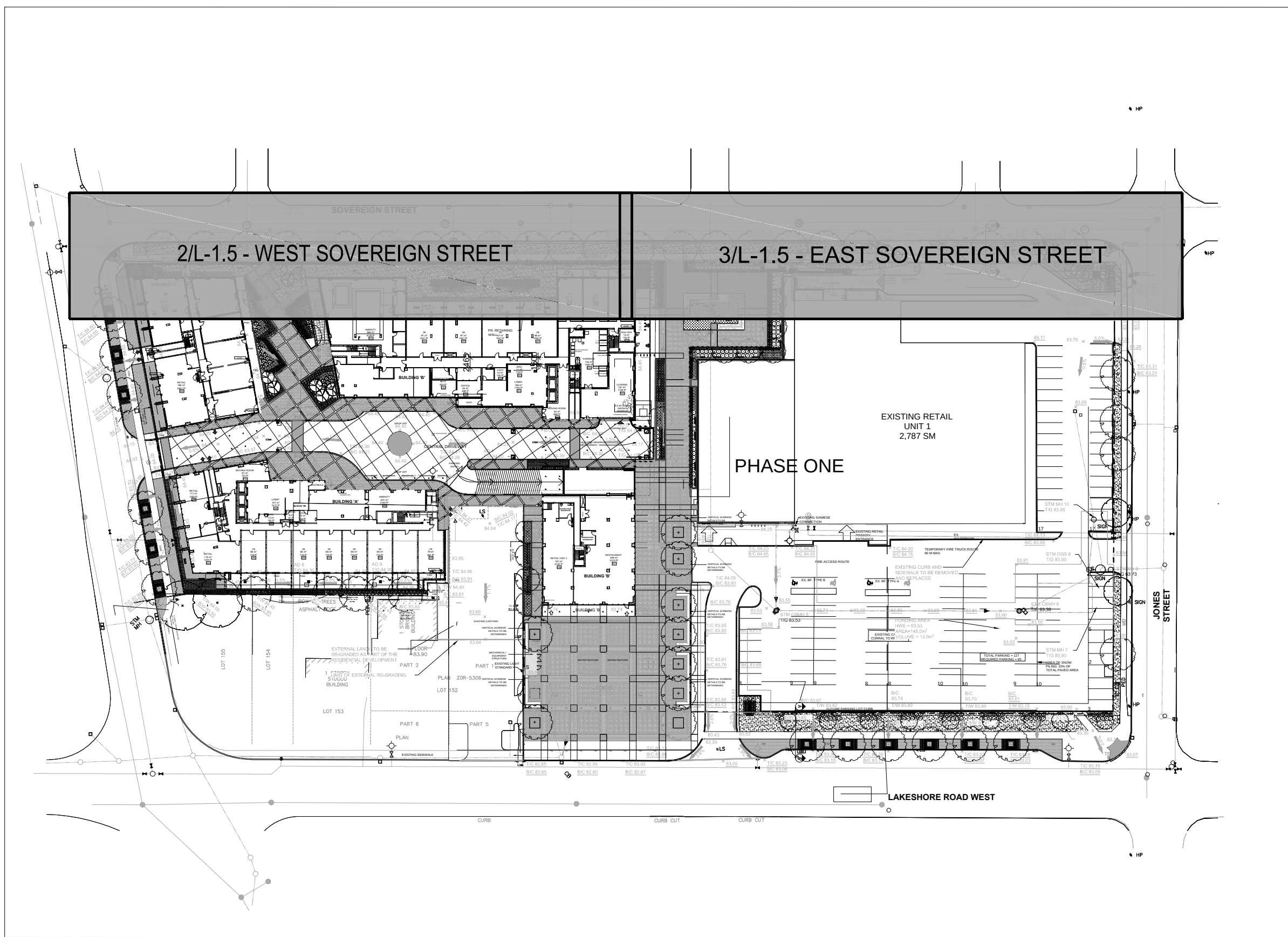
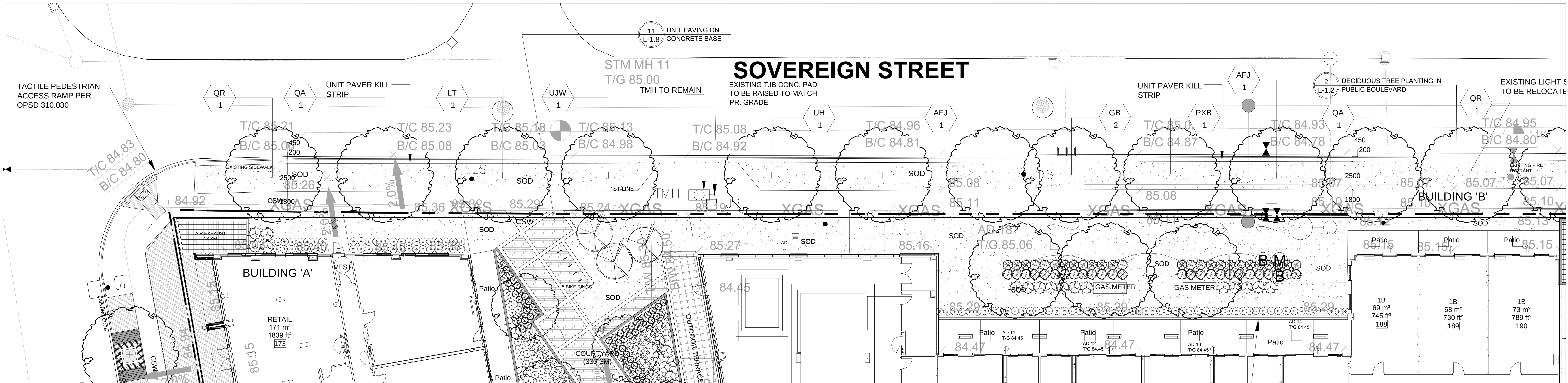
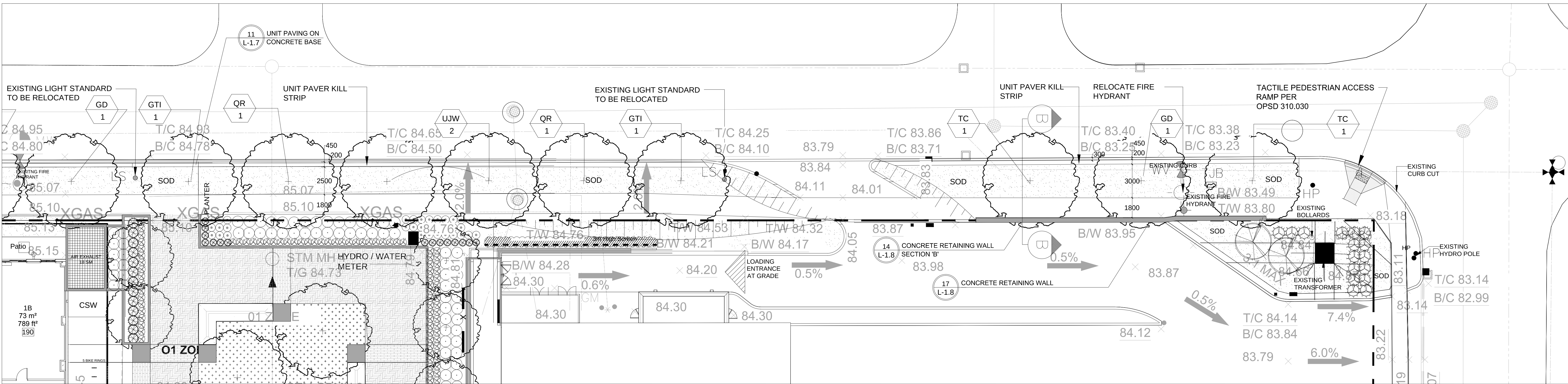




1 Key Map Plan
L-1.5 Scale 1:1000



2 WEST SOVEREIGN STREET STREETSCAPE PLAN
L-1.5 Scale 1:150



3 EAST SOVEREIGN STREET STREETSCAPE PLAN
L-1.5 Scale 1:150

LEGEND	
	EXISTING TREES
	PROPOSED DECIDUOUS TREE
	PROPOSED CONTINUOUS SHRUB
	PERENNIAL BED
	SODDED AREA
	PLANT KEY
	DETAIL KEY

General Notes

- Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
- This drawing is to be read in conjunction with the site plan and architectural drawings prepared by the Architect, and engineering drawings prepared by the Civil, Mechanical, and Electrical Engineers.
- The tree inventory includes assessment of all on site trees. The trees have been assessed based on species, size and condition.
- The contractor is to have required Municipality Tree Removal Permits in hand prior to the removal of any trees.
- The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any removals.
- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only.
- Do not leave any holes open overnight.
- Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
- Contractor to make good any and all damages outside of the development area that may occur as a result of tree removals at no extra cost.
- This drawing is Copyright MHBC, 2018.

ALL TREES IN BOULEVARD MAINTAIN A MINIMUM SOIL VOLUME OF 30 CUBIC METERS PER TREE.

NOTE : FINAL TREE SPECIES AND SIZE CHOICE WILL BE MADE BY DE STAFF

NOTE : FOR ANY FUTURE STREET TREE PLANTING THE FULL EXCAVATION OF THE EXISTING SOILS WITH APPROVED SOIL WILL BE REQUIRED. PARTICULAR ATTENTION WILL NEED TO BE MADE TOWARDS ACCOMMODATING PROPER DRAINAGE FROM THE EXCAVATED TRENCHES. REFER TO ENGINEERING PLANS FOR DRAINAGE MEASURES.

NOTES :

SOILS MUST BE TESTED FOR COMPACTION AND SALT LEVELS, AND MUST BE REMEDIATED PRIOR TO THE PLANTING OF NEW TREES.

TREES TO BE PLANTED DURING THE IMPLEMENTATION OF THE ON-SITE WORKS ASSOCIATED WITH THE EAST PLAN.

INTERIM JONES STREETSCAPE SHALL BE REBUILT AS PER THE DRAWINGS DURING THE EAST PLAN REDEVELOPMENT. AT THE TIME OF THE WEST PLAN STREETSCAPE INSTALLATION, THE SODDED AREA BETWEEN THE SIDEWALK AND THE CURB SHALL BE REPLACED WITH UNIT PAVERS ON A CONCRETE BASE. TOWN STAFF SHALL INSPECT THE CONDITION OF THE EXISTING CONCRETE SIDEWALK AND PLANTINGS ALL WORKS ALONG JONES AND MAY REQUIRE REPLACEMENTS AND/OR UPGRADES AS NEEDED.

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

8	JANUARY 31, 2019	ISSUED FOR SPA	GC
7	OCTOBER 09, 2018	FOR BUDGET UPDATE	GC
6	OCTOBER 03, 2018	ISSUED FOR SPA	GC
5	APRIL 27, 2018	ISSUED FOR SPA	LK
4	FEBRUARY 06, 2018	PROGRESS SET	LK
3	JANUARY 22, 2018	ISSUED FOR SPA	LK
2	NOVEMBER 07, 2017	ISSUED FOR REVIEW	LK
1	AUGUST 04, 2017	ISSUED FOR SPA	LK

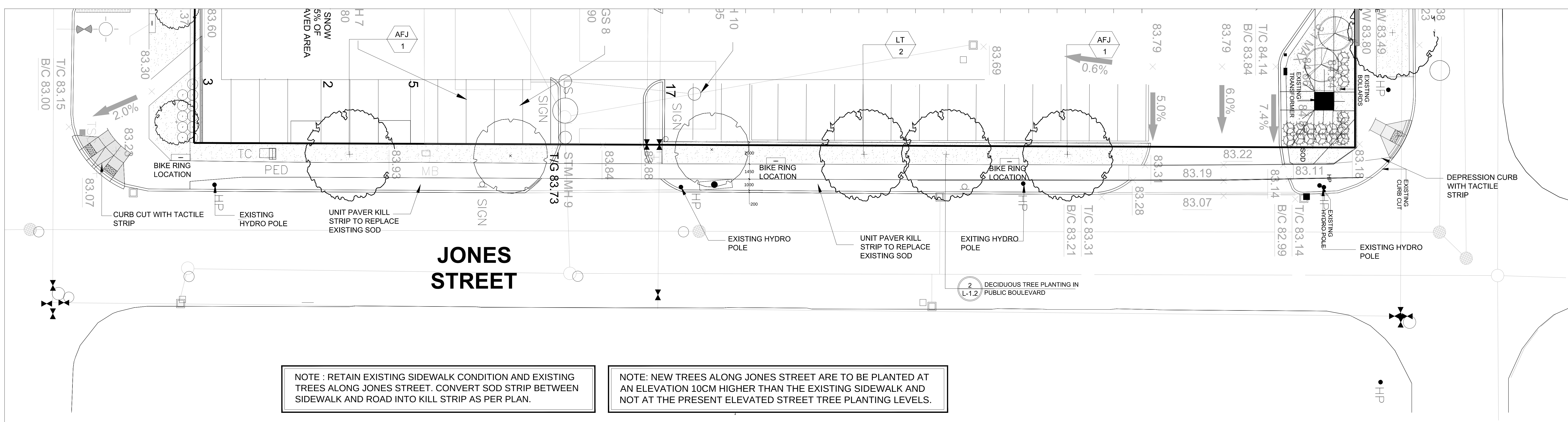
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1	AUGUST 04, 2017	ISSUED FOR SPA	LK

		PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	
230-750 WESTON ROAD WOODBRIDGE ON L4L 6P7 P: 905.761.5557 F: 905.761.5557 WWW.MHBCAN.COM			
Stamp		Date	JULY 2017
		Drawn By	LK
		Plan Scale	as noted
		File No.	1770A
		Checked By	NM
		Other	

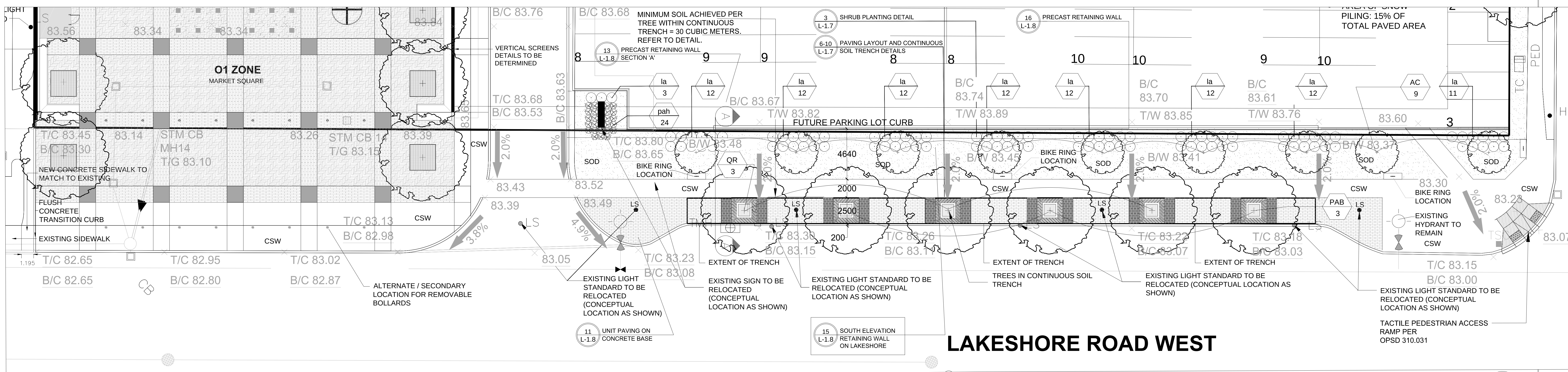
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Project	
BRONTE DEVELOPMENT 2441 LAKESHORE ROAD WEST OAKVILLE, ONTARIO	

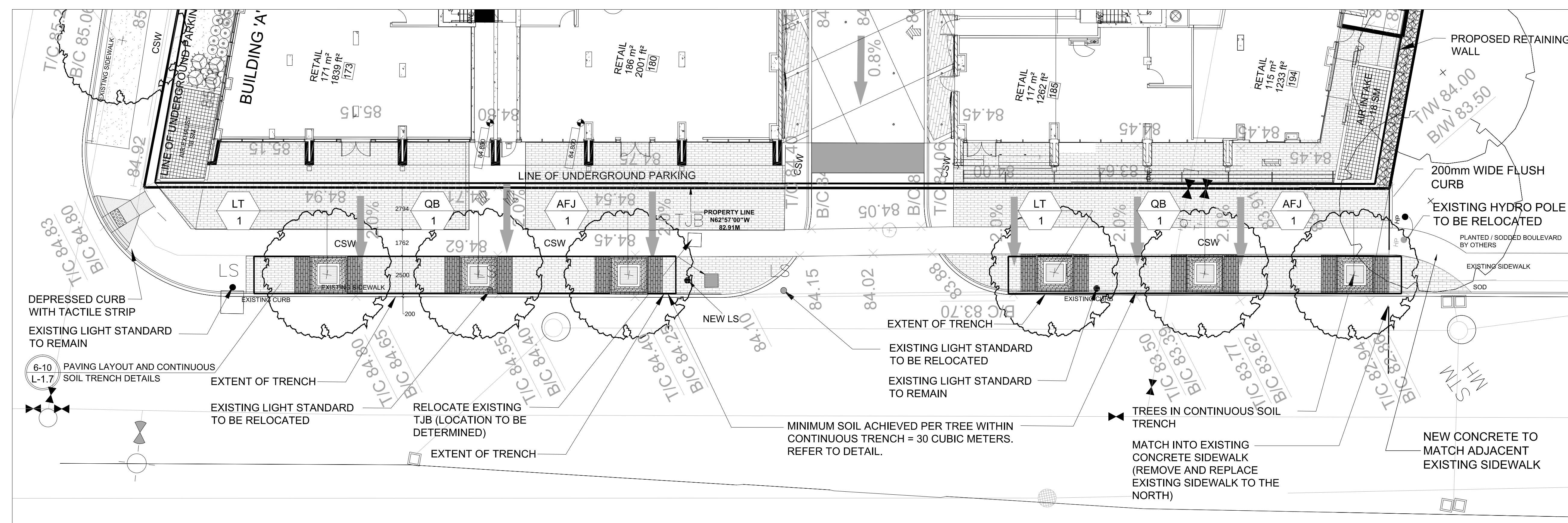
File Name	Dwg No.
STREETSCAPE PLAN	L-1.5



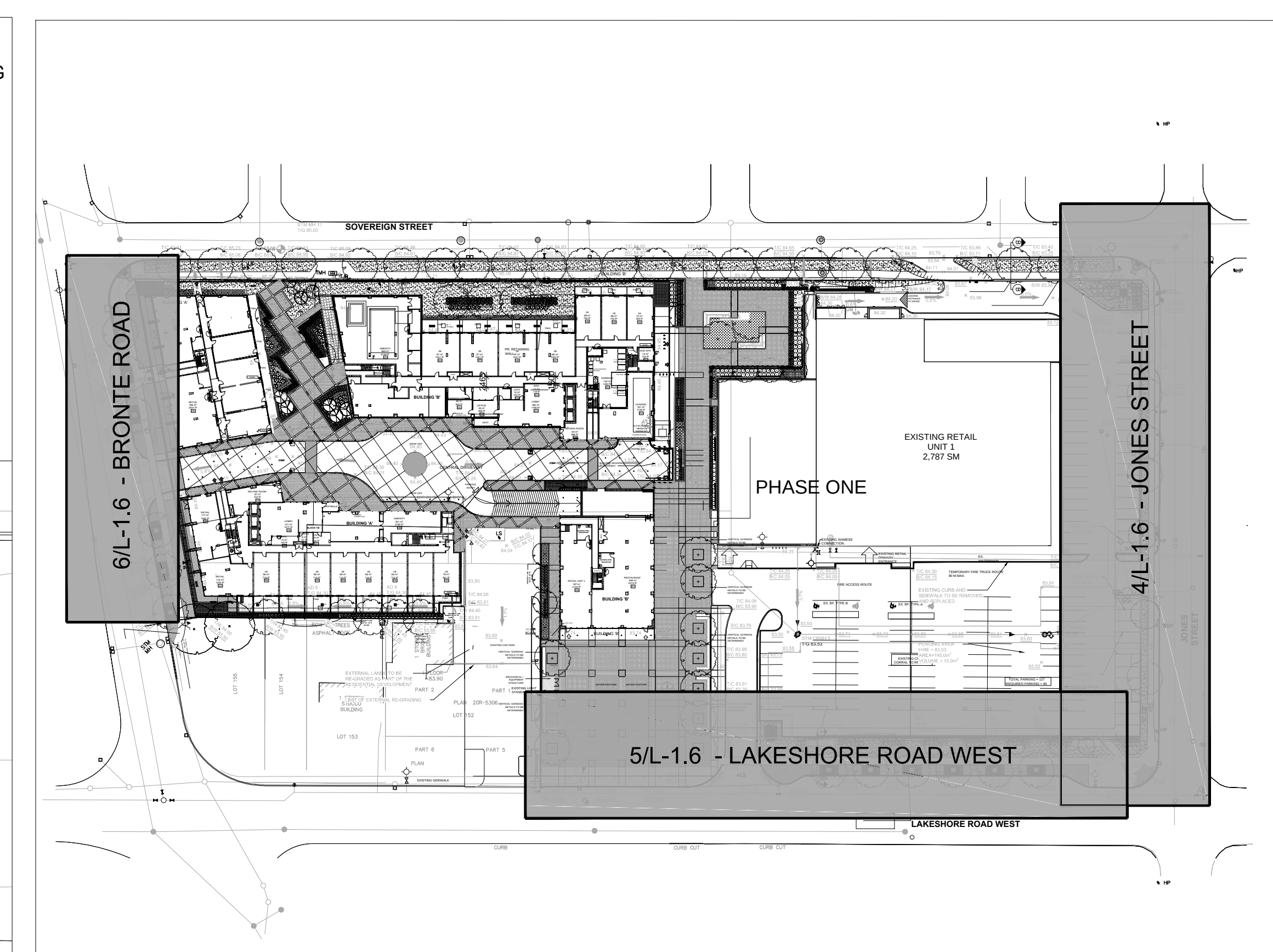
4 JONES STREET STREETSCAPE PLAN
L-1.6 Scale 1:150



5 LAKESHORE ROAD WEST STREETSCAPE PLAN
L-1.6 Scale 1:150



6 BRONTE ROAD STREETSCAPE PLAN
L-1.6 Scale 1:150



7 Key Map Plan
L-1.6 Scale 1:1000

8	JANUARY 31, 2019	ISSUED FOR SPA	GC
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1	AUGUST 04, 2017	ISSUED FOR SPA	LK

Revision No.	Date	Issued / Revision	By
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1	AUGUST 04, 2017	ISSUED FOR SPA	LK

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Stamp		Date	JULY 2017
Drawn By	LK	Plan Scale	as noted
File No.	1770A	Checked By	NM
Other			

Project	BRONTE DEVELOPMENT 2441 LAKESHORE ROAD WEST OAKVILLE, ONTARIO
File Name	STREETSCAPE PLAN
Dwg No.	L-1.6

LANDSCAPE SPECIFICATIONS

All sod shall conform to the standards of the Nursery Sod Growers Association of Ontario. All sodded areas shall be prepared with a minimum of 100mm of topsoil and sodded with #1 bluegrass – fescue nursery sod.

Unless soil tests suggest otherwise, fertilizer shall be applied as follows:

Sodded areas: 11-8-4 (11% nitrogen, 8% phosphorus, 4% potash) at 4.5 kg/m²
Planting beds: 7-7-7 (7% nitrogen, 7% phosphorus, 7% potash) at 0.12 kg/m², and bone meal at 0.58 kg/m² of planting soil mixture as outlined below.

All planting beds are to be continuous, and excavated to a minimum depth of 450mm unless noted otherwise. Planting beds are to be filled with a soil mixture composed of six (6) parts sand loam, two (2) parts well rotted manure, and one (1) part peat moss, in addition to the fertilizers specified above.

All plant material shall conform to the standards of the Canadian Nursery Trades Association. All plant material is to be clay grown stock. Install all plant material as shown on the planting plan and details. Use only viable nursery stock grown in strict accordance with proper horticultural practices which is free from damage, pests, and disease.

All beds are to be covered with a 75mm depth of clean, shredded pine bark mulch (black colour – submit sample for approval prior to installation) by One-Block or approved equal unless noted otherwise. Guying and staking of trees shall conform to the planting details. Wrap all deciduous trees as per the specifications of the Ontario Landscape Contractors Association.

The contractor will observe proper maintenance procedures for all newly constructed landscape work as per Section 1E (Maintenance Work) of Landscape Ontario's specifications. Unless otherwise noted, this will apply during the construction period only. The contractor shall maintain all planting and sodding until final acceptance is granted by the Landscape Architect.

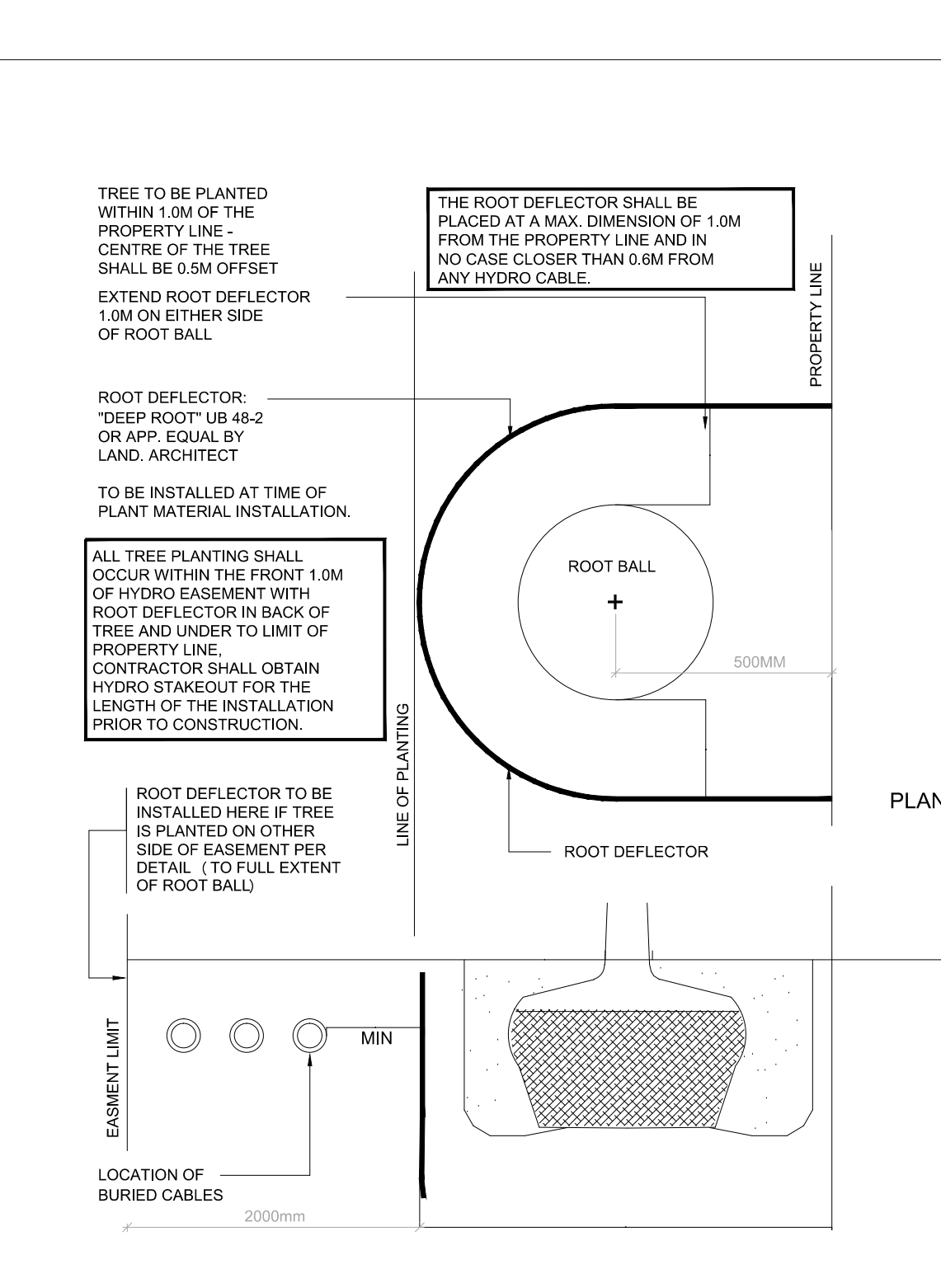
The contractor will be responsible for the protection of all plant material from damages resulting from winter conditions as well as rodents during the warranty period. Apply "sodol" rodent deterrent formula (or approved equal) to all coniferous trees and all shrubs in late October as per manufacturer's directions.

The contractor shall provide a full one year guarantee (or two years if required by the municipality or owner) on all landscape works, beginning on the date that final acceptance is granted by the Landscape Architect.

1 Landscape Specifications

L-1.7

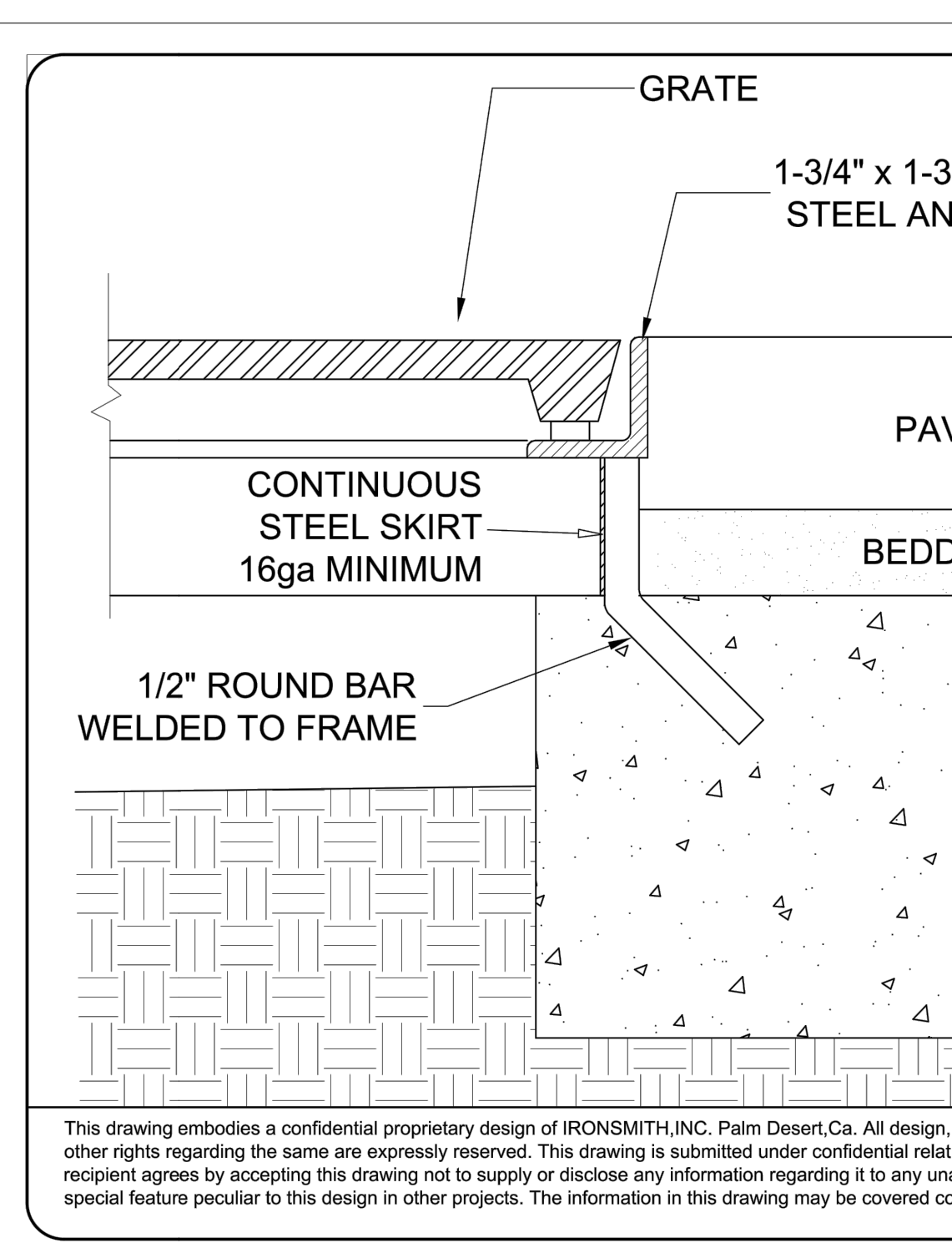
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5 Root Deflector Detail

L-1.7

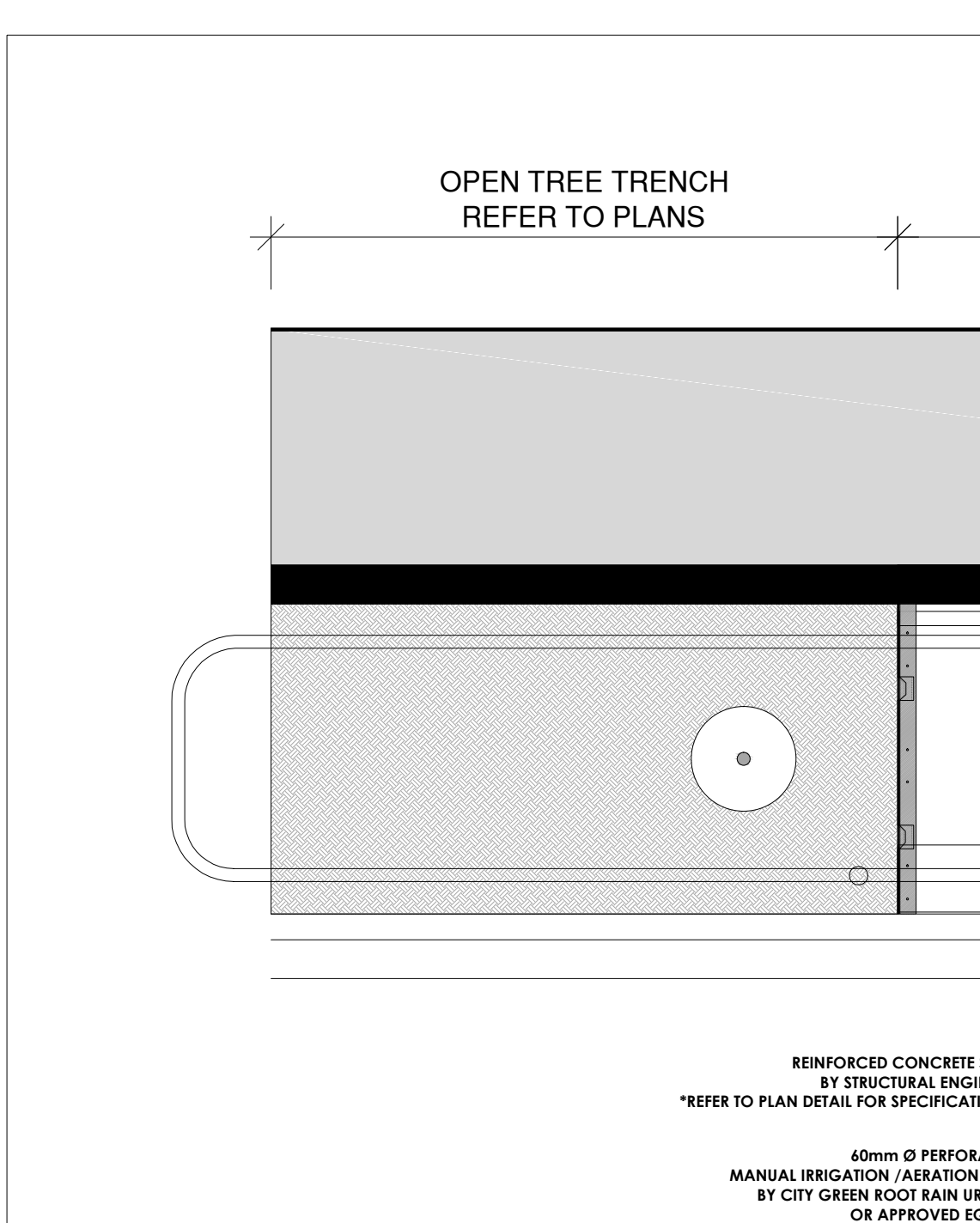
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7b Tree Grate Assembly

L-1.7

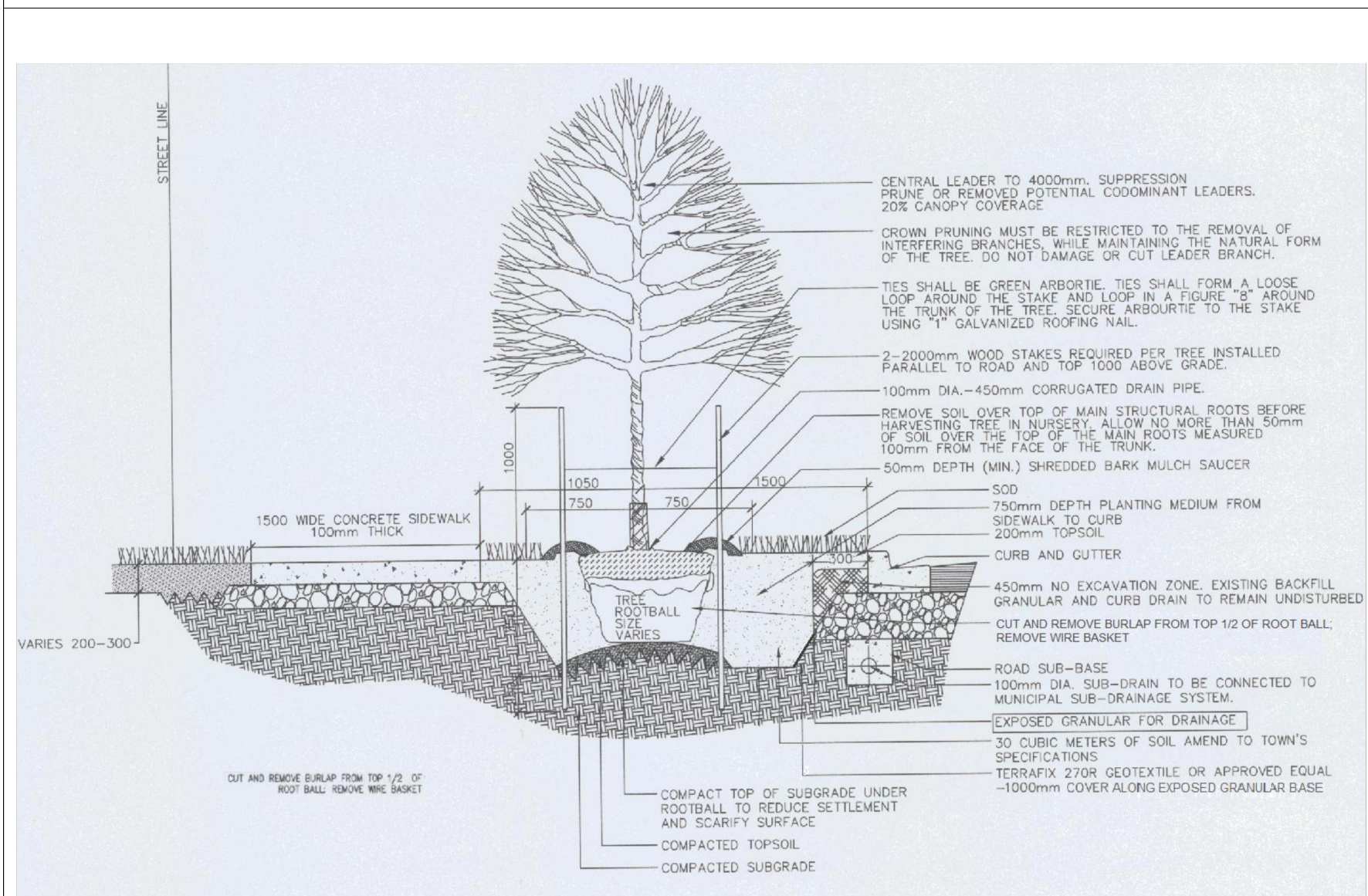
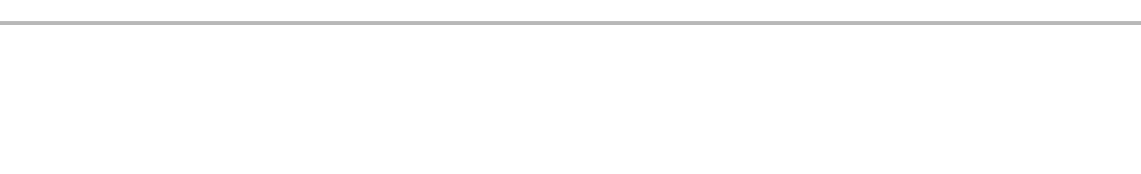
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9 Bridge Slabs at Soil Trench

L-1.7

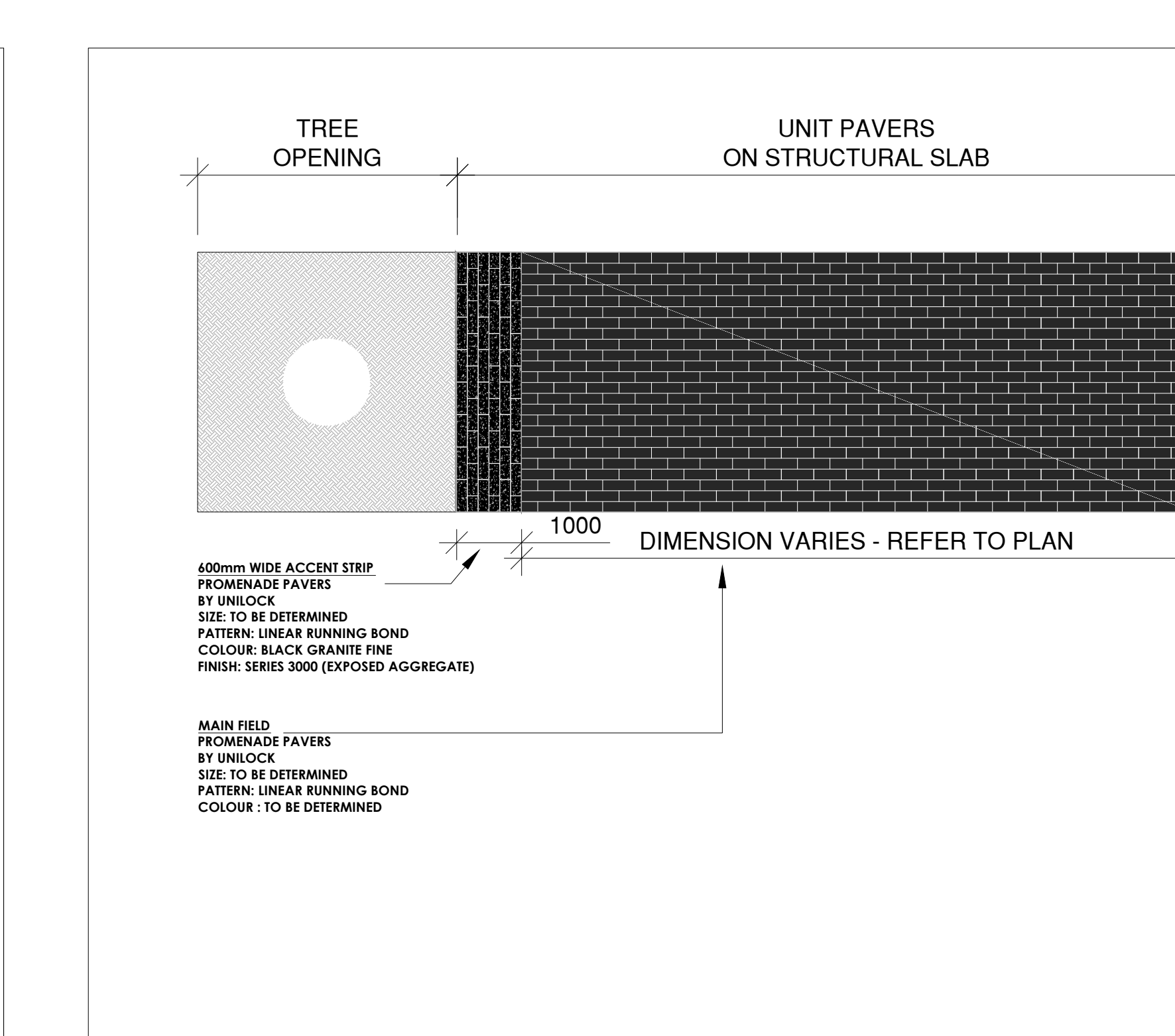
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2 Deciduous Tree Planting In Public Boulevard

L-1.7

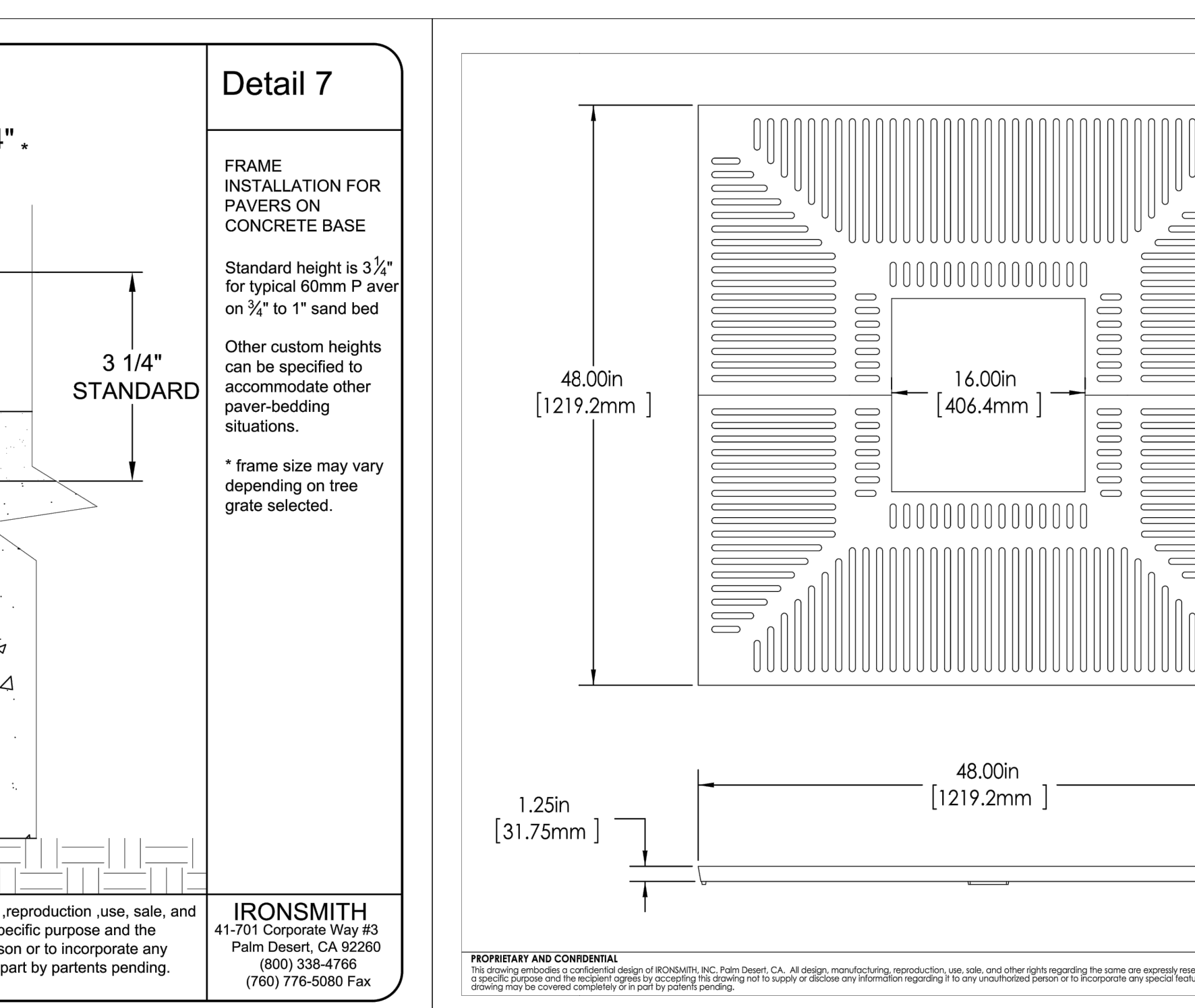
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6 Paving Pattern Layout and Detail - to be Read in Conjunction with Detail 8

L-1.7

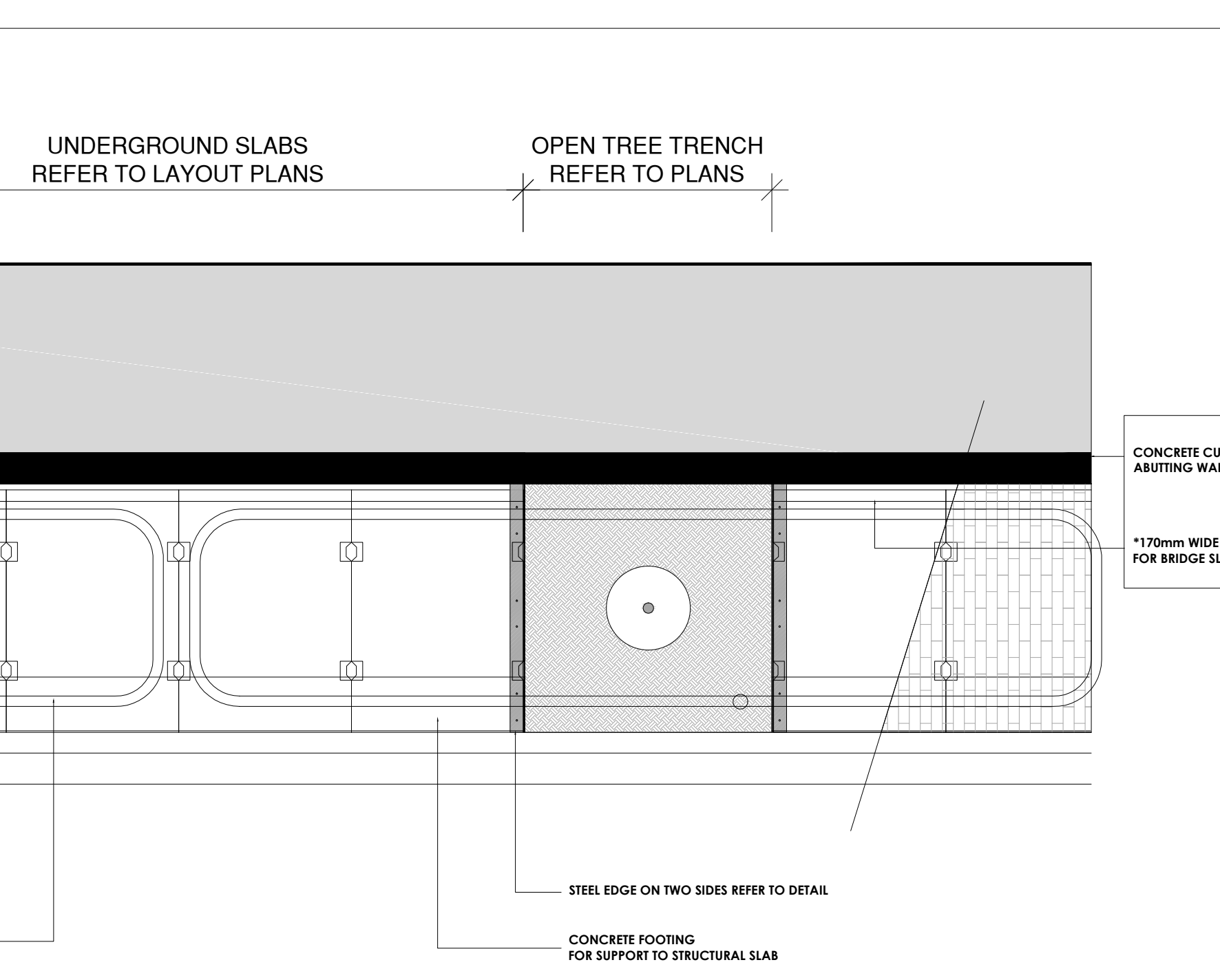
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7c Tree Grate

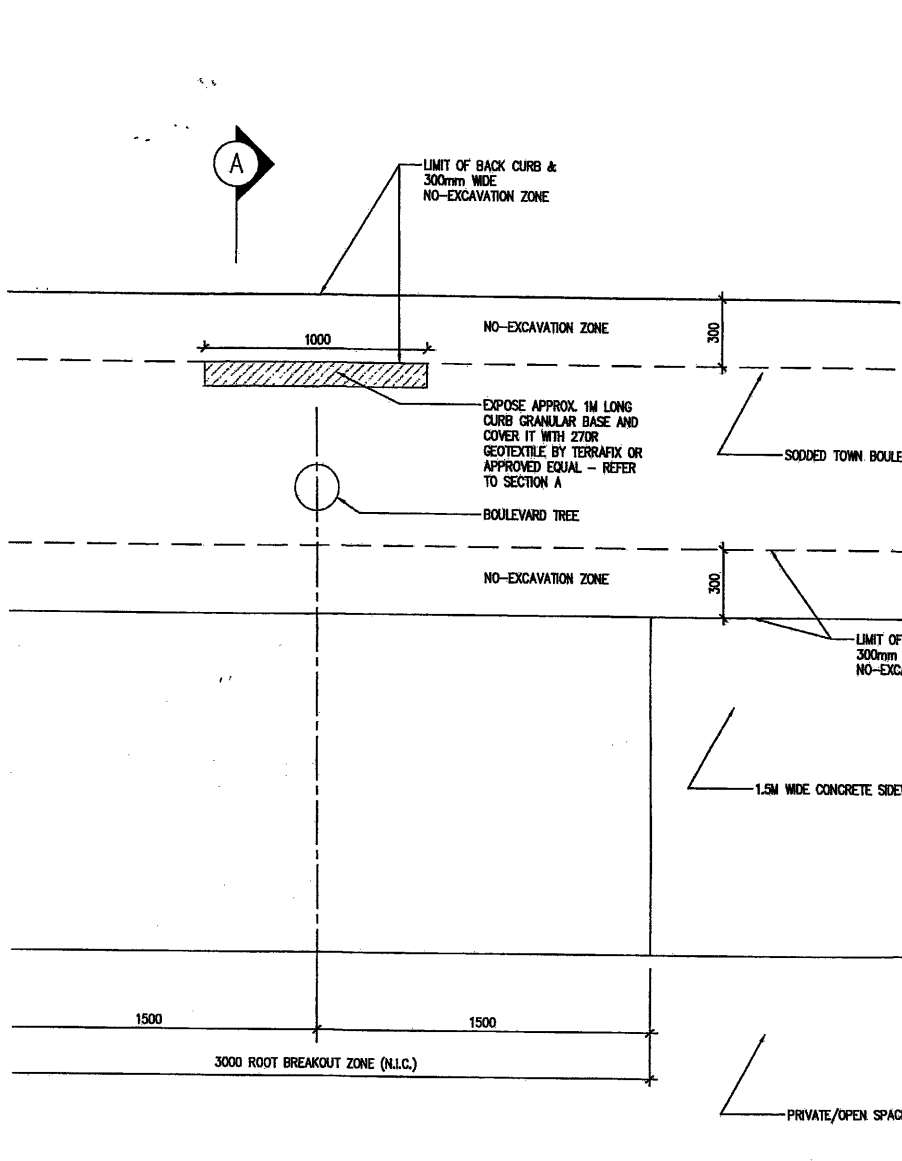
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Bridge Slab Specifications

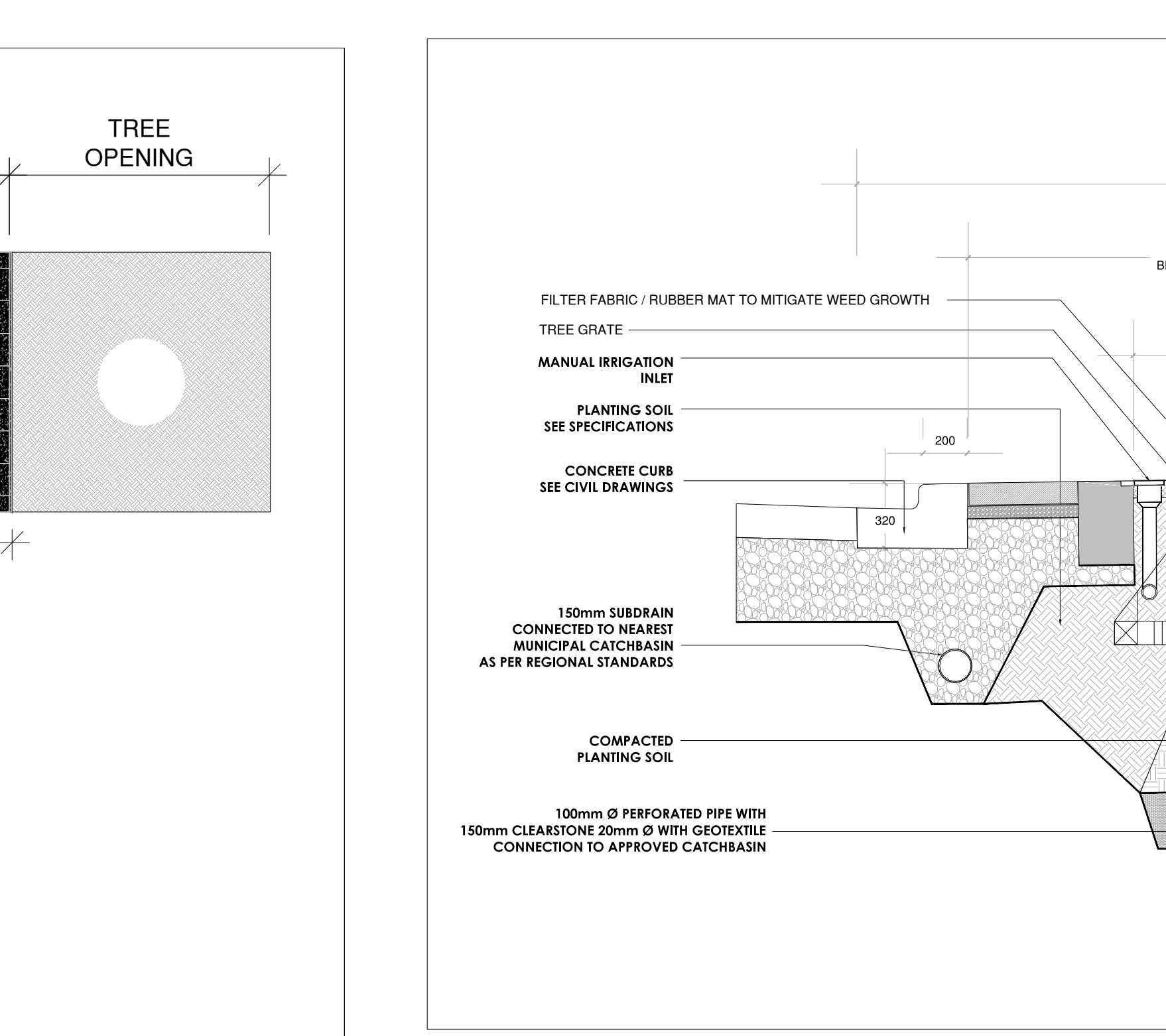
Bridge Slab Specifications



3 Shrub Planting Detail

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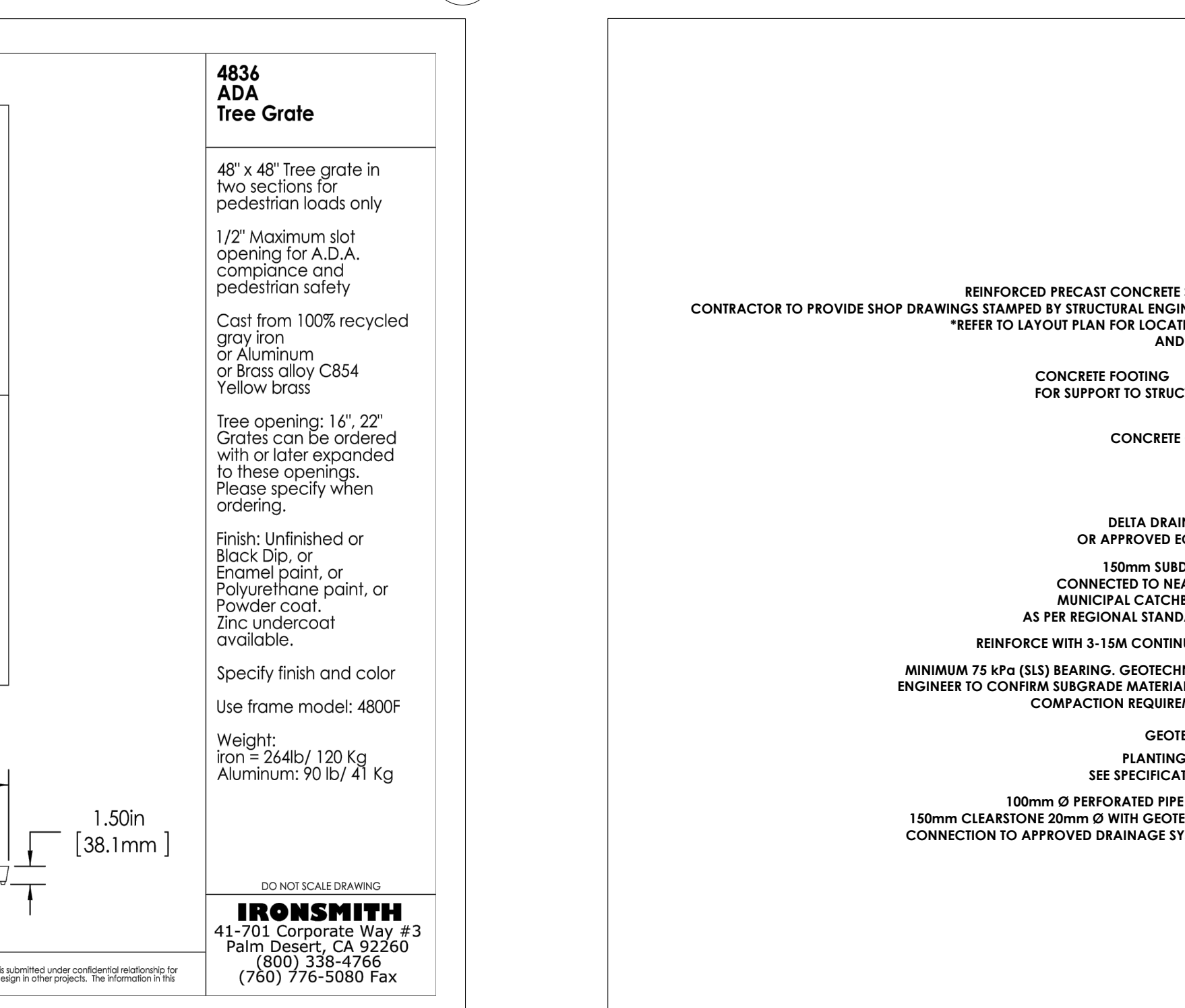
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7 Continuous Soil Trench Detail

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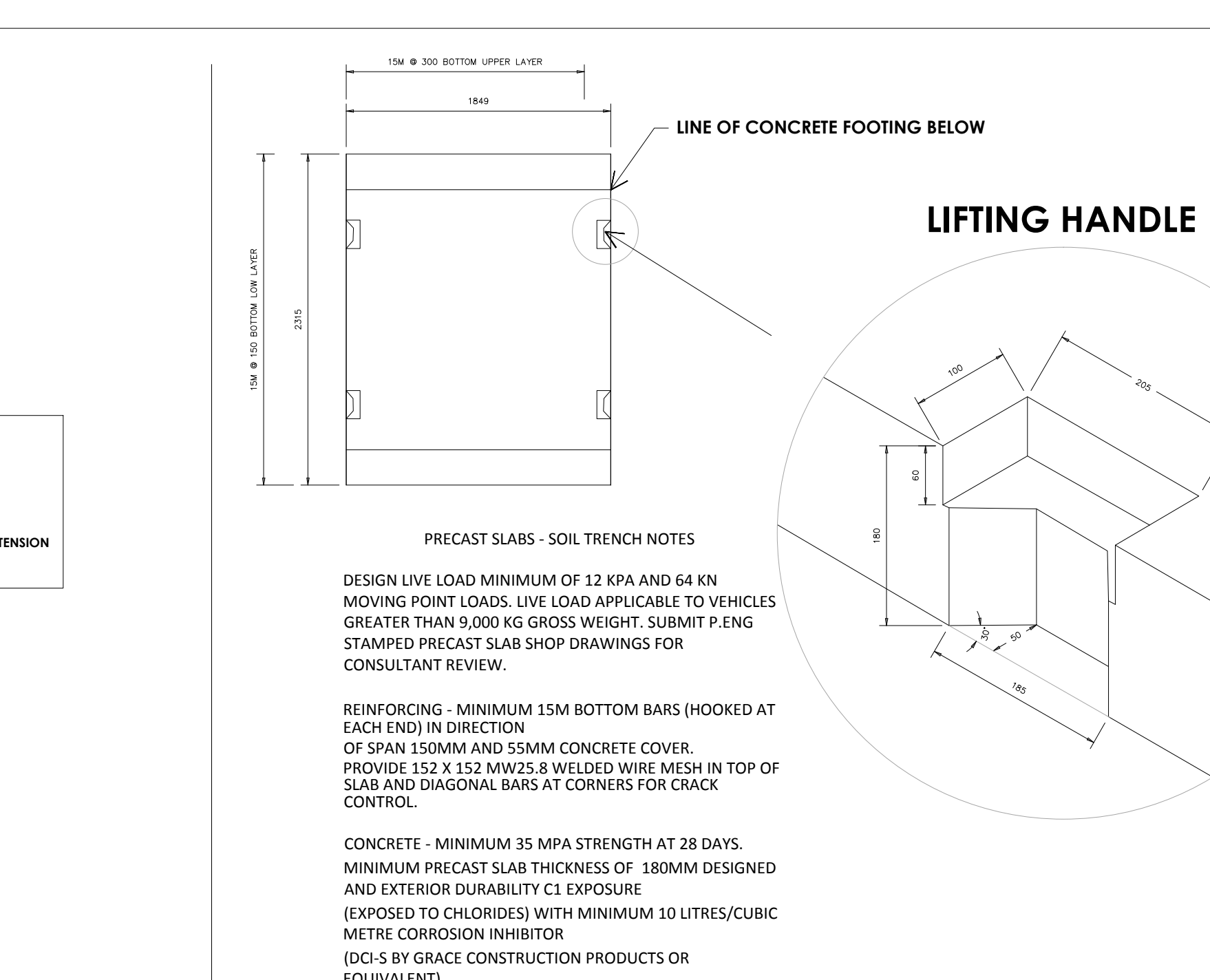
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8 Bridge Slab at Soil Trench

L-1.7

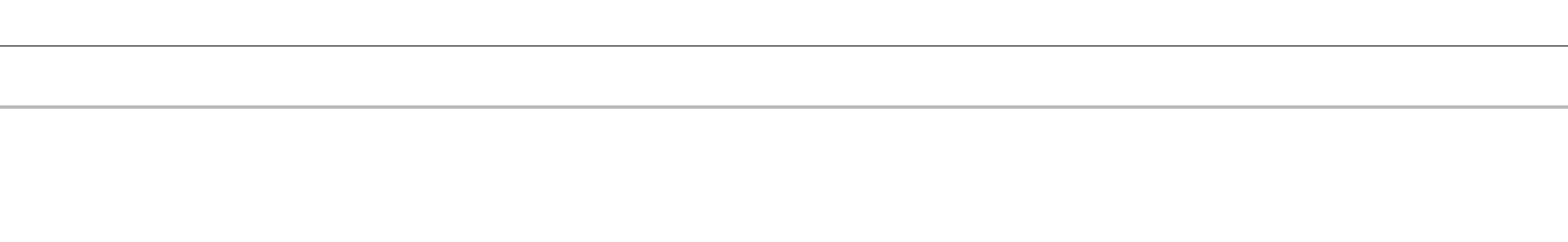
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Steel Edging at Tree Planting Beds

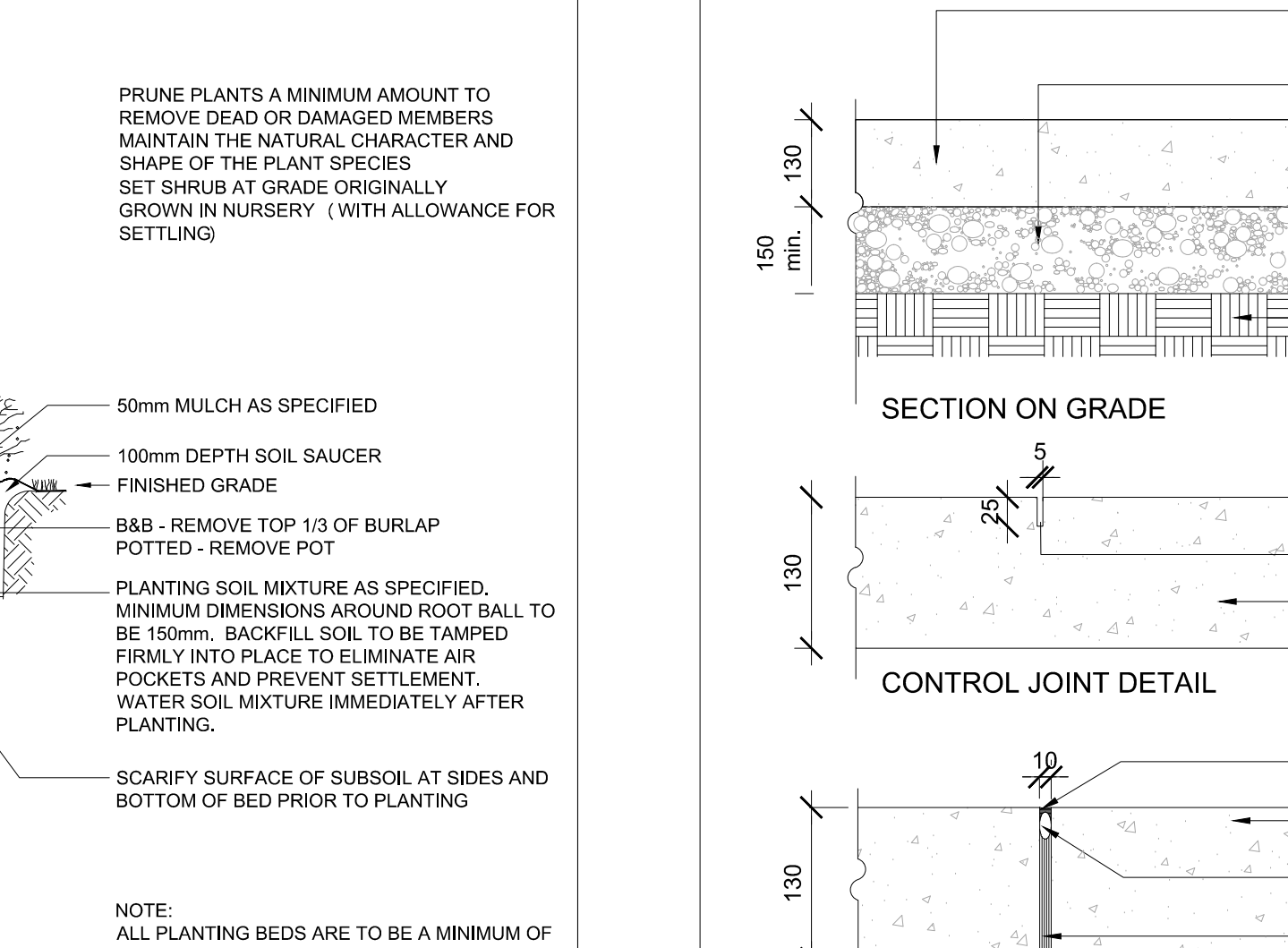
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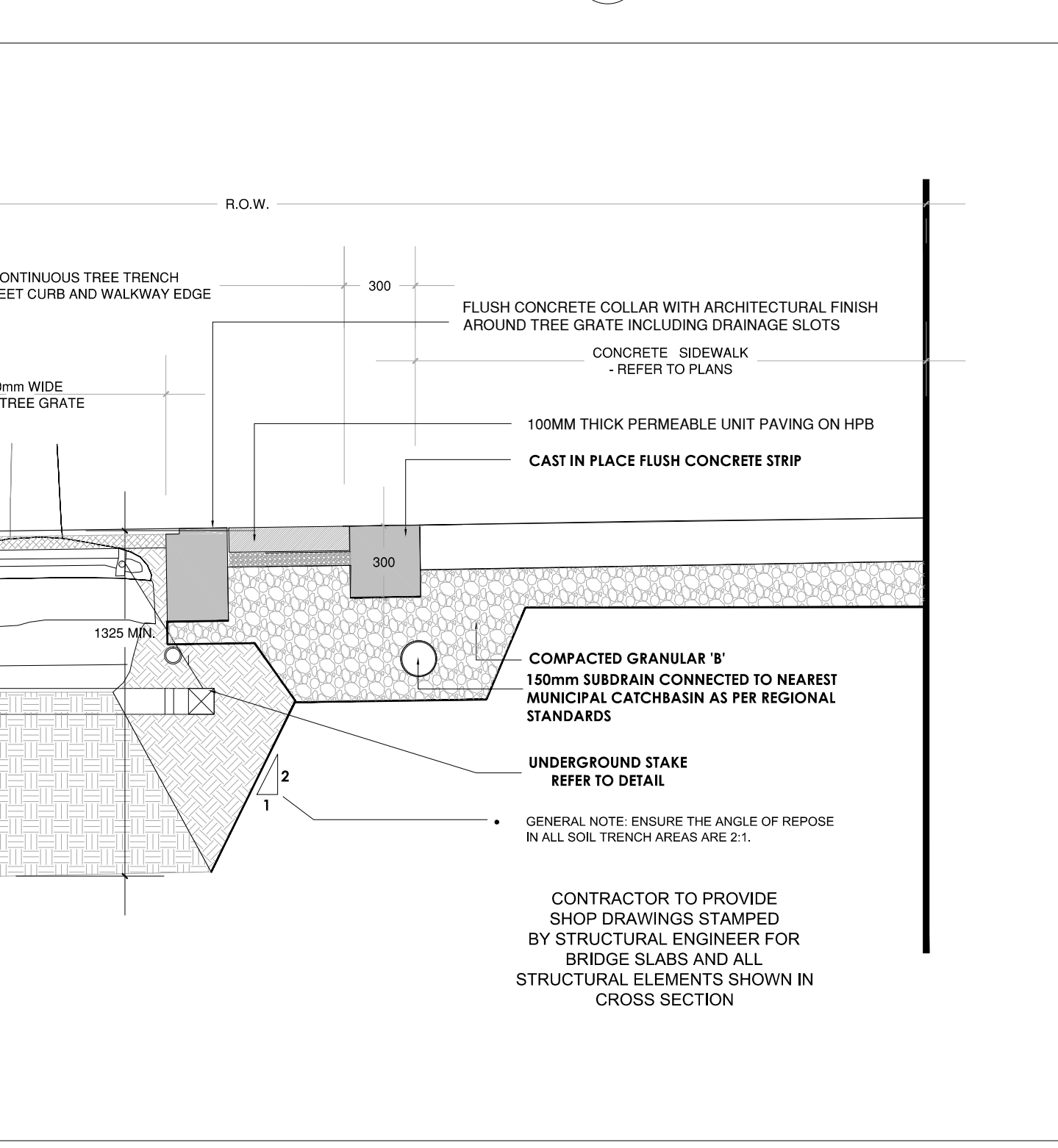
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4 Concrete Paving Details

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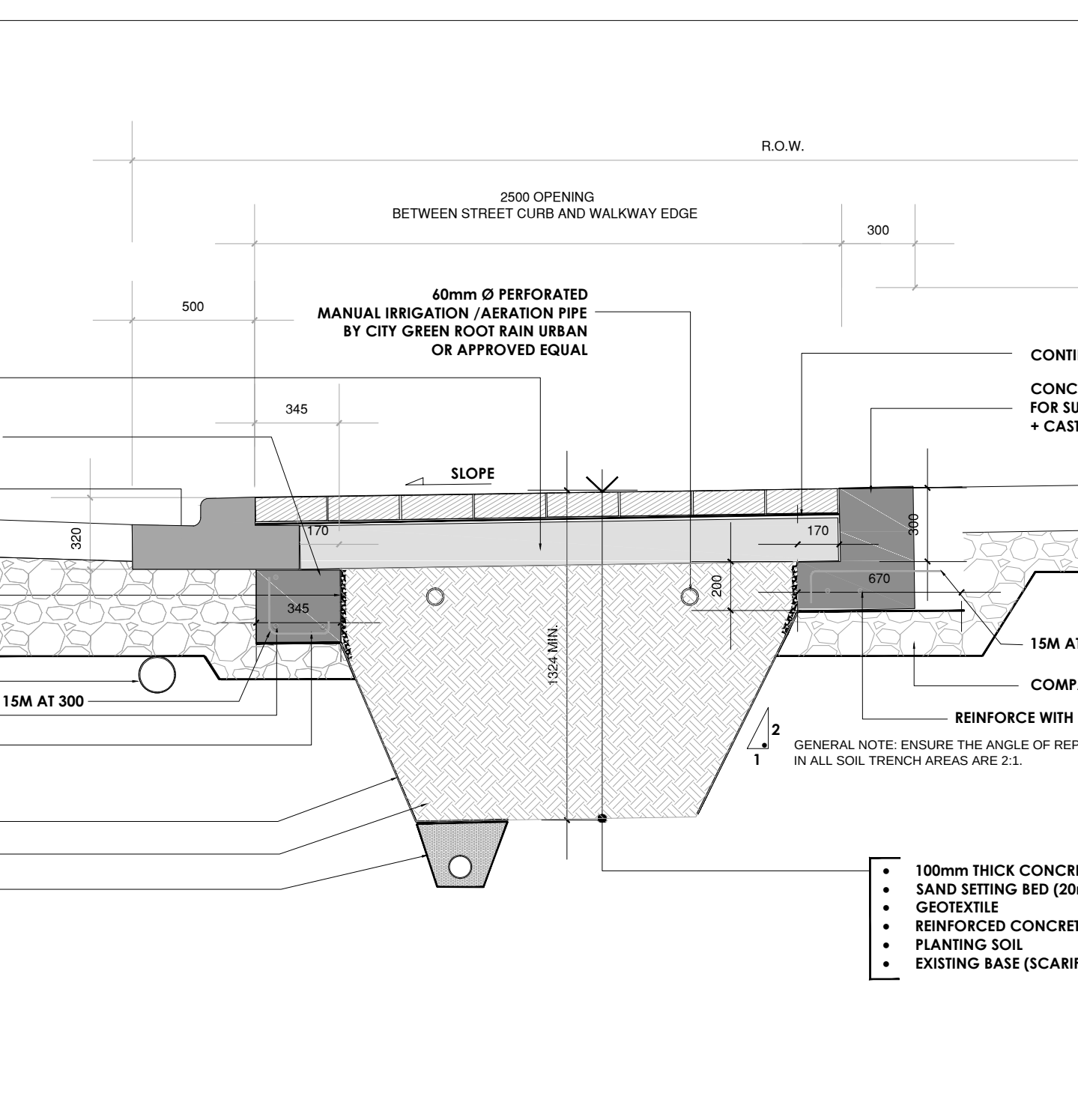
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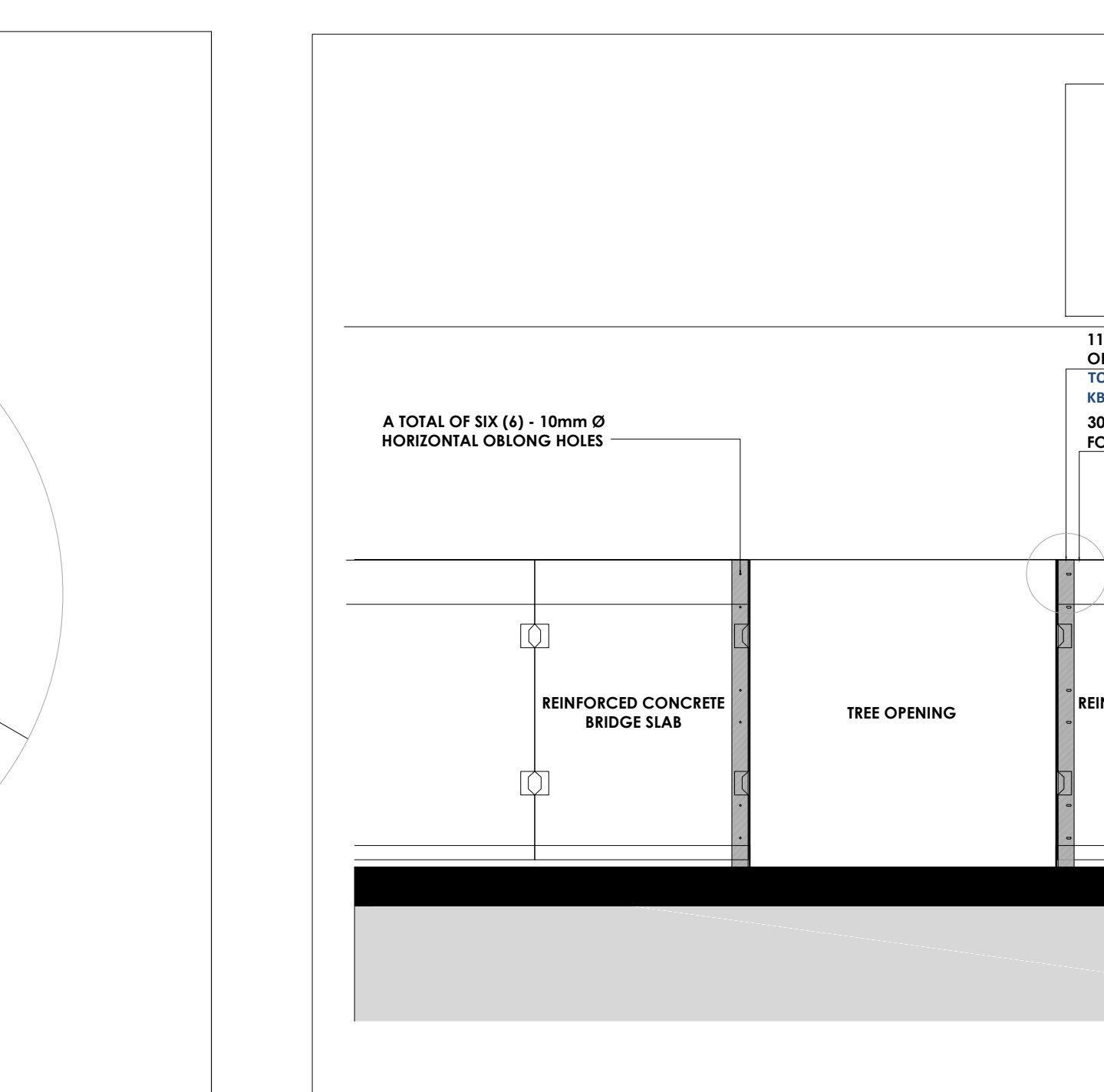
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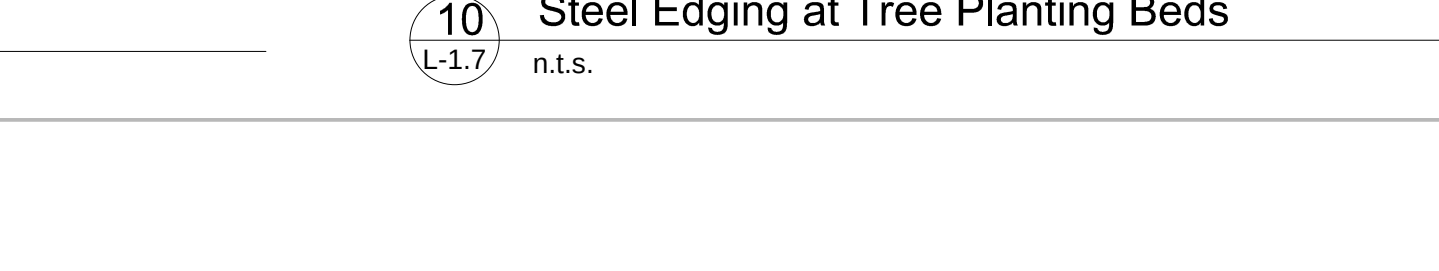
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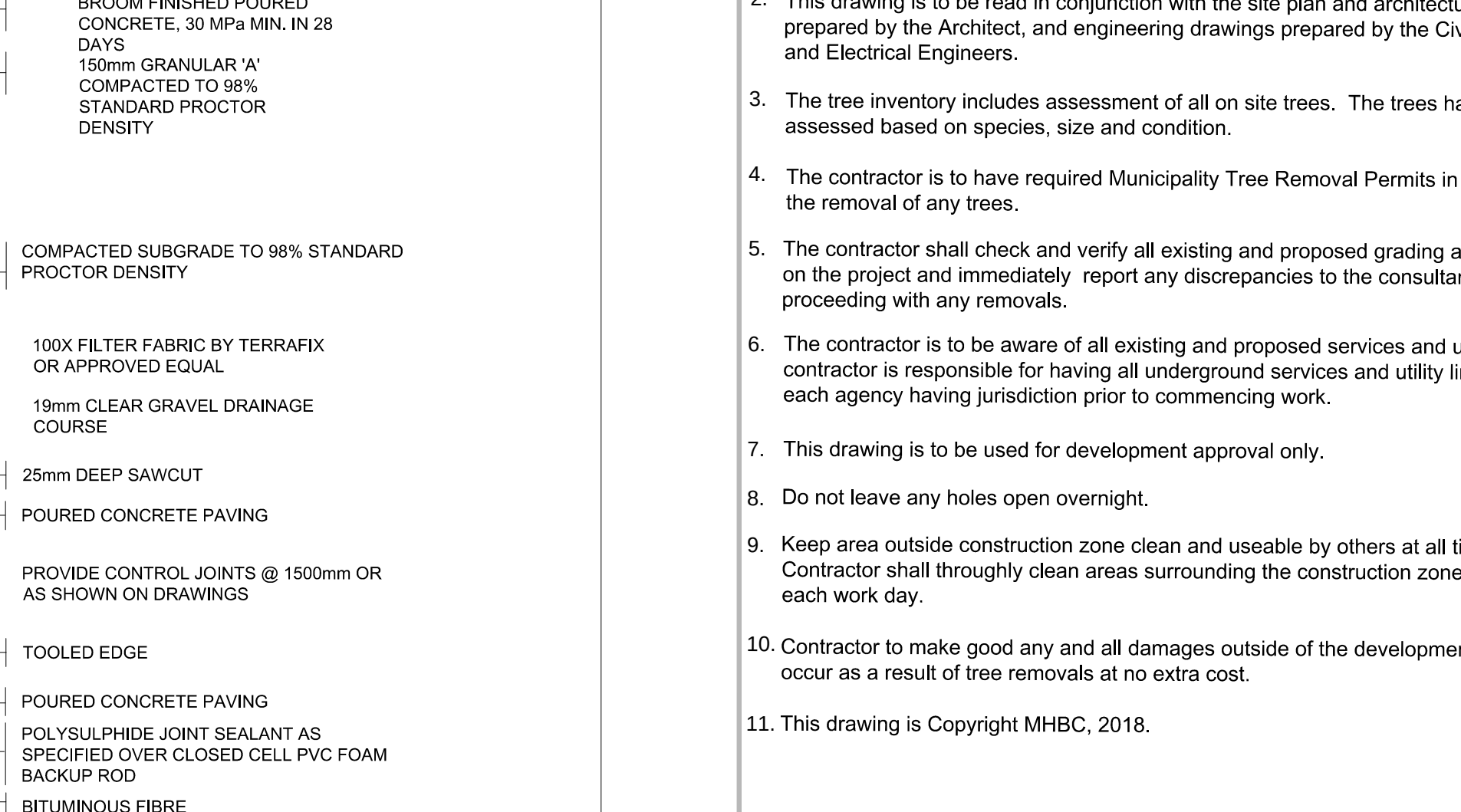
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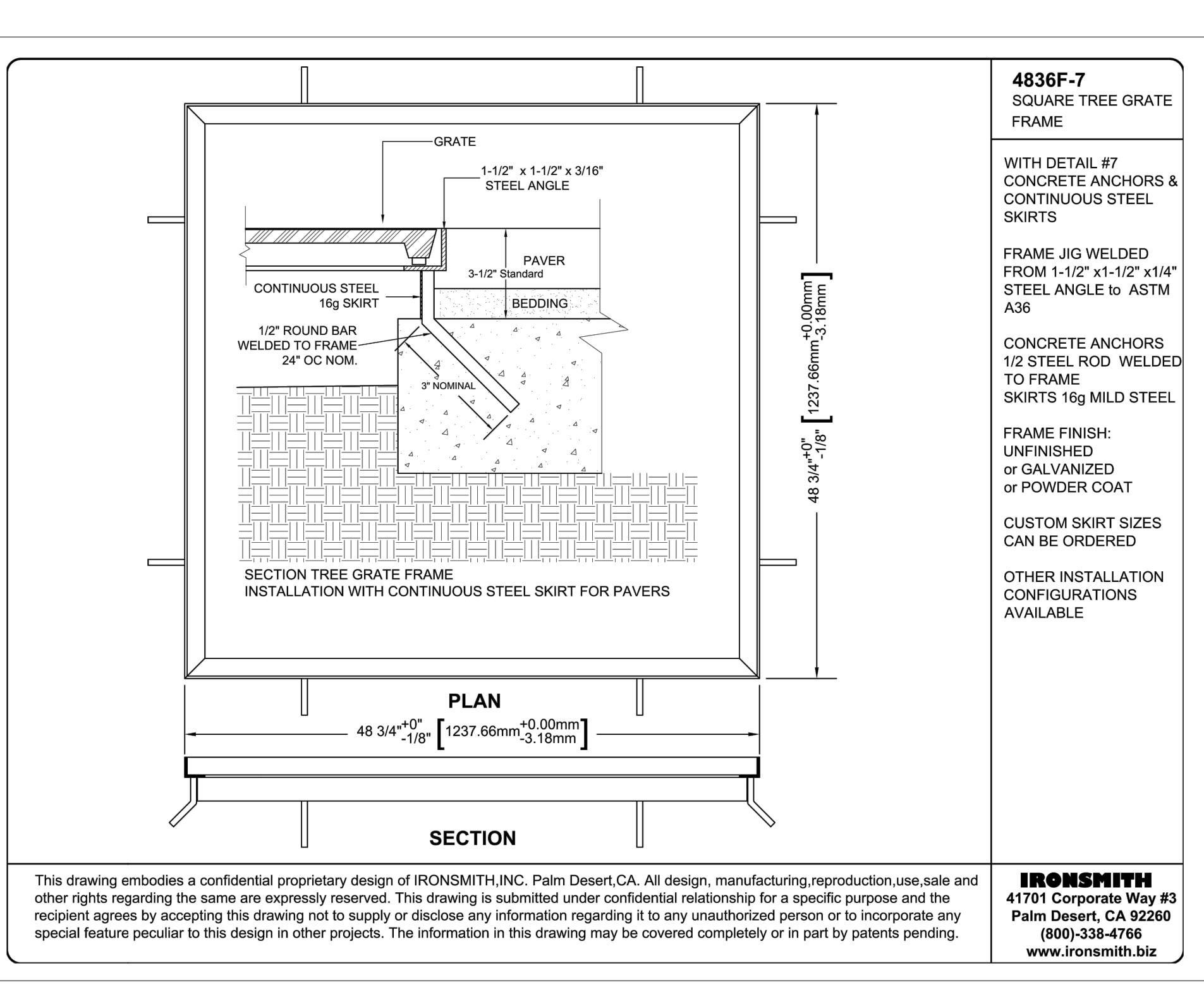
4 Concrete Paving Details



4 Concrete Paving Details

L-1.7

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4 Concrete Paving Details

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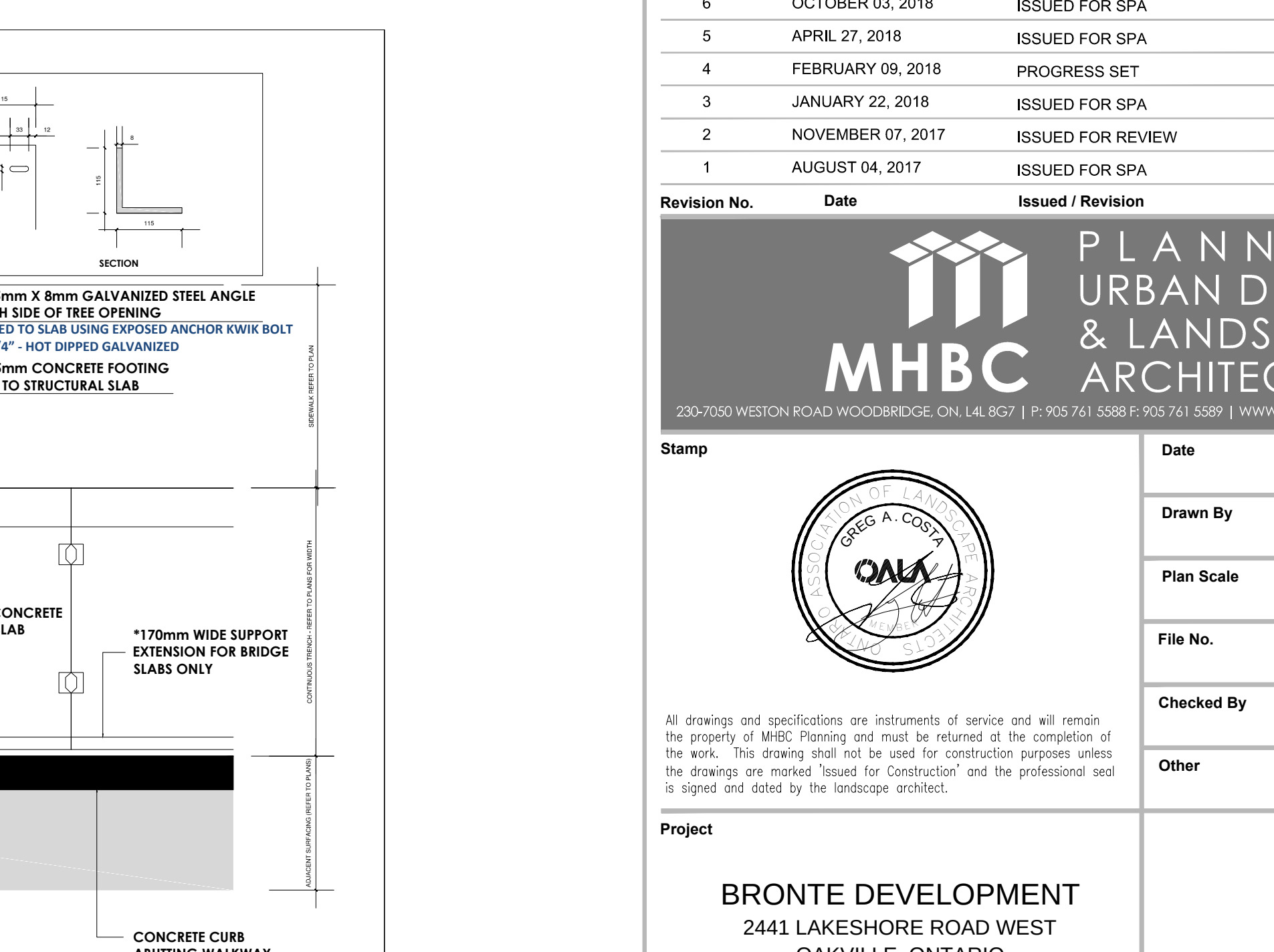
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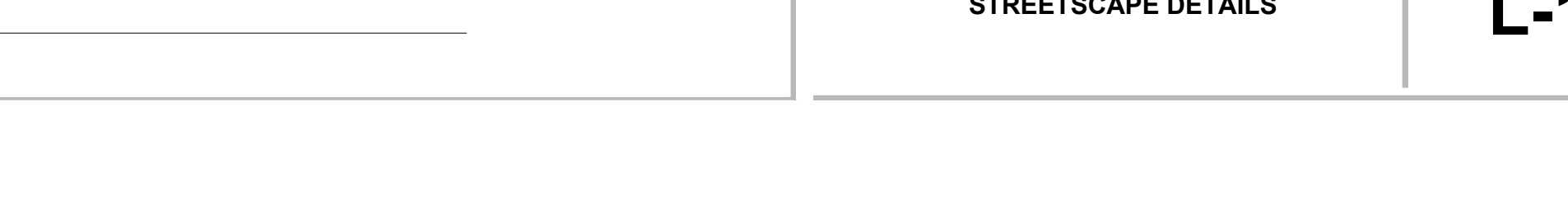
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4 Concrete Paving Details

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General Notes

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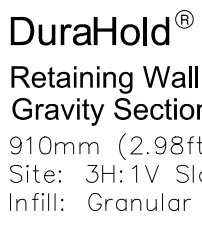
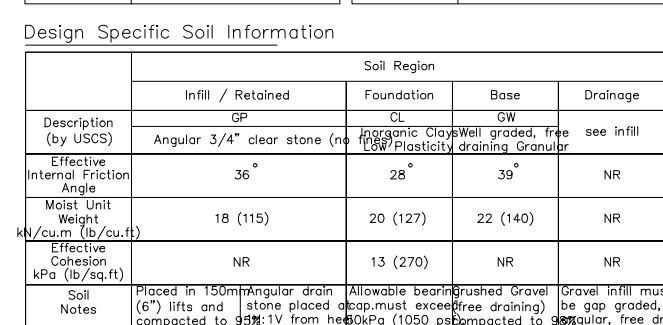
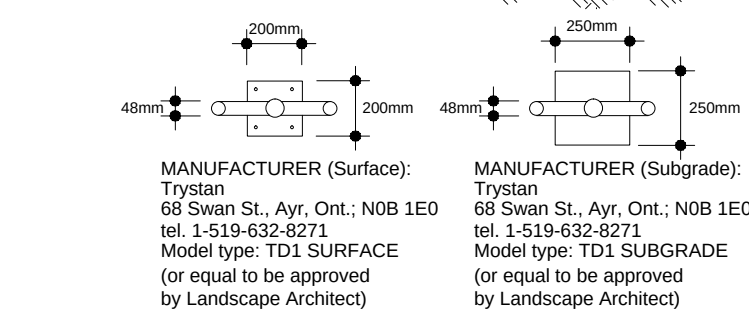
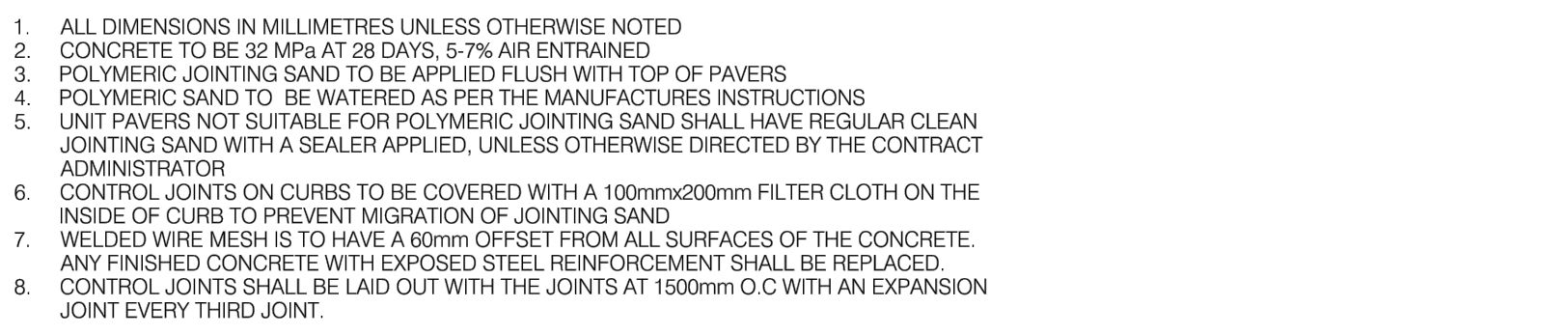
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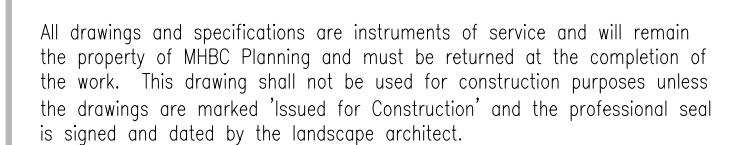
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13
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8	JANUARY 31, 2019	ISSUED FOR SPA	GC
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File Name

STREETSCAPE DETAILS

Date JULY 2017

Drawn By LK

Plan Scale	as noted
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1770A

Other	
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100

Dwg No.

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