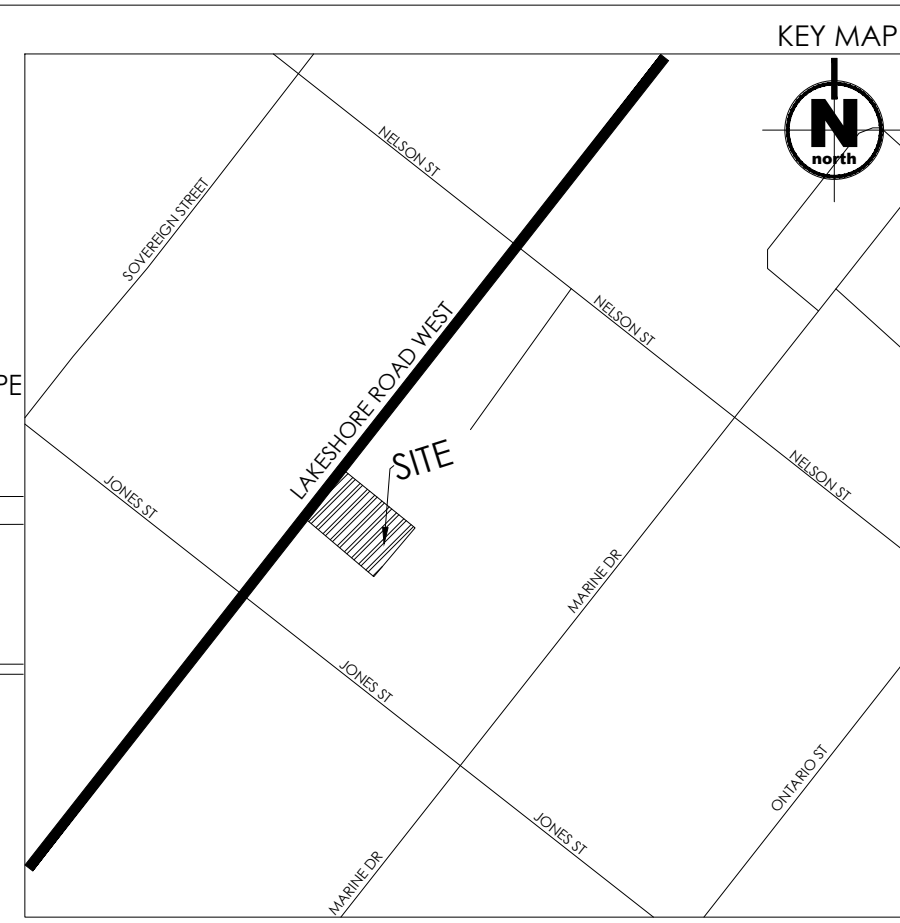
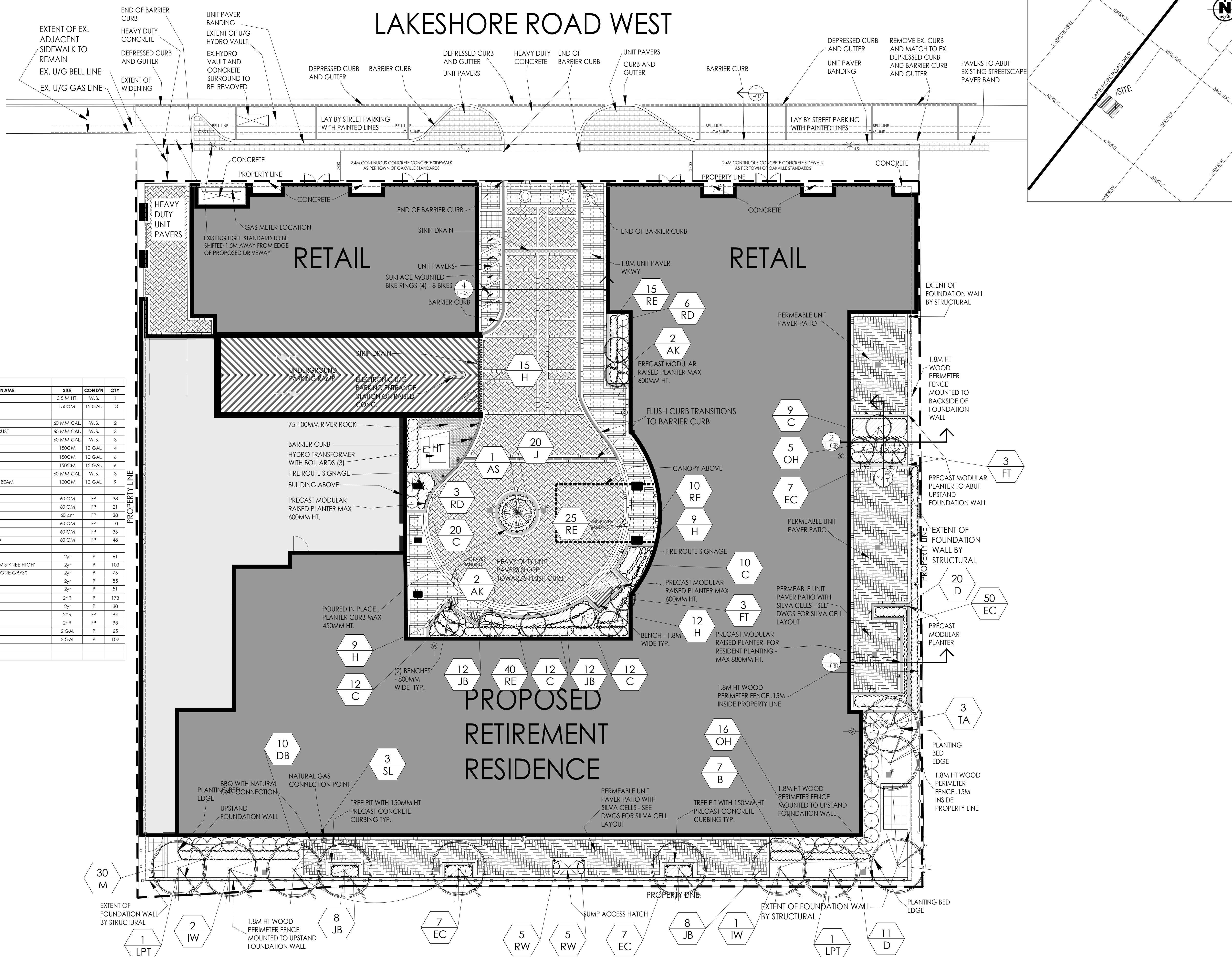


LEGEND

- CONIFEROUS/DECIDUOUS SHRUBS
- PERENNIALS
- PROPOSED DECIDUOUS TREE
- STANDARD OR HEAVY DUTY UNIT PAVERS
- PLANT KEY

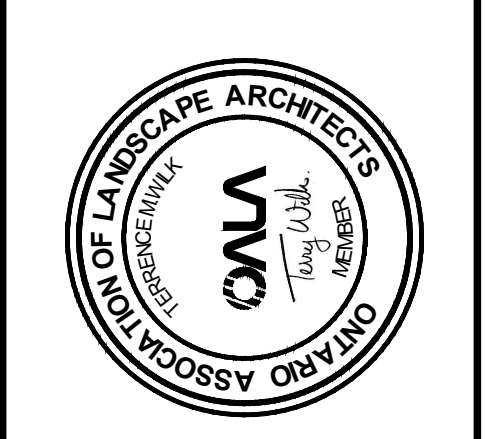
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND'N	QTY
AS	PICEA ABIES 'ACROCONA'	ACROCONA SPRUCE	3.5 M HT.	W.B.	1
TO	THUJA OCCIDENTALIS 'EMERALD'	EMERALD CEDAR	150CM	15 GAL.	18
LPT	LIRIODENDRON TULIPIFERA	LONDON PLANE TREE	40 MM CAL.	W.B.	2
SL	GLEDITSIA TRIACANTHOS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	40 MM CAL.	W.B.	3
HW	ABUTILON X CARNEA 'BROTII'	RED HORSE CHESTNUT	40 MM CAL.	W.B.	3
AK	ACER PALMATUM 'KATSURU'	KATSURA JAPANESE MAPLE	150CM	10 GAL.	4
FT	CHIONANTHUS 'VIRGINICUS'	FRINGETREE	150CM	10 GAL.	6
MS	MAGNOLIA X SUSAN	SUSAN MAGNOLIA	150CM	15 GAL.	6
TA	TILIA CORDATA	LITTLE LEAF LINDEN	40 MM CAL.	W.B.	3
DCH	CARPINUS BETULUS 'COLUMNARIS NANA'	DWARF COLUMNAR HORNBEAM	120CM	10 GAL.	9
RD	CORNUS STOLONIFERA	RED OSIER DOGWOOD	40 CM	FP	33
OH	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	40 CM	FP	21
MO	PHILADELPHUS 'CORONARIUS 'AUREUS'	GOLDEN MOCK ORANGE	60 cm	FP	38
DB	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	60 CM	FP	10
CY	TAXUS CANADENSIS	CANADIAN YEW	60 CM	FP	36
YO	CORNUS SERICEA FLAVIRMEA	YELLOW TWIG DOGWOOD	40 CM	FP	48
B	HOSTA 'FOTUNEI 'PATRIOT'	HOSTA 'PATRIOT'	2yr	P	61
C	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	PURPLE CONE FLOWER 'KIM'S KNEE HIGH'	2yr	P	103
D	HAKONCHLOA MACRA AUREOLA	GOLDEN VARIEGATED HAIR GRASS	2yr	P	76
H	GERANIUM PSILOSTEMON 'ROZANNE'	ROZANNE GERANIUM	2yr	P	85
J	SPOKOBILIUS 'CRYSTANDRUS'	SAND DROPSIED	2yr	P	51
RE	RUDEBECHIA 'HIRTIA'	BLACK EYED SUSAN	2yr	P	173
M	CAREX ELATA 'BOWLES' GOLDEN'	BOWLES' GOLDEN SEDGE	2yr	P	30
JB	IMPATIENS CYLINDRICA 'RUIRA'	JAPANESE BLOODGRASS	2yr	FP	84
EC	HEBEROCALLIS 'ELEGANT CANDY'	ELEGANT CANDY DAYLILY	2yr	FP	93
BB	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	2 GAL.	P	65
RW	HAKONCHLOA MACRA 'BEN-HAZE'	RED WIND FOREST GRASS	2 GAL.	P	102

LAKESHORE ROAD WEST



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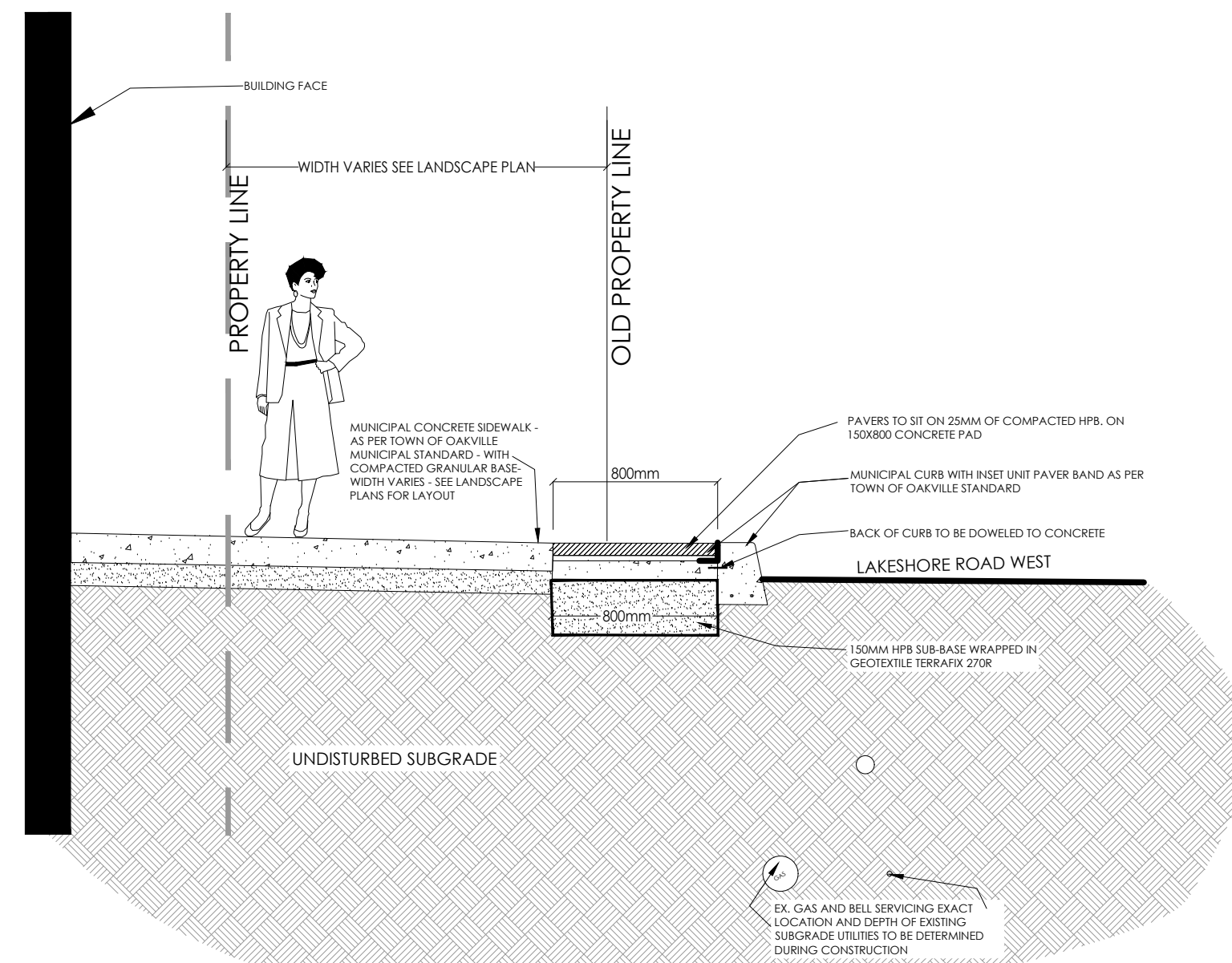
No.	Date	Revisions
11	OCT 14, 2020	REVISED AS PER COMMENTS
12	NOV 30, 2020	ISSUED FOR PERMITS
13	MAY 13, 2022	ISSUED FOR FAST
14	MAR 24, 2023	ISSUED FOR CURB RENEWAL
15	JULY 7, 2023	ISSUED FOR OPENING SUBMISSION
16	OCT 17, 2023	ISSUED FOR PERMITS SET
17	OCT 11, 2023	ISSUED FOR SPA
18	DEC 7, 2023	ISSUED FOR PERMIT
19	FEB 20, 2024	ISSUED FOR SPA



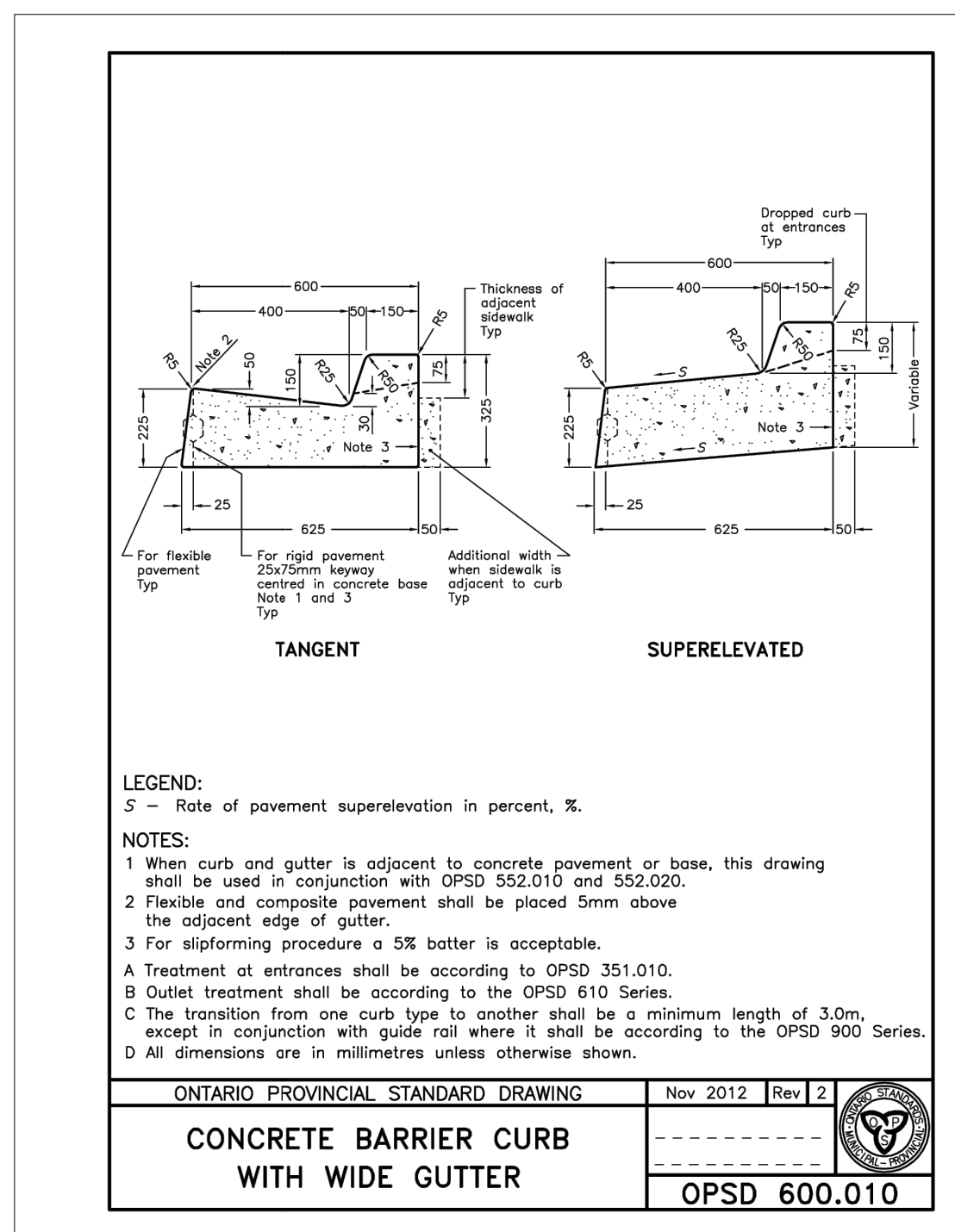
SUCCESSION DEVELOPMENT CORPORATION
 PROPOSED
6 STOREY RETIREMENT RESIDENCE
 2380 LAKESHORE ROAD WEST, OAKVILLE ONTARIO

LANDSCAPE PLANTING PLAN
 SCALE: 1:100
 DATE: 14.12.2018
 DRAWN: AW
 PROJECT NUMBER: 180443
L-01

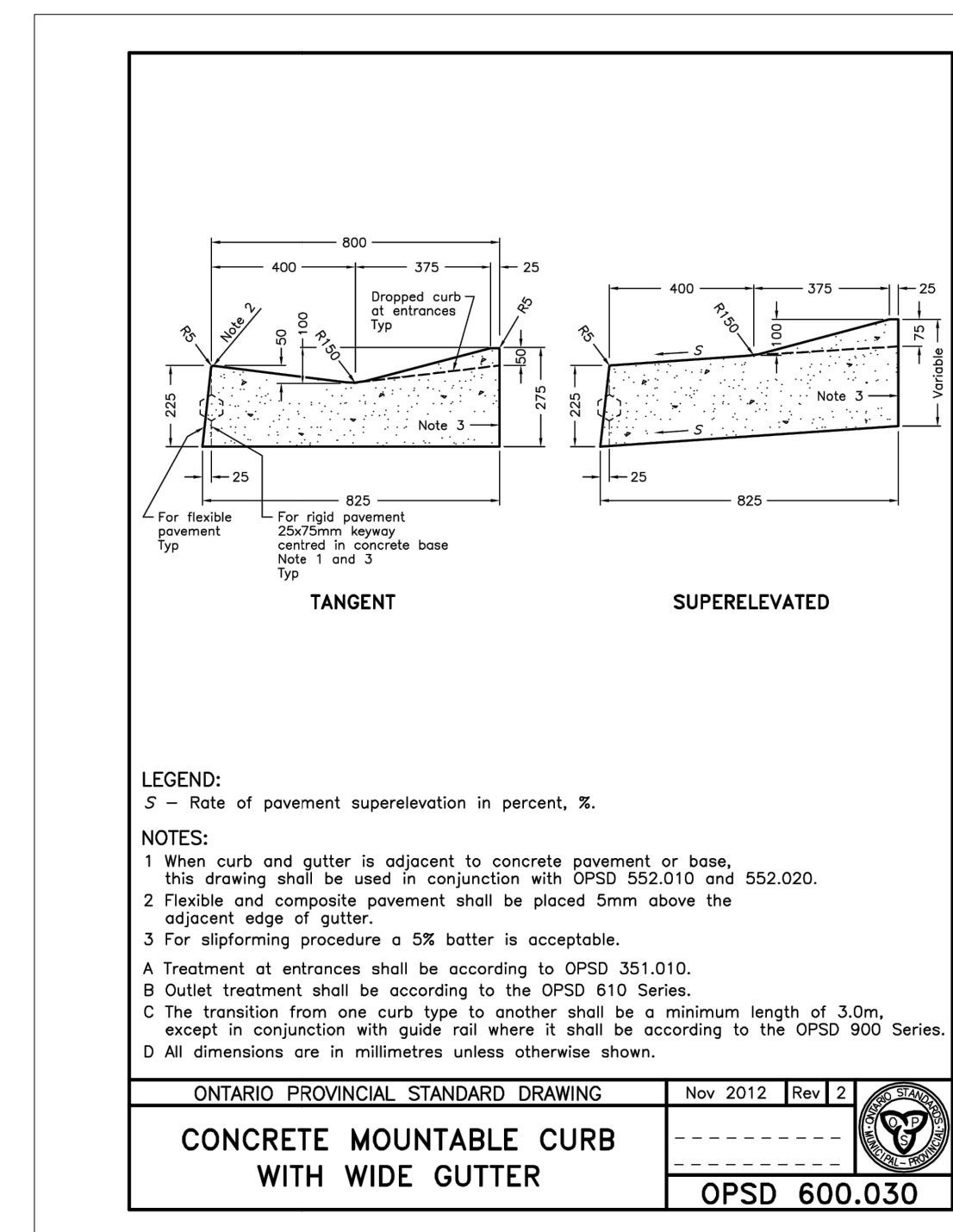
NOTE:
 BASE INFORMATION PROVIDED MICHAEL SPAZIANI ARCHITECT INC.
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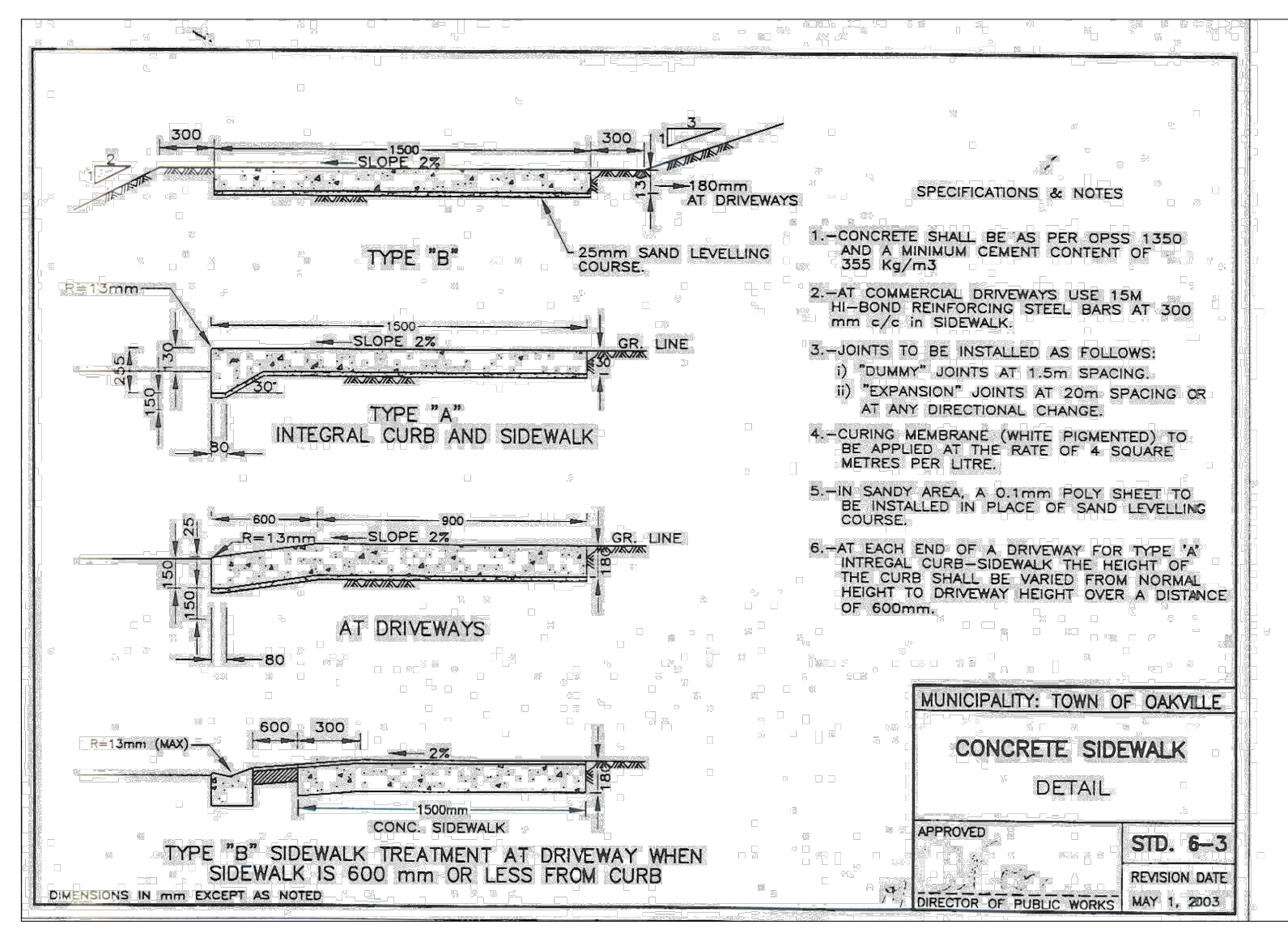
1 L-01A TYPICAL BOULEVARD CONDITION SECTION N.T.S.



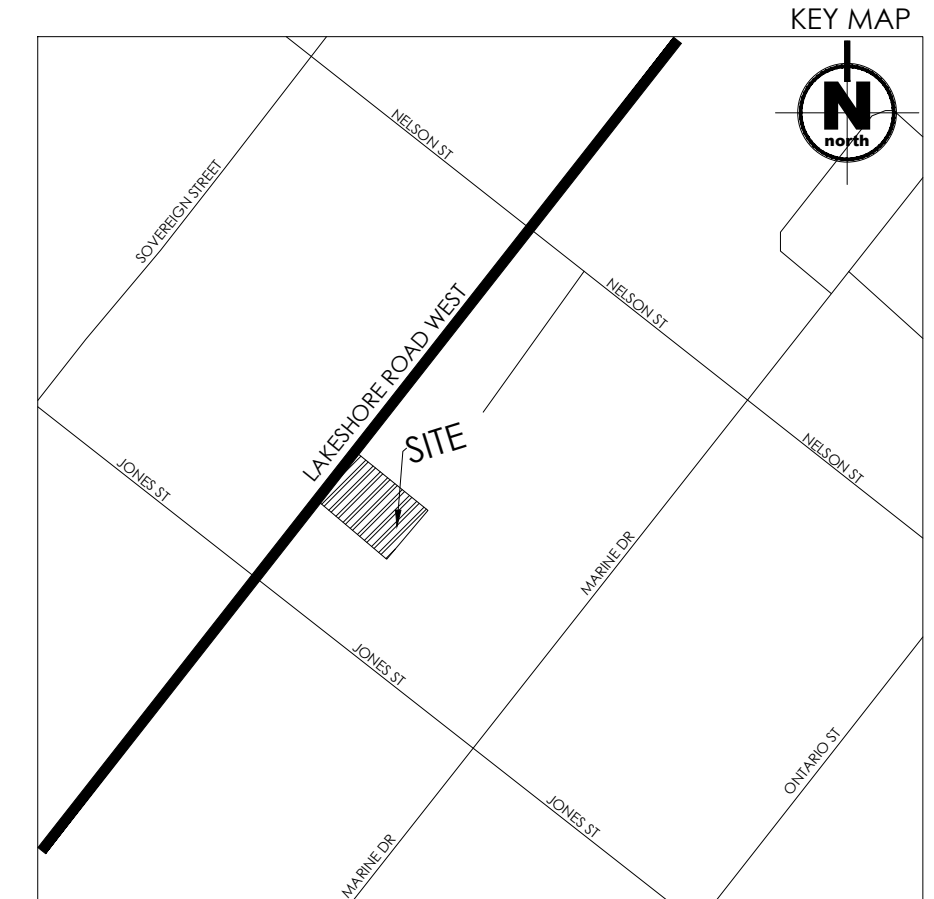
2 L-01A CONCRETE BARRIER CURB AND GUTTER SECTION N.T.S.



3 L-01A FLUSH CURB AND GUTTER SECTION N.T.S.

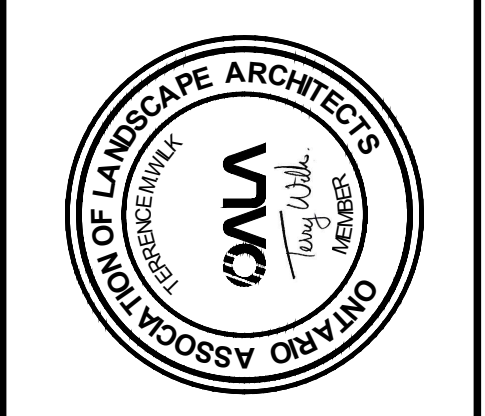


4 L-01A TYPICAL CONCRETE SIDEWALK SECTION N.T.S.

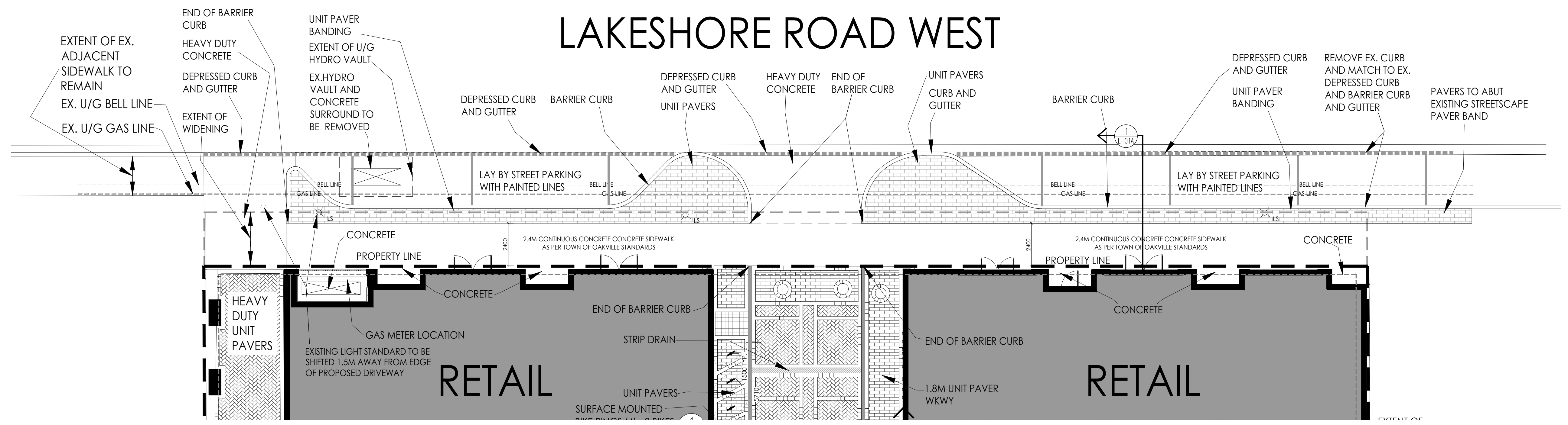
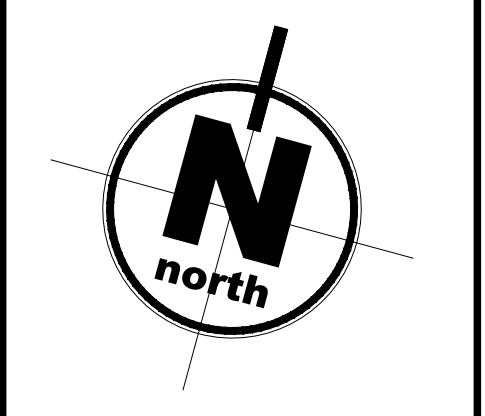


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14	MAR 24, 2023	ISSUED FOR CURB REVIEW
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16	OCT 17, 2023	ISSUED PROCEDURES SET
17	OCT 17, 2023	ISSUED FOR SPA
18	DEC 7, 2023	ISSUED FOR PERMIT
19	FEB 20, 2024	ISSUED FOR SPA



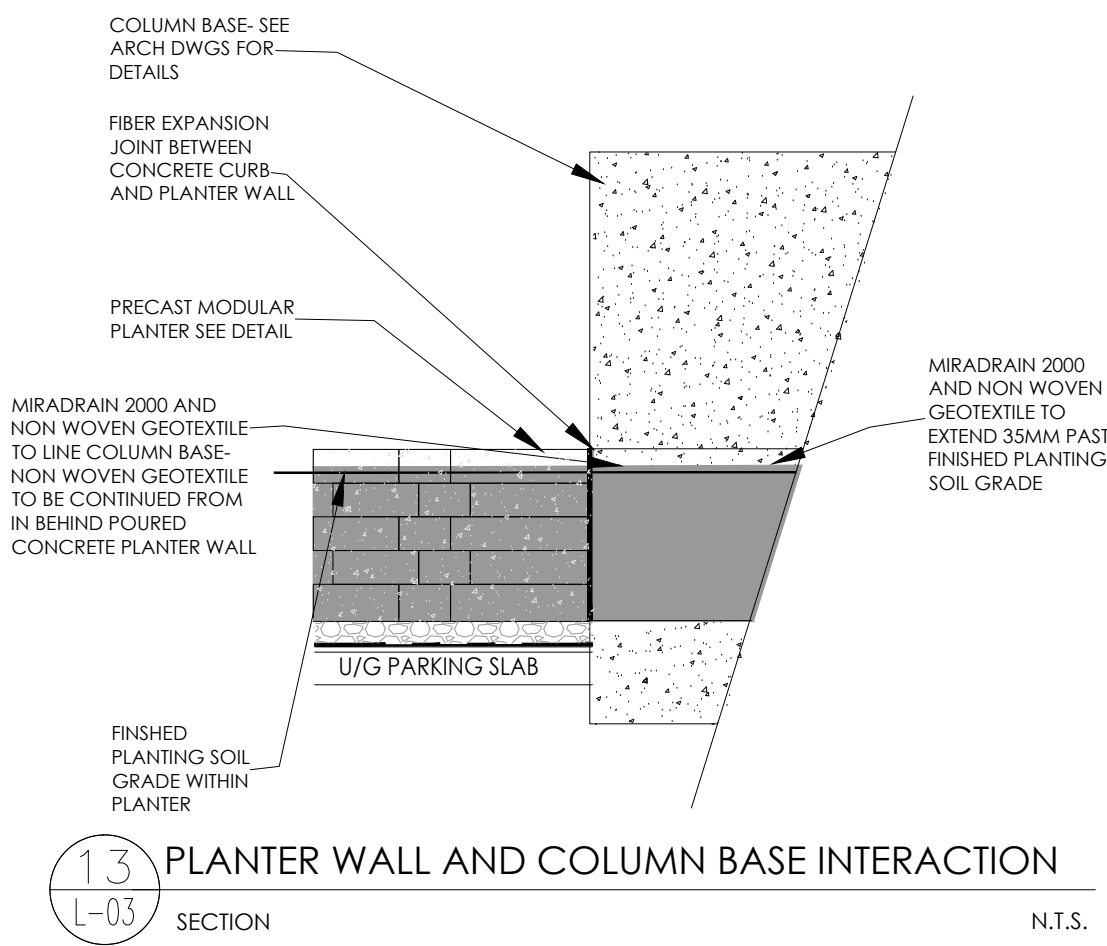
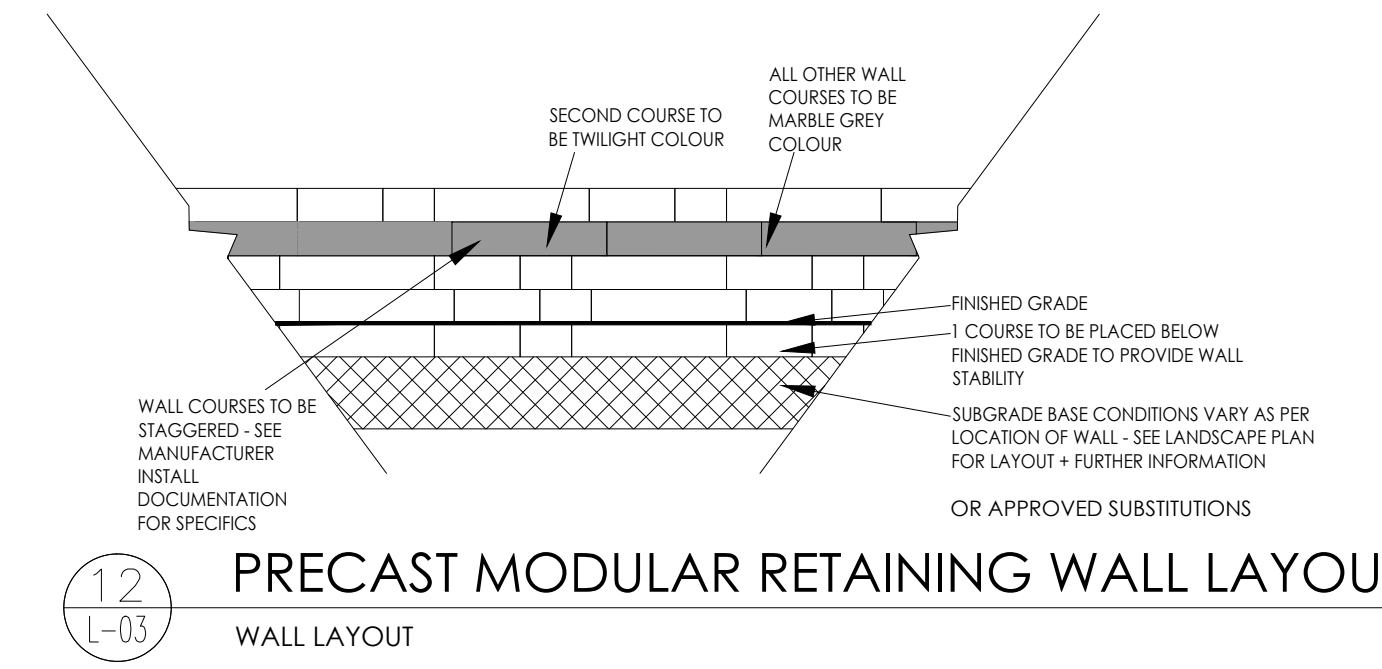
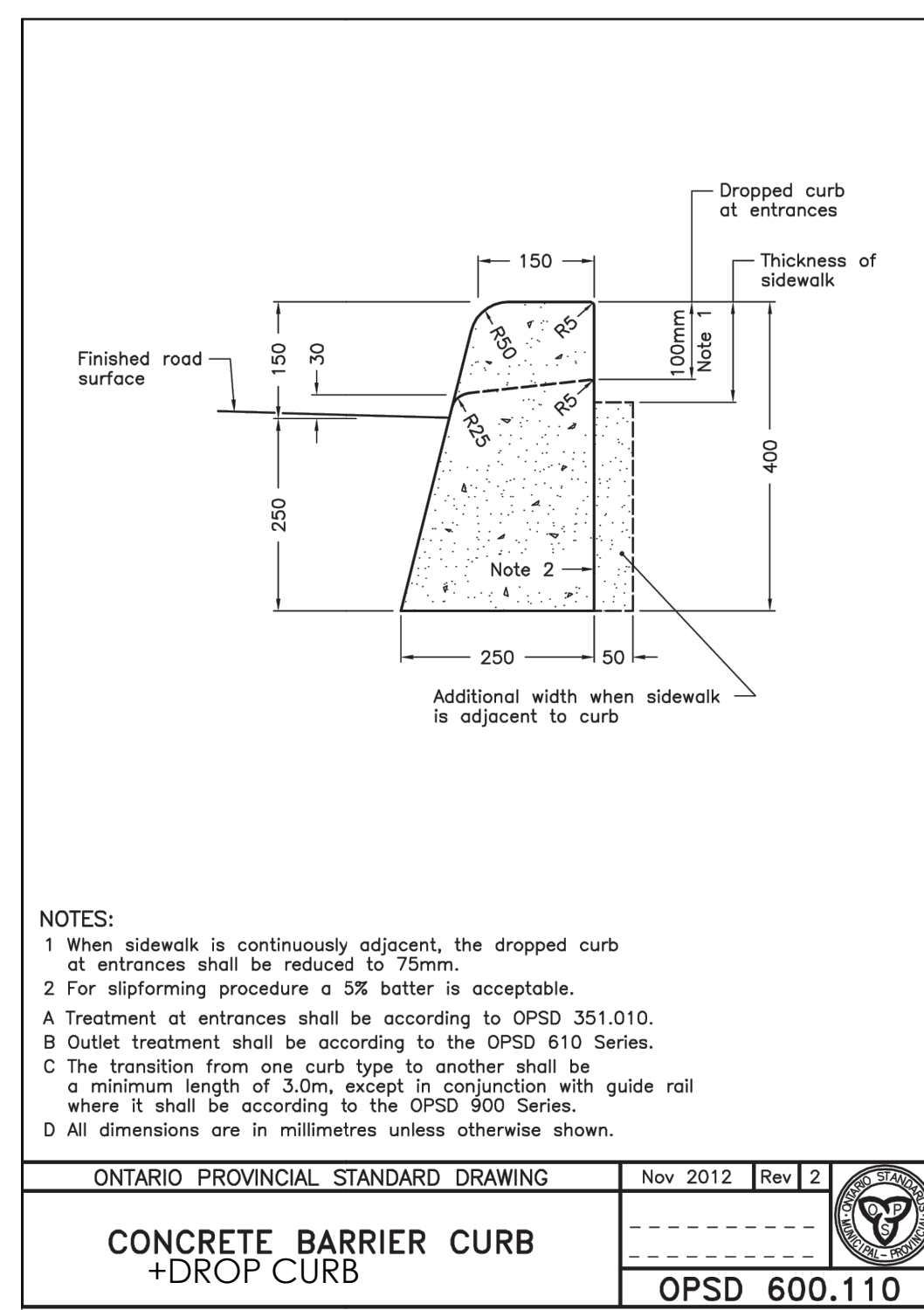
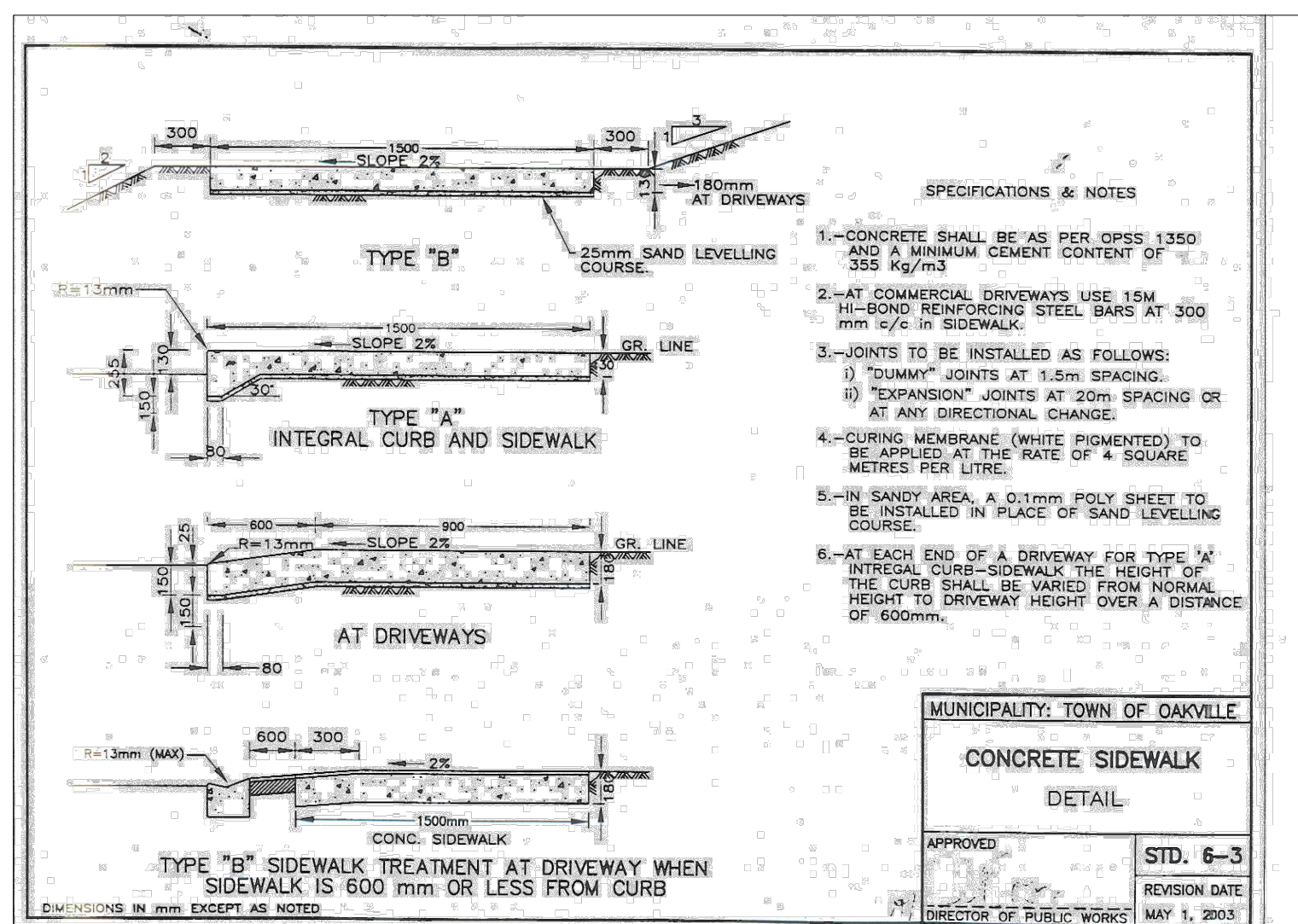
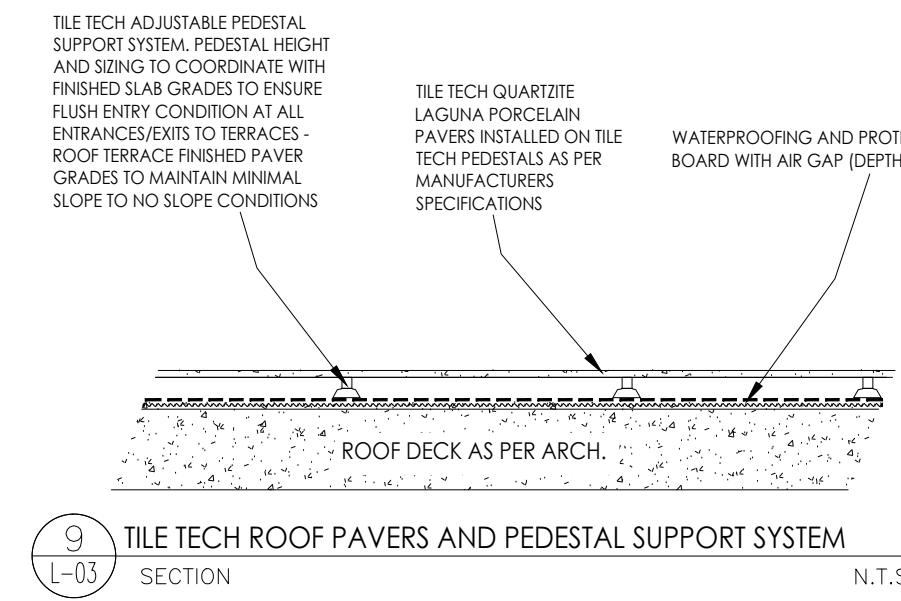
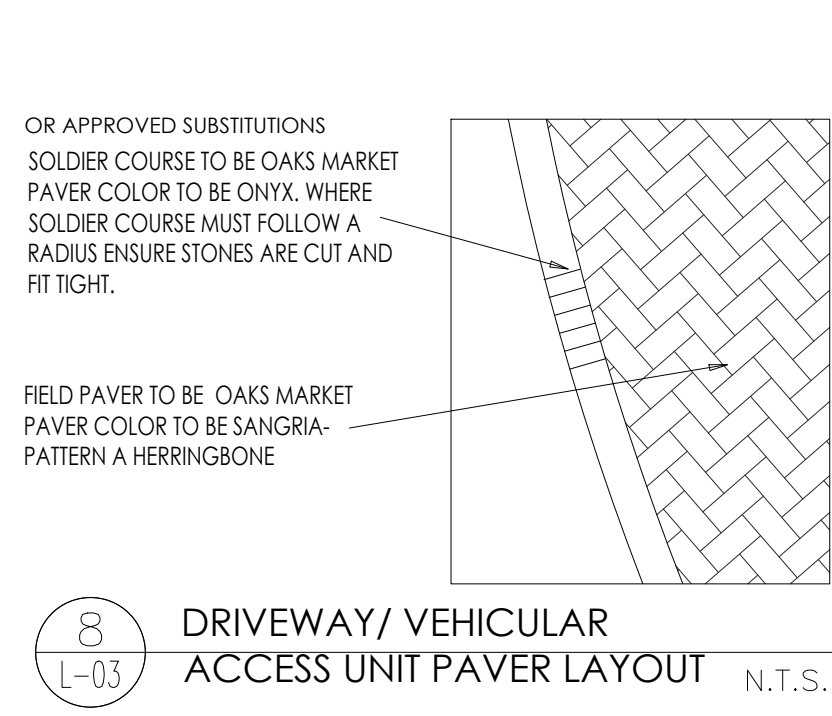
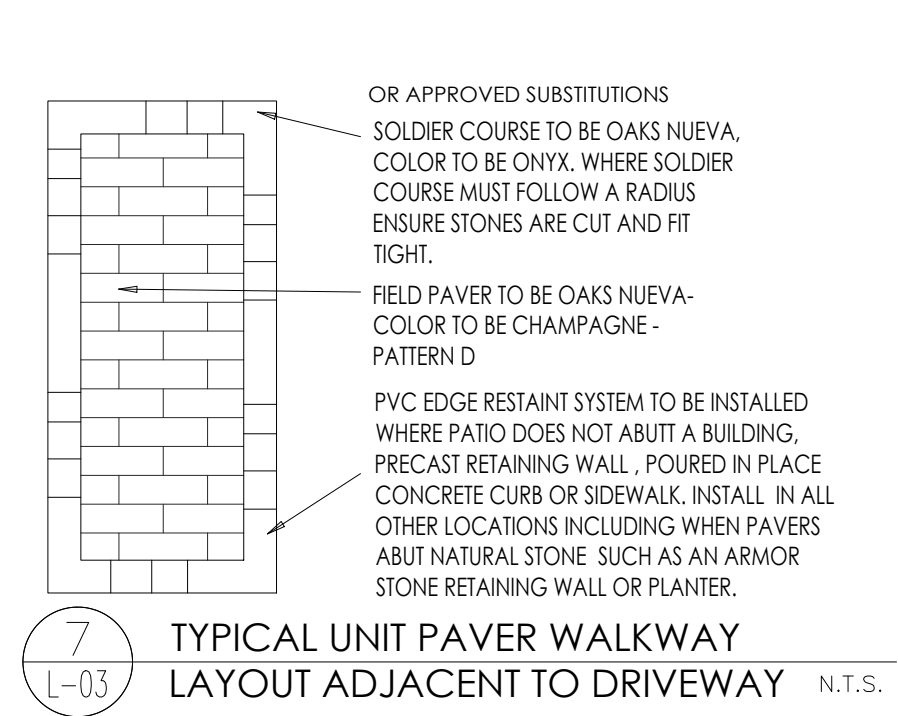
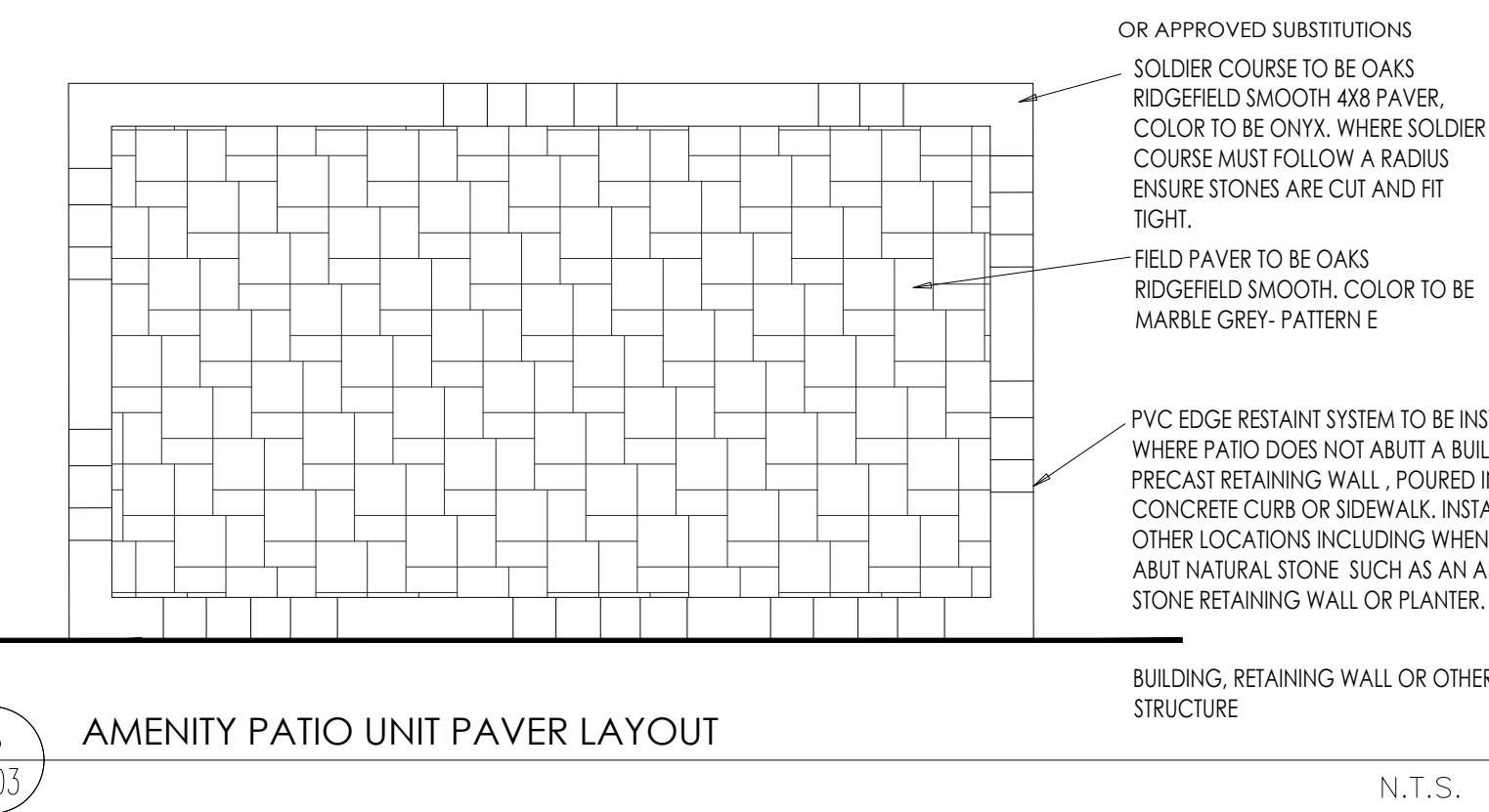
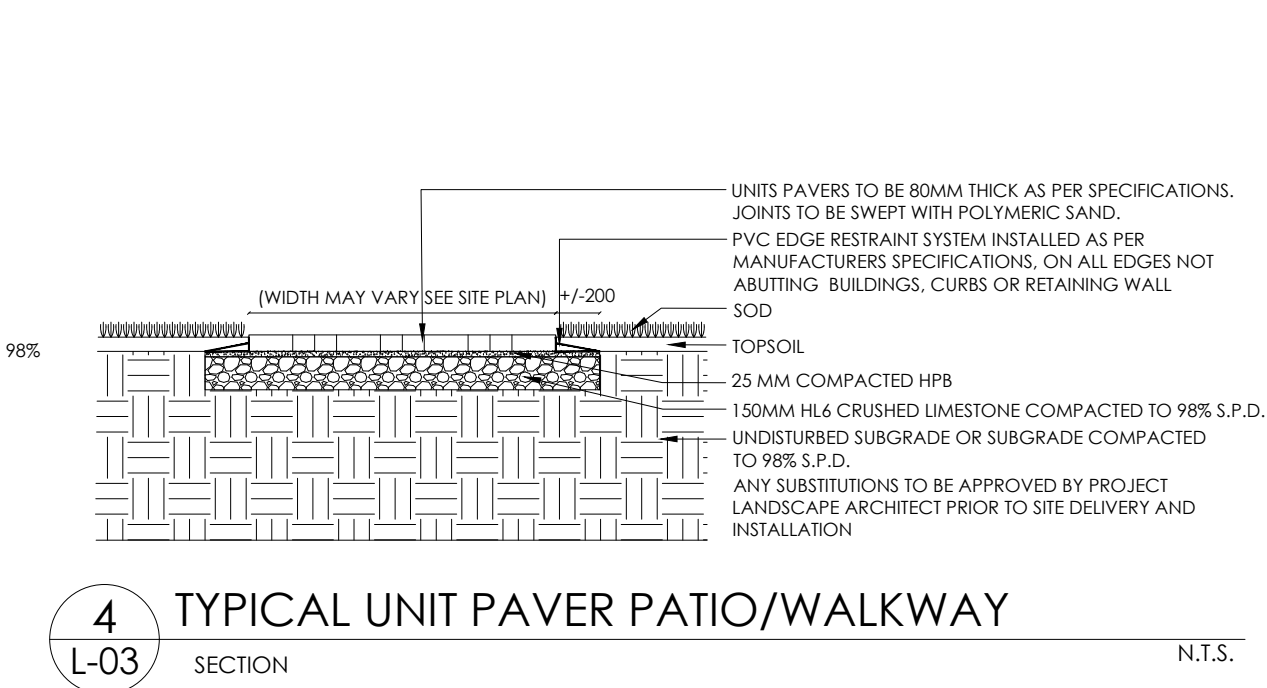
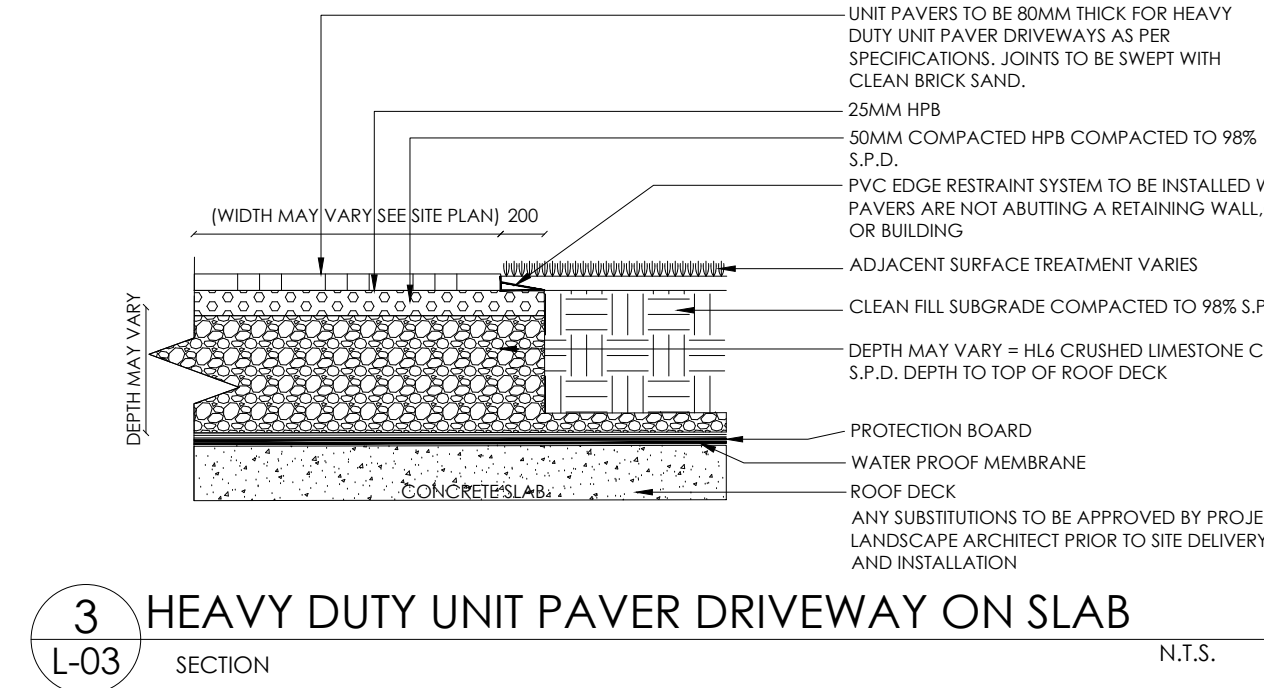
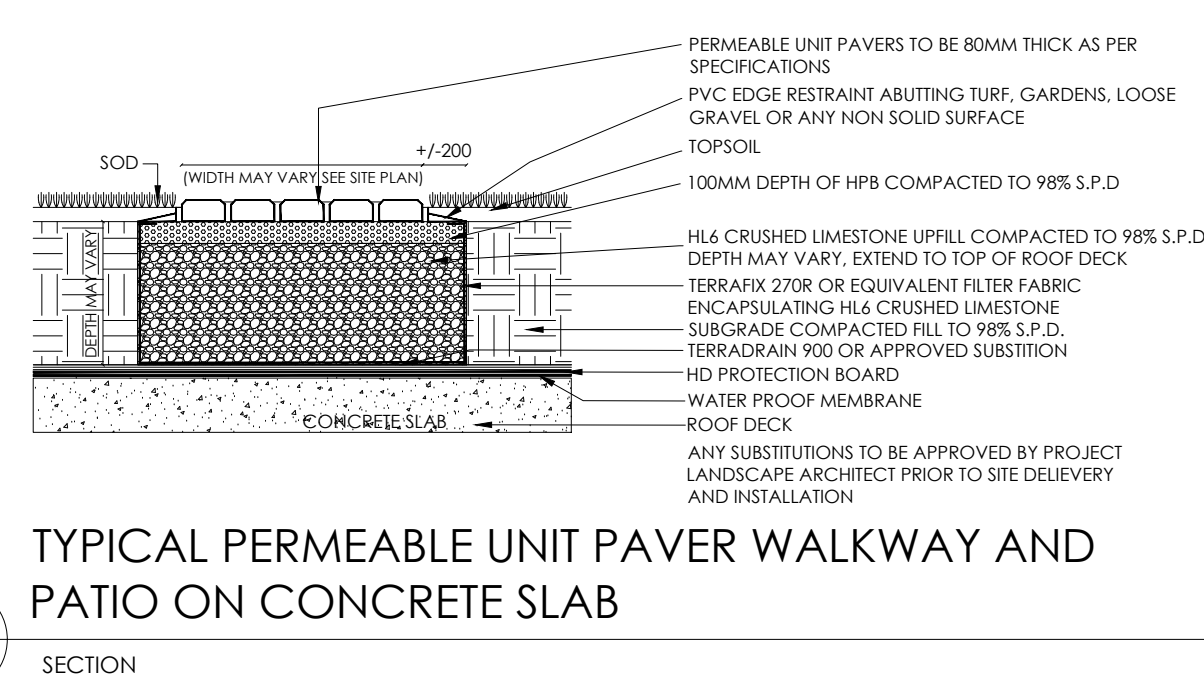
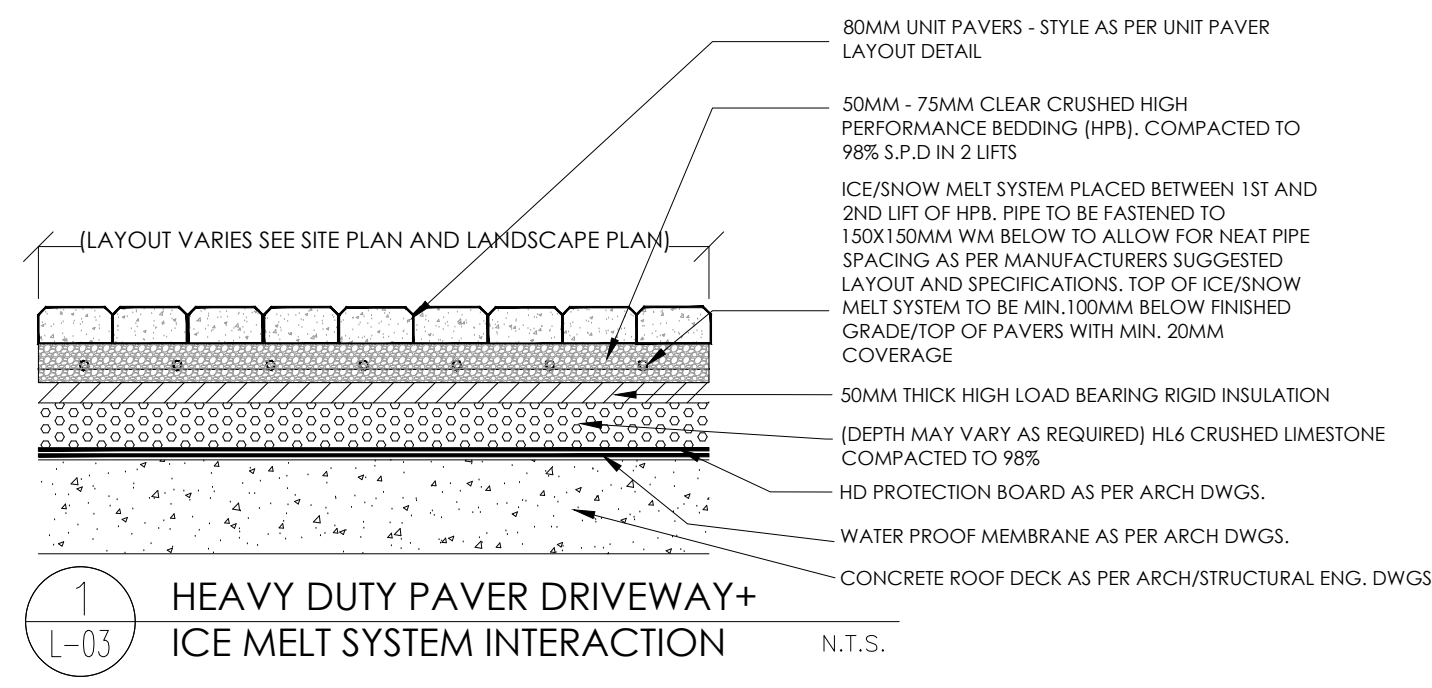
NOTE:
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STREETSCAPE NOTE:
STREETSCAPE WORKS ARE TO THE SATISFACTION OF TOWN STAFF IN TRANSPORTATION ENGINEERING AND PLANNING SERVICES.

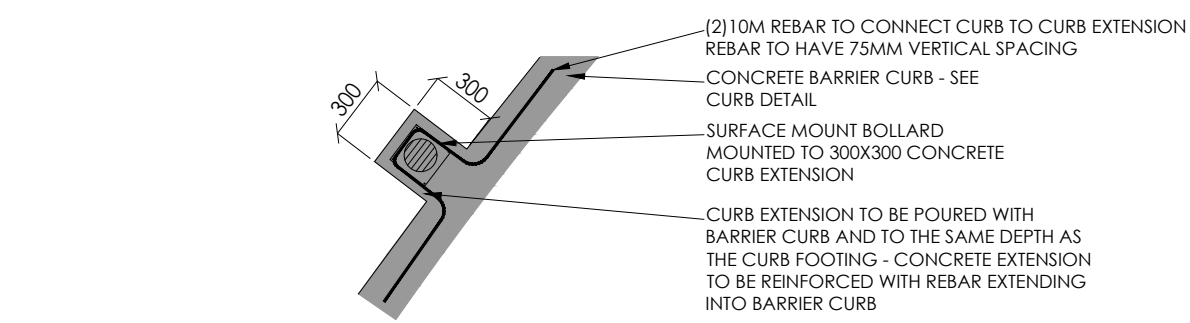
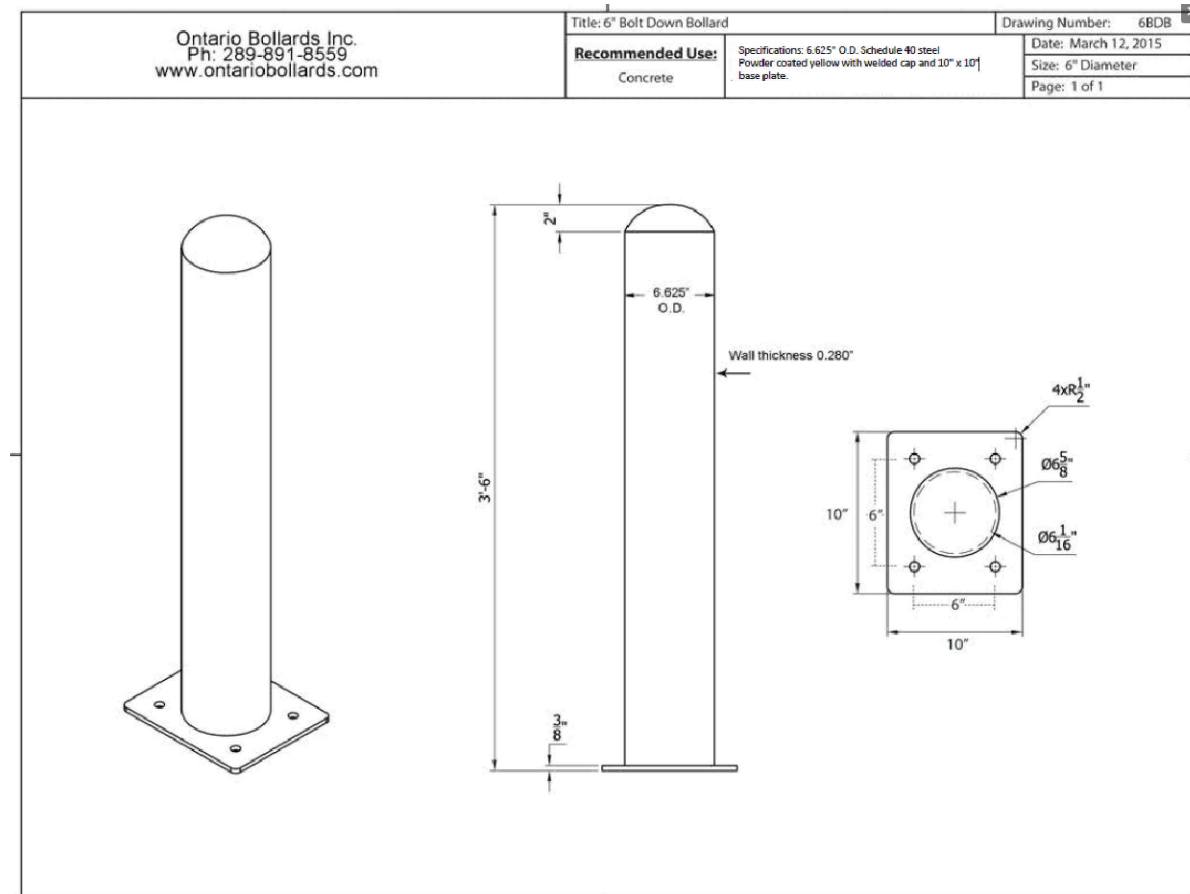
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PROPOSED
6 STOREY RETIREMENT RESIDENCE
2380 LAKESHORE ROAD WEST, OAKVILLE ONTARIO

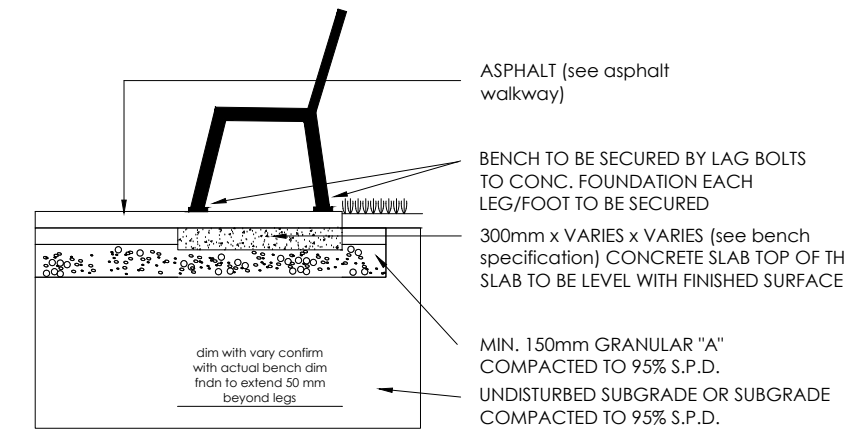
STREETSCAPE PLAN
DATE: 11/25/2018
DRAWN: AW
PROJECT NUMBER: 180443
L-01A



No.	Date	Revisions
11	OCT 14, 2020	REVISED AS PER COMMENTS
12	NOV 30, 2020	ISSUED FOR PERMITTING PRELIM
13	MAY 13, 2022	ISSUED FOR PERMIT
14	MAR 24, 2023	ISSUED FOR CONCRETE SUBMISSION
15	JULY 7, 2023	ISSUED FOR CONCRETE SUBMISSION
16	OCT 17, 2023	ISSUED FOR PERMIT SET
17	OCT 11, 2023	ISSUED FOR PERMIT
18	DEC 7, 2023	ISSUED FOR PERMIT
19	FEB 20, 2024	ISSUED FOR BPA



1 HYDRO TRANSFORMER BOLLARD
L-03A SECTION N.T.S.



2 BENCH
L-03A CONCEPT PICTURE N.T.S.

MBR-0100-0001
Legacy # MBR100-010

100 SERIES

Sustainability Facts

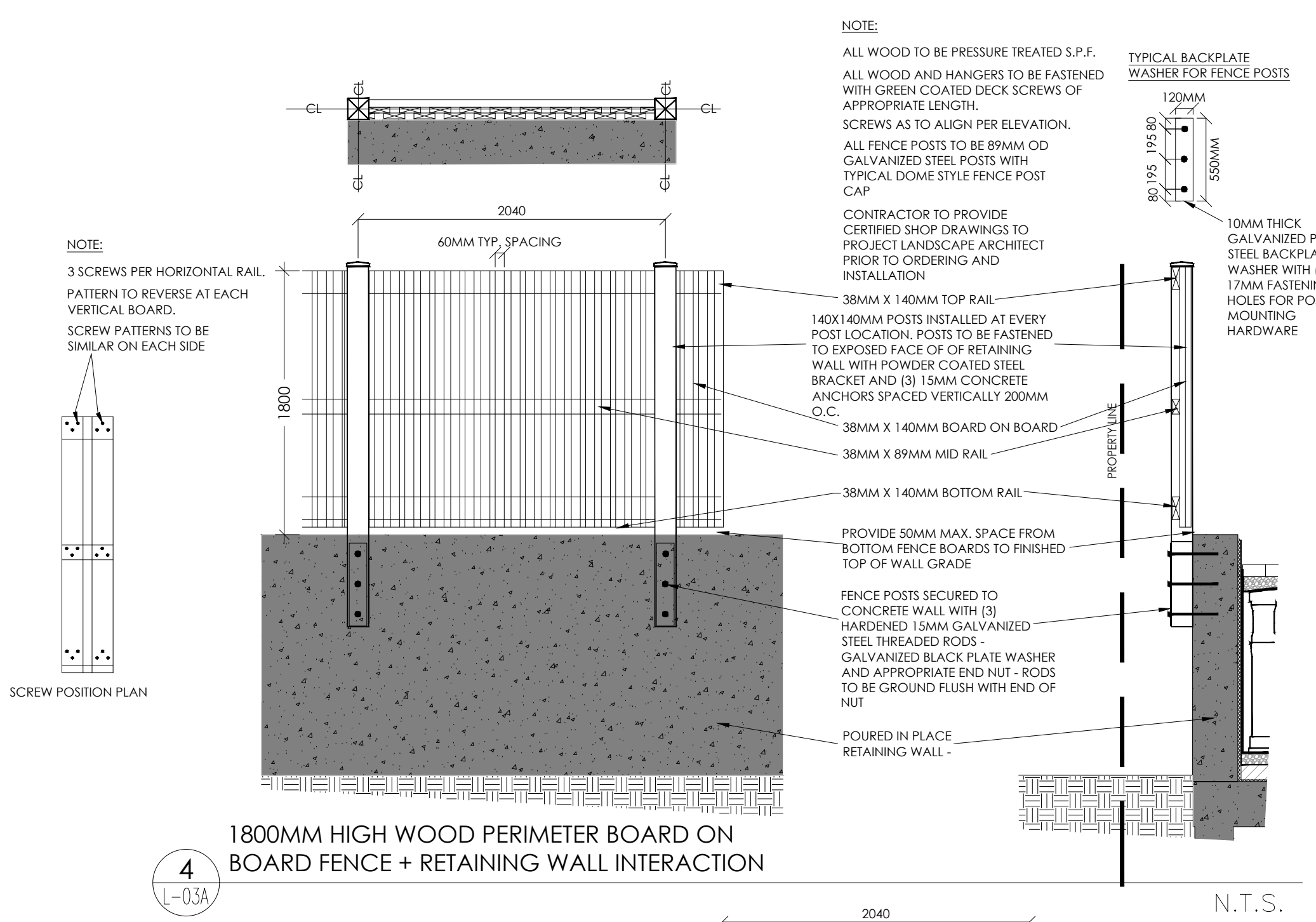
Material: One (1) MBR 100-0100 Blue Back
Carbon Footprint (CO₂e): 67.8 kg CO₂e
Total energy use (TEU): 1888 MJ/kg
Material Recycled Content (by weight): 0.00%
Water use (DWPS): 0.82 m³/water
Material Recycled Content (by volume): 0.00%
Material Recycled Content (by weight): 0.00%
Material Recycled Content (by volume): 0.00%

DESCRIPTION: 100 Series - 100 Bike Back: H.S. Steel Tube, Aluminum Spun Top, Direct Burial, 2 Bike Configuration
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The bike rack is delivered pre-assembled.
TO SPECIFY: Select MBR-0100-0001
Choose - Powdercoat Color

HEIGHT: 31" (84cm) DIAMETER: 20" (50.8cm) WEIGHT: 16.25 lbs (7.4g)

PHOTO: THE MAGLIN
P: 877 296 2600
www.maglin.com

3 SURFACE MOUNT BIKE RING
L-03A N.T.S.



4 1800MM HIGH WOOD PERIMETER BOARD ON BOARD FENCE + RETAINING WALL INTERACTION
L-03A N.T.S.

HADCO by @ignify

Landscape

Path light
RL9 LED Aluminum

PL-1
OR APPROVED SUBSTITUTIONS

Project: _____
Location: _____
Cat No: _____
Type: _____
Lamp: _____ City: _____
Notes: _____

Ordering Guide
Example: RL9 A S7 LED2W

Product Code	RL9	LED Aluminum Path Light
Finish	A	Black
	H	Bronze
Mounting	S7	Mounting Stake
LED	LED2W	LED Lamp

Specifications
HOUSING: Die-cast aluminum. Stem is extruded aluminum. Roof has dual stainless steel hinge with stainless steel spring lock for tool-less entry and relamping. 1/4" NPS male threads to screw into accessory mounting stake or junction box, sold separately. Fasteners are 300 series stainless steel.
FINISH: Thermoseal polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. Textured finish.
OPTICAL ASSEMBLY: Frosted tempered glass lens. Reflector is Stamped Hammerstone Aluminum.
LAMPING: 10W maximum T3 bi-pin lamp. Lower wattage lamps are acceptable. 10W T3 lamp is included with fixture.
ELECTRICAL ASSEMBLY: Bi-pin socket type G24 with 200° C high temperature teflon coated wire leads. 12 volt fixture is pre-wired with 9-6 gauge of 18-2 AWG, 105° C, SPT-1W wire. Low voltage quick connector, catalog #LV33 included for easy hook-up to the low voltage supply cable, not included. 12 Volt system requires remote transformer, not included.
WARRANTY: Three-year limited warranty.
CERTIFICATIONS: ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.
Height: 16-3/8" (416 mm) Width: 6" (152 mm) Max. Weight: 1.25 lb

5 LANDSCAPE LIGHTING 'PL-1'
L-03A N.T.S.

HADCO by @ignify

Landscape

Deck Light
DAL1 Aluminum

DL-1
OR APPROVED SUBSTITUTIONS

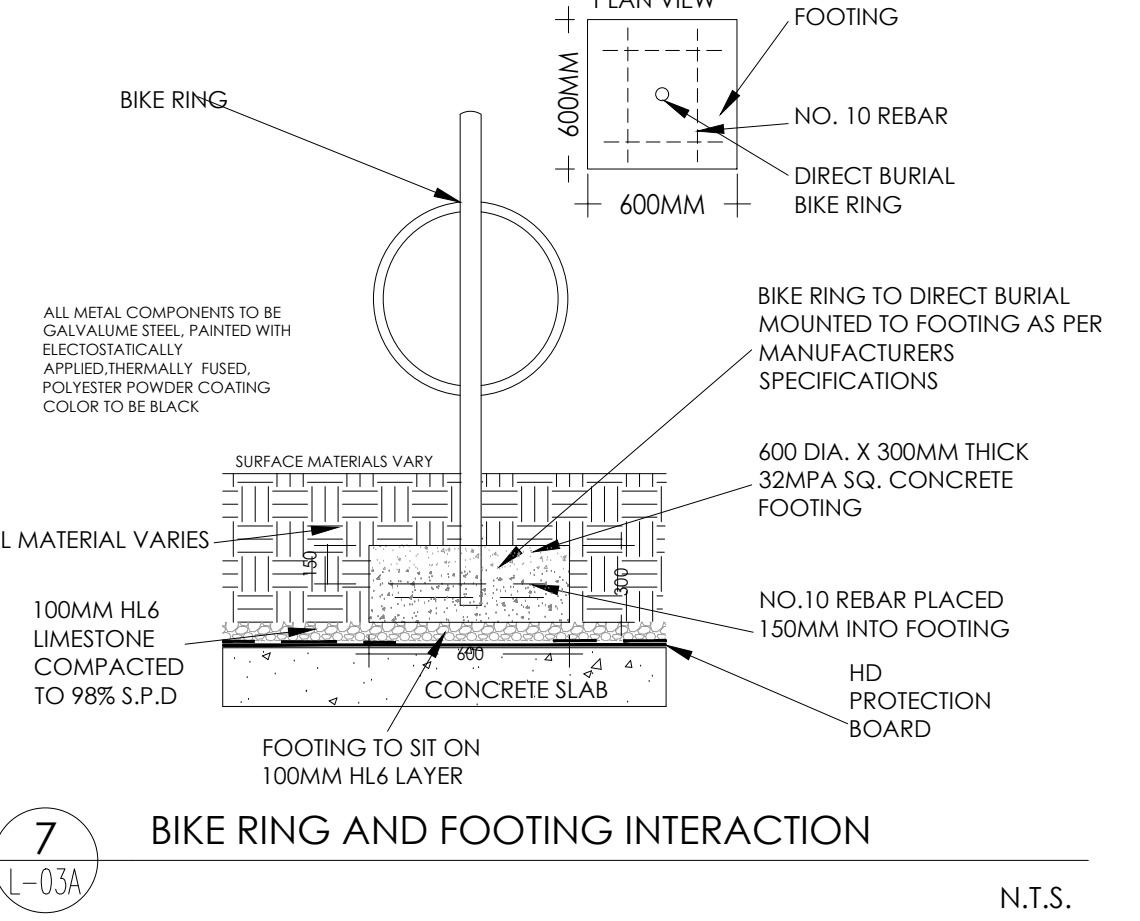
Project: _____
Location: _____
Cat No: _____
Type: _____
Lamp: _____ City: _____
Notes: _____

Ordering Guide
Example: DAL1 A

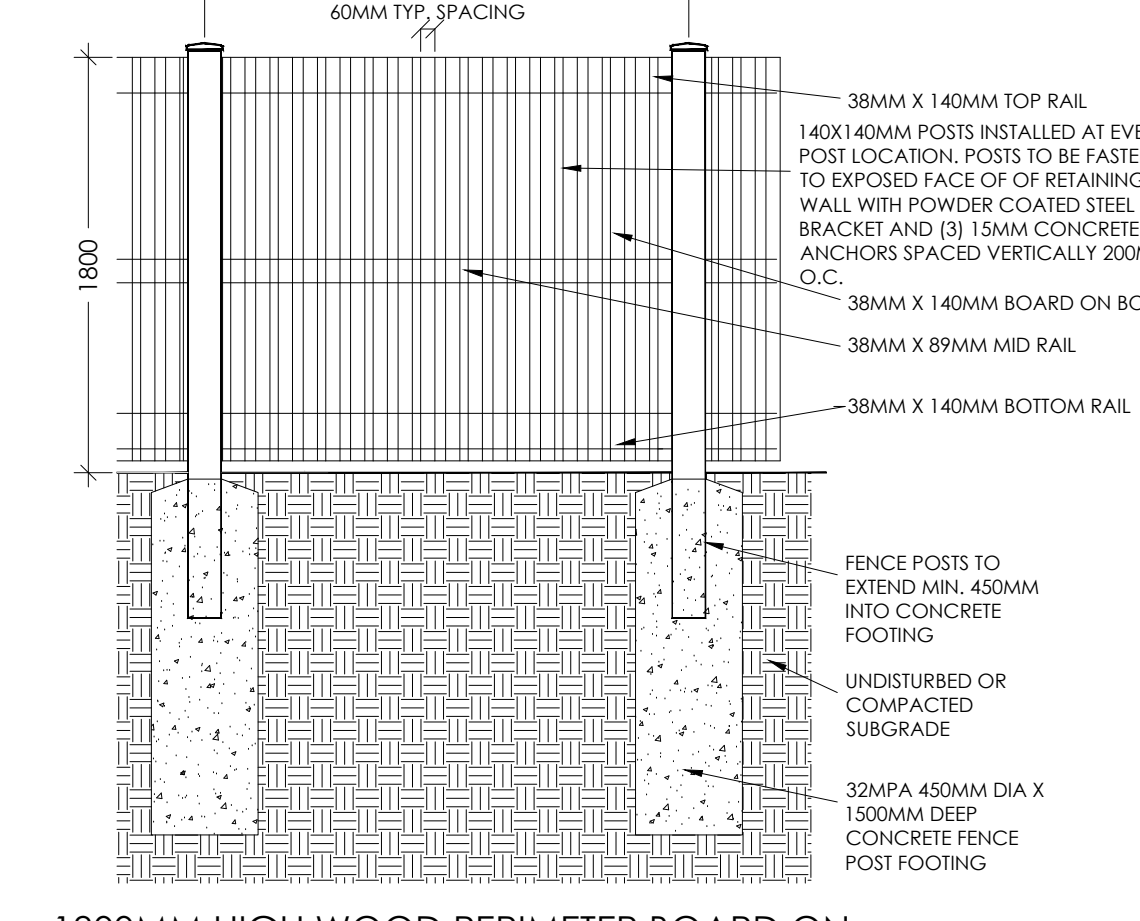
Product Code	DAL1	Aluminum Deck Light
Finish <td>A</td> <td>Black</td>	A	Black
<td>B</td> <td>White</td>	B	White
<td>G</td> <td>Verde</td>	G	Verde
<td>H</td> <td>Bronze</td>	H	Bronze

Specifications
HOUSING: Body and mounting plate are cast aluminum construction. Fasteners are 300 series stainless steel.
FINISH: Thermoseal polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications.
OPTICAL ASSEMBLY: Frosted, smoked glass lens. Reflector is Stamped Hammerstone Aluminum.
LAMPING: 10W maximum T3 bi-pin lamp. Lower wattage lamps are acceptable. 10W T3 lamp is included with fixture.
ELECTRICAL ASSEMBLY: Bi-pin socket type G24 with 200° C high temperature teflon coated wire leads. 12 volt fixture is pre-wired with 9-6 gauge of 18-2 AWG, 105° C, SPT-1W wire. Low voltage quick connector, catalog #LV33 included for easy hook-up to the low voltage supply cable, not included. 12 Volt system requires remote transformer, not included.
INSTALLATION & MOUNTING: Two (2) Stainless #8 wood screws (supplied) via key slots.
WARRANTY: Three-year limited warranty.
CERTIFICATIONS: ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.
Height: 3 1/2" (89mm) Width: 2 1/2" (64mm) Depth: 1 7/8" (48mm) Max. Weight: 0.20 lb

6 LANDSCAPE LIGHTING 'DL-1'
L-03A N.T.S.



7 BIKE RING AND FOOTING INTERACTION
L-03A N.T.S.



8 1800MM HIGH WOOD PERIMETER BOARD ON BOARD FENCE WITH TYPICAL FENCE POST FOOTING
L-03A N.T.S.

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ASSOCIATION OF LANDSCAPE ARCHITECTS

OMA

MEMBER

No.	Date	Revisions
11	OCT 14, 2020	ISSUED AS PER COORDINATE
12	NOV 20, 2020	ISSUED FOR PERMITS PREPARE
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SUCCESSION DEVELOPMENT CORPORATION

PROPOSED

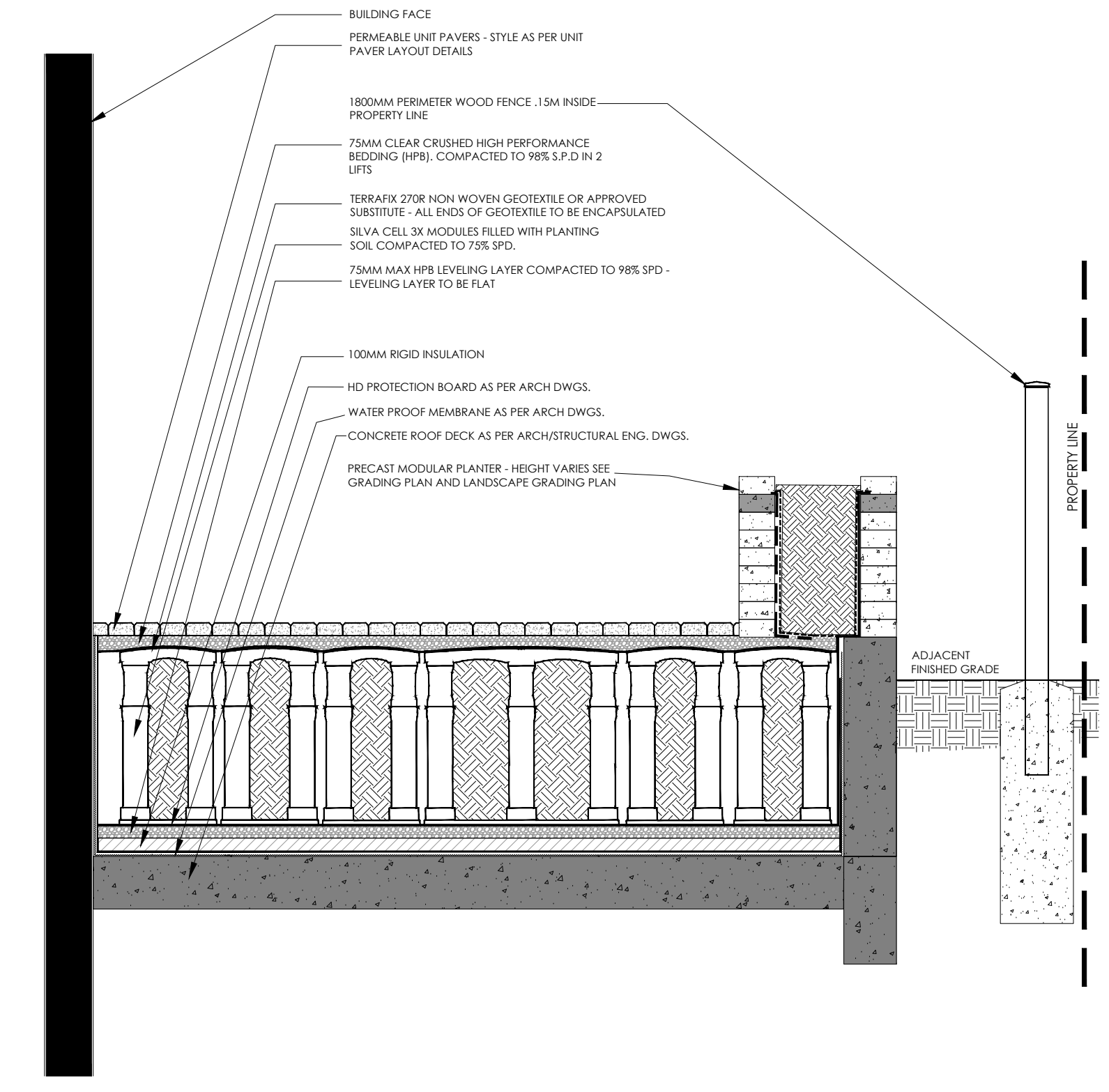
6 STOREY RETIREMENT RESIDENCE

2380 LAKESHORE ROAD WEST, OAKVILLE ONTARIO

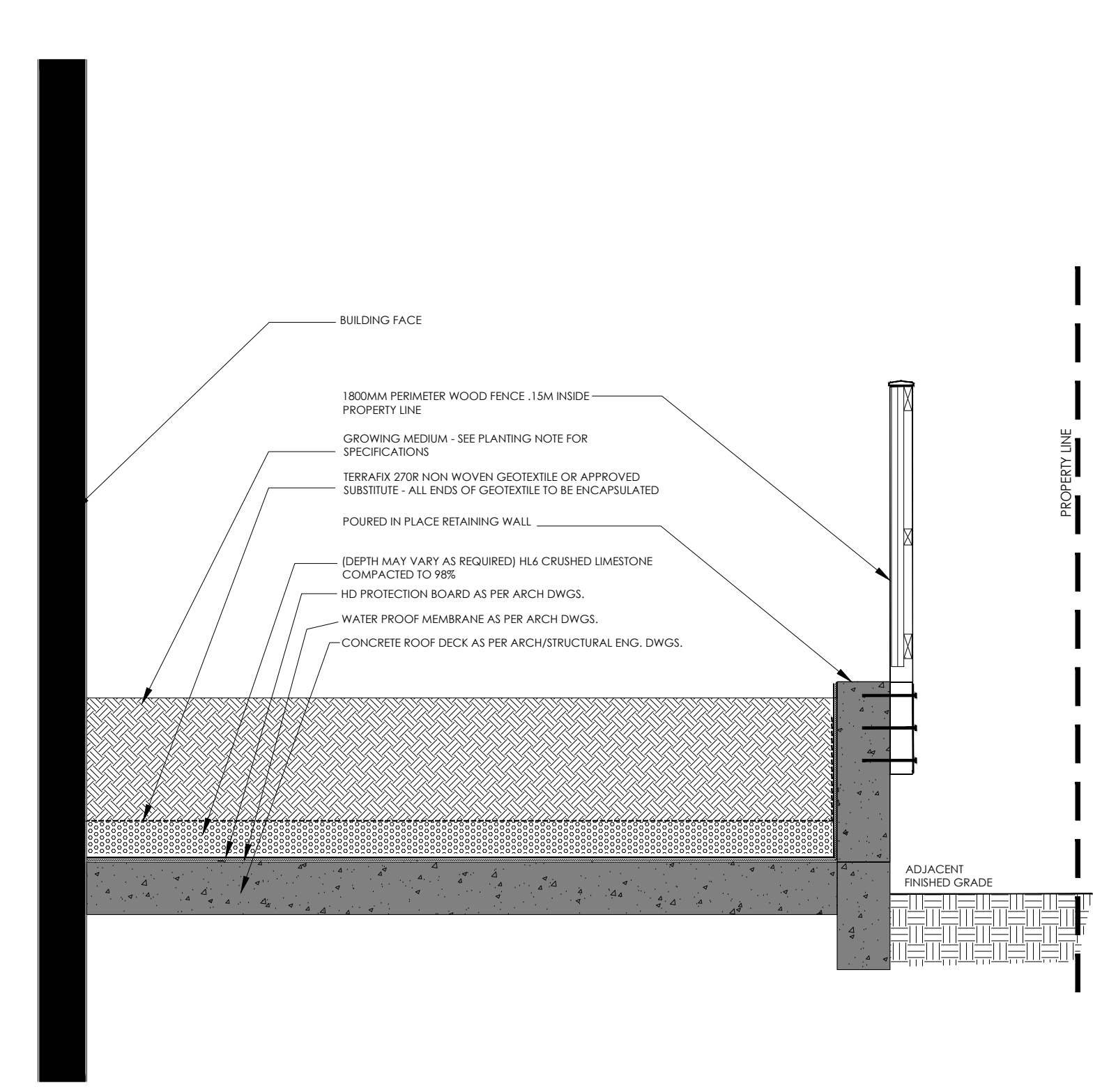
LANDSCAPE FURNISHING AND LIGHTING DETAILS

DATE: MAY 17, 2018
DRAWN: AV
PROJECT NUMBER: 180443

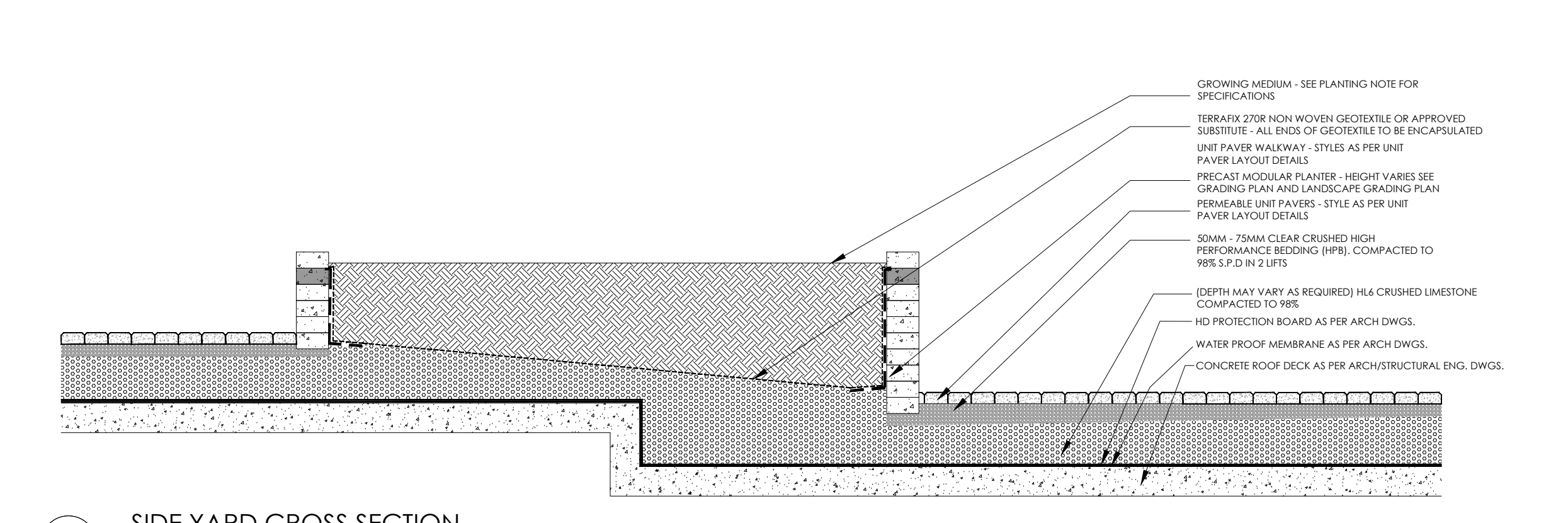
L-03A



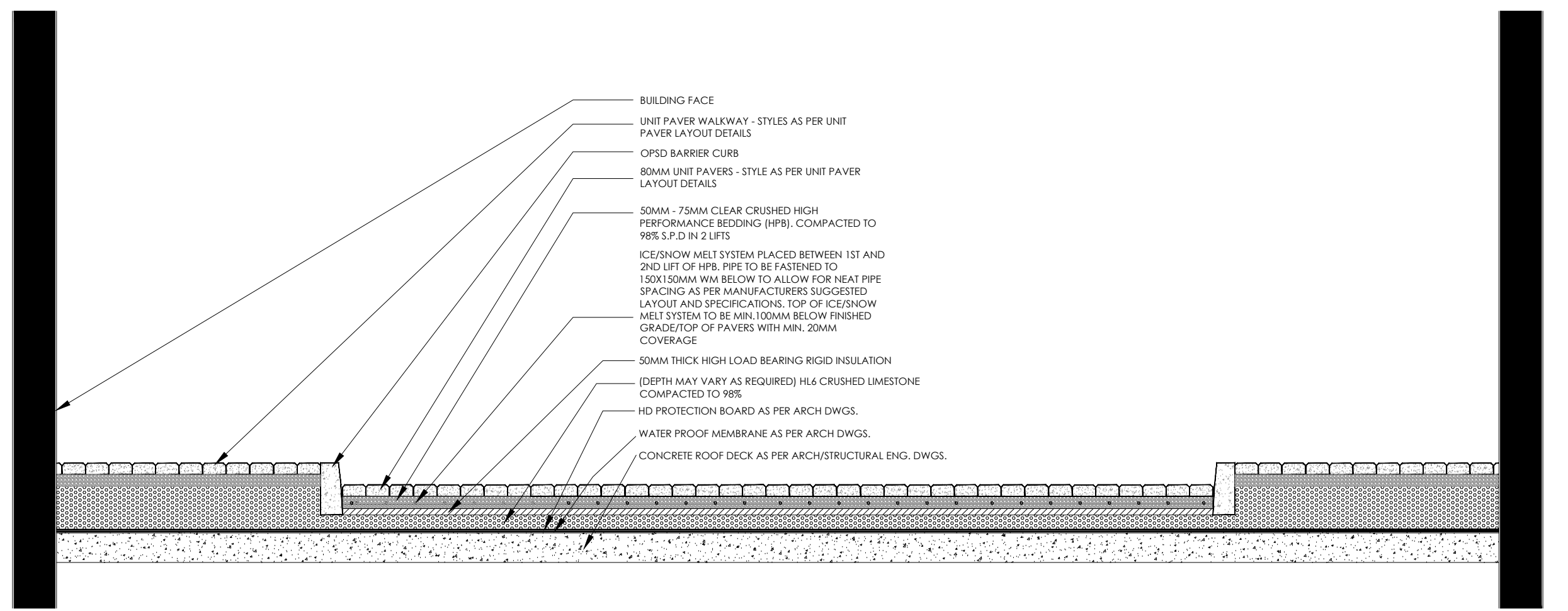
1
L-03B
SIDE YARD CROSS SECTION
N.T.S.



2
L-03B
SIDE YARD CROSS SECTION
N.T.S.



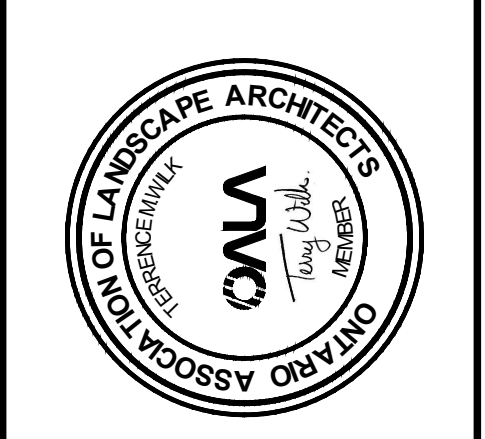
3
L-03B
SIDE YARD CROSS SECTION
N.T.S.



4
L-03B
DRIVEWAY CROSS SECTION
N.T.S.

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18	DEC 7, 2023	ISSUED FOR PERMIT
19	FEB 20, 2024	ISSUED FOR SPA

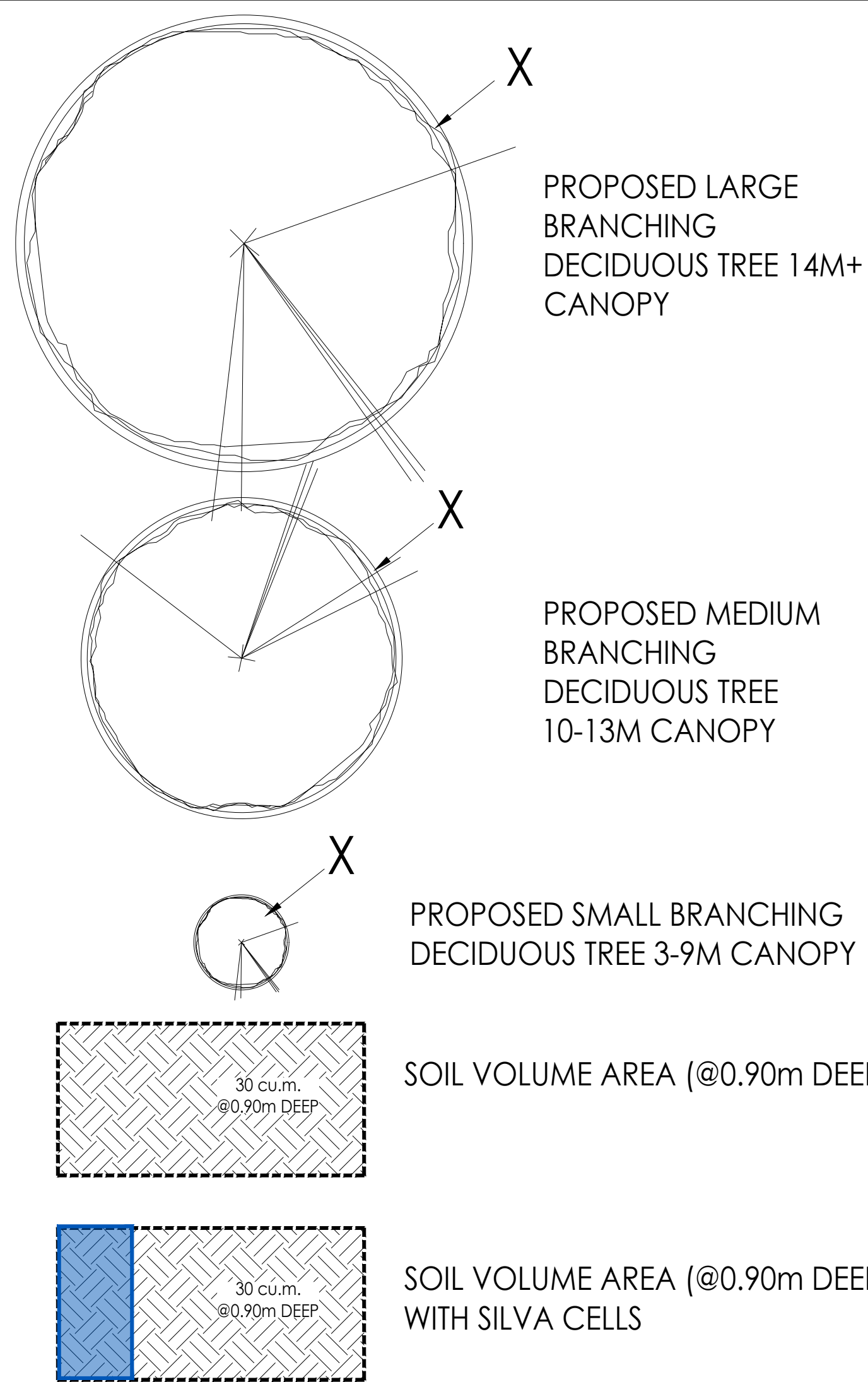
SUCCESSION DEVELOPMENT CORPORATION
PROPOSED
6 STOREY RETIREMENT RESIDENCE
2380 LAKESHORE ROAD WEST, OAKVILLE ONTARIO

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LANDSCAPE CROSS SECTIONS
SCALE: N.T.S.
DATE: MAY 7, 2018
DRAWN: AV
PROJECT NUMBER: 180443

L-03B

LEGEND

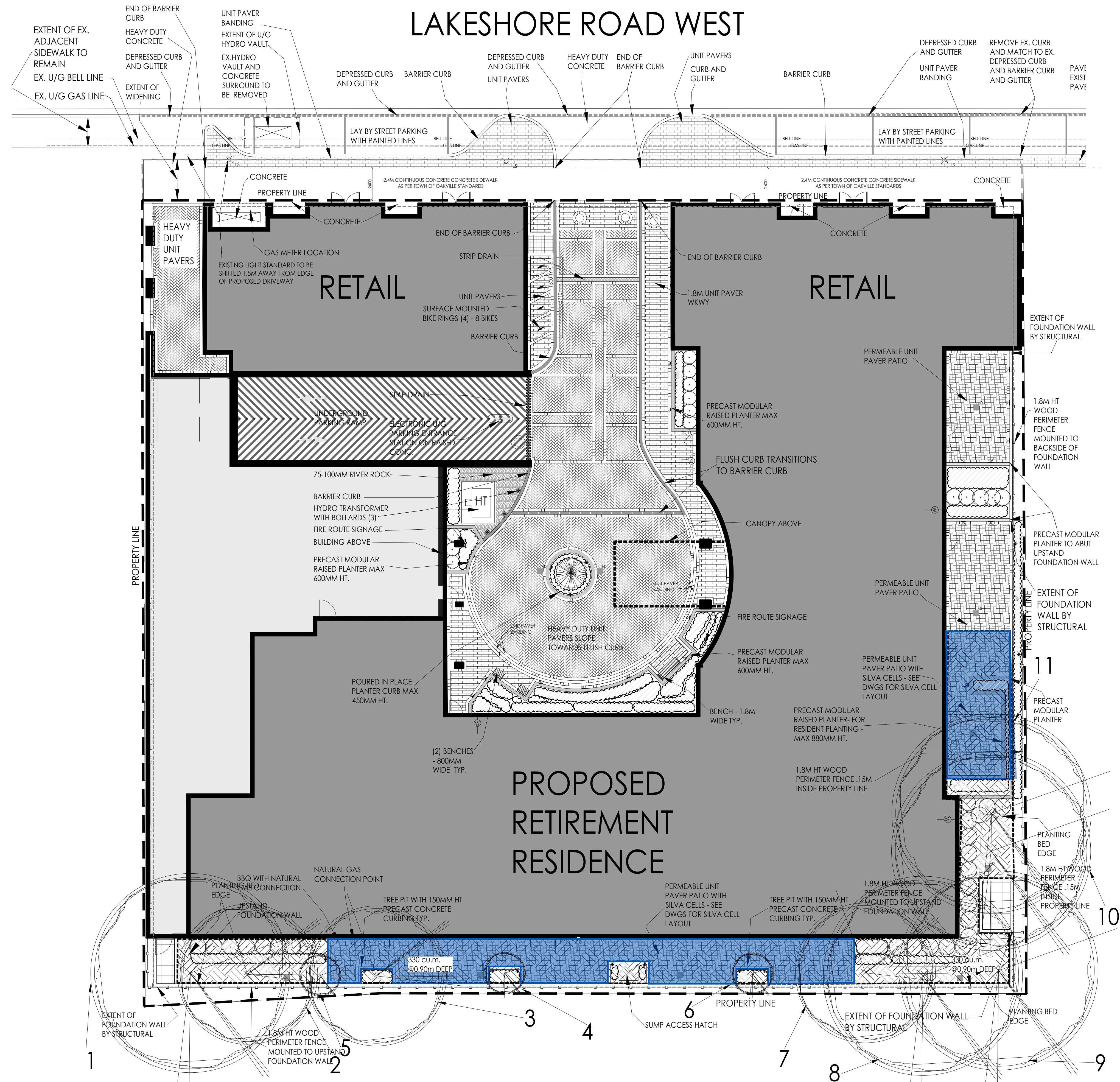


CANOPY CALCULATION CHART

File No: 180443
 Name of Project: SUCCESSION OAKVILLE
 Project No: 180443
 Date: 2023-05-25

TREE # (SINGLE OR CLUSTERED)	TREE SPECIES	ANNOTATION NUMBER	# OF TREES	SOIL VOLUME PER TREE (M ³) @ 0.90M DEPTH PROVIDED	CROWN AREA (M ²) PER TREE	CANOPY AREA SUBTOTAL (M ²)
LARGE STATURE TREES (14+ m SPREAD)						
	LIRIODENDRON TULIPIFERA	1,8	2	30 m ³	154 m ²	504.00 m ²
	TILIA CORDATA	9,10,11	3	30 m ³	154 m ²	462.00 m ²
	SUB-TOTAL:		5		154.00 m²	966.00 m²
MEDIUM STATURE TREES (10-13m SPREAD)						
	AESCULUS X CARNEA 'BRIOTIF'	2,3,7	3	30 m ³	79 m ²	237.00 m ²
	SUB-TOTAL:		3		79.00 m²	237.00 m²
SMALL STATURE TREES (3-10m SPREAD)						
	GLEDITSIA TRICANTHOS 'STREET KEEPER'	4,5,6	3	30 m ³	7 m ²	21.00 m ²
	SUB-TOTAL:		3		7.00 m²	21.00 m²
EXISTING TREES						
	Existing coniferous trees to be preserved with boarding (crown area) to have 1.5x credit					
	SUB-TOTAL:		0		0.00 m²	0.00 m²
SUBTOTAL OF EXISTING TREE CROWN AREA						
SUBTOTAL OF EXISTING TREE BONUS FACTOR OF 1.5						
						0.00 m²
DEDUCTIONS FOR OVERLAPPING CANOPIES						
TOTAL # OF TREES:						11
TOTAL CANOPY AREA (M²):						1224.00
CANOPY SUMMARY						
SITE AREA						3850.50
SITE CANOPY COVER						31.79%
LAND USE CANOPY COVER TARGET						20%
PARKING AREA SUMMARY						
TOTAL PARKING SPACES PROPOSED:						0
TOTAL # OF TREES IN OR WITHIN 5M OF PARKING AREA:						0

NOTE: REFER TO TREE INVENTORY AND PRESERVATION PLAN BY KUNTZ FORESTRY CONSULTING INC. FOR INFORMATION REGARDING EXISTING TREES AND TREE PROTECTION INFORMATION.

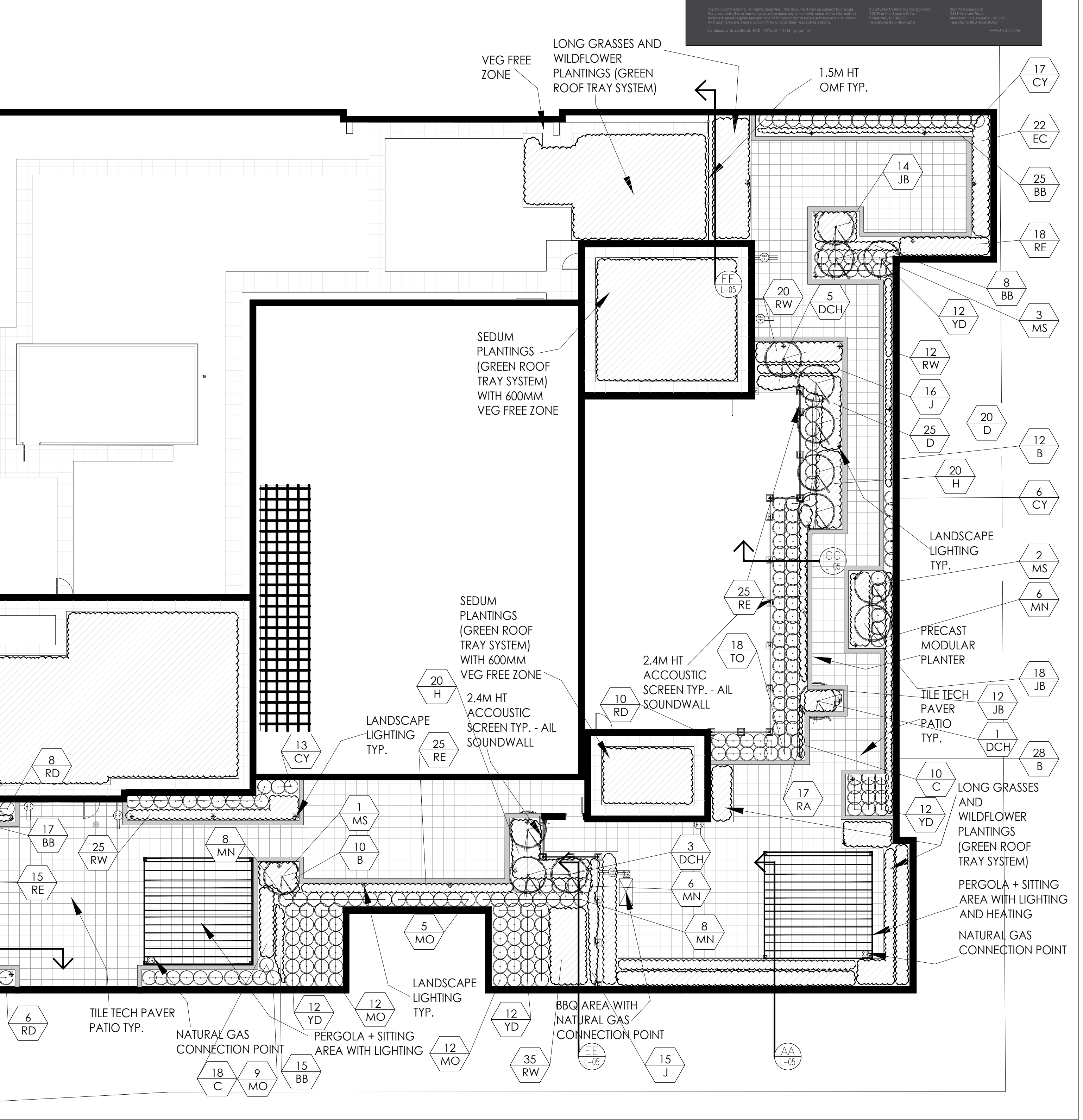
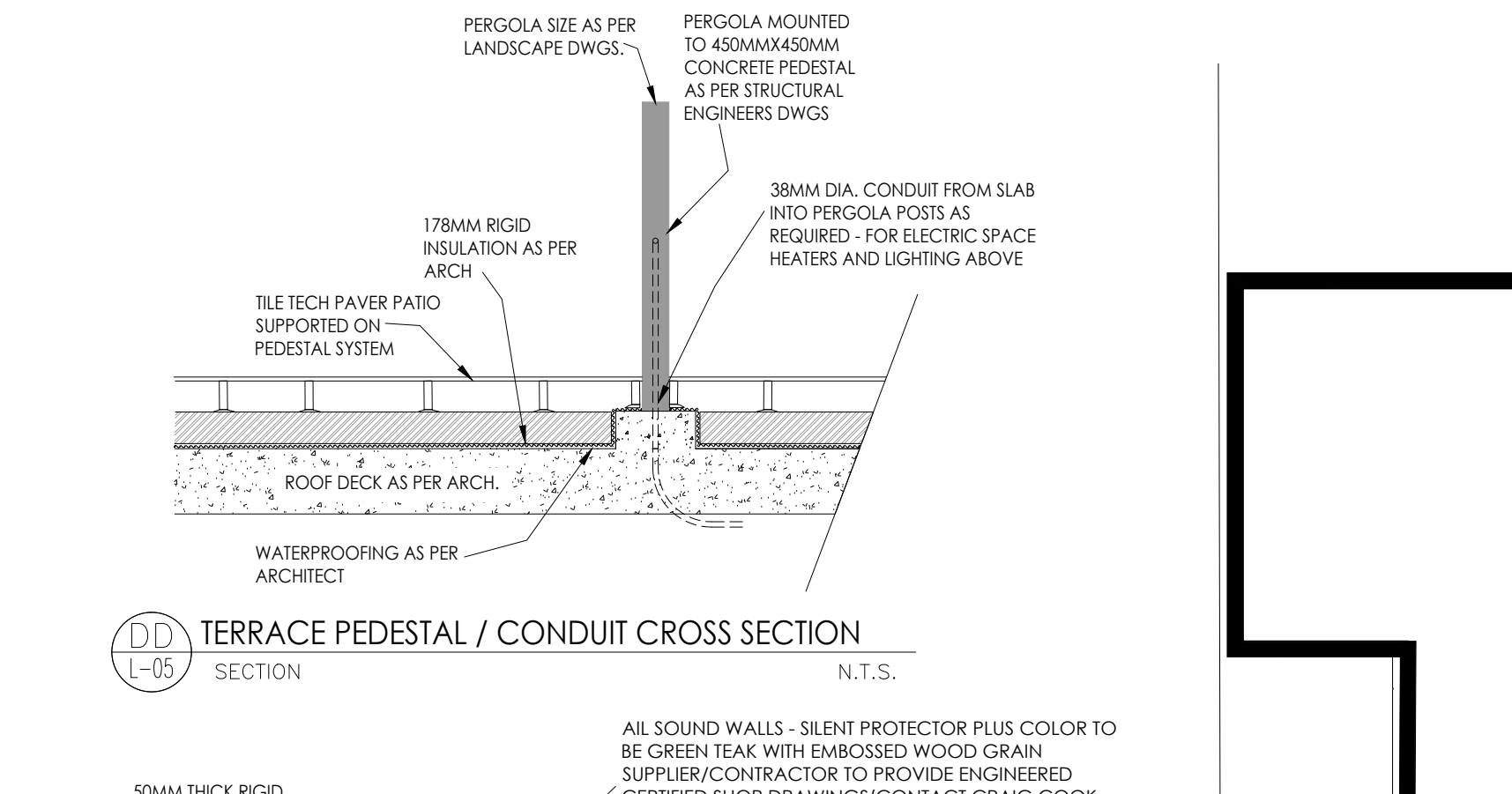
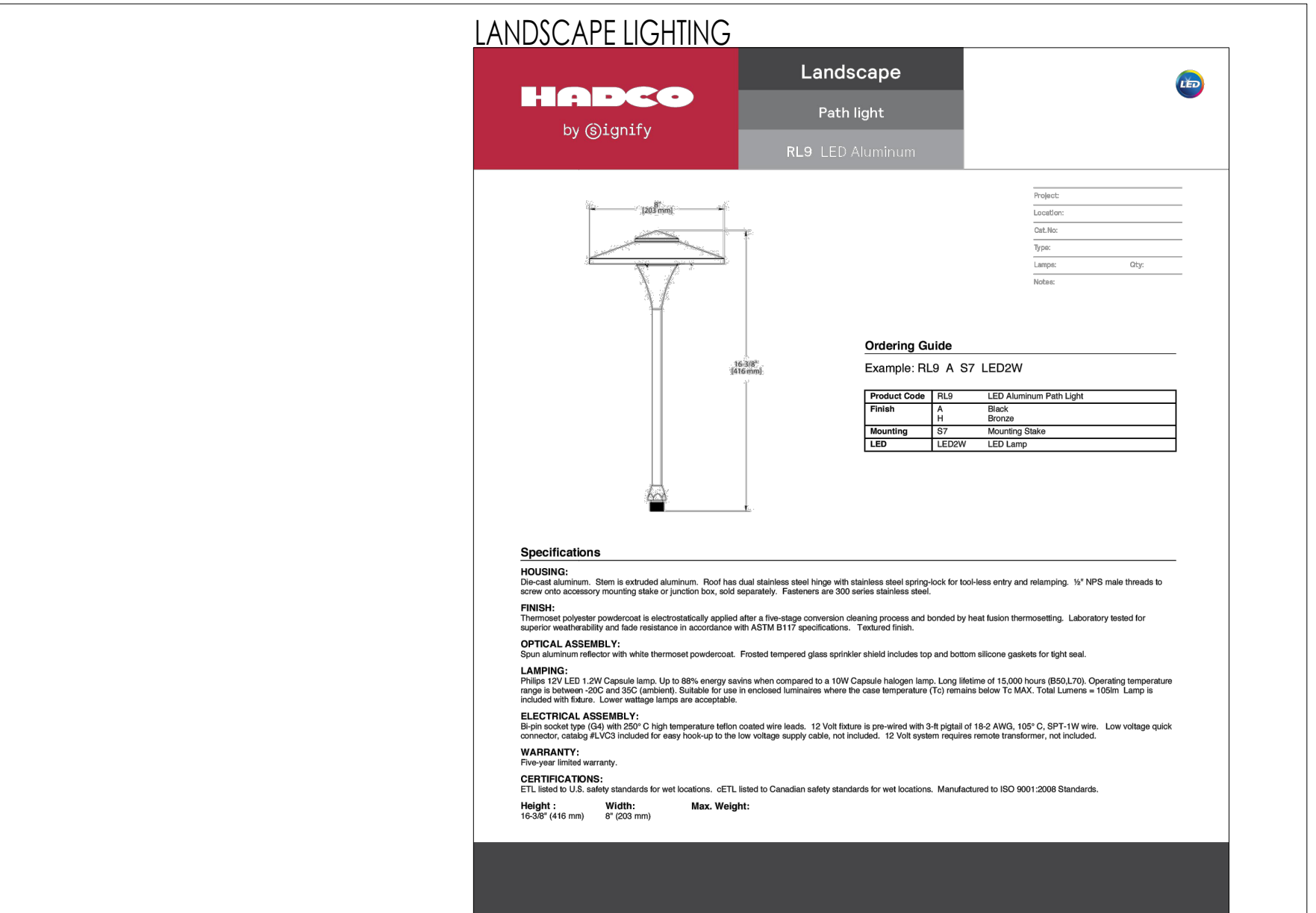
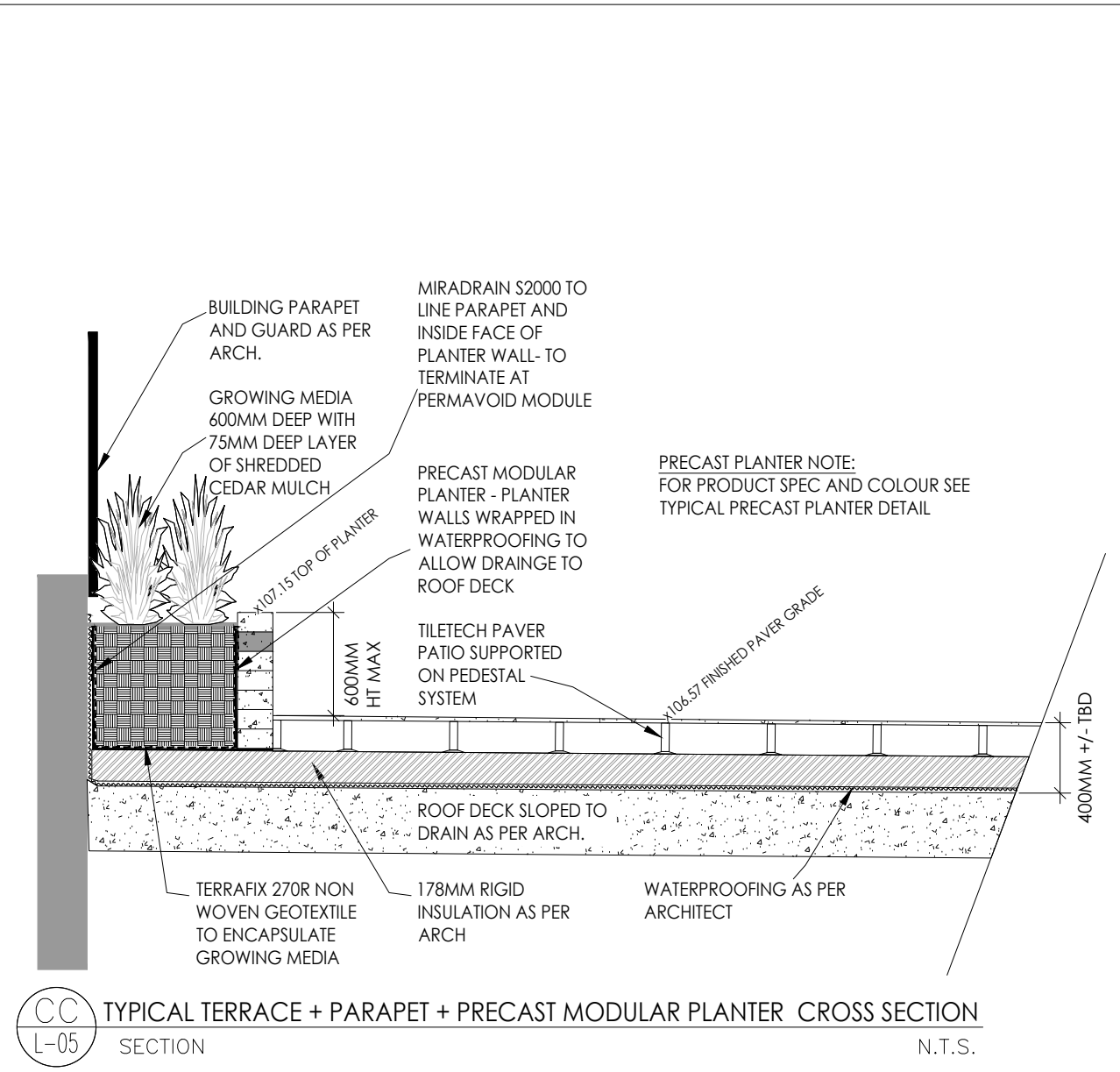
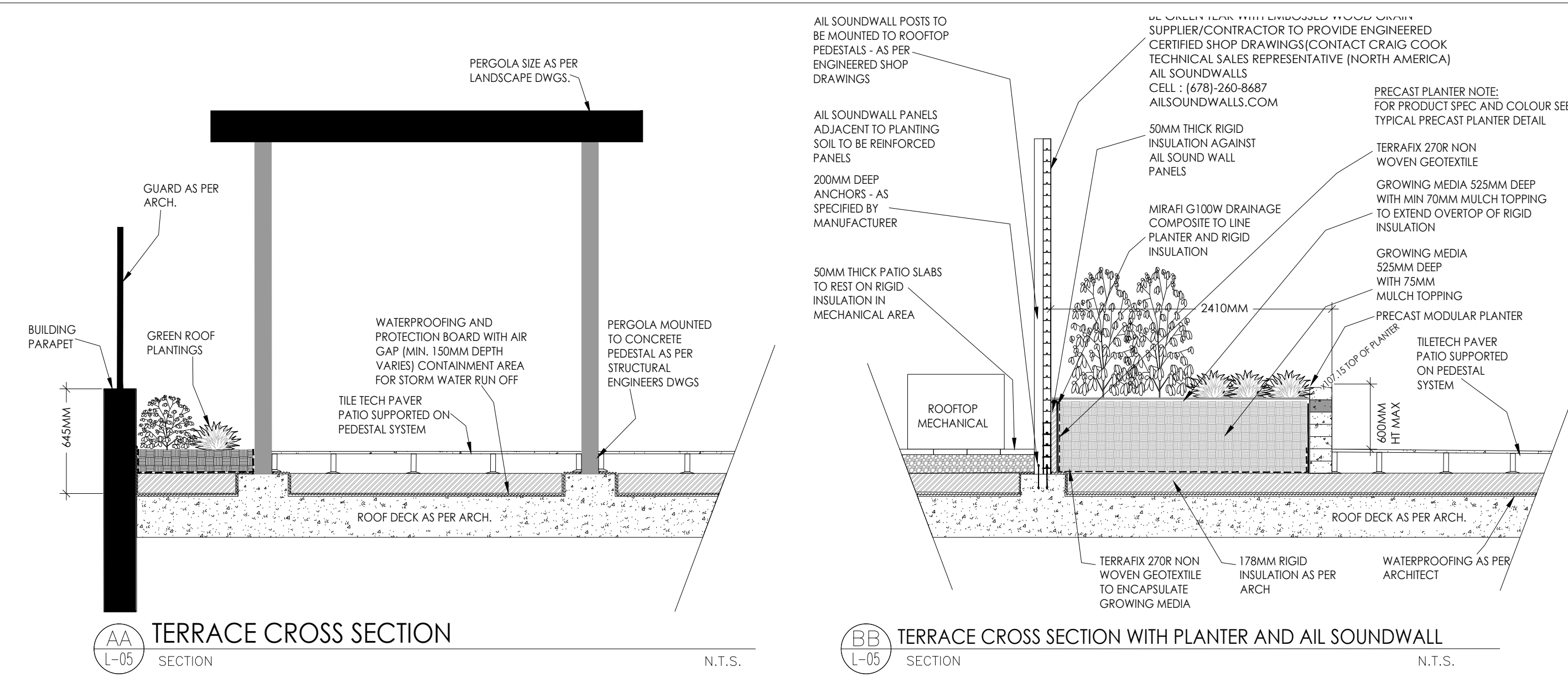


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DO NOT SCALE DRAWINGS



No.	Date	Revisions
11	OCT 14, 2020	REVISED AS PER COMMENTS
12	NOV 30, 2020	ISSUED FOR PERMITTING PRELIM
13	MAY 13, 2022	ISSUED FOR PERMIT
14	MAR 24, 2022	ISSUED FOR CURB REVIEW
15	JULY 7, 2023	ISSUED FOR OPENING SUBMISSION
16	OCT 17, 2023	ISSUED PERMITTED SET
17	OCT 17, 2023	ISSUED FOR PERMIT
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 2380 LAKESHORE ROAD WEST, OAKVILLE ONTARIO



HADCO Landscape
Path light
RL9 LED Aluminum

Specifications

Model: RL9
Material: Aluminum
Color: White
Finish: Powder Coat
Height: 1.5m
Width: 150mm
Depth: 150mm

Ordering Guide

Example: RL9 A 67 LED2W

Product Code	Quantity	Description
RL9 A 67 LED2W	1	150mm x 150mm Path Light

WARRANTY: 5 Year Limited Warranty

CERTIFICATIONS: CE, RoHS, REACH, ISO 9001, ISO 14001, ISO 45001

CONTACT: HADCO Lighting Inc. 1-800-387-2727

AIL SOUNDBALLS

AIL Sound Walls are available in a variety of attractive colors and material finishes. Custom colors are also available.

Color	Finish
Grey	Matte
Teak	White
Green Oak	Black
Blonde Oak	Black

Product Specifications

Specification	Silent Protector® (Absorptive)	Tuff Barrier® (Reflective)
Span	8'6" (2.61m)	8'6" (2.61m)
Panel Width	2.7m (8.87m)	2.7m (8.87m)
Panel Height	1.5m (4.92m)	1.5m (4.92m)
Weight	4.1kg/m² (17.5lb/ft²)	4.1kg/m² (17.5lb/ft²)
Wind Uplift	Greater than 3000Pa	Greater than 3000Pa
STC Rating	39	39
NRC Rating	0.92	0.92

Sound Transmission Loss ASTM E90 / E413

Octave Band Number	1	2	3	4	5	6	7	8	9	10
Center Frequency (Hz)	125	250	500	1000	2000	4000	8000	16000	31500	63000
Silent Protector®	21	21	20	21	21	20	21	21	21	21
Tuff Barrier®	21	21	20	21	21	20	21	21	21	21

Sound Absorption Coefficients ASTM C423/E795

Octave Band Number	1	2	3	4	5	6	7	8	9	10
Center Frequency (Hz)	125	250	500	1000	2000	4000	8000	16000	31500	63000
Silent Protector®	0.29	0.68	1.13	1.00	0.96	0.78	0.56	0.33	0.24	0.16
Tuff Barrier®	0.28	0.71	1.06	0.97	0.94	0.78	0.56	0.33	0.24	0.16

STC - Sound Transmission Class

STC is a rating system used to measure the sound reduction through a partition. It states the number of decibels lost through that partition in a laboratory environment.

NRC - Noise Reduction Coefficient

NRC is a rating system used to measure the sound absorption of a surface. It is the average of the absorption coefficients of a surface at 250, 500, 1000, 2000, 4000, and 8000 Hz.

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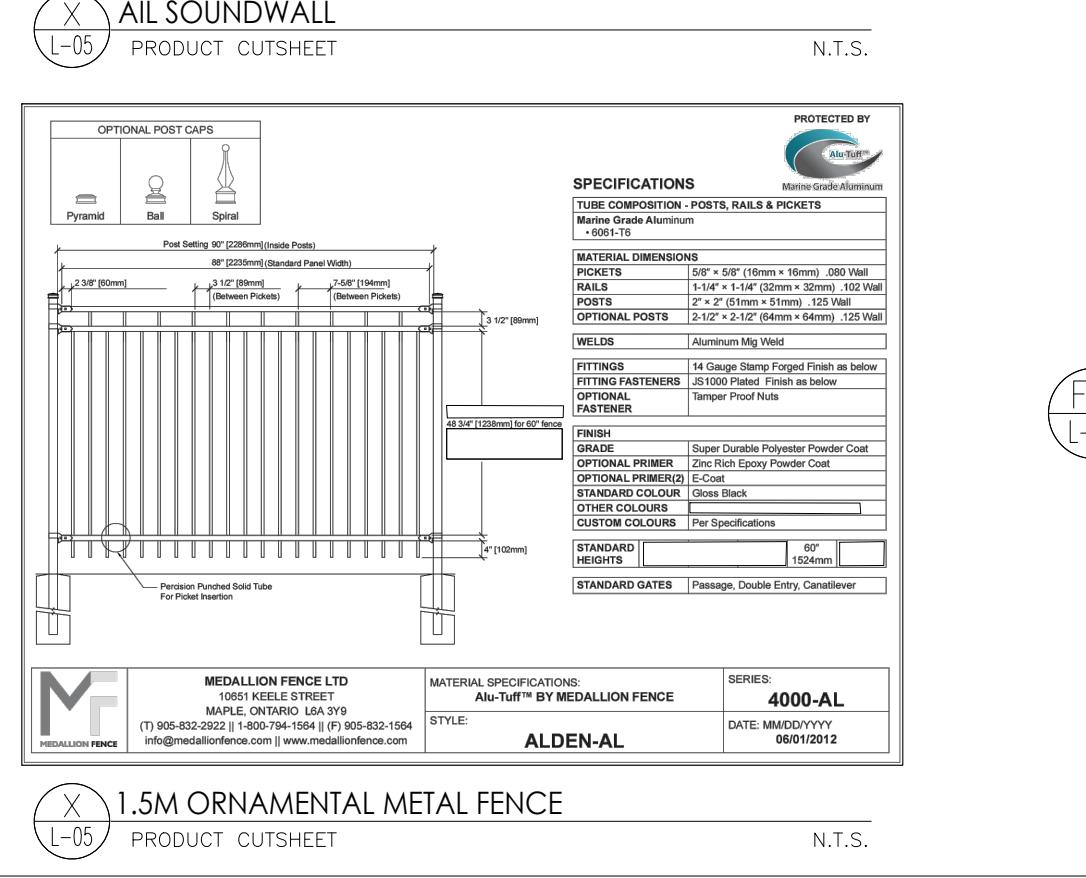
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WILK ASSOCIATES

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E: wilk@wilkassociates.ca
www.wilkassociates.ca

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ASSOCIATION OF LANDSCAPE ARCHITECTS

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SUCCESSION DEVELOPMENT CORPORATION

PROPOSED 6 STOREY RETIREMENT RESIDENCE

2380 LAKESHORE ROAD WEST, OAKVILLE ONTARIO

6TH FLOOR LANDSCAPE PLAN

DATE: 11/09/2018
DRAWN: AV
PROJECT NUMBER: 180443

L-05