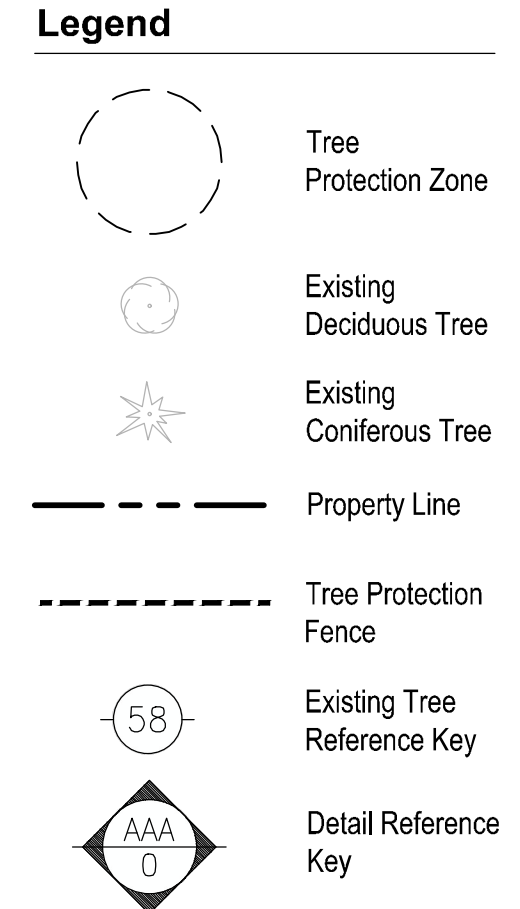
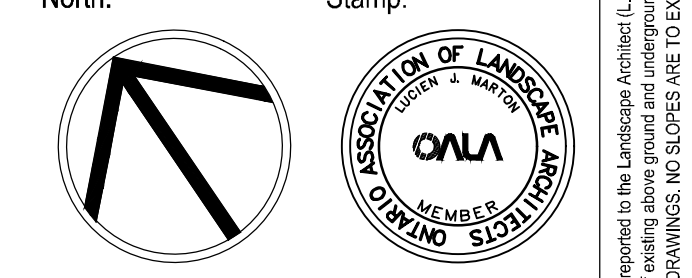


Key Map



Notes:

No.	Revision	Date
04	Revised per Town Comments	07/31/18
03	Revised per Civil Plan	03/19/18
02	Revised per Site Plan	03/16/18
01	Issued for Review	01/24/18



Project:  
**Proposed Hospitality Development**  
 170 North Service Road  
 Oakville, Ontario

Scale: **1:300** Date: **Jan. 2018**  
 Drawn By: **D.R.** Checked By: **L.M.**

Drawing Title:  
**Tree Survey & Preservation Plan**

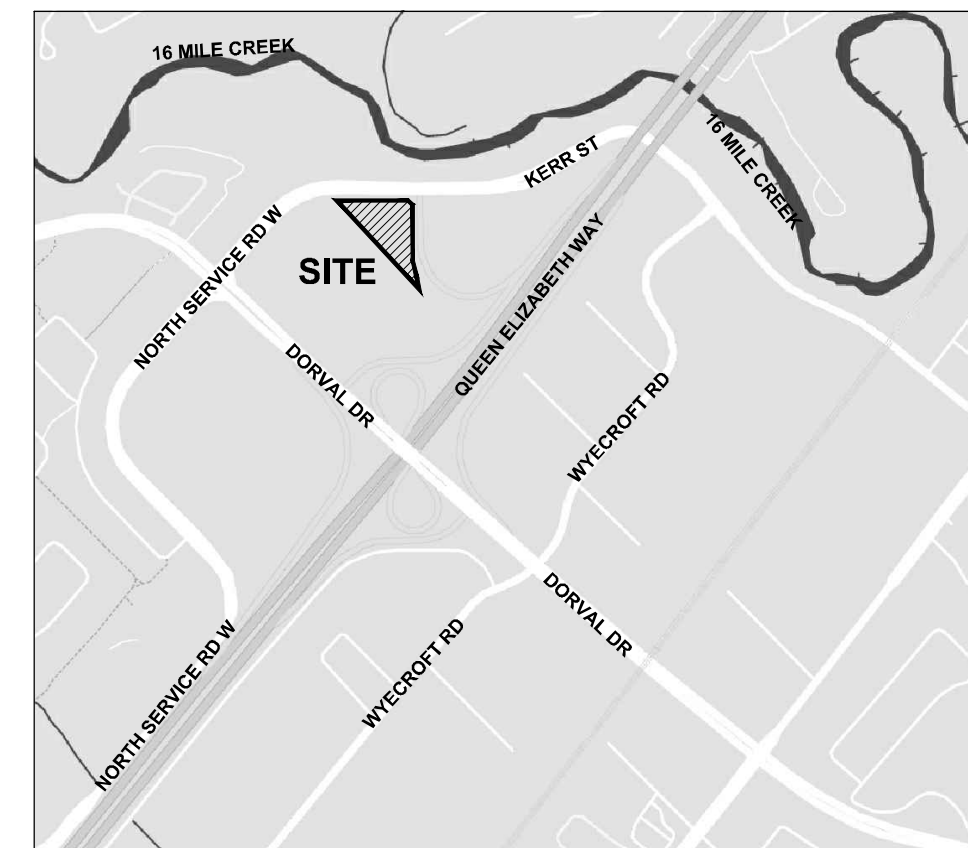
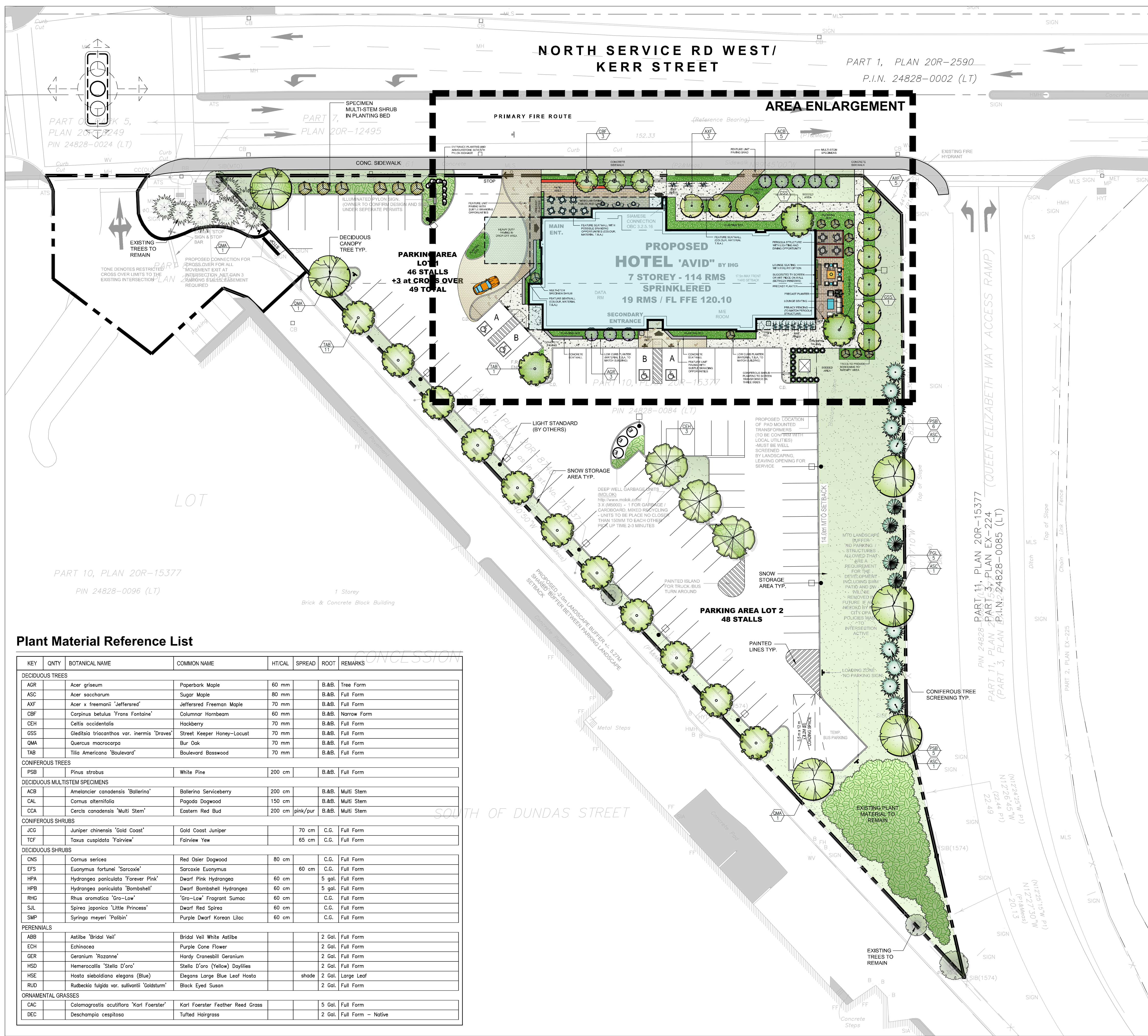
Project No. **18108** Sheet No. **L1-01**



**Existing Tree Reference Chart**  
 Tree Number (No.), Tree Species, Diameter at Breast Height (DBH), Location, Condition Rating (CR), Tree Category and Recommendations.

No.	Tree Species	DBH (cm)	Location	CR (%)	TC	Recommendations
#1	Manitoba Maple	32-34	SE corner	60	Private	To be preserved – protected by tree preservation fencing
#2	Black Walnut	22	SE corner	55	Private	To be preserved – protected by tree preservation fencing
#3	Manitoba Maple	26-27	S margin	60	Private	To be preserved – protected by tree preservation fencing
#4	Austrian Pine	29	NW border	65	Private/border	To be preserved – protected by tree preservation fencing
#5	Austrian Pine	34	NW offsite	55	Neighbour	To remain – beyond proposed limit of work
#6	Austrian Pine	28	NW border	60	Private/border	To be preserved – protected by tree preservation fencing
#7	Austrian Pine	21	NW border	55	Private/border	To be preserved – protected by tree preservation fencing
#8	Norway Maple	18	NW roadside	65	Private/border	To be preserved – protected by tree preservation fencing
#9	Austrian Pine	34	NW offsite	55	Neighbour	To remain – beyond proposed limit of work
#10	Austrian Pine	28	NW offsite	60	Neighbour	To remain – beyond proposed limit of work
#11	Austrian Pine	27	NW offsite	60	Neighbour	To remain – beyond proposed limit of work

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- ### Legend
- Existing Tree Canopy
  - Property Line
  - Area Enlargement
  - Proposed Deciduous Tree
  - Proposed Coniferous Tree
  - Proposed Shrub/Perennial
  - Prop. 1.8m HT Wood Privacy Screen Typ.
  - Prop. Sodded Area Typ.
  - Prop. Concrete Paving Typ.
  - Prop. Unit Paving Type 1
  - Prop. Unit Paving Type 2
  - Proposed Planting Area
  - Proposed Soil Breakout Area for Deciduous Trees
  - Detail Reference Key
  - Plant Material Reference Key
  - Proposed Armourstone
  - Light Bollard
  - Proposed Bike Ring
  - Proposed Bench

### Plant Material Reference List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HITAL	SPREAD	ROOT	REMARKS
<b>DECIDUOUS TREES</b>							
AGR		Acer griseum	Paperbark Maple	60 mm		B.&B.	Tree Form
ASC		Acer saccharum	Sugar Maple	80 mm		B.&B.	Full Form
AXF		Acer x freemanii 'Jeffersred'	Jeffersred Freeman Maple	70 mm		B.&B.	Full Form
CBF		Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	60 mm		B.&B.	Narrow Form
CEH		Celtis occidentalis	Hackberry	70 mm		B.&B.	Full Form
GSS		Gleditsia triacanthos var. inermis 'Draves'	Street Keeper Honey-Locust	70 mm		B.&B.	Full Form
QMA		Quercus macrocarpa	Bur Oak	70 mm		B.&B.	Full Form
TAB		Tilia Americana 'Boulevard'	Boulevard Basswood	70 mm		B.&B.	Full Form
<b>CONIFEROUS TREES</b>							
PSB		Pinus strobus	White Pine	200 cm		B.&B.	Full Form
<b>DECIDUOUS MULTISTEM SPECIMENS</b>							
ACB		Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry	200 cm		B.&B.	Multi Stem
CAL		Cornus alternifolia	Pagoda Dogwood	150 cm		B.&B.	Multi Stem
CCA		Cercis canadensis 'Multi Stem'	Eastern Red Bud	200 cm	pink/pur	B.&B.	Multi Stem
<b>CONIFEROUS SHRUBS</b>							
JCC		Juniper chinensis 'Gold Coast'	Gold Coast Juniper	70 cm		C.G.	Full Form
TCF		Taxus cuspidata 'Fairview'	Fairview Yew	65 cm		C.G.	Full Form
<b>DECIDUOUS SHRUBS</b>							
CNS		Cornus sericea	Red Osier Dogwood	80 cm		C.G.	Full Form
EFS		Euonymus fortunei 'Sarcocoe'	Sarcocoe Euonymus	60 cm		C.G.	Full Form
HPA		Hydrangea paniculata 'Forever Pink'	Dwarf Pink Hydrangea	60 cm		5 gal.	Full Form
HPB		Hydrangea paniculata 'Bombshell'	Dwarf Bombshell Hydrangea	60 cm		5 gal.	Full Form
RHG		Rhus aromatica 'Gra-Low'	'Gra-Low' Fragrant Sumac	60 cm		C.G.	Full Form
SIL		Spirea japonica 'Little Princess'	Dwarf Red Spirea	60 cm		C.G.	Full Form
SMP		Syringa meyeri 'Palibin'	Purple Dwarf Korean Lilac	60 cm		C.G.	Full Form
<b>PERENNIALS</b>							
ABB		Astilbe 'Bridal Veil'	Bridal Veil White Astilbe			2 Gal.	Full Form
ECH		Echinacea	Purple Cone Flower			2 Gal.	Full Form
GER		Geranium 'Rozanne'	Hardy Cranesbill Geranium			2 Gal.	Full Form
HSD		Hemerocallis 'Stella D'oro'	Stella D'oro (Yellow) Daylilies			2 Gal.	Full Form
HSE		Hosta sieboldiana elegans (Blue)	Elegans Large Blue Leaf Hosta		shade	2 Gal.	Large Leaf
RUD		Rutbeckia fulgida var. subulvatica 'Goldsturm'	Black Eyed Susan			2 Gal.	Full Form
<b>ORNAMENTAL GRASSES</b>							
CAC		Calamagrostis cutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass			5 Gal.	Full Form
DEC		Deschampsia cespitosa	Tufted Hairgrass			2 Gal.	Full Form - Native

Notes:

04 Revised per Town Comments 07/31/18  
 03 Revised per Civil Plan 03/19/18  
 02 Revised per Site Plan 03/16/18  
 01 Issued for Review 01/24/18

No. Revision Date

North: Stamp:

Project: **Proposed Hospitality Development**  
 170 North Service Road  
 Oakville, Ontario

Scale: 1:300 Date: Jan. 2018

Drawn By: D.R. Checked By: L.M.

Drawing Title: **Landscape Master Plan**

Project No. 18108 Sheet No. L2-01

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**Legend**

	Existing Tree Canopy		Proposed Coniferous Tree		Prop. Sodded Area Typ.
	Property Line		Proposed Shrub/Perennial		Prop. Concrete Paving Typ.
	Area Enlargement		Prop. 1.8m HT Wood Privacy Screen Typ.		Prop. Unit Paving Type 1
	Proposed Deciduous Tree		Proposed Armourstone		Prop. Unit Paving Type 2
			Light Bollard		Proposed Planting Area
			Proposed Bike Ring		Detail Reference Key
			Proposed Bench		Plant Material Reference Key



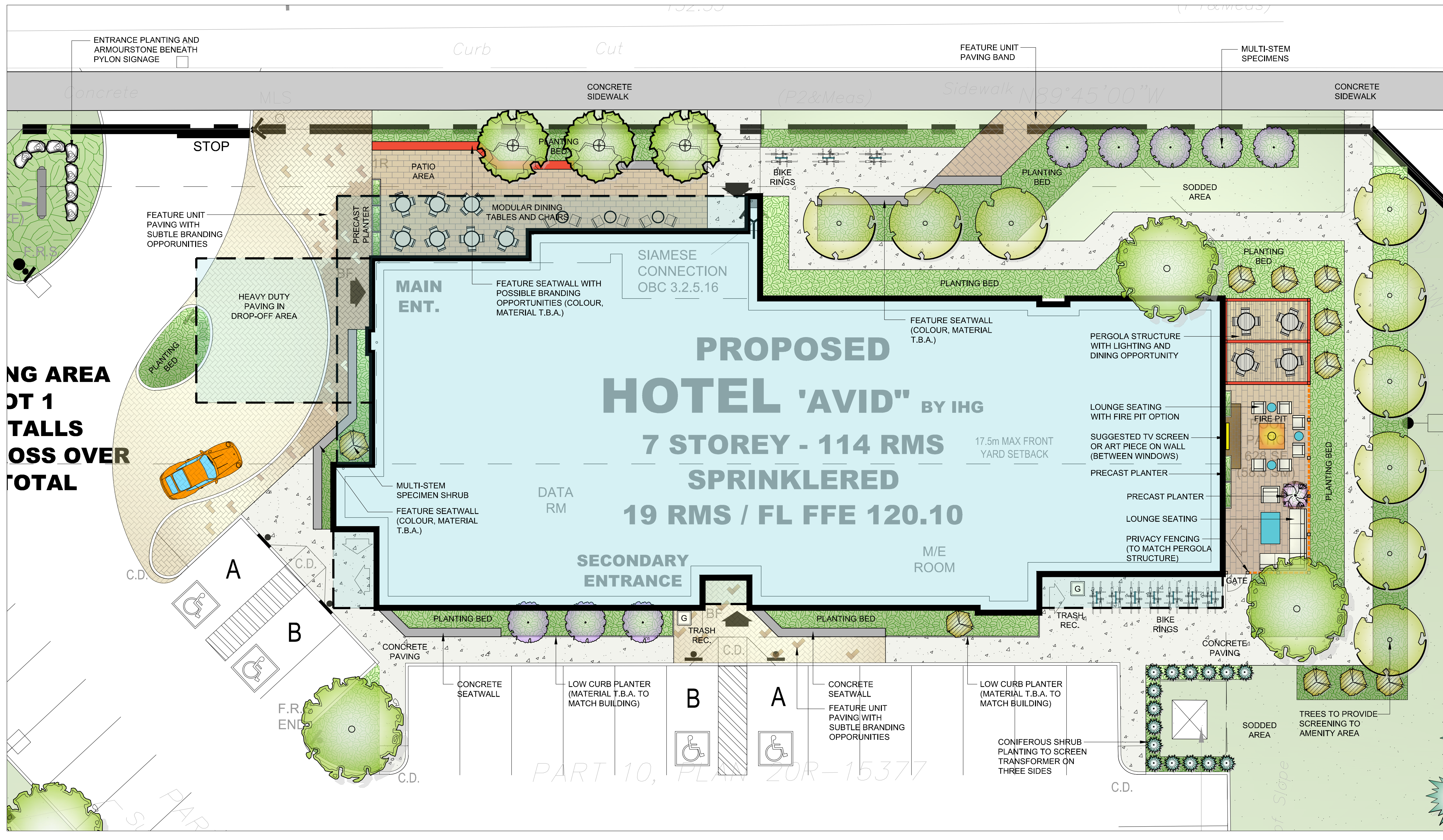
Key Plan

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Development Consultant: **API**  
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Architect: **SAI SAPIUS ARCHITECTURE**  
 610 FORD DRIVE SUITE 338  
 OAKVILLE, ONTARIO L6J 7W4  
 P. 416.771.6460

Client: **avid**  
 AN IHG HOTEL



Notes:

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Project: **Proposed Hospitality Development**  
 170 North Service Road  
 Oakville, Ontario

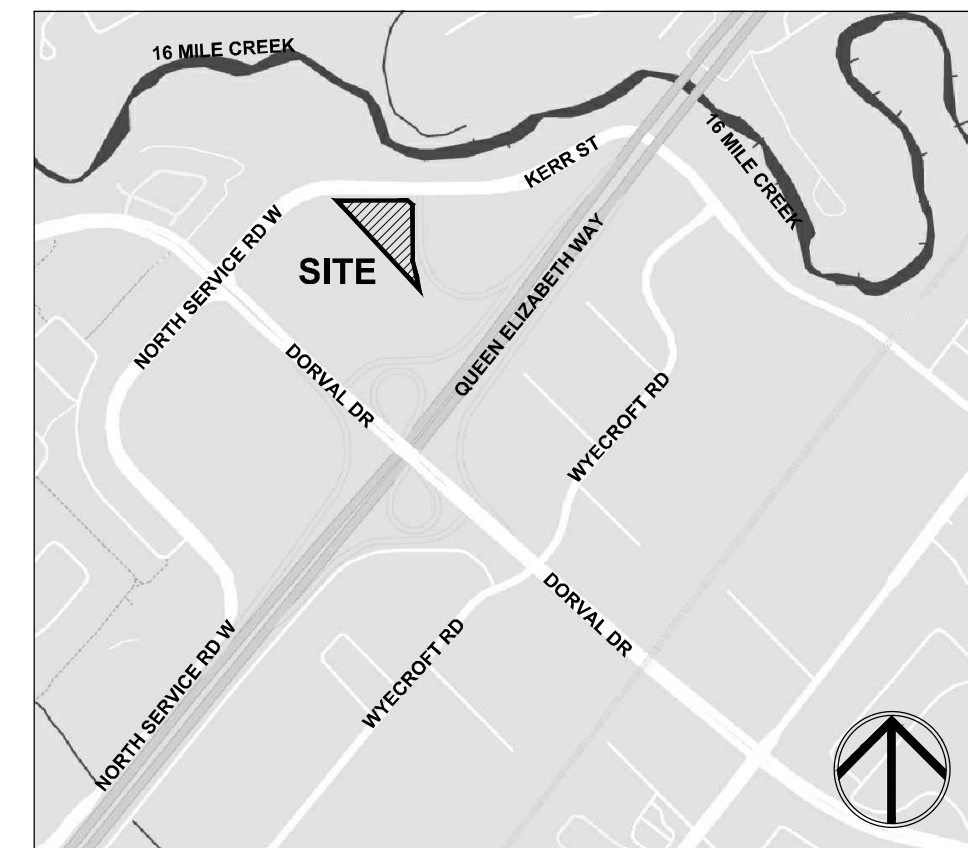
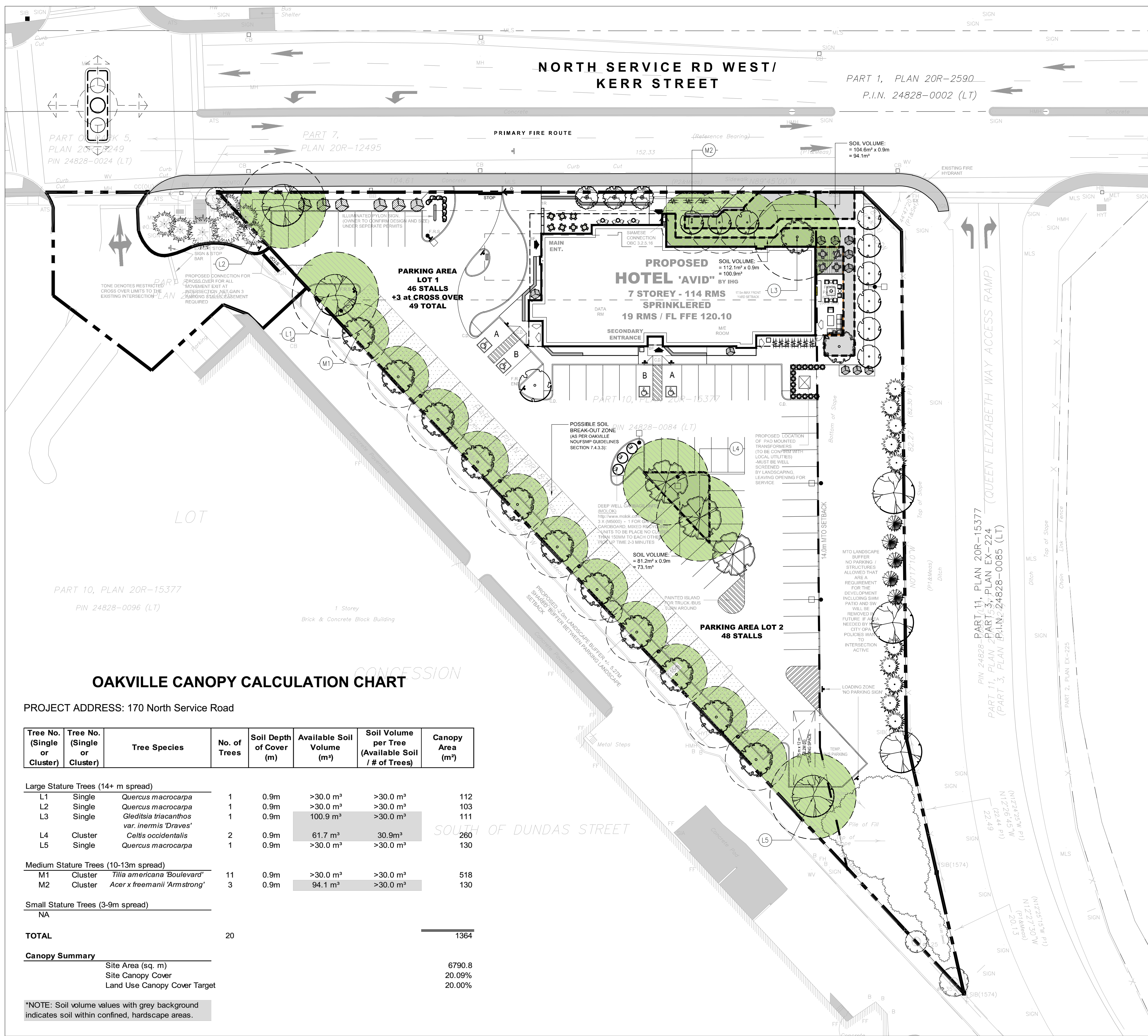
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Drawn By: **D.R.** Checked By: **L.M.**

Drawing Title: **Landscape Area Enlargement Plan**

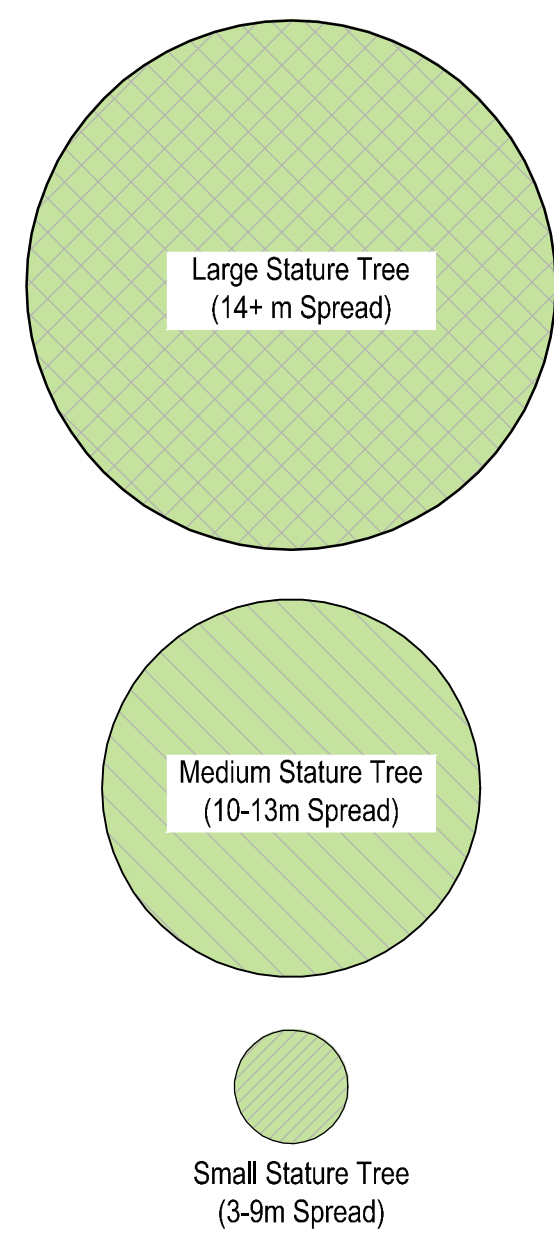
Project No. **18108** Sheet No. **L2-02**

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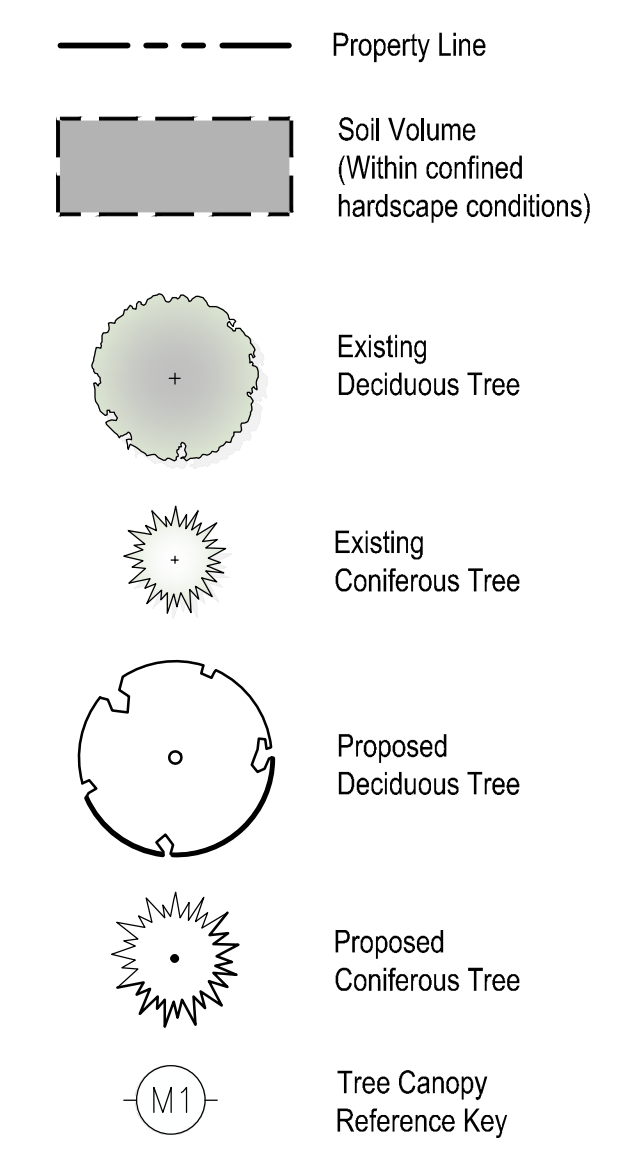


Key Map

**Tree Canopy Legend**



**Legend**



**OAKVILLE CANOPY CALCULATION CHART**

PROJECT ADDRESS: 170 North Service Road

Tree No. (Single or Cluster)	Tree No. (Single or Cluster)	Tree Species	No. of Trees	Soil Depth of Cover (m)	Available Soil Volume (m³)	Soil Volume per Tree (Available Soil / # of Trees)	Canopy Area (m²)
<b>Large Stature Trees (14+ m spread)</b>							
L1	Single	<i>Quercus macrocarpa</i>	1	0.9m	>30.0 m³	>30.0 m³	112
L2	Single	<i>Quercus macrocarpa</i>	1	0.9m	>30.0 m³	>30.0 m³	103
L3	Single	<i>Gleditsia triacanthos var. inermis 'Draves'</i>	1	0.9m	100.9 m³	>30.0 m³	111
L4	Cluster	<i>Celtis occidentalis</i>	2	0.9m	61.7 m³	30.9 m³	260
L5	Single	<i>Quercus macrocarpa</i>	1	0.9m	>30.0 m³	>30.0 m³	130
<b>Medium Stature Trees (10-13m spread)</b>							
M1	Cluster	<i>Tilia americana 'Boulevard'</i>	11	0.9m	>30.0 m³	>30.0 m³	518
M2	Cluster	<i>Acer x freemanii 'Armstrong'</i>	3	0.9m	94.1 m³	>30.0 m³	130
<b>Small Stature Trees (3-9m spread)</b>							
NA							
<b>TOTAL</b>			20				1364

<b>Canopy Summary</b>		
Site Area (sq. m)		6790.8
Site Canopy Cover		20.09%
Land Use Canopy Cover Target		20.00%

\*NOTE: Soil volume values with grey background indicates soil within confined, hardscape areas.

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Development Consultant: **API DEVELOPMENT CONSULTANTS**  
 Architect: **SAI SAPIUS ARCHITECTS**  
 1282 CORNWALL ROAD OAKVILLE, ONTARIO L6J 7W5 P: 905.337.7249 ex 202  
 610 FORD DRIVE SUITE 338 OAKVILLE, ONTARIO L6J 7W4 P: 416.771.6460

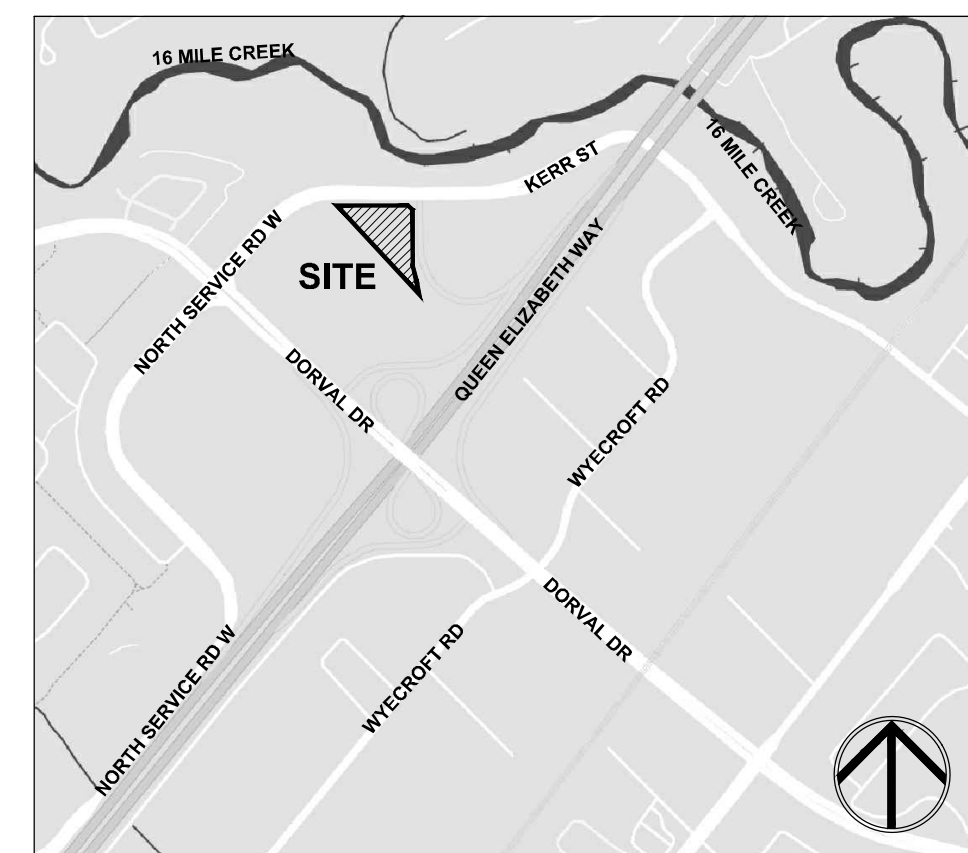
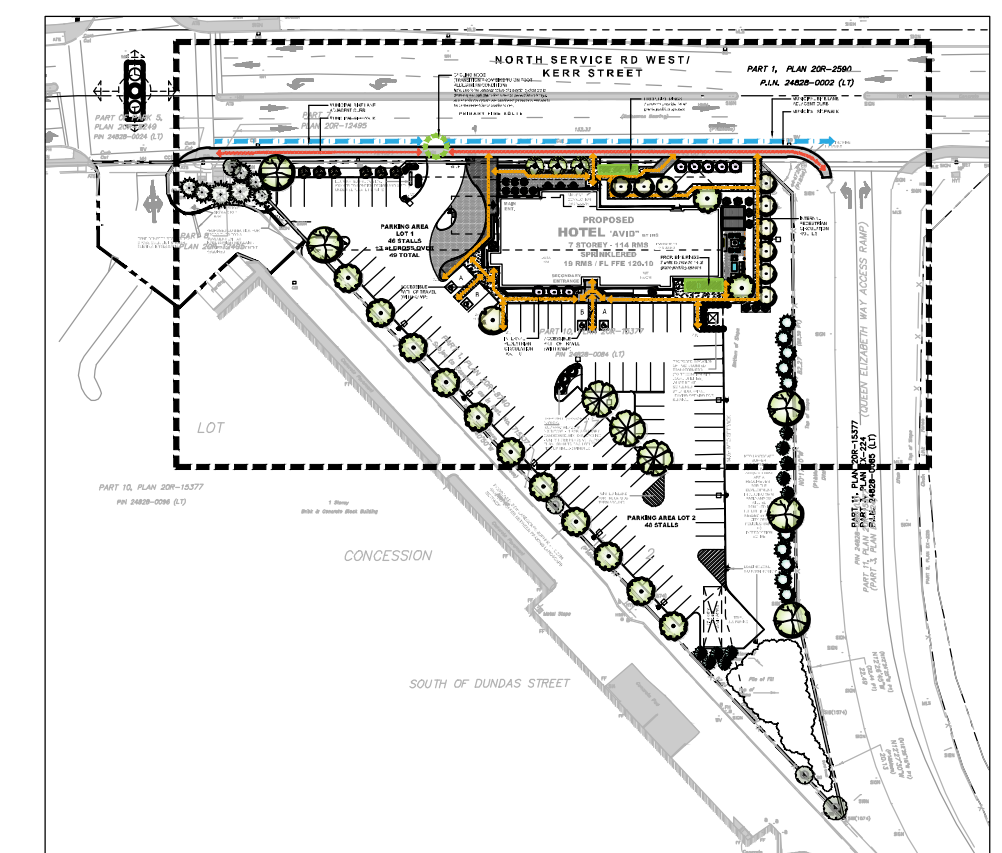
Client: **avid**  
 AN IHG HOTEL

Notes:  
 04 Revised per Town Comments 07/31/18  
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 No. Revision Date  
 North: [Compass Rose] Stamp: [Professional Engineer Seal]  
 Project: **Proposed Hospitality Development**  
 170 North Service Road  
 Oakville, Ontario  
 Scale: 1:300 Date: Jan. 2018  
 Drawn By: D.R. Checked By: L.M.  
 Drawing Title: **Canopy Cover Plan**  
 Project No. 18108 Sheet No. L3-01

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**Circulation Legend**

- On-Site Pedestrian Circulation
- Municipal Pedestrian Circulation
- Cycling Circulation
- Cycling Node  
(Transition from bike to on foot pedestrian condition)
- Bike Parking



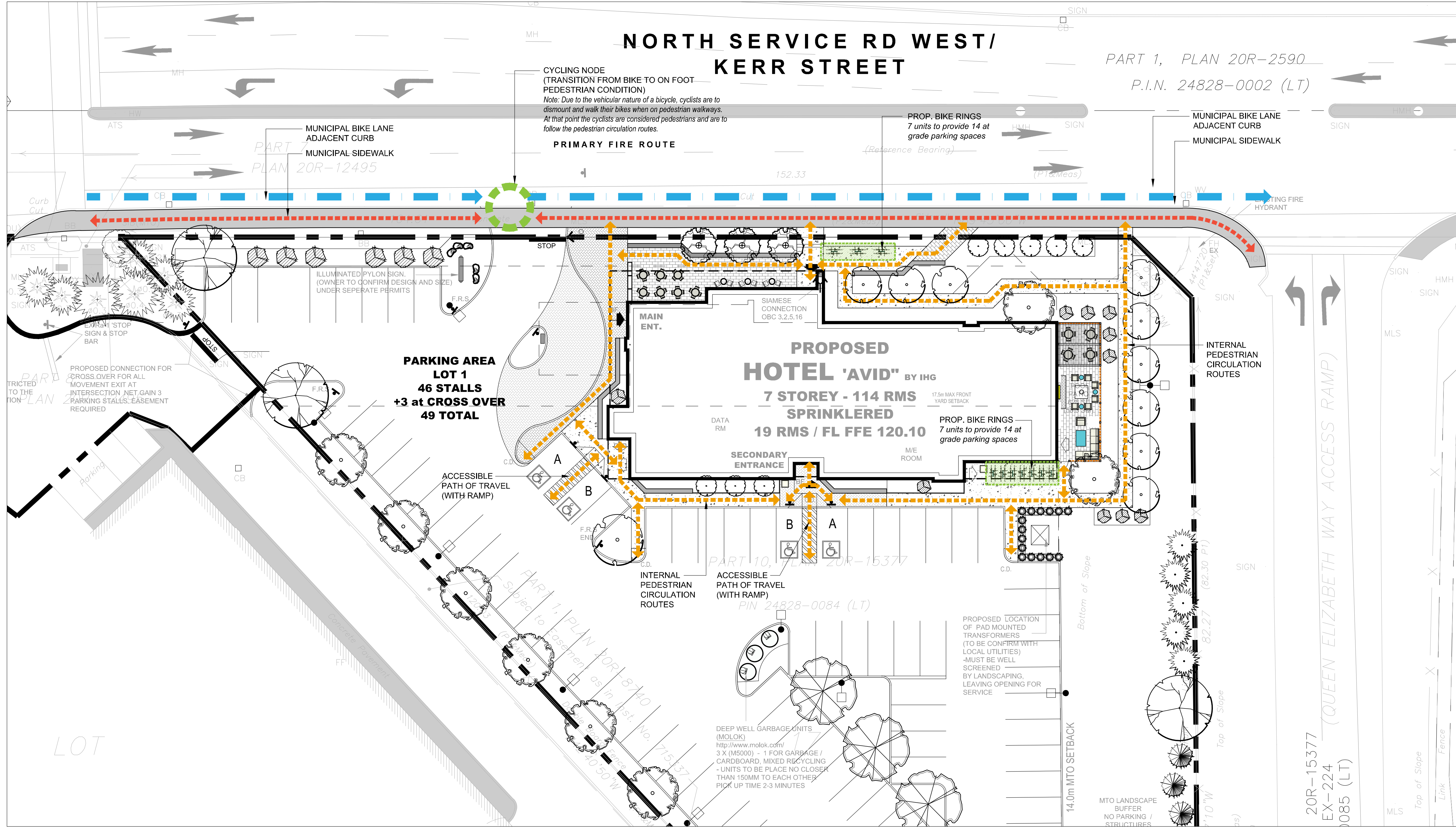
Key Plan

Key Map

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Notes:

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North: Stamp:

Project: **Proposed Hospitality Development**  
 170 North Service Road  
 Oakville, Ontario

Scale: **1:200** Date: **Jan. 2018**  
 Drawn By: **D.R.** Checked By: **L.M.**

Drawing Title: **Canopy Cover Plan**

Project No. **18108** Sheet No. **L4-01**

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