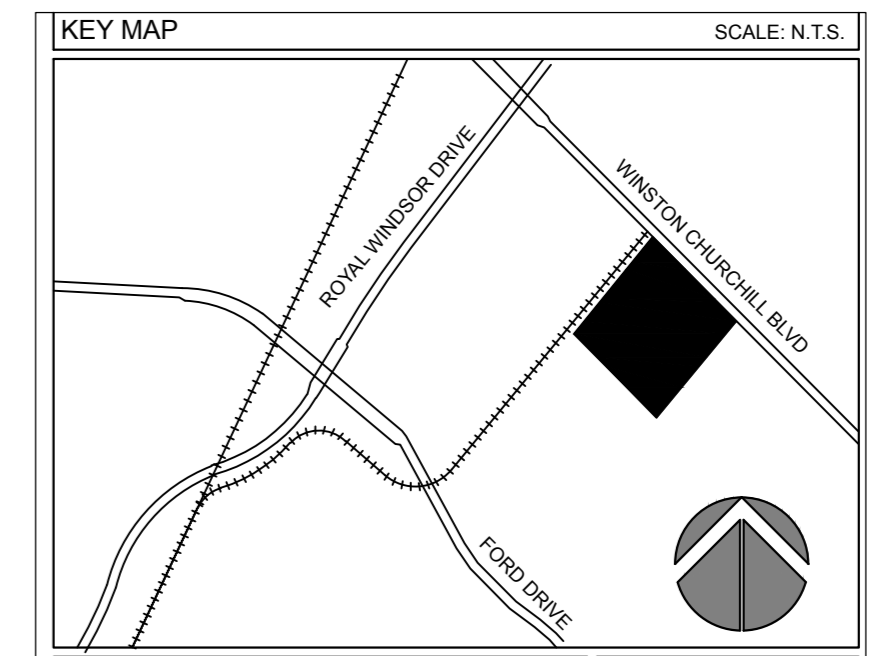


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NOT FOR CONSTRUCTION



LEGAL DESCRIPTION
BOUNDARY AND TOPOGRAPHIC SURVEY OF PART OF LOT 1 CONCESSION 3 SOUTH OF DUNDAS STREET (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

PROJECT NORTH
TRUE NORTH

KEY PLAN NTS

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CONCORD, ONTARIO L4K 9K7
905-660-0722
WWW.BALDASSARRA.CA

SYMBOL LEGEND

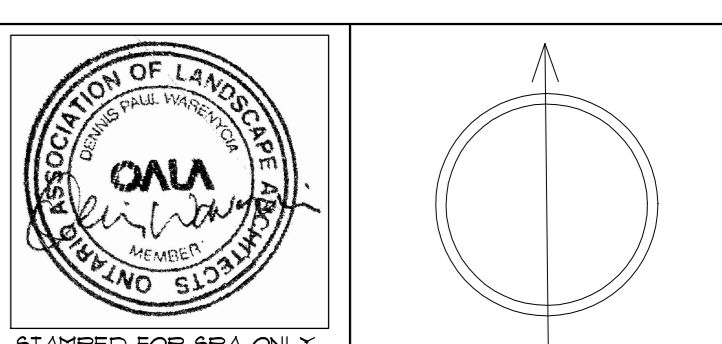
▷	MAN DOOR
◻	LOADING DOCK DOOR
▶	DRIVE-IN / OVERHEAD DOOR
⊕	HYDRANT + VALVE
⊕	FIRE DEPARTMENT CONNECTION / SIMMSE
◻	CATCH BASIN
◻	DOUBLE CATCH BASIN
○	SANMH / SANITARY MAN HOLE
○	CSMH / CATCH BASIN / MAN HOLE
○	SMH / STORM MAN HOLE
○	HP / HYDRO POLE STANDARD / UTILITY POLE
○	BR / BIKE RACK (2-3 BIKES)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

LANDSCAPE LEGEND

⊕	PROPOSED DECIDUOUS TREES
⊕	PROPOSED SHRUBS

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APR11-21 COORDINATION
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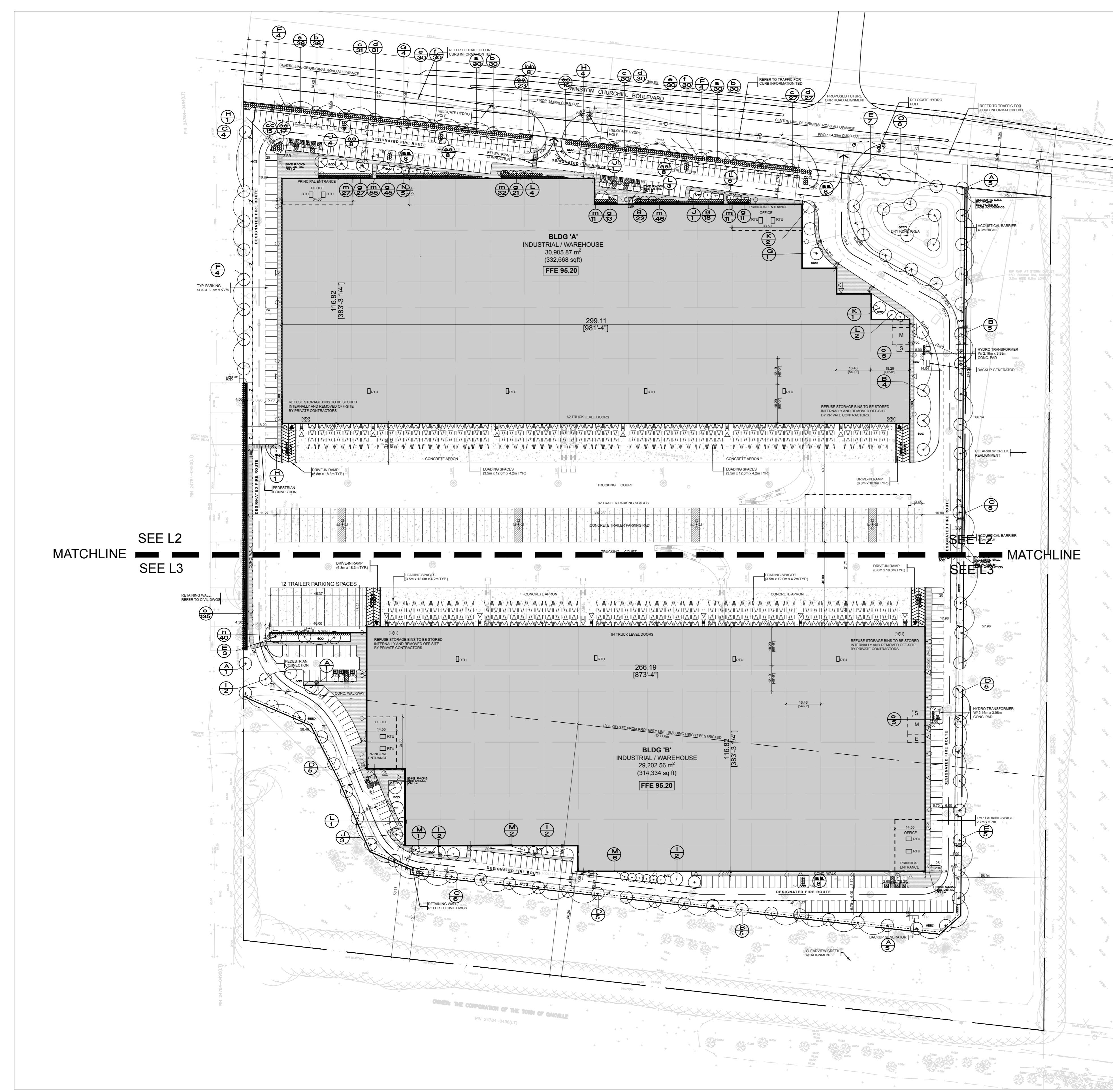
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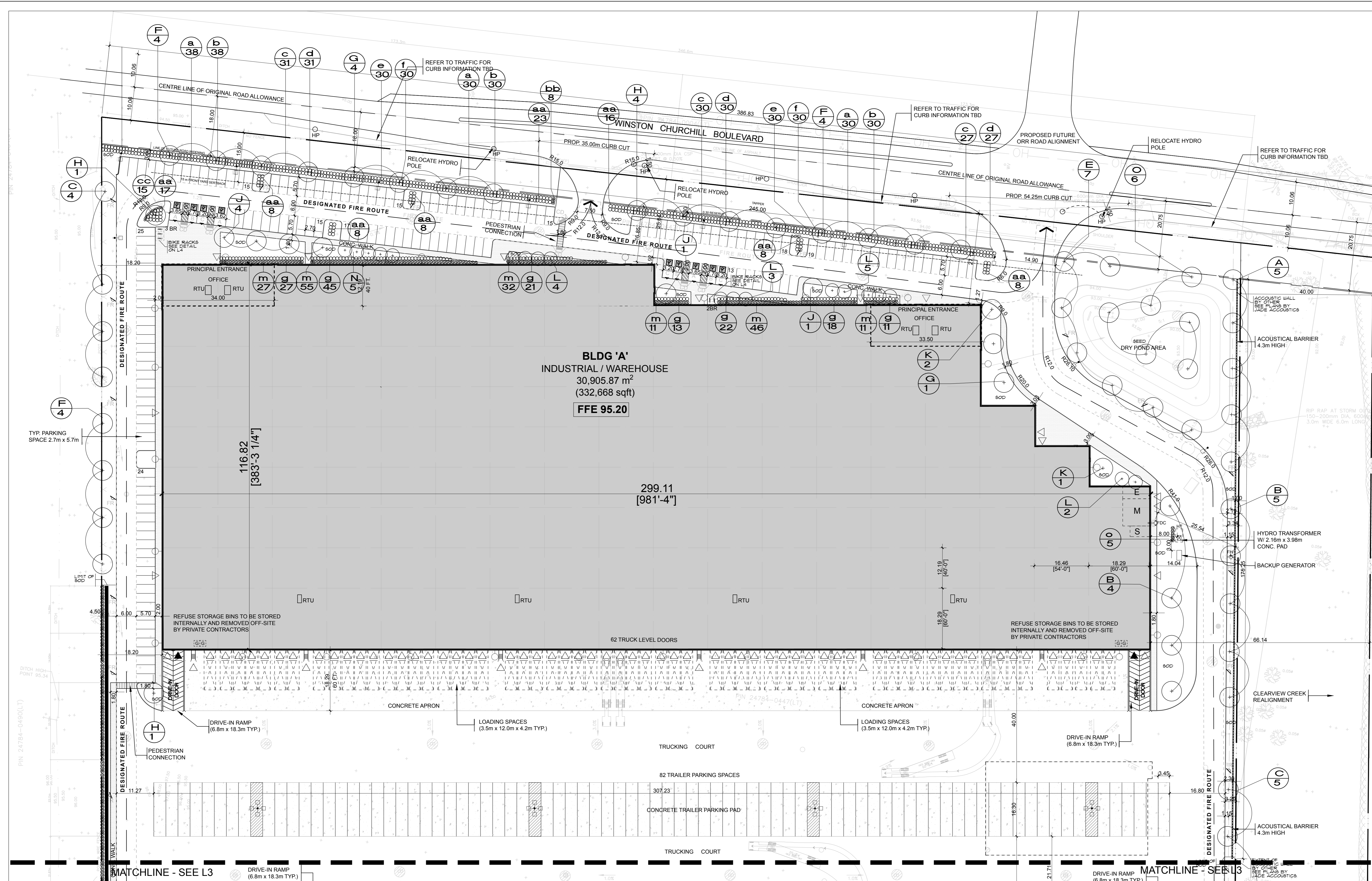
PROJECT:
772 WINSTON CHURCHILL BLVD.
OAKVILLE ONTARIO

DRAWING:
OVERALL LANDSCAPE PLAN

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



OVERALL LANDSCAPE PLAN 1:1000

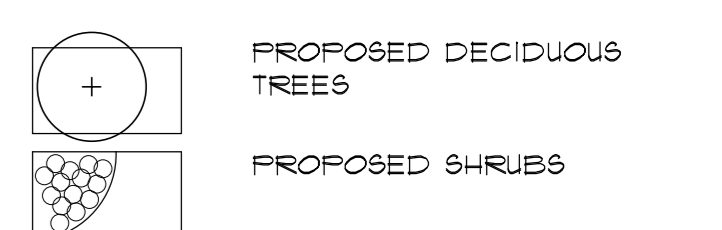


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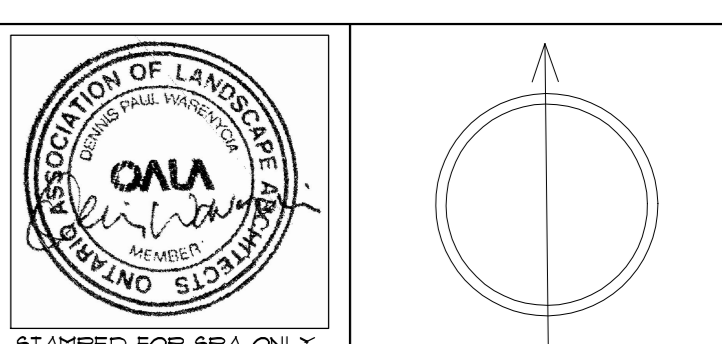
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LANDSCAPE LEGEND



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 DEC19-21 REVISED AS PER MUNICIPAL REQUEST 4 COORD.
 DEC19-21 ISSUED FOR CLIENT USE
 DEC19-21 REVISED AS PER NEW SITE PLAN REC'D NOV19-21
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 APR1-21 COORDINATION
 APR1-21 ISSUED FOR CLIENT USE
 APR1-21 ISSUED FOR CLIENT REVIEW

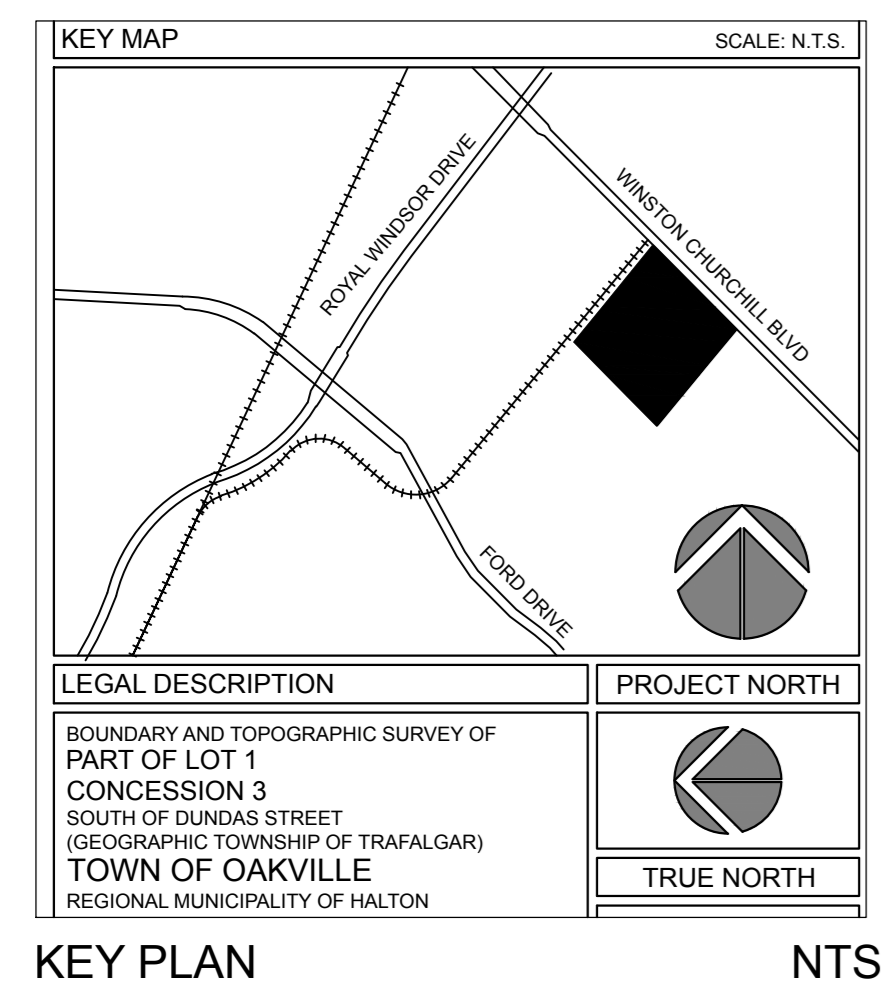
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PROJECT:
772 WINSTON CHURCHILL BLVD.
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LANDSCAPE PLAN
TOP SITE PORTION

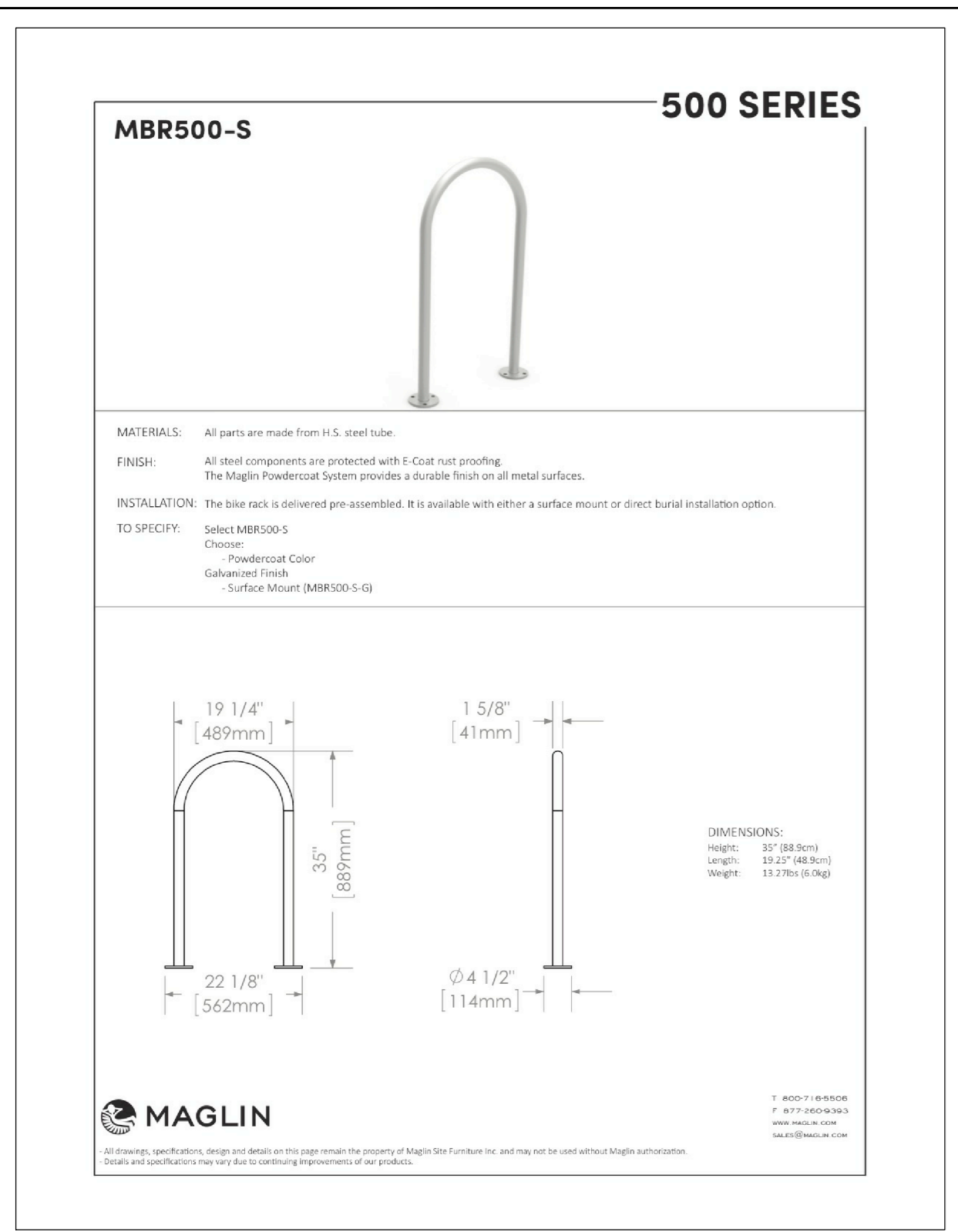
DATE: **MAR.31.21** PROJECT NO: **200907**
 SCALE: SHEET: **L-2**



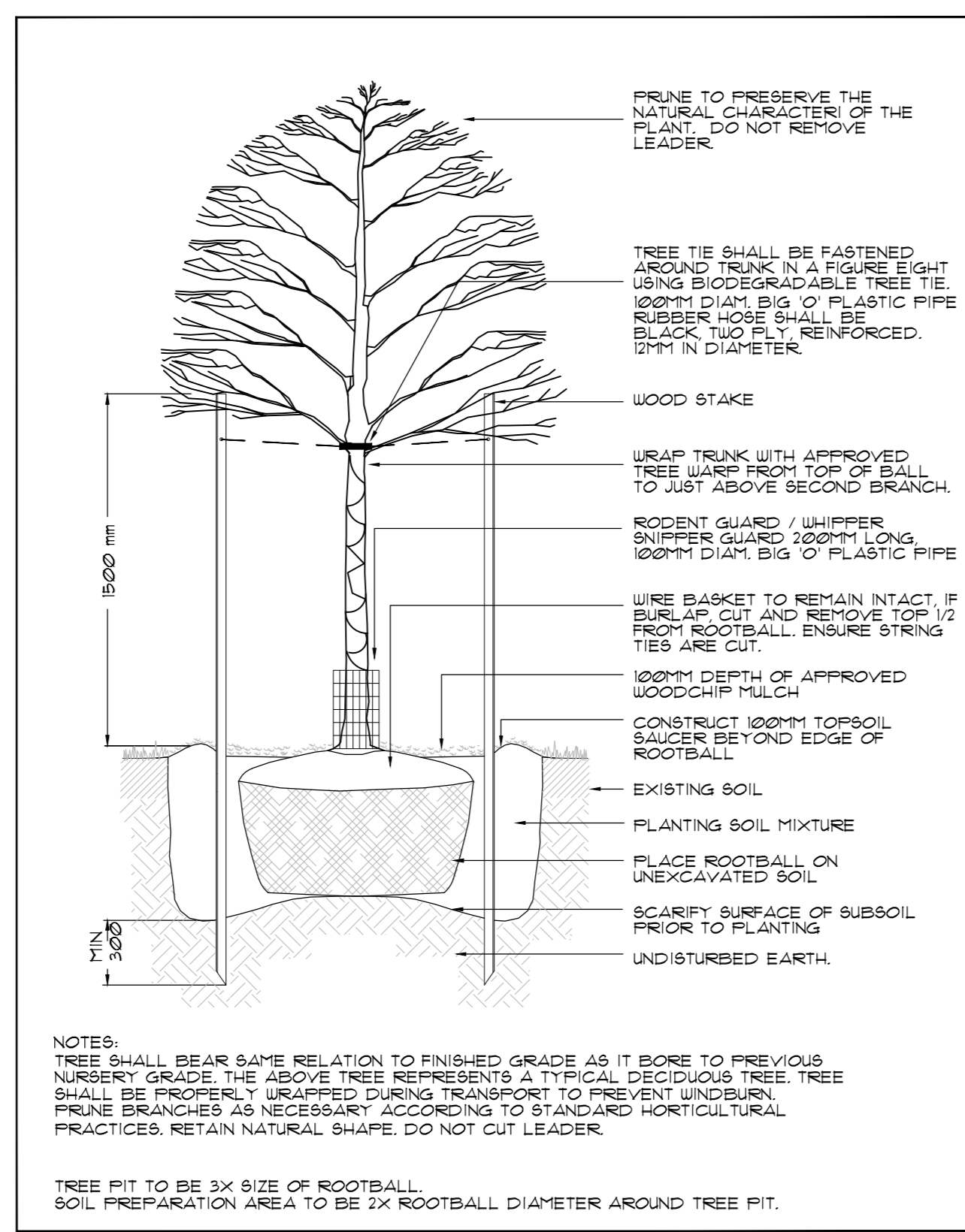
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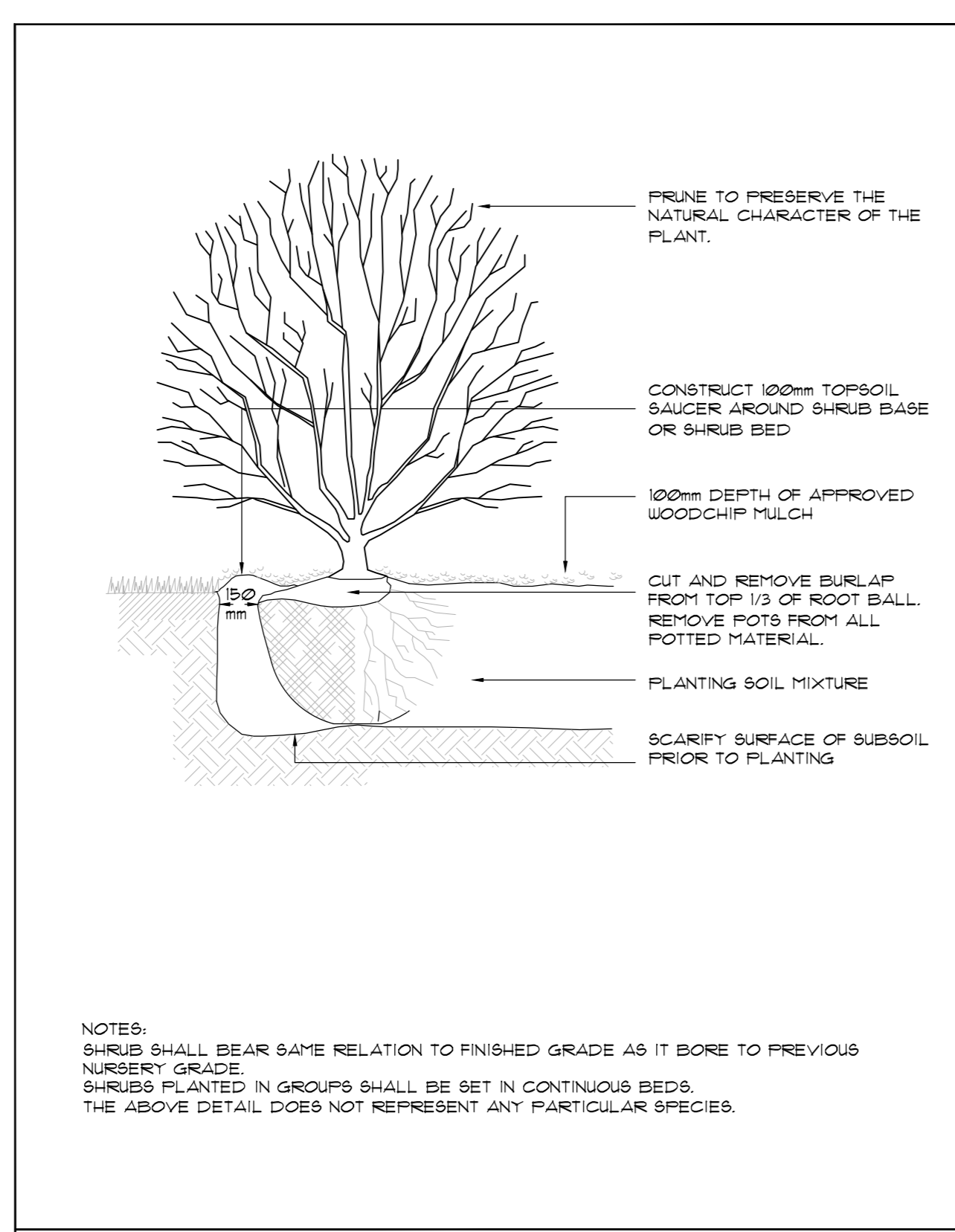
SYMBOL LEGEND	
▶	MAN DOOR
▶	LOADING DOCK DOOR
▶	DRIVE-IN / OVERHEAD DOOR
⊕	HYDRANT + VALVE
→	FIRE DEPARTMENT CONNECTION / SIAMISE
□	CATCH BASIN
□	DOUBLE CATCH BASIN
○	SBMNH SANITARY MAN HOLE
○	CBMNH CATCH BASIN / MAN HOLE
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BR	BIKE RACK (2-3 BIKES)
HT	HYDRO TRANSFORMER
■	ACCESSIBLE PARKING SPACE
+	ACCESSIBLE PARKING SPACE SIGNAGE
SNW	SNOW STORAGE AREA
G	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 LAYOUT 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

- 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 INQUIRE CONSULTANT IMMEDIATELY IF ANY ERRORS OR DISCREPANCIES ARE NOTED. SHOULD A DISCREPANCY OCCUR BETWEEN PLANT LIST AND SITE, THE GREATER TOTAL SHALL TAKE PRECEDENT. 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 "AUTUMN BLAZE"	SUGAR MAPLE	BB/UB	10M		UNIFORM	12
B	FAGUS GRANDIFOLIA	AMERICAN BEECH	BB/UB	10M		UNIFORM	14
C	CARYA OVATA	SHAGBARK HICKORY	BB/UB	10M		UNIFORM	14
D	JUGLANS NIGRA	BLACK WALNUT	BB/UB	10M		UNIFORM	15
E	QUERCUS MACROCARPA	BUR OAK	BB/UB	10M		UNIFORM	15
F	ULMUS X "PIONEER"	PIONEER ELM	BB/UB	10M		UNIFORM	12
G	ACER X FREEMANII "AUTUMN BLAZE"	AUTUMN BLAZE MAPLE	BB/UB	10M		UNIFORM	5
H	GLEDITSIA TRIACANTHOS VAR. INERMIS "HALKA"	HALKA HONEYLOCUST	BB/UB	10M		UNIFORM	6
O	ACER SACCHARINUM	SILVER MAPLE	BB/UB	10M		UNIFORM	6
I	ACER RUBRUM	RED MAPLE	BB/UB	10M		UNIFORM	9
J	CARPINUS CAROLINIANA	BLUE BEECH	BB/UB	10M		UNIFORM	9
K	TILIA CORDATA	LITTLE LEAF LINDEN	BB/UB	10M		UNIFORM	3
L	Ostrya virginiana	IRONWOOD	BB/UB	60CM		UNIFORM	11
M	Syringa reticulata "IVORY SILK"	IVORY SILK TREE LILAC	BB/UB	60CM		UNIFORM	9
N	AMELANCHIER GRANDIFLORA "AUTUMN BRILLIANCE"	AUTUMN BRILLIANCE SERVICEBERRY	BB/UB	60CM		UNIFORM	9
DECIDUOUS SHRUBS							
a	RIBES ALPINUM	ALPINE CURRANT	POT		60CM	EVENLY SPACED	98
b	SPIREA BUMALDA "GOLDFLAME"	GOLDFLAME SPIREA	POT		60CM	EVENLY SPACED	98
c	ROSA RUGOSA	SHRUB ROSE	POT		60CM	EVENLY SPACED	88
d	CARAGAN AURANTIACA	PYGMY PEASHRUB	POT		60CM	EVENLY SPACED	88
e	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	POT		60CM	EVENLY SPACED	60
f	POTENTILLA FRUTICOSA "ANNETTE"	ANNETTE CINQUEFOIL	POT		60CM	EVENLY SPACED	60
g	HYDRANGEA ARBORESCENS "ANNABELLE"	ANNABELLE HYDRANGEA	POT		60CM	EVENLY SPACED	157
CONIFEROUS SHRUBS							
n	EUONYMUS FORTUNEI "EMERALD GAIETY"	EMERALD GAIETY EUONYMUS	POT		60CM	EVENLY SPACED	40
m	TAXUS CUSPIDATA	SPREADING JAPANESE YEW	POT		60CM	EVENLY SPACED	182
o	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	POT		100CM	EVENLY SPACED	140
GRASSES AND PERENNIALS							
aa	CALAMAGROSTIS ACUTIFLORA "KARL FORSTER"	FEATHER REED GRASS	POT		1 GAL.	EVENLY SPACED	104
bb	HELIOPSIS HELIANTHOIDES "SUNSTRUCK"	SUNSTRUCK FALSE SUNFLOWER	POT		1 GAL.	EVENLY SPACED	8
cc	RUDBECKIA HIRTA	BLACK EYED SUSAN	POT		1 GAL.	EVENLY SPACED	15

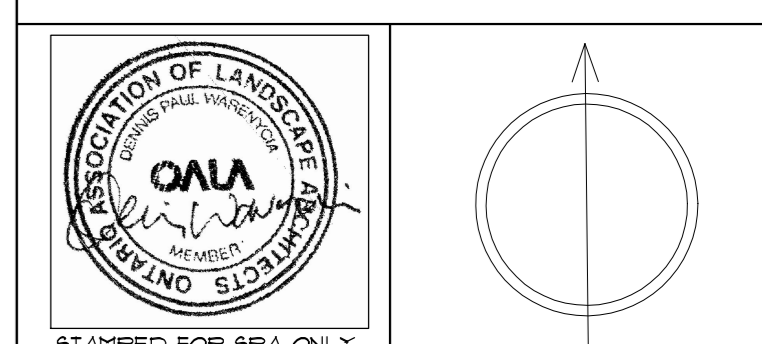
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 info@insiteinc.net



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PROJECT:
772 WINSTON CHURCHILL BLVD.
 OAKVILLE ONTARIO

NOTES AND DETAILS

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