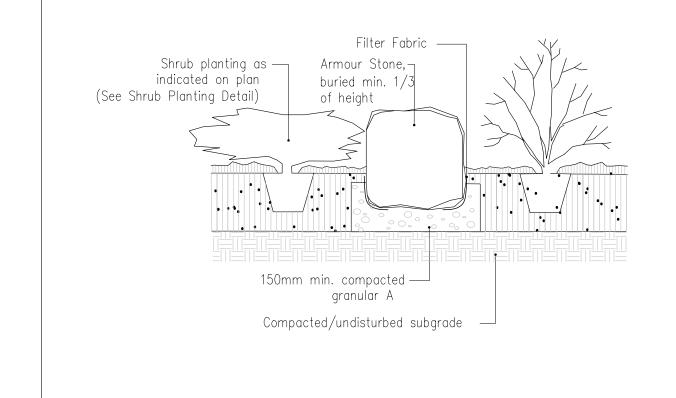
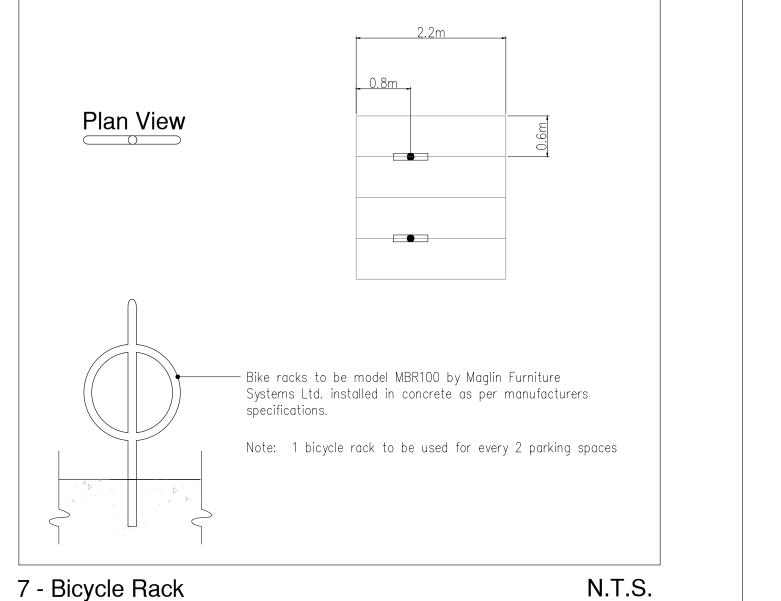
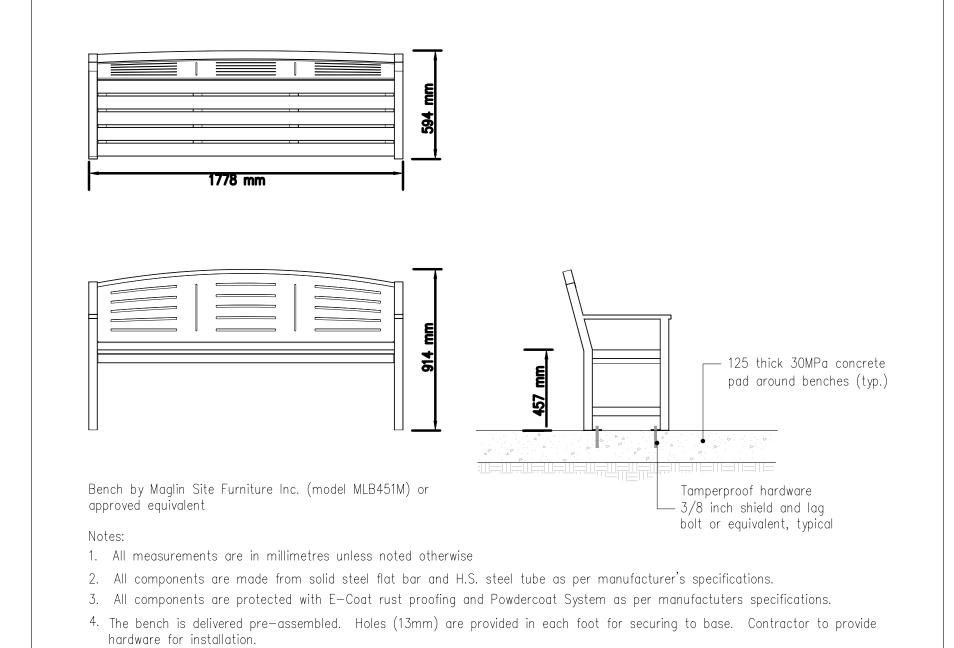


Plant List						
TREES	QTY	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONTAINER</u>	
АТ	4	Acer tataricum	Tatarian Maple	60mm Cal.	W.B.	
CA	6	Carya ovata	Shagbark Hickory	60mm Cal.	W.B.	
CO	11	Celtis occidentalis	Common Hackberry	60mm Cal.	W.B.	
GA	7	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	60mm Cal.	W.B.	
GS	12	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Locust	60mm Cal.	W.B.	
GD	6	Gymnocladus dioicus	Kentucky Coffee Tree	60mm Cal.	W.B.	
LT	8	Liriodendron tulipifera	Tulip Tree	60mm Cal.	W.B.	
PP	13	Picea pungens	Colorado Spruce	180cm ht.	W.B.	
PB	4	Pyrus calleryana 'Bradford'	Bradford Ornamental Pear	60mm Cal.	W.B.	
QM QR	4 3	Quercus macrocarpa Quercus robur	Burr Oak	60mm Cal. 60mm Cal.	W.B. W.B.	
TA	7	Tilia americana 'Redmond'	English Oak Richmond Basswood	60mm Cal.	W.B.	
TO	7				W.B.	
		Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	180cm ht.		
UA	8	Ulmus americana 'Valley Forge'	Valley Forge Elm	60mm Cal.	W.B	
<u>SHRUBS</u>	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MAX. SPACINO
AMC	6	Amelanchier canadensis	Shadblow Serviceberry Multistem	250cm ht.	W.B.	
DG	61	Deutzia gracilis	Slender Deutzia	60cm ht.	Pot	80cm 0.C.
EC	26	Euonymus fortunei 'Canadale Gold'	Canadale Gold Euonymus	60cm spr.	Pot	80cm 0.C.
HA	40	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	60cm ht.	Pot	100cm 0.C.
HP	37	Hydrangea paniculata 'Pee Wee'	Panicled Hydrangea	60cm ht.	Pot	100cm O.C.
JA	53	Juniperus sabina 'Arcadia'	Arcadia Juniper	60cm spr.	Pot	100cm O.C.
JS	47	Juniperus sabina 'Skandia'	Skandia Juniper	60cm spr.	Pot	120cm O.C.
PO	30	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	60cm ht.	Pot	100cm O.C.
PD	49	Physocarpus opulifolius 'Diabolo'	Diablo Ninebark	60cm ht.	Pot	120cm O.C.
PG	259	Potentilla fruticosa 'Goldfinger'	Goldfinger Cinquefoil	60cm ht.	Pot	80cm 0.C.
RN	153	Rosa x 'Noaschnee'	Flower Carpet White	60cm ht.	Pot	80cm 0.C.
SS	17	Sorbaria sorbifolia	False Spirea	60cm ht.	Pot	200cm 0.C.
SA	124	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spiraea	60cm ht.	Pot	65cm O.C.
SG	102	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	60cm ht.	Pot	100cm O.C.
SC	86	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	60cm ht.	Pot	100cm O.C.
TC	84	Taxus cuspidata 'Monloo'	Emerald Spreader Yew	60cm ht.	Pot	140cm 0.C.
<u>GRASSES</u>	QTY	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONTAINER</u>	MAX. SPACINO
AS	131	Andropogon scoparius	Little Blue Stem	1 gal.	Pot	55cm 0.C.
PH	88	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Pot	45cm O.C.
<u>PERENNIALS</u>	QTY	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONTAINER</u>	MAX. SPACINO
HSO	 57	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot	45cm O.C.
RH	25	Rudbeckia hirta	Black-eyed Susan	1 gal.	Pot	45cm O.C.
				9		



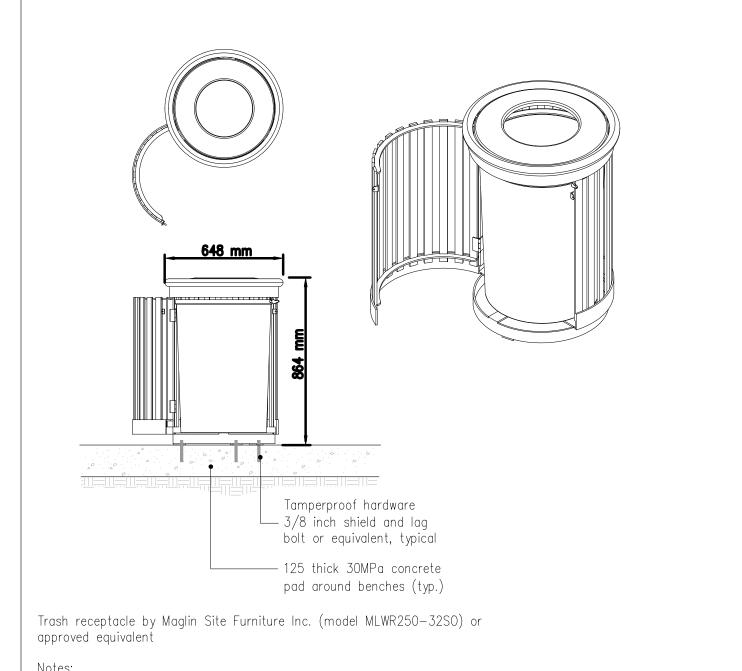
Plan View —— Bike racks to be model MBR100 by Maglin Furniture 6 - Decorative Armour Stone N.T.S. Systems Ltd. installed in concrete as per manufacturers specifications.





8 - Bench Detail N.T.S.

5. Powdercoat colour to be black.



1. All measurements are in millimetres unless noted otherwise

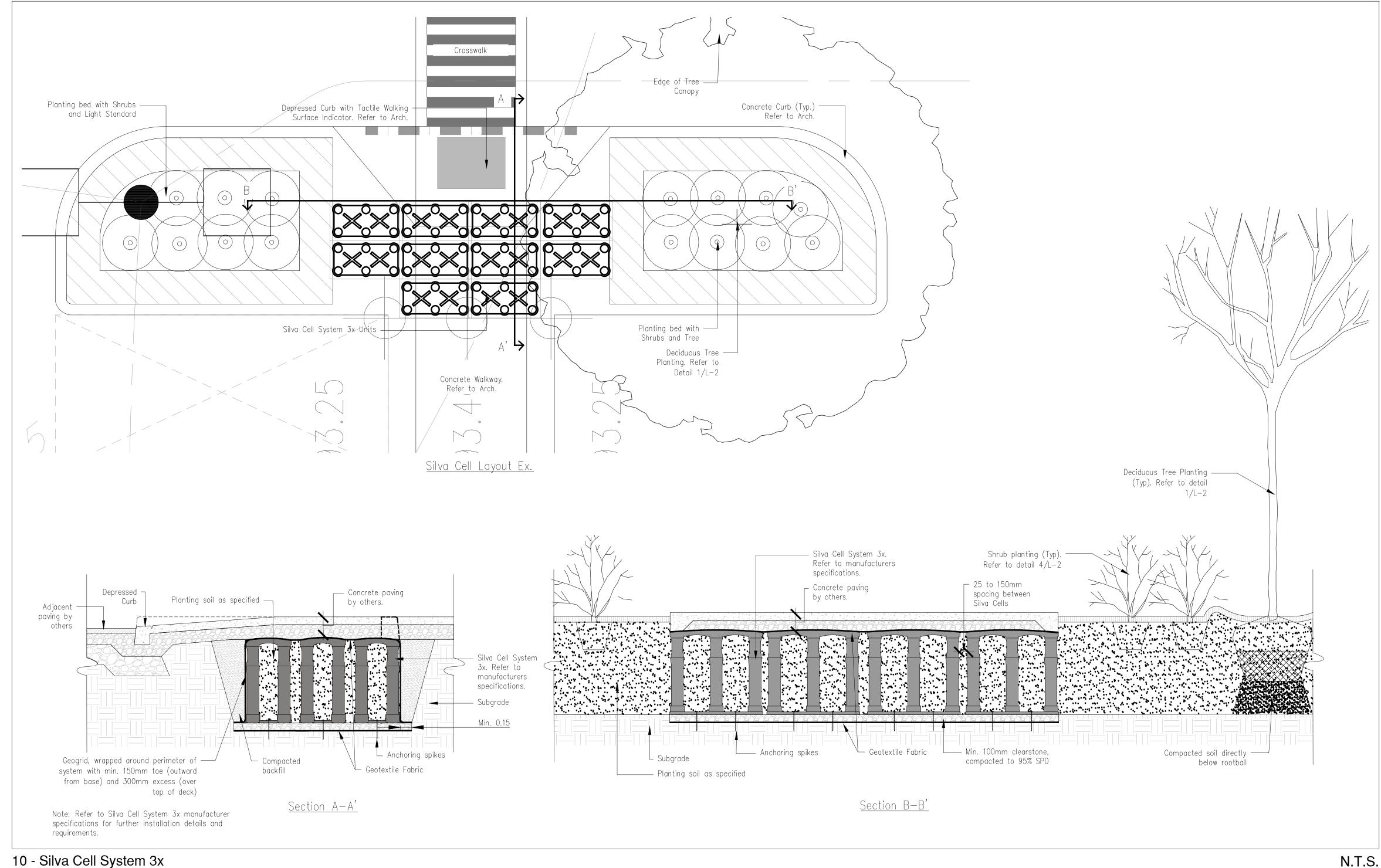
2. All components are made from solid steel flat bar and H.S. steel tube as per manufacturer's specifications. 3. All components are protected with E—Coat rust proofing and Powdercoat System as per manufacturers specifications.

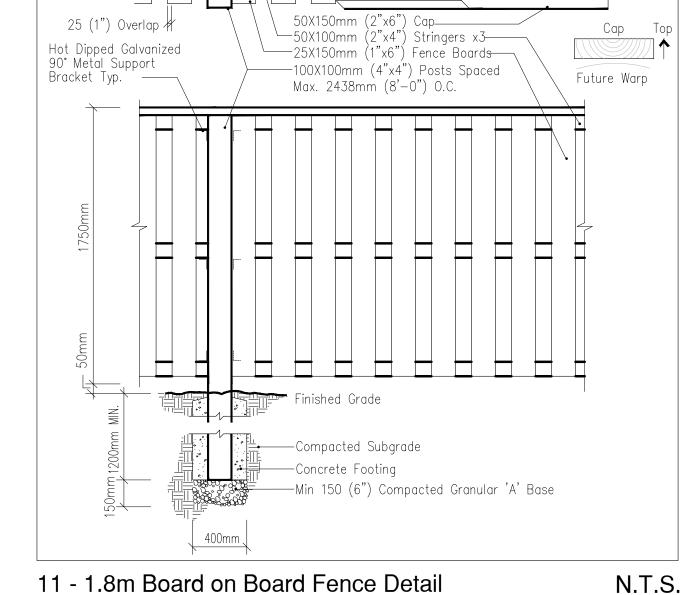
4. The trash receptacle is delivered pre—assembled. Holes (13mm) are provided in each foot for securing to base. Contractor to provide hardware for installation. 5. Powdercoat colour to be black.

6. Optional dome/ash lid to be included 7. Trash receptacle comes with a 32 imperial gallon commercial grade plastic liner and spun metal lid.

9 - Trash Receptacle

N.T.S.





11 - 1.8m Board on Board Fence Detail

4 | Feb 11/21 | Reissued for SPA Submission Jan 15/21 | Issued for SPA Submission

Jan 08/21 | Drawing Coordination | Sept 24/20 | Drawing Coordination

| May 29/24 | Issued for Site Plan Amendment

| | May 16/22 | Reissued to Oakville Hydro

0 | Feb 18/22 | Reissued for City Comment

| Feb 14/22 | Reissued for Revised Detail

B | Jan 13/22 | Reissued for SPA Submission

Nov 2/21 | Reissued for SPA Submission

6 Jun 30/21 Reissued for SPA Submission

5 | Feb 26/21 | Issued for Drawing Coordination

Key Plan

N.T.S

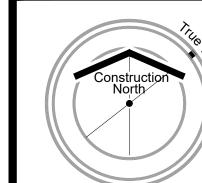
Burloak Market Place Inc.

247 Spadina Avenue, 4th Floor Toronto, ON, M5T 3A8

Oakville, ON, L6H 0H2

CMV Group

Urbantech Consulting 2030 Bristol Circle, Suite 105







LANDSCAF ARCHITECTU MHBC PLANNING

Burloak Marketplace 3515 - 3545 Rebecca Drive

Details & Notes Date: September 2020 Drawing No.:

General Notes:

3:1 slope (33%).

by dividing by 0.3048

TOPSOIL & FINISH GRADING

by soil testing laboratory.

1. Base information provided by CMV Architects

construction. Report any discrepancies in the drawings,

specifications and contract documents to the Landscape

6. Grades within the site and at property line shall not exceed a

7. All elevations are in metric units and can be converted to feet

minimum size of 0.75x0.75x0.75m. Size of rocks to reflect

9. The contractor to contact the Landscape Architect for a field

placement in bed on plan, and the height/spread of surrounding

laboratory at the source before delivery to the site. Submit soil

11. The contractor is responsible for amendments as recommended

12. Topsoil to be free of subsoil, stones 50mm in diameter or

larger, roots, weeds, debris and toxic material.

8. Limestone rocks to be placed in planting beds shall have a

plant material to ensure visibility over time.

review 2 business days prior to completion.

test results for review and approval.

10. All soil shall be tested by SGS or approved soil testing

- 14. Cultivate entire area to receive topsoil to a minimum depth of 2. Grading information provided by Urbantech Consulting
- 3. Contractor to verify all dimensions and conditions on site prior 15. Remove debris which protrudes more than 50mm above surface. to the commencement of work. 16. Grade soil, eliminating uneven areas and low spots, ensuring 4. Obtain all necessary permits before commencement of positive drainage.
- 17. Sodded and/or seeded areas to receive a minimum settled Architect before commencement of construction. topsoil depth of 150mm. 5. The Landscape Contractor is responsible for contacting the FINE GRADE, SEED & SOD Landscape Architect upon completion of the landscape works for site review leading to substantial performance.

to interfere with mowing.

of topsoil.

18. Sod shall be no. 1 nursery sod conforming to the Canadian Nursery Trades Association Specifications and Standards. All sod 36. Planting soil to be the following minimum depths after to be placed over 150mm of topsoil.

13. Contractor to verify that grades are correct prior to placement

- 19. Boulevard area to be restored with fine grading and sod by the Landscape Contractor.
- 20. Contractor to restore all damaged areas with sod. 21. All slopes greater than or equal to 4:1 to be sodded. On slopes greater than 3:1, peg sod with 600mm wooden pegs. Lay sod across the slope. Pegs to be flush with sod so as not
- 22. Manually fine grade all areas to receive topsoil, eliminating rough
- spots and low areas to ensure positive drainage. 23. Lay sod as soon as possible upon arrival on the site. Place
- sod closely knit together so that joints are not visible or overlapping.
- 25. Contractor to provide water until establishment of newly sodded
- 24. Sod to be rolled to ensure good soil/sod bond and to remove minor irregularities. Water immediately after installation.

<u>MAINTENANCE</u>

same day.

- 26. Contractor to provide all maintenance until acceptance. 27. Maintenance to include all weeding, pruning, fertilization, and watering as necessary to maintain optimal plant health.
- 33. The quantities indicated on the plan supersede the totals of the plant list.
- 34. All shrubs and groups of conifers to be installed in continuous
- planting beds. 35. All shrubs to be installed in continuous planting beds.

750mm for large shrubs

- settlement: 450mm for shrub beds
- 37. Prepare planting soil by mixing all elements evenly. Excavate and provide planting soils to depths indicated by planting
- 38. All plant material to conform to the Canadian Nursery Trades Association Metric Guide Specifications and Standards.

900mm for tree planting — min. 1.0m around each tree

(from centre of trunk)

- 39. Obtain approval from Landscape Architect of schedule 7 days in
- advance of shipment of plant material.
- 40. All plant material to be watered immediately upon arrival at the
- planting locations prior to planting. 42. Deliver plant material only in quantities that can be planted the

41. Obtain approval from Landscape Architect of plant material and

- 43. Plant material to be stored in a shady location on the site until
 - 44. Water all plant material immediately after planting.
 - expense of the landscape contractor.
 - 47. Mulch maintenance strips to be located within planting beds
 - 49. All planting beds to be mulched with min. 75mm shredded pine bark mulch (Gro-Bark or approved equal).

 - guarantee period. services prior to excavation of tree pits and shrub beds.
 - <u>PLANTING SOIL</u> 53. Planting soil mixture to consist of:
 - specification below. 1 part aged pine bark as per organic matter specification
 - Final mixture pH 6.0-7.5 Final mixture organic matter content 7.5% by dry weight.

- Final mixture shall meet similar particle size distribution as
- 45. All evergreens are to be wrapped the first winter at the
- 46. All planting beds and all mulch maintenance strips to have min. 75mm shredded pine bark mulch (Gro-Bark or approved equal).
- adjacent to all paved elements unless otherwise noted.. 48. All mulch maintenance strips to have the following widths:
- 300mm adjacent to all pedestrian surfaces 500mm adjacent to all vehicular surfaces
- 50. Obtain approval for substitutions as to variety, size or grade from the Landscape Architect.
- 51. All T-bars are to be removed at the conclusion of the
- 52. The contractor is responsible for locations of all underground
- 2 parts friable sandy loam topsoil as per specification 1 part leaf and yard compost as per organic matter
- Bone meal 0.6kg per cubic meter of soil.

- original sandy loam topsoil. • All particles in the final mixture shall be less than 12.7mm in the smallest dimension and 50mm in the largest
- Amend with nutrients as per laboratory recommendations. Contractor to provide SGS Topsoil analysis of the final planting soil mixture to confirm the final composition and pH prior to delivery to the site.
- 53. Sandy Loam Topsoil Sandy loam topsoil to be a light to dark brown in colour, friable, and consisting of (by dry weight): • 55-60% Sand
- 25-35% Silt • 10-15% Clay Note: Sand, silt and clay sum to be 100%
- 54. Organic Matter The following specifications for organic matter materials shall be
- Leaf and Yard Waste Compost: Derived from well composted leaf and yard waste. Meets the Ministry of Environment's Ontario Compost Quality Standards for category AA compost.
- pH: 7.0 to 9.0 EC: less than 4.5 mS/cm • Organic Matter Content (dry weight): ≥ 45%
- Aged Pine Bark: • Shall consist of a minimum of 98% pine, containing very little wood fibre (less than 10%). Shall not be a blend of wood or sawdust. Aged pine bark shall be processed through a managed

Bark must be composted to a chocolate brown—black

colour and not orange—red. • pH: less than 4.5 • EC: less than 2.8 Organic Matter Content: ≥80% by weight Size Gradation:

Minimum 95% less than 19mm

aging process.

- Minimum 50% less than 6.35mm
- 55. Water all plant material immediately after planting. Incorporate 'Transplanter MS—CS' by Root Rescue at manufacturer's specified <u>GUARANTEE:</u> 56. All materials and workmanship to be guaranteed for one full
- 57. Neither the final certificate or payment thereunder or any provision of the Contract Documents, shall relieve the Landscape Subcontractor from responsibility for faulty materials or workmanship which appear within a period of one (1) year from

the date of acceptance of the work by the Landscape Architect

year from substantial performance.

and governing authorities.

- 58. The warranty period for all municipal boulevard trees shall be 2 years from acceptance. 59. The Landscape Subcontractor shall remedy any defects and pay for any damage to other work, within a period of one year. All plant materials used as replacement for unacceptable plant
- materials shall be of the same quality and requirements prescribed for original materials.
- 60. The costs of replacement during the warranty period resulting from theft, vandalism, carelessness or neglect on the part of others, or any causes due to circumstances beyond the control of the Landscape Subcontractor shall be borne by the Owner.

Tree Preservation Notes:

storage of building materials or equipment.

- Existing trees which are to remain within or adjacent to construction zones shall be protected with fencing erected beyond the "drip line". Groups of trees and other existing plantings to be protected, shall be done in a like manner with fencing around the entire clump(s). Areas within the protective fencing shall remain undisturbed and shall not be used for the
- . No rigging cables shall be wrapped around or installed in trees. Surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.
- 3. The developer or his agent shall take every precaution necessary to prevent damage to trees or shrubs to be 4. Where limbs or portions of trees are removed to

accommodate construction work, they will be removed

- carefully as per accepted best practices of arboriculture. 5. Where root systems of protected trees are exposed directly adjacent to or damaged by construction work, they shall be trimmed neatly and the area back filled with appropriate material to prevent desiccation.
- 6. Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the tree.
- 7. Trees to be preserved that have died or have been damaged beyond repair, shall be replaced by the developer at his own expense with trees of a size and species as approved by the municipality.

- MIGRATORY BIRDS CONVENTION ACT NOTE
- 1. Removal of trees and other vegetation is not permitted during the breeding (nesting) bird season (generally April 1 to August 31) to avoid the harm or destruction of nests, eggs, and young of bird species as per the Migratory Birds Convention Act (MBCA). If vegetation removal is required during this period, then a qualified avian biologist should undertake a bird nest survey prior to construction. If active nests are observed, then the development of a site—specific mitigation plan in consultation with the Canadian Wildlife Service may be required. Many birds precede and exceed the breeding
- bird window (e.g. early April, mid—August to early September), and nesting surveys prior to removals do no reliably identify all nests in the vicinity of the proposed works. It is the proponent's responsibility to avoid contravention of the MBCA.

Designed: JC