

BRONTE & LAKESHORE LANDSCAPE DRAWINGS ISSUED FOR SPA RESUBMISSION

Town of Oakville

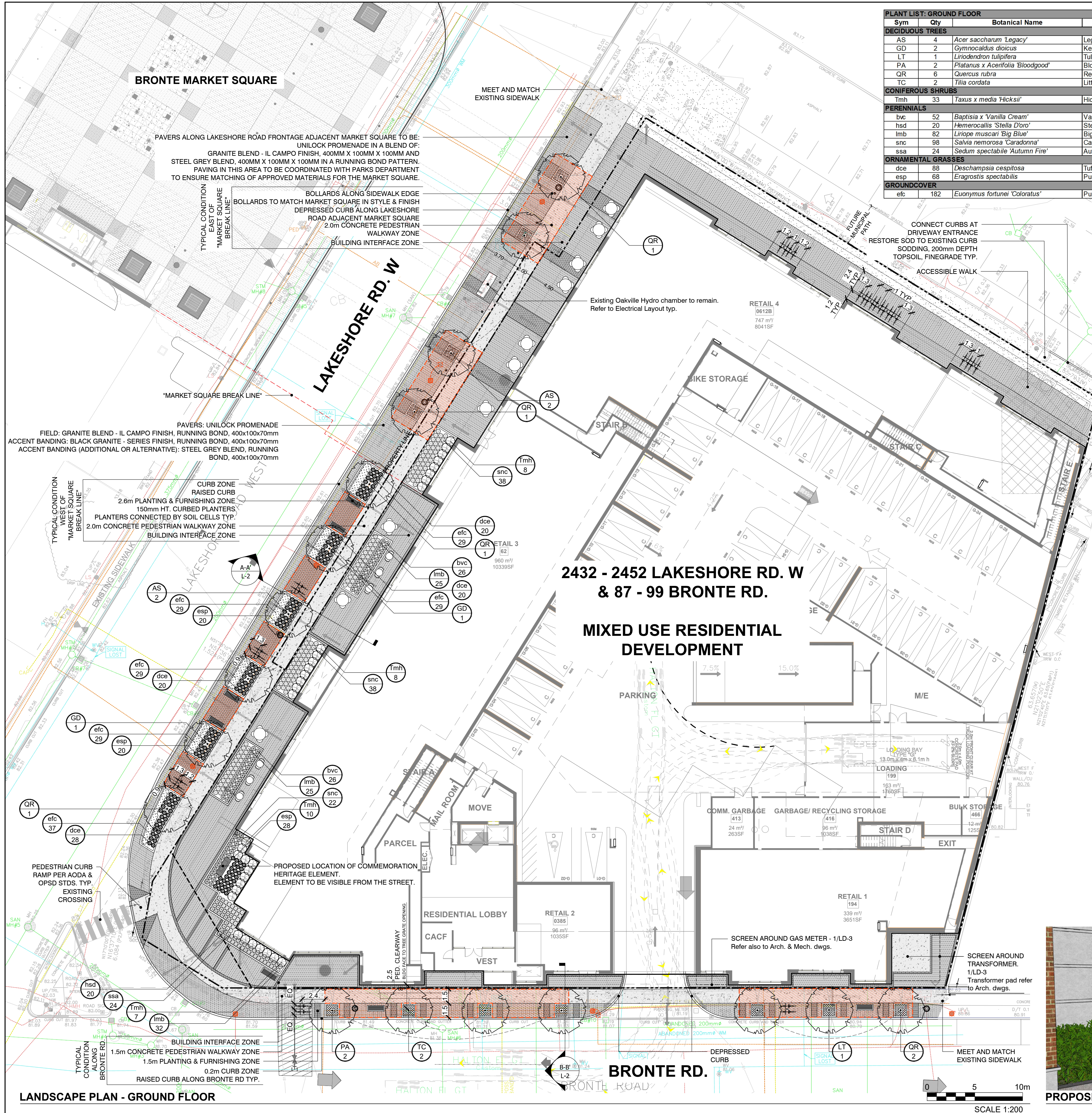
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- L-2 Streetscape Sections
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- LD-1 Landscape Details and Notes
- LD-2 Landscape Details and Notes
- LD-3 Landscape Details and Notes

April 22, 2022

Landscape Architecture
Seferian Design Group
202-761 Brant Street
Burlington, ON L7R 2H7



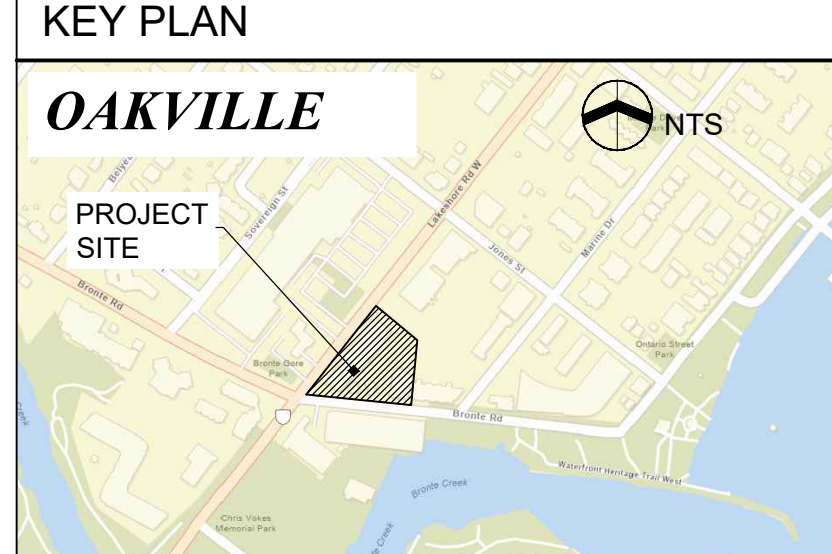


Sym	Qty	Botanical Name	Common Name	Cal. (mm)	Ht. (cm)	Root	Spacing	Remarks
DECIDUOUS TREES								
AS	4	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	80mm		W.B.	As Shown	full vigorous specimen
GD	2	<i>Gymnocladus dioica</i>	Kentucky Coffler Tree	80mm		W.B.	As Shown	full vigorous specimen
LT	1	<i>Liriodendron tulipifera</i>	Tulip Tree	80mm		W.B.	As Shown	full vigorous specimen
PA	2	<i>Platanus x Acerifolia</i> 'Bloodgood'	Bloodgood London Planetree	80mm		W.B.	As Shown	full vigorous specimen
QR	6	<i>Quercus rubra</i>	Red Oak	80mm		W.B.	As Shown	full vigorous specimen
TC	2	<i>Tilia cordata</i>	Littleleaf Linden	80mm		W.B.	As Shown	full vigorous specimen
CONIFEROUS SHRUBS								
Tmh	33	<i>Taxus x media</i> 'Hicksii'	Hick's Yew		50cm	W.B.	As Shown	full vigorous specimen
PERENNIALS								
bvc	52	<i>Baptisia x 'Vanilla Cream'</i>	Vanilla Cream False Indigo		1 gal.	As Shown	As Shown	full vigorous specimen
hsd	20	<i>Heimericallis 'Stella D'oro'</i>	Stella D'oro Daylily		1 gal.	As Shown	As Shown	full vigorous specimen
lmb	82	<i>Liriope muscari</i> 'Big Blue'	Big Blue Turf Lily		1 gal.	As Shown	As Shown	full vigorous specimen
snc	98	<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Meadow Sage		1 gal.	As Shown	As Shown	full vigorous specimen
ssa	24	<i>Sedum spectabile</i> 'Autumn Fire'	Autumn Fire Showy Stonecrop		1 gal.	As Shown	As Shown	full vigorous specimen
ORNAMENTAL GRASSES								
dce	88	<i>Deschampsia cespitosa</i>	Tufted Hair Grass		1 gal.	As Shown	As Shown	full vigorous specimen
esp	68	<i>Eragrostis spectabilis</i>	Purple Low Grass		1 gal.	As Shown	As Shown	full vigorous specimen
GROUND COVER								
etc	182	<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper		9cm pot.	As Shown	As Shown	full vigorous specimen

FURNITURE INDEX			
SYMBOL	QTY	ITEM	SUPPLIER INFO
[Symbol]	14	BIKE RACK MODEL: SKOLY FINISH: SLATE TEXTURE POWDERCOATED	FORMS+SURFACES (forms-surfaces.com) 800.451.0410 or sales@forms-surfaces.com
[Symbol]	5	BENCH MODEL: MLB300-W FINISH: STANDARD BLACK FINISH, IPE WOOD SEAT/BACK, SURFACE MOUNT & NUMBER TAG	MAGLIN (maglin.com) 1.800.718.5506 or sales@maglin.com
[Symbol]	2	BENCH MODEL: MLB300-W-C FINISH: STANDARD BLACK FINISH, IPE WOOD SEAT/BACK, CENTRE ARM, SURFACE MOUNT & NUMBER TAG	MAGLIN (maglin.com) 1.800.718.5506 or sales@maglin.com
[Symbol]	3	WASTE RECEPTACLE MODEL: EP 3700-MODSTEEL-MODSD-P FINISH: BLACK POWDER COAT (QS HDI)	EQUIPARC
[Symbol]	2	RECYCLING RECEPTACLE MODEL: EP 3700-MODSTEEL-MODSD-P FINISH: BLACK POWDER COAT (RU-QS HDI)	EQUIPARC
[Symbol]	11	BOLLARDS MODEL: TO MATCH BMV MARKET SQUARE DEVELOPMENT	TBD
[Symbol]	12	TREE GRATE MODEL: 4836 ADA TREE GRATE, 48"x48" FINISH: NATURAL	IRONSMITH

- GENERAL NOTES**
- CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
 - AS AN INSTRUMENT OF SERVICE, THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT. THIS DRAWING MUST BE RETURNED UPON REQUEST, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
 - ALL DISCREPANCIES OR AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
 - THIS DRAWING FORMS PART OF A SET AND MAY NOT BE SEPARATED. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SET AND ALL SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
 - CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES UNLESS IDENTIFIED FOR REMOVAL OR DEMOLITION, INCLUDING ALL SURVEY BARS, STAKES AND MONUMENTS. CONTRACTOR IS TO REPAIR DAMAGE.
 - CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LIMITS OF CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK ON THE SITE. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IN UNCERTAINTY.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATION AND STAKING OF ALL UTILITIES PRIOR TO WORK COMMENCING ON THE SITE. CONTRACTOR IS NOT TO PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES.
 - CONTRACTOR TO VISIT THE SITE TO CONFIRM ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS. AMBIGUITY OR DISCREPANCY TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 - DRAWINGS MAY NOT BE SCALED FOR APPROXIMATE LAYOUT. ALL MEASUREMENTS ARE METRIC. LAYOUT OF PLANT MATERIALS TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN AND THE PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
 - AT THE END OF EACH WORK DAY, ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS ARE TO BE REMOVED FROM THE SITE. THE SITE IS TO BE KEPT CLEAN AND USEABLE AT ALL TIMES.
 - UPON FINAL COMPLETION OF THE PROJECT, ALL WORKMANSHIP AND MATERIALS ARE TO BE GUARANTEED FOR TWO FULL YEARS.
 - AT THE TIME OF FINAL INSPECTION ALL SEEDED AREAS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, IN FULL ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
 - THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT.

NOTES:
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Any ambiguity in the drawings, specifications or details is to be reported to the Landscape Architect for direction. Do not proceed in uncertainty.



- LEGEND:**
- PROPERTY LINE
 - [Symbol] CONCRETE WALKWAY
 - [Symbol] CONCRETE UNIT PAVING WITH ACCENT BANDING
 - [Symbol] APPROXIMATE EXTENT OF SOIL CELLS BELOW PAVING
 - [Symbol] PROPOSED STREET TREE
 - [Symbol] EXISTING LIGHT STD. TO REMAIN
 - [Symbol] EXISTING LIGHT STD. TO BE RELOCATED Refer to Electrical Layout Typ.

NO.	REVISIONS	DATE:
NO.	ISSUED	DATE:
5	ISSUED FOR SPA RESUBMISSION	APR 22, 2022
4	ISSUED FOR SPA RESUBMISSION	SEPT 17, 2021
3	ISSUED FOR COORDINATION	JUL 05, 2021
2	ISSUED FOR SPA	MAR 26, 2021
1	ISSUED FOR COORDINATION	MAR 22, 2021

CLIENT: **JM LAKESHORE-BRONTE INC.**

PROJECT TITLE: **LAKESHORE & BRONTE MIXED USE DEVELOPMENT**

Seferian
SEFERIAN DESIGN GROUP
761 Brant Street, Suite 202
Burlington, ON | L7R 2H4
905.634.3110 | seferiandesign.com

SHEET TITLE: **LANDSCAPE PLAN GROUND FLOOR**

DWG No: **L-1**

SCALE: 1:200

PROJECT NO: 20-001

DRAWN BY: CS/MF

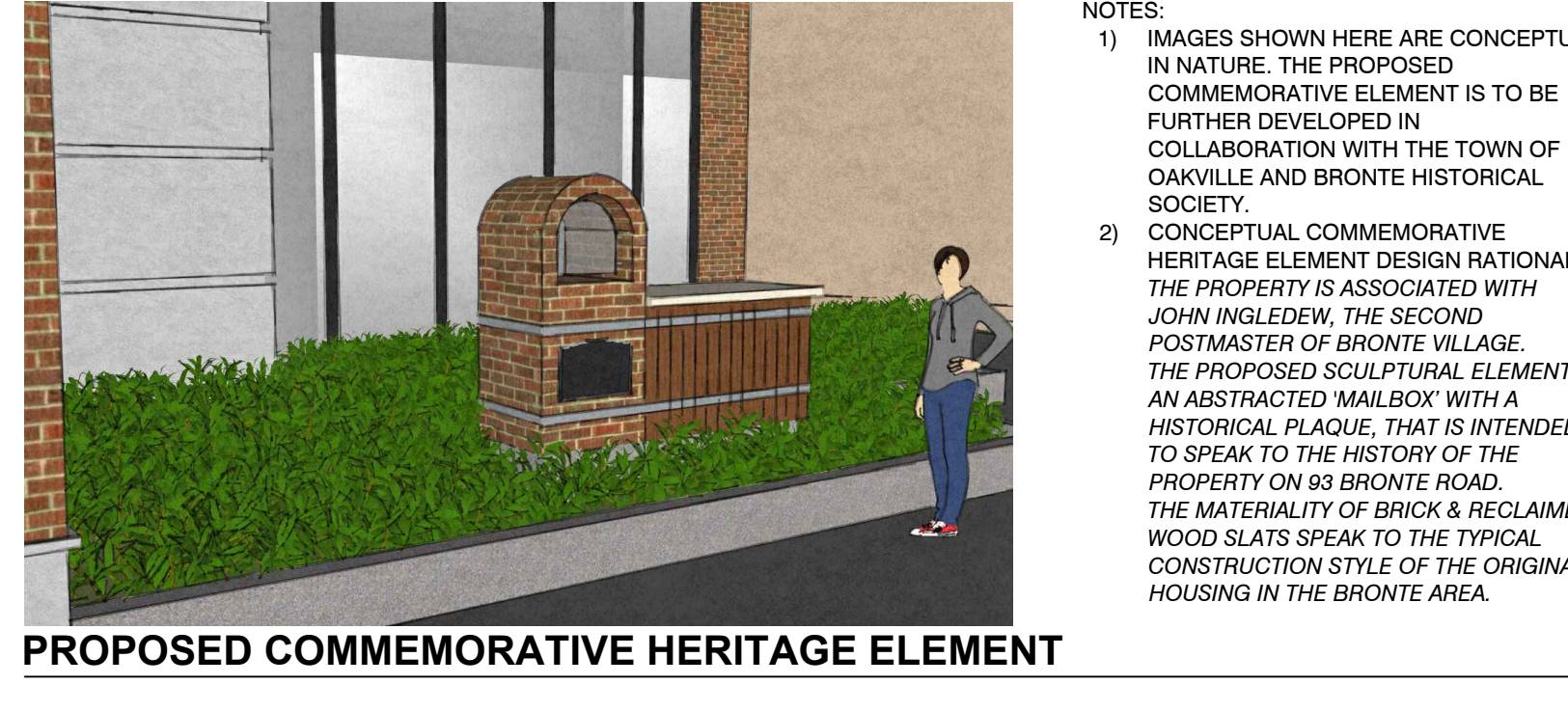
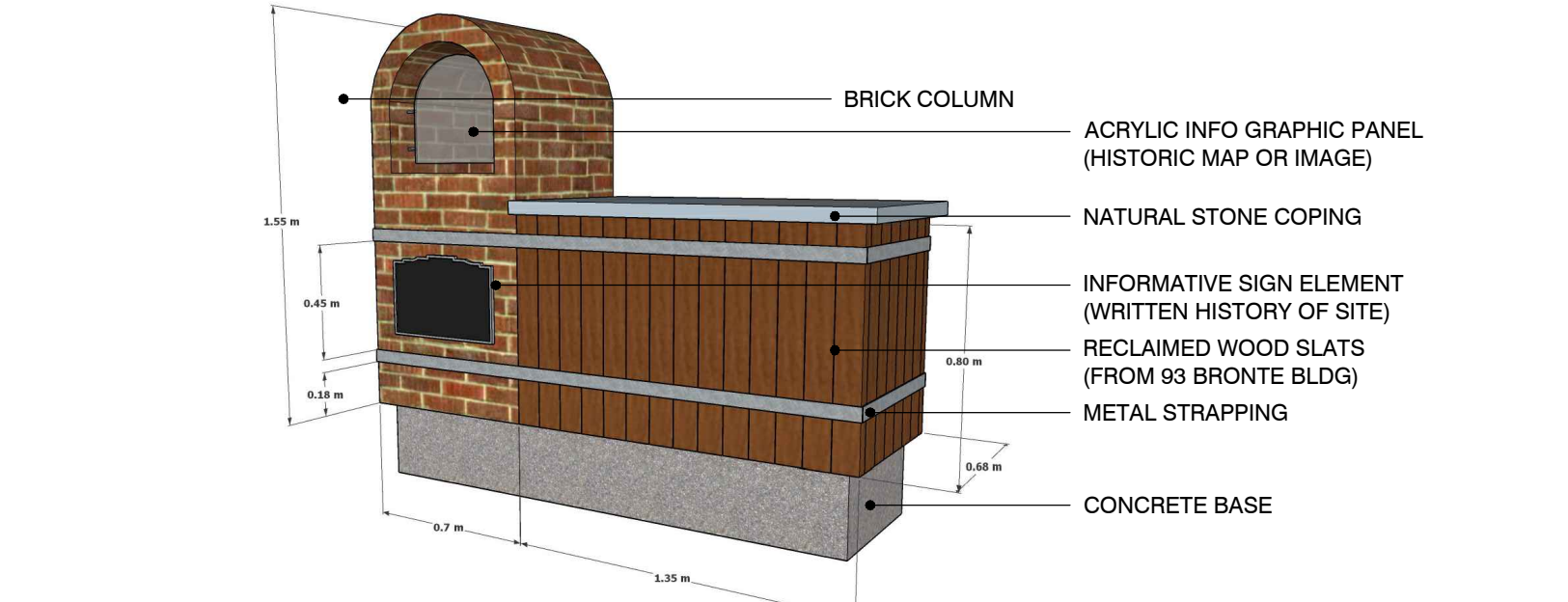
DESIGN BY: CS/MF

CHECKED BY: HS

SHEET No: 1 of 7

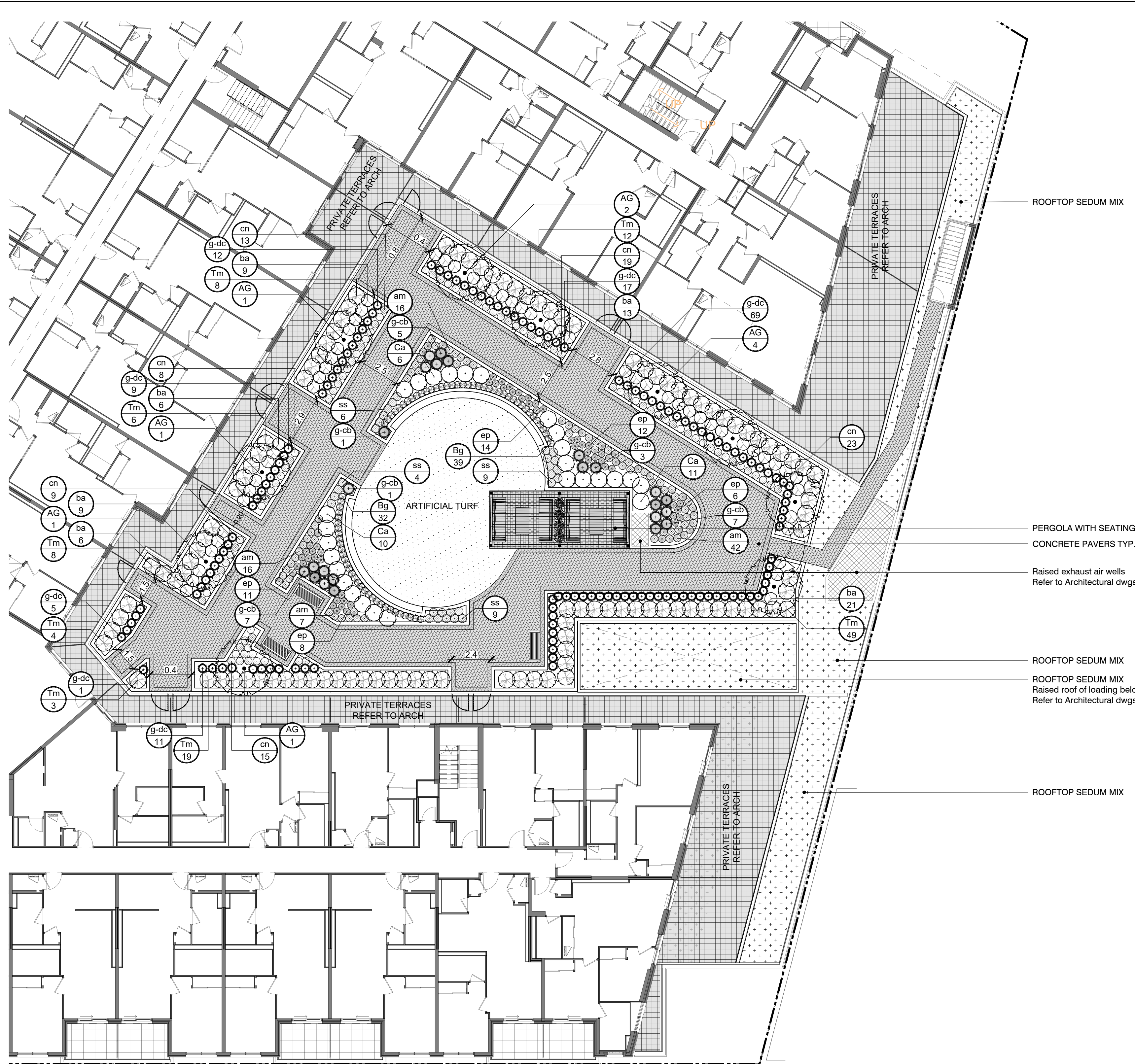
NORTH

ASSOCIATION OF LANDSCAPE ARCHITECTS
MEMBER



W:\Projects\3\2021\21-001 - Bronte & Lakeshore\Current Dwg\AutoCAD\21-001_Lakeshore_Plans.dwg

PRINT DATE: Thursday, April 21, 2022



PLANTING PLAN - SECOND FLOOR AMENITY TERRACE



Sym	Qty	Botanical Name	Common Name	Cal. (mm)	Ht. (cm)	Root	Spacing	Remarks
PLANT LIST: SECOND FLOOR								
DECIDUOUS TREES:								
AG	10	<i>Acer griseum</i>	Paperbark Maple	50mm		W.B.	As Shown	full vigorous specimen
BROADLEAF EVERGREENS:								
Bg	71	<i>Buxus x 'Green Gem'</i>	Green Gem Boxwood		30cm	2 gal.	As Shown	full vigorous specimen
CONIFEROUS SHRUBS:								
Tm	109	<i>Taxus x media 'Hilli'</i>	Hill's Yew		50cm	3 gal.	As Shown	min. 3 stems, full bushy specimen
DECIDUOUS SHRUBS:								
Ca	27	<i>Clethra alnifolia 'Summer Sparkler'</i>	Summer Sparkler Summersweet		50cm	3 gal.	As Shown	min. 3 stems, full bushy specimen
PERENNIALS:								
ba	64	<i>Baptisia australis</i>	Blue False Indigo			1 gal.	As Shown	full vigorous specimen
cn	87	<i>Calamintha nepeta</i>	Calamint			1 gal.	As Shown	full vigorous specimen
ss	28	<i>Sedum spectabilis 'Autumn Fire'</i>	Autumn Fire Stonecrop			1 gal.	As Shown	full vigorous specimen
ep	51	<i>Echinacea purpurea 'Wild Berry'</i>	Wild Berry Coneflower			1 gal.	As Shown	full vigorous specimen
am	81	<i>Alchemilla mollis</i>	Lady's Mantle			1 gal.	As Shown	full vigorous specimen
ORNAMENTAL GRASSES:								
g-dc	124	<i>Deschampsia cespitosa 'Bronzeschlier'</i>	Bronze Tufted Hair Grass			1 gal.	As Shown	full vigorous specimen
g-cb	24	<i>Calamagrostis brachytricha</i>	Autumn Feather Reed Grass			1 gal.	As Shown	full vigorous specimen

FURNITURE INDEX			SUPPLIER INFO	
SYMBOL	QUANT.	ITEM	PROPOSED PRODUCT	
	2	Shade structure	Pergola by Hauser Site Furniture. Model: ST10-A13H-10x14-8. Finish: Aluminum Finish Crinkle Black, Smoothtex	HAUSER Rep.: Joanne Thompson Toll Free #: 1-833-213-2592 P: 905-808-9205 E: joannet@hauser.ca
	2	Centre Table	MODEL: HS8106 - Quantum Coffee Table. Finish: Crinkle Black, Smoothtex	
	4	Sofa	MODEL: HS8108-K Quantum Sofa Finish Crinkle Black, Smoothtex Upholstery Canvas Mushroom (seat and back)	www.hauser.ca www.hausersite.com
	4	Movable Planter	MODEL: HSVK502-MD - 21" Metal Cube Planter, insulated	
	3	Bench	MODEL: SBBAL-72B-TD Balance Bench, backed FINISH: aluminum texture powdercoated frame and slate texture powdercoated seat.	MAGLIN (maglin.com) 1.800.716.5506 or sales@maglin.com

GENERAL PLANTING NOTES

- IF DISCREPANCIES IN THE PLANT QUANTITIES EXIST, THEN THE PLANTING PLANS SHALL OVER-RIDE THE PLANT LIST.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR IS TO BE AWARE OF ALL EXISTING AND PROPOSED SERVICES AND UTILITIES. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND SERVICES AND UTILITY LINES STAKED BY EACH AGENCY HAVING JURISDICTION PRIOR TO COMMENCING WORK. PLANTING MAY BE ADJUSTED TO SUIT LOCATION OF UTILITY STRUCTURES.
- ALL MATERIAL THAT CAN NOT BE PLANTED WITHIN 48 HOURS OF DELIVERY SHALL BE HEALED IN ON SITE AND BE KEPT PROPERLY PROTECTED FROM DESICCATION BY WIND OR SUN.
- THE CONTRACTOR IS TO STAKE OUT ALL TREE LOCATIONS AND SHRUB BED GROUPINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.

STOCK

- ALL PLANT MATERIAL SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE "CANADIAN STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE STRUCTURALLY SOUND, WELL FURNISHED WITH FOLIAGE, SHOWING VIGOROUS GROWTH AND FORMATION OF SHOOTS, AND BE FREE FROM BLIGHT AND DISEASE OF ANY DESCRIPTION. ANY SUBSTITUTIONS AS TO VARIETY OR SPECIES MUST BE ACCEPTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR UPON REQUEST SHALL PROVIDE DOCUMENTATION FOR ALL PLANT MATERIAL INDICATING THE SPECIES, SIZE, AND SUPPLIER. CONTAINER GROWN PLANT MATERIALS MUST BE GROWN IN THE SAME CONTAINER FOR A MINIMUM PERIOD OF 6 MONTHS.
- COVER ANY LEAFED-OUT PLANT STOCK WHILE IN TRANSIT OR TEMPORARY STORAGE.
- PLANT MATERIAL SHALL NOT BE COLLECTED OR DUG FROM NATIVE STANDS OR ESTABLISHED WOODLOTS.

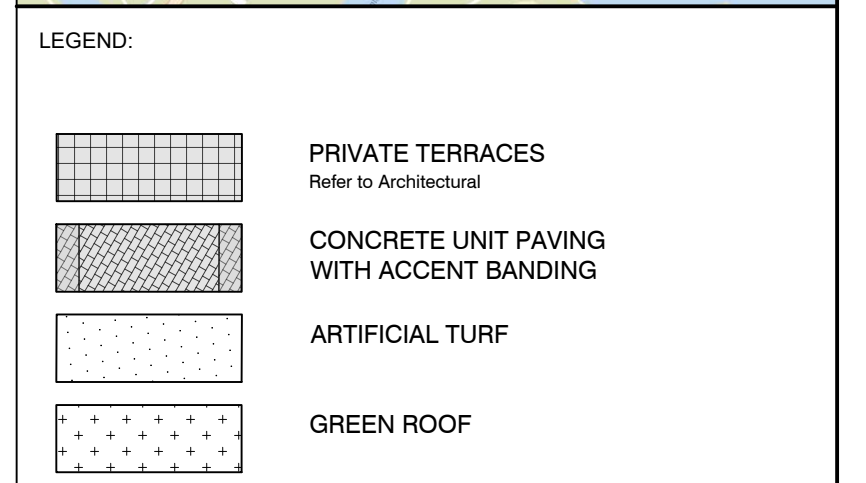
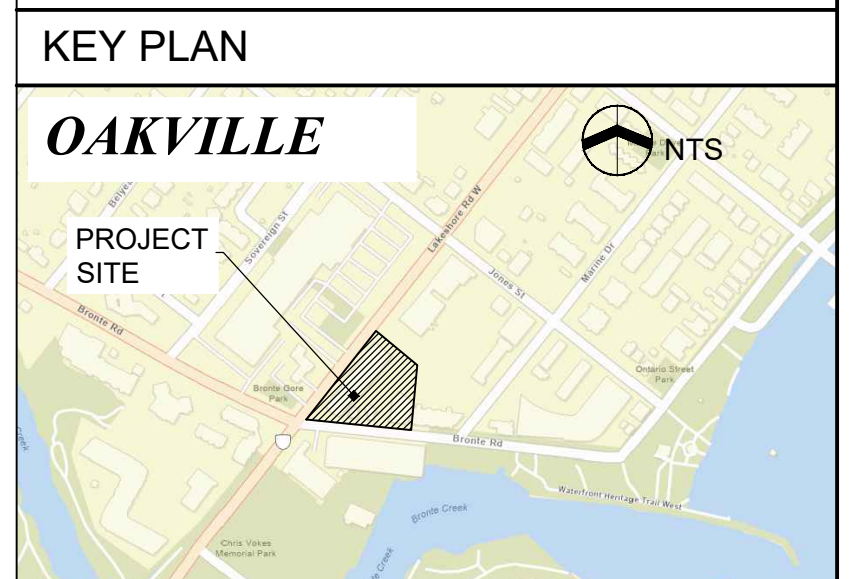
PLANTING

- ALL MATERIAL DELIVERED TO THE SITE SHALL BE EITHER WATERED IMMEDIATELY OR WITHIN 24 HOURS WARRANTED BY THE MOISTURE CONTENT OF THE ROOT BALLS/CONTAINERS.
- ALL MATERIAL THAT CANNOT BE PLANTED WITHIN 48 HOURS OF DELIVERY SHALL BE HEALED IN ON SITE AND KEPT PROPERLY PROTECTED FROM DESICCATION BY WIND OR SUN.
- NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS TO APPLY IN WRITING REGARDING ANY CHANGES TO CONTRACT DOCUMENTS AND WILL PROVIDE THE LANDSCAPE ARCHITECT WITH DOCUMENTATION AND /OR DRAWINGS FOR THE PREPARATION OF AS-BUILT DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PLANT MATERIALS IN GOOD CONDITION FROM THE DATE OF DELIVERY TO THE END OF THE WARRANTY PERIOD.
- DAMAGED MATERIAL WILL BE REJECTED. TREES WITHOUT LEADERS, TRUNK WOUNDS OR DAMAGED MAJOR LIMBS WILL BE REJECTED. SHRUBS WITH DAMAGED BRANCHES OR INSUFFICIENT ROOT MASS WILL BE REJECTED.
- SOAK ROOT BALL WITH WATER PRIOR TO MOVING/SHIPPING. PLANT STOCK SHIPPED WHILE IN LEAF SHALL BE COVERED WHEN IN TRANSIT. BARE ROOT STOCK SHALL BE KEPT MOIST AT ALL TIMES. MATERIAL THAT SHOWS SIGNIFICANT WIND BURN, DESICCATION OR EXCESSIVELY DRY ROOT BALLS OR CONTAINERS WILL NOT BE ACCEPTED.
- TREE PIT AND SAUCER AND PLANTING BEDS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING. TOP DRESS AREA IMMEDIATELY OVER ROOT MASS (SAUCER AREA) WITH BONE MEAL.
- THE POTTED HERBACEOUS VEGETATION SHALL BE REMOVED FROM THE POT TOGETHER WITH THE POTTING SOIL AND PLACED FIRMLY INTO THE NATIVE SOIL AT THE LOCATION INDICATED ON THE PLAN. ROOT RHIZOME, OR TUBER SHALL BE BURIED TO THE SAME DEPTH AS THE NATURAL STATE OF THE PLANT. ALL POTS AND CONTAINERS SHALL BE REMOVED AND DISPOSED OF OFF SITE.
- IN CASE OF FIBRE POTS, CUT 3 LONGITUDINAL SLITS DOWN SIDES OF POT. PLACE POTTED PLANT IN PLANTING PIT AND CAREFULLY REMOVE FIBRE POT.
- THE PLANTING PIT SHALL BE BACKFILLED WITH NATIVE SOIL IN LAYERS 150MM DEEP, FIRMLY TAMPED INTO PLACE AND A SHALLOW SAUCER SHALL BE CREATED OVER THE PLANTING PIT AREA TO RETAIN WATER.
- TREES AND SHRUBS SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE.
- LIGHTLY TAMP SPECIFIED TOPSOIL WHEN BACKFILLING TO ELIMINATE AIR POCKETS AND PREVENT SETTling.
- PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING TO THE FULL DEPTH OF THE ROOT BALL.
- RODENT PROTECTION FOR ALL TREES: SPIRAL WRAPPED AROUND PLASTIC TREE PROTECTOR 24 INCHES HIGH. ENSURE THAT THE BOTTOM 50MM OF THE TREE GUARD EXTENDS BELOW SOIL TO PREVENT ENTRY BY RODENT.
- RODENT PROTECTION FOR ALL SHRUBS: ALL SHRUBS TO BE TREATED WITH AN APPLICATION OF RODENT REPELLENT (SKOOT OR APPROVED SUBSTITUTE) PRIOR TO EACH WINTER SEASON THROUGH THE WARRANTY PERIOD.
- SHRUBS ARE TO BE PLANTED AND ARRANGED SUCH THAT THEY FORM A TIGHTLY SPACED, NATURALISTIC APPEARANCE TO REDUCE WEED GROWTH. ALL SHRUBS TO BE PLANTED IN CONTINUOUS BEDS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL MULCH TO BE SHREDDED PINE BARK MULCH. AVAILABLE FROM GRO-BARK (1-888-GRO-BARK) OR APPROVED EQUIVALENT. DEPTH TO BE 100MM. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS.
- ALL PLANTINGS ARE TO BE LOCATED 3.0M MINIMUM FROM UTILITIES, AND 4.0M MINIMUM FROM DRAINAGE STRUCTURES, DITCHES AND SWALES, UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY WEED AND GRASS CONTROL IN THE PLANTING BED AREAS AS REQUIRED (NO PESTICIDES IN ACCORDANCE WITH MUNICIPAL BY-LAWS AND PROVINCIAL LEGISLATION).
- ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY OWNER'S REPRESENTATIVE.
- DO NOT REMOVE ALL NURSERY TAGS UNTIL FINAL INSPECTION.
- AT THE END OF WARRANTY PERIOD IT IS RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF ALL STAKES AND GUY WIRES TO THE TREES.

MULCH SPECIFICATIONS

- COMPOSED OF COMPOSTED PINE BARK MULCH, AGED BARK NUGGETS, AND COMPOST.
- FINISHED MEDIA MUST HAVE A PH OF 5.0 TO 5.5.
- COMPOSTED PINE BARK:
 - MINIMUM 98% PINE, CONTAINING VERY LITTLE WOOD FIBRE (LESS THAN 10%).
 - BLEND OF AGED BARKS, WOOD OR SAWDUST.
 - PROCESSED THROUGH A MANAGED COMPOST PROCESS.
 - BARK MUST BE COMPOSTED TO A CHOCOLATE BROWN-BLACK COLOUR AND NOT ORANGE-RED.
 - SIZE GRADATION1: MINIMUM 95% <3/4"; MINIMUM 50% <1/4".
 - PH: <4.5.
 - ORGANIC MATTER CONTENT: >80% BY WEIGHT
 - AGED BARK NUGGETS:
 - AGED BARK NUGGETS RANGING IN PARTICLE SIZE BETWEEN 1/2" AND 1.5".

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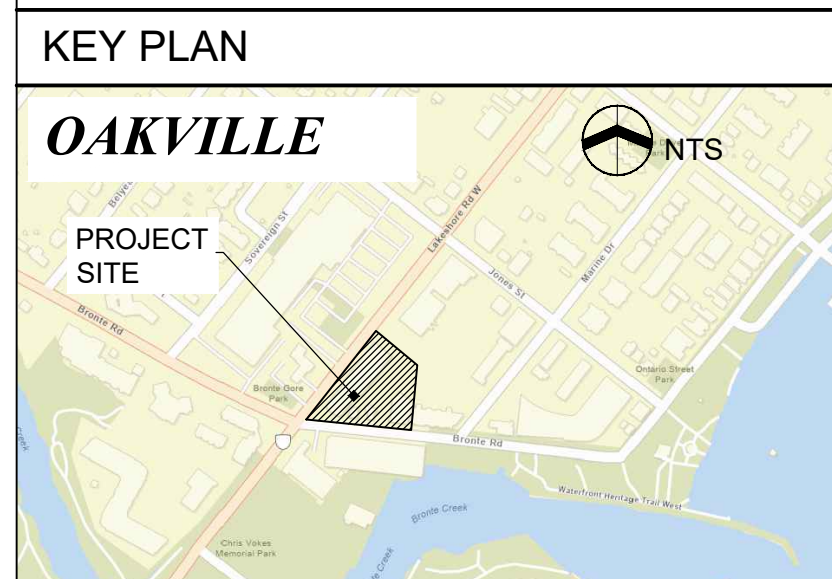
NO.	REVISIONS	DATE:
NO.	ISSUED	DATE:
5	ISSUED FOR SPA RESUBMISSION	APR 22, 2022
4	ISSUED FOR SPA RESUBMISSION	SEPT 17, 2021
3	ISSUED FOR COORDINATION	JUL 05, 2021
2	ISSUED FOR SPA	MAR 26, 2021
1	ISSUED FOR COORDINATION	MAR 22, 2021

CLIENT:
JM LAKESHORE-BRONTE INC.
 PROJECT TITLE:
LAKESHORE & BRONTE MIXED USE DEVELOPMENT



SHEET TITLE: LANDSCAPE PLAN SECOND FLOOR AMENITY TERRACE		SCALE: 1:250
DWG No: L-3	PROJECT NO: 20-001	
STAMP:	DRAWN BY: CS/MF	
	DESIGN BY: CS/MF	
	CHECKED BY: HS	
	SHEET No: 2 of 7	
	NORTH	

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LEGEND:

	ROOFTOP PAVERS
	COMPOSITE DECKING

NO.	REVISIONS	DATE:
NO.	ISSUED	DATE:
5	ISSUED FOR SPA RESUBMISSION	APR 22, 2022
4	ISSUED FOR SPA RESUBMISSION	SEPT 17, 2021
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2	ISSUED FOR SPA	MAR 26, 2021
1	ISSUED FOR COORDINATION	MAR 22, 2021

CLIENT:
JM LAKESHORE-BRONTE INC.

PROJECT TITLE:
LAKESHORE & BRONTE MIXED USE DEVELOPMENT



SHEET TITLE:
LANDSCAPE PLAN ROOFTOP AMENITY TERRACE

DWG No: L-4	SCALE: 1:200 PROJECT NO: 20-001
STAMP: 	DRAWN BY: CS/MF DESIGN BY: CS/MF CHECKED BY: HS SHEET No: 4 of 7 NORTH



SITE FURNISHING IMAGES



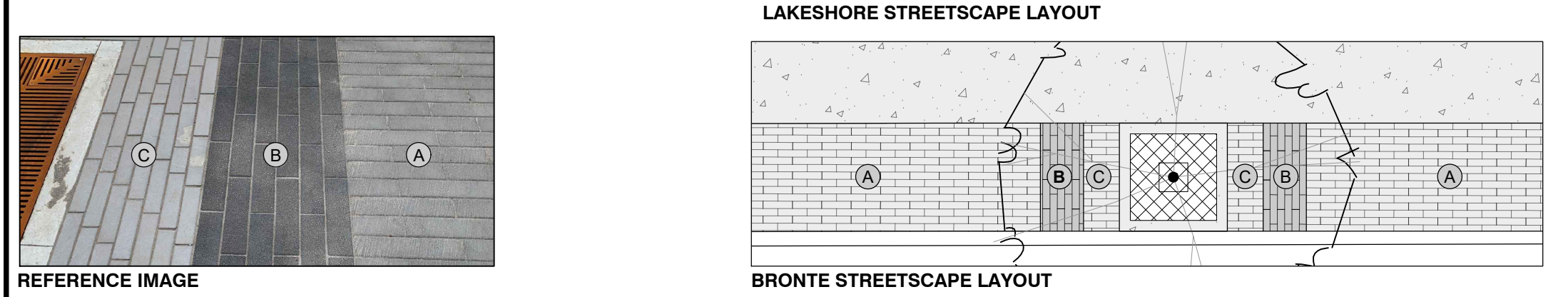
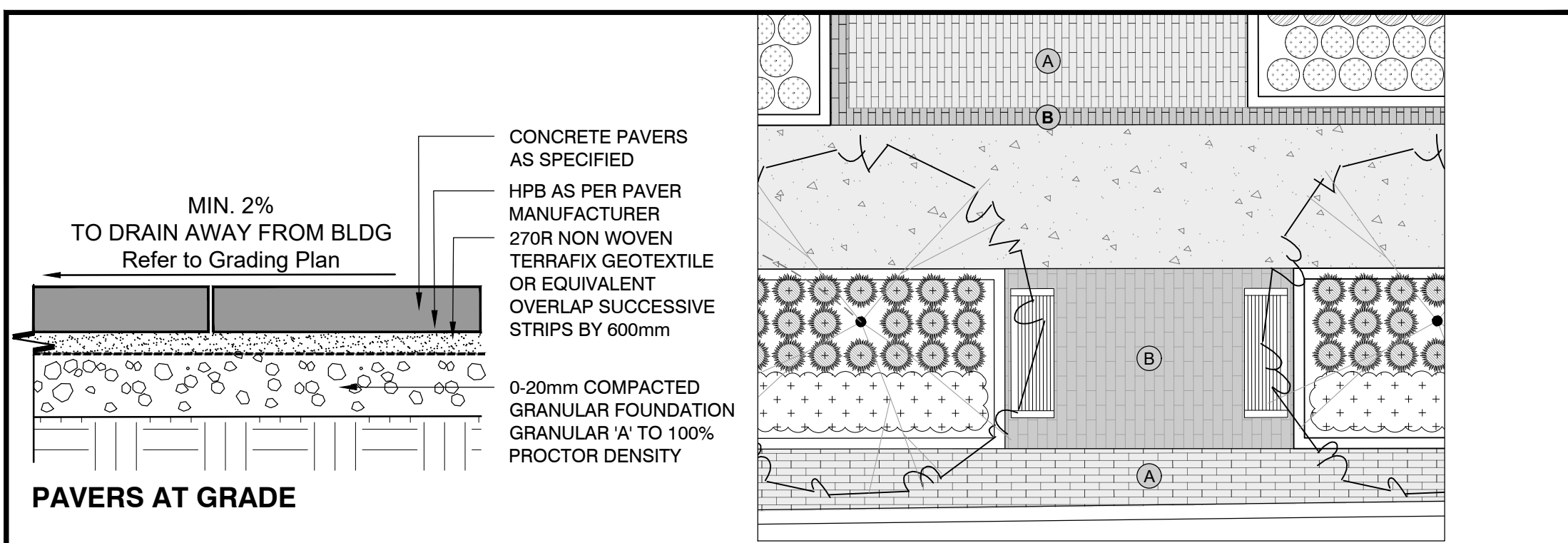
SYMBOL	QUANT	ITEM	PROPOSED PRODUCT	IMAGE KEY	SUPPLIER INFO
	2	Fire Table	Sonoma Natural Gas Concrete Firetable by Dekko Finish Charcoal Black Lava rock	A	https://www.dekko.ca/
	8	Club Chair	MODEL: HS8101-K - Quantum Club Chair Finish Crinkle Black, Smoothtex Upholstery Canvas Mushroom (seat and back)	B	HAUSER Rep.: Joanne Thompson Toll Free #: 1-833-213-2592 P: 905-808-9205 E: joannet@hauser.ca www.hauser.ca www.hausersite.com
	5	Centre Table	MODEL: HS106 - Quantum Coffee Table Finish Crinkle Black, Smoothtex	C	
	11	Movable Planter	MODEL: HSVK502-MD - 21" Metal Cube Planter, insulated	D	
	2	Cluster Seating	MODEL: US-104-RD-10-UM-AL Boomerang Shutter (US-CB310-UC-10-AL) Saville with Umbrella Hole (GS-16-TT-UM-42-US) Finish Crinkle Black, Smoothtex	E	
	2	Umbrella	MODEL: HSUM011-CR - Manta Umbrella	F	
	2	Umbrella Weight	MODEL: HSUW89 Umbrella Weight	G	
	13	Sectional	MODEL: HS8104-K - Quantum Armless Loveseat Finish Crinkle Black, Smoothtex Upholstery Canvas Mushroom (seat and back)	H	
	11	Sectional	MODEL: HS8105-K - Quantum Sectional Corner Finish Crinkle Black, Smoothtex Upholstery Canvas Mushroom (seat and back)	I	
	5	Chair	MODEL: GS-4287 - Venti Café Arm Chair Finish Crinkle Black	L	

LANDSCAPE PLAN - ROOFTOP AMENITY



W:\Projects\3\2021\21-001 - Bronte & Lakeshore\Current Dwg\AutoCAD\21-001_Bronte & Lakeshore_Plans.dwg

PRINT DATE: Thursday, April 21, 2022

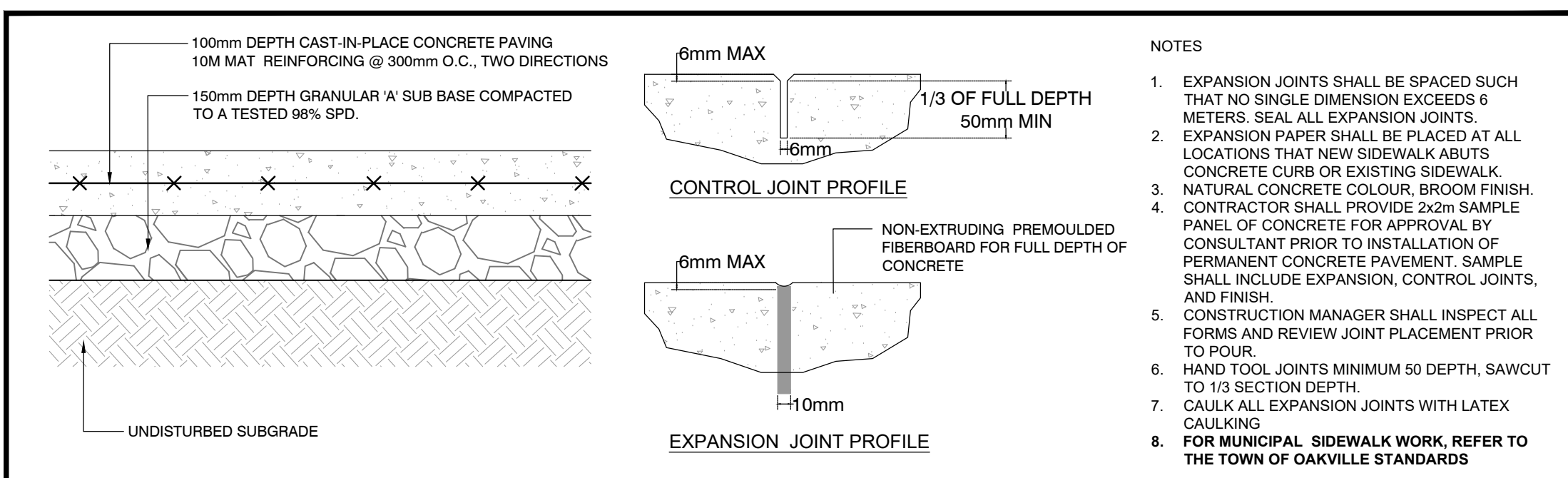


PRECAST CONCRETE PAVERS SCHEDULE

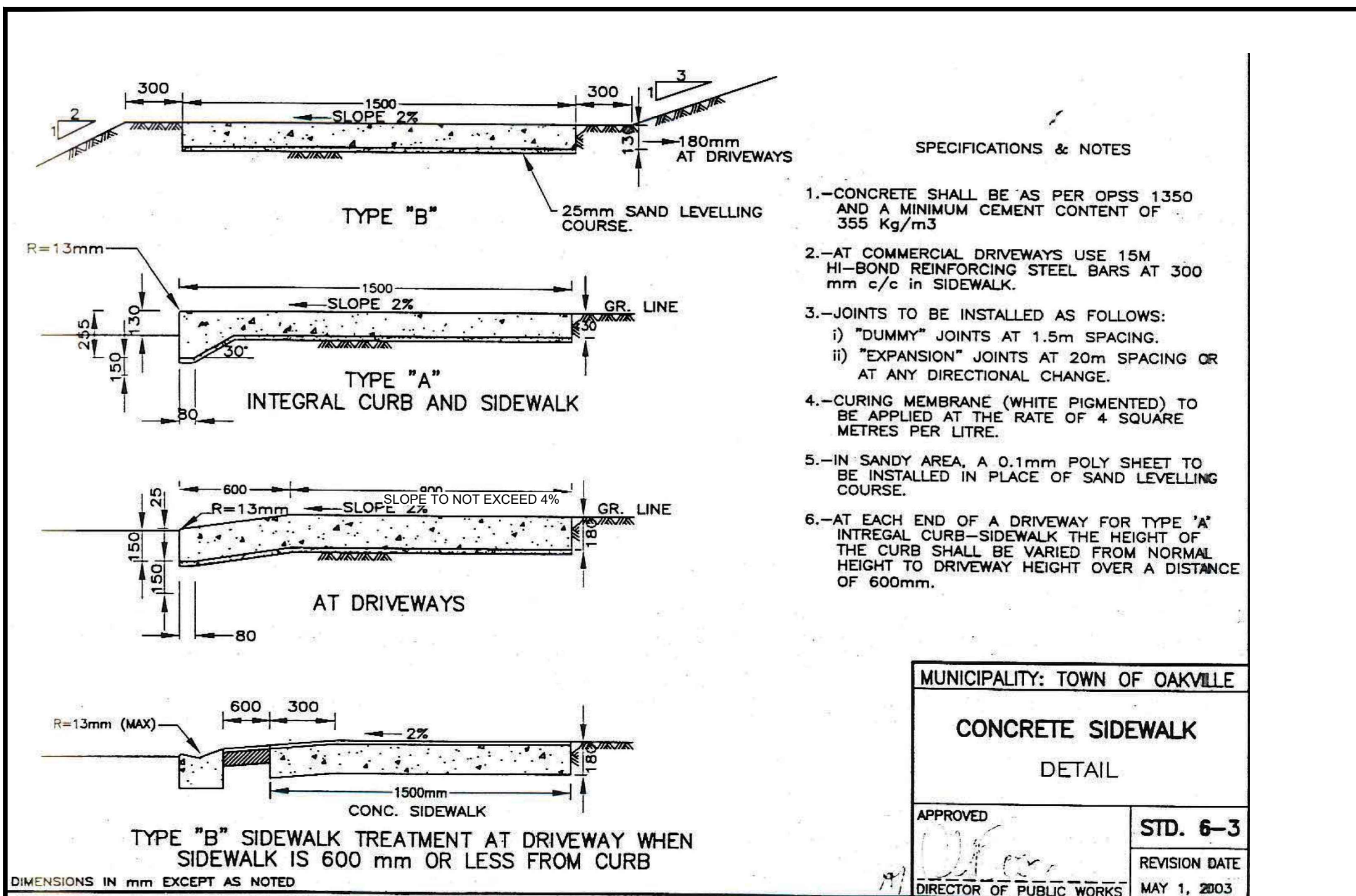
MFR.	PAVER TYPE A	PAVER TYPE B	PAVER TYPE C
	UNILOCK	UNILOCK	UNILOCK
TYPE	PROMENADE PAVER	PROMENADE PAVER	PROMENADE PAVER
COLOUR	GRANITE BLEND	BLACK GRANITE	STEEL GREY BLEND
FINISH	IL CAMPO	SERIES	STANDARD
SIZE	100mm X 140mm X 100mm THICK	100mm X 140mm X 100mm THICK	100mm X 140mm X 100mm THICK

NOTES:
1. REFER TO PLANS FOR PAVING PATTERNS
2. INSTALLATION AS PER MANUFACTURER'S INSTRUCTIONS. PAVERS TO BE LAID TO DRAIN
3. PAVERS TO BE ADA COMPLIANT: NON-CHAMFERED EDGES WITH JOINTS NO GREATER THAN 6mm WIDE, VARIATIONS IN LEVEL NO MORE THAN 3mm

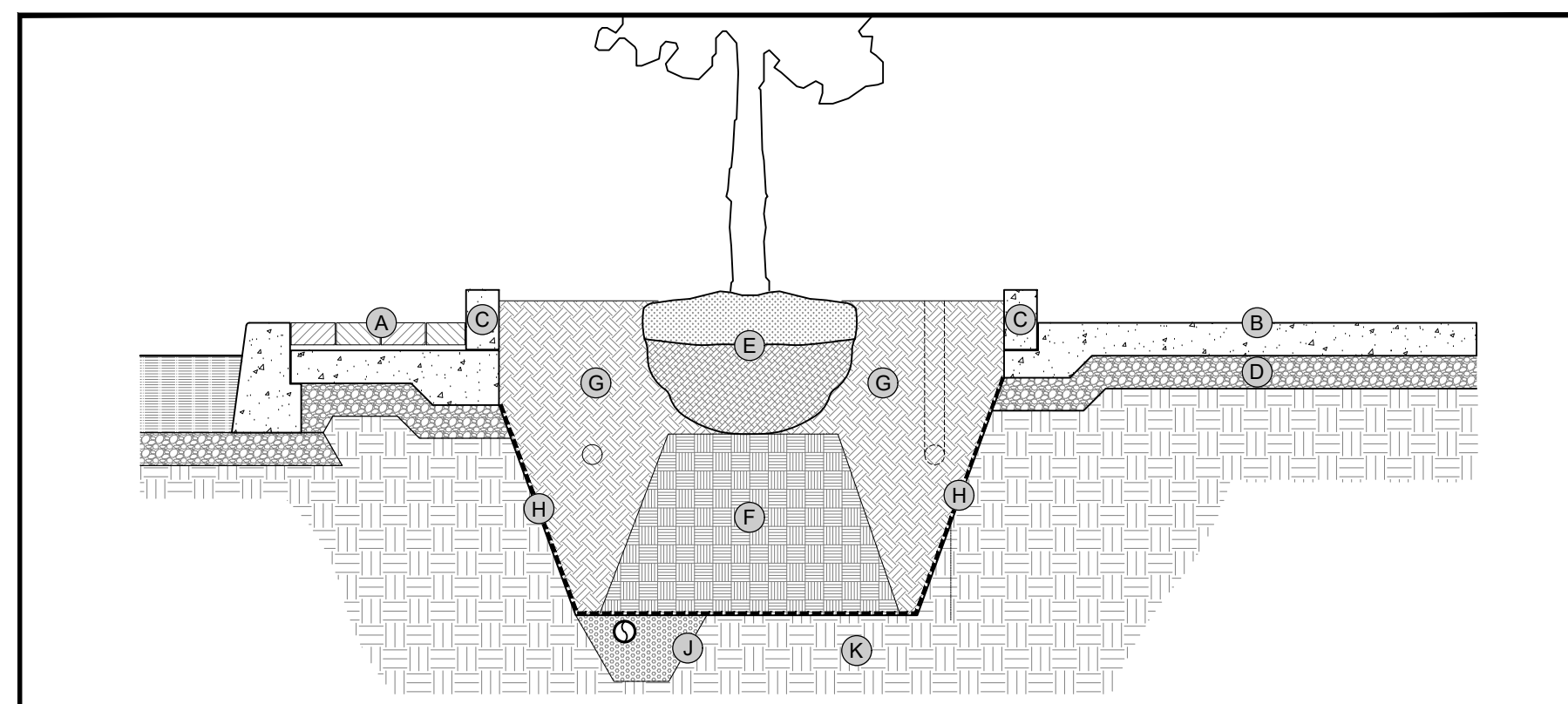
1 PRECAST CONCRETE PAVERS NTS



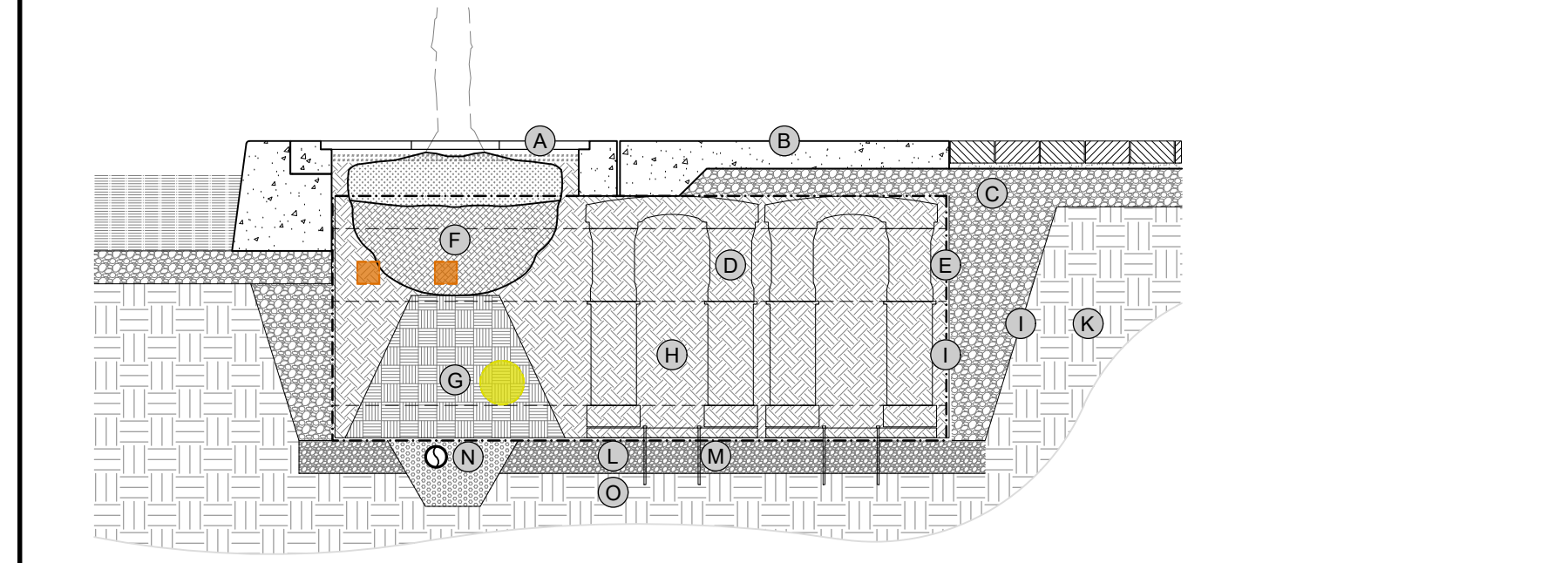
2 CONCRETE PAVING NTS



3 CONCRETE SIDEWALK NTS



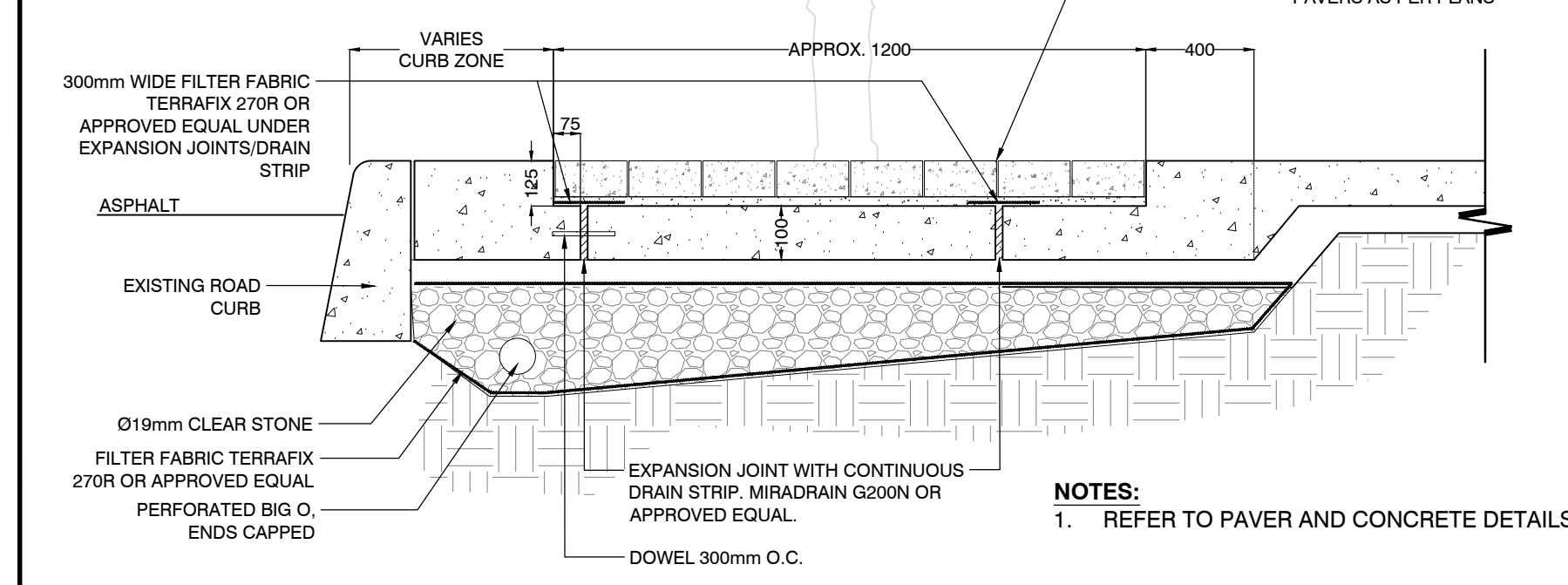
- A. PRECAST CONCRETE UNIT PAVING AS PER PLAN AND DETAILS
B. CONCRETE PAVING AS PER PLAN AND DETAILS
C. CONCRETE CURBING AS PER PLAN AND DETAILS
D. GRANULAR BASE AS PER SPECIFICATIONS
E. TREE ROOT BALL
F. PLANTING SOIL BELOW ROOT BALL, COMPACTED TO 85-90% PROCTOR
G. PLANTING SOIL AS PER SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
H. GEOTEXTILE AS PER SPECIFICATIONS OR APPROVED EQUAL
I. BACKFILL AS PER ENGINEERING DETAILS
J. DRAIN, PERFORATED O, ENDS CAPPED, DRAIN IS TO BE CONNECTED TO NEAREST CATCH BASIN
K. SUB-GRADE, COMPACTED TO 95% PROCTOR



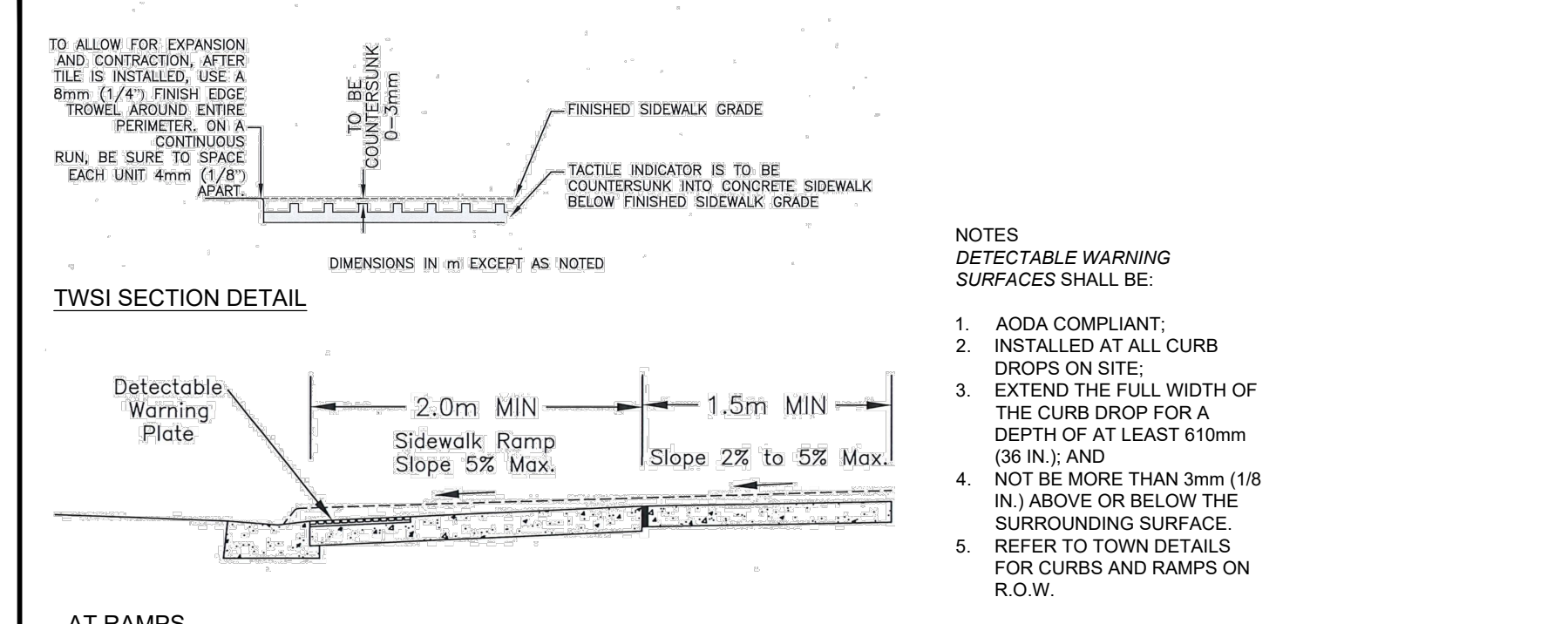
- A. TREE GRATE REFER TO DETAIL 7/LD-1 FOR DETAILS
B. CONCRETE PAVING AS PER PLAN AND DETAILS
C. GRANULAR BASE AS PER SPECIFICATIONS
D. SILVA CELL SYSTEM (DECK, BASE, POSTS) OR APPROVED EQUAL
E. ROOT BARRIER
F. TREE ROOT BALL
G. PLANTING SOIL BELOW ROOT BALL, COMPACTED TO 85-90% PROCTOR
H. PLANTING SOIL AS PER SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
I. GEOTEXTILE AS PER SPECIFICATIONS OR APPROVED EQUAL
J. GEORIGID AS PER SPECIFICATIONS OR APPROVED EQUAL
K. BACKFILL AS PER ENGINEERING DETAILS
L. 100mm MIN AGGREGATE SUB-BASE, COMPACTED TO 95% PROCTOR.
M. PIN AS PER CELL SYSTEM SPECIFICATIONS OR APPROVED EQUAL
N. DRAIN, PERFORATED O, ENDS CAPPED, DRAIN IS TO BE CONNECTED TO NEAREST CATCH BASIN
O. SUB-GRADE, COMPACTED TO 95% PROCTOR

- GENERAL NOTES
1. REFER TO PAVING DETAILS FOR PAVING PROFILE
2. MODULAR SYSTEM TO BE SILVA CELL OR APPROVED EQUAL. REFER TO DEEPROT SPECIFICATIONS FOR SILVA CELLS SYSTEM AND SOIL REQUIREMENTS
3. SILVA CELL SUPPLEMENTAL DETAILS SHALL BE USED IN CONJUNCTION WITH SILVA CELL STANDARD DETAILS FOR STREETSCAPE, PLAZA AND/OR PEDESTRIAN APPLICATIONS
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS
5. DO NOT SCALE DRAWINGS.

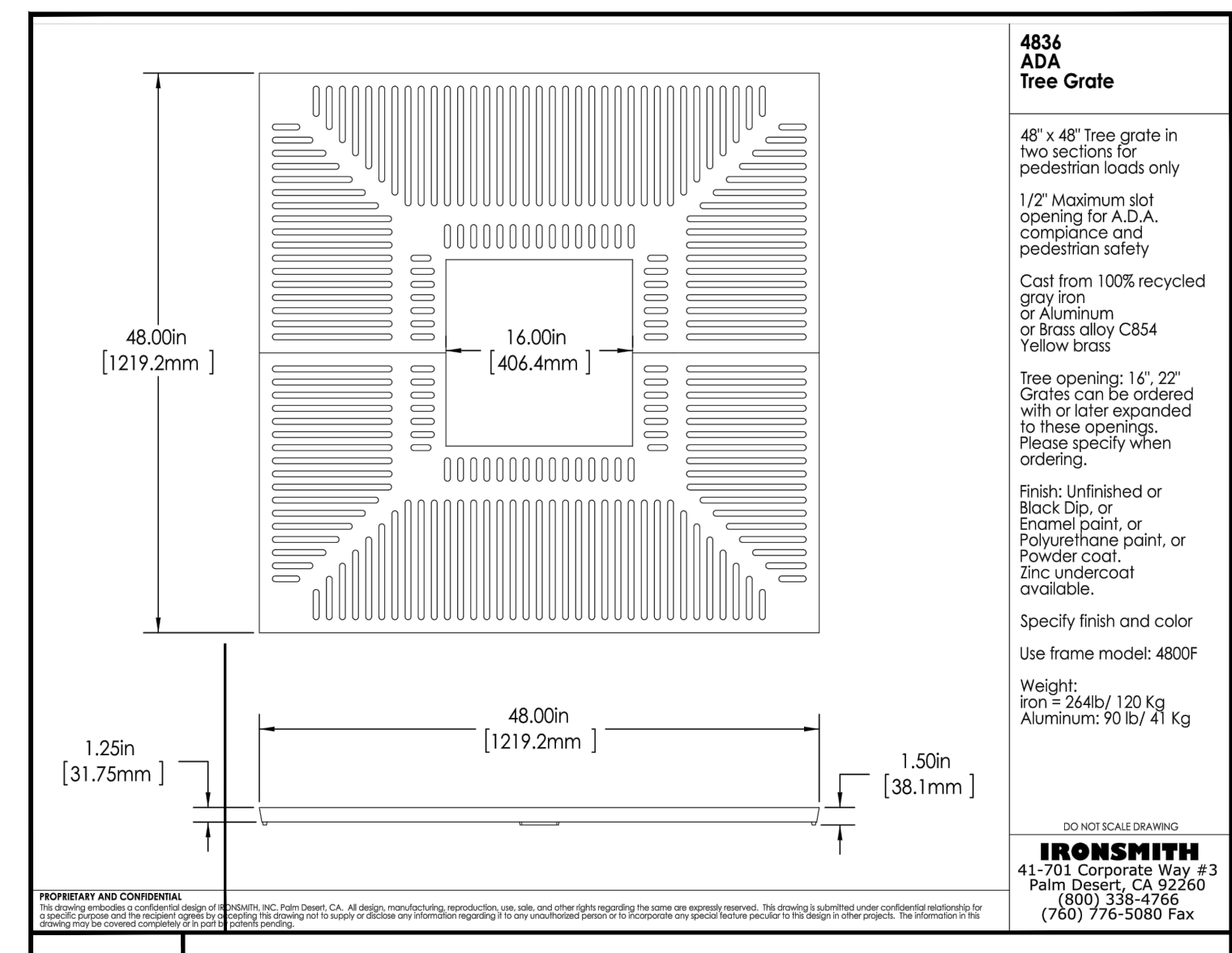
4 STREETSCAPE TREE PLANTING NTS



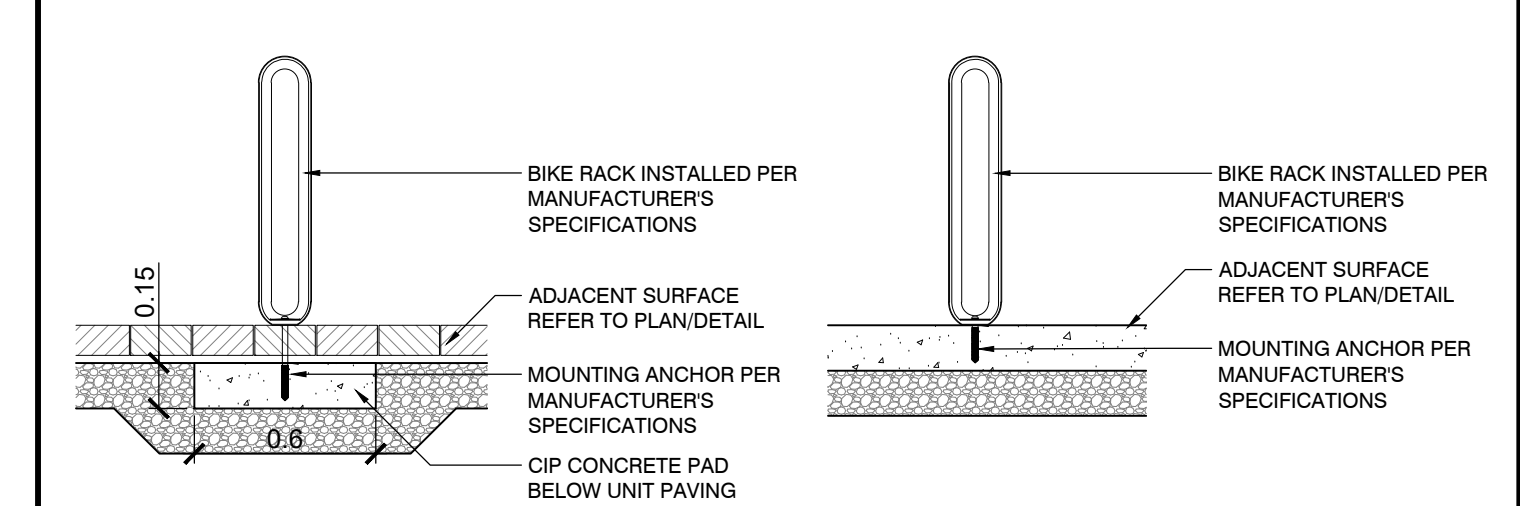
5 STREETSCAPE PAVING NTS



6 TACTILE WARNING SURFACE INDICATOR (TWSI) NTS



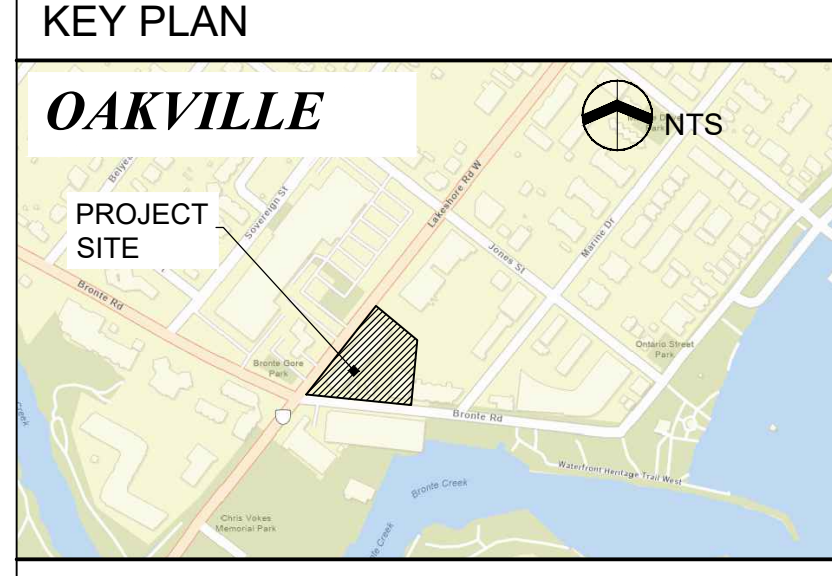
7 TREE GRATE NTS



- NOTES:
1. ANCHORING HARDWARE TO BE NON-CORROSIVE AS SUPPLIED BY MANUFACTURER. ANCHORING THAT CORRODES WITHIN WARRANTY PERIOD WILL REQUIRE THE REMOVAL, REPLACEMENT AND PAVEMENT REPAIR BY THE CONTRACTOR AT THEIR EXPENSE.

8 BICYCLE RACK NTS

NOTES:
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Any ambiguity in the drawings, specifications or details is to be reported to the Landscape Architect for direction. Do not proceed in uncertainty.



LEGEND:

NO.	REVISIONS	DATE:
NO.	ISSUED	DATE:
5	ISSUED FOR SPA RESUBMISSION	APR 22, 2022
4	ISSUED FOR SPA RESUBMISSION	SEPT 17, 2021
3	ISSUED FOR COORDINATION	JUL 05, 2021
2	ISSUED FOR SPA	MAR 26, 2021
1	ISSUED FOR COORDINATION	MAR 22, 2021

CLIENT:
JM LAKESHORE-BRONTE INC.

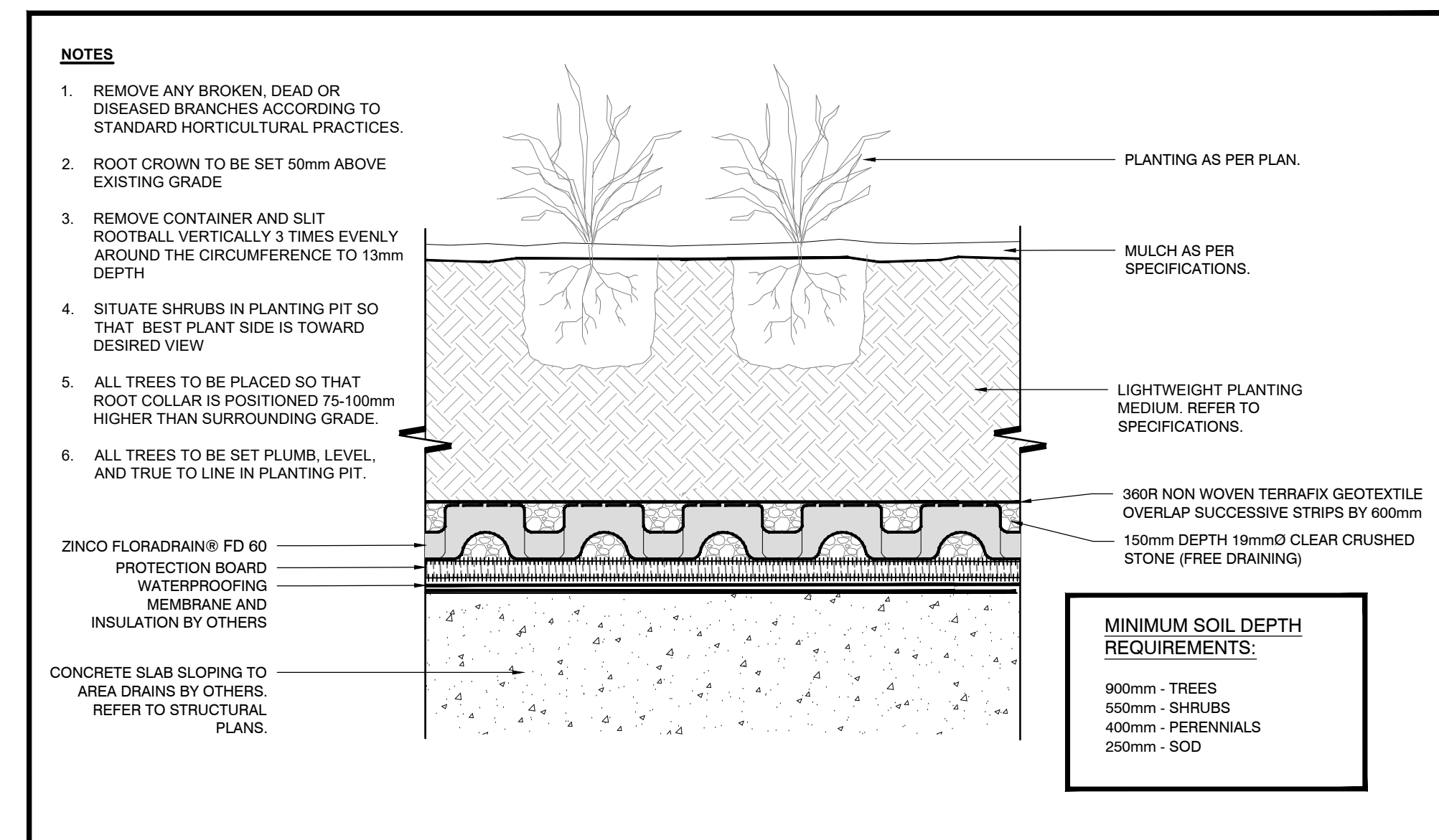
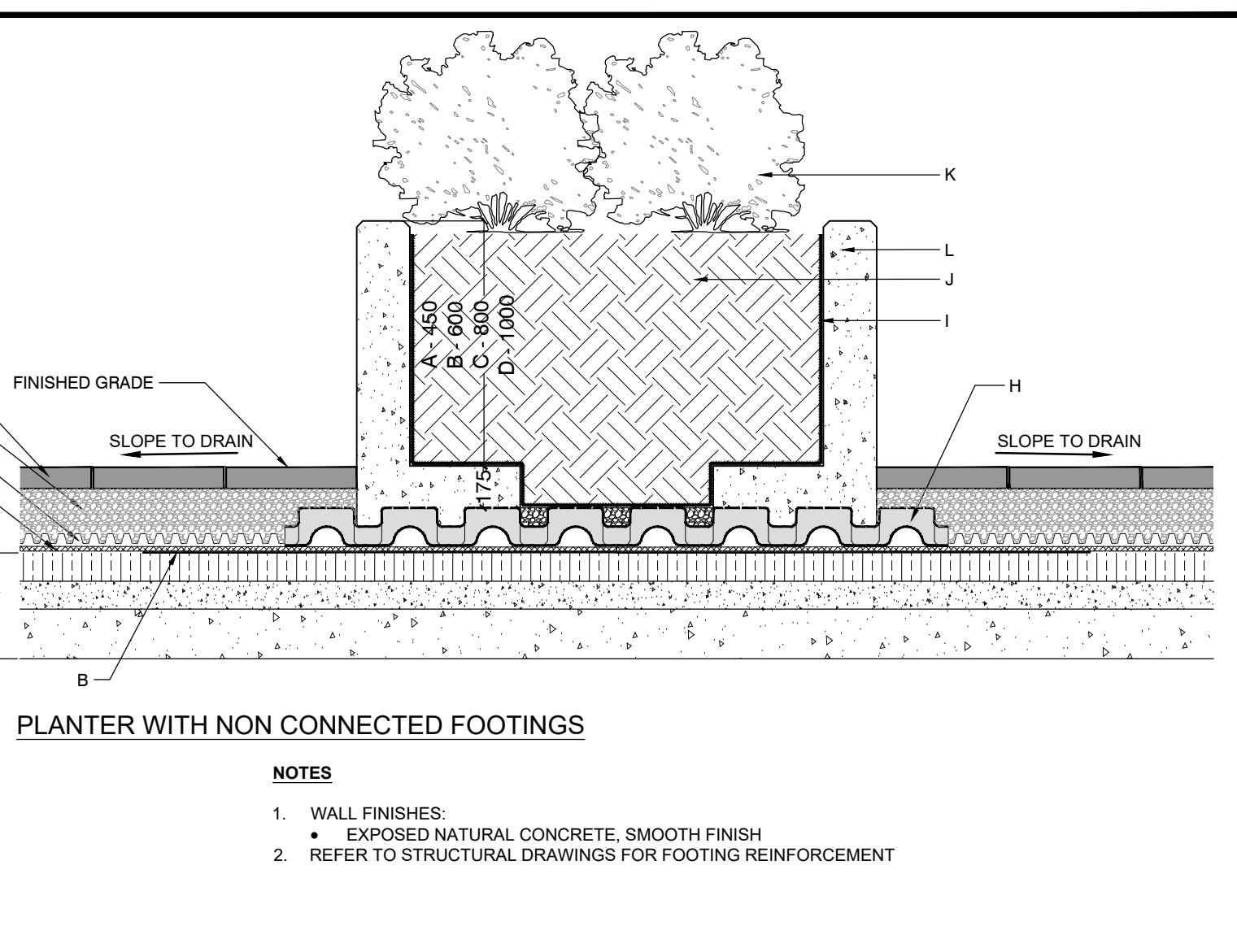
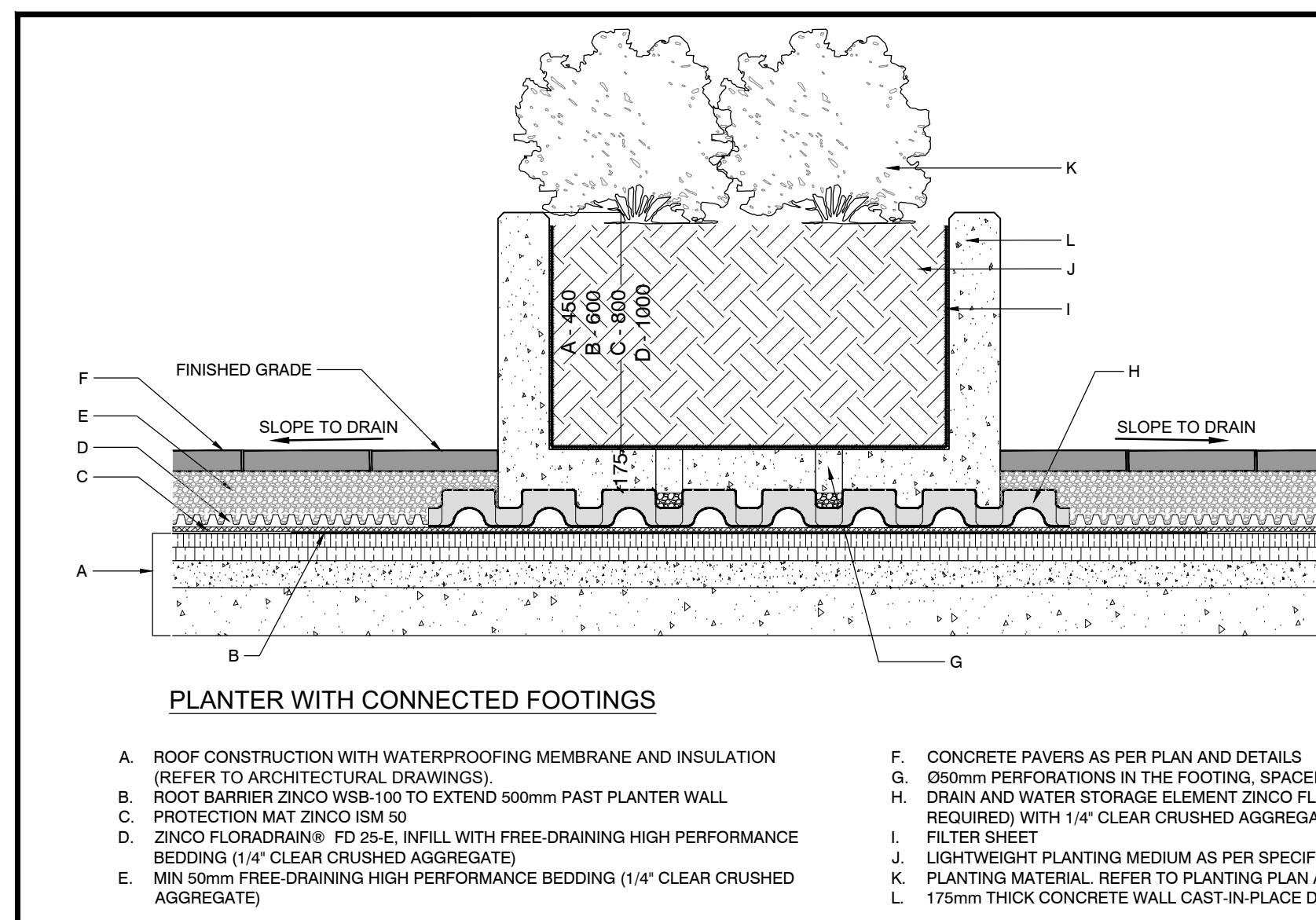
PROJECT TITLE:
LAKESHORE & BRONTE MIXED USE DEVELOPMENT



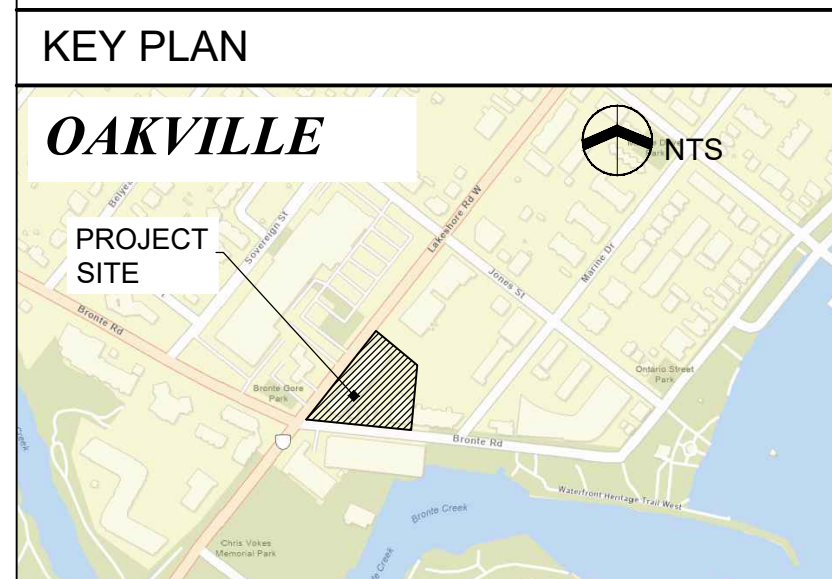
SHEET TITLE:
LANDSCAPE DETAILS

DWG No:	LD-1	SCALE:	AS NOTED
PROJECT NO:	20-001	DRAWN BY:	CS/MF
DESIGN BY:	CS/MF	CHECKED BY:	HS
SHEET No:	5 of 7		

ASSOCIATION OF LANDSCAPE ARCHITECTS
OMAHA
MEMBER



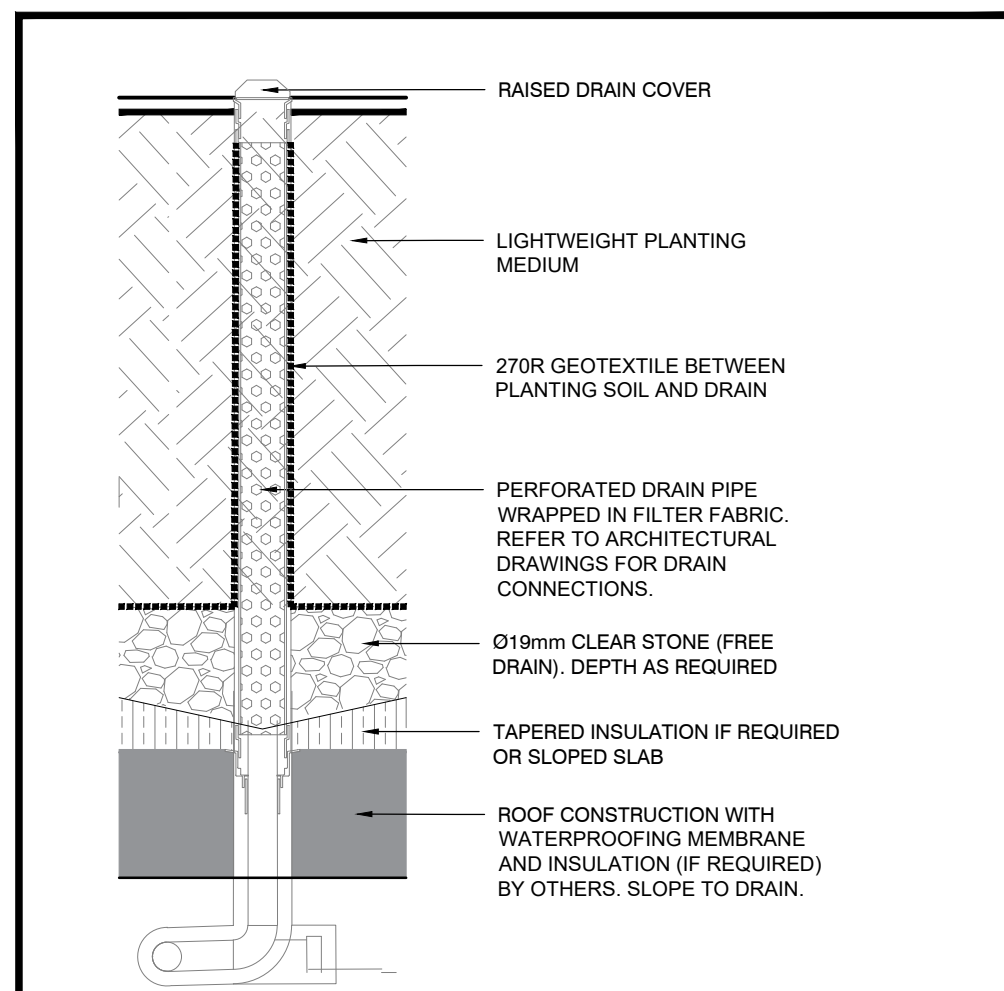
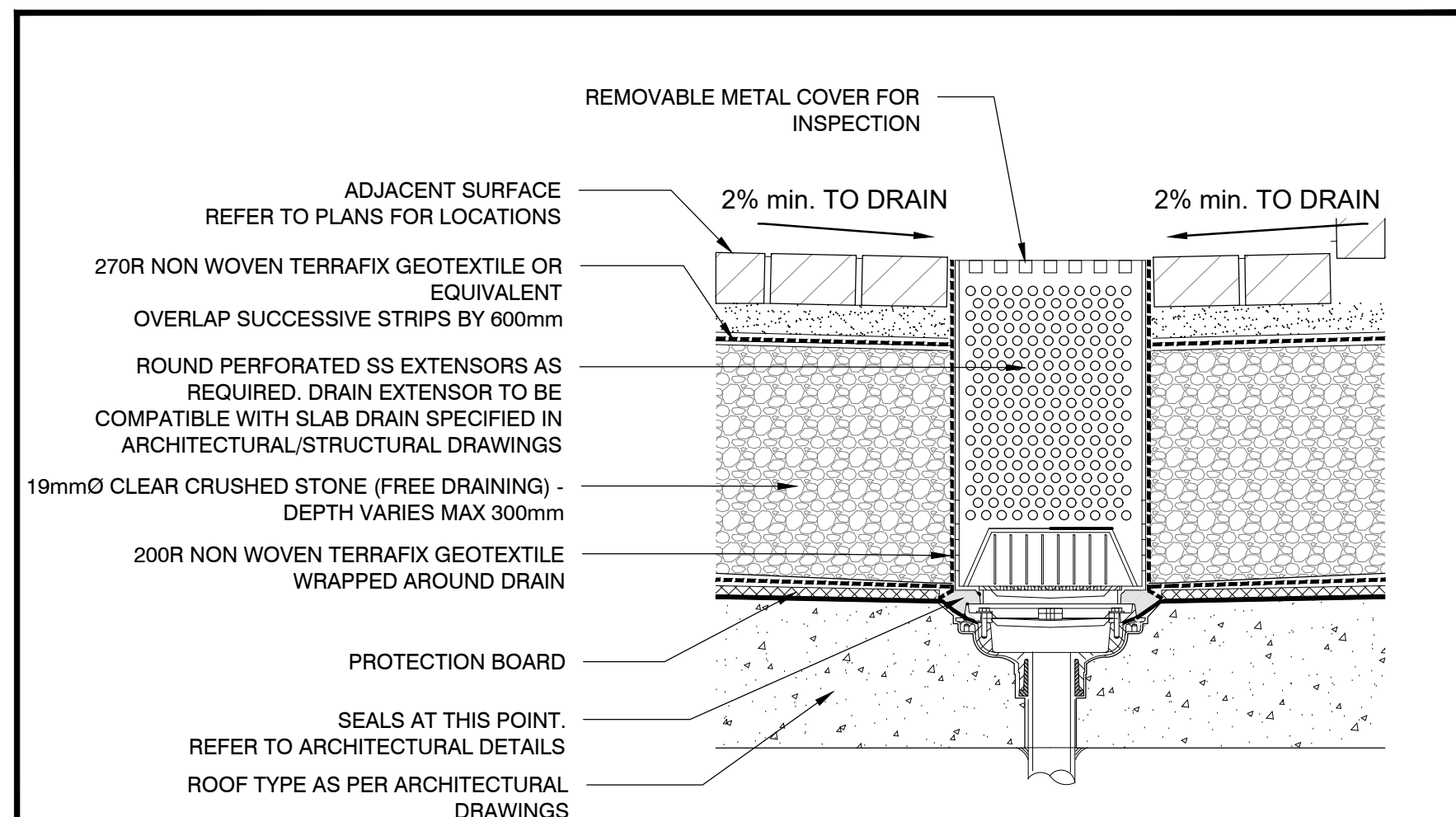
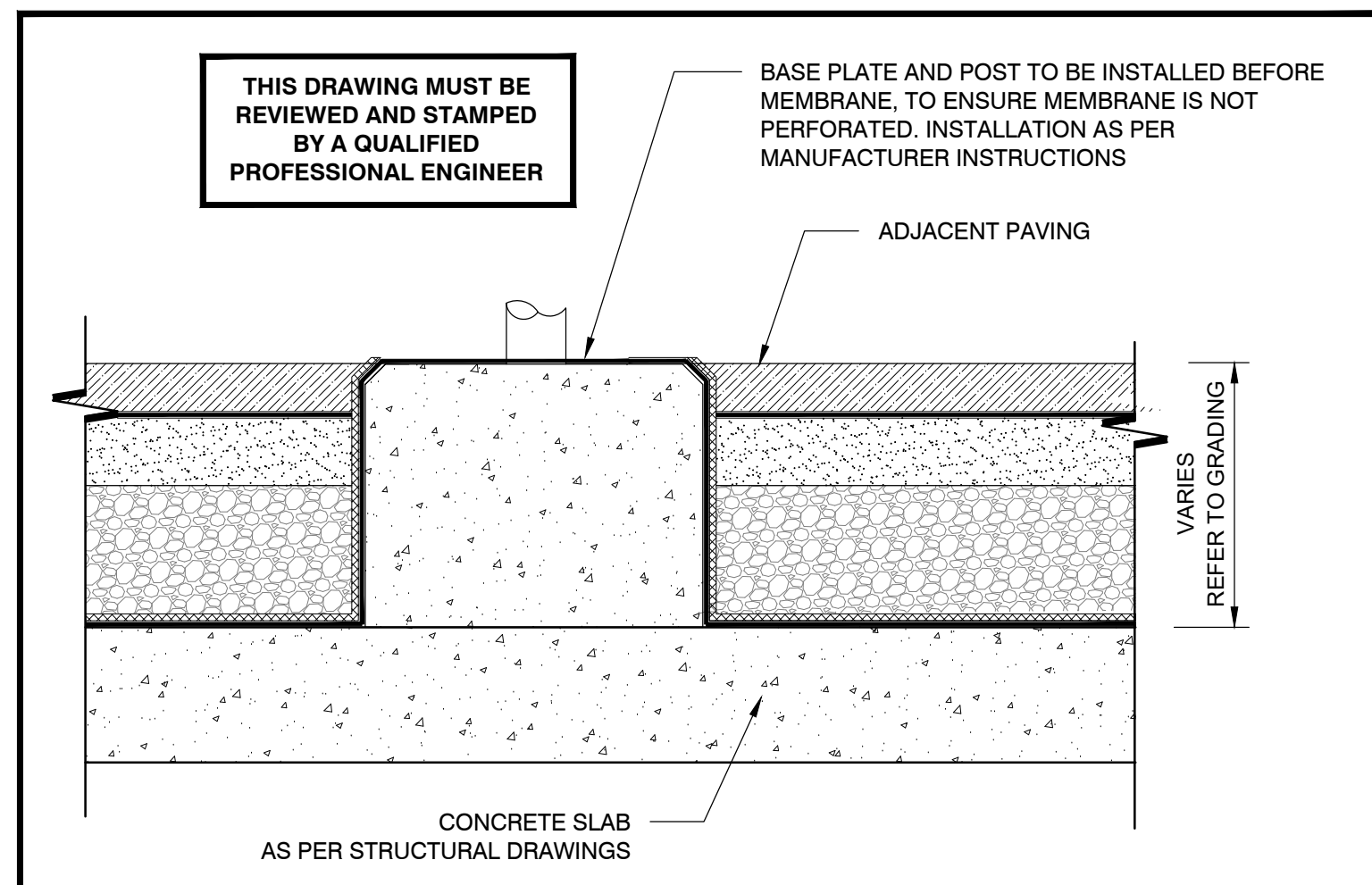
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LEGEND:

1 LANDSCAPE WALLS

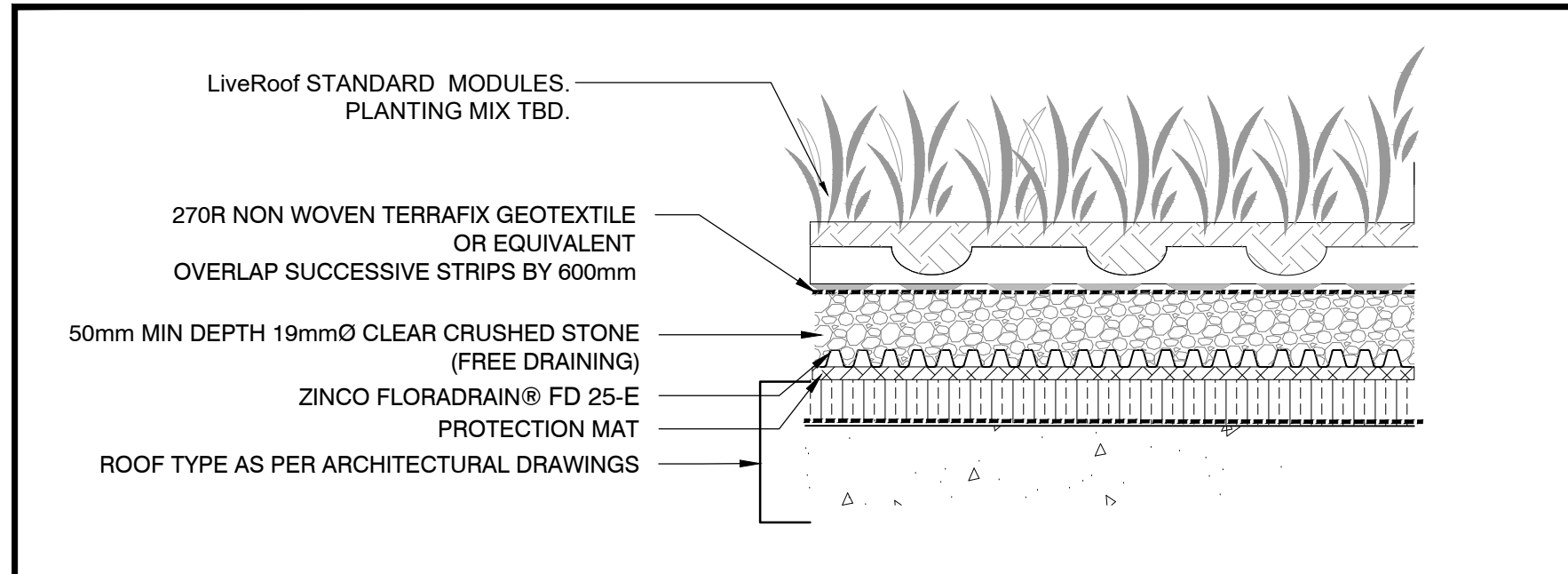
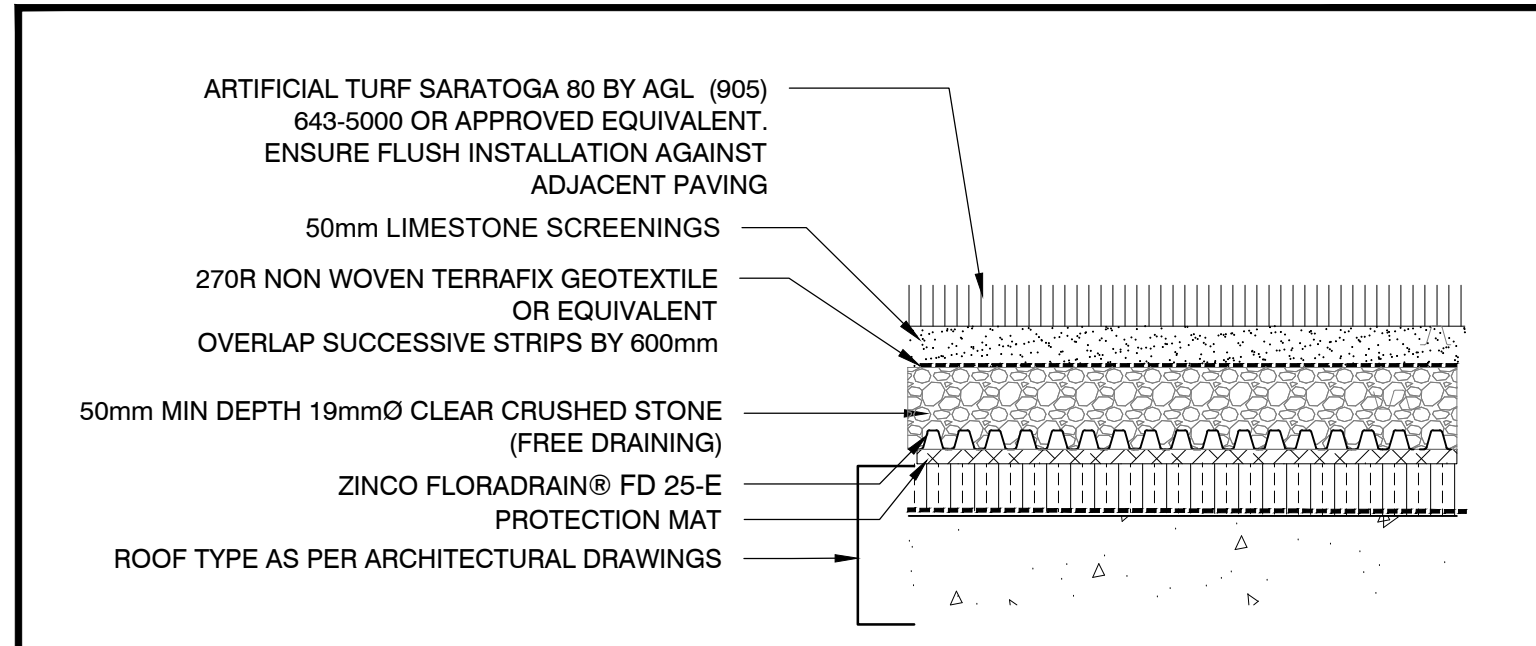
2 TYPICAL PLANTING ON ROOF SLAB



4 SHADE STRUCTURE FOOTING

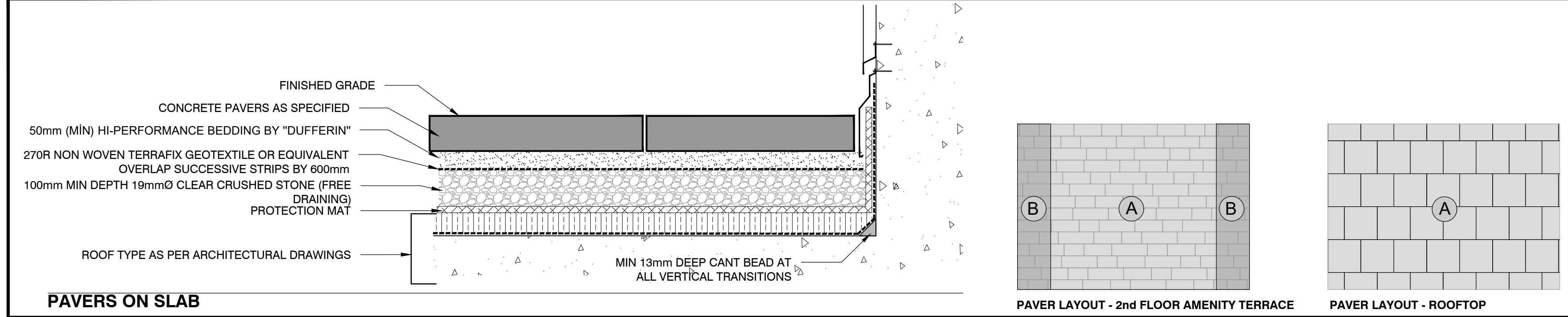
5 SURFACE DRAIN

6 DRAIN INSIDE PLANTER



7 ARTIFICIAL TURF

8 ROOFTOP SEDUM MATS



PRECAST CONCRETE PAVERS SCHEDULE		
FLOOR	2nd FLOOR AMENITY	ROOFTOP AMENITY
SUPPLIER	TECHO-BLOC	TECH-BLOC
PAVING TYPE	LINEA	INDUSTRIA SMOOTH
FIELD	CHAMPLAIN GREY	BEIGE CREAM
	SIZE: 100mmx150mmx425mm	SIZE: 0.60 x 0.60
ACCENT BANDING	ONYX BLACK	N/A
	SIZE: 100mmx150mmx425mm	N/A

NOTES:
 1. REFER TO PLANS FOR PAVING PATTERNS
 2. INSTALLATION AS PER MANUFACTURER'S INSTRUCTIONS. PAVERS TO BE LAID TO DRAIN
 3. PAVERS TO BE AODA COMPLIANT: NON-CHAMFERED EDGES WITH JOINTS NO GREATER THAN 6mm WIDE, VARIATIONS IN LEVEL NO MORE THAN 3mm

9 PRECAST CONCRETE PAVERS

NO.	REVISIONS	DATE:

NO.	ISSUED	DATE:
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3	ISSUED FOR COORDINATION	JUL 05, 2021
2	ISSUED FOR SPA	MAR 26, 2021
1	ISSUED FOR COORDINATION	MAR 22, 2021

CLIENT:
JM LAKESHORE-BRONTE INC.

PROJECT TITLE:
LAKESHORE & BRONTE MIXED USE DEVELOPMENT



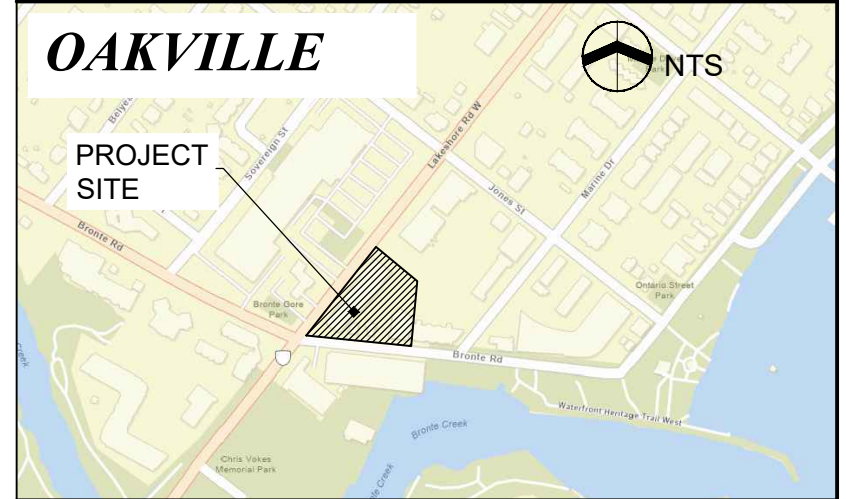
SHEET TITLE:
LANDSCAPE DETAILS

DWG No:	LD-2	SCALE:	AS NOTED
STAMP:		PROJECT NO:	20-001
		DRAWN BY:	CS/MF
		DESIGN BY:	CS/MF
		CHECKED BY:	HS
		SHEET No:	6 of 7
			NORTH

PRINT DATE: Thursday, April 21, 2022

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KEY PLAN



LEGEND:

NO.	REVISIONS	DATE:
NO.	ISSUED	DATE:
5	ISSUED FOR SPA RESUBMISSION	APR 22, 2022
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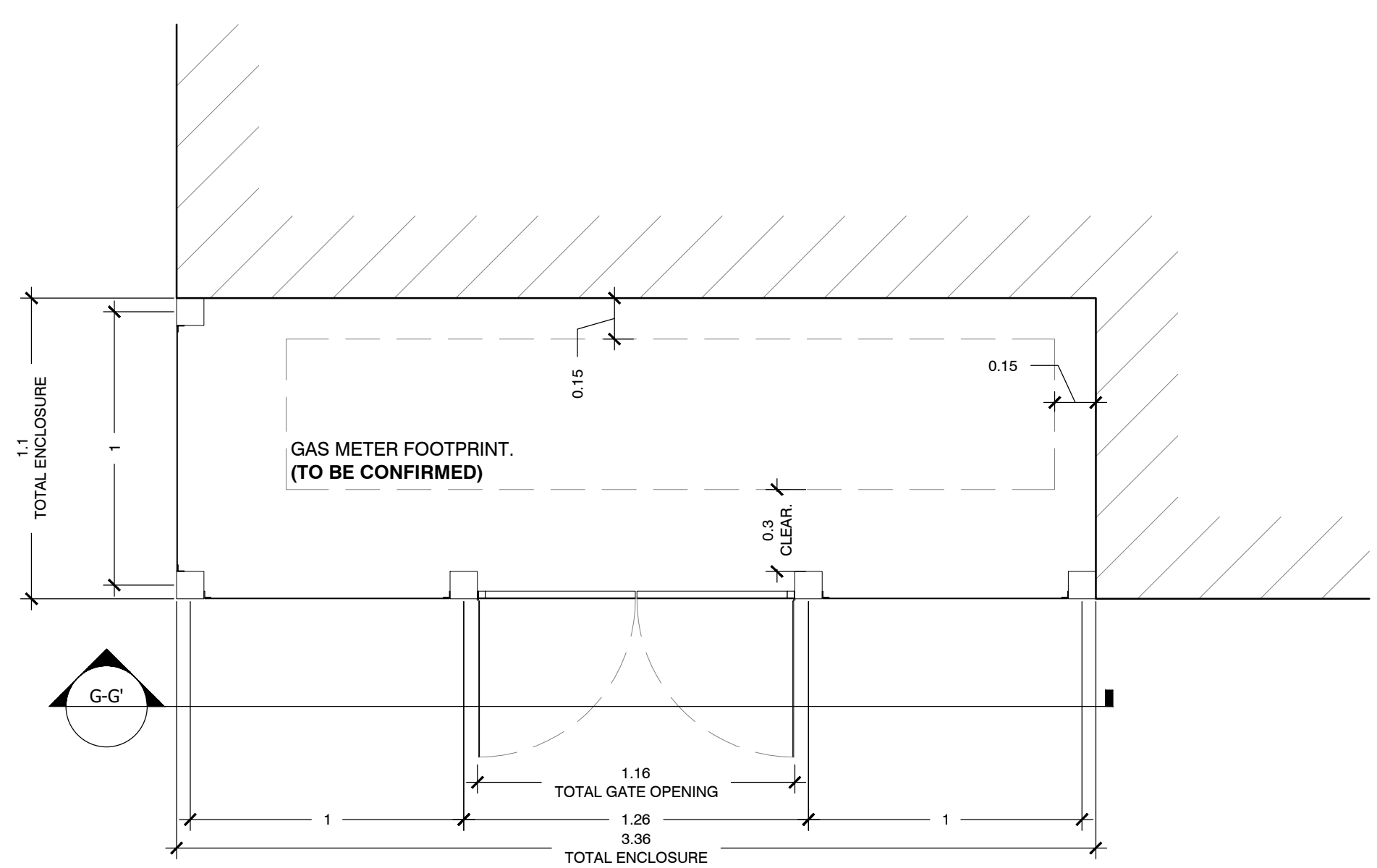
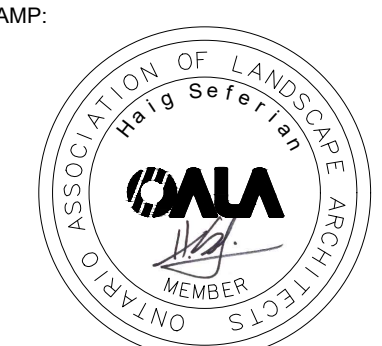
CLIENT:
JM LAKESHORE-BRONTE INC.

PROJECT TITLE:
LAKESHORE & BRONTE MIXED USE DEVELOPMENT

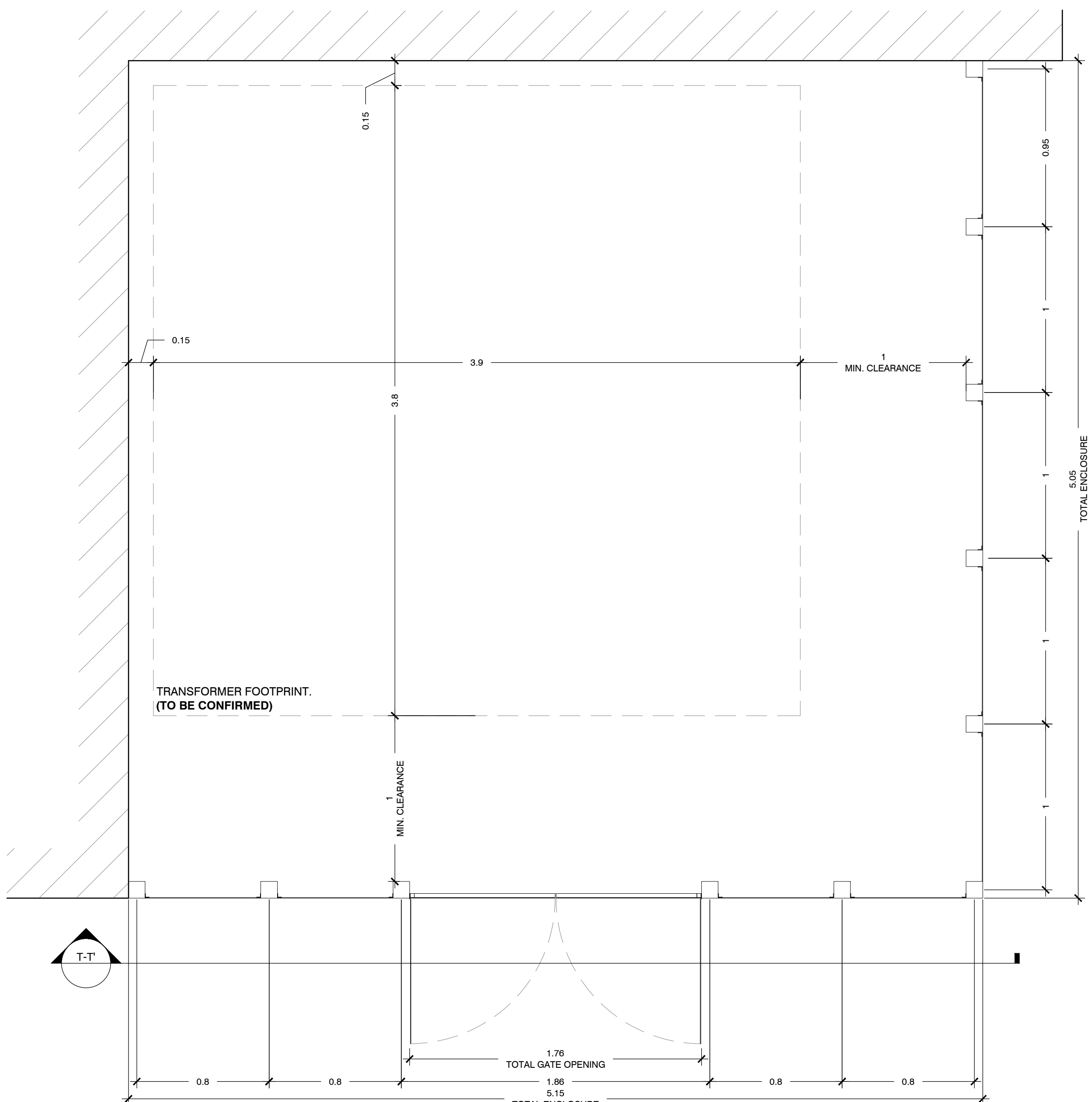


SHEET TITLE:
LANDSCAPE DETAILS

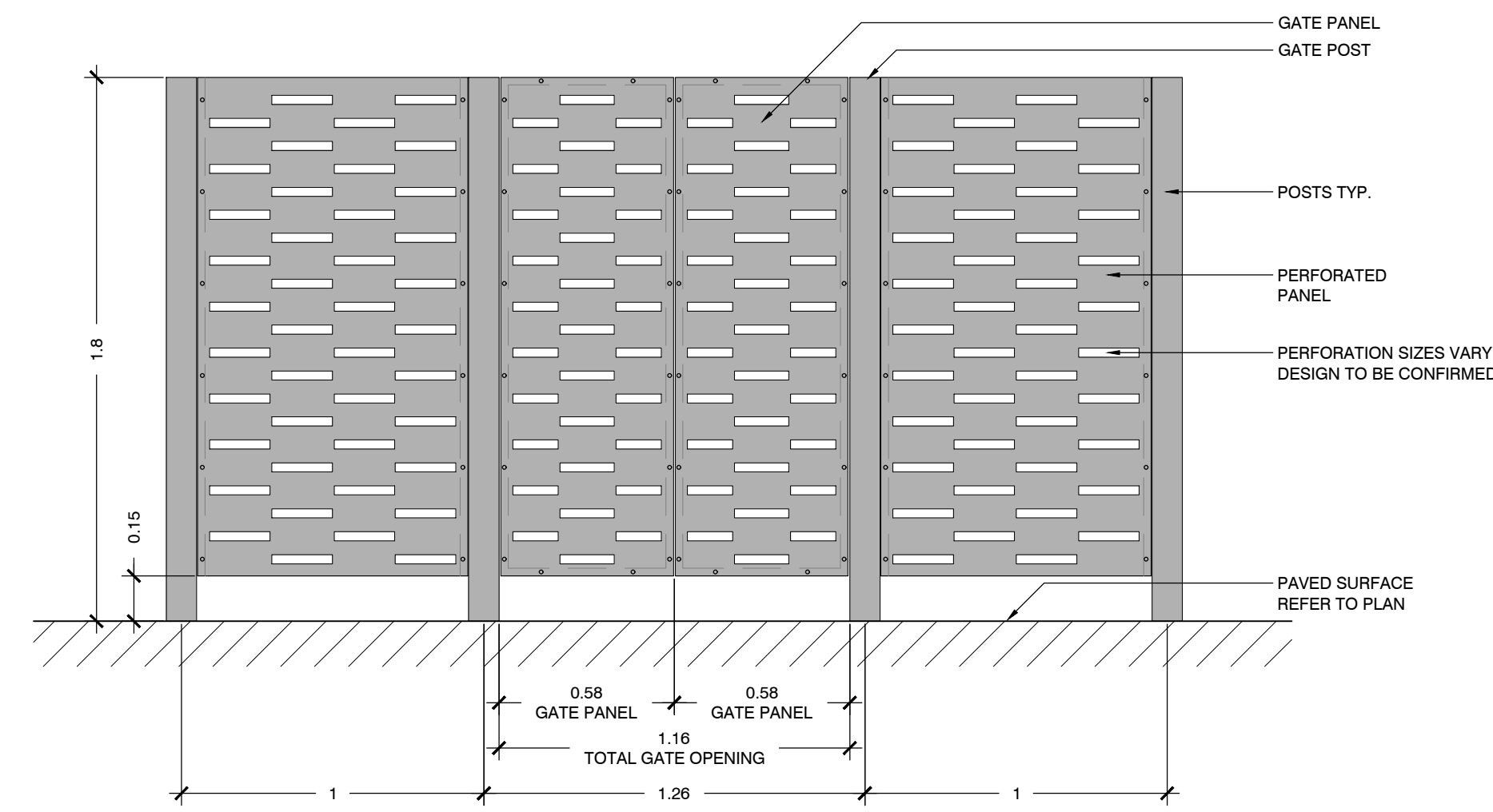
DWG No:	LD-3	SCALE:	AS NOTED
PROJECT NO:	20-001	DRAWN BY:	CS/MF
DESIGN BY:	CS/MF	CHECKED BY:	HS
SHEET No:	4 of 7		



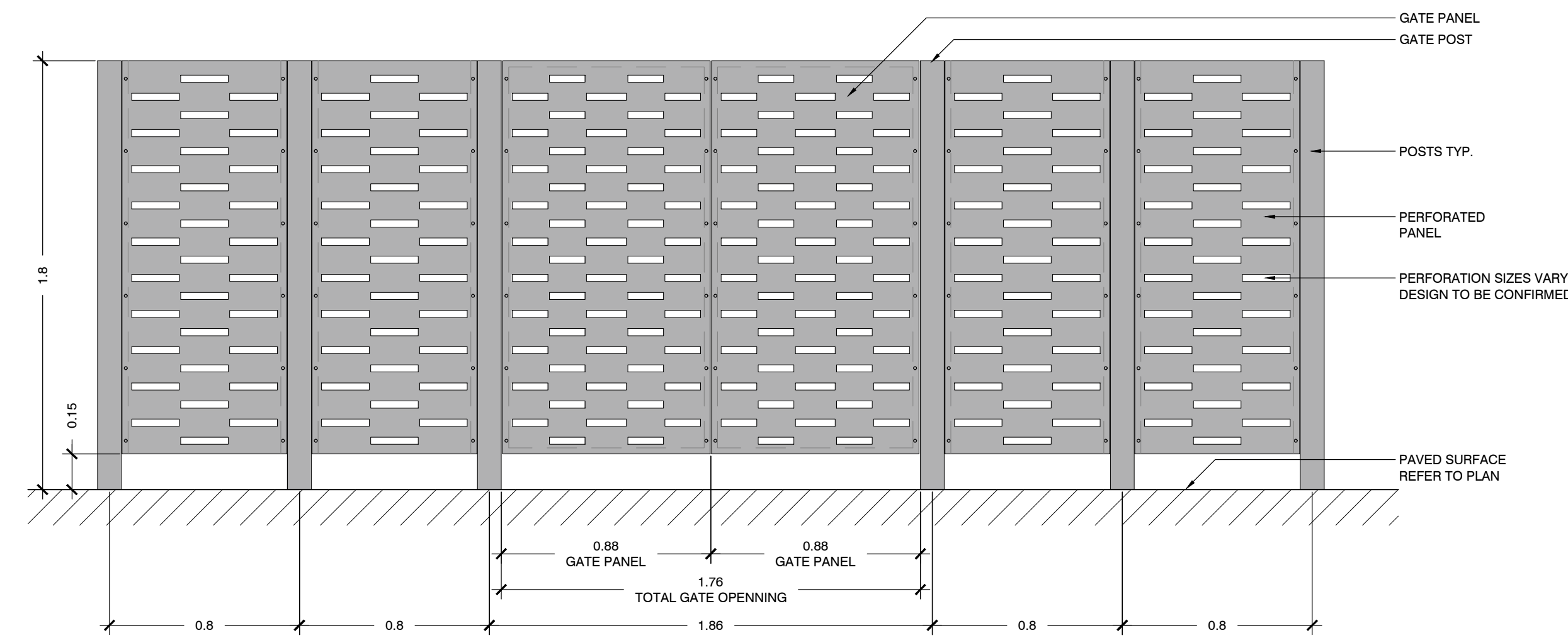
GAS METER SCREEN PLAN



TRANSFORMER SCREEN PLAN



GAS METER SCREEN ELEVATION G-G'



TRANSFORMER SCREEN ELEVATION T-T'

1 METAL SCREENS FOR GAS METER & TRANSFORMER

1:20

PRINT DATE: Thursday, April 21, 2022