

- LANDSCAPE NOTES:**
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  - 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.

**LIGHTING NOTE:**  
All exterior lighting devices shall be full cut-off to direct illumination downward, dark sky compliant to reduce light pollution and sky glow, and shall comply with the town's public nuisance By-law 2007-143 as amended.

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**REVISIONS/ SUBMISSIONS**

#	DATE	DESCRIPTION
7	2021-05-14	Issued for review & coordination
8	2021-06-30	Issued for submission
9	2022-03-23	Issued for coordination
10	2022-04-14	Issued for coordination
11	2022-04-27	Issued for 2nd submission
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13	2023-07-30	Issued for 3rd submission
14	2023-10-30	Issued for building permit
15	2023-10-30	Issued for submission
16	2024-06-04	Issued for submission



**CLIENT**  
Distrik / Joint Venture

**MUNICIPALITY**  
Town of Oakville

**PROJECT**  
Trafalgar  
3064 Trafalgar Road

**MUNICIPAL FILE NUMBER**  
SPA 1313.006/01

**SHEET**  
Ultimate Landscape  
Plan - Layout & Materials

**adesso design inc.**  
landscape architecture

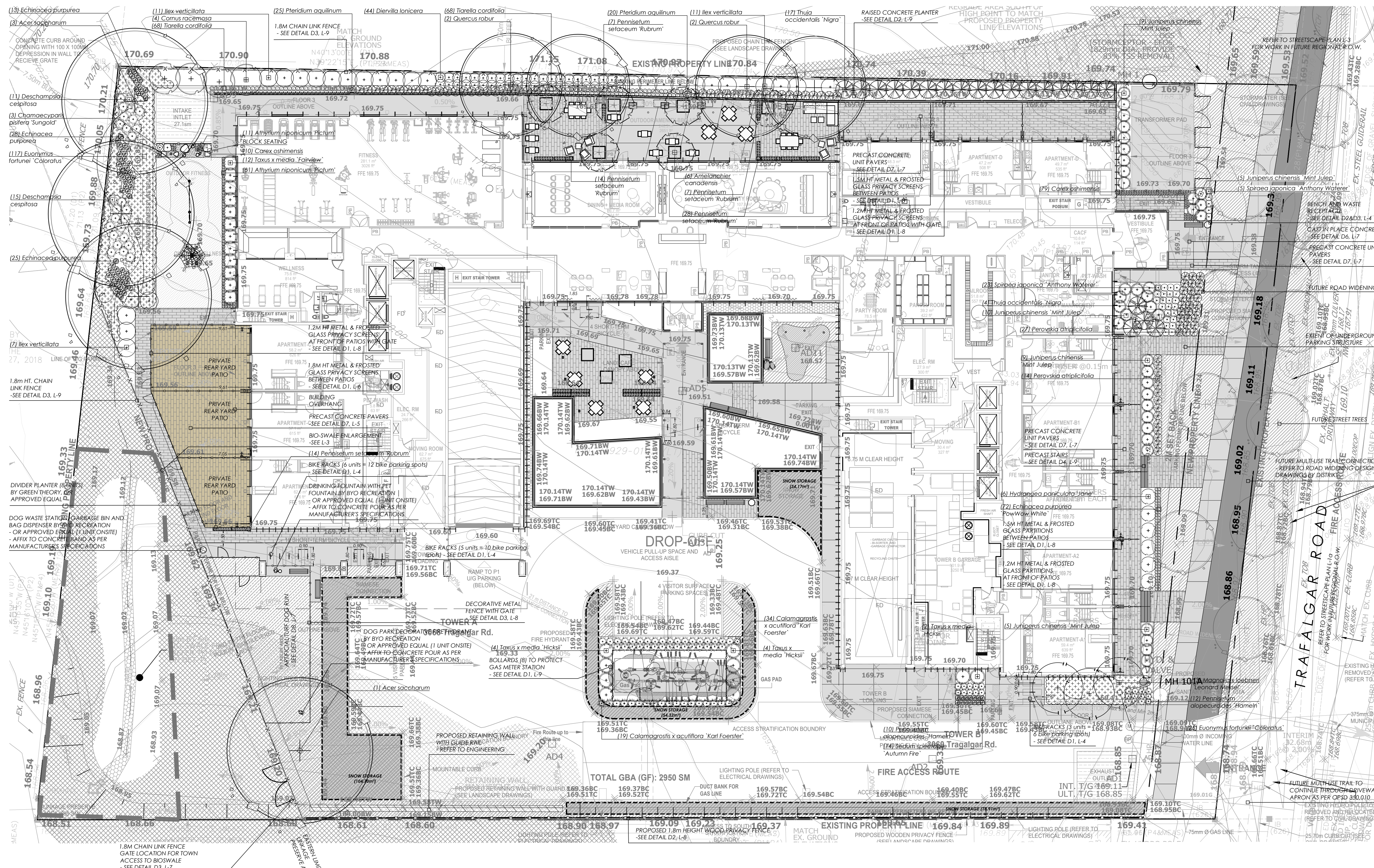
218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4  
t. 905.526.8876  
www.adessodesigninc.ca

**ON SITE SNOW STORAGE**

Total Hardscape (m <sup>2</sup> )	1,215.14m <sup>2</sup>
Required Snow Storage in Softscape (m <sup>2</sup> )	182.30m <sup>2</sup> 15%
Provided Snow Storage in Softscape (m <sup>2</sup> )	265.81m <sup>2</sup> 21.9%

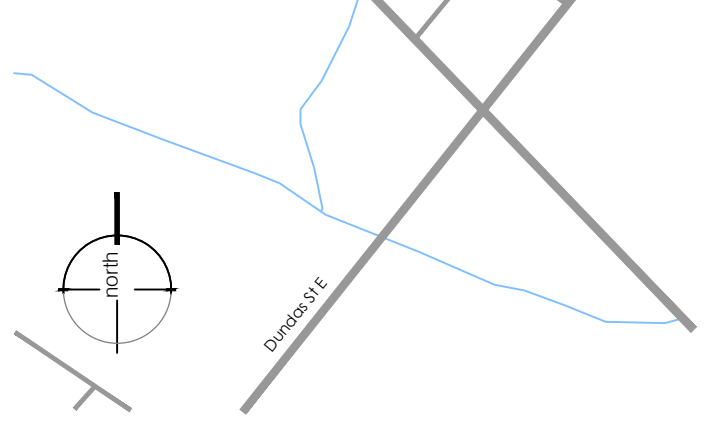
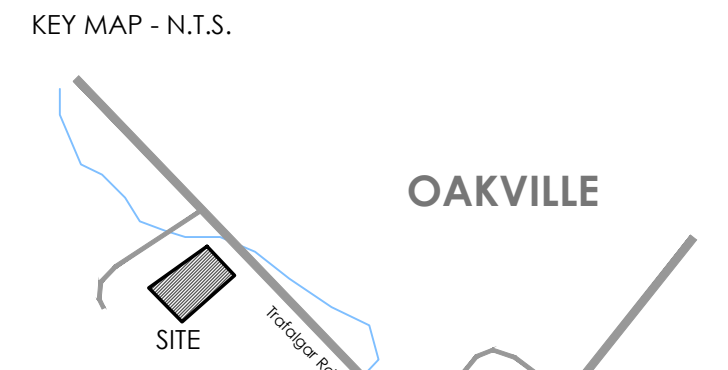
Project: 20191004\_Trafalgar Road, Oakville, ON  
 Date: 2024-06-04  
 Scale: 1:1000  
 Author: G. Galaxia  
 Check: G. Galaxia  
 Title: Landscape Architect





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  - Drawings not to be reproduced without written consent from Landscape Architect.
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  - 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.

- TERRASSED 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/100m<sup>2</sup> for spot applications, in the following mixture:
- | Early Succession Riparian Mix                            | %   |
|--|-----|
| Black-eyed Susan ( <i>Rudbeckia hirta</i> )              | 5%  |
| Blue Vervain ( <i>Verbena hastata</i> )                  | 10% |
| Canada Anemone ( <i>Anemone canadensis</i> )             | 1%  |
| Canada Goldenrod ( <i>Solidago canadensis</i> )          | 4%  |
| Little Bluestem ( <i>Schizochyrium scoparium</i> )       | 10% |
| Common Milkweed ( <i>Aceleplaxs syriaca</i> )            | 5%  |
| Fowl Bluegrass ( <i>Poa palustris</i> )                  | 23% |
| Meadow/Open Field Sedge ( <i>Carex granularis</i> )      | 20% |
| New England Aster ( <i>Symphoricarum novae-angliae</i> ) | 1%  |
| Path Rush ( <i>Juncus tenuis</i> )                       | 10% |
| Purple Stemmed Aster ( <i>Symphoricarum puniceum</i> )   | 1%  |
| Virgins Bower ( <i>Clematis vitalba</i> )                | 4%  |
| Wild Bergamot ( <i>Monarda fistulosa</i> )               | 4%  |
- \*apply with Annual Oats (*Avena sativa*) nursecrop at 22kg/hectare.



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| 16 | 2024-06-04 | Issued for submission            |

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**PLANT SCHEDULE PLANTING PLAN**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
<b>TREES</b>								
4	<i>Acer saccharum</i>	Sugar Maple	50mm Cal.	W.B.	30.0	18.0		As Shown Native to Ontario
6	<i>Amelanchier canadensis</i>	Canadian Serviceberry - Multistem	150cm Ht.	#15 cont.	6.0	4.0		As Shown Multistem Form, Native to Ontario
3	<i>Magnolia x loebneri 'Leonard Messel'</i>	Leonard Messel Loebner Magnolia	250cm Ht.	#15 cont.	5.0	7.0	5.0	
4	<i>Quercus robur</i>	English Oak	50mm Cal.	W.B.	18.0	15.0		As Shown
21	<i>Thuja occidentalis 'Nigra'</i>	Black Cedar	180cm Ht.	W.B.	8.0	2.0		As Shown
<b>SHRUBS</b>								
3	<i>Chamaecyparis pisifera 'Sungold'</i>	Sungold Sawara Cypress	30cm	#3 cont.	1.2	1.7		
4	<i>Cornus racemosa</i>	Gray Dogwood	60cm	#3 cont.	3.0	3.0	2.5	Native to Ontario
44	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	40cm	#3 cont.	1.0	1.0	0.90	
4	<i>Hydrangea paniculata 'Jane'</i>	Little Lime® Panicle Hydrangea	30cm	#3 cont.	1.5	1.5		
29	<i>Ilex verticillata</i>	Winterberry Holly	80cm	#3 cont.	1.75	1.75	1.6	Native to Ontario
38	<i>Juniperus chinensis 'Mint Julep'</i>	Mint Julep Juniper	40cm	#3 cont.	1.25	1.25	1.0	
28	<i>Spiraea japonica 'Anthony Waterer'</i>	Anthony Waterer Spirea	40cm	#3 cont.	0.90	0.70	0.60	
12	<i>Taxus x media 'Fairview'</i>	Fairview Yew	40cm	#3 cont.	1.75	1.5	1.25	
10	<i>Taxus x media 'Hicksii'</i>	Hicks Yew	40cm	#3 cont.	2.75	1.5	1.25	
<b>FERNS</b>								
72	<i>Athyrium niponicum 'Pictum'</i>	Japanese Painted Fern	30cm	#1 cont.	0.60	0.40		

GRASSES	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS	
53	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass					#1 cont. 1.25 0.60 0.50	
89	<i>Carex oshimensis</i>	Japanese Sedge	30cm	#1 cont.	0.20	0.30		
26	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	30cm	#1 cont.	0.70	0.70	Native to Ontario	
22	<i>Pennisetum alopecuroides 'Hameln'</i>	Hameln Fountain Grass		#1 cont.	0.70	0.50	0.40	
64	<i>Pennisetum setaceum 'Rubrum'</i>	Purple Fountain Grass	30cm	#1 cont.	0.80	0.40		
<b>PERENNIALS</b>								
66	<i>Echinacea purpurea</i>	Coneflower		#1 cont.	0.90	0.50	0.40 Native to Ontario	
72	<i>Echinacea purpurea 'PowWow White'</i>	PowWow White Coneflower		#1 cont.	0.50	0.30	0.25	
41	<i>Perovskia atriplicifolia</i>	Russian Sage		#1 cont.	0.90	0.80	0.70	
45	<i>Pteridium aquilinum</i>	Western Brackenfern		#1 cont.	0.80	0.90	0.70	
14	<i>Sedum spectabile 'Autumn Fire'</i>	Autumn Fire Stonecrop		#1 cont.	0.40	0.50	0.40	
136	<i>Tiarella cordifolia</i>	Foamflower		#1 cont.	0.10	0.40	0.30 Native to Ontario	
<b>GROUND COVERS</b>								
142	<i>Euonymus fortunei 'Coloratus'</i>	Purpleleaf Wintercreeper	40cm	#2 cont.	0.30	1.25	0.80	

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Distrik / Joint Venture

**MUNICIPALITY**  
Town of Oakville

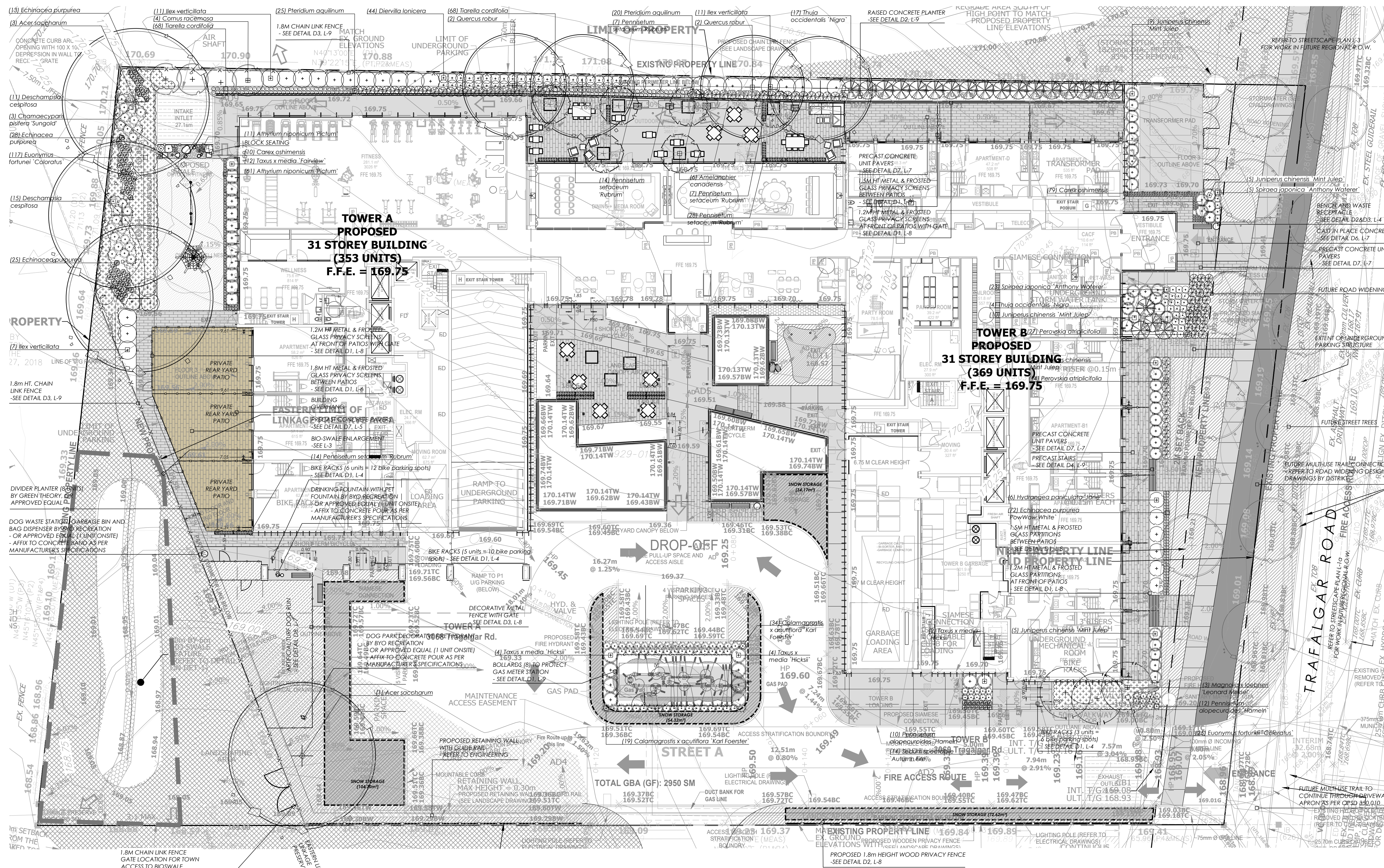
**PROJECT**  
Trafalgar  
3064 Trafalgar Road

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SPA 1313.006/01

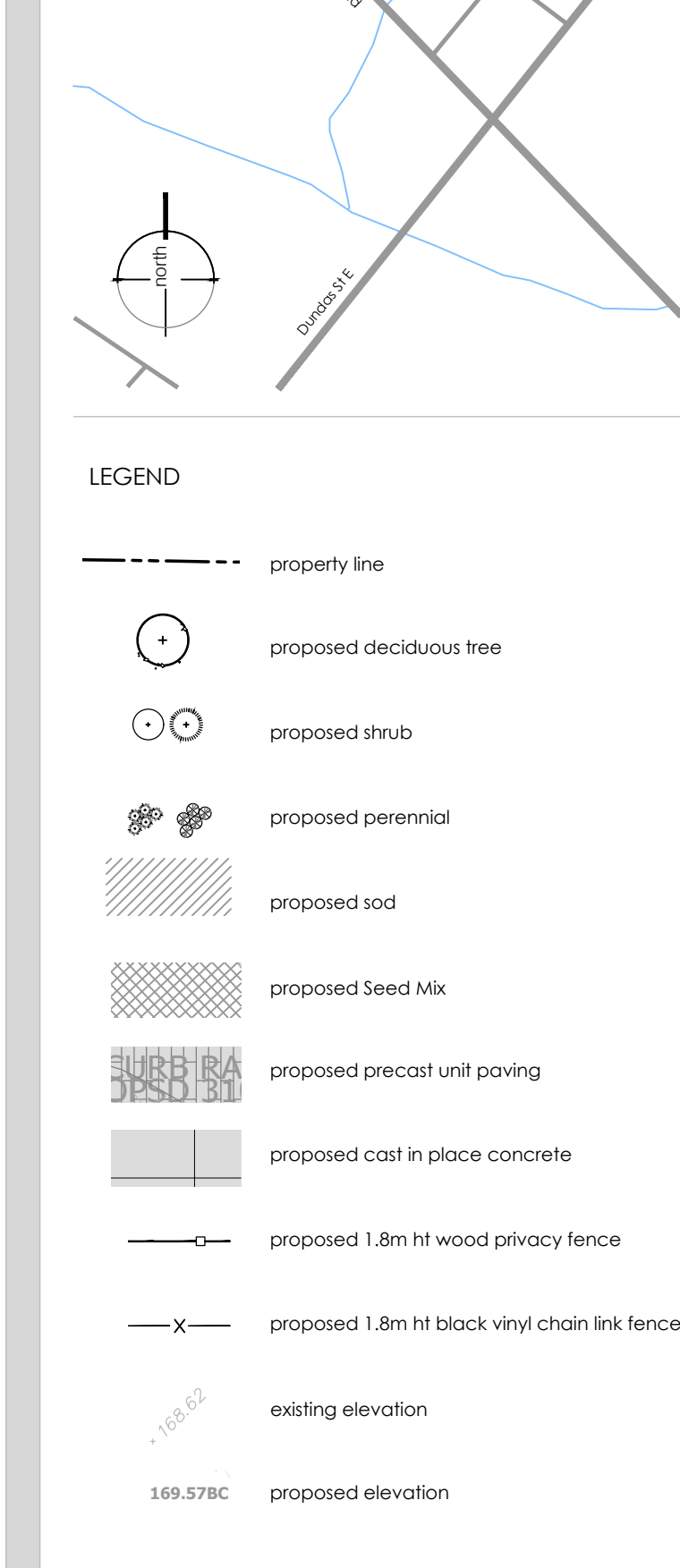
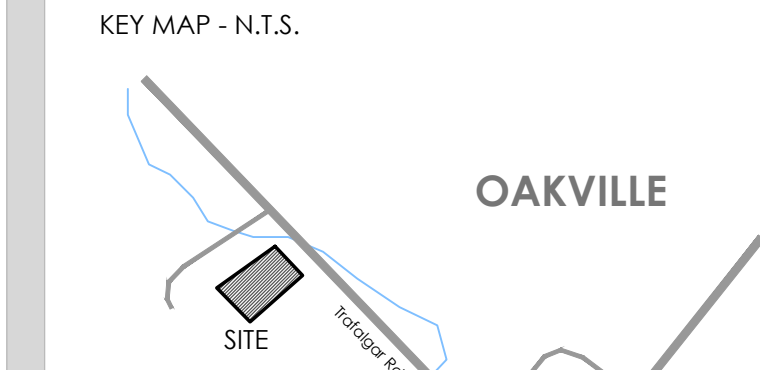
**SHEET**  
Interim Landscape Plan - Planting Plan **L-2**

**adesso design inc.**  
landscape architecture





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- Supplied by:  
St. Williams Nursery & Ecological 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 terraceding 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 terraceded 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.

**CLIENT**  
Distrik / Joint Venture

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Town of Oakville

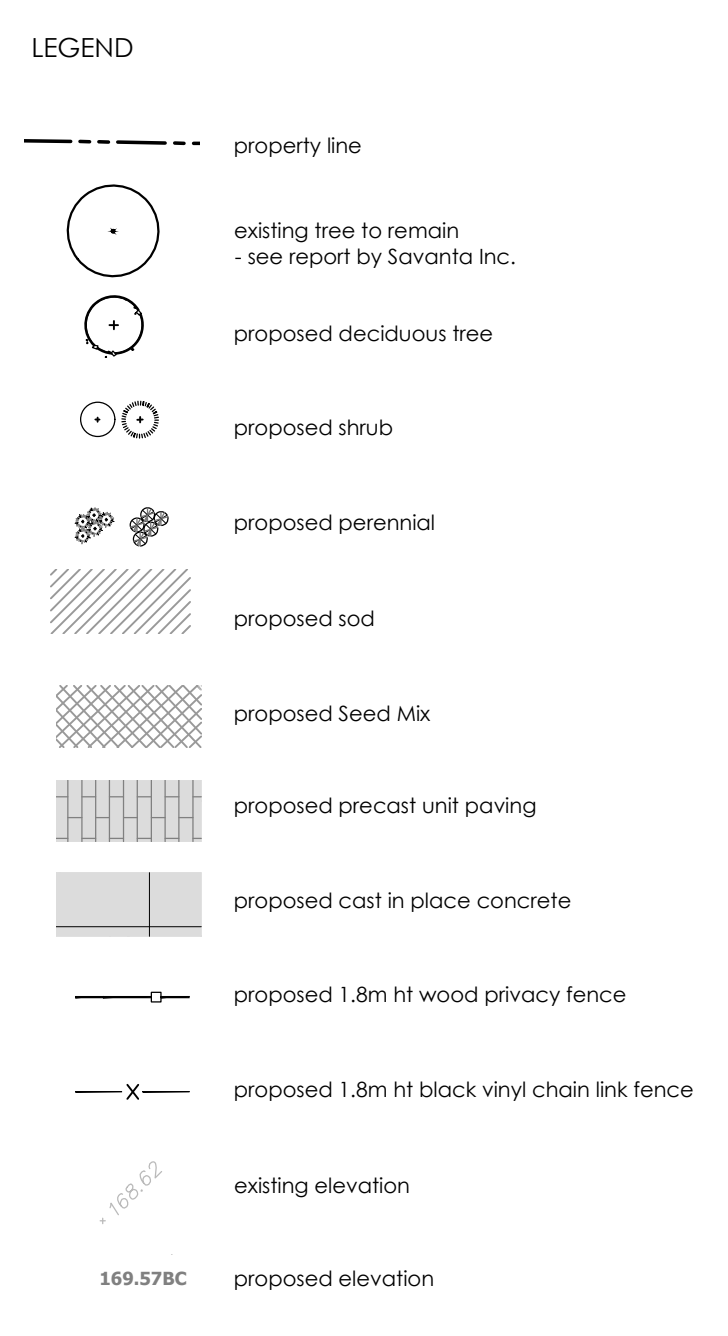
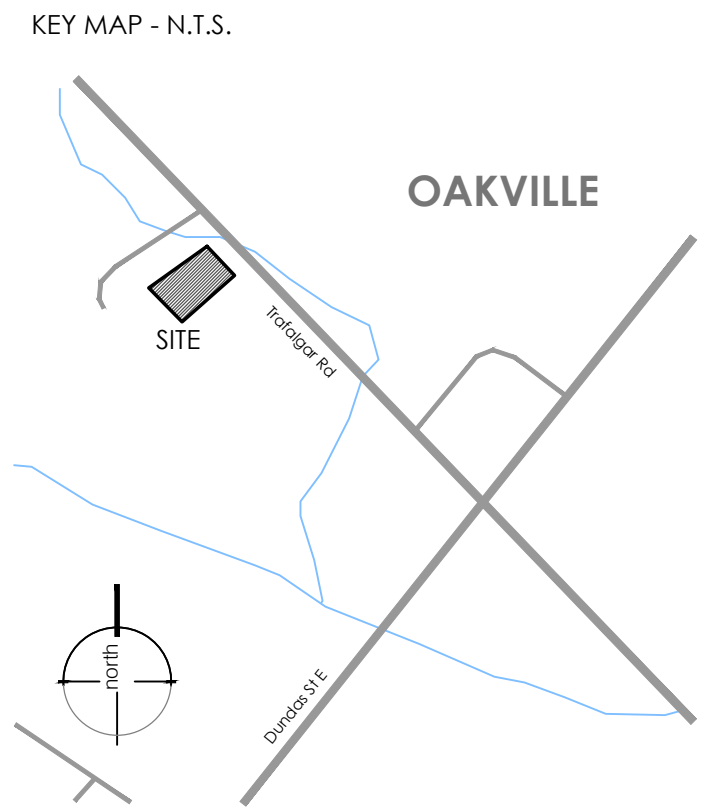
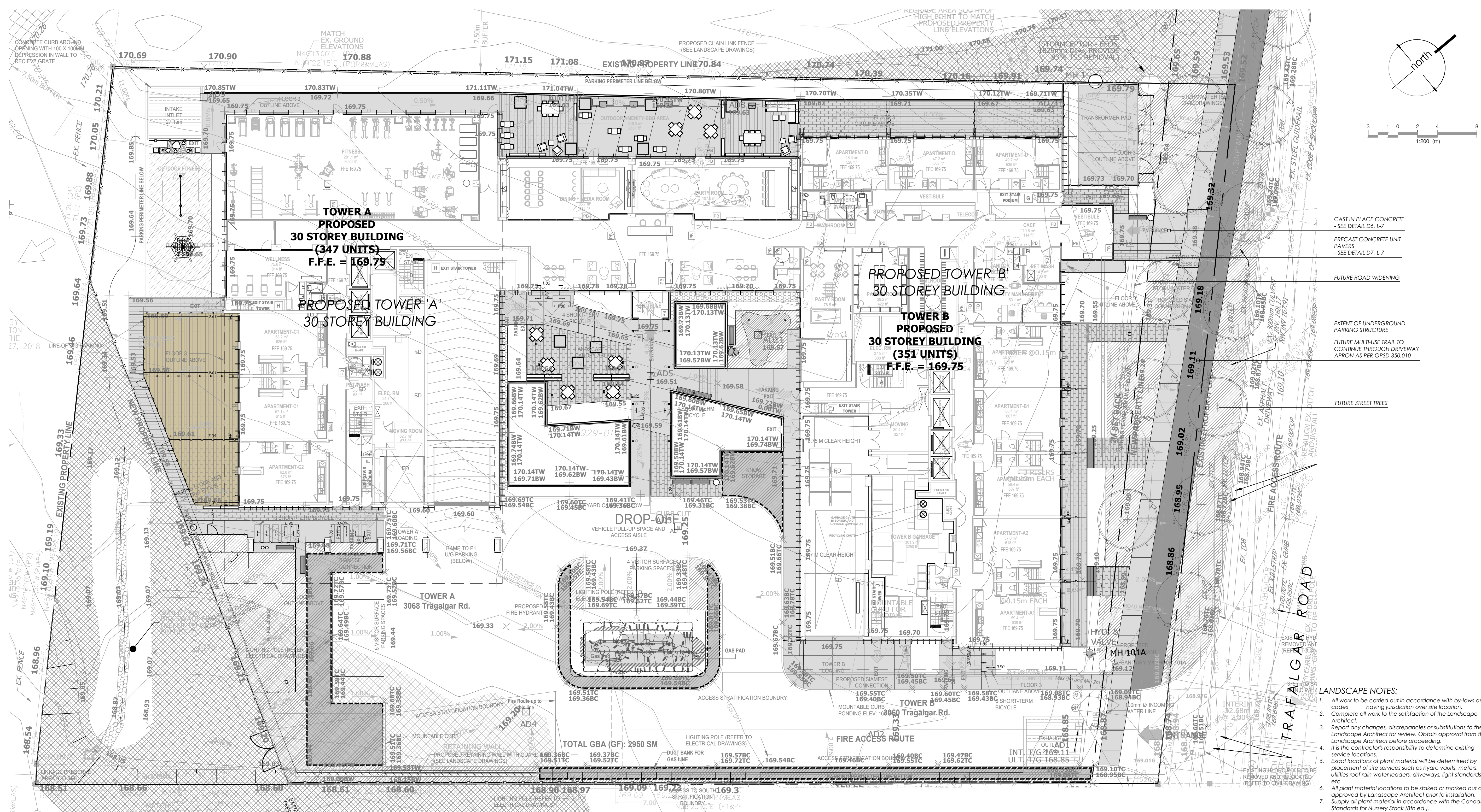
**PROJECT**  
Trafalgar  
3064 Trafalgar Road

**MUNICIPAL FILE NUMBER**  
SPA 1313.006/01

**SHEET**  
Ultimate Landscape  
Plan - Planting Plan **L-2**

PROJECT: 2019/19/04/2024 Trafalgar Road, Oakville, ON  
 DRAWN BY: J. GALA  
 CHECKED BY: J. GALA  
 DATE: 2024/06/04





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REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2022-04-27	Issued for 2nd submission
2	2022-06-02	Issued for client review
3	2022-06-28	Issued for coordination
4	2023-07-18	Issued for 3rd submission
5	2023-10-30	Issued for building permit
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Town of Oakville

PROJECT  
Trafalgar  
3064 Trafalgar Road

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SHEET  
Interim  
Streetscape Plan

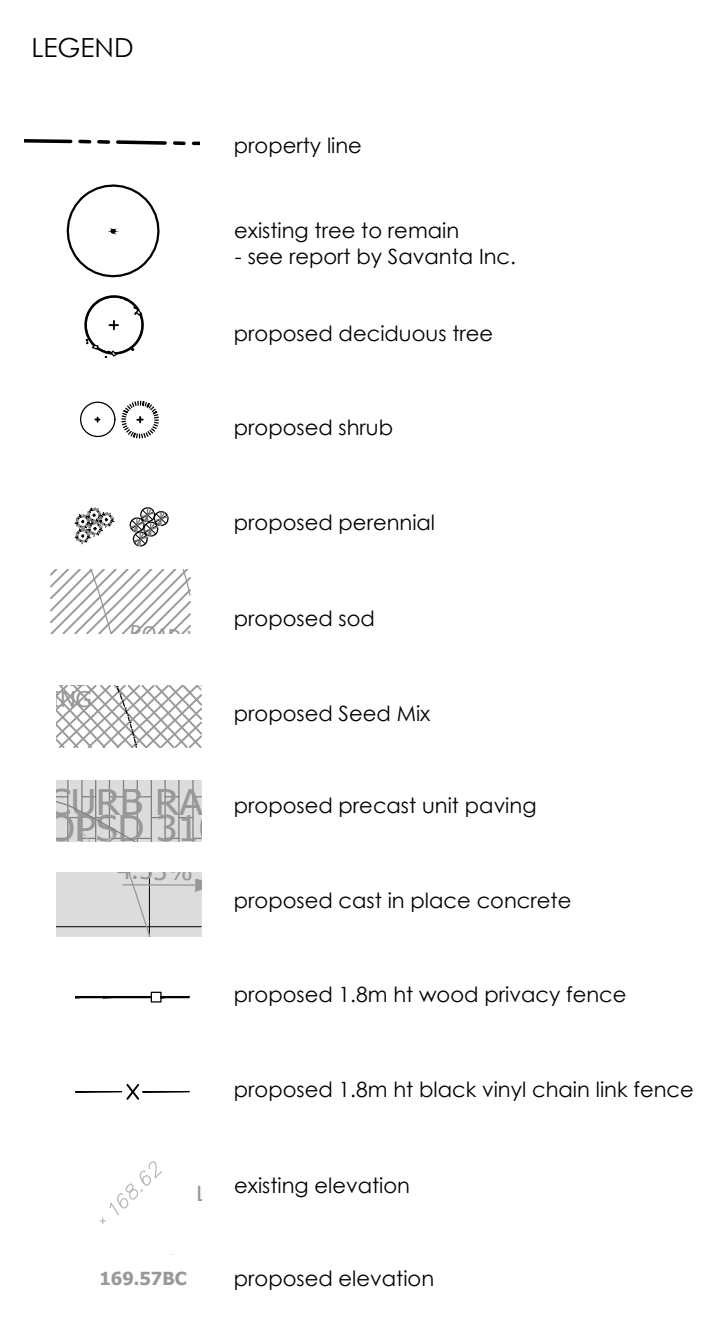
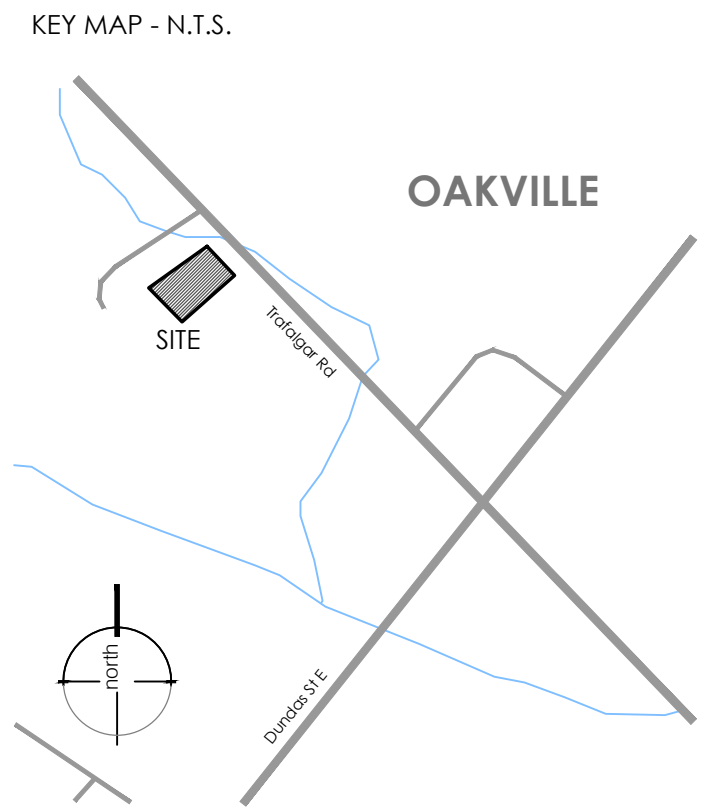
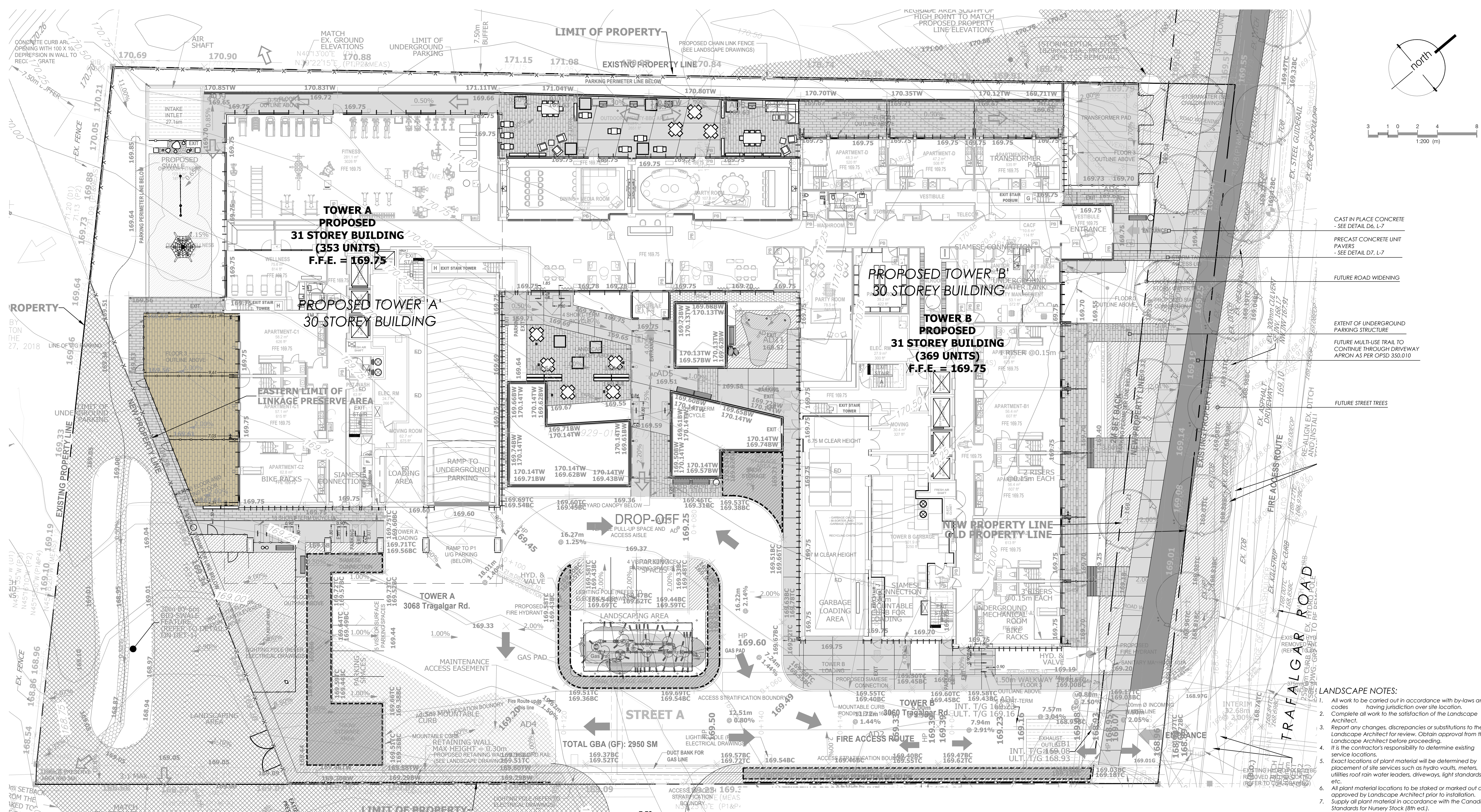
adesso design inc.  
landscape architecture

218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4  
t. 905.526.8876  
www.adessodesigninc.ca

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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.
  - 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 5:1 or greater slopes to be seeded with facier. 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.
  - 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.

DATE: 2024-04-04  
 DRAWN BY: J. HENNING  
 CHECKED BY: J. HENNING  
 PROJECT NO: SPA 1313.006/01  
 SHEET NO: 1-3  
 SCALE: AS SHOWN  
 PROJECT LOCATION: 3064 TRAFALGAR RD, OAKVILLE, ON  
 CLIENT: DISTRIK / JOINT VENTURE  
 ARCHITECT: ADESSE DESIGN INC.





**NOT FOR CONSTRUCTION**  
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2022-04-27	Issued for 2nd submission
2	2022-06-02	Issued for client review
3	2022-06-28	Issued for coordination
4	2023-07-18	Issued for 3rd submission
5	2023-10-30	Issued for building permit
6	2023-12-12	Issued for submission
7	2024-06-04	Issued for submission



CLIENT  
Distrik / Joint Venture

MUNICIPALITY  
Town of Oakville

PROJECT  
Trafalgar  
3064 Trafalgar Road

MUNICIPAL FILE NUMBER  
SPA 1313.006/01

SHEET  
Ultimate  
Streetscape Plan

adesso design inc.  
landscape architecture

218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4  
t. 905.526.8876  
www.adessodesigninc.ca

PROJECT: 201719147 - 2004 Trafalgar Road, Oakville, ON  
 DATE: 2024.06.04  
 DRAWN BY: J. HENDERSON  
 CHECKED BY: J. HENDERSON  
 PROJECT MANAGER: J. HENDERSON  
 LAST SAVED: 2024.06.04 10:51:51 AM





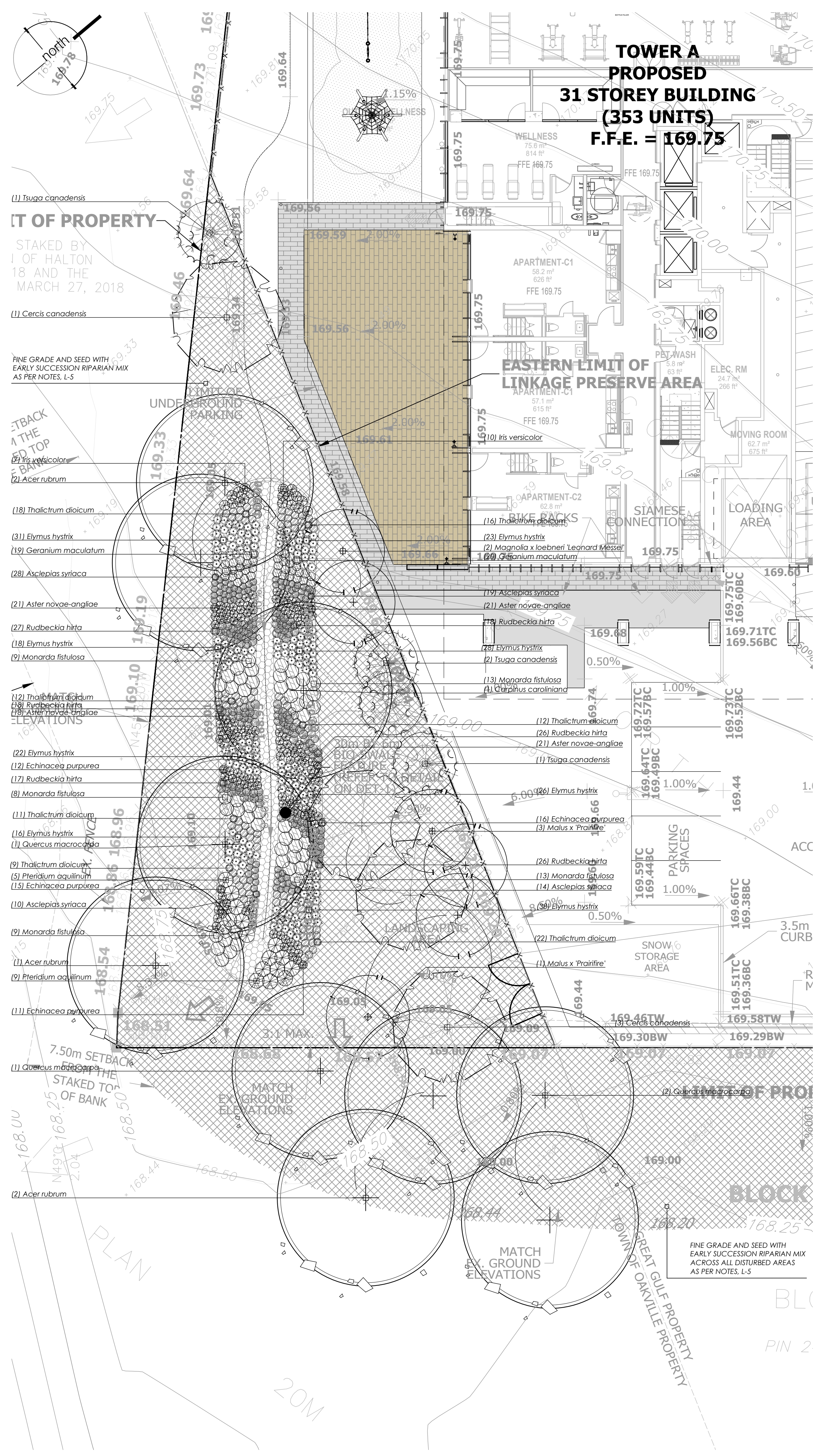












Bio-Swale Enlargement - Final Condition  
SCALE: 1:100

PLANT SCHEDULE BIOSWALE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
5	Acer rubrum	Red Maple	50mm Cal.	W.B.	15.0	12.0	As Shown	Native to Ontario
1	Carpinus caroliniana	American Hornbeam	50mm Cal.	W.B.	9.0	10.0	As Shown	Native to Ontario
2	Cercis canadensis	Eastern Redbud	50mm Cal.	W.B.	9.0	7.0	As Shown	Native to Ontario
4	Leonard Messel Loebner Magnolia	Magnolia	250cm Ht.	#15 cont.	5.0	7.0	5.0	
4	Malus x 'Prairiefire'	Prairiefire Crabapple	40mm Cal.	Whip	6.0	6.0	5.0	
4	Quercus macrocarpa	Burr Oak	50mm Cal.	W.B.	20.0	13.0	As Shown	Native to Ontario
4	Tsuga canadensis	Eastern Hemlock	200cm Ht.	W.B.	20.0	8.0	As Shown	Native to Ontario

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
202	Elymus hystrix	Bottlebrush Grass	--	#1 cont.	0.90	0.60	As Shown	Native to Ontario

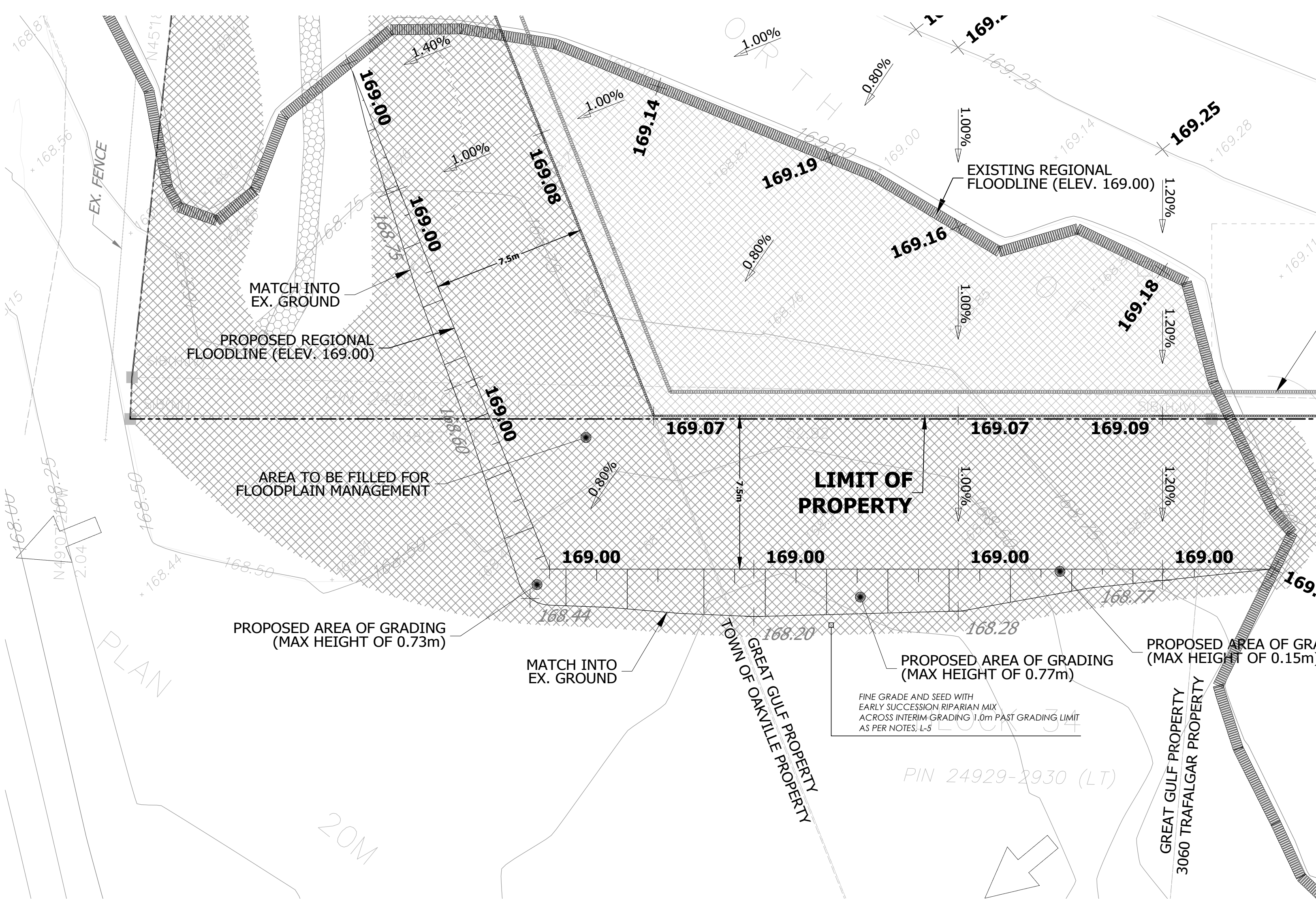
  

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
71	Asclepias syriaca	Common Milkweed	--	#1 cont.	1.0	0.40	0.20	
81	Aster novae-angliae	New England Aster	--	#1 cont.	1.0	0.50	0.40	Native to Ontario
54	Echinacea purpurea	Coneflower	--	#1 cont.	0.90	0.50	0.40	Native to Ontario
39	Geranium maculatum	Wild Geranium	--	#1 cont.	0.40	0.50	0.40	Native to Ontario
17	Iris versicolor	Blue Flag Iris	--	#1 cont.	0.70	0.60	0.50	Native to Ontario
52	Monarda fistulosa	Wild Bergamot	--	#1 cont.	0.90	0.80	0.70	Native to Ontario
14	Pteridium aquilinum	Western Brackenfern	--	#1 cont.	0.80	0.90	0.70	Native to Ontario
132	Rudbeckia hirta	Black-eyed Susan	--	#1 cont.	0.60	0.50	0.40	Native to Ontario
100	Thalictrum dioicum	Early Meadow Rue	--	#2 cont.	0.60	0.45	As Shown	Native to Ontario

TERRASEED 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/100m<sup>2</sup> for spot applications, in the following mixture:  
 Early Succession/Riparian Mix\*  
 Black Eyed Susan (Rudbeckia hirta) 5%  
 Blue Yarrow (Vernonia hastata) 10%  
 Canada Anemone (Anemone canadensis) 1%  
 Canada Goldenrod (Solidago canadensis) 4%  
 Little Bluestem (Schizochyllum scoparium) 10%  
 Common Milkweed (Asclepias syriaca) 5%  
 Fowl Bluegrass (Poa palustris) 25%  
 Meadow/Open Field Sedge (Carex granularis) 20%  
 New England Aster (Symphyotrichum novae-angliae) 1%  
 Path Rush (Juncus tenuis) 10%  
 Purple Stemmed Aster (Symphyotrichum purpureum) 1%  
 Virgins Bower (Clematis virginiana) 4%  
 Wild Bergamot (Monarda fistulosa) 4%
- 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 silt/clay that has been contaminated with oil, gasoline or calcium chloride. Dispose of removed material as directed by Landscape Architect.
- Grade seed bed for terraseeding 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 terraseeded 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.

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

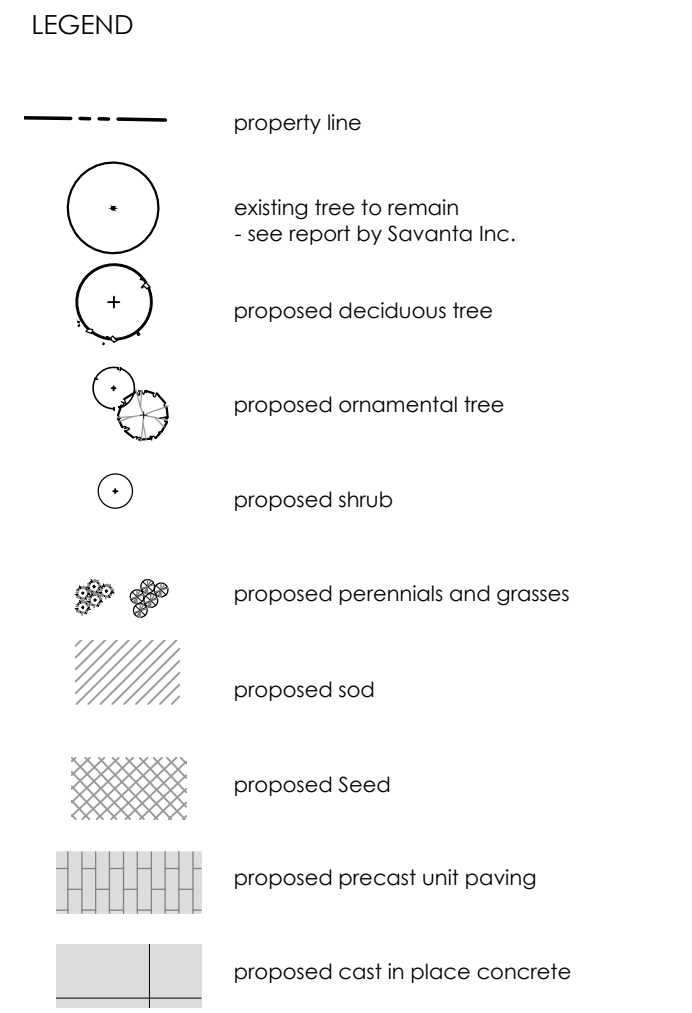
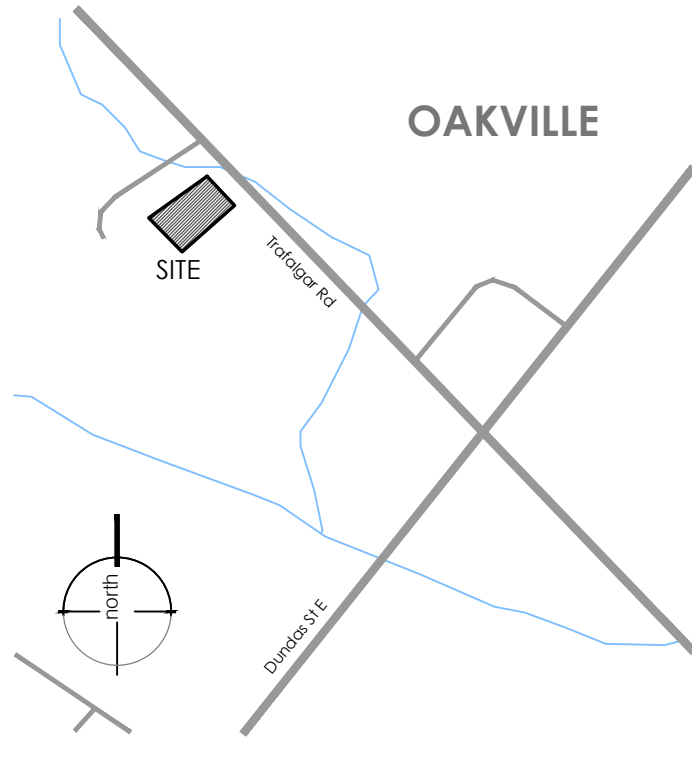


Bio-Swale Enlargement - Interim Condition  
SCALE: 1:100

LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
- 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.
- 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 seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5/1 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 kit, 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.
- Drawings 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.



NOT FOR CONSTRUCTION  
 ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
7	2021-05-14	Issued for review & coordination
8	2021-06-30	Issued for submission
9	2022-03-23	Issued for coordination
10	2022-04-14	Issued for coordination
11	2022-04-27	Issued for 2nd submission
12	2022-06-02	Issued for client review
13	2023-07-18	Issued for 3rd submission
14	2023-10-30	Issued for building permit
15	2023-12-12	Issued for submission
16	2024-04-04	Issued for submission



CLIENT  
 Distrik / Joint Venture

MUNICIPALITY  
 Town of Oakville

PROJECT  
 Trafalgar  
 3064 Trafalgar Road

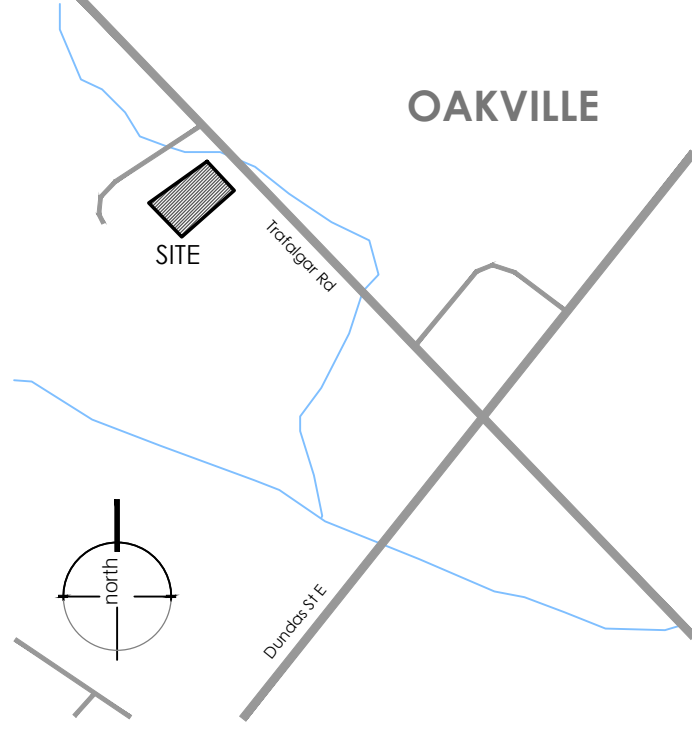
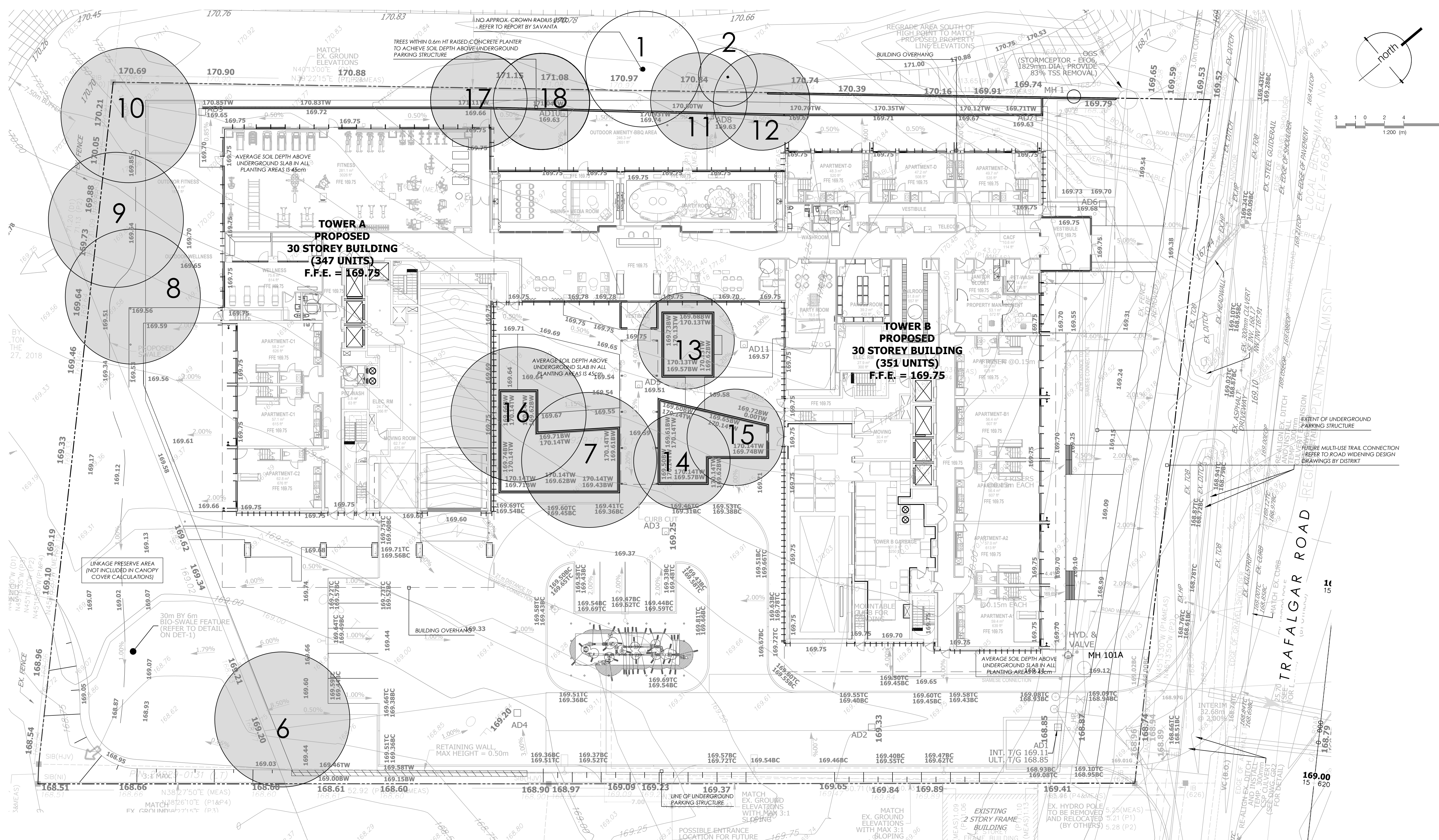
MUNICIPAL FILE NUMBER  
 SPA 1313.006/01

SHEET  
 Ultimate Landscape  
 Plan - Enlargements L-5

adesso design inc.  
 landscape architecture

218 Locke Street South, 2nd Floor  
 Hamilton, ON L8P 4B4  
 T: 905.526.8876  
 www.adessodesigninc.ca





**LEGEND**

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

**NOT FOR CONSTRUCTION**  
ISSUED FOR REVIEW & COMMENTS ONLY

**REVISIONS/ SUBMISSIONS**

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10	2022-04-27	Issued for review
11	2023-02-07	Issued for 3rd submission
12	2023-07-18	Issued for building permit
13	2023-10-30	Issued for submission
14	2023-12-12	Issued for submission
15	2024-06-04	Issued for submission



**CLIENT**  
Distrik / Joint Venture

**MUNICIPALITY**  
Town of Oakville

**PROJECT**  
Trafalgar  
3064 Trafalgar Road

**MUNICIPAL FILE NUMBER**  
SPA 1313.006/01

**SHEET**  
Interim Canopy  
Cover Plan

**adesso design inc.**  
landscape architecture

218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4  
t. 905.526.8876  
www.adessodesigninc.ca

**CANOPY CALCULATION CHART**

Tree #	Savanta #	Tree Species	# of trees	Soil Volume (meters cubed) per tree	Crown Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
1	111	Silver Maple	1			N/A (now to be removed)
2	112	Silver Maple	1			N/A (now to be removed)
3	106	Black Walnut	1			N/A (now to be removed)
4	109	Black Walnut	1			N/A (now to be removed)
5	110	Black Walnut	1			N/A (now to be removed)
*Subtotal of existing tree crown area (Overlapping canopies have not been counted toward total canopy cover)						0.00

**NOTE:**  
FOR INFORMATION REGARDING EXISTING TREES TO BE PRESERVED & REMOVED - REFER TO NATURAL HERITAGE AND TREE PRESERVATION PLAN & REPORT BY SAVANTA INC. (AUGUST 2019)

AVERAGE SOIL DEPTH ABOVE UNDERGROUND SLAB IN ALL PLANTING AREAS IS 45cm.

Proposed Large Stature Trees (14-m spread)						
6	Acer rubrum	1	30.56	154.00	154.00	
7-16	Tilia americana	2	38.7	154.00	267.39	
8-10	Acer saccharum	3	30.18	154.00	396.71	
Proposed Medium Stature Trees (10-13m spread)						
11-12	Quercus robur	2	31.79	78.50	138.55	
13	Ulmus x 'Homestead'	1	30.43	78.50	78.50	
14-15	Ulmus x 'Homestead'	2	27.06	78.50	123.63	
17-18	Quercus robur	2	30.4	78.50	137.86	
17			1.296.64			
<b>Total # of trees</b>						<b>Total Canopy (meters squared)</b>
<b>Canopy Summary</b>						
Site Area					7,036.32 sqm	
Site Canopy Cover					18.43%	
Land use Canopy Cover Target					20.00%	
Green Roof Area					Approximately 353.50 sqm	
Site Canopy Cover Including Green Roof					23.45%	
<b>Parking Area Summary</b>						
Total Parking Spaces Proposed					9	
Total # of Trees within 5m of Parking Area					1	

(\*total site area does not include linkage preserve area)

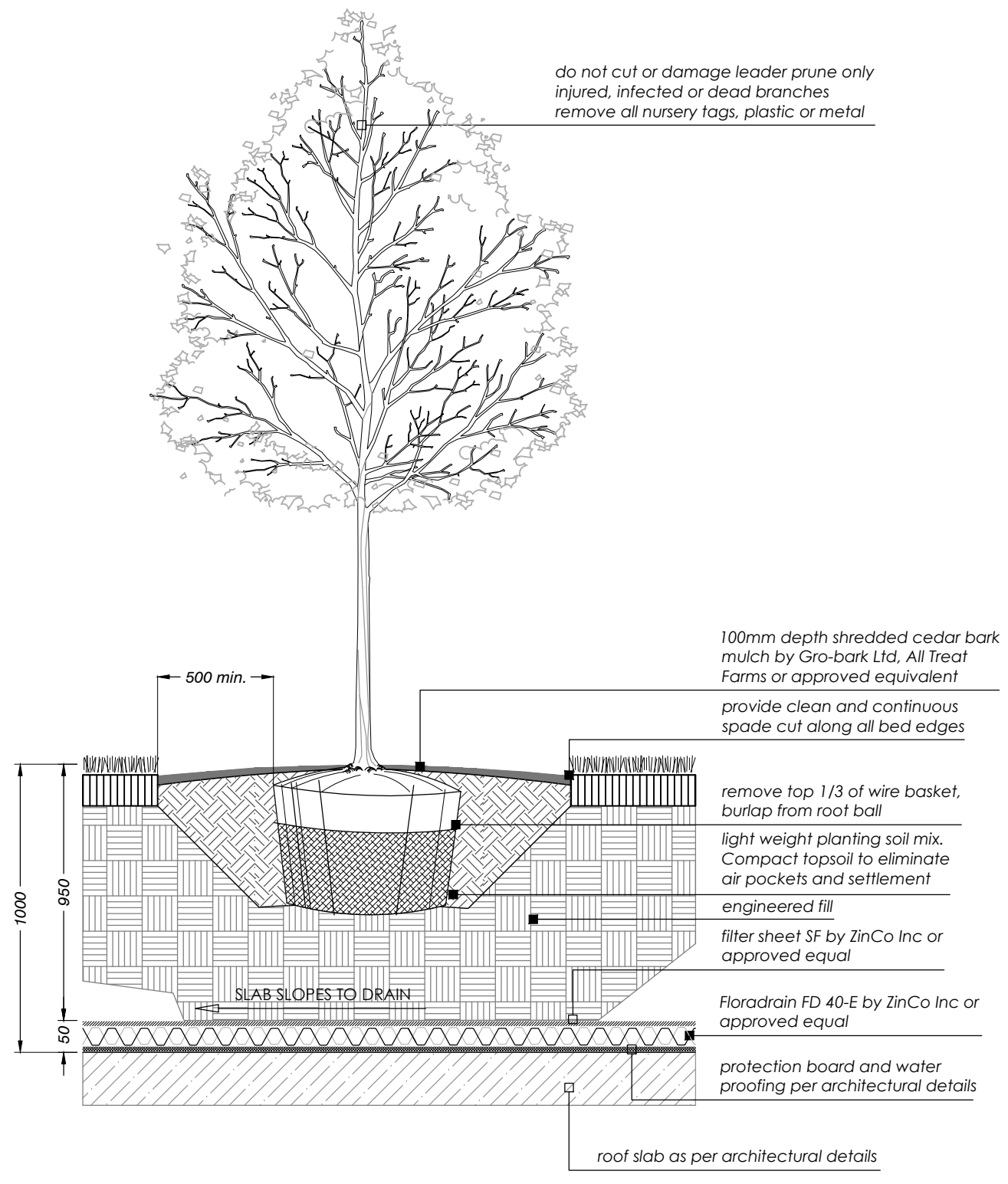
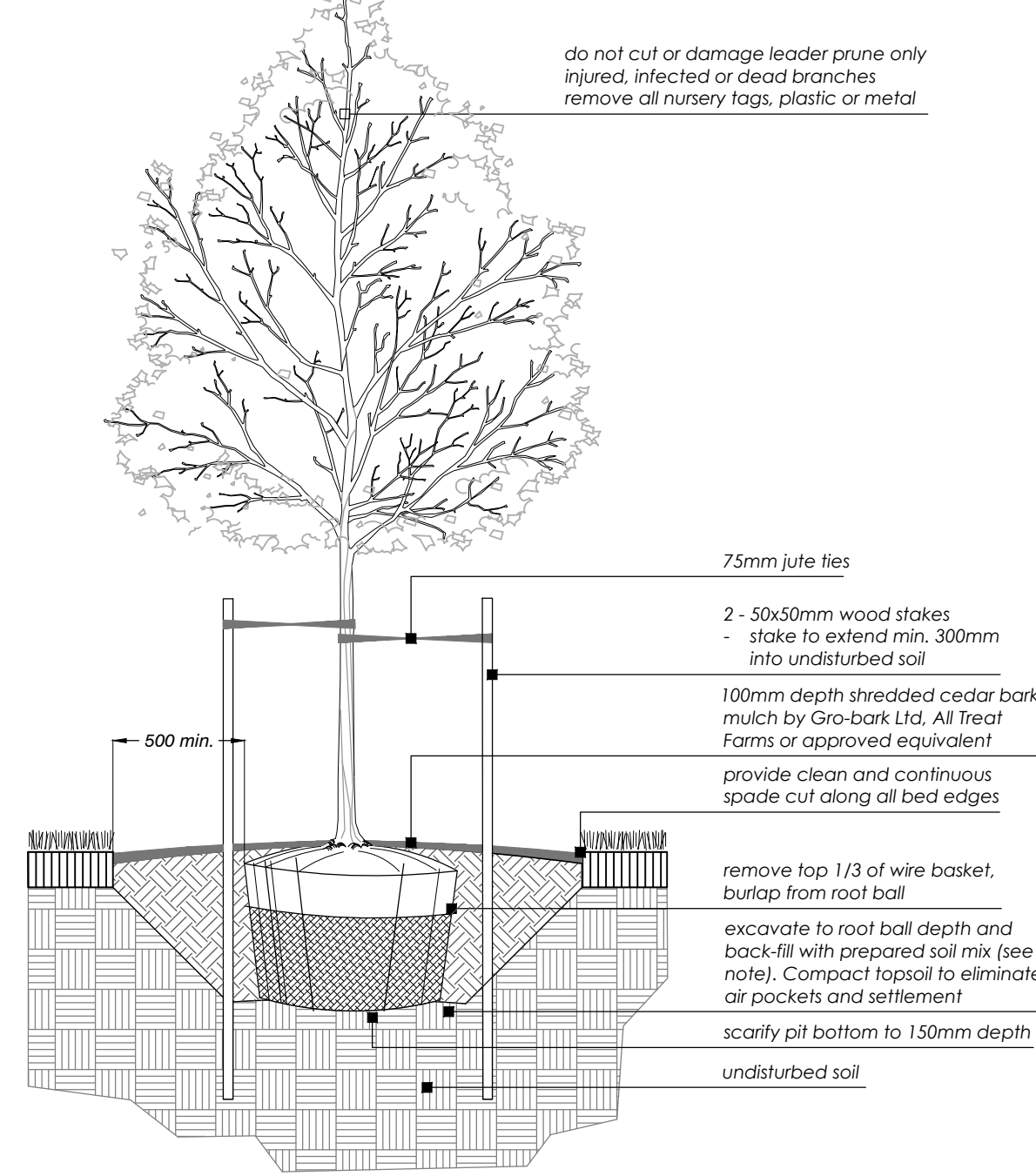






**PLANTING NOTES:**

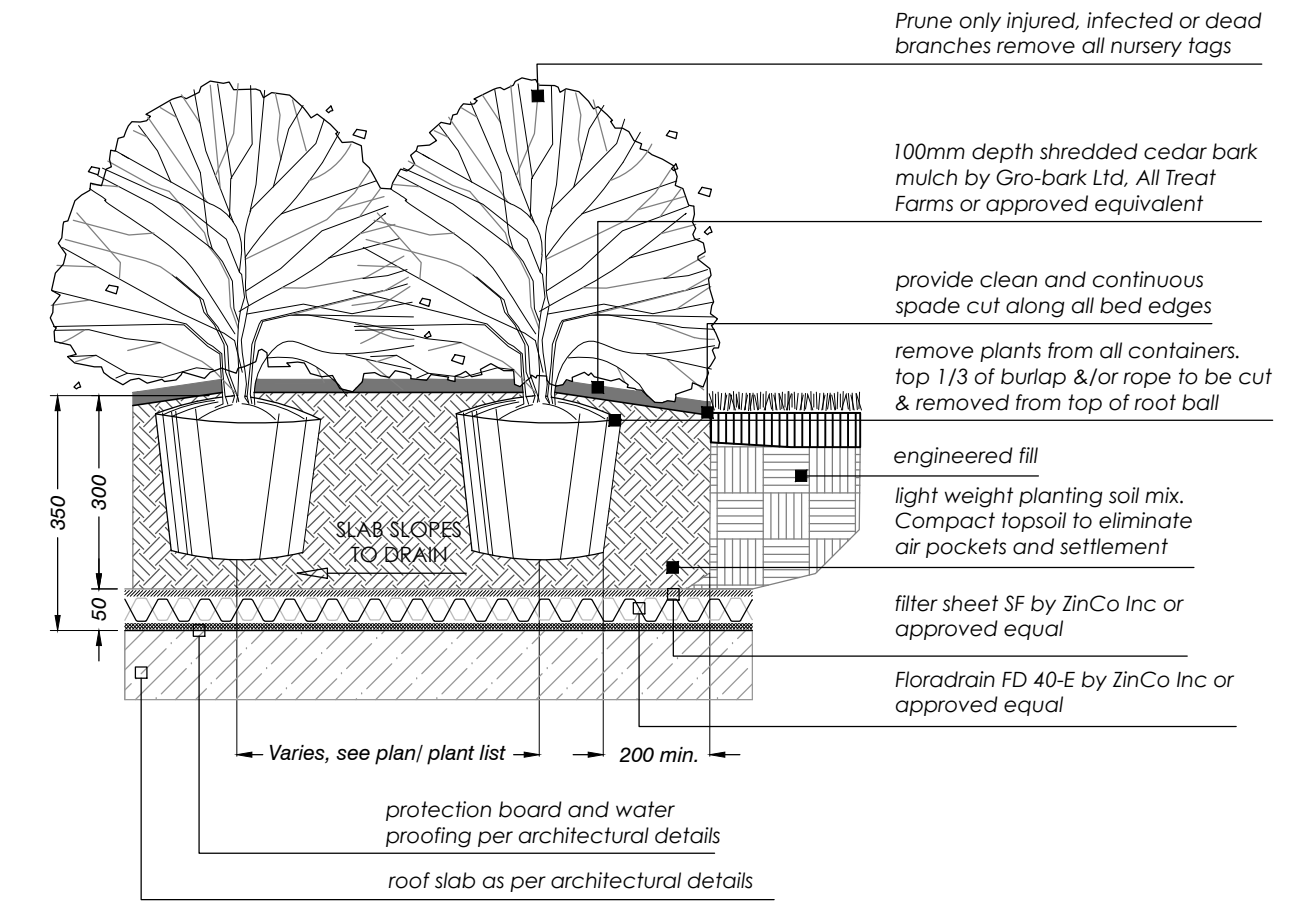
- Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide triple mix topsoil or approved equal.
- Saucer shall be soaked with water and mulched immediately following planting.
- Matted shrubs shall be planted in continuous mulched beds unless 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.
- All trees to be positioned 50mm above grade.
- Top of root flare shall be required for planting:
  - 15cm topsoil for sods
  - 30cm of topsoil for perennials
  - 45cm of topsoil for shrubs
  - 90cm of topsoil for trees



- NOTES:**
- Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for underground garage wall and roof slab details.
  - Staking of trees will not occur on roof top.

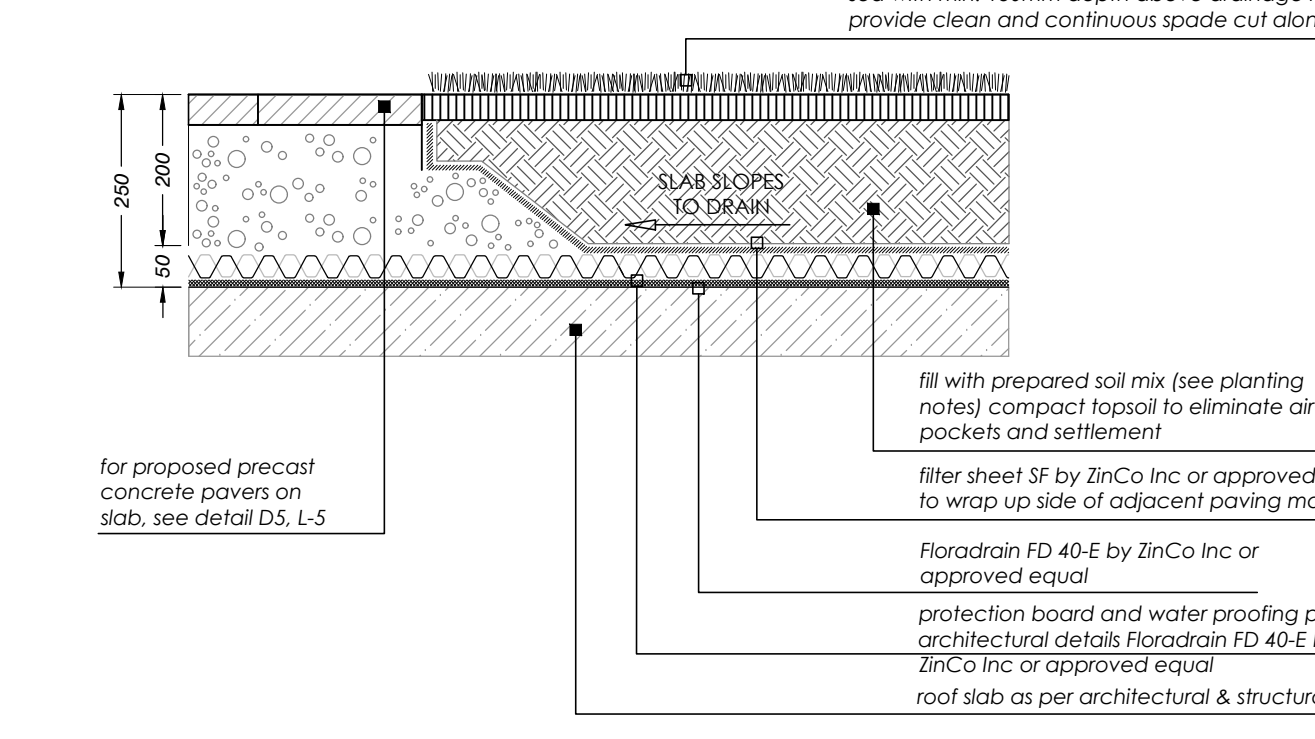
**1**  
Balled & Burlapped/ Wire Basket Deciduous Tree  
SCALE: NTS  
L-7

**2**  
Balled & Burlapped/ Wire Basket Deciduous Tree (on slab)  
SCALE: NTS  
L-7

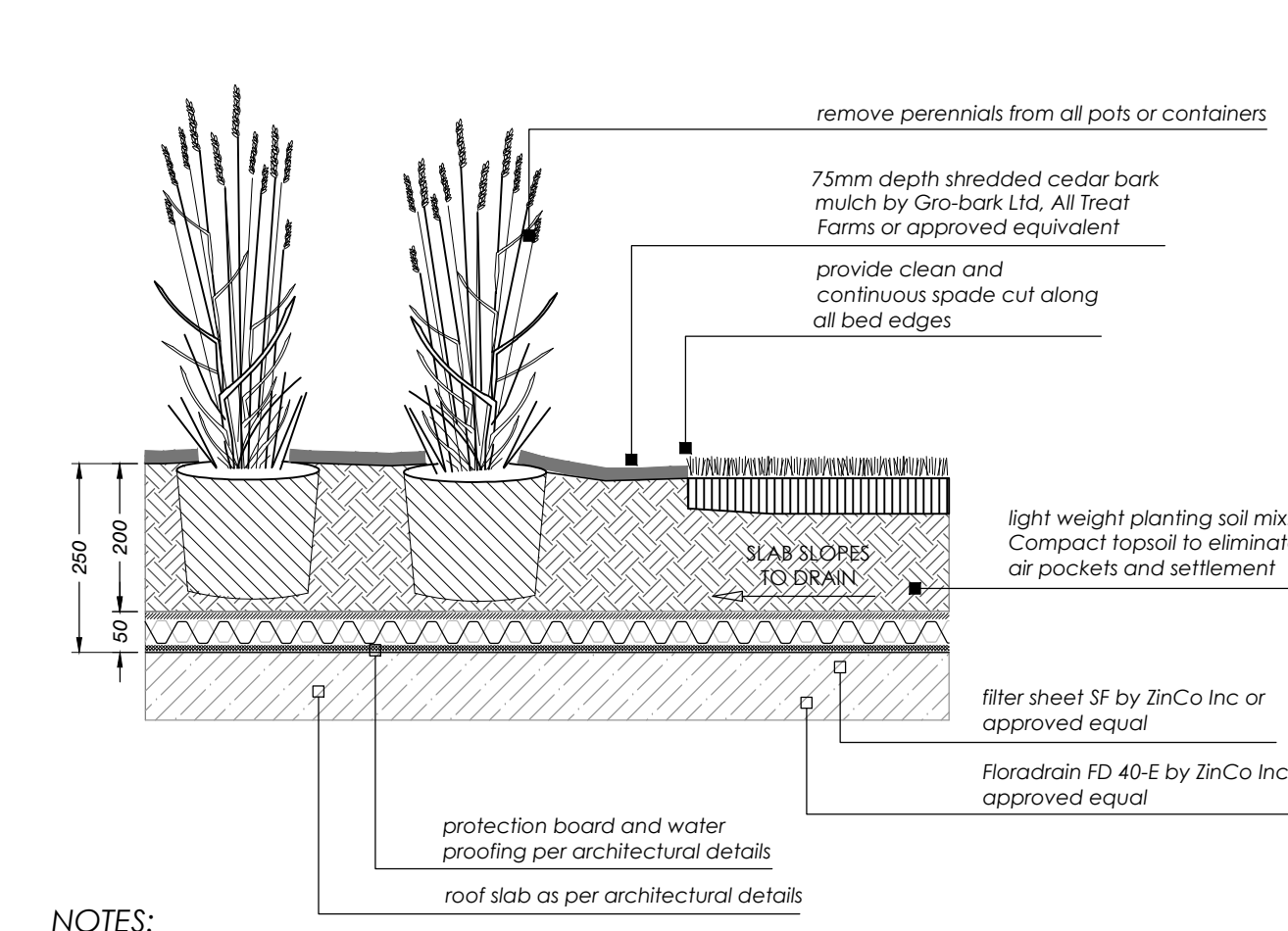


- NOTES:**
- Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for underground garage wall and roof slab details.
  - Staking of shrubs will not occur on roof top.

**3**  
Container Grown Shrub (on slab)  
SCALE: NTS  
L-7

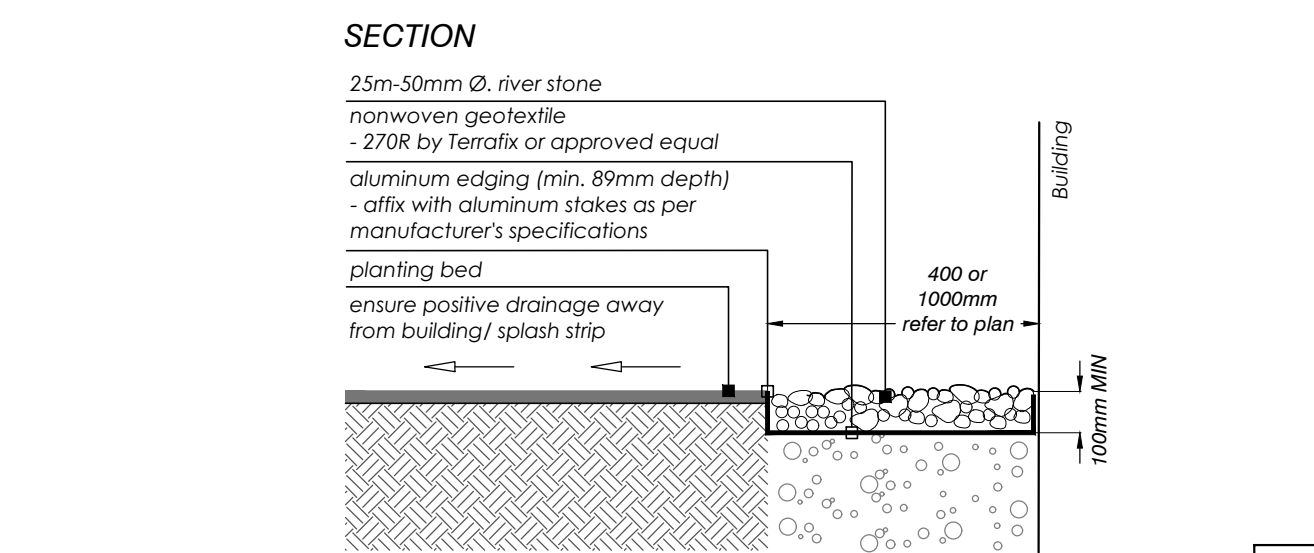


**5**  
Sod Planting Over Structural Slab  
SCALE: NTS  
L-7

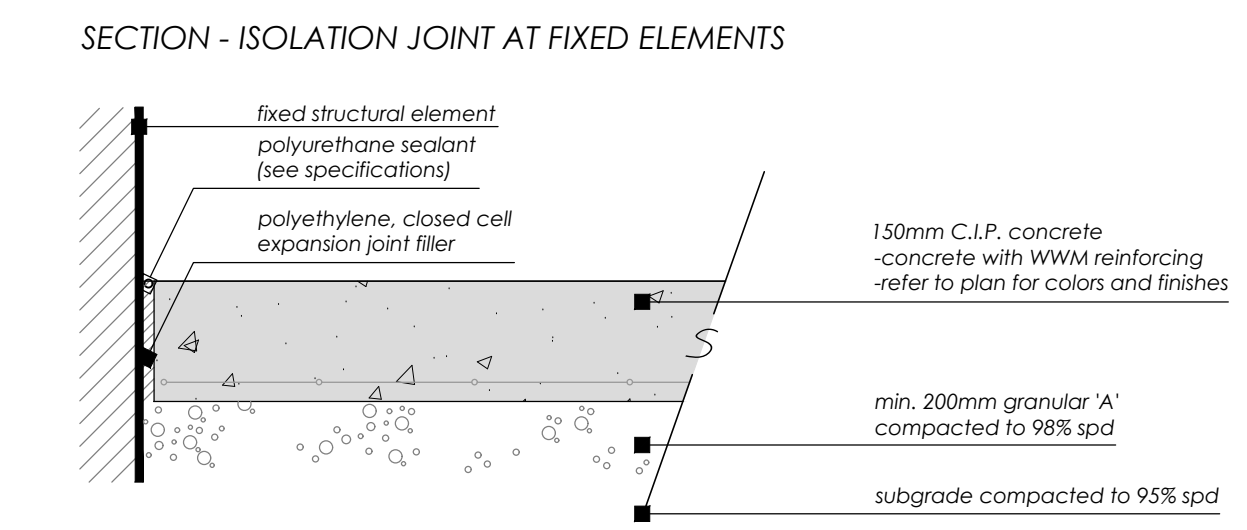
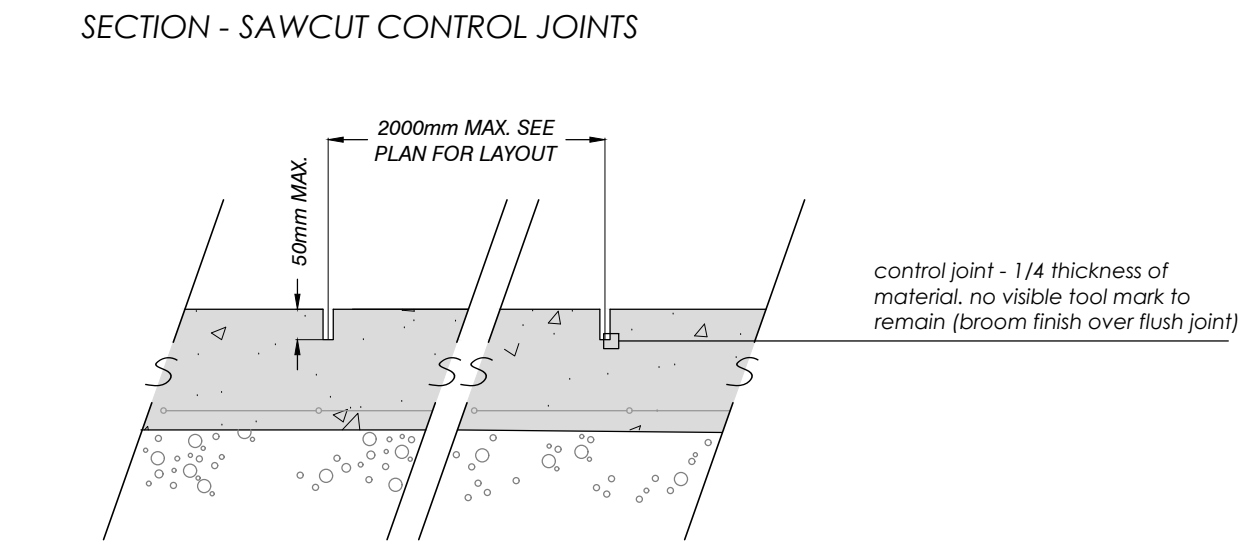
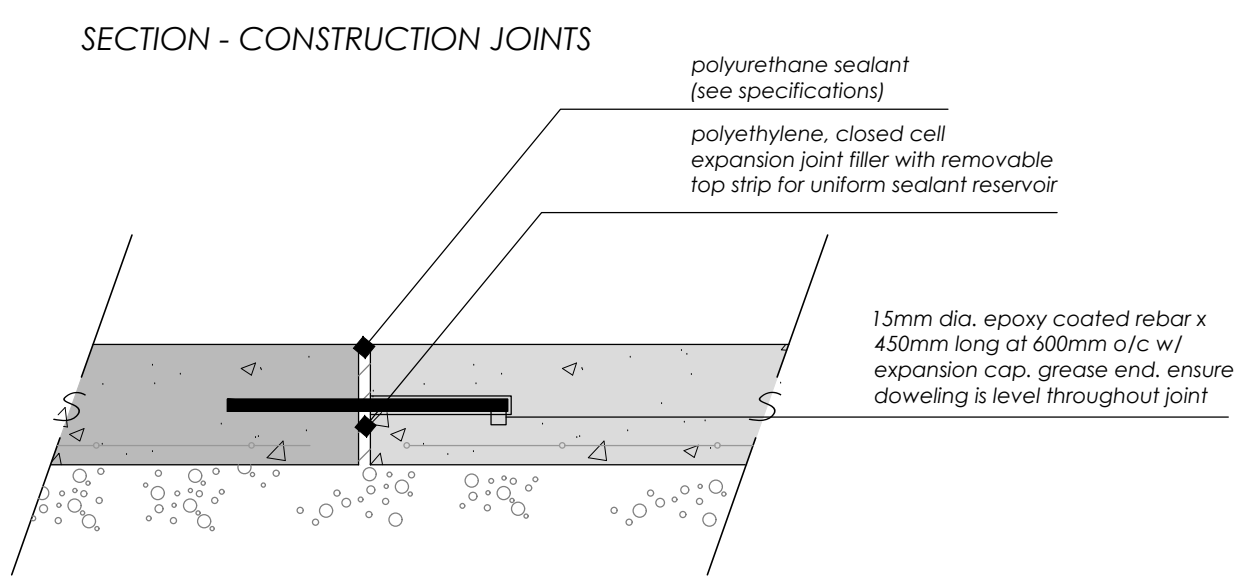


- NOTES:**
- Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for underground garage wall and roof slab details.

**4**  
Container Grown Perennial (on slab)  
SCALE: NTS  
L-7



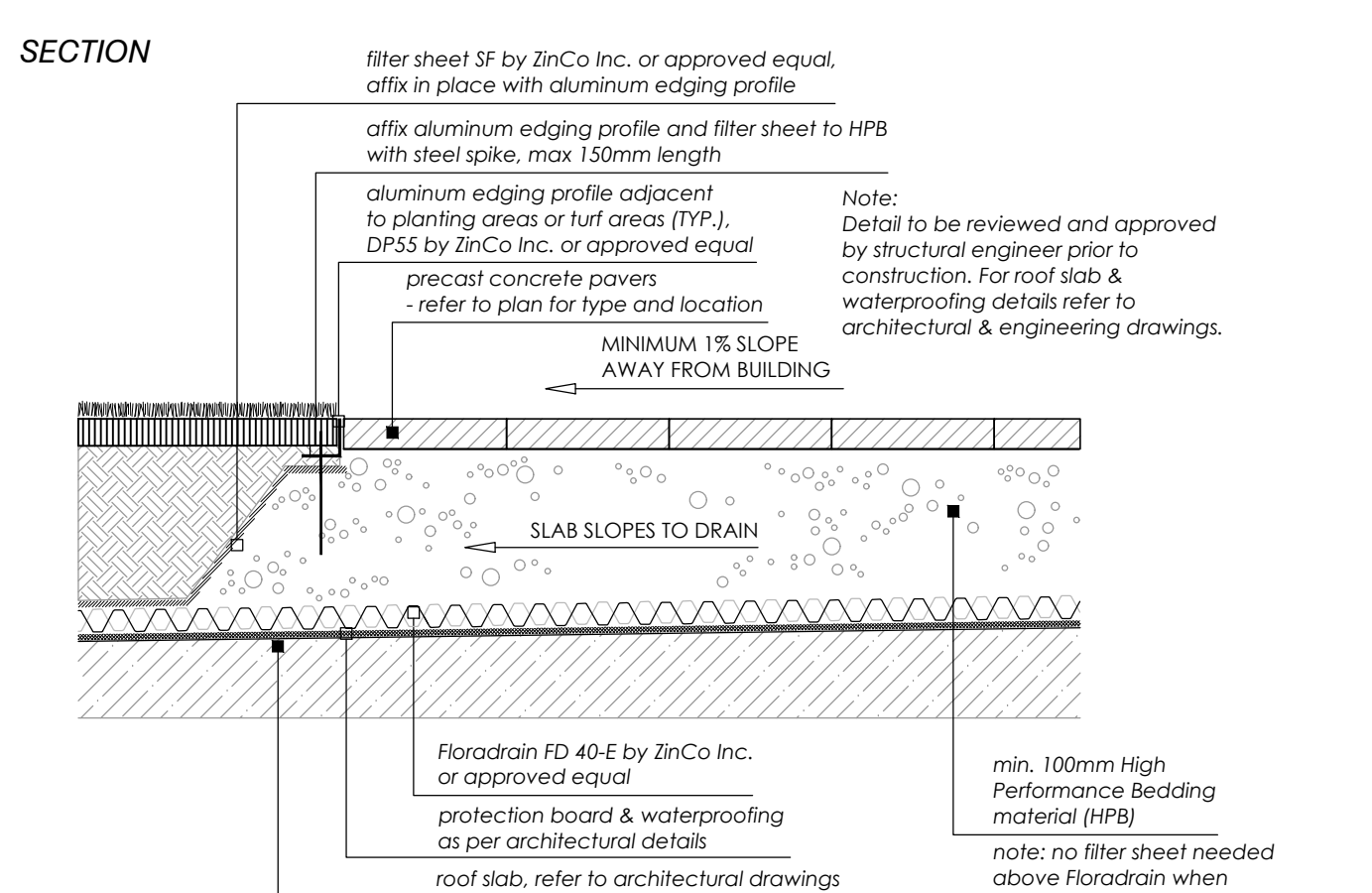
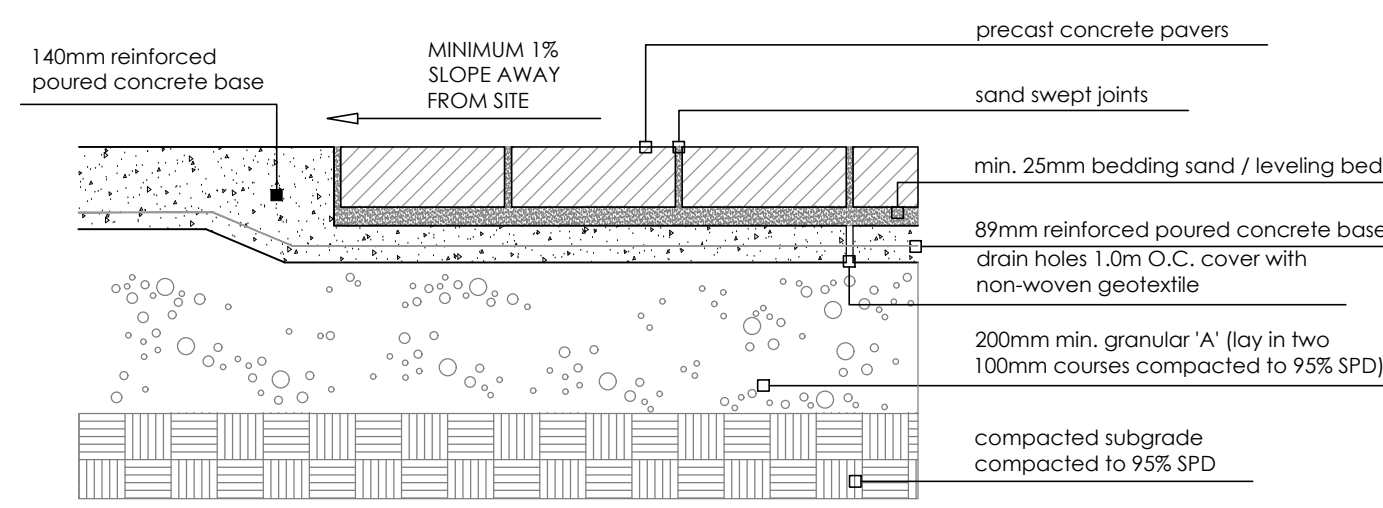
**9**  
River Stone Splash Strip  
SCALE: NTS  
L-7



- GENERAL CONCRETE NOTES:**
- Do concrete materials and methods of concrete construction in accordance with OPSS 351.
  - Contractor to verify accuracy of concrete details and reinforcement prior to installation.
  - Provide following materials:
    - cement: to OPSS 905 and 1350;
    - aggregates for concrete: OPSS 905 and 1350;
    - reinforcing steel if detailed: OPSS 905 and 1350;
    - concrete form snap ties with plastic cones & breakback to be used. Surface patch as required;
    - form stripping agent: colorless mineral oil, free of kerosene;
    - latex bonding agent: Skalbond, Sikamix, or approved equal;
    - form lumber and plywood: clean, free of loose knots, splits and with repairs made smoothly and securely;
    - joint fillers: preformed, non-extruding, resilient bituminous type;
    - admixtures: to be used only when approved by Engineer;
    - aggregates for base: Granular 'A' to OPSS form 1010;
    - water: water used in mixing or curing shall be reasonably clean and free of oil, salt, acid, alkali, sugar, vegetable matter or other substance injurious to the finished project and shall meet the requirement of OPSS.
  - Concrete mix to provide compressive strength of 28MPa at 28 days, entrained air of 6% to 1% and slump at point of discharge of 60mm for curbs and footings.
  - Granular base to be compacted to 95% maximum dry density to OPSS and to depths as detailed.
  - Pour concrete in favourable weather conditions.
  - Apply surface finish as detailed.
  - Repair defective areas while concrete is still plastic, or remove defective work and replace with new concrete.
  - Concrete areas will not be accepted if:
    - fails to meet requirements of this specification;
    - contains excessive honeycombing or embedded debris;
    - 28 days overage strength in any defined area is less than 95% of specified minimum strength;
    - surface irregularities;
    - damaged or chipped;
    - poor workmanship.
  - It is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

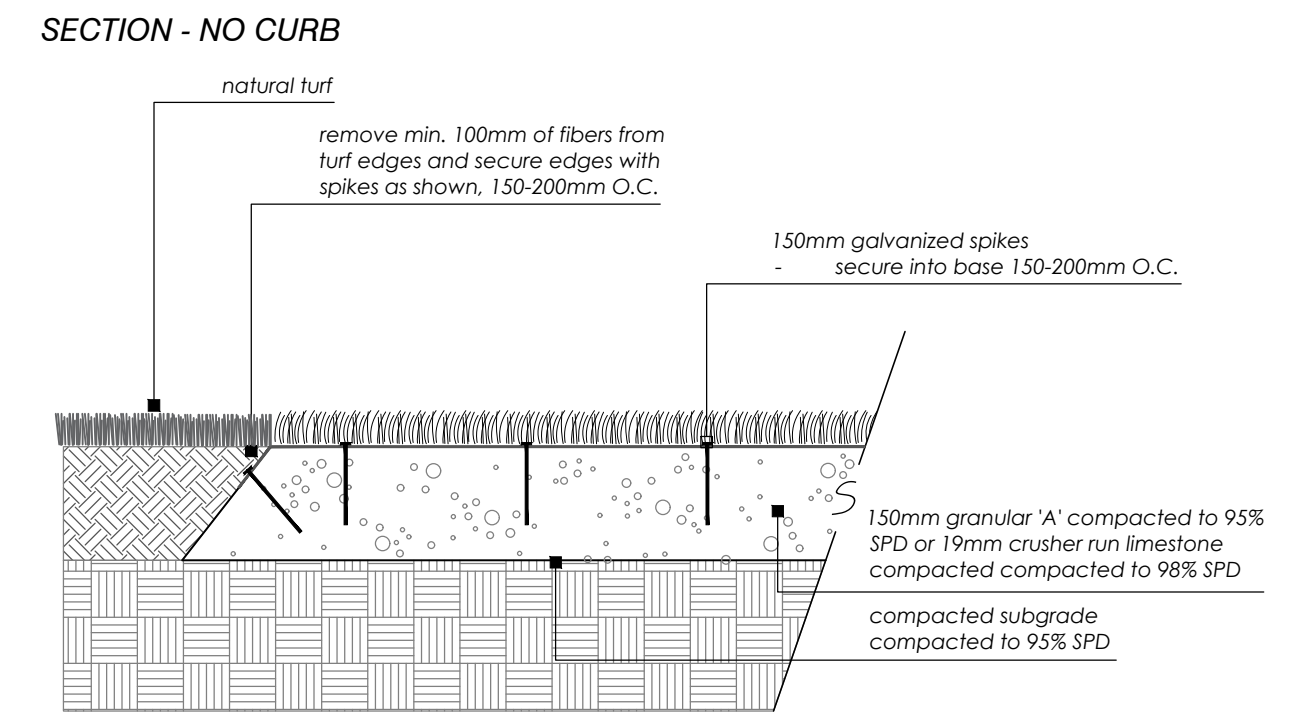
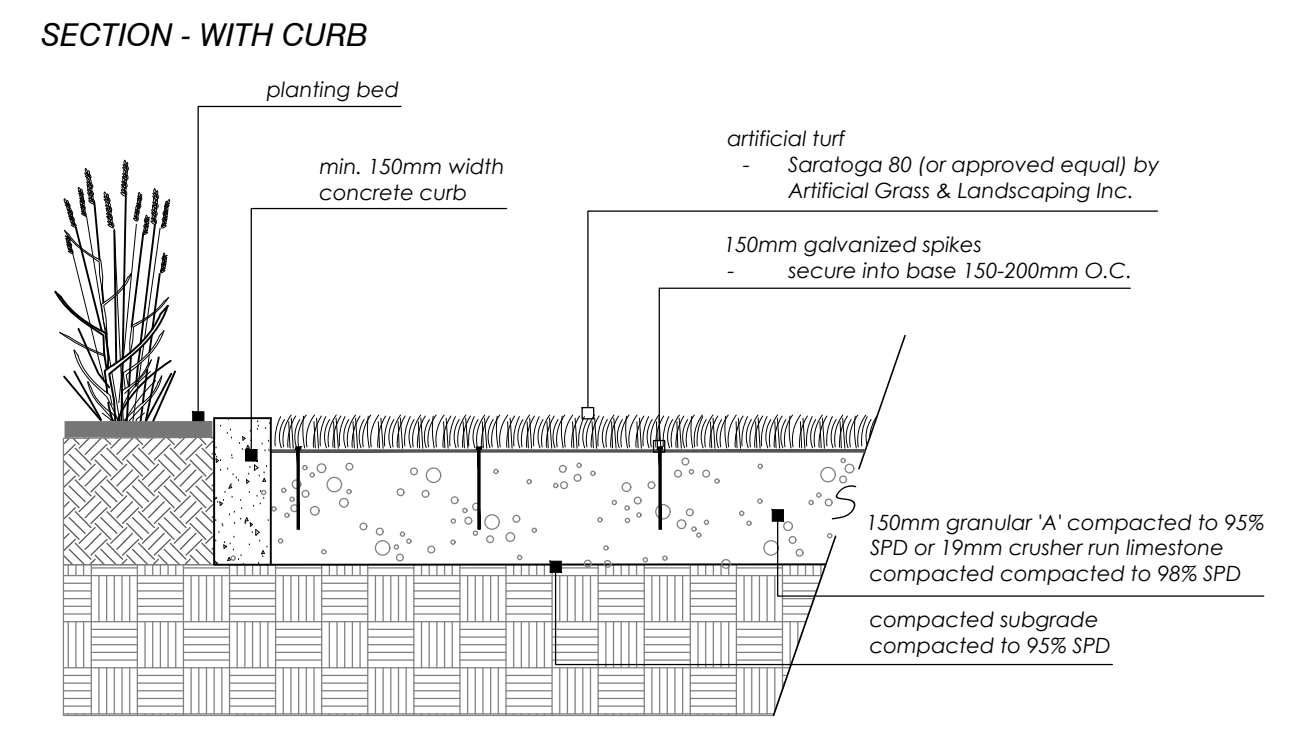
- NOTES FOR JOINTING**
- Joint pattern as per layout plan unless otherwise noted;
  - All edges to be hand tooled, using an edging tool with a 6mm radius. No visible tool mark to remain (broom finish over flush joint);
  - Saw cut control joints to 37.5 mm depth (1/4 depth of material) @ max 2000mm each way spacing unless otherwise indicated on plan;
  - Isolation joints at all fixed objects abutted by concrete (e.g. walls, curbs, light poles etc.). Sealant colour to complement paving surface.
- COLOURED CONCRETE NOTES:**
- Class C-2; 32 MPa; 0.45 w/cm ratio; 5%-8% air entrainment; 100 mm slump (maximum), for all exterior slabs on grade as required by CAN/CSA-A23.1 & OBC using quality proven aggregate.
  - Colour be integrally mixed with the concrete at the time of batching. Air entrainment (5%-8%) must be measured after the colour has been mixed in. Natural or synthetic mineral oxides to comply with CSA A23.1 AND OPSS 1350.
  - Contractor to provide 1m x 1m sample on site for approval by Owner and/or Landscape Architect.

**ROW SECTION - ON CONCRETE BASE (when in Town ROW)**



- NOTES:**
- Paver types are as follows (or approved equal):
- | TYPE | DESCRIPTION         | PATTERN | SIZE                    | COLOUR                        |
|------|---------------------|---------|-------------------------|-------------------------------|
| 'A'  | Promenade (Unilock) | Field   | 8' x 24" (203 X 609 mm) | Granite Blend II Campo Finish |
- Unit pavers are 60mm thick. Contractor to provide samples on site to be approved by Landscape Architect and/or Owner.

**6**  
Precast Concrete Pavers on Slab - Typical  
SCALE: NTS  
L-7



- NOTES:**
- Artificial turf supplied by: Artificial Grass & Landscaping Inc. 1040 South Service Road, Suite 4 Stoney Creek, ON P: 1-905-643-5000

**7**  
Artificial Turf  
SCALE: NTS  
L-7

**Cast-in-place Concrete**  
SCALE: NTS  
L-7

NOT FOR CONSTRUCTION  
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**REVISIONS/ SUBMISSIONS**

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3	2020-07-15	Issued for review
4	2021-06-10	Issued for review
5	2021-06-30	Issued for submission
6	2022-04-14	Issued for coordination
7	2022-04-27	Issued for 2nd submission
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10	2023-12-12	Issued for submission
11	2024-06-04	Issued for submission



**CLIENT**  
Distrik / Joint Venture  
**MUNICIPALITY**  
Town of Oakville  
**PROJECT**  
Trafalgar  
3064 Trafalgar Road

**MUNICIPAL FILE NUMBER**  
SPA 1313.006/01

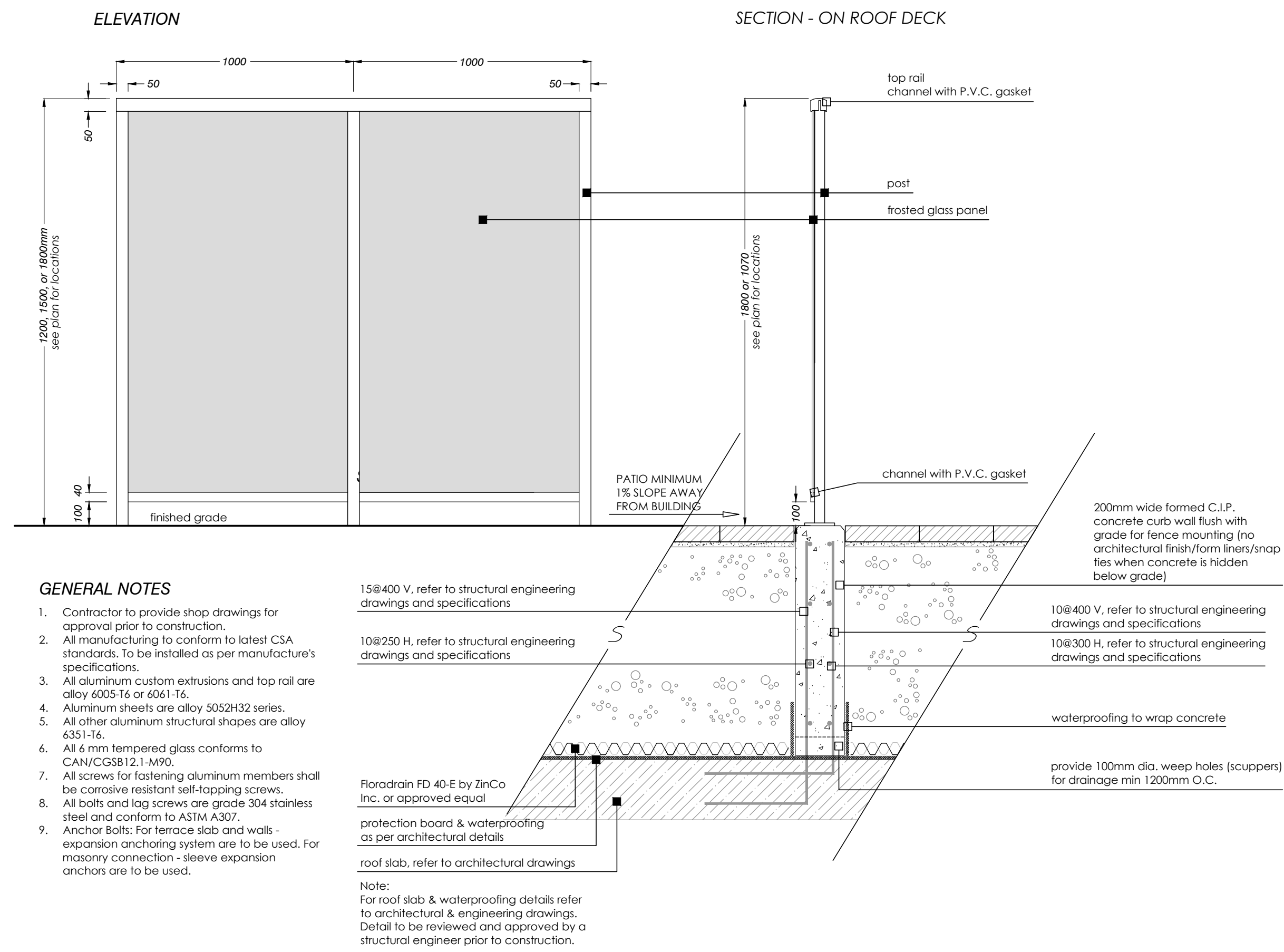
**SHEET**  
Details  
**L-7**

adesso design inc.  
landscape architecture

218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4  
t. 905.526.8876  
www.adessodesigninc.ca

Project: 2017-19-047 - 2004 Trafalgar Road, Oakville, ON L8P 4B4  
 Date: 2024-06-04  
 Project: 2017-19-047 - 2004 Trafalgar Road, Oakville, ON L8P 4B4  
 Date: 2024-06-04  
 Project: 2017-19-047 - 2004 Trafalgar Road, Oakville, ON L8P 4B4  
 Date: 2024-06-04





- GENERAL NOTES**
- Contractor to provide shop drawings for approval prior to construction.
  - All manufacturing to conform to latest CSA standards. To be installed as per manufacture's specifications.
  - All aluminum custom extrusions and top rail are alloy 6005-T6 or 6061-T6.
  - Aluminum sheets are alloy 5052H32 series.
  - All other aluminum structural shapes are alloy 6061-T6.
  - All 6 mm tempered glass conforms to CAN/CGSB12.1-M90.
  - All screws for fastening aluminum members shall be corrosion resistant self-tapping screws.
  - All bolts and lag screws are grade 304 stainless steel and conform to ASTM A307.
  - Anchor bolts for terrace slab and walls - expansion anchoring system are to be used. For masonry connection - sleeve expansion anchors are to be used.

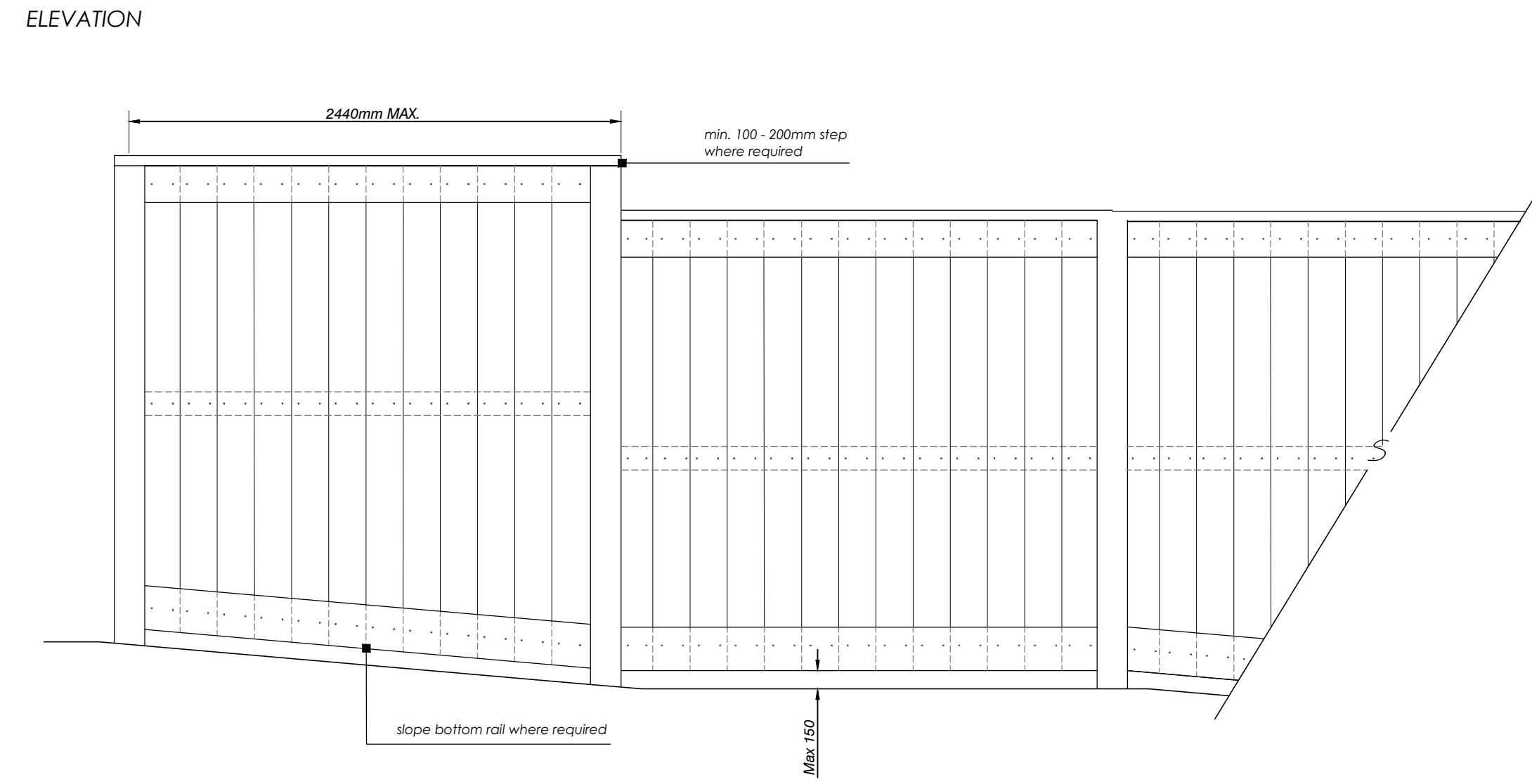
158400 V, refer to structural engineering drawings and specifications

108250 H, refer to structural engineering drawings and specifications

Note:  
For roof slab & waterproofing details refer to architectural & engineering drawings. Detail to be reviewed and approved by a structural engineer prior to construction.

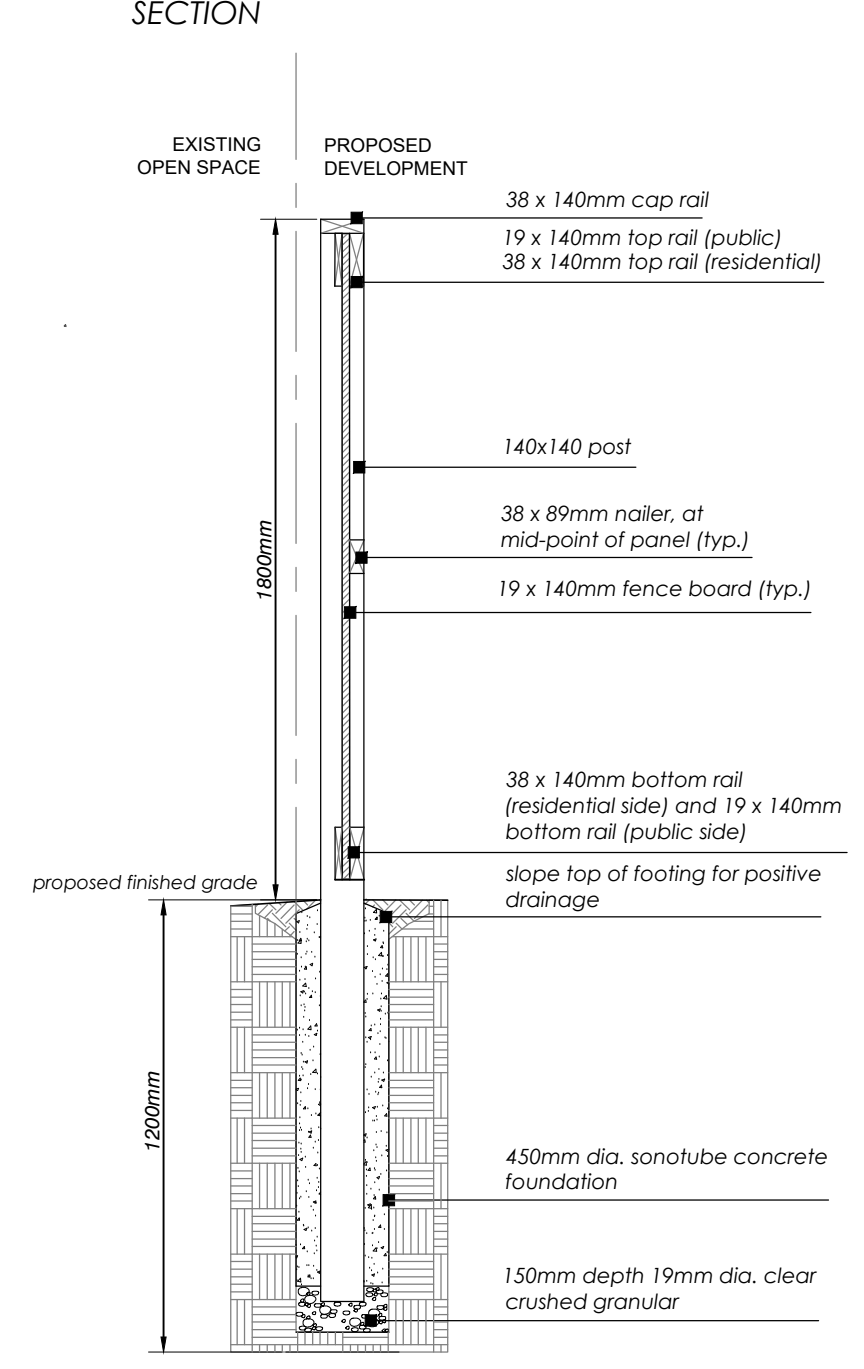
Metal & Frosted Glass Partitions  
SCALE: NTS

1  
L-8



- NOTES:**
- All materials, components and workmanship to conform to building and local by-laws.
  - All wood to be Pressure Treated (Spruce, Pine Fir) selected mainly for good appearance all members shall be free of wane and bark pockets. All torn grain shall be eliminated by sanding and planing. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.
  - All cuts and holes that expose untreated wood should be liberally brush-coated with two applications of an end-cut preservative (copper naphthenate in ground contact or zinc naphthenate above ground) before the wood is installed. Follow the manufacturer's recommendations re: the application of suitable preservatives.
  - All wood to bear lumber grading stamp.
  - All fasteners shall have exterior grade finishes suitable for use with Pressure Treated Lumber. Stainless steel, galvanized, zinc-dipped or ceramic-coated wood/deck screws are acceptable.
  - All galvanizing to be hot dipped in conformance to CSA standard C164.
  - Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
  - Step fence panels minimum of 100 - 200mm at posts as required by grade conditions. Sloping of panels may be required for certain grade conditions - Consultant's approval required.
  - Lumber sizes are actual sizes rather than nominal sizes.
  - Concrete to have minimum compressive strength of 25 MPa @ 28 days with 5-7% air entrainment.
  - See landscape plan for fence location.

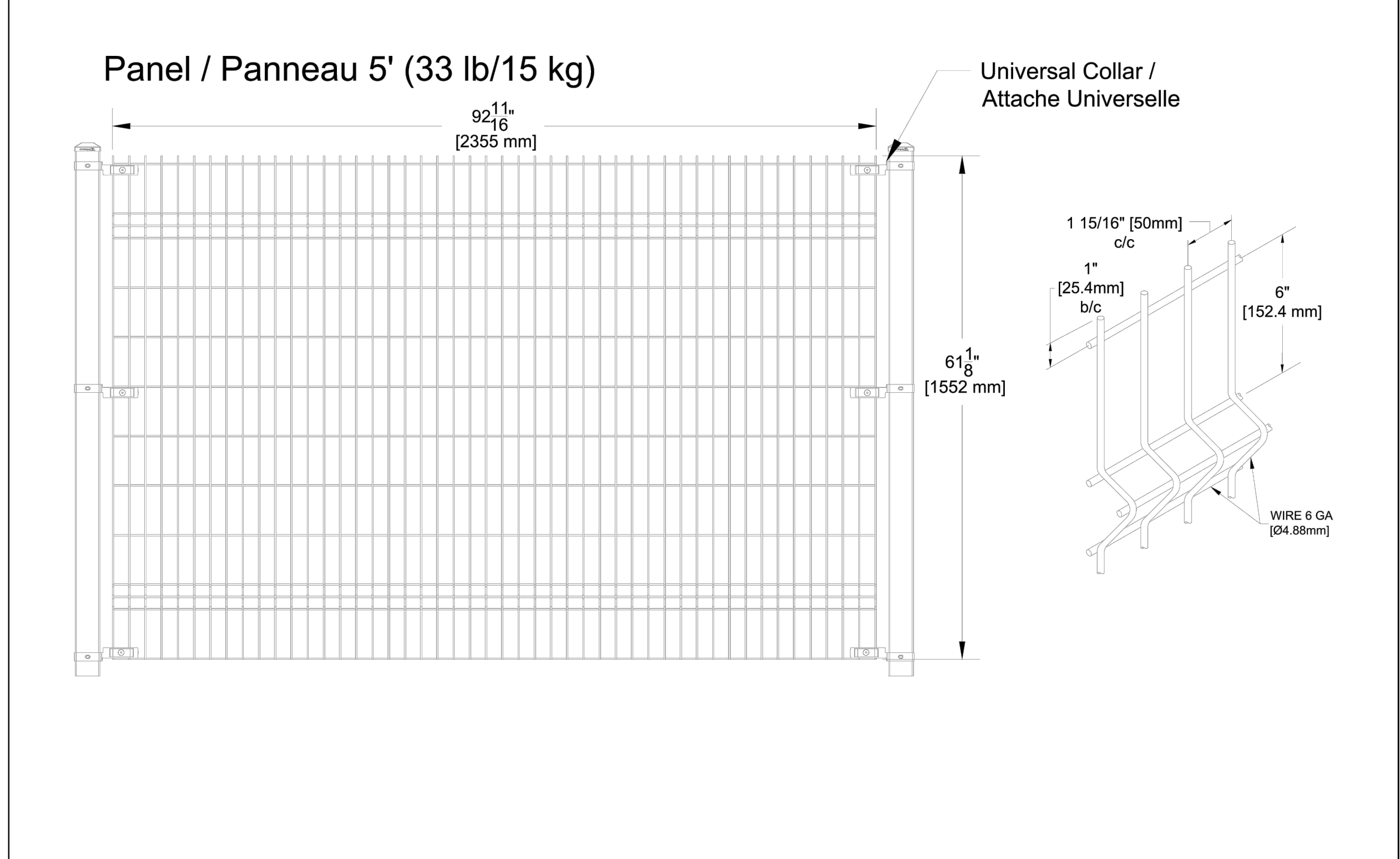
Wood Privacy Fence (1.8m height - pressure treated)  
SCALE: NTS



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

2  
L-8

**OMEGA ARCHITECTURAL PANELS MOUNTED ON SQUARE POSTS (HEIGHT 5')**  
PANNEAUX OMEGA ARCHITECTURALE SUR POTEAUX CARRÉS (GRANDEUR 5')



**SYSTÈMES DE CLÔTURES**  
**Omega II Fence Systems**  
1735, Blvd. St-Elzéar West  
Laval, Quebec  
H7L 3N6  
Tel: 450-686-9600  
1-800-836-6342  
Fax: 450-681-5318  
www.omegafence.com

**WEB**  
REVISION : 05/21

**OMEGA ARCHITECTURAL SINGLE SWING GATE**  
BARRIÈRE OMEGA ARCHITECTURALE À BATTANT SIMPLE

GATE POST DIMENSIONS			
GATE HEIGHT	OPENING OF A SINGLE LEAF OVER	OPENING OF A SINGLE LEAF UP TO	POST
4'-0"	3'	11'	3" x 3" 11 ga
	11'	16'	4" x 4" 11 ga
	16'	19'	6" x 6" 3/16"
6'-0"	3'	9'	3" x 3" 11 ga
	9'	13'	4" x 4" 11 ga
	13'	19'	6" x 6" 3/16"
8'-0"	3'	7'	3" x 3" 11 ga
	7'	9'	4" x 4" 11 ga
	9'	19'	6" x 6" 3/16"

DIMENSION DES POTEAUX DE PORTE			
HAUTEUR DE PORTE	OUVERTURE D'UN SIMPLE BATTANT AU DESSUS	OUVERTURE D'UN SIMPLE BATTANT JUSQU'À	POTEAU
4'-0"	3'	11'	3" x 3" 11 ga
	11'	16'	4" x 4" 11 ga
	16'	19'	6" x 6" 3/16"
6'-0"	3'	9'	3" x 3" 11 ga
	9'	13'	4" x 4" 11 ga
	13'	19'	6" x 6" 3/16"
8'-0"	3'	7'	3" x 3" 11 ga
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**WEB**  
REVISION : 12/21

Decorative Metal Fence with Gate By Omega or approved equal  
SCALE: NTS

3  
L-8

NOT FOR CONSTRUCTION  
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

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2	2019-08-21	Issued for client review
3	2020-07-15	Issued for review
4	2021-06-10	Issued for review
5	2021-06-30	Issued for submission
6	2022-04-14	Issued for coordination
7	2022-04-27	Issued for 2nd submission
8	2023-07-18	Issued for 3rd submission
9	2023-10-30	Issued for building permit
10	2023-12-12	Issued for submission
11	2024-06-04	Issued for submission



CLIENT  
Distrikt / Joint Venture

MUNICIPALITY  
Town of Oakville

PROJECT  
Trafalgar  
3064 Trafalgar Road

MUNICIPAL FILE NUMBER  
SPA 1313.006/01

SHEET  
Fencing Details

adesso design inc.  
landscape architecture

218 Locke Street South, 2nd Floor  
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www.adessodesigninc.ca



SECTION

GENERAL NOTES:

1. Detail to be reviewed and approved by structural engineer.

2-15 CONT., refer to structural engineering drawings and specifications

19mm chamfered edges

formed C.I.P. concrete planter wall with architectural finish (form liners)  
- concrete form snap ties with plastic cones & breakback to be used

15@300 V.E.F., refer to structural engineering drawings and specifications

10@250 H.E.F., refer to structural engineering drawings and specifications for proposed precast concrete pavers on slab, see detail D.S.L-2

MINIMUM 1% SLOPE AWAY FROM BUILDING

900mm (final depth 750mm)

600mm

proposed rigid insulation

filter sheet SP by ZinCo Inc. or approved equal, lines inside of planter

waterproofing to wrap concrete

suggested pour break

min. 100mm High Performance Bedding material (HPB) (depth to be confirmed by structural engineer)

2-15 CONT., refer to structural engineering drawings and specifications

tension dev. length - see structural details (440)

provide 100mm dia. weep holes (scuppers) for drainage min 1200mm O.C.

C.I.P. concrete foundation to be tied into roof slab, refer to structural engineering drawings

fill with prepared soil mix (see planting notes, drawing L-4) compact topsoil to eliminate air pockets and settlement

Floradrain FD 40.E by ZinCo Inc. or approved equal

protection board & waterproofing as per architectural details

underground parking slab, refer to architectural drawings

Note: For underground parking slab & waterproofing details refer to architectural & engineering drawings.

CONCRETE NOTES:

- Do concrete materials and methods of concrete construction in accordance with structural engineering drawings.
- Contractor to verify accuracy of concrete details and reinforcement prior to installation.
- For construction materials refer to structural engineering drawings and specifications.
- Concrete mix to provide compressive strength of 28MPa at 28 days, entrained air of 6% to 1% and slump at point of discharge of 60mm, or as per structural engineering drawings and specifications.
- Pour concrete in favorable weather conditions. Inform the landscape architect of any adverse weather impacts prior to pouring.
- Pour concrete in uniform layers of continuous lengths between expansion joints. An expansion joint is required where placing has been suspended for 30 minutes.
- Provide control joints at 4500 c/c maximum and expansion joints at 9000 c/c maximum unless noted otherwise. See typical construction details for control and expansion joint details.
- Surface finish of planter is to be an architectural finish with the use of form liners.
- Repair defective areas while concrete is still plastic, or remove defective work and replace with new concrete.
- Concrete areas will not be accepted if:
  - falls to meet requirements of this specification
  - contains excessive honeycombing or embedded debris
  - 28 days average strength in any defined area is less than 95% of specified minimum strength.
  - surface irregularities
  - damaged or chipped.
  - poor workmanship.
- It is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

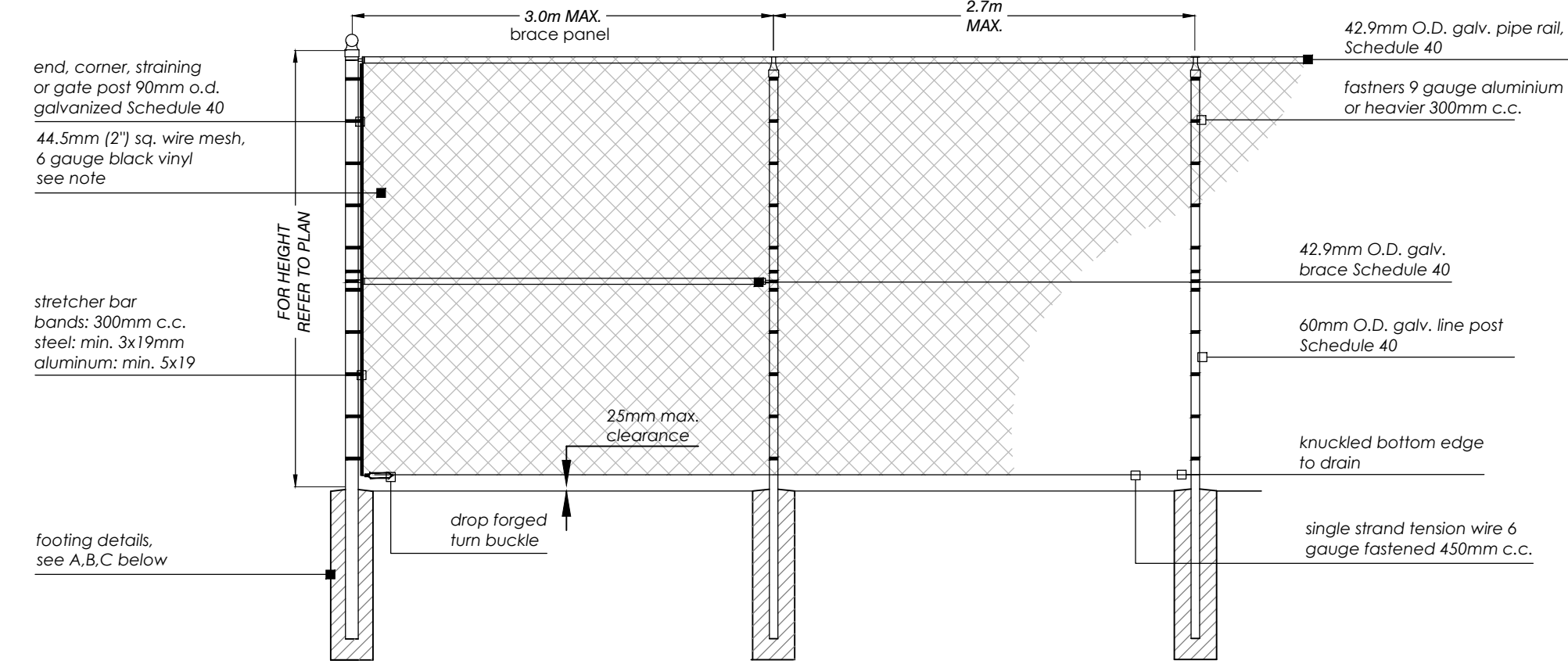
Cast-In-Place Concrete Raised Planter

Scale: NTS

1  
L-9

2  
L-9

ELEVATION



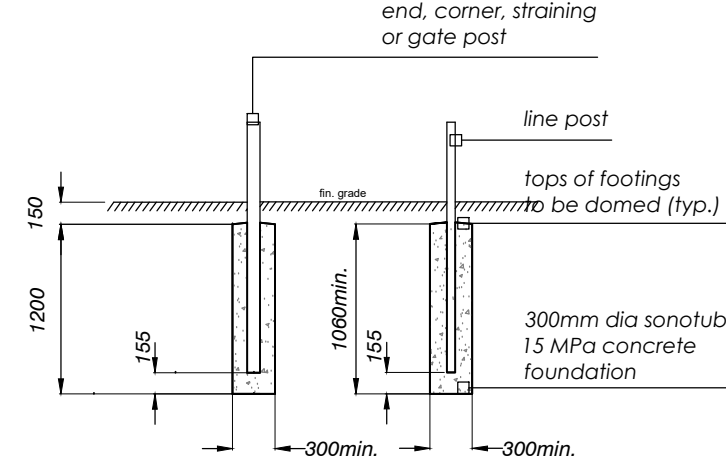
POST DETAILS

DESCRIPTION	LENGTH (m)		
	O.D.	STANDARD	RETAINING WALLS
Line	0.603	2.5	2.0
End, corner, straining and gates with openings 5.5m max.	0.889	2.7	2.3
Gates with openings 10.0m max.	1.14	2.7	--

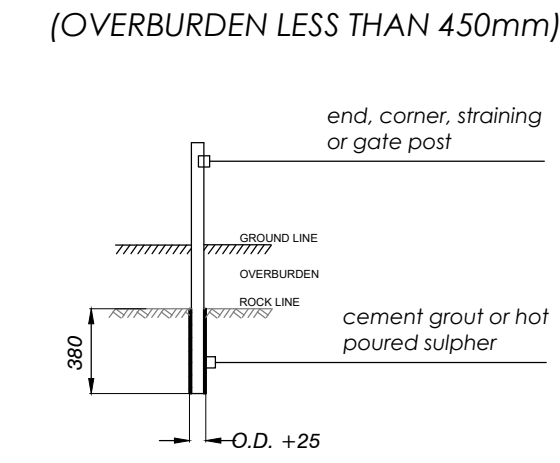
NOTES:

- All dimensions shown in mm, except as noted.
- All fence fabric, posts, caps, braces & top rails shall be coated with black vinyl.
- Wire mesh gauge as specified shall be measured prior to powder coating.
- Position of fence shown on plan and shall be verified on site by landscape architect prior to installation. Any changes to positioning shall be verified by landscape architect.

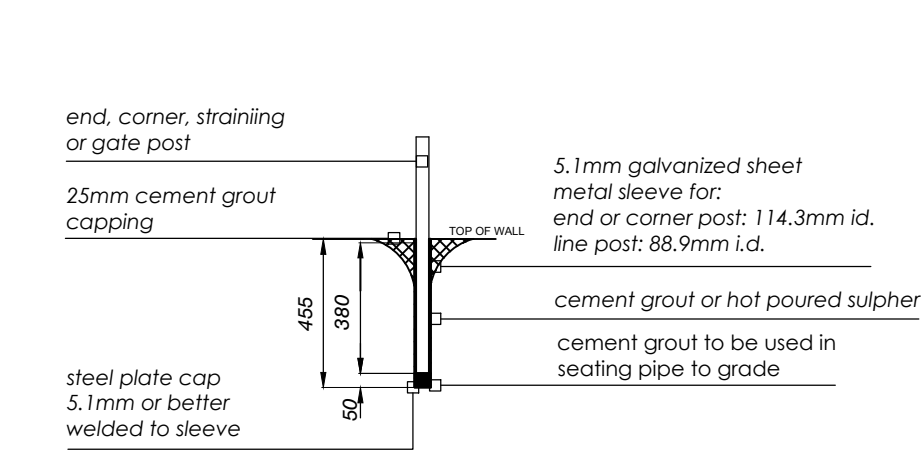
A. IN EARTH



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



C. ON RETAINING WALL

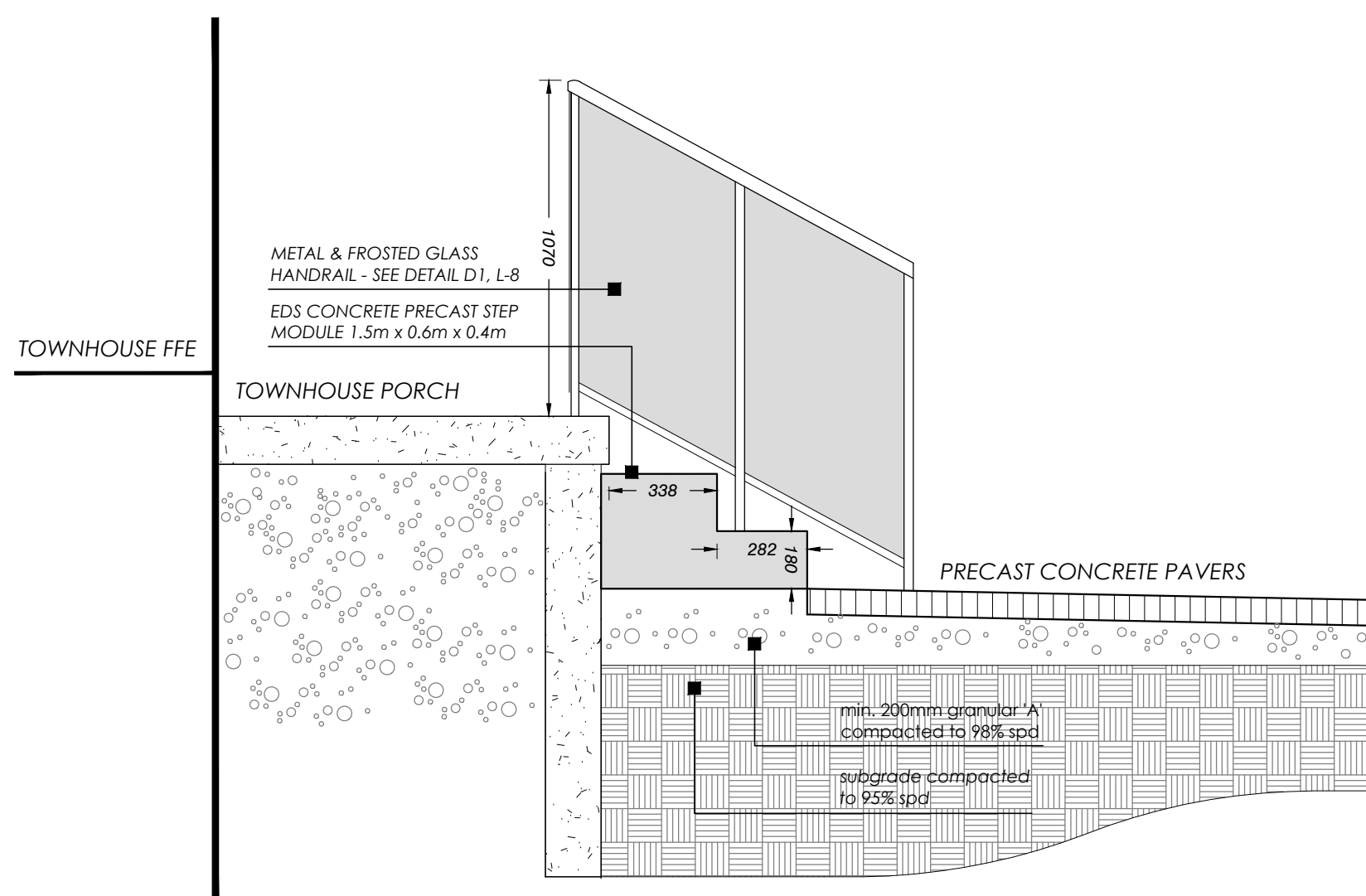


Chain Link Fence (1.8m Height Black Vinyl)

Scale: NTS

3  
L-9

ELEVATION



NOTES:

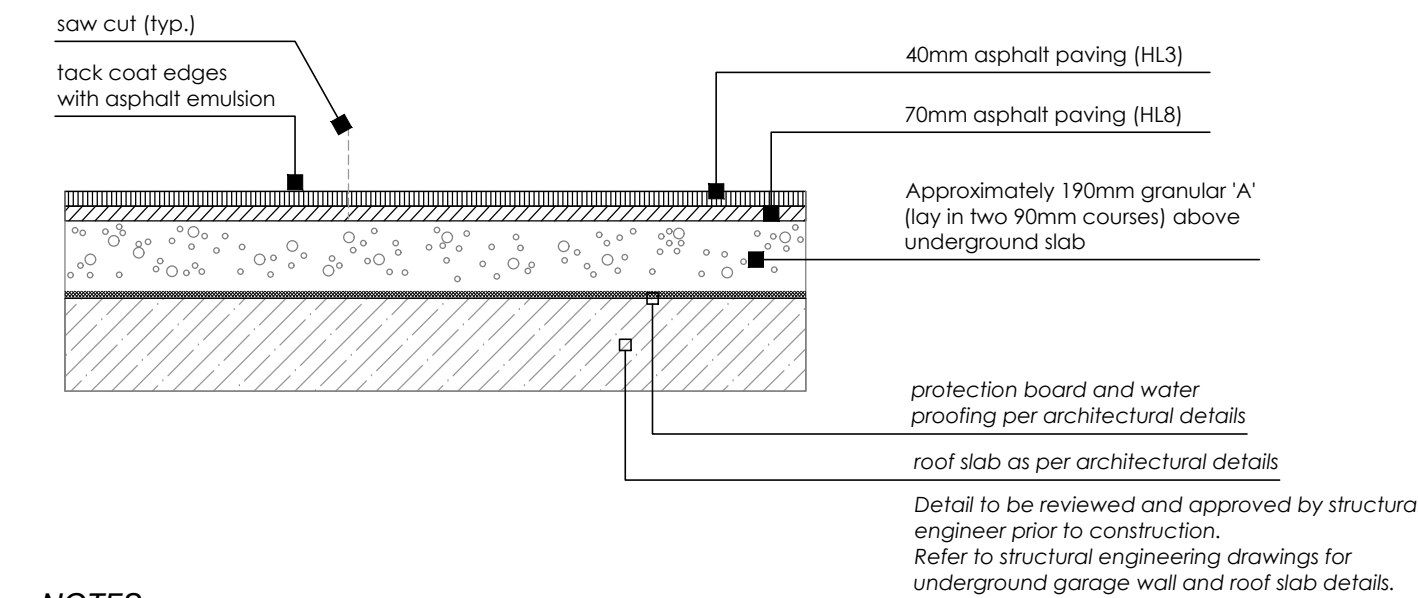
- Stairs to be Precast Steps by Ed's Concrete (400 x 600 x 1500mm) or approved equal. Product to be determined by owner at time of construction.
- Contractor to verify site conditions and to provide shop drawings.

Precast Stairs

Scale: NTS

4  
L-9

SECTION



NOTES:

- Contractor to verify all onsite and underground utilities prior to commencing work.
- All measurements are in millimeters unless otherwise noted.
- All work shall be in accordance with the relevant sections of the Ontario Provincial Standard Specifications and Drawings unless otherwise noted on the drawings.
- All granular material shall be compacted to 100% standard proctor density and all native backfill shall be compacted to 95% standard proctor density unless otherwise noted on structural engineering drawings.
- All construction shall be carried out in such a way that siltation or other damage to water courses does not occur. The requirements and guidelines of the Ministry of Natural Resources are to be adhered to in this respect.
- Detail to be reviewed and approved by structural engineer prior to construction. Refer to structural engineering drawings for underground garage wall and roof slab details.
- Refer to structural engineering drawings for underground garage slab details.

Asphalt Paving

Scale: NTS

5  
L-9

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Details

adesso design inc.  
landscape architecture

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www.adessodesigninc.ca

Project: 2019-08-21, 2024 Trafalgar Road, Oakville, ON L8P 4B4. Scale: 1/8" = 1'-0". File: 2024-06-04. Project: 2019-08-21, 2024 Trafalgar Road, Oakville, ON L8P 4B4. Scale: 1/8" = 1'-0". File: 2024-06-04. Project: 2019-08-21, 2024 Trafalgar Road, Oakville, ON L8P 4B4. Scale: 1/8" = 1'-0". File: 2024-06-04.



