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**NOT FOR CONSTRUCTION**

**KEY MAP**

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

**AS PREPARED BY:**  
 KRCMAR SURVEYORS LTD., 2015 ONTARIO LAND SURVEYORS

**PROJECT NORTH**

**TRUE NORTH**

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 905-880-0722  
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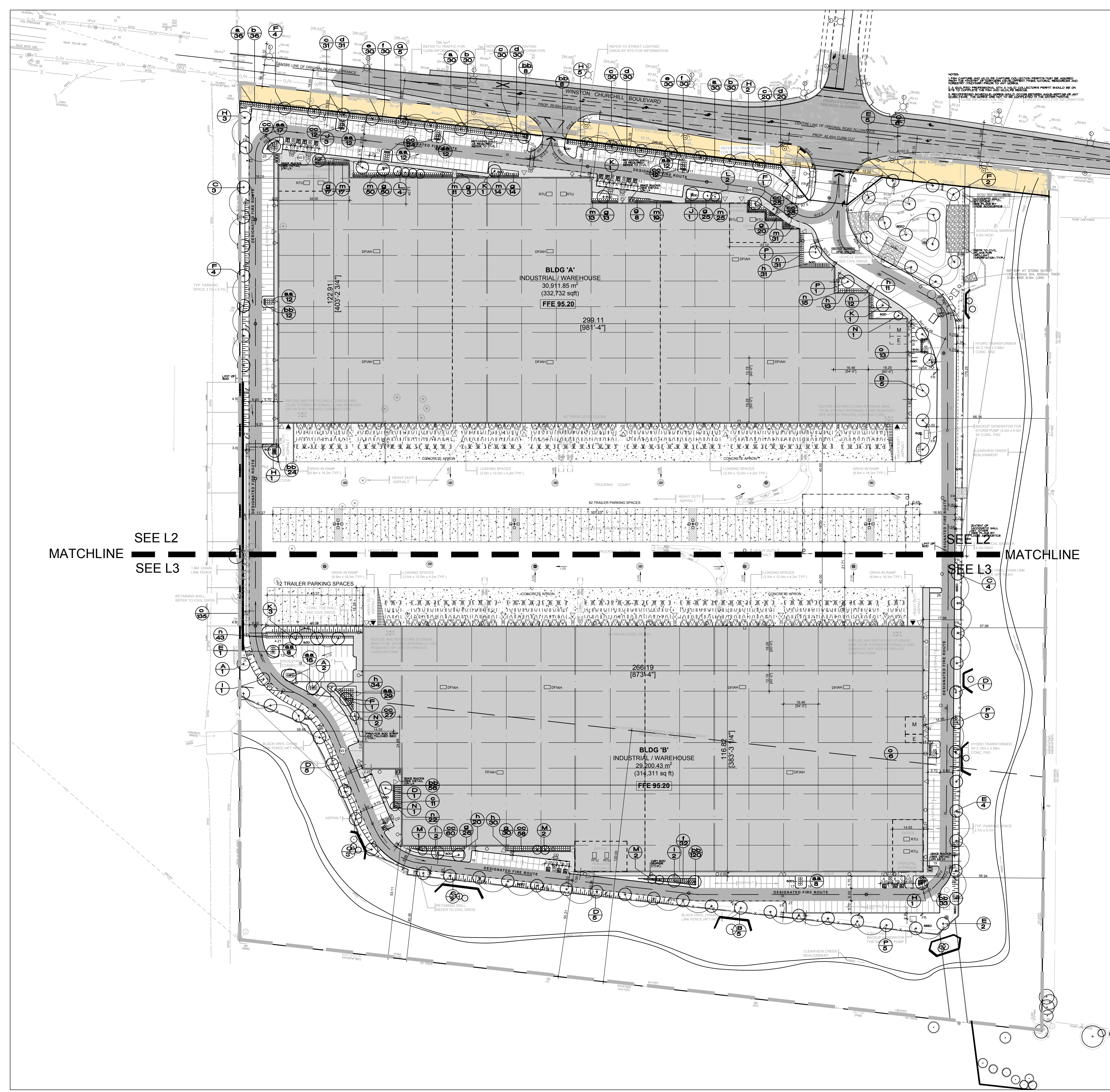
**KEY PLAN** NTS

**SYMBOL LEGEND**

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

**LANDSCAPE LEGEND**

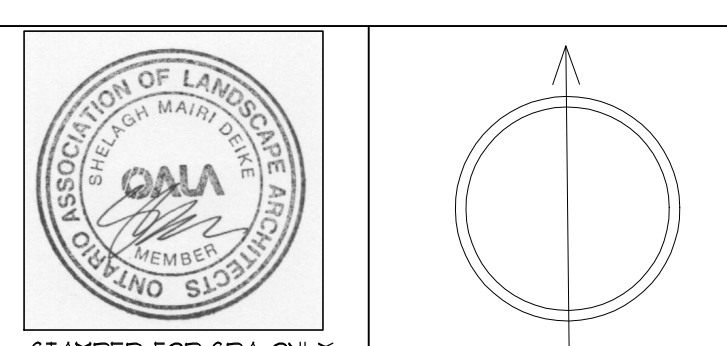
+	PROPOSED DECIDUOUS TREES
+	PROPOSED SHRUBS
X	TREE TO BE REMOVED REFER TO ARBORIST REPORT BY OTHER
○	TREE TO REMAIN WITH TREE PROTECTION FENCE. REFER TO ARBORIST REPORT BY OTHER



OVERALL LANDSCAPE PLAN 1:1000

DEC11-23	REVISED PER NEW SITE PLAN INFO, REC'D DEC8-23
NOV18-23	REVISED PER NEW SITE PLAN INFO, REC'D NOV8-23
NOV11-23	REVISED PER NEW SITE PLAN INFO, REC'D NOV3-23
OCT21-23	REVISED TO 3400 ARBORIST REPORT INFO, REC'D OCT28-23 ISSUED FOR CLIENT USE
OCT18-23	REVISED AS PER NEW SITE PLAN REC'D OCT18-23
OCT12-23	REVISED AS PER NEW SITE PLAN REC'D OCT4-23
OCT3-23	REVISED AS PER NEW SITE PLAN REC'D OCT3-23
SEPT28-23	REVISED AS PER NEW SITE PLAN REC'D SEPT28-23
DEC03-22	PROJECT ADDRESS CHANGE NOTES ADDED
DEC08-22	REVISED AS PER NEW SITE PLAN REC'D DEC08-22
DEC08-21	ISSUED FOR CLIENT USE
DEC08-21	REVISED AS PER NEW SITE PLAN REC'D DEC08-21
DEC08-21	ISSUED FOR CLIENT USE
DEC01-21	REVISED AS PER NEW SITE PLAN REC'D NOV30-21
APR11-21	ISSUED FOR CLIENT REVIEW

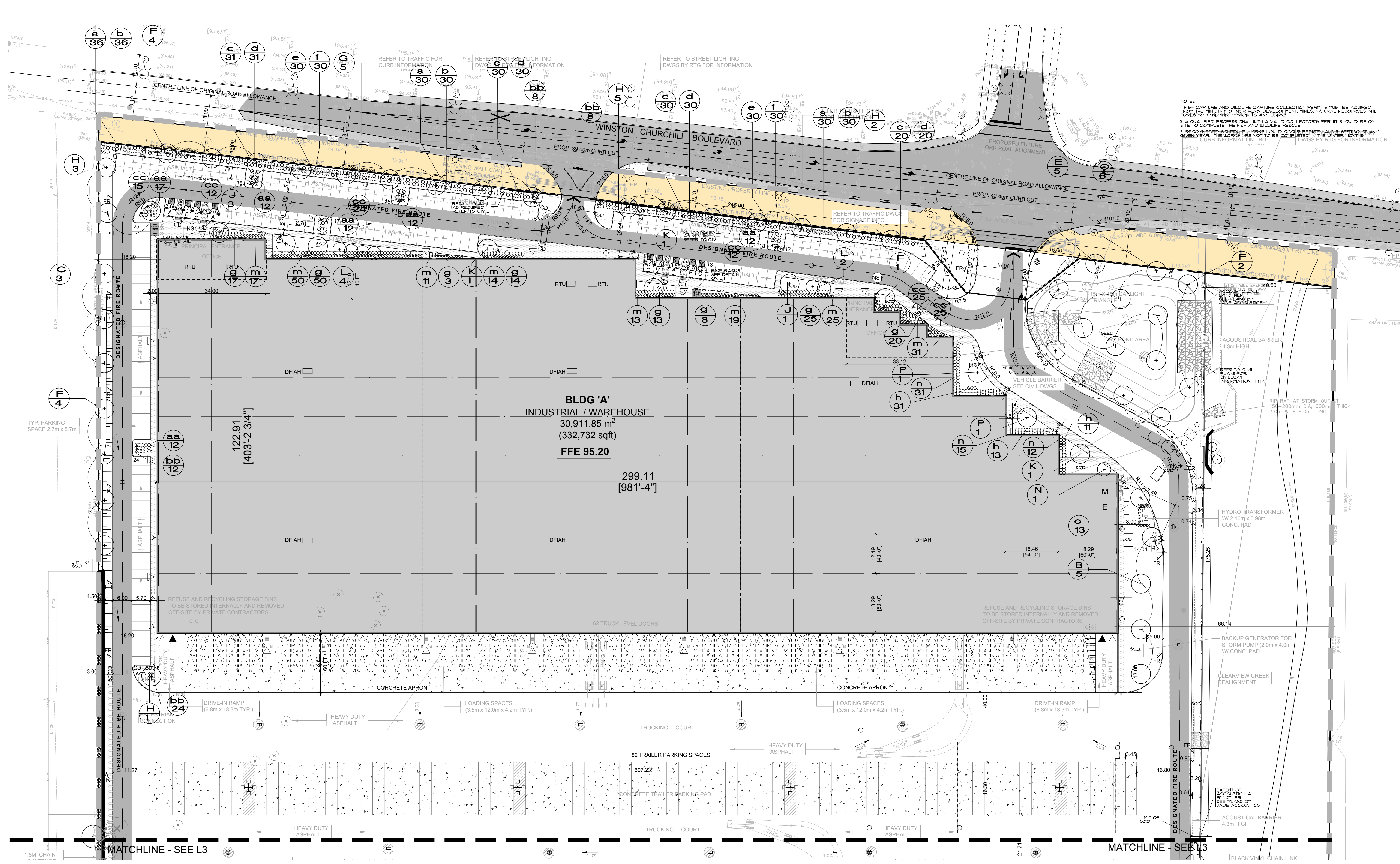
**IN SITE LANDSCAPE ARCHITECTS INC.**  
 LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING  
 insite@insiteinc.net



PROJECT:  
 BUILDING A 700 WINSTON CHURCHILL BLVD.  
 BUILDING B 750 WINSTON CHURCHILL BLVD.  
 OAKVILLE ONTARIO

**OVERALL LANDSCAPE PLAN**

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

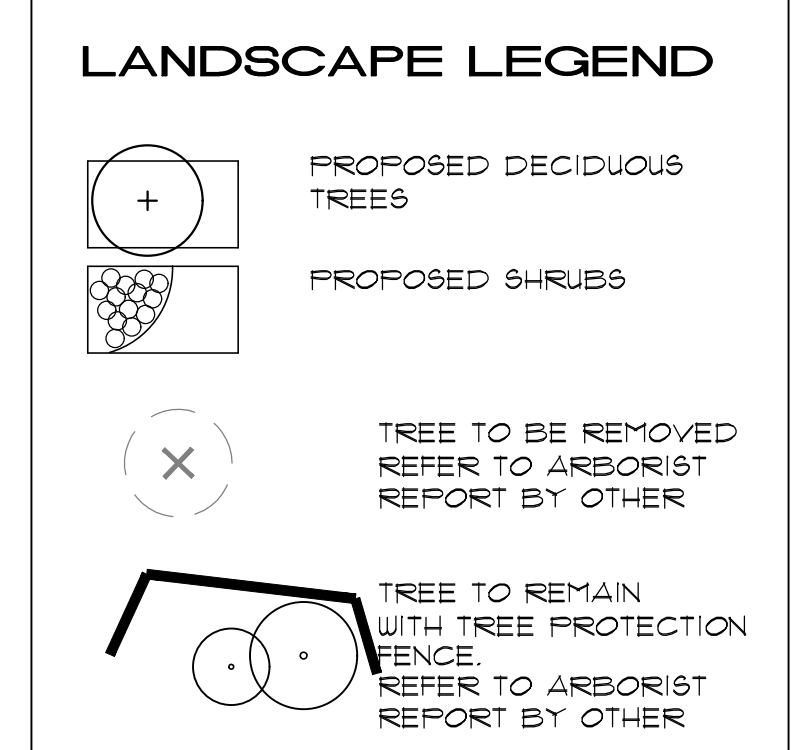


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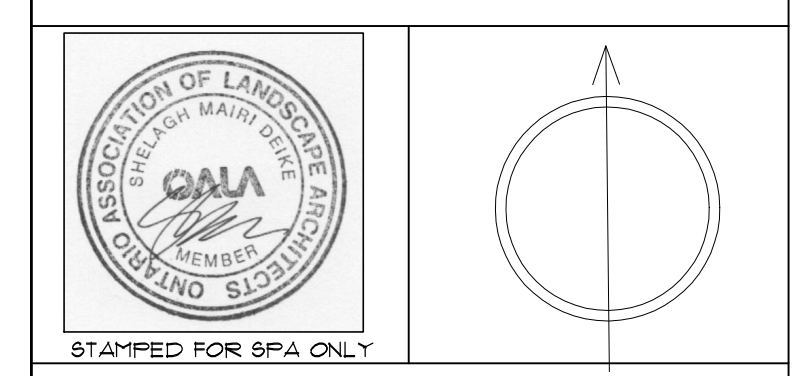
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BALDASSARRA ARCHITECTS INC.  
 30 GREAT GOLF DRIVE, UNIT 20  
 CONCORD, ONTARIO L4K 0K7  
 905-880-0722  
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DEC11-23	REVISED PER NEW SITE PLAN INFO. RECD DEC8-23
NOV28-23	REVISED PER NEW SITE PLAN INFO. RECD NOV28-23
NOV11-23	REVISED PER NEW SITE PLAN INFO. RECD NOV11-23
OCT21-23	REVISED TO SHOW ARBORIST REPORT INFO. RECD OCT21-23
OCT18-23	REVISED AS PER NEW SITE PLAN RECD OCT18-23
OCT12-23	REVISED AS PER NEW SITE PLAN RECD OCT12-23
OCT13-23	REVISED AS PER NEW SITE PLAN RECD OCT13-23
SEPT28-23	REVISED AS PER NEW SITE PLAN RECD SEPT28-23
DEC13-22	PROJECT ADDRESS CHANGE. NOTES ADDED
DEC6-22	REVISED AS PER NEW SITE PLAN RECD. DEC6-22
DEC19-21	ISSUED FOR CLIENT USE
DEC9-21	REVISED AS PER NEW SITE PLAN RECD. DEC9-21
DEC5-21	REVISED AS PER PRINCIPAL REQUEST + COORD.
DEC1-21	REVISED AS PER NEW SITE PLAN RECD NOV30-21
APR11-21	COORDINATION
APR11-21	ISSUED FOR CLIENT REVIEW

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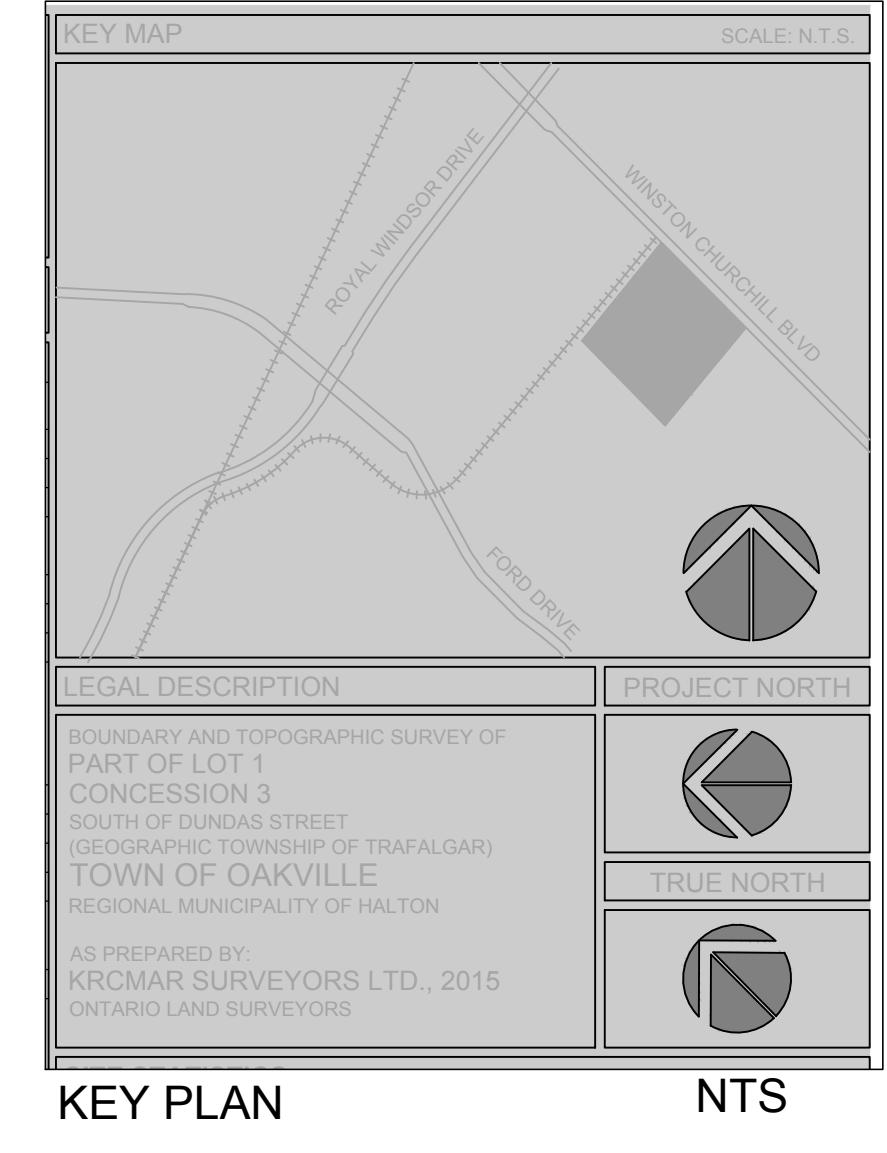


PROJECT:  
**BUILDING A 700 WINSTON CHURCHILL BLVD.  
 BUILDING B 750 WINSTON CHURCHILL BLVD.  
 OAKVILLE ONTARIO**

DRAWING:  
**LANDSCAPE PLAN  
 TOP SITE PORTION**

DATE: **MAR.31-21** PROJECT NO: **200907**

SCALE: **1:100** SHEET: **L-2**



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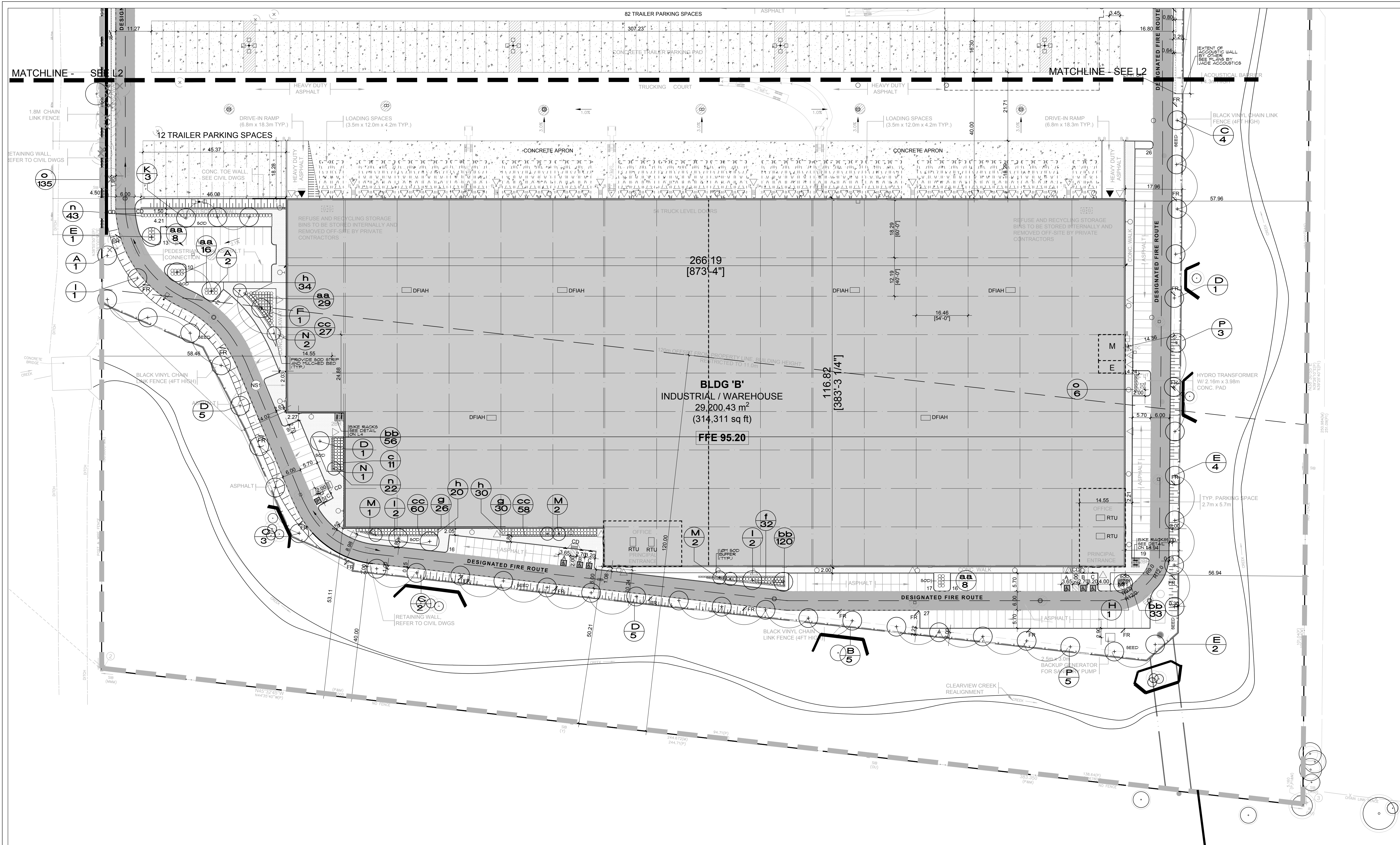
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**NOT FOR CONSTRUCTION**

**SYMBOL LEGEND**

[Symbol]	MAN DOOR
[Symbol]	LOADING DOOR DOOR
[Symbol]	DRIVE-IN / OVERHEAD DOOR
[Symbol]	FH HYDRANT + VALVE
[Symbol]	FIRE DEPARTMENT CONNECTION / SIEMSE
[Symbol]	CB CATCH BASIN
[Symbol]	DCB DOUBLE CATCH BASIN
[Symbol]	SANMH SANITARY MAN HOLE
[Symbol]	CBMH CATCH BASIN / MAN HOLE
[Symbol]	SMH STORM MAN HOLE
[Symbol]	HP HYDRO POLE STANDARD / UTILITY POLE
[Symbol]	BR BIKE RACK (2-3 BIKES)
[Symbol]	HT HYDRO TRANSFORMER
[Symbol]	ACCESSIBLE PARKING SPACE
[Symbol]	ACCESSIBLE PARKING SPACE SIGNAGE
[Symbol]	SNW SNOW STORAGE AREA
[Symbol]	G REFUSE STORAGE BINS



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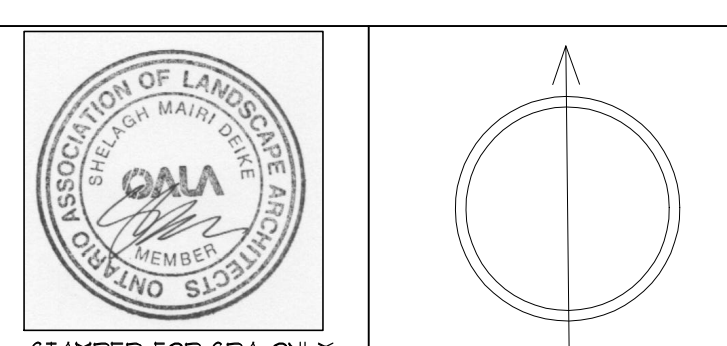
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 WWW.BALDASSARRA.CA

**LANDSCAPE LEGEND**

- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- TREE TO BE REMOVED REFER TO ARBORIST REPORT BY OTHER
- TREE TO REMAIN WITH TREE PROTECTION FENCE REFER TO ARBORIST REPORT BY OTHER

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- NOV28-23 REVISED PER NEW SITE PLAN INFO, RECD NOV8-23 RECD OCT29-23 ISSUED FOR CLIENT USE
- NOV1-23 REVISED PER NEW SITE PLAN INFO, RECD NOV3-23 RECD OCT29-23 ISSUED FOR CLIENT USE
- OCT21-23 REVISED TO SHOW ARBORIST REPORT INFO, RECD OCT29-23 ISSUED FOR CLIENT USE
- OCT18-23 REVISED AS PER NEW SITE PLAN RECD OCT18-23 STREET LIGHTING COORDINATION ISSUED FOR CLIENT USE
- OCT12-23 REVISED AS PER NEW SITE PLAN RECD OCT4-23 ISSUED FOR CLIENT USE
- OCT13-23 REVISED AS PER NEW SITE PLAN RECD OCT2-23 ISSUED FOR COORDINATION
- SEPT28-23 REVISED AS PER NEW SITE PLAN RECD SEPT28-23 ISSUED FOR COORDINATION
- DEC13-22 PROJECT ADDRESS CHANGE NOTES ADDED ISSUED FOR CLIENT USE
- DEC6-22 REVISED AS PER NEW SITE PLAN RECD, DEC9-22 ISSUED FOR CLIENT USE
- DEC18-21 ISSUED FOR CLIENT USE
- DEC9-21 REVISED AS PER NEW SITE PLAN RECD, DEC8-21 ISSUED FOR CLIENT USE
- DEC9-21 REVISED AS PER MUNICIPAL REQUEST 4 COORD, ISSUED FOR CLIENT USE
- DEC1-21 REVISED AS PER NEW SITE PLAN RECD NOV30-21 COORDINATION ISSUED FOR CLIENT USE
- APR11-21 ISSUED FOR CLIENT REVIEW
- APR11-21 ISSUED FOR CLIENT REVIEW

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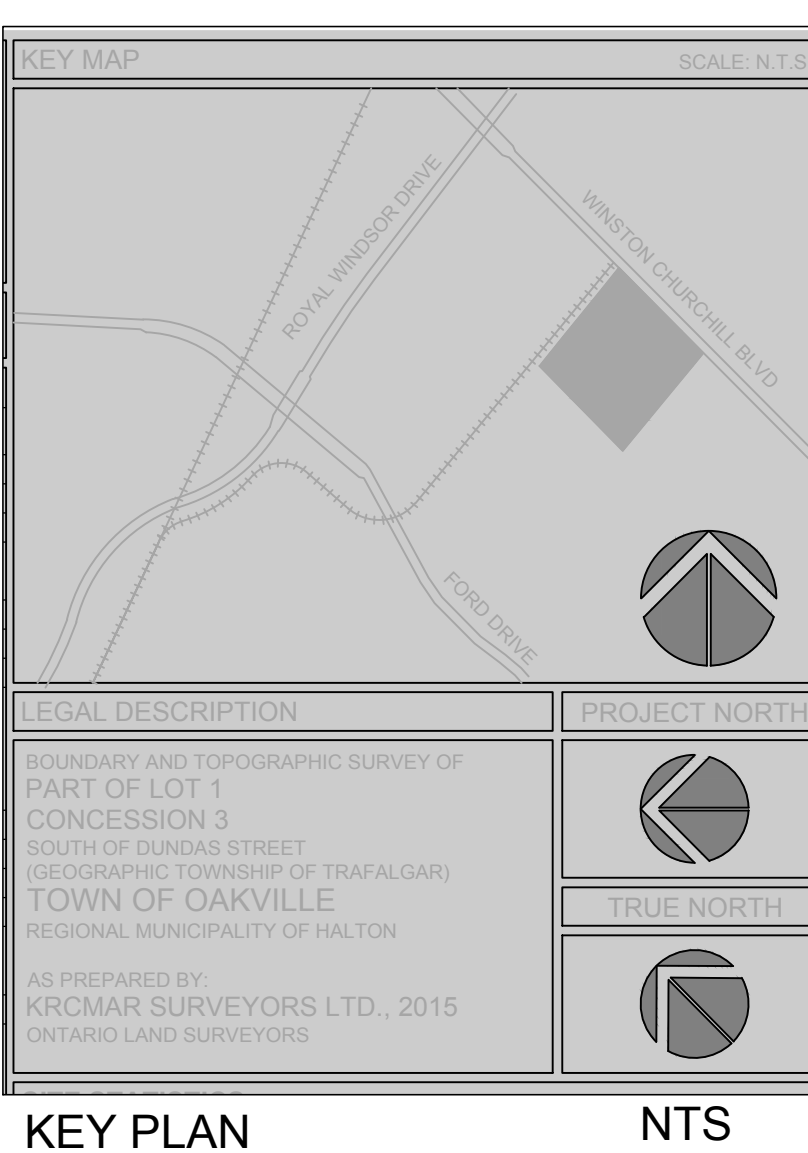


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PROJECT:  
 BUILDING A 700 WINSTON CHURCHILL BLVD.  
 BUILDING B 750 WINSTON CHURCHILL BLVD.  
 OAKVILLE ONTARIO

**LANDSCAPE PLAN  
 LOWER SITE PORTION**

DATE: MAR.31-21 PROJECT NO: 200907  
 SCALE: 1:500 SHEET: L-3



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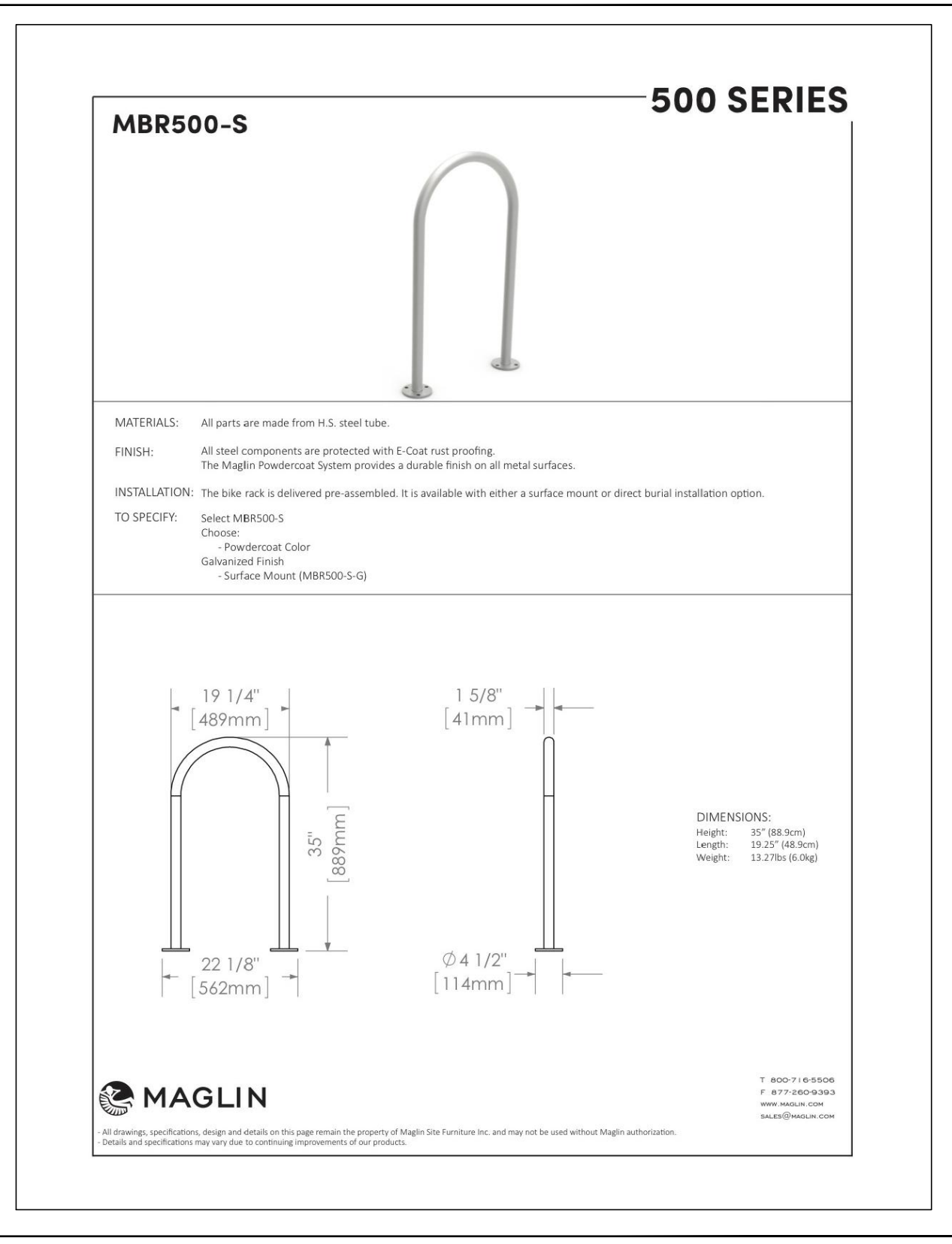
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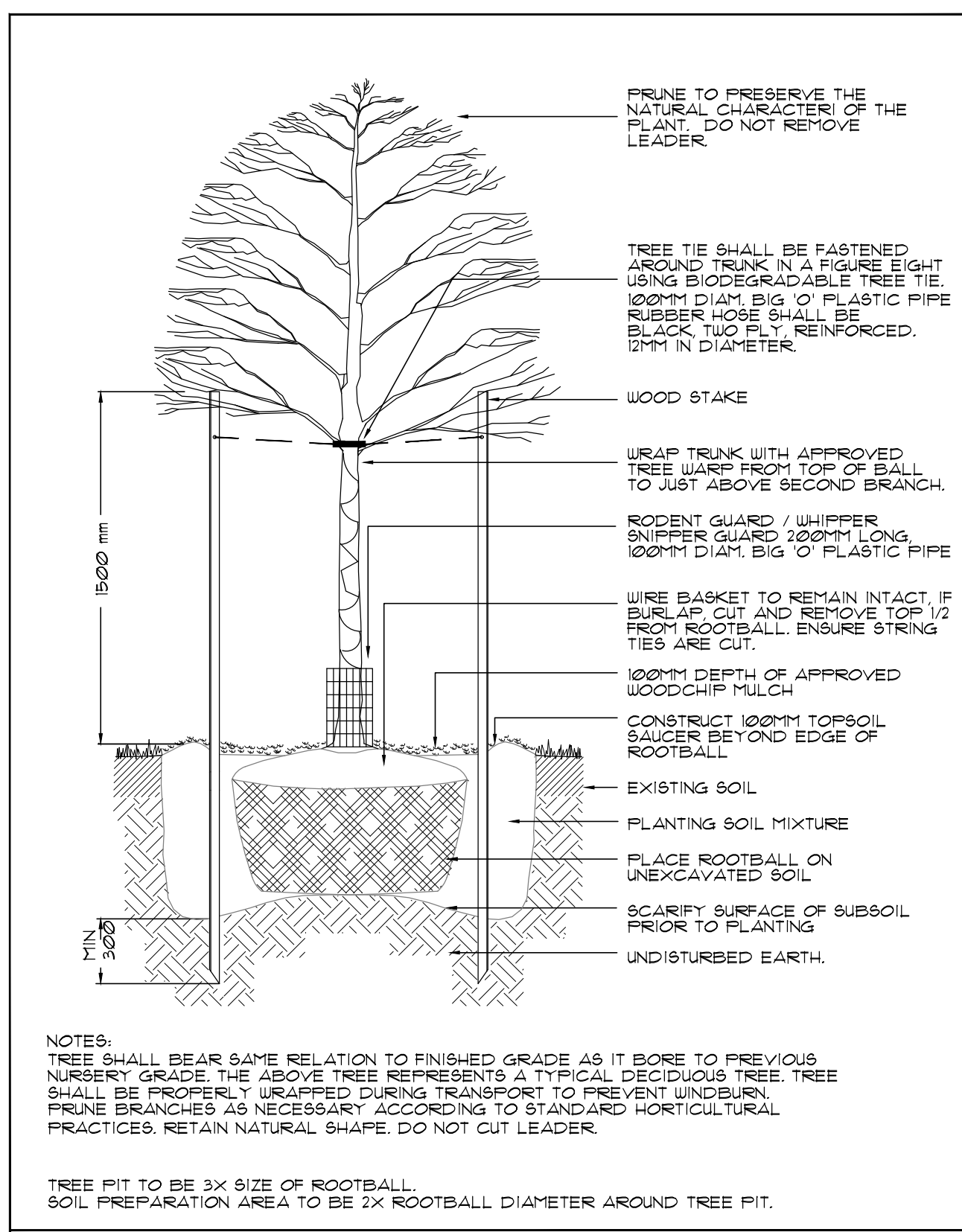
**NOT FOR CONSTRUCTION**

**SYMBOL LEGEND**

	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
	HYDRANT + VALVE
	FIRE DEPARTMENT CONNECTION / SIAMESE
	CATCH BASIN
	DOUBLE CATCH BASIN
	SANITARY MAN HOLE
	CATCH BASIN / MAN HOLE
	STORM MAN HOLE
	HYDRO POLE STANDARD / UTILITY POLE
	BIKE RACK (2-3 BIKES)
	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
	SNOW STORAGE AREA
	REFUSE STORAGE BINS



**PROPOSED BIKE RACK** NTS

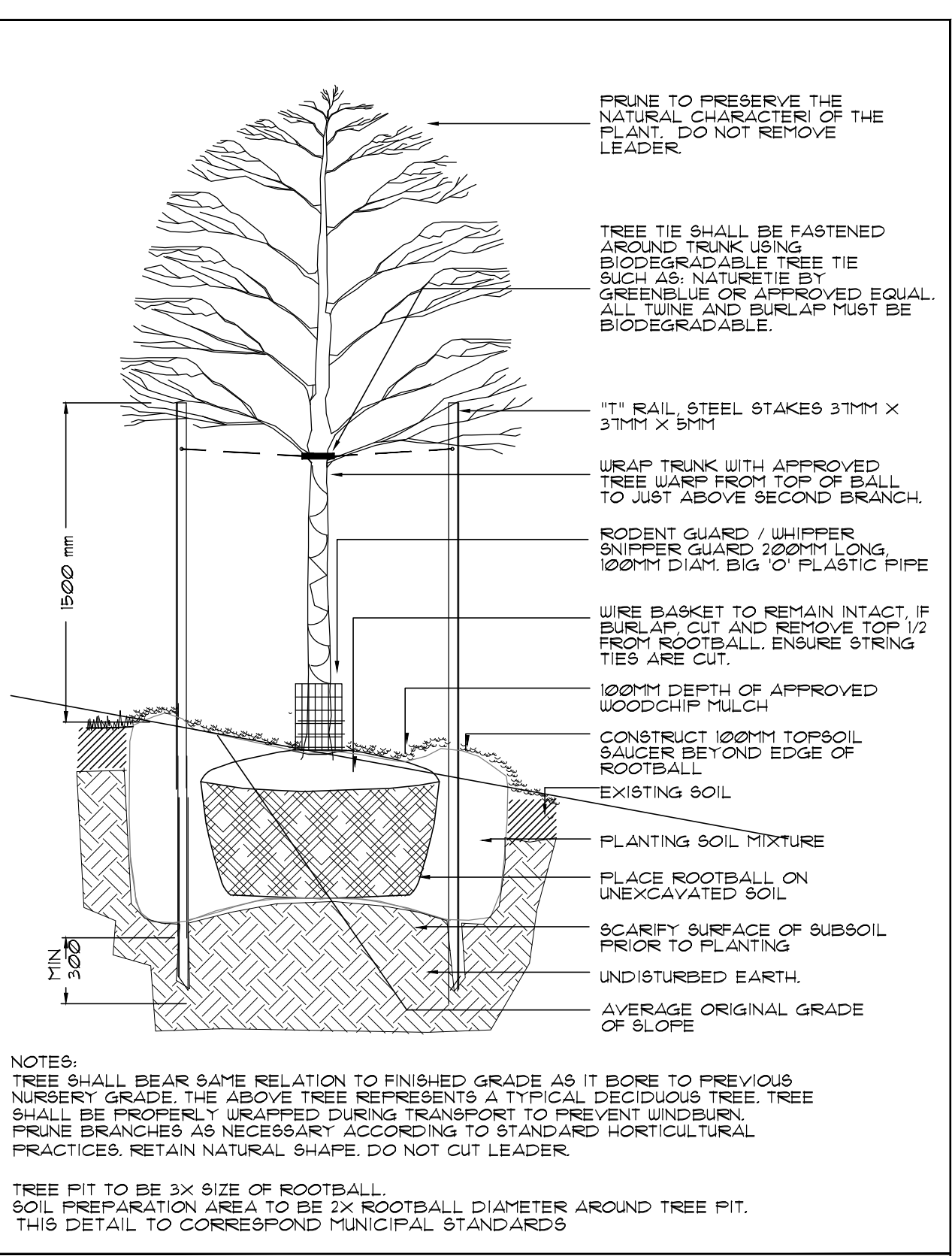


**DECIDUOUS TREE PLANTING** NTS

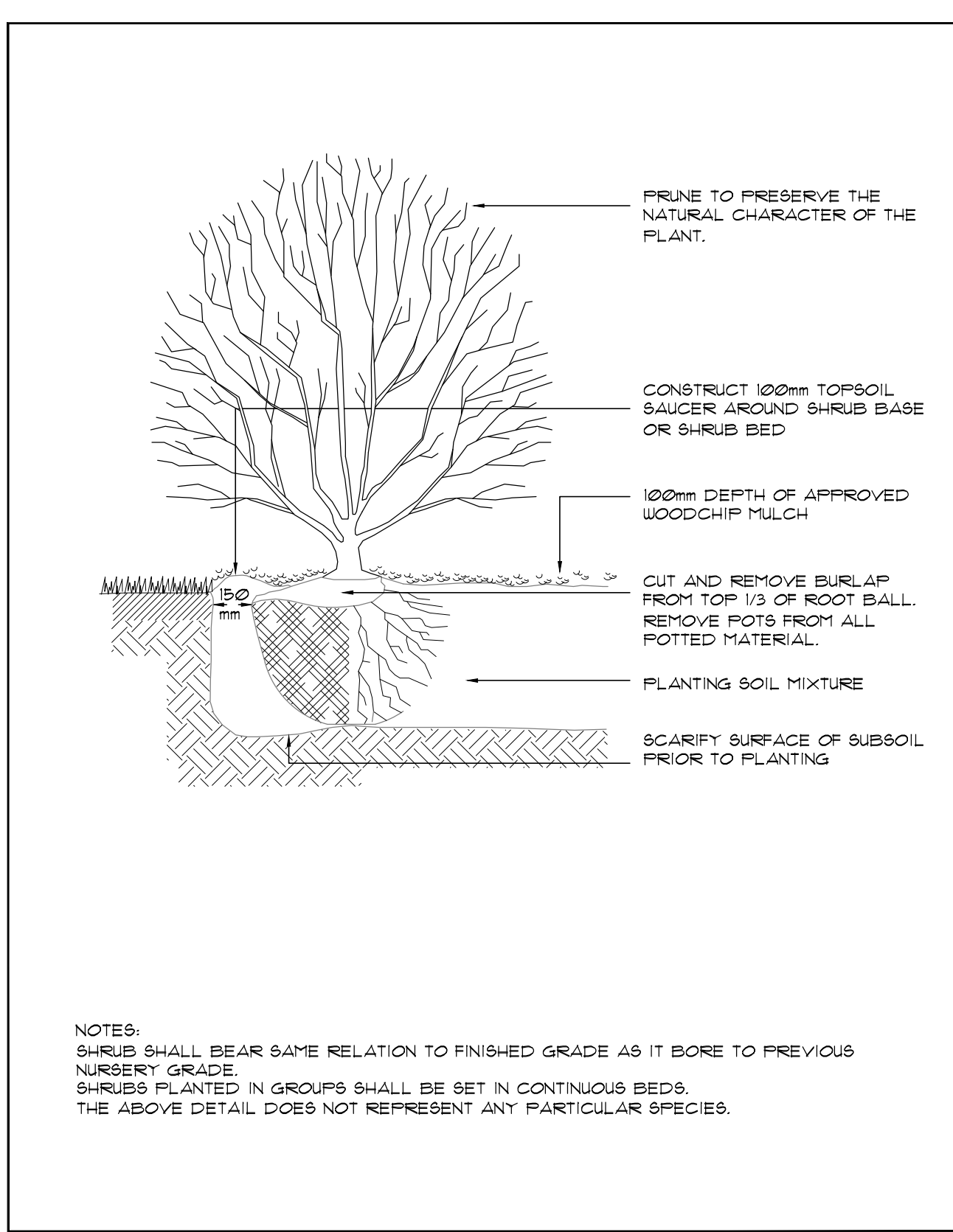
**GENERAL NOTES**

- 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



**DECIDUOUS TREE PLANTING SLOPE CONDITION** NTS



**SHRUB PLANTING** NTS

**GENERAL NOTES - continued**

- 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**

KEY	BOTANICAL NAME	COMMON NAME	COND.	CAL.	HT./SPR.	REMARKS	QTY.
<b>TREES</b>							
A	ACER SACCHARUM	SUGAR MAPLE	BB/UB	10M	UNIFORM	3	
B	FAGUS GRANDIFOLIA	AMERICAN BEECH	BB/UB	10M	UNIFORM	10	
C	CARYA OVATA	SHAGBARK HICKORY	BB/UB	10M	UNIFORM	12	
D	JUGLANS NIGRA	BLACK WALNUT	BB/UB	10M	UNIFORM	12	
E	QUERCUS MACROCARPA	BUR OAK	BB/UB	10M	UNIFORM	12	
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	11	
O	ACER SACCHARINUM	SILVER MAPLE	BB/UB	10M	UNIFORM	6	
P	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	BB/UB	10M	UNIFORM	11	
I	ACER RUBRUM	RED MAPLE	BB/UB	10M	UNIFORM	5	
J	CARPINUS CAROLINIANA	BLUE BEECH	BB/UB	10M	UNIFORM	4	
K	TILIA CORDATA	LITTLE LEAF LINDEN	BB/UB	10M	UNIFORM	6	
L	OSTRYA VIRGINIANA	IRONWOOD	BB/UB	60M	UNIFORM	6	
M	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	BB/UB	60M	UNIFORM	5	
N	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	BB/UB	60M	UNIFORM	4	
<b>DECIDUOUS SHRUBS</b>							
a	RIBES AUREUM	GOLDEN CURRANT	FOT	60CM	EVENLY SPACED	96	
b	SPIREA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	FOT	60CM	EVENLY SPACED	96	
c	CORNUS CERICEA	REDOSIER DOGWOOD	FOT	60CM	EVENLY SPACED	122	
d	ROSA RUGOSA	SHRUB ROSE	FOT	60CM	EVENLY SPACED	111	
e	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	FOT	60CM	EVENLY SPACED	60	
f	POTENTILLA FRUTICOSA 'ANNETTE'	ANNETTE CINQUEFOIL	FOT	60CM	EVENLY SPACED	92	
g	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	FOT	60CM	EVENLY SPACED	193	
h	HYPERICUM KALMIANUM	POT 'O GOLD	FOT	60CM	EVENLY SPACED	161	
<b>CONIFEROUS SHRUBS</b>							
n	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY EUONYMUS	FOT	60CM	EVENLY SPACED	101	
m	TAXUS CUSPIDATA	SPREADING JAPANESE YEW	FOT	60CM	EVENLY SPACED	169	
o	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	FOT	100CM	EVENLY SPACED	148	
<b>GRASSES AND PERENNIALS</b>							
aa	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	FOT	1 GAL.	EVENLY SPACED	150	
bb	HELIPSIIS HELIANTHOIDES 'SUNSTRUCK'	SUNSTRUCK FALSE SUNFLOWER	FOT	1 GAL.	EVENLY SPACED	153	
cc	RUDBECKIA HIRTA	BLACK EYED SUSAN	FOT	1 GAL.	EVENLY SPACED	270	

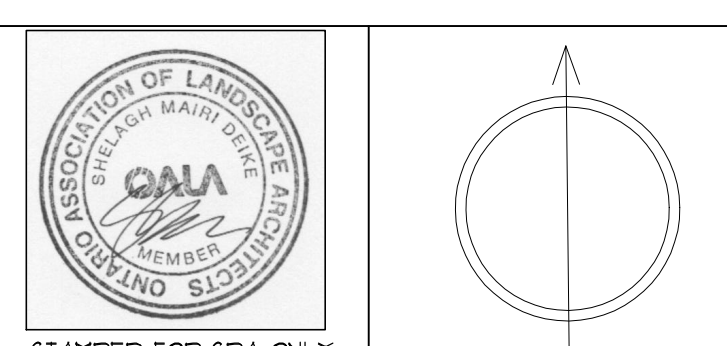
CONTRACTOR TO NOTIFY CONSULTANT IMMEDIATELY IF ANY ERRORS OR DISCREPANCIES ARE NOTED. CONTRACTOR TO VERIFY SPECIES AND QUANTITIES PRIOR TO ENTERING INTO AGREEMENT WITH OWNER. PLANT MATERIAL SUBSTITUTIONS ARE NOT PERMITTED AFTER AWARD OF CONTRACT.

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NOV8-23	REVISED PER NEW SITE PLAN INFO. RECD NOV8-23
NOV17-23	REVISED PER NEW SITE PLAN INFO. RECD NOV17-23
OCT12-23	REVISED TO SHOW ARBORIST REPORT INOR. RECD OCT12-23. ISSUED FOR CLIENT USE.
OCT18-23	REVISED AS PER NEW SITE PLAN RECD OCT18-23. STREET LIGHTING COORDINATION ISSUED FOR CLIENT USE.
OCT12-23	REVISED AS PER NEW SITE PLAN RECD OCT12-23. ISSUED FOR CLIENT USE.
OCT13-23	REVISED AS PER NEW SITE PLAN RECD OCT13-23. ISSUED FOR COORDINATION.
SEPT28-23	REVISED AS PER NEW SITE PLAN RECD SEPT28-23. ISSUED FOR COORDINATION.
DEC13-22	PROPOSED ADDRESS CHANGE. NOTES ADDED. ISSUED FOR CLIENT USE.
DEC6-22	REVISED AS PER NEW SITE PLAN RECD. DEC6-22. ISSUED FOR CLIENT USE.
DEC18-21	ISSUED FOR CLIENT USE.
DEC8-21	REVISED AS PER NEW SITE PLAN RECD. DEC8-21. ISSUED FOR CLIENT USE.
DEC1-21	REVISED AS PER MUNICIPAL REQUEST + COORD. ISSUED FOR CLIENT USE.
DEC1-21	REVISED AS PER NEW SITE PLAN RECD NOV30-21. ISSUED FOR CLIENT USE.
APR17-21	COORDINATION ISSUED FOR CLIENT USE.
APR17-21	ISSUED FOR CLIENT REVIEW.

**INSITE LANDSCAPE ARCHITECTS INC.**  
LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING  
info@insiteone.net



PROJECT:  
BUILDING A 700 WINSTON CHURCHILL BLVD.  
BUILDING B 750 WINSTON CHURCHILL BLVD.  
OAKVILLE ONTARIO

**NOTES AND DETAILS**

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