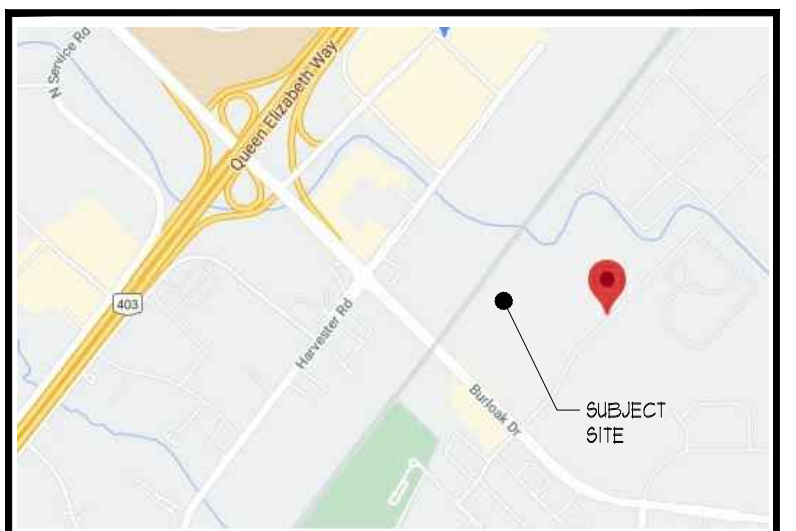
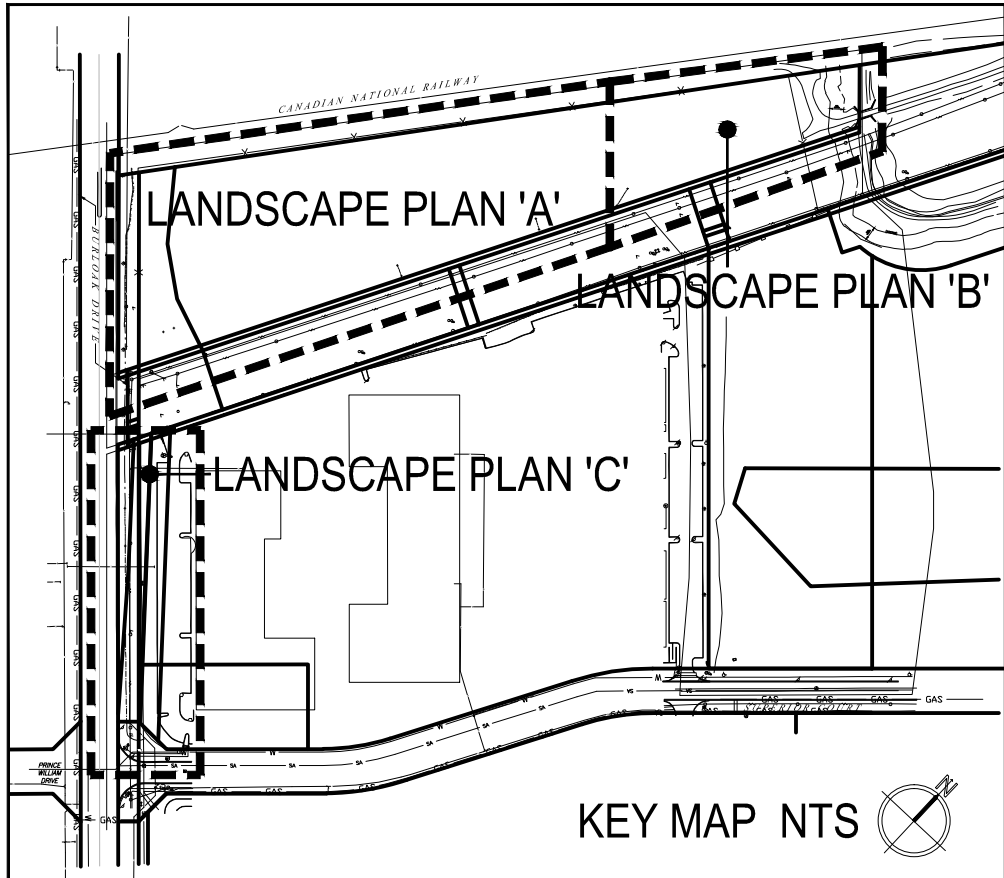


**LANDSCAPE PLAN 'A'**  
SCALE = 1:400

**LEGEND**

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED PLANTINGS
- PLANT KEYS - SEE PLANT MATERIALS LIST
- EXISTING DECIDUOUS TREES TO REMAIN
- EXISTING CONIFEROUS TREES TO REMAIN
- TREE PROTECTION BARRIER



**KEY MAP**

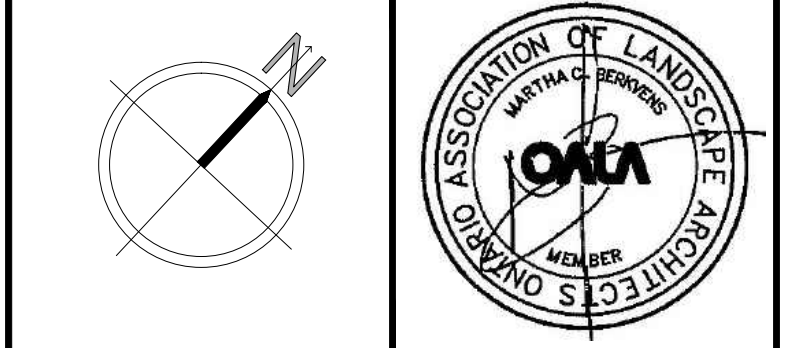


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Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
JUL 26 2021	ISSUED FOR 9PA	L

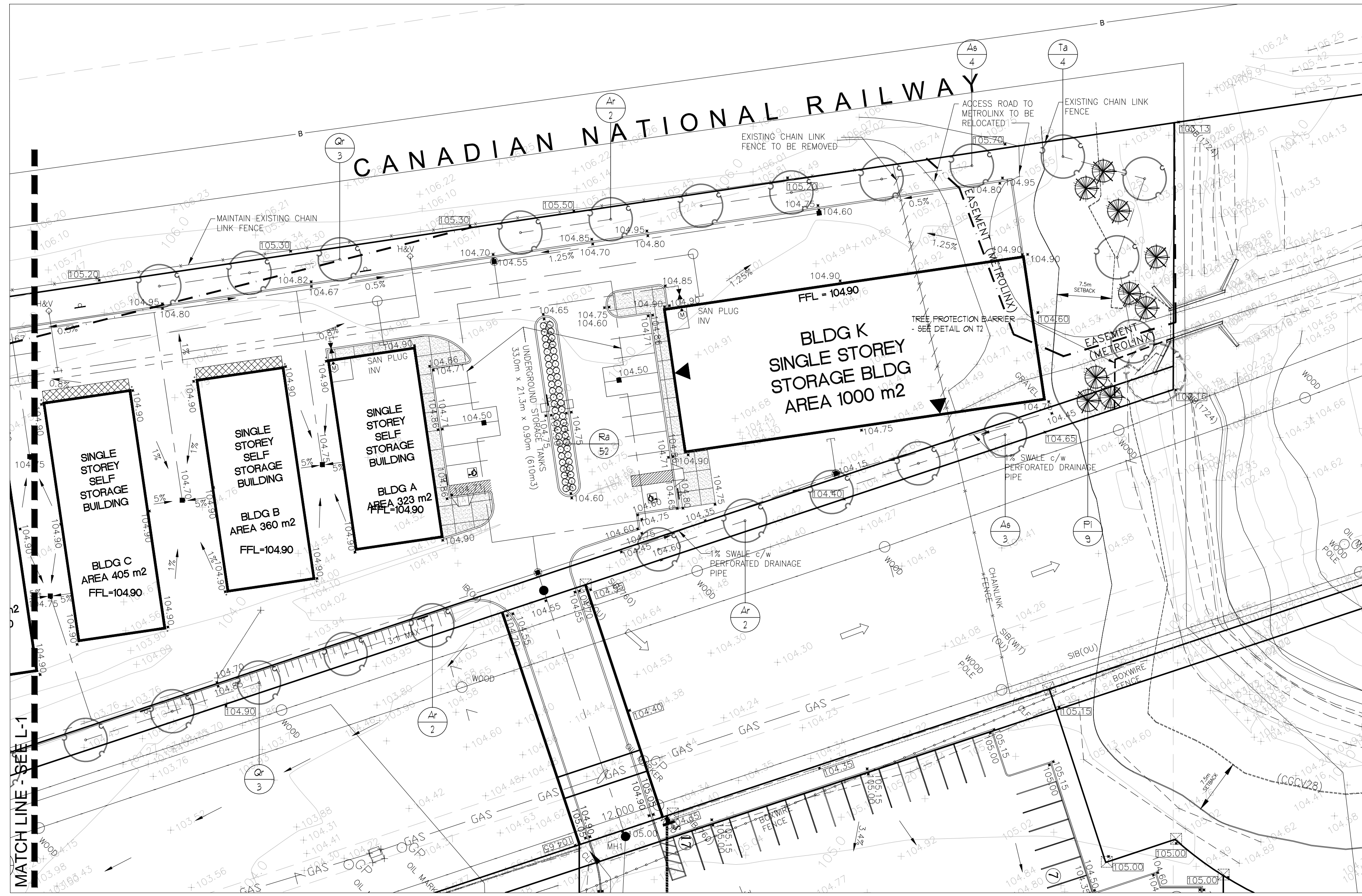
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PROJECT TITLE:  
**JAMES SNOW SELF STORAGE**  
SUPERIOR COURT  
OAKVILLE, ONTARIO

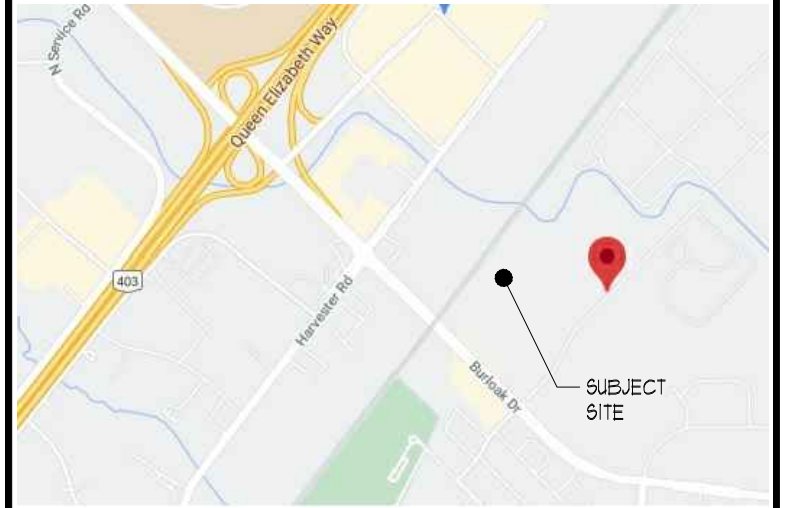
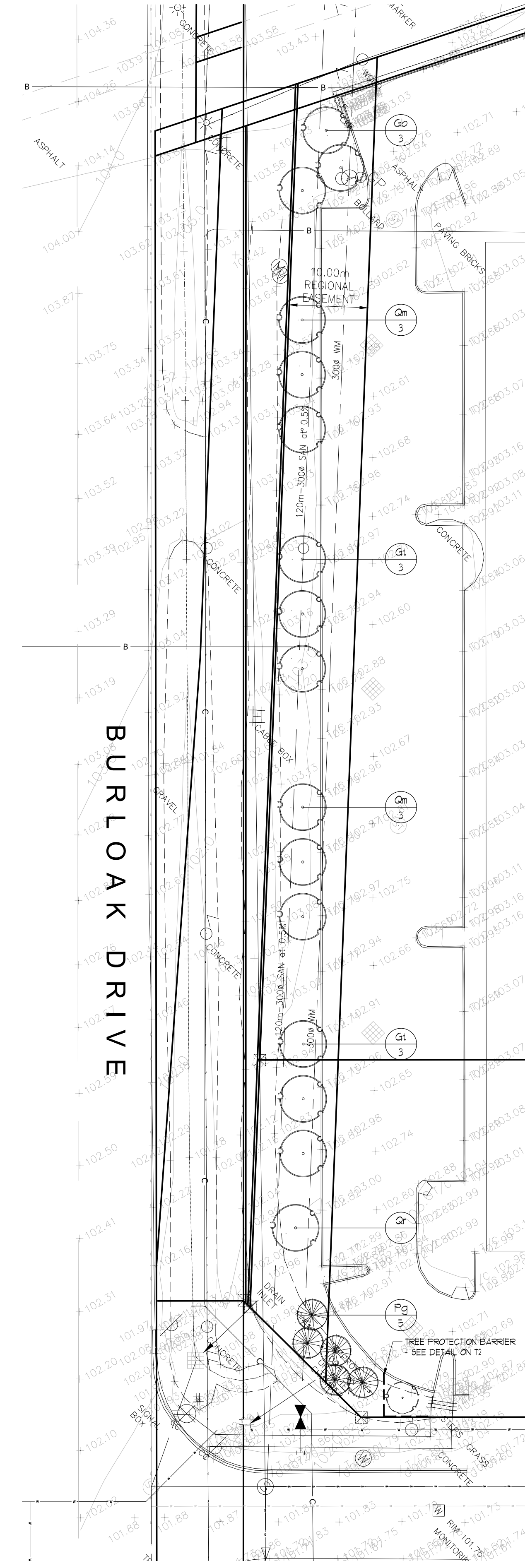
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**LANDSCAPE PLAN 'A'**

DATE: MAY 2021	SCALE: AS NOTED	DRAWING No.:
DRAWN: RKL/Inc.	CHECKED BY: RHK	<b>L-1</b>
PROJECT No.:		



**LEGEND**

- PROPOSED DECIDUOUS TREES
- ⊗ PROPOSED CONIFEROUS TREES
- ⊙ PROPOSED PLANTINGS
- Ad PLANT KEYS - SEE PLANT MATERIALS LIST
- EXISTING DECIDUOUS TREES TO REMAIN
- ⊗ EXISTING CONIFEROUS TREES TO REMAIN
- - - TREE PROTECTION BARRIER



**RON KOUDYS LANDSCAPE ARCHITECTS**

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Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
JUL 26 2021	ISSUED FOR 9PA	L

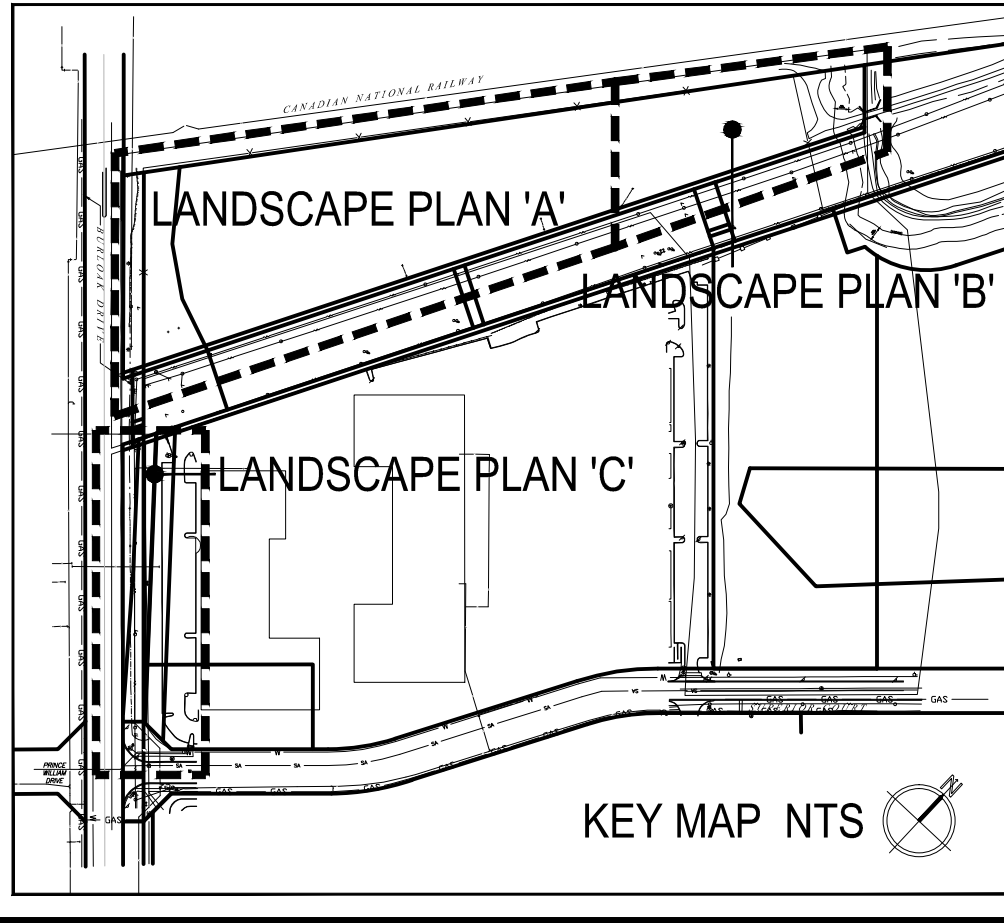
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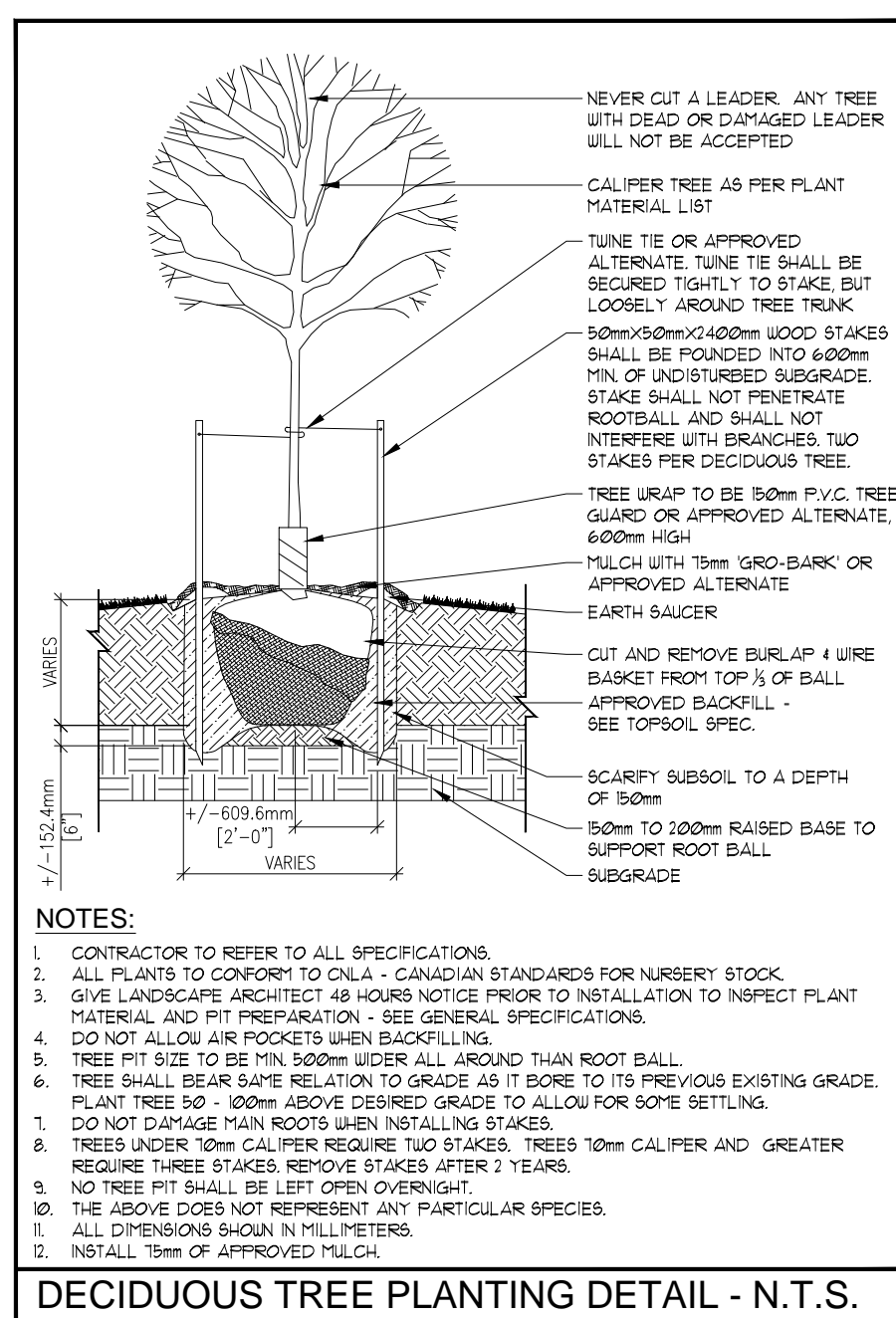
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PROJECT TITLE:  
**JAMES SNOW SELF STORAGE**  
 SUPERIOR COURT  
 OAKVILLE, ONTARIO

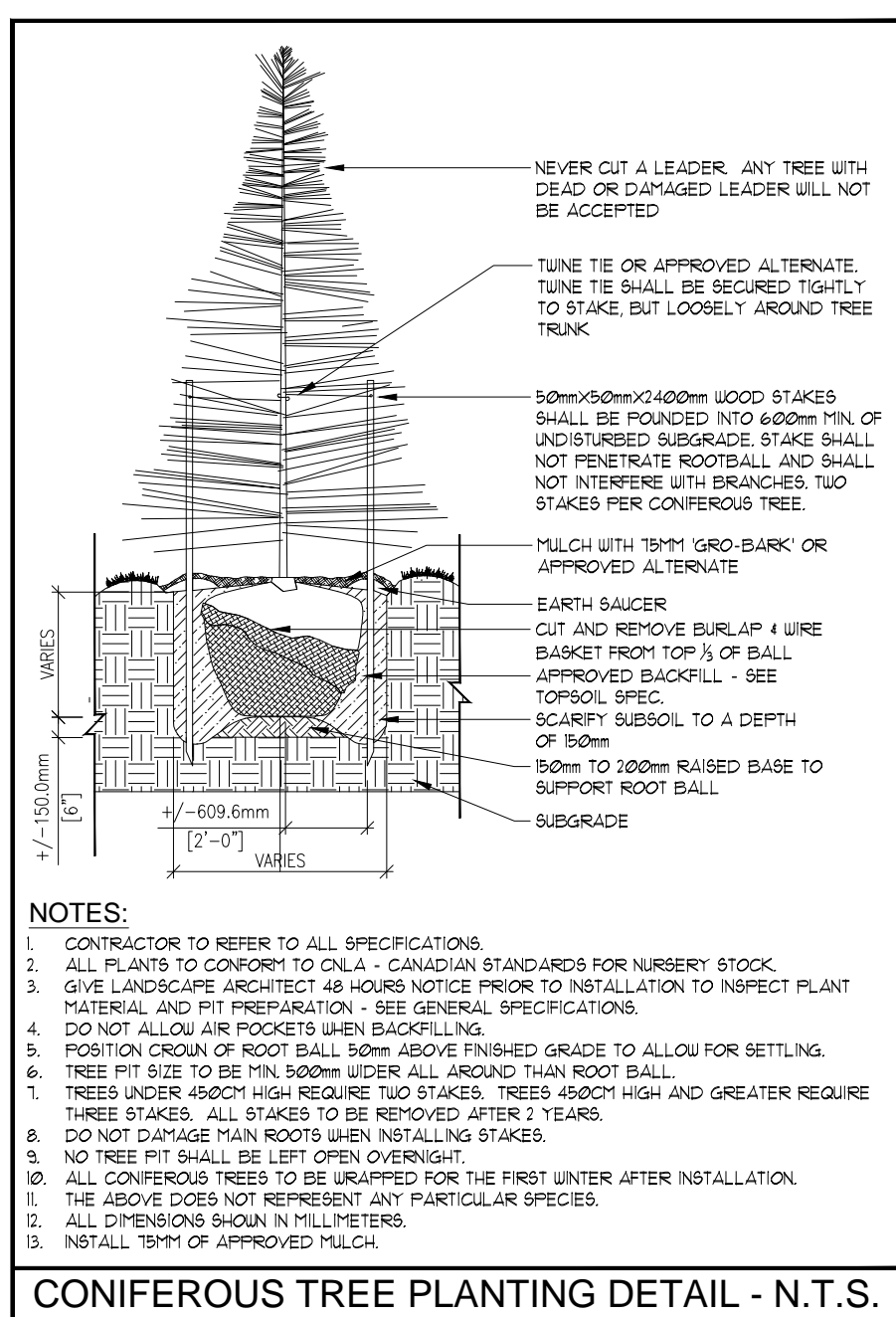
DRAWING TITLE:  
**LANDSCAPE PLAN 'B' & 'C'**

DATE: MAY 2021	SCALE: AS NOTED	DRAWING No.:
DRAWN: RKL	CHECKED BY: RHK	L-2
PROJECT No.:		

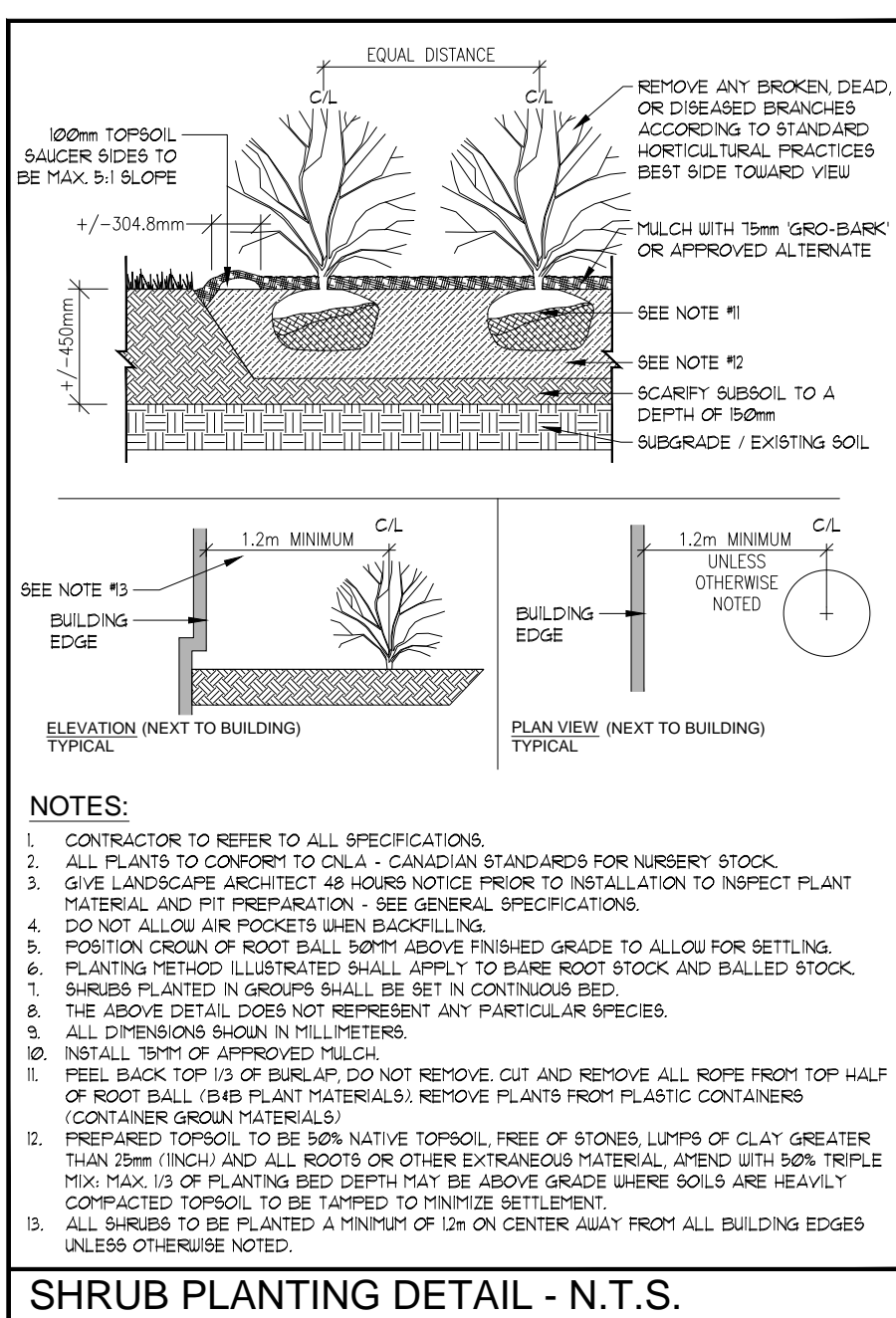




DECIDUOUS TREE PLANTING DETAIL - N.T.S.



CONIFEROUS TREE PLANTING DETAIL - N.T.S.



SHRUB PLANTING DETAIL - N.T.S.

- NOTES:**
- CONTRACTOR TO REFER TO ALL SPECIFICATIONS.
  - ALL PLANTS TO CONFORM TO CANA - CANADIAN STANDARDS FOR NURSERY STOCK.
  - GIVE LANDSCAPE ARCHITECT 48 HOURS NOTICE PRIOR TO INSTALLATION TO INSPECT PLANT MATERIAL AND FIT PREPARATION - SEE GENERAL SPECIFICATIONS.
  - DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
  - POSITION CROWN OF ROOT BALL ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
  - TREE FIT SIZE TO BE 1/4" 500mm UNDER ALL AROUND THAN ROOT BALL.
  - TREES UNDER 1500mm HIGH REQUIRE TWO STAKES. TREES 1500mm HIGH AND GREATER REQUIRE THREE STAKES. REMOVE STAKES AFTER 1 YEAR.
  - NO TREE FIT SHALL BE LEFT OPEN OVERNIGHT.
  - TREES UNDER 10cm CALIPER REQUIRE TWO STAKES. TREES 10cm CALIPER AND GREATER REQUIRE THREE STAKES. REMOVE STAKES AFTER 2 YEARS.
  - THE ABOVE DOES NOT REPRESENT ANY PARTICULAR SPECIES.
  - ALL DIMENSIONS SHOWN IN MILLIMETERS.
  - INSTALL 15mm OF APPROVED MULCH.

- NOTES:**
- CONTRACTOR TO REFER TO ALL SPECIFICATIONS.
  - ALL PLANTS TO CONFORM TO CANA - CANADIAN STANDARDS FOR NURSERY STOCK.
  - GIVE LANDSCAPE ARCHITECT 48 HOURS NOTICE PRIOR TO INSTALLATION TO INSPECT PLANT MATERIAL AND FIT PREPARATION - SEE GENERAL SPECIFICATIONS.
  - DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
  - POSITION CROWN OF ROOT BALL ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
  - TREE FIT SIZE TO BE 1/4" 500mm UNDER ALL AROUND THAN ROOT BALL.
  - TREES UNDER 1500mm HIGH REQUIRE TWO STAKES. TREES 1500mm HIGH AND GREATER REQUIRE THREE STAKES. REMOVE STAKES AFTER 1 YEAR.
  - DO NOT DAMAGE MAIN ROOTS WHEN INSTALLING STAKES.
  - NO TREE FIT SHALL BE LEFT OPEN OVERNIGHT.
  - ALL CONIFEROUS TREES TO BE UNWRAPPED FOR THE FIRST WINTER AFTER INSTALLATION.
  - THE ABOVE DOES NOT REPRESENT ANY PARTICULAR SPECIES.
  - ALL DIMENSIONS SHOWN IN MILLIMETERS.
  - INSTALL 15mm OF APPROVED MULCH.

- NOTES:**
- CONTRACTOR TO REFER TO ALL SPECIFICATIONS.
  - ALL PLANTS TO CONFORM TO CANA - CANADIAN STANDARDS FOR NURSERY STOCK.
  - GIVE LANDSCAPE ARCHITECT 48 HOURS NOTICE PRIOR TO INSTALLATION TO INSPECT PLANT MATERIAL AND FIT PREPARATION - SEE GENERAL SPECIFICATIONS.
  - DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
  - POSITION CROWN OF ROOT BALL ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
  - PLANTING METHOD ILLUSTRATED SHALL APPLY TO BARE ROOT STOCK AND BALLED STOCK.
  - SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BED.
  - THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.
  - ALL DIMENSIONS SHOWN IN MILLIMETERS.
  - INSTALL 15mm OF APPROVED MULCH.
  - PEEL BACK TOP 1/3 OF BURLAP. DO NOT REMOVE, CUT AND REMOVE ALL ROPE FROM TOP HALF OF ROOT BALL (BARE PLANT MATERIALS). REMOVE PLANTS FROM PLASTIC CONTAINERS (CONTAINER GROWN MATERIALS).
  - PREPARED TOPSOIL TO BE 50% NATIVE TOPSOIL, FREE OF STONES, LUMP OF CLAY GREATER THAN 25mm (1 INCH) AND ALL ROOTS OR OTHER EXTRANEOUS MATERIAL AROUND WITH 50% TRIPLE MIX. MAX. 1/3 OF PLANTING BED DEPTH MAY BE ABOVE GRADE WHERE SOILS ARE HEAVILY COMPACTED. TOPSOIL TO BE TAPPED TO MINIMIZE SETTLEMENT.
  - ALL SHRUBS TO BE PLANTED A MINIMUM OF 15cm ON CENTER FROM ALL BUILDING EDGES UNLESS OTHERWISE NOTED.

**GENERAL PLANTING SPECIFICATIONS:**

- BASE INFORMATION SUPPLIED BY BRONTE ENGINEERING LTD.
- ENGINEERING INFORMATION SUPPLIED BY BRONTE ENGINEERING LTD.
- CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS.
- CONTRACTOR TO REVIEW ALL SPECIFICATIONS AND REVISION DRAWINGS WITH SELECTED SUB-CONTRACTORS AS THEY PERTAIN TO WORK AS OUTLINED ON LANDSCAPE ARCHITECTURAL WORKING DRAWINGS AND SPECIFICATIONS.
- REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS. ERRORS AND/OR OMISSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS UNTIL OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE COMMENCEMENT OF THE ACCEPTANCE OF PROJECT.
- ALL WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT.
- ALL WORKMANSHIP TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
- ALL NURSERY STOCK TO BE 4 NURSERY GROWN AND MUST COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S 'CANADIAN NURSERY STOCK STANDARD', LATEST EDITION.
- ALL LANDSCAPING IS TO BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING THE OCCUPANCY OF THE SITE DEVELOPMENT UNLESS OTHERWISE STATED.
- CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.

- GRADING**
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
  - ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEERS DRAWINGS.
  - SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25mm) AND COMPACTED TO 85% S.P.D.
  - ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150mm) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN CONDITIONS.
  - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBBASE.
  - DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SWALES.
  - NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL WET CONDITIONS.

- TOPSOIL**
- AT THE CONTRACTORS EXPENSE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY. THE SOIL TEST IS TO BE COMPLETED AND IF NECESSARY, RECOMMENDATIONS FROM THE LABORATORY ARE TO BE INCLUDED. THE RESULTS OF SOIL TESTS AND RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCING.
  - TOPSOIL FOR PLANTING BEDS IS TO BE A FERTILE, FRAGILE, NATURAL, LOAM TO A MINIMUM DEPTH OF 8" (400mm) AND A MINIMUM DEPTH OF 4" (100mm) FOR TURF AREAS - UNLESS OTHERWISE STATED - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 2% ORGANIC MATTER FOR SANDY LOAM TO A MAXIMUM OF 15% AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. FREE OF SUBSOIL, CONTAMINATION, ROOTS AND STONES OVER 80mm DIAMETER, REASONABLY FREE OF WEEDS AS DETERMINED BY THE LANDSCAPE ARCHITECT AND HAVING A PH RANGING FROM 6.0 TO 7.0.
  - IF TOPSOIL IS TO BE STOCKPILED FOR USE ON SITE DEVELOPMENT, AVOID MIXING TOPSOIL WITH SUBSOIL. LIMIT HEIGHT OF STOCKPILE TO 20" TO RETAIN SOIL MOISTURE.
  - IF APPLICABLE, ALL WORK IN ANY ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY. ENSURE A MINIMUM OF 100mm TOPSOIL IS INSTALLED IN BOULEVARDS.
  - PROTECT THE MUNICIPALITY OWNED ROAD ALLOWANCE(S) (BOULEVARD(S)) FROM COMPACTION OR SOIL CONTAMINATION.

- MULCH**
- ALL TREES/TS SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO INSTALL 3" (75mm) OF GRD-BARK/ MEDIUM MULCH IN ALL AREAS.
  - ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT.

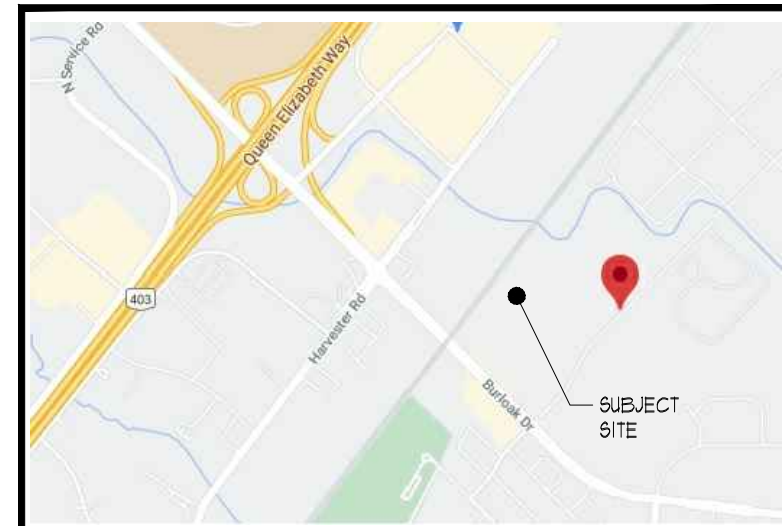
- PLANT MATERIALS**
- CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(S) AND PLANT MATERIAL LIST(S). REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
  - SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT.
  - PLANTINGS MAY BE ADJUSTED TO SUIT UTILITIES STRUCTURES AND AESTHETIC CONCERNS. ADJUSTMENTS ARE TO BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS TO PLANTING WITHOUT CONSENT OF LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER MAY NOT MEET INTENT OF DESIGN AND/OR MUNICIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A RESULT WILL BE AT THE COST OF THE CONTRACTOR.
  - LANDSCAPE ARCHITECT TO INSPECT ALL PLANT MATERIAL ON SITE OR AT ITS SOURCE PRIOR TO INSTALLATION. CONTRACTOR IS TO GIVE LANDSCAPE ARCHITECT 48 (HRS) NOTICE FOR INSPECTION.
  - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT TIME OF PLANTING. I.E. TEMPERATURE, PRECIPITATION.
  - ALL TREE PITS SHALL BE AT LEAST 2 FT (600mm) UNDER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO THAT THE TOP OF BALL IS AT THE SAME LEVEL AS SURROUNDING GRADE. A MINIMUM OF 6" (150mm) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVER NIGHT.
  - SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 8" (400mm) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVER NIGHT.
  - ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL). EARTH SAUCER TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OF 2" (50mm).
  - ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.
  - ALL ENGINEERS ARE TO UNWRAP THE FIRST WINTER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
  - ALL SHRUBS PLANTED WITHIN 1m OF SALTED ROADWAYS, PARKING AND SIDEWALKS TO BE PROTECTED WITH BILT FENCING THROUGHOUT THE FIRST WINTER AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR (OPTIONAL).
  - DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SWALES.
  - DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SWALES.
  - CONTRACTOR IS TO REMOVE ALL STAKES AND GUT WIRES AFTER 2 FULL GROWING SEASONS.

- SOIL**
- ALL LANDSCAPED AREAS TO BE SODDED TO THE STREET CURB (6) UNLESS OTHERWISE STATED.
  - CONTRACTOR TO ENSURE (WHERE APPLICABLE) ALL PLANTING BEDS ADJACENT TO TRAFFIC ISLANDS, INTERIOR SITE CURBING, AND SIDEWALKS HAVE A 30YR/101 SOD MAINTENANCE STRIP INSTALLED.
  - ANY SODDING OR WORKS ON LANDS ABUTTING THE PROPERTY FROM THE LOTLINES TO SIDEWALK AND CURBING SHALL BE COMPLETED OR REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND/OR REGIONAL MUNICIPALITY UNLESS OTHERWISE STATED.
  - SOD SHALL BE CERTIFIED CULTIVATED TURF GRASS GROWN AND SOLD IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AT TIME OF SALE. IT SHALL HAVE A STRONG FIBROUS ROOT SYSTEM AND SHALL BE CUT IN PIECES APPROXIMATELY ONE (50YD / 3000 M2) IN AREA WITH THE SOIL PORTION BEING 3/4" (19mm).
  - SOD TO BE FERTILIZED AT THE APPROPRIATE RATES AS INDICATED BY SOIL TESTS COMPLETED BY A REPUTABLE SOILS LABORATORY.
  - IF ON INSTALLATION AREAS SHOULD BE WATERED SO AS TO SATURATE SOD, AND THE UPPER 4" (100mm) OF BACKFILL TOPSOIL. AFTER SOD AND SOIL HAVE DRIED SUFFICIENTLY TO PREVENT DAMAGE, IT SHALL BE ROLLED WITH A ROLLER PROVIDING 1500 LBS. (680KG) PRESSURE PER 50FT.
  - CONTRACTOR TO REPAIR ALL DAMAGED AREAS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND/OR CLIENT.

- WATERING**
- DURING THE WARRANTY PERIOD, BETWEEN MAY 15 AND SEPTEMBER 15 OF EACH YEAR WATERING OF ALL PLANTS SHALL BE CARRIED OUT NO LESS THAN 6 TIMES PER YEAR IN ACCORDANCE WITH THE WATERING SCHEDULE TO BE DETERMINED BY THE OWNER UNLESS OTHERWISE STATED ON THE DRAWINGS. CRITICAL WATERING MONTHS ARE JUNE, JULY 4 AUGUST.
  - IF NO AUTOMATED IRRIGATION SYSTEM HAS BEEN PROVIDED FOR WATERING OPERATIONS, CONTRACTOR TO PROVIDE WATER TO THE SITE IF HOSE BIBS WITHIN THE BUILDING ENVELOPE ARE NOT AVAILABLE.
  - MANUAL WATERING SHOULD ENSURE DEEP WATERING OF TREES, SHRUBS, GROUND COVERS AND GRASSSED AREAS. WATERING OF GRASSSED AREAS TO COMMENCE ON A REGULAR BASIS AND CONTINUE WITH INTENSITY DEPENDING ON AMOUNT OF RAINFALL. NEW SOD THAT HAS BEEN LAID SHOULD BE KEPT MOIST FOR 4 TO 5 WEEKS OR UNTIL IT HAS FIRMLY ROOTED INTO THE EXISTING SOIL.
  - ALL CONIFEROUS TREES SHALL BE WATERED IN LATE FALL, JUST PRIOR TO FREEZE-UP.
  - WATER SHALL BE APPLIED SO THAT THE WASHING OF THE SOIL OR DISLODGING OF MULCH OR TREE GUARDS DOES NOT OCCUR. DAMAGE SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

- DECORATIVE ROCKERY STONE**
- CONTRACTOR TO SUPPLY AND INSTALL LARGE LIMESTONE, JAPANESE STONE OR APPROVED ALTERNATE LANDSCAPE BOLDERS AS INDICATED ON PLANS AS SCHEMATIC ONLY - EXACT PLACEMENT TO BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT. BOLDERS ARE TO BE OF THE FOLLOWING SIZING:  
80% - 1000 x 600 x 600  
20% - 500 x 600 x 600
  - ROCKS ARE TO BE BURIED 1/3 BELOW GRADE AND BACKFILLED IN 50mm LIFTS. CONTRACTOR TO INSTALL LANDSCAPE FABRIC BEHIND BOLDERS, TYPICAL.

- SEED**
- ALL LANDSCAPED AREAS TO BE SEEDED TO THE STREET(S) CURB UNLESS OTHERWISE STATED.
  - ANY WORKS ON LANDS ABUTTING THE PROPERTY FROM THE LOTLINES TO SIDEWALK AND CURBING SHALL BE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND/OR REGIONAL MUNICIPALITY.
  - SEED TO BE:  
20% KENTUCKY BLUE GRASS  
50% GREENING RED FESCUE  
20% BARRY OR PINNACLE PERENNIAL RYEGRASS  
10% ANNUAL RYEGRASS
  - SEEDING RATE: 185kg PER Ha (100kg/ha)



**KEY MAP**



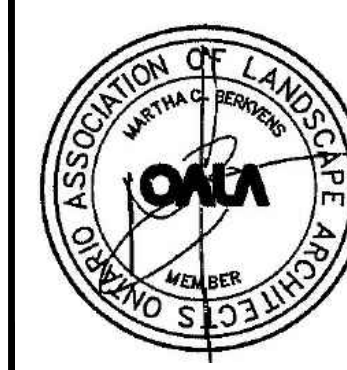
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Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
JUL 26 2021	ISSUED FOR 9PA	1

PLOTTING INFORMATION:  
PLOTTED DATE: JUL 26 2021  
PLOTTED SCALE: 1:1



PROJECT TITLE:  
**JAMES SNOW  
SELF STORAGE**  
SUPERIOR COURT  
OAKVILLE, ONTARIO

DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

DATE: MAY 2021	SCALE: AS NOTED	DRAWING No. <b>L-3</b>
DRAWN: RKL/la	CHECKED BY: RAJK	
PROJECT No. 21-156Ld		