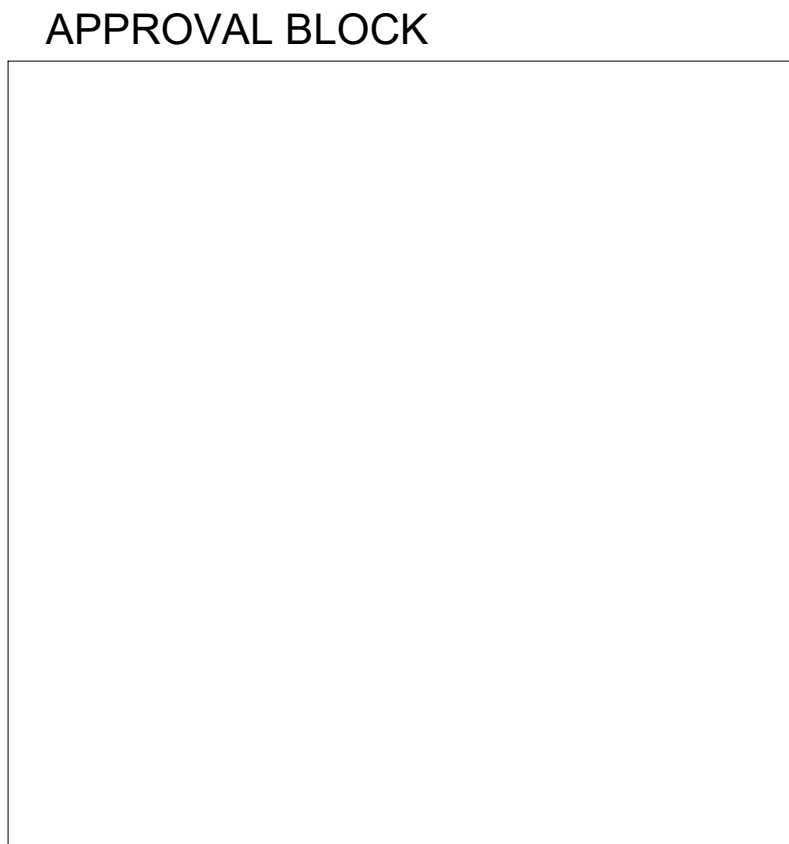
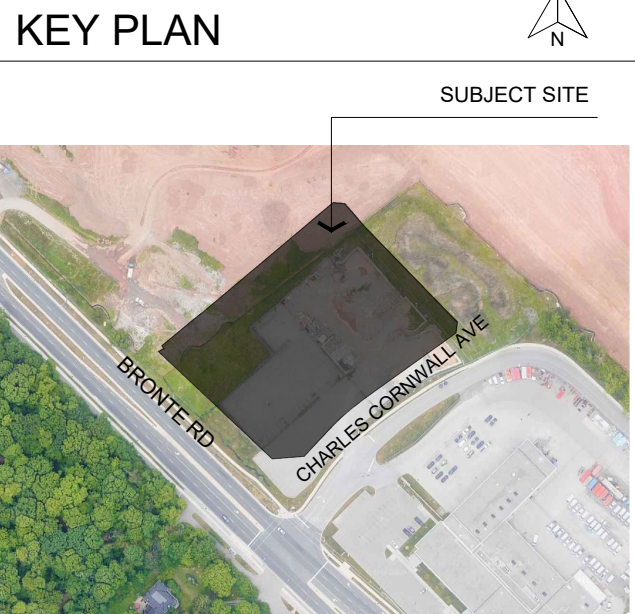
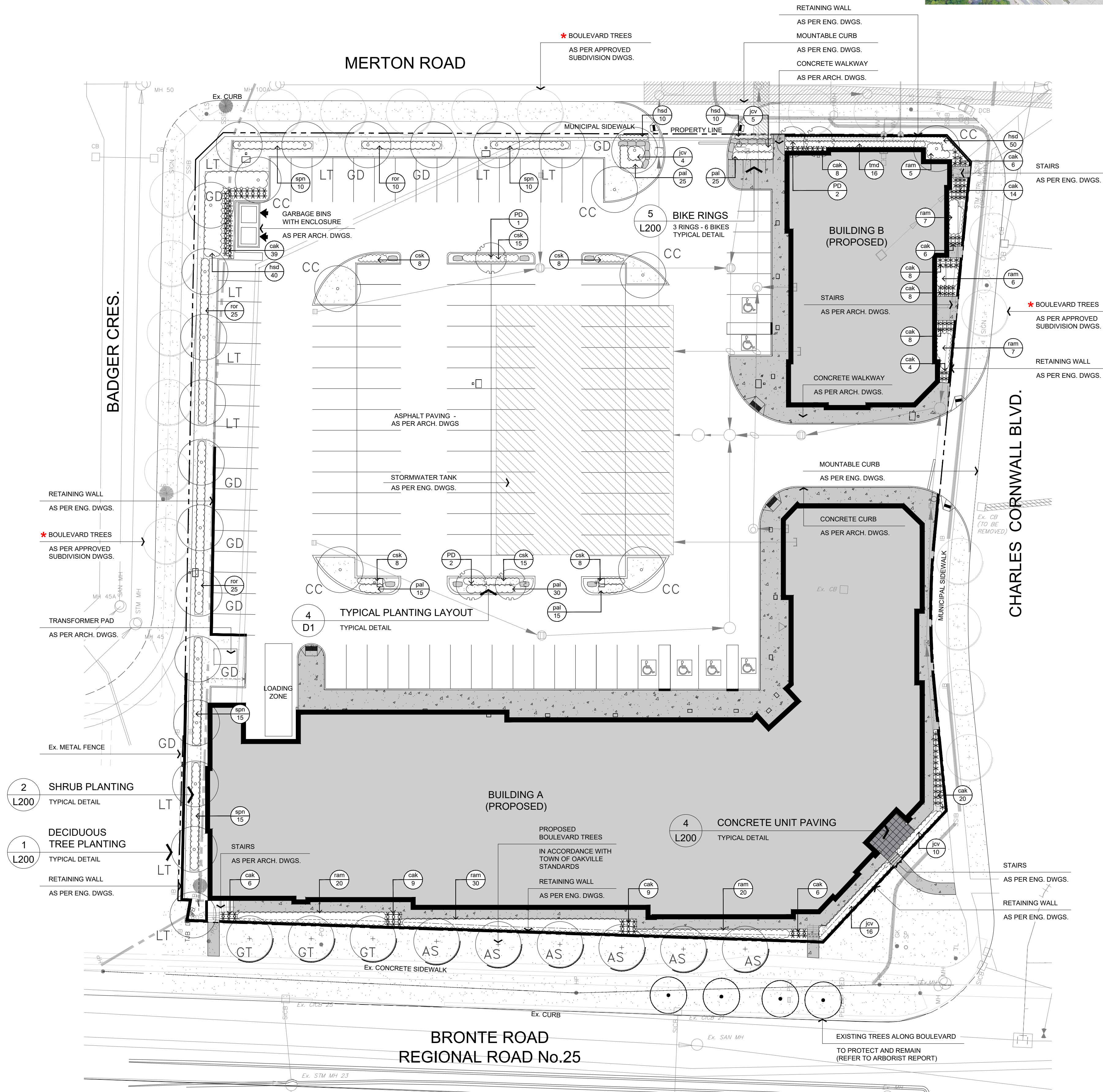


REFERENCE PLANT LIST		
KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREE PLANTING		
AS	ACER SACHCHARUM	SUGAR MAPLE
CC	CERCIS CANADENSIS	EASTERN REDBUD
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
GD	GYMNOCADUS DIOICUS	KENTUCKY COFFEE TREE
LT	LIRIODENDRON TULIPIFERA	TULIP TREE
ORNAMENTAL TREE PLANTING		
PD	AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY
EVERGREEN SHRUBS		
jcv	JUNIPERUS CHINENSIS SARGENTII 'VIRIDIS'	GREEN SARGENT JUNIPER
tmd	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW
DECIDUOUS SHRUBS		
csk	CORNUS SERICEA 'KELSEY'	KELSEY RED OSIER DOGWOOD
ram	RIBES ALPINUM	ALPINE CURRANT
ror	ROSA RUGOSA	RUGOSA ROSE
spn	SALIX PURPUREA 'NANA'	BLUE ARCTIC WILLOW
PERENNIALS & GRASSES		
cak	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
hsd	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
pai	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	MINITURE FOUNTAIN GRASS

NOTE:
★ BOULEVARD TREE PLANTINGS ALONG BADGER CRESCENT, MERTON ROAD, AND CHARLES CORNWALL BOULEVARD FRONTAGES SHALL BE COORDINATED AND COMPLETED UNDER THE SUBDIVISION AGREEMENT.



LEGEND	
	EXISTING DECIDUOUS TREE TO REMAIN
	BOULEVARD TREE (AS PER APPROVED SUBDIVISION DWGS.)
	PROPOSED BOULEVARD TREE
	DECIDUOUS TREE
	ORNAMENTAL TREE
	CONIFEROUS TREE
	SHRUB PLANTING
	TOPSOIL + SOD

2	JULY 10 2025	ISSUED FOR SPA RE-SUBMISSION	MB
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byPATH: **landscape architecture**

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project
COMMERCIAL DEVELOPMENT

BRONTE AND CHARLES CORNWALL
OAKVILLE, ONTARIO

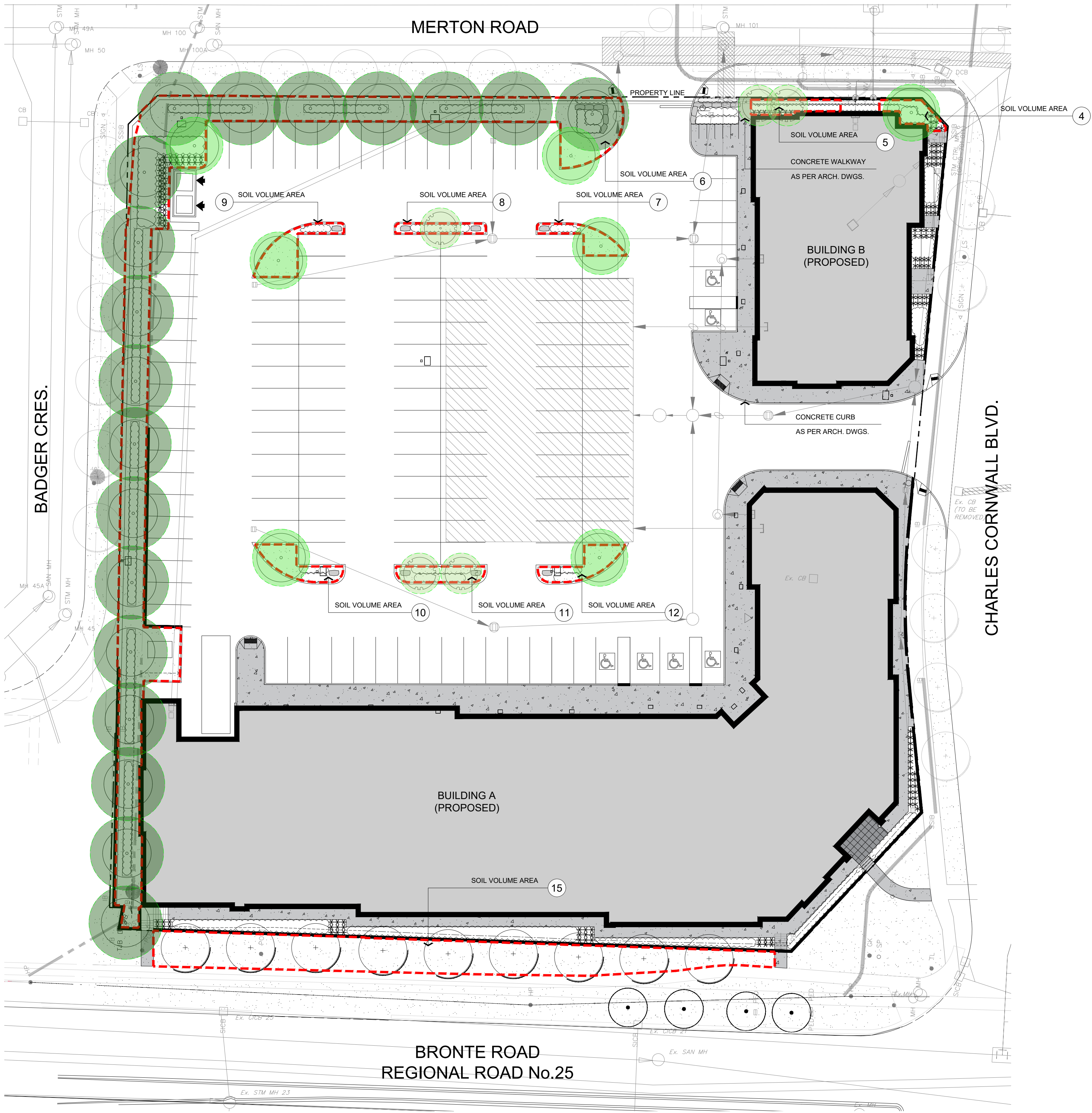
drawing
LANDSCAPE PLAN

file start date	NOVEMBER, 2024	by	SG
scale*	1:300	file	2298 V2-250710
direction		project no.	2298
		sheet no.	L100

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET

NOTE
THE FOLLOWING SOIL VOLUME AREA NUMBERS HAVE BEEN OMITTED FROM THE CHART BELOW DUE TO CHANGES TO THE LANDSCAPE PLAN: 1, 2, 3, 13, 14.

SOIL VOLUME CALCULATIONS								
SOIL AREA	TREE No. (SINGLE OR CLUSTER)	SIZE OF AREA (m2)	No. OF TREES IN AREA	SOIL DEPTH (m)	AVAILABLE SOIL VOLUME (m3)	SOIL SIZE PER TREE (SM, MED, LG)	SOIL VOLUME PER TREE (m3)	CANOPY AREA (m2)
SMALL STATURE TREES - DECIDUOUS (5m DIAMETER)								
5	CLUSTER	17.70 m2	2	1.0m	17.70 m3	SM	8.85 m3 (8 m3 MIN. REQUIRED)	97.16 m2
8	SINGLE	13.42 m2	1	1.0m	13.42 m3	SM	13.42 m3 (8 m3 MIN. REQUIRED)	
11	CLUSTER	20.09 m2	2	1.0m	20.09 m3	SM	10.04 m3 (8 m3 MIN. REQUIRED)	
MEDIUM STATURE TREES - DECIDUOUS (7m DIAMETER)								
4	SINGLE	16.78 m2	1	1.0m	16.78 m3	SM	16.78 m3 (15 m3 REQUIRED)	192.35 m2
7	SINGLE	17.88 m2	1	1.0m	17.88 m3	SM	17.88 m3 (15 m3 REQUIRED)	
9	SINGLE	18.67 m2	1	1.0m	18.67 m3	SM	18.67 m3 (15 m3 REQUIRED)	
10	SINGLE	23.83 m2	1	1.0m	23.83 m3	SM	23.83 m3 (15 m3 REQUIRED)	
12	SINGLE	23.07 m2	1	1.0m	23.07 m3	SM	23.07 m3 (15 m3 REQUIRED)	
LARGE STATURE TREES - DECIDUOUS (9m DIAMETER)								
6	CLUSTER	635.89 m2	21	1.0m	635.89 m3	19 LG, 2 SM	30.28 m3 (24 m3 MIN. REQUIRED)	1,285.66 m2
15	CLUSTER	233.37 m2	9	1.0m	279.31 m3	LG	31.03 m3 (24 m3 MIN. REQUIRED)	N/A
							CANOPY OVERLAP	51.01 m2
TOTAL			38					1,575.17 m2
CANOPY SUMMARY								
	SITE AREA (within property boundary)							10,063.85 m2
	SITE CANOPY COVER							15.14%



APPROVAL BLOCK

LEGEND

- SMALL (5m) DECIDUOUS TREE CANOPY
- MEDIUM (7m) DECIDUOUS TREE CANOPY
- LARGE (9m) DECIDUOUS TREE CANOPY
- SOIL VOLUME AREA

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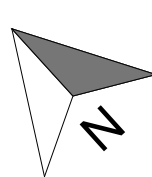
project
COMMERCIAL DEVELOPMENT

BRONTE AND CHARLES CORNWALL
OAKVILLE, ONTARIO

drawing
CANOPY COVERAGE AND
SOIL VOLUME PLAN

file start date
NOVEMBER, 2024
scale*
1:300
direction

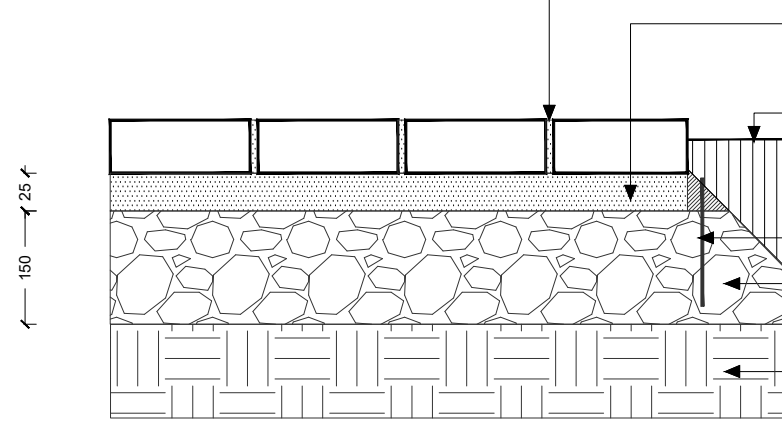
by
SG
file
2298 V2-250710
project no.



2298
sheet no.
L101

NOTES:

APPROVED COLOUR AND STYLE OF
PRECAST PAVERS AS SPECIFIED ON PLAN



BUTT JOINTS TIGHT IN LAYING PATTERN AS
DICTATED BY DESIGN
BROOM SWEEP POLYMERIC SAND INTO ALL
JOINTS AFTER INSTALLATION AS PER
MANUFACTURER'S SPECIFICATIONS

BEDDING SAND
FINISHED GRADE (SOFT SURFACING)
PAVER TO BE LEVEL WITH ALL ADJACENT HARD
SURFACING

PRE-MANUFACTURED EDGING (OR APPROVED
EQUAL) SET IN PLACE ON ALL SIDES OF PAVERS
BOUND BY AN ADJACENT HARD SURFACE

GRANULAR 'A' COMPACTED TO 95% S.P.D.

SUBGRADE COMPACTED TO 95% S.P.D.

ALL DIMENSIONS IN MILLIMETRES UNLESS
OTHERWISE NOTED

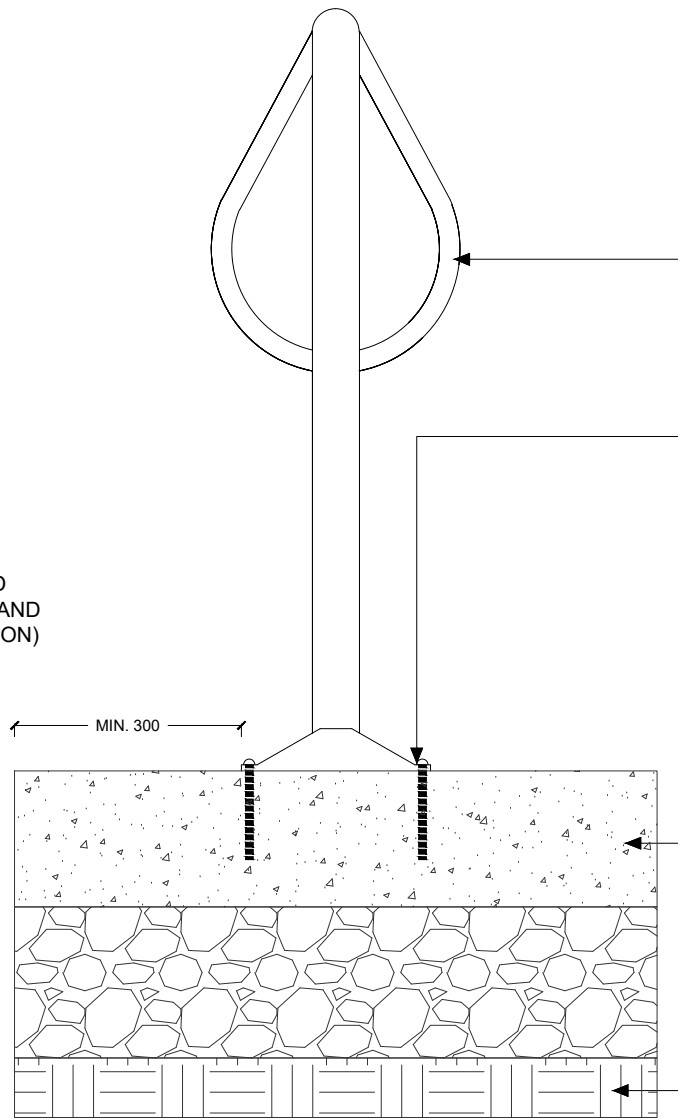
CONCRETE UNIT PAVER DETAIL

TYPICAL PEDESTRIAN INSTALLATION ON GRANULAR BASE
NTS

BPD HS101-230105

NOTES:

MODEL & COLOUR - TBD
(UPON SPA APPROVAL AND
PRIOR TO CONSTRUCTION)



ANCHOR & COVER PLATE
- 125mm LONG THREADED RODS INSERTED
THROUGH ALL MOUNTING PLATES AS PER
MANUFACTURER'S SPECIFICATIONS AND
SECURE WITH NUT ABOVE PLATE
- COVER PLATE TO CONCEAL HARDWARE

CONCRETE PAD

SUBGRADE COMPACTED TO 98% S.P.D.

ALL DIMENSIONS IN MILLIMETRES UNLESS
OTHERWISE NOTED

BIKE RING - SURFACE MOUNT (CONCRETE PAVING)

TYPICAL INSTALLATION ON UNIT PAVERS
NTS

BPD AM103-241218

NOTES:

REMOVE ALL STRAPS, ROPES, TAGS,
CONTAINERS, AND TREE WRAP ARE
REMOVED PRIOR INSTALLATION

ALL STAKES, HOSES AND WIRES ARE TO BE
REMOVED BY THE CONTRACTOR PRIOR TO
FINAL ACCEPTANCE

ALL DIMENSIONS ARE IN MILLIMETERS
UNLESS OTHERWISE NOTED

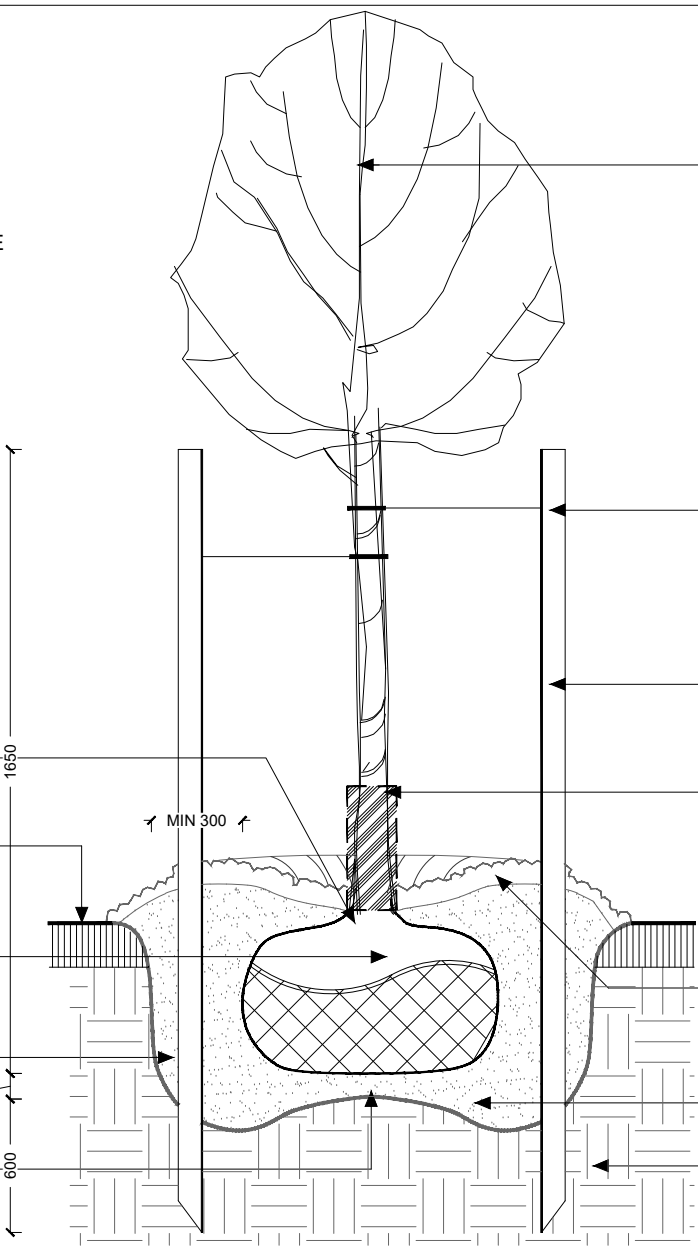
SET ROOT BALL IN TREE PIT AND
ENSURE TRUNK FLARE IS 50mm ABOVE
FINISHED GRADE

FINISHED GRADE

CUT AND REMOVE TOP 1/3 OF BURLAP.
ROPE AND WIRE FROM ROOT BALL ONCE
TREE IS POSITIONED

SCARIFY, IRRIGATE AND FERTILIZE THE
TREE PIT PRIOR TO PLANTING

PROVIDE 75mm SOIL MOUND
AT BASE OF PIT AS SHOWN



DO NOT CUT LEADER
PRUNE DEAD OR DYING BRANCHES
USING INDUSTRY STANDARD METHODS
MAINTAIN ORIGINAL SHAPE OF TREE

SECURE TREE STAKES TO TREE
USING 12 Ga. WIRE IN 12mm dia.
RUBBER HOSE OR ARBORITE

INSTALL TWO SPRUCE STAKES (38mm x
38mm) MIN 2100mm LONG ON THE
PREVAILING WIND SIDE
STAKES TO BE VERTICAL AND DRIVEN
INTO THE UNDISTURBED SOIL OUTSIDE
OF THE ROOT BALL AS SHOWN

PROVIDE APPROVED RODENT
GUARD WHERE REQUIRED

CONSTRUCT 100mm SOIL SAUCER
AROUND TREE AND COVER WITH 75mm
SHREDDED WOOD MULCH
KEEP MULCH BACK 50mm FROM
TRUNK FLARE

BACKFILL SOIL MIXTURE AND FIRMLY
COMPACT TO ELIMINATE AIR POCKETS
AND PREVENT SETTLEMENT

COMPACTED SUBGRADE

DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION FOR 75mm CALIPER TREES OR LESS
NTS

BPD P101-230105

NOTES:

SHRUBS SHALL BE IN CONTINUOUS BEDS
AS SHOWN ON PLAN WITH SPACING AS
NOTED IN THE PLANT LIST

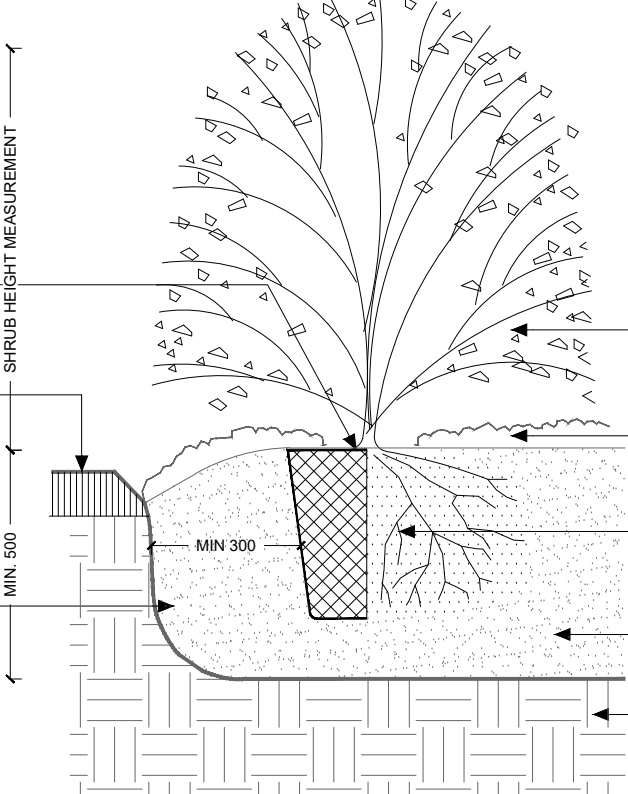
SHRUBS HEIGHT SHALL BE MEASURED
FROM FINISHED GRADE TO UPPER
BRANCHES OF THE MAIN MASS

ALL DIMENSIONS ARE IN MILLIMETERS
UNLESS OTHERWISE NOTED

SET SHRUB 50mm HIGHER THAN
ADJACENT FINISHED GRADE TO ALLOW
FOR SETTLEMENT

FINISHED GRADE

SCARIFY, IRRIGATE AND FERTILIZE THE
PIT PRIOR TO PLANTING



INSTALLATION METHOD:

CONTAINER: CUT AND REMOVE ALL
CONTAINERS, STRINGS, BURLAP ETC.

BARE ROOT: SPREAD ROOTS EVENLY OVER
TAMPED SOIL. WORK SOIL INTO THE ROOTS.

BURLAP: CUT AND REMOVE TOP 1/3
OF BURLAP. ROPE AND WIRE FROM THE ROOT
BALL ONCE SHRUB IS POSITIONED.

PRUNE DEAD OR DYING BRANCHES
USING INDUSTRY STANDARD METHODS
MAINTAIN ORIGINAL SHAPE OF SHRUB

COVER WITH 75mm SHREDDED WOOD
MULCH OVER ENTIRE PLANTING BED
KEEP MULCH 50mm BACK FROM STEMS

REMOVE POTS AND PLANT WRAP
LOOSEN ROOTS IF PLANT IS
CONTAINER OR BURLAP GROWN

BACKFILL SOIL MIXTURE AND FIRMLY
COMPACT TO ELIMINATE AIR POCKETS
AND PREVENT SETTLEMENT

COMPACTED SUBGRADE

SHRUB PLANTING DETAIL

TYPICAL INSTALLATION
NTS

BPD P103-230105

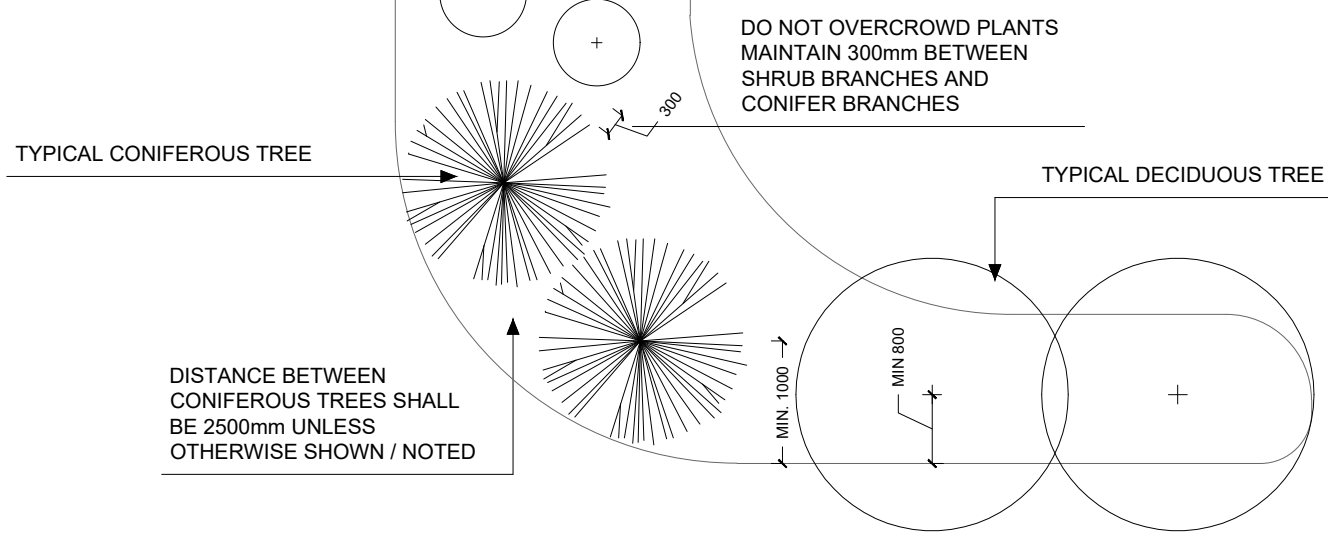
NOTES:

ADJUST PLANT BED SIZE TO SUIT PLANT
QUANTITIES.

SOD SHALL NOT ENCROACH MINIMUM
SETBACK DIMENSIONS NOTED.

PLANTING BED / SOD EDGE SHALL BE A
CONTINUOUS, CLEAN CUT, UNWAVERING LINE.

ALL DIMENSIONS ARE IN MILLIMETERS



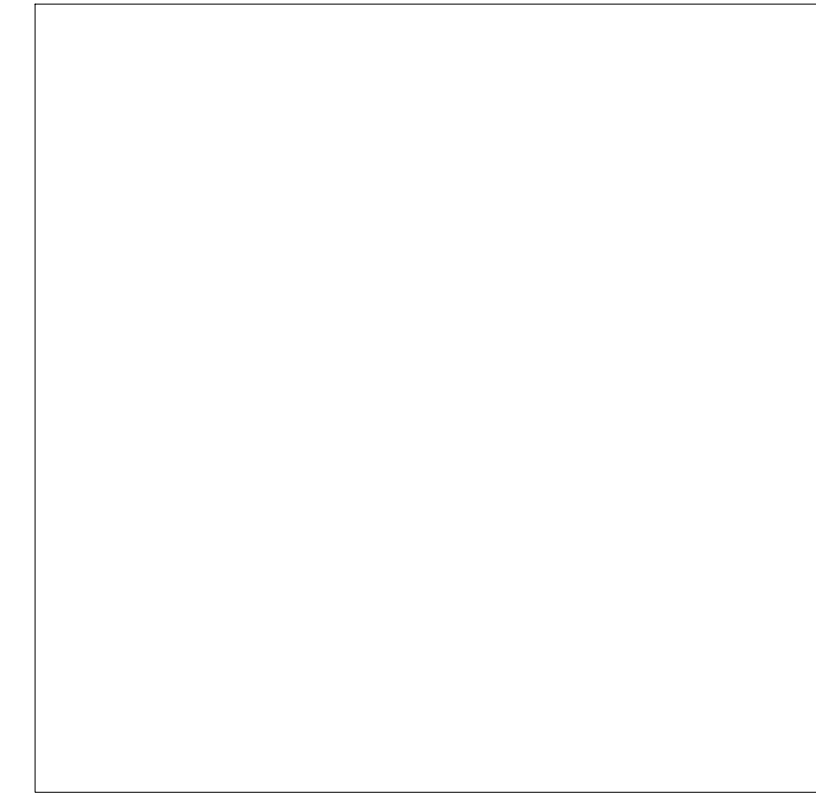
DISTANCE BETWEEN
CONIFEROUS TREES SHALL
BE 2500mm UNLESS
OTHERWISE SHOWN / NOTED

TYPICAL PLANTING LAYOUT - LAWN AREA

SYMBOLS REPRESENT INSTALLED PLANT SIZE
NTS

BPD P100-230106

APPROVAL BLOCK



2	JULY 10 2025	ISSUED FOR SPA RE-SUBMISSION	MB
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project
COMMERCIAL DEVELOPMENT

BRONTE AND CHARLES CORNWALL
OAKVILLE, ONTARIO

drawing
LANDSCAPE DETAILS

file start date	NOVEMBER, 2024	by	SG
scale*	AS SHOWN	file	2298 V2-250710
direction		project no.	2298
		sheet no.	L200

SPECIFICATIONS:

GENERAL:

These specifications are to be read in conjunction with the general conditions of the contract as prepared by the consultant team.

- Prior to commencing work, the contractor shall:
1. Familiarize himself with the plans, details, and specifications of this contract
 2. Visit the site to complete an inventory of existing conditions and provide written documentation, to the Landscape Architect, of any deviations from the plans in work by others,
 3. Review and document the condition of curbs, sidewalks, street trees and utilities located in the right-of-way prior to the start of construction, and
 4. Finalize any design alternatives in consultation with the Landscape Architect.

All work shall be performed in accordance with the Occupational Health and Safety Act. All work shall conform to the Canadian National Master Construction Specifications.

The contractor shall make every effort to protect all iron bars. Any disturbed bars shall be replaced by the owner at the contractors expense. All temporary protective and sediment control fencing shall be maintained by the contractor for the duration of construction.

The contractor shall be responsible for the roadway being cleaned daily.

The site shall be maintained in a clean and orderly fashion for the duration of construction.

It is the responsibility of the contractor to contact utility companies for all utility locates prior to construction. The contractor shall be responsible for any damage caused to existing utilities, structures, facilities etc. during the performance of his work, and repair any damage at his own expense.

In the event of a conflict between a proposed tree and a utility, both above or below grade, the exact location of the tree shall be determined on site by the Landscape Architect.

SOFT LANDSCAPING:

Plant Material:
All plants shall be installed true to specified names, sizes, quantities and remarks in the plant list. Any substitution shall be approved by the Landscape Architect in writing prior to the delivery of the material on site.

All plant material shall be nursery grown, in accordance with the Canadian Nursery Trades Association "Canadian Standards and Specifications for Nursery Stock" (current edition).

The Landscape Architect reserves the right to inspect all plant material prior to installation and reject any plant material that does not meet the standards listed. Any rejected plant material shall be replaced at the expense of the contractor.

Upon completion of work, the Landscape Architect may reject plant material that does not conform to the specifications.

The contractor shall use standard industry methods for planting trees, and they shall be in accordance with the typical planting details provided herein. Trees shall possess one central, straight leader and shall be turned to give the best appearance.

All plant material shall be structurally sound, healthy, in vigorous growing condition, well branched and densely foliated when in leaf. Plant material shall be free of any disease, decay, or damage.

Bed Preparation
The contractor shall backfill tree pits and planting beds to specified depths with nursery grade triple mix or soil with evenly mixed 6 parts sandy loam, 1 part peat moss and 1 part well rotted farm manure. The topsoil shall be fertile and capable of supporting healthy plant growth. The contractor shall construct tree pits and shrub beds in accordance with the typical planting details herein.

The topsoil shall be fine-graded to achieve a uniform surface.

The contractor shall construct shrub beds in continuous forms.

Topsoil and Fine Grading:
The contractor shall place 150mm of topsoil on approved sub grades. Topsoil shall be imported when required. Minor grade irregularities shall be eliminated prior to sodding.

Sodding:
The contractor shall sod all areas as specified on the drawings. Sod shall be 50-75mm thick, freshly cut no. 1 grade nursery grown turf.

Sod for sunny, exposed areas:
- 50% Kentucky Bluegrass
- 50% Merino Bluegrass

Sod for shaded areas:
- 50% Nugget Kentucky Bluegrass
- 50% Creeping Red Fescue

Sod shall be placed on prepared topsoil. Joints shall be tightly abutted and staggered. Freshly laid sod shall be machine rolled and watered immediately after installation.

Sod on slopes shall be pegged where required.

Hydroseeding:
The contractor shall apply the specified seed mixture using accepted industry methods for hydroseeding. The type and rate of fertilizer application shall be as recommended by the supplier.

The area seeded in a single day shall not exceed the area that can be mulched in the same day.

The contractor shall apply fibre mulch over the newly seeded area to form a uniform ground cover that allows the percolation of water.

Seeded areas are to be kept moist for 4-6 weeks during the period of germination.

Follow-up overseeing is part of this work.

Terraseeding
The contractor shall apply the specified seed mixture using accepted industry methods for terraseeding. The type and rate of fertilizer application shall be as recommended by the supplier.

Seed depth shall be as follows:

- 0-5% slope: 10-15mm depth
5-10% slope: 15-20mm depth
10-25% slope: (4:1) 20-25mm depth
25-35% slope: (3:1) 25-40mm depth
35-45% slope: 40-50mm depth

Seeded areas are to be kept moist for 4-6 weeks during the period of germination.

Follow-up overseeing is part of this work.

MAINTENANCE, GUARANTEE AND COMPLETION:

Maintenance:
The contractor shall maintain all landscaped areas for a period of four growing months from the date of substantial completion.

Maintenance shall include all necessary measures to ensure the health and vitality of all plant material and soft landscaping. Maintenance shall include, but not be limited to, irrigation, grass mowing, weeding, pruning of dead branches, maintenance of all accessories (ie: tree stakes and guy wires), insect and disease control.

At the end of the maintenance period, provided all plant material is alive and in good growing condition, the owner will assume the responsibility of maintaining the landscape work.

Performance Acceptance (Substantial Completion):
The Landscape Architect shall provide written notice of performance acceptance for substantial completion. This shall mark the start of the guarantee period.

If required by the municipality, the Landscape Architect will submit a notice of substantial completion, so the municipality may proceed to inspect, issue their performance acceptance certificate, and reduce the amount of securities.

At the time of inspection by both the Landscape Architect and the municipality, all tree pits and planting beds shall be freshly cultivated, well mulched, free of any damaged branches and weeds, and have a clean spade bed edge.

Guarantee:
Plant material and all other soft landscaping shall be guaranteed for one year form the date on the Landscape Architect's performance acceptance certificate. Plant material and soft landscaping that has expired or fails to thrive during the guarantee period shall be replaced at the expense of the contractor.

All other landscape work performed under this contract shall be fully guaranteed for one year from the date on the Landscape Architect's performance acceptance certificate.

Final Acceptance:
All work shall be inspected at the end of the guarantee period by the Landscape Architect. Any deficiencies shall be rectified by the contractor to the satisfaction of the Landscape Architect and the owner. Once satisfactorily complete, the Landscape Architect shall issue a final acceptance certificate.

If required by the municipality, the Landscape Architect will submit a notice of final acceptance, so that the municipality may inspect, issue their final acceptance certificate, and release any outstanding landscape securities.

All tree stakes, guy wires, tree wrap, and any other accessories shall be removed prior to final inspections.

At the time of inspection by both the Landscape Architect and the municipality, all tree pits and planting beds shall be freshly cultivated, well mulched, free of any damaged branches and weeds, and have a clean spade bed edge.

APPROVAL BLOCK

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project
COMMERCIAL DEVELOPMENT

BRONTE AND CHARLES CORNWALL
OAKVILLE, ONTARIO

drawing
**LANDSCAPE NOTES
AND SPECIFICATIONS**

file start date	by
NOVEMBER, 2024	SG
scale*	file
AS SHOWN	2298 V2-250710
direction	project no.
	2298
	sheet no.
	L201