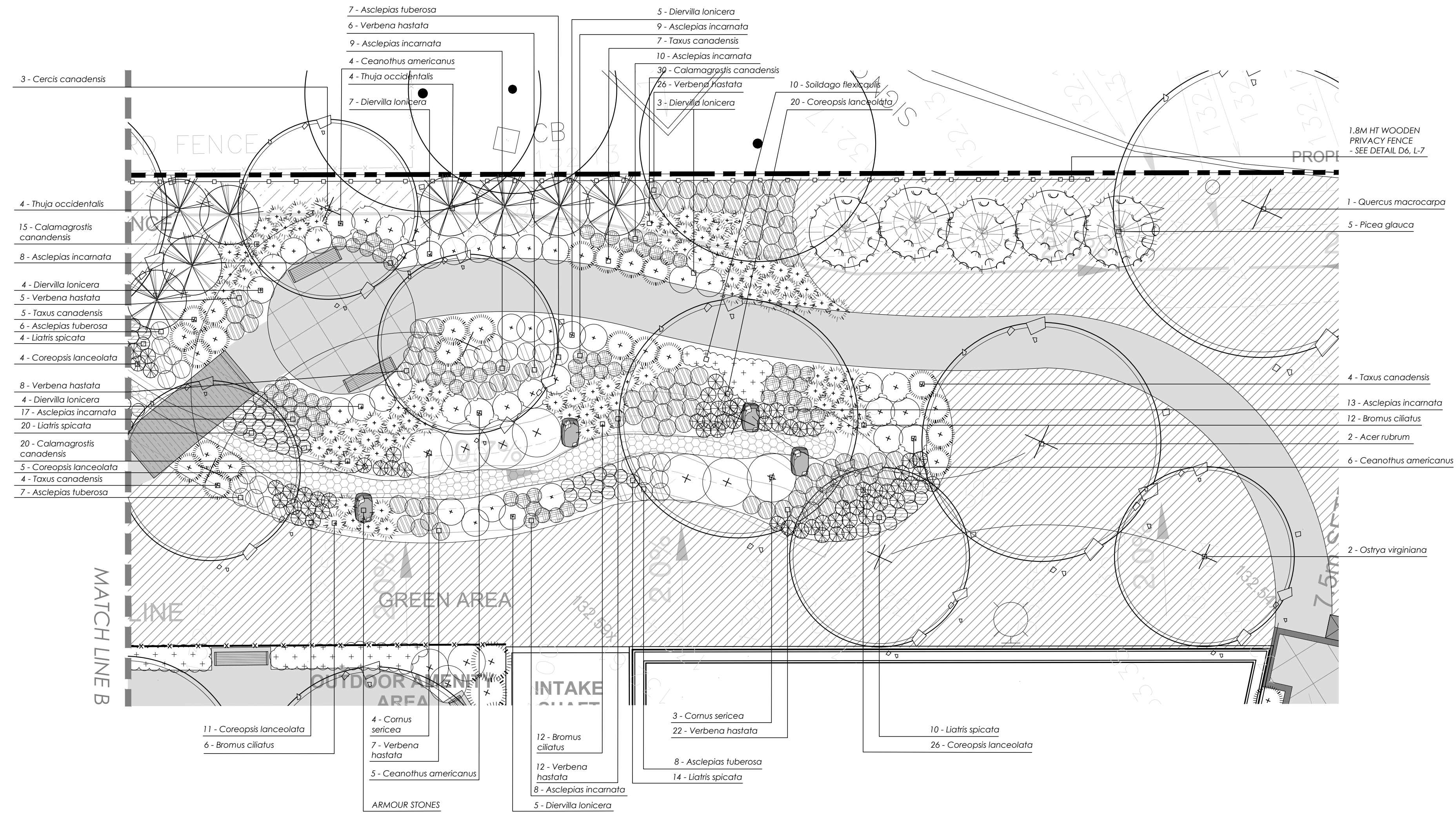


ENLARGEMENT 'B' - Vegetated Bioswale  
SCALE 1:100



ENLARGEMENT 'B' - Vegetated Bioswale  
SCALE 1:100

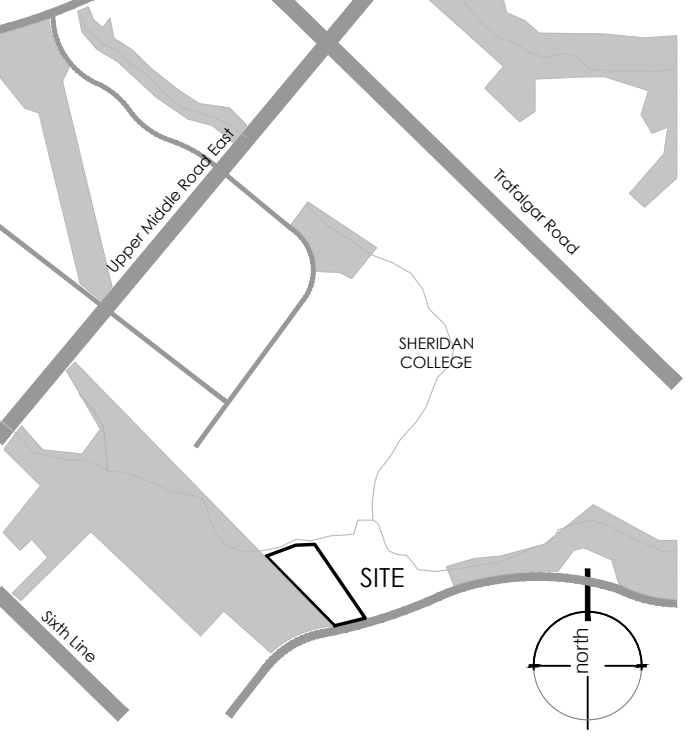
PLANT LIST

QNTY.	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS
<b>TREES</b>									
5	Acer rubrum	Red Maple	60mm		W.B.	15.0	12.0	as shown	Native
3	Cercis canadensis	Eastern Redbud	60mm		W.B.	8.0	7.0	as shown	Specimen; Native
16	Thuja occidentalis	Eastern White Cedar		125cm	W.B.	10.0	4.0	as shown	Native
3	Tilia americana	Basswood	60mm		W.B.	20.0	13.0	as shown	Native
4	Ostrya virginiana	Ironwood	60mm		W.B.	10.0	7.0	as shown	Native
5	Picea glauca	White Spruce		125cm	W.B.	20.0	6.0	as shown	Native
1	Quercus macrocarpa	Bur Oak	60mm		W.B.	18.0	13.0	as shown	Native
<b>SHRUBS</b>									
48	Ceanothus americanus	New Jersey Tea			#3 cont.	1.25	1.0	0.8	Native
28	Cornus sericea	Red Osier Dogwood			#3 cont.	1.75	2.0	1.8	Native
75	Diervilla lonicera	Bush Honeysuckle			#3 cont.	0.8	1.0	0.8	Native
42	Taxus canadensis	Canadian Yew			#3 cont.	0.6	1.0	0.8	Native
<b>PERENNIALS/ GRAASSES</b>									
172	Asclepias incarnata	Swamp Milkweed			#1 cont.	1.0	0.6	0.45	Native; Pink
54	Asclepias tuberosa	Butterfly Milkweed			#1 cont.	0.6	0.3	0.15	Native; Orange
72	Bromus ciliatus	Fringed Brome			#1 cont.	0.9	0.45	0.25	Native
113	Calamagrostis canadensis	Canada Bluejoint			#1 cont.	1.0	0.8	0.6	Native
134	Coreopsis lanceolata	Lance-leaved Tickseed			#1 cont.	0.6	0.3	0.15	Native; Yellow
126	Liatris spicata	Dense Blazing Star			#1 cont.	0.5	0.45	0.25	Native; Purple
47	Solidago flexicaulis	Zigzag Goldenrod			#1 cont.	0.9	0.6	0.45	Native; Yellow
140	Verbena hastata	Blue Vervain			#1 cont.	1.25	0.6	0.45	Native; Purple

PLANTING NOTES:

- Soil mixture: four (4) parts native soil, one (1) part well rotted compost if existing soil is not suitable provide triple mix topsoil or approved equal.
- Saucer shall be soaked with water and mulched immediately following planting.
- Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.
- Staking schedule:
  - < 30mm caliper size/ 2500mm ht. - one stake
  - > 30mm caliper size/ 2500mm ht. - two stakes
  - > 70mm caliper - three stakes
- All support systems must be removed once tree is established.
- All trees to be straight and planted vertically regardless of slope.
- Top of root flare shall be positioned 50mm above grade.
- The following depths of soil are required for planting:
  - 15cm topsoil for sods
  - 30cm of topsoil for perennials;
  - 45cm of topsoil for shrubs;
  - 90cm of topsoil for trees

KEY MAP - N.T.S.



LEGEND

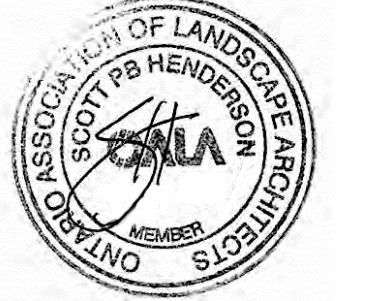
- property line
- existing tree to remain
- proposed deciduous tree
- proposed coniferous tree
- proposed shrubs
- proposed perennial
- 150mm topsoil, fine grade and sod
- 150mm topsoil, fine grade and seed with Early Succession/Riparian Mix
- 150mm topsoil, fine grade and seed with Custom Naturalization Mix
- existing elevation
- proposed elevation
- 1.8m high wood privacy fence - see detail D6, L-7

NOT FOR CONSTRUCTION  
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2019-05-22	Issued for review
2	2019-07-10	Issued for submission
3	2019-10-18	Issued for submission
4	2020-01-15	Issued for submission
5	2020-08-20	Issued for submission
6	2022-05-18	Issued for Site Plan Amendment

STAMP



CLIENT  
Branthaven McCraney Inc.

MUNICIPALITY  
Town of Oakville

PROJECT  
Proposed Retirement Residence  
20 McCraney Street East

MUNICIPAL FILE NUMBER

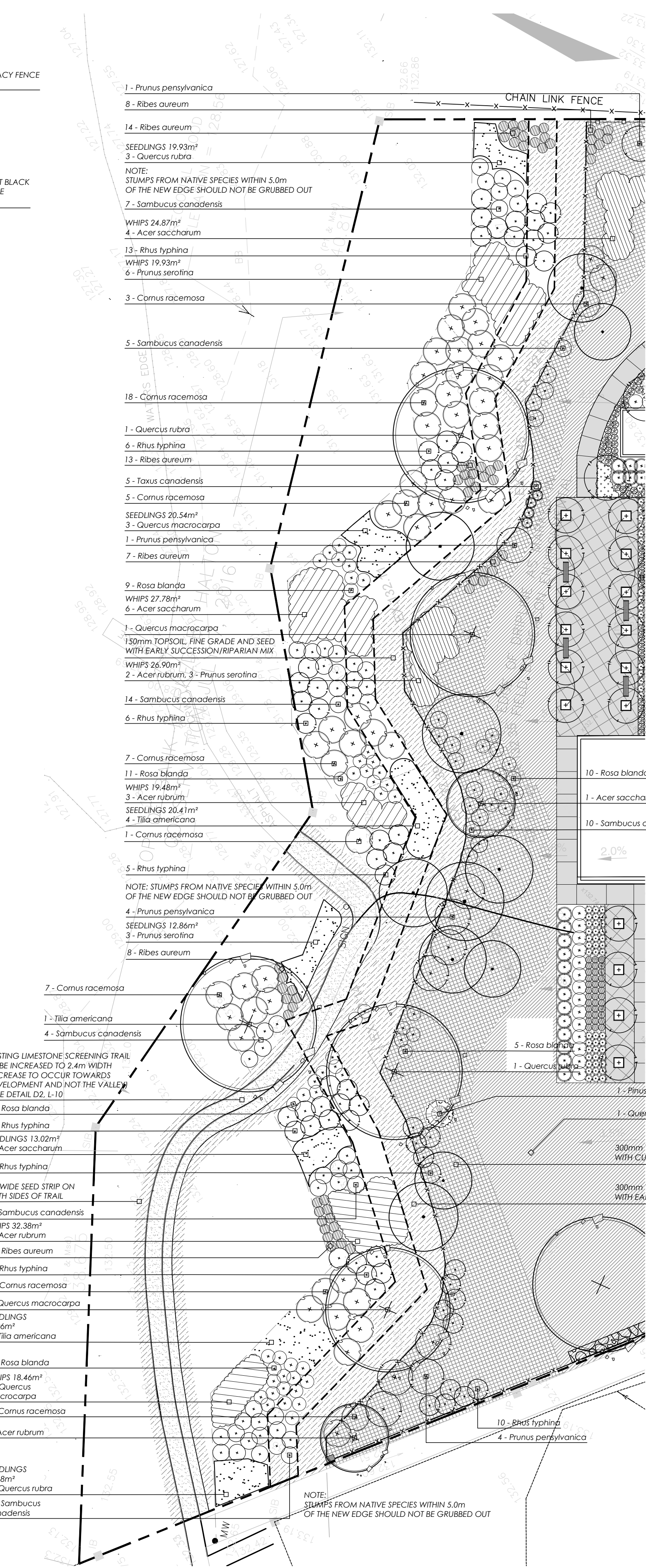
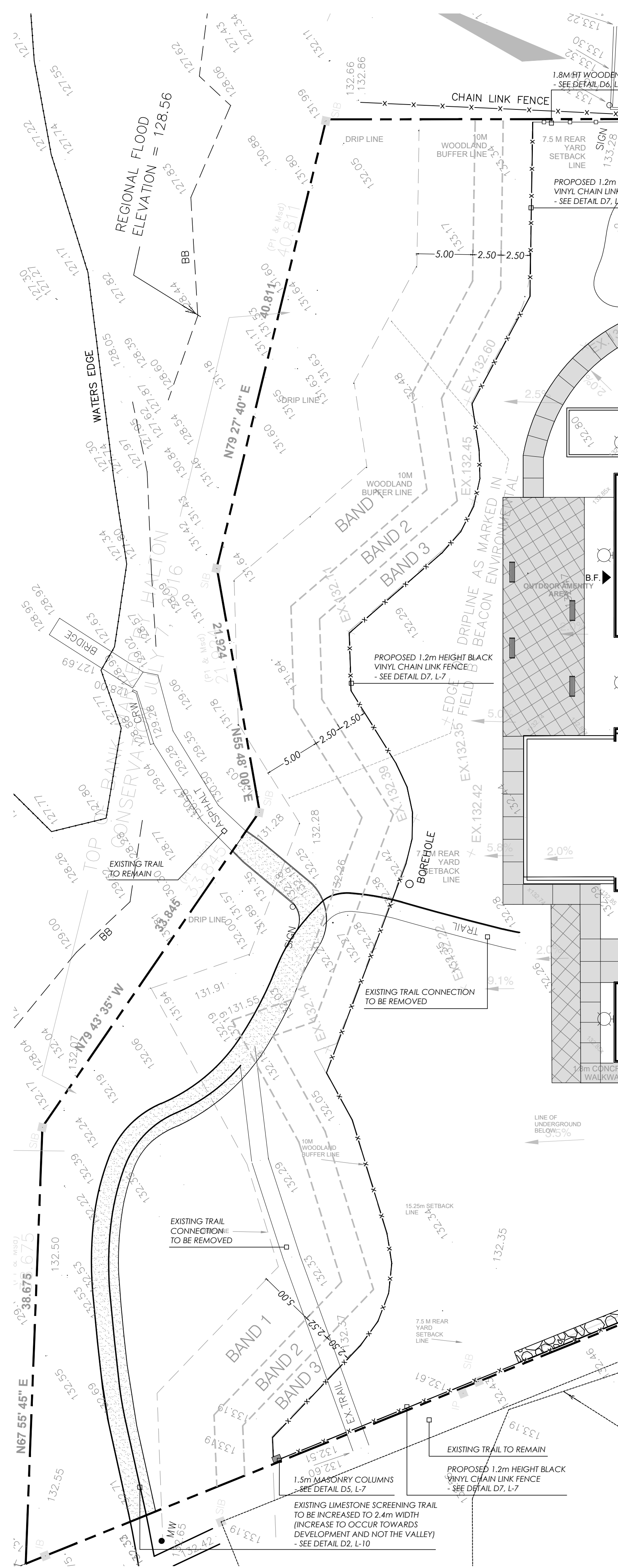
SHEET  
Enlargement 'B'  
- Vegetated Bioswale

L-4

adesso design inc.  
landscape architecture

218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4  
t. 905.526.8876  
www.adessodesigninc.ca





**PLANT LIST**

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS
1	Acer rubrum	Red Maple	60mm		W.B.	15.0	12.0	as shown	Native
1	Acer saccharum	Sugar Maple	60mm		W.B.	15.0	10.0		
1	Pinus strobus	Eastern White Pine		200cm	W.B.	20.0	7.0		
2	Quercus macrocarpa	Bur Oak	60mm		W.B.	22.0	18.0		
2	Quercus rubra	Red Oak	60mm		W.B.	22.0	20.0		
1	Tilia americana	Basswood	60mm		W.B.	25.0	15.0		
<b>SHRUBS</b>									
51	Cornus racemosa	Gray Dogwood		50cm	#3 cont.	4.0	4.0	3.5	
10	Prunus pensylvanica	Pin Cherry		60mm	W.B.	10.0	4.0		
63	Ribes aureum	Golden Currant		40cm	#3 cont.	2.0	1.5	1.25	
63	Rhus typhina	Staghorn Sumac		150cm	#5 cont.	3.0	3.0	2.0	
62	Rosa blanda	Meadow Rose		50cm	#3 cont.	1.5	2.0	1.5	
62	Sambucus canadensis	American Elderberry		50cm	#3 cont.	3.0	2.5	2.0	
5	Taxus canadensis	Canadian Yew		50cm	#3 cont.	0.6	1.0	0.75	
<b>WHIPS</b>									
11	Acer rubrum	Red Maple		150mm	#5 cont.	15.0	12.0	2.0	
10	Acer saccharum	Sugar Maple		150mm	#5 cont.	30.0	15.0	2.0	
9	Prunus serotina	Black Cherry		150mm	#5 cont.	24.0	10.0	2.0	
3	Quercus macrocarpa	Bur Oak		150mm	#5 cont.	22.0	18.0	2.0	
<b>SEEDLINGS</b>									
3	Acer saccharum	Sugar Maple				30.0	15.0	2.0	
3	Prunus serotina	Black Cherry				24.0	10.0	2.0	
3	Quercus macrocarpa	Bur Oak				22.0	18.0	2.0	
6	Quercus rubra	Red Oak				22.0	20.0	2.0	
8	Tilia americana	Basswood				25.0	15.0	2.0	

**REMOVAL OF INVASIVE SPECIES:**

- Remove any invasive species (either herbaceous or woody) found onsite deemed to be invasive by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA).
- Excavating to 300mm depth and replacing with topsoil throughout the buffer area will help in the prevention of dormant seeds resetting the following year.
- Herbaceous species are not always confined to specific locations from year to year. Some can be found as individuals and others can be found in groups. Any invasive species are to be removed from the buffer area by the Owner/Owner's Representative in all locations found at time of removal.
- The invasive species are to be hand pulled by a qualified worker who knows the difference between the invasive species and native species. This is to be completed in early spring (April-May) before the plants have set seed. The entire root system must be pulled or the plant can re-establish itself.
- All on site workers involved in the removal of invasive species should be familiar with the Best Management Practices published by the Ontario Invasive Plant Council, www.ontarioinvasiveplants.ca/resources/best-management-practices, before proceeding.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- The areas that have been cleared of invasive species will be replanted as per the Buffer Management Plan. This will help deter the re-establishment of invasives.
- Hand pulling must be completed again the following spring as soil disturbance will stimulate the germination of seeds in the ground.
- The Buffer is to be monitored for 5 more years to ensure invasive species do not re-colonize.

**PLANTING DENSITY CALCULATIONS**

WOODLOT LANDSCAPE BUFFER BLOCK 884 (East)		REQUIRED	PROVIDED
BAND 1	716m <sup>2</sup>	TOTAL TREES (5 TREES / 100 s.m.) 5% caliper 50% whip and/ or saplings 45% seedling and/ or plugs TOTAL SHRUBS (5 SHRUBS PER TREE)	36 2 18 16 180
BAND 2	351m <sup>2</sup>	TOTAL TREES (3 TREES / 100 s.m.) 5% caliper 50% whip and/ or saplings 45% seedling and/ or plugs TOTAL SHRUBS (5 SHRUBS PER TREE)	11 1 6 4 55
BAND 3	298m <sup>2</sup>	Upland Seed Mix (see notes below)	

**LANDSCAPE NOTES:**

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
- It is the contractor's responsibility to determine existing service locations.
- Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.
- All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Canada Red' or 'On-Board' mulch, or approved equivalent.
- Alternative mulches must be approved by the Landscape Architect. Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
- Supply and place seed in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
- Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with facier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
- All dimensions in meters unless otherwise noted.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.

**PLANTING NOTES:**

- Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide triple mix topsoil or approved equal.
- Saucer shall be soaked with water and mulched immediately following planting.
- Matted shrubs shall be planted in continuous mulched beds unless otherwise noted.
- Staking schedule:  
• 30mm caliper size/ 2500mm ht. - one stake > 30mm caliper size/ 2500mm ht. - two stakes  
• 70mm caliper - three stakes
- All support systems must be removed once tree is established.
- All trees to be straight and planted vertically regardless of slope.
- Top of root flare shall be positioned 50mm above grade.
- The following depths of soil are required for planting:  
• 15cm topsoil for sod;  
• 30cm of topsoil for perennials;  
• 45cm of topsoil for shrubs;  
• 90cm of topsoil for trees

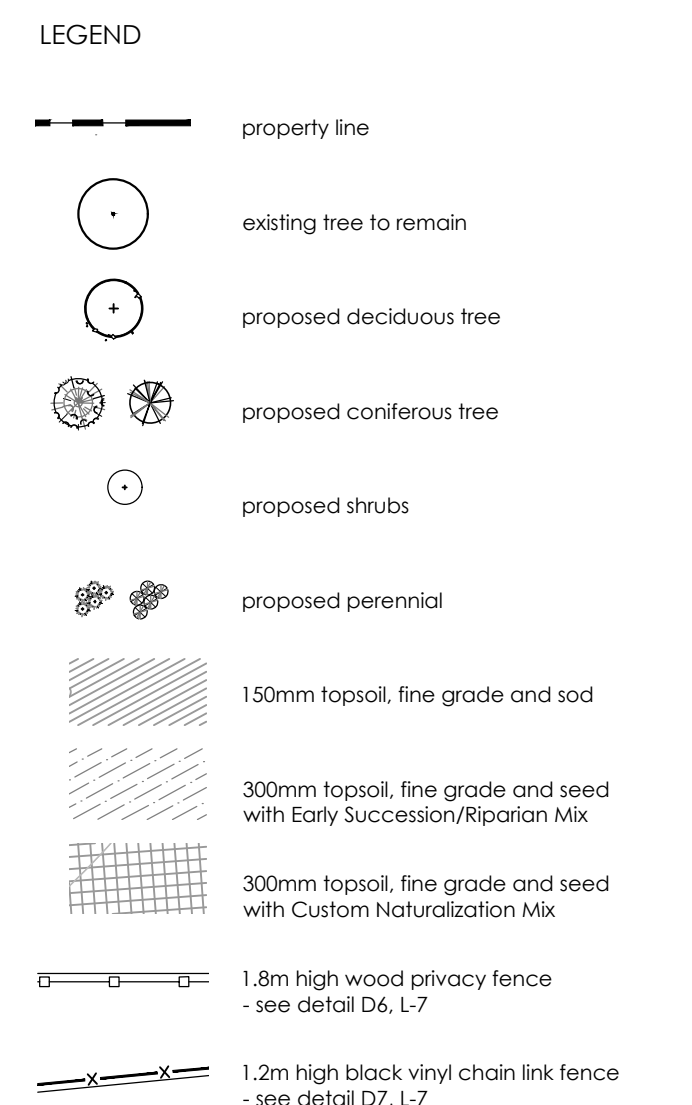
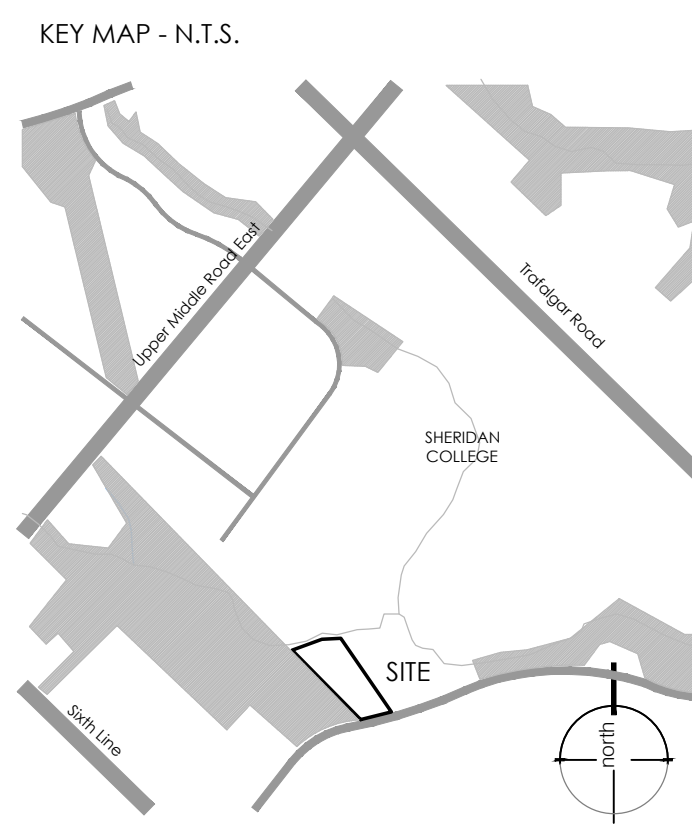
**TERRASSED NOTES:**

- Areas to be seeded with naturalization mix shall receive an application of naturalization seed at the rate of 25-30 kg/hectare or 2 kg/100m<sup>2</sup> for spot applications, in the following mixture:  
**Early Succession/Riparian Mix\***  
Black Eyed Susan (Rudbeckia hirta) 5%  
Blue Vervain (Verbena hastata) 10%  
Canada Anemone (Anemone canadensis) 1%  
Canada Goldenrod (Solidago canadensis) 4%  
Little Bluestem (Schizachyrium scoparium) 10%  
Common Milkweed (Aclepias syriaca) 5%  
Fowl Bluegrass (Poa palustris) 25%  
Meadow/Open Field Sedge (Carex granularis) 20%  
New England Aster (Symphyotrichum novae-angliae) 1%  
Path Rush (Juncus tenuis) 10%  
Purple Stemmed Aster (Symphyotrichum puncticeum) 1%  
Virgins Bower (Clematis virginiana) 4%  
Wild Bergamot (Monarda fistulosa) 4%  
\*apply with Annual Oats (Avena sativa) nursecrop at 22kg/hectare.  
**Custom Naturalization Seed Mix\***  
New England Aster (Aster novae-angliae) 3%  
Fox Sedge (Carex vulpinoidea) 3%  
Wild Bergamot (Monarda fistulosa) 15%  
Purple Stemmed Aster (Symphyotrichum puncticeum) 10%  
Bottle-Bush Grass (Elymus hystrix) 6%  
Virginia Wild Rye (Elymus virginicus) 10%  
Fowl Bluegrass (Poa palustris) 25%  
Black-Eyed Susan (Rudbeckia hirta) 6%  
\*apply with annual oats (Avena sativa) nursecrop at 22kg/hectare.

- Supplied by:  
St. Williams Nursery & Ecology Centre (for approved equal)  
P: 519-581-9116  
W: www.stwilliamsnursery.com
- Contractor responsible for soil test to determine fertilizer rates. Results of soil test shall be provided to the Landscape Architect for review and approval.
  - Hydraulic mulch to be approved by the Landscape Architect shall be applied at the rate of 2100kg per hectare.
  - The contractor shall not carry out work under adverse weather conditions such as high wind, frozen ground or ground covered with snow, ice or standing water.
  - Grade sub-grade, eliminate uneven areas and low spots, ensure positive drainage. Remove debris, roots, branches, stones in excess of 50mm diameter and other deleterious materials. Remove subsoil that has been contaminated with oil, gasoline or calcium chloride, dispose of removed material as directed by Landscape Architect.
  - Grade seed bed for terracing to a uniform surface and remove vegetation which may interfere with seeding operations. Loosen soil to depth of 25mm minimum and remove stones and foreign material which protrude more than 75mm above the surface.
  - All areas to be terraced to receive 150mm of topsoil.
  - Seeded areas to be maintained by contractor ensuring adequate water, fertilizer, maintenance and repair until seeded areas are properly established. Areas seeded in fall will be accepted in following spring, one month after start of growing season provided acceptance conditions are fulfilled.

**BUFFER PLANTING NOTES:**

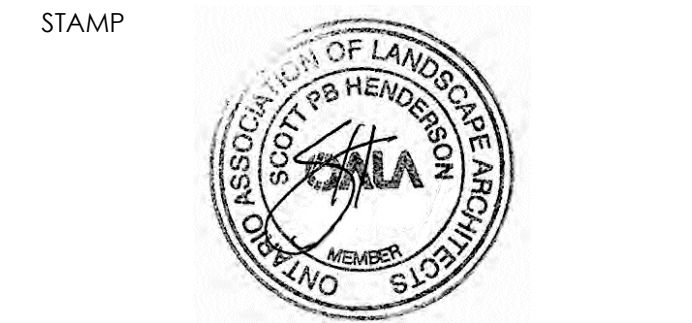
- All plant substitutions to be reviewed and approved by Landscape Architect and Conservation Halton.
- Impact to plantings from Phase 1 and natural succession will be minimized:  
• where possible, no trampling of existing roots of established native vegetation;  
• access routes to be discussed on site to limit disturbance.
- Areas for proposed seedlings, whips and pollinators will be excavated to 150mm depth. Planting beds to be filled with triple mix topsoil, planted and mulched.
- Much depth of 75mm to be added to proposed willflower and forb/grasses beds to reduce encroachment by opportunistic species.



**NOT FOR CONSTRUCTION**  
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**REVISIONS/ SUBMISSIONS**

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1	2019-05-22	Issued for review
2	2019-07-10	Issued for submission
3	2019-10-18	Issued for submission
4	2020-01-15	Issued for submission
5	2020-08-20	Issued for submission
6	2020-11-24	Issued as per CH request
7	2020-12-03	Issued as per CH request
8	2022-05-18	Issued for Site Plan Amendment



CLIENT  
Seasons Retirement Communities (Oakville) LP

MUNICIPALITY  
Town of Oakville

PROJECT  
Proposed Retirement Residence  
1105 McCraney Street East  
Oakville

MUNICIPAL FILE NUMBER

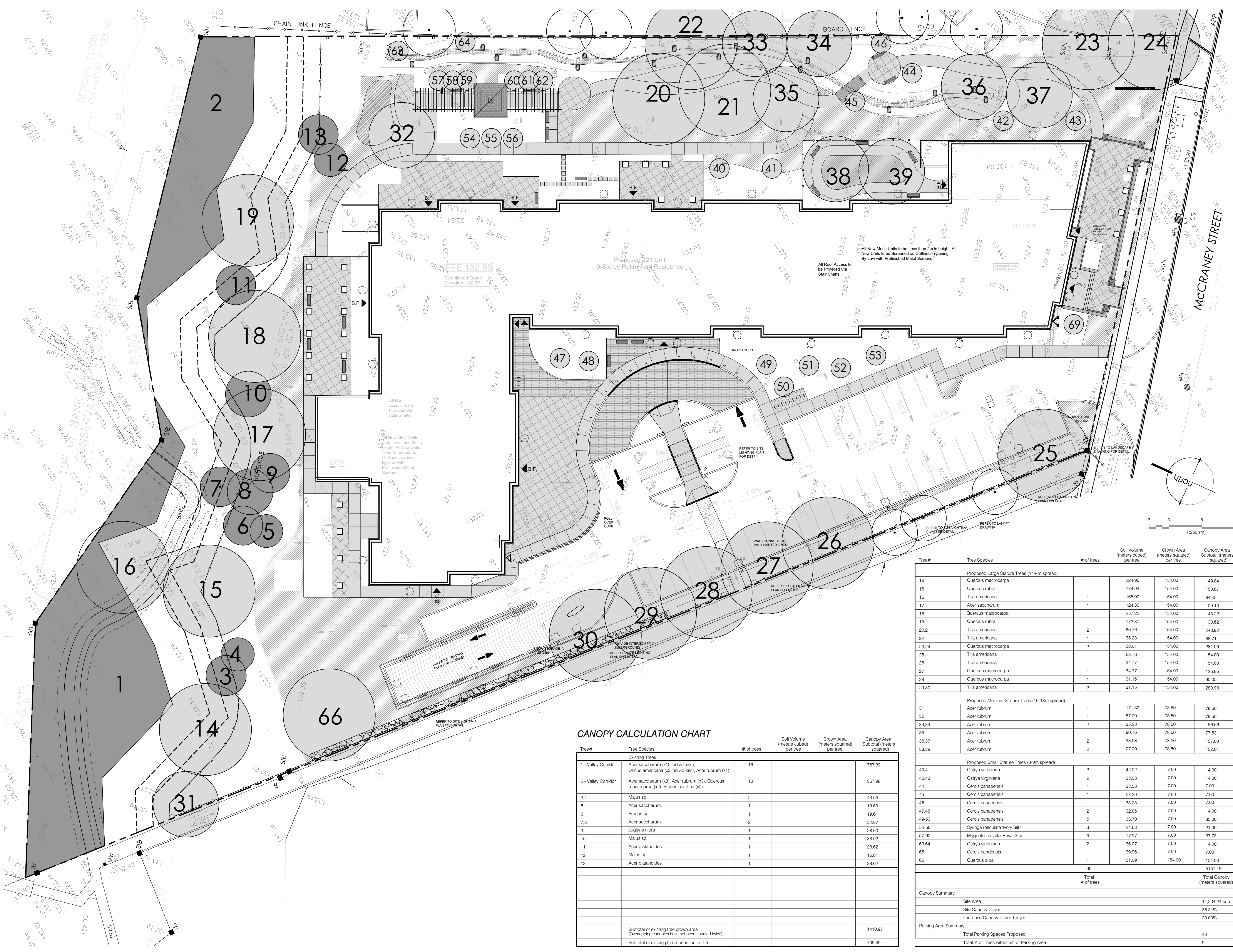
SHEET  
Buffer Management Plan

adesso design inc.  
landscape architecture

218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4  
1.905.526.8876  
www.adessodesigninc.ca

L-5



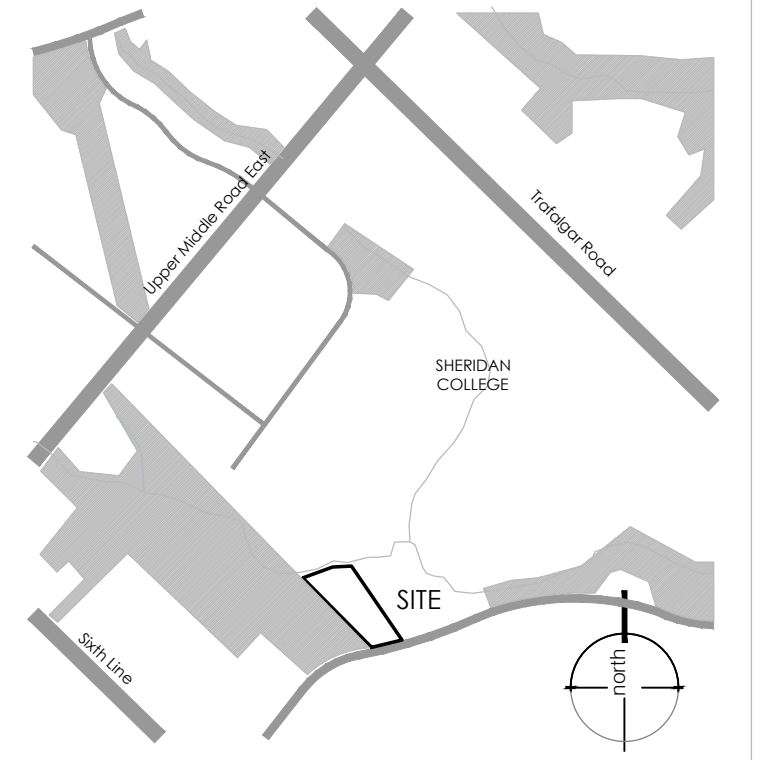


**CANOPY CALCULATION CHART**

Tree#	Tree Species	# of trees	Soil Volume (meters cubed) per tree	Crown Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
<b>Existing Trees</b>					
1 - Valley Corridor					
	Acer saccharum (x15 individuals), Ulmus americana (x3 individuals), Acer rubrum (x1)	16			767.39
2 - Valley Corridor					
	Acer saccharum (x3), Acer rubrum (x3), Quercus macrocarpa (x2), Prunus serotina (x2)	10			367.98
3,4	Malus sp.	2			43.56
5	Acer saccharum	1			19.69
6	Prunus sp.	1			19.61
7,8	Acer saccharum	2			52.67
9	Juglans nigra	1			28.00
10	Malus sp.	1			38.02
11	Acer platanoides	1			28.62
12	Malus sp.	1			16.81
13	Acer platanoides	1			28.62
Subtotal of existing tree crown area (Overlapping canopies have not been counted twice)					
					1410.97
Subtotal of existing tree bonus factor 1.5					705.49

Tree#	Tree Species	# of trees	Soil Volume (meters cubed) per tree	Crown Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
<b>Proposed Large Stature Trees (14-m spread)</b>					
14	Quercus macrocarpa	1	224.96	154.00	149.84
15	Quercus rubra	1	174.99	154.00	150.67
16	Tilia americana	1	168.90	154.00	84.45
17	Acer saccharum	1	124.33	154.00	109.10
18	Quercus macrocarpa	1	257.22	154.00	148.22
19	Quercus rubra	1	172.37	154.00	133.62
20,21	Tilia americana	2	80.76	154.00	248.92
22	Tilia americana	1	35.23	154.00	88.71
23,24	Quercus macrocarpa	2	68.01	154.00	281.06
25	Tilia americana	1	63.76	154.00	154.00
26	Tilia americana	1	34.77	154.00	154.00
27	Quercus macrocarpa	1	34.77	154.00	126.95
28	Quercus macrocarpa	1	31.15	154.00	90.05
29,30	Tilia americana	2	31.15	154.00	280.90
<b>Proposed Medium Stature Trees (10-13m spread)</b>					
31	Acer rubrum	1	171.32	78.50	78.50
32	Acer rubrum	1	87.20	78.50	78.50
33,34	Acer rubrum	2	35.23	78.50	156.66
35	Acer rubrum	1	80.76	78.50	77.53
36,37	Acer rubrum	2	33.58	78.50	157.00
38,39	Acer rubrum	2	27.20	78.50	152.01
<b>Proposed Small Stature Trees (3-9m spread)</b>					
40,41	Ostrya virginiana	2	42.22	7.00	14.00
42,43	Ostrya virginiana	2	33.58	7.00	14.00
44	Cercis canadensis	1	33.58	7.00	7.00
45	Cercis canadensis	1	57.20	7.00	7.00
46	Cercis canadensis	1	35.23	7.00	7.00
47,48	Cercis canadensis	2	32.85	7.00	14.00
49-53	Cercis canadensis	5	33.70	7.00	35.00
54-56	Syringa reticulata 'Ivory Silk'	3	24.63	7.00	21.00
57-62	Magnolia stellata 'Royal Star'	6	17.97	7.00	37.78
63,64	Ostrya virginiana	2	36.07	7.00	14.00
65	Cercis canadensis	1	39.96	7.00	7.00
66	Quercus alba	1	61.09	154.00	154.00
			90		5157.15
			Total # of trees		Total Canopy (meters squared)
Canopy Summary					14,204.24 sqm
Site Area					36.31%
Site Canopy Cover					20.00%
Land use Canopy Cover Target					
<b>Parking Area Summary</b>					
Total Parking Spaces Proposed					43
Total # of Trees within 5m of Parking Area					9

KEY MAP - N.T.S.



LEGEND

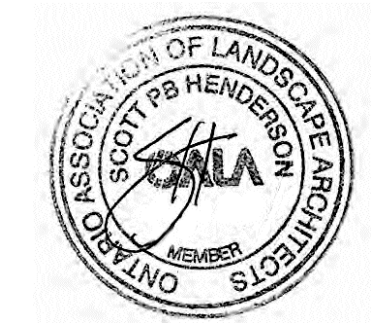
- property line
- existing vegetation to remain
- existing tree onsite to remain (1.5 credited towards 20% tree canopy cover)
- proposed large stature tree
- proposed medium stature tree
- proposed small stature tree
- 150mm topsoil, fine grade and sod

**NOT FOR CONSTRUCTION**  
 ISSUED FOR REVIEW & COMMENTS ONLY

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4	2020-01-15	Issued for submission
5	2020-08-20	Issued for submission
6	2022-05-18	Issued for Site Plan Amendment

STAMP



CLIENT  
 Seasons Retirement Communities (Oakville) LP

MUNICIPALITY  
 Town of Oakville  
 PROJECT  
 Proposed Retirement Residence  
 1105 McCraney Street East  
 Oakville

MUNICIPAL FILE NUMBER

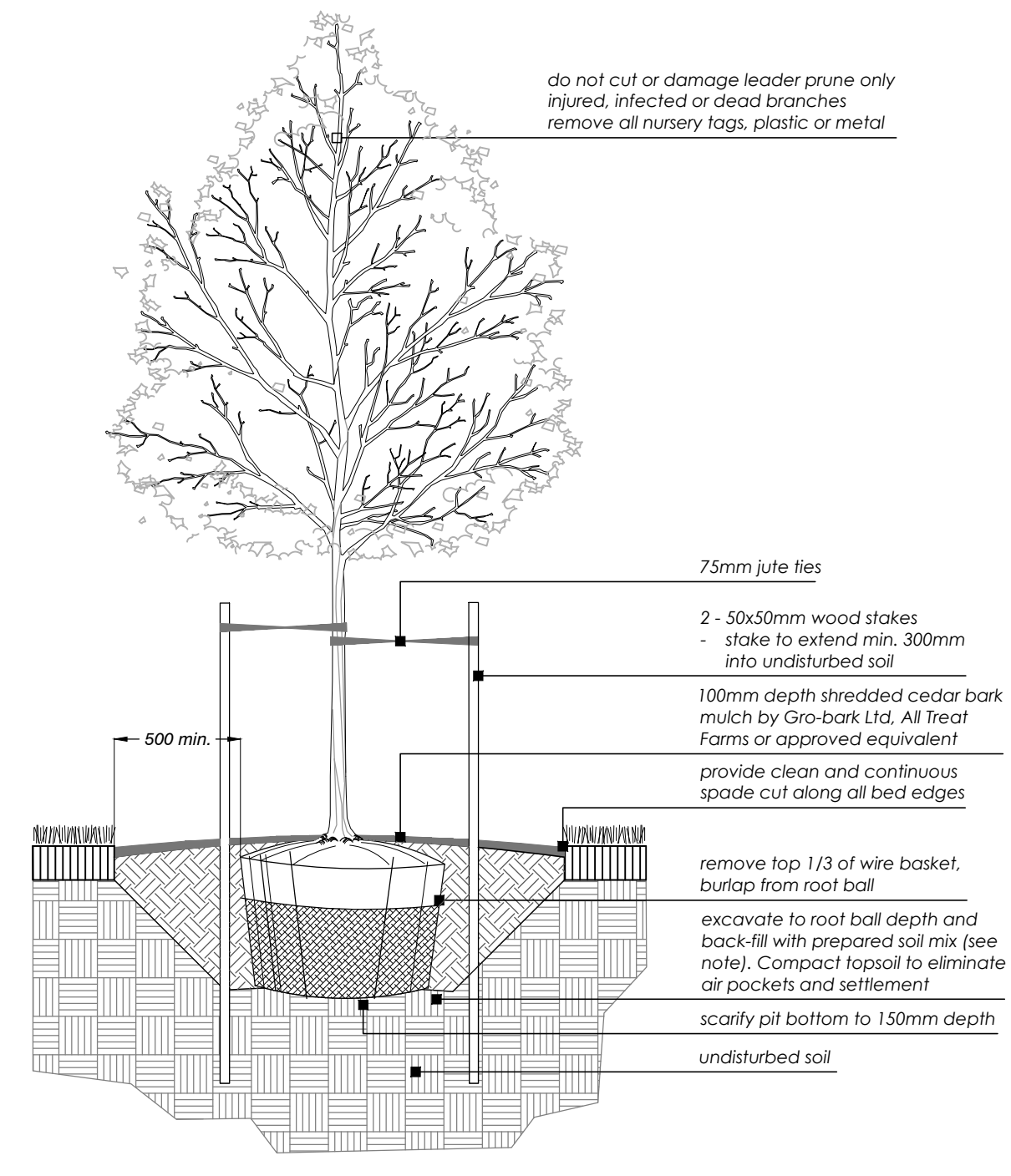
SHEET

Canopy Cover Plan **L-6**

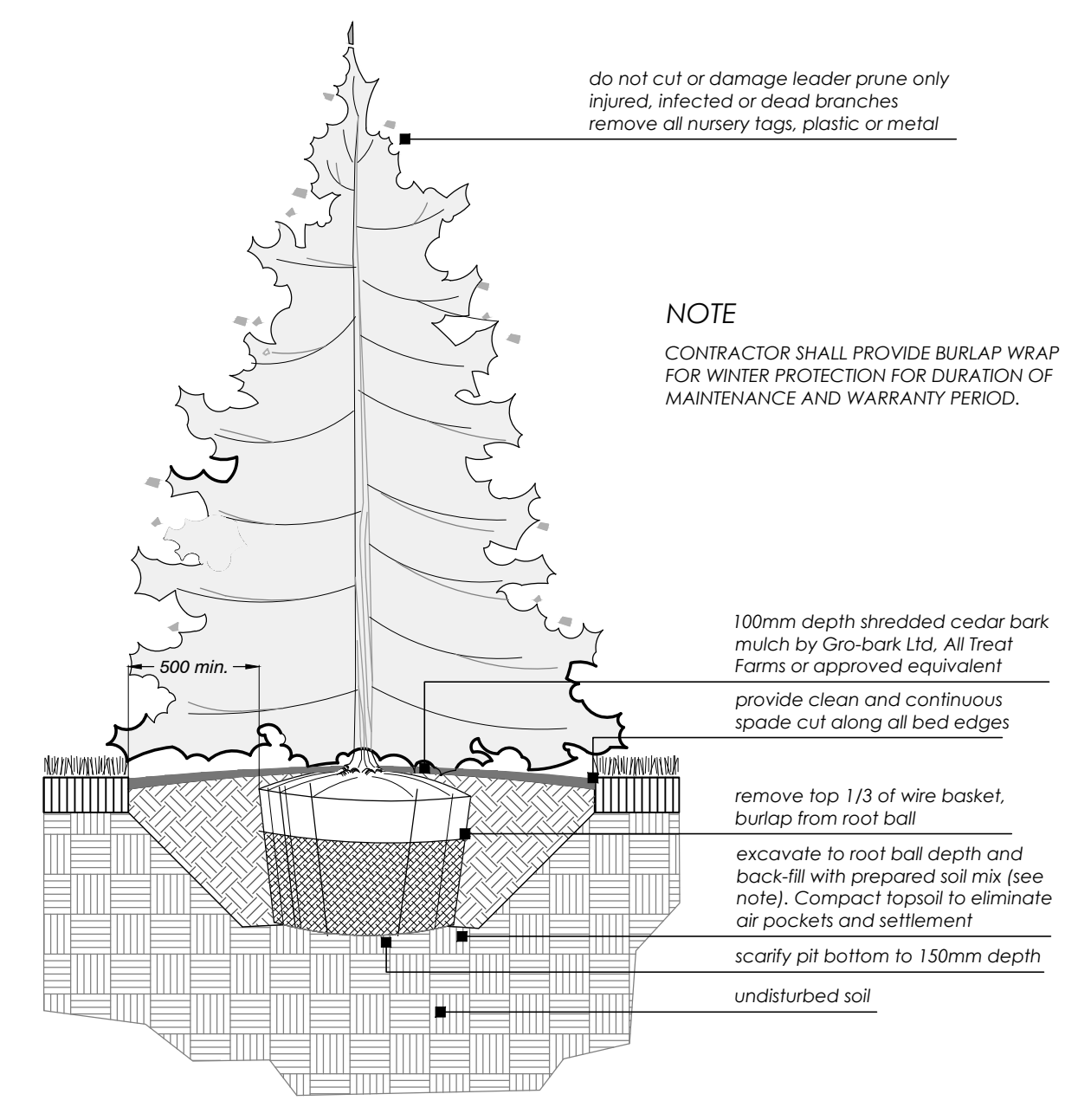
adesso design inc.  
 landscape architecture

218 Locke Street South, 2nd Floor  
 Hamilton, ON L8P 4B4  
 t. 905.526.8876  
 www.adessodesigninc.ca

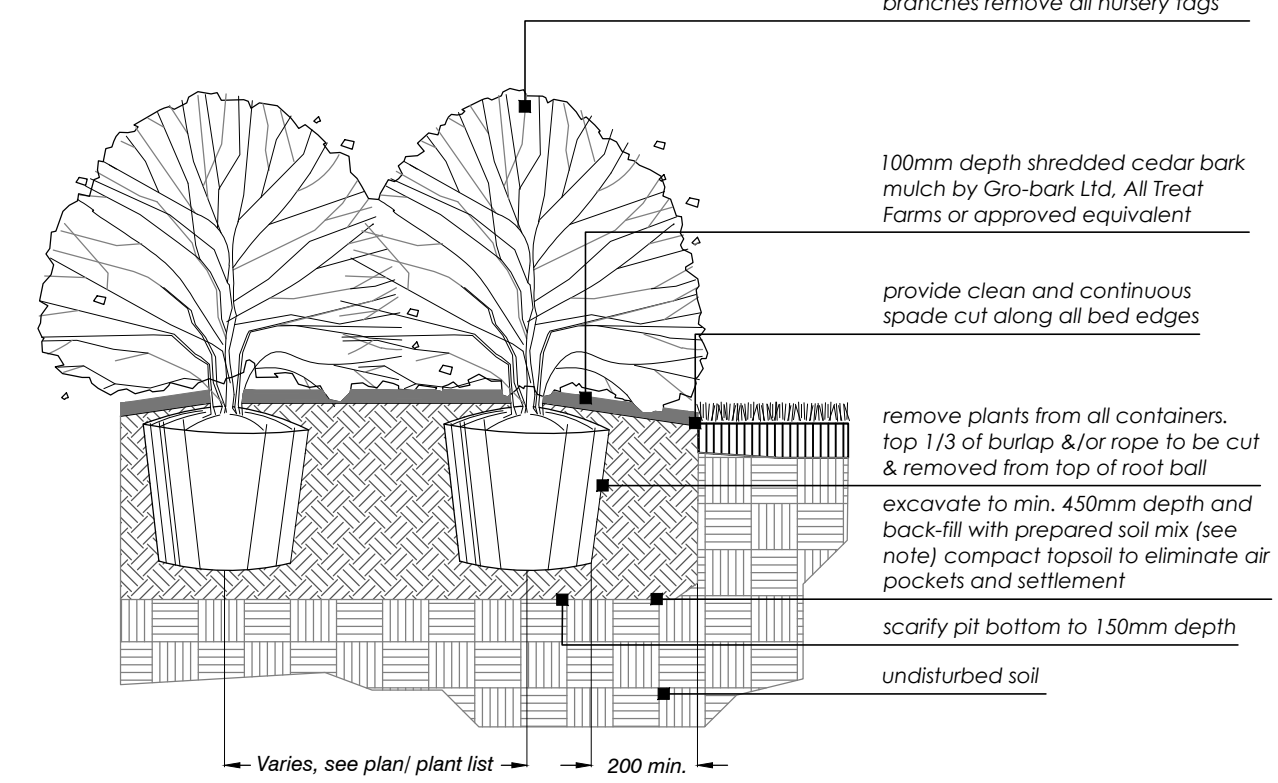




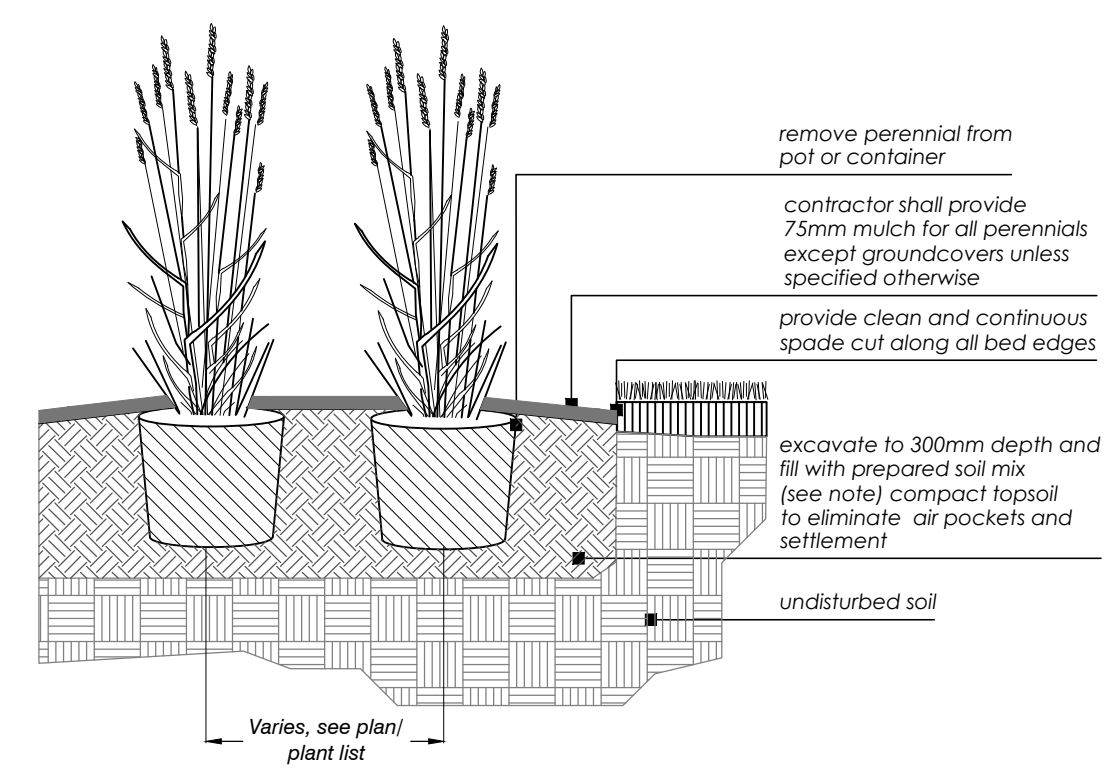
Balled & Burlapped/ Wire Basket Deciduous Tree  
SCALE: NTS  
D  
1



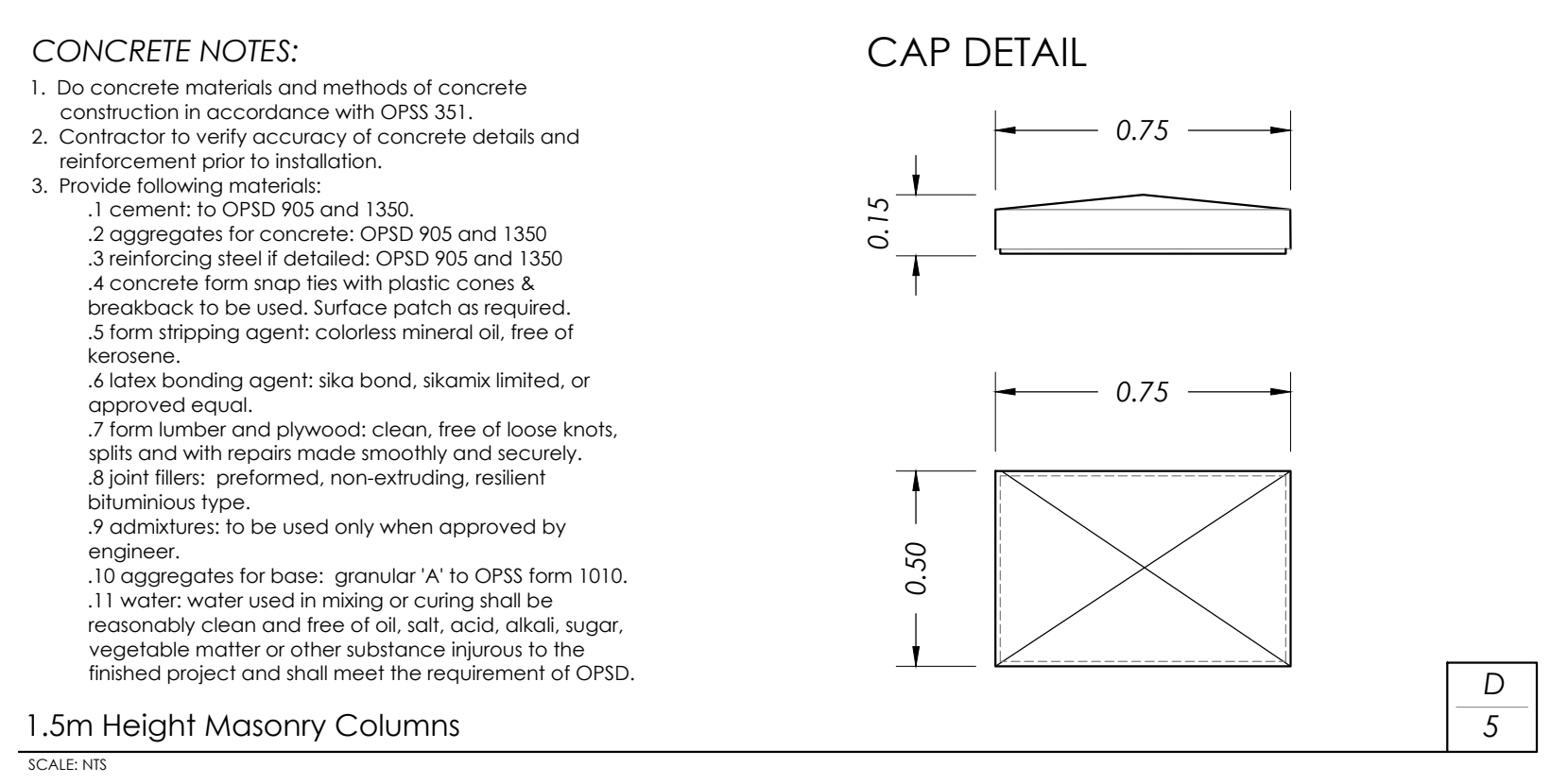
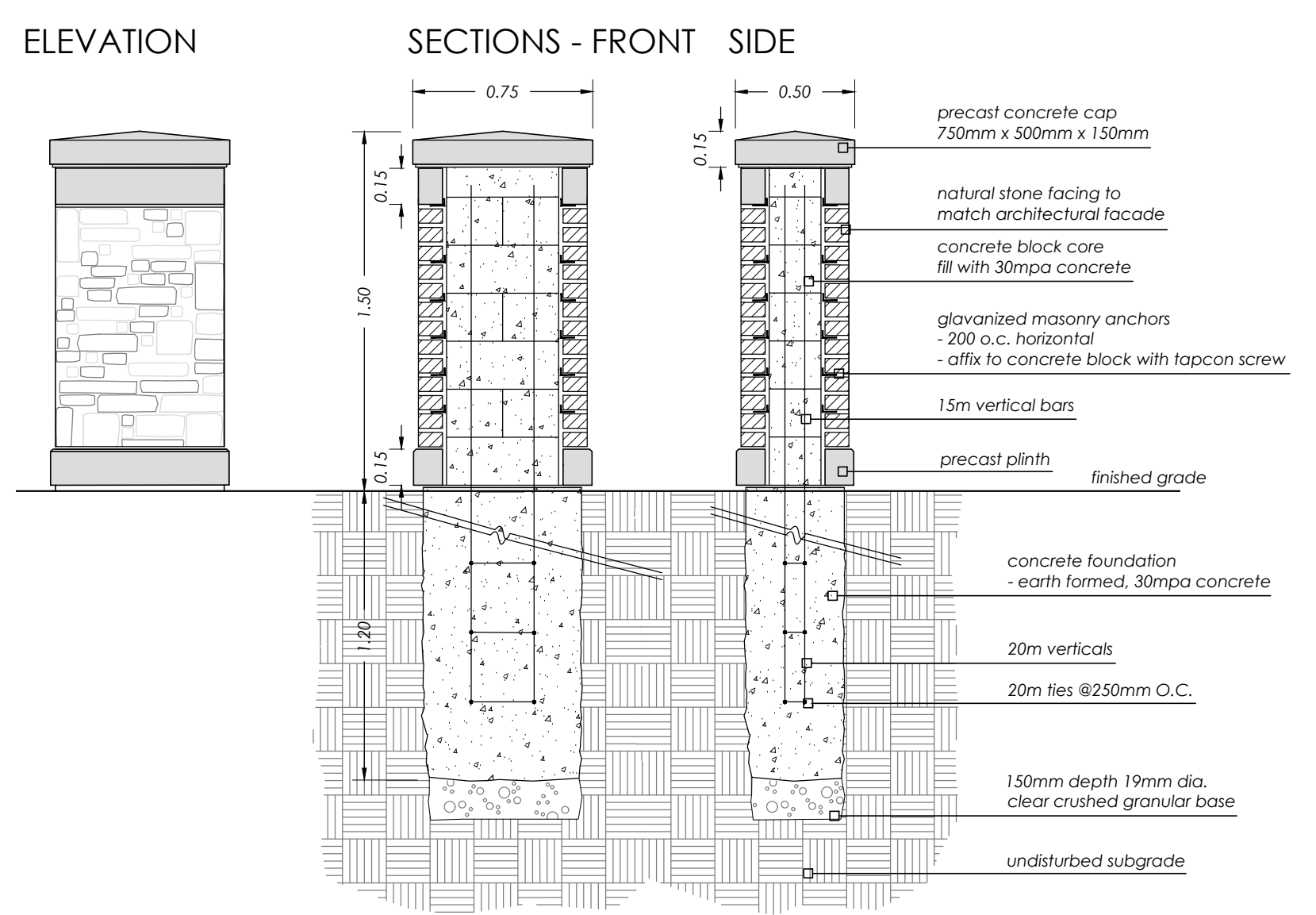
Balled & Burlapped/ Wire Basket Coniferous Tree  
SCALE: NTS  
D  
2



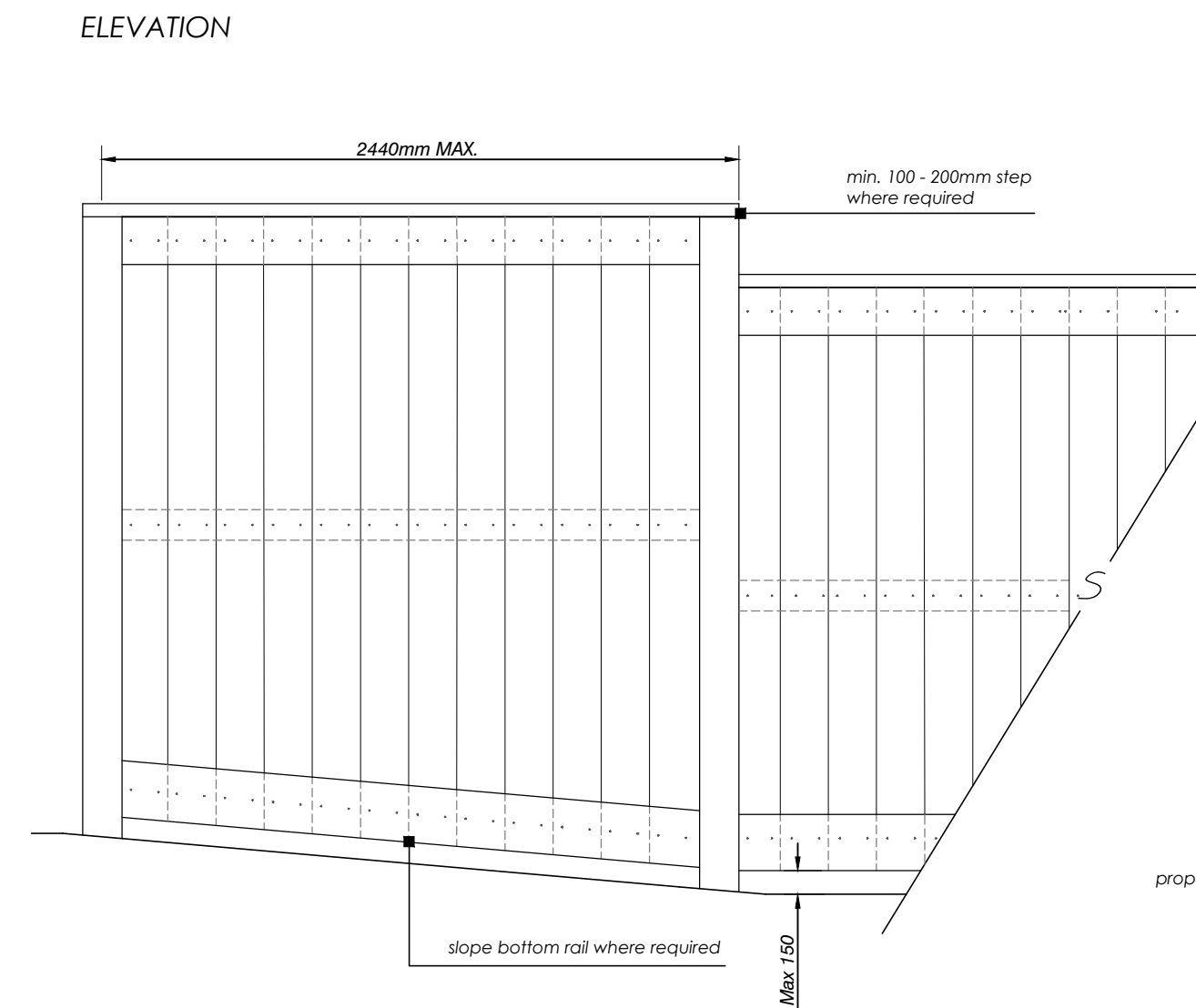
Container Grown Shrub  
SCALE: NTS  
D  
3



Container Grown Perennial  
SCALE: NTS  
D  
4

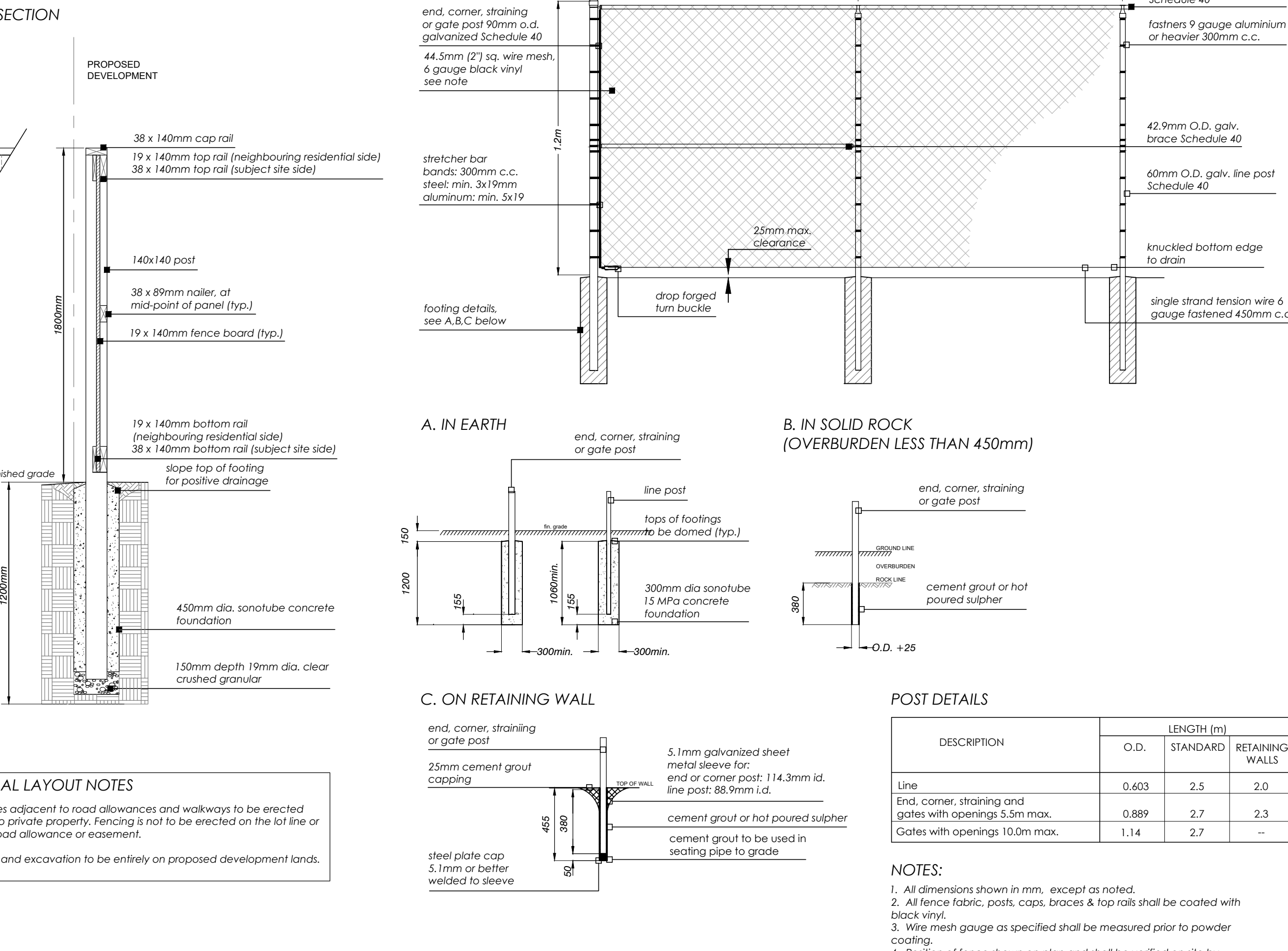


1.5m Height Masonry Columns  
SCALE: NTS  
D  
5

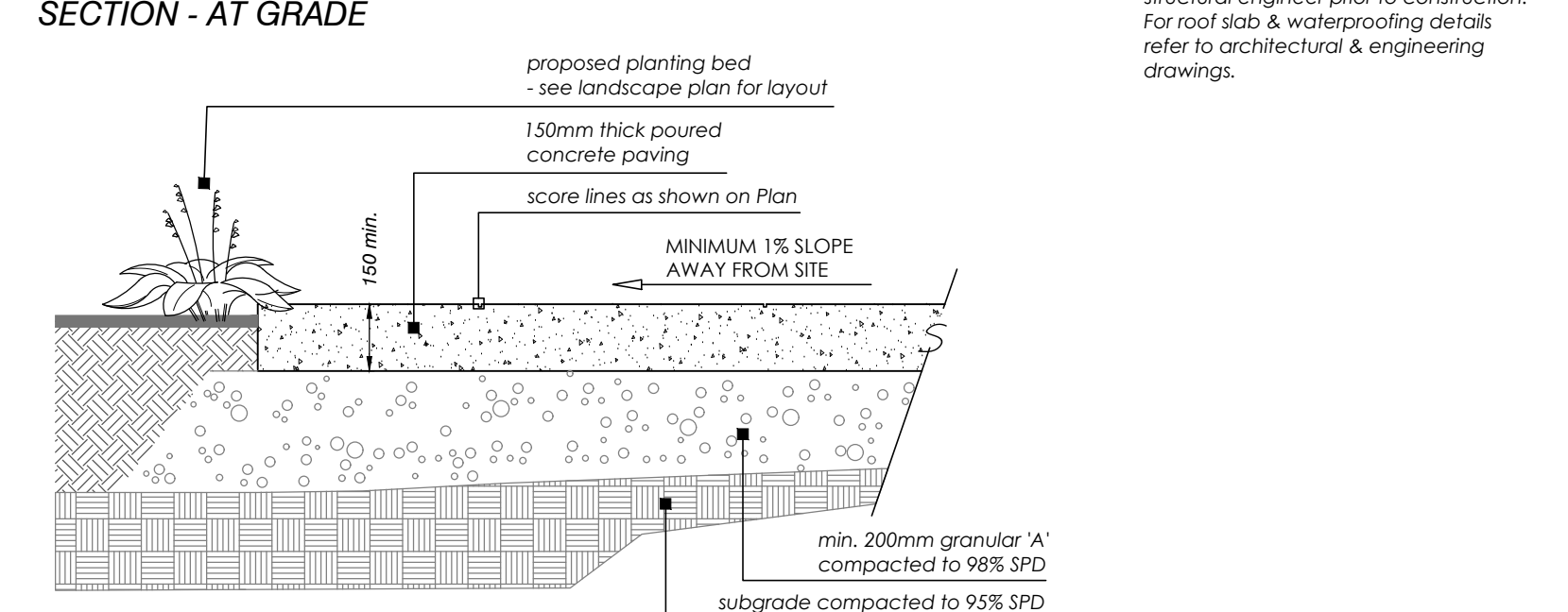
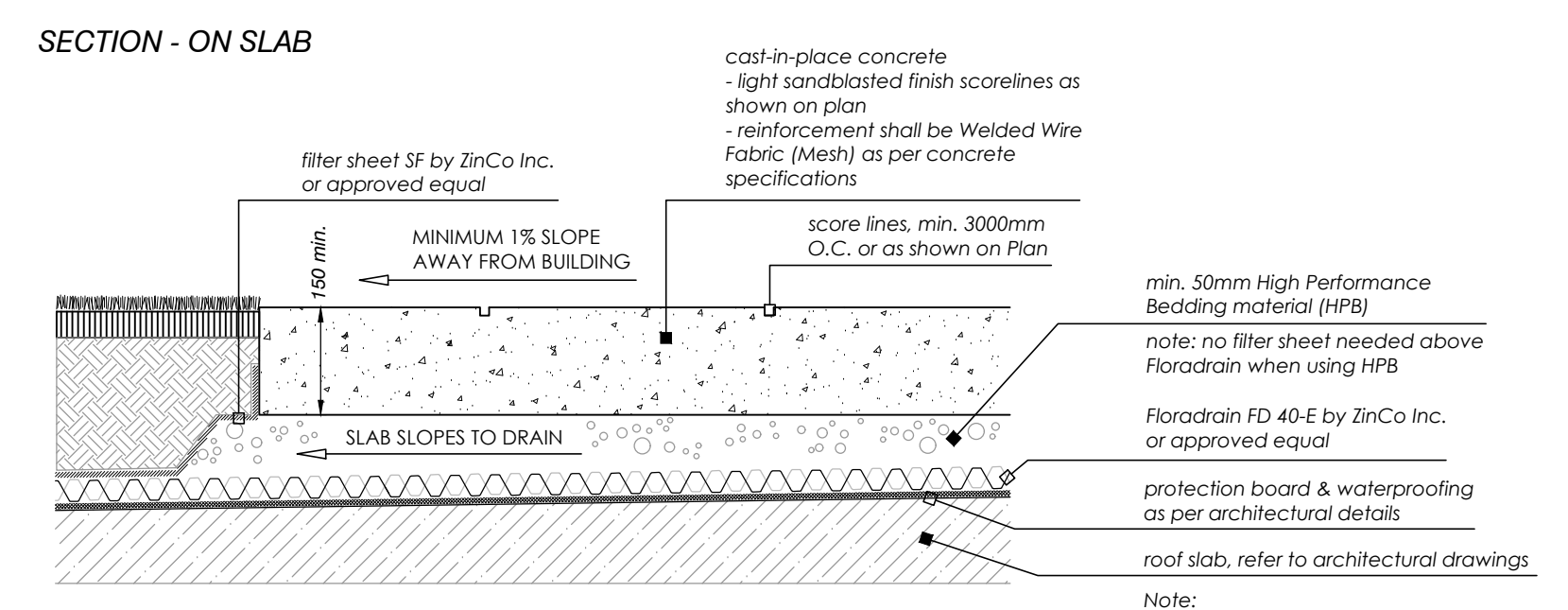


- NOTES:
- All materials, components and workmanship to conform to building and local by-laws.
  - All wood to be Pressure Treated (Spruce, Pine Fir) selected mainly for good appearance all members shall be free of wane and bark pockets. All torn grain shall be eliminated by sanding and planing. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.
  - All cuts and holes that expose untreated wood should be liberally brush-coated with two applications of an end-cut preservative (copper naphthenate in ground contact or zinc naphthenate above ground) before the wood is installed. Follow the manufacturer's recommendations re: the application of suitable preservatives.
  - All wood to bear lumber grading stamp.
  - All fasteners shall have exterior grade finishes suitable for use with Pressure Treated lumber. Stainless steel galvanized, zinc-dipped or ceramic-coated wood/deck screws are acceptable.
  - All galvanizing to be hot dipped in conformance to CSA standard C154.
  - Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
  - Step fence panels minimum of 100 - 200mm of posts as required by grade conditions. Sloping of panels may be required for certain grade conditions - Consultant's approval required.
  - Lumber sizes are actual sizes rather than nominal sizes.
  - Concrete to have minimum compressive strength of 25 MPa @ 28 days with 5-7% air entrainment.
  - See landscape plan for fence location.

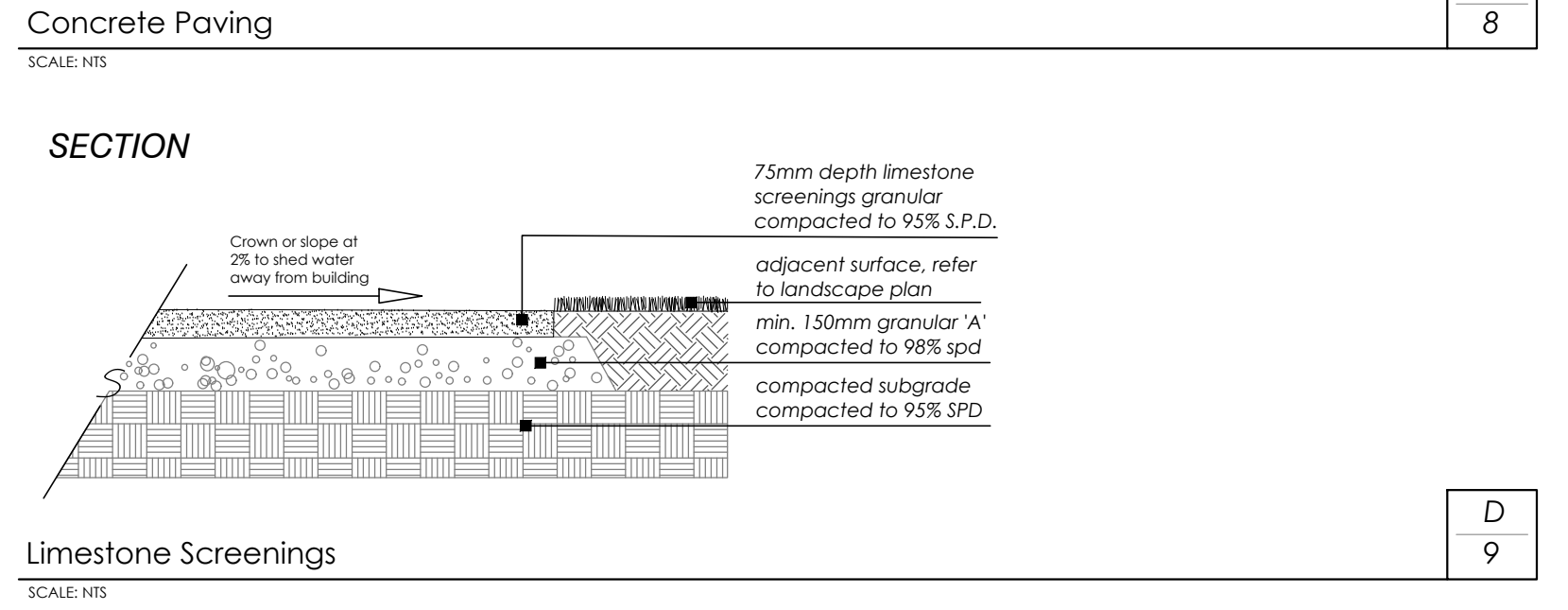
Wood Privacy Fence (1.8m height - pressure treated)  
SCALE: NTS  
D  
6



Chain Link Fence (1.2m Height Black Vinyl)  
SCALE: NTS  
D  
7



- CONCRETE NOTES:
- All work to be done in accordance with the standards and specifications of the municipality and Ontario Provincial Standards, unless noted otherwise.
  - All concrete to be 32MPa in 28 days with 6 ±1% air entrainment unless otherwise stated.
  - Cast-in-place concrete to be sawcut in panels not exceeding 3.0m in any direction, unless otherwise noted. Sawcuts to be 3.5mm wide by 30mm deep and to be made within 16 hours of pouring concrete.
  - All CIP concrete surfaces to receive finish as specified on plan. All CIP concrete surfaces to receive acrylic cure and seal.



Limestone Screenings  
SCALE: NTS  
D  
9

- PLANTING NOTES:
- Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide triple mix topsoil or approved equal.
  - Saucer shall be soaked with water and mulched immediately following planting.
  - Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.
  - Staking schedule:
    - < 30mm caliper size/ 2500mm ht. - one stake
    - > 30mm caliper size/ 2500mm ht. - two stakes
    - > 70mm caliper - three stakes
  - All support systems must be removed once tree is established.
  - All trees to be straight and planted vertically regardless of slope.
  - Top of root flare shall be positioned 50mm above grade.
  - The following depths of soil are required for planting:
    - 15cm topsoil for sod;
    - 30cm of topsoil for perennials;
    - 45cm of topsoil for shrubs;
    - 90cm of topsoil for trees

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CLIENT  
Seasons Retirement Communities (Oakville) LP

MUNICIPALITY  
Town of Oakville

PROJECT  
Proposed Retirement Residence  
1 105 McCraney Street East  
Oakville

MUNICIPAL FILE NUMBER

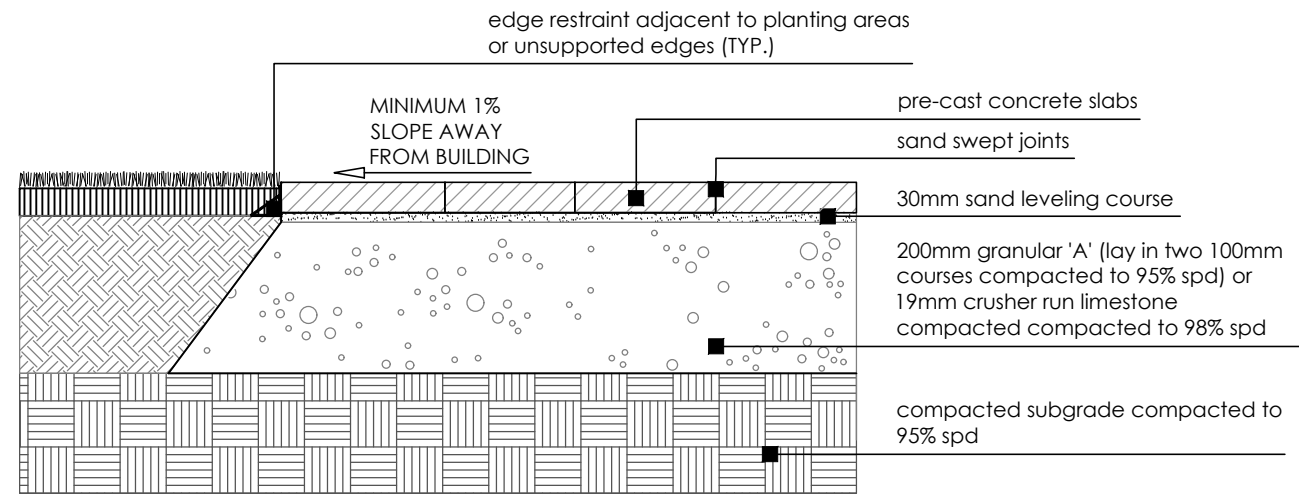
SHEET  
Details

L-7

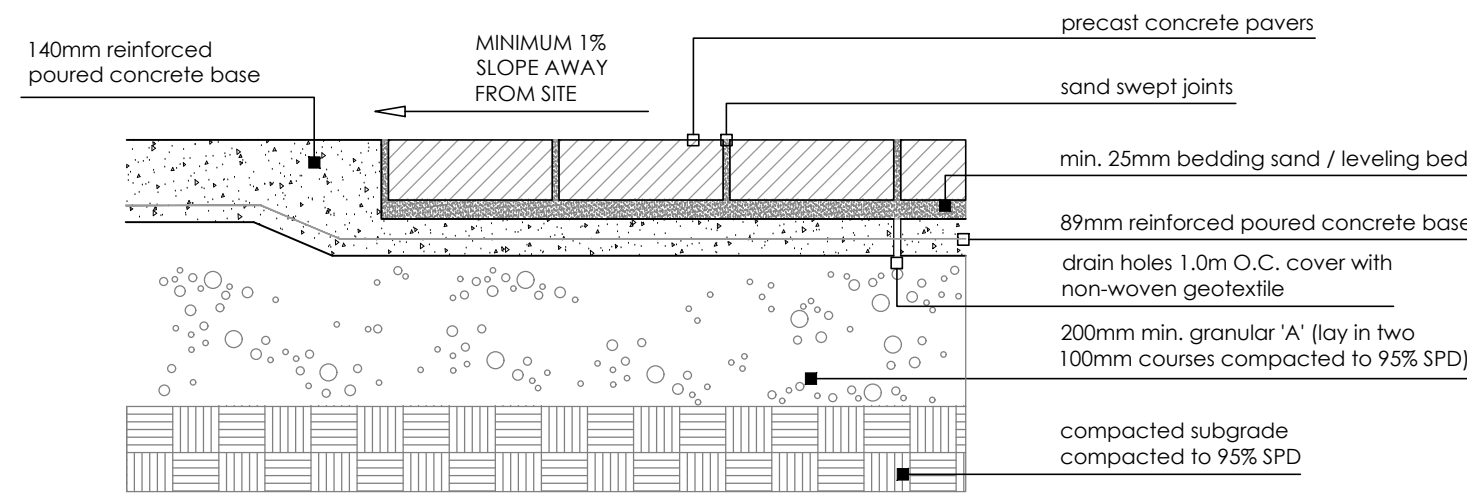
adesso design inc.  
landscape architecture

218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4  
t. 905.526.8876  
www.adessodesigninc.ca

SECTION - DRY LAID



SECTION - ON CONCRETE BASE



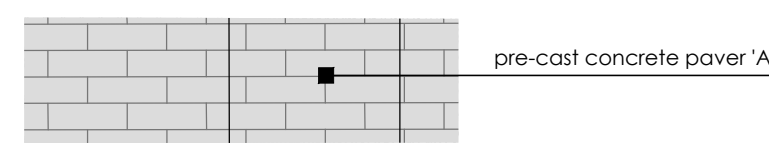
NOTES:

1. Paver types are as follows (or approved equal):

TYPE	DESCRIPTION	PATTERN	SIZE	COLOUR
A'	Promenade (Unilock)	Field	as manufactured	Granite Blend II Campo Finish

2. Unit pavers are 100mm thick. Contractor to provide samples on site to be approved by Landscape Architect and/or Owner to be approved for vehicular application.

PLAN - RESIDENTIAL AMENITY



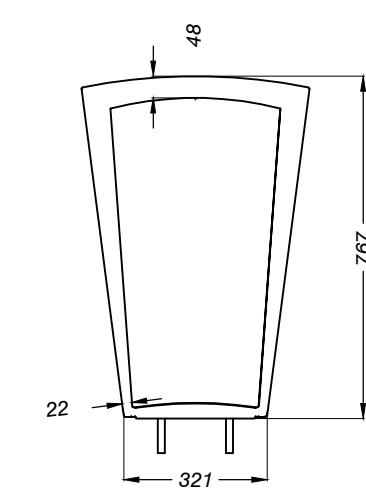
Precast Concrete Pavers

D  
1

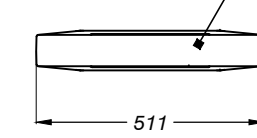
Putting Green

SCALE: NTS

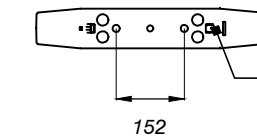
ELEVATIONS



PLAN



BOTTOM VIEW

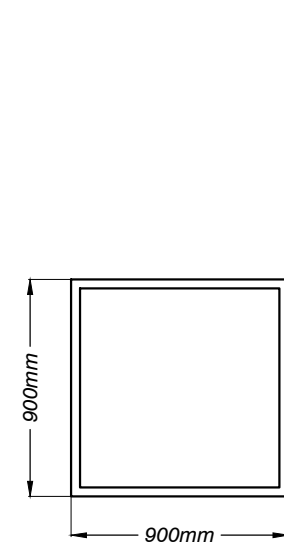


LANDSCAPE FORMS BIKE RACK - EMERSON  
 MATERIALS: Cast aluminum frame & cover plate, stainless steel leveling glides, finished with polyester powdercoat  
 COLOR: Metallic silver  
 UNITS: 13 units, see landscape plan for layout.  
 NOTES: Units ship fully assembled, unit must be anchored (surface mount) or embedded  
 SUPPLIED BY: landscape forms - or approved equal  
 431 Lawndale Ave.  
 Kalamazoo, MI, 49048  
 T: 800-430-6209  
 F: 269-381-3455  
 E: specify@landscapeforms.com

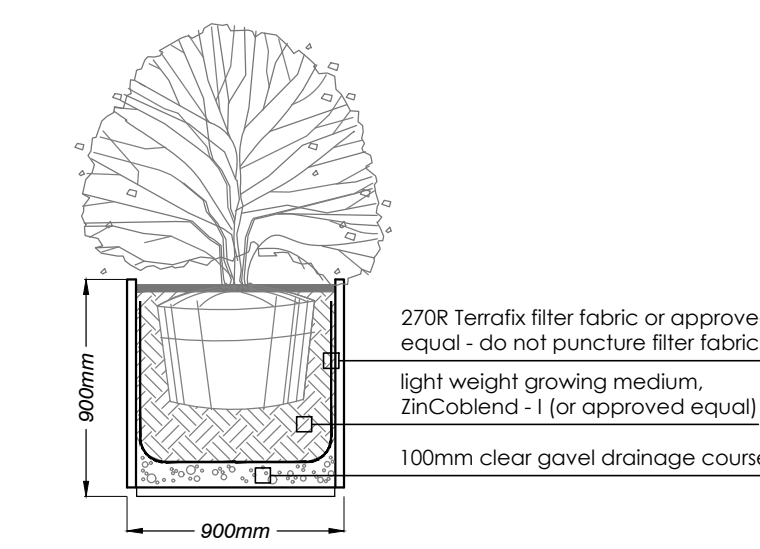
Emerson Bike Racks by Landscape Forms - approved equal

D  
3

PLAN



SECTION



CUSTOM CUBE

DIMENSIONS: L35" x W35" x H35" (0.90m x 0.90m x 0.90m)  
 MATERIALS: Thick gauge galvanized steel  
 FINISH: All steel components are protected with the duplex protection process (powdercoat)  
 UNITS: 30 units on site, see landscape plan for locations.  
 COLOUR: Black  
 SUPPLIED BY: Veradek Inc. E: info@veradek.com  
 P: 1-888-538-5552 F: 1-905-660-4971

Metal Planters by Veradek - or approved equal

SCALE: NTS

D  
4



Love Seats

Quantum Right and Left Arm Love Seats or Approved Equivalent  
 Model: HSB102A3-K  
 Dimensions: 65"x35"x33"  
 Finish: TBD  
 Units: 5 units of Right module  
 5 units of Left module  
 Manufacturer: Hauser Site Furniture

Club Chair

Quantum Club Chair or Approved Equivalent  
 Model: HSB101-K  
 Dimensions: 38"x34"x33"  
 Finish: TBD  
 Units: 6 units on site  
 Manufacturer: Hauser Site Furniture



Corner Love Seats

Quantum Corner Love Unit or Approved Equivalent  
 Model: HSB105A-K  
 Dimensions: 35"x35"x33"  
 Finish: TBD  
 Units: 5 units of Right module  
 Manufacturer: Hauser Site Furniture



End Table

Quantum Metal End Table or Approved Equivalent  
 Model: HSB107  
 Dimensions: 34"x34"x12.5"  
 Finish: TBD  
 Units: 7 units on site  
 Manufacturer: Hauser Site Furniture

Patio Furniture by Hauser - or approved equal

SCALE: NTS

D  
5

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STAMP



CLIENT  
 Seasons Retirement  
 Communities (Oakville) LP

MUNICIPALITY  
 Town of Oakville  
 PROJECT  
 Proposed Retirement Residence  
 1 105 McCraney Street East  
 Oakville

MUNICIPAL FILE NUMBER

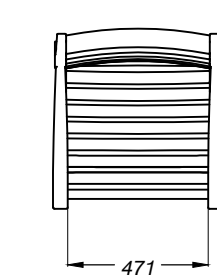
SHEET  
 Details

L-8

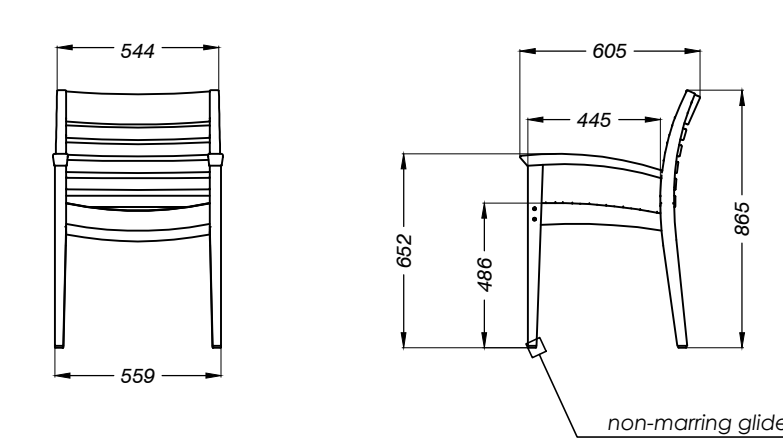
adesso design inc.  
 landscape architecture

218 Locke Street South, 2nd Floor  
 Hamilton, ON L8P 4B4  
 t. 905.526.8876  
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PLAN



ELEVATION



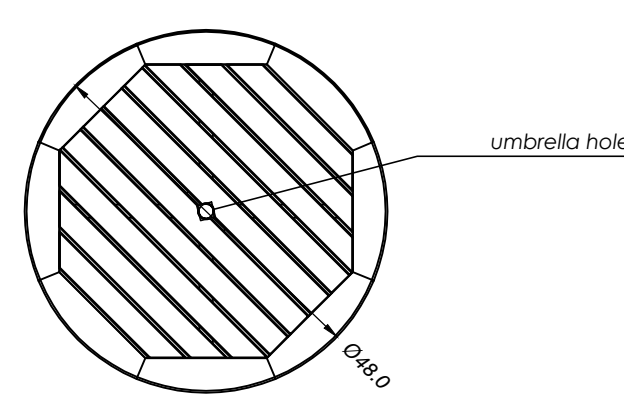
LANDSCAPE FORMS CHAIR - WELLSRING  
 MATERIALS: Teak Wood  
 COLOR: Natural Finish  
 UNITS: 70, see landscape plan for layout.  
 NOTES: Handle with care, bench's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Contractor to protect the finish from damage during installation.  
 SUPPLIED BY: landscape forms - or approved equal  
 431 Lawndale Ave.  
 Kalamazoo, MI, 49048  
 T: 800-430-6209  
 F: 269-381-3455  
 E: specify@landscapeforms.com

Drawing: WP569-02  
 Dimensions are in mm

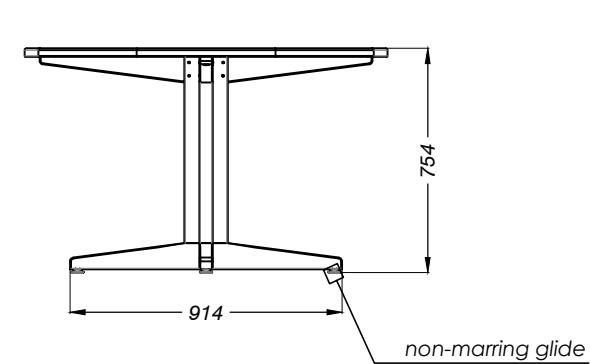
Wellspring Chair by Landscape Forms - or approved equal

D  
6

PLAN



ELEVATION



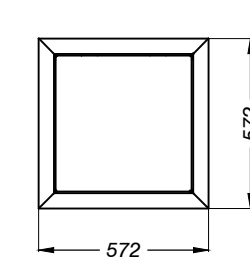
LANDSCAPE FORMS DINING TABLE - WELLSRING  
 MATERIALS: Teak Wood  
 COLOR: Natural Finish  
 UNITS: 20, see landscape plan for layout.  
 NOTES: Handle with care, bench's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Contractor to protect the finish from damage during installation.  
 SUPPLIED BY: landscape forms - or approved equal  
 431 Lawndale Ave.  
 Kalamazoo, MI, 49048  
 T: 800-430-6209  
 F: 269-381-3455  
 E: specify@landscapeforms.com

Drawing: WP566-01  
 Dimensions are in mm

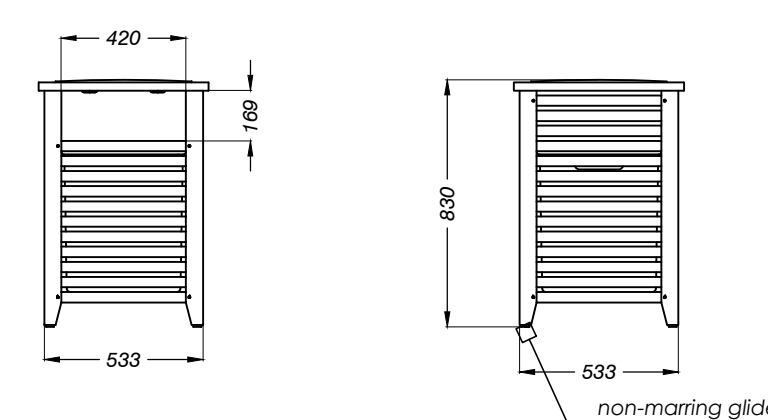
Wellspring Dining Table by Landscape Forms - or approved equal

D  
7

PLAN



ELEVATION



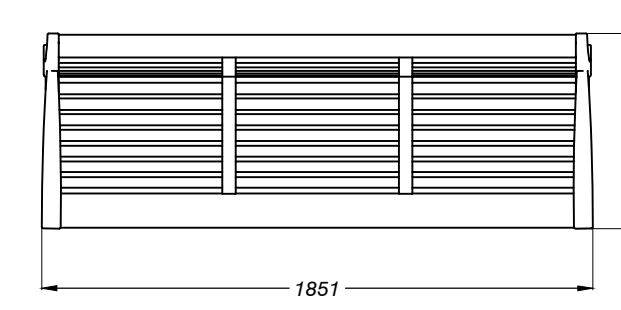
LANDSCAPE FORMS TRASH RECEPTACLE - WELLSRING  
 MATERIALS: Teak Wood, galvanized trash lid.  
 COLOR: Natural Finish  
 UNITS: 3, see landscape plan for layout.  
 NOTES: Handle with care, bench's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Contractor to protect the finish from damage during installation.  
 SUPPLIED BY: landscape forms - or approved equal  
 431 Lawndale Ave.  
 Kalamazoo, MI, 49048  
 T: 800-430-6209  
 F: 269-381-3455  
 E: specify@landscapeforms.com

Drawing: WP565-01  
 Dimensions are in mm

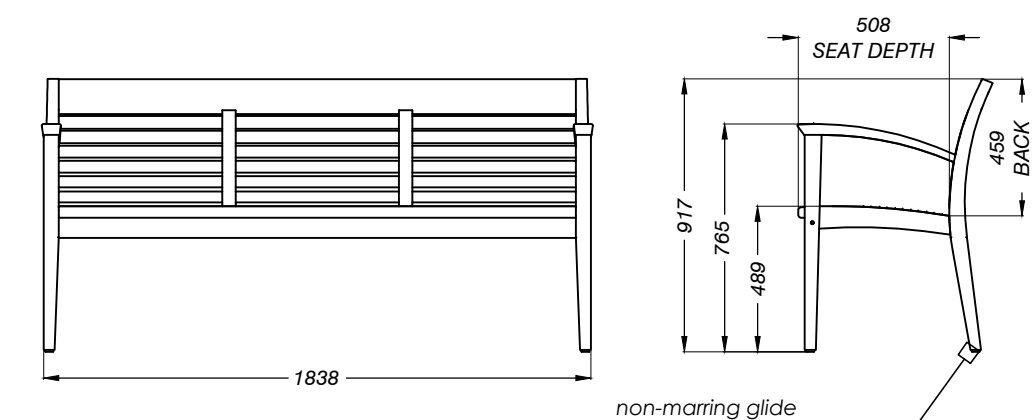
Wellspring Trash Receptacle by Landscape Forms - or approved equal

D  
8

PLAN



ELEVATION



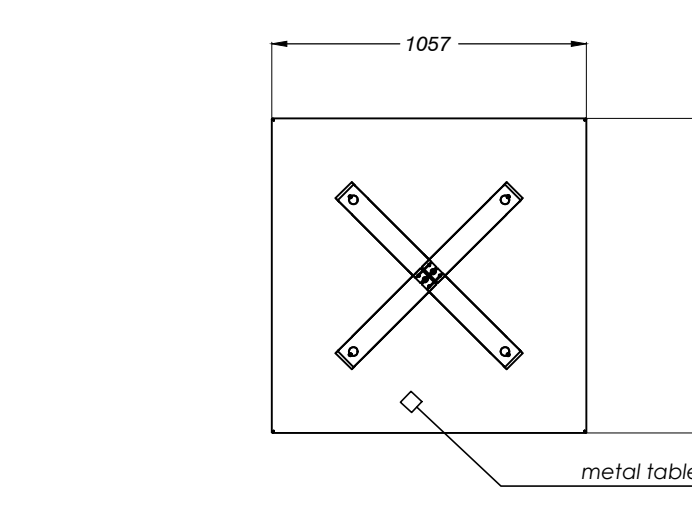
LANDSCAPE FORMS BENCH - WELLSRING  
 MATERIALS: Teak Wood  
 COLOR: Natural Finish  
 UNITS: 23, see landscape plan for layout.  
 NOTES: Handle with care, bench's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Contractor to protect the finish from damage during installation.  
 SUPPLIED BY: landscape forms - or approved equal  
 431 Lawndale Ave.  
 Kalamazoo, MI, 49048  
 T: 800-430-6209  
 F: 269-381-3455  
 E: specify@landscapeforms.com

Drawing: WP565-05  
 Dimensions are in mm

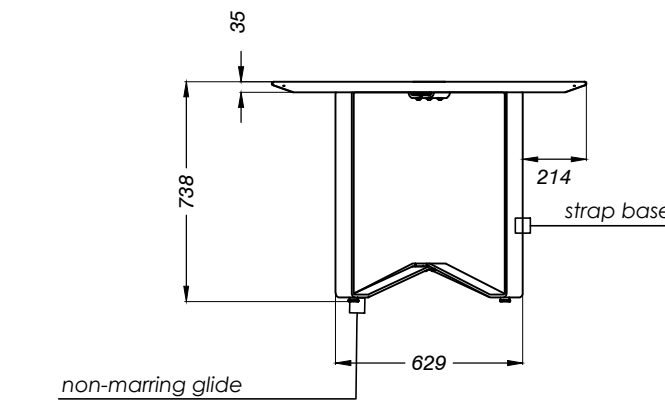
Wellspring Bench by Landscape Forms - or approved equal

D  
9

PLAN



ELEVATION



LANDSCAPE FORMS TABLE - WINDMARK  
 MATERIALS: Steel  
 COLOR: Natural Metal Finish  
 UNITS: 3, see landscape plan for layout.  
 NOTES: Handle with care, bench's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Contractor to protect the finish from damage during installation.  
 SUPPLIED BY: landscape forms - or approved equal  
 431 Lawndale Ave.  
 Kalamazoo, MI, 49048  
 T: 800-430-6209  
 F: 269-381-3455  
 E: specify@landscapeforms.com

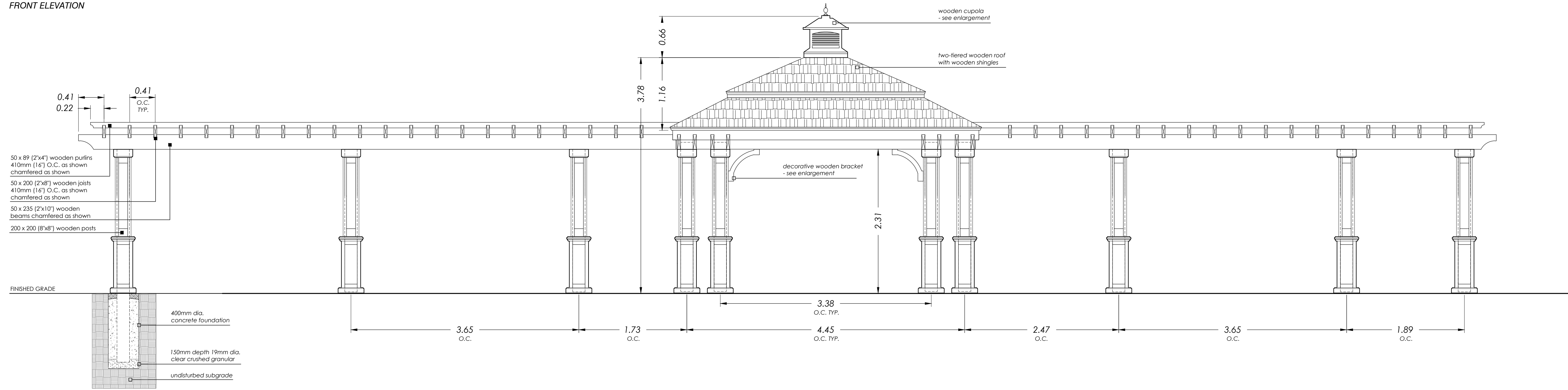
Drawing: WM721-01  
 Dimensions are in mm

Windmark Table by Landscape Forms - or approved equal

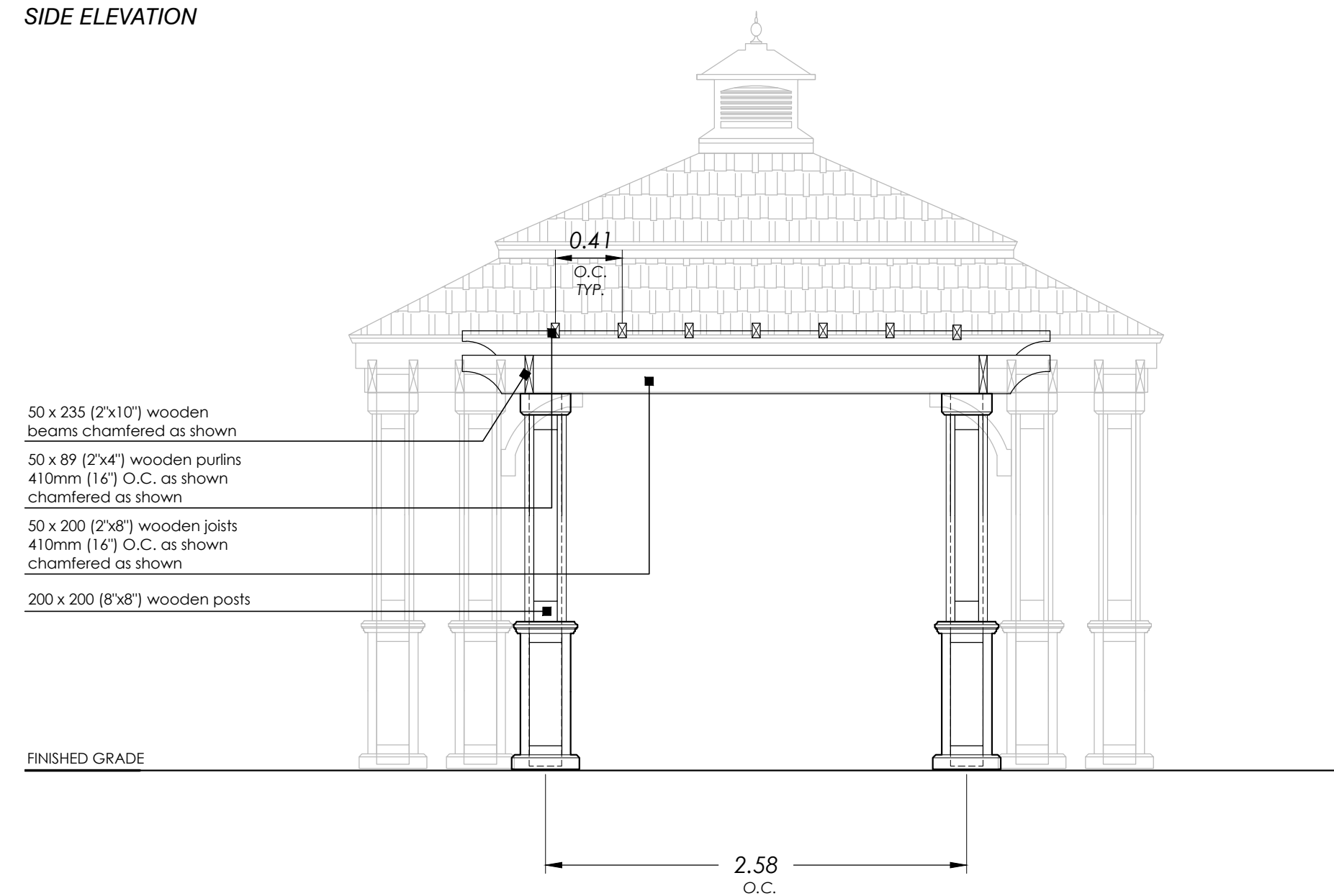
D  
10



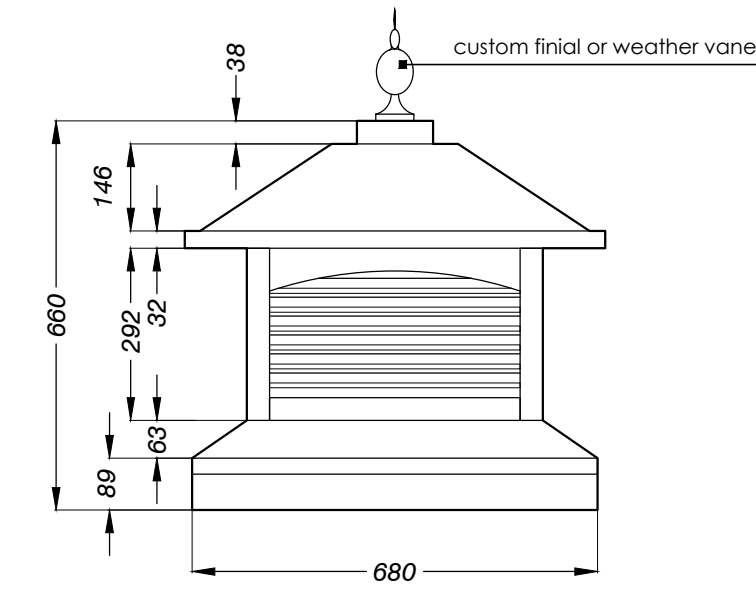
FRONT ELEVATION



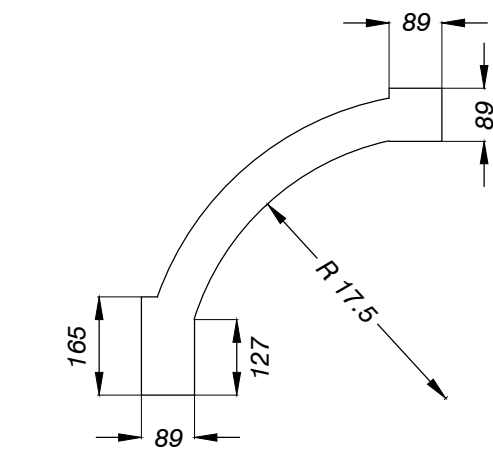
SIDE ELEVATION



CUPOLA ENLARGEMENT



BRACKET ENLARGEMENT



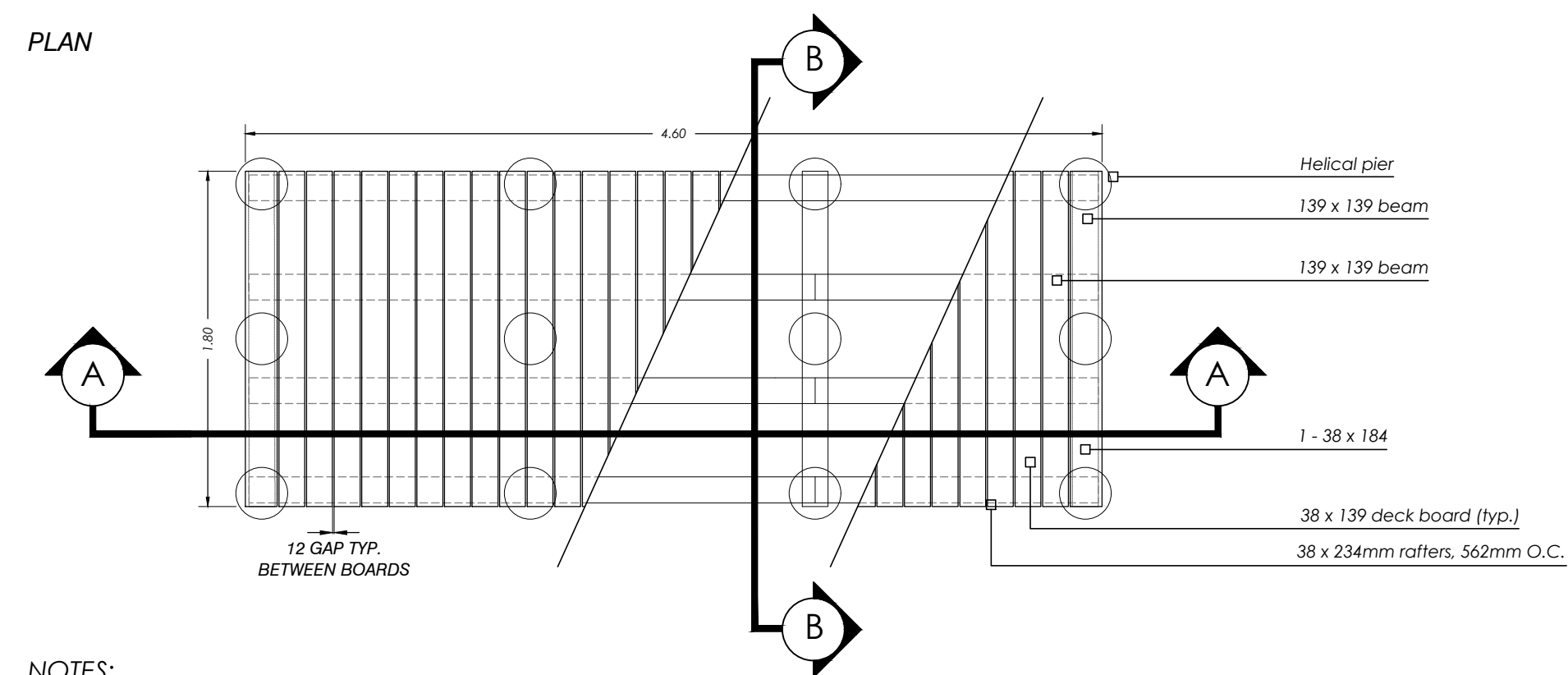
NOTES:

1. Drawing detail to be reviewed and approved by structural engineer prior to construction
2. All materials, components and workmanship to conform to building and local by-laws.
3. All wood to be clear western red cedar (or approved equal) and selected mainly for good appearance. All members shall be free of wane and bark pockets. All top grain shall be eliminated by sanding and planning.
4. Stained to be approved by landscape architect
5. All wood to bear lumber grading stamp.
6. All fasteners shall have exterior grade finishes suitable for use with clear western red cedar.
7. All galvanizing to be hot dipped in conformance to CSA standard C164.
8. Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
9. Concrete to have minimum compressive strength of 25 Mpa @ 28 days with 5-7% air entrainment.
10. Contractor to provide shop drawings for owner's review prior to construction.

Sunshelter and Trellis Feature

SCALE: NTS

PLAN



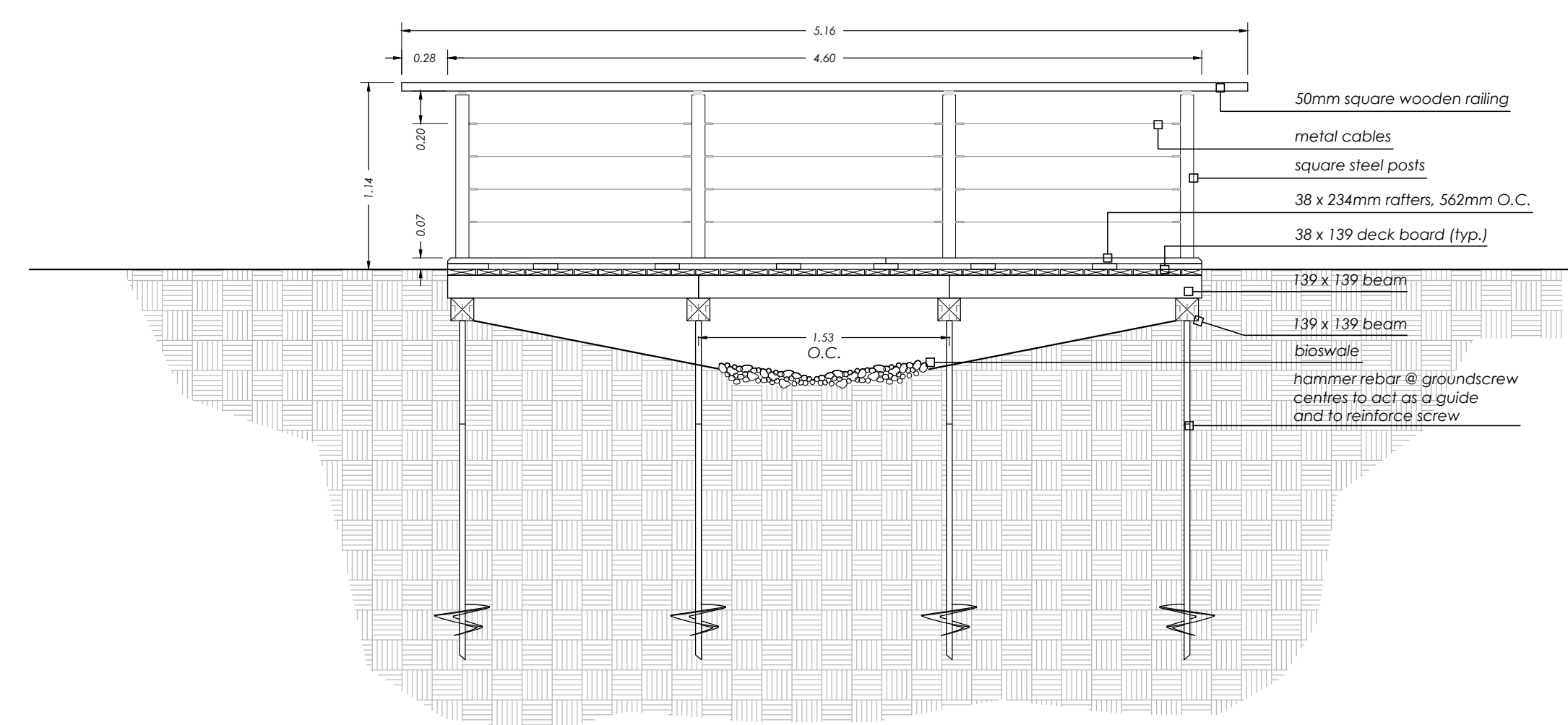
NOTES:

1. All materials, components and workmanship to conform to building and local by-laws.
2. All wood to be Pressure Treated (Spruce, Pine, Fir) selected mainly for good appearance all members shall be free of wane and bark pockets. All top grain shall be eliminated by sanding and planning. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.
3. All cuts and holes that expose untreated wood should be liberally brush-coated with two applications of an end-cut preservative (copper naphthenate in ground contact or zinc naphthenate above ground) before the wood is installed. Follow manufacturer's recommendations re: the application of suitable preservatives.
4. All wood to bear lumber grading stamp.
5. All fasteners shall have exterior grade finishes suitable for use with Pressure Treated lumber. Stainless steel, galvanized, zinc - dipped or ceramic-coated wood/deck screws are acceptable.
6. All galvanizing to be hot dipped in conformance to CSA standard C164.
7. Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
8. Lumber sizes are actual sizes rather than nominal sizes.
9. Concrete to have minimum compressive strength of 25 MPa @ 28 days with 5-7% air entrainment.
10. See landscape plan for bridge location.
11. Contractor to provide shop drawings to owner for approval prior to construction.

Wooden Bridge

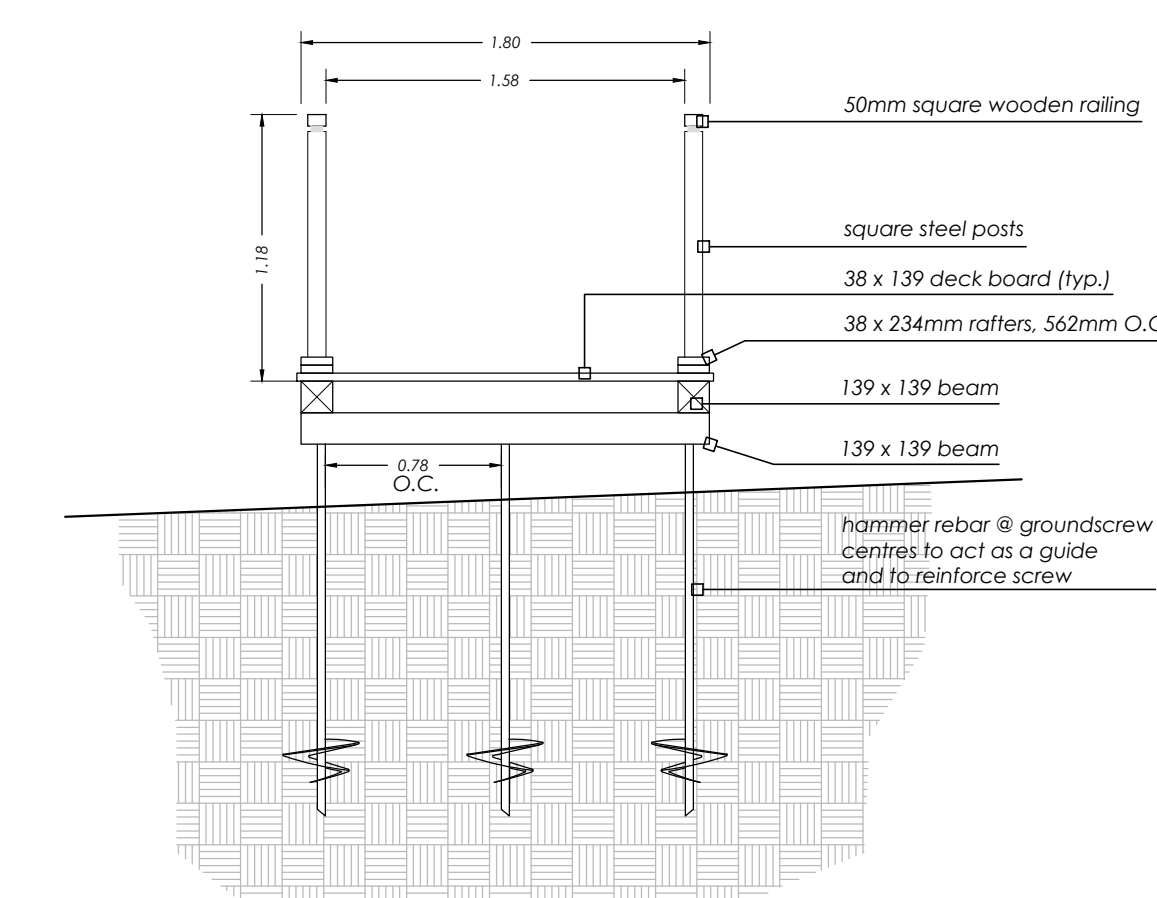
SCALE: NTS

SECTION A-A



NOTE:  
Detail to be reviewed and certified by Structural Engineer prior to construction.

SECTION B-B

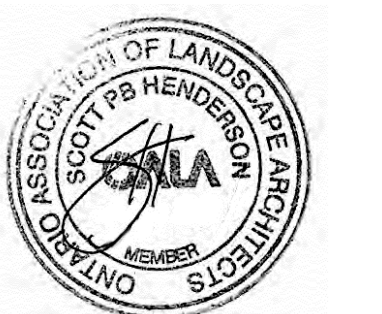


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STAMP



CLIENT  
Seasons Retirement  
Communities (Oakville) LP  
MUNICIPALITY  
Town of Oakville  
PROJECT  
Proposed Retirement Residence  
1 105 McCraney Street East  
Oakville

MUNICIPAL FILE NUMBER

SHEET  
Details

L-9

adesso design inc.  
landscape architecture

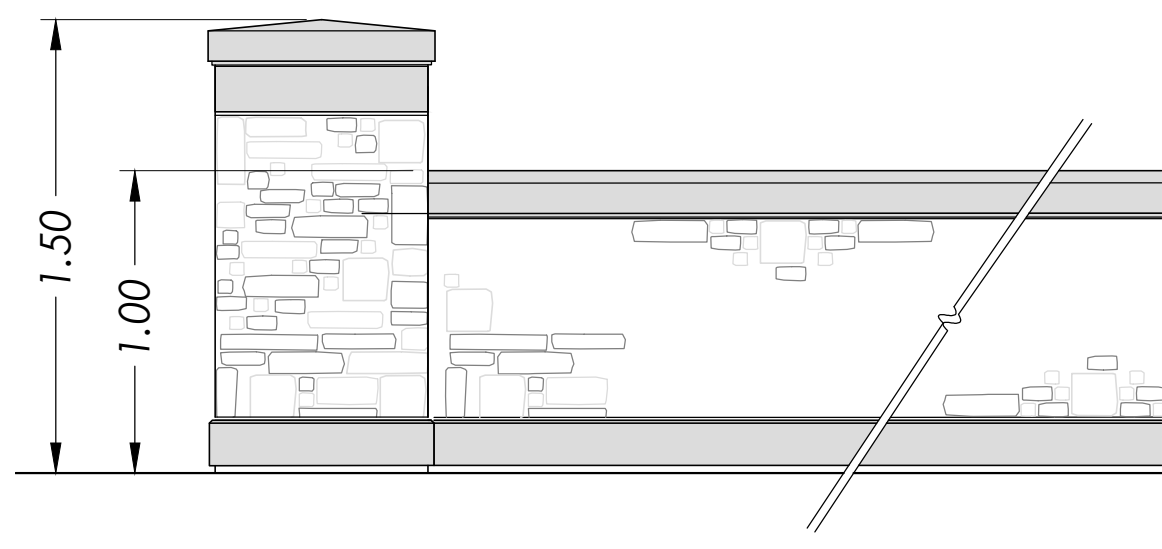
218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4  
t. 905.526.8876  
www.adessodesigninc.ca

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1

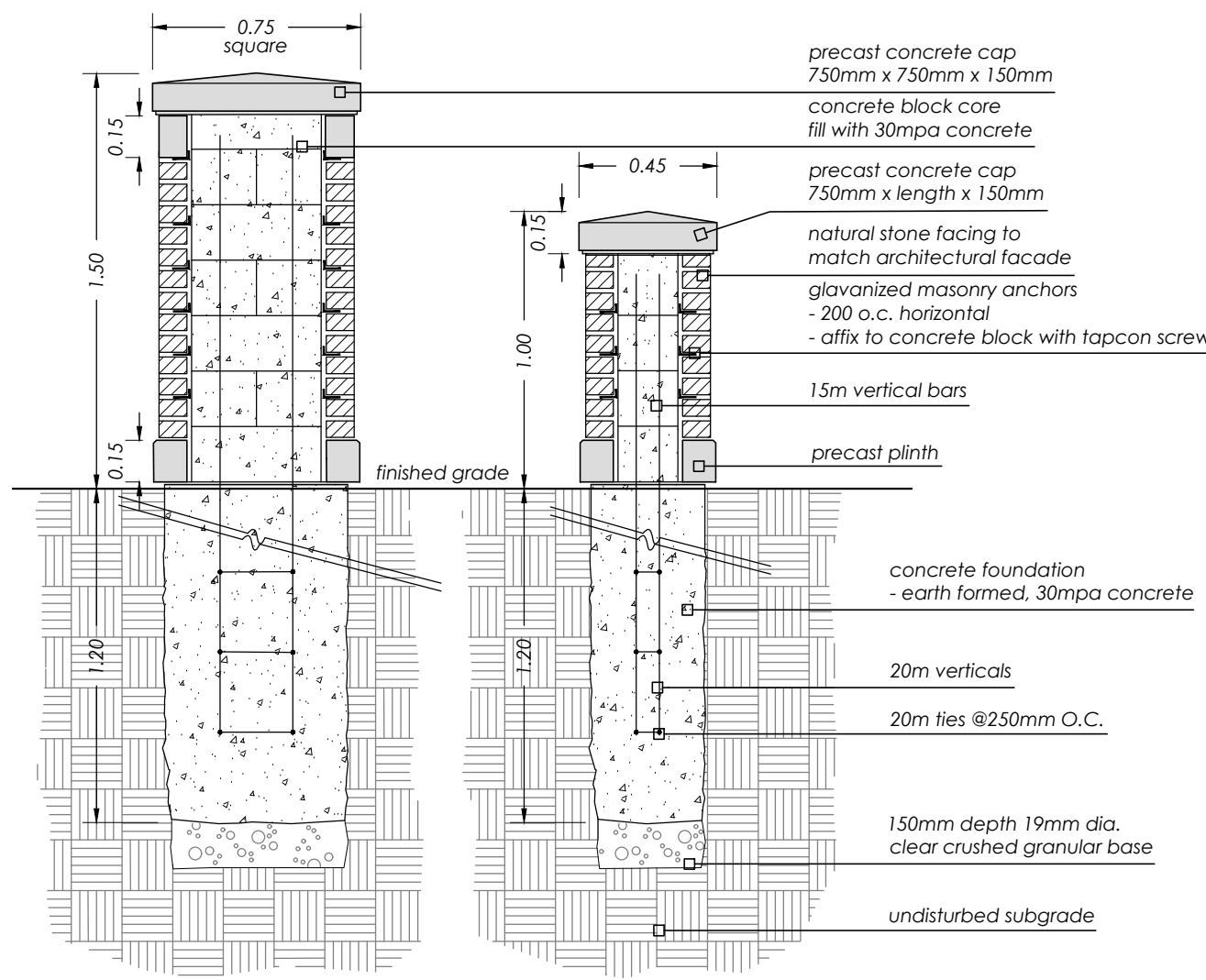
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2



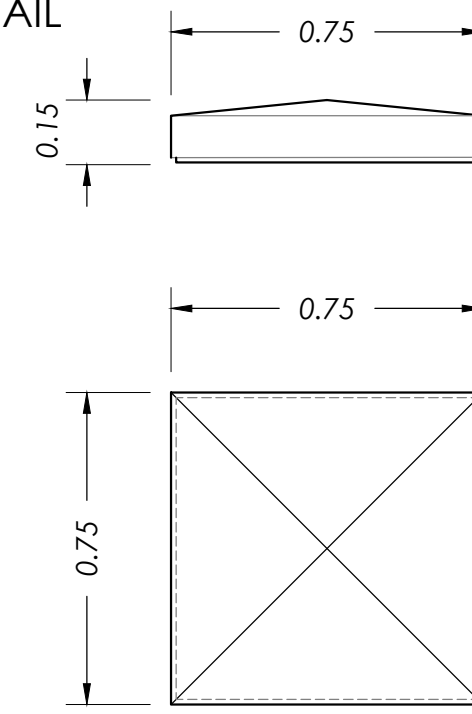
ELEVATION



SECTIONS - COLUMN WALL

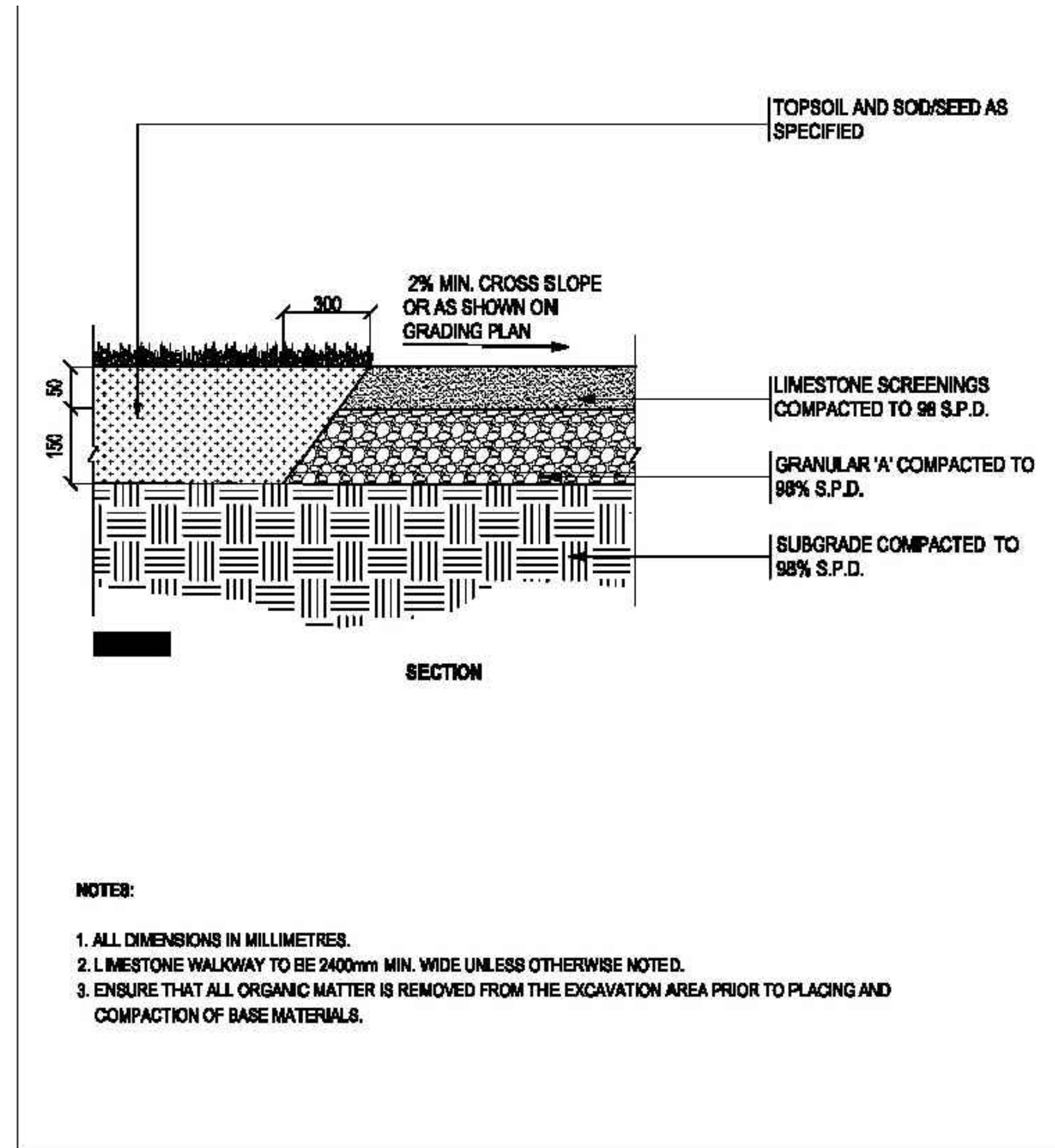


CAP DETAIL



CONCRETE NOTES:

1. Do concrete materials and methods of concrete construction in accordance with OPSS 351.
2. Contractor to verify accuracy of concrete details and reinforcement prior to installation.
3. Provide following materials:
  - 1. cement: to OPSS 905 and 1350.
  - 2. aggregates for concrete: OPSS 905 and 1350
  - 3. reinforcing steel if detailed: OPSS 905 and 1350
  - 4. concrete form snag ties with plastic cones & breakback to be used. Surface patch as required.
  - 5. form stripping agent: colorless mineral oil, free of kerosene.
  - 6. latex bonding agent: sika bond, sikamix limited, or approved equal.
  - 7. form lumber and plywood: clean, free of loose knots, splits and with repairs made smoothly and securely.
  - 8. joint fillers: preformed, non-extruding, resilient bituminous type.
  - 9. admixtures: to be used only when approved by engineer.
  - 10. aggregates for base: granular 'A' to OPSS form 1010.
  - 11. water: water used in mixing or curing shall be reasonably clean and free of oil, salt, acid, alkali, sugar, vegetable matter or other substance injurious to the finished project and shall meet the requirement of OPSS.



NOTES:

1. ALL DIMENSIONS IN MILLIMETRES.
2. LIMESTONE WALKWAY TO BE 2400mm MIN. WIDE UNLESS OTHERWISE NOTED.
3. ENSURE THAT ALL ORGANIC MATTER IS REMOVED FROM THE EXCAVATION AREA PRIOR TO PLACING AND COMPACTION OF BASE MATERIALS.

Entry Columns and Wall  
SCALE: NTS

D  
1

checking title:	scale:	drawn by:	drawing no.:
<b>LIMESTONE SCREENING PATHWAY</b>	N.T.S.	MK	PV-9
Parks and Open Space Department	date:	checked by:	
	SEPTEMBER 13, 2011	JJM	

Limestone Screening Pathway - Town of Oakville Standard (Parks & Open Space Department)  
SCALE: NTS

D  
2

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5	2020-08-20	Issued for submission
6	2022-05-18	Issued for Site Plan Amendment



CLIENT  
Seasons Retirement Communities (Oakville) LP

MUNICIPALITY  
Town of Oakville

PROJECT  
Proposed Retirement Residence  
1105 McCraney Street East  
Oakville

MUNICIPAL FILE NUMBER

SHEET  
Details

L-10

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