

**PROPOSED 6 STOREY
RETIREMENT HOME**
F.F.E. = 132.85

ON SITE SNOW STORAGE

DRIVEWAY, PARKING & ASSOCIATED WALKWAYS	Total Hardscape (m ²)	2682.17m ²
Required Snow Storage in Softscape (m ²)	402.3m ²	15%
Provided Snow Storage in Softscape (m ²)	408.4m ²	15.2%

1. ALL SNOW STORAGE AREAS ARE MIN. 3.0m AWAY FROM ANY TREE.
2. PLANT MATERIAL ADJACENT TO SNOW STORAGE AREAS SELECTED TO TOLERANT SALT AND WINTER CONDITIONS.

- IRRIGATION NOTES:**
- The contractor is to design and install an irrigation plan to efficiently irrigate all planting beds shown on plan. Plumbing and electrical work shall conform to the prevailing codes, and unless specified otherwise, the construction of the sprinkler system shall include the furnishing, installing and testing of all irrigation equipment, along with the restoration of the site to its original condition.
 - The design and layout is to be approved by the landscape architect and/or contract administrator.
 - The irrigation system will provide complete and appropriate coverage of the turf and planting areas shown on the drawings. Sprinklers are to direct water away from roads, sidewalks, driveways and buildings. The entire system shall be guaranteed to be complete and function perfectly in every detail for a period of one year from the date of its acceptance.
 - All work shall be carried out in accordance with by-laws and codes having jurisdiction over site location.
 - If the responsibility of the plan user to inform themselves of the exact location of all underground and overhead utilities and structures before commencing the work.
 - All spray heads shall have pressure regulating devices.
 - The client shall be responsible for provision of 110 VAC power within 1 meter of the irrigation controller location.
 - The irrigation contractor shall be responsible for the supply and installation of a 2" backflow preventer to the local plumbing code inside of the utility room.
 - Mechanical Contractor to provide a 2" size water source complete with stub at the point of connection.
 - Irrigation design is based on a static water pressure of 45 psi at the point of connection.

- LANDSCAPE NOTES:**
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 - It is the contractor's responsibility to determine existing service locations.
 - Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.
 - All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
 - Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
 - Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
 - Install plant material according to details shown.
 - Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
 - Contractor to utilize layout dimensions where provided
 - Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
 - All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work
 - Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
 - Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
 - Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All s1 or greater slopes to be seeded with topsoil. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
 - All dimensions in meters unless otherwise noted.
 - If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
 - Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
 - Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
 - Not for construction unless stamped, signed and dated by Landscape Architect.
 - Drawing not to be reproduced without written consent from Landscape Architect.
 - Approval of landscape plan to be obtained from municipality.
 - All plant material to be planted a minimum of 1.0m from any swales or ditches.
 - For grading and servicing information refer to the consulting Engineer's drawings.
 - For lighting information and power distribution refer to the electrical consultant's drawings.

KEY MAP - N.T.S.

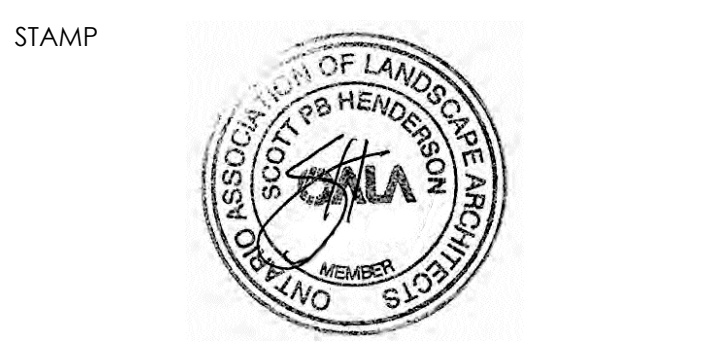
LEGEND

- property line
- existing tree to remain
- proposed deciduous tree
- proposed shrub
- proposed perennial
- existing elevation
- (132.50) proposed elevation
- C.I.P. concrete
- precast concrete unit pavers
- proposed artificial turf

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ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2024-10-08	Issued for coordination
2	2024-11-01	Issued for 1st submission



CLIENT
HiRise Group

MUNICIPALITY
Town of Oakville

PROJECT
McCraney Retirement Residence
1105 McCraney Street East

MUNICIPAL FILE NUMBER

SHEET
Layout and Materials
- Landscape Plan

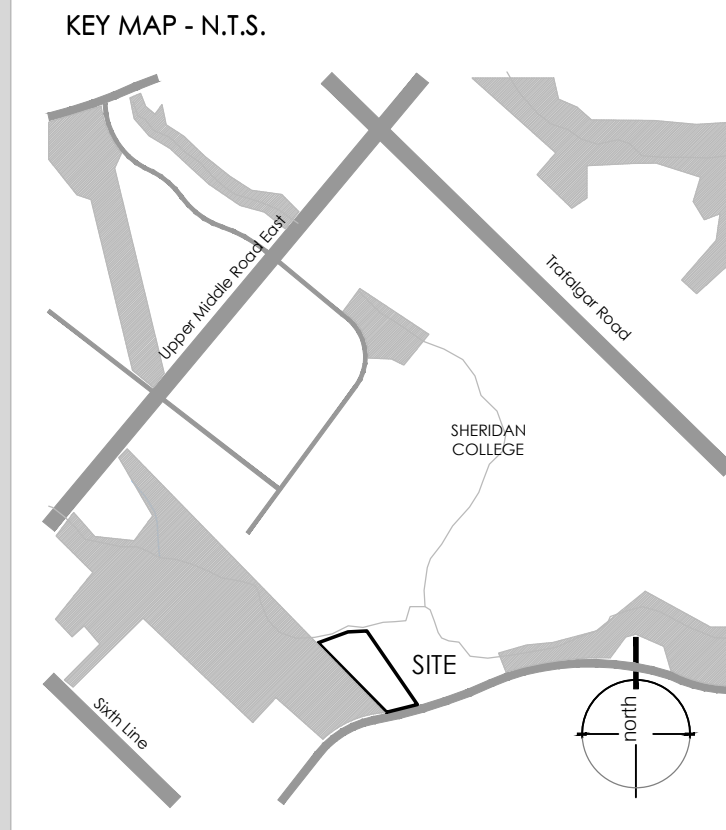
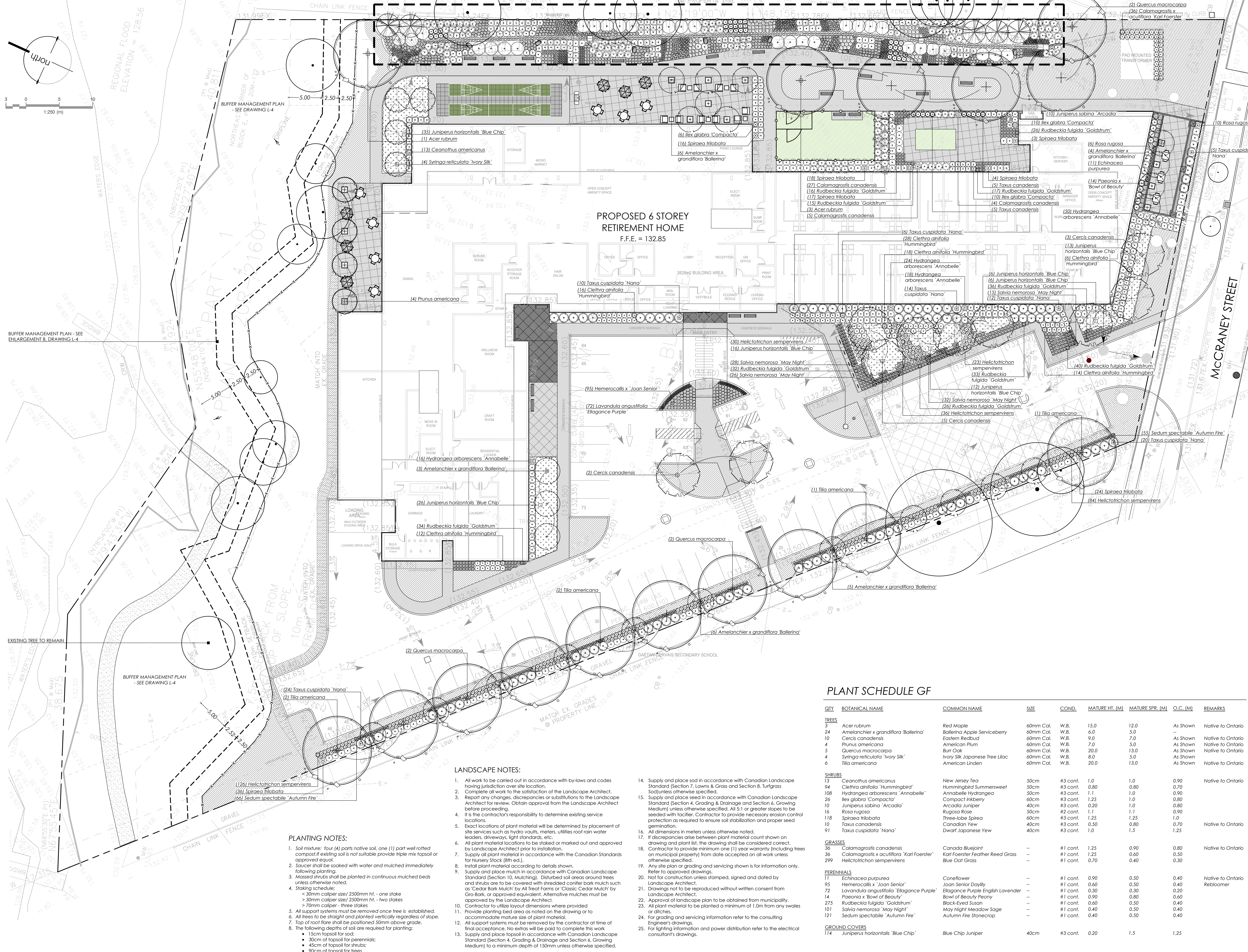
L-1

adesso design inc.
landscape architecture

69 John Street South, Suite 250
Hamilton, ON L8N 2B9
1.905.526.8876
www.adessodesigninc.ca

Project: 24-088, 2024-10-08, 11:51 AM, C:\Users\scott.henderson\OneDrive - Oakville\Documents\2024-10-08_24-088_Landscape Plan - Layout and Materials - Landscape Plan.dwg, 2024-11-01, 10:00 AM, C:\Users\scott.henderson\OneDrive - Oakville\Documents\2024-11-01_24-088_Landscape Plan - Layout and Materials - Landscape Plan.dwg

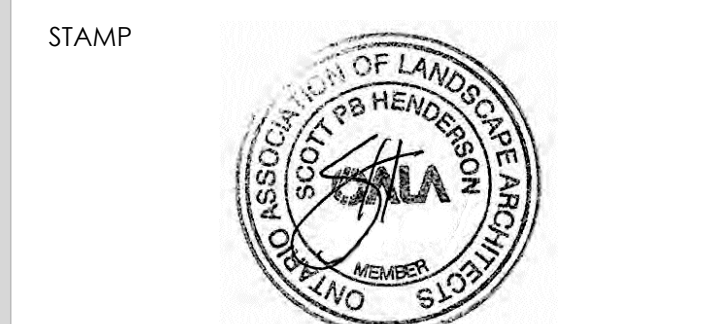
ENLARGEMENT 'A', L-3 - VEGETATED BIOSWALE



LEGEND section defining symbols for property lines, existing trees, proposed trees, elevations, and materials like topsoil, concrete, and turf.

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REVISIONS/ SUBMISSIONS table with columns for #, DATE, and DESCRIPTION.



CLIENT: HiRise Group, MUNICIPALITY: Town of Oakville

PROJECT: McCraney Retirement Residence 1105 McCraney Street East

MUNICIPAL FILE NUMBER

SHEET: Planting Plan - Landscape Plan L-2

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LANDSCAPE NOTES:

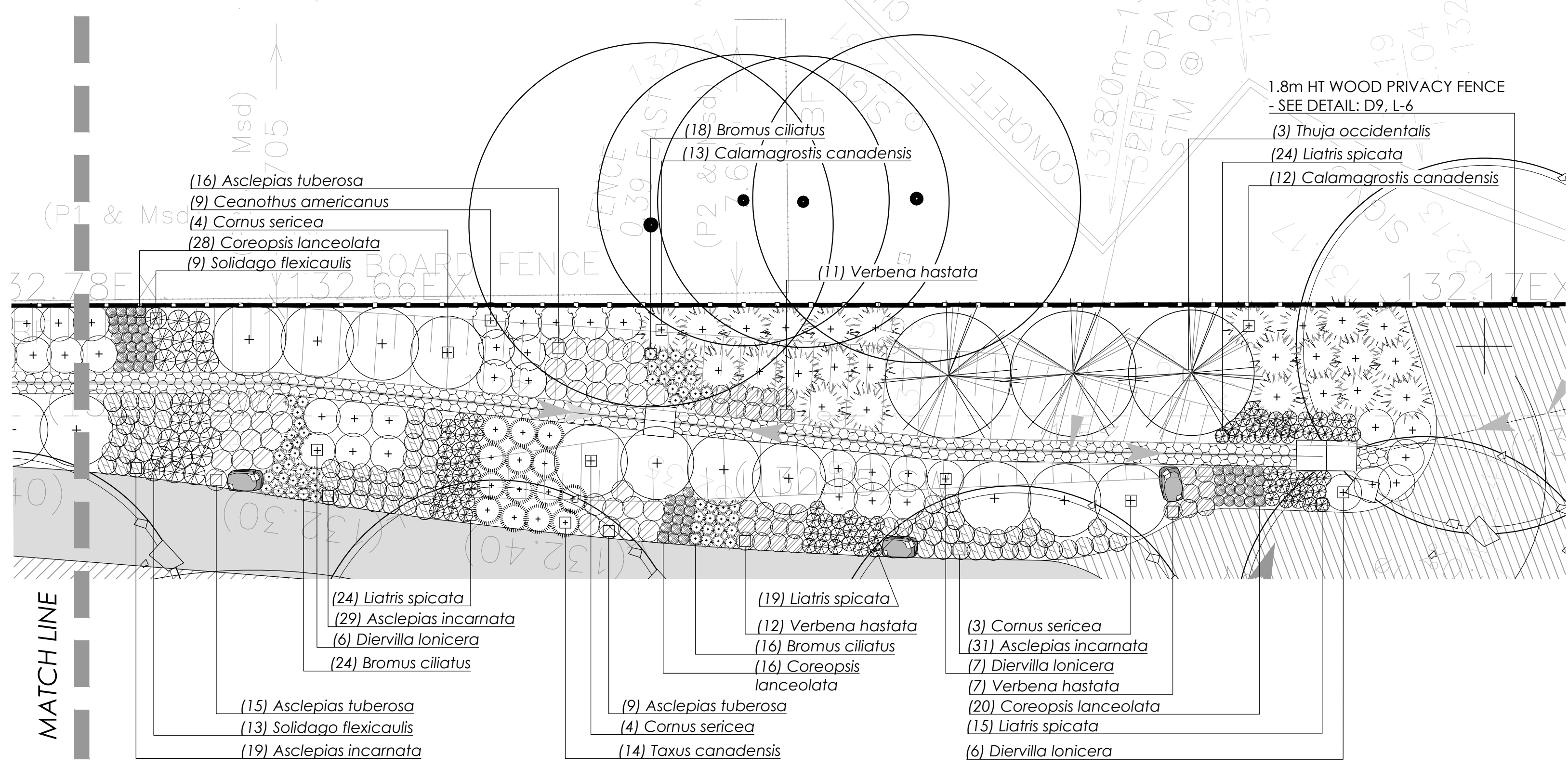
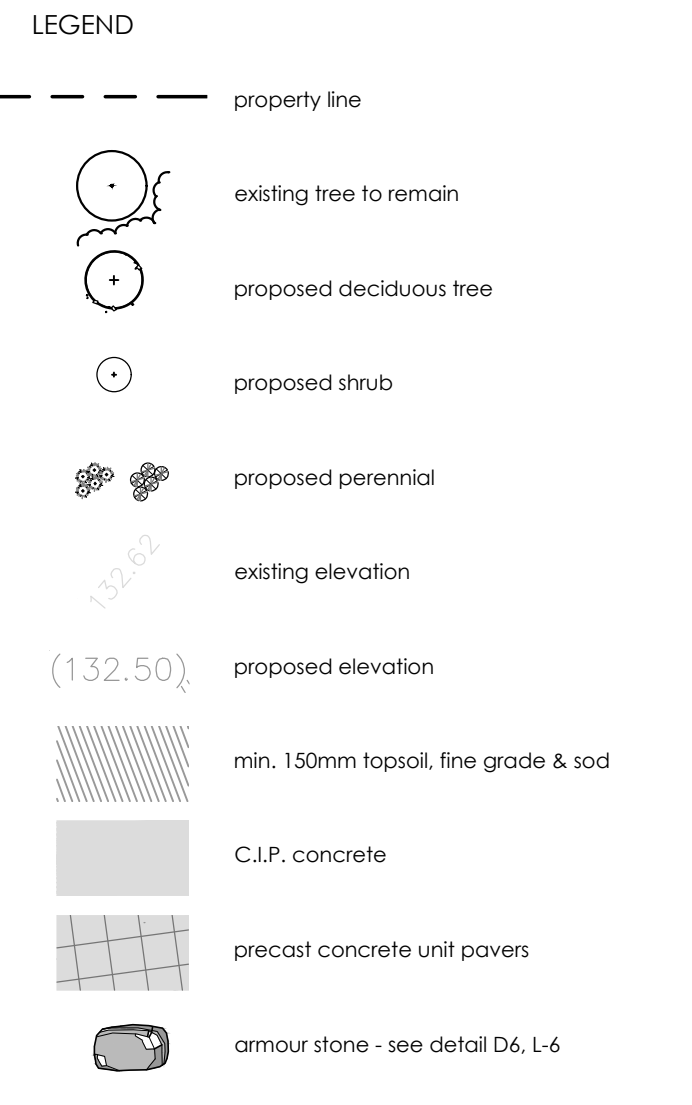
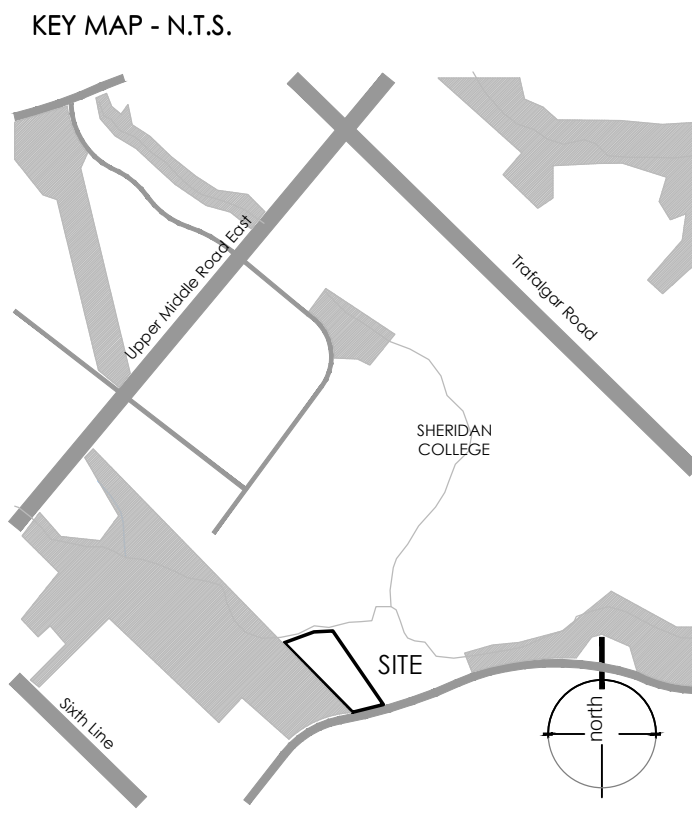
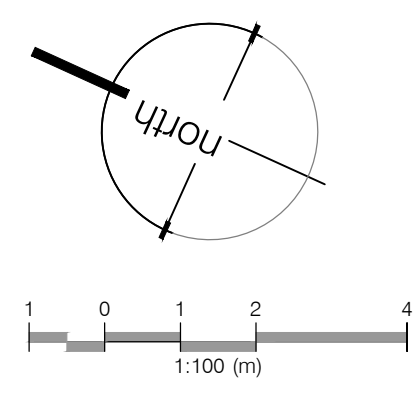
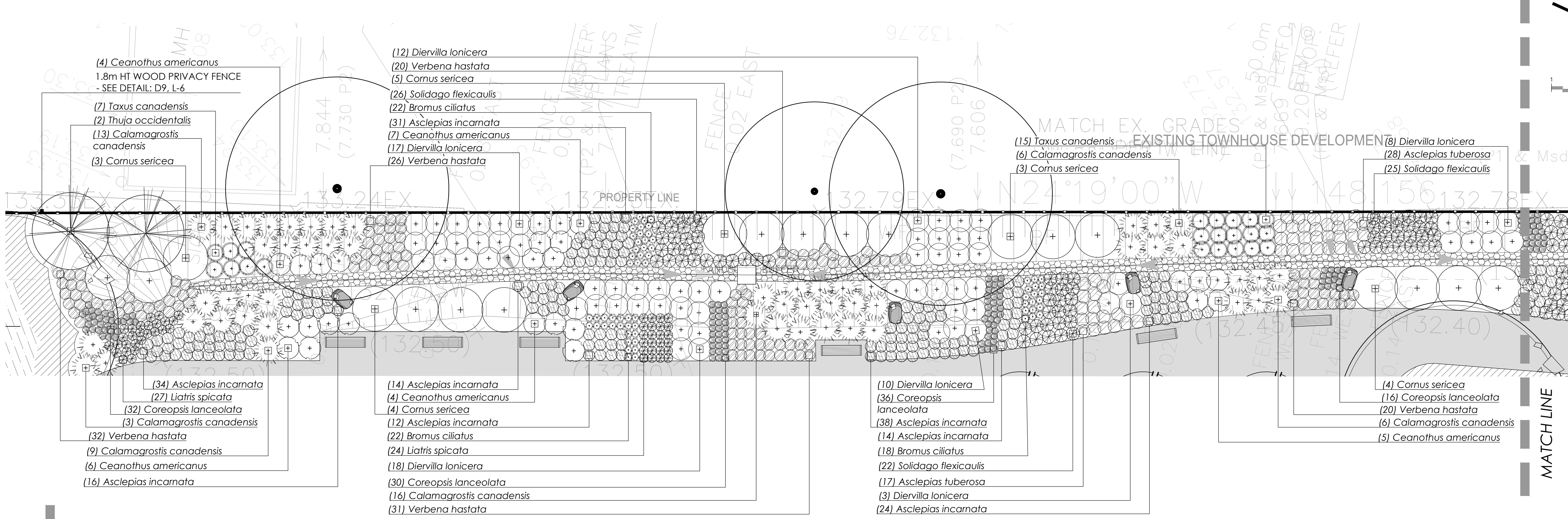
- List of 14 landscape notes detailing installation, maintenance, and material requirements for the bioswale and surrounding areas.

PLANTING NOTES:

- List of 8 planting notes providing specific instructions for soil preparation, watering, and staking of plants.

PLANT SCHEDULE GF

Table with columns: QTY, BOTANICAL NAME, COMMON NAME, SIZE, COND., MATURE HT. (M), MATURE SPR. (M), O.C. (M), REMARKS. Lists various trees, shrubs, perennials, and grasses.



- PLANTING NOTES:**
- Soil mixture: four (4) parts native soil, one (1) part well rotted compost if existing soil is not suitable provide triple mix topsoil or approved equal.
 - Saucer shall be soaked with water and mulched immediately following planting.
 - Matted shrubs shall be planted in continuous mulched beds unless otherwise noted.
 - Staking schedule:
 - < 30mm caliper size / 2500mm ht. - one stake
 - > 30mm caliper size / 2500mm ht. - two stakes
 - > 70mm caliper - three stakes
 - All support systems must be removed once tree is established.
 - All trees to be straight and planted vertically regardless of slope.
 - Top of root flare shall be positioned 50mm above grade.
 - The following depths of soil are required for planting:
 - 15cm topsoil for sod;
 - 30cm of topsoil for perennials;
 - 45cm of topsoil for shrubs;
 - 90cm of topsoil for trees

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HiRise Group
MUNICIPALITY
Town of Oakville

PROJECT
McCraney Retirement Residence
1105 McCraney Street East

MUNICIPAL FILE NUMBER

SHEET
Enlargement 'A'
- Vegetated Bioswale

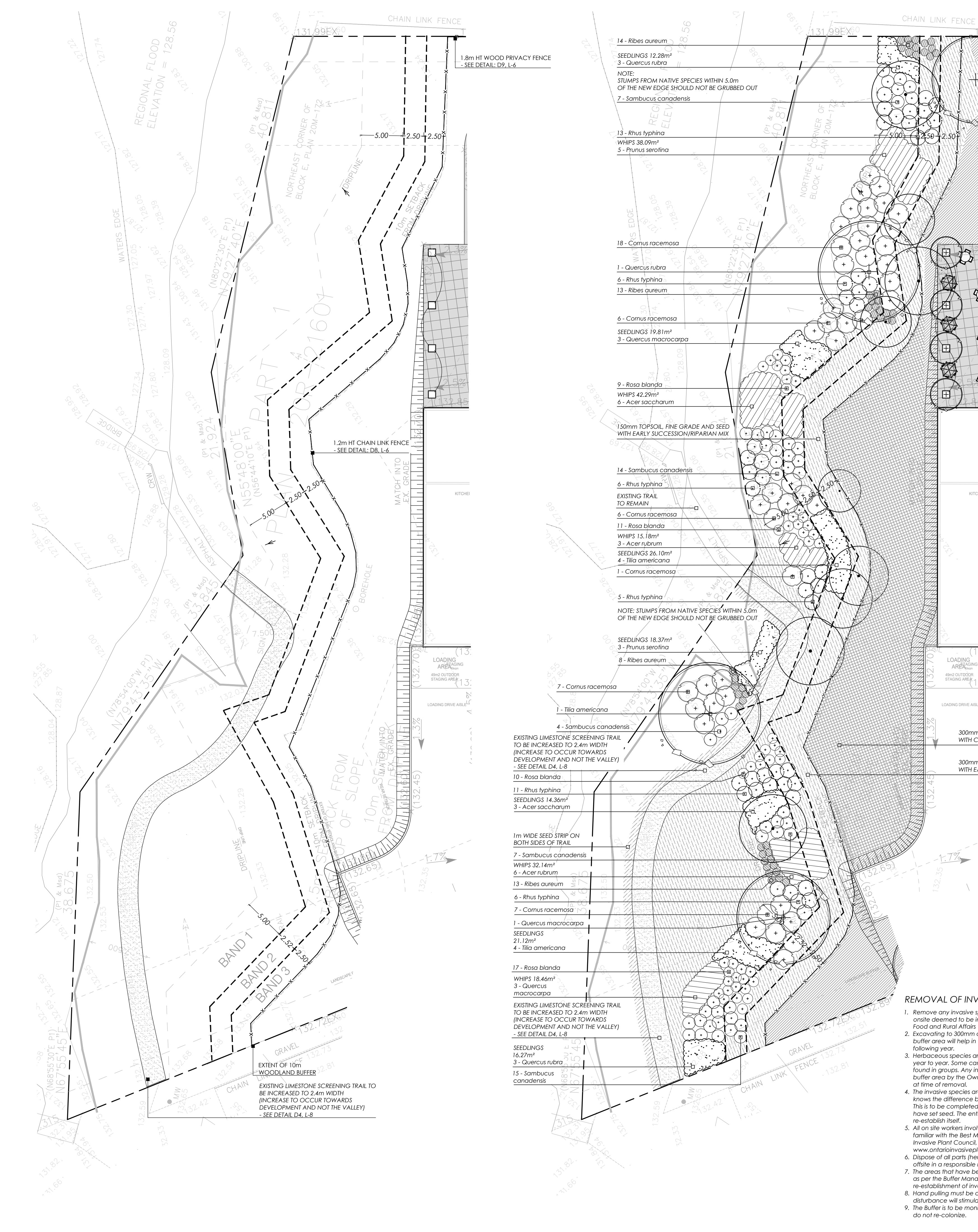
L-3

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PLANT SCHEDULE BIOSWALE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
TREES								
5	Thuja occidentalis	Eastern White Cedar	200cm Ht.	W.B.	10.0	4.0	As Shown	Native to Ontario
SHRUBS								
35	Ceanothus americanus	New Jersey Tea	50cm	#3 cont.	1.0	1.0	0.90	Native to Ontario
30	Cornus sericea	Red Osier Dogwood	50cm	#3 cont.	1.75	2.0	1.75	Native to Ontario
87	Diervilla lonicera	Bush Honeysuckle	50cm	#3 cont.	1.0	1.0	0.90	Native to Ontario
36	Taxus canadensis	Canadian Yew	40cm	#3 cont.	0.50	0.80	0.70	Native to Ontario
GRASSES								
720	Bromus ciliatus	Fringed Brome	--	#1 cont.	0.90	0.45	0.25	
78	Calamagrostis canadensis	Canada Bluejoint	--	#1 cont.	1.25	0.90	0.80	Native to Ontario
PERENNIALS								
262	Asclepias incarnata	Swamp Milkweed	--	#1 cont.	1.0	0.60	0.45	
85	Asclepias tuberosa	Butterfly Milkweed	--	#1 cont.	0.60	0.30	0.15	
178	Coreopsis lanceolata	Lance-leaved Tickseed	--	#1 cont.	0.40	0.30	0.25	Native to Ontario
133	Liatris spicata	Blazing Star	--	#1 cont.	0.50	0.45	0.25	
95	Solidago flexicaulis	Zigzag Goldenrod	--	#1 cont.	0.90	0.60	0.45	
159	Verbena hastata	Blue Vervain	--	#1 cont.	1.25	0.60	0.45	



PLANT LIST

QNTY.	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS
TREES									
1	Quercus macrocarpa	Bur Oak	60mm		W.B.	22.0	18.0	-	-
1	Quercus rubra	Red Oak	60mm		W.B.	22.0	20.0	-	-
1	Tilia americana	Basswood	60mm		W.B.	25.0	15.0	-	-
SHRUBS									
46	Cornus racemosa	Gray Dogwood		40cm	#3 cont.	4.0	4.0	3.5	-
48	Ribes aureum	Golden Currant		50cm	#3 cont.	2.0	1.5	1.25	-
47	Rhus typhina	Staghorn Sumac		50cm	#3 cont.	3.0	3.0	2.0	-
47	Rosa blanda	Meadow Rose		50cm	#3 cont.	1.5	2.0	1.5	-
47	Sambucus canadensis	American Elderberry		50cm	#3 cont.	3.0	2.5	2.0	-
WHIPS									
9	Acer rubrum	Red Maple		150mm	#5 cont.	15.0	12.0	2.0	-
6	Acer saccharum	Sugar Maple		150mm	#5 cont.	30.0	15.0	2.0	-
5	Prunus serotina	Black Cherry		150mm	#5 cont.	24.0	10.0	2.0	-
3	Quercus macrocarpa	Bur Oak		150mm	#5 cont.	22.0	18.0	2.0	-
SEEDLINGS									
3	Acer saccharum	Sugar Maple			seedling	30.0	15.0	2.0	-
3	Prunus serotina	Black Cherry			seedling	24.0	10.0	2.0	-
3	Quercus macrocarpa	Bur Oak			seedling	22.0	18.0	2.0	-
6	Quercus rubra	Red Oak			seedling	22.0	20.0	2.0	-
8	Tilia americana	Basswood			seedling	25.0	15.0	2.0	-

PLANTING DENSITY CALCULATIONS

BAND	AREA (m²)	TOTAL TREES (3 TREES / 100 s.m.)	REQUIRED	PROVIDED
			5% caliper	50% whip and/or saplings
BAND 1	716m²	21	36	39
BAND 2	351m²	11	11	11
BAND 3	298m²	9	9	9

NOTE:
ALL PLANT SUBSTITUTIONS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT AND CONSERVATION HALTON

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- For lighting information and power distribution refer to the electrical consultant's drawings.

PLANTING NOTES:

- Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide triple mix topsoil or approved equal.
- Saucer shall be soaked with water and mulched immediately following planting.
- Matted shrubs shall be planted in continuous mulched beds unless otherwise noted.
- Staking schedule:
 - < 30mm caliper size / 2500mm ht. - one stake
 - > 30mm caliper size / 2500mm ht. - two stakes
 - > 70mm caliper - three stakes
- All support systems must be removed once tree is established.
- All trees to be straight and planted vertically regardless of slope.
- Top of root flare shall be positioned 50mm above grade.
- The following depths of soil are required for planting:
 - 15cm topsoil for sod
 - 30cm of topsoil for perennials;
 - 45cm of topsoil for shrubs;
 - 90cm of topsoil for trees

TERRASED NOTES:

- Areas to be seeded with naturalization mix shall receive an application of naturalization seed at the rate of 25-30 kg/hectare or 2 kg/100m² for spot applications, in the following mixture:

Early Succession/Riparian Mix*	PERCENTAGE
Black Eyed Susan (Rudbeckia hirta)	5%
Blue Vervain (Verbena hastata)	10%
Canada Anemone (Anemone canadensis)	15%
Canada Goldenrod (Solidago canadensis)	4%
Little Bluestem (Schizachyrium scoparium)	10%
Common Hillweed (Cicelyspica sylvatica)	5%
Fowl Bluegrass (Poa palustris)	25%
Meadow/Open Field Sedge (Carex granularis)	20%
New England Aster (Symphyotrichum novae-angliae)	15%
Path Rush (Juncus tenuis)	10%
Purple Stemmed Aster (Symphyotrichum purpureum)	1%
Virgins Bower (Clematis virginiana)	4%
Wild Bergamot (Monarda fistulosa)	4%

*apply with Annual Oats (Avena sativa) nursecrop at 22kg/hectare.

Custom Naturalization Seed Mix*	PERCENTAGE
New England Aster (Aster novae-angliae)	3%
Fox sedge (Carex vulpinoidea)	25%
Wild Bergamot (Monarda fistulosa)	15%
Grey Goldenrod (Solidago nemoralis)	10%
Butte-but Grass (Elymus hystrix)	5%
Virginia Wild Rye (Elymus virginicus)	10%
Fowl Bluegrass (Poa palustris)	25%
Black-Eyed Susan (Rudbeckia hirta)	6%

*apply with annual oats (Avena sativa) nursecrop at 22kg/hectare.

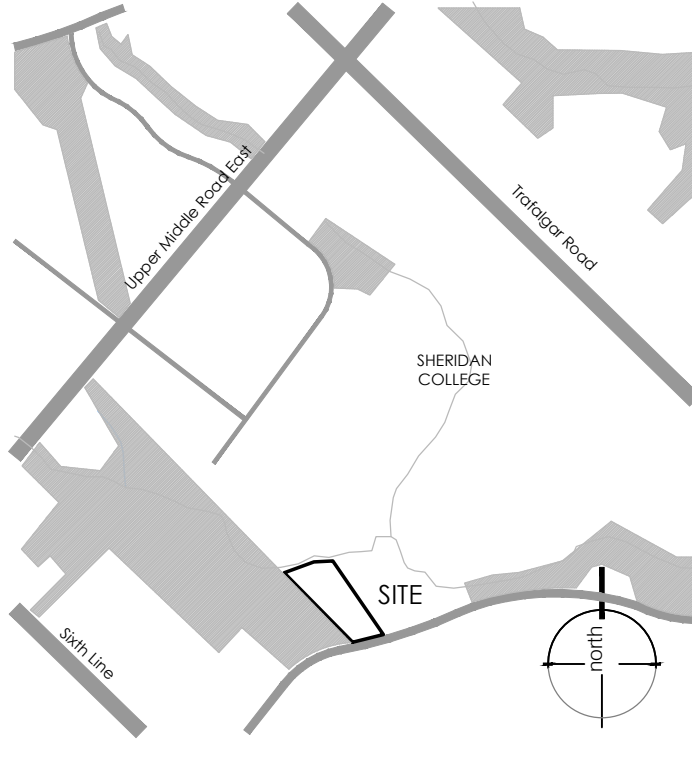
Supplied by:
St. Williams Nursery & Ecology Centre (or approved equal)
P: 1-519-586-9116
W: www.stwilliamsnursery.com

- Contractor responsible for soil test to determine fertilizer rates. Results of soil test shall be provided to the Landscape Architect for review and approval.
- Hydraulic mulch to be approved by the Landscape Architect shall be applied at the rate of 2100kg per hectare.
- The contractor shall not carry out the work under adverse weather conditions such as high wind, frozen ground or ground covered with snow, ice or standing water.
- Grade sub-grade, eliminate uneven areas and low spots, ensure positive drainage. Remove debris, roots, branches, stones in excess of 50mm diameter and other deleterious materials. Remove subsoil that has been contaminated with oil, gasoline or calcium chloride. Dispose of removed material as directed by Landscape Architect.
- Grade seed bed for terracing to a uniform surface and remove vegetation which may interfere with seeding operations. Loosen soil to depth of 25mm minimum and remove stones and foreign material which protrude more than 75mm above the surface.
- All areas to be terraced to receive 150mm of topsoil.
- Seeded areas to be maintained by contractor ensuring adequate water, fertilizer, maintenance and repair until seeded areas are properly established. Areas seeded in fall will be accepted in following spring, one month after start of growing season provided acceptance conditions are fulfilled.

BUFFER PLANTING NOTES:

- All plant substitutions to be reviewed and approved by Landscape Architect and Conservation Halton.
- Impact to plantings from Phase 1 and natural succession will be minimized:
 - where possible, no tramping of existing roots of established native vegetation;
 - access routes to be discussed on site to limit disturbance.
- Areas for proposed seedlings, whips and pollinators will be excavated to 150mm depth. Planting beds to be filled with triple mix topsoil, planted and mulched.
- Much depth of 75mm to be added to proposed wildflower and forb/grasses beds to reduce encroachment by opportunistic species.

KEY MAP - N.T.S.



LEGEND

- property line
- existing tree to remain
- proposed deciduous tree
- proposed shrub
- proposed perennial
- existing elevation
- proposed elevation (132.50)
- min. 150mm topsoil, fine grade & sod
- min. 150mm topsoil, fine grade & seed - custom naturalization seed mix
- min. 150mm topsoil, fine grade & seed - early succession/riparian seed mix
- C.I.P., concrete
- precast concrete unit pavers

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STAMP



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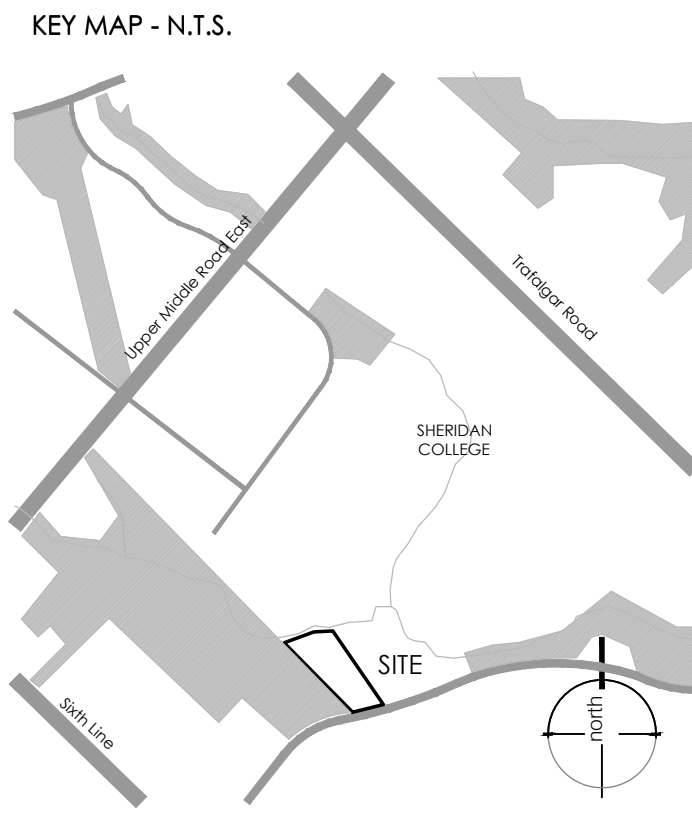
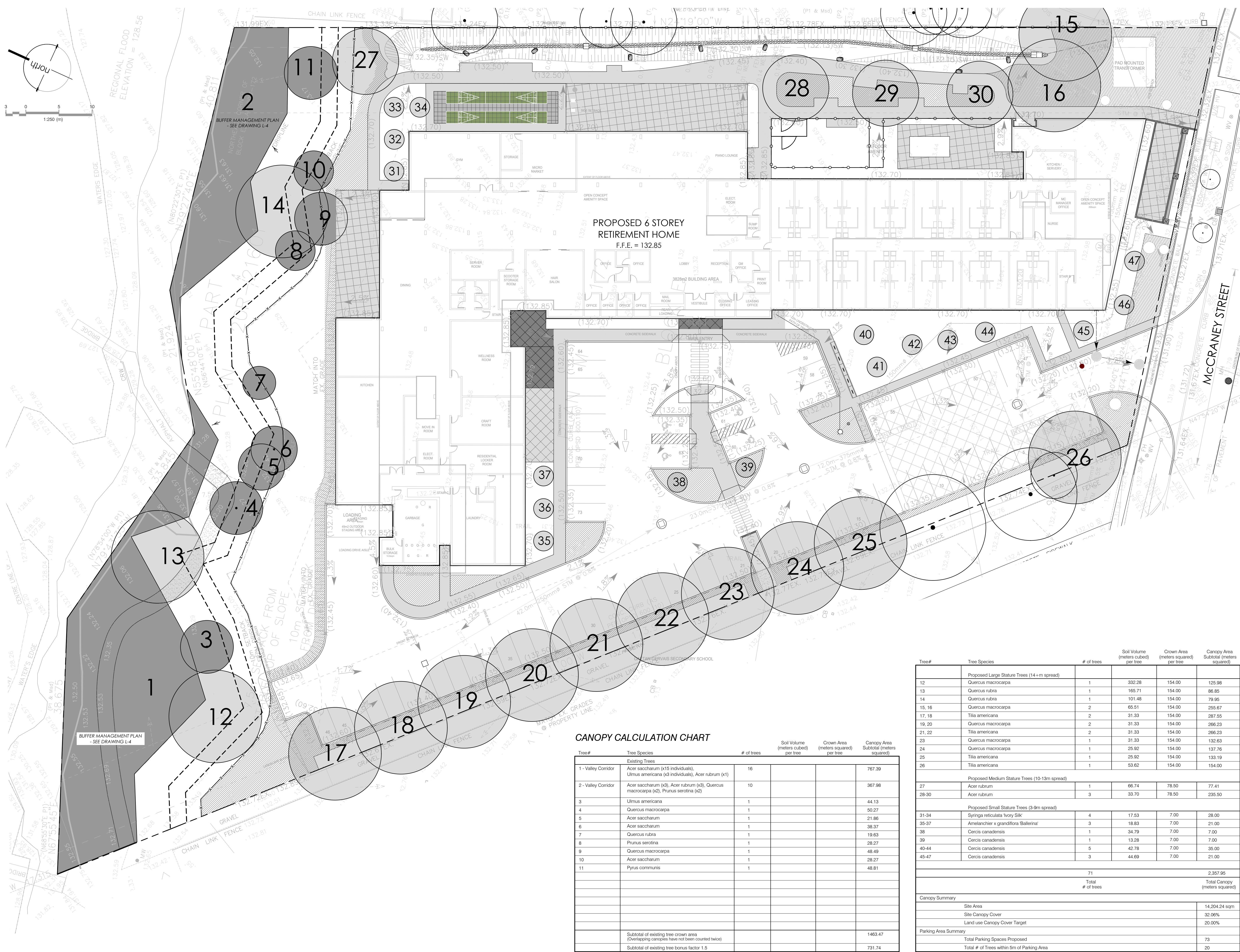
MUNICIPAL FILE NUMBER

SHEET
Buffer Management Plan

adesso design inc.
landscape architecture

69 John Street South, Suite 250
Hamilton, ON L8N 2B9
1.905.526.8876
www.adessodesigninc.ca

L-4



- LEGEND**
- property line
 - existing vegetation to remain
 - existing tree onsite to remain (1.5 credited towards 20% tree canopy cover)
 - proposed large stature tree
 - proposed medium stature tree
 - proposed small stature tree
 - 150mm topsoil, fine grade and sod

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SHEET
Canopy Cover Plan **L-5**

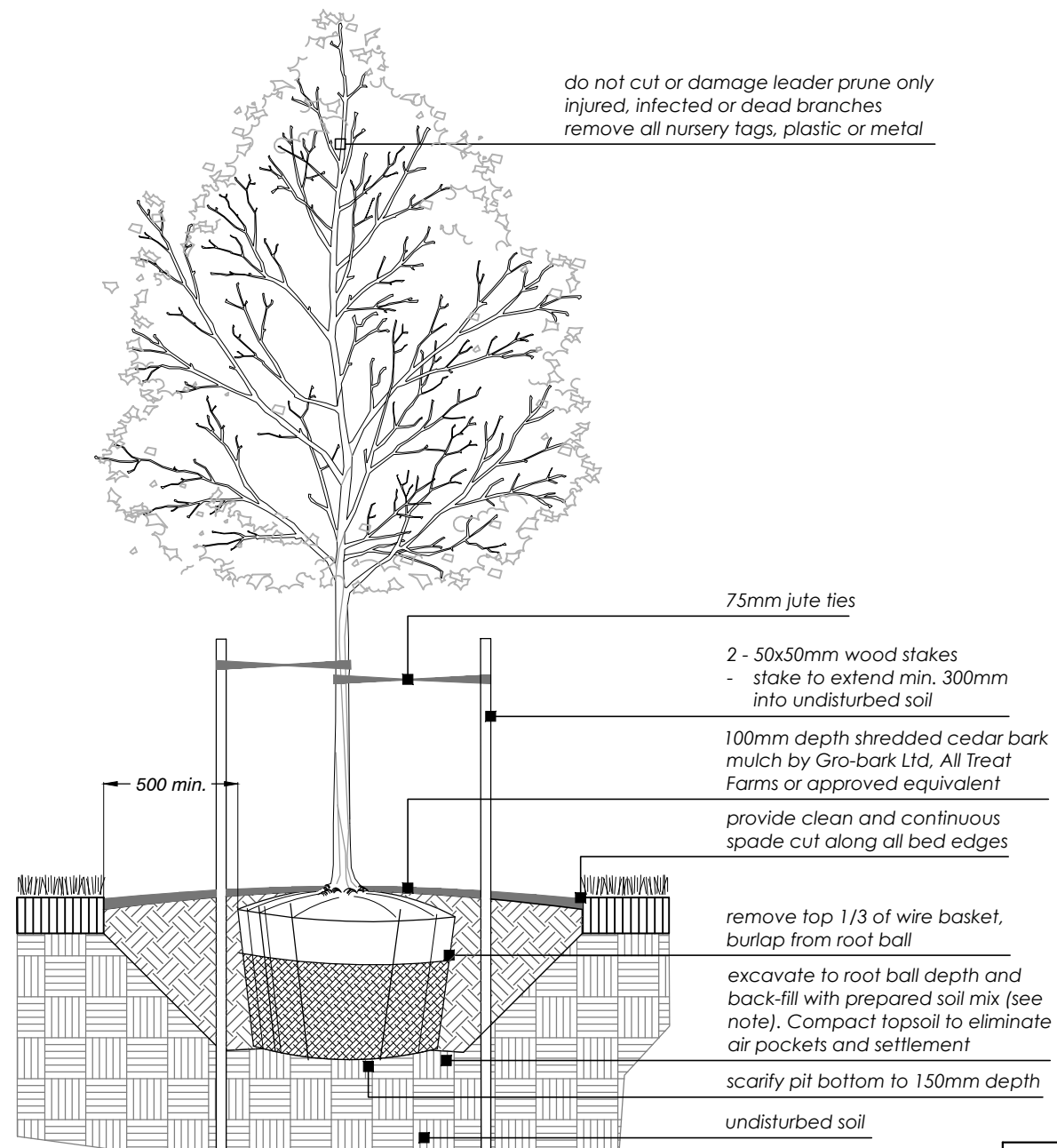
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www.adessodesigninc.ca

CANOPY CALCULATION CHART

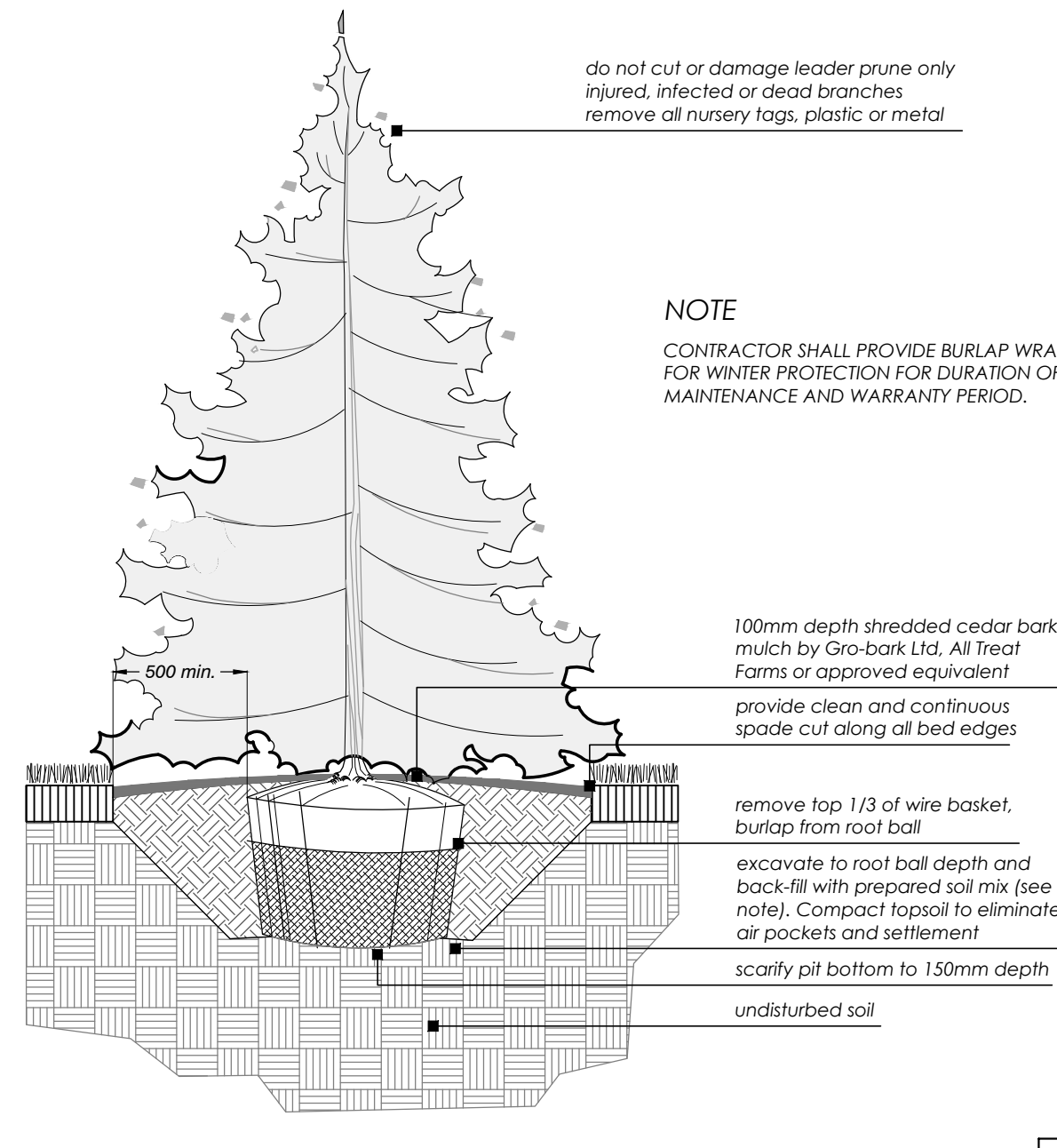
Tree#	Tree Species	# of trees	Soil Volume (meters cubed) per tree	Crown Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
Existing Trees					
1 - Valley Corridor	Acer saccharum (x15 individuals), Ulmus americana (x3 individuals), Acer rubrum (x1)	16			767.39
2 - Valley Corridor	Acer saccharum (x3), Acer rubrum (x3), Quercus macrocarpa (x2), Prunus serotina (x2)	10			367.98
3	Ulmus americana	1			44.13
4	Quercus macrocarpa	1			50.27
5	Acer saccharum	1			21.86
6	Acer saccharum	1			38.37
7	Quercus rubra	1			19.63
8	Prunus serotina	1			28.27
9	Quercus macrocarpa	1			48.49
10	Acer saccharum	1			28.27
11	Pyrus communis	1			48.81
Subtotal of existing tree crown area (Overlapping canopies have not been counted twice)					1463.47
Subtotal of existing tree bonus factor 1.5					731.74

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 (14+m spread)					
12	Quercus macrocarpa	1	332.28	154.00	125.98
13	Quercus rubra	1	165.71	154.00	86.85
14	Quercus rubra	1	101.48	154.00	79.95
15, 16	Quercus macrocarpa	2	65.51	154.00	255.67
17, 18	Tilia americana	2	31.33	154.00	287.55
19, 20	Quercus macrocarpa	2	31.33	154.00	286.23
21, 22	Tilia americana	2	31.33	154.00	286.23
23	Quercus macrocarpa	1	31.33	154.00	132.63
24	Quercus macrocarpa	1	25.92	154.00	137.76
25	Tilia americana	1	25.92	154.00	133.19
26	Tilia americana	1	53.62	154.00	154.00
Proposed Medium Stature Trees (10-13m spread)					
27	Acer rubrum	1	66.74	78.50	77.41
28-30	Acer rubrum	3	33.70	78.50	235.50
Proposed Small Stature Trees (3-9m spread)					
31-34	Syringa reticulata Ivory Silk	4	17.53	7.00	28.00
35-37	Amelanchier x grandiflora Ballerina	3	18.83	7.00	21.00
38	Cercis canadensis	1	34.79	7.00	7.00
39	Cercis canadensis	1	13.28	7.00	7.00
40-44	Cercis canadensis	5	42.78	7.00	35.00
45-47	Cercis canadensis	3	44.69	7.00	21.00
Total # of trees			71		2357.95
Total Canopy (meters squared)					14,204.24 sqm
Site Canopy Cover					32.06%
Land use Canopy Cover Target					20.00%
Canopy Summary					
Parking Area Summary					
Total Parking Spaces Proposed					73
Total # of Trees within 5m of Parking Area					20



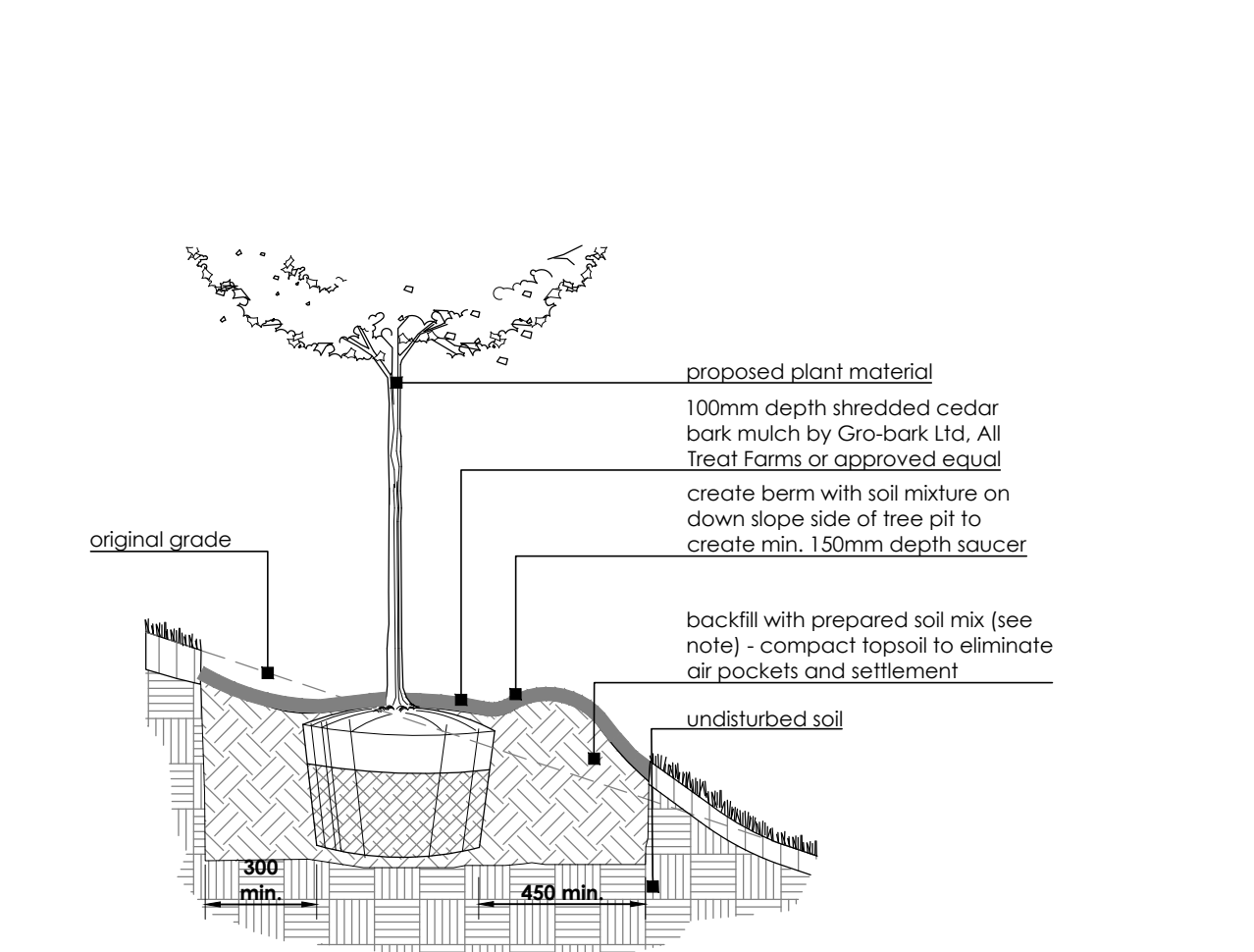
Balled & Burlapped/ Wire Basket Deciduous Tree

1
L-6



Balled & Burlapped/ Wire Basket Coniferous Tree

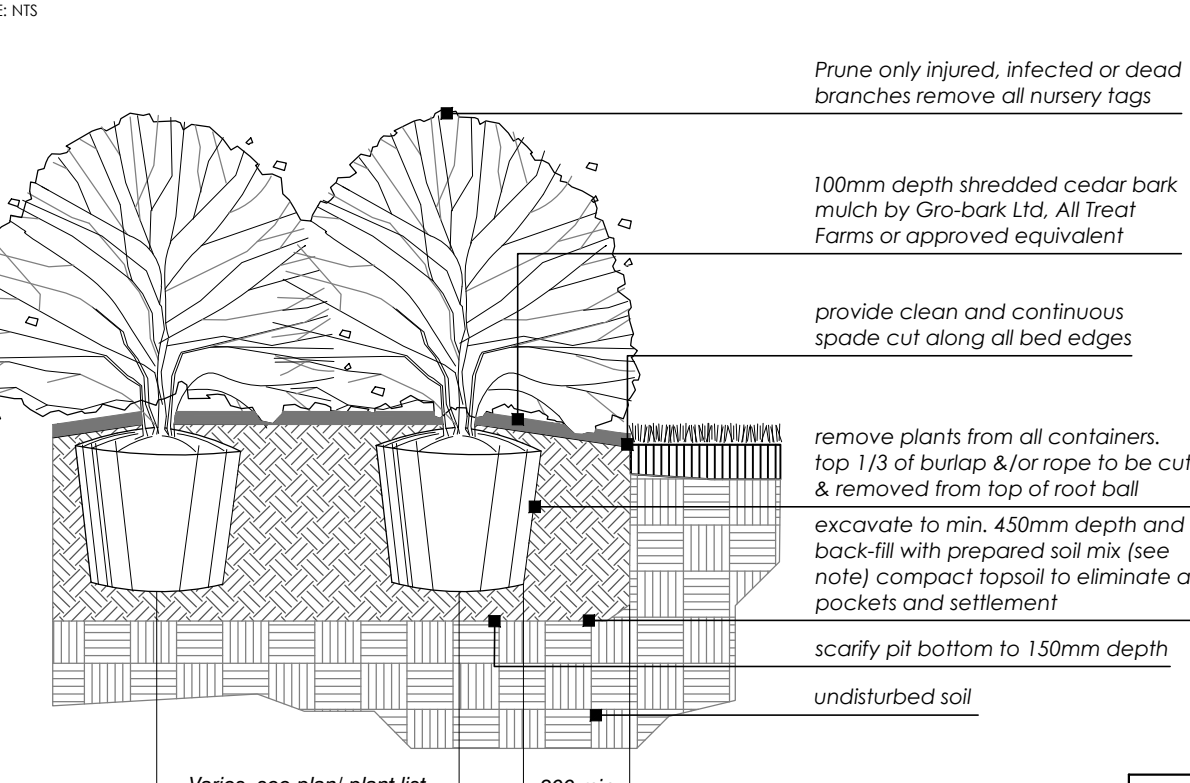
2
L-6



SLOPE PLANTING

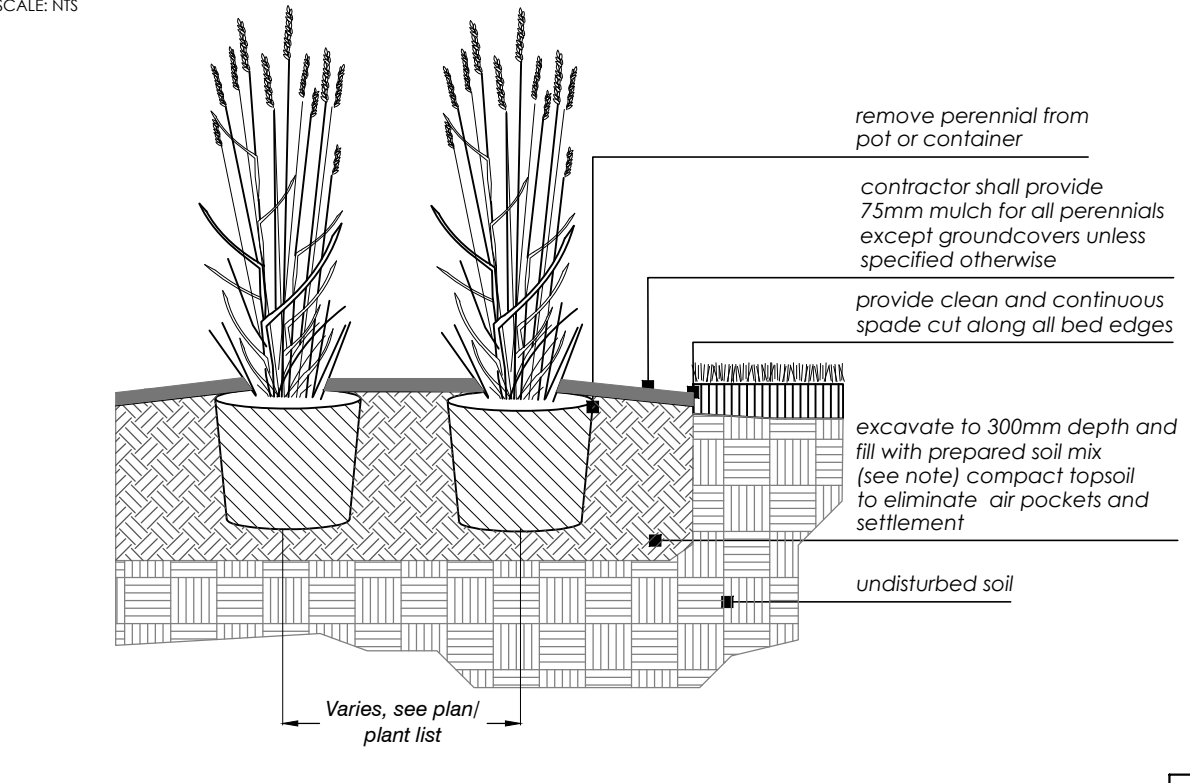
N.T.S.

5
L-6



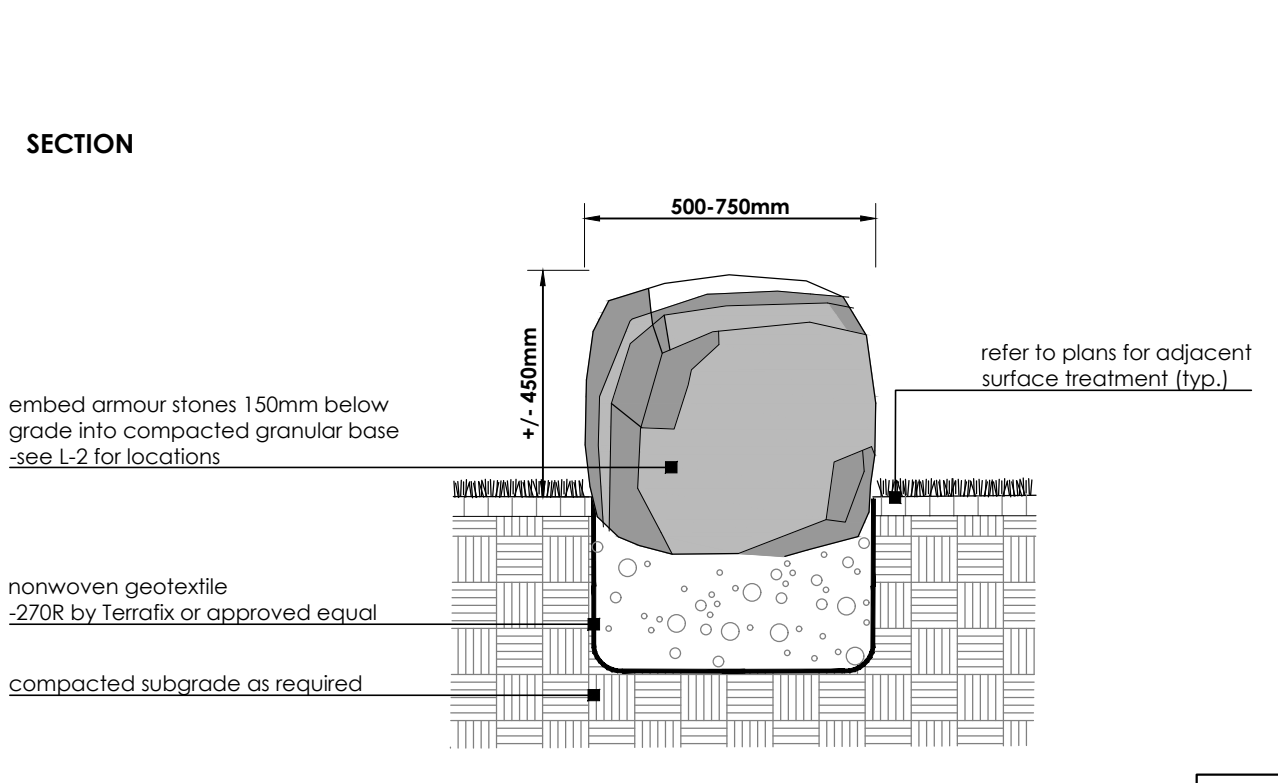
Container Grown Shrub

3
L-6



Container Grown Perennial

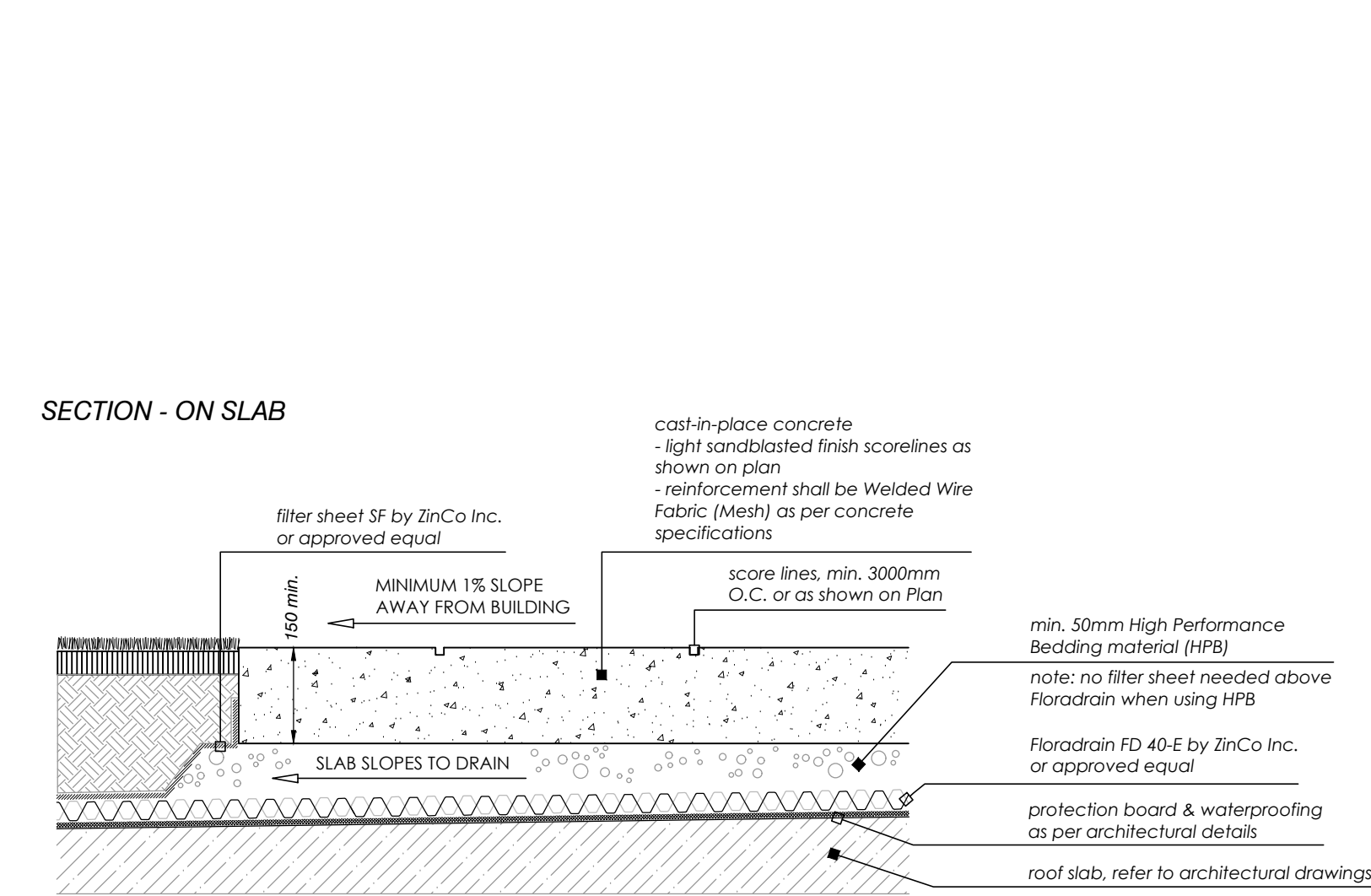
4
L-6



ARMOUR STONE

N.T.S.

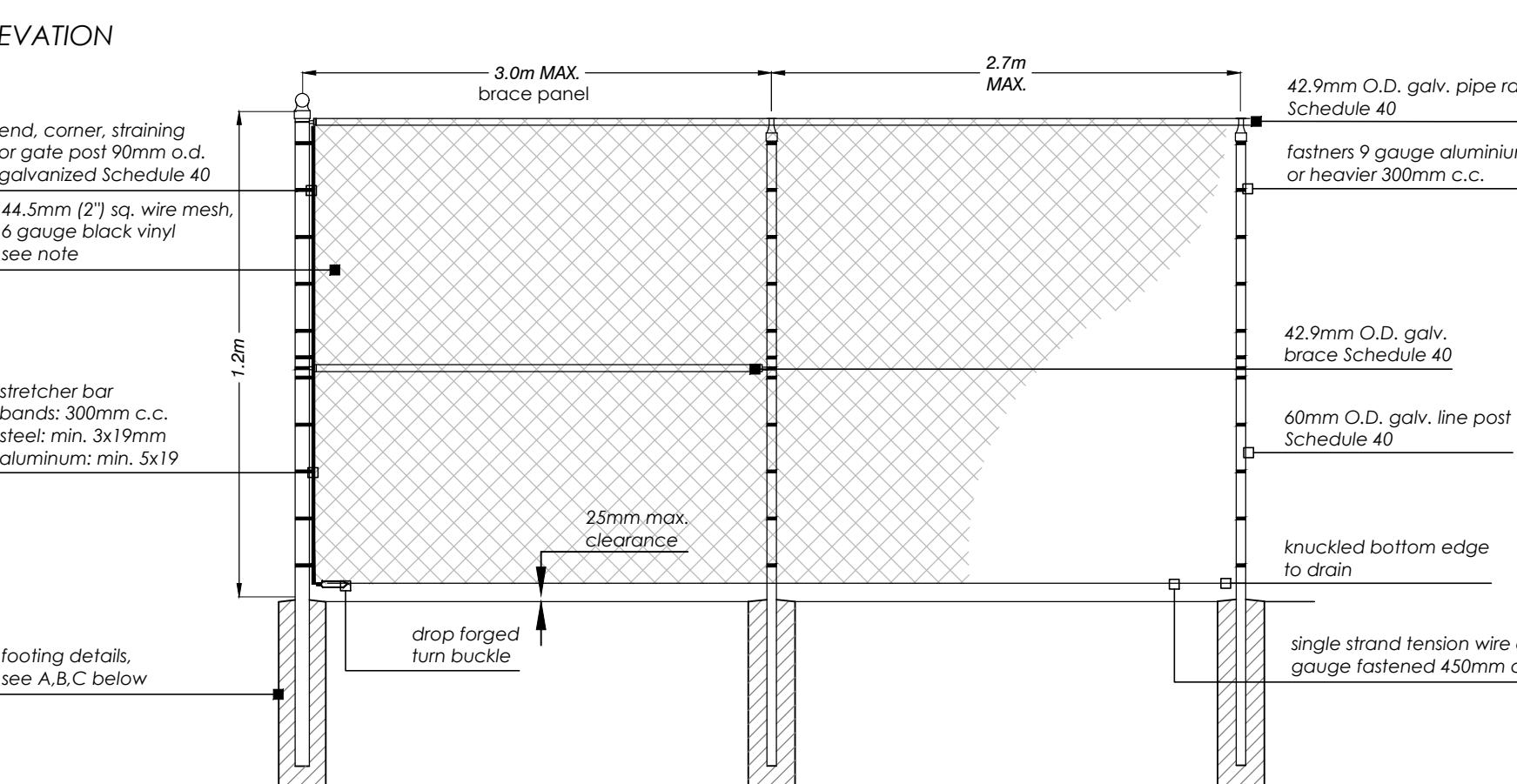
6
L-6



SECTION - AT GRADE

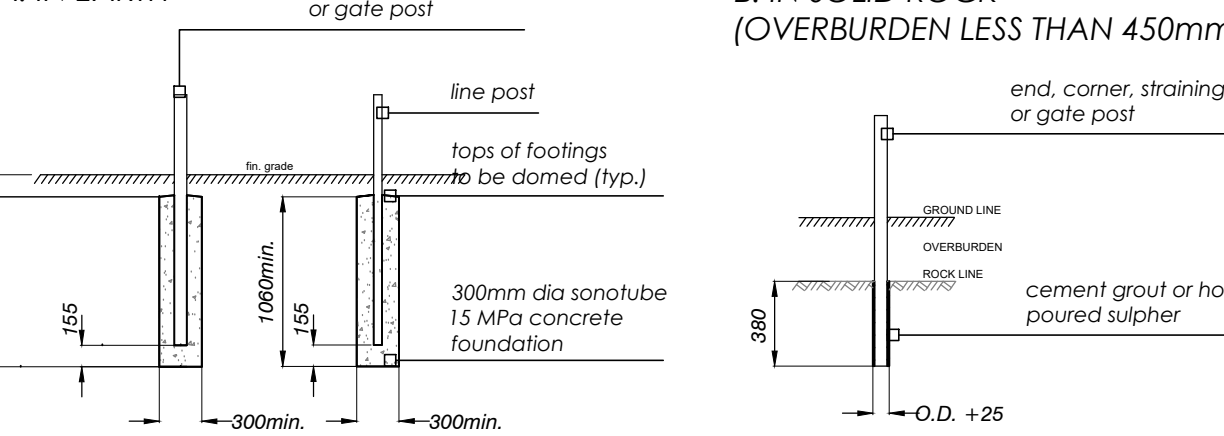
N.T.S.

7
L-6

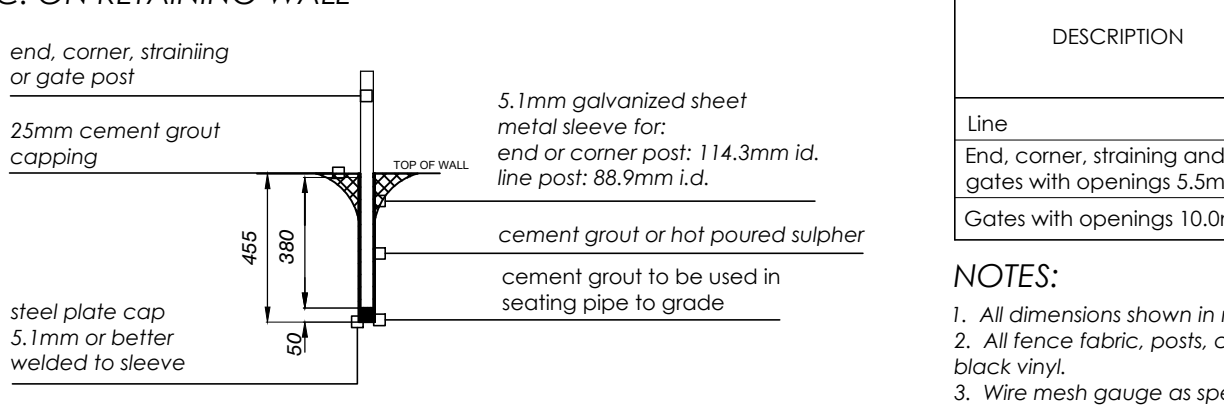


A. IN EARTH

B. IN SOLID ROCK (OVERBURDEN LESS THAN 450mm)

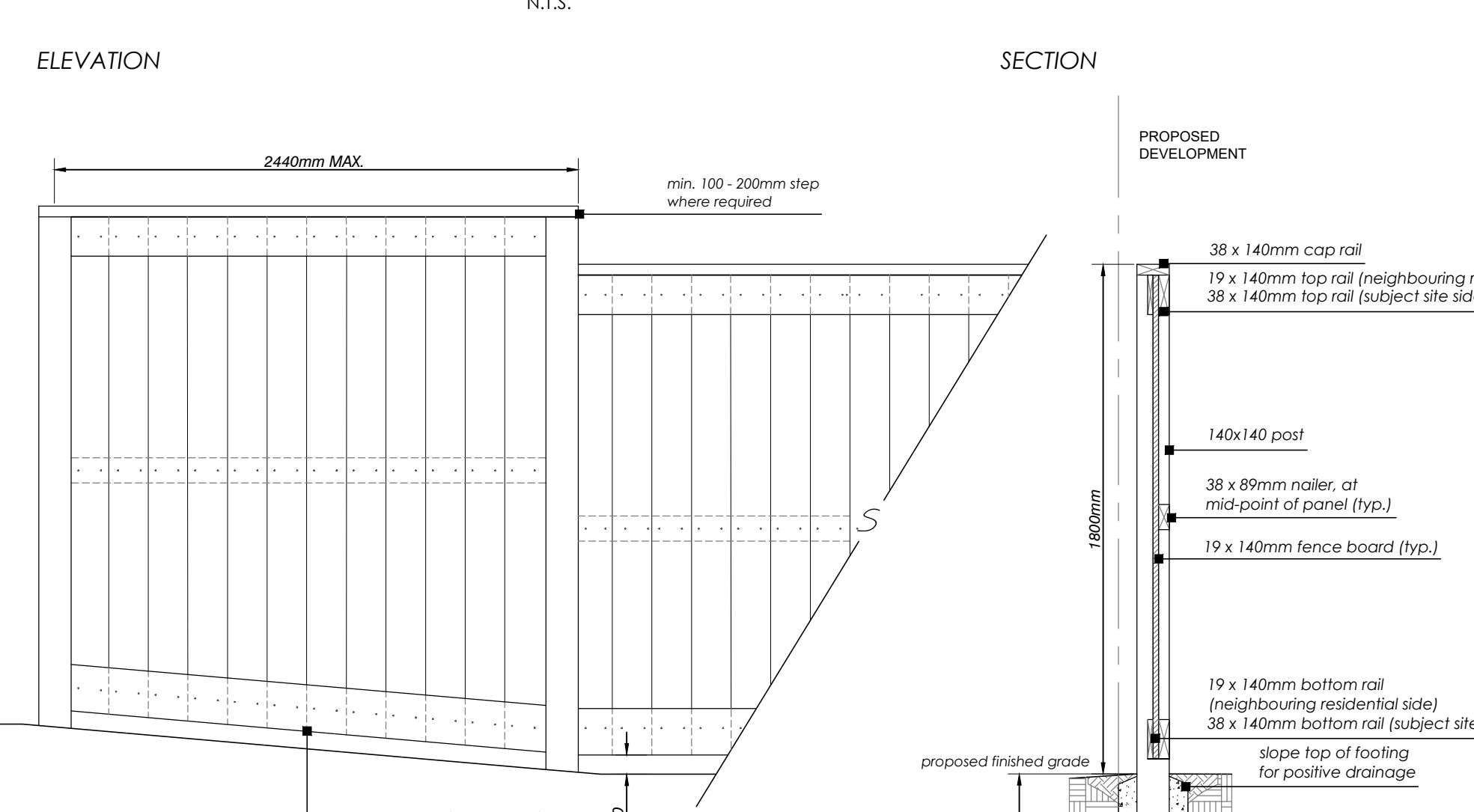


C. ON RETAINING WALL



Chain Link Fence (1.2m Height Black Vinyl)

8
L-6

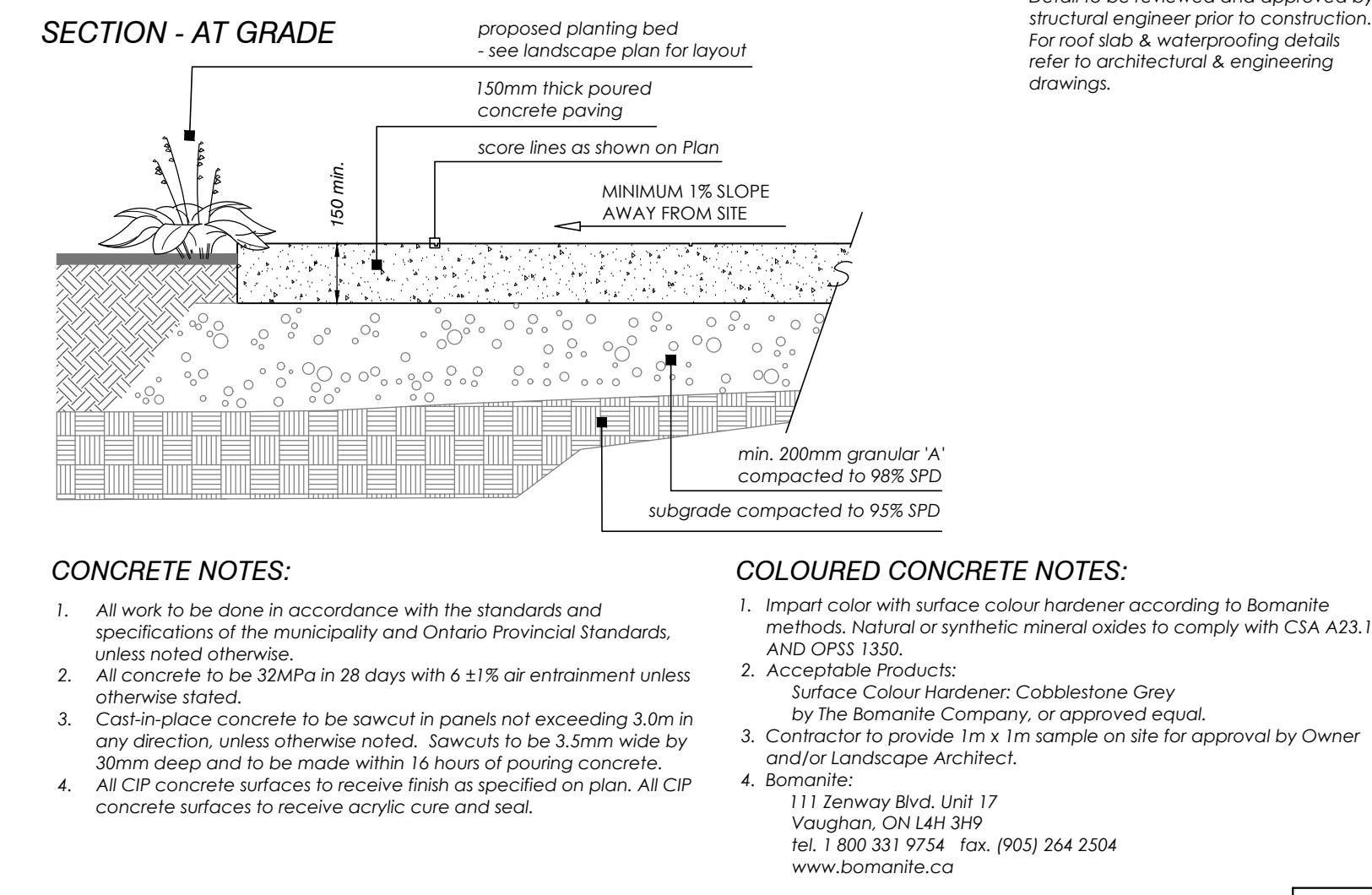


WOOD PRIVACY FENCE (1.8m height - pressure treated)

NOTES:
1. All materials, components and workmanship to conform to building and local by-laws.
2. 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 form grain shall be eliminated by sanding and planning. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.
3. 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.
4. All wood to bear lumber grading stamp.
5. 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.
6. All galvanizing to be hot dipped in conformance to CSA standard C154.
7. Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
8. Step fence panels minimum of 100 - 200mm of posts as required by grade conditions. Sloping of panels may be required for certain grade conditions - Consultant's approval required.
9. Lumber sizes are actual sizes rather than nominal sizes.
10. Concrete to have minimum compressive strength of 25 MPa @ 28 days with 5-7% air entrainment.
11. See landscape plan for fence location.

Wood Privacy Fence (1.8m height - pressure treated)

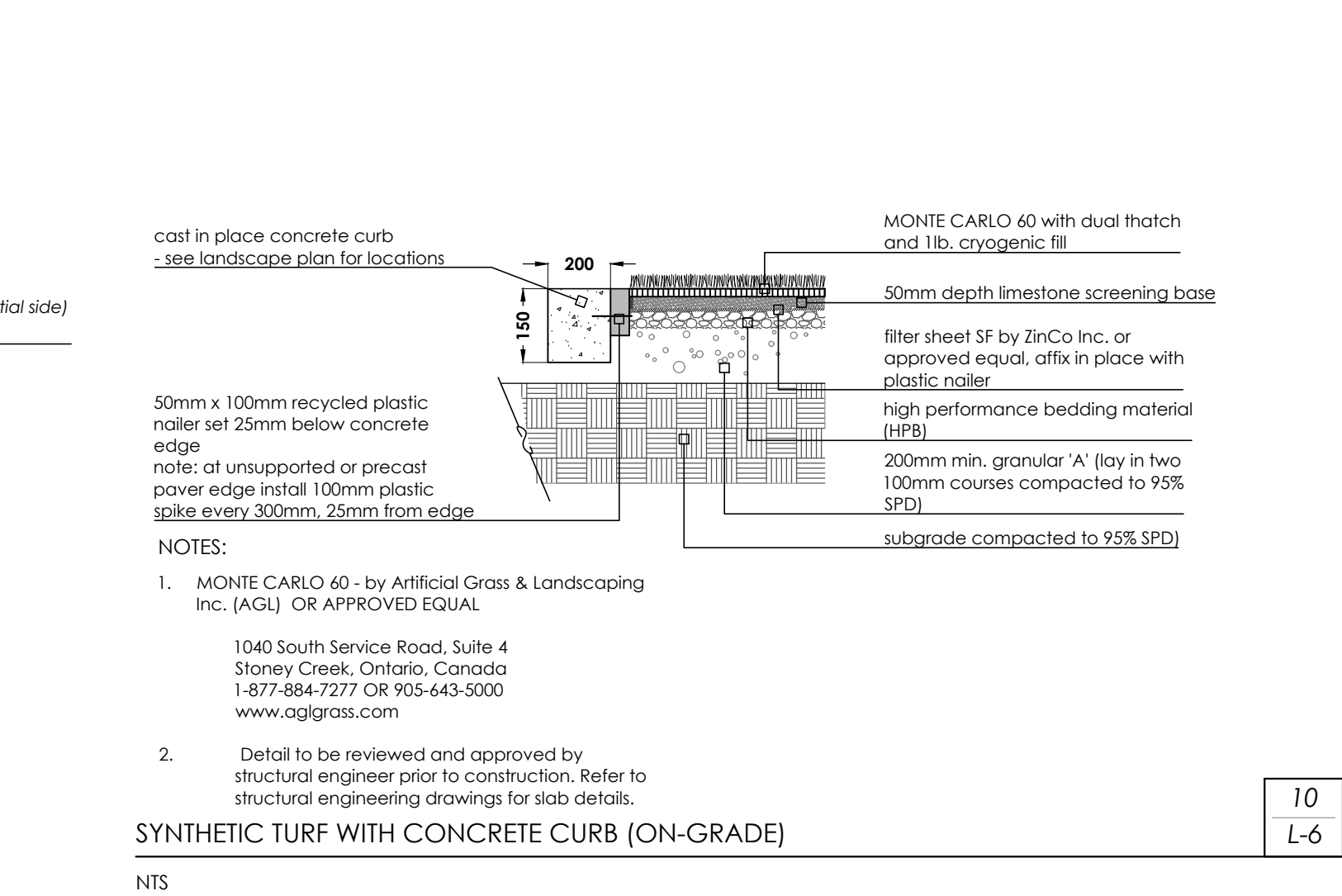
9
L-6



Concrete Paving

N.T.S.

10
L-6



SYNTHETIC TURF WITH CONCRETE CURB (ON-GRADE)

NOTES:
1. Paver types are as follows (or approved equal):
TYPE DESCRIPTION PATTERN SIZE COLOUR
A Techo-Bloc Industria 900 series Linear 900 x 900 Greyed Nickel
B Techo-Bloc Industria 900 series Linear 900 x 900 Onyx Black
C Techo-Bloc Industria 200 series Linear 200 x 400 Onyx Black
2. Unit pavers are 100mm thick. Contractor to provide samples on site to be approved by Landscape Architect and/or Owner.

Precast Concrete Pavers

11
L-6

- PLANTING NOTES:**
- Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide triple mix topsoil or approved equal.
 - Saucer shall be soaked with water and mulched immediately following planting.
 - Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.
 - Staking schedule:
 - < 30mm caliper size/ 2500mm ht. - one stake
 - > 30mm caliper size/ 2500mm ht. - two stakes
 - > 70mm caliper - three stakes
 - All support systems must be removed once tree is established.
 - All trees to be straight and planted vertically regardless of slope.
 - Top of root flare shall be positioned 50mm above grade.
 - The following depths of soil are required for planting:
 - 15cm topsoil for sod;
 - 30cm of topsoil for perennials;
 - 45cm of topsoil for shrubs;
 - 90cm of topsoil for trees

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2024-10-08	Issued for coordination
2	2024-11-01	Issued for 1st submission



CLIENT
HiRise Group

MUNICIPALITY
Town of Oakville

PROJECT
McCraney Retirement Residence
1105 McCraney Street East

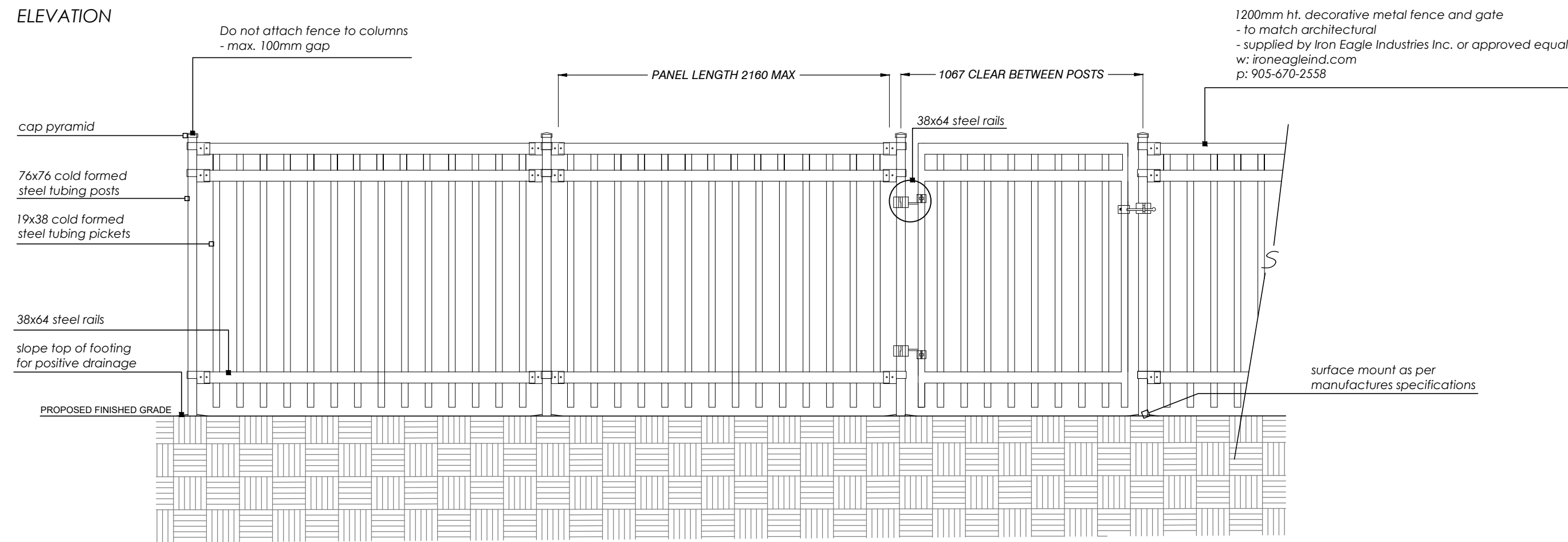
MUNICIPAL FILE NUMBER

SHEET
Details

adesso design inc.
landscape architecture

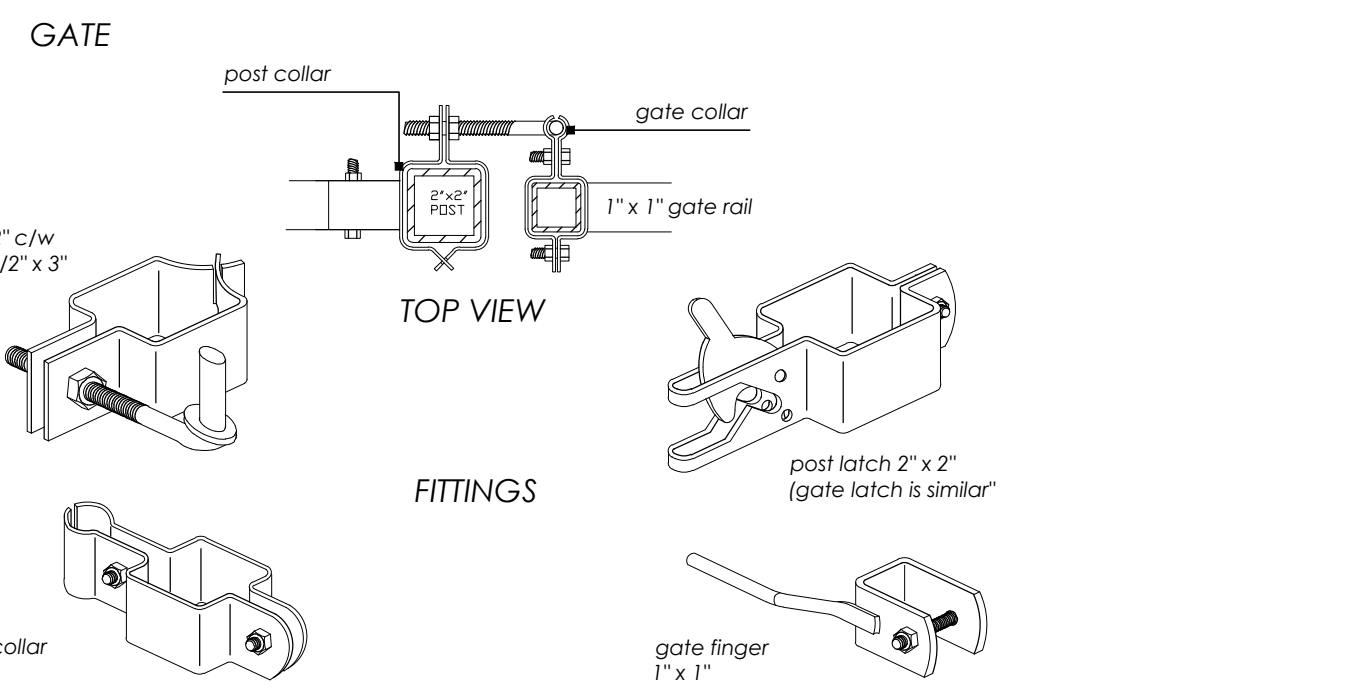
69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

L-6



LAYOUT

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



Decorative Metal Fence with Gate (1200mm height)
SCALE: NTS

1
L-7



Club Chair
Quantum Club Chair or Approved Equivalent
Model: H58101-K
Dimensions: 38"x34"x35"
Finish: TBD
Units: 10 units on site
Manufacturer: Hauser Site Furniture



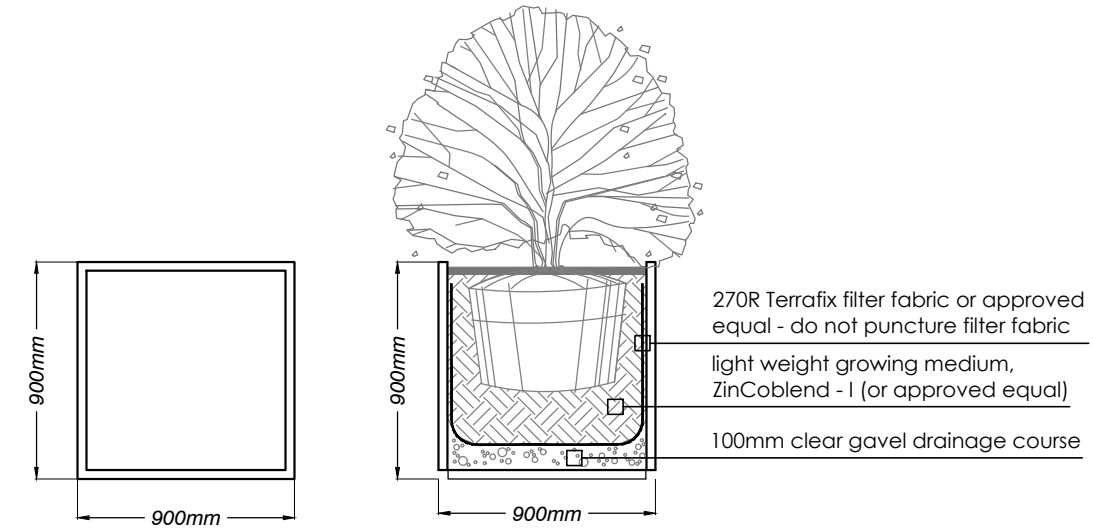
End Table
Quantum Metal End Table or Approved Equivalent
Model: H58107
Dimensions: 34"x34"x12.5"
Finish: TBD
Units: 5 units on site
Manufacturer: Hauser Site Furniture

Patio Furniture by Hauser - or approved equal
SCALE: NTS

2
L-7

PLAN

SECTION

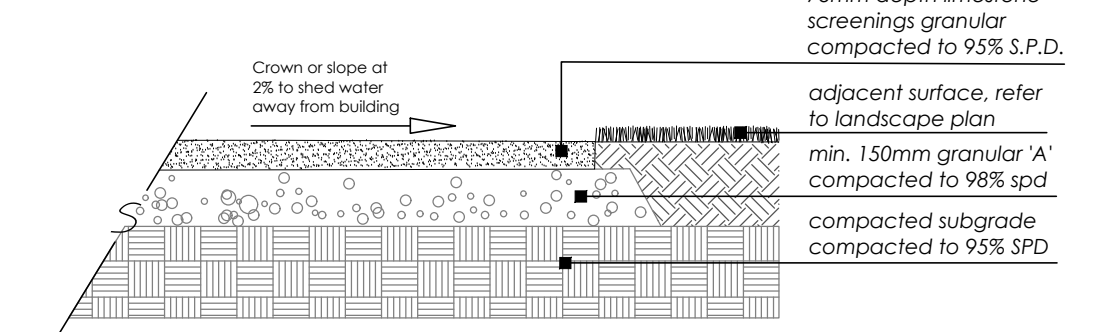


CUSTOM CUBE
DIMENSIONS: 135" x W35" x H35" (0.90m x 0.90m x 0.90m)
MATERIALS: Thick gauge galvanized steel
FINISH: All steel components are protected with the duplex protection process (powdercoat)
UNITS: 14 units on site, see landscape plan for locations.
COLOUR: Black
SUPPLIED BY: Veradek Inc. E: info@veradek.com P: 1-888-538-5552 F: 1-905-660-4971

Metal Planters by Veradek - or approved equal
SCALE: NTS

3
L-7

SECTION



Limestone Screenings
SCALE: NTS

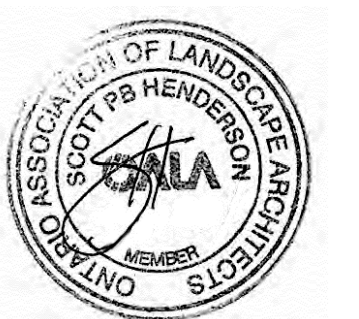
4
L-7

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1	2024-10-08	Issued for coordination
2	2024-11-01	Issued for 1st submission

STAMP



CLIENT
HiRise Group
MUNICIPALITY
Town of Oakville

PROJECT
McCraney Retirement Residence
1105 McCraney Street East

MUNICIPAL FILE NUMBER

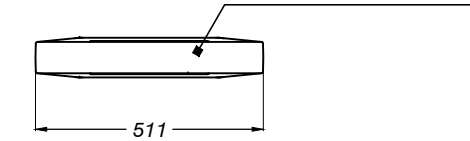
SHEET
Details

L-7

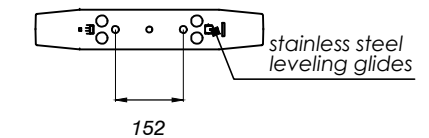
adesso design inc.
landscape architecture

69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t: 905.526.8876
www.adessodesigninc.ca

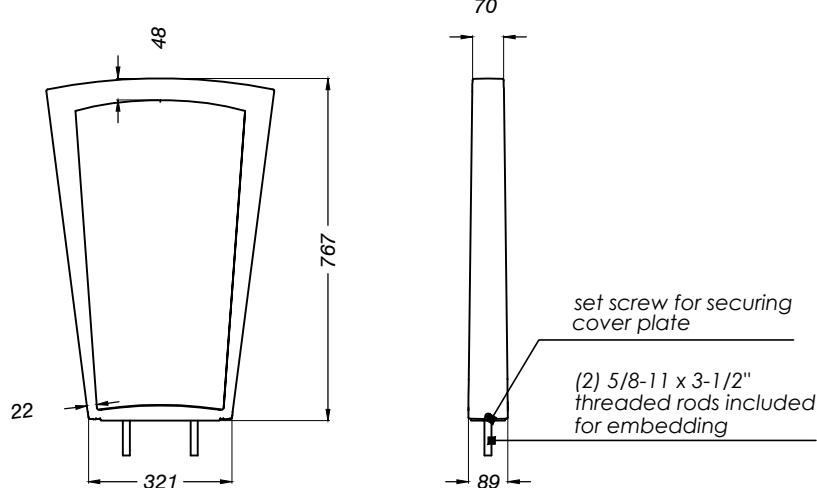
PLAN



BOTTOM VIEW



ELEVATIONS

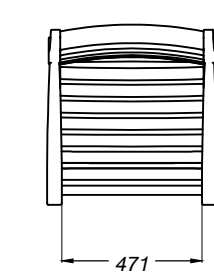


LANDSCAPE FORMS BIKE RACK - EMERSON
MATERIALS: Cast aluminum frame & cover plate, stainless steel leveling glides, finished with polyester powdercoat
COLOR: Metallic silver
UNITS: 5 units, see landscape plan for layout.
NOTES: Units ship fully assembled, unit must be anchored (surface mount or embedded)
SUPPLIED BY: landscape forms - or approved equal
431 Lawndale Ave.
Kalamazoo, MI, 49048
T: 800-430-6209
F: 269-381-3455
E: specify@landscapeforms.com

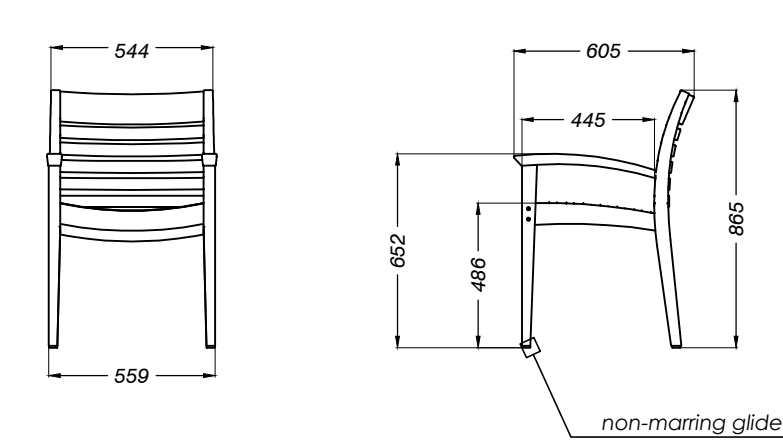
Emerson Bike Racks by Landscape Forms - approved equal
SCALE: NTS

5
L-7

PLAN



ELEVATION



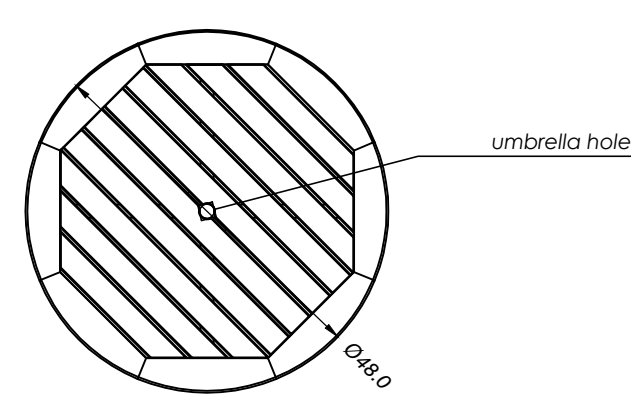
LANDSCAPE FORMS CHAIR - WELLSRING
MATERIALS: Teak Wood
COLOR: Natural Finish
UNITS: 58, see landscape plan for layout.
NOTES: Handle with care, bench's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Contractor to protect the finish from damage during installation.
SUPPLIED BY: landscape forms - or approved equal
431 Lawndale Ave.
Kalamazoo, MI, 49048
T: 800-430-6209
F: 269-381-3455
E: specify@landscapeforms.com

Drawing: WP569-02
Dimensions are in mm

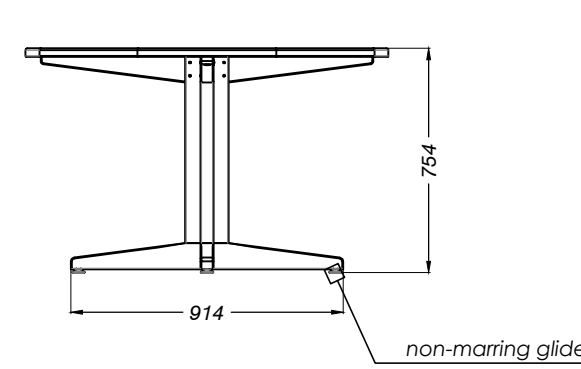
Wellspring Chair by Landscape Forms - or approved equal
SCALE: NTS

6
L-7

PLAN



ELEVATION



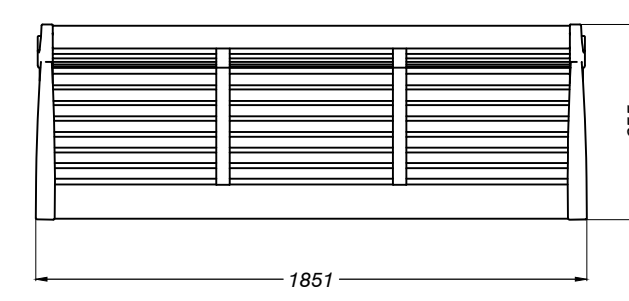
LANDSCAPE FORMS DINING TABLE - WELLSRING
MATERIALS: Teak Wood
COLOR: Natural Finish
UNITS: 13, see landscape plan for layout.
NOTES: Handle with care, bench's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Contractor to protect the finish from damage during installation.
SUPPLIED BY: landscape forms - or approved equal
431 Lawndale Ave.
Kalamazoo, MI, 49048
T: 800-430-6209
F: 269-381-3455
E: specify@landscapeforms.com

Drawing: WP568-01
Dimensions are in mm

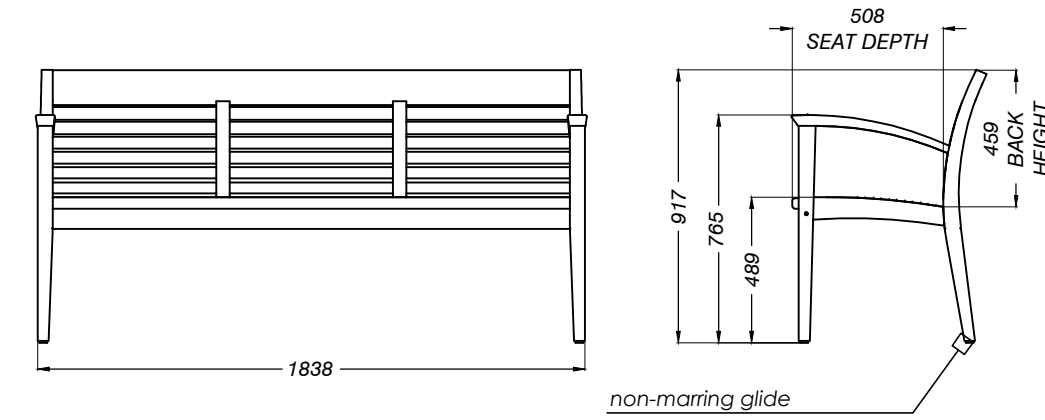
Wellspring Dining Table by Landscape Forms - or approved equal
SCALE: NTS

7
L-7

PLAN



ELEVATION



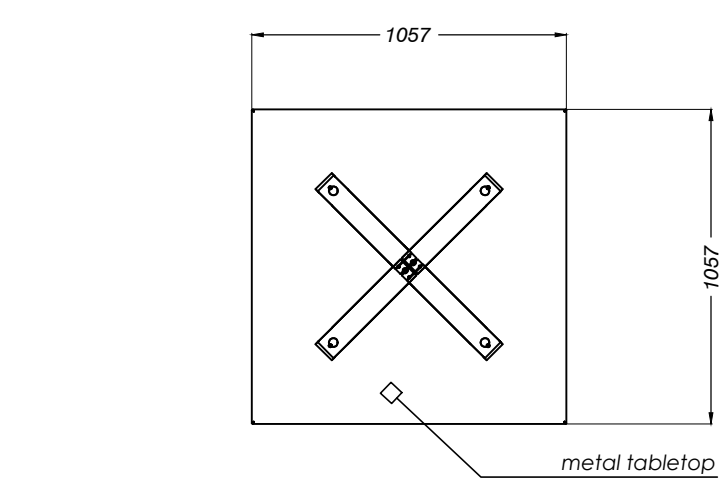
LANDSCAPE FORMS BENCH - WELLSRING
MATERIALS: Teak Wood
COLOR: Natural Finish
UNITS: 18, see landscape plan for layout.
NOTES: Handle with care, bench's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Contractor to protect the finish from damage during installation.
SUPPLIED BY: landscape forms - or approved equal
431 Lawndale Ave.
Kalamazoo, MI, 49048
T: 800-430-6209
F: 269-381-3455
E: specify@landscapeforms.com

Drawing: WP565-05
Dimensions are in mm

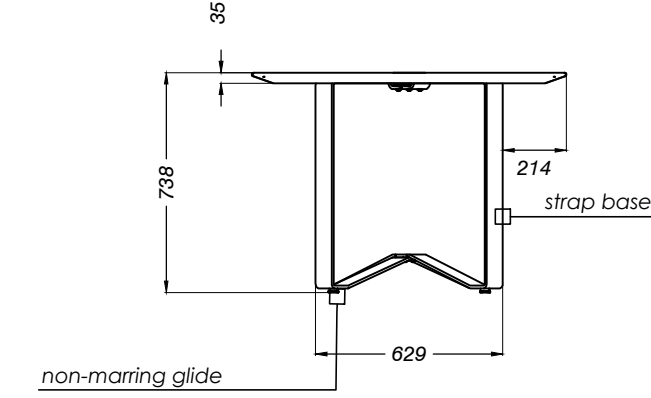
Wellspring Bench by Landscape Forms - or approved equal
SCALE: NTS

8
L-7

PLAN



ELEVATION



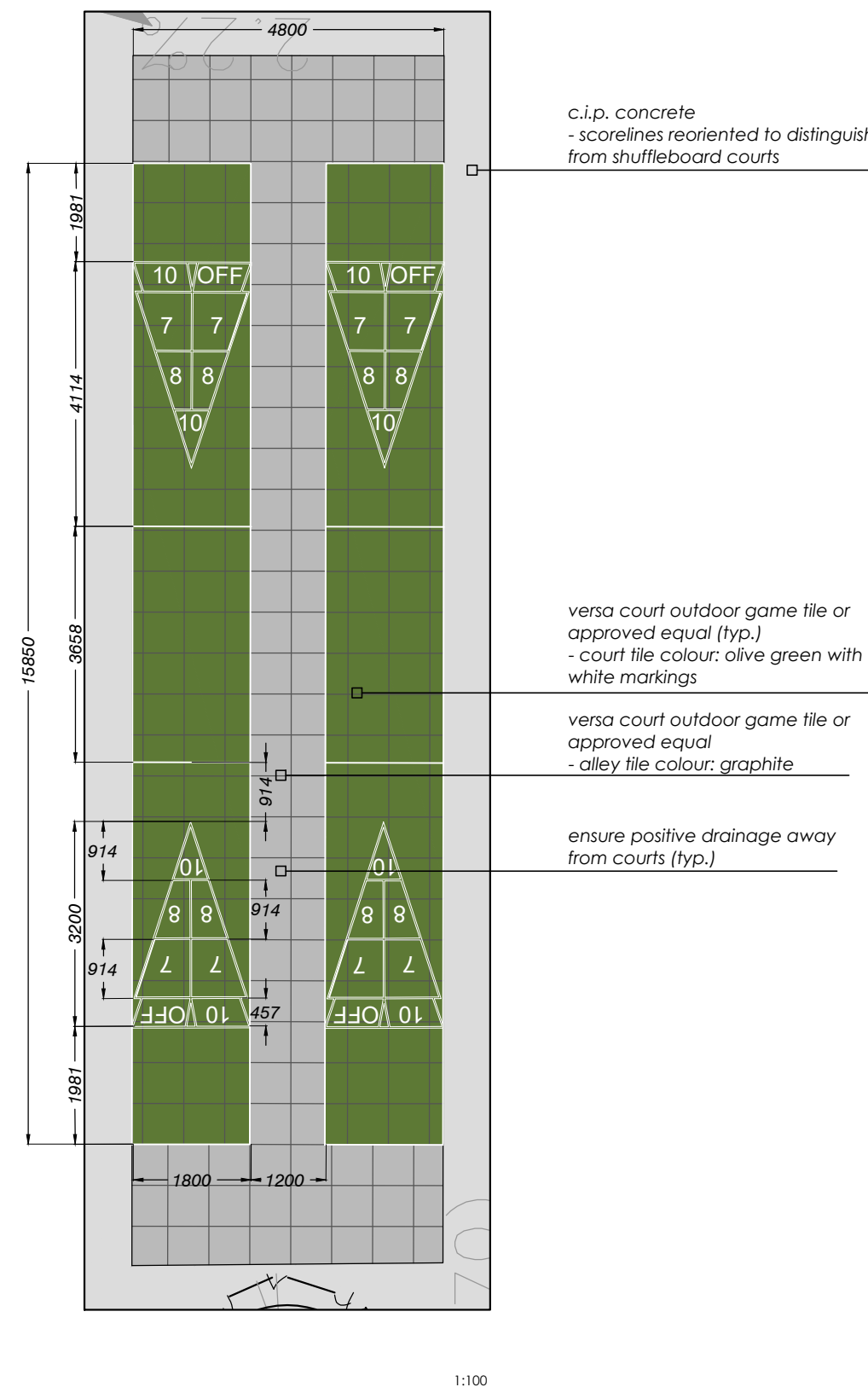
LANDSCAPE FORMS TABLE - WINDMARK
MATERIALS: Steel
COLOR: Natural Metal Finish
UNITS: 3, see landscape plan for layout.
NOTES: Handle with care, bench's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Contractor to protect the finish from damage during installation.
SUPPLIED BY: landscape forms - or approved equal
431 Lawndale Ave.
Kalamazoo, MI, 49048
T: 800-430-6209
F: 269-381-3455
E: specify@landscapeforms.com

Drawing: WM721-01
Dimensions are in mm

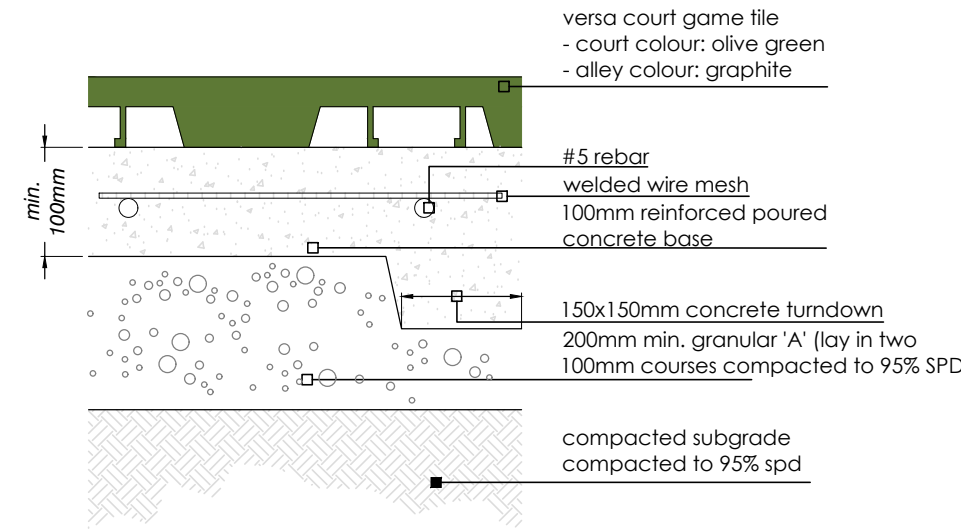
Windmark Table by Landscape Forms - or approved equal
SCALE: NTS

9
L-7

PLAN



SECTION - ON CONCRETE BASE



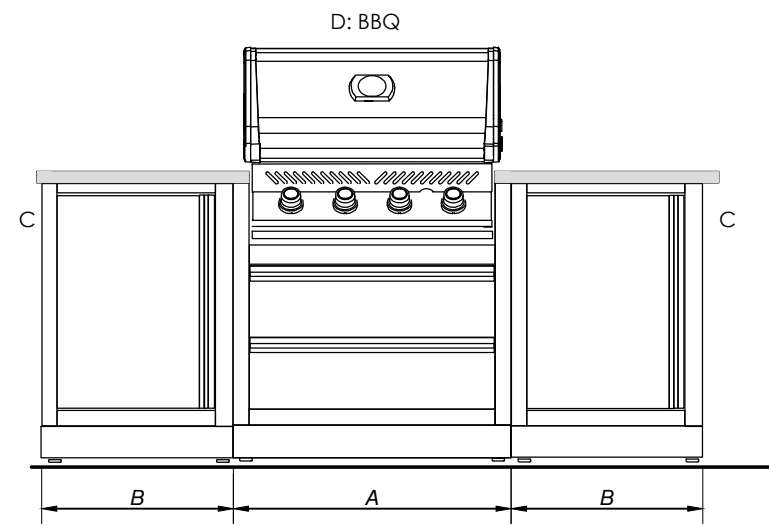
NOTES:

SHUFFLEBOARD COURTS - VERSACOURT OUTDOOR GAME TILES
MATERIALS: Blended high-impact copolymer polypropylene
SIZE: 10.13" x 10.13" x 3/4" (257x257x20mm)
COURT COLOUR: Olive Green
ALLEY COLOUR: Graphite
QTY: 2 courts. see plan for layout.

NOTES: Courts to be installed on concrete base; Ensure positive drainage away from courts; Install per manufacturer's specifications;

SUPPLIED BY: versacourt - or approved equal
 205 Boring Drive
 Dalton, GA, 30721
 T: 800.540.4899
 W: versacourt.com

ELEVATION



BBQ & CABINET SCHEDULE

PART	MODEL #	QTY
A	Under Grill Cabinet IM-UGC500-CN	1
B	Universal Door Cabinet IM-UDC-CN	2
C	Cabinet End Panel IM-CEP-CN	2
D	BBQ UNIT BIP500RB	1

BBQs and cabinets to be by Napoleon or approved alternative.

NOTES

1. Detail to be reviewed and approved by a structural engineer.
2. Contractor to provide structural certified shop drawings for approval prior to construction.
3. All steel to be galvanized.
4. For painted finish, include e-primer and powdercoat finish. Colour as noted, or to be determined.
5. All hardware and fasteners to be corrosion resistant (Stainless Steel)

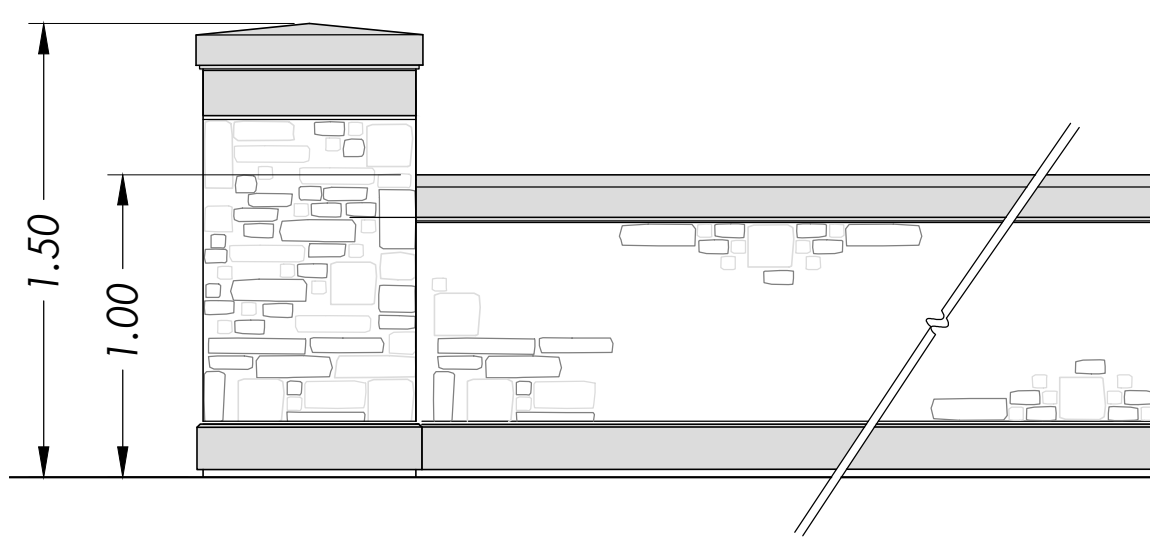
Outdoor Shuffleboard Courts
SCALE: NTS

1
L-8

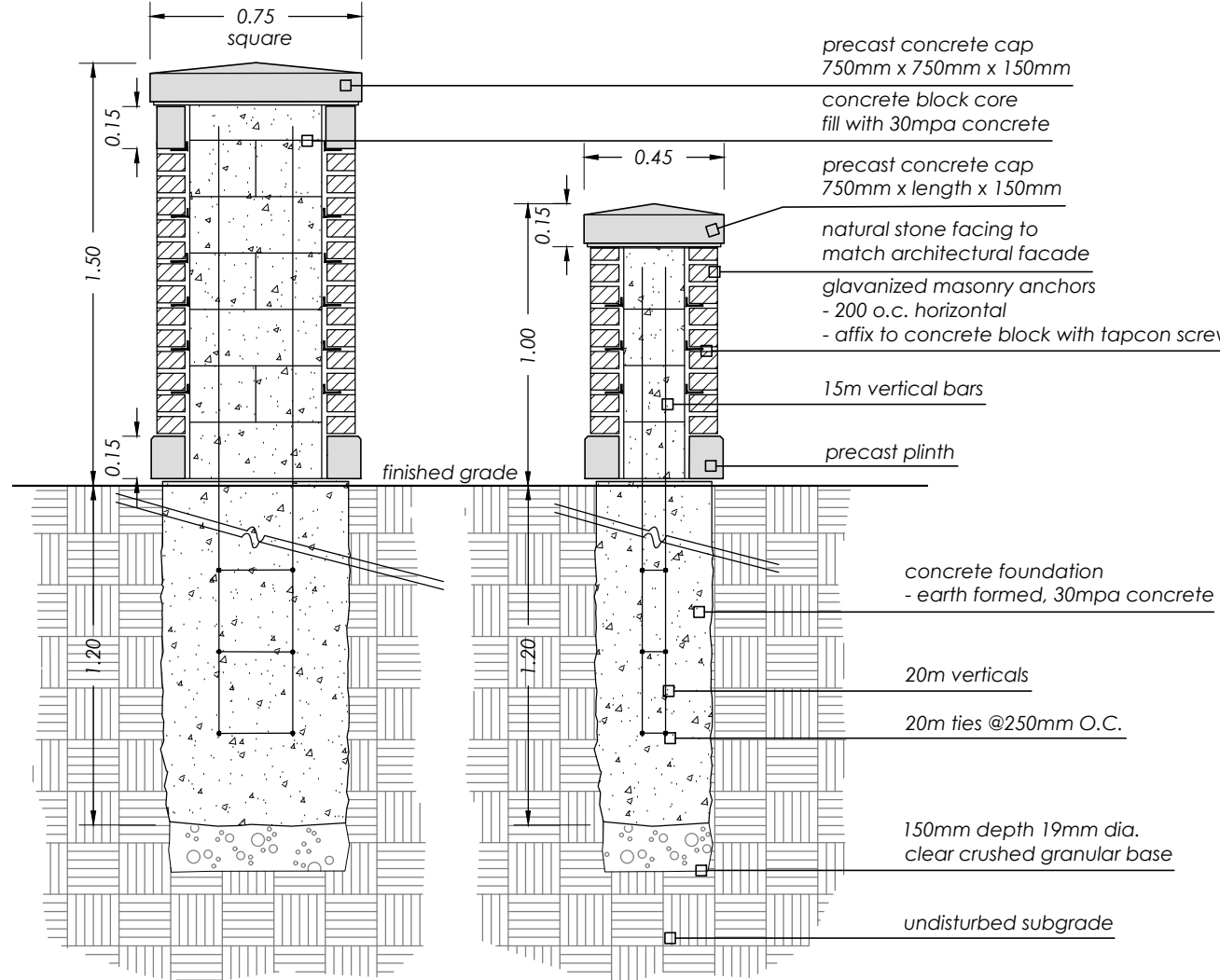
Barbecue & Cabinet
SCALE: NTS

2
L-8

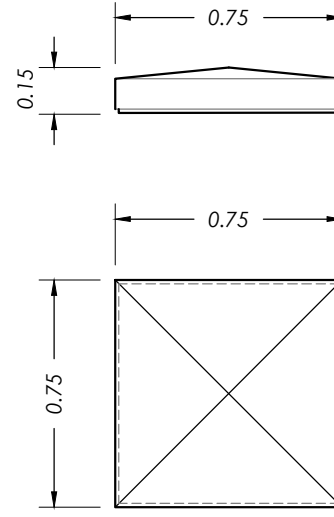
ELEVATION



SECTIONS - COLUMN WALL



CAP DETAIL



CONCRETE NOTES:

1. Do concrete materials and methods of concrete construction in accordance with OPSS 351.
2. Contractor to verify accuracy of concrete details and reinforcement prior to installation.
3. Provide following materials:
 - .1 cement to OPSS 905 and 1350
 - .2 aggregates for concrete: OPSS 905 and 1350
 - .3 reinforcing steel if detailed: OPSS 905 and 1350
 - .4 concrete form snap ties with plastic cones & breakback to be used. Surface patch as required.
 - .5 form stripping agent: colorless mineral oil, free of kerosene.
 - .6 latex bonding agent: sika bond, sikamix limited, or approved equal.
 - .7 form lumber and plywood: clean, free of loose knots, splits and with repairs made smoothly and securely.
 - .8 joint fillers: preformed, non-extruding, resilient bituminous type.
 - .9 admixtures: to be used only when approved by engineer.
 - .10 aggregates for base: granular 'A' to OPSS form 1010.
 - .11 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 OPSS.

Entry Columns and Wall
SCALE: NTS

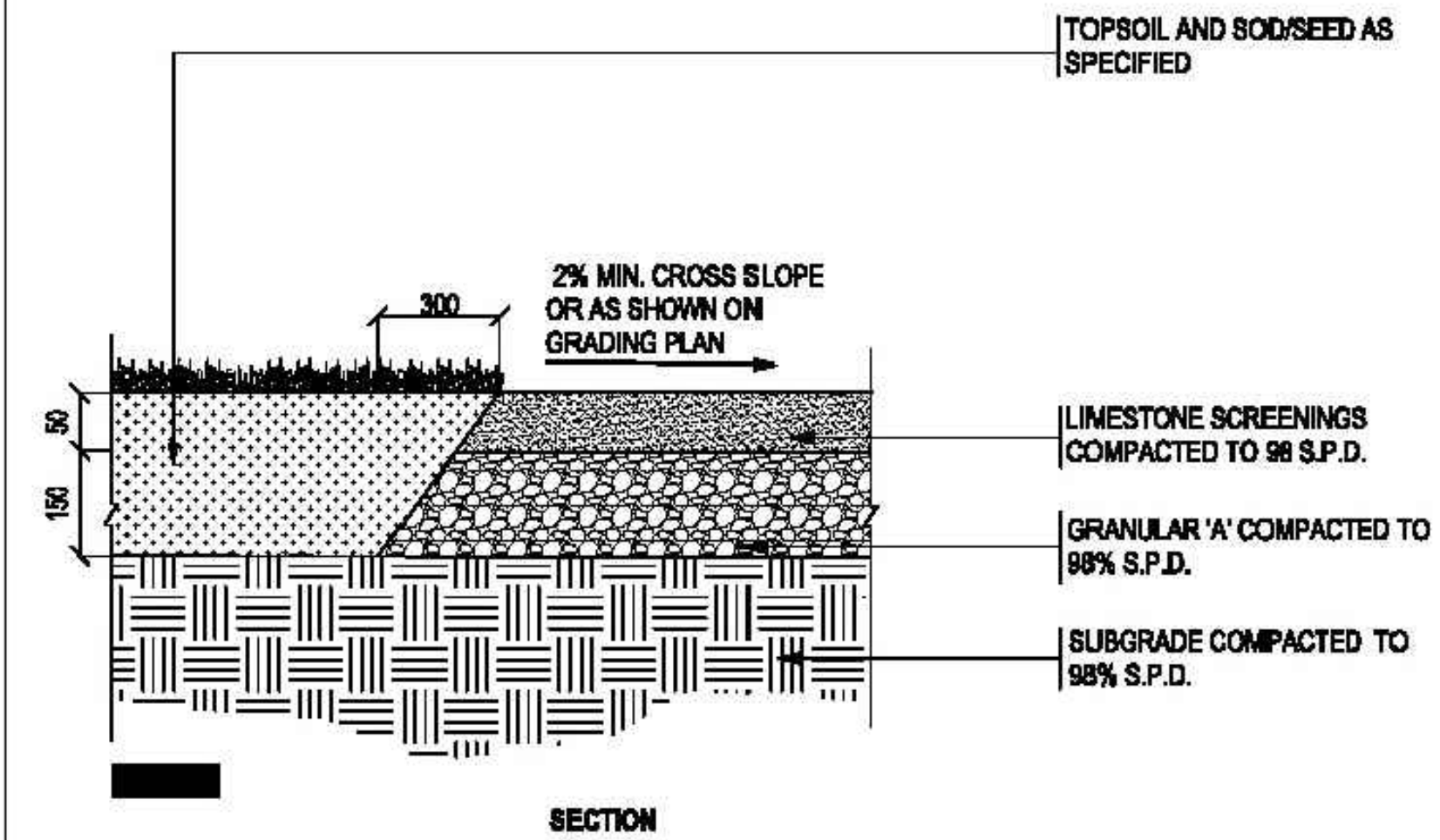
3
L-8

Limestone Screening Pathway - Town of Oakville Standard (Parks & Open Space Department)
SCALE: NTS

drawing title: **LIMESTONE SCREENING PATHWAY**
 Parks and Open Space Department

scale: N.T.S.
 date: SEPTEMBER 13, 2011

drawn by: MK
 checked by: JLM
 drawing no.: PV-9
 OAKVILLE



NOTES:

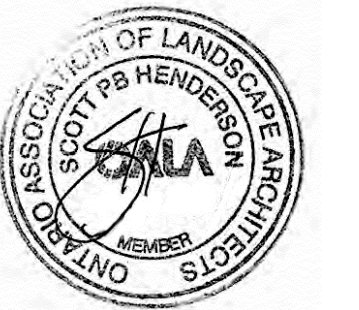
1. ALL DIMENSIONS IN MILLIMETRES.
2. LIMESTONE WALKWAY TO BE 2400mm MIN. WIDE UNLESS OTHERWISE NOTED.
3. ENSURE THAT ALL ORGANIC MATTER IS REMOVED FROM THE EXCAVATION AREA PRIOR TO PLACING AND COMPACTION OF BASE MATERIALS.

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1	2024-10-08	Issued for coordination
2	2024-11-01	Issued for 1st submission

STAMP



CLIENT

HiRise Group
 MUNICIPALITY
 Town of Oakville

PROJECT

McCraney Retirement Residence
 1105 McCraney Street East

MUNICIPAL FILE NUMBER

SHEET
 Details

adesso design inc.
 landscape architecture

L-8

69 John Street South, Suite 250
 Hamilton, ON L8N 2B9
 t: 905.526.8876
 www.adesodesigninc.ca