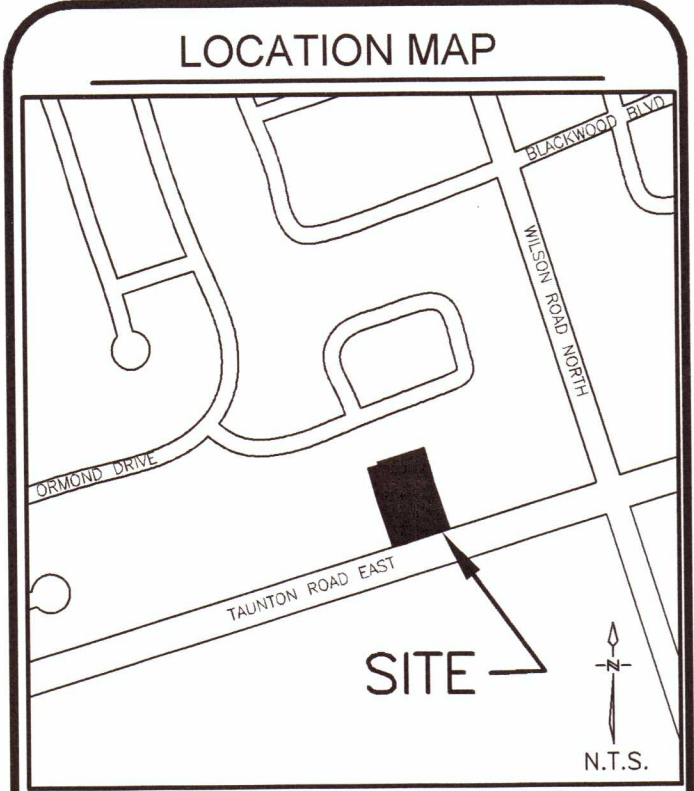


LEGEND

- ORIGINAL SURVEY ELEVATION
- ORIGINAL ELEVATION TO REMAIN
- PROPOSED ELEVATIONS
- PROPOSED SWALE
- DIRECTION OF DRAINAGE
- DIRECTION OF OVERLAND FLOW
- LIMIT OF PONDING
- PERIMETER ENVIRO FENCE
- CATCHBASIN FILTRATION
- WATER WASHED STONE
- SOD OVER 150MM TOPSOIL



GENERAL NOTES

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CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

REVISIONS

NO.	DATE	LANDSCAPE PLAN	NOTES	BY
4	2016/08/15	THIRD SUBMISSION		ST
3	2016/05/19	SECOND SUBMISSION		ST
2	2016/01/14	FIRST SUBMISSION		ST
1	2016/01/04	LANDSCAPE PLAN		ST

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<input type="checkbox"/>	CONCEPTUAL	<input type="checkbox"/>	TENDER
<input type="checkbox"/>	PRELIMINARY	<input type="checkbox"/>	CONTRACT
<input checked="" type="checkbox"/>	SITE PLAN	<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	PERMIT	<input type="checkbox"/>	AS-BUILT

ENGINEER:

D.G. Biddle & Associates Limited
 96 KING STREET EAST OSHAWA, ON L1H 1S6
 PHONE (905) 774-8500 FAX (905) 776-9230
 info@dgibiddle.com

CITY OF OSHAWA

THIS PLAN IS APPROVED FOR INCLUSION IN THE SITE PLAN AGREEMENT IN ACCORDANCE WITH THE PLANNING ACT

PLAN 10 OF 13 DATE January 31, 2017

PLANNING SERVICES

ENGINEERING SERVICES

PLANNING FILE REF SPA-2016-03

ENGINEERING FILE REF R-919-01

HENRY KORDEKAAS & ASSOCIATES INC.

LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS

599 LIVERPOOL ROAD TEL: 905-839-5599 PICKERING, ON L1W 1R1 EMAIL: INFO@HKLACA.COM

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PROJECT: 490 TAUNTON ROAD EAST OSHAWA, ON

DRAWING: LANDSCAPE PLAN

DRAWN BY: ST SCALE: 1:200

CHECKED BY: HJK DATE: JAN. 4, 2016

JOB NO: 2015-110

File #2015-110.DWG

L-L1 DRAWING 1 of 3

13 L-D1 1.8M HT. SOLID BOARD PRIVACY FENCE TIE INTO EXISTING AT REAR (NORTH PROPERTY LINE) FENCE TO BE INSTALLED ENTIRELY INCLUDING THE FOOTINGS ONTO THE SUBJECT SITE

4 L-D1 SOD OVER 150MM TOPSOIL

7 L-D1 NATURAL CONCRETE PAD W/ MESH

(13) CAL AR2 1 gal

(21) HEM OR2 1 gal

(22) RIB ALP 50cm Ht.

4 L-D1 SOD OVER 150MM TOPSOIL

PLANT SCHEDULE SITE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
AGM	3	Acer saccharum "Green Mountain" TM	Green Mountain Sugar Maple	60mm Cal.	W.B.	
SBC	7	Amelanchier canadensis	Serviceberry-Juneberry	40mm Cal.	W.B.	
PSS	6	Picea omorika	Serbian Spruce	200cm Ht.	W.B.	
TC	3	Tilia cordata	Little-leaf Linden	60mm Cal.	W.B.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
HYD ANO	5	Hydrangea anomala petiolaris	Climbing Hydrangea	1 gal	Potted	
JUN BAR	20	Juniperus horizontalis "Bar Harbor"	Bar Harbor Creeping Juniper	50cm Ht.	Potted	
RIB ALP	22	Ribes alpinum	Alpine Currant	50cm Ht.	Potted	
ROS RUG	18	Rosa rugosa	Rugosa Rose	50cm Ht.	Potted	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
CAL AR2	28	Calamagrostis arundinacea "Karl Foerster"	Foerster's Feather Grass	1 gal	Potted	
HEM OR2	343	Hemerocallis x "Stella de Oro"	Stella de Oro Daylily	1 gal	Potted	

***NOTE:**

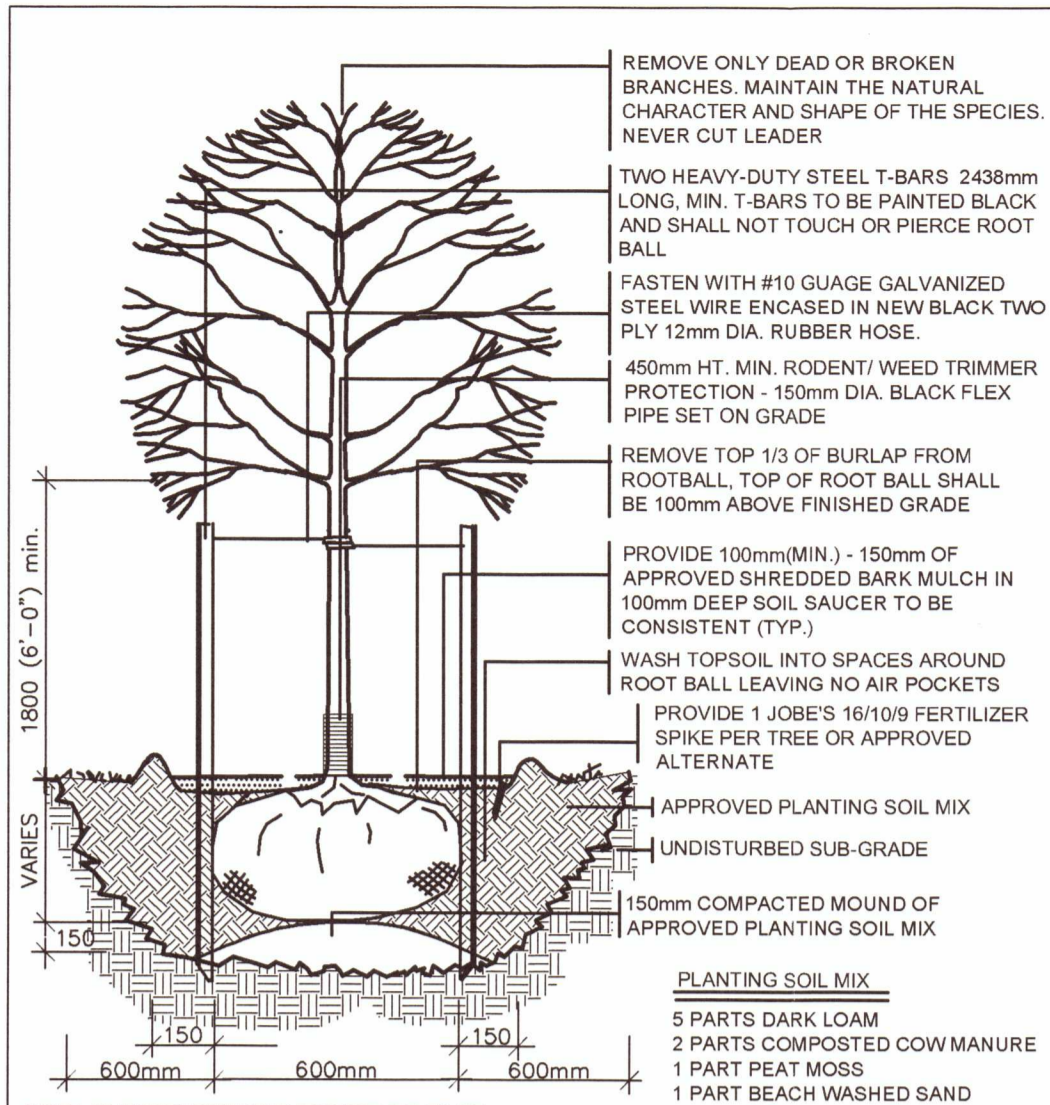
ALL PLANTING BEDS TO RECEIVE MIN. 450mm GOOD QUALITY TOPSOIL AND 150mm WOOD CHIP MULCH

NOT TO SCALE

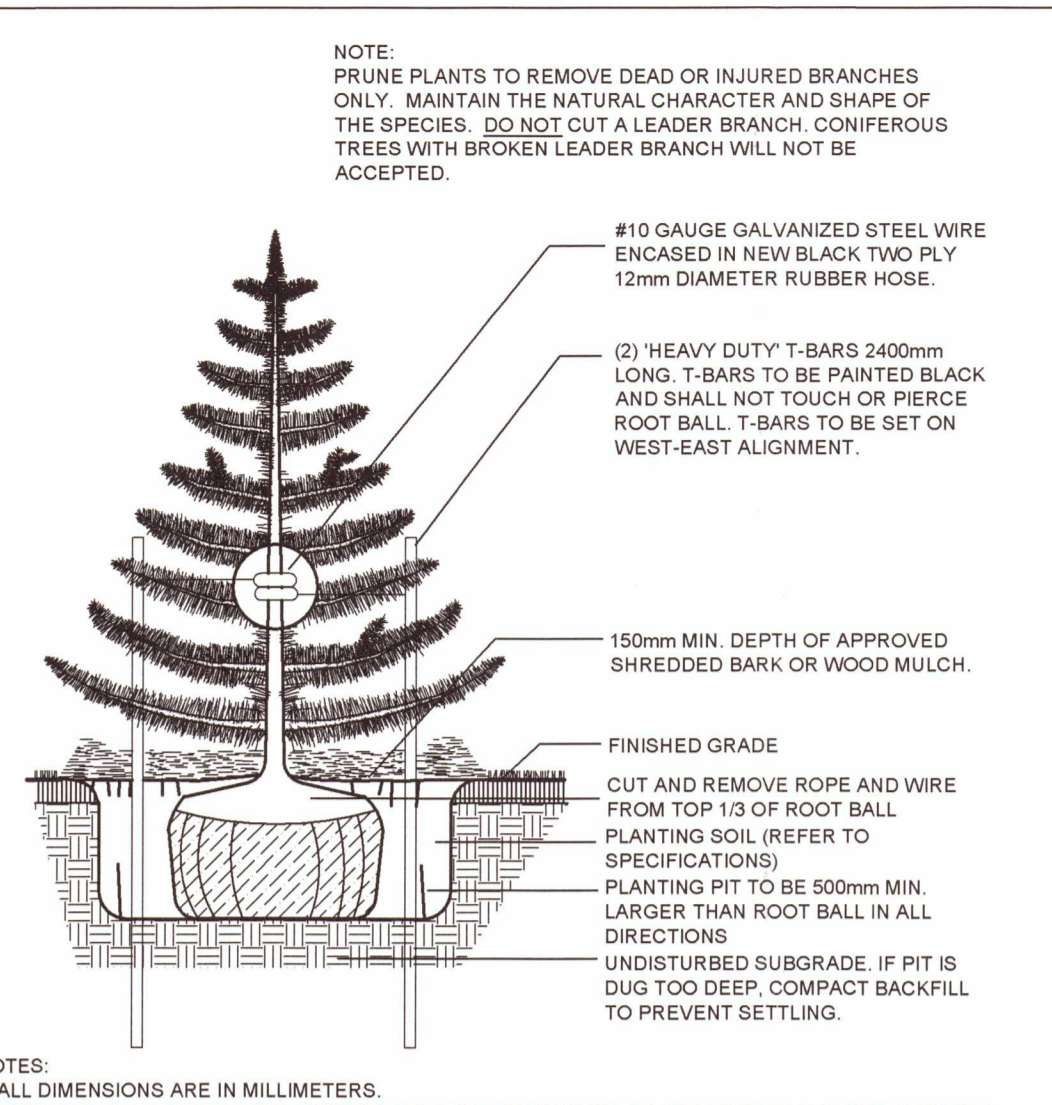


BUILDING PERMIT # 201602195

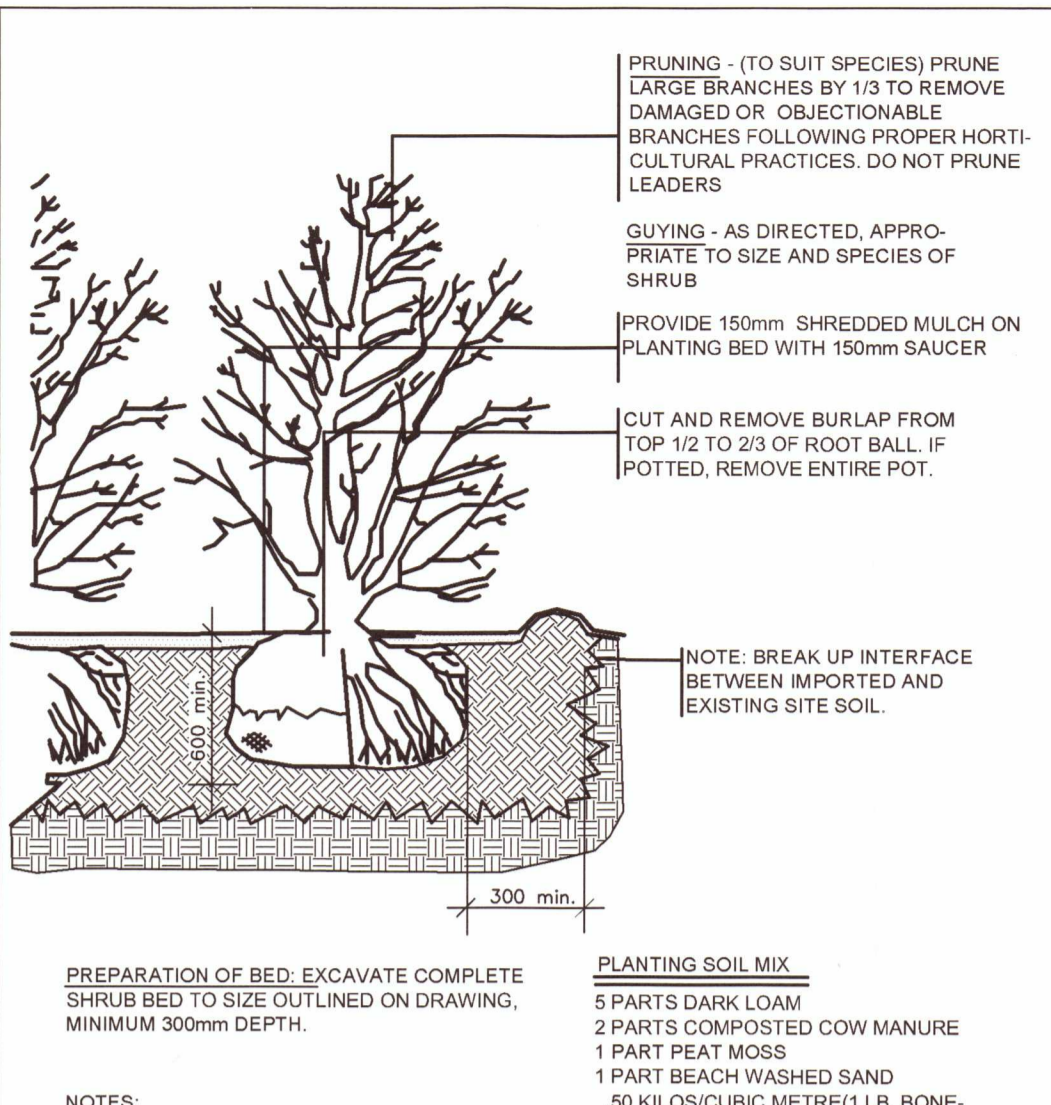
CITY OF OSHAWA



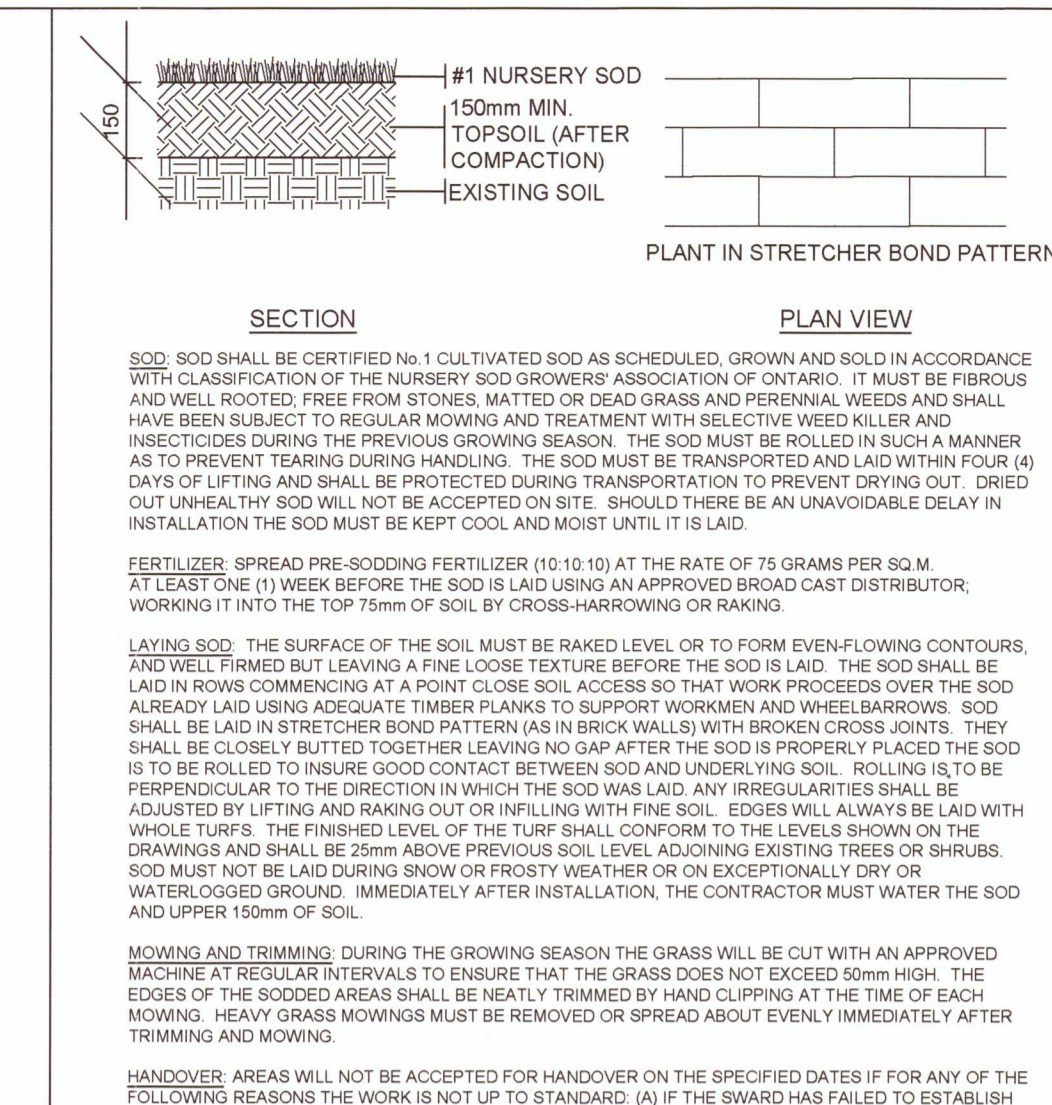
1 DECIDUOUS TREE PLANTING - STEEL STAKES & WIRE
N.T.S. CITY OF OSHAWA 329301.59-13



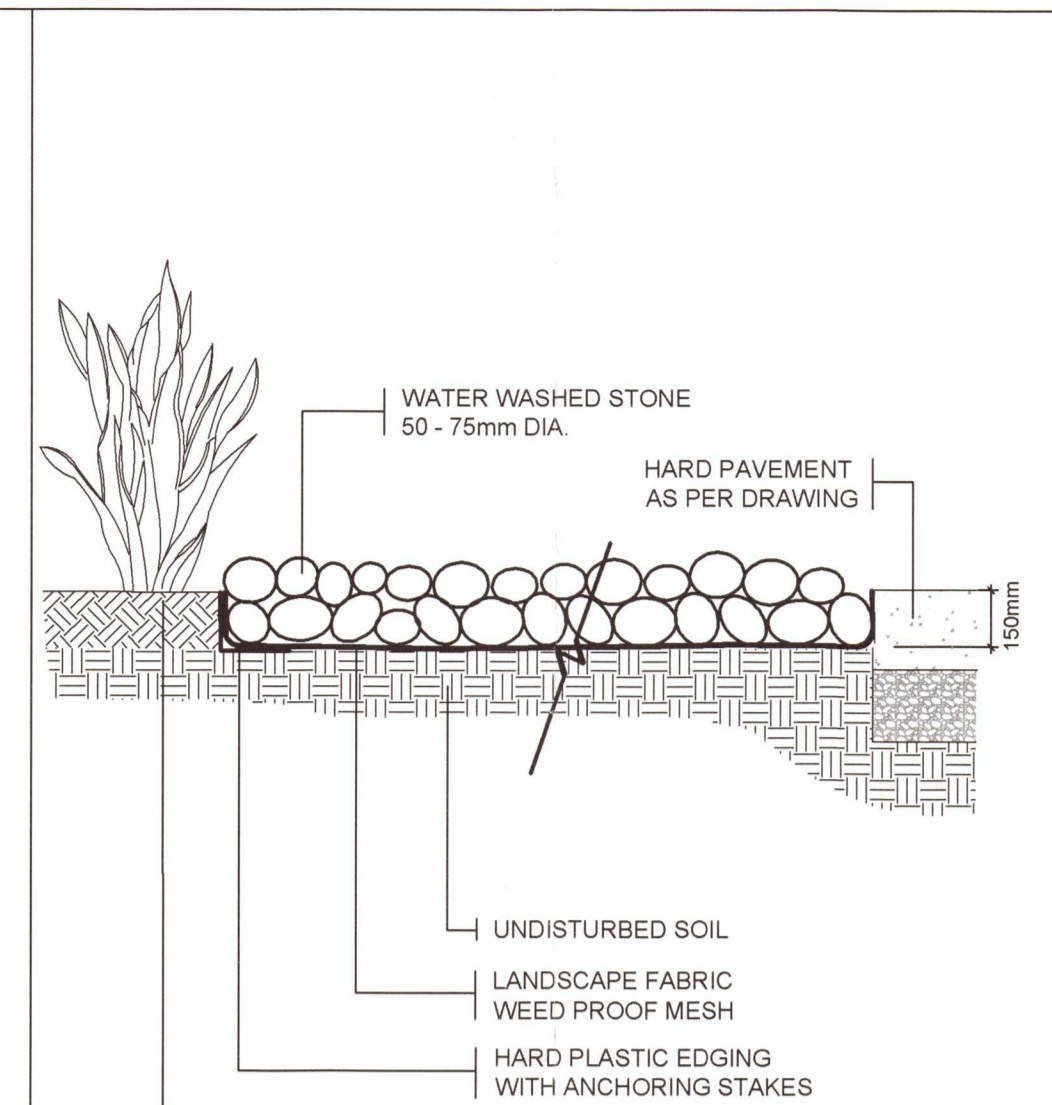
2 CONIFEROUS TREE PLANTING
CITY OF OSHAWA - PARKS CONSTRUCTION DETAIL N.T.S. 329301.59-02



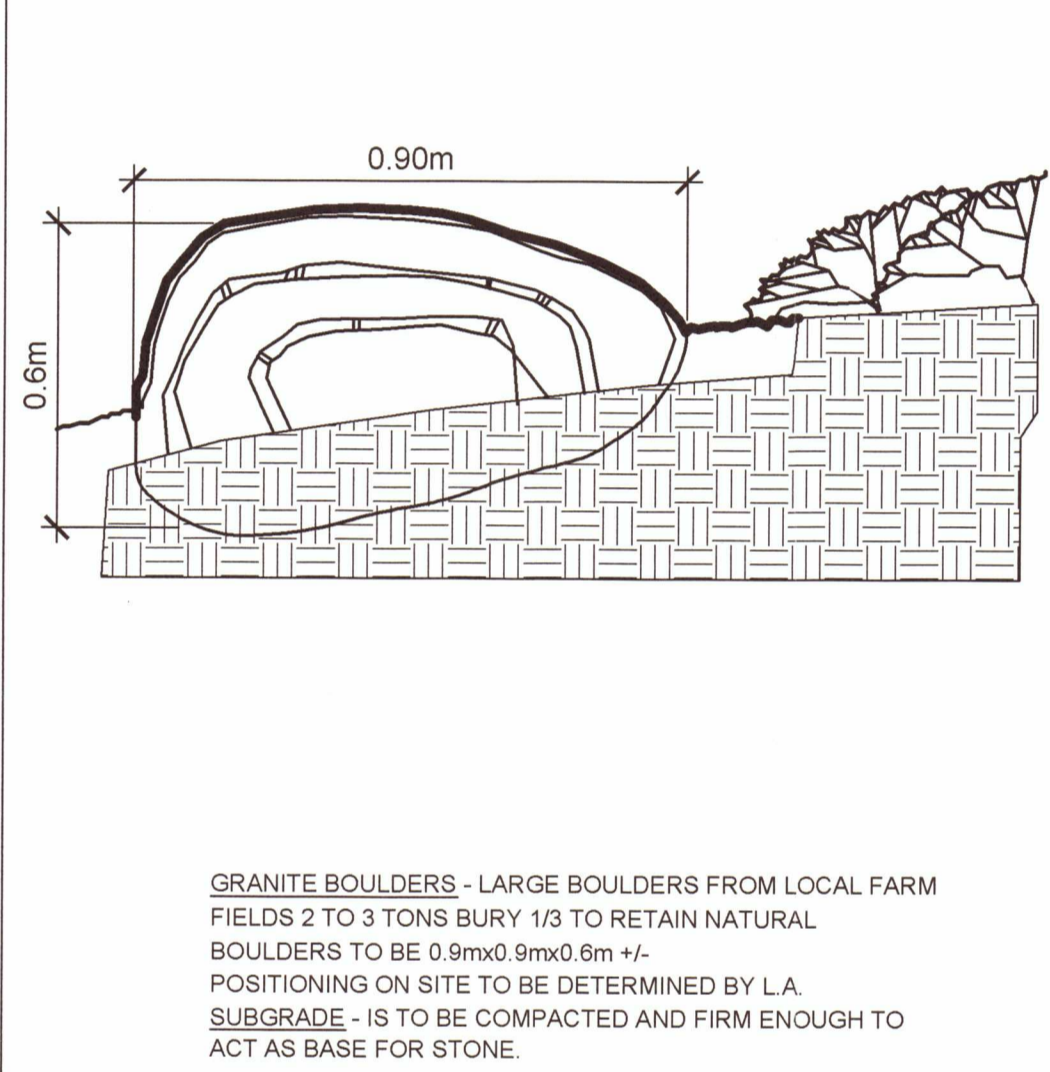
3 SHRUB PLANTING
N.T.S. CITY OF OSHAWA 329301.59-12



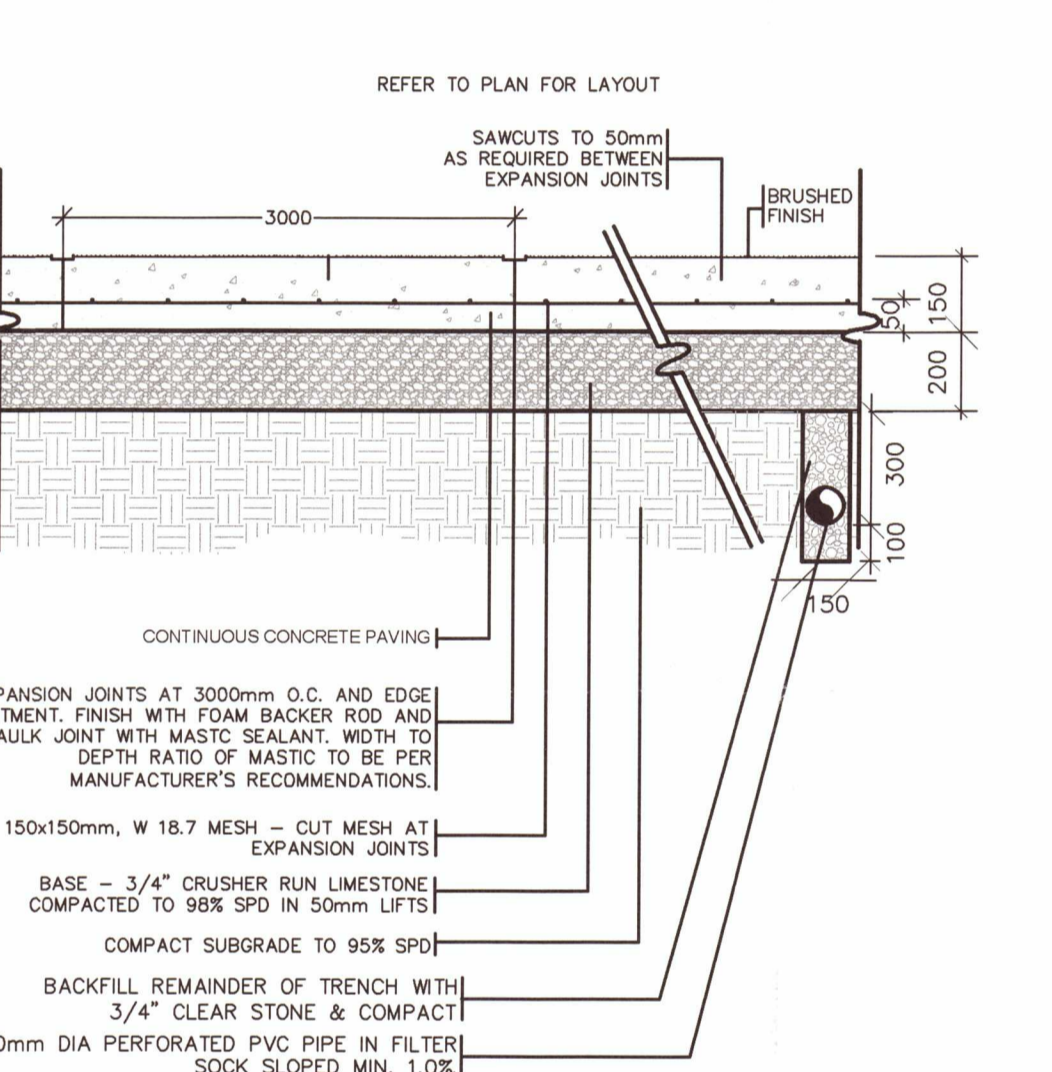
4 SOD OVER 150MM TOPSOIL
N.T.S. 329223-01



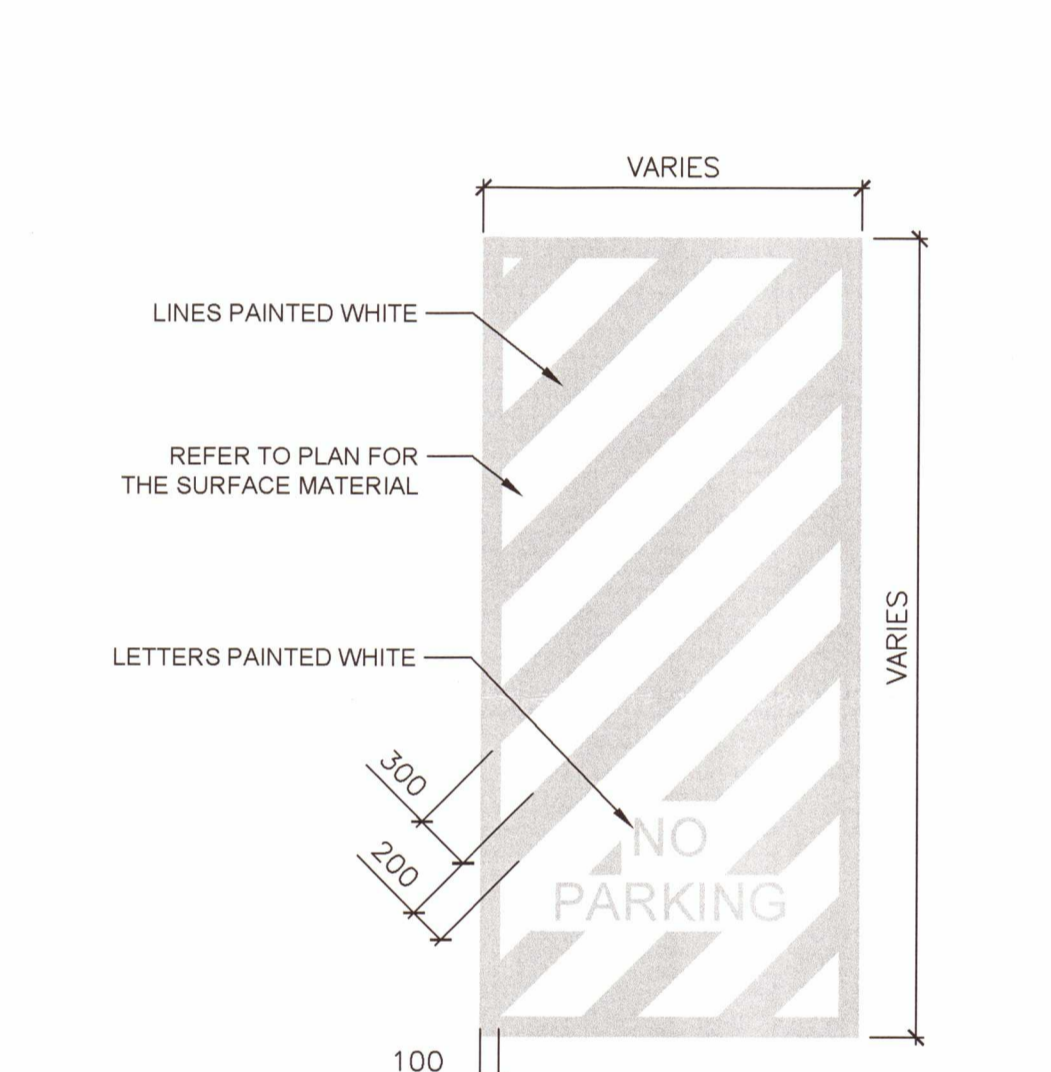
5 WATER WASHED STONE
N.T.S. 321540-02



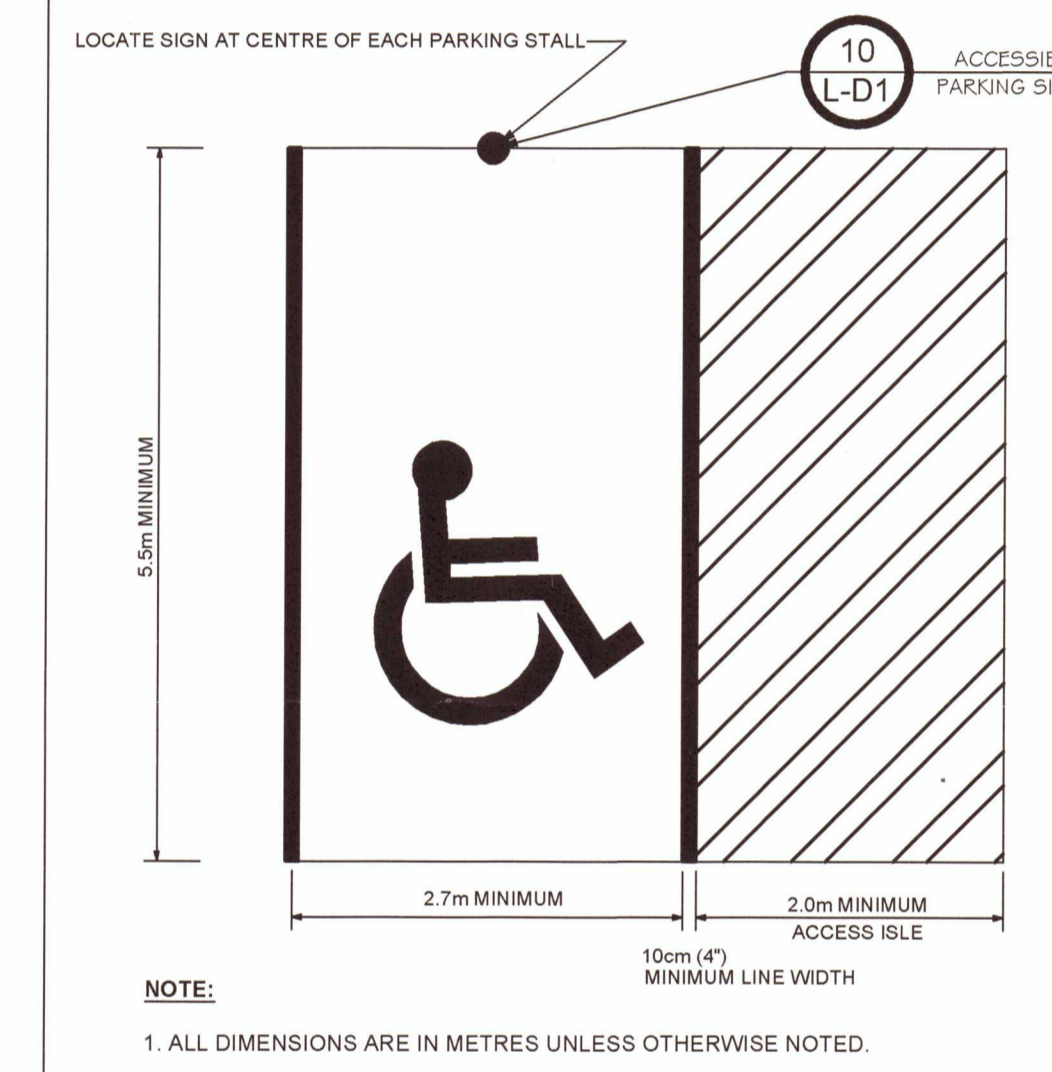
6 LARGE BOULDERS
N.T.S. 322120-10



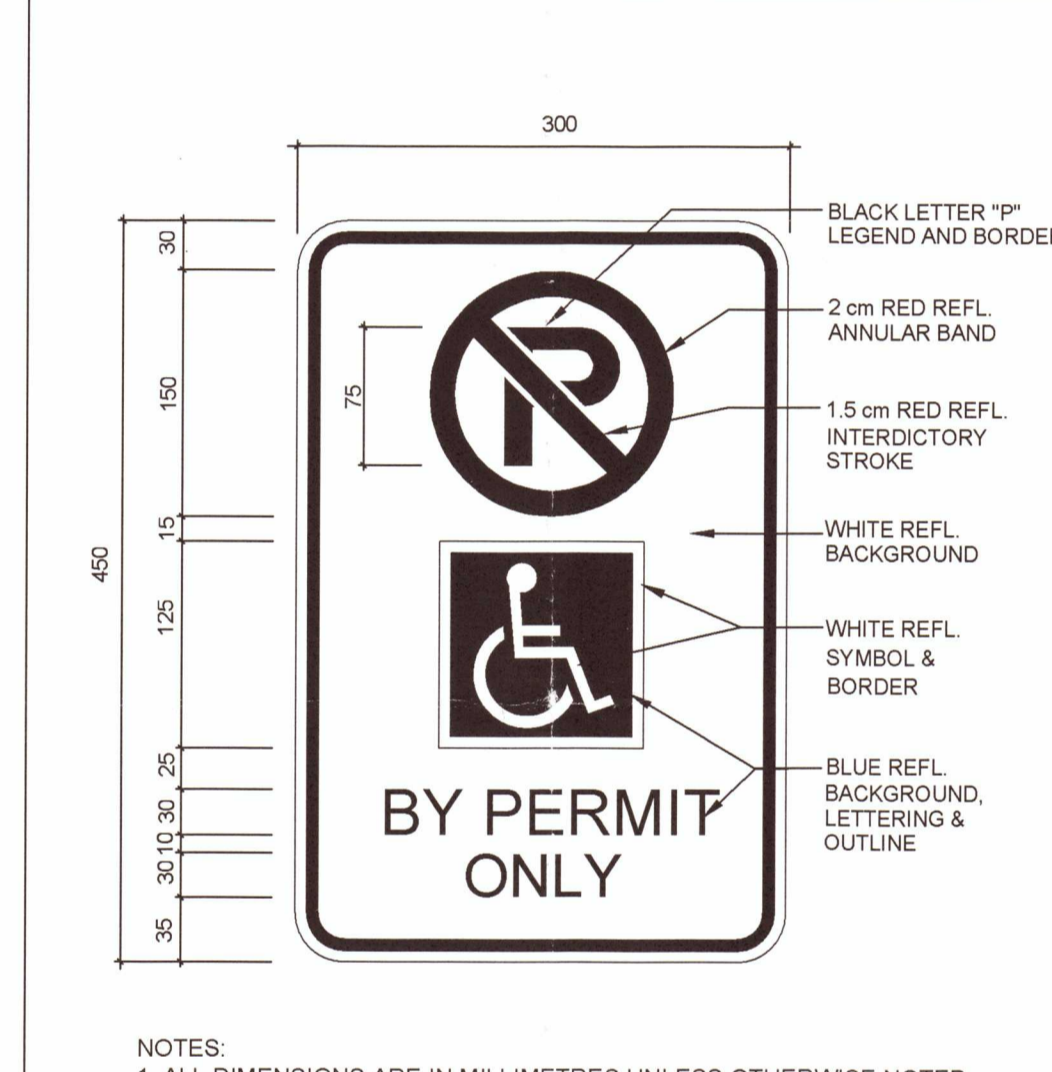
7 NATURAL CONCRETE PAD W/ MESH WITH OPTIONAL DRAIN
N.T.S. 321313.13-13



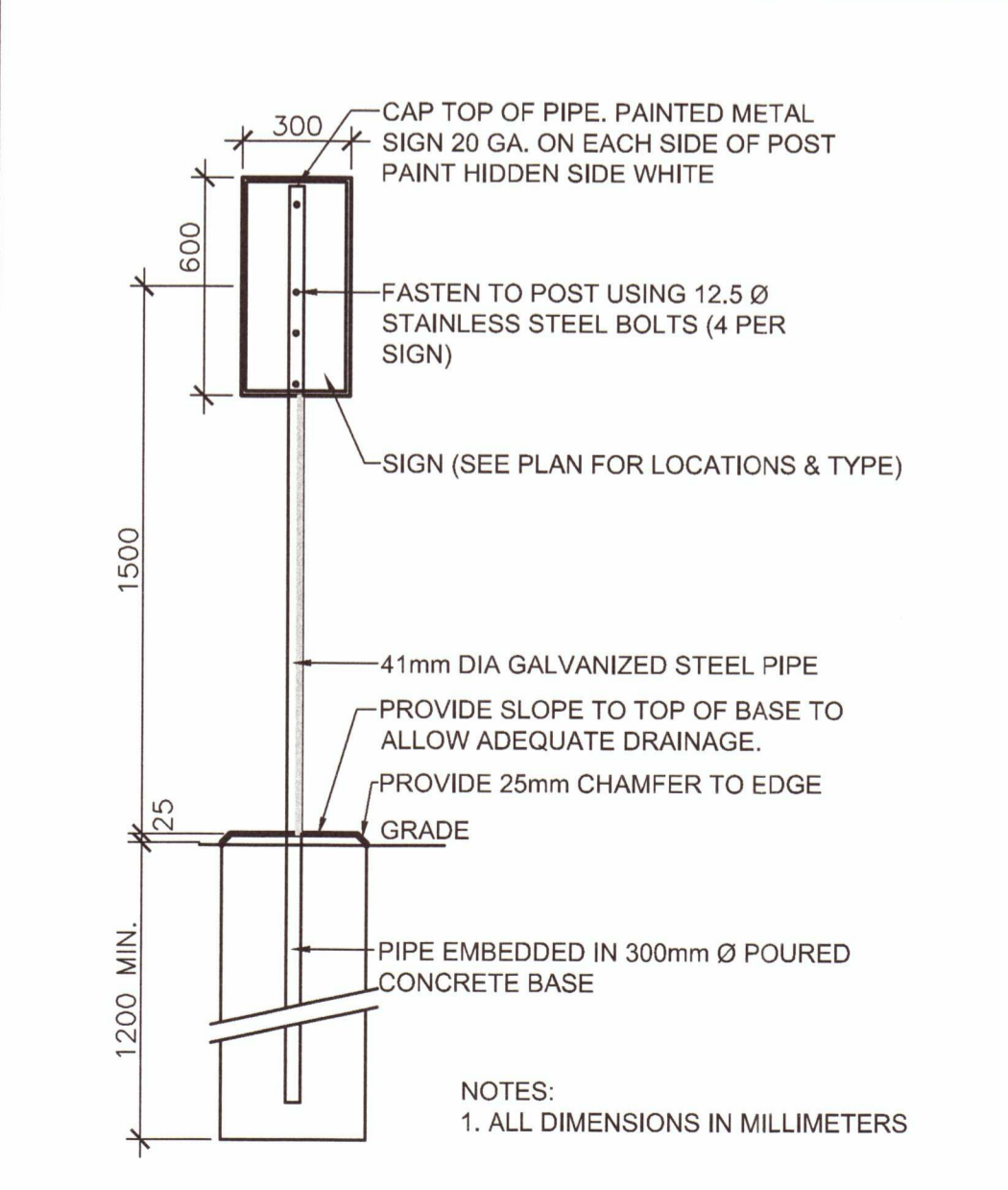
8 NO PARKING PAINT LINE
N.T.S. 324143-03



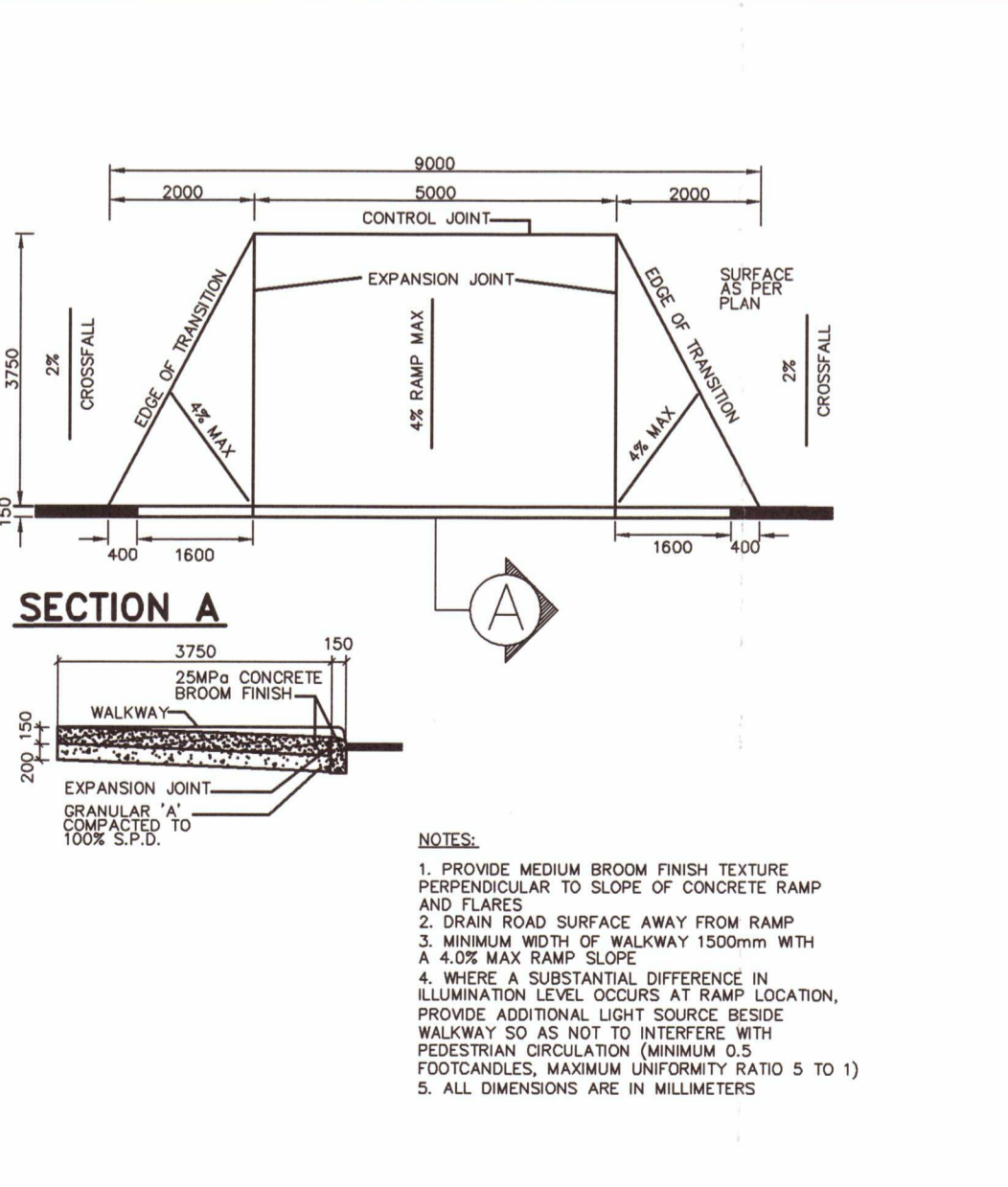
9 ACCESSIBLE PARKING STALL
N.T.S. 324101.59-03



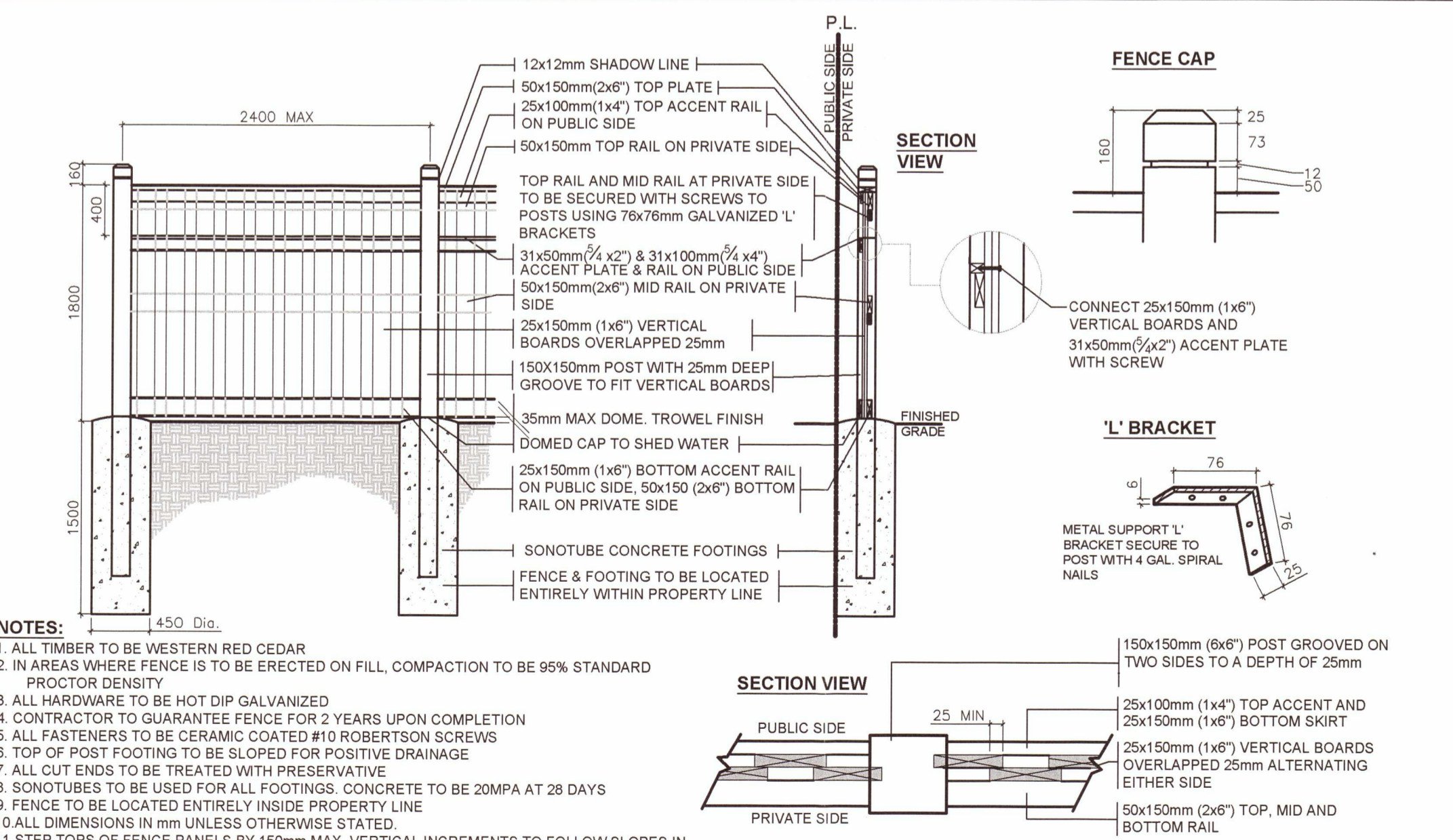
10 ACCESSIBLE PARKING SIGN
N.T.S. 324123.03-22



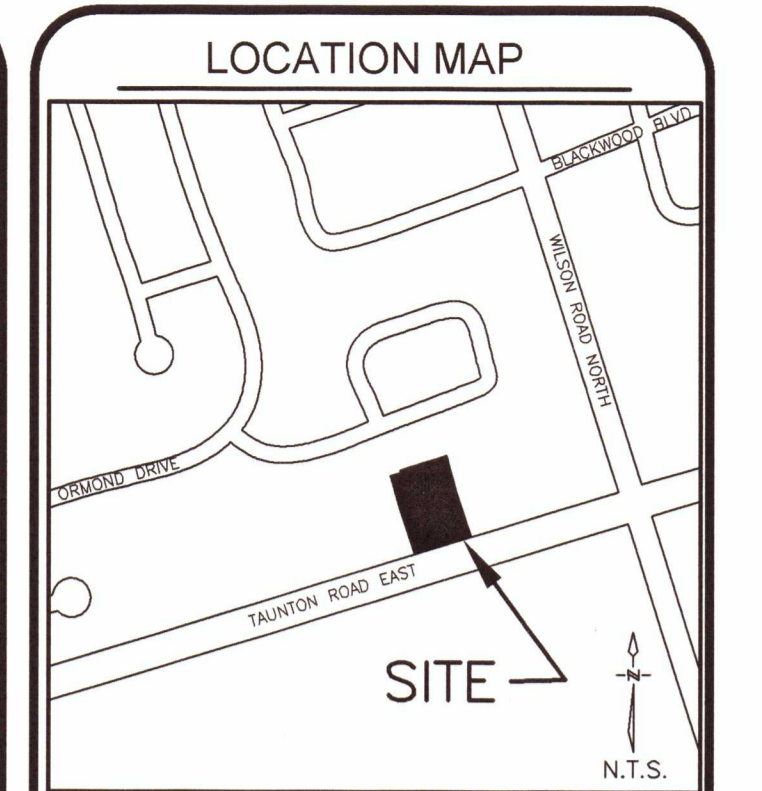
11 TYPICAL SIGNAGE INSTALLATION
N.T.S. 324123.03-41



12 DROP CURB/CONCRETE RAMP
N.T.S. 320110-03



13 1.8m HT. SOLID BOARD PRIVACY FENCE (WESTERN RED CEDAR)
N.T.S. 323129.13-14

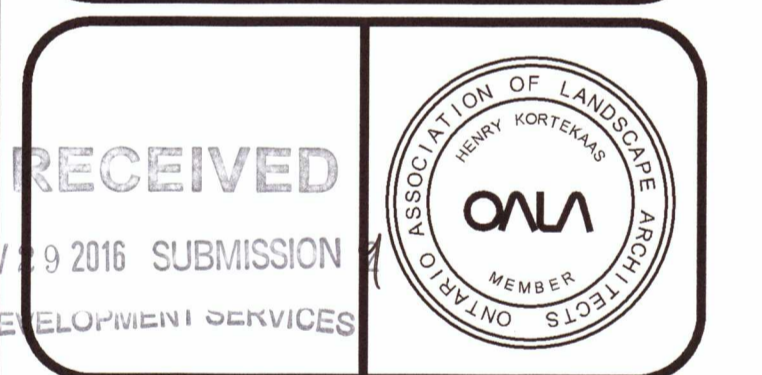


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REVISIONS

NO.	DATE	NOTES	BY
4	2016/08/15	THIRD SUBMISSION	ST
3	2016/05/19	SECOND SUBMISSION	ST
2	2016/01/14	FIRST SUBMISSION	ST
1	2016/01/04	LANDSCAPE PLAN	ST

ENGINEER:
D.G. Biddle & Associates Limited
consulting engineers and planners
86 KING STREET EAST, OSHAWA, ON L1H 1B6
PHONE: (905) 778-8500
info@biddle.ca

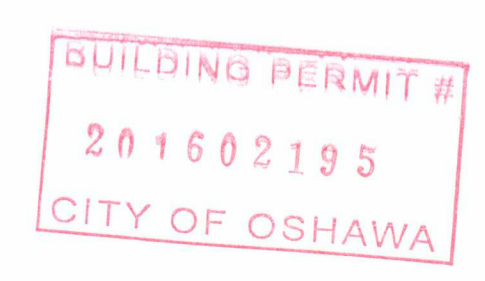


HENRY KORTEKAAS & ASSOCIATES INC.
LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS
589 LIVERPOOL ROAD TEL: 905-859-5669
PROVERING, ON L1W 1R1 EMAIL: info@hka.ca

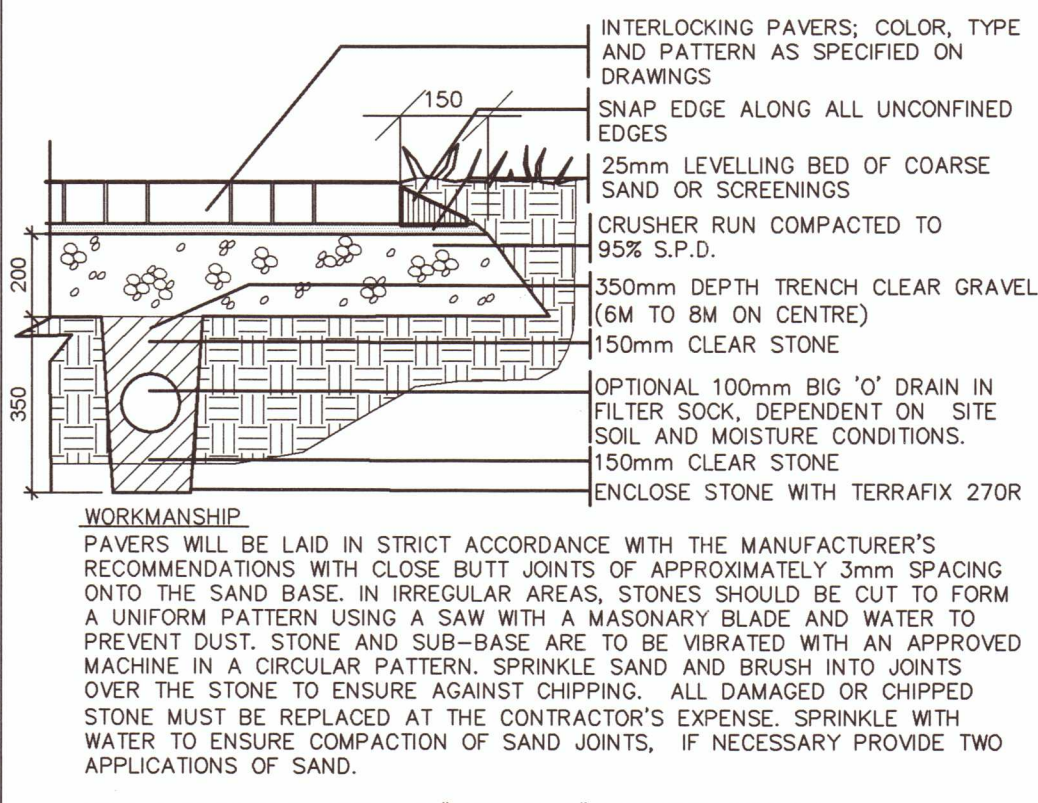
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PROJECT: **490 TAUNTON ROAD EAST**
OSHAWA, ON
DRAWING: **DETAILS**
SCALE: **AS SHOWN**
DATE: **JAN. 4, 2016**
JOB NO.: **2015-110**
DRAWING: **L-D1**
2 of 3
File #2015-110.DWG

CITY OF OSHAWA
THIS PLAN IS APPROVED FOR INCLUSION IN THE SITE PLAN AGREEMENT IN ACCORDANCE WITH THE PLANNING ACT
PLAN 11 OF PLANNING SERVICES
ENGINEERING SERVICES
PLANNING FILE REF SPA-2016-03
ENGINEERING FILE REF R-919-01



NOT TO SCALE



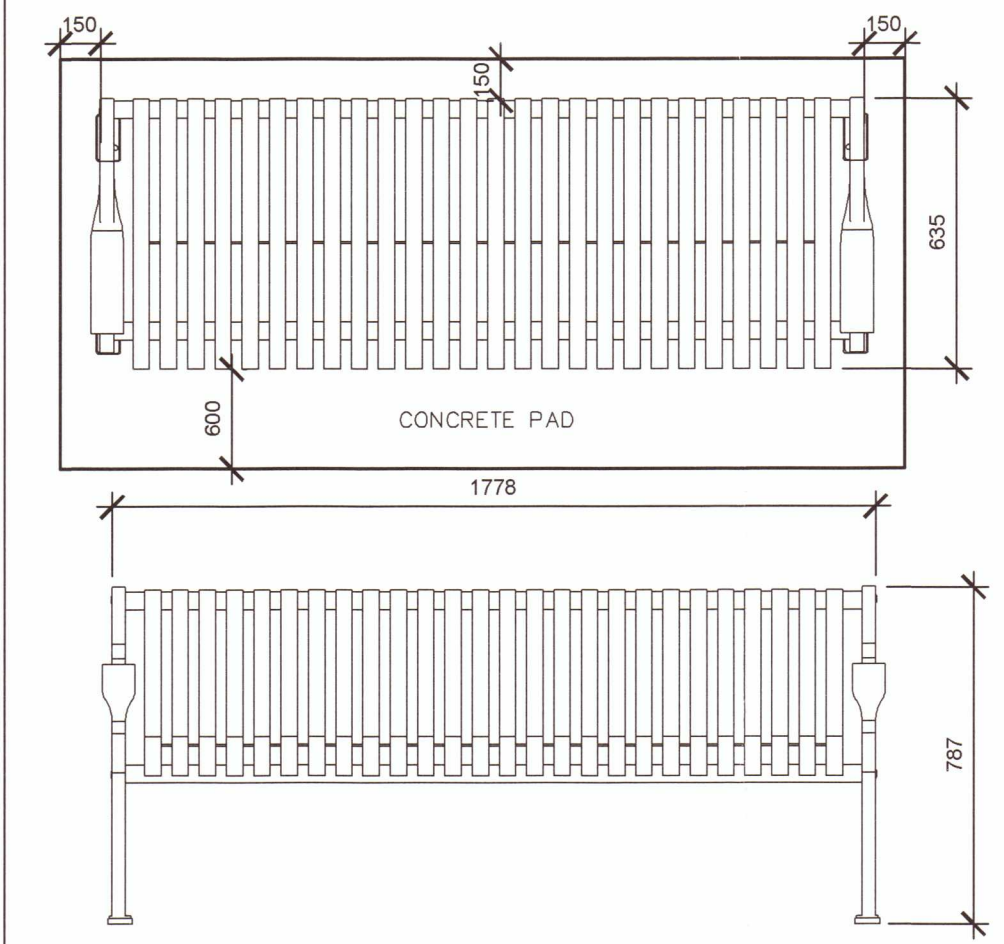
WORKMANSHIP
PAVERS WILL BE LAID IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH CLOSE BUTT JOINTS OF APPROXIMATELY 3mm SPACING ONTO THE SAND BASE. IN IRREGULAR AREAS, STONES SHOULD BE CUT TO FORM A UNIFORM PATTERN USING A SAW WITH A MASONARY BLADE AND WATER TO PREVENT DUST. STONE AND SUB-BASE ARE TO BE VIBRATED WITH AN APPROVED MACHINE IN A CIRCULAR PATTERN. SPRINKLE SAND AND BRUSH INTO JOINTS OVER THE STONE TO ENSURE AGAINST CHIPPING. ALL DAMAGED OR CHIPPED STONE MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE. SPRINKLE WITH WATER TO ENSURE COMPACTION OF SAND JOINTS, IF NECESSARY PROVIDE TWO APPLICATIONS OF SAND.

EDGE TREATMENT - PROVIDE "SNAP EDGE" BY DECOR-LOC OR APPROVED EQUAL - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

PREPARATION
EXCAVATE TO REDUCED LEVELS, REMOVE ALL ORGANIC MATERIAL, FORM WELL COMPACTED SUB-BASE DIG 350mm DEPTH TRENCH LAY BIG 'O' DRAIN AND BACKFILL WITH CLEAR STONE. LAY CRUSHER RUN AND COMPACT TO 95% S.P.D. WITH VIBRATOR. THE GRADING IS TO BE EXACTLY PARALLEL WITH THAT OF FUTURE STONE PAVEMENT, LEAVING A SMOOTH SURFACE WITH NO PROJECTING STONES. LAY LOOSE SAND THROUGHOUT AS A LEVELLING COURSE. LAY PAVERS MAINTAINING SPECIFIED PATTERN. ALTERNATE STONE AND/OR PATTERN MUST BE APPROVED IN WRITING.

ALL GIVEN DIMENSIONS ARE IN MILLIMETRES.

1 UNIT PAVING WITH PLASTIC EDGE
N.T.S. 321413-51



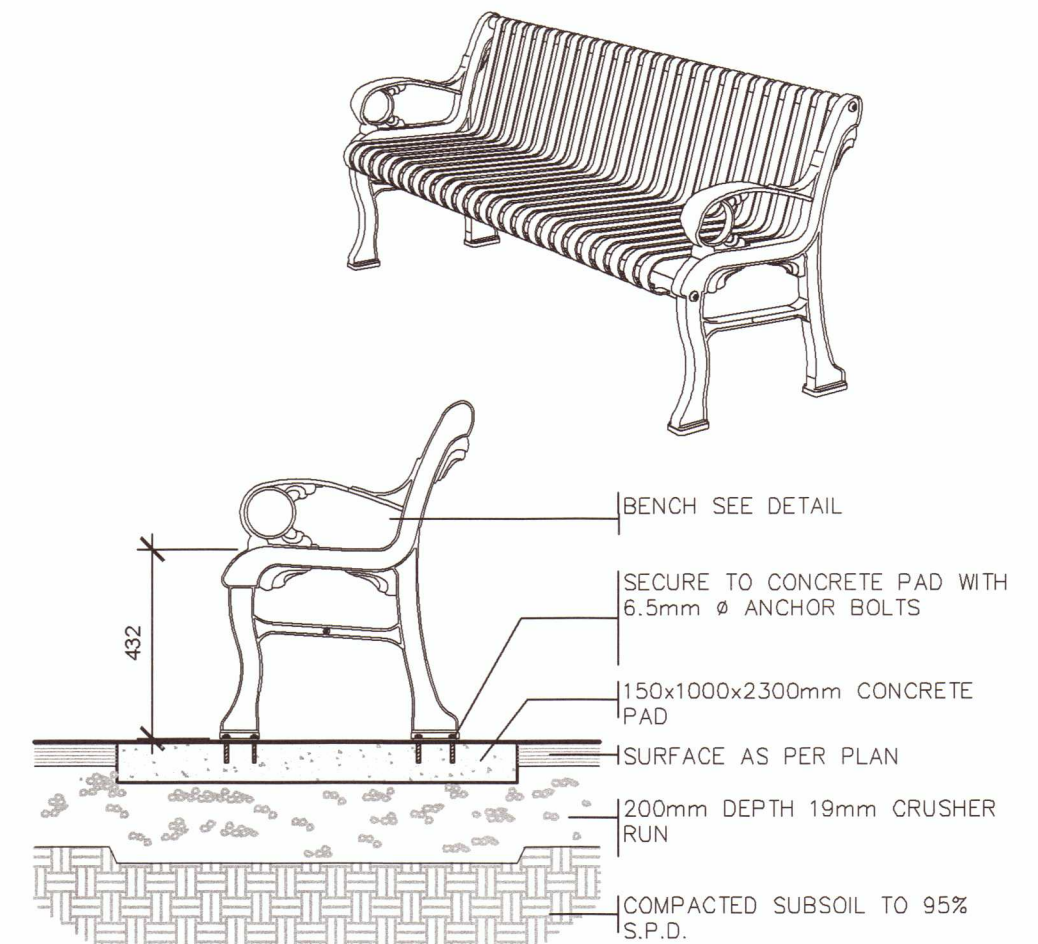
MODEL: MAGLIN MLB310M
COLOR: BLACK

MATERIALS: BENCH ENDS ARE MADE FROM SOLID CAST ALUMINUM. THE SEAT EMPLOYS FLAT BAR FLAT BAR STRAPS AND H.S. STEEL TUBE.

FINISH: ALL STEEL COMPONENTS ARE PROTECTED WITH E-COAT RUST PROOFING. THE MAGLIN POWDERCOAT SYSTEM PROVIDES A DURABLE FINISH ON ALL METAL SURFACES.

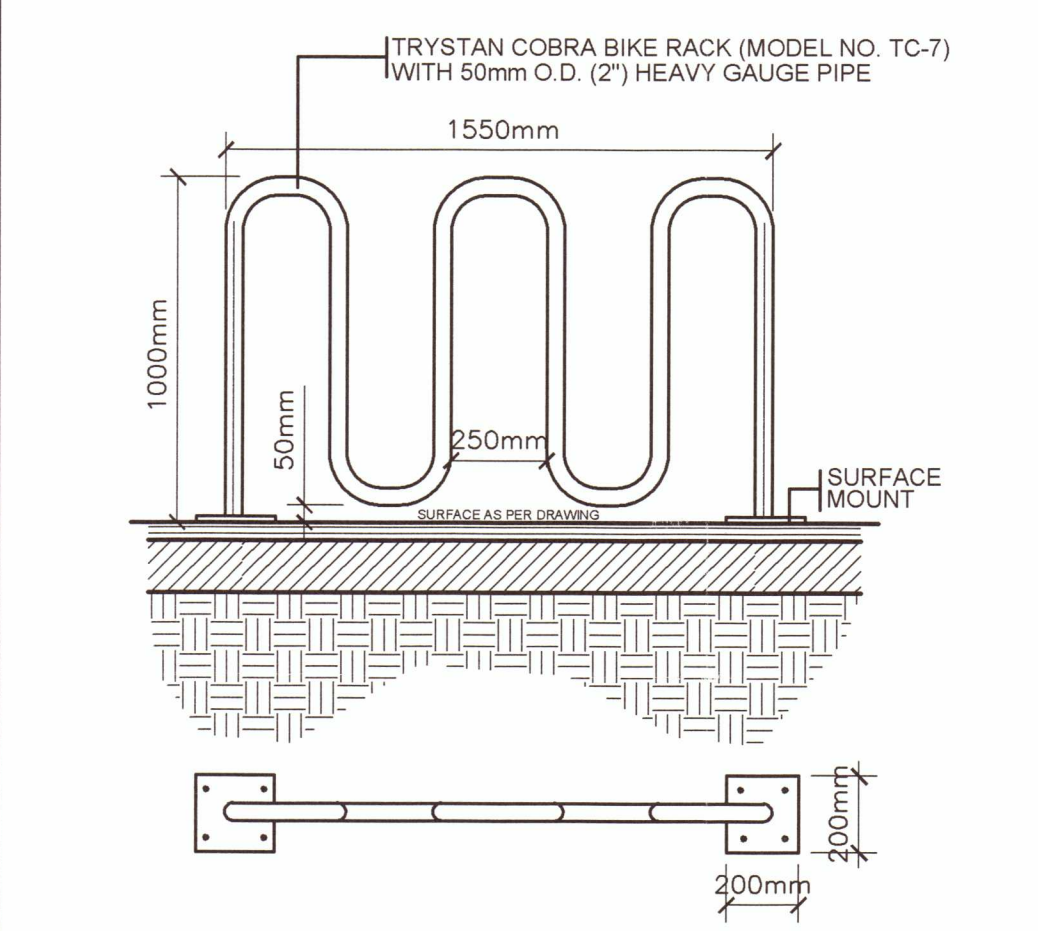
INSTALLATION: THE BENCH IS DELIVERED PRE-ASSEMBLED. HOLES (0.5") ARE PROVIDED IN EACH FOOT FOR SECURING TO BASE.

2 MAGLIN BENCH - MLB310M ON CONCRETE SLAB
NTS 129343.50-03



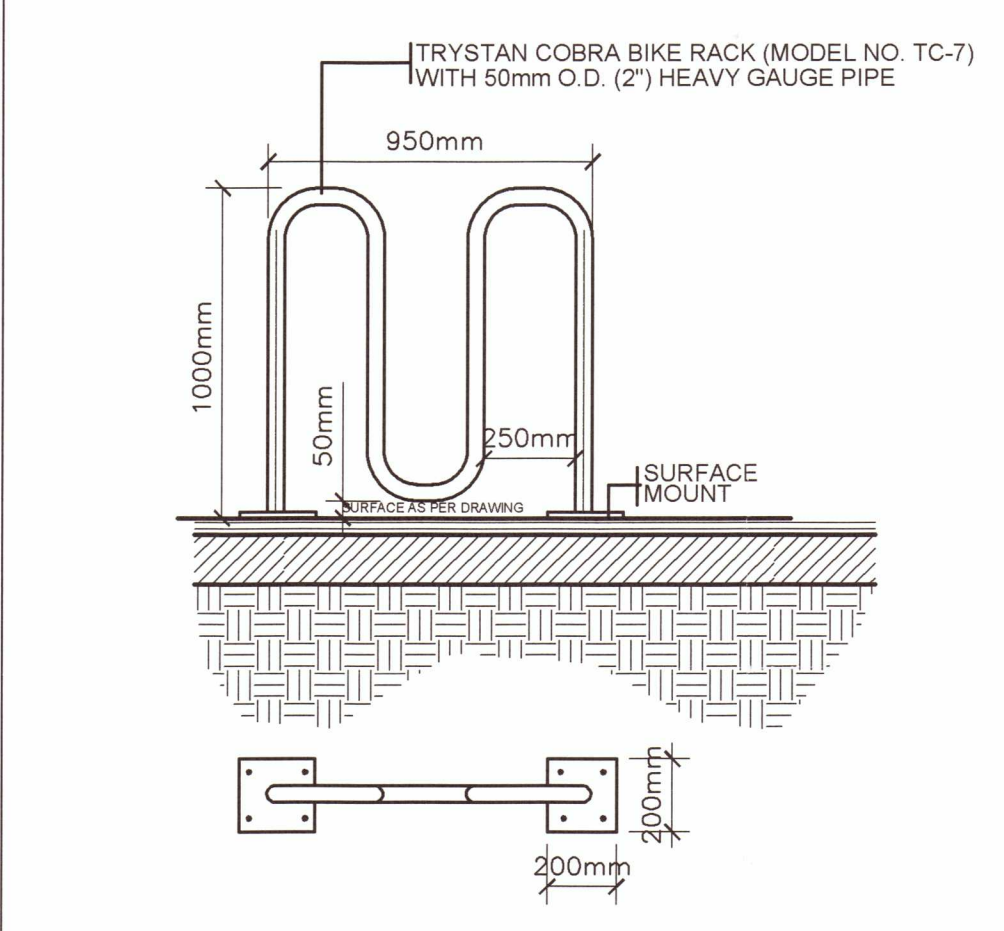
NOTES:
1. ALL TIMBER TO BE PRESSURE TREATED WOLMANIZED
2. IN AREAS WHERE FENCE IS TO BE ERECTED ON FILL, COMPACTION TO BE 95% STANDARD PROCTOR DENSITY
3. ALL HARDWARE TO BE HOT DIP GALVANIZED
4. CONTRACTOR TO GUARANTEE FENCE FOR 2 YEARS UPON COMPLETION
5. ALL FASTENERS TO BE CERAMIC COATED #10 ROBERTSON SCREWS
6. TOP OF POST FOOTING TO BE SLOPED FOR POSITIVE DRAINAGE
7. ALL CUT ENDS TO BE TREATED WITH PRESERVATIVE
8. SONOTUBES TO BE USED FOR ALL FOOTINGS. CONCRETE TO BE 20MPA AT 28 DAYS
9. FENCE TO BE LOCATED ENTIRELY INSIDE PROPERTY LINE
10. ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED

3 TRELLIS WITH 1.35M HIGH LATTICE FEATURE
150X150mm WOOD POST
N.T.S. 325040-22



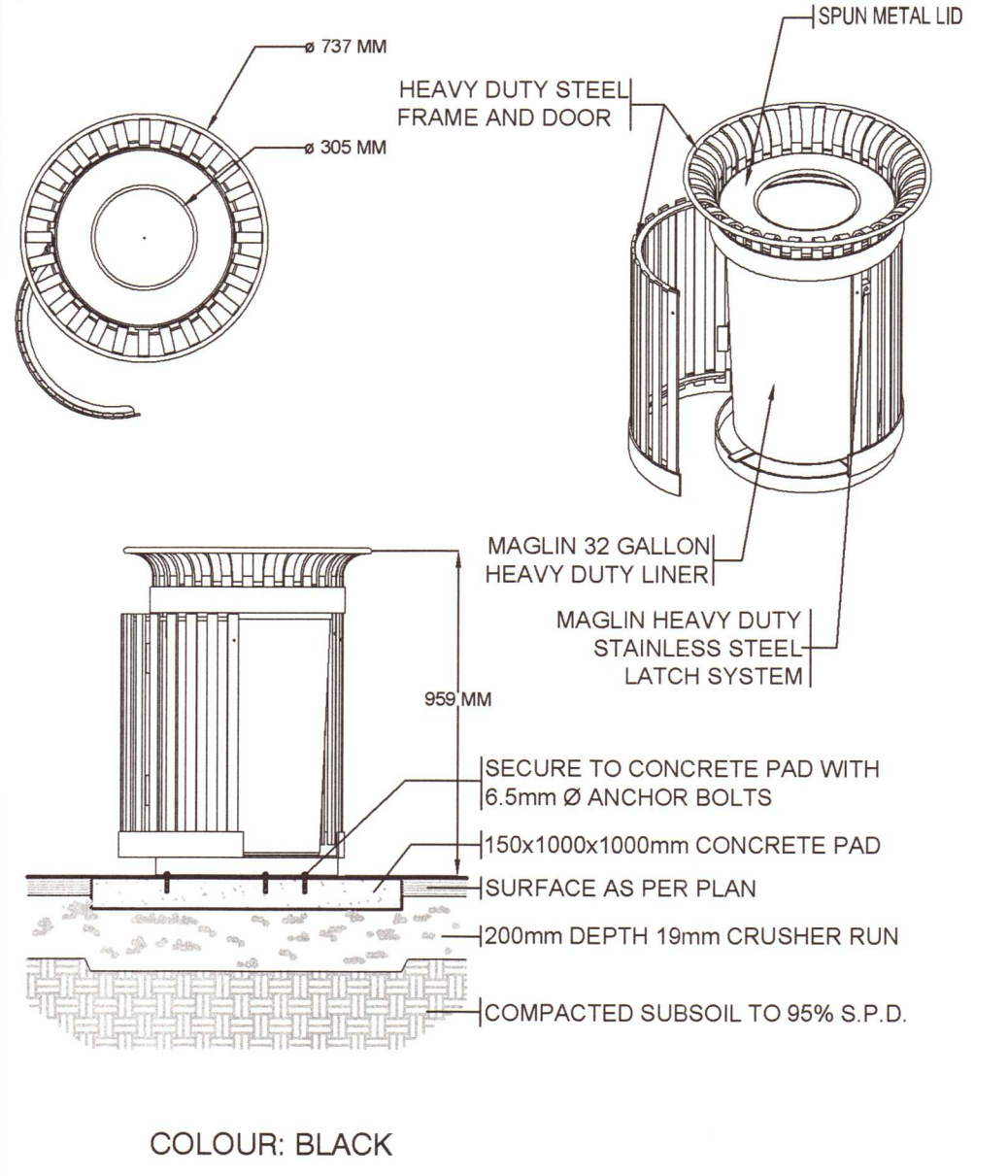
NOTES:
1. INSTALL BIKE AS PER MANUFACTURER'S SPECIFICATIONS
2. BIKE MANUFACTURED BY TRYSTAN SITE IMPROVEMENT PRODUCTS, A.Y.R. ON (519)-632-7427 OR APPROVED EQUIVALENT.
3. ALL METAL TO BE GALVANIZED AND PAINTED TWO COATS FLAT BLACK THROUGH ELECTROSTATIC PROCESS.
4. INSTALL BIKE RACK AS PER LOCATION ON PLAN.

4 TRYSTAN BIKE RACK TC - 7
N.T.S. 129313.10-03

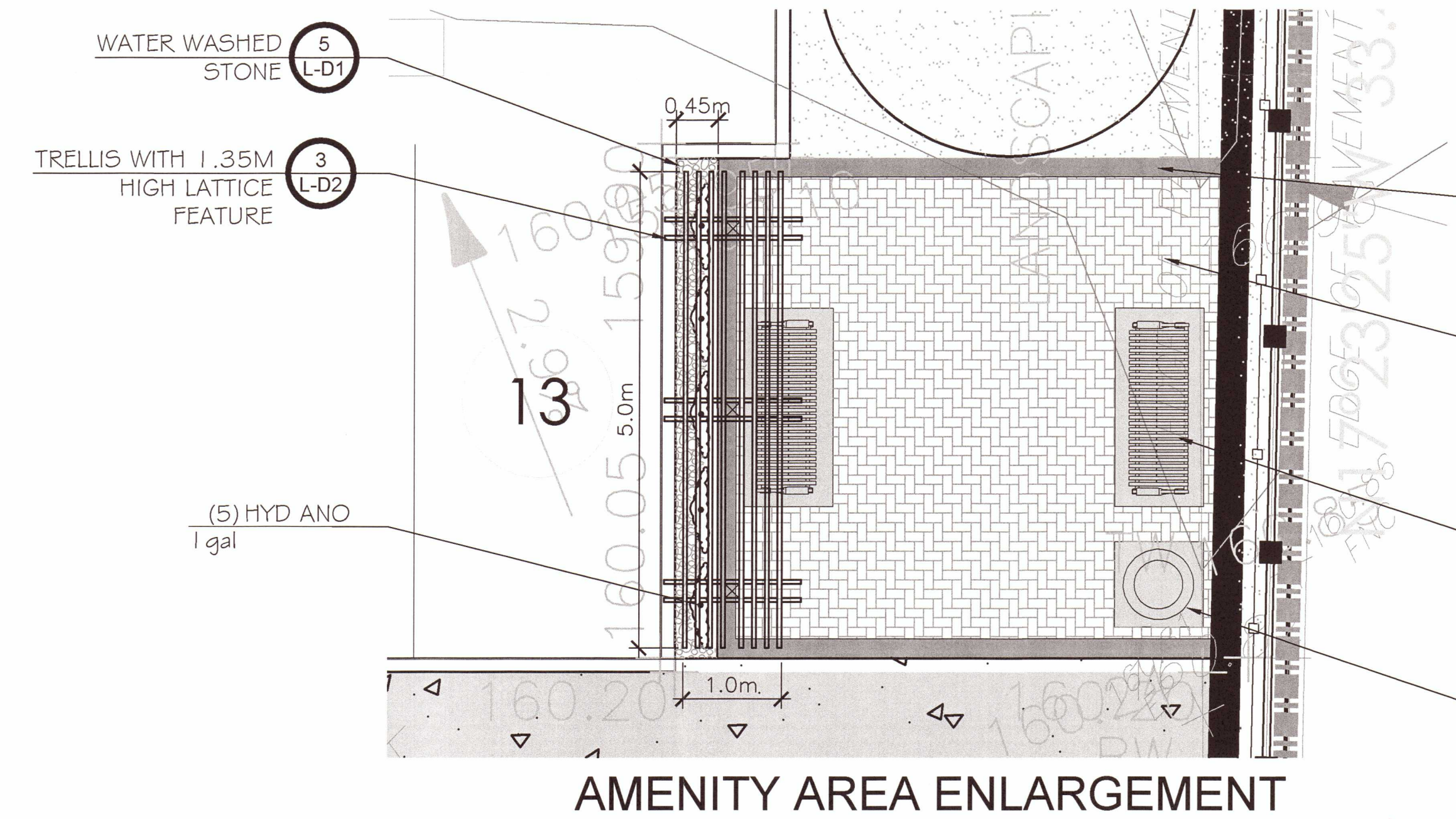


NOTES:
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2. BIKE MANUFACTURED BY TRYSTAN SITE IMPROVEMENT PRODUCTS, A.Y.R. ON (519)-632-7427 OR APPROVED EQUIVALENT.
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4. INSTALL BIKE RACK AS PER LOCATION ON PLAN.

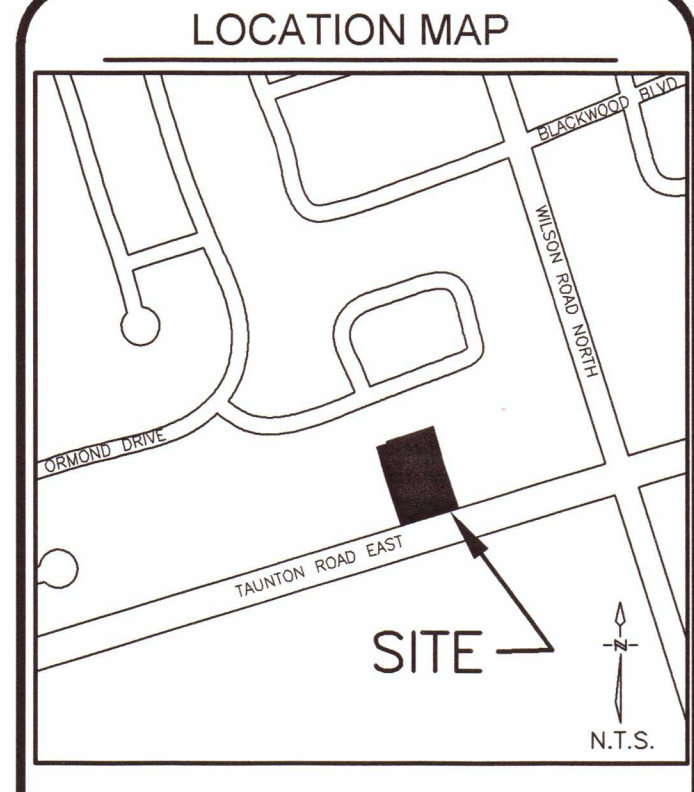
5 TRYSTAN BIKE RACK TC - 5
N.T.S. 12 9313.10-11



6 MLWR200S-32 GARBAGE RECEPTACLE BY MAGLIN
N.T.S. 12 9323.20-04



AMENITY AREA ENLARGEMENT
SCALE 1:50



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REVISIONS

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3	2016/05/19	SECOND SUBMISSION	ST
2	2016/01/14	FIRST SUBMISSION	ST
1	2016/01/04	LANDSCAPE PLAN	ST

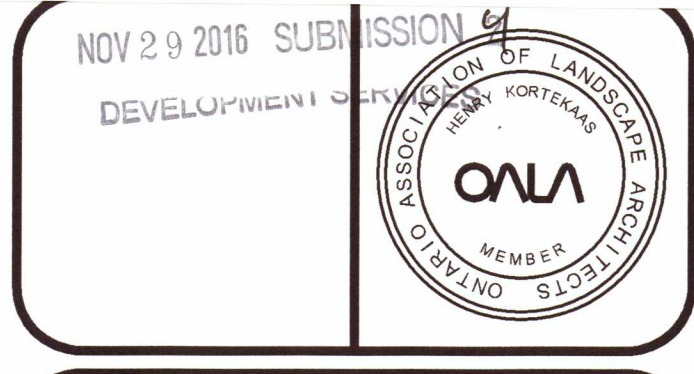
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CONCEPTUAL
PRELIMINARY
SITE PLAN
PERMIT

TENDER
CONTRACT
CONSTRUCTION
AS-BUILT

ENGINEER:
D.G. Biddle & Associates Limited
CONSULTING ENGINEERS AND PLANNERS
54 KING STREET EAST, OSHAWA, ON L1H 1B6

CITY OF OSHAWA
THIS PLAN IS APPROVED FOR INCLUSION IN THE SITE PLAN AGREEMENT IN ACCORDANCE WITH THE PLANNING ACT
PLAN 12 OF 13 DATE January 31, 2017
PLANNING SERVICES
ENGINEERING SERVICES
PLANNING FILE REF SPA-2016-03
ENGINEERING FILE REF R-919-01



HENRY KORTEKAAS & ASSOCIATES INC.
LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS
599 LIVERPOOL ROAD TEL: 905-638-0299
PO BOX 90, L1W 1R1 EMAIL: INFO@HKA.CA

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PROJECT: 490 TAUNTON ROAD EAST, OSHAWA, ON
DRAWING: DETAILS

DRAWN BY: ST
CHECKED BY: HJK
JOB NO.: 2015-110
SCALE: AS SHOWN
DATE: JAN. 4, 2016
DRAWING: 3 of 3
L-D2
File #2015-110.DWG

NOT TO SCALE

BUILDING PERMIT #
201602195
CITY OF OSHAWA