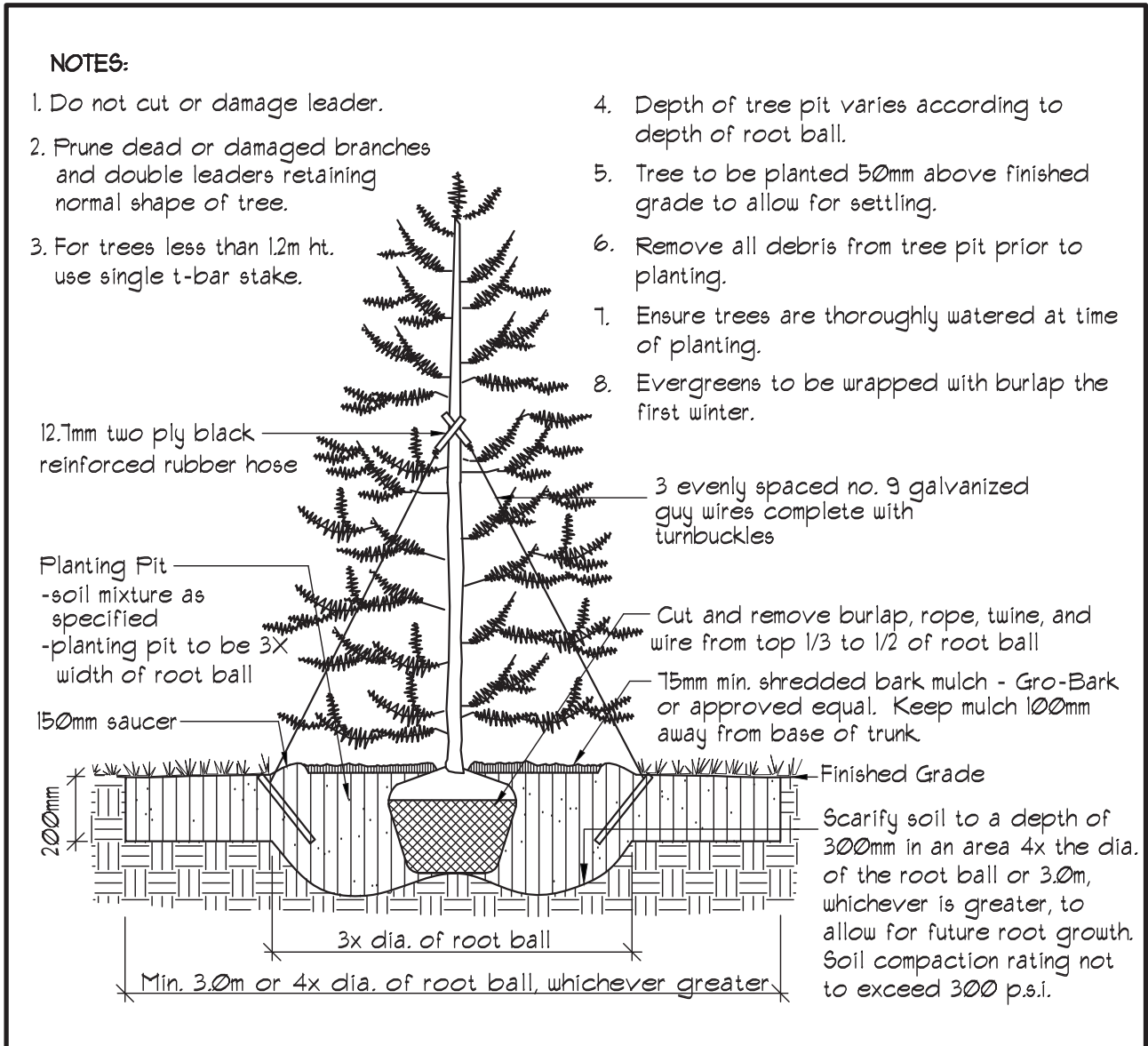
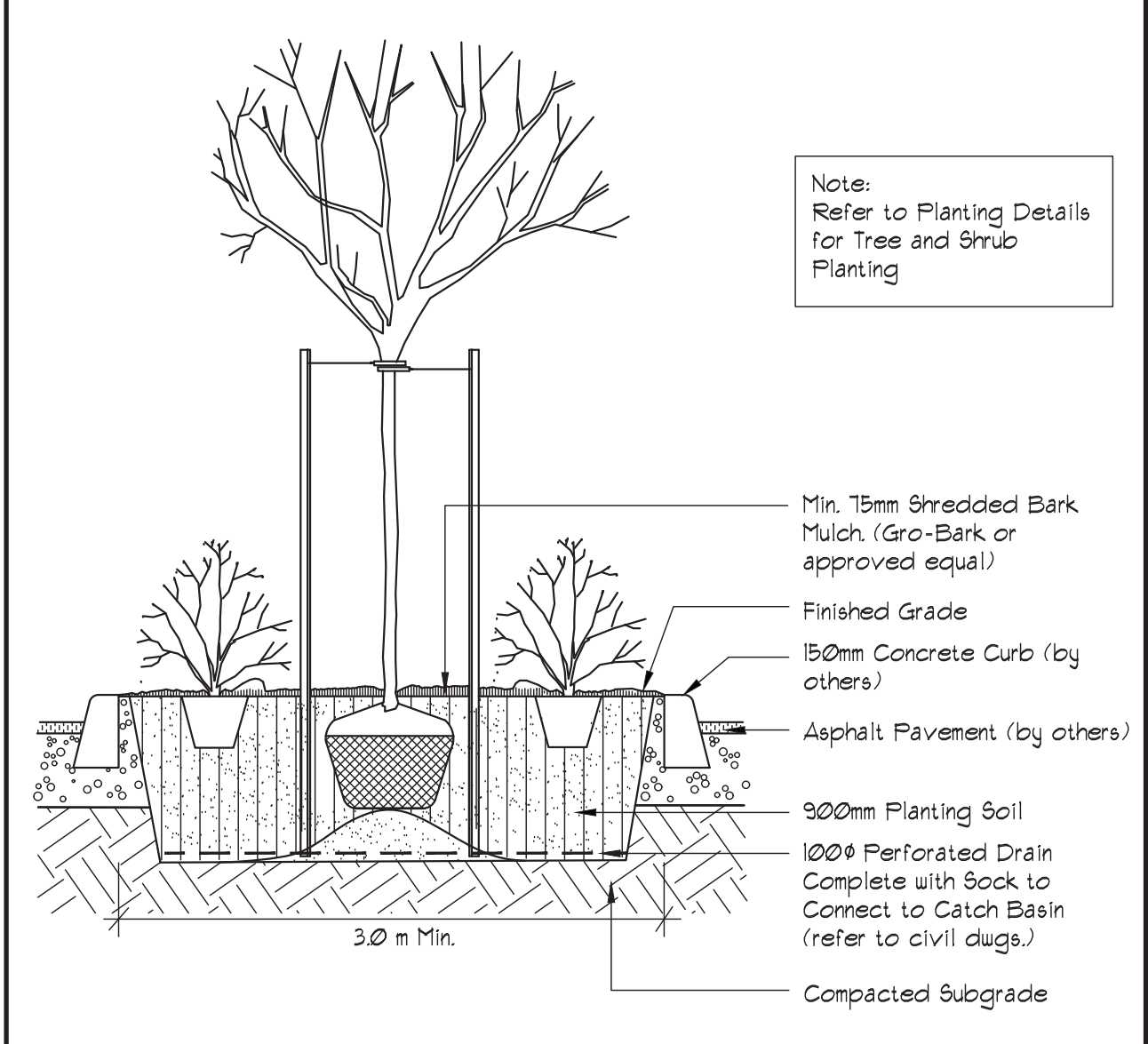


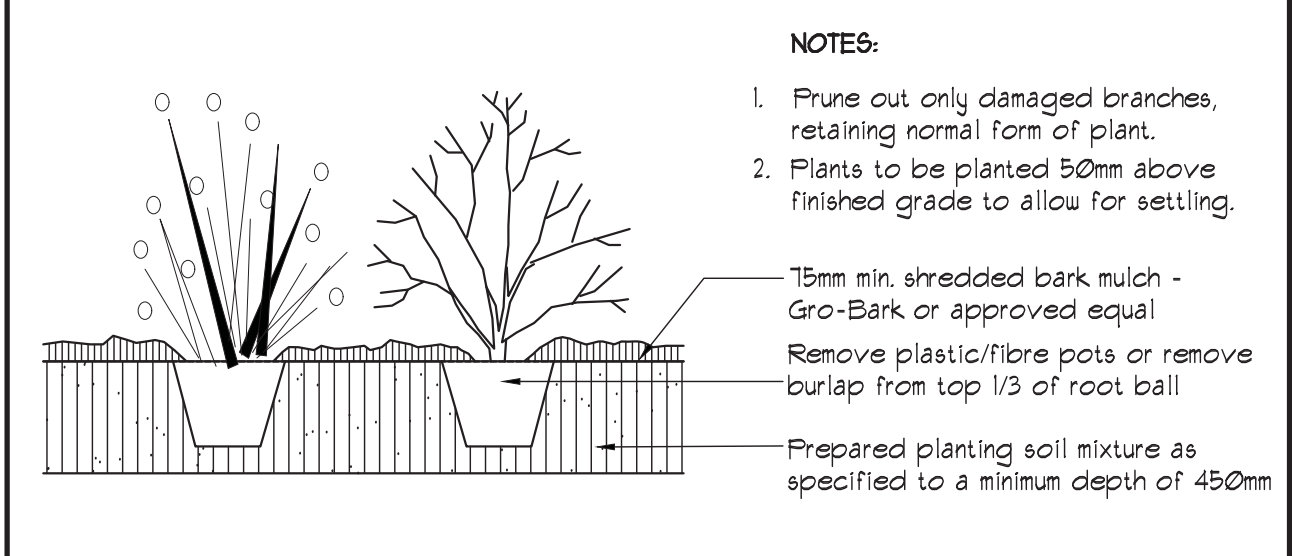
1 - Deciduous Tree Planting N.T.S.



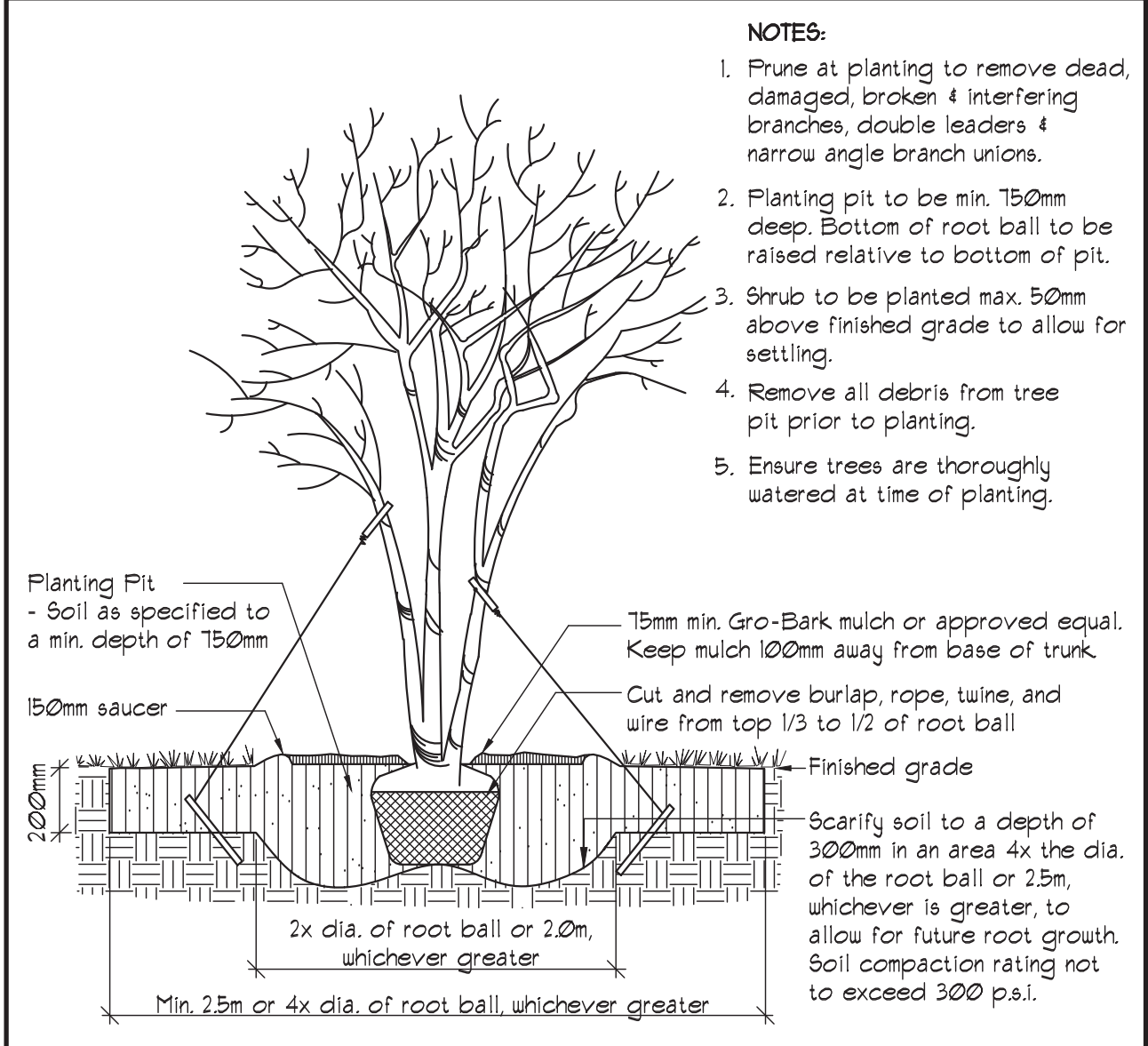
2 - Coniferous Tree Planting N.T.S.



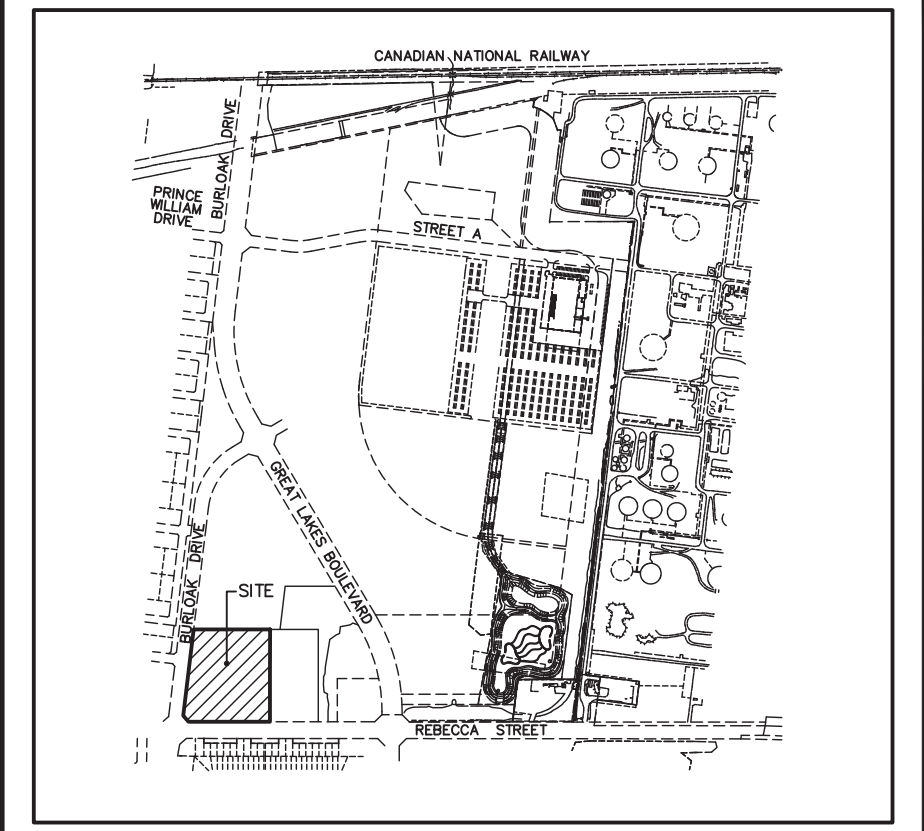
3 - Planting Island - Section (900mm depth) N.T.S.



4 - Shrub and Perennial Planting N.T.S.



5 - Large Multi-Stem Shrub Planting N.T.S.



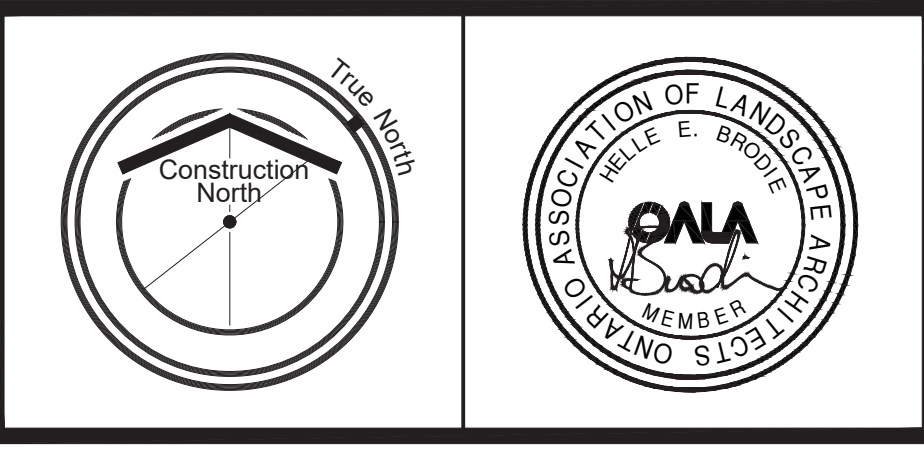
Key Plan N.T.S.

No.	Date	Revision	By
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3	Jan 15/21	Issued for 6PA Submission	JC
2	Jan 08/21	Drawing Coordination	JC
1	Sept 24/20	Drawing Coordination	JC

Client: Burloak Market Place Inc.

Architect: CMV Group
247 Spadina Avenue, 4th Floor
Toronto, ON, M5T 3A8

Civil: Urbantech Consulting
2030 Bristol Circle, Suite 105
Oakville, ON, L6H 0H2



Brodie & Associates
Landscape Architects Inc.

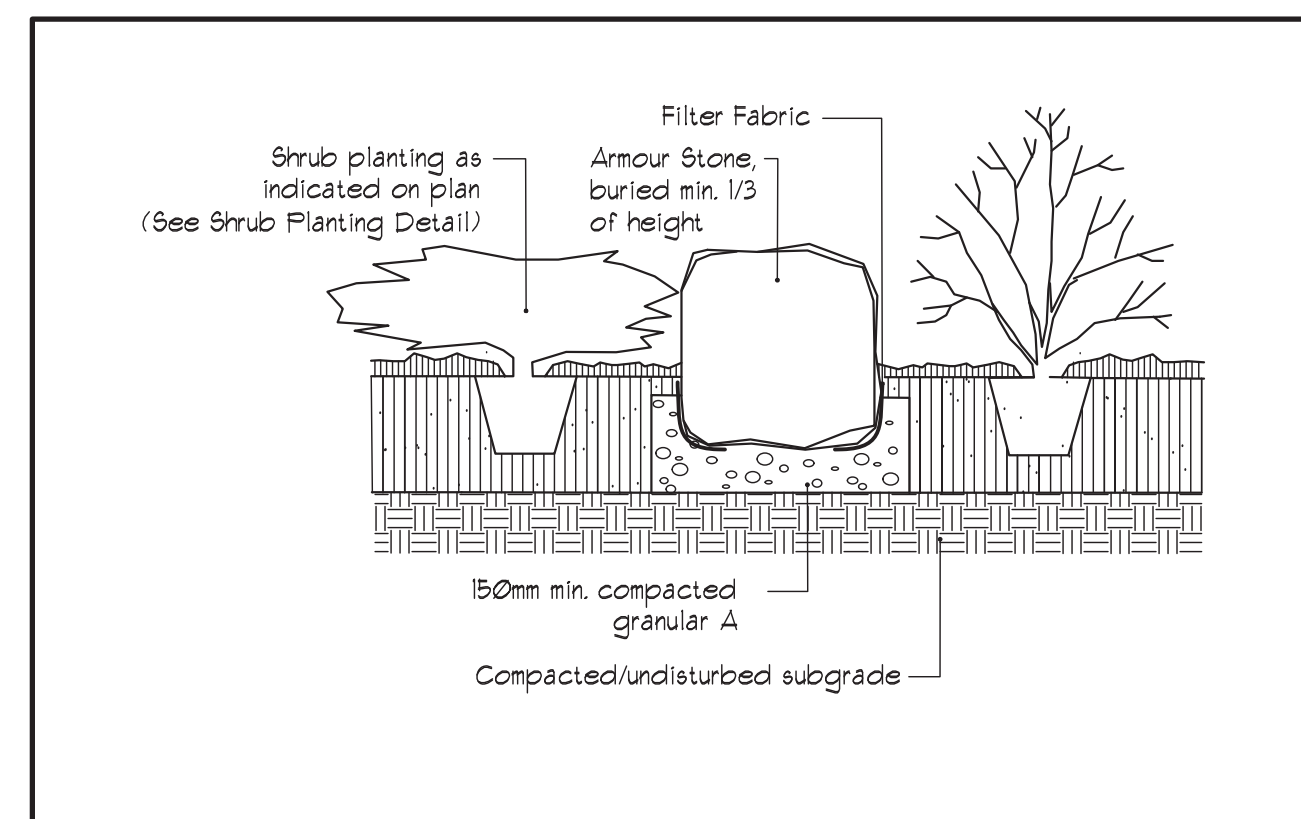
349 Carlaw Avenue, Suite 202
Toronto, Ontario M4M 2T1 (416) 778-7876
design@brodie.ca

Project: Burloak Marketplace
3515 - 3545 Rebecca Drive
Oakville, ON
File # 1635.020/01

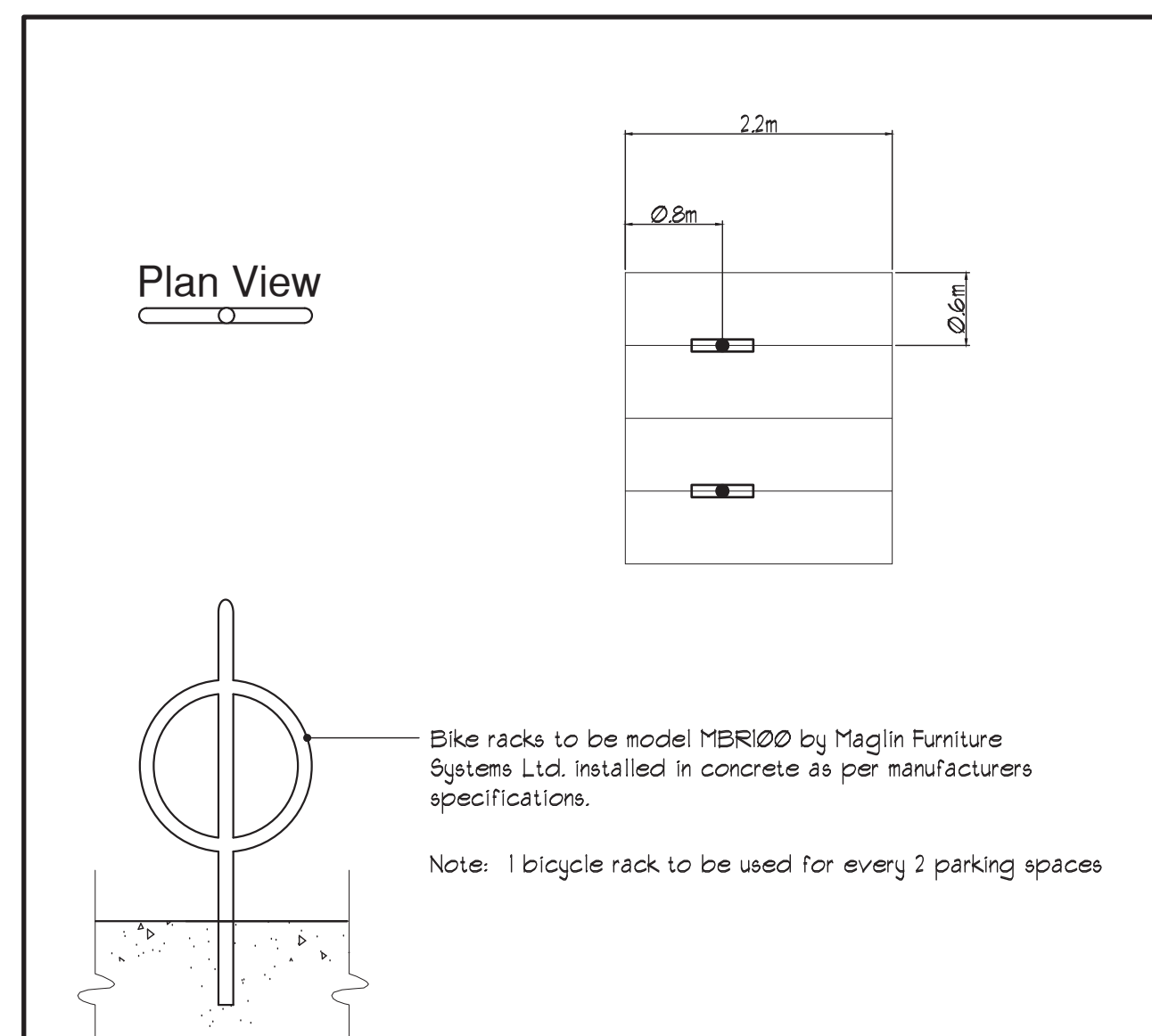
Title: Landscape Plan & Details	
Scale: 1:250	Date: September 2020
Designed: JC	Drawn: JC
Job No.: 10-10-11	Drawing No.: L-2

Plant List

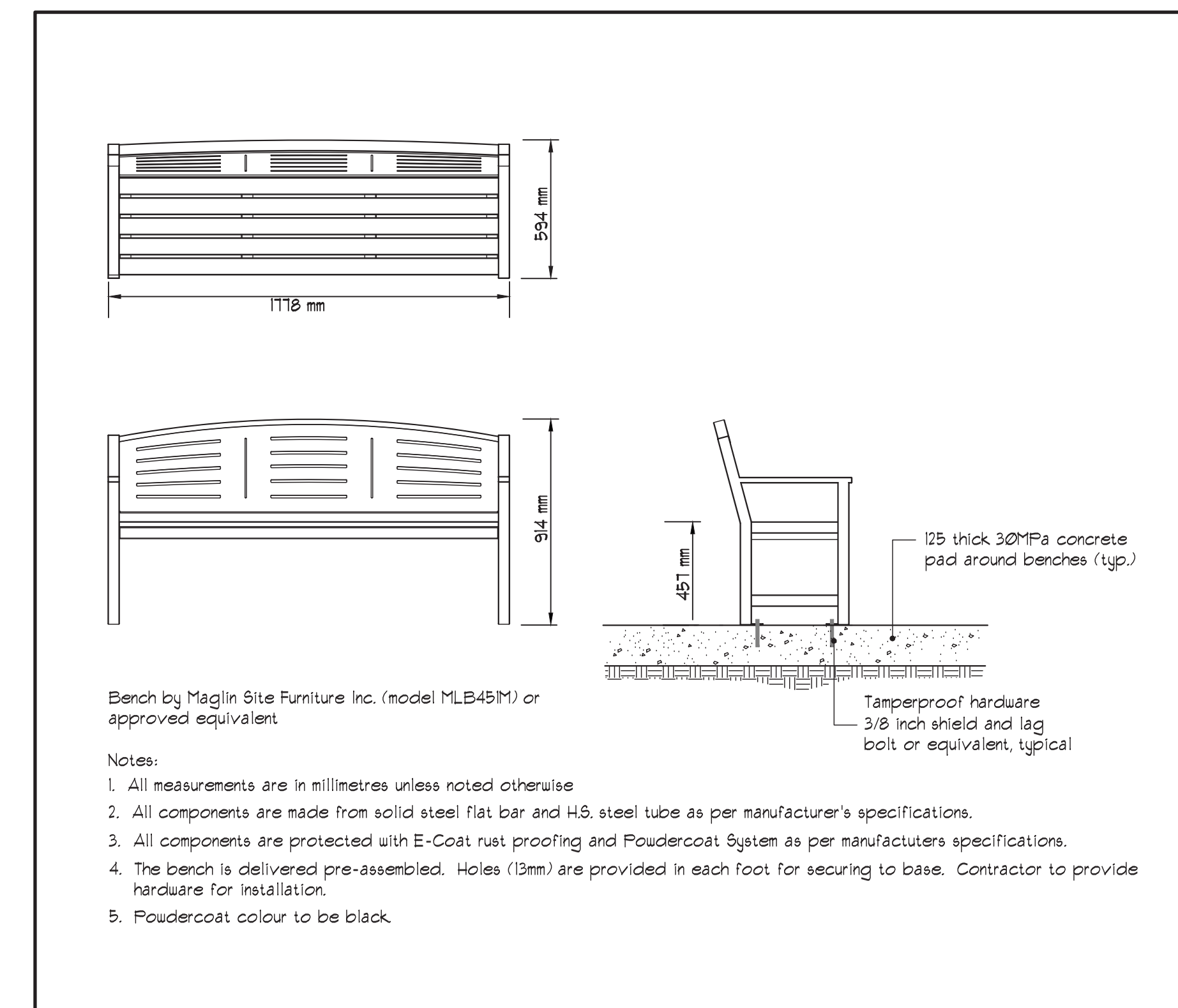
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MAX. SPACING
AP	3	Acer rubrum 'Frankford'	Red Sunset Maple	60cm Cal.	W.B.	
AL	13	Acer saccharum 'Legend'	Legend Sugar Maple	60cm Cal.	W.B.	
AA	11	Acer x freemanii 'Armstrong'	Armstrong Maple	60cm Cal.	W.B.	
AJ	6	Acer x freemanii 'Jefferson'	Jefferson Maple	60cm Cal.	W.B.	
CA	3	Carpa ovata	Shagbark Hickory	60cm Cal.	W.B.	
CO	8	Callia occidentalis	Common Hackberry	60cm Cal.	W.B.	
CS	11	Cedrus tricolorata var. 'Inermis' 'Shademaster'	Shademaster Locust	60cm Cal.	W.B.	
LT	6	Liriodendron tulipifera	Tulip Tree	60cm Cal.	W.B.	
PS	13	Picea pungens	Colorado Spruce	180cm Ht.	W.B.	
FB	4	Ficus celticifolia 'Bradford'	Bradford Ornamental Pear	60cm Cal.	W.B.	
QO1	5	Quercus macrocarpa	Burr Oak	60cm Cal.	W.B.	
QR	2	Quercus rubra	Red Oak	60cm Cal.	W.B.	
TO	7	Taxus occidentalis 'Holmstrup'	Holmstrup Cedar	180cm Ht.	W.B.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MAX. SPACING
APC	6	Amaranthus canadensis	Strawberry Verbena	75cm Ht.	W.B.	80cm O.C.
DS	61	Desmodium illinoense	Slender Desmodium	60cm Ht.	W.B.	80cm O.C.
EC	26	Eucymia fortunei 'Candale Gold'	Candale Gold Eucymia	60cm spr.	W.B.	80cm O.C.
HA	64	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	60cm Ht.	W.B.	100cm O.C.
HP	78	Hydrangea paniculata 'Pee Wee'	Panicled Hydrangea	60cm Ht.	W.B.	100cm O.C.
JA	54	Juniperus sabina 'Arcadia'	Arcadia Juniper	60cm spr.	W.B.	100cm O.C.
PO	30	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	60cm Ht.	W.B.	100cm O.C.
PD	86	Physocarpus opulifolius 'Diabolo'	Diablo Ninebark	60cm Ht.	W.B.	100cm O.C.
FS	186	Potentilla fruticosa 'Goldfinger'	Goldfinger Cinquefoil	60cm Ht.	W.B.	80cm O.C.
RN	123	Rosa x Noisemae'	Flower Carpet White	60cm Ht.	W.B.	80cm O.C.
SS	73	Sorbaria sorbifolia	False Spirea	60cm Ht.	W.B.	100cm O.C.
SA	193	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spirea	60cm Ht.	W.B.	80cm O.C.
SG	125	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	60cm Ht.	W.B.	100cm O.C.
SC	94	Stephanandra hirta 'Crispa'	Crisp Stephanandra	60cm Ht.	W.B.	100cm O.C.
TC	83	Taxus cuspidata 'Monop'	Emerald Spreader Tree	60cm Ht.	W.B.	140cm O.C.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MAX. SPACING
AS	153	Andropogon scoparius	Little Blue Stem	1 gal.	W.B.	55cm O.C.
PH	214	Fernisetum alopecuroides 'Hemlin'	Hemlin Fountain Grass	1 gal.	W.B.	45cm O.C.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MAX. SPACING
HBO	6	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	W.B.	45cm O.C.
RH	50	Rudbeckia hirta	Black-eyed Susan	1 gal.	W.B.	45cm O.C.



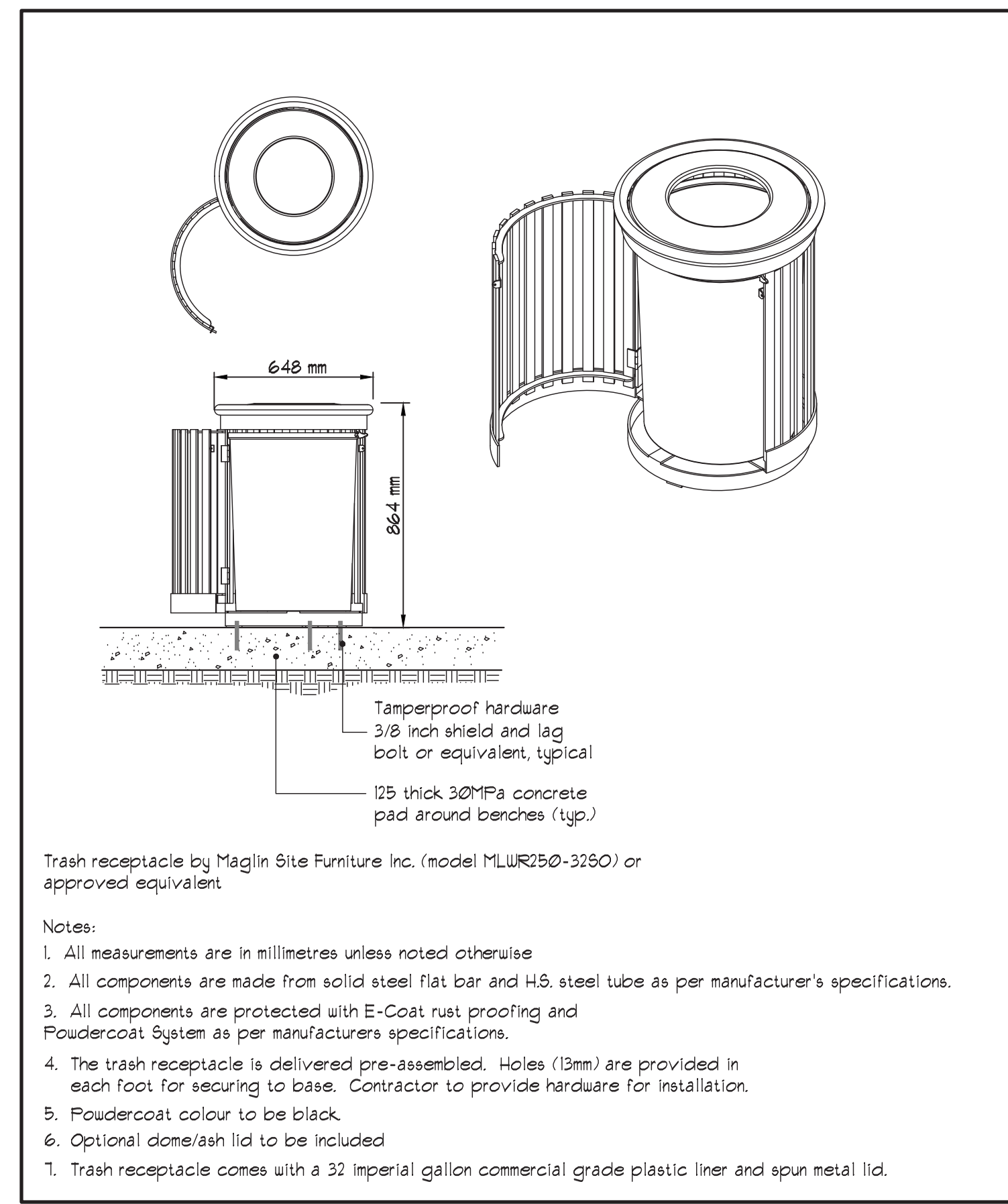
6 - Decorative Armour Stone N.T.S.



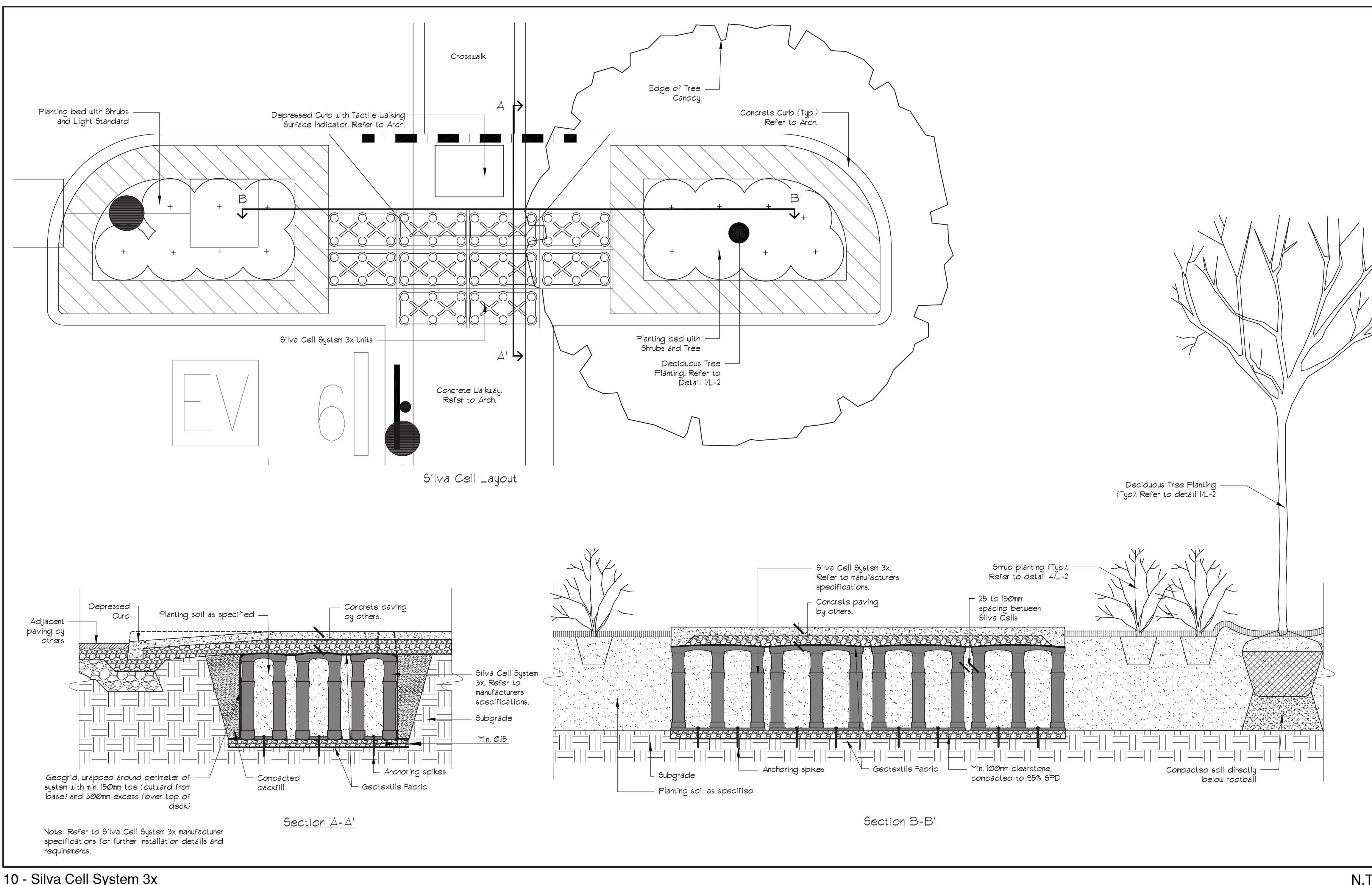
7 - Bicycle Rack N.T.S.



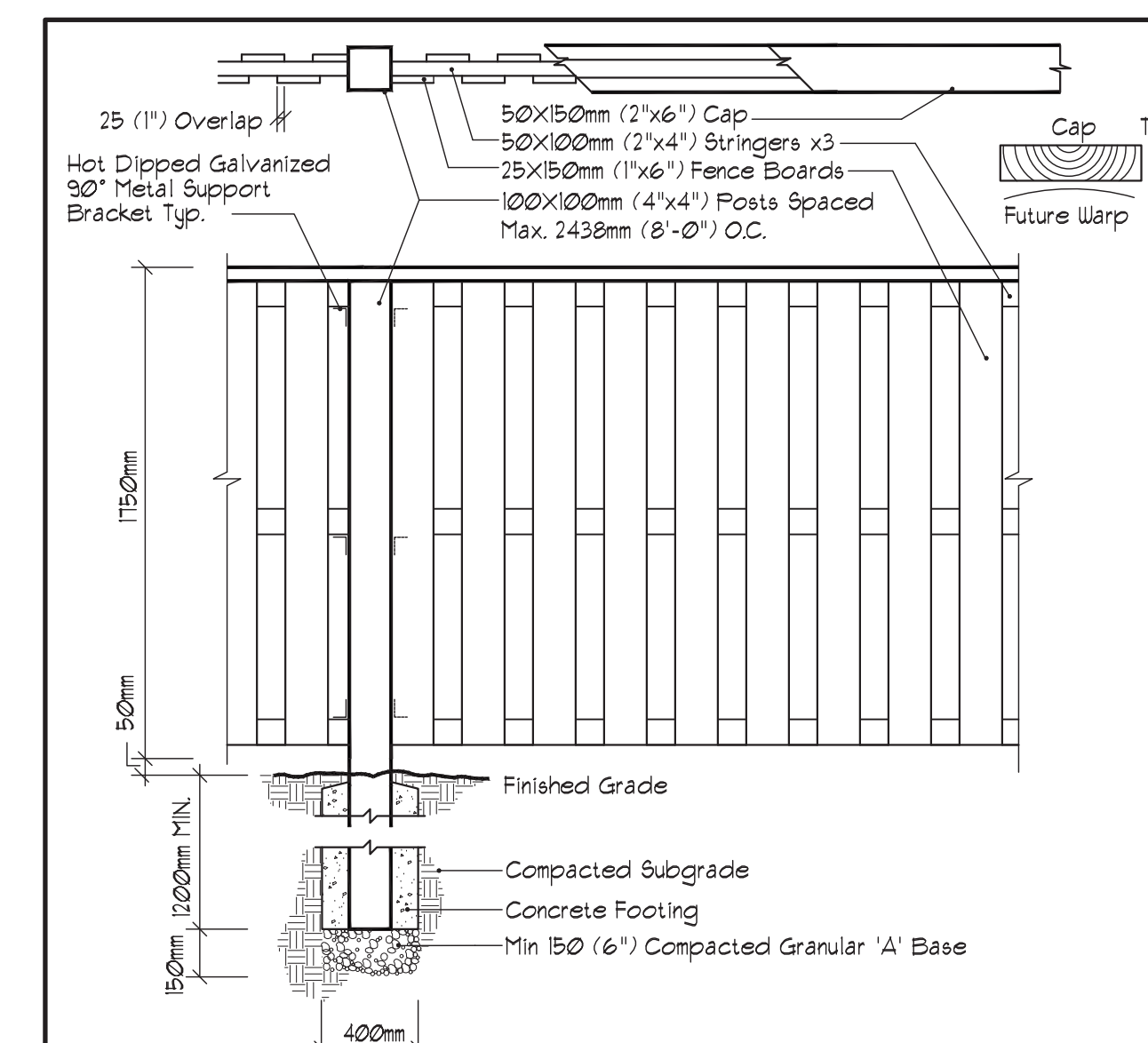
8 - Bench Detail N.T.S.



9 - Trash Receptacle N.T.S.



10 - Silva Cell System 3x N.T.S.



11 - 1.8m Board on Board Fence Detail N.T.S.

General Notes:

- Base information provided by CMV Architects
- Grading information provided by Urbatech Consulting
- Contractor to verify all dimensions and conditions on site prior to the commencement of work.
- Obtain all necessary permits before commencement of construction. Report any discrepancies in the drawings, specifications and contract documents to the Landscape Architect before commencement of construction.
- The Landscape Contractor is responsible for contacting the Landscape Architect upon completion of the landscape works for site review leading to substantial performance.
- Grades within the site and at property line shall not exceed a 3:1 slope (33%).
- All elevations are in metric units and can be converted to feet by dividing by 0.3048
- Limestone rocks to be placed in planting beds shall have a minimum size of 75x75x75mm. Size of rocks to reflect placement in bed on plan and the height/spread of surrounding plant material to ensure visibility over time.
- The contractor to contact the Landscape Architect for a field review 2 business days prior to completion.
- TOPSOIL FINISH GRADING**
- All soil shall be tested by SGS or approved soil testing laboratory at the source before delivery to the site. Submit soil test results for review and approval.
- The contractor is responsible for amendments as recommended by soil testing laboratory.
- Topsoil to be free of subsoil, stones 50mm in diameter or larger, roots, weeds, debris and toxic material.

- Contractor to verify that grades are correct prior to placement of topsoil.
- Cultivate entire area to receive topsoil to a minimum depth of 100mm.
- Remove debris which protrudes more than 50mm above surface.
- Grade soil, eliminating uneven areas and low spots, ensuring positive drainage.
- Sodded and/or seeded areas to receive a minimum settled topsoil depth of 150mm.
- FINE GRADE SEED & SOO**
- Sod shall be no. 1 nursery sod conforming to the Canadian Nursery Trades Association Specifications and Standards. All sod to be placed over 150mm of topsoil.
- Boulevard area to be restored with fine grading and sod by the Landscape Contractor.
- Contractor to restore all damaged areas with sod.
- All slopes greater than or equal to 4:1 to be sodded. On slopes greater than 3:1, peg sod with 600mm wooden pegs. Lay sod across the slope. Pegs to be flush with sod so as not to interfere with mowing.
- Manually fine grade all areas to receive topsoil, eliminating rough spots and low areas to ensure positive drainage.
- Lay sod as soon as possible upon arrival on the site. Place sod closely knit together so that joints are not visible or overlapping.
- Sod to be rolled to ensure good soil-to-sod bond and to remove minor irregularities. Water immediately after installation by soil testing laboratory.
- Contractor to provide water until establishment of newly sodded areas.

- MAINTENANCE**
- Contractor to provide all maintenance until acceptance.
 - Maintenance to include all weeding, pruning, fertilization, and watering as necessary to maintain optimal plant health.
- PLANTING**
- The quantities indicated on the plan supersede the totals of the plant list.
 - All shrubs and groups of conifers to be installed in continuous planting beds.
 - All shrubs to be installed in continuous planting beds.
 - Planting soil to be the following minimum depths after settlement:
 - 450mm for shrub beds
 - 750mm for large shrubs
 - 500mm for tree planting - min. 10m around each tree (from centre of trunk)
 - Prepare planting soil by mixing all elements evenly. Excavate and provide planting soils to depths indicated by planting details.
 - All plant material to conform to the Canadian Nursery Trades Association Metric Guide Specifications and Standards.
 - Obtain approval from Landscape Architect of schedule 7 days in advance of shipment of plant material.
 - All plant material to be watered immediately upon arrival at the site.
 - Obtain approval from Landscape Architect of plant material and planting locations prior to planting.
 - Deliver plant material only in quantities that can be planted the same day.

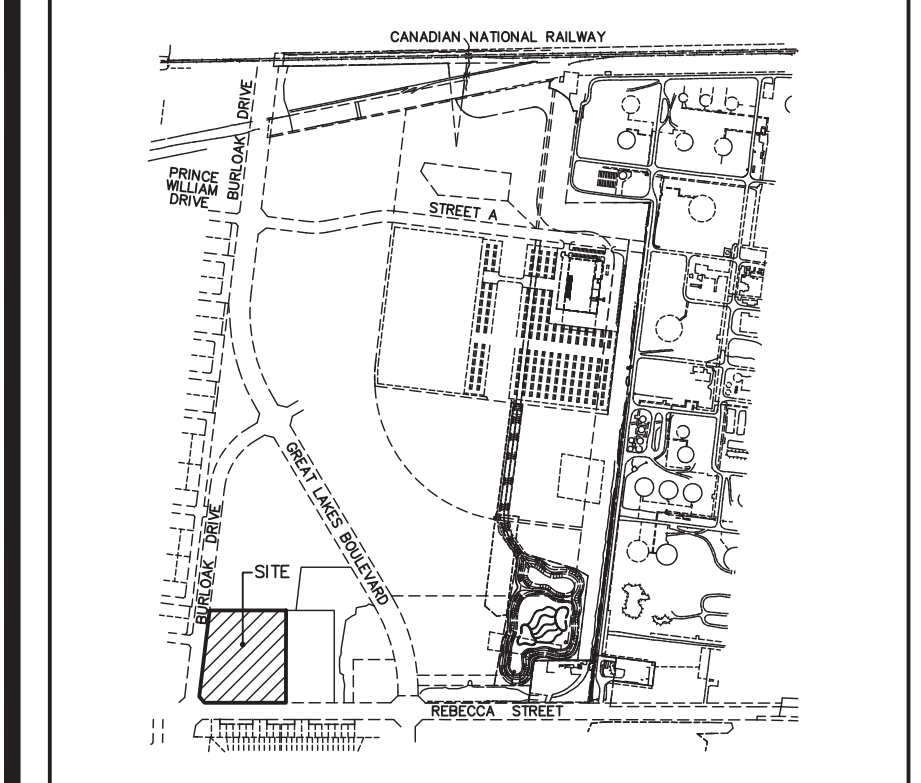
- Plant material to be stored in a shady location on the site until planting.
 - Water all plant material immediately after planting.
 - All evergreens are to be wrapped the first winter at the expense of the landscape contractor.
 - All planting beds and all much maintenance strips to have min. 75mm shredded pine bark mulch (Gro-Bark or approved equal).
 - Mulch maintenance strips to be located within planting beds adjacent to all paved elements unless otherwise noted.
 - All mulch maintenance strips to have the following widths:
 - 300mm adjacent to all pedestrian surfaces
 - 500mm adjacent to all vehicular surfaces
 - All planting beds to be mulched with min. 75mm shredded pine bark mulch (Gro-Bark or approved equal).
 - Obtain approval for substitutions as to variety, size or grade from the Landscape Architect.
 - All T-bars are to be removed at the conclusion of the guarantee period.
 - The contractor is responsible for locations of all underground services prior to excavation of tree pits and shrub beds.
- PLANTING SOIL**
- Planting soil mixture to consist of:
 - 2 parts Fines sandy loam topsoil as per specification below.
 - 1 part leaf and yard compost as per organic matter specification below.
 - 1 part aged pine bark as per organic matter specification below.
 - Bone meal - 0.6kg per cubic meter of soil.
 - Final mixture pH 6.0-7.5
 - Final mixture organic matter content: 15% by dry weight.
 - Final mixture shall meet similar particle size distribution as

- Original sandy loam topsoil.
 - All particles in the final mixture shall be less than 12mm in the smallest dimension and 50mm in the largest dimension.
 - Avoid with nutrients as per laboratory recommendations.
 - Contractor to provide SGS Topsoil Analysis of the final planting soil mixture to confirm the final composition and pH prior to delivery to the site.
- Sandy Loam Topsoil
 - Sandy loam topsoil to be a light to dark brown in colour.
 - 15-60% Sand
 - 25-35% Silt
 - 0-15% Clay
 - Note: Sand, silt and clay sum to be 100%
- Organic Matter
 - The following specifications for organic matter materials shall be met:
 - Leaf and Yard Waste Compost:
 - Derived from well composted leaf and yard waste. Meets the Ministry of Environment's Ontario Compost Quality Standards for category A4 compost.
 - pH: 7.0 to 9.0
 - EC: less than 45 mS/cm
 - Organic Matter Content (dry weight): ≥ 45%
 - Aged Pine Bark:
 - Shall consist of a minimum of 98% pine, containing very little wood fibre (less than 10%). Shall not be a blend of wood or mulch.
 - Aged pine bark shall be processed through a managed aging process.
 - Bark must be composed to a chocolate brown-black colour and not orange-red.
 - pH: less than 4.5
 - EC: less than 2.0
 - Organic Matter Content: ≥ 80% by weight
 - Size Gradation:
 - Minimum 95% less than 10mm
 - Minimum 50% less than 0.5mm

- Water all plant material immediately after planting. Incorporate Transplanter TB-C3 by Root Rescue at manufacturer's specified rate.
 - GUARANTEE:**
- Neither the final certificate or payment thereunder or any provision of the Contract Documents shall relieve the Landscape Subcontractor from responsibility for faulty materials or workmanship which appear within a period of one (1) year from the date of acceptance of the work by the Landscape Architect and governing authorities.
- The warranty period for all municipal boulevard trees shall be 2 years from acceptance.
- The Landscape Subcontractor shall remedy any defects and pay for any damage to other work within a period of one year.
- All plant materials used as replacement for unacceptable plants shall be of the same quality and requirements prescribed for original materials.
- The costs of replacement during the warranty period resulting from theft, vandalism, carelessness or neglect on the part of others, or any causes due to circumstances beyond the control of the Landscape Subcontractor shall be borne by the Owner.

- Tree Preservation Notes:**
- Existing trees which are to remain within or adjacent to construction zones shall be protected with fencing erected beyond the "drip line". Groups of trees and other existing plantings to be protected shall be done in a like manner with fencing around the entire group(s). Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment.
 - No rigging cables shall be wrapped around or installed in trees. Surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.
 - The developer or his agent shall take every precaution necessary to prevent damage to trees or shrubs to be retained.
 - Where limbs or portions of trees are removed to accommodate construction work, they shall be removed carefully as per accepted best practices of arboriculture.
 - Where root systems of protected trees are exposed directly adjacent to or damaged by construction work, they shall be trimmed neatly and the area back filled with appropriate material to prevent desiccation.
 - Trees to be preserved that have died or have been damaged beyond repair, shall be replaced by the developer at his own expense with trees of a size and species as approved by the municipality.

- MIGRATORY BIRDS CONVENTION ACT NOTE**
- Removal of trees and other vegetation is not permitted during the breeding/feeding bird season (generally April 1 to August 31) to avoid the harm or destruction of nests, eggs, and young of bird species as per the Migratory Birds Convention Act (MBCA). If vegetation removal is required during this period, then a qualified avian biologist should undertake a bird nest survey prior to construction. If active nests are observed, then the development of a site-specific mitigation plan in consultation with the Canadian Wildlife Service may be required. Many birds pre-date and exceed the breeding bird window (eg. early April, mid-August to early September), and nesting surveys prior to removals do not reliably identify all nests in the vicinity of the proposed works. It is the proponent's responsibility to avoid contravention of the MBCA.



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Architect: **CMV Group**
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CVL: **Urbatech Consulting**
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Details & Notes

Scale: 1:250	Date: September 2020
Designed: JC	Drawn: JC
Job No.: 10-10-11	Drawing No.: L-3