



**Tree Inventory**  
 Project: 2266 Lakeshore Road W  
 Oakville, ON  
 HKA Job #: 2021-052  
 Date: 2021-05-26  
 Conditions: Sunny, 20°

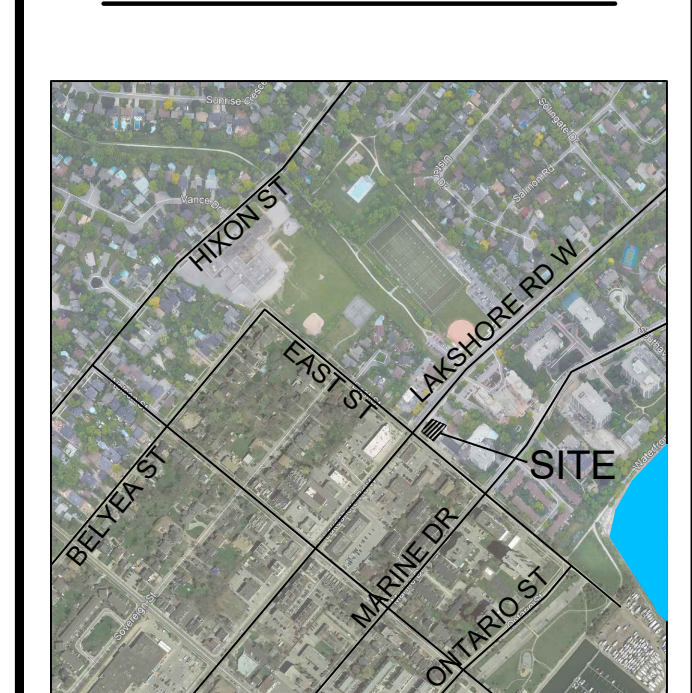
Inventy Done By: KL

CODES		
DBH	Diameter at breast height	(mm)
SPR	Spread	(m)
HT	Height	(m)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Die Back	(%)
SPP	Species Potential	(L, M, H)
SIP	Site Potential	(L, M, H)
PHY	Physical Condition	(text)

~ = Estimate (L)=low (M)=moderate (H)=high (G) = Good, (F) = Fair, (P) = Poor

Tree Tag #	Common Name	Scientific Name	DBH	SP	HT	TI	CS	CV	CDB	SPP	SIP	PHY	Notes	Recommendation (REMOVE/RETAIN)
720	Sugar Maple	Acer saccharum	25	5	8	G	F	F	15%	H	L	Maintenance, lower branches previously removed		REMOVE FOR DEVELOPMENT
721	Sugar Maple	Acer saccharum	21	5	7	G	F	F	20%	H	L	Maintenance, lower branches previously removed		REMOVE FOR DEVELOPMENT
723	Honey Locust	Gleditsia triacanthos	19	4	10	G	F	F	40%	H	L	Along chainlink fence, growing in mass of surrounding backlot, naturally regenerating saplings and understory shrubs		REMOVE FOR DEVELOPMENT
723B	Honey Locust	Gleditsia triacanthos	36	10	11	G	F	F	20%	H	L	Along chainlink fence, growing in mass of surrounding backlot, naturally regenerating saplings and understory shrubs		REMOVE FOR DEVELOPMENT
724	Honey Locust	Gleditsia triacanthos	20	8	10	G	F	F	30%	H	L	Along chainlink fence, growing in mass of surrounding backlot, naturally regenerating saplings and understory shrubs		REMOVE FOR DEVELOPMENT
725	Honey Locust	Gleditsia triacanthos	41	12	13	G	F	F	20%	H	L	Along chainlink fence, growing in mass of surrounding backlot, naturally regenerating saplings and understory shrubs		REMOVE FOR DEVELOPMENT
726	Manitoba Maple	Acer negundo	14	5	7	F	P	P	25%	H	L	Growing with chainlink fence, poor form, regenerating saplings and backlot at base, growing between existing buildings, maintenance to lower branches		REMOVE FOR DEVELOPMENT
727	Manitoba Maple	Acer negundo	18, 19	6	12	F	P	P	35%	H	L	Growing with chainlink fence, poor form, regenerating saplings and backlot at base, growing between existing buildings, maintenance to lower branches	2 stems	REMOVE FOR DEVELOPMENT
728	Manitoba Maple	Acer negundo	14, 16, 17	6	12	P	P	P	40%	H	L	Growing with chainlink fence, poor form, regenerating saplings and backlot at base, growing between existing buildings, maintenance to lower branches	3 stems	REMOVE FOR DEVELOPMENT
728B	White Cedar	Thuja occidentalis	2 to 12	5 to 3	3 to 10	F	F	F	30%	H	L	Hedge along southern property line, 75+ stems ranging from 2 to 12 DIA, regenerating saplings and some standing snags throughout hedge	Hedge runs length of parking garage on property to the south	REMOVE FOR DEVELOPMENT
729	Silver maple	Acer saccharinum	38	6	20	G	P	P	75%	H	L	Previous maintenance, some broken branches in upper canopy		REMOVE FOR DEVELOPMENT
730	Silver maple	Acer saccharinum	59	12	22	F	P	P	60%	H	L	Wound at trunk base, patio slabs surrounding basal area, leaning East at approximately 65°, some branches		REMOVE FOR DEVELOPMENT
731	Silver maple	Acer saccharinum	82	20	20	F	P	P	35%	H	L	Broken leader, base surrounded by yew, broken branches in upper canopy		REMOVE FOR DEVELOPMENT
732	Silver maple	Acer saccharinum	1M	25	21	G	F	F	35%	H	L	Basal area covered in patio slabs, multi-leader, adjacent to large spreading yew, broken branches in upper canopy		REMOVE FOR DEVELOPMENT
732B	Silver maple	Acer saccharinum	35	12	15	G	F	F	25%	H	L	Completely surrounded by yew, some broken branches in upper canopy		REMOVE FOR DEVELOPMENT
733	Silver maple	Acer saccharinum	67	15	15	F-P	P	P	35%	H	L	Cankers and wound at base, basal area covered in patio slabs, broken upper branches		REMOVE FOR DEVELOPMENT
733B	Manitoba Maple	Acer negundo	15, 20	9	11	F	P	P	40%	H	L	In group of backlot, naturally regenerating saplings, standing snags and small caliper trees, growing along property chainlink fence		REMOVE FOR DEVELOPMENT
734	Norway Maple	Acer platanoides	45	17	20	G	F	F	30%	H	L	Along property fence, broken branches in upper canopy, backlot and small cedar below, leaning south		REMOVE FOR DEVELOPMENT
735	Norway Maple	Acer platanoides	43	8	20	G	F	G	15%	H	L	Along property fence, backlot and small cedar below		REMOVE FOR DEVELOPMENT
736	Norway Maple	Acer platanoides	52	12	20	G	F	G	15%	H	L	Small cedar around base of the tree	On adjacent property	REMOVE WITH PERMISSION
737	Norway Maple	Acer platanoides	15	3	6	G	G	G	2%	H	L	Adjacent to property fence, backlot and regenerating saplings	On adjacent property	REMOVE WITH PERMISSION
738	Norway Maple	Acer platanoides	42	10	15	G	G	G	15%	H	L	Adjacent to property fence, backlot and regenerating saplings, mulistem, some broken branches in upper canopy	On adjacent property	REMOVE WITH PERMISSION
738B	Norway Maple	Acer platanoides	24, 31	10	14	G	G	G	15%	H	L	Adjacent to property fence, backlot and regenerating saplings, mulistem, some broken branches in upper canopy	On adjacent property	REMOVE WITH PERMISSION
740	Norway Maple	Acer platanoides	12	4	12	F	G	F	15%	H	L	Adjacent to property fence, backlot and regenerating saplings, need to standing snag	On adjacent property	REMOVE WITH PERMISSION
741	Norway Maple	Acer platanoides	20	3	12	G	G	F	15%	H	L	Adjacent to property fence, backlot and regenerating saplings	On adjacent property	REMOVE WITH PERMISSION
742	Norway Maple	Acer platanoides	38	5	15	F	F	F	30%	H	L	Leaning on chainlink fence, backlot and naturally regenerating saplings surrounding trunk, near standing snag	On adjacent property	REMOVE WITH PERMISSION
743	Manitoba Maple	Acer negundo	33	7	13	F	F	F	35%	H	L	Suckering at base, previous maintenance, lower branches removed	On adjacent property, approximately 6m away from site	RETAIN OFF PROPERTY
744	Basswood	Tilia americana	3 to 15	7	7	F	P	G	10%	H	L	Multistem (10+), wide spread and low branching adjacent to sidewalk	Approximately 35-40cm dia total	REMOVE FOR DEVELOPMENT
745	Silver Maple	Acer saccharinum	1.4	20	22	P	F-P	F	35%	H	L	Leader previously removed, maintenance at trunk base, broken branches throughout		REMOVE FOR DEVELOPMENT
746	White Poplar	Populus alba	15, 18	7	14	F	F	F	30%	H	L	Leaning over chainlink fence, growing within hedge		REMOVE FOR DEVELOPMENT
746B	White Poplar	Populus alba	18	4	14	F	F	F	20%	H	L	Growing within hedge, backlot and naturally regenerating understory surrounding		REMOVE FOR DEVELOPMENT

LOCATION MAP



GENERAL NOTES

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CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

REVISIONS

NO.	DATE	NOTES	BY
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3	2021-06-03	REVISE TPP	KL
2	2021-05-27	TREE PRESERVATION PLAN	KL
1	2021-05-18	SET UP DRAWINGS	TS

THESE LANDSCAPE DRAWINGS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW AS NOTED AND WHEN SIGNED BY THE CONSULTING LANDSCAPE ARCHITECT.

<input type="checkbox"/> CONCEPTUAL	<input type="checkbox"/> TENDER
<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONTRACT
<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> CONSTRUCTION
<input type="checkbox"/> PERMIT	<input type="checkbox"/> AS-BUILT

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS  
 MEMBER  
 J. MAIN  
 OALA

**HENRY KORTEKAAS & ASSOCIATES INC.**  
 LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS  
 589 LIVERPOOL ROAD TEL: 905-888-5599  
 PICKERING, ON L1W 1R1 EMAIL: INFO@HKA.CA

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SPA FILE #  
 77 EAST  
 2262-2266 LAKESHORE ROAD W,  
 83 EAST STREET, OAKVILLE, ON

DRAWING:  
**TREE PRESERVATION PLAN**

DRAWN BY: TS SCALE: 1:150  
 CHECKED BY: HJK DATE: MAY, 2021  
 JOB NO.: 2021-052  
 L-TP1 DRAWING 1 of 10

File #2021-052

**SCHEDULE 1 TREE PROTECTION BARRIER**

OAKVILLE

**Tree Protection Barriers**

- Tree protection barriers must be 1.2m (4ft) high, waferboard / hoarding or an equivalent approved by Urban Forestry Services.
- Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft) high and consist of plastic web snow fencing on a wood frame made of 2" x 4" s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, approved 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.

**TREE PRESERVATION FENCE - OAKVILLE**  
 N.T.S. 323133.11-01

**TOWN OF OAKVILLE TREE PROTECTION ZONE**

**1. The Tree Protection Zone**

The Tree Protection Zone (TPZ) is the minimum setback required to maintain the structural integrity of the tree's anchor roots, based on generally accepted arboricultural principles. If trees are protected to the TPZ, then the tree's anchor root structure is expected to be maintained.

No unauthorized activities may take place within the TPZ of a tree covered under any municipal permit process or agreement. The following chart shows the TPZ. Some trees and site conditions may require a greater setback at the Town's discretion.

Diameter of Trunk (DBH) <sup>2</sup> in centimetres	Tree Protection Zone <sup>3</sup> Distance from trunk measured in metres
<10	1.8
10-30	2.4
31-50	3.0
51-60	3.6
61-70	4.2
71-80	4.8
81-90	5.4
91-100	6.0

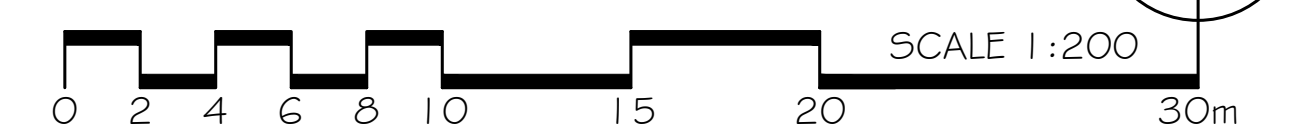
- For trees over 100 cm DBH, add 10 cm to the TPZ for every one centimetre of DBH.
- Roots can extend from the trunk to 2-3 times the distance of the drip line (see Detail TP-1 (SCHEDULE 4) for further information).
- Diameter at breast height (DBH) measurement of tree trunk taken at 1.37 metres above ground.
- Tree Protection Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work.

**LEGEND**

TREES TO BE REMOVED

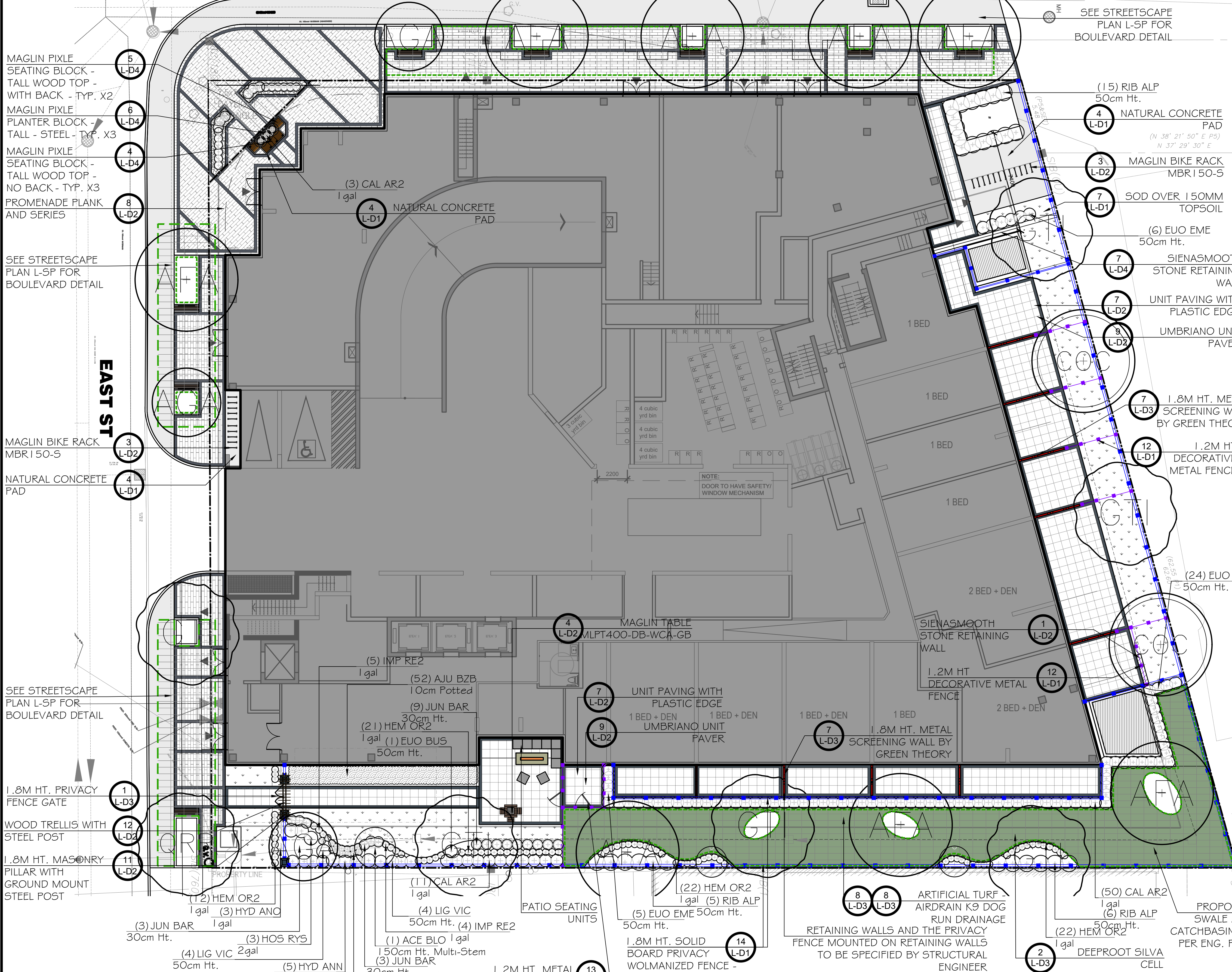
TREES TO BE REMOVED WITH PERMISSION

TREES TO BE RETAINED





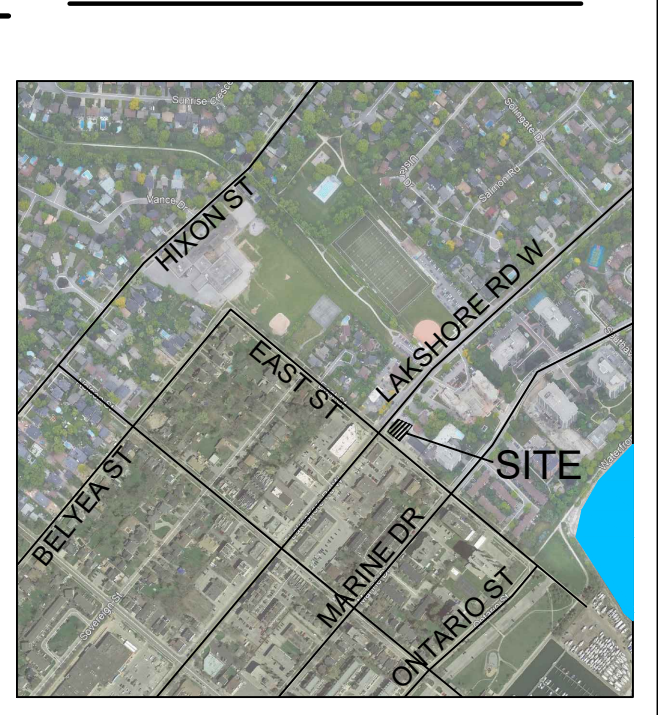
**LAKESHORE RD W**



**REFERENCE NOTES SCHEDULE MAIN FLOOR**

SYMBOL	DESCRIPTION	QTY	DETAIL
	SiennaSmooth Stone Retaining Wall	8.7 m	1/L-D2
<b>Fences and Gates</b>			
	Wood Privacy Fence - 1.8m Ht.	192.1 m	14/L-D1
	Decorative Metal Fence - 1.2m	33.9 m	12/L-D1
<b>SYMBOL DESCRIPTION</b>			
	Maglin PIXEL-1T-SQW Modular building blocks. 1 tall block w/ square wood top. 455mm height.	3	4/L-D4
	Maglin PIXEL-1T-SQW-B Modular building blocks. 1 tall block w/ square wood std backrest. 455mm seat height.	2	5/L-D4
	Maglin PIXEL-1T - PLANTER	3	6/L-D4
<b>12 FURNISHINGS</b>			
	Bench - Maglin MLB1050-W-S	8	2/L-D2
<b>SYMBOL DESCRIPTION</b>			
	Site Furnishings Bike Rack - Maglin MBR150-S	22	3/L-D2
	Maglin MLPT400-WCA Table (Accessible) - with Game Board	1	4/L-D2
<b>Fences and Gates</b>			
	Decorative Metal Fence Gate - 1.2m	2	13/L-D1
	1.8M Ht. Metal Screening Panel - 1.2m wide	23	7/L-D3
	Wood Privacy Swing Fence Gate - 1.8m Ht.	2	1/L-D3
<b>SYMBOL DESCRIPTION</b>			
	Artificial Turf for Dog Run Area	213.3 m <sup>2</sup>	8/L-D3
<b>Concrete Paving</b>			
	Concrete Paving with 200mm depth of 19mm Crusher Run Limestone	257.6 m <sup>2</sup>	4/L-D1
<b>Unit Paving</b>			
	Unilock Promenade 4x16 - Colour: Random Colour Bundle	526.8 m <sup>2</sup>	8/L-D2
	Unilock Series Paver 8 x 24 - Colour: Black Granite	81.1 m <sup>2</sup>	8/L-D2
	Unilock Umbriano Unit Paver - 60cm x 60cm x 7cm - Colour: SUMMER WHEAT	261.9 m <sup>2</sup>	9/L-D2
	Unilock Umbriano Soldier Course Unit Paver - 20cm x 40cm x 7cm - Colour: MIDNIGHT SKY	62.4 m <sup>2</sup>	9/L-D2
<b>Turf &amp; Grasses</b>			
	Sod over 150mm Topsoil	170.8 m <sup>2</sup>	7/L-D1
<b>33 UTILITIES</b>			
	Soil Cells - DEEPROOT SILVA CELL X3	449.4 m <sup>2</sup>	2/L-D3
<b>Aggregate/Stone Surfacing</b>			
	Water Washed Stone	1.27 m <sup>2</sup>	5/L-D1

**LOCATION MAP**



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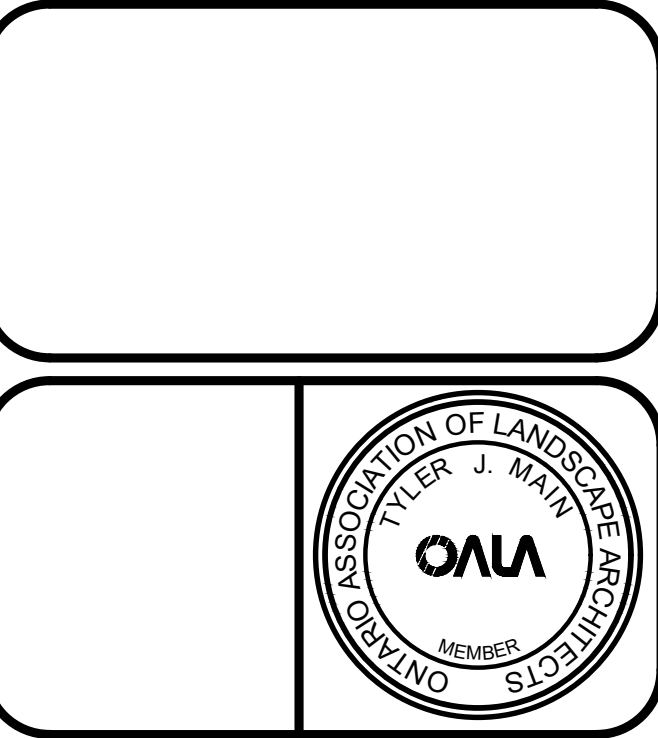
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**PLANT SCHEDULE MAIN FLOOR**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
AFA	8	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	60mm Cal.	W.B.	
AGA	3	Acer ginnala	Amur Maple	60mm Cal.	W.B.	
COC	2	Celtis occidentalis	Common Hackberry	60mm Cal.	W.B.	
GTI	6	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	60mm Cal.	W.B.	
QRR	1	Quercus rubra	Red Oak	60mm Cal.	W.B.	spring dug

**PLANT SCHEDULE MAIN FLOOR**

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
ACE BLO	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	150cm Ht. Multi-Stem	W.B.	
ATH FNB	12	Athyrium x 'Branford Beauty'	Ladyfern	1gal	Potted	DTN
CAL AR2	64	Calamagrostis arundinacea 'Karl Foerster'	Foerster's Feather Grass	1gal	Potted	
EUO BUS	1	Euonymus alatus 'Compacta'	Dwarf Burning Bush	50cm Ht.	Potted	DT
EUO EME	35	Euonymus fortunei 'Emerald 'n Gold'	Emerald 'n Gold Wintercreeper	50cm Ht.	Potted	
FES OVI	12	Festuca ovina glauca 'Elijah Blue'	Blue Fescue	1gal	Potted	
HEM OR2	77	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1gal	Potted	
HOS RYS	3	Hosta x 'Royal Standard'	Royal Standard Hosta	2gal	Potted	
HYD ANO	3	Hydrangea anomala petiolaris	Climbing Hydrangea	1gal	Potted	
HYD ANN	5	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	2gal	Potted	
IMP RE2	9	Imperata cylindrica 'Red Baron'	Japanese Blood Grass	1gal	Potted	
JUN BAR	21	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	30cm Ht.	Potted	
LIG VIC	8	Ligustrum vicaryi	Golden Privet	50cm Ht.	Potted	DT
RHU TYP	2	Rhus typhina	Staghorn Sumac	50cm Ht.	Potted	
RIB ALP	27	Ribes alpinum	Alpine Currant	50cm Ht.	Potted	



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PROJECT: SPA FILE # 77 EAST  
 2262-2266 LAKESHORE ROAD W,  
 83 EAST STREET, OAKVILLE, ON

DRAWING: **LANDSCAPE PLAN GROUND FLOOR**

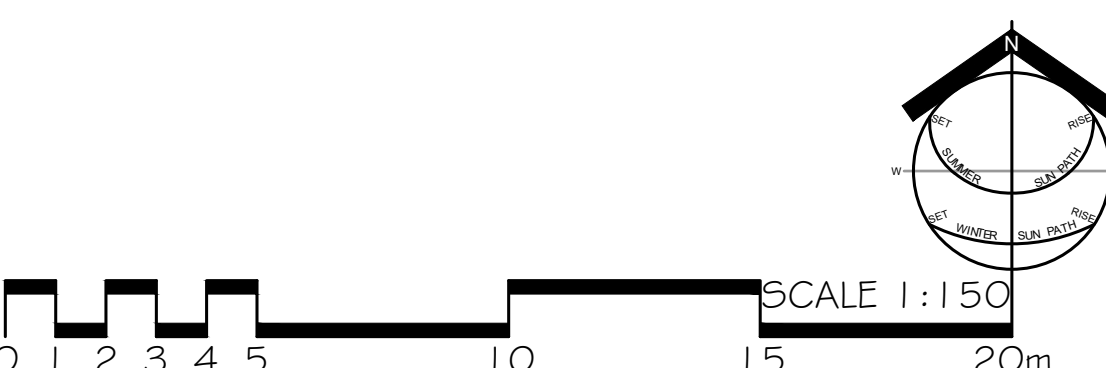
DRAWN BY: TS SCALE: 1:150

CHECKED BY: HJK DATE: MAY, 2021

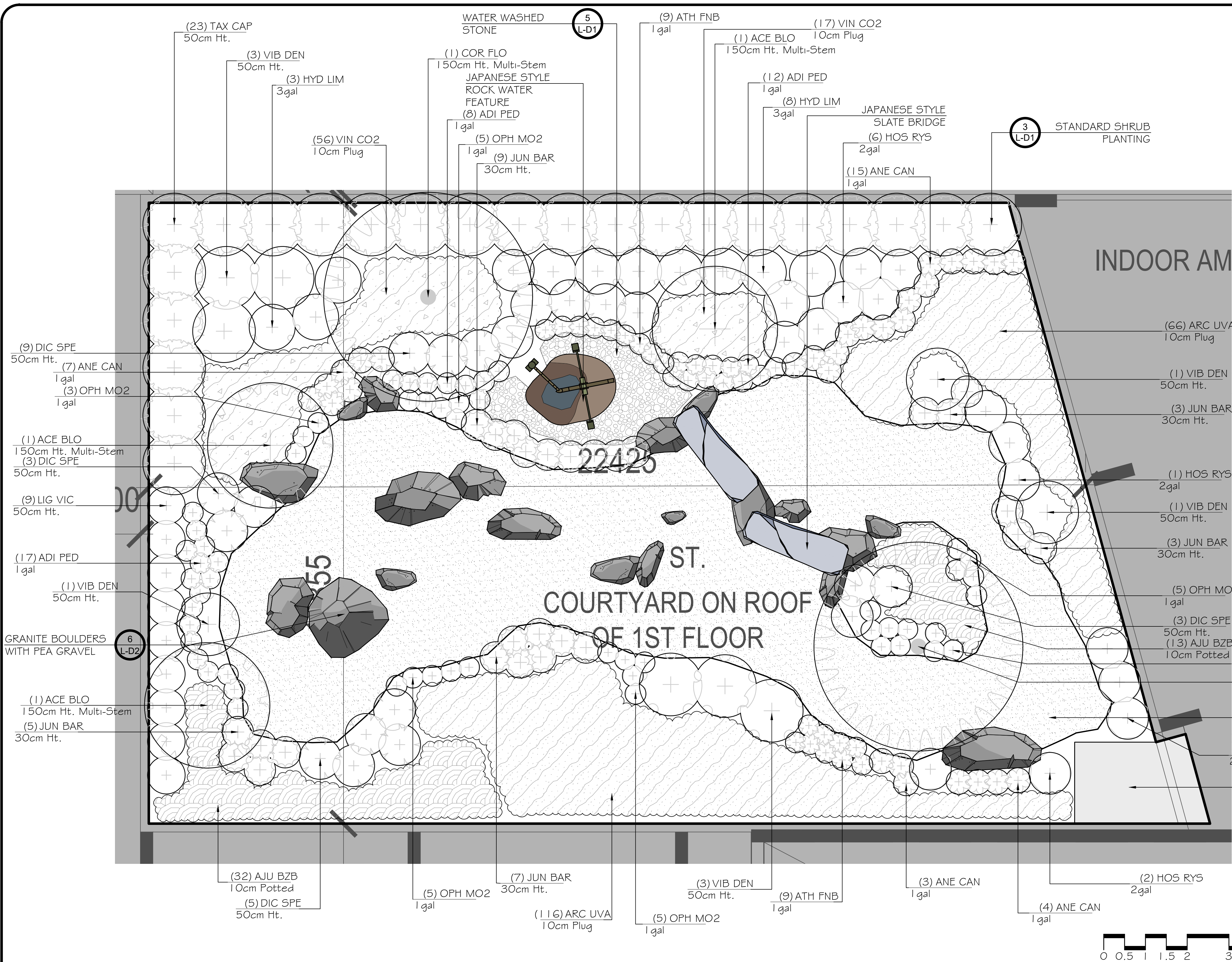
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L-L1 DRAWING 2 of 10

File #2021-052

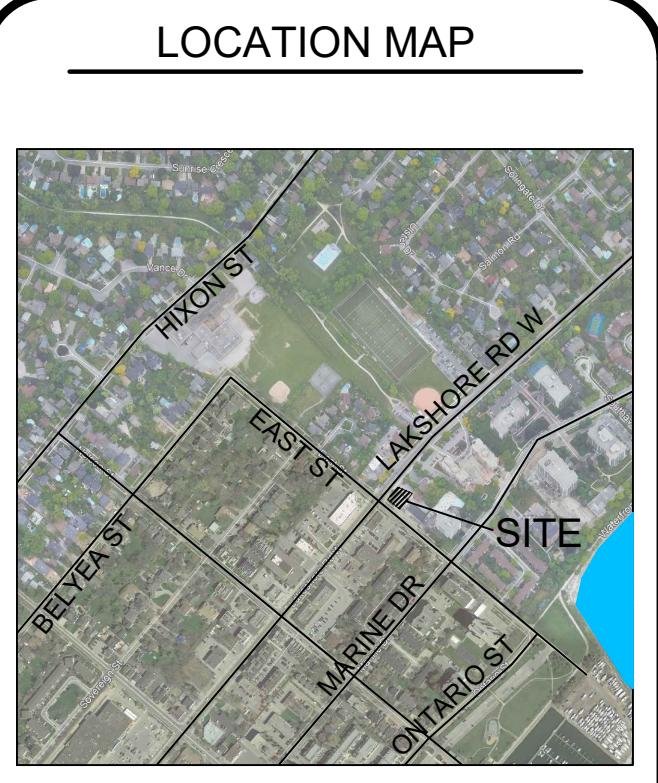






**REFERENCE NOTES SCHEDULE COURTYARD 1:50**

SYMBOL	DESCRIPTION	QTY	DETAIL
	Japanese Zen Garden Rock Water Feature	1	
	Rocks/Boulders - Large		
	Ornamental Limestone for Rooftop Garden - Large A	1	6/L-D2
	Ornamental Limestone for Rooftop Garden - Large B	1	6/L-D2
	Ornamental Limestone for Rooftop Garden - Medium A	2	6/L-D2
	Ornamental Limestone for Rooftop Garden - Medium B	4	6/L-D2
	Ornamental Limestone for Rooftop Garden - Small A	4	6/L-D2
	Ornamental Limestone for Rooftop Garden - Small B	8	6/L-D2
	Water Washed Pea Gravel	113.9 m²	6/L-D1
	Concrete Paving		
	Concrete Paving with 200mm depth of 19mm Crusher Run Limestone	5.9 m²	4/L-D1
	Aggregate/Stone Surfacing		
	Water Washed Stone	1.81 m³	5/L-D1



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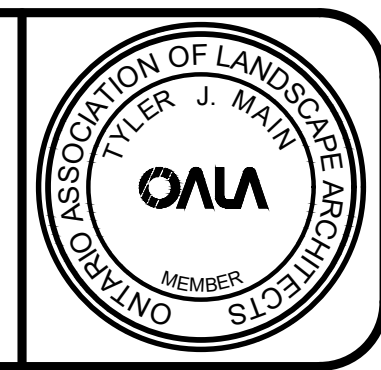
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PROJECT: SPA FILE # 77 EAST  
 2262-2266 LAKESHORE ROAD W,  
 83 EAST STREET, OAKVILLE, ON

DRAWN BY: TS	SCALE: 1:50	<b>L-L2</b> DRAWING 3 of 10
CHECKED BY: HJK	DATE: MAY, 2021	
JOB NO.: 2021-052		

**PLANT SCHEDULE COURTYARD 1:50**

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
ACE BLO	3	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	150cm Ht. Multi-Stem	W.B.	
ADI PED	37	Adiantum pedatum	Northern Maidenhair Fern	1gal	Potted	
ANE CAN	29	Anemone canadensis	Canadian Anemone	1gal	Potted	N
ATH FNB	18	Athyrium x 'Branford Beauty'	Ladyfern	1gal	Potted	DT/N
COR FLO	2	Cornus florida	Flowering Dogwood	150cm Ht. Multi-Stem	W.B.	
DIC SPE	20	Dicentra spectabilis	Bleeding Heart	50cm Ht.	Potted	
HOS RYS	14	Hosta x 'Royal Standard'	Royal Standard Hosta	2gal	Potted	
HYD LIM	11	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3gal	Potted	
JUN BAR	27	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	30cm Ht.	Potted	
LIG VIC	9	Ligustrum vicaryi	Mondo Privet	50cm Ht.	Potted	DT
OPH MO2	32	Ophiopogon planiscapus	Mondo Grass	1gal	Potted	
TAX CAP	23	Taxus cuspidata 'Capitata'	Clipped Cone Yew	50cm Ht.	Potted	
VIB DEN	9	Viburnum dentatum	Arrowwood Viburnum	50cm Ht.	Potted	

**PLANT SCHEDULE COURTYARD 1:50**

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	AJU BZB	45	Ajuga reptans 'Bronze Beauty'	Bronze Beauty Carpet Bugle	10cm Potted	600mm	
	ARC UVA	182	Arctostaphylos uva-ursi	Kinnikinnick	10cm Plug	500mm	DT/N
	VIN CO2	73	Vinca minor	Common Periwinkle	10cm Plug	500mm	



PLANT SCHEDULE ROOFTOP

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
CCE	1	Cercis canadensis	Eastern Redbud	175cm Ht. Multistem	W.B.	

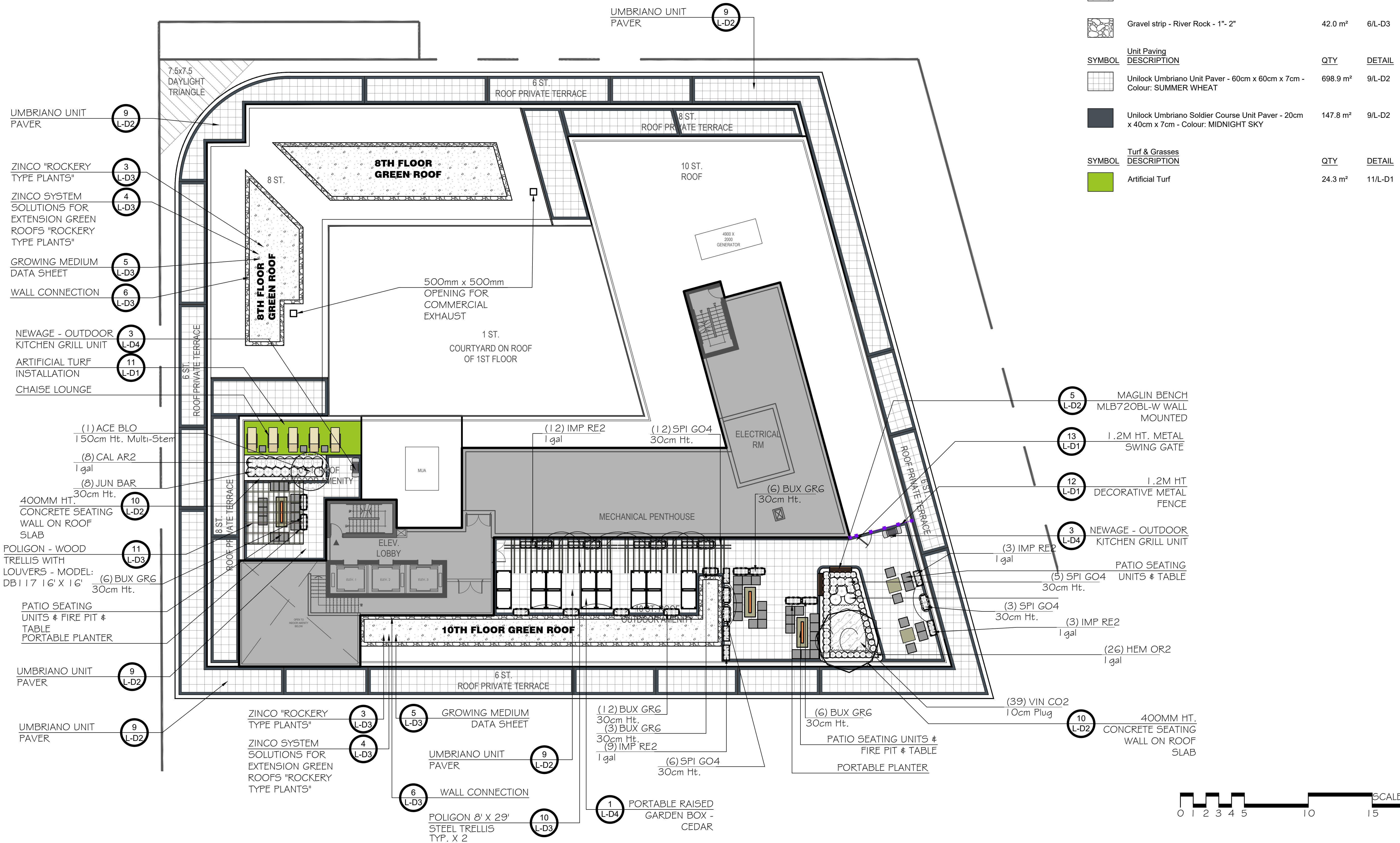
  

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
ACE BLO	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	150cm Ht. Multi-Stem	W.B.	
BUX GR6	33	Buxus x 'Green Mound'	Green Mound Boxwood	30cm Ht.	Potted	DT
CAL AR2	8	Calamagrostis arundinacea 'Karl Foerster'	Foerster's Feather Grass	1gal	Potted	
FES OV1	13	Festuca ovina glauca 'Elijah Blue'	Blue Fescue	1gal	Potted	
HEM OR2	26	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1gal	Potted	
IMP RE2	27	Imperata cylindrica 'Red Baron'	Japanese Blood Grass	1gal	Potted	
JUN BAR	8	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	30cm Ht.	Potted	
SPI GO4	26	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	30cm Ht.	Potted	
SYR MEY	3	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	50cm Ht.	Potted	

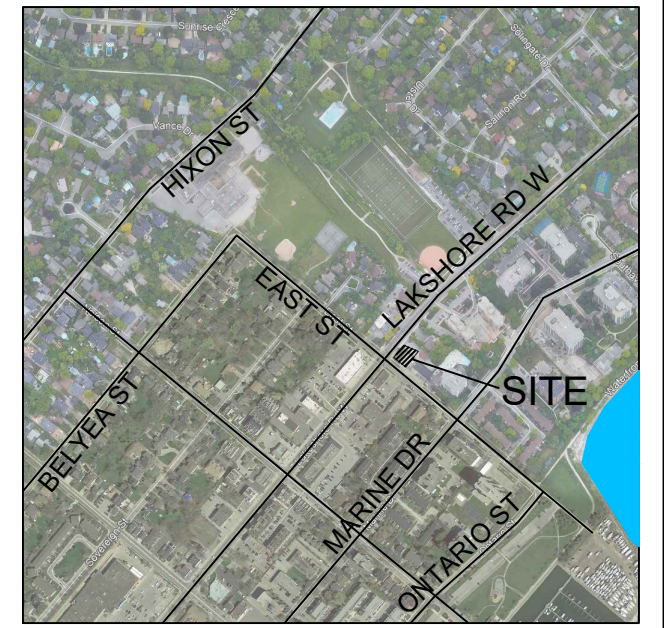
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	VIN CO2	39	Vinca minor	Common Periwinkle	10cm Plug	500mm

REFERENCE NOTES SCHEDULE ROOFTOP

SYMBOL	Fences and Gates DESCRIPTION	QTY	DETAIL
	Decorative Metal Fence - 1.2m	3.8 m	12/L-D1
SYMBOL	Site Furnishings DESCRIPTION	QTY	DETAIL
	Maglin MLB720BL-W - Wall Mounted Bench	2	5/L-D2
SYMBOL	Fences and Gates DESCRIPTION	QTY	DETAIL
	Decorative Metal Fence Gate - 1.2m	1	13/L-D1
SYMBOL	DESCRIPTION	QTY	DETAIL
	Zinco Extensive Green Roof - "Rockery Type Plants"	149.5 m <sup>2</sup>	4/L-D3
	Gravel strip - River Rock - 1" - 2"	42.0 m <sup>2</sup>	6/L-D3
SYMBOL	Unit Paving DESCRIPTION	QTY	DETAIL
	Unilock Umbriano Unit Paver - 60cm x 60cm x 7cm - Colour: SUMMER WHEAT	698.9 m <sup>2</sup>	9/L-D2
	Unilock Umbriano Soldier Course Unit Paver - 20cm x 40cm x 7cm - Colour: MIDNIGHT SKY	147.8 m <sup>2</sup>	9/L-D2
SYMBOL	Turf & Grasses DESCRIPTION	QTY	DETAIL
	Artificial Turf	24.3 m <sup>2</sup>	11/L-D1



LOCATION MAP



GENERAL NOTES

THE LOCATION OF PROPERTY LINES, ELEVATIONS AND FACILITIES ON THIS PLAN WERE DRAWN ON THE BASIS OF A DIGITAL SITE PLAN OR SURVEY DATA PROVIDED BY OTHER CONSULTANTS.

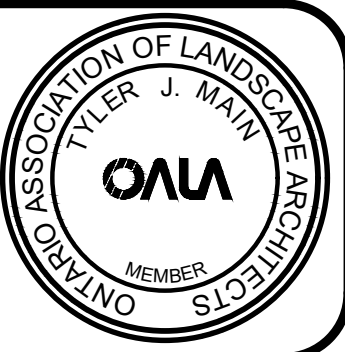
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CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

REVISIONS

NO.	DATE	NOTES	BY
6	2022-10-17	REVISED FOR SUBMISSION	LZH
5	2021-06-15	REVISED AS PER COMMENTS	TS
4	2021-06-10	DRAFT ROOF PLAN	TS
3	2021-06-03	REVISE TPP	KL
2	2021-05-27	TREE PRESERVATION PLAN	KL
1	2021-05-18	SET UP DRAWINGS	TS

	CONCEPTUAL		TENDER
	PRELIMINARY		CONTRACT
	SITE PLAN		CONSTRUCTION
	PERMIT		AS-BUILT



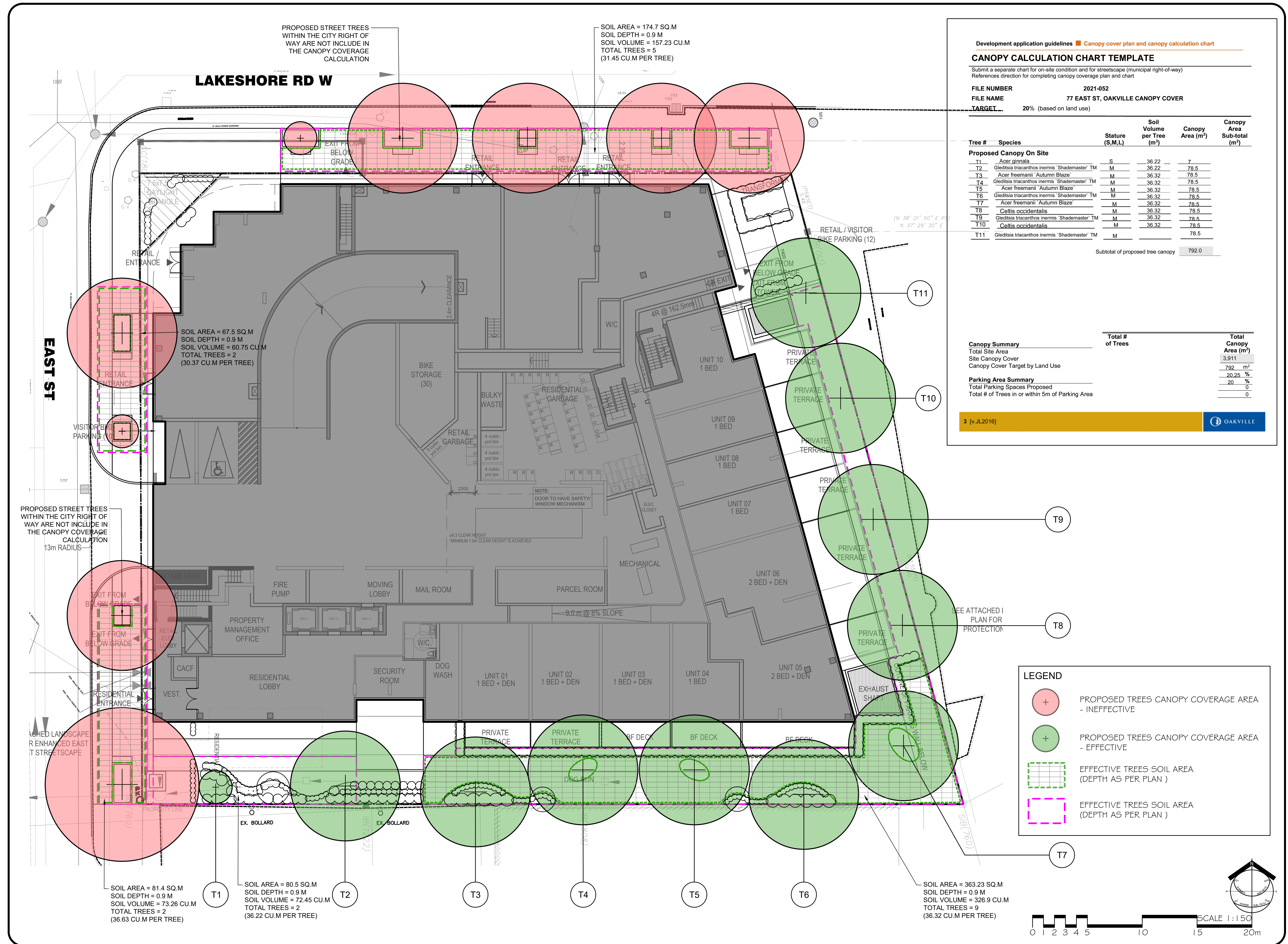
**HENRY KORTEKAAS & ASSOCIATES INC.**  
 LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS  
 599 LIVERPOOL ROAD TEL: 905-889-5599  
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PROJECT: SPA FILE # 77 EAST  
 2262-2266 LAKESHORE ROAD W.  
 83 EAST STREET, OAKVILLE, ON

DRAWING: LANDSCAPE PLAN ROOFTOP	
DRAWN BY: TS	SCALE: 1:150
CHECKED BY: HJK	DATE: MAY, 2021
JOB NO.: 2021-052	DRAWING 4 of 10





### Development application guidelines ■ Canopy cover plan and canopy calculation chart

#### CANOPY CALCULATION CHART TEMPLATE

Submit a separate chart for on-site condition and for streetscape (municipal right-of-way)  
References direction for completing canopy coverage plan and chart

**FILE NUMBER** 2021-052  
**FILE NAME** 77 EAST ST, OAKVILLE CANOPY COVER  
**TARGET** 20% (based on land use)

Tree #	Species	Stature (S,M,L)	Soil Volume per Tree (m <sup>3</sup> )	Canopy Area (m <sup>2</sup> )	Canopy Area Sub-total (m <sup>2</sup> )
<b>Proposed Canopy On Site</b>					
T1	Acer ginnala	S	36.22	7	
T2	Gleditsia triacanthos inermis 'Shademaster' TM	M	36.22	78.5	
T3	Acer freemanii 'Autumn Blaze'	M	36.32	78.5	
T4	Gleditsia triacanthos inermis 'Shademaster' TM	M	36.32	78.5	
T5	Acer freemanii 'Autumn Blaze'	M	36.32	78.5	
T6	Gleditsia triacanthos inermis 'Shademaster' TM	M	36.32	78.5	
T7	Acer freemanii 'Autumn Blaze'	M	36.32	78.5	
T8	Celtis occidentalis	M	36.32	78.5	
T9	Gleditsia triacanthos inermis 'Shademaster' TM	M	36.32	78.5	
T10	Celtis occidentalis	M	36.32	78.5	
T11	Gleditsia triacanthos inermis 'Shademaster' TM	M		78.5	
Subtotal of proposed tree canopy				792.0	

Canopy Summary	Total # of Trees	Total Canopy Area (m <sup>2</sup> )
Total Site Area		3,911
Site Canopy Cover		792 m <sup>2</sup>
Canopy Cover Target by Land Use		20.25 %
<b>Parking Area Summary</b>		
Total Parking Spaces Proposed		20
Total # of Trees in or within 5m of Parking Area		0

3 [v.JL2016]

#### LOCATION MAP

#### GENERAL NOTES

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1	2021-05-18	SET UP DRAWINGS	TS

THESE LANDSCAPE DRAWINGS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW AS NOTED AND WHEN SIGNED BY THE CONSULTING LANDSCAPE ARCHITECT

<input type="checkbox"/> CONCEPTUAL	<input type="checkbox"/> TENDER
<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONTRACT
<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> CONSTRUCTION
<input type="checkbox"/> PERMIT	<input type="checkbox"/> AS-BUILT

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**SPA FILE # 77 EAST**  
**PROJECT:** 2262-2266 LAKESHORE ROAD W, 83 EAST STREET, OAKVILLE, ON

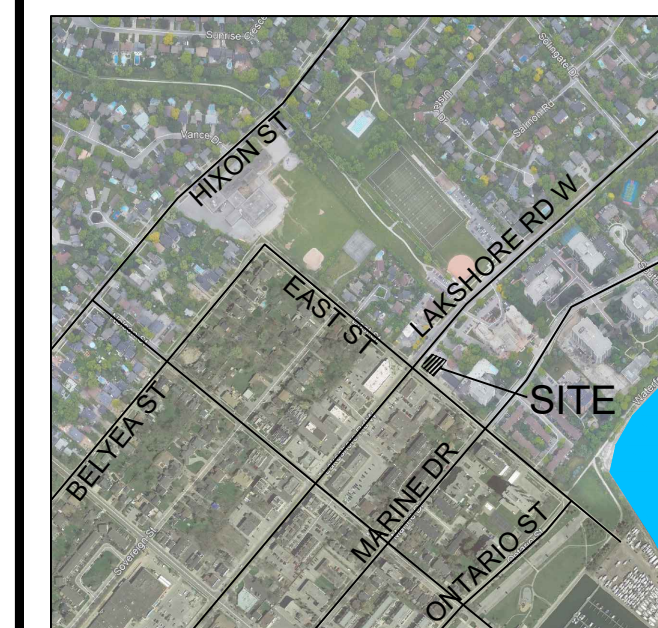
**DRAWING:** TREE CANOPY PLAN

<b>DRAWN BY:</b> TS	<b>SCALE:</b> 1:150	<b>L-TC</b> DRAWING 5 of 10
<b>CHECKED BY:</b> HJK	<b>DATE:</b> MAY, 2021	
<b>JOB NO.:</b> 2021-052		

File #2021-052



LOCATION MAP



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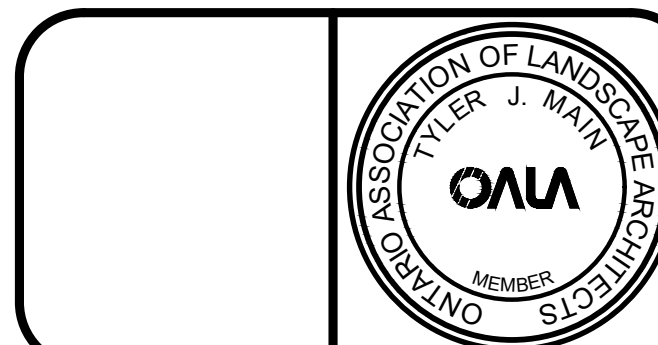
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SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	Bench - Maglin MLB1050-W-S	8	2/L-D2
[Symbol]	Concrete Paving		
[Symbol]	Concrete Paving with 200mm depth of 19mm Crusher Run Limestone	216.7 m <sup>2</sup>	4/L-D1
[Symbol]	Unit Paving		
[Symbol]	Unilock Promenade 4x16 - Colour: Random Colour Bundle	435.8 m <sup>2</sup>	8/L-D2
[Symbol]	Unilock Series Paver 8 x 24 - Colour: Black Granite	54.7 m <sup>2</sup>	8/L-D2
[Symbol]	33 UTILITIES		
[Symbol]	Soil Cells - DEEPROOT SILVA CELL X3	253.9 m <sup>2</sup>	2/L-D3
[Symbol]	Aggregate/Stone Surfacing		
[Symbol]	Water Washed Stone	1.27 m <sup>3</sup>	5/L-D1



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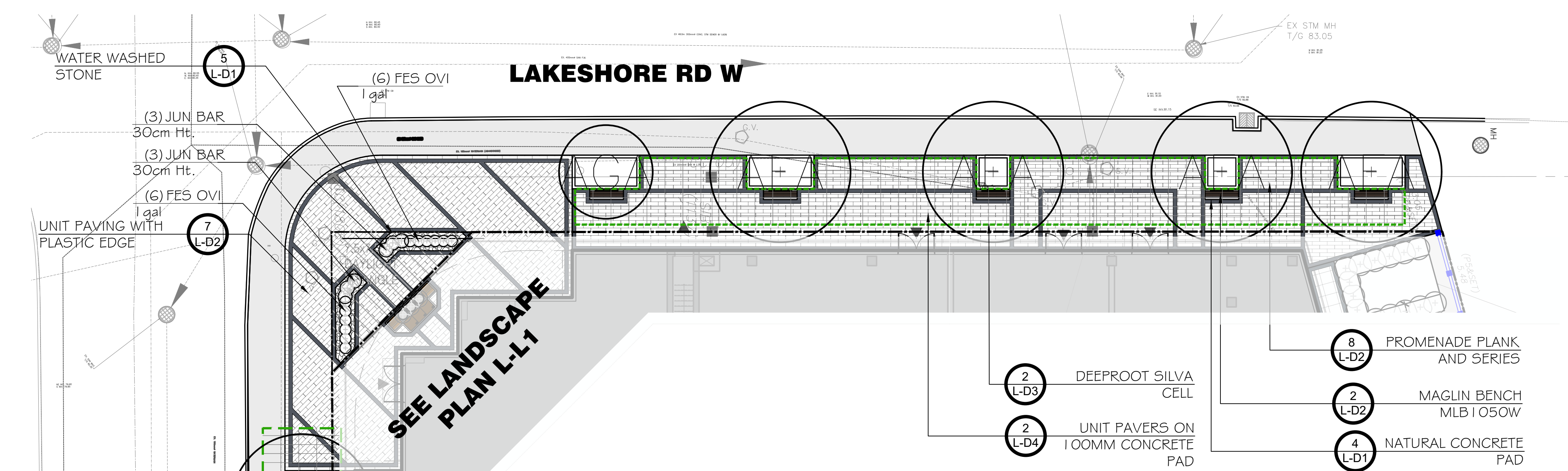
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PROJECT: SPA FILE # 77 EAST  
 2262-2266 LAKESHORE ROAD W.  
 83 EAST STREET, OAKVILLE, ON

DRAWING: **STREETSCAPE PLAN**  
 DRAWN BY: TS SCALE: 1:150  
 CHECKED BY: HJK DATE: MAY, 2021  
 JOB NO.: 2021-052  
**L-SP**  
 DRAWING 6 of 10

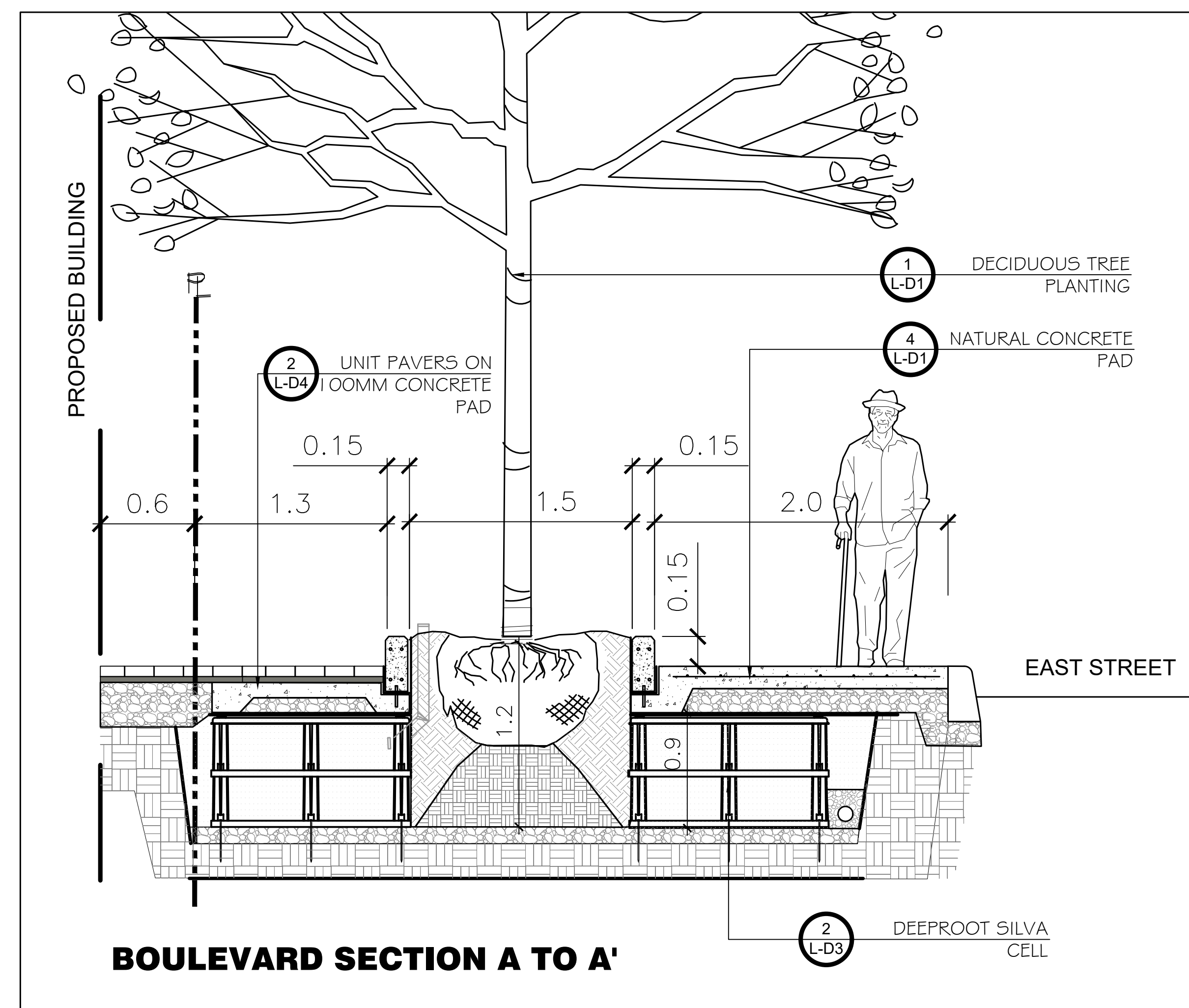
File #2021-052

LAKESHORE RD W



SEE LANDSCAPE PLAN L-L1

SEE SECTION DETAIL



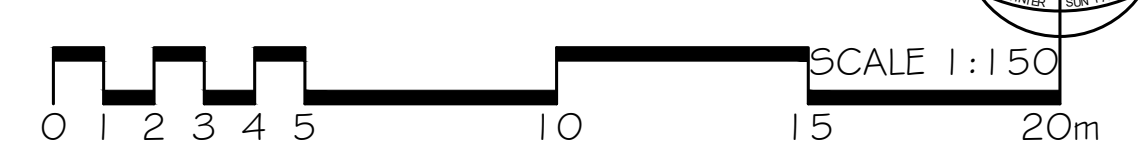
BOULEVARD SECTION A TO A'

PLANT SCHEDULE STREETSCAPE

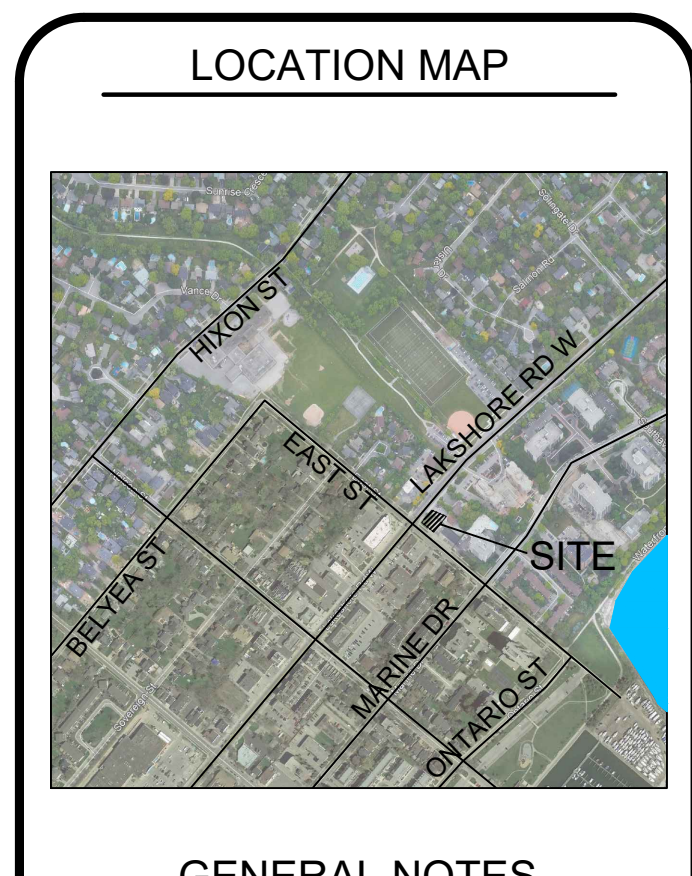
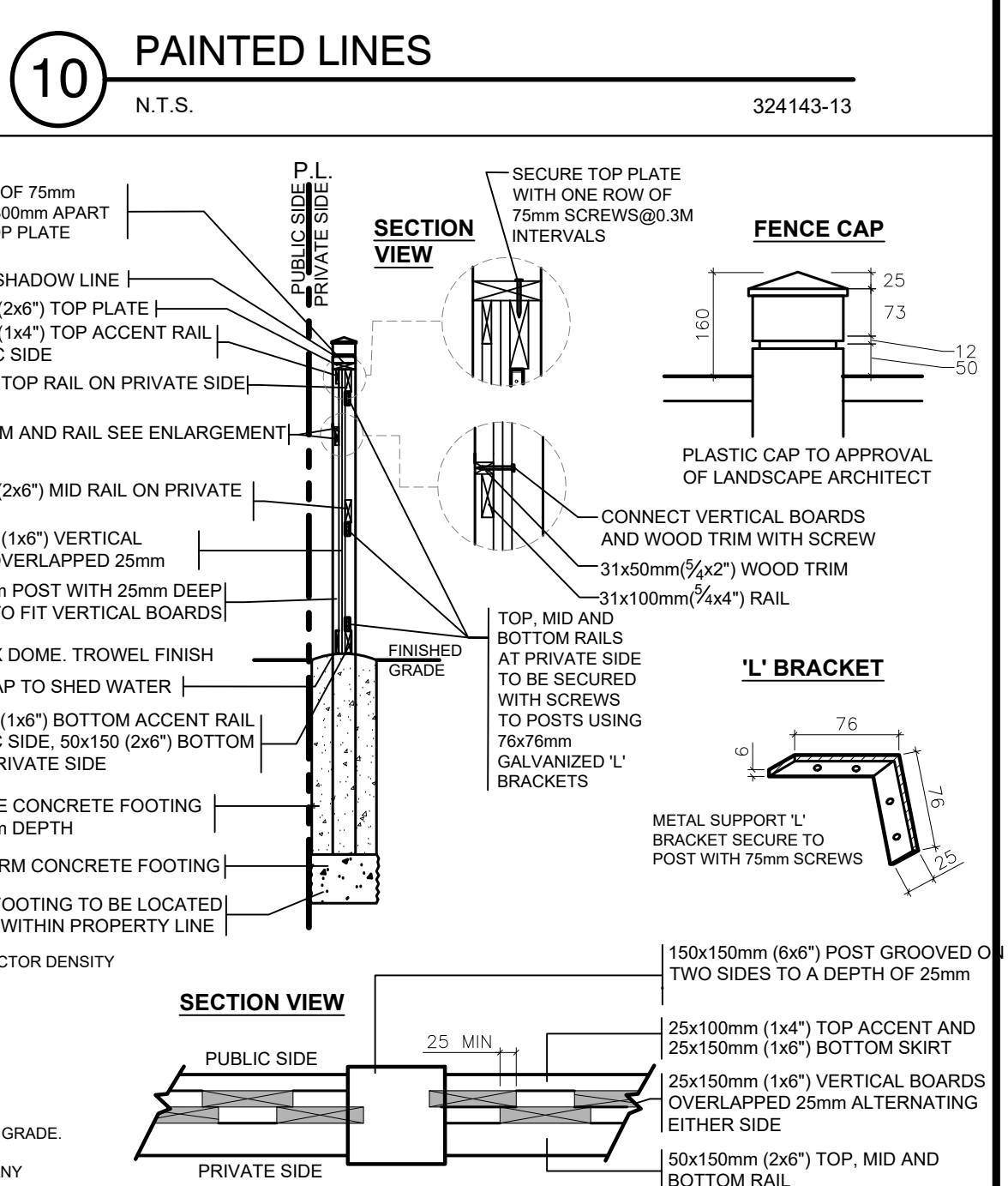
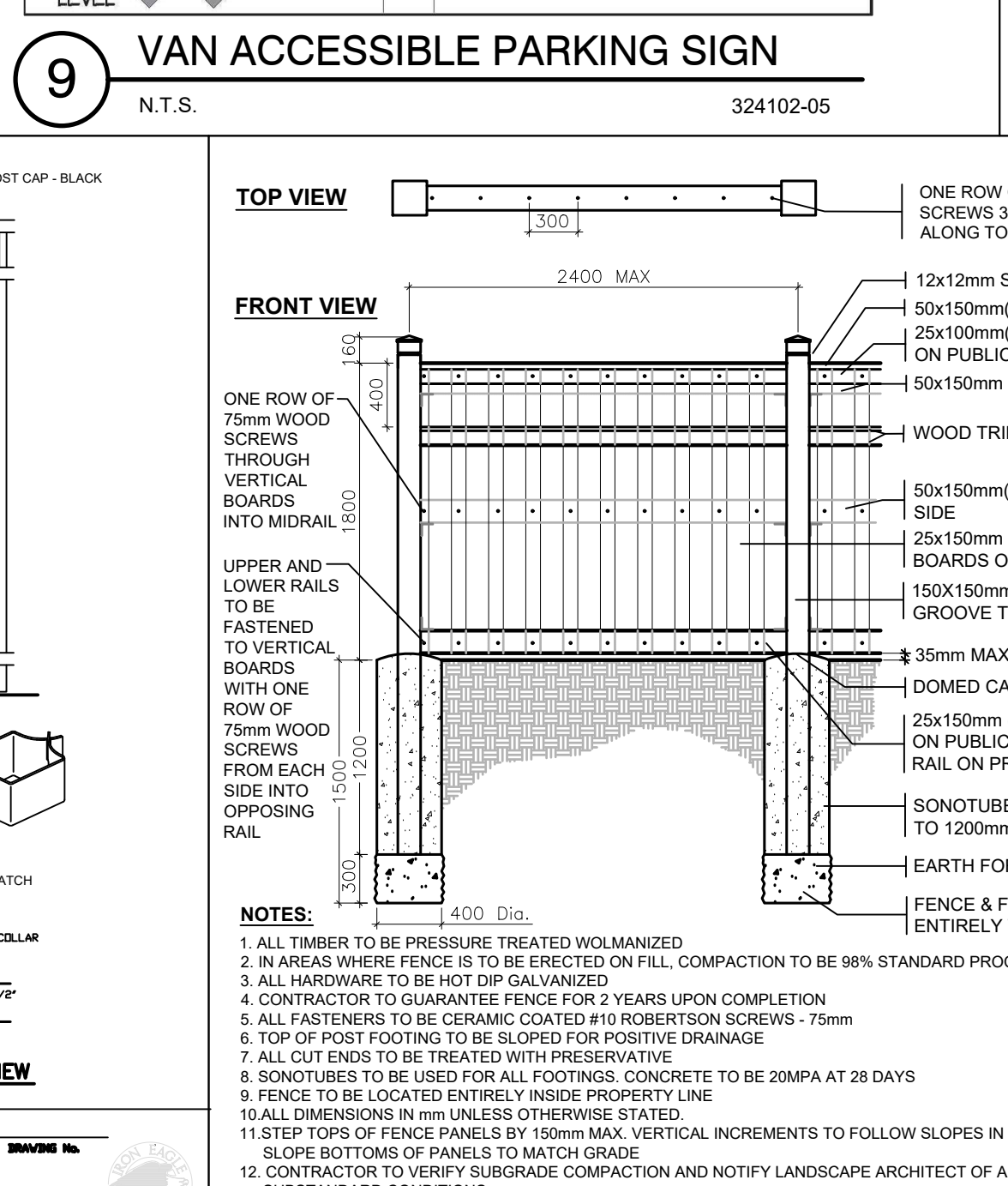
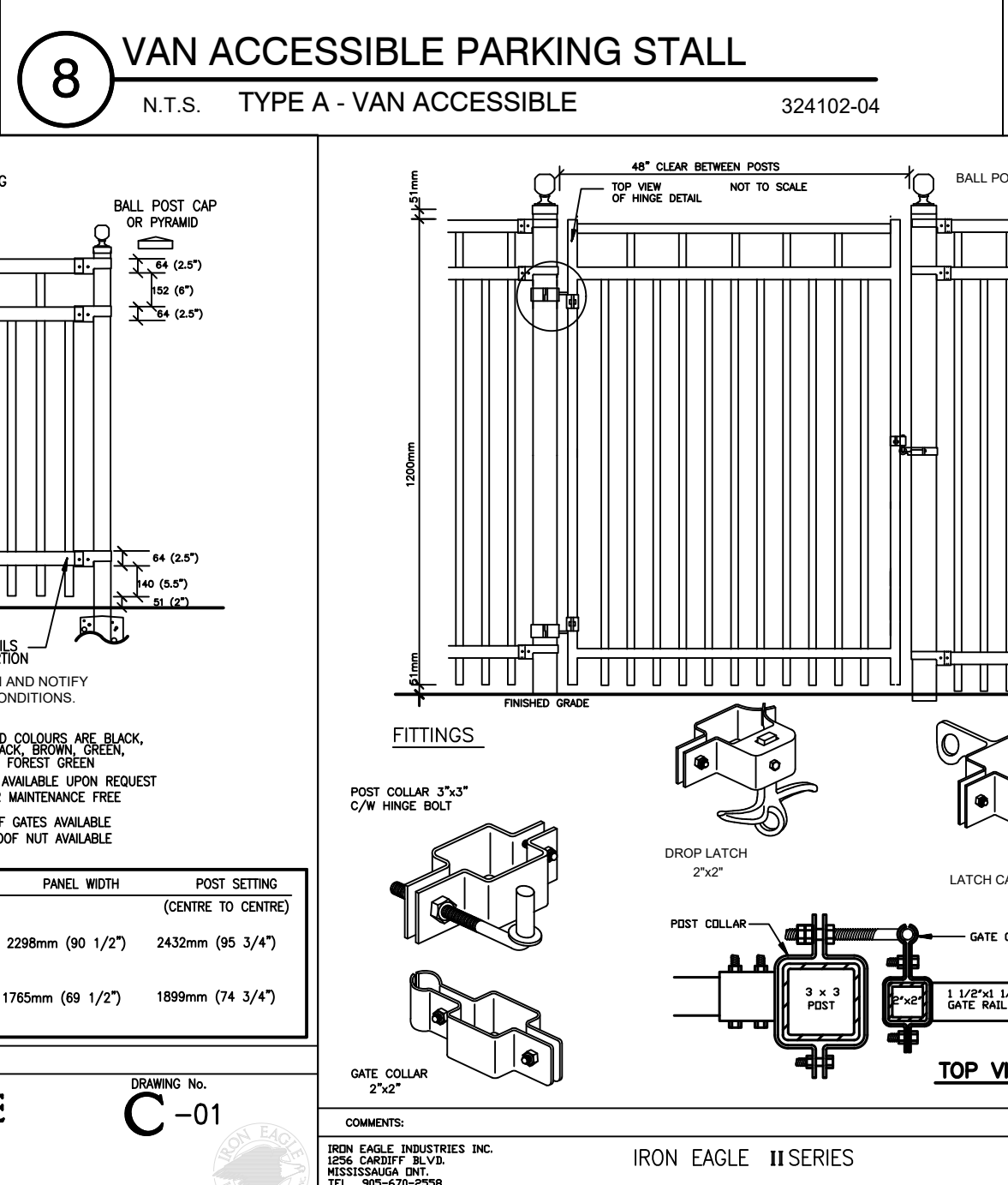
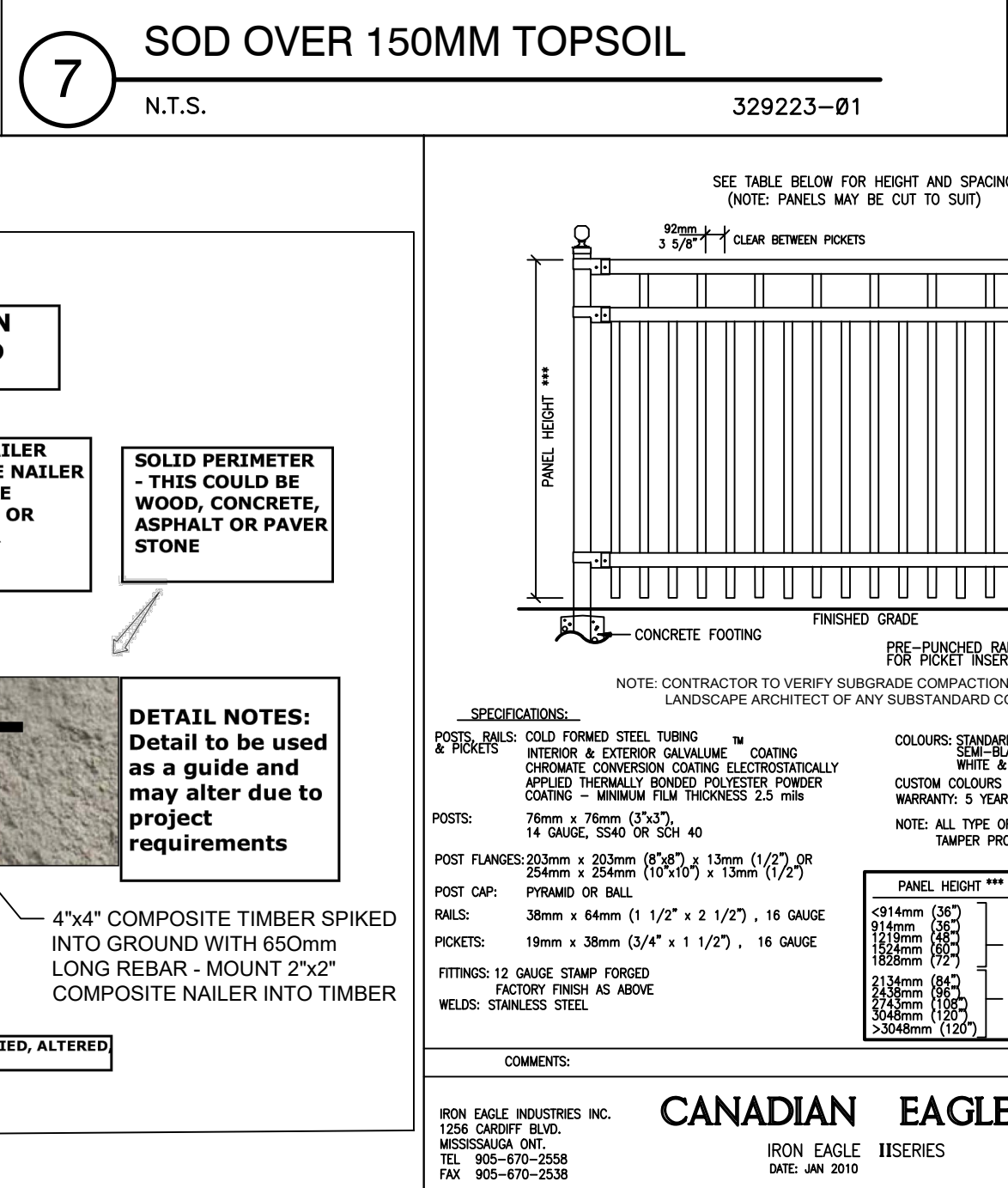
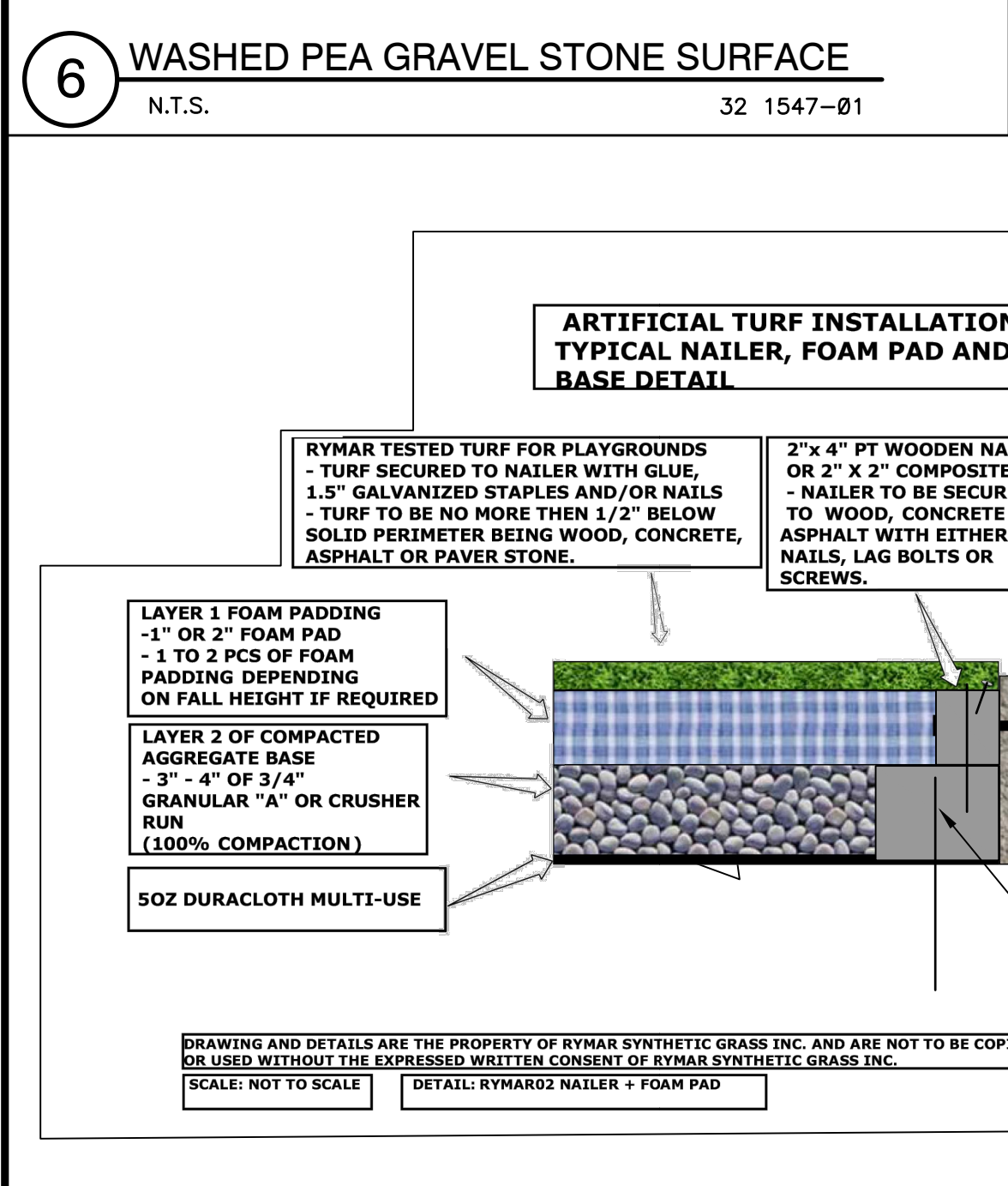
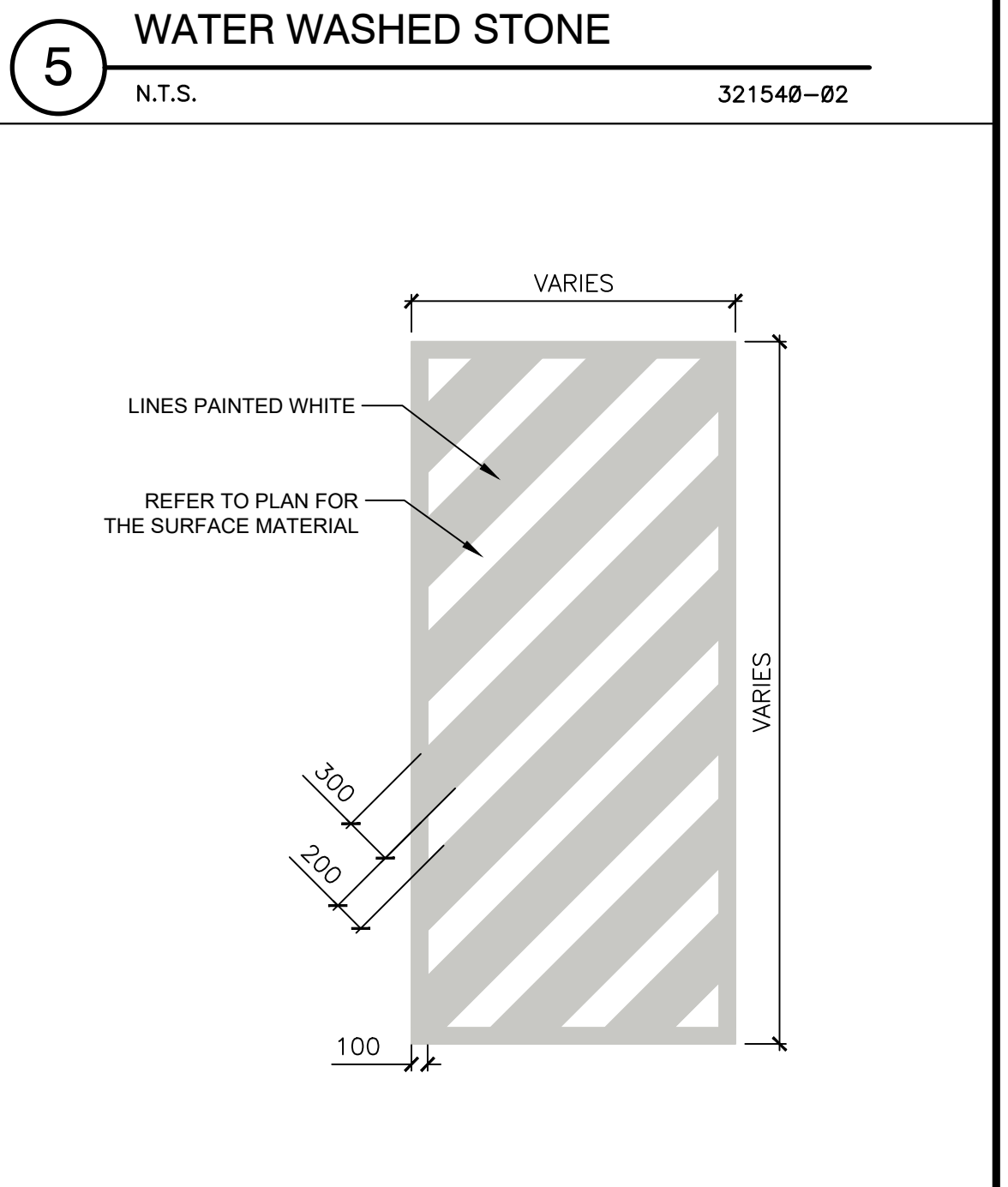
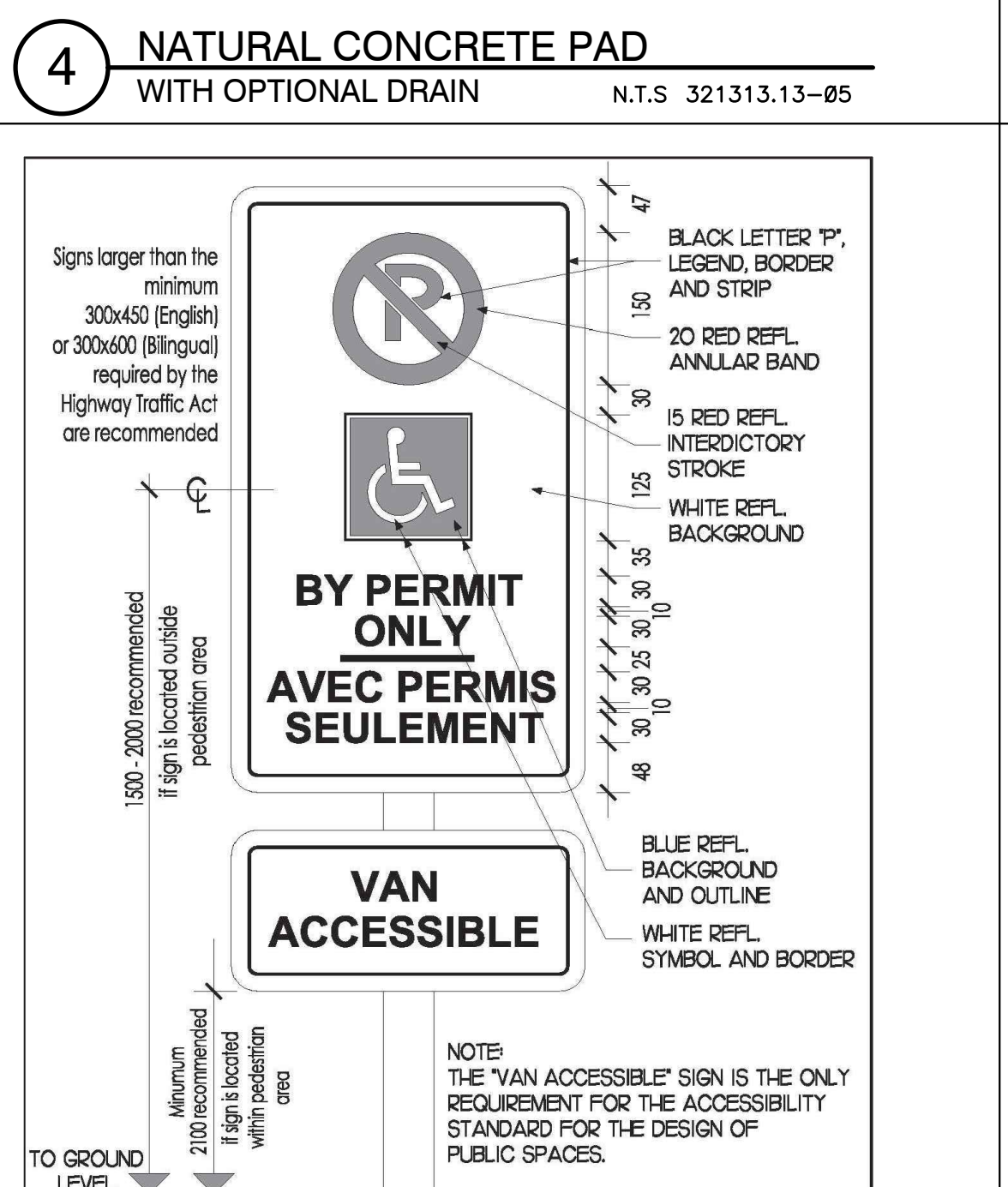
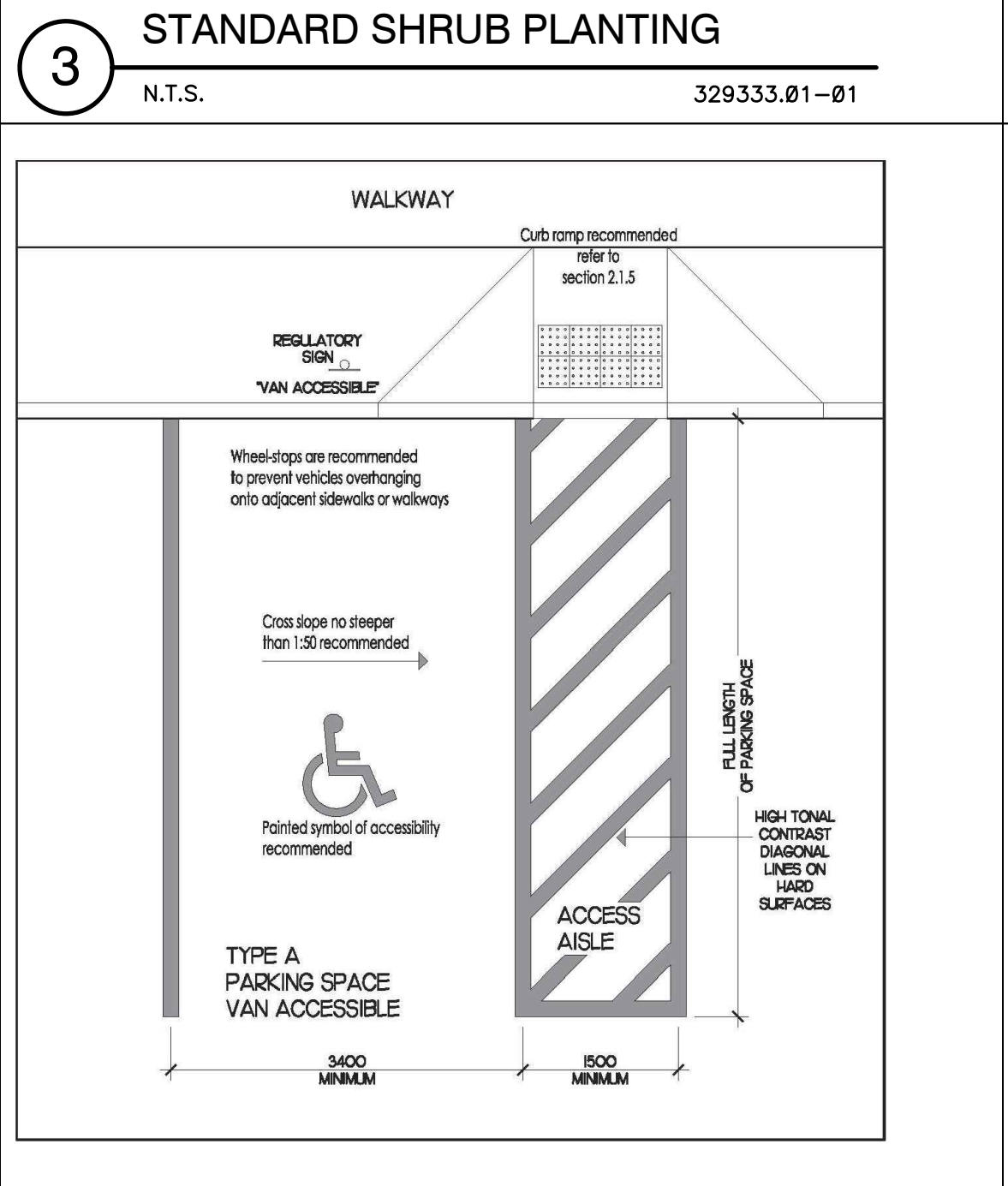
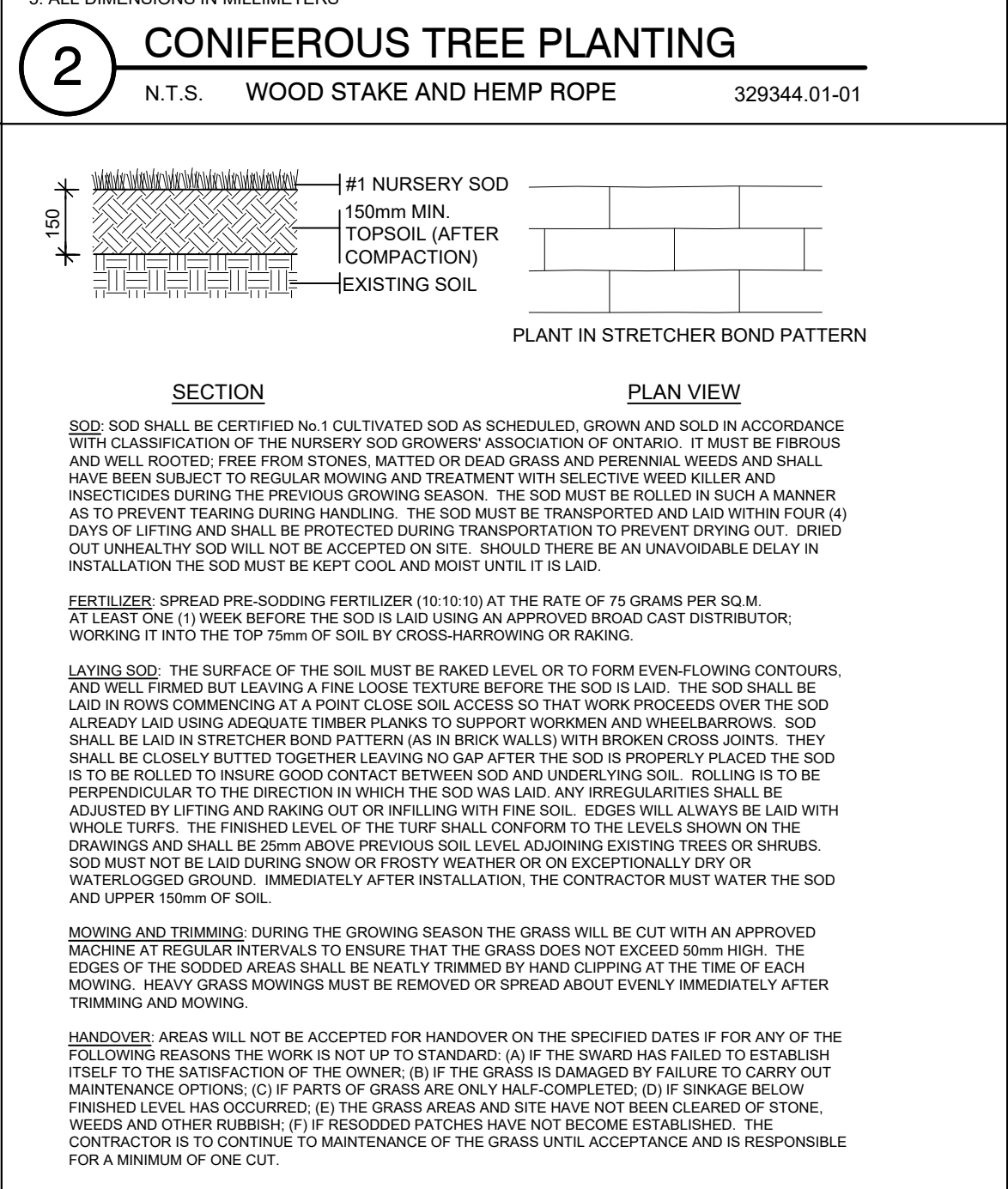
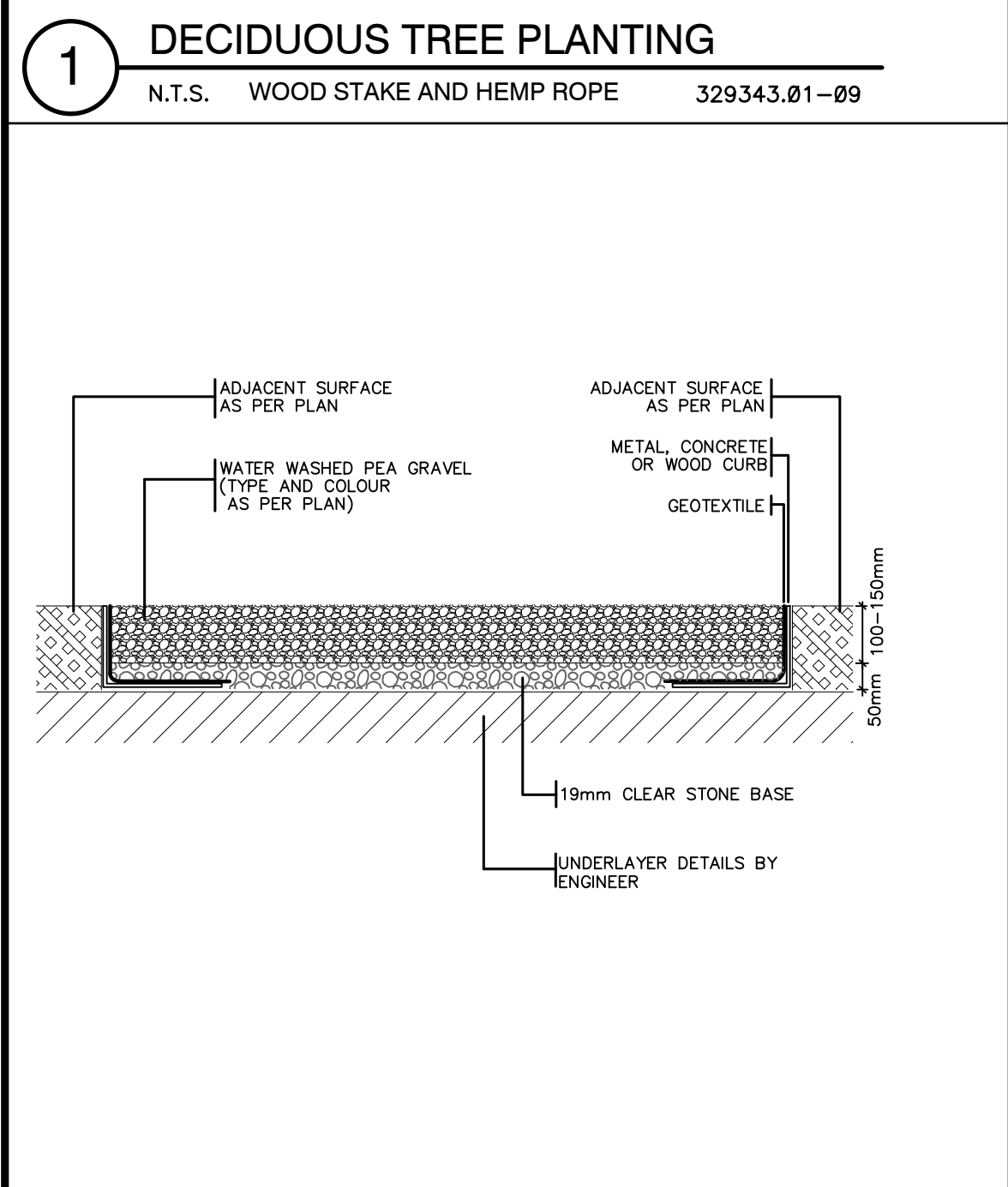
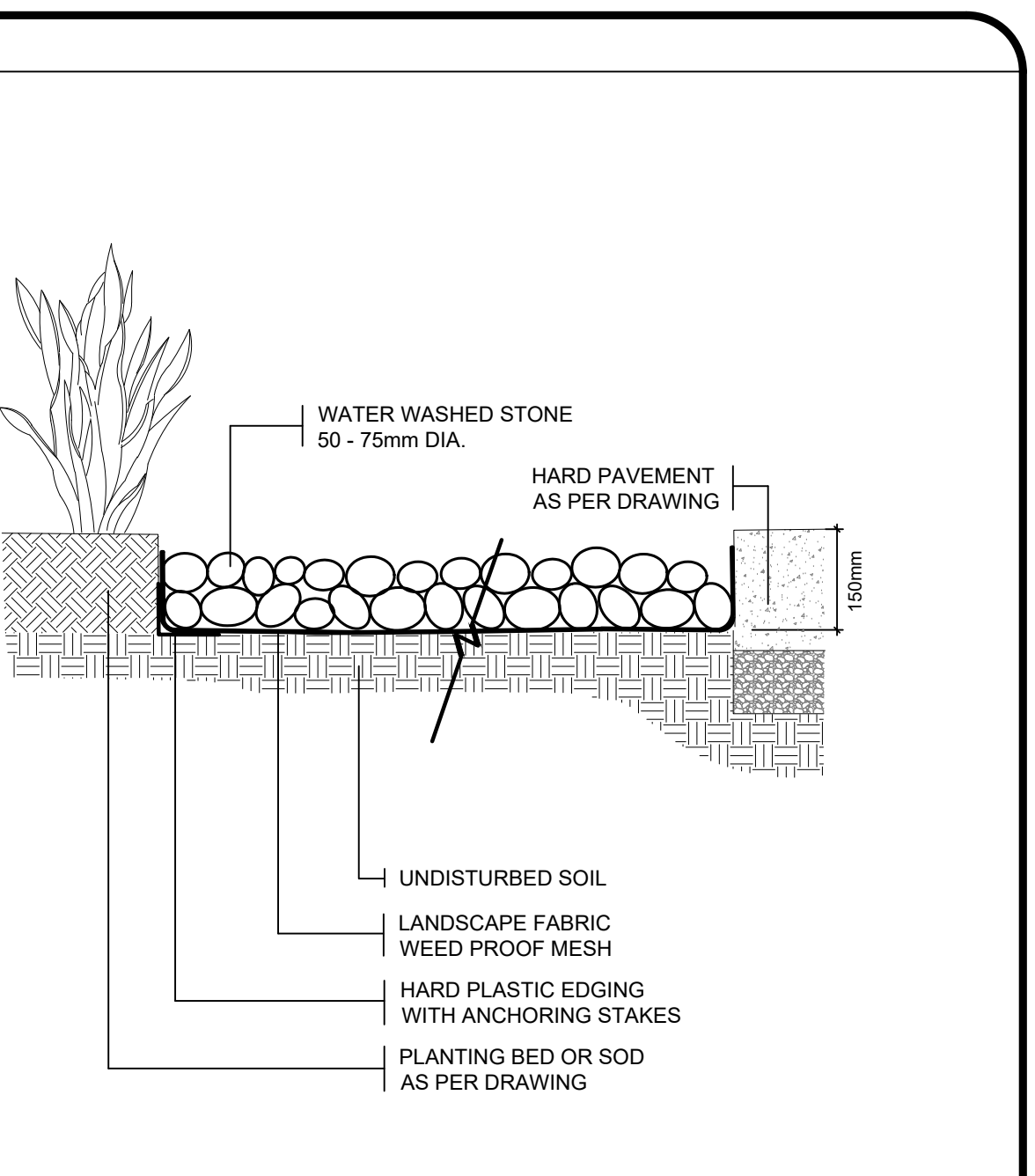
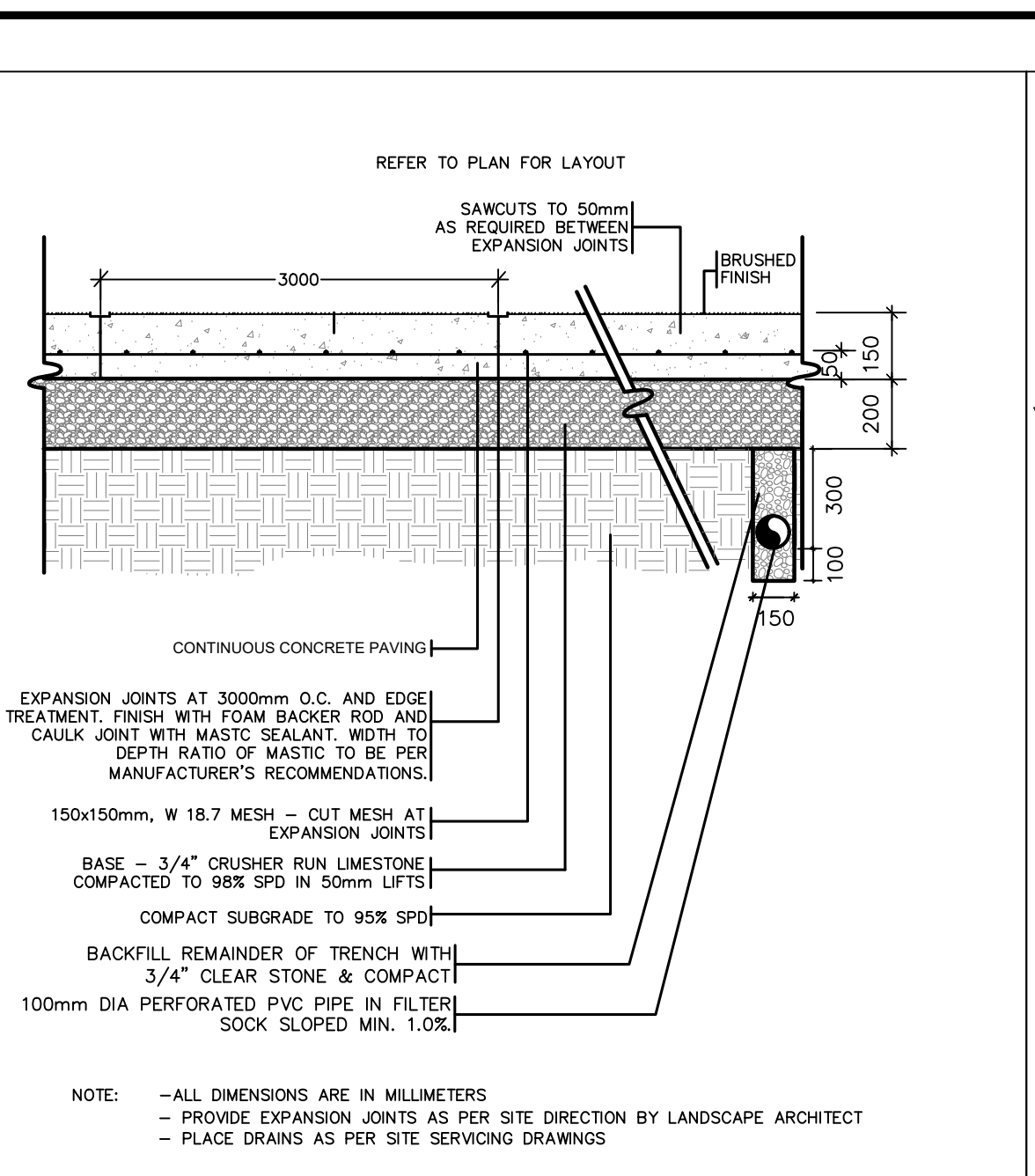
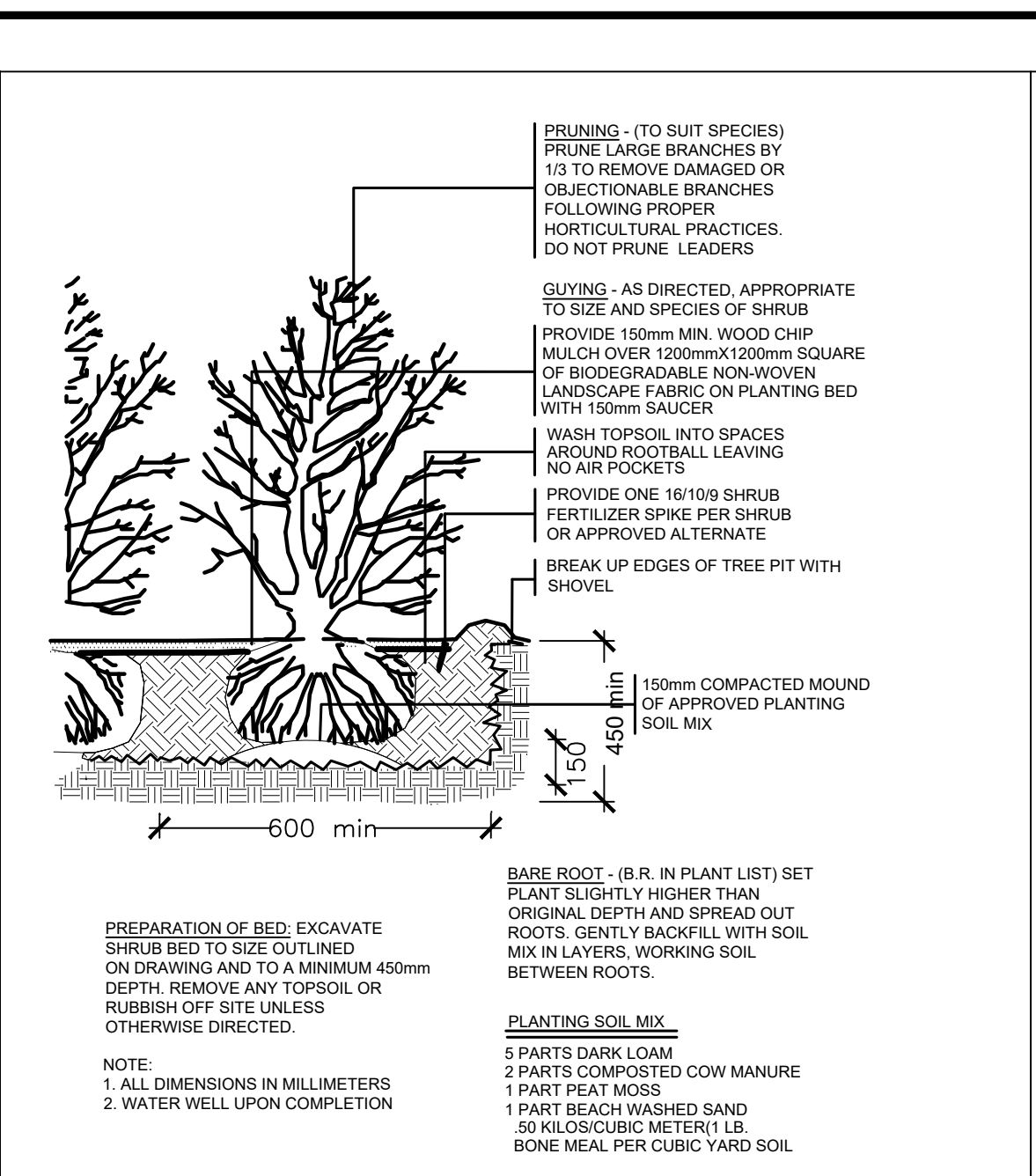
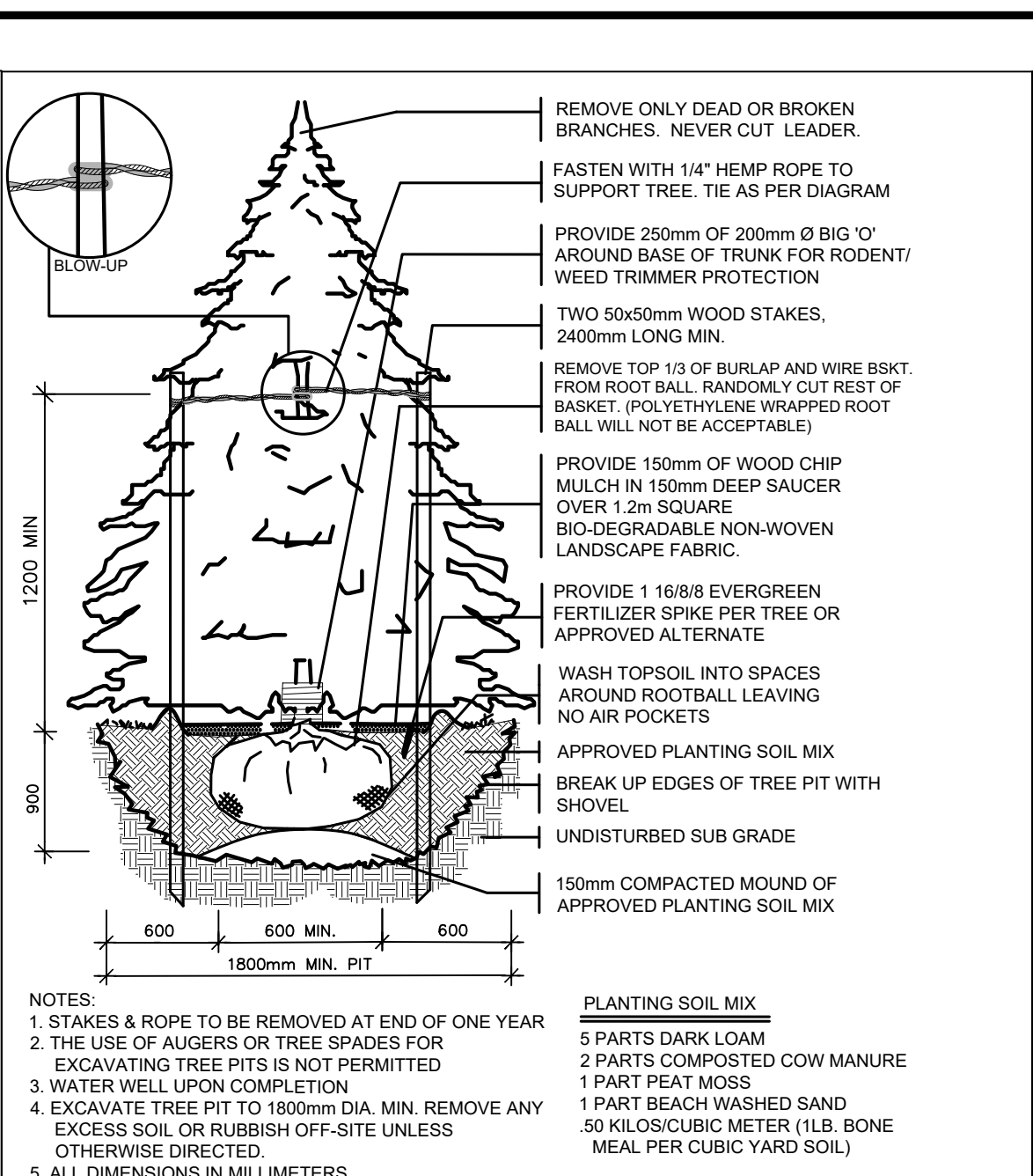
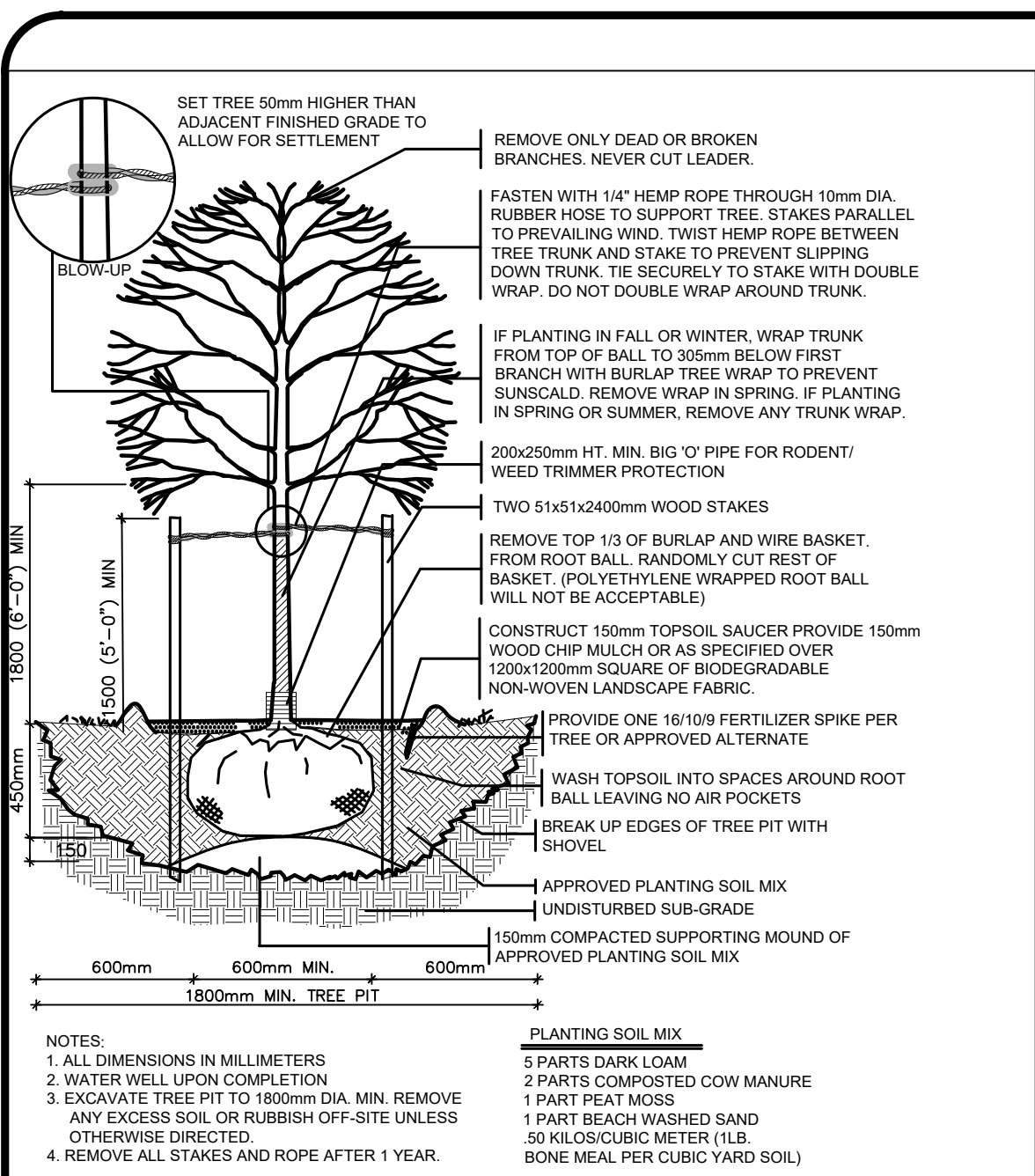
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
AFA	5	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	60mm Cal.	W.B.	
AGA	2	Acer ginnala	Amur Maple	60mm Cal.	W.B.	
GTI	1	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	60mm Cal.	W.B.	
QRR	1	Quercus rubra	Red Oak	60mm Cal.	W.B.	spring dug
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
FES OVI	12	Festuca ovina glauca 'Elijah Blue'	Blue Fescue	1gal	Potted	
JUN BAR	6	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	30cm Ht.	Potted	

REFERENCE NOTES SCHEDULE STREETSCAPE

SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	Bench - Maglin MLB1050-W-S	8	2/L-D2
[Symbol]	Concrete Paving		
[Symbol]	Concrete Paving with 200mm depth of 19mm Crusher Run Limestone	216.7 m <sup>2</sup>	4/L-D1
[Symbol]	Unit Paving		
[Symbol]	Unilock Promenade 4x16 - Colour: Random Colour Bundle	435.8 m <sup>2</sup>	8/L-D2
[Symbol]	Unilock Series Paver 8 x 24 - Colour: Black Granite	54.7 m <sup>2</sup>	8/L-D2
[Symbol]	33 UTILITIES		
[Symbol]	Soil Cells - DEEPROOT SILVA CELL X3	253.9 m <sup>2</sup>	2/L-D3
[Symbol]	Aggregate/Stone Surfacing		
[Symbol]	Water Washed Stone	1.27 m <sup>3</sup>	5/L-D1







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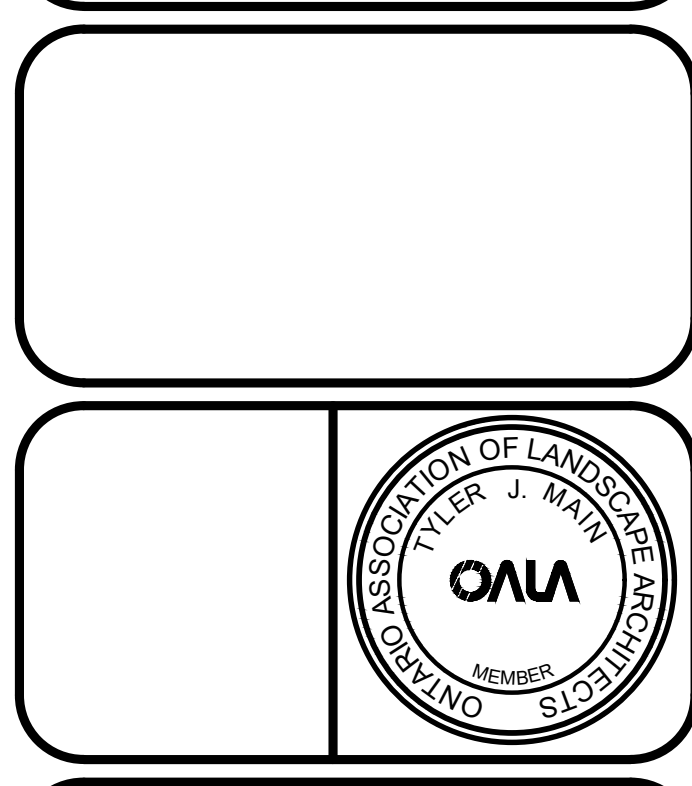
CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

**REVISIONS**

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1	2021-05-18	SET UP DRAWINGS	TS

NO. DATE NOTES BY

CONCEPTUAL TENDER  
PRELIMINARY CONTRACT  
SITE PLAN CONSTRUCTION  
PERMIT AS-BUILT



**HENRY KORTEKAAS & ASSOCIATES INC.**  
LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS  
589 LIVERPOOL ROAD, PICKERING, ON L1W 1R1 EMAIL: INFO@HKA.CA

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PROJECT: SPA FILE # 77 EAST  
2262-2266 LAKESHORE ROAD W  
83 EAST STREET, OAKVILLE, ON

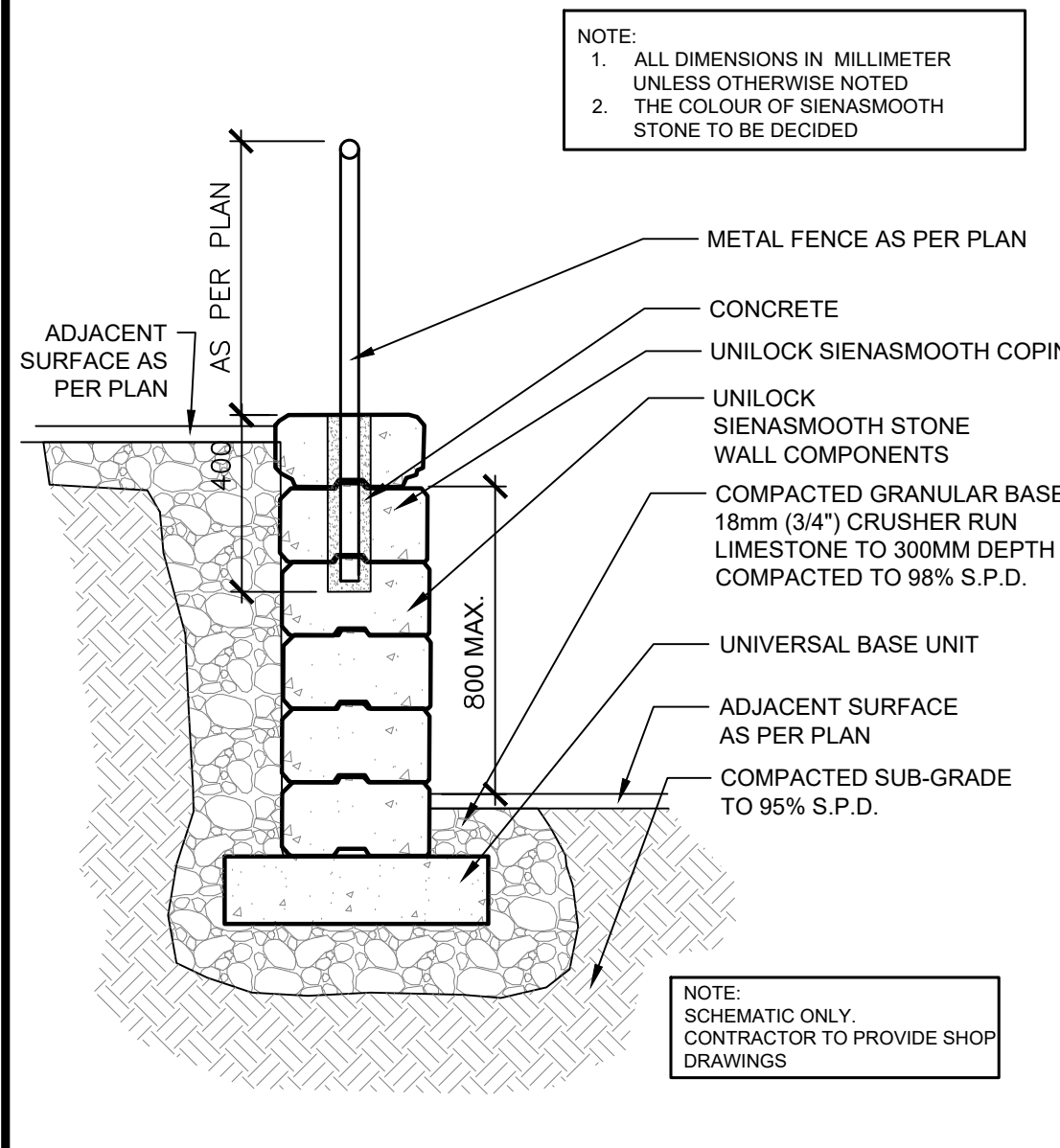
DRAWING: DETAILS

DRAWN BY: TS SCALE: AS SHOWN  
CHECKED BY: HJK DATE: MAY, 2021  
JOB NO.: 2021-052

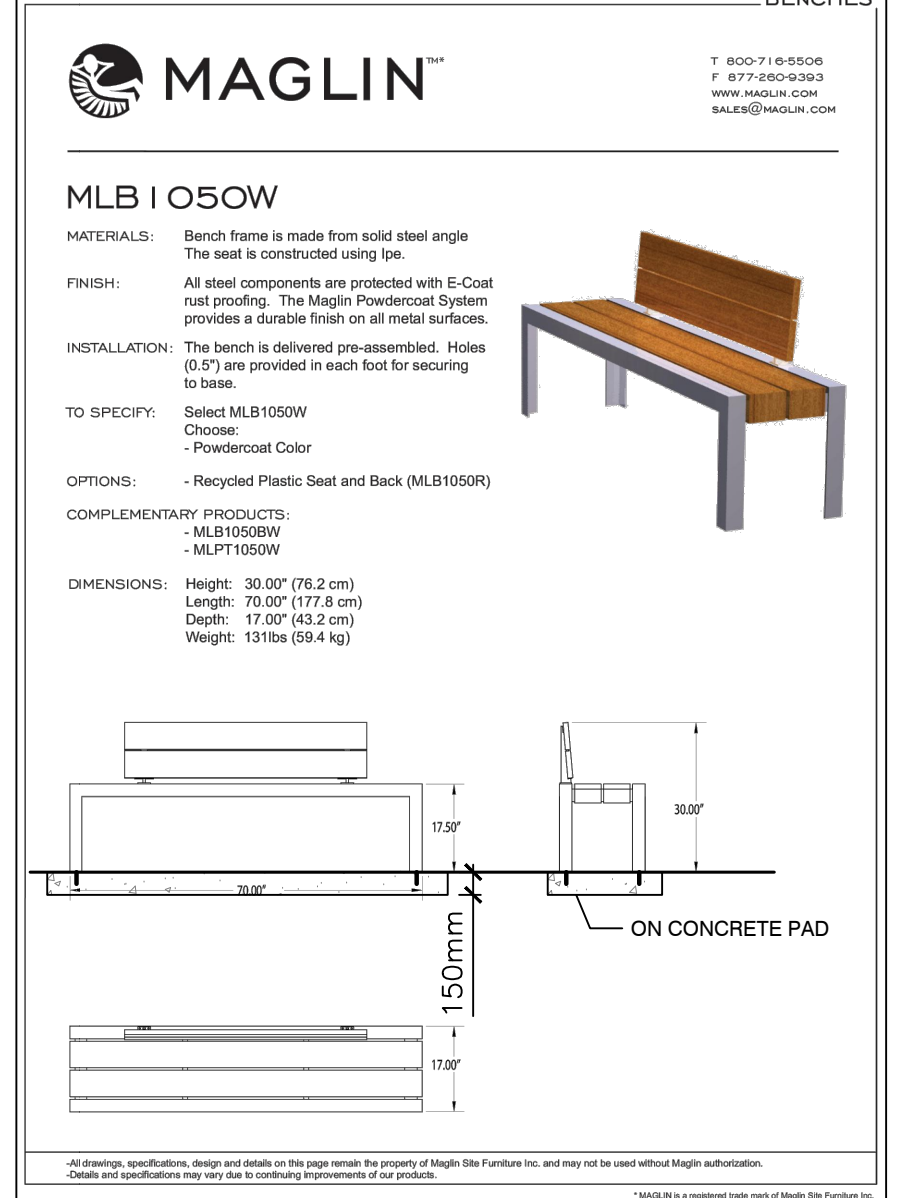
L-D1 DRAWING 7 of 10

File #2021-052

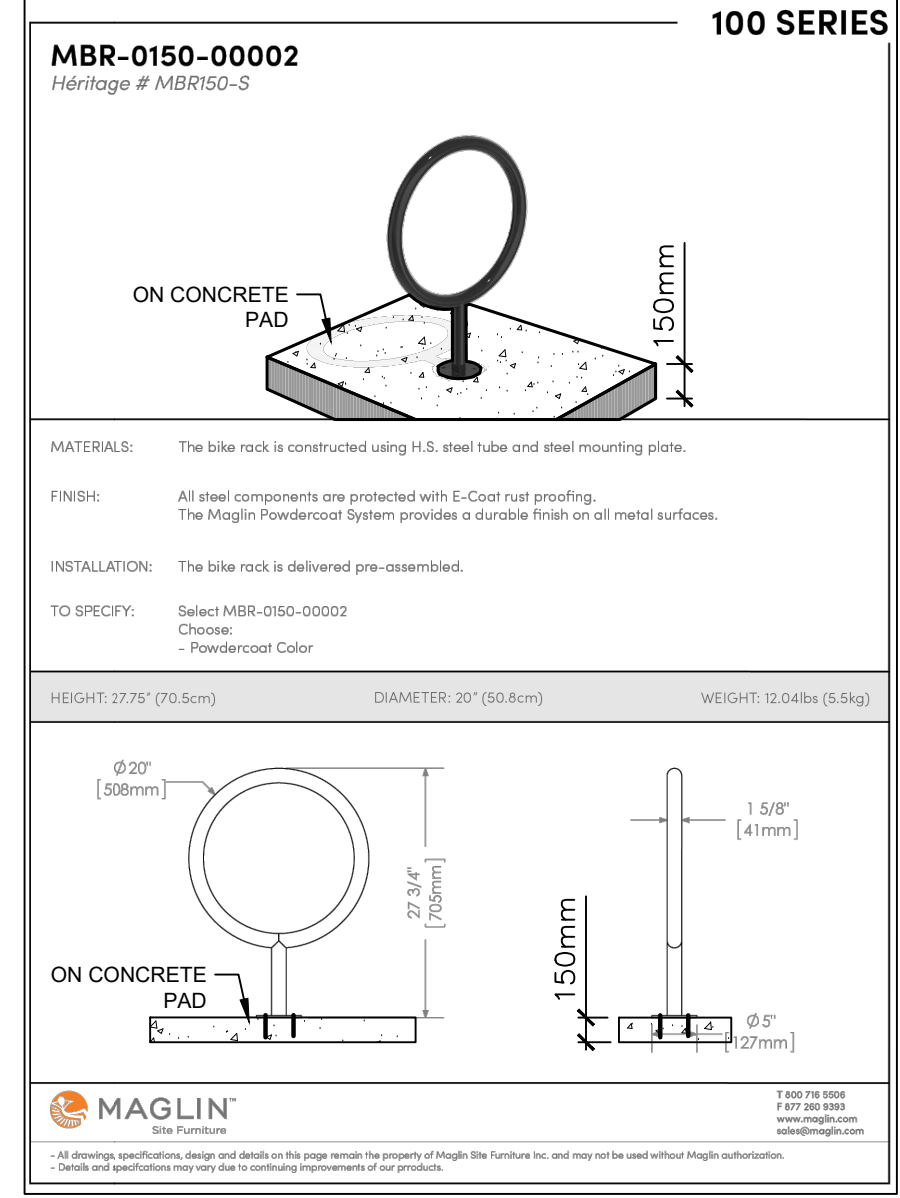




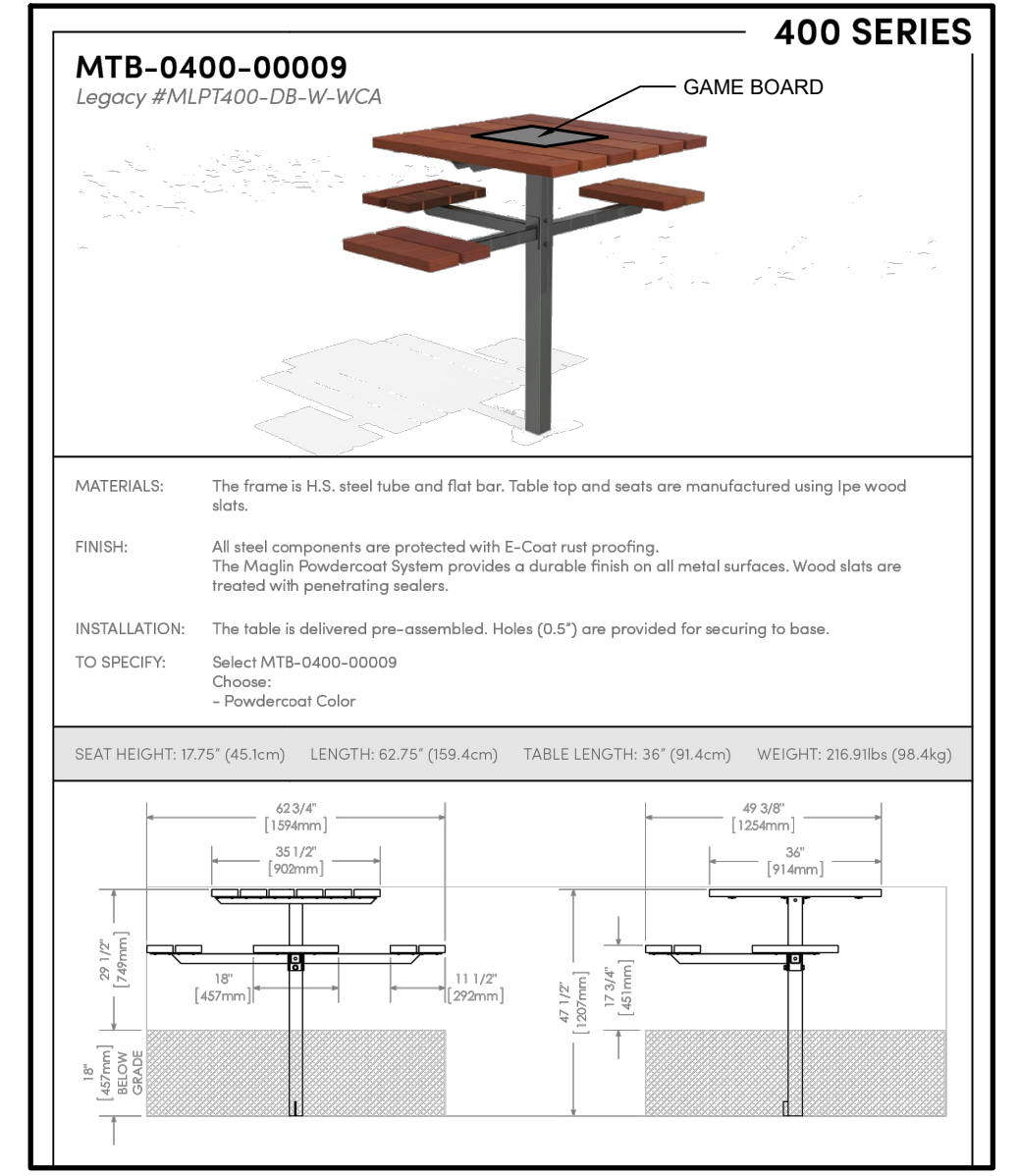
**1 SIENASMOOTH STONE RETAINING WALL**  
N.T.S. 322001.25-87



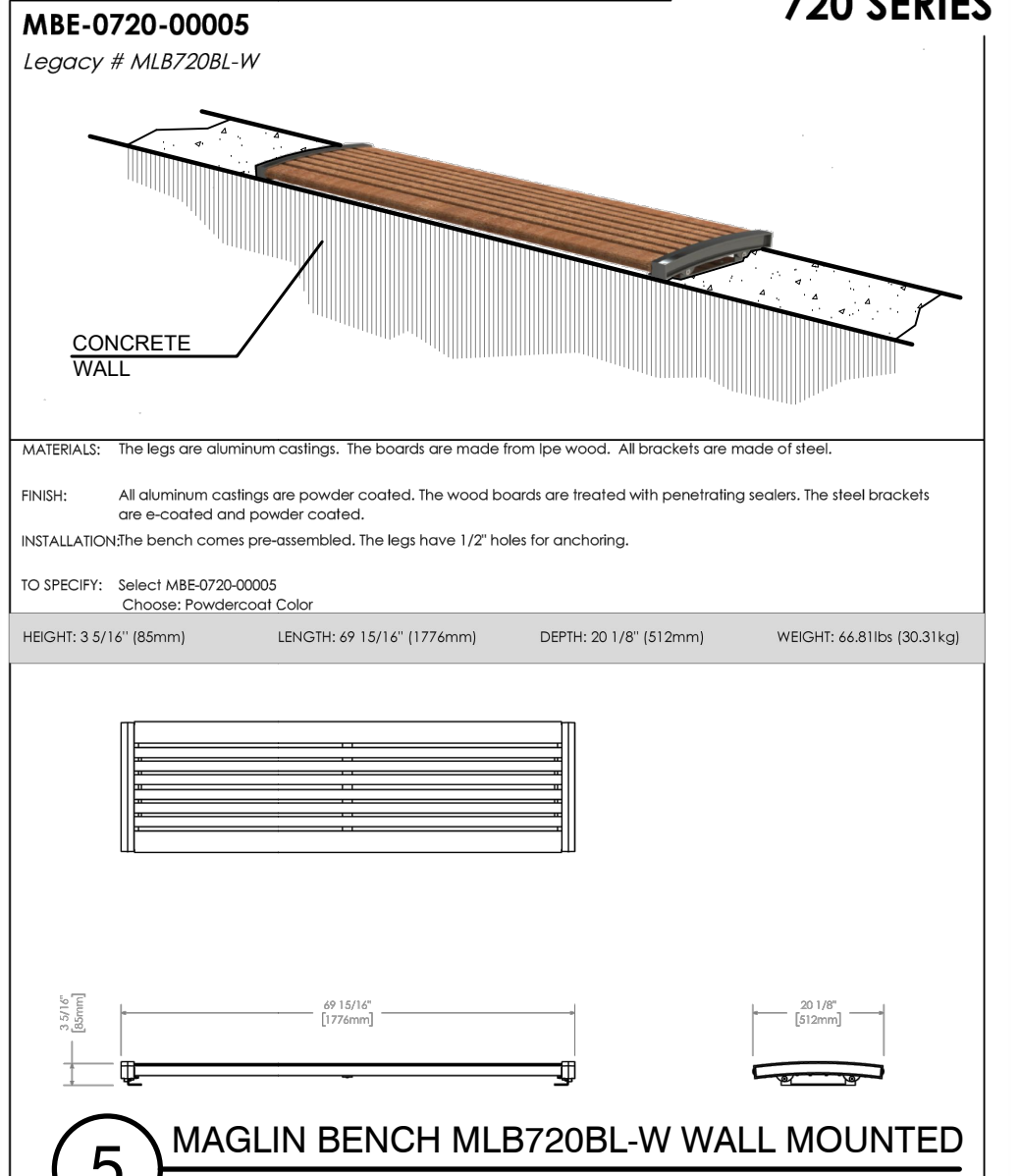
**2 MAGLIN BENCH MLB1050W**  
N.T.S. 129343.50-05



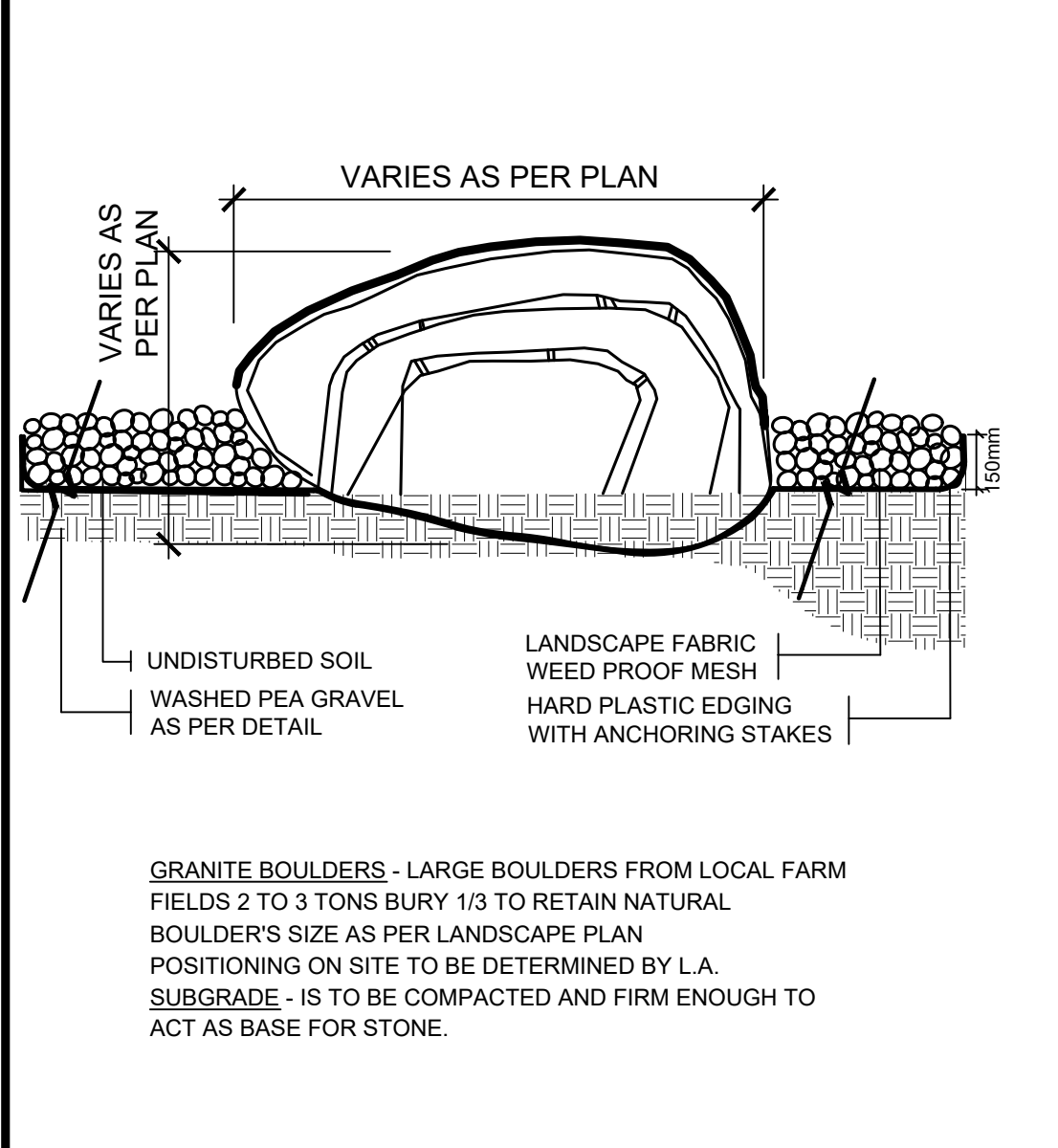
**3 MAGLIN BIKE RACK MBR150-S**  
N.T.S. 129343.50-23



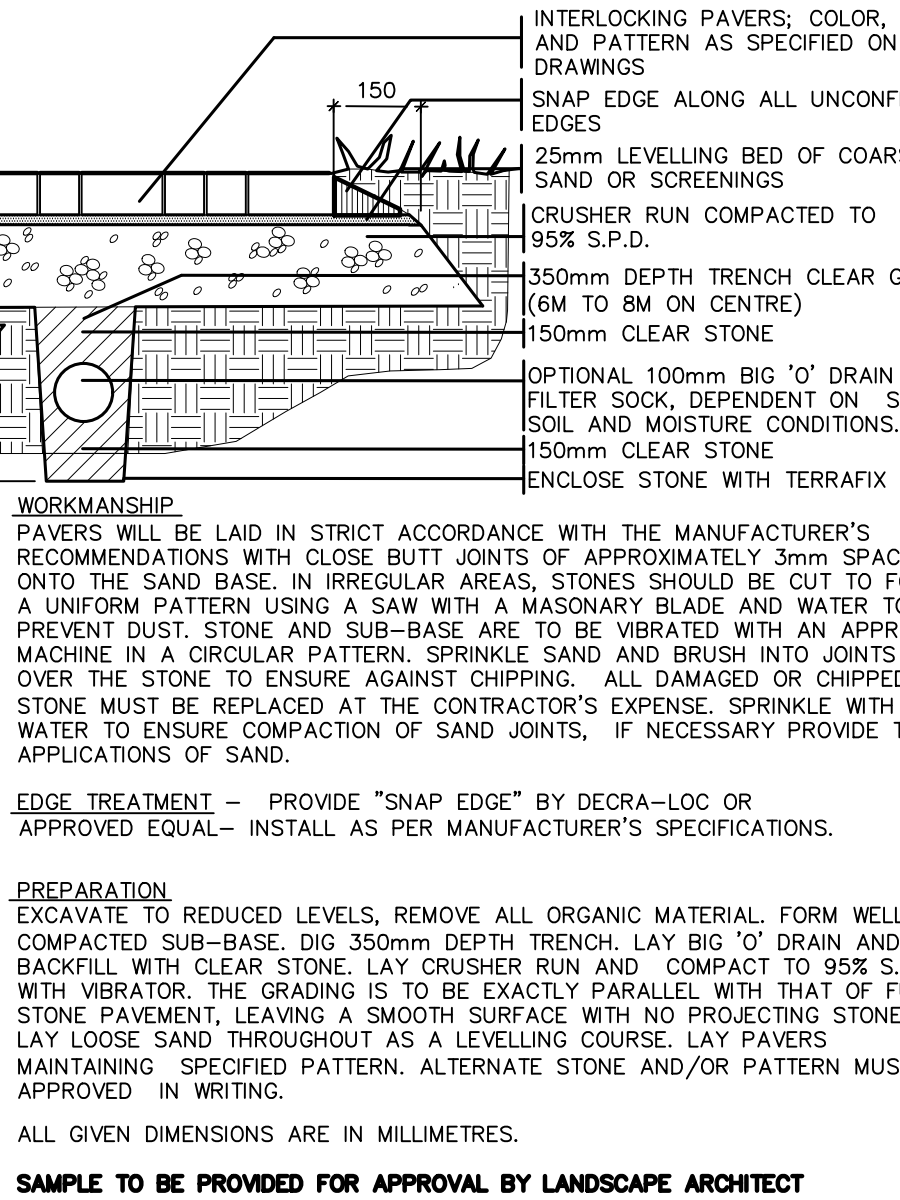
**4 MAGLIN TABLE MLPT400-DB-WCA-GB**  
N.T.S. 129344.20-15



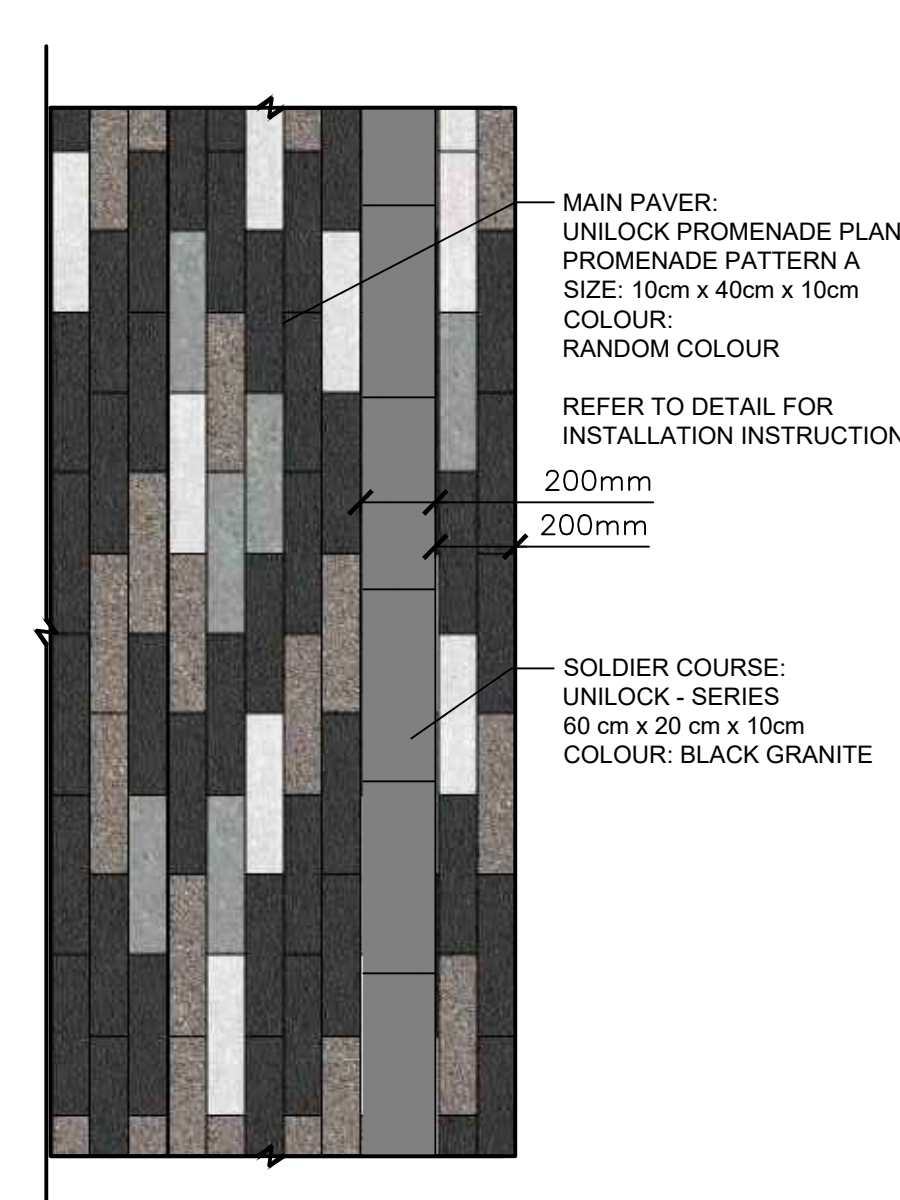
**5 MAGLIN BENCH MLB720BL-W WALL MOUNTED**  
N.T.S. 129343.50-26



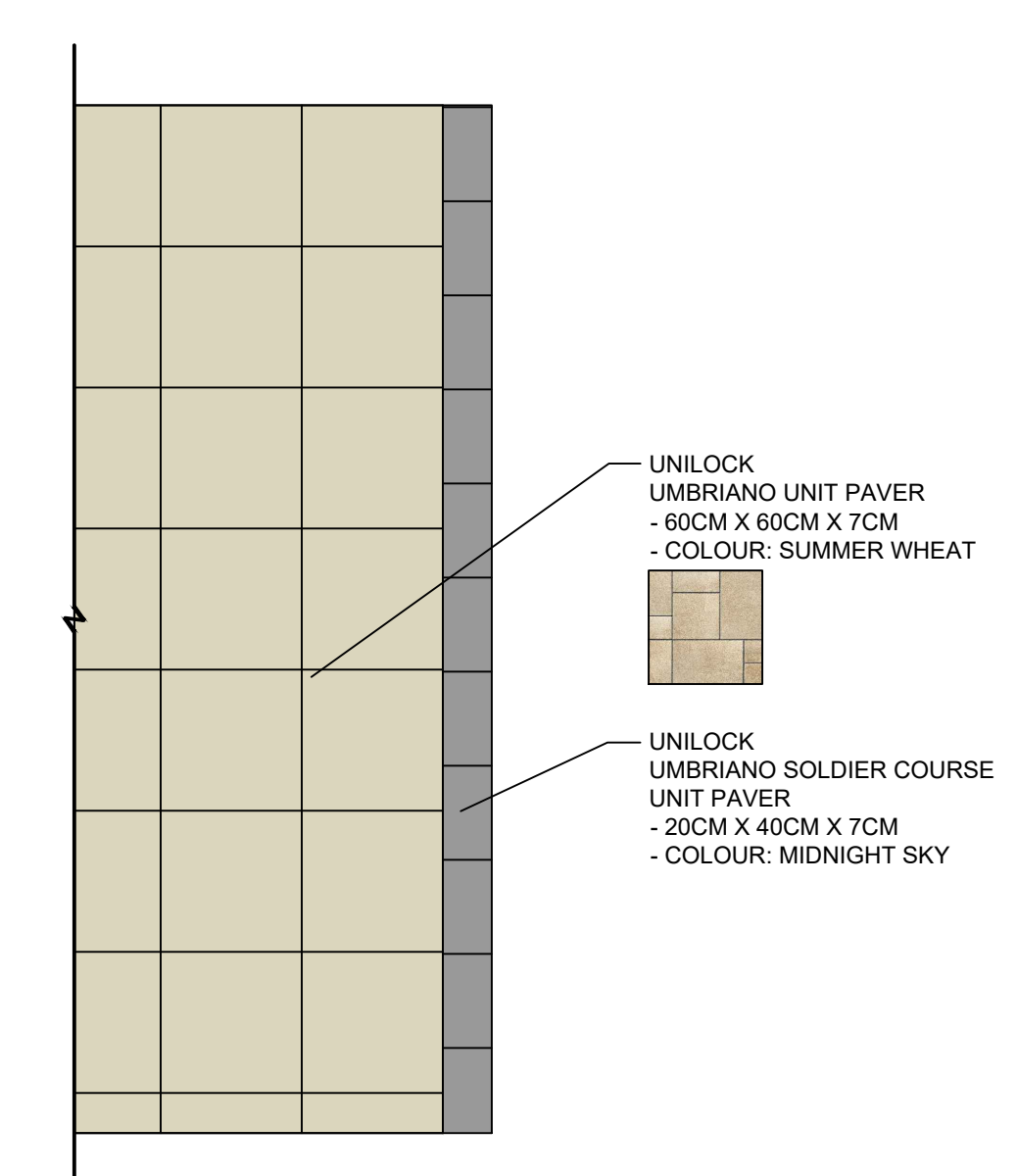
**6 GRANITE BOULDERS WITH PEA GRAVEL**  
N.T.S. 322120-21



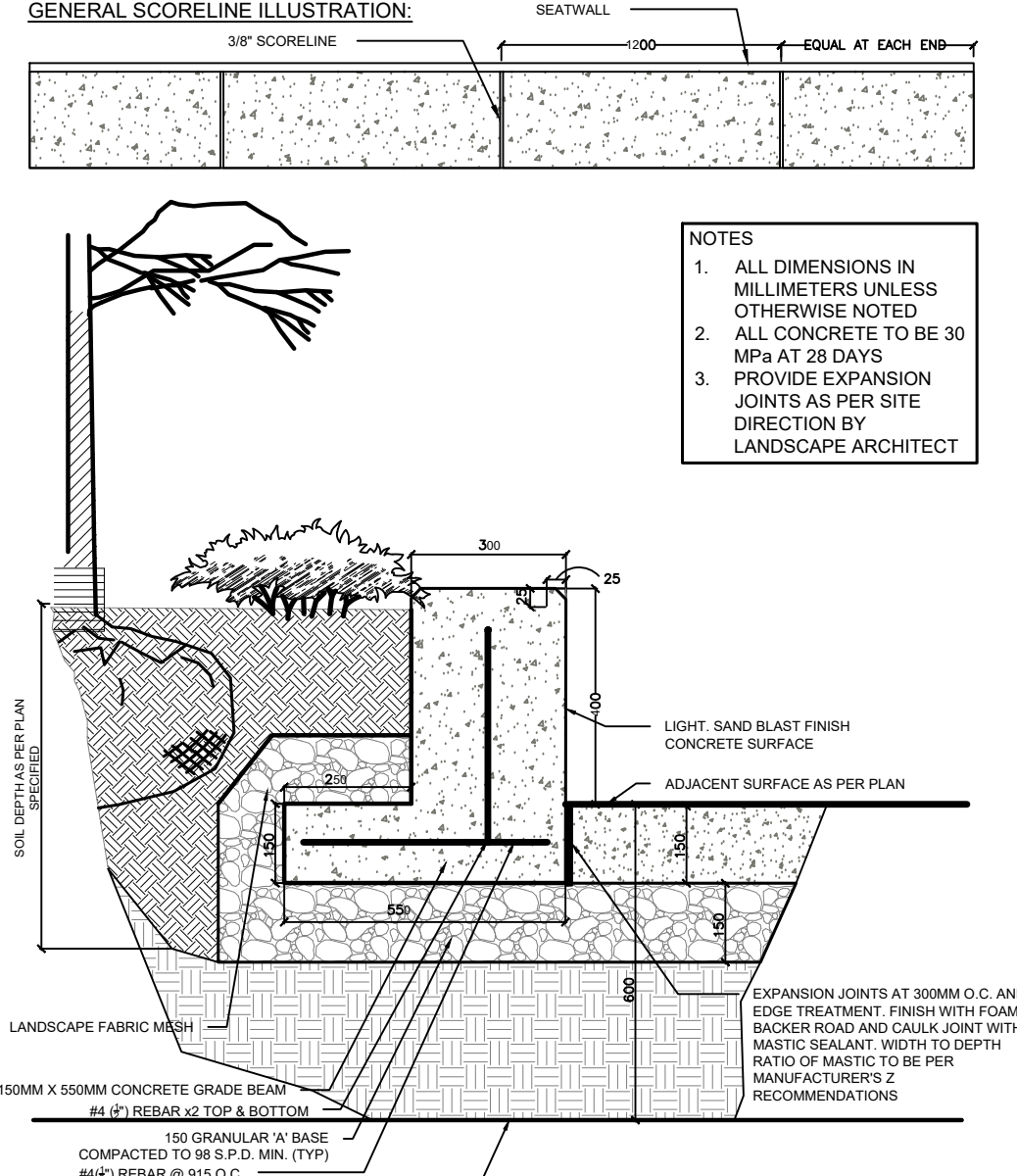
**7 UNIT PAVING WITH PLASTIC EDGE**  
N.T.S. 321413-50



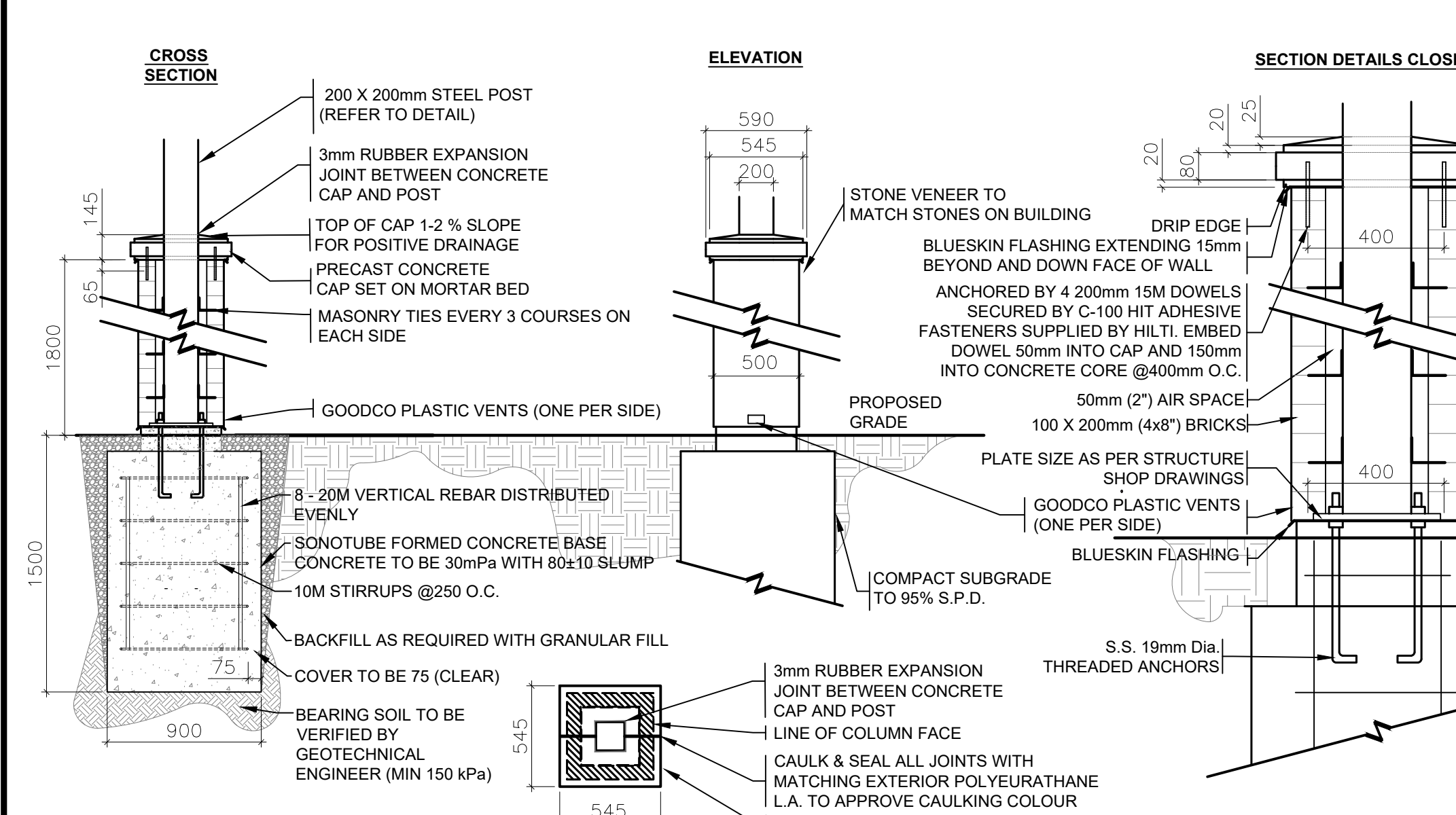
**8 PROMENADE PLANK AND SERIES**  
N.T.S. 321413.03-40



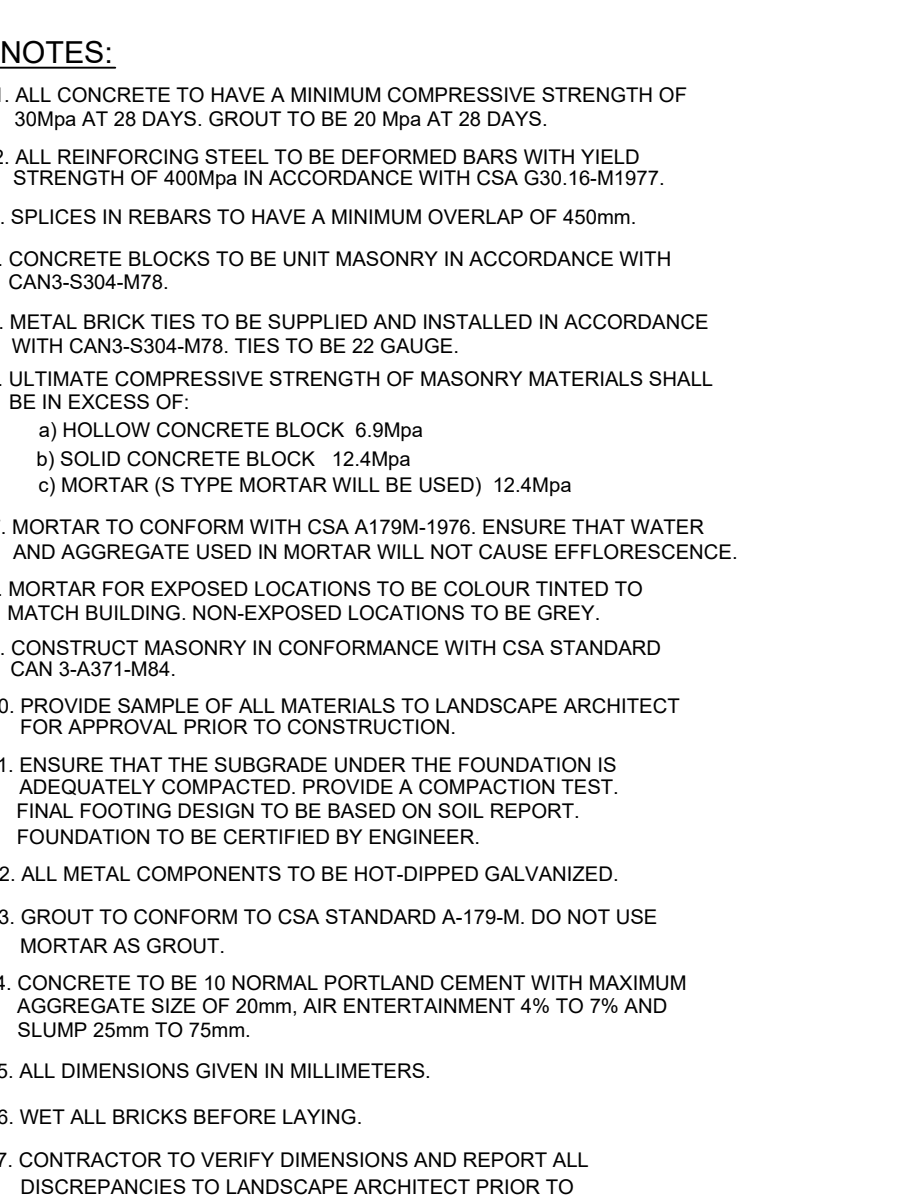
**9 UMBRIANO UNIT PAVEMENT**  
N.T.S. 321413.03-83



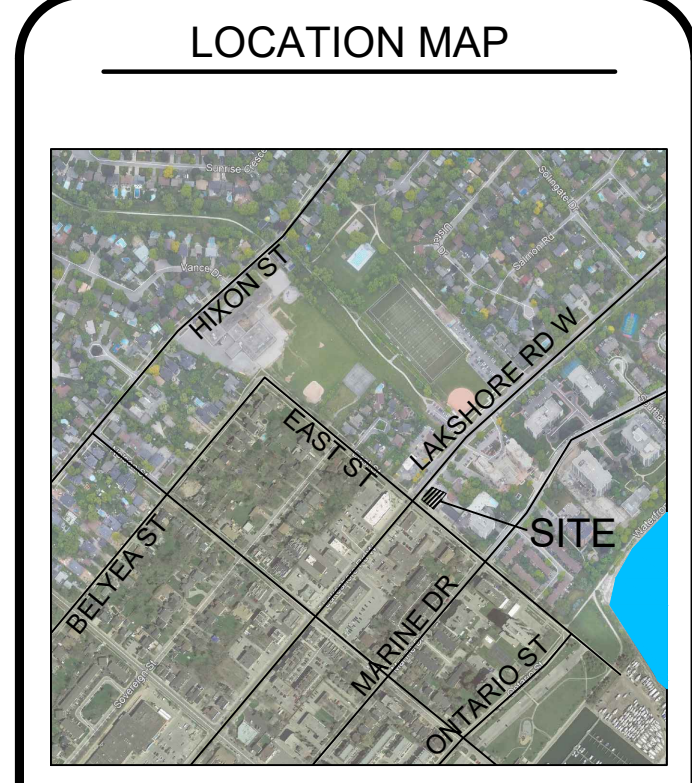
**10 400MM HT. CONCRETE SEATING WALL ON ROOF SLAB**  
N.T.S. 322011.10-09



**11 1.8M HT. MASONRY PILLAR WITH GROUND MOUNT STEEL POST**  
N.T.S. 322390-06



**12 WOOD TRELLIS WITH STEEL POST**  
N.T.S. 325040-31



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1	2021-05-18	SET UP DRAWINGS	TS

**NOTES**

- 1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED
- 2. ALL CONCRETE TO BE 30 MPa AT 28 DAYS
- 3. PROVIDE EXPANSION JOINTS AS PER SITE DIRECTION BY LANDSCAPE ARCHITECT

**LEGEND**

- CONCEPTUAL
- PRELIMINARY
- SITE PLAN
- PERMIT
- TENDER
- CONTRACT
- CONSTRUCTION
- AS-BUILT

**ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS**  
MEMBER  
J. MAIN

**HENRY KORTEKAAS & ASSOCIATES INC.**  
LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS  
589 LINESPOOL ROAD PICKERING, ON L1W 1R1 EMAIL: INFO@HKLGA.CA

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**SPA FILE # 77 EAST**  
**2262-2266 LAKESHORE ROAD W**  
83 EAST STREET, OAKVILLE, ON

**DETAILS**

DRAWING: **L-D1**  
DRAWING: 8 of 10

DRAWN BY: TS  
CHECKED BY: HJK  
JOB NO.: 2021-052

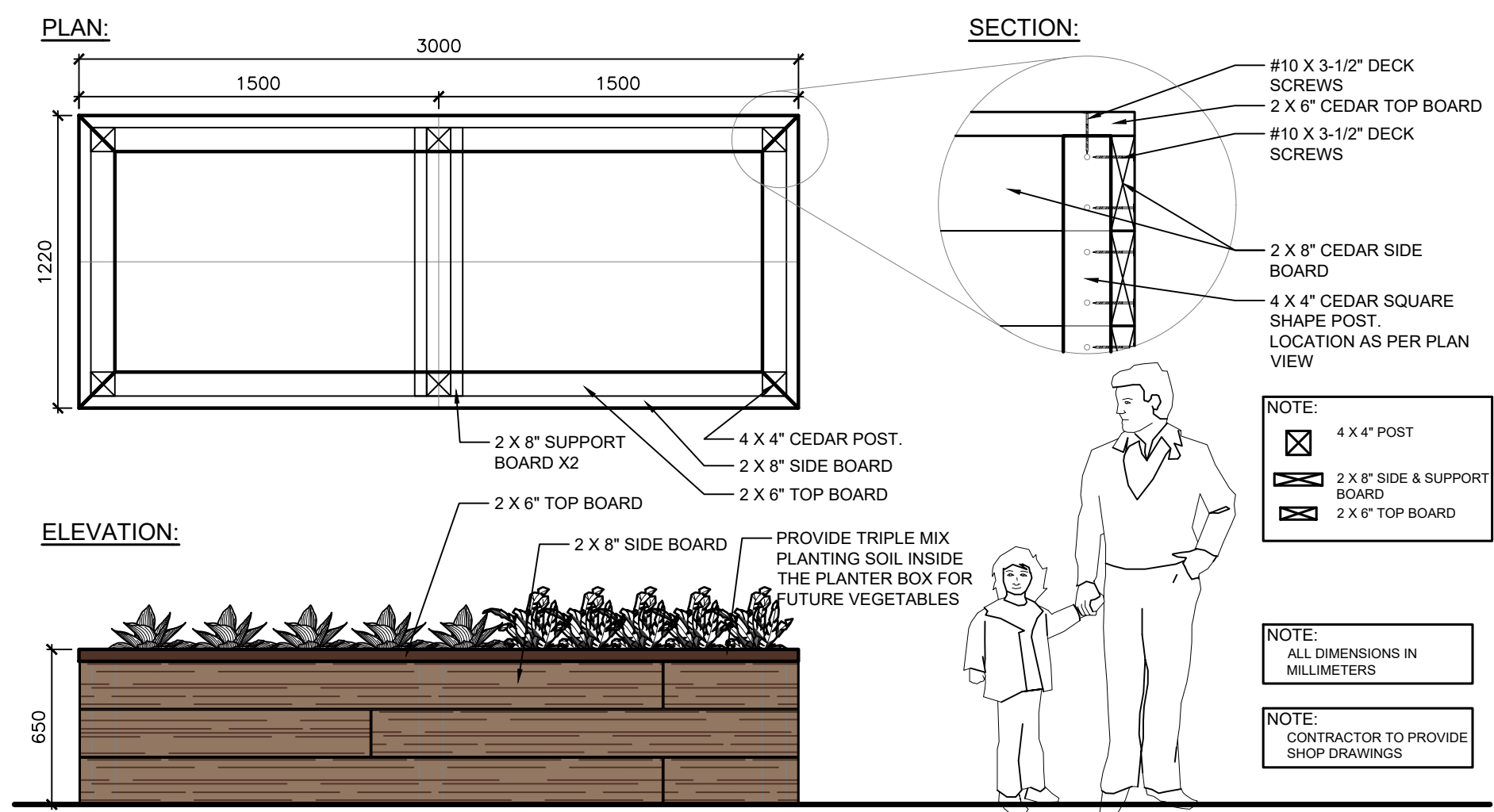
SCALE: AS SHOWN  
DATE: MAY, 2021

File #2021-052



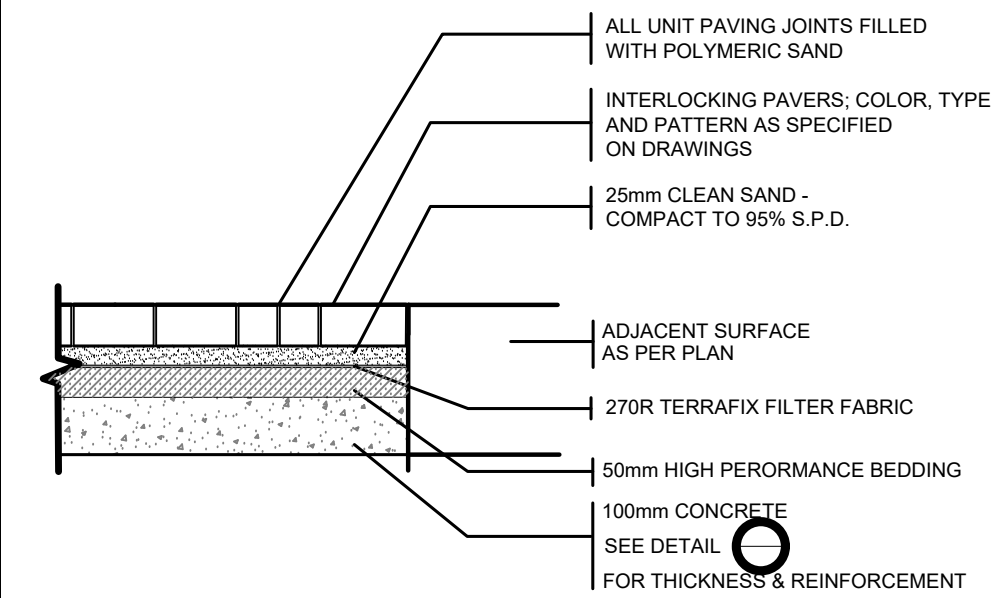






**1 PORTABLE RAISED GARDEN BOX - CEDAR**

NTS 329413.13-09



**2 UNIT PAVERS ON 100MM CONCRETE PAD**

N.T.S. 321413-65



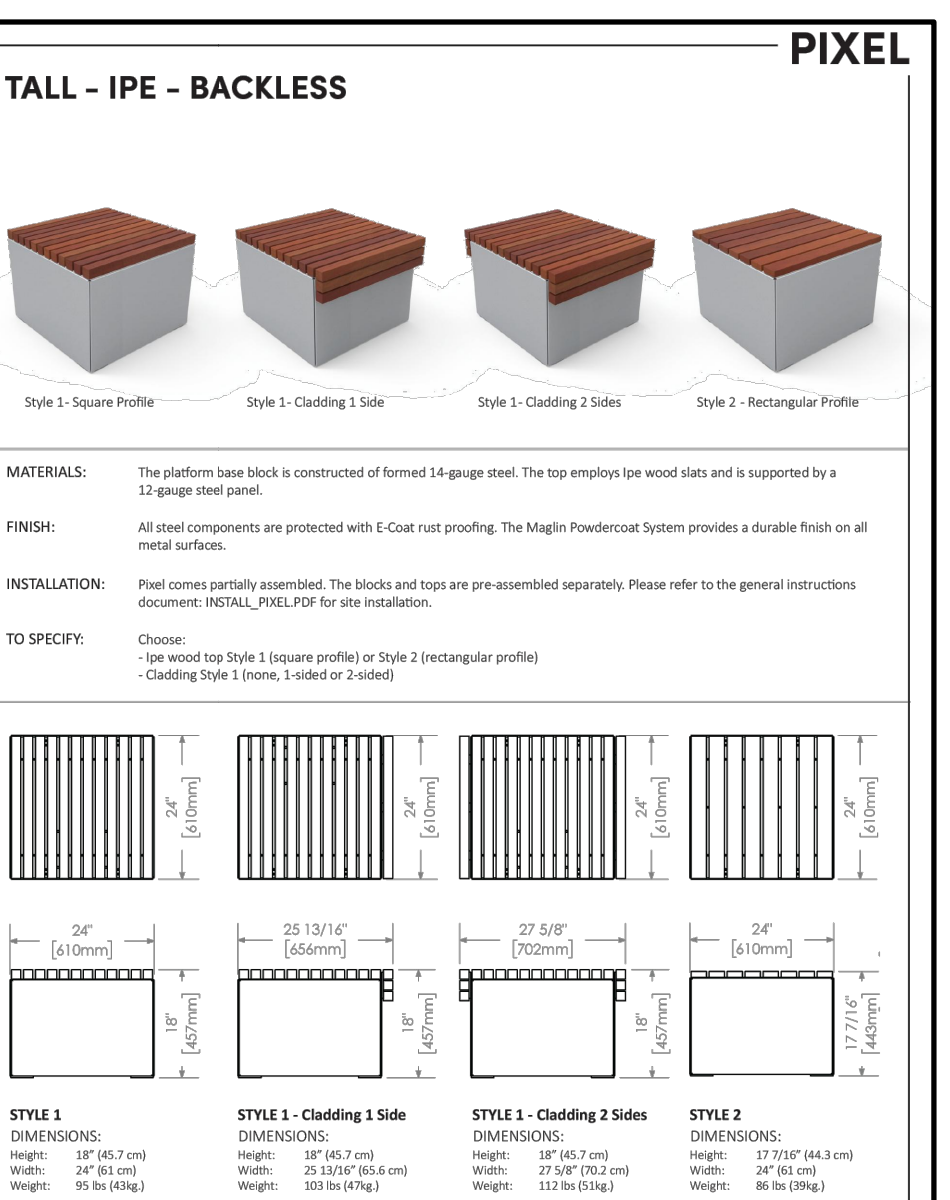
33" GRILL BUILT WITH 304-STAINLESS STEEL  
33" W x 24.2" D x 25.4" H



33" GRILL CABINET BUILT WITH 304-STAINLESS STEEL  
33" W x 23" D x 35.5" H

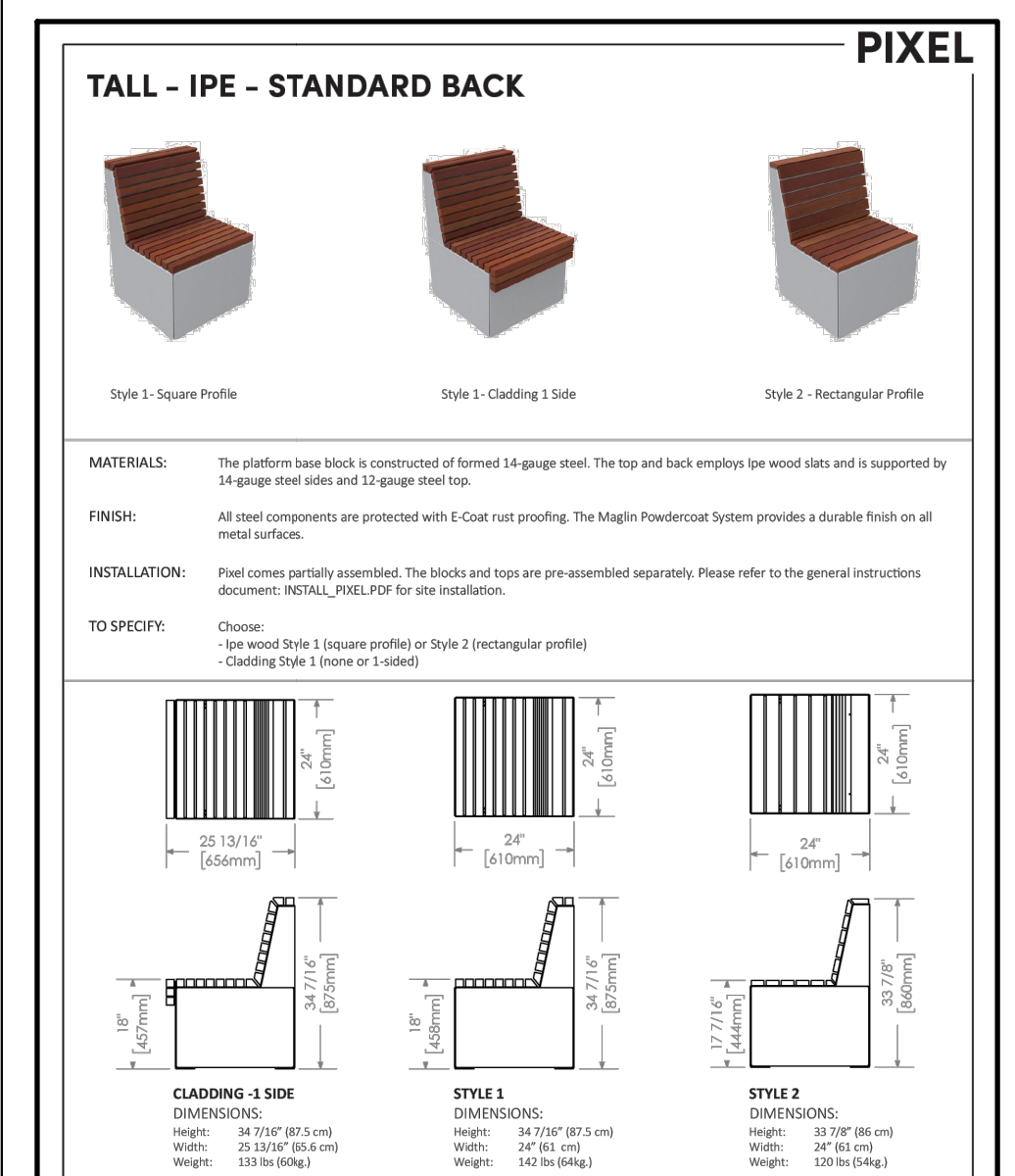
**3 NEWAGE - OUTDOOR KITCHEN GRILL UNIT**

N.T.S. 129310-58



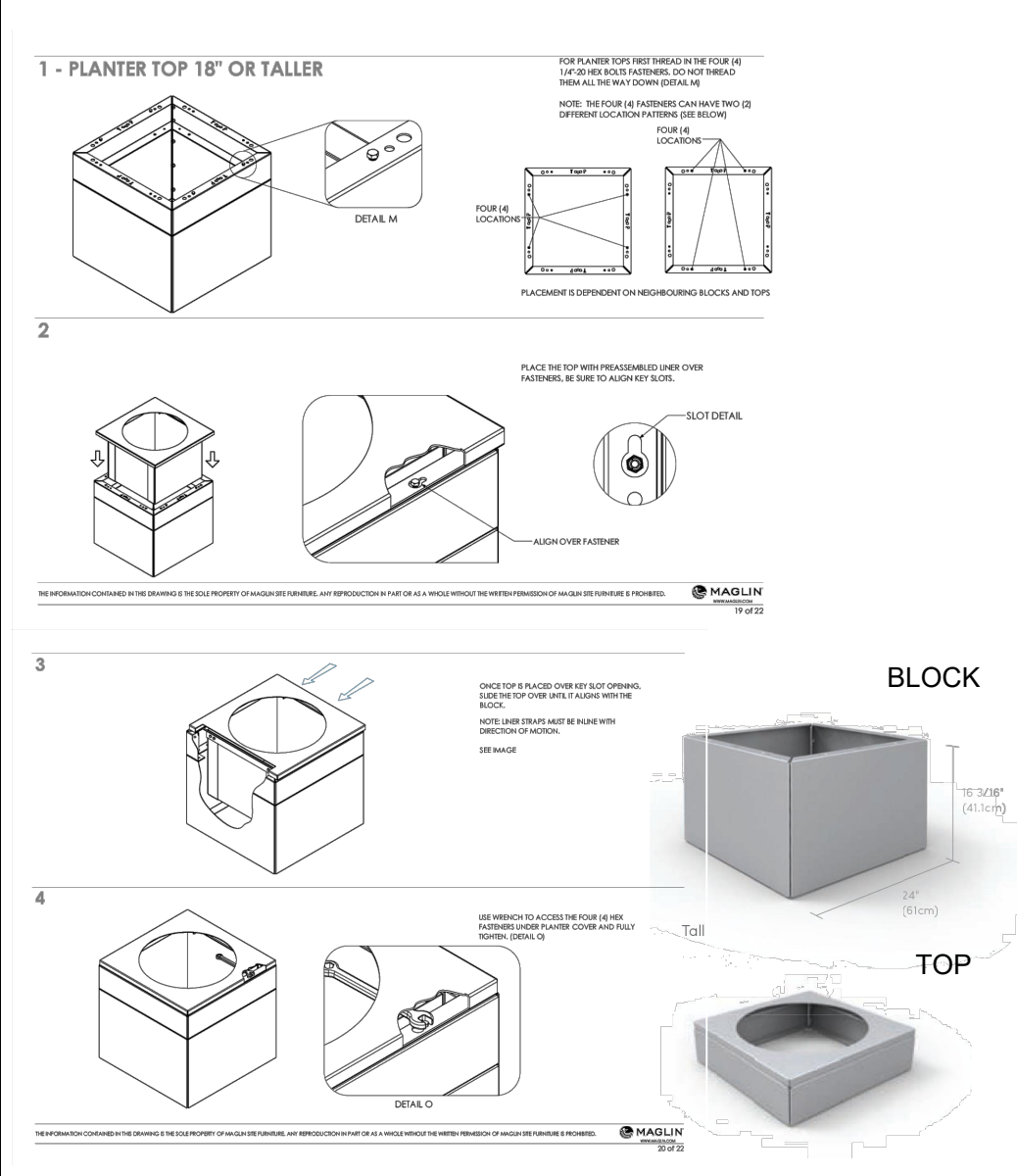
**4 MAGLIN PIXLE SEATING BLOCK - TALL WOOD TOP - NO BACK**

N.T.S. 129344.20-22



**5 MAGLIN PIXLE SEATING BLOCK - TALL WOOD TOP - WITH BACK**

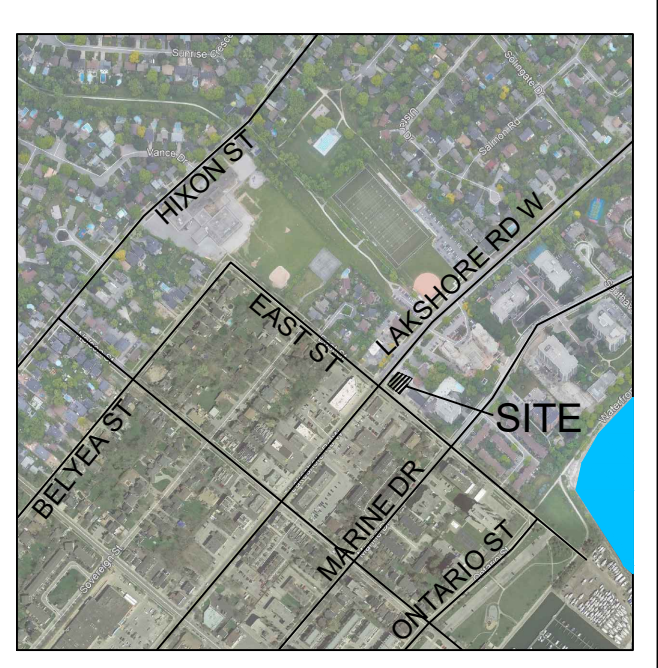
N.T.S. 129344.20-23



**6 MAGLIN PIXLE PLANTER BLOCK - TALL - STEEL**

N.T.S. 129344.20-24

**LOCATION MAP**



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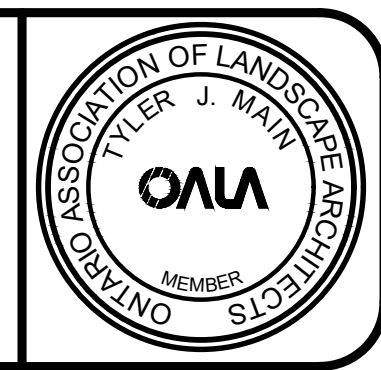
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NO.	DATE	NOTES	BY
<input type="checkbox"/>		CONCEPTUAL	<input type="checkbox"/> TENDER
<input type="checkbox"/>		PRELIMINARY	<input type="checkbox"/> CONTRACT
<input type="checkbox"/>		SITE PLAN	<input type="checkbox"/> CONSTRUCTION
<input type="checkbox"/>		PERMIT	<input type="checkbox"/> AS-BUILT



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2262-2266 LAKESHORE ROAD W.  
83 EAST STREET, OAKVILLE, ON

DRAWING: **DETAILS**

DRAWN BY: TS	SCALE: AS SHOWN	<b>L-D4</b> DRAWING 10 of 10
CHECKED BY: HJK	DATE: MAY, 2021	
JOB NO.: 2021-052		

File #2021-052