

MEADOWS RIDGE
DRIVE

LANDSCAPE NOTES:

- | | | |
|-----|--|---|
| 1. | All work to be carried out in accordance with by-laws and codes having jurisdiction over site location. | Medium) to a minimum depth of 150mm unless otherwise specified. |
| 2. | Complete all work to the satisfaction of the Landscape Architect. Report any changes, errors or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding. | 14. Supply and place soil in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass) unless otherwise specified. |
| 3. | Contractor's responsibility to determine existing service locations. | 15. Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Media) unless otherwise specified or greater detail is to be used with tacitly. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed placement. |
| 5. | Exact locations of plant material will be determined by placement of site services such as hydrants, meters, utilities road or lanes, driveways, light standards, etc. | 16. All dimensions in meters unless otherwise noted. |
| 6. | All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation. | 17. If discrepancies arise between plant material count shown on drawing and plant material delivered contractor to be responsible. |
| 7. | Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed). | 18. Contractor to provide minimum one (1) year warranty (including tree on municipal property) from date accepted on all work unless otherwise specified. |
| 8. | Install plant material in accordance to details shown. | 19. Any site plan or drawing and servicing shown is for information only. Refer to approved drawings. |
| 9. | Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs to be covered with shredded conifer bark mulch such as "Cedar Bark Mulch" by All Treat Forms or "Classic Cedar Mulch" by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect. | 20. Not for construction unless stamped, signed and dated by Landscape Architect. |
| 10. | Contractor to utilize layout dimensions where provided | 21. Drawings not to be reproduced without written consent from Landscape Architect. |
| 11. | Provide planting bed area as noted on the drawing or to approximate natural ground level. | 22. Approval of landscape plan to be obtained from municipality. |
| 12. | All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work. | 23. All plant material to be planted a minimum of 1.0m from any swales or ditches. |
| 13. | Supply and place soil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Media) unless otherwise specified. | 24. For watering and servicing information refer to the consulting Engineer's drawings. |
| | | 25. For lighting information and power distribution refer to the electrical consultant's drawings. |

BUILDING B

BUILDING A

BUILDING C

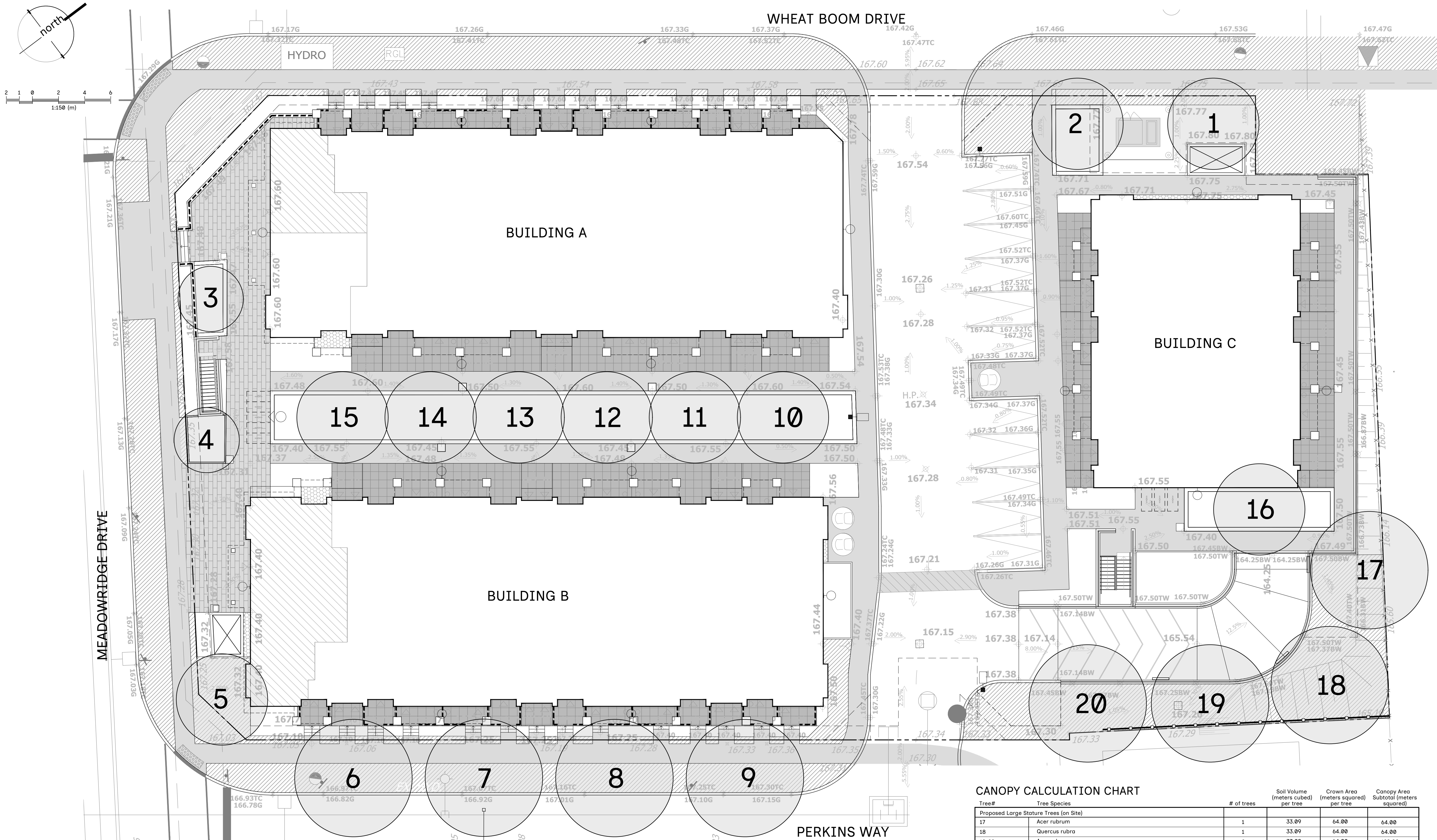
PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
TREES								
3	Acer rubrum	Red Maple	60mm Cal.	W.B.	15.0	12.0	As Shown	Native to Ontario
4	Acer rubrum 'Armstrong'	Armstrong Red Maple	60mm Cal.	W.B.	16.0	7.0	As Shown	
2	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	60mm Cal.	W.B.	14.0	5.0	As Shown	
2	Cercis canadensis	Eastern Redbud	60mm Cal.	W.B.	9.0	7.0	As Shown	Native to Ontario
2	Ginkgo biloba 'Golden Colonnade'	Golden Colonnade Maidenhair Tree	60mm Cal.	W.B.	12.0	8.0	As Shown	
1	Quercus rubra	Red Oak	60mm Cal.	W.B.	18.0	17.0	As Shown	Native to Ontario
2	Sassafras albidum	Sassafras	60mm Cal.	W.B.	13.0	10.0	As Shown	Native to Ontario
6	Taxa occidentalis 'Fastigiata'	Pyramidal Cedar	180cm Ht.	W.B.	8.0	2.0	As Shown	
SHRUBS								
30	Berberis thunbergii 'Cherry Bomb'	Cherry Bomb Barberry	60cm	#3 cont.	1.0	1.0	0.90	Native to Ontario
24	Buxus microphylla 'Pincushion'	Pincushion Boxwood	60cm	#3 cont.	0.70	0.60	0.50	
7	Ceanothus americanus	New Jersey Tea	60cm	#3 cont.	1.0	1.0	0.90	
5	Cornus sericea	Red Osier Dogwood	60cm	#3 cont.	1.75	2.0	1.75	Native to Ontario
7	Diervilla lonicera	Bush Honeysuckle	60cm	#3 cont.	1.0	1.0	0.90	Native to Ontario
10	Hydrangea paniculata 'Bomshelleg'	Bomshelleg Hydrangea	60cm	#3 cont.	0.70	0.70	0.40	
4	Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	60cm	#3 cont.	1.5	1.75	1.6	Native to Ontario
118	Juniperus sabina 'Arcadia'	Arcadia Juniper	60cm	#3 cont.	0.20	1.0	0.80	
7	Prunus incisa 'Little Twist'	Little Twist Flowering Cherry	150cm Ht.	#3 cont.	2.0	2.0	As Shown	
2	Rhus typhina	Staghorn Sumac	60cm	#3 cont.	2.5	2.5	2.0	Native to Ontario
15	Spiraea prunifolia 'Bridalwreath'	Bridal Wreath Spiraea	60cm	#3 cont.	1.1	1.1	1.0	
9	Taxus x media 'Hicksii'	Hicks Yew	60cm	#3 cont.	2.75	1.5	1.25	
GRASSES								
39	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	--	#1 cont.	1.25	0.60	0.50	Native to Ontario
145	Pennisetum capillaris	Tufted Hair Grass	--	#1 cont.	0.70	0.70	0.60	
36	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	--	#1 cont.	0.70	0.50	0.40	
64	Pennisetum alopecuroides 'Karley Rose'	Karley Rose Fountain Grass	--	#1 cont.	0.90	1.0	0.80	
PERENNIALS								
139	Echinacea purpurea	Coneflower	--	#1 cont.	0.90	0.50	0.40	Native to Ontario
39	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	--	#1 cont.	0.40	0.40	0.30	Rebloomer
154	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	--	#1 cont.	0.40	0.40	0.30	Native to Ontario
20	Rudbeckia hirta	Black-Eyed Susan	--	#1 cont.	0.60	0.50	0.40	
GROUND COVERS								
20	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	60cm	#3 cont.	0.30	1.25	0.80	Native to Ontario
15	Juniperus horizontalis 'Prince of Wales'	Prince Of Wales Juniper	60cm	#3 cont.	0.20	1.5	1.25	

ON SITE SNOW STORAGE

Total Hardscape (m ²)	528.46m ²	
Required Snow Storage in Softscape (m ²)	79.26m ²	
Provided Snow Storage in Softscape (m ²)	34.90m ²	

1. ALL SNOW STORAGE AREAS ARE MIN. 1.5m AWAY FROM ANY TREE
2. PLANT MATERIAL ADJACENT TO SNOW STORAGE AREAS SELECTED TO TOLERANT SALT AND WINTER CONDITIONS.
3. ALL SNOW TO BE REMOVED PRIVATELY OFF-SITE

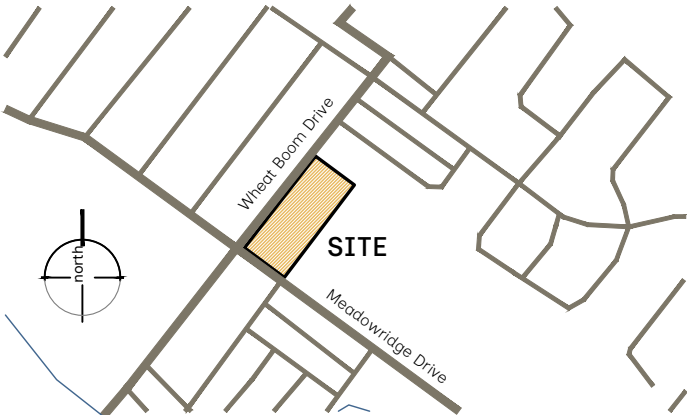


STREET TREES ALONG PERKINS WAY INCLUDED IN THE CANOPY COVER CALCULATION AS PER DEVELOPMENT APPLICATION GUIDELINES: 2007 CANOPY COVER PLAN AND CANOPY CALCULATION CHART, PAGE 7 (V.FEB2025) OUTLINING: "STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY CANNOT BE INCLUDED...WITH THE EXCEPTION OF STREET TREES ON LOCAL RESIDENTIAL ROADS NORTH OF DUNDAS STREET"

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)
Proposed Large Stature Trees (on Site)					
17	Acer rubrum	1	33.09	64.00	64.00
18	Quercus rubra	1	33.09	64.00	64.00
19-20	Acer rubrum	2	33.09	64.00	128.00
Proposed Medium Stature Trees (on Site)					
1	Sassafras albidum	1	18.57	38.00	38.00
2	Sassafras albidum	1	15.88	38.00	38.00
5	Cercis canadensis	1	27.79	38.00	38.00
10-11	Acer rubrum 'Armstrong'	2	22.92	38.00	76.66
12-13	Ginkgo biloba 'Golden Colonnade'	2	22.92	38.00	76.35
14-15	Acer rubrum 'Armstrong'	2	22.92	38.00	76.35
16	Cercis canadensis	1	26.83	38.00	38.00
Proposed Large Stature Trees (Boulevard - Local Residential Road)					
6-7	Ulmus 'Homestead' (as per previous subdivision submission)	2	26.03	64	128
8-9	Acer rubrum 'Frankred' (as per previous subdivision submission)	2	26.03	64	128
Proposed Small Stature Trees (on Site)					
3	Carpinus betulus 'Fastigiata'	1	9.70	20.00	20.00
4	Carpinus betulus 'Fastigiata'	1	8.83	20.00	20.00
		20 # of trees			933.36 Total Canopy (meters squared)
Canopy Summary					
	Site Area				4,391.00 sqm
	Site Canopy Cover				21.25%
	Land use Canopy Cover Target				20.00%
Parking Area Summary					
	Total Parking Spaces Proposed				8
	Total # of Trees within 5m of Parking Area				1

KEY MAP - OAKVILLE
N.T.S.



LEGEND

- property line
- proposed large stature tree
- proposed medium stature tree
- proposed small stature tree
- min. 150mm topsoil, fine grade & sod

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2025-04-08	Issued for 1st ZBA Submission
2	2025-12-10	Issued for 2nd ZBA Submission
3	2026-06-02	Issued for 1st SPA Submission

STAMP



CLIENT

Valery Group

MUNICIPALITY

Town of Oakville

PROJECT

Argo (Joshua Creek) Block 297
1320 Wheat Boom Drive

MUNICIPAL FILE NUMBER

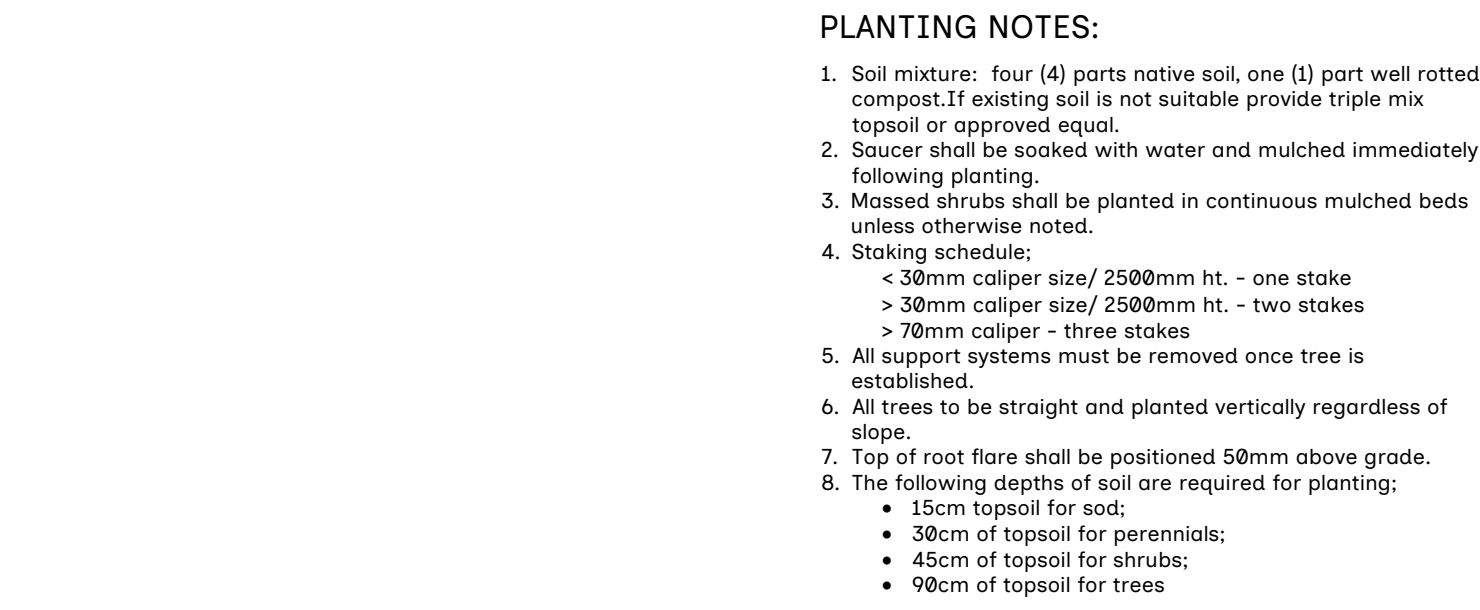
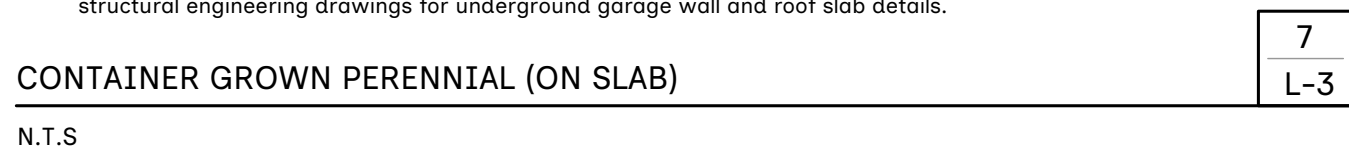
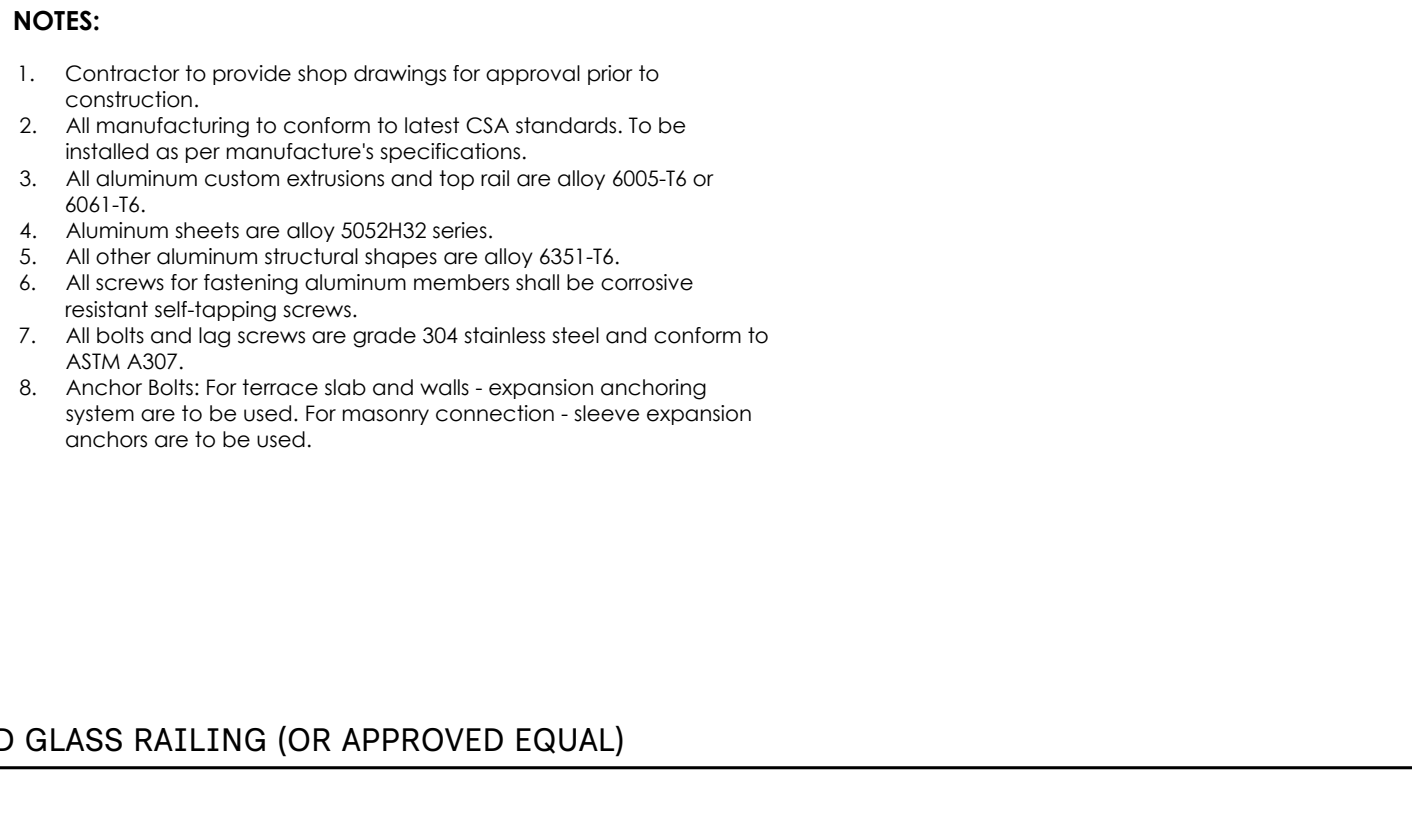
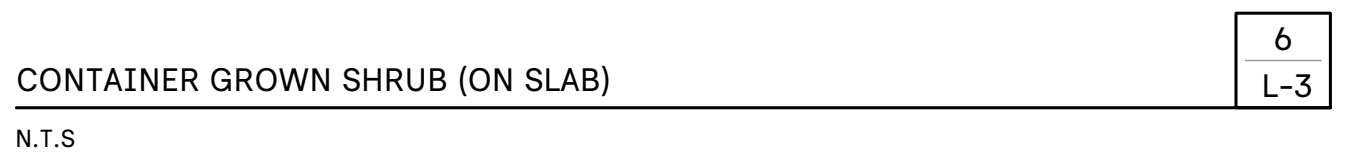
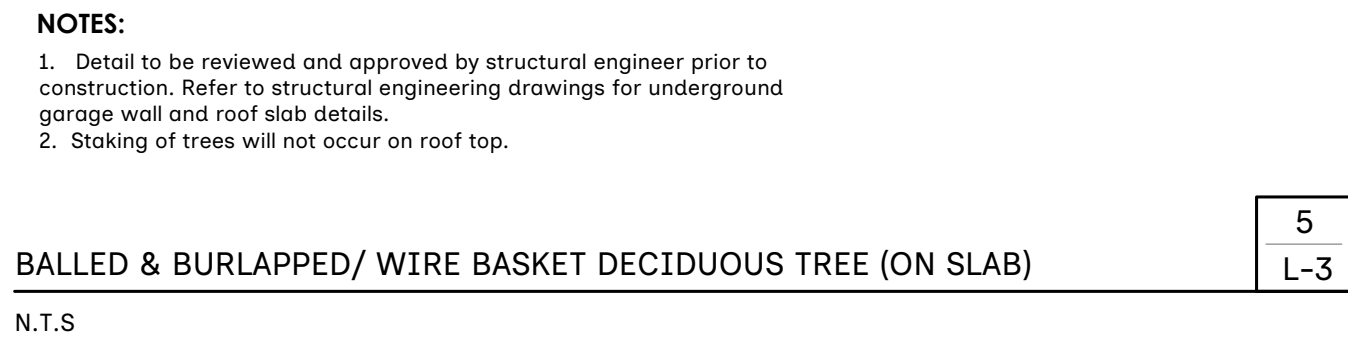
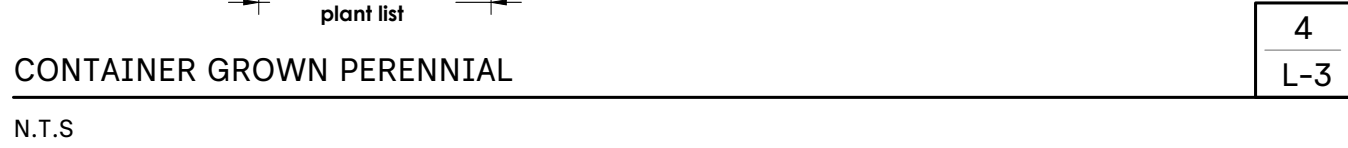
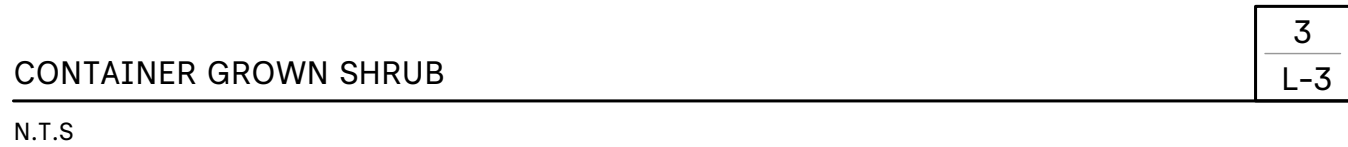
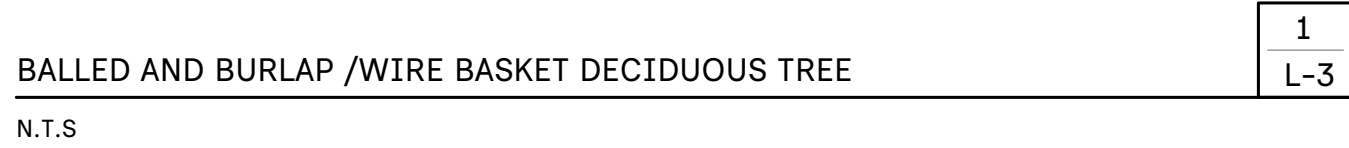
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SHEET

Canopy Cover Plan



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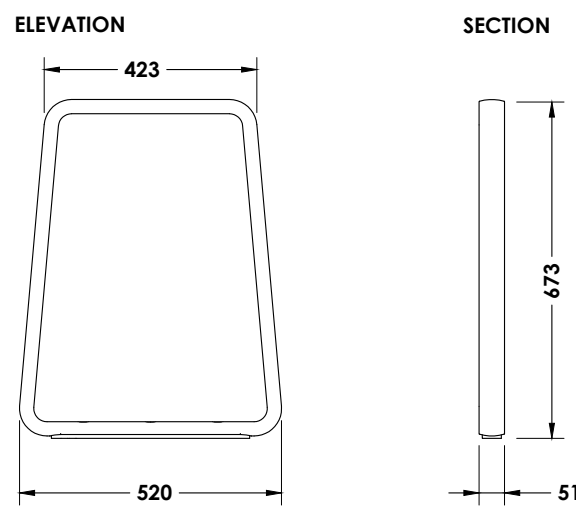
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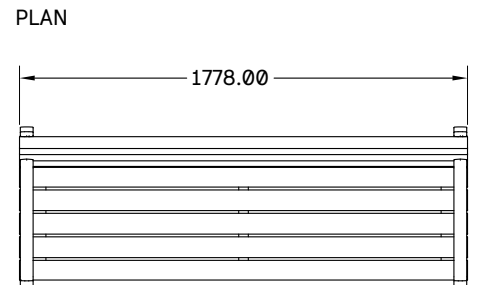
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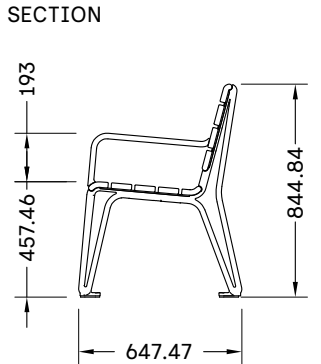
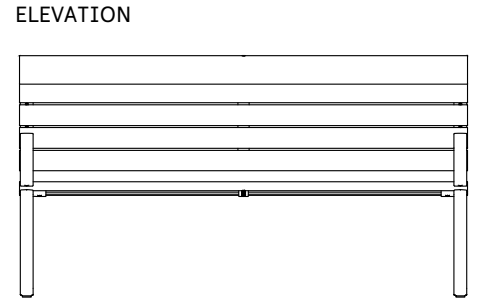
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Maglin Bicycle Rack - ICONIC - MBR 2300-00001
COLOUR: TBD
UNITS: 2 bikes per unit
CAPACITY: 2 bikes per unit
INSTALLATION: To be surface mounted. Refer to manufactures specifications.
SUPPLIED BY: Maglin Furniture Systems Ltd.
Woodstock, ON
T: 1.800.716.5586
E: sales@maglin.com



Maglin Backed Bench - ICONIC - MBR 2300-00017
COLOUR: TBD
FINISH: Maglin Powdercoat System
UNITS: 2, see landscape plan for layout
INSTALLATION: To be surface mounted. Refer to manufactures specifications.
SUPPLIED BY: Maglin Furniture Systems Ltd.
Woodstock, ON
T: 1.800.716.5586
E: sales@maglin.com

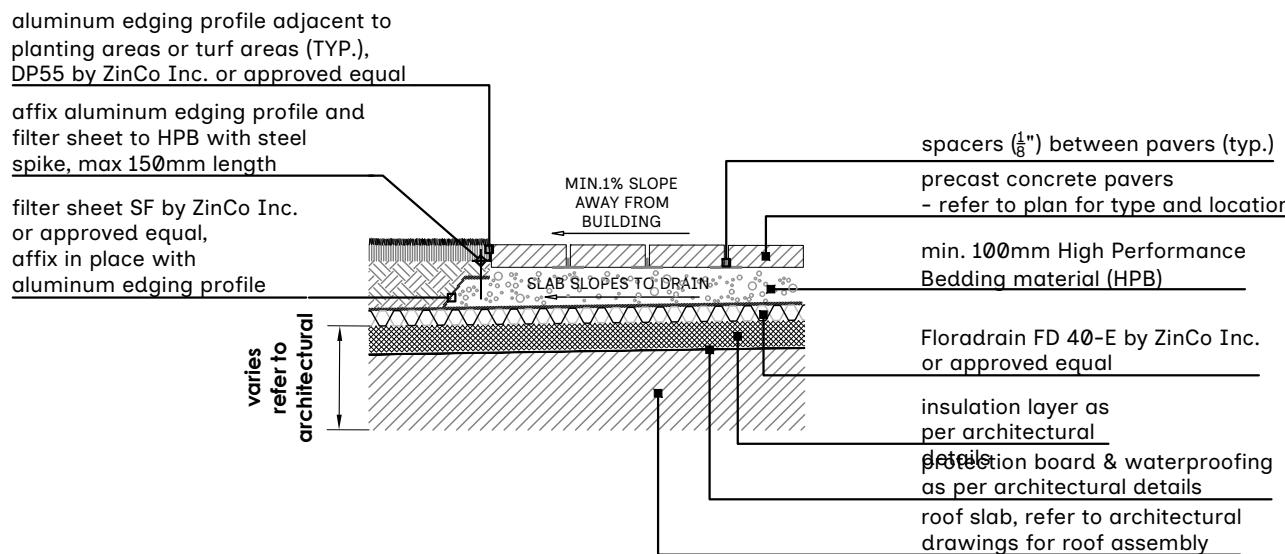


ICONIC BACKED BENCH WITH ARMS BY MAGLIN (OR APPROVED EQUAL)

N.T.S.

2
L-4

SECTION



ICONIC BIKE RACK BY MAGLIN (OR APPROVED EQUAL)

N.T.S.

1
L-4

PRE-CAST CONCRETE PAVERS ON SLAB

1:20

3
L-4

METAL PLANTER EDGING BY GREENTHEORY (OR APPROVED EQUAL)

N.T.S.

4
L-4

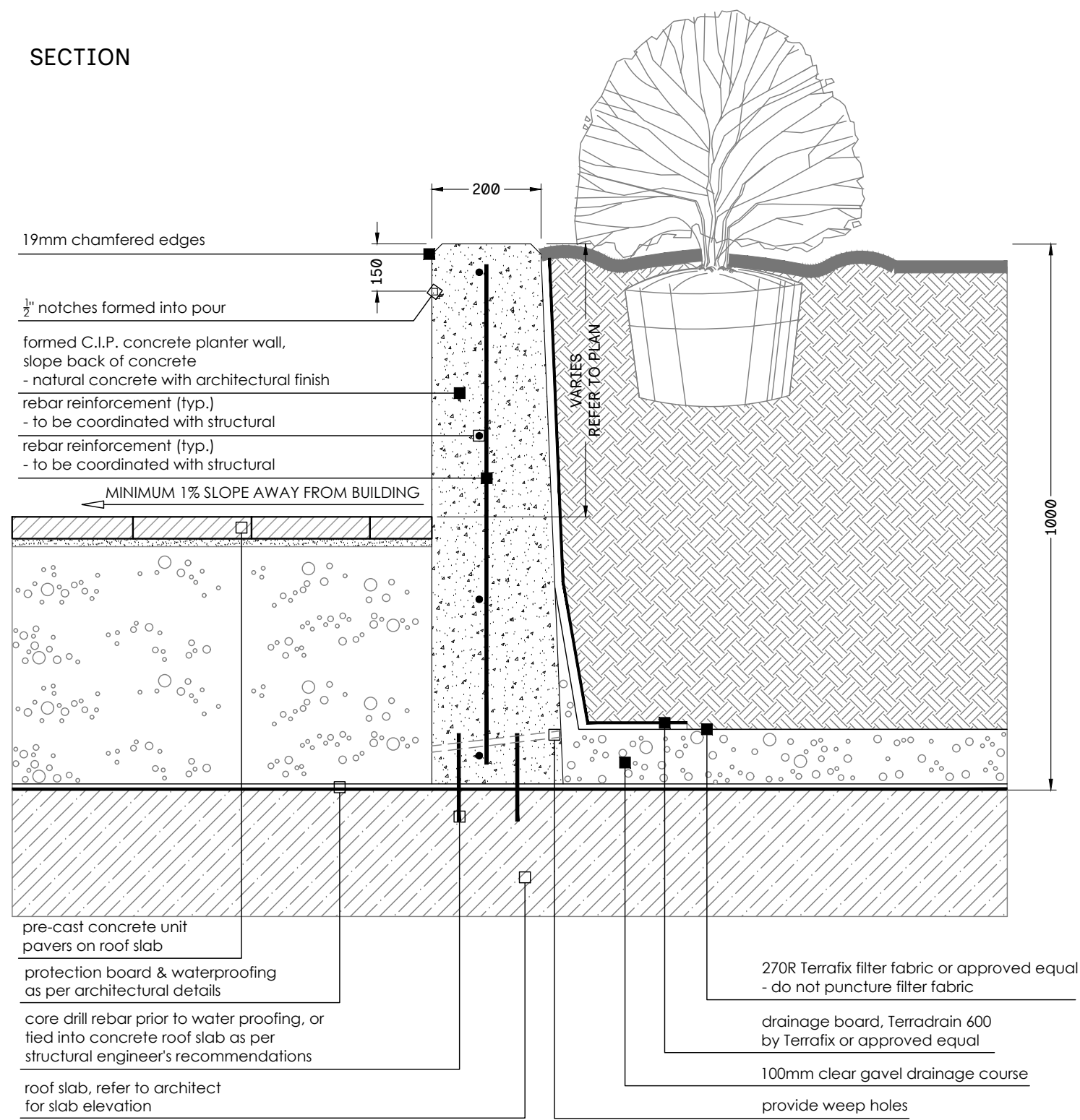
CONCRETE NOTES:

- Do concrete materials and methods of concrete construction in accordance with OPS3 351.
- Contractor to verify accuracy of concrete details and reinforcement prior to installation.
- Provide following materials:
 - cement: to OPSD 905 and 1350.
 - aggregates for concrete: OPSD 905 and 1350
 - reinforcing steel if detailed: OPSD 905 and 1350
 - wire ties if detailed: plain, cold drawn annealed steel wire.
 - form stripping agent: colorless mineral oil, free of kerosene.
 - latex bonding agent: sika bond, sikamix limited, or approved equal.
 - form lumber and plywood: clean, free of loose knots, splits and with repairs made smoothly and securely.
 - joint fillers: preformed, non-extruding, resilient bituminous type.
 - admixtures: to be used only when approved by engineer.
 - aggregates for base: granular 'A' to OPS3 form 1010.
 - 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 OPSD.
- Concrete mix to provide compressive strength of 28MPa at 28 days, entrained air of 6% to 1% and slump at point of discharge of 60mm for curbs and footings.
- Granular base to be compacted to 95% maximum dry density to OPSD and to depths as detailed.
- Pour concrete in favourable weather conditions.
- Apply surface finish as detailed.
- Provide control joints/expansion joints 3000mm O.C. or as required.
- Repair defective areas while concrete is still plastic, or remove defective work and replace with new concrete.
- Concrete areas will not be accepted if:
 - fails to meet requirements of this specification
 - contains excessive honeycombing or embedded debris
 - 28 days average strength in any defined area is less than 95% of specified minimum strength.
 - surface irregularities.
 - damaged or chipped.
 - poor workmanship.
- It is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

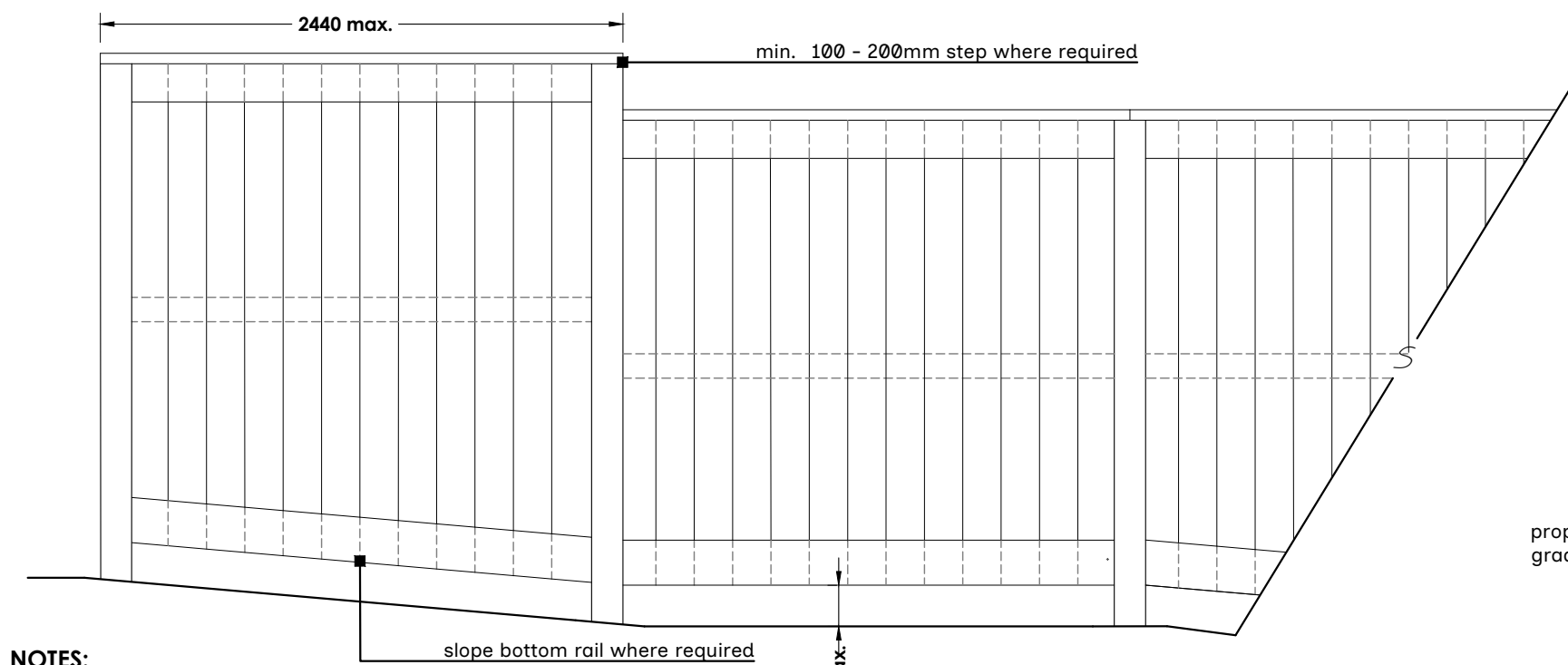
GENERAL NOTES:

- Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for underground garage wall and roof slab details.

SECTION



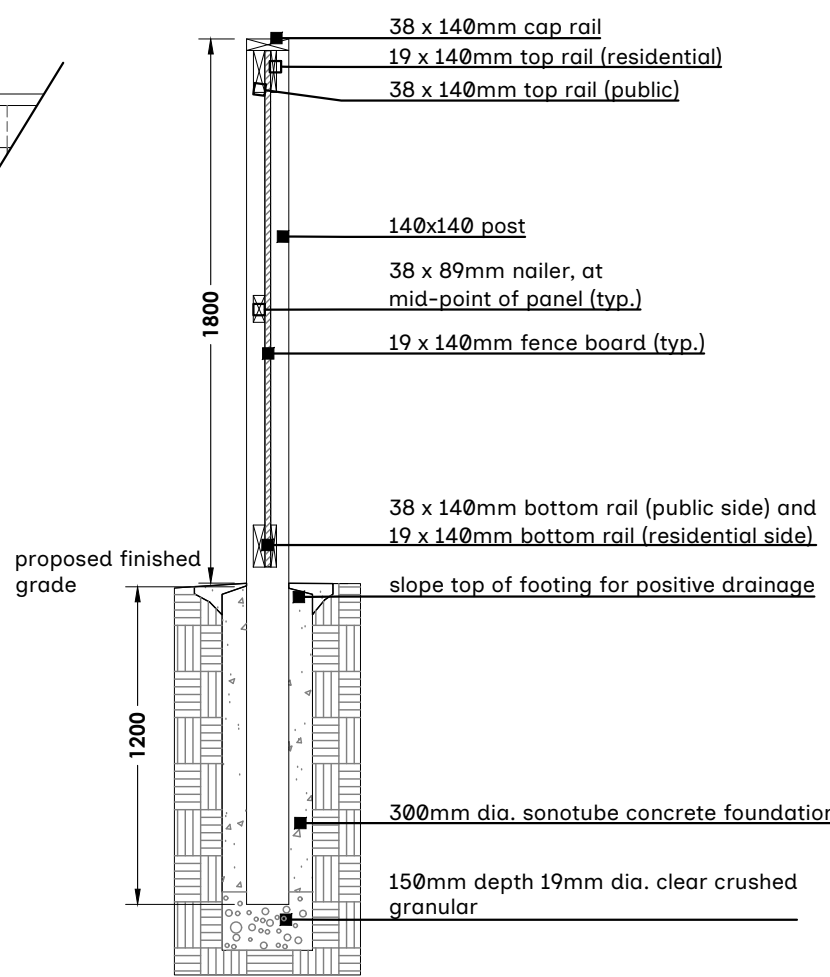
ELEVATION



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 planning. 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 C164.
- 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 at 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.

SECTION



GENERAL LAYOUT NOTES

- All fences adjacent to road allowances and walkways to be erected 0.15m onto private property. Fencing is not to be erected on the lot line or into any road allowance or easement.
- Footing and excavation to be entirely on proposed development lands.

C.I.P. CONCRETE PLANTER WALL

N.T.S.

5
L-4

WOOD PRIVACY FENCE (1.8M HEIGHT - PRESSURE TREATED)

N.T.S.

6
L-4

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