

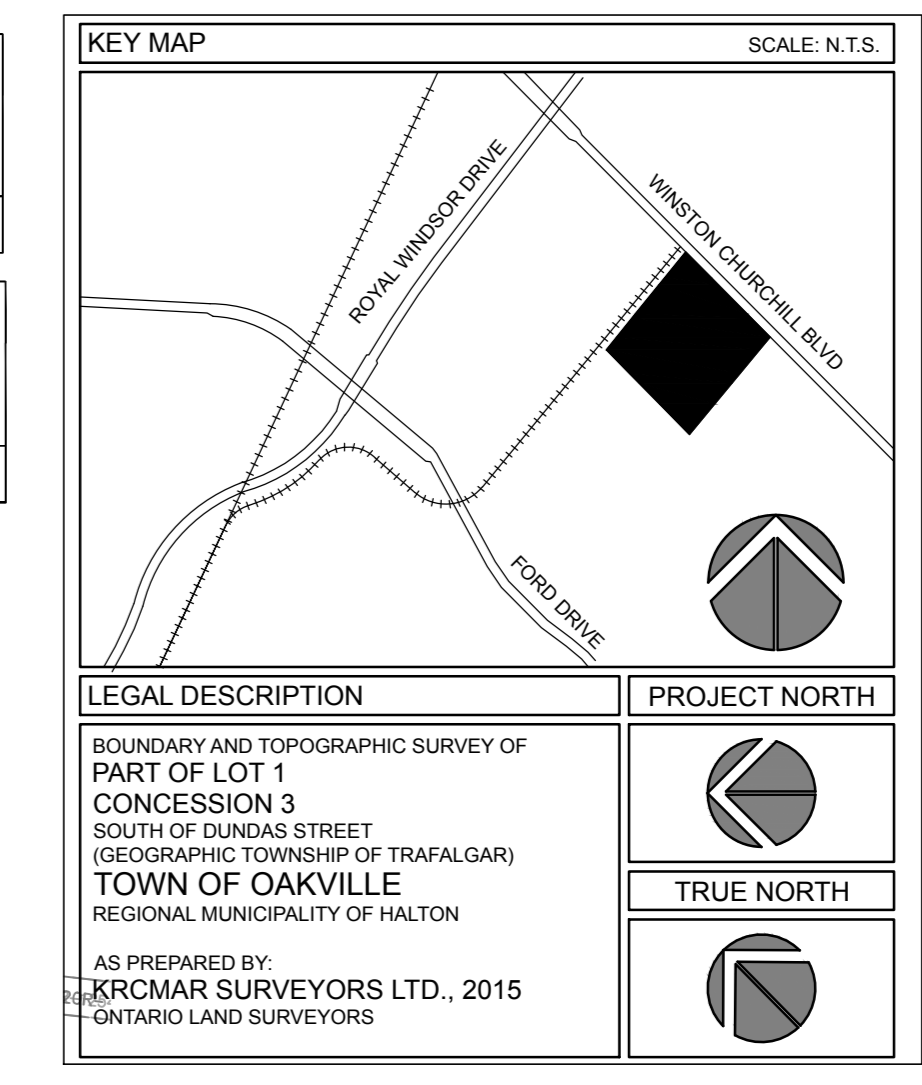
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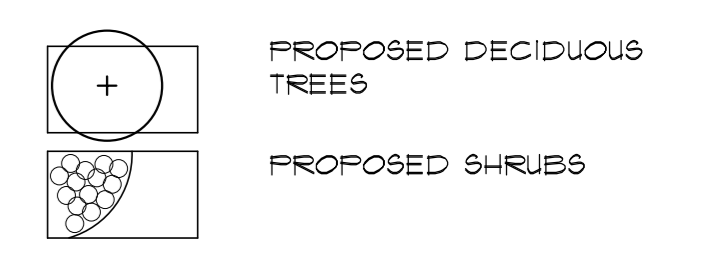
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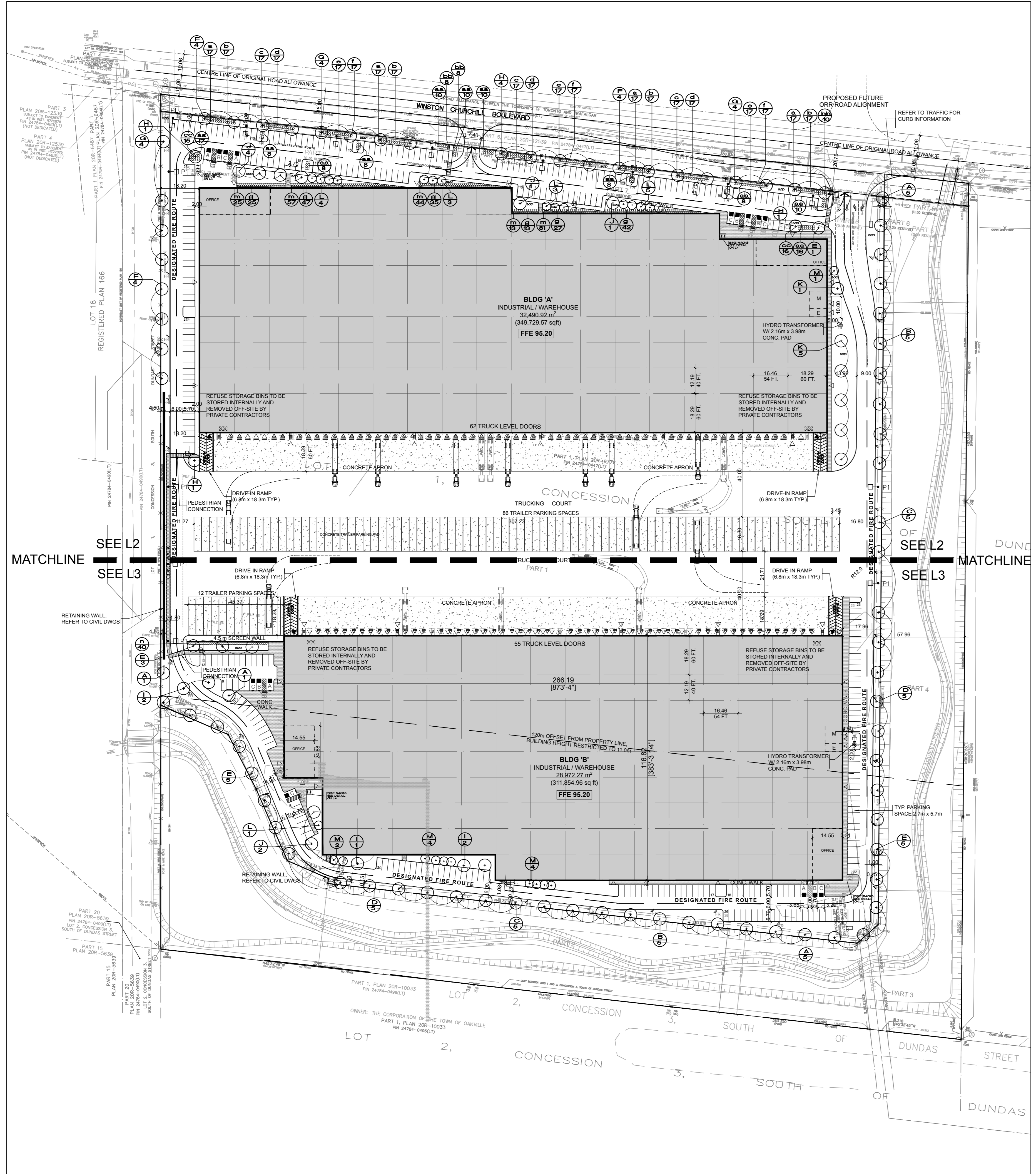
BALDASSARRA ARCHITECTS INC.
30 GREAT GULF DRIVE, UNIT 20
CONCORD, ONTARIO L4K 0K7
905-669-0722
WWW.BALDASSARRA.CA

LANDSCAPE LEGEND



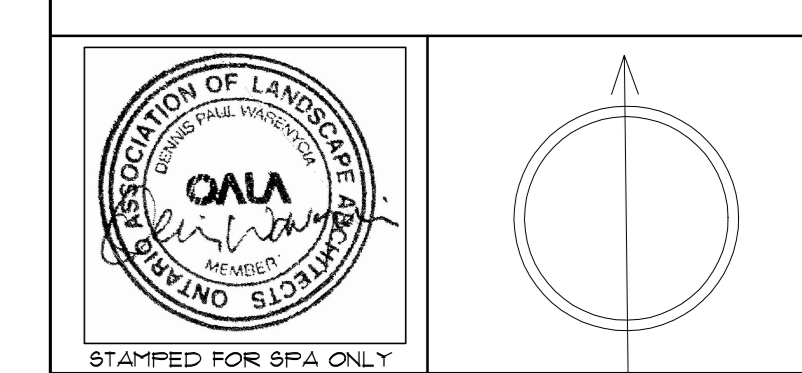
SYMBOL LEGEND

▶	MAN DOOR
▷	LOADING DOCK DOOR
▶	DRIVE-IN / OVERHEAD DOOR
→	FH HYDRANT + VALVE
→	FIRE DEPARTMENT CONNECTION / SIAMASEE
□	CATCH BASIN
□	DCB DOUBLE CATCH BASIN
●	SANMH SANITARY MAN HOLE
○	CBMH CATCH BASIN / MAN HOLE
○	SMH STORM MAN HOLE
○	HP HYDRO POLE STANDARD / UTILITY POLE
□	BR BIKE RACK (2-3 BIKES)
□	HT HYDRO TRANSFORMER
■	ACCESSIBLE PARKING SPACE
■	ACCESSIBLE PARKING SPACE SIGNAGE
■	SNOW STORAGE AREA
○	REFUSE STORAGE BINS



APRIL 21 2021 COORDINATION ISSUED FOR CLIENT USE
APRIL 21 2021 ISSUED FOR CLIENT REVIEW

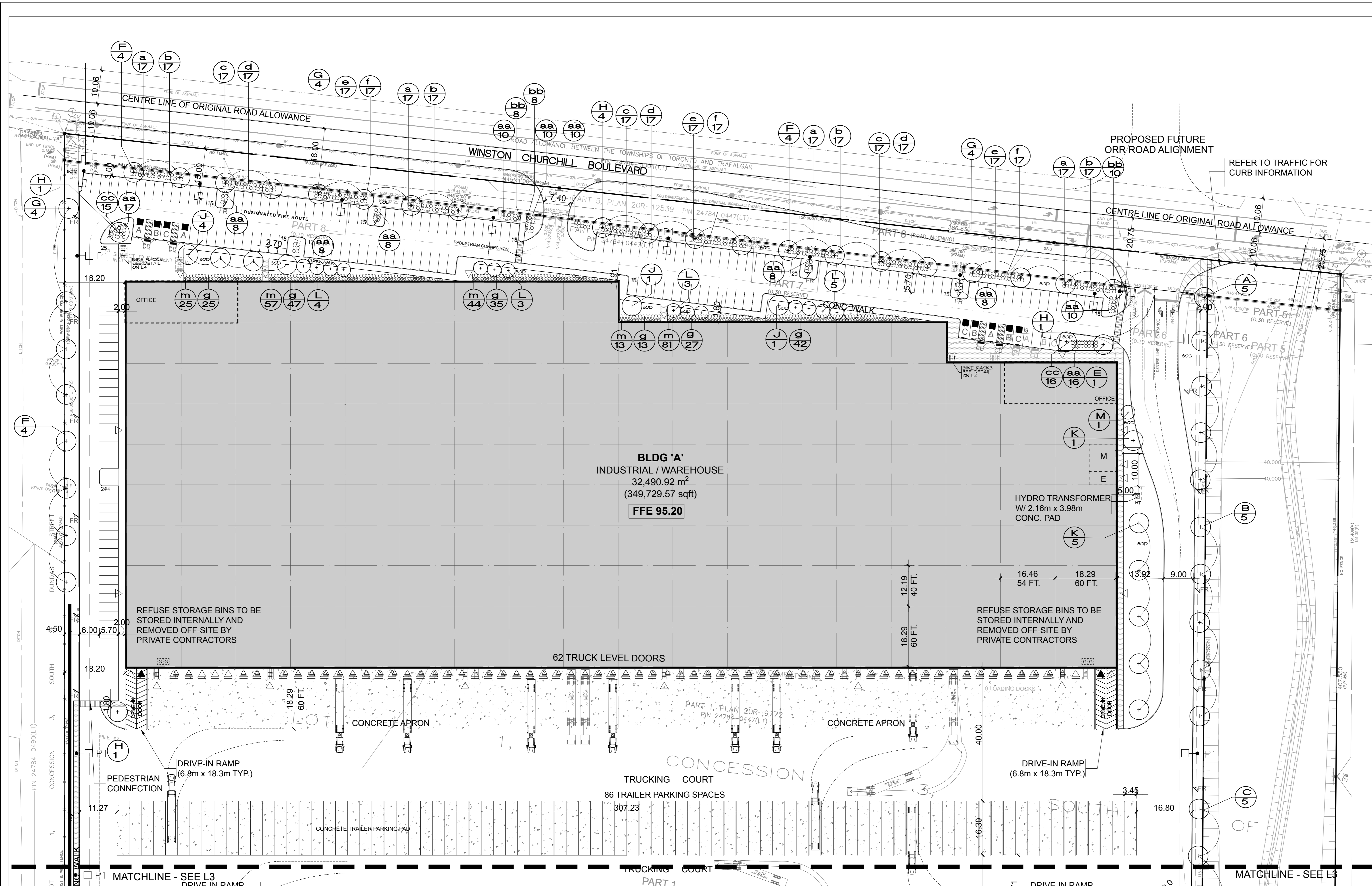
INSITE LANDSCAPE ARCHITECTS INC.
LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING
TEL: 416-545-1306 insite@globalserve.net



PROJECT:
**772 WINSTON CHURCHILL BLVD.
OAKVILLE ONTARIO**

DRAWING:
**OVERALL
LANDSCAPE PLAN**

DATE: MAR.31-21	PROJECT NO. 200907
SCALE: 1:1000	SHEET L-1

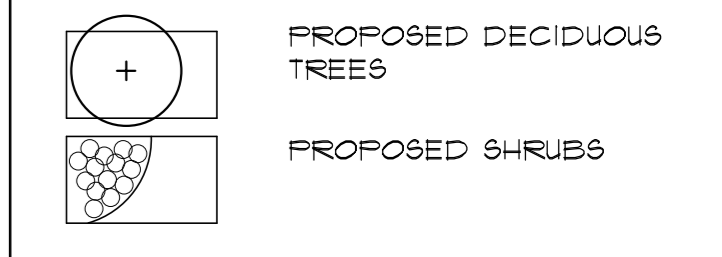


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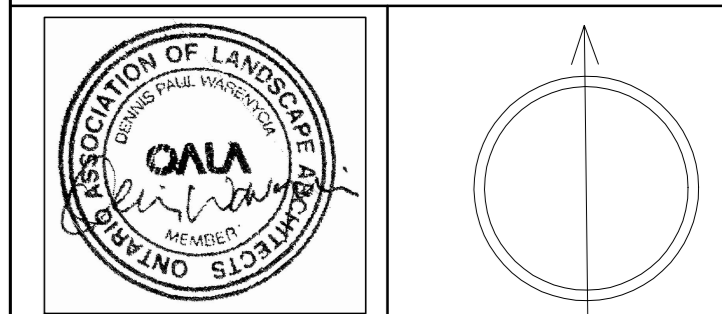
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 CONCORD, ONTARIO L4K 0K7
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LANDSCAPE LEGEND



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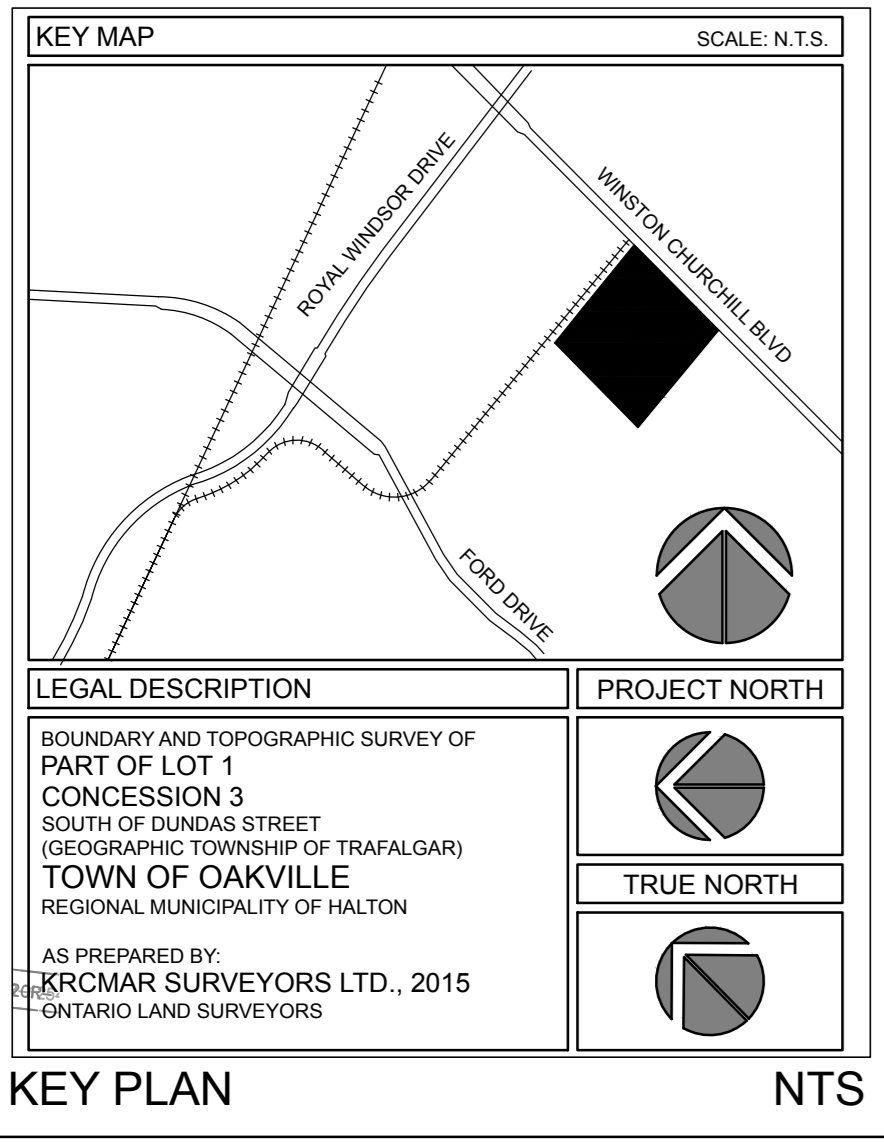
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 TEL: 416-945-1306 insite@insiteinc.net



PROJECT:
 772 WINSTON CHURCHILL BLVD.
 OAKVILLE ONTARIO

**LANDSCAPE PLAN
 TOP SITE PORTION**

DATE: MAR.31-21 PROJECT NO: 200907
 SCALE: SHEET: L-2



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COORDINATION NOTE

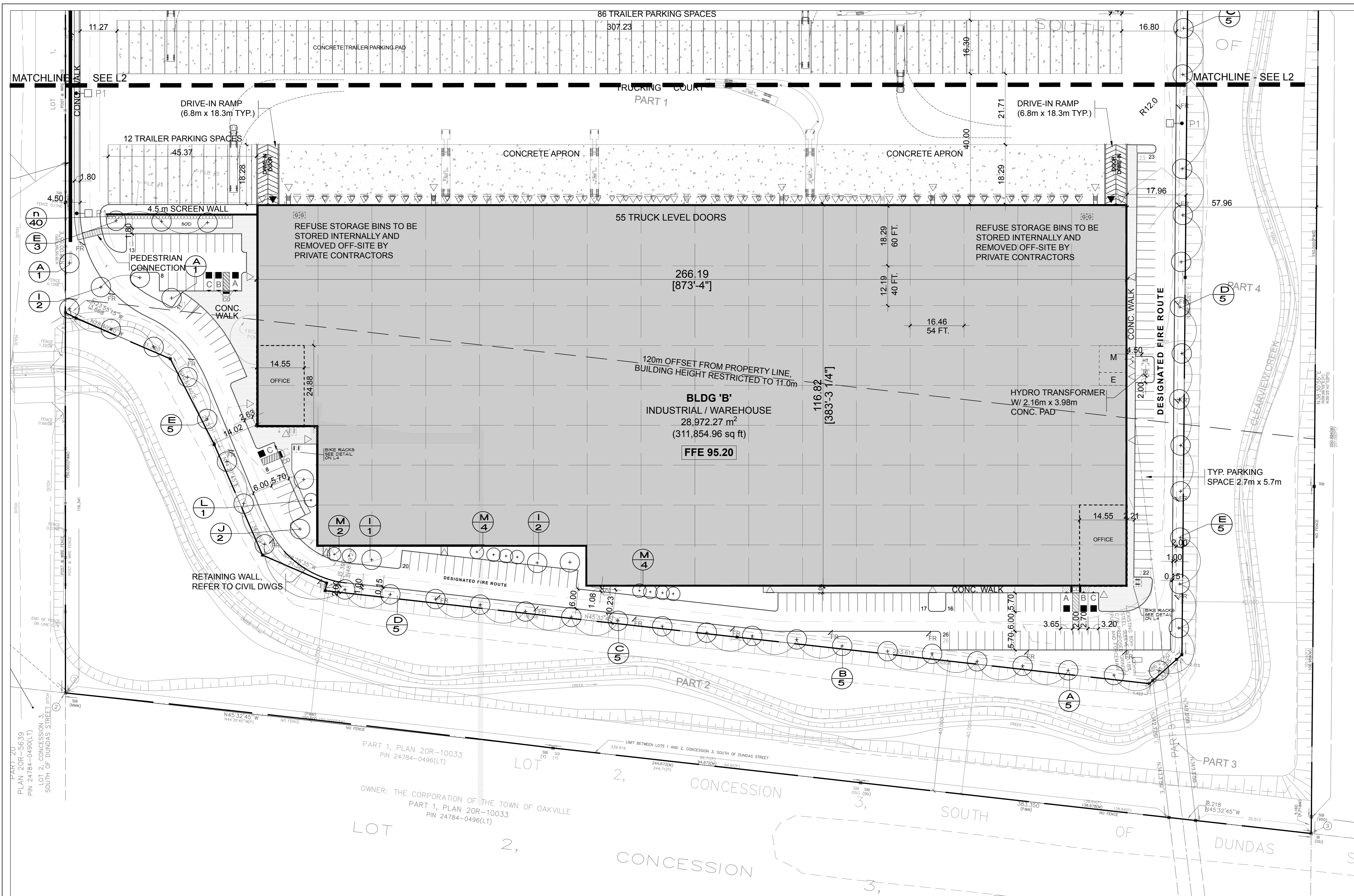
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NOT FOR CONSTRUCTION

SYMBOL LEGEND

▶	MAIN DOOR
◻▶	LOADING DOCK DOOR
◻▶▶	DRIVE-IN / OVERHEAD DOOR
—FH	HYDRANT + VALVE
—FD	FIRE DEPARTMENT CONNECTION / SIAMISE
◻CB	CATCH BASIN
◻DCB	DOUBLE CATCH BASIN
●SAMH	SANITARY MAN HOLE
○CDMH	CATCH BASIN / MAN HOLE
○SMH	STORM MAN HOLE
○HP	HYDRO POLE STANDARD / UTILITY POLE
○BR	BIKE RACK (2.3 BIKES)
HT	HYDRO TRANSFORMER
◻	ACCESSIBLE PARKING SPACE
◻	ACCESSIBLE PARKING SPACE SIGNAGE
◻	SNOW STORAGE AREA
◻	REFUSE STORAGE BINS

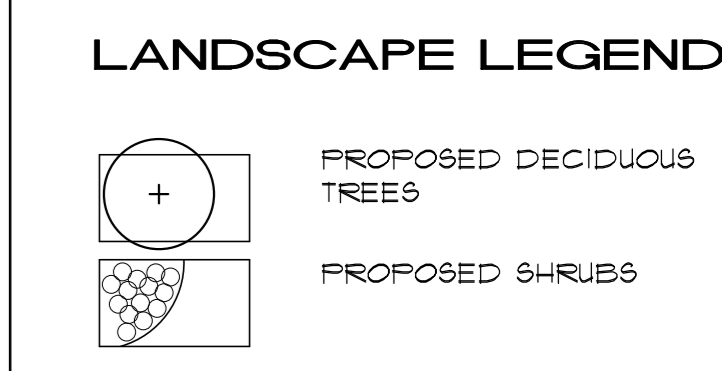


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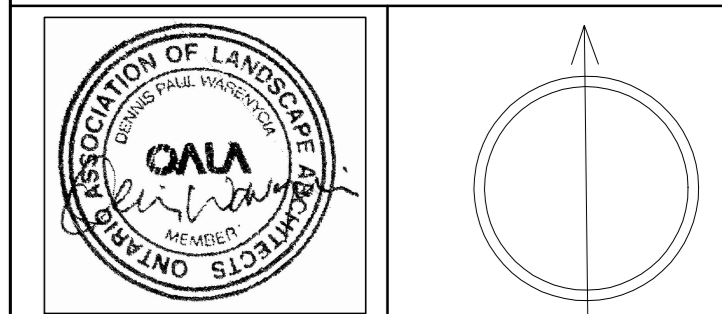
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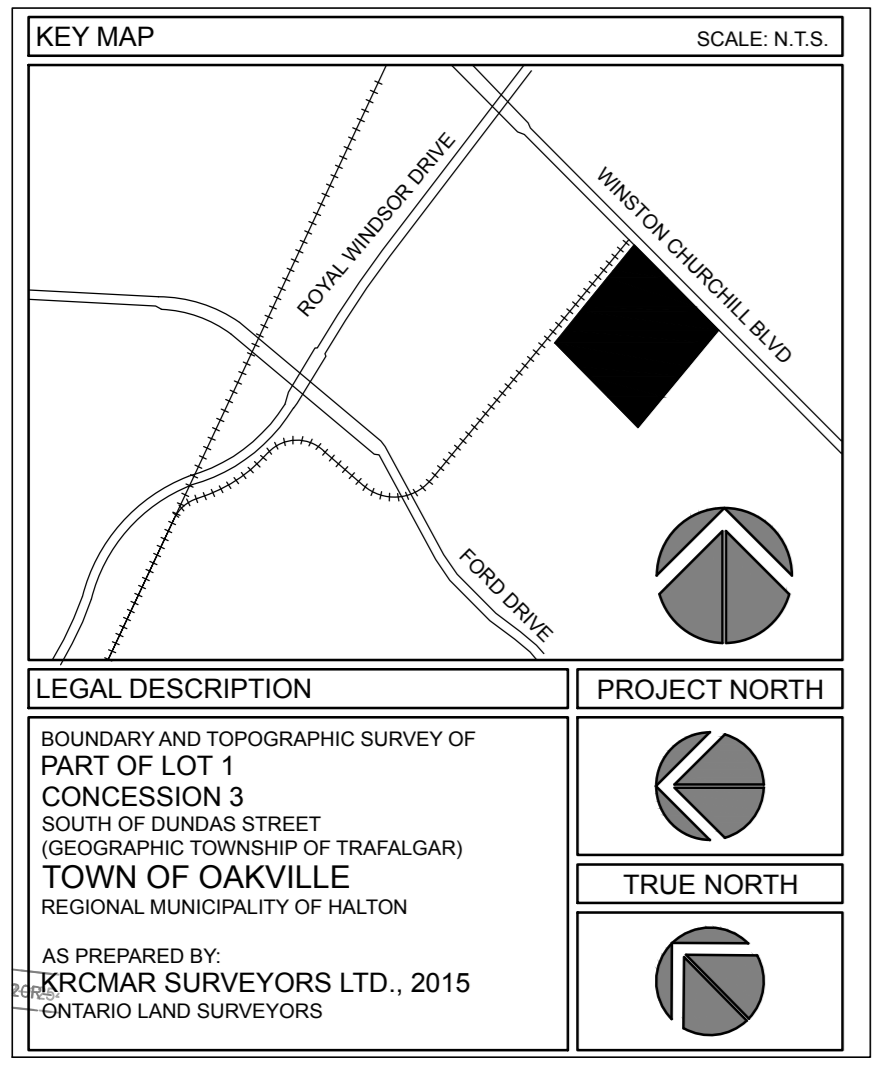
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 TEL: 416-545-1306 insite@globalserve.net



PROJECT:
772 WINSTON CHURCHILL BLVD.
 OAKVILLE ONTARIO

DRAWING:
LANDSCAPE PLAN
LOWER SITE PORTION

DATE: MAR.31-21	PROJECT NO. 200907
SCALE: 1:500	SHEET L-3



COORDINATION NOTE

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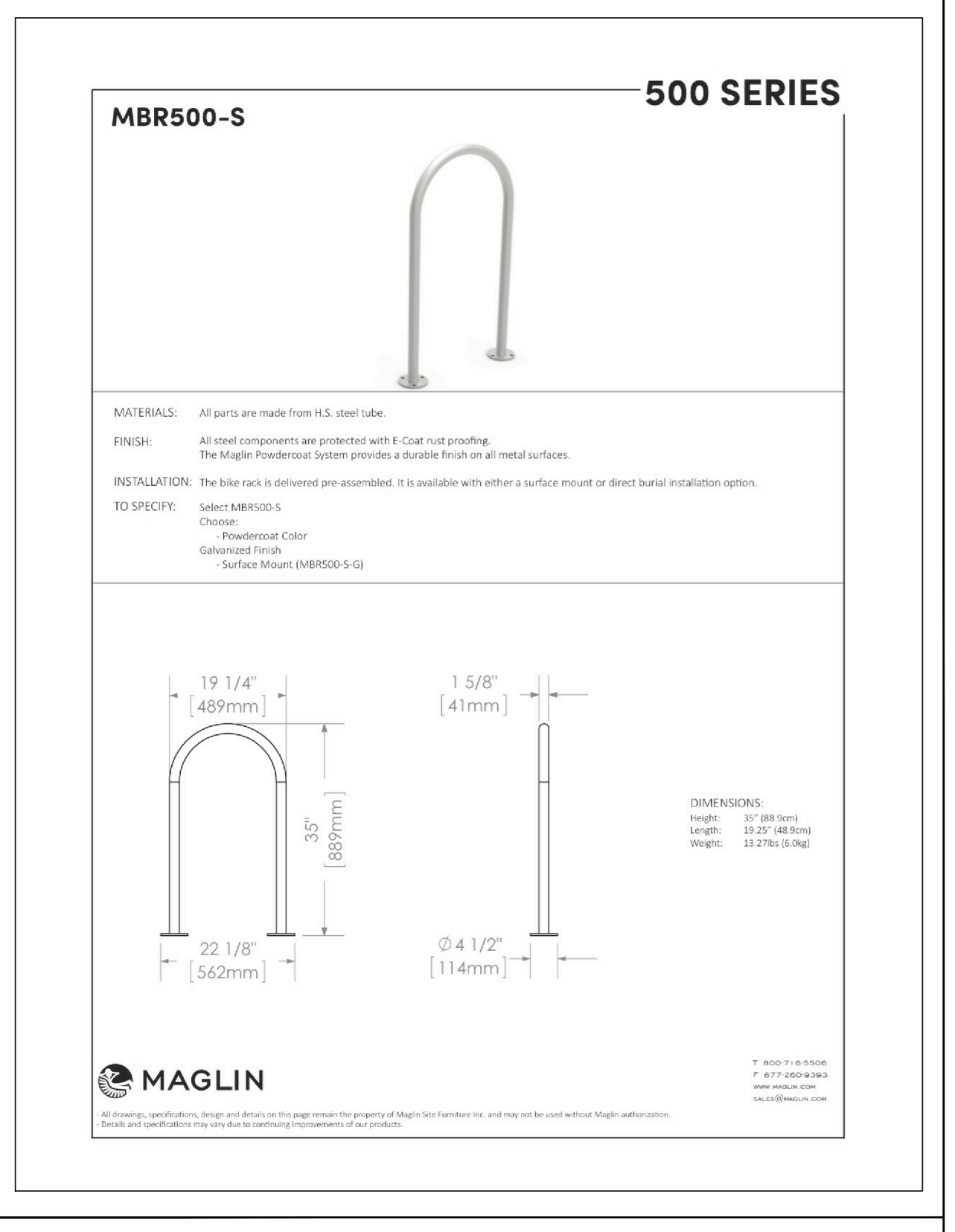
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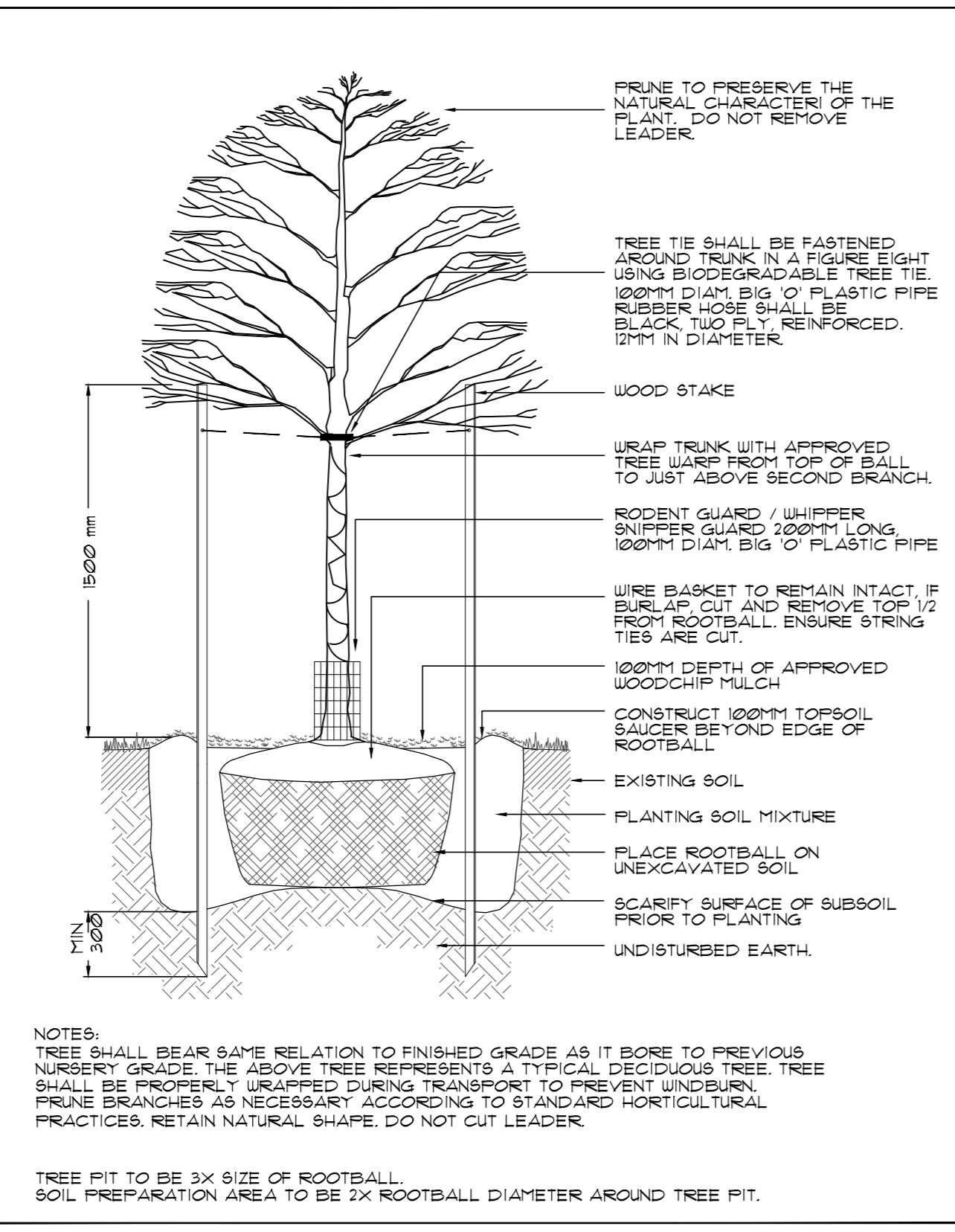
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SYMBOL LEGEND

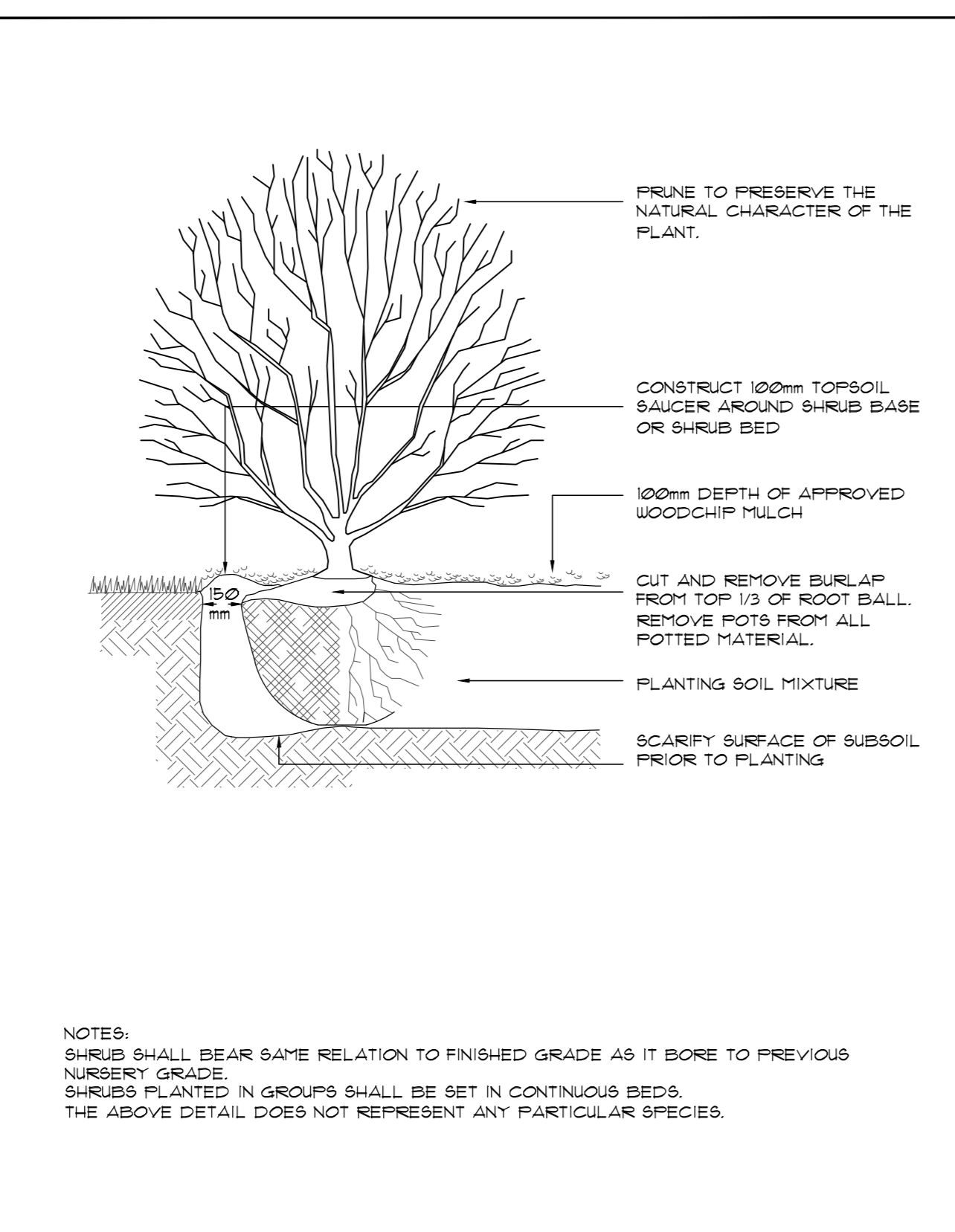
	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
	HYDRANT + VALVE
	FIRE DEPARTMENT CONNECTION / SIAMSE
	CATCH BASIN
	DOUBLE CATCH BASIN
	SANITARY MAN HOLE
	CATCH BASIN / MAN HOLE
	STORM MAN HOLE
	HYDRO POLE STANDARD / UTILITY POLE
	BIKE RACK (3 BIKES)
	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
	SNOW STORAGE AREA
	REFUSE STORAGE BINS



PROPOSED BIKE RACK NTS



DECIDUOUS TREE PLANTING NTS



SHRUB PLANTING NTS

GENERAL NOTES

- ALL LANDSCAPE WORKS, UNLESS OTHERWISE NOTED, SHALL BE EXECUTED BY ONSITE CREW AND FORE PERSON WITH MINIMUM THREE YEARS OR MORE RELATED EXPERIENCE.
- LANDSCAPE DRAWINGS ARE NOT BE SCALED.
- NO EXTRA WILL BE CONSIDERED FOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS UNLESS REPORTED IN WRITING TO CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
- DO NOT LEAVE ANY EXCAVATED HOLES OPEN OVERNIGHT.
- MAKE GOOD ALL DAMAGE RESULTING FROM THE WORK AT NO EXTRA COST.
- KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
- NO STOCKPILE IS ALLOWED ON SITE WITHOUT OWNER'S APPROVAL AND DIRECTION.
- IF REQUESTED CONTRACTOR IS TO SUBMIT SAMPLES OF ALL PROPOSED MATERIALS IN THIS CONTRACT FOR APPROVAL BY CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR RESPONSIBLE FOR STAKE OUT AND VERIFY LOCATIONS FOR ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND REPORT ALL CONFLICTS TO CONSULTANT IN WRITING. CONTRACTOR TO OBTAIN WRITTEN INSTRUCTIONS PRIOR TO STARTING WORK.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S SITE PLAN, ENGINEERING DRAWINGS, SOIL REPORTS AND ALL OTHER APPLICABLE DOCUMENTS.
- ALL SHRUBS AND GROUND COVER TO BE IN CONTINUOUS PLANTING BEDS. ALL PLANTING TO MEET MUNICIPALITY'S SPECIFICATIONS.
- IF REQUESTED CONTRACTOR TO LAY OUT ALL LANDSCAPE ELEMENTS AND CONFIRM LOCATIONS WITH THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR MUST ALWAYS FOLLOW THE APPROVED ENGINEERING GRADING PLANS. REPORT ANY DISCREPANCIES TO CONSULTANTS AND SITE SUPERVISOR IMMEDIATELY.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK BY NURSERY KNOWN IN THE INDUSTRY. PROVIDE IN WRITING SOURCE OF PLANT MATERIAL TO CONSULTANT.
- CONTRACTOR TO CONFIRM THAT THE PLANT QUANTITIES SHOWN ON THE PLANT LIST CONFORM TO THE LANDSCAPE DRAWINGS. ANY DISCREPANCIES NOT REPORTED AT TIME OF TENDER, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL NOTES NTS

GENERAL NOTES - continued

- CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO OBTAINING SUBSTANTIAL COMPLETION.
- CONTRACTOR TO INSTALL NEW SOD AND NEW TOPSOIL AS PER SPECIFICATIONS AND GENERAL NOTES THROUGHOUT THE SITE AS DESIGNED. CONTRACTOR TO VERIFY WITH OWNER AT TIME OF TENDER IF NEW TOPSOIL AND SOD SHALL EXTEND THROUGH THE MUNICIPAL BOULEVARD TO THE REAR OF THE MUNICIPAL CURB.
- CONTRACTOR MUST ADVISE AND OBTAIN WRITTEN APPROVAL FROM THE CONSULTANT AND MUNICIPALITY OF ANY PLANT MATERIAL SUBSTITUTIONS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR WILL NOTIFY THE LANDSCAPE ARCHITECT WHEN WORK IS COMPLETED. WARRANTY PERIOD COMMENCES ONLY WHEN THE CERTIFICATE OF COMPLETION, SUBJECT TO DEFICIENCIES IS RECEIVED BY OWNER.
- CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS AND SATISFY THEMSELVES OF SITE CONDITIONS. ADVISE CONSULTANT IMMEDIATELY OF ANY CONCERN PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM ISSUED DRAWINGS ARE LATEST REVISED DRAWINGS PRIOR TO TENDER AND/OR PRIOR TO CONSTRUCTION.
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GENERAL NOTES - continued NTS

PLANT LIST

NOTE: CONTRACTOR TO NOTIFY CONSULTANT IMMEDIATELY IF ANY ERRORS OR DISCREPANCIES ARE NOTED. SHOULD A DISCREPANCY OCCUR BETWEEN PLANT LIST AND KEYS, THE GREATER TOTAL SHALL TAKE PRECEDENCE. CONTRACTOR TO VERIFY SPECIES AND QUANTITIES PRIOR TO ENTERING INTO AGREEMENT WITH OWNER. PLANT MATERIAL SUBSTITUTIONS ARE NOT PERMITTED AFTER AWARD OF CONTRACT.

KEY	BOTANICAL NAME	COMMON NAME	COND.	CAL.	HT./SPR.	REMARKS	QTY.
TREES							
A	ACER SACCHARUM	SUGAR MAPLE	BB/UB	70MM	UNIFORM	12	
B	CELTIS OCCIDENTALIS	COMMON HACKBERRY	BB/UB	70MM	UNIFORM	10	
C	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	BB/UB	70MM	UNIFORM	10	
D	JUGLANS CINEREA	BUTTERNUT	BB/UB	70MM	UNIFORM	10	
E	QUERCUS MACROCARPA	BUR OAK	BB/UB	70MM	UNIFORM	14	
F	ULMUS X "PIONEER"	PIONEER ELM	BB/UB	70MM	UNIFORM	12	
G	ACER X FREEMANII "AUTUMN BLAZE"	AUTUMN BLAZE MAPLE	BB/UB	70MM	UNIFORM	12	
H	GLEDITSIA TRIACANTHOS VAR. INERTIS "HALKA"	HALKA HONEYLOCUST	BB/UB	70MM	UNIFORM	7	
I	ACER RUBRUM	RED MAPLE	BB/UB	70MM	UNIFORM	5	
J	CARPINUS CAROLINIANA	BLUE BEECH	BB/UB	70MM	UNIFORM	8	
K	TILIA CORDATA	LITTLE LEAF LINDEN	BB/UB	70MM	UNIFORM	6	
L	OSTRYA VIRGINIANA	IRONWOOD	BB/UB	70MM	UNIFORM	16	
M	SYRINGA RETICULATA "IVORY SILK"	IVORY SILK TREE LILAC	BB/UB	70MM	UNIFORM	11	
DECIDUOUS SHRUBS							
a	RIBES ALPINUM	ALPINE CURRANT	FOT	60CM	EVENLY SPACED	68	
b	SPIREA BUMALDA "GOLDFLAME"	GOLDFLAME SPIREA	FOT	60CM	EVENLY SPACED	68	
c	ROSA RUGOSA	SHRUB ROSE	FOT	60CM	EVENLY SPACED	51	
d	CARAGAN AURANTIACA	PYGMY PEASHRUB	FOT	60CM	EVENLY SPACED	51	
e	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	FOT	60CM	EVENLY SPACED	51	
f	POTENTILLA FRUTICOSA "ANNETTE"	ANNETTE CINQUEFOIL	FOT	60CM	EVENLY SPACED	51	
g	HYDRANGEA ARBORESCENS "ANNABELLE"	ANNABELLE HYDRANGEA	FOT	60CM	EVENLY SPACED	189	
CONIFEROUS SHRUBS							
n	EUONYMUS FORTUNEI "EMERALD GAIEITY"	EMERALD GAIEITY EUONYMUS	FOT	60CM	EVENLY SPACED	40	
m	TAXUS CUSPIDATA	SPREADING JAPANESE YEW	FOT	60CM	EVENLY SPACED	220	
GRASSES AND PERENNIALS							
aa	CALAMAGROSTIS ACUTIFLORA "KARL FOERSTER"	FEATHER REED GRASS	FOT	1 GAL.	EVENLY SPACED	113	
bb	HELIOPSIS HELIANTHOIDES "SUNSTRUCK"	SUNSTRUCK FALSE SUNFLOWER	FOT	1 GAL.	EVENLY SPACED	26	
cc	RUDBECKIA HIRTA	BLACK EYED SUSAN	FOT	1 GAL.	EVENLY SPACED	31	

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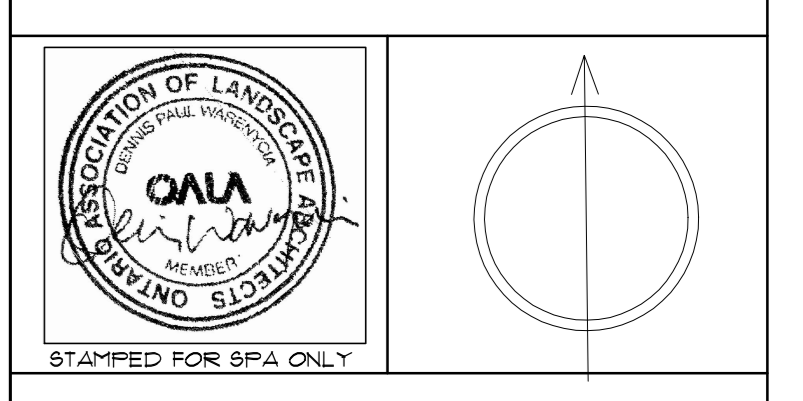
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905-668-0722
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INSITE LANDSCAPE ARCHITECTS INC.
LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING
TEL: 416-645-1306 insite@globalserve.net



PROJECT:
772 WINSTON CHURCHILL BLVD.
OAKVILLE ONTARIO

DRAWING:
NOTES AND DETAILS

DATE: MAR.31-21	PROJECT NO. 200907
SCALE: NTS	SHEET L-4