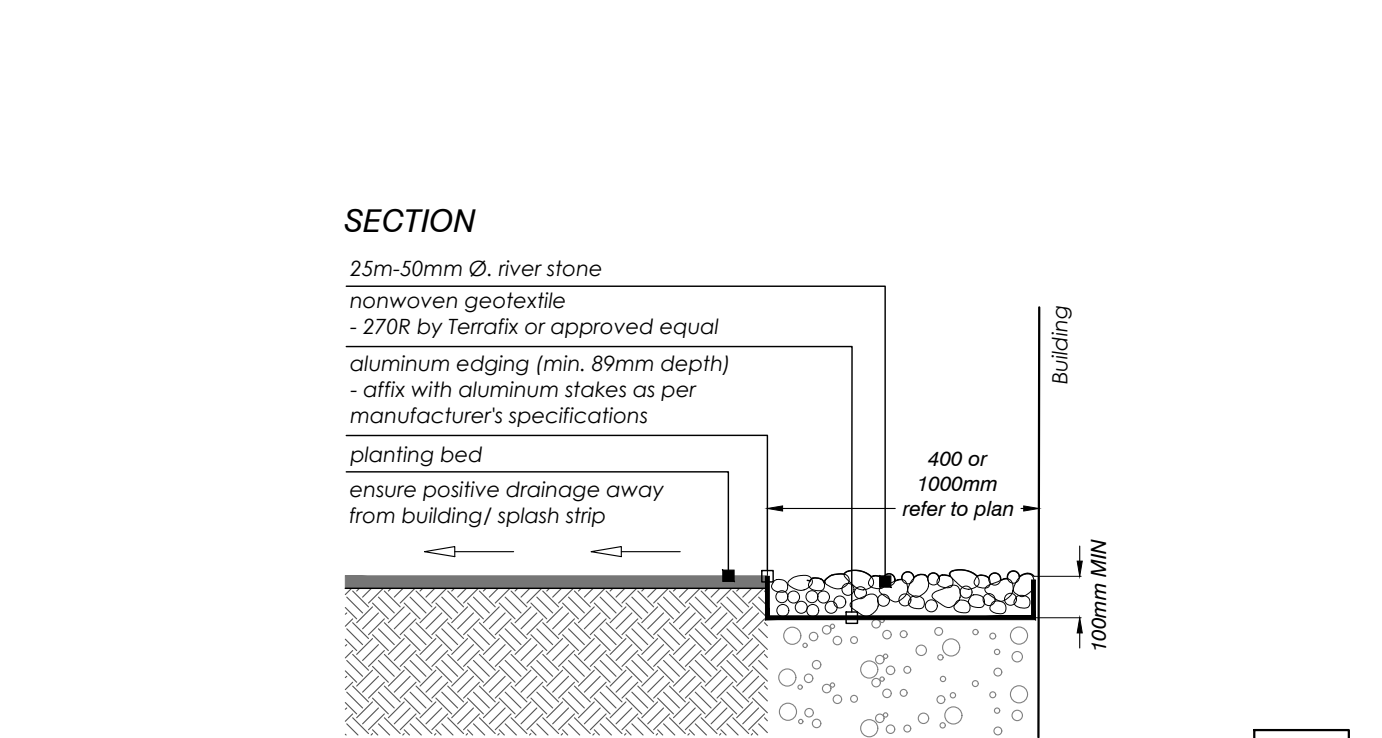
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L-7



NOTES:

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4
L-7



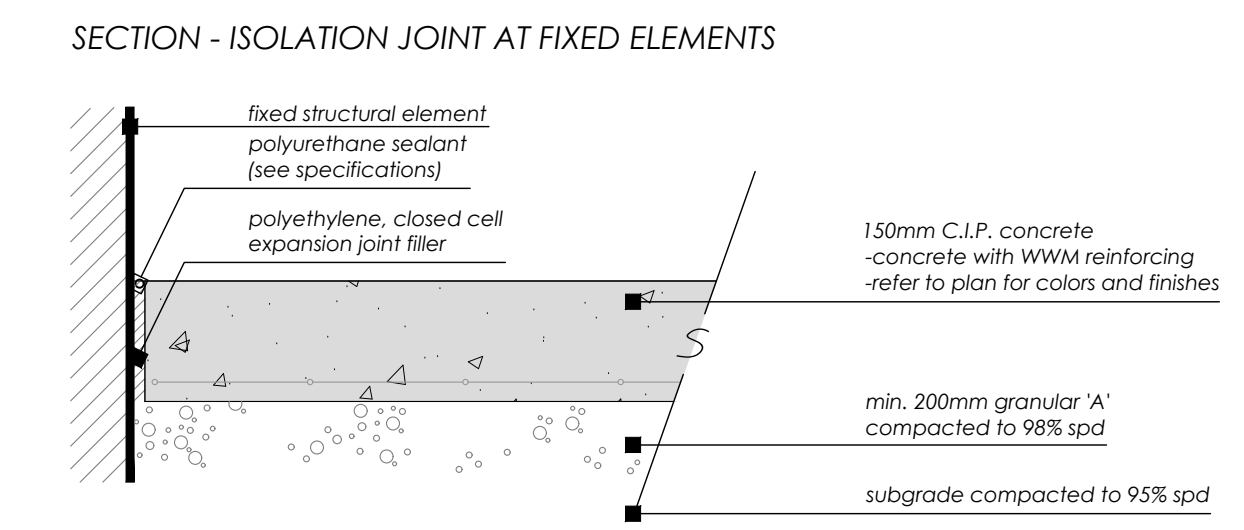
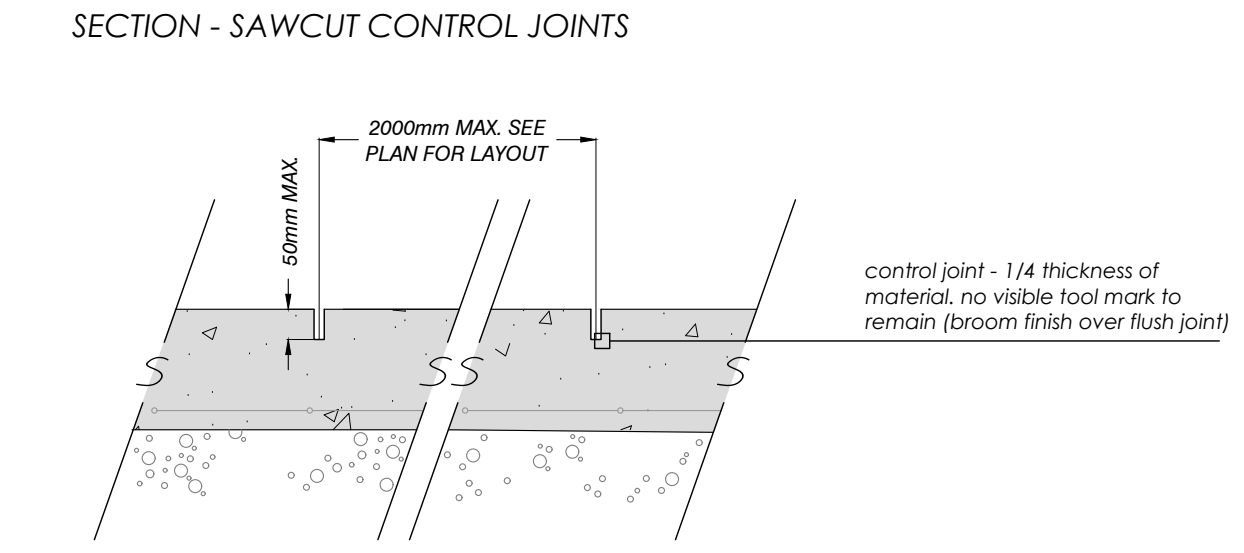
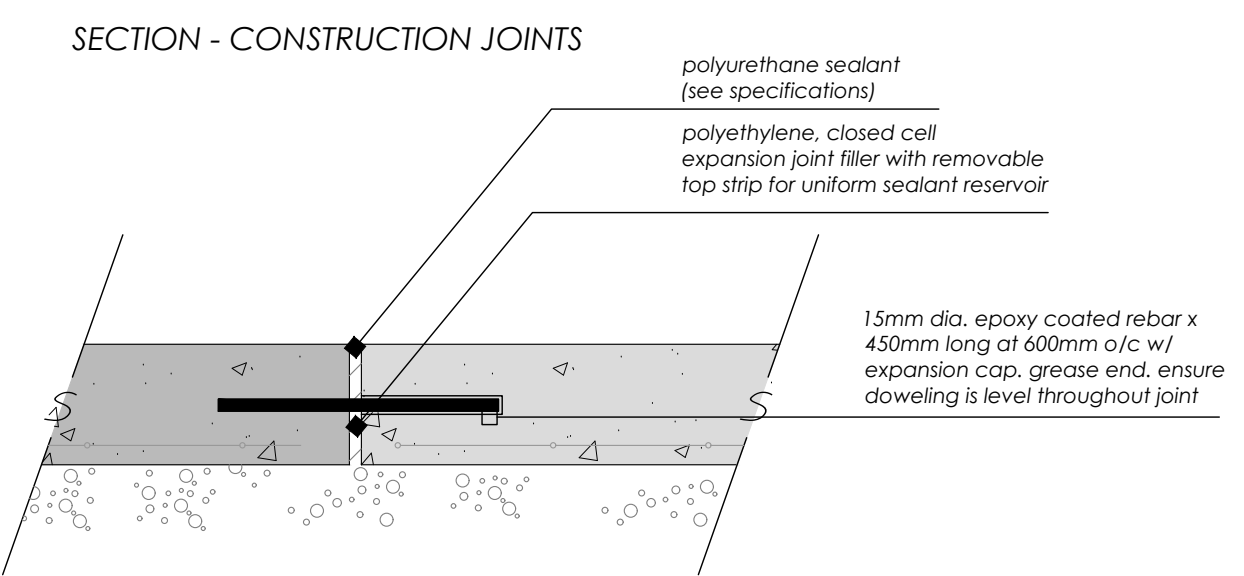
9
L-7

Balled & Burlapped/ Wire Basket Deciduous Tree
SCALE: NTS

Balled & Burlapped/ Wire Basket Deciduous Tree (on slab)
SCALE: NTS

Sod Planting Over Structural Slab
SCALE: NTS

River Stone Splash Strip
SCALE: NTS



Cast-in-place Concrete
SCALE: NTS

- GENERAL CONCRETE NOTES:**
- Do concrete materials and methods of concrete construction in accordance with OPSS 351.
 - Contractor to verify accuracy of concrete details and reinforcement prior to installation.
 - Provide following materials:
 - cement: to OPSS 905 and 1350;
 - aggregates for concrete: OPSS 905 and 1350;
 - reinforcing steel if detailed: OPSS 905 and 1350;
 - concrete form snap ties with plastic cones & breakback to be used. Surface patch as required;
 - form stripping agent: colorless mineral oil, free of kerosene;
 - latex bonding agent: Sikabond, Sikamix, or approved equal;
 - form lumber and plywood: clean, free of loose knots, splits and with repairs made smoothly and securely;
 - joint fillers: preformed, non-extruding, resilient bituminous type;
 - admixtures: to be used only when approved by Engineer;
 - aggregates for base: Granular 'A' to OPSS form 1010;
 - 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.
 - 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.
 - Granular base to be compacted to 95% maximum dry density to OPSS and to depths as detailed.
 - Pour concrete in favourable weather conditions.
 - Apply surface finish as detailed.
 - 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 overage strength in any defined area is less than 95% of specified minimum strength;
 - surface irregularities;
 - damaged or chipped;
 - poor workmanship.
 - If it is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

NOTES FOR JOINTING

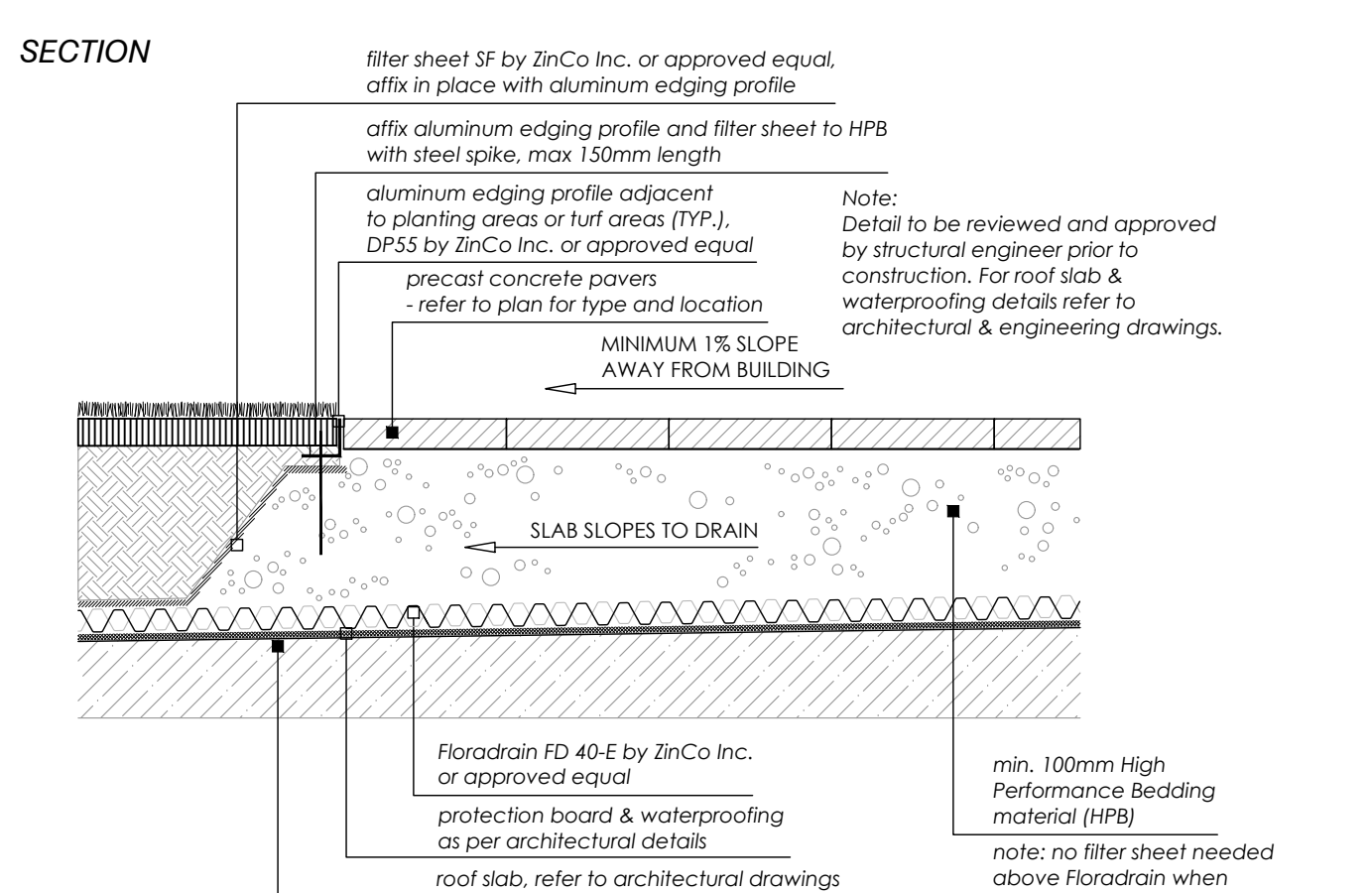
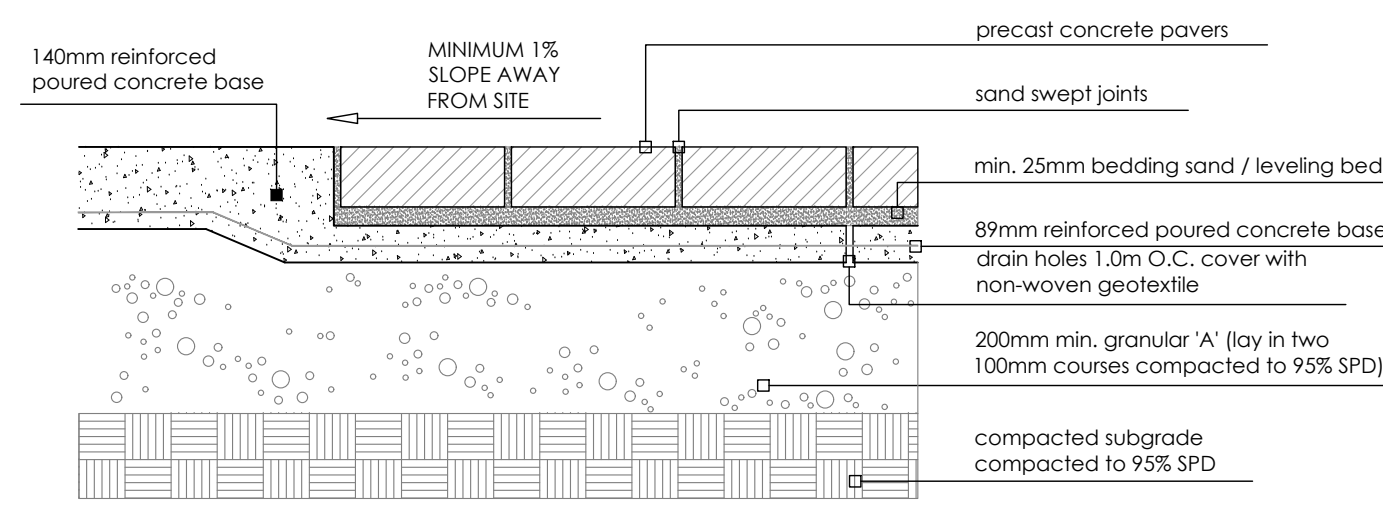
- Joint pattern as per layout plan unless otherwise noted;
- All edges to be hand tooled, using an edging tool with a 6mm radius. No visible tool mark to remain (broom finish over flush joint);
- Saw cut control joints to 37.5 mm depth (1/4 depth of material) @ max 2000mm each way spacing unless otherwise indicated on plan;
- Isolation joints at all fixed objects abutted by concrete (e.g. walls, curbs, light poles etc.). Sealant colour to complement paving surface.

COLOURED CONCRETE NOTES:

- Class C-2; 32 MPa; 0.45 w/c/m ratio; 5%-8% air entrainment; 100 mm slump (maximum); for all exterior slabs on grade as required by CAN/CSA-A23.1 & OBC using quality proven aggregate.
- Colour to be integrally mixed with the concrete at the time of batching. Air entrainment (5%-8%) must be measured after the colour has been mixed in. Natural or synthetic mineral oxides to comply with CSA A23.1 AND OPSS 1350.
- Contractor to provide 1m x 1m sample on site for approval by Owner and/or Landscape Architect.

6
L-7

ROW SECTION - ON CONCRETE BASE (when in Town ROW)

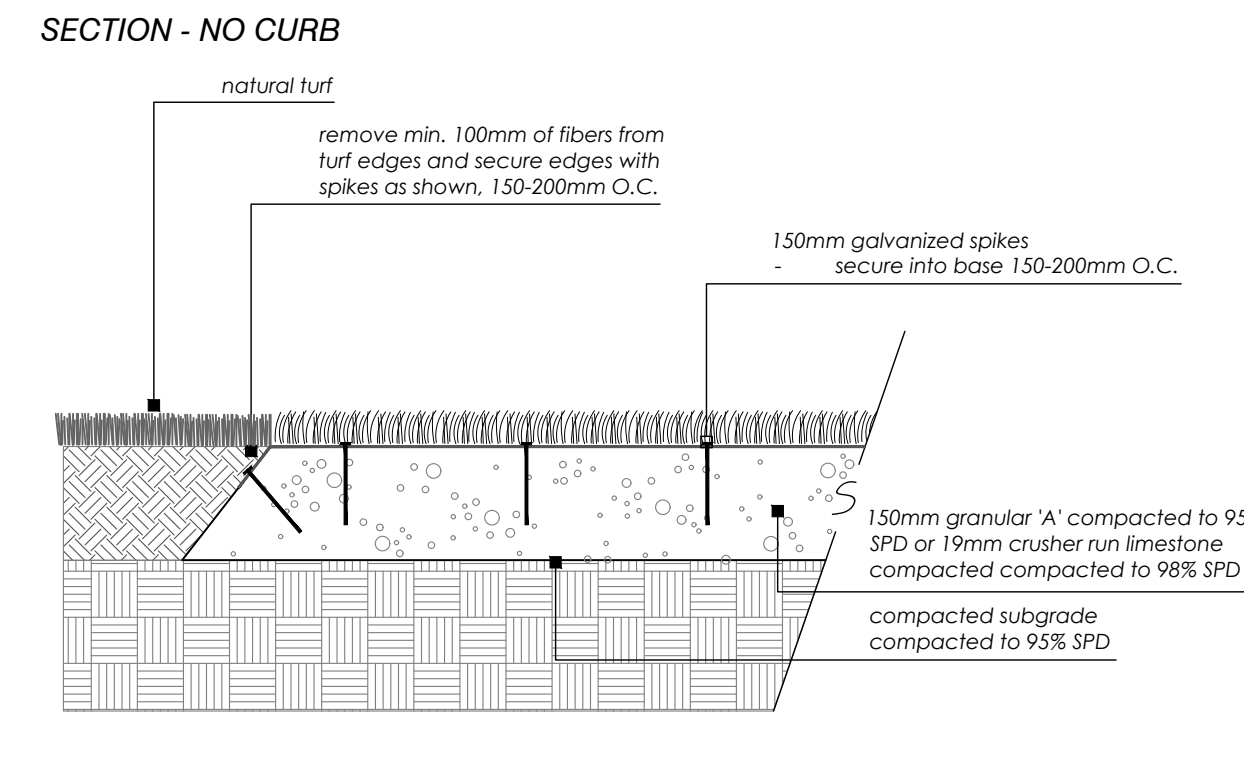
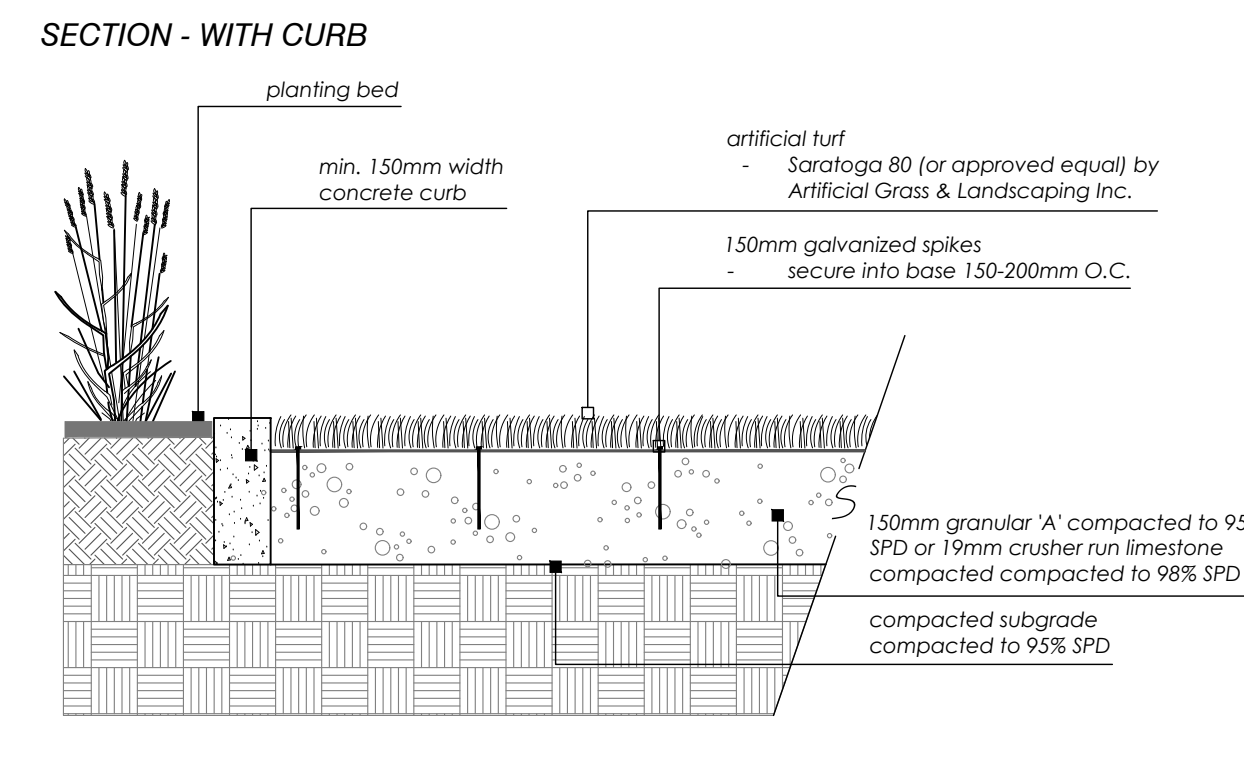


NOTES:

- Paver types are as follows (or approved equal):

TYPE	DESCRIPTION	PATTERN	SIZE	COLOUR
'A'	Promenade (Unilock)	Field	8' x 24' (203 X 609 mm)	Granite Blend II Campo Finish
- Unit pavers are 60mm thick. Contractor to provide samples on site to be approved by Landscape Architect and/or Owner.

Precast Concrete Pavers on Slab - Typical
SCALE: NTS



NOTES:

- Artificial turf supplied by: Artificial Grass & Landscaping Inc. 1040 South Service Road, Suite 4 Stoney Creek, ON P: 1-905-643-5000

Artificial Turf
SCALE: NTS

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2019-08-21	Issued for client review
2	2020-07-15	Issued for review
3	2021-06-10	Issued for review
4	2021-06-30	Issued for submission
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CLIENT
Distrik / Joint Venture
MUNICIPALITY
Town of Oakville

PROJECT
Trafalgar
3064 Trafalgar Road

MUNICIPAL FILE NUMBER
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SHEET
Details

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landscape architecture

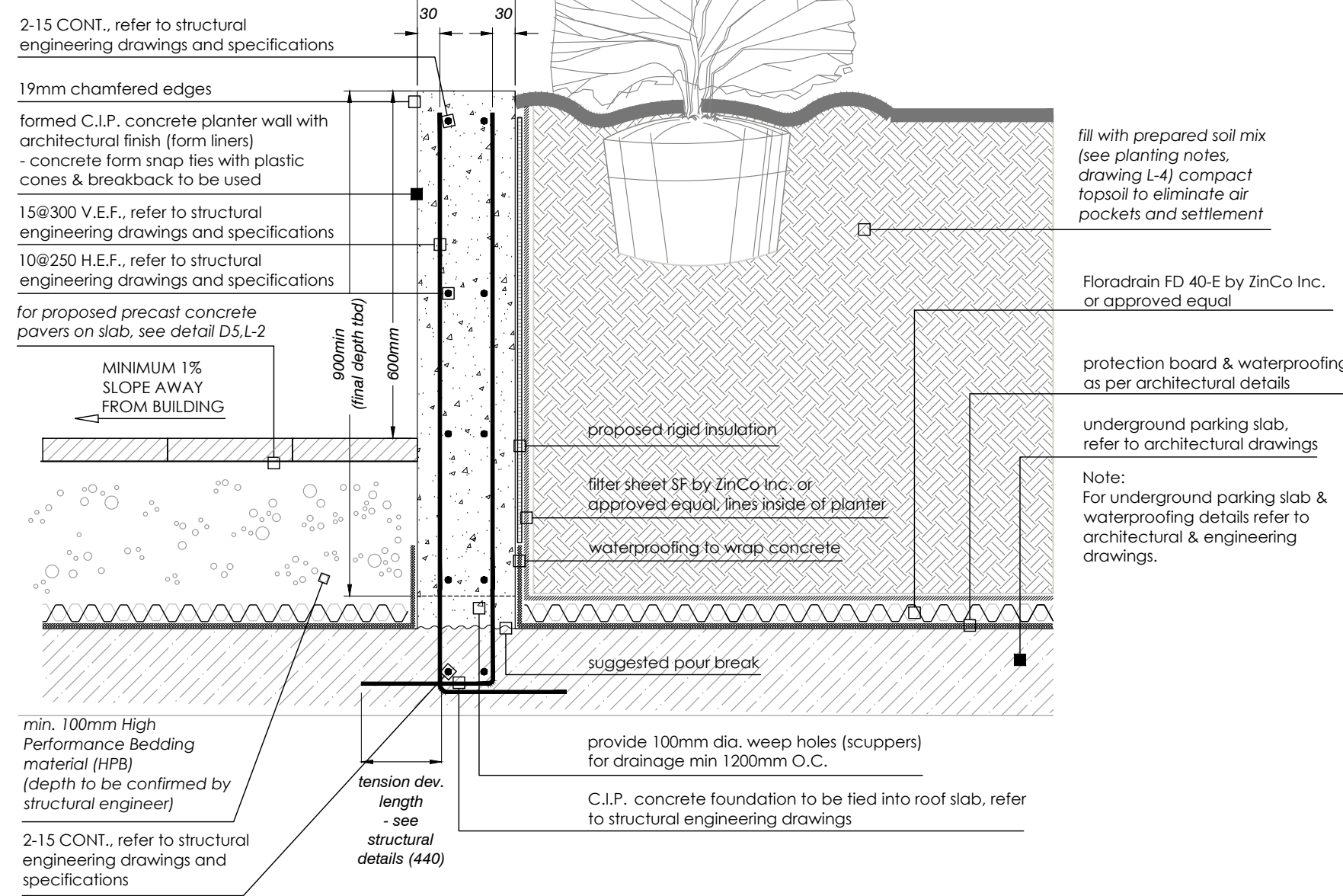
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L-7

SECTION

GENERAL NOTES:

1. Detail to be reviewed and approved by structural engineer.

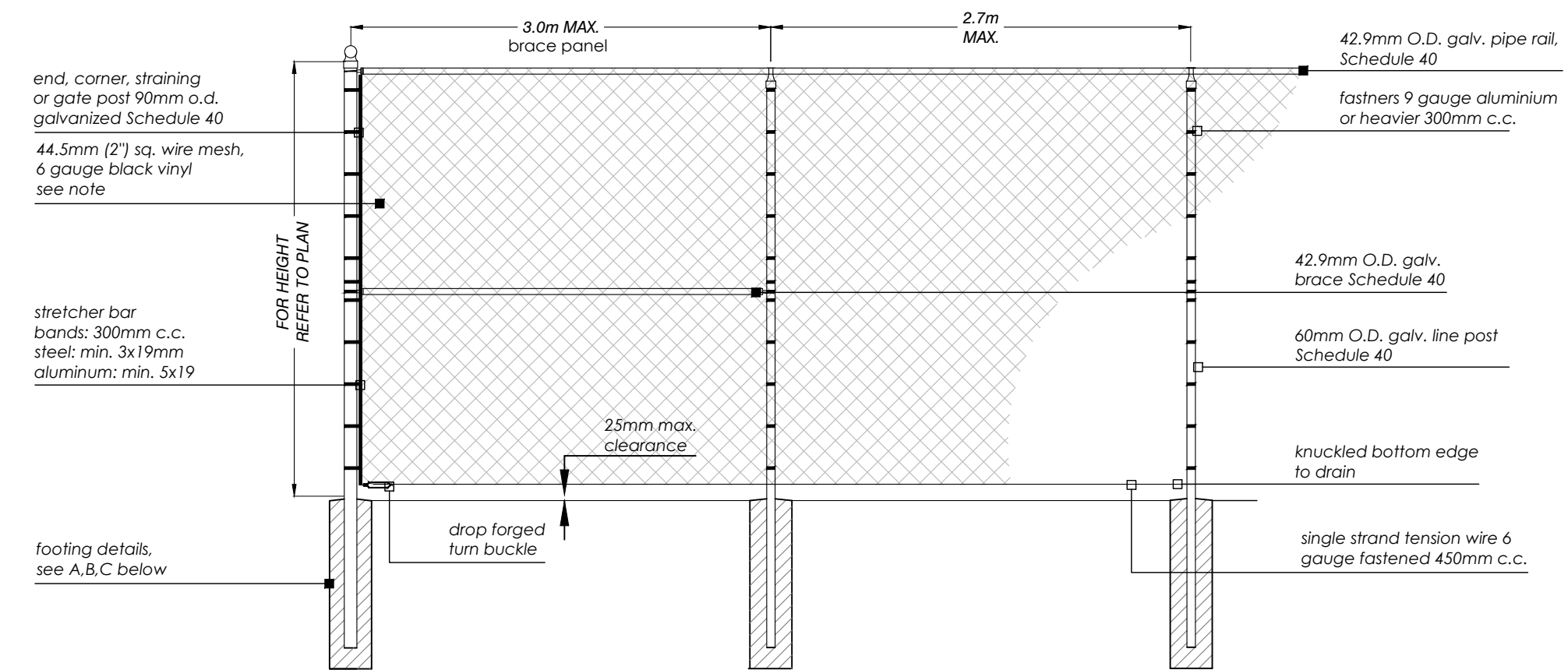


CONCRETE NOTES:

1. Do concrete materials and methods of concrete construction in accordance with structural engineering drawings.
2. Repair defective areas while concrete is still plastic, or remove defective work and replace with new concrete.
3. For construction materials refer to structural engineering drawings and specifications.
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, or as per structural engineering drawings and specifications.
5. Pour concrete in favorable weather conditions. Inform the landscape architect of any adverse weather impacts prior to pouring.
6. Pour concrete in uniform layers of continuous lengths between expansion joints. An expansion joint is required where placing has been suspended for 30 minutes.
7. Provide control joints at 4500 c/c maximum and expansion joints at 9000 c/c maximum unless noted otherwise. See typical construction details for control and expansion joint details.
8. Surface finish of planter is to be an architectural finish with the use of form liners.
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.

1
L-9
Cast-In-Place Concrete Raised Planter
Scale: NTS

ELEVATION



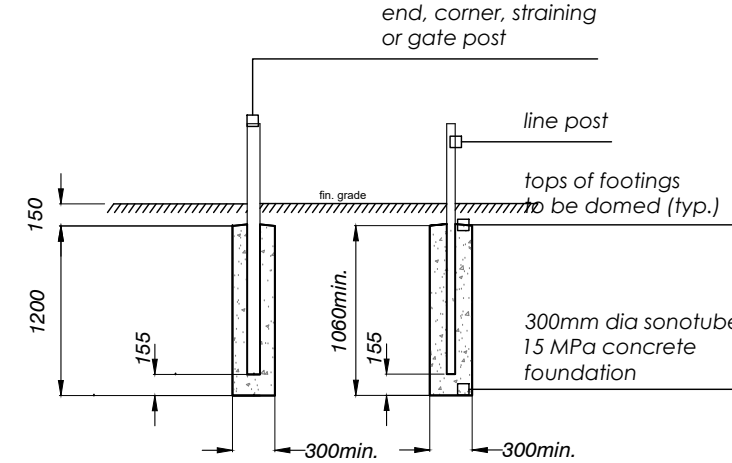
POST DETAILS

DESCRIPTION	LENGTH (m)		
	O.D.	STANDARD	RETAINING WALLS
Line	0.603	2.5	2.0
End, corner, straining and gates with openings 5.5m max.	0.889	2.7	2.3
Gates with openings 10.0m max.	1.14	2.7	--

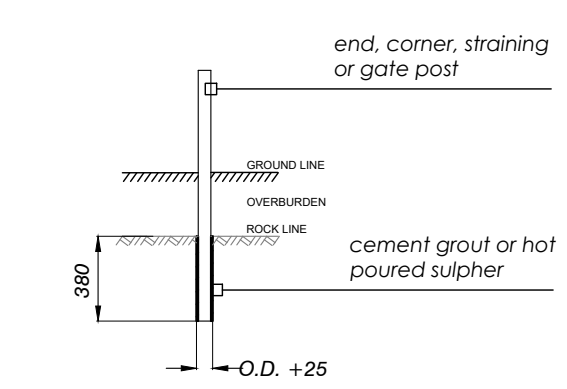
NOTES:

1. All dimensions shown in mm, except as noted.
2. All fence fabric, posts, caps, braces & top rails shall be coated with black vinyl.
3. Wire mesh gauge as specified shall be measured prior to powder coating.
4. Position of fence shown on plan and shall be verified on site by landscape architect prior to installation. Any changes to positioning shall be verified by landscape architect.

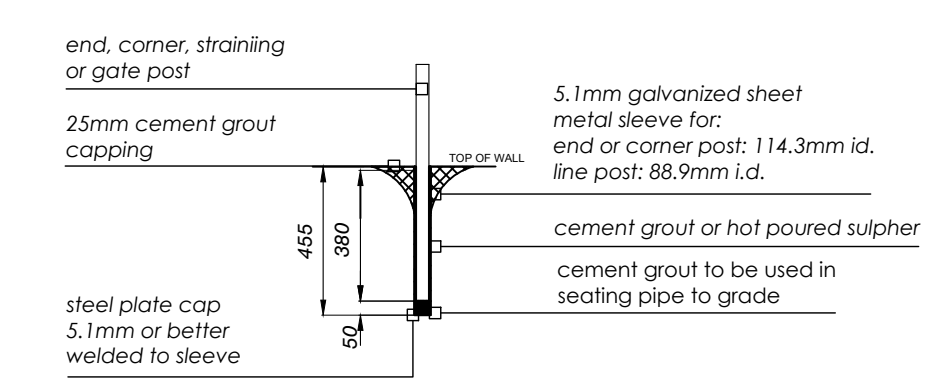
A. IN EARTH



B. IN SOLID ROCK (OVERBURDEN LESS THAN 450mm)



C. ON RETAINING WALL



2
L-9
Chain Link Fence (1.8m Height Black Vinyl)
Scale: NTS

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REVISIONS/ SUBMISSIONS

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STAMP



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Trafalgar
3064 Trafalgar Road

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L-9

3
L-9

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570 SCHAMBER DR
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FAX: (715)377-2135
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ELEVATION CEME-TUBE

8" LONG STANDARD CEME-TUBE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. 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.
4. 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.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDETAILS.COM/IN AND ENTER REFERENCE NUMBER: 5148-001

STANDARD CEME-TUBE

8" STANDARD CEME-TUBE

REVISION DATE: 18/01/2017
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Bollard
SCALE: NTS

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