

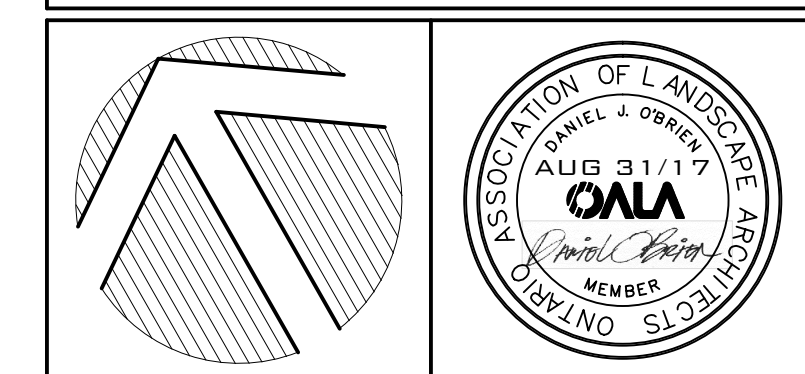
(11) COMMUNITY VEGETABLE GARDEN PLOTS (15'-0"X15'-0")

CHAIN LINK FENCE ALONG T.C.P.L. CORRIDOR PROPERTY LINE TO BE REINSTATED BASED ON PROPOSED GRADE REVISIONS

ALL DISTURBED AREAS OF T.C.P.L. TO BE RESTORED WITH 150MM (MIN) TOPSOIL AND SODDED

PLT31/08/17

REVISIONS:			
DATE	NO.	ITEM	BY
12/06/15	01	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/07/15	02	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/09/15	03	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/12/15	04	ISSUED FOR BUILDING PERMIT	DOB
21/04/17	05	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/08/17	06	OKVILLE HYDRO POLE RELOCATION	DOB



LANDSCAPE ARCHITECTS
LANDSCAPE DESIGN, CONSULTATION
& PROJECT MANAGEMENT

DANIEL J. O'BRIEN
& associates ltd.

TEL: 905-985-4466
WEB: www.obrien-associates.ca
180 MARY STREET
PORT PERRY, ONTARIO
L9L 1B7
EMAIL: danielobrien.associates@bellnet.ca

CLIENT:
BRONTE COMMUNITY DEVELOPMENTS

PROJECT:
UPPER GLEN ABBEY WEST APARTMENTS
2333, 2343, 2355,
& 2377 KHALSA GATE
OKVILLE, ONTARIO
SITE PLAN FILE #SP.1430.038/01

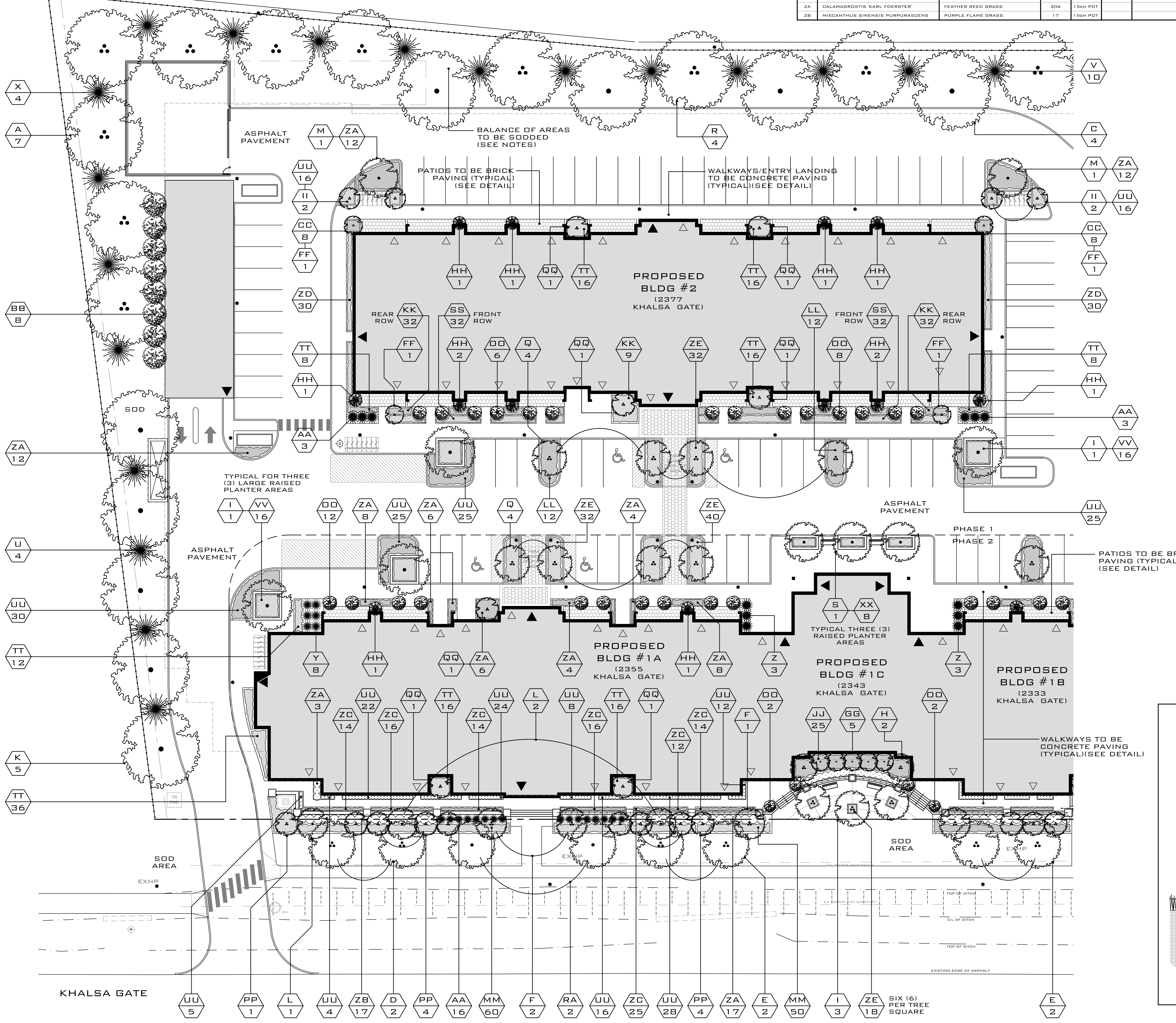
DRAWING:
OVERALL LANDSCAPE LAYOUT PLAN

DATE: MAR 2015	PROJECT NO:
DESIGNED: DOB	2014-23
DRAWN: RPR	
CHECKED: DOB	DRAWING NO:
SCALE: 1:250	L1 OF 5

KEY	BOTANICAL NAME	COMMON NAME	NUM	SIZE	COND	REMARKS
ZD	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	179	15cm POT		
ZD	PENNISETUM ALOPECUROIDES 'MOUDRY'	BLACK FOUNTAIN GRASS	60	15cm POT		
ZE	SPOROBOLUS HETEROLEPIS	RAIRIE DROPS EED	214	15cm POT		
ZF	HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	30	15cm POT		
ZD	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	12	15cm POT		

KEY	BOTANICAL NAME	COMMON NAME	NUM	SIZE	COND	REMARKS
SB	EUDNYMOS FORTUNEI 'BLONDY'	BLONDY EUDNYMOS	64	2 YR CONTAINER GROWN		
TT	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILIES	176	2 YR CONTAINER GROWN		
UU	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DWARF DAYLILIES	452	2 YR CONTAINER GROWN		
VV	HOSTA 'BLUE CADET'	BLUE CADET PLANTAIN LILY	96	2 YR CONTAINER GROWN		
VV	LEUCANTHEMUM SUPERBUM	SHASTA DAISY	52	2 YR CONTAINER GROWN		
XX	SALVIA NEMEROSA 'MAY NIGHT'	MAY NIGHT SALVIA	24	2 YR CONTAINER GROWN		
ZA	GALANADOSTIS 'KARL FOERSTER'	FEATHER REED GRASS	206	15cm POT		
ZB	MISCANTHUS SINENSIS PURPURASCENS	PURPLE FLAME GRASS	17	15cm POT		

KEY	BOTANICAL NAME	COMMON NAME	NUM	SIZE	COND	REMARKS
A	ACER RUBRUM	RED MAPLE	11	60cm CAL		
B	ACER FREEMANI 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2	70cm CAL		
C	ACER SACCHARUM	SUGAR MAPLE	8	60cm CAL		
D	DELTOIDICENTALLIS	COMMON HACKBERRY	2	70cm CAL		
E	CORDYLUS COLURNA	TURKISH HAZEL	4	70cm CAL		
F	FAGUS SYLVATICA 'RED OBELISK'	RED OBELISK BEECH	8	60cm CAL		
H	SHINKO BILBOA 'PRINCETON SENTRY'	PR. SENTRY MAINEHAIR TREE	2	60cm CAL		
I	BLEDISIA TRIACANTHOS 'SUNGLD'	SUNBURST HONEYLOCUST	11	60cm CAL		
K	LIRIODENDRON TULIPIFERA	TULIP TREE	9	60cm CAL		
L	MADROLA BICOLORANDIA	SAUCEY MAGNOLIA	3	60cm CAL		
M	MADROLA 'YELLOWBIRD'	YELLOWBIRD MAGNOLIA	3	60cm CAL		
N	LIRIODENDRON TULIPIFERA	TULIP TREE	3	70cm CAL		
Q	MALLUS 'RINKY'	RINKY CRABAPPLE	16	60cm CAL		
P	MALLUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2	60cm CAL		
Q	PYRUS CALLERYANA 'GLENS FORM'	CHANITLEER ORNAMENTAL PEAR	11	60cm CAL		
RA	QUERCUS COCCINEA	SCARLET OAK	4	70cm CAL		
R	QUERCUS RUBRA	RED OAK	6	60cm CAL		
S	BYRINGA RETICULATA	JAPANESE TREE LILAC	3	45cm CAL		
U	PICEA OMORICA	COLORADO BLUE SPRUCE	11	360cm HT		
V	PICEA OMORICA	SERBIAN SPRUCE	17	360cm HT		
X	PINUS STROBUS	WHITE PINE	4	360cm HT		
Y	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	8	60cm SFR		
Z	THUJA OCCIDENTALIS 'EMERALD'	EMERALD PYRAMIDAL CEDAR	6	300cm HT		
AA	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE CEDAR	22	80cm SFR		
BB	AMELANCHIER CANADENSIS	SERVICEBERRY (CLUMP)	8	350cm HT		
CC	BERBERIS THUNBERGII ATRO. 'ROSE GLOW'	ROSE GLOW BARBERY	16	40cm SFR		
DD	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	8	40cm SFR		
EE	EUDNYMOS FORTUNEI 'SARCOXIE'	SARCOXIE EUDNYMOS	20	60cm SFR		
FF	EUDNYMOS ALATUS	BURNING BUSH	4	120cm HT		
GG	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	5	240cm HT	25 GAL	POTTED
HH	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	13	100cm HT		
II	PHYSCOCARPUS OPULIFOLIUS 'INDIA'	COPPERTINA NINEBARK	4	100cm HT		
JJ	SALIX PURPUREA NANA	BLUE ARCTIC WILLOW	39	80cm HT		
KK	SPIREX X BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	91	80cm HT		
LL	SPIREX X BIMALDA 'GOLDEN FLAME'	GOLDEN FLAME SPIREA	36	80cm HT		
MM	SPIREX JAPONICA 'FLAMING MOUND'	FLAMING MOUND SPIREA	110	80cm HT		
OO	SYRINGA HEYERI 'PALISIN'	DWARF KOREAN LILAC	41	150cm HT		STANDARD
PP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	20	100cm HT		STANDARD
QQ	VIBURNUM X CARLEPHALUM	FRAGRANT SNOWBALL	9	175cm HT		STANDARD

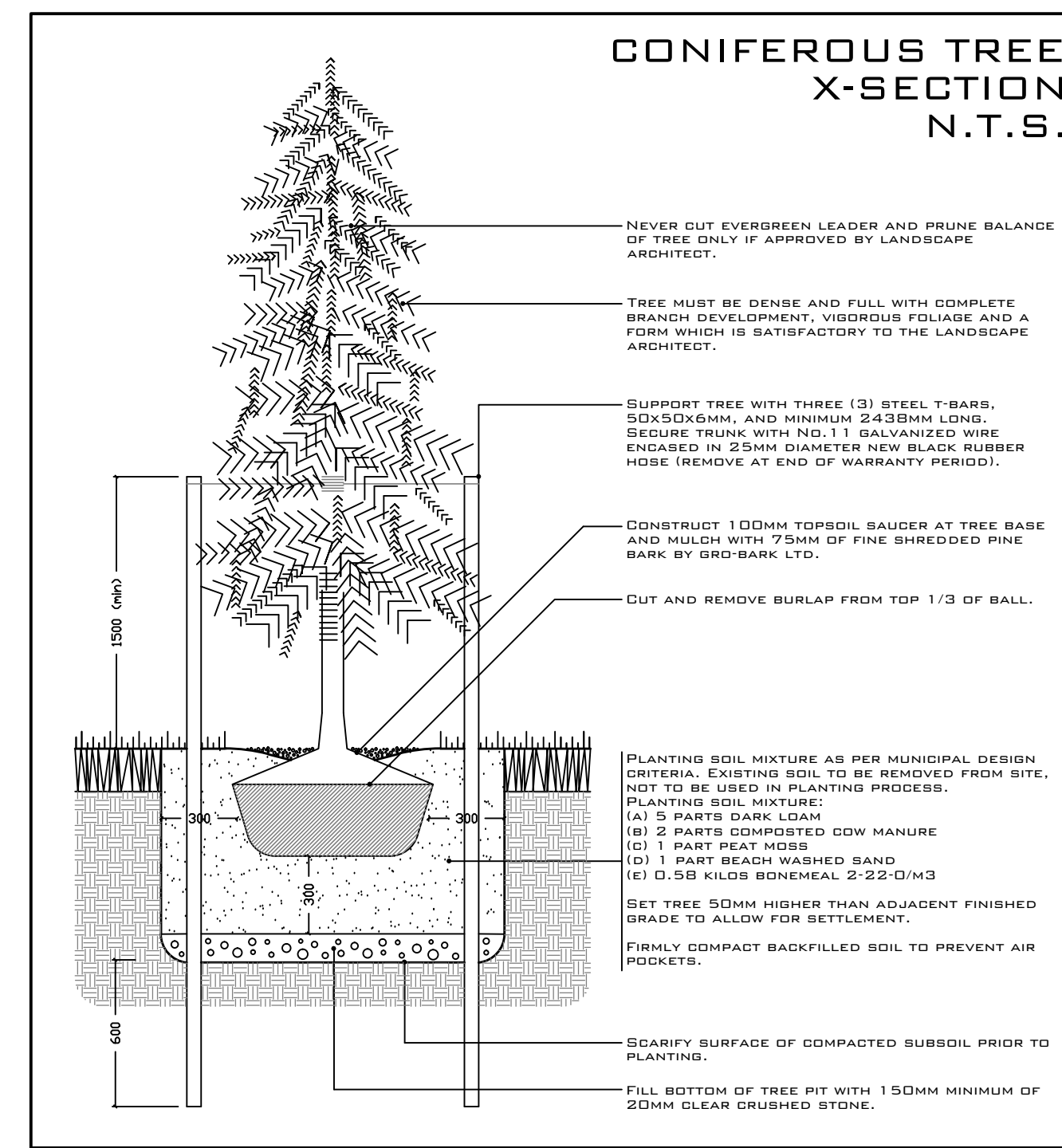
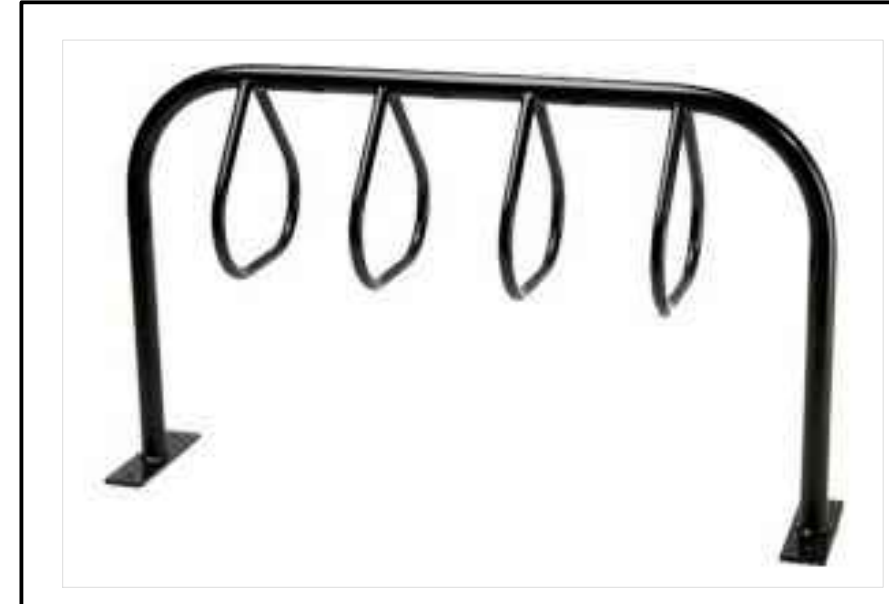


PLANTING NOTES:

FINAL LOCATION OF TREES ON EAST SIDE OF SIDEWALK SHALL BE COORDINATED WITH OAKVILLE HYDRO AND TOWN FORESTRY DEPARTMENT PRIOR TO PLANTING

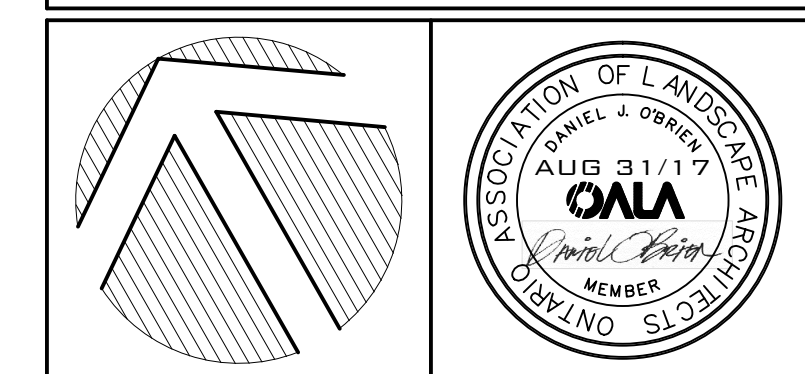
ALL AREAS NOTED AS SODDED TO HAVE #1 NURSERY GROWN SOD W/ 200MM DEPTH (MINIMUM) TOPSOIL (TYPICAL)

ALL PLANTED AREAS TO HAVE 300MM DEPTH (MINIMUM) OF PLANTING MIX, AND 100MM DEPTH (MINIMUM) OF BLACK COMPOSTED BARK MULCH BY GRO-BARK LIMITED (NOTE: MULCH LEVEL TO BE FLUSH WITH SOD LEVEL)



PLT31/08/17

DATE	NO.	ITEM	BY
31/07/15	02	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/09/15	03	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/12/15	04	ISSUED FOR BUILDING PERMIT	DOB
21/04/17	05	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/08/17	06	OAKVILLE HYDRO POLE RELOCATION	DOB



LANDSCAPE ARCHITECTS
LANDSCAPE DESIGN, CONSULTATION & PROJECT MANAGEMENT

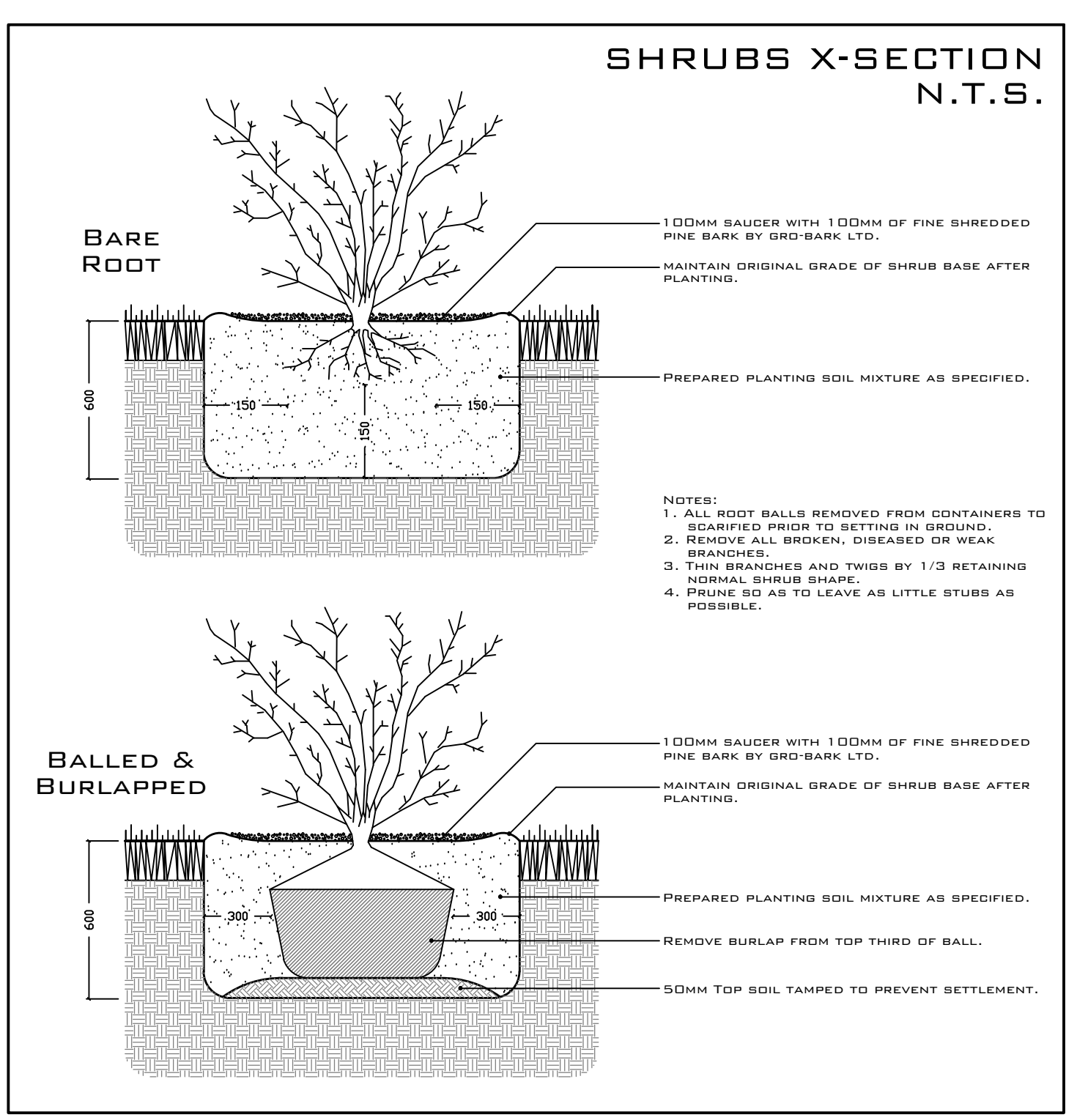
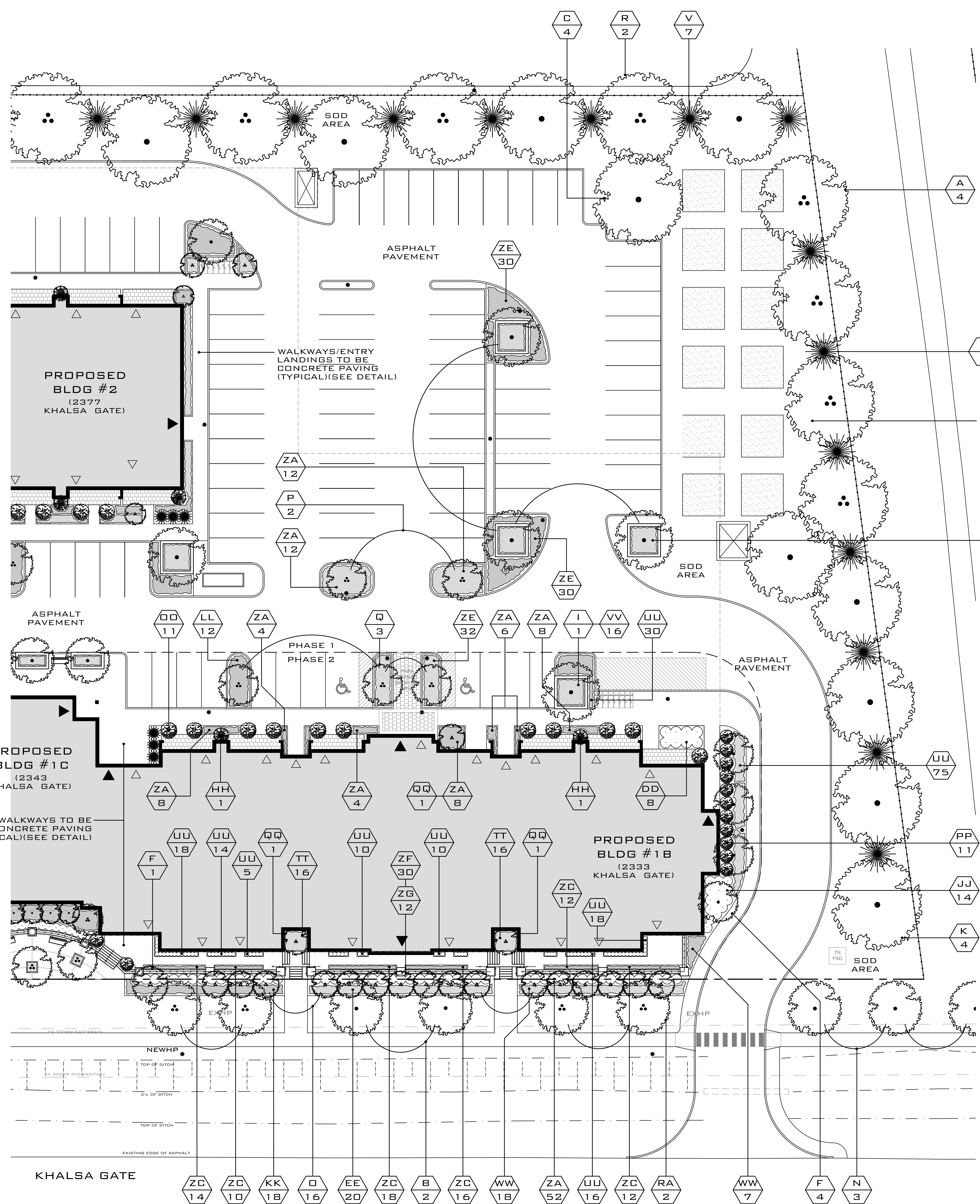
DANIEL J. O'BRIEN & associates ltd.

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EMAIL: danielobrienassociates@belnet.ca

CLIENT: BRONTE COMMUNITY DEVELOPMENTS

PROJECT: UPPER GLEN ABBEY WEST APARTMENTS
2333, 2343, 2355, & 2377 KHALSA GATE
OAKVILLE, ONTARIO
SITE PLAN FILE #SP.1430.038/01

DATE:	DESIGNED:	DRAWN:	CHECKED:	SCALE:	PROJECT NO:	DRAWING NO:
MAR 2015	DOB	RPR	DOB	1:200	2014-23	L2 OF 5

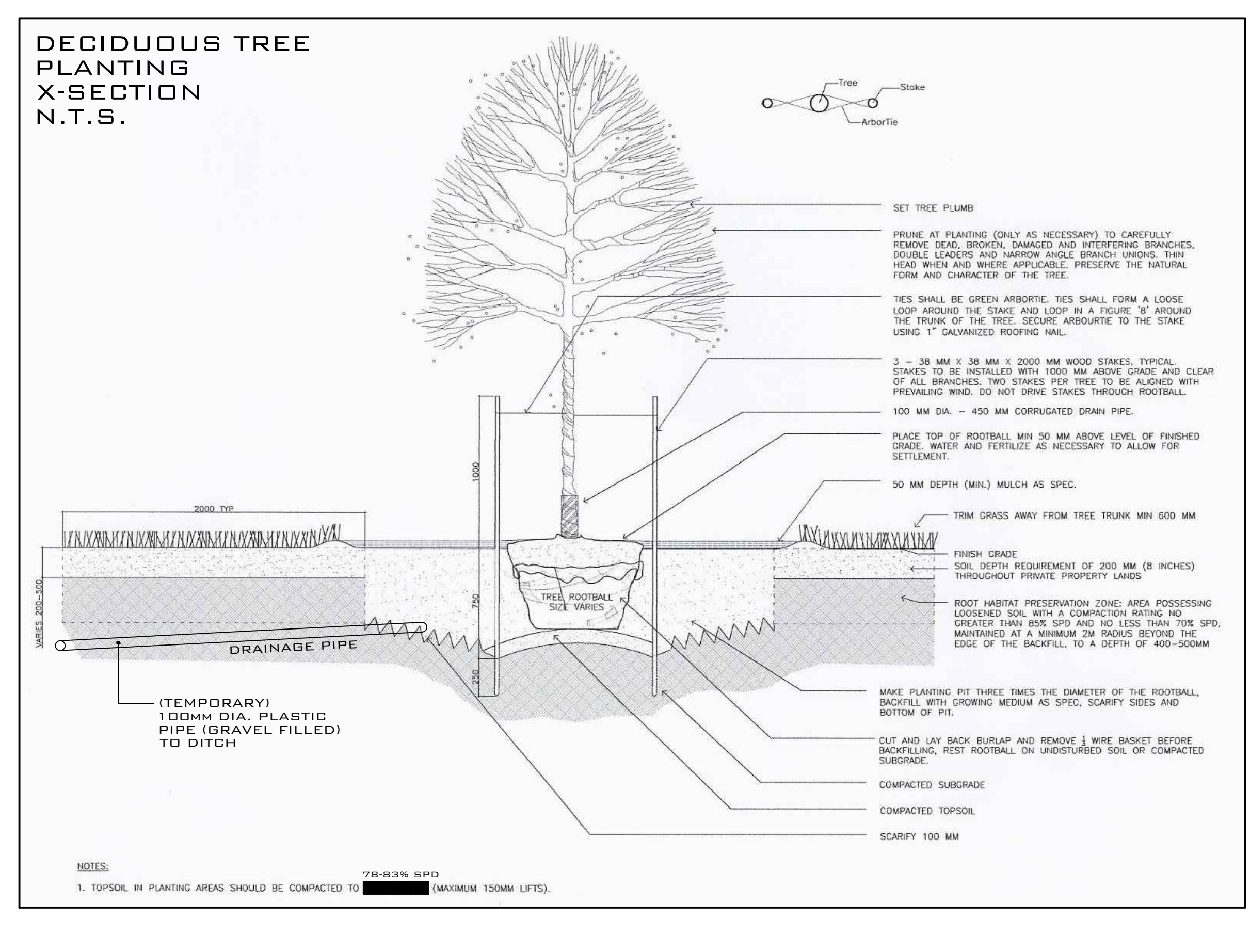
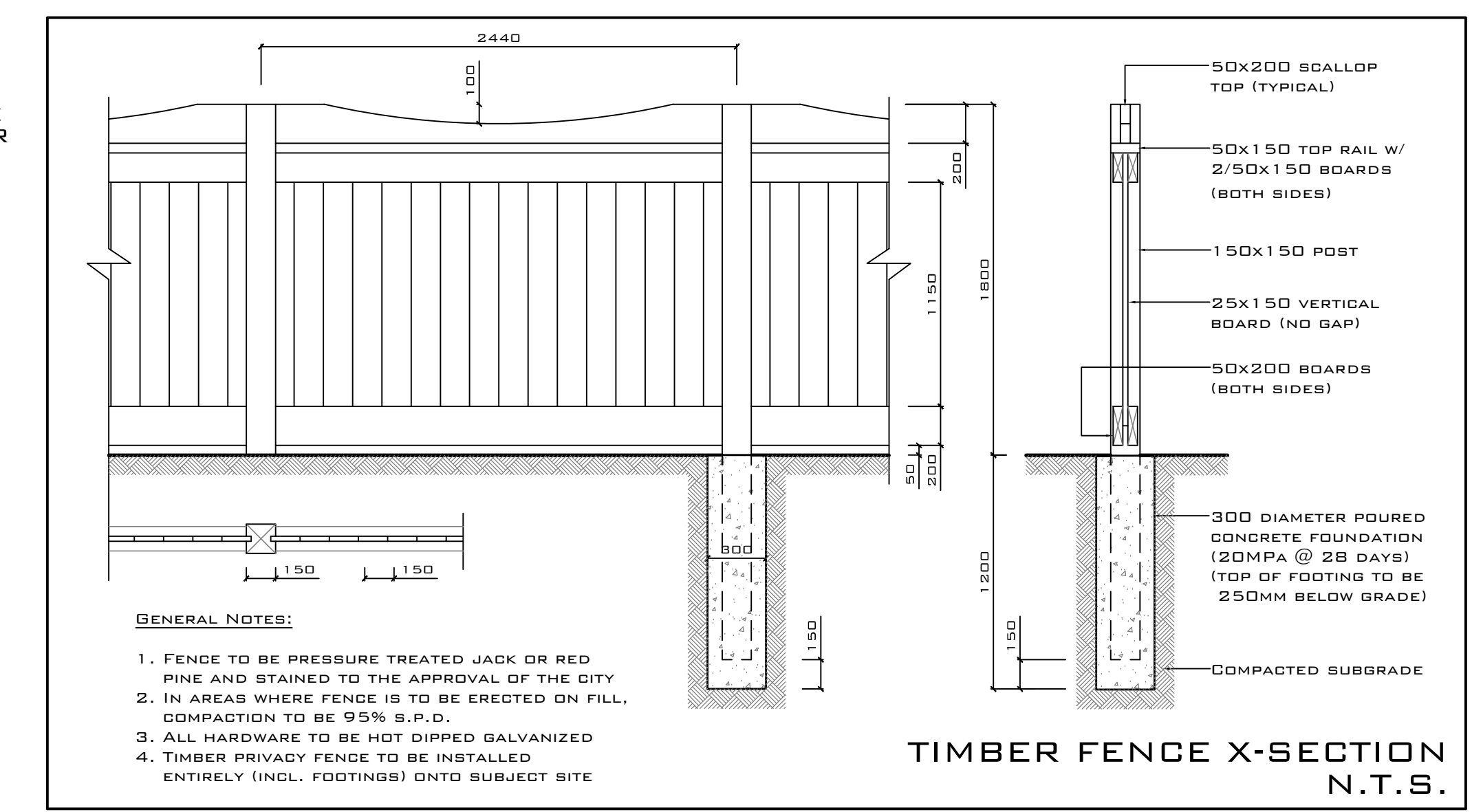
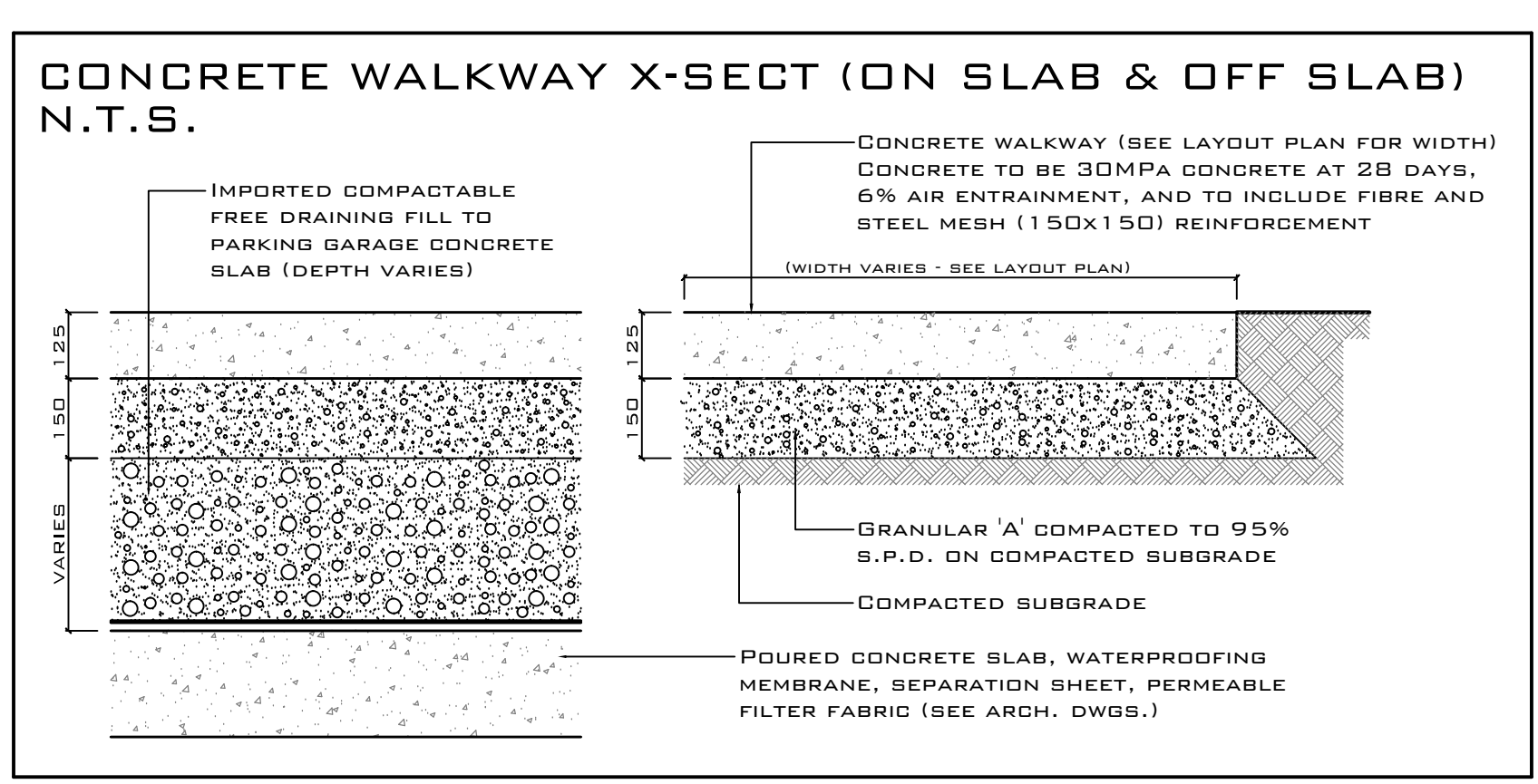
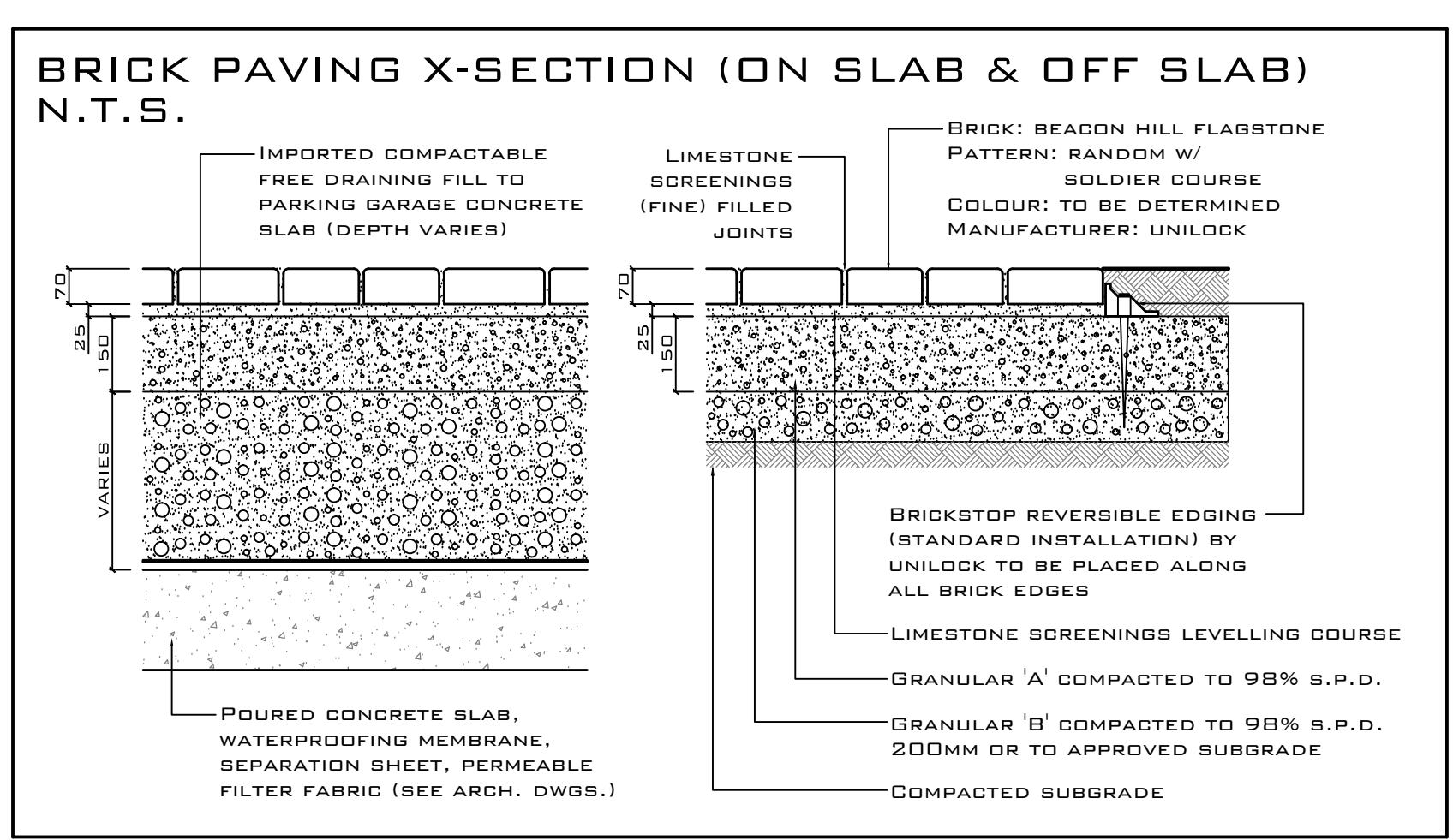


PLANTING NOTES:

FINAL LOCATION OF TREES ON EAST SIDE OF SIDEWALK SHALL BE COORDINATED WITH OAKVILLE HYDRO AND TOWN FORESTRY DEPARTMENT PRIOR TO PLANTING

ALL AREAS NOTED AS SODDED TO HAVE #1 NURSERY GROWN SOD W/ 200MM DEPTH (MINIMUM) TOPSOIL (TYPICAL)

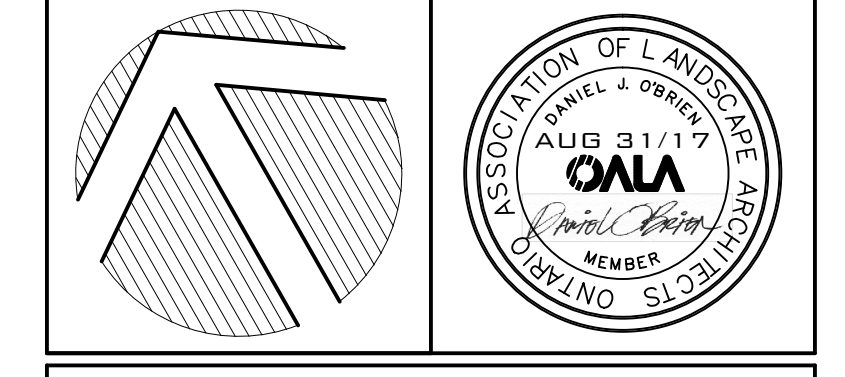
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PLT31-08/17

REVISIONS:

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31/08/17	06	OAKVILLE HYDRO POLE RELOCATION	DOB



LANDSCAPE ARCHITECTS
LANDSCAPE DESIGN, CONSULTATION & PROJECT MANAGEMENT

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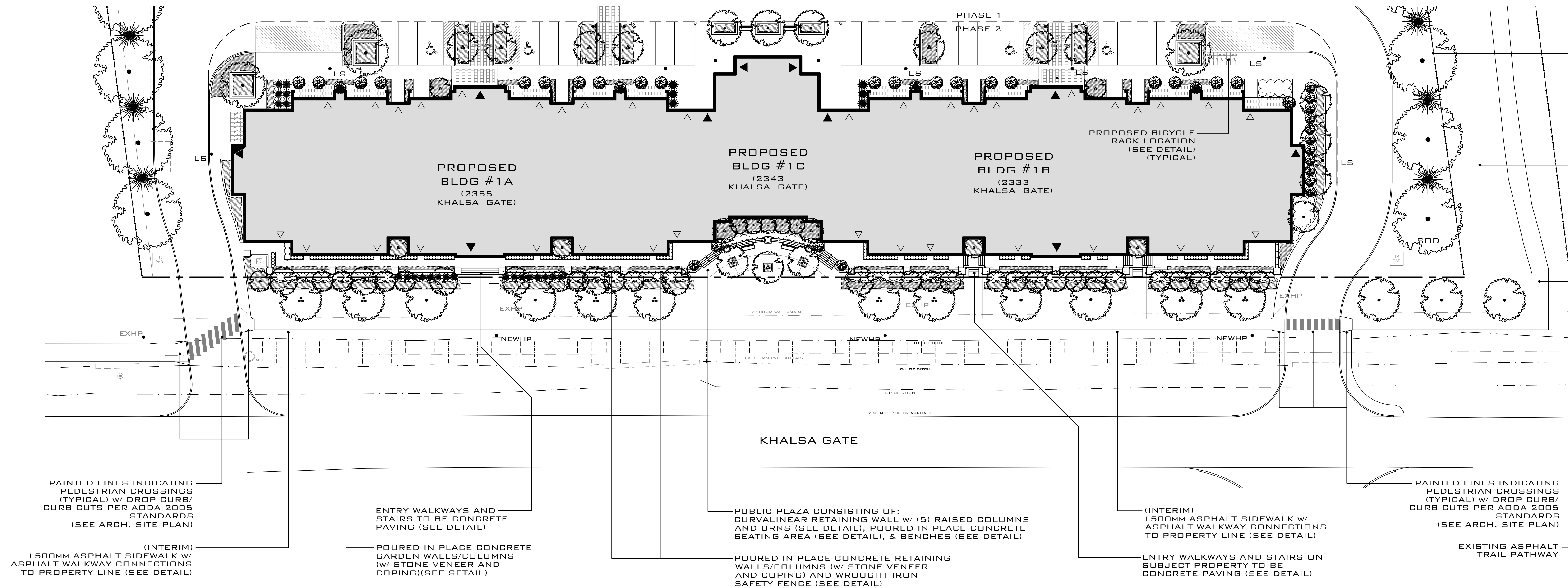
CLIENT:
BRONTE COMMUNITY DEVELOPMENTS

PROJECT:
UPPER GLEN ABBEY WEST APARTMENTS
2333, 2343, 2355,
& 2377 KHALSA GATE
OAKVILLE, ONTARIO
SITE PLAN FILE #SP.1430.03B/01

DRAWING:
LANDSCAPE PLAN (TOWER 3) & CONSTRUCTION DETAILS

DATE: MAR 2015	PROJECT NO:
DESIGNED: DOB	2014-23
DRAWN: RPR	
CHECKED: DOB	DRAWING NO:
	L3 OF 5
SCALE: 1:200	

'INTERIM' STREETSCAPE
LANDSCAPE PLAN
1:250



CHAIN LINK FENCE ALONG T.C.P.L. CORRIDOR PROPERTY LINE TO BE REINSTATED BASED ON PROPOSED GRADE REVISIONS

ALL DISTURBED AREAS OF T.C.P.L. TO BE RESTORED WITH 150MM (MIN) TOPSOIL AND SODDED

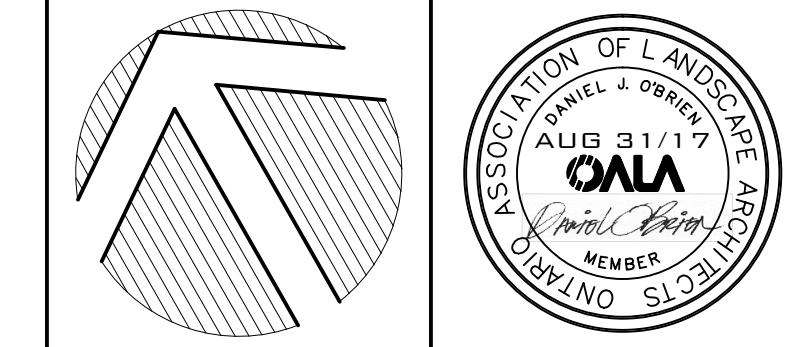
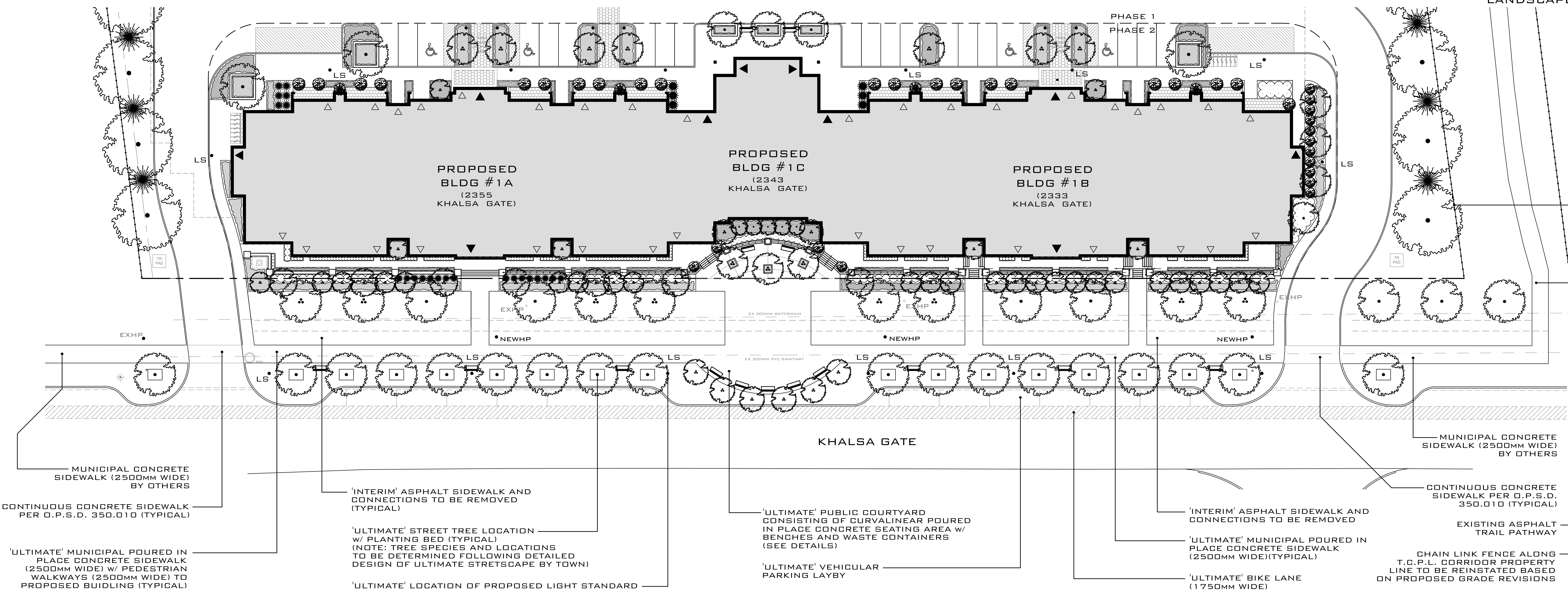
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11/12/15	04	ISSUED FOR BUILDING PERMIT	DOB
21/04/17	05	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/08/17	06	OKVILLE HYDRO POLE RELOCATION	DOB

REVISIONS:

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11/12/15	04	ISSUED FOR BUILDING PERMIT	DOB
21/04/17	05	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/08/17	06	OKVILLE HYDRO POLE RELOCATION	DOB

'ULTIMATE' STREETSCAPE
LANDSCAPE PLAN
1:250



LANDSCAPE ARCHITECTS
LANDSCAPE DESIGN, CONSULTATION
& PROJECT MANAGEMENT

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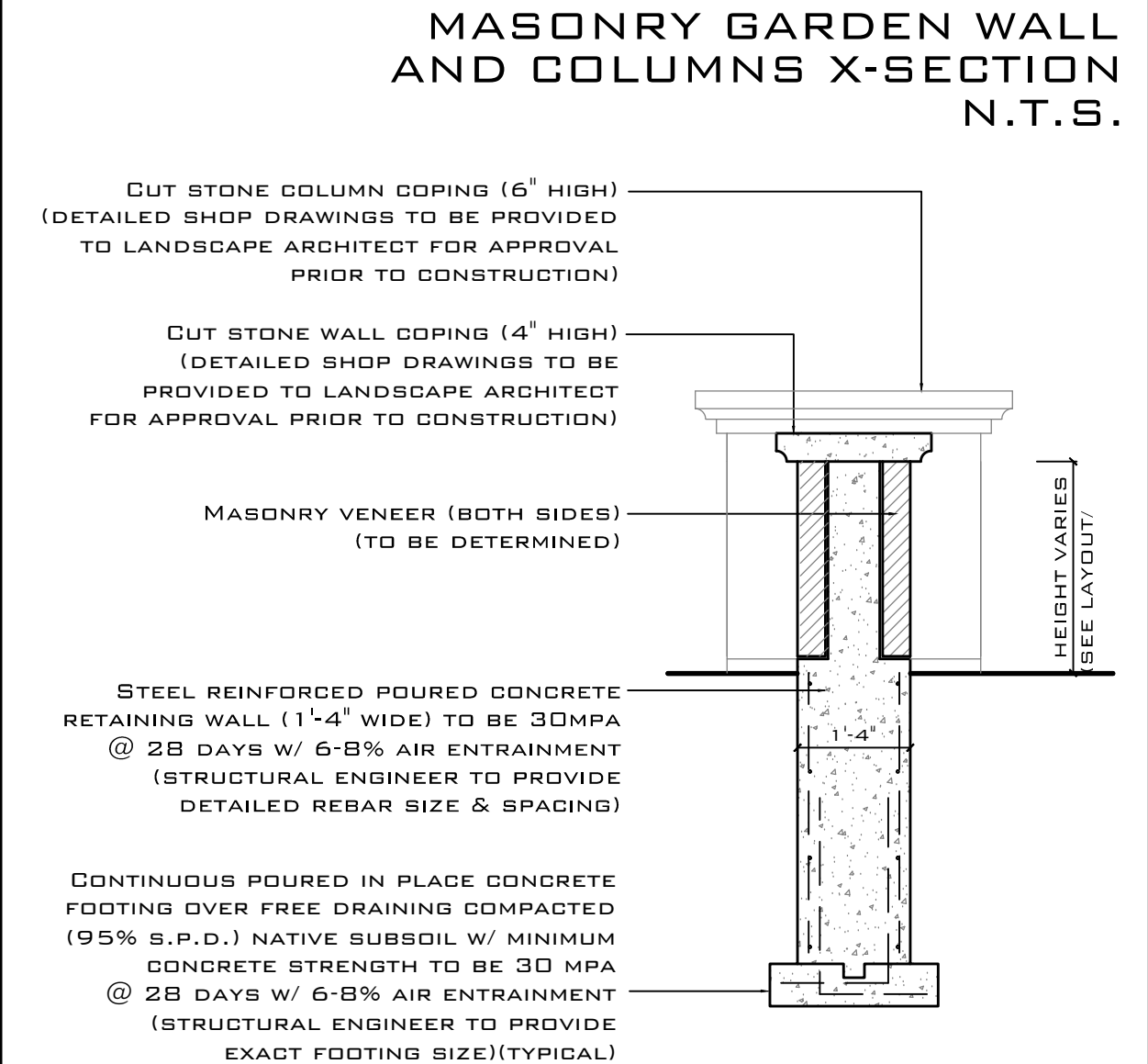
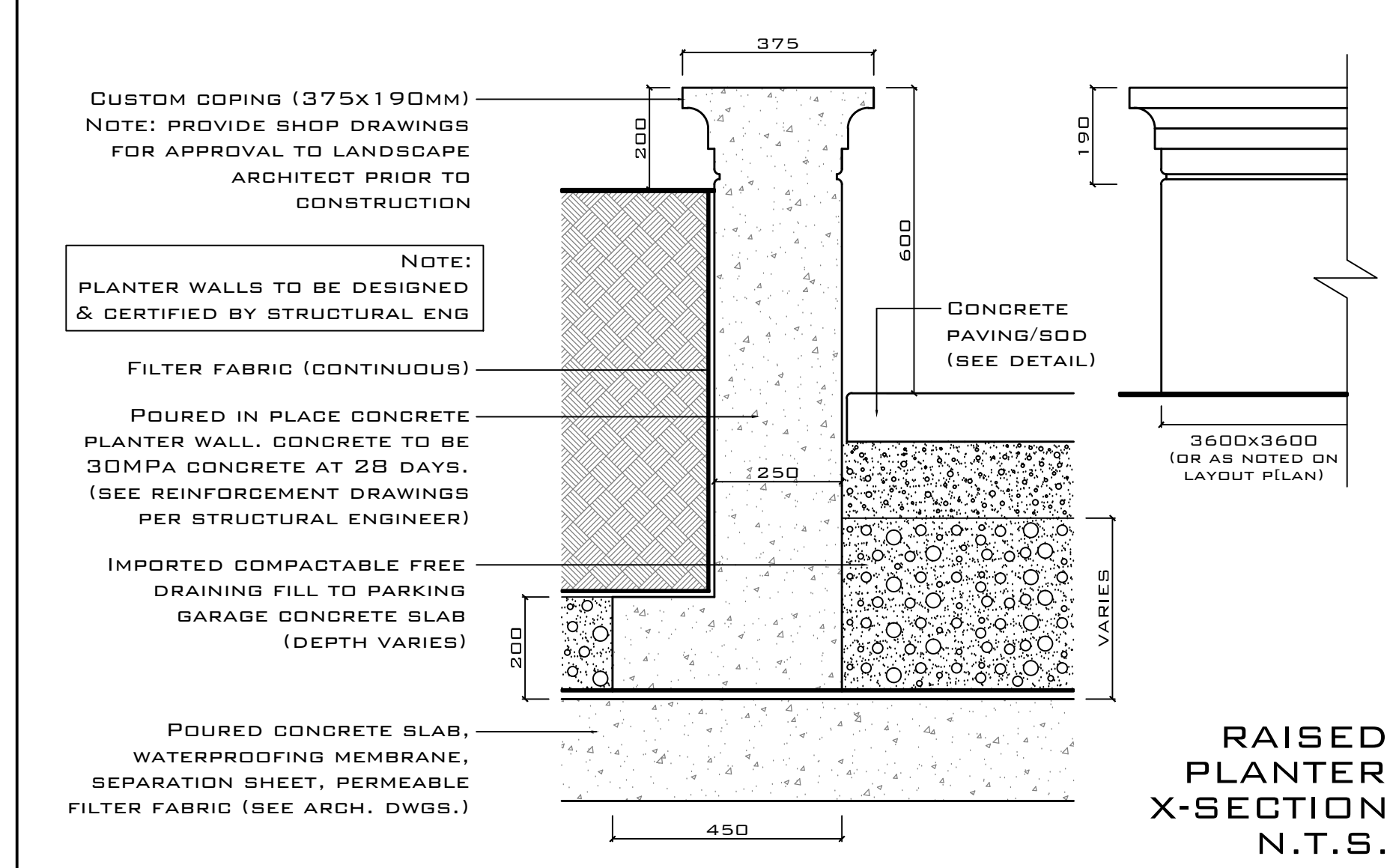
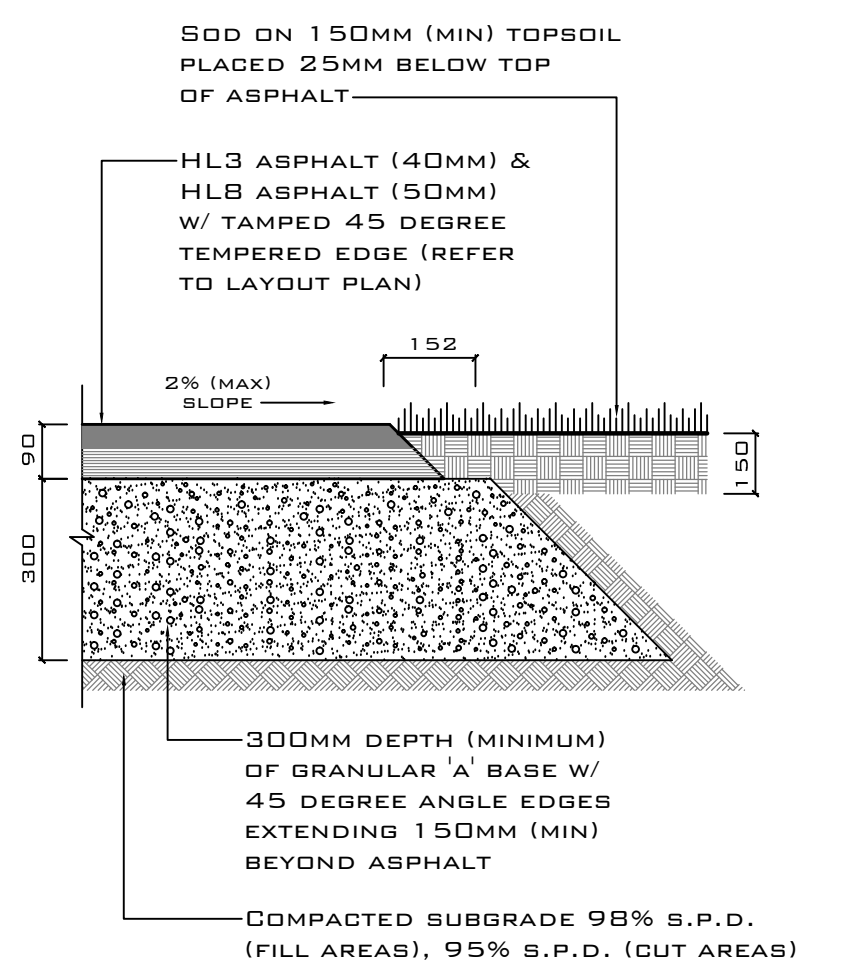
PROJECT:
UPPER GLEN ABBEY WEST APARTMENTS
2333, 2343, 2355, & 2377 KHALSA GATE
OKVILLE, ONTARIO
SITE PLAN FILE #SP.1430.038/01

DRAWING:
INTERIM AND ULTIMATE STREETSCAPE LAYOUT PLAN

DATE: MAR 2015	PROJECT NO:
DESIGNED: DOB	2014-23
DRAWN: RPR	
CHECKED: DOB	DRAWING NO:
SCALE: 1:250	L4 OF 5

ASPHALT WALKWAY X-SECTION N.T.S.

GENERAL NOTES:
 EXCAVATION: EXCAVATE TO 300MM (MIN) DEPTH OR DEEPER AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNSUITABLE SUBGRADE MATERIAL SUCH AS TOPSOIL. ALL ROOTS AND/OR ORGANIC MATTER REPLACED WITH CLEAN SUBSOIL FILL. SUBGRADE SHALL BE CONSOLIDATED TO A 98% S.P.D. REMOVE EXCAVATED MATERIAL OFF SITE UNLESS OTHERWISE DIRECTED.
 GRANULAR BASE: 300MM LAYER OF GRANULAR 'A' COMPACTED TO 98% S.P.D. (MINIMUM).
 ASPHALT: 40MM LAYER (AFTER COMPACTION) OF HOT MIX HLB AND 50MM LAYER (AFTER COMPACTION) OF HOT MIX HLB IN ACCORDANCE WITH O.P.S.S. STANDARDS.
 EDGE TREATMENT: ASPHALT EDGE TO BE 45 DEGREE WELL TAMPED TO FORM UNIFORM, SMOOTH, CLEAN EDGES WITHOUT LATERAL DEVIATIONS.
 DRAINAGE: SLOPE TO BE 2% (MINIMUM) ON CROWNED OR CROSS SLOPED PATHS AS DIRECTED ON SITE OR AS SHOWN IN DRAWINGS.



MAGLIN™

MLB700-W-A

MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1.38" x 1.5" (3.5 cm x 3.8 cm) and 1.38" x 4.03" (3.5 cm x 10.2 cm) with...

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers. Wood slats are finished with penetrating sealers.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MLB700-W-A
 Choose:
 - Castor Arm
 - Powdercoat Color
 - Plaque
 - Skate Deterrent

COMPLEMENTARY PRODUCTS:
 - MLB700-W
 - MLB700-S
 - MLB700-3
 - MLB700-5

DIMENSIONS:
 Height: 18.88" (48.3 cm)
 Length: 69.94" (177.7 cm)
 Depth: 20.44" (51.9 cm)
 Seat: 20.02" (51.4 cm)
 Weight: 130lbs (60kg)

MAGLIN™

MLWR400-25

MATERIALS: The trash container is constructed using a steel frame and wood recycled plastic slats or HDPE panels. A 20 gallon commercial grade plastic liner is provided.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.

INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

TO SPECIFY: Select MLWR400-25
 Choose:
 - IPE (MLWR400-25-I)
 - Recycled Plastic (MLWR400-25-RP)
 - MLWR400-25-RS (Steel)
 - MLWR400-25-RG (Grey)
 - MLWR400-25-RC (Cedar)
 - HDPC
 - MLWR400-25-PC (Charcoal)
 - MLWR400-25-PCB (Blackstone)
 - Powdercoat Color

COMPLEMENTARY PRODUCTS:
 - MLB700-W
 - MLB700-S
 - MLB700-3
 - MLB700-5

DIMENSIONS:
 Height: 30.00" (76.2 cm)
 Width: 21.00" (53.3 cm)
 Depth: 21.00" (53.3 cm)
 Weight: 127lbs (57kg)
 Liner Capacity: 25.0 Gallons
 94.8 Liters

IRON EAGLE III ALUMINUM SERIES SILVER EAGLE

GENERAL NOTES:
 SEE TABLE BELOW FOR HEIGHT AND SPACING (NOTE: PANELS MAY BE CUT TO SUIT)
 BULL POST CAP OR PYRAMID
 CLEAR BETWEEN PICKETS
 FINISHED GRADE
 PRE-PURCHASED RAILS FOR PICKET POSITION
 CONCRETE FOOTING

PANEL HEIGHT ***	PANEL WIDTH	POST SETTING (CENTRE TO CENTRE)
491mm (34")	2432mm (95 3/4")	2565mm (101")
1219mm (37")	1708mm (67 1/4")	1842mm (72 1/2")
1524mm (47")	1708mm (67 1/4")	1842mm (72 1/2")
1829mm (57")	1708mm (67 1/4")	1842mm (72 1/2")
2134mm (67")	1708mm (67 1/4")	1842mm (72 1/2")
2439mm (77")	1708mm (67 1/4")	1842mm (72 1/2")
2744mm (87")	1708mm (67 1/4")	1842mm (72 1/2")
3049mm (97")	1708mm (67 1/4")	1842mm (72 1/2")

POSTS: EXTRUDED MARINE ALUMINUM
 PICKETS: ELECTROLYTICALLY APPLIED THERMALLY BONDING POWDER COATING
 MINIMUM FILM THICKNESS: 2.5 mils

WELDS: ALUMINUM
 COLOURS: STANDARD COLOURS ARE BLACK, SEMI-BLACK, BROWN, GREEN, WHITE & FOREST GREEN
 CUSTOM COLOURS AVAILABLE UPON REQUEST

WARRANTY: 5 YEAR

NOTE: ALL TYPE OF GATES AVAILABLE
 SHARP POINT NOT AVAILABLE
 E-COAT PROTECTION AVAILABLE UPON REQUEST

COMMENTS: TITLE: IRON EAGLE III ALUMINUM SERIES SILVER EAGLE
 DRAWING No: S3-01 (ALUM)
 REF: [] CHK'D: [] DATE: JAN 2010
 IRON EAGLE INDUSTRIES INC. 1256 CARROFF BLVD. MISSISSAUGA ONT. TEL 905-670-2558 FAX 905-670-2538

RAISED CONCRETE CURB X-SECTION N.T.S.

PLANTING MIX/MULCH (SEE PLANTING NOTES)

POURED IN PLACE CONCRETE RAISED CURB PLANTER. CONCRETE TO BE 30MPA CONCRETE AT 28 DAYS (SEE LAYOUT PLAN)

VEHICULAR ASPHALT
 LINE OF CONCRETE CURB BEYOND

250
 150
 R50

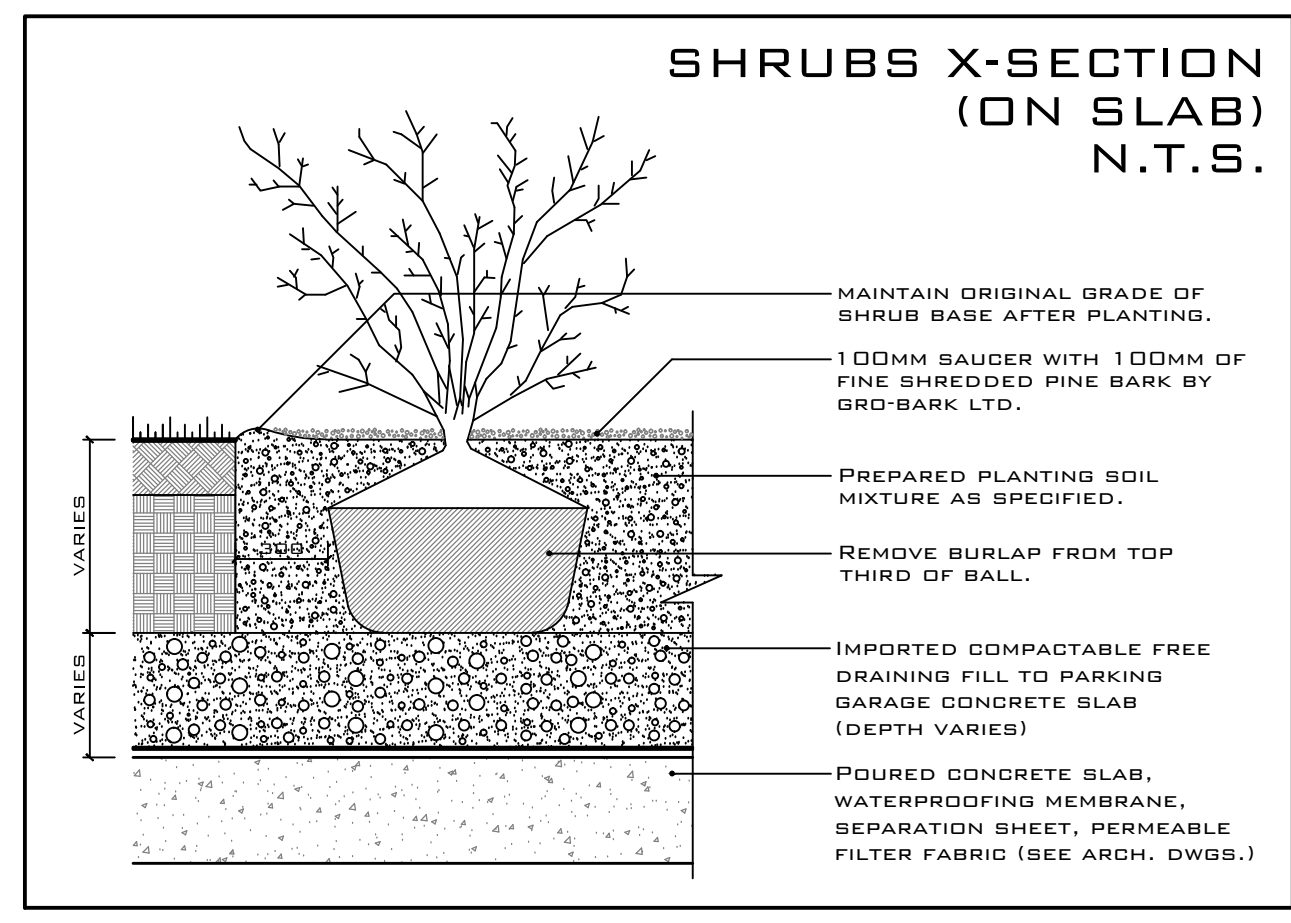
600

COMPACTED SUBGRADE

GRANULAR 'A' COMPACTED TO 95% S.P.D. ON COMPACTED SUBGRADE (200MM DEPTH)

MODEL: WINDSOR
COLOUR: BLACK
HEIGHT: 3'-8"
MANUFACTURER: TRYSTAN SITE IMPROVEMENT PRODUCTS
 68 SWAN STREET
 AVE. ONTARIO
 N0B 1E0
 (TEL) 519-632-7427

NOTE: SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION TECHNIQUES



GARDEN BENCH

MODEL: MLB700-W-A (SEE DETAIL ABOVE)

COLOUR: BLACK POWDERCOAT

OPTIONS: NONE

MANUFACTURER: MAGLIN SITE FURNITURE (TEL) 800-716-5506 (WEB) WWW.MAGLIN.COM

NOTE: GARDEN BENCH TO BE SECURED TO BASE PER MANUFACTURERS INSTRUCTIONS

WASTE CONTAINER

MODEL: MLWR400-25-W (SEE DETAIL ABOVE)

COLOUR: BLACK POWDERCOAT

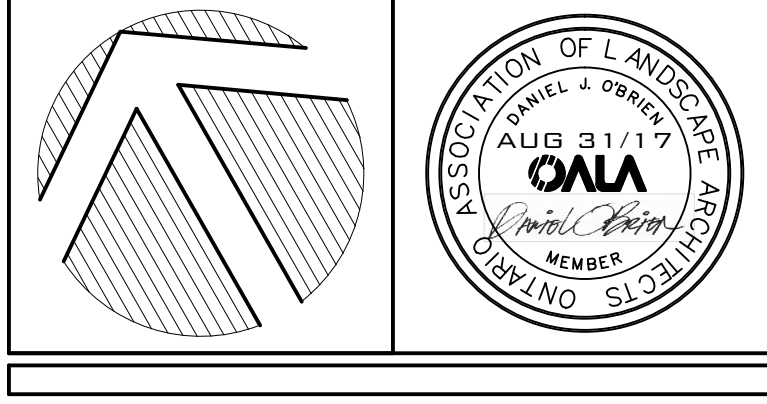
OPTIONS: IPE SIDES

MANUFACTURER: MAGLIN SITE FURNITURE (TEL) 800-716-5506 (WEB) WWW.MAGLIN.COM

NOTE: WASTE CONTAINER TO BE SECURED TO BASE PER MANUFACTURERS INSTRUCTIONS

REVISIONS:

DATE	NO.	ITEM	BY
12/06/15	01	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/07/15	02	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/09/15	03	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/12/15	04	ISSUED FOR BUILDING PERMIT	DOB
21/04/17	05	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/08/17	06	OKVILLE HYDRO POLE RELOCATION	DOB



**LANDSCAPE ARCHITECTS
 LANDSCAPE DESIGN, CONSULTATION
 & PROJECT MANAGEMENT**

DANIEL J. O'BRIEN & ASSOCIATES LTD.

TEL: 905-985-4466
 WEB: www.obrienassociates.ca
 180 MARY STREET
 PORT PERRY, ONTARIO
 L9L 1B7
 EMAIL: danielobrienassociates@bellnet.ca

4.1.10 CURB RAMPS

4.1.10 ACCESS AND CIRCULATION

RATIONALE
 In the interest of moving people safely and efficiently off a roadway, the design of curb ramps is very important. The same issues related to the slopes of ramps apply equally to slopes of curb ramps. A well-designed curb ramp can be spotted by an uneven or gapped transition between the road surface and curb ramp. Flared sides on the curb ramp eliminate the hazard of pedestrians stepping off an edge. While a smooth transition and minimal slope are ideal for someone in a wheelchair, they are a potential hazard to an individual with a visual impairment who may not notice the transition from sidewalk to street. Textured surfaces become an important safety feature in this scenario.

APPLICATION
 Curb ramps complying with this section shall be provided wherever any path of travel crosses a curb.

DESIGN REQUIREMENTS
 Accessible curb ramps shall be on an accessible route complying with 4.1.4.
 The running slope shall be between 1:50 and 1:20 (2% to 5%). In a retrofit situation where it is technically infeasible to achieve these slopes, a running slope no steeper than 1:12 (8.3%) may be used.

4.1.10.1 Standard Curb Ramp

4.1.10.2 Alternate Curb Ramp

4.1 ACCESS AND CIRCULATION

4.1.10 CURB RAMPS

DESIGN REQUIREMENTS (Continued)
 Designated areas for snow piling to be provided at all curb ramps, located away from pedestrian routes.
 Curb ramps at pedestrian crosswalks shall be wholly contained within the area designated for pedestrian use.
 Surfaces of curb ramps shall:
 • be slip-resistant; and
 • incorporate a truncated dome detectable warning surface
 • in compliance with 4.4.3;
 • 600 mm (23-5/8 in.) long, starting 150-200 (5-7/8 to 7-7/8 in) back from the edge of the curb;
 • extending the entire width of the ramp; and
 • have a smooth transition from the ramp and adjacent surfaces.

RELATED SECTIONS
 4.1.1 Space and Reach Requirements
 4.1.2 Ground and Floor Surfaces
 4.4.8 Detectable Warning Surfaces
 4.4.12 Glare and Light Sources
 4.4.14 Materials and Finishes
 4.4.15 Texture and Colour

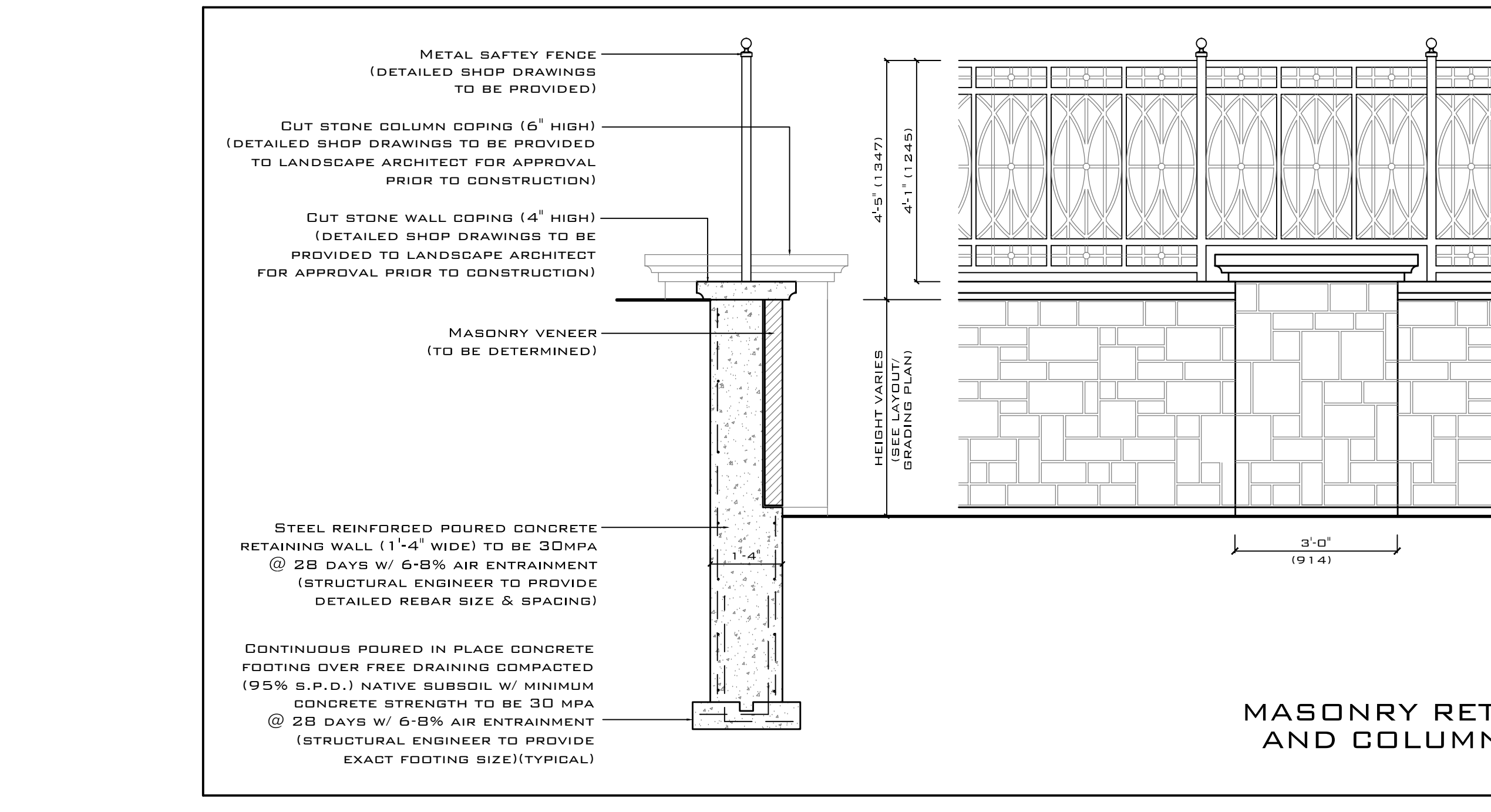
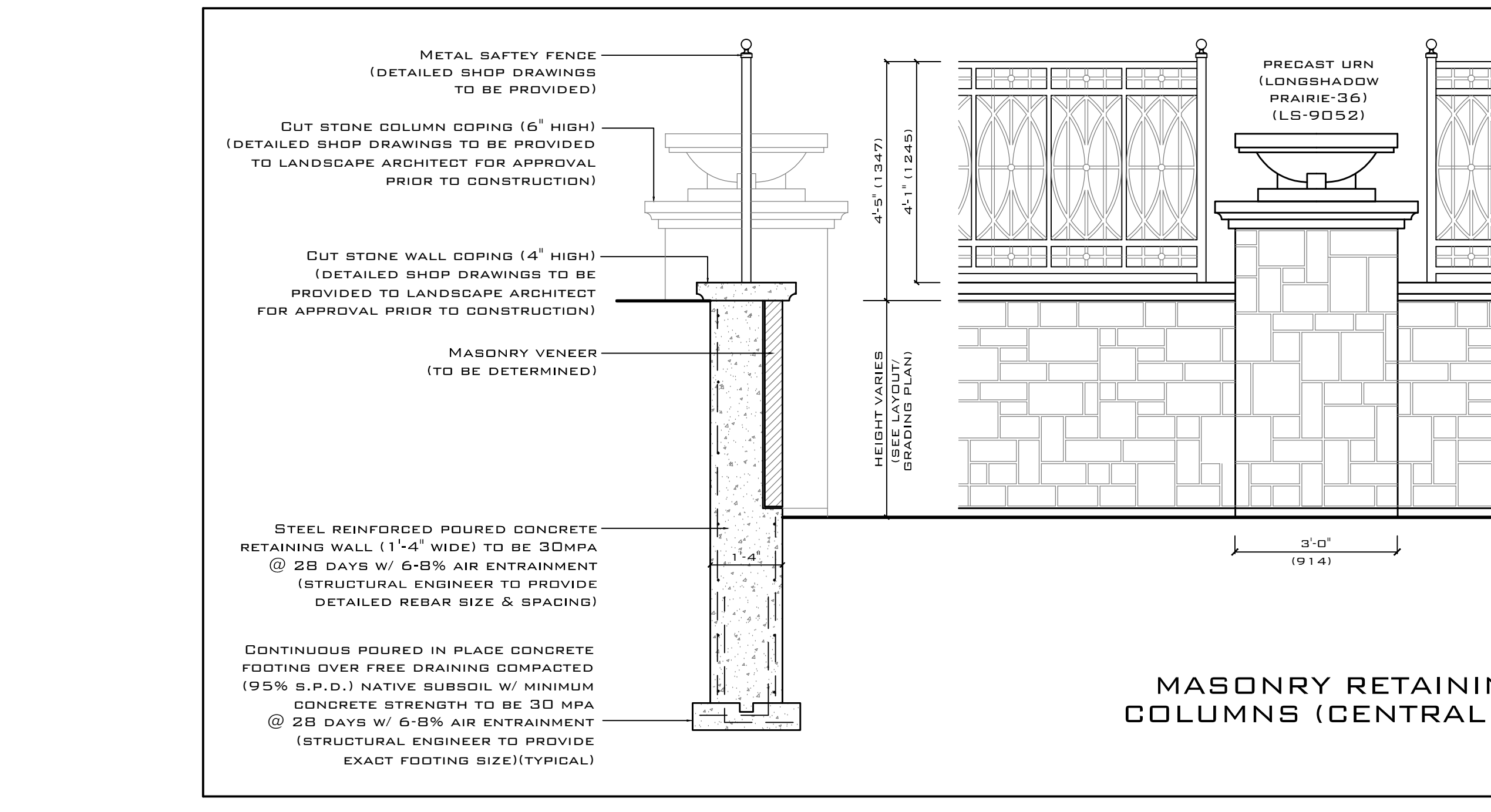
4.1.10.3 Curb Ramp at Narrow Median Sidewalk Crossing

4.1.10.4 Curb Ramp at Wide Median Sidewalk Crossing

4.1.10.5 Curb Ramp at Commercial or Lane Approach

4.1.10.6 Curb Ramp at Mid-Block Crossing

4.1.10.7 Curb Ramp Transition at Pavement



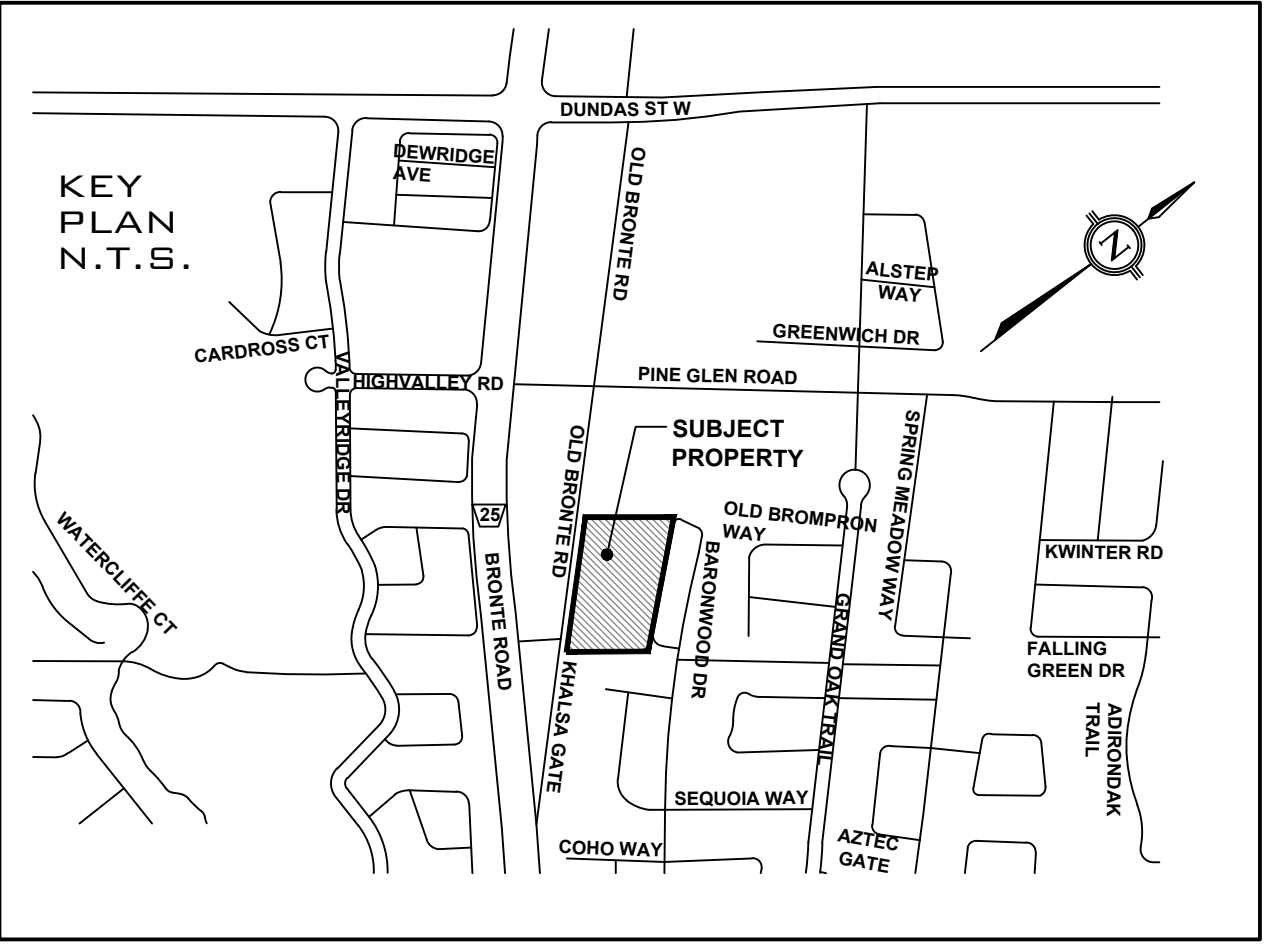
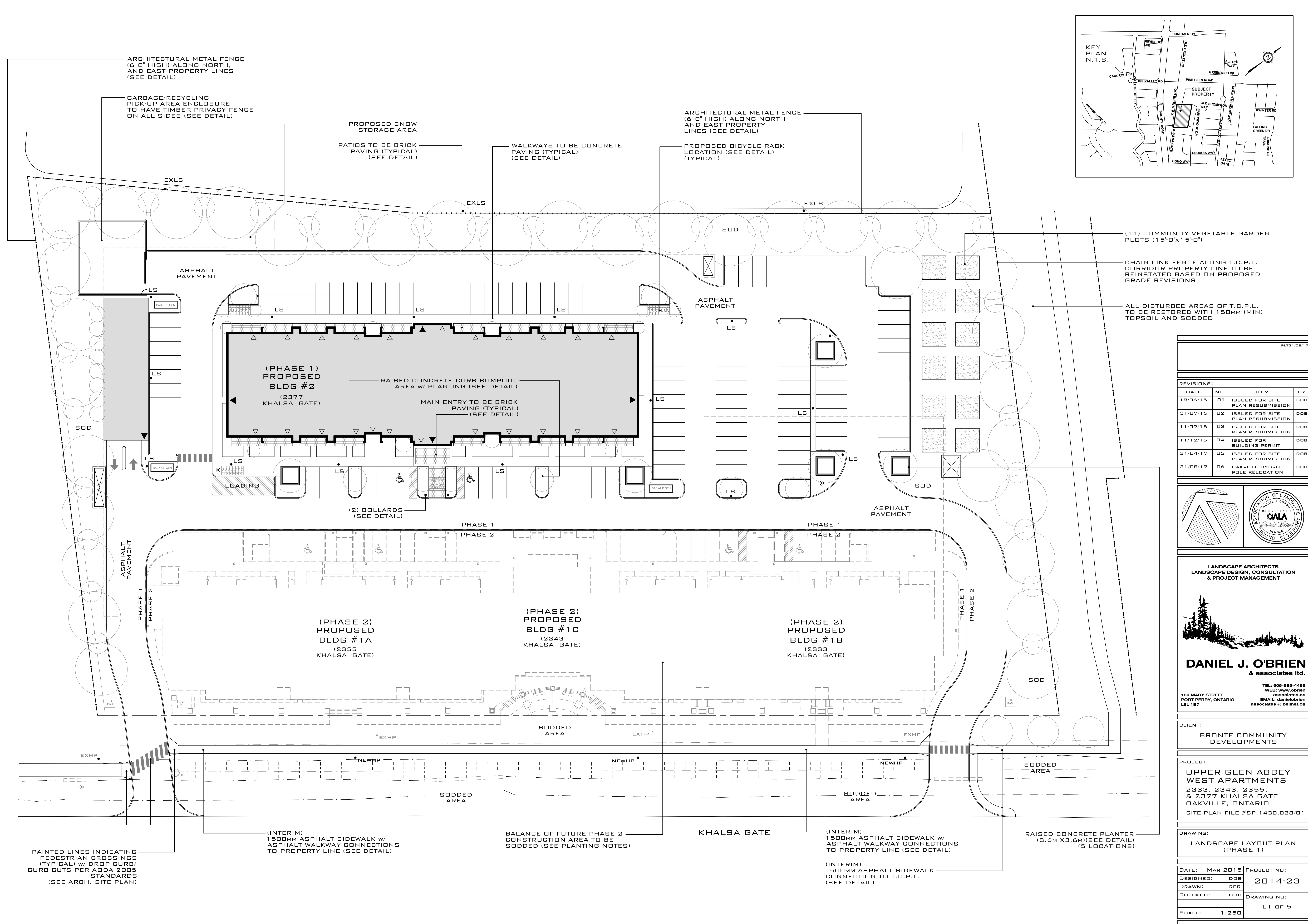
CLIENT: BRONTE COMMUNITY DEVELOPMENTS

PROJECT: UPPER GLEN ABBEY WEST APARTMENTS
 2333, 2343, 2355,
 & 2377 KHALSA GATE
 OKVILLE, ONTARIO
 SITE PLAN FILE #SP.1430.03B/01

DRAWING: LANDSCAPE CONSTRUCTION DETAILS

DATE: MAR 2015
DESIGNED: DOB
DRAWN: RPR
CHECKED: DOB
SCALE: AS SHOWN

PROJECT NO: 2014-23
DRAWING NO: L5 OF 5



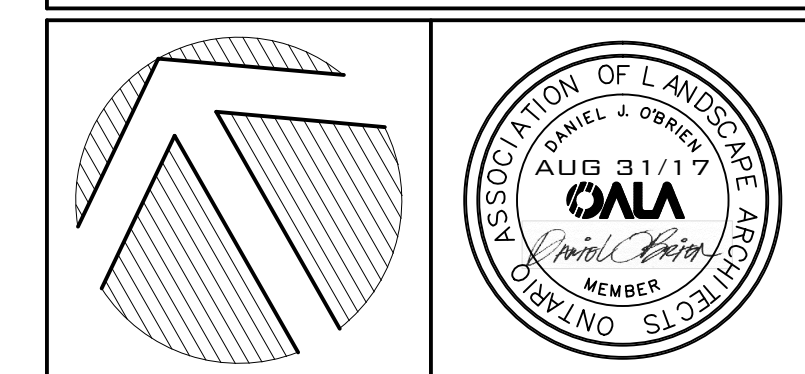
(11) COMMUNITY VEGETABLE GARDEN PLOTS (15'-0" X 15'-0")

CHAIN LINK FENCE ALONG T.C.P.L. CORRIDOR PROPERTY LINE TO BE REINSTATED BASED ON PROPOSED GRADE REVISIONS

ALL DISTURBED AREAS OF T.C.P.L. TO BE RESTORED WITH 150MM (MIN) TOPSOIL AND SODDED

PLT31/08/17

REVISIONS:			
DATE	NO.	ITEM	BY
12/06/15	01	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/07/15	02	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/09/15	03	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/12/15	04	ISSUED FOR BUILDING PERMIT	DOB
21/04/17	05	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/08/17	06	OKVILLE HYDRO POLE RELOCATION	DOB



LANDSCAPE ARCHITECTS
LANDSCAPE DESIGN, CONSULTATION
& PROJECT MANAGEMENT

DANIEL J. O'BRIEN
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180 MARY STREET
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L9L 1B7

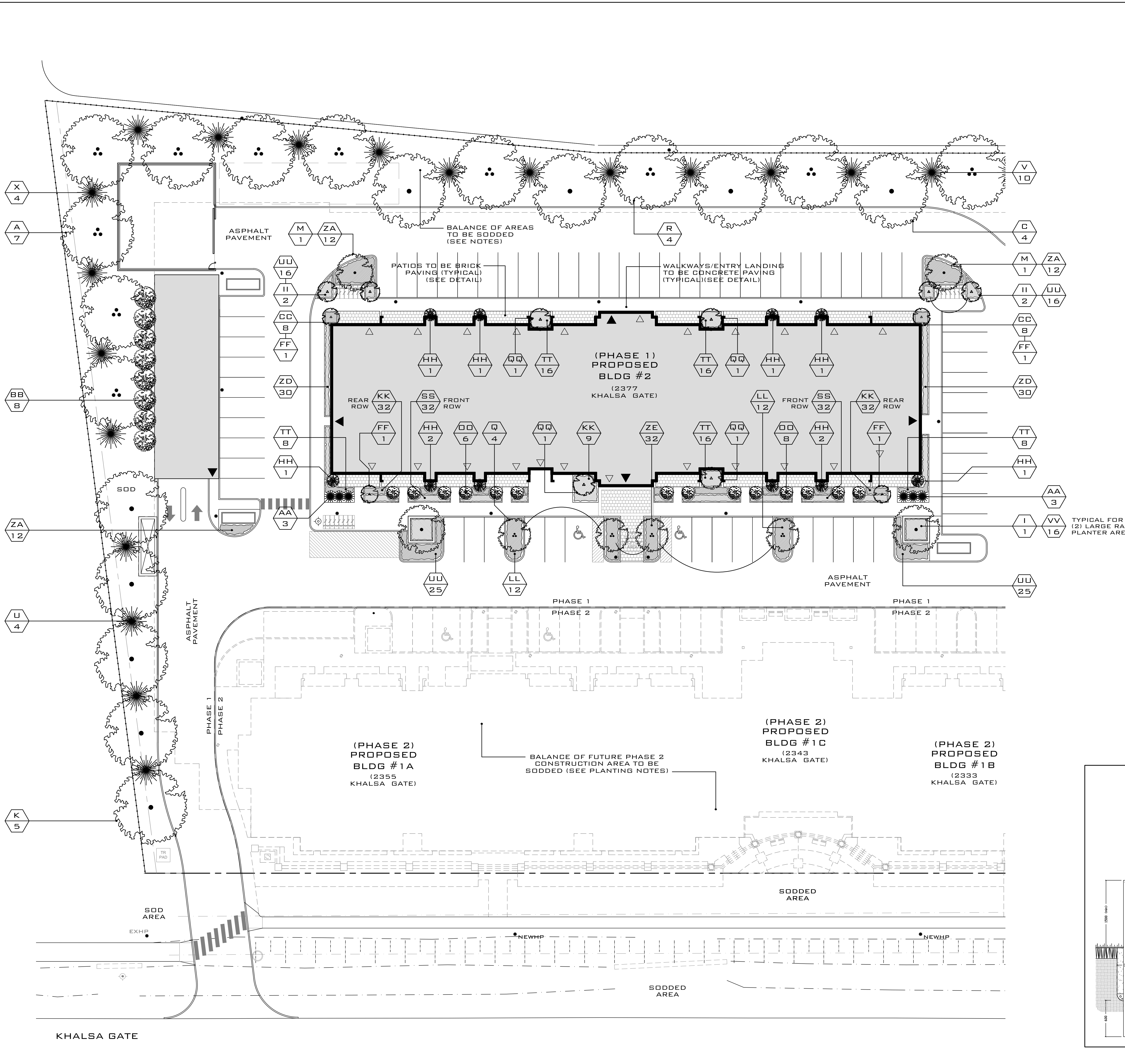
EMAIL: danielobrien@obrien-associates.ca
associates@bellnet.ca

CLIENT:
BRONTE COMMUNITY DEVELOPMENTS

PROJECT:
UPPER GLEN ABBEY WEST APARTMENTS
2333, 2343, 2355,
& 2377 KHALSA GATE
OKVILLE, ONTARIO
SITE PLAN FILE #SP.1430.038/01

DRAWING:
LANDSCAPE LAYOUT PLAN (PHASE 1)

DATE: MAR 2015	PROJECT NO:
DESIGNED: DOB	2014-23
DRAWN: RPR	DRAWING NO:
CHECKED: DOB	L1 OF 5
SCALE: 1:250	

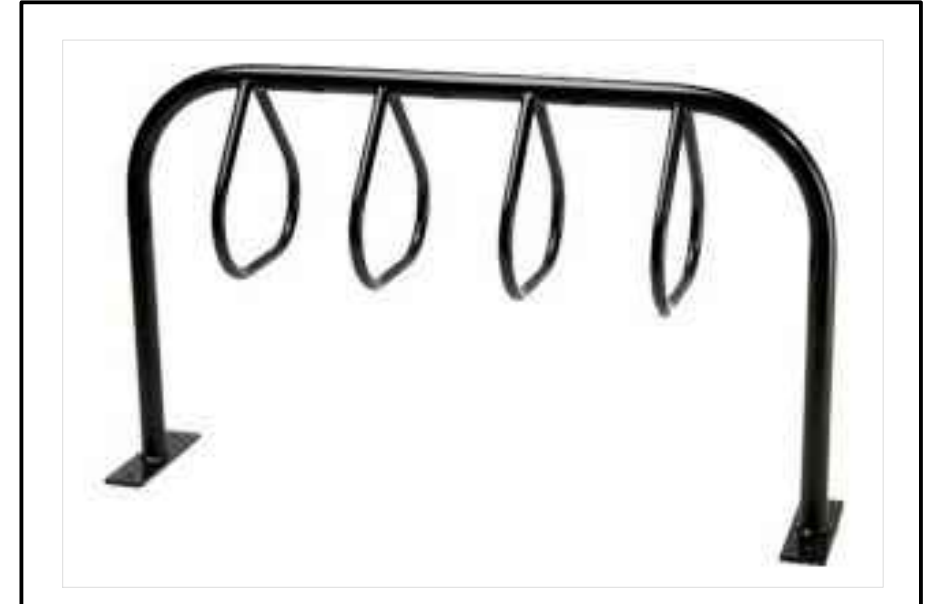


KEY	BOTANICAL NAME	COMMON NAME	NUM	SIZE	COND	REMARKS
A	ACER RUBRUM	RED MAPLE	11	60MM CAL		
I	GLEDITSIA TRIACANTHOS 'SUNDOLE'	SUNBURST HONEYLOCUST	5	60MM CAL		
K	LIRIODENDRON TULIPIFERA	TULIP TREE	9	60MM CAL		
M	MAGNOLIA 'YELLOWBIRD'	YELLOWBIRD MAGNOLIA	2	60MM CAL		
P	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2	60MM CAL		
Q	PYRUS CALLERYANA 'GLENS FERN'	SHANITLER ORNAMENTAL PEAR	4	60MM CAL		
R	QUERCUS RUBRA	RED OAK	6	60MM CAL		
U	PISEA OMOHICA	COLORADO BLUE SPRUCE	11	360MM HT		
V	PISEA OMOHICA	SEBASTIAN SPRUCE	17	360MM HT		
X	PIRULIS STROBUS	WHITE PINE	4	360MM HT		
AA	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE CEDAR	6	80MM SPR		
BB	AMELANCHIER CANADENSIS	SERVICEBERRY (CLUMP)	8	350MM HT		
CC	BERBERIS THUNBERGII ATRO. 'ROSE GLOW'	ROSE GLOW BARBERRY	16	40MM SPR		
FF	EUDONYMUS ALATUS	BURNING BUSH	4	120MM HT		
HH	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	10	100MM HT		
II	PHYSCOCARPUS OPULEFOLIUS 'INDIA'	COPPERTINA NINEBARK	4	100MM HT		
KK	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	71	80MM HT		
LL	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	24	60MM HT		
QQ	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	14	150MM HT		STANDARD
ZZ	VIBURNUM X CARLEPHALUM	FRAGRANT SNOWBALL	4	175MM HT		STANDARD
SS	EUDONYMUS FORTUNEI 'BLONDY'	BLONDY EUDONYMUS	64	2 YR CONTAINER GROWN		
TT	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILIES	64	2 YR CONTAINER GROWN		
UU	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DWARF DAYLILIES	82	2 YR CONTAINER GROWN		
VV	HOSTA 'BLUE CADET'	BLUE CADET PLANTAIN LILY	32	2 YR CONTAINER GROWN		
WW	LEUCANTHEMUM SUPERBUM	SHASTA DAISY	27	2 YR CONTAINER GROWN		
ZA	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	60	15cm POT		
ZD	PENNISETUM ALOPECUROIDES 'MOUDRY'	BLACK FOUNTAIN GRASS	60	15cm POT		
ZE	SPOROBOLEUS HETEROLEPIS	PRAIRIE DROPSEED	92	15cm POT		

PLANTING NOTES:

AREAS NOTED AS SODDED TO HAVE #1 NURSERY GROWN SOD W/ 200MM DEPTH (MINIMUM) TOPSOIL (TYPICAL)

ALL PLANTED AREAS TO HAVE 300MM DEPTH (MINIMUM) OF PLANTING MIX, AND 100MM DEPTH (MINIMUM) OF BLACK COMPOSTED BARK MULCH BY GRD-BARK LIMITED (NOTE: MULCH LEVEL TO BE FLUSH WITH SOD LEVEL)



MODEL: KBR-30-4-BP-M-BK & KBR-30-8-BP-M-BK

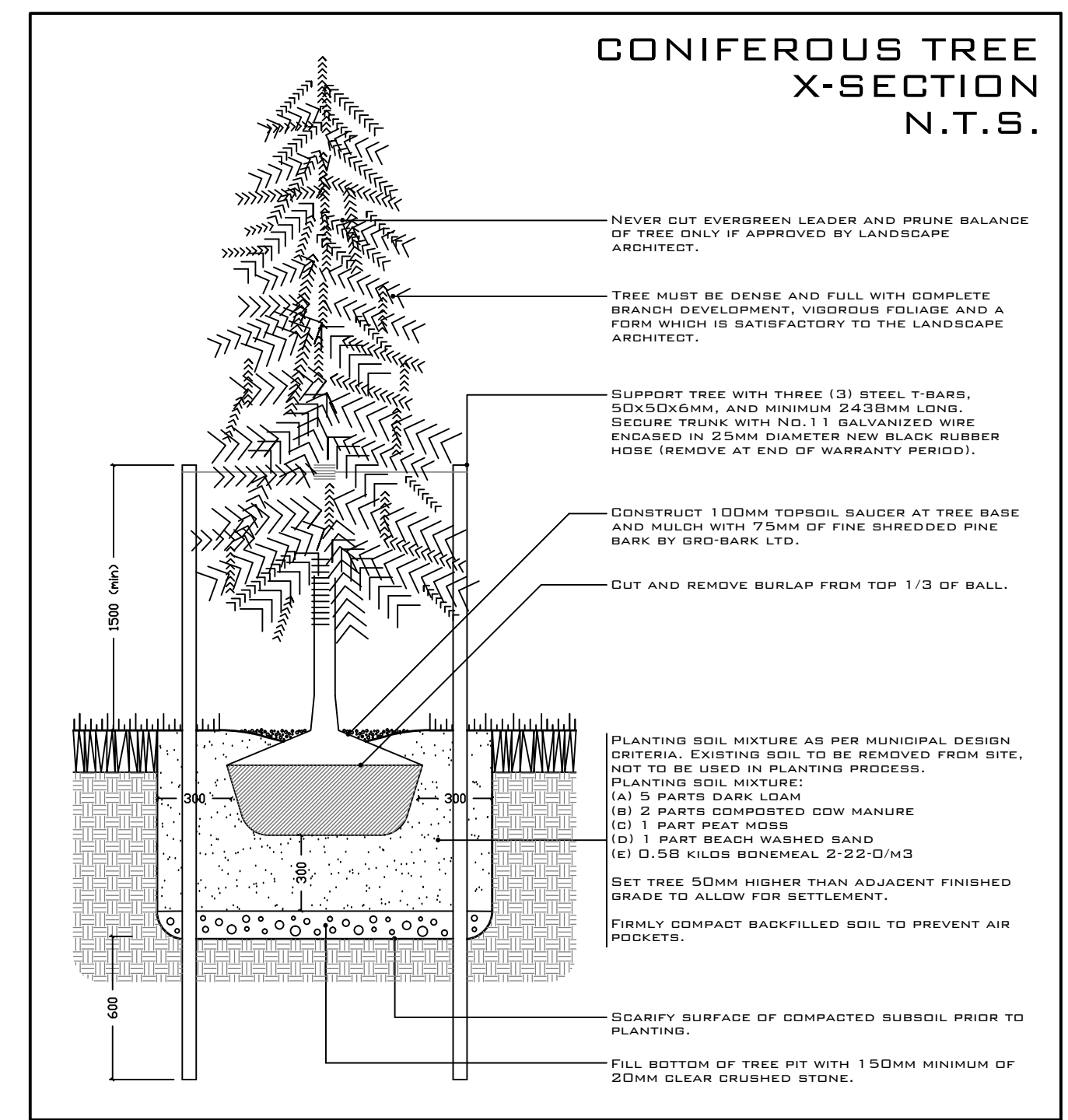
COLOUR: BLACK

NOTE: CUSTOM LENGTH REQUIRED FOR SEVEN (7) BIKES

MANUFACTURER: KING LUMINAIRE (STRESSCRETE GROUP) (TEL) 800-268-7809

SUPPLIER: ILLUMINATION DESIGN GROUP (CONTACT: JON TANNER) (TEL) 905-473-7624

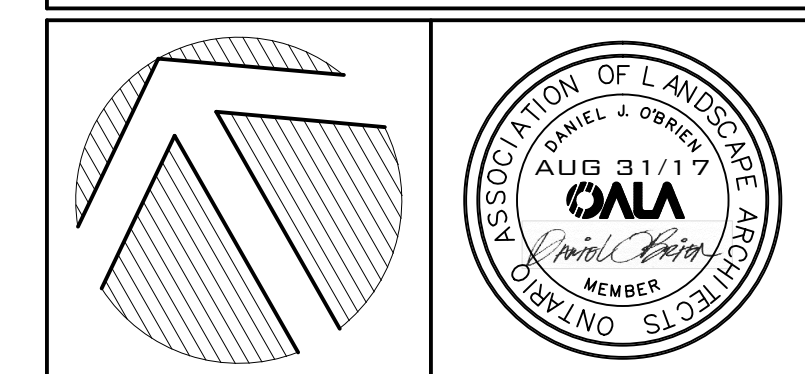
BICYCLE RACK N.T.S.



PLT31/08/17

REVISIONS:

DATE	NO.	ITEM	BY
12/06/15	01	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/07/15	02	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/09/15	03	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/12/15	04	ISSUED FOR BUILDING PERMIT	DOB
21/04/17	05	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/08/17	06	OAKVILLE HYDRO POLE RELOCATION	DOB



LANDSCAPE ARCHITECTS
LANDSCAPE DESIGN, CONSULTATION & PROJECT MANAGEMENT

DANIEL J. O'BRIEN & associates ltd.

TEL: 905-985-4466
WEB: www.obrienassociates.ca

180 MARY STREET
PORT PERRY, ONTARIO
L9L 1B7

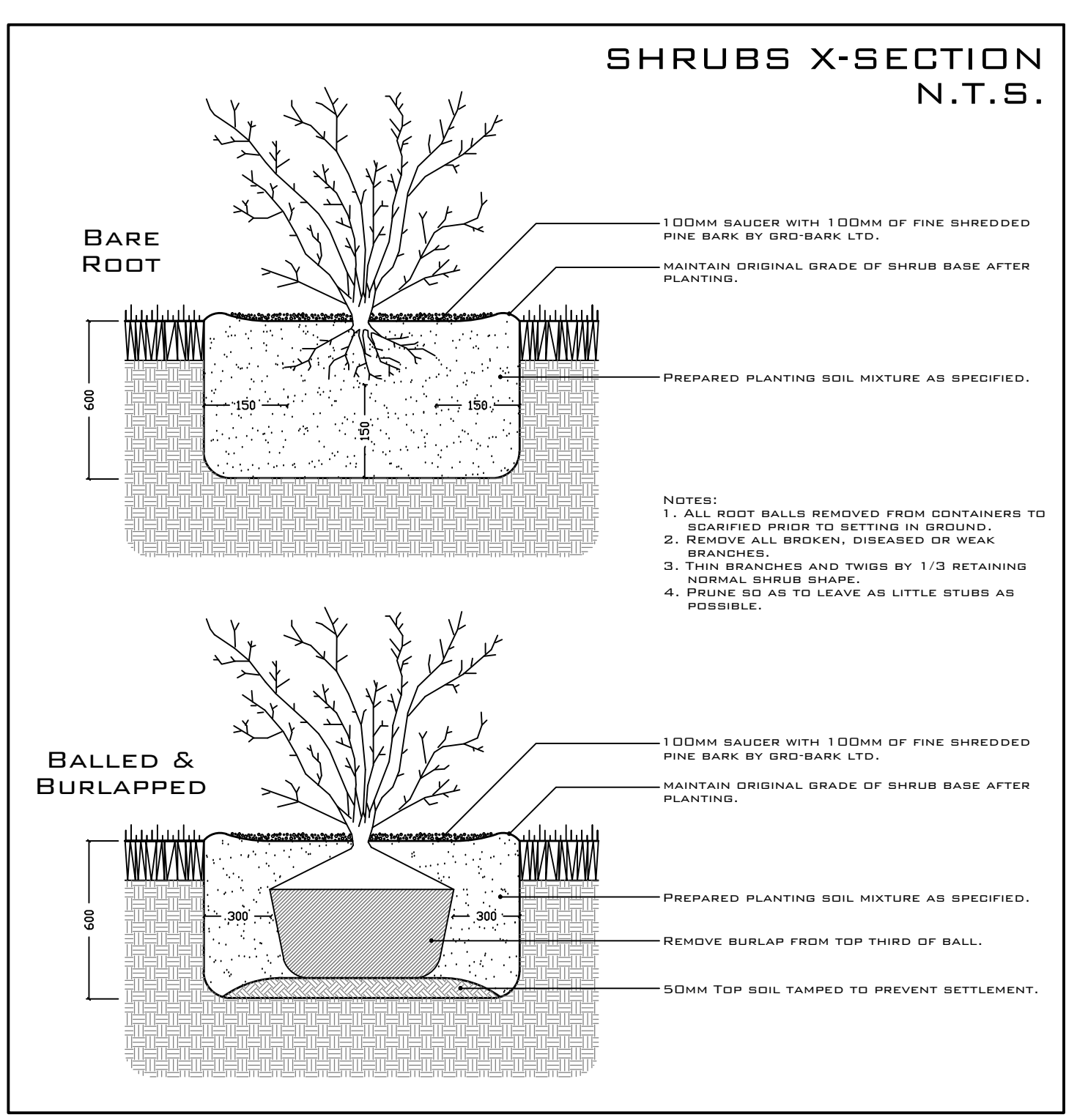
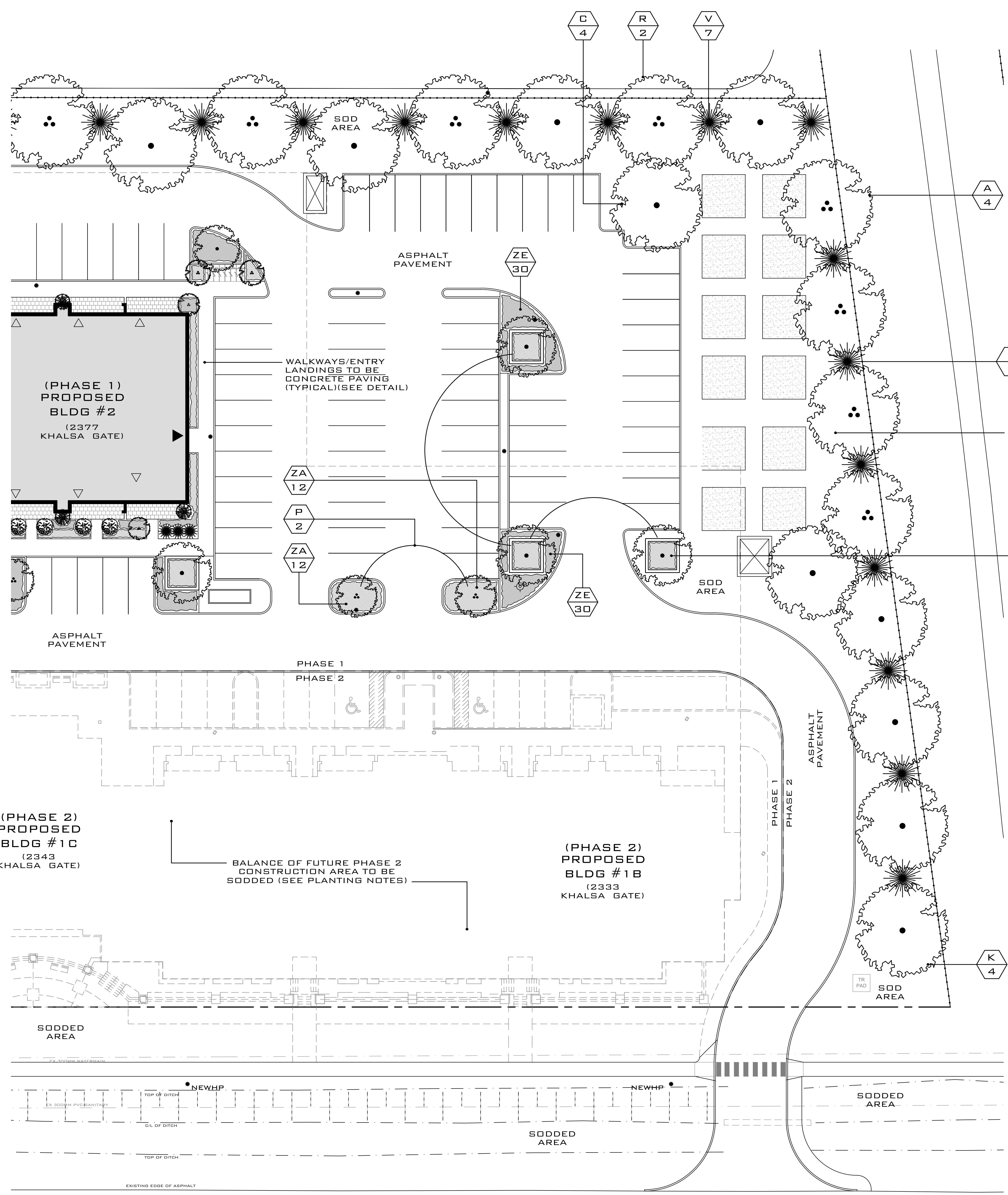
EMAIL: danielobrienassociates@bellnet.ca

CLIENT: BRONTE COMMUNITY DEVELOPMENTS

PROJECT: UPPER GLEN ABBEY WEST APARTMENTS
2333, 2343, 2355, & 2377 KHALSA GATE
OAKVILLE, ONTARIO
SITE PLAN FILE #SP.1430.038/01

DRAWING: PLANTING ENLARGEMENT (PHASE 1) AND PLANT LIST

DATE: MAR 2015	PROJECT NO:
DESIGNED: DOB	2014-23
DRAWN: RPR	
CHECKED: DOB	DRAWING NO:
	L2 OF 5
SCALE: 1:200	

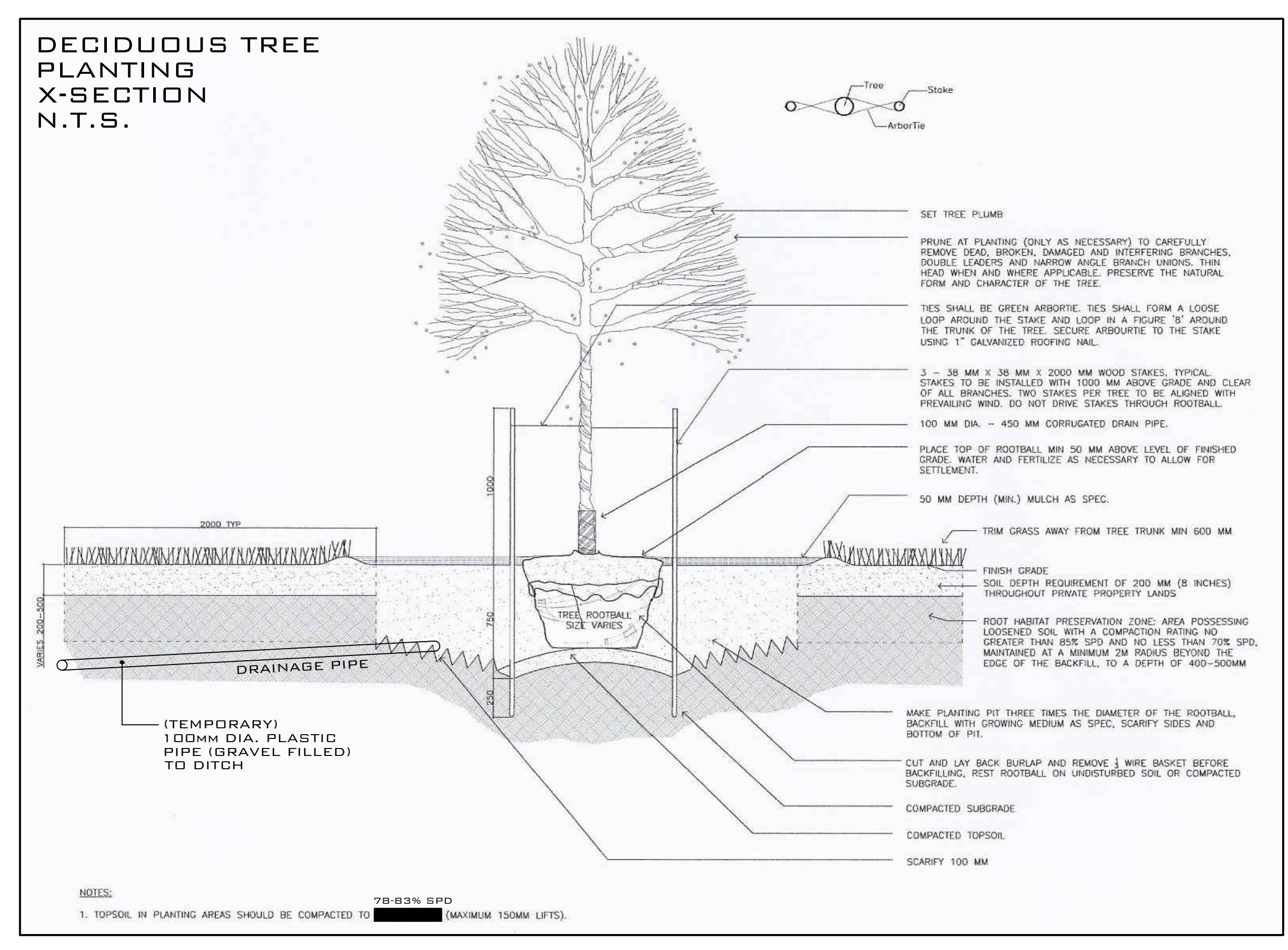
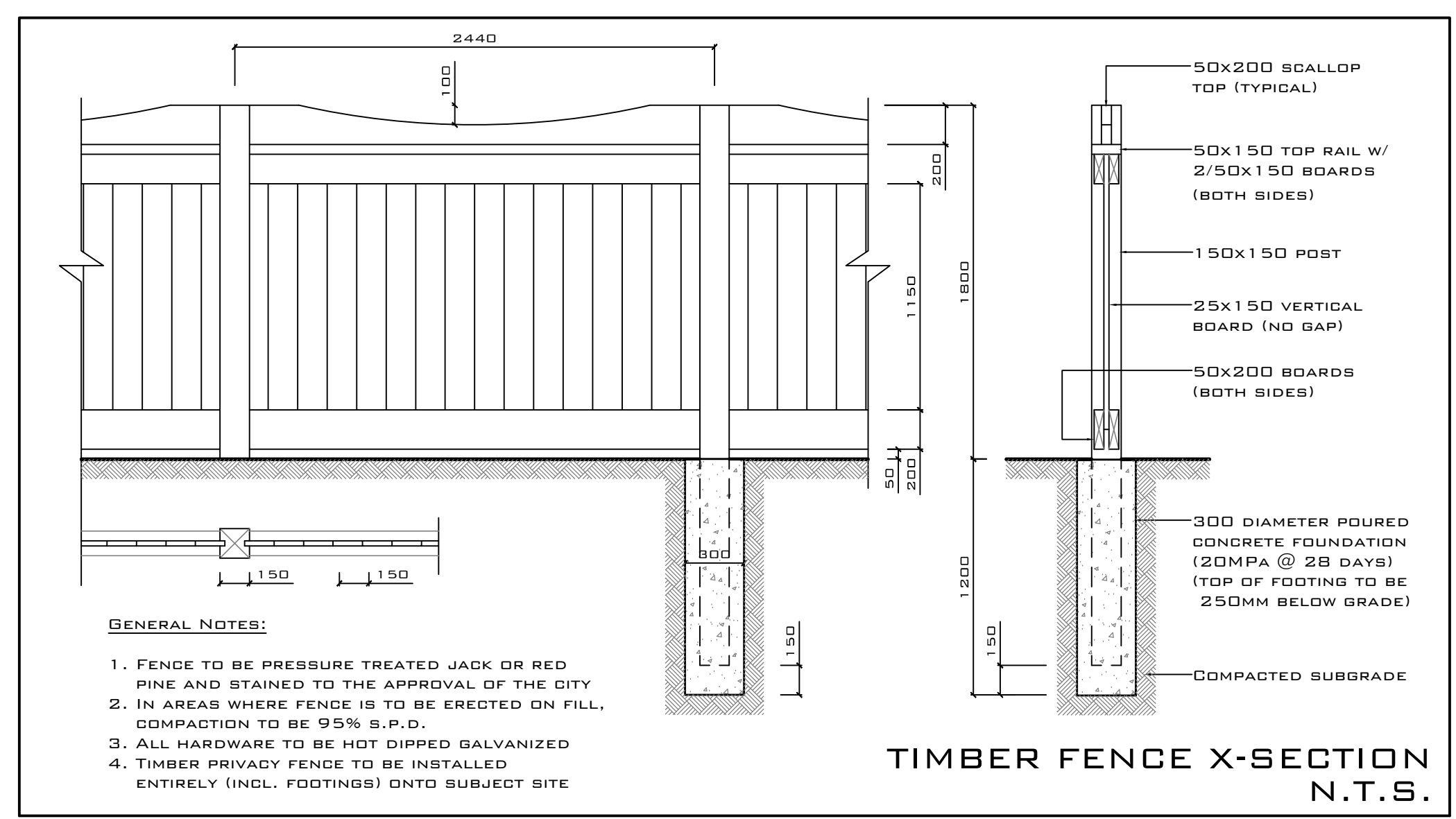
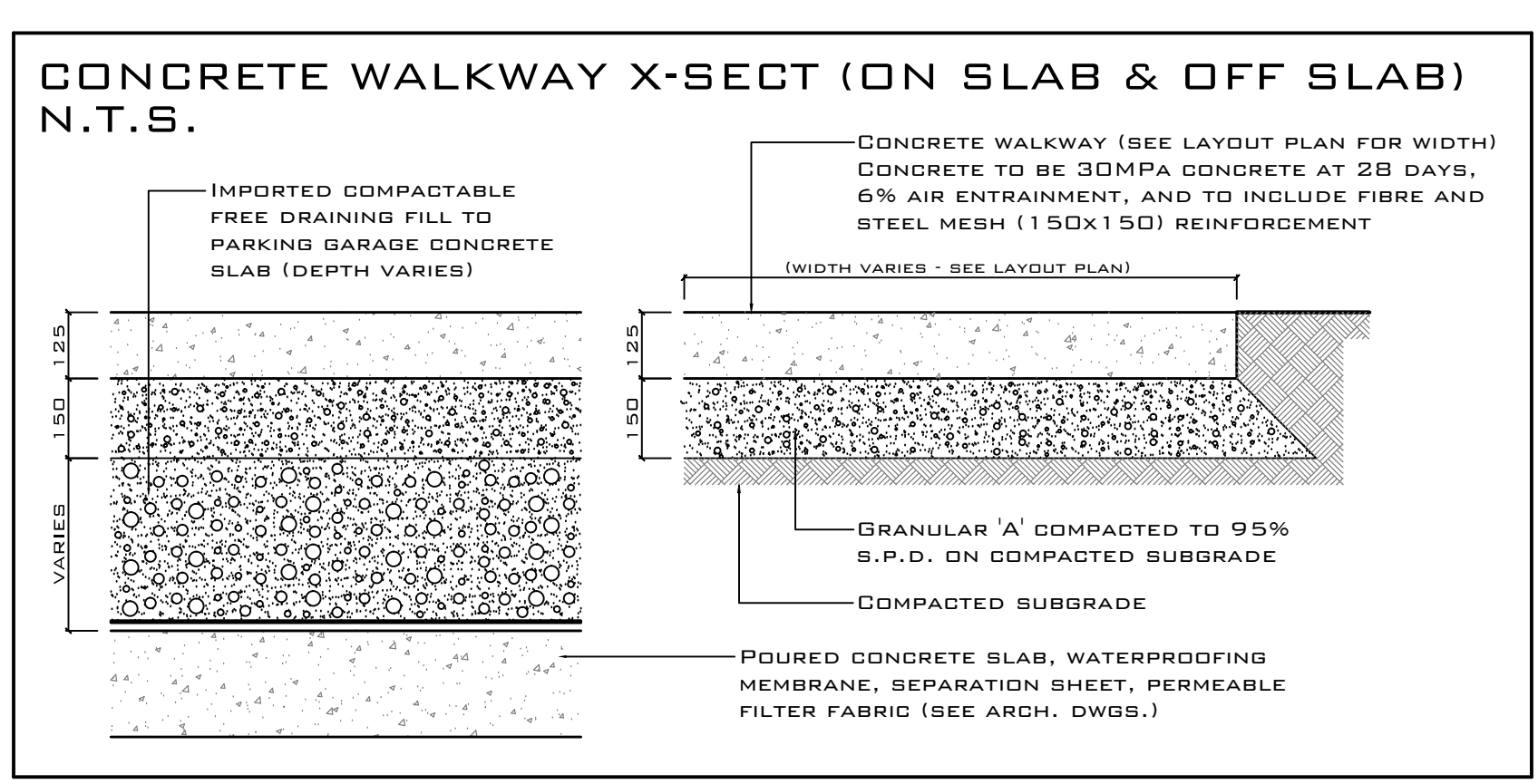
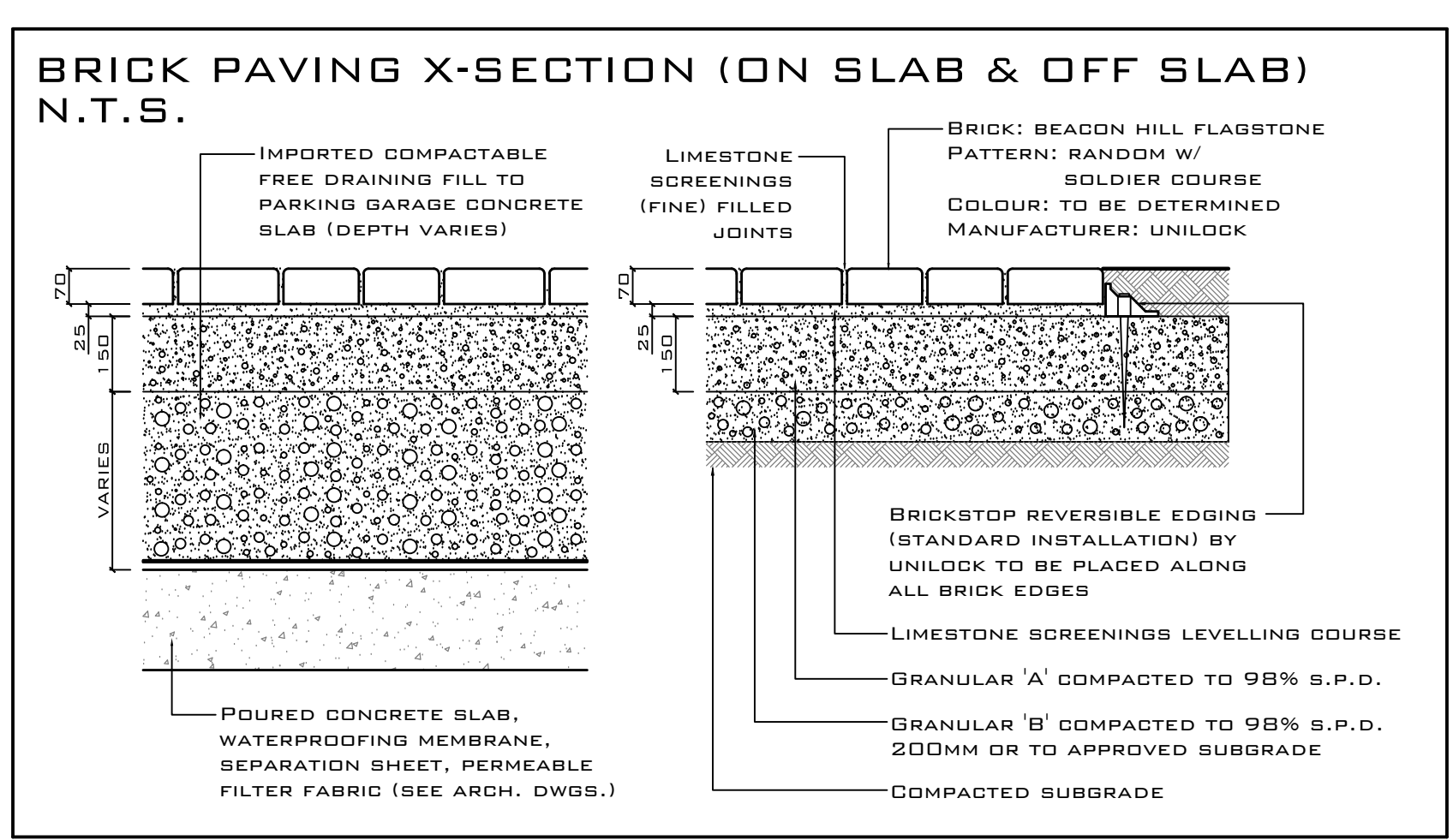


PLANTING NOTES:

FINAL LOCATION OF TREES ON EAST SIDE OF SIDEWALK SHALL BE COORDINATED WITH OAKVILLE HYDRO AND TOWN FORESTRY DEPARTMENT PRIOR TO PLANTING

ALL AREAS NOTED AS SODDED TO HAVE #1 NURSERY GROWN SOD W/ 200MM DEPTH (MINIMUM) TOPSOIL (TYPICAL)

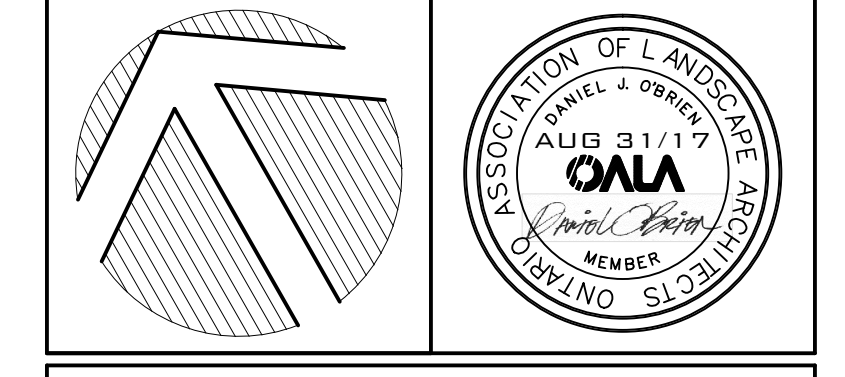
ALL PLANTED AREAS TO HAVE 300MM DEPTH (MINIMUM) OF PLANTING MIX, AND 100MM DEPTH (MINIMUM) OF BLACK COMPOSTED BARK MULCH BY GRD-BARK LIMITED (NOTE: MULCH LEVEL TO BE FLUSH WITH SOD LEVEL)



PLT31-08/17

REVISIONS:

DATE	NO.	ITEM	BY
31/07/15	02	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/09/15	03	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/12/15	04	ISSUED FOR BUILDING PERMIT	DOB
21/04/17	05	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/08/17	06	OAKVILLE HYDRO POLE RELOCATION	DOB



LANDSCAPE ARCHITECTS
LANDSCAPE DESIGN, CONSULTATION & PROJECT MANAGEMENT

DANIEL J. O'BRIEN & associates ltd.

TEL: 905-985-4466
WEB: www.obrien-associates.ca
@obrienassoc
PORT PERRY, ONTARIO
L9L 1B7
EMAIL: danielobrien.associates@belnet.ca

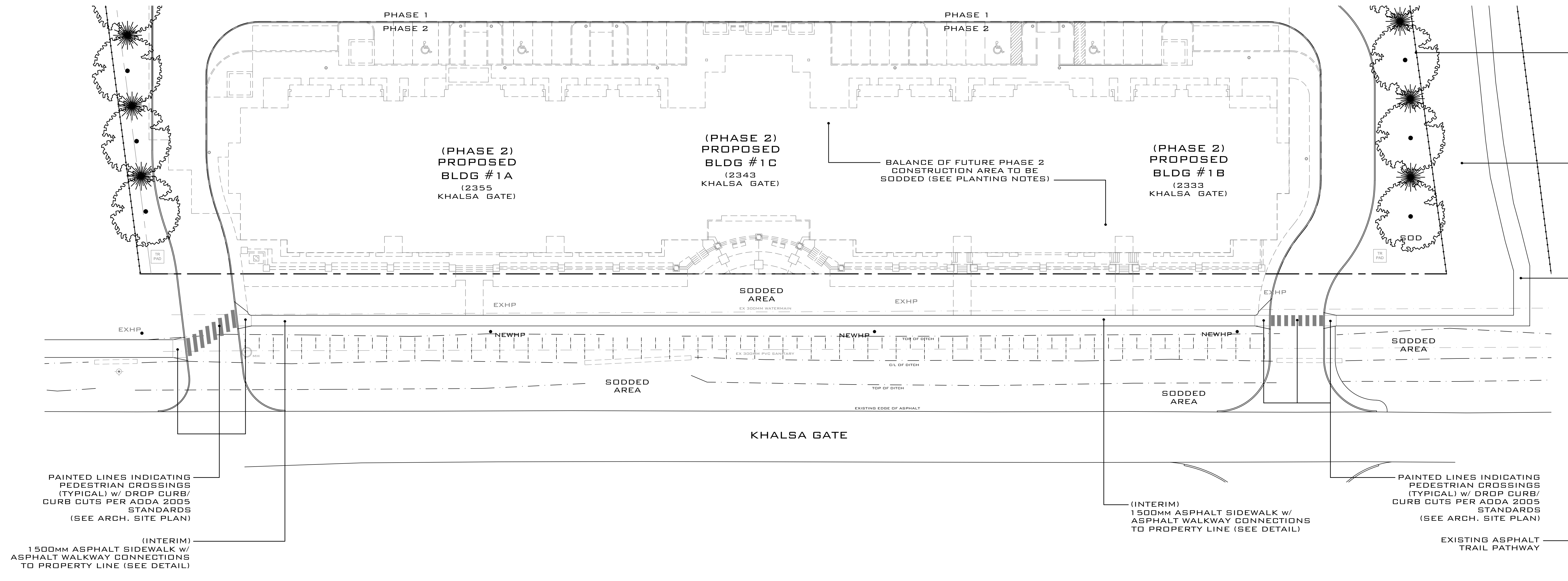
CLIENT:
BRONTE COMMUNITY DEVELOPMENTS

PROJECT:
UPPER GLEN ABBEY WEST APARTMENTS
2333, 2343, 2355, & 2377 KHALSA GATE
OAKVILLE, ONTARIO
SITE PLAN FILE #SP.1430.038/01

DRAWING:
PLANTING ENLARGEMENT (PHASE 1) AND DETAILS

DATE: MAR 2015	PROJECT NO.:
DESIGNED: DOB	2014-23
DRAWN: RPR	
CHECKED: DOB	DRAWING NO.:
	L3 OF 5
SCALE: 1:200	

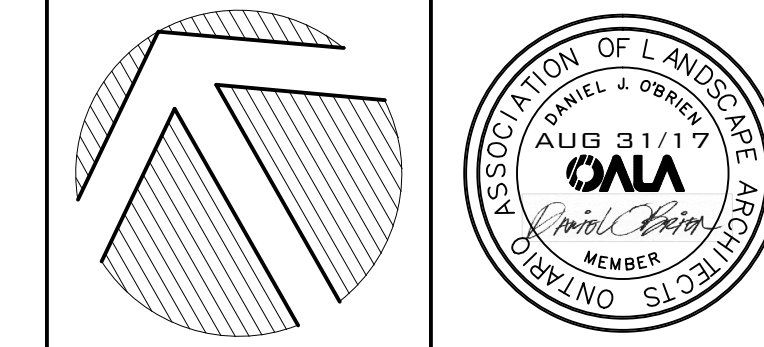
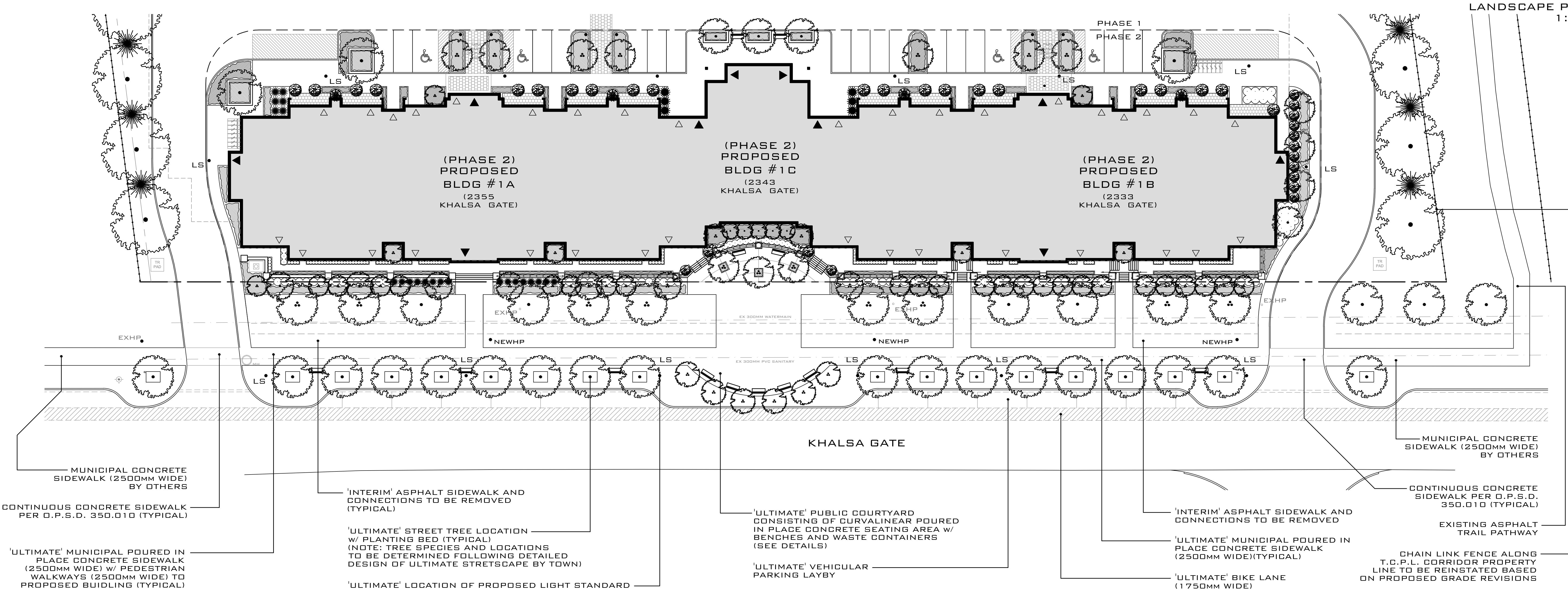
'INTERIM' STREETSCAPE
LANDSCAPE PLAN
1:250



REVISIONS:

DATE	NO.	ITEM	BY
12/06/15	01	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/07/15	02	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/09/15	03	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/12/15	04	ISSUED FOR BUILDING PERMIT	DOB
21/04/17	05	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/08/17	06	OKVILLE HYDRO POLE RELOCATION	DOB

'ULTIMATE' STREETSCAPE
LANDSCAPE PLAN
1:250



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LANDSCAPE DESIGN, CONSULTATION
& PROJECT MANAGEMENT

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WEB: www.obrien-associates.ca
180 MARY STREET
PORT PERRY, ONTARIO
L9L 1B7

EMAIL: danielobrien.associates@bellnet.ca

CLIENT:
BRONTE COMMUNITY DEVELOPMENTS

PROJECT:
UPPER GLEN ABBEY WEST APARTMENTS
2333, 2343, 2355,
& 2377 KHALSA GATE
OKVILLE, ONTARIO
SITE PLAN FILE #SP.1430.038/01

DRAWING:
(PHASE 1) INTERIM & ULTIMATE
STREETSCAPE LAYOUT PLAN

DATE: MAR 2015	PROJECT NO:
DESIGNED: DOB	2014-23
DRAWN: RPR	
CHECKED: DOB	DRAWING NO:
SCALE: 1:250	L4 OF 5

ASPHALT WALKWAY X-SECTION N.T.S.

GENERAL NOTES:

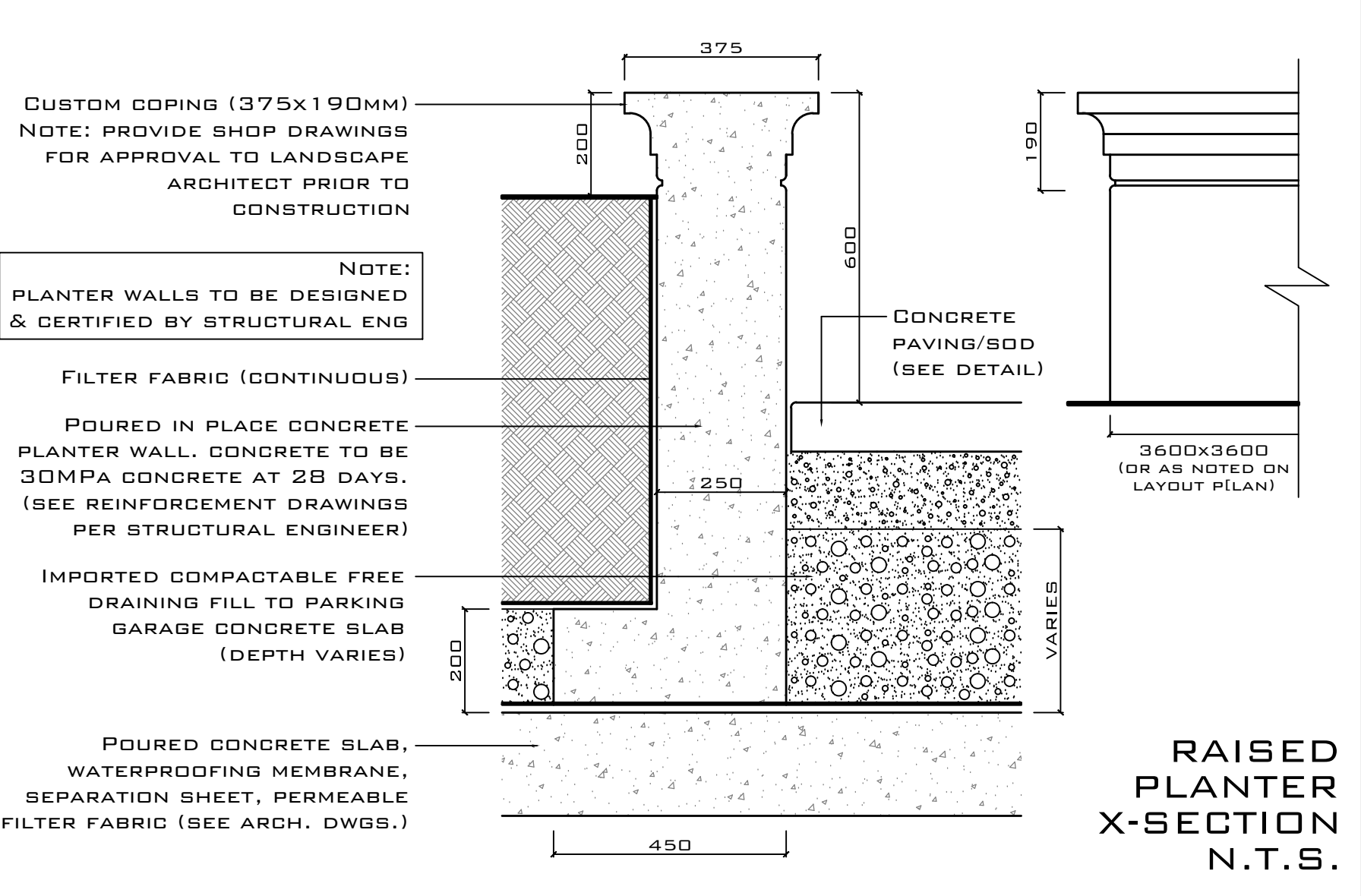
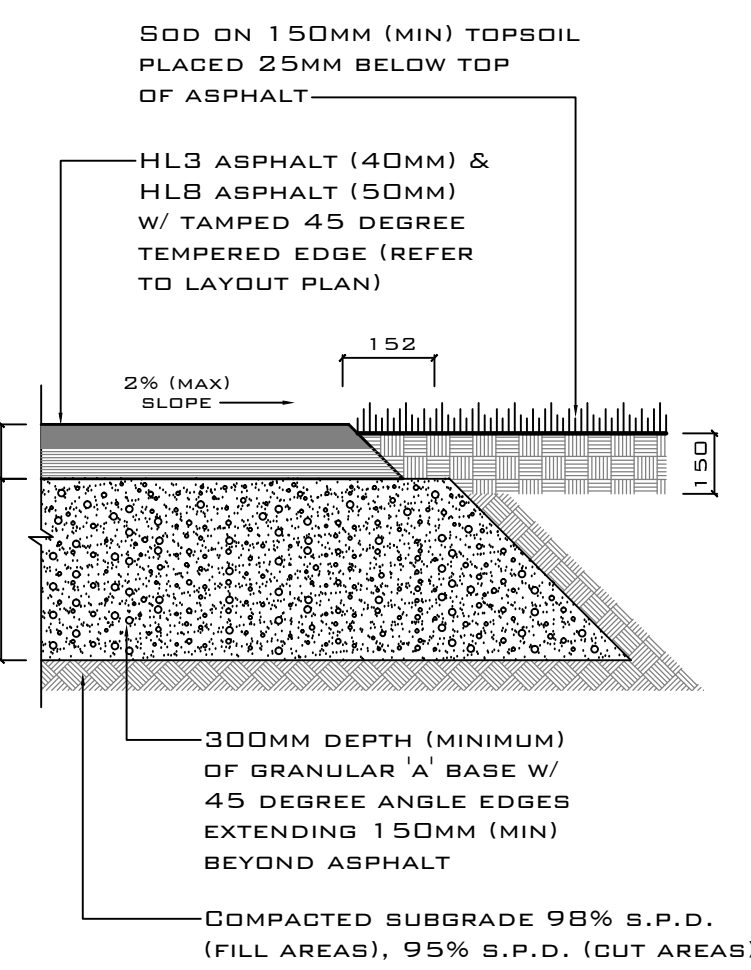
EXCAVATION: EXCAVATE TO 300MM (MIN) DEPTH OR DEEPER AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNSUITABLE SUBGRADE MATERIAL SUCH AS TOPSOIL, ALL SOFT SPOTS AND/OR ORGANIC MATTER REPLACED WITH CLEAN SUBSOIL FILL. SUBGRADE SHALL BE CONSOLIDATED TO A 98% S.P.D. REMOVE EXCAVATED MATERIAL OFF SITE UNLESS OTHERWISE DIRECTED.

GRANULAR BASE: 300MM LAYER OF GRANULAR 'A' COMPACTED TO 98% S.P.D. (MINIMUM).

ASPHALT: 40MM LAYER (AFTER COMPACTION) OF HOT MIX HL3 AND 50MM LAYER (AFTER COMPACTION) OF HOT MIX HL5 IN ACCORDANCE WITH O.P.S.S. STANDARDS.

EDGE TREATMENT: ASPHALT EDGE TO BE 45 DEGREE WELL TAMPED TO FORM UNIFORMLY, SMOOTH, CLEAN EDGES WITHOUT LATERAL DEVIATIONS.

DRAINAGE: SLOPE TO BE 2% (MINIMUM) ON CROWNED OR CROSS SLOPED PATHS AS DIRECTED ON SITE OR AS SHOWN IN DRAWINGS.

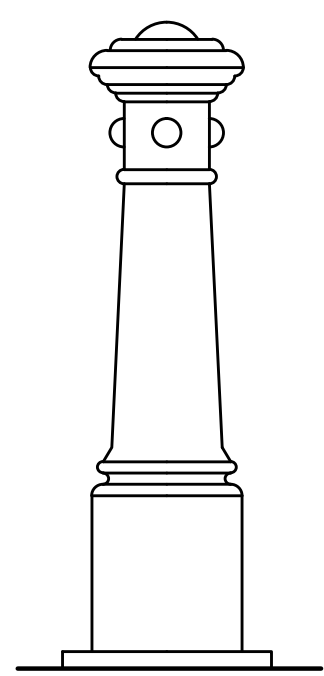


RAISED PLANTER X-SECTION N.T.S.

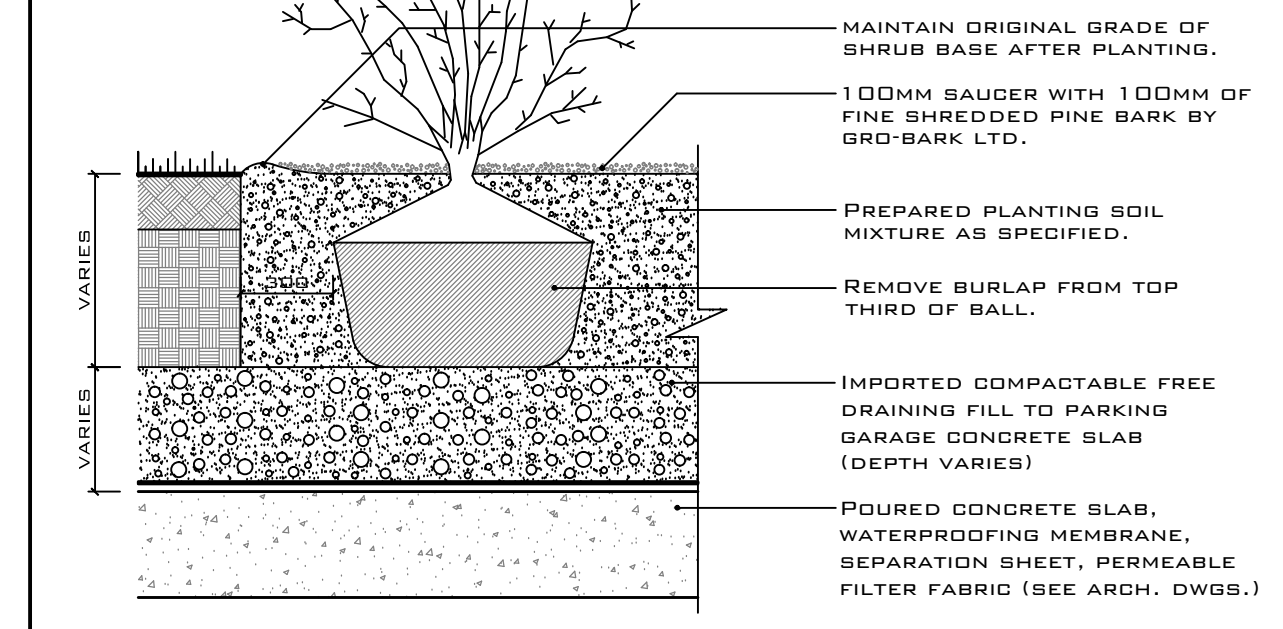
BOLLARD N.T.S.

MODEL: WINDSOR
COLOUR: BLACK
HEIGHT: 3'-8"
MANUFACTURER: TRISTAN SITE IMPROVEMENT PRODUCTS
68 SWAN STREET
AVL, ONTARIO
N0B 1E0
(TEL) 519-632-7427

NOTE:
SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION TECHNIQUES



SHRUBS X-SECTION (ON SLAB) N.T.S.

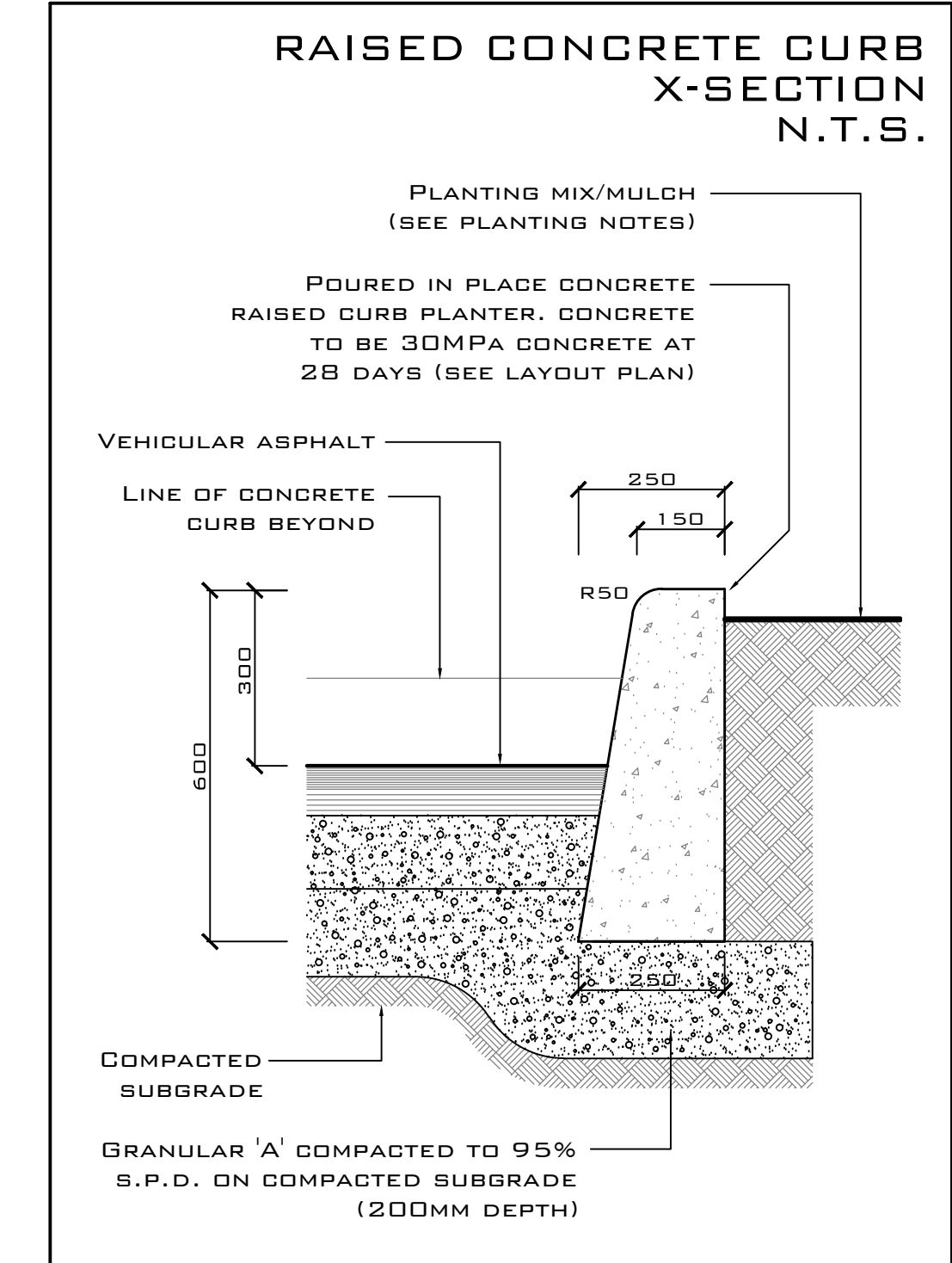


PANEL HEIGHT ***	PANEL WIDTH	POST SETTING (CENTRE TO CENTRE)
914mm (36")	2432mm (96 3/4")	2565mm (101")
1219mm (48")		2565mm (101")
1524mm (60")	1708mm (67 1/4")	1842mm (72 1/2")
1829mm (72")		1842mm (72 1/2")
2134mm (84")		1842mm (72 1/2")
2439mm (96")		1842mm (72 1/2")

COMMENTS:
TITLE: IRON EAGLE III ALUMINUM SERIES SILVER EAGLE
DRAWING No.: S3-01 (ALUM)
DATE: JAN 2010

SAFETY FENCE NOTES:

MANUFACTURER: IRON EAGLE INDUSTRIES (OR APPROVED EQUAL)
MODEL: IRON EAGLE III SILVER EAGLE
HEIGHT: 6'-0" HIGH
COLOUR: BLACK
POST CAP: BALL
NOTE: FENCE ALONG SOUTH PROPERTY LINE INCLUDING FOOTINGS TO BE ENTIRELY ON SUBJECT PROPERTY



4.1.10 CURB RAMPS

4.1 ACCESS AND CIRCULATION

RATIONALE
In the interest of moving people safely and efficiently off a roadway, the design of curb ramps is very important. The same issues related to the slopes of ramps apply equally to slopes of curb ramps. A well-designed curb ramp can be spotted by an uneven or gapped transition between the road surface and curb ramp. Flared sides on the curb ramp eliminate the hazard of pedestrians stepping off an edge. While a smooth transition and minimal slope are ideal for someone in a wheelchair, they are a potential hazard to an individual with a visual impairment who may not notice the transition from sidewalk to street. Textured surfaces become an important safety feature in this scenario.

APPLICATION
Curb ramps complying with this section shall be provided wherever any path of travel crosses a curb.

DESIGN REQUIREMENTS
Accessible curb ramps shall be on an accessible route complying with 4.1.4.

The running slope shall be between 1:50 and 1:20 (2% to 5%). In a retrofit situation where it is technically infeasible to achieve these slopes, a running slope no steeper than 1:12 (8.3%) may be used.

The minimum width of curb ramps, exclusive of flared sides, shall be 1500 mm (59 in.), except where the Alternate Ramp Curb configuration is used (Refer to Figure 4.1.10.2), where the minimum width at the top of the ramp may be reduced to 1220 mm (48 in.).

Flared sides shall typically be 900 mm (35-1/2 in.) as illustrated, measured at the curb location, with a slope not more than 1:12 where pedestrians are likely to walk across them.

Curb ramp configuration shall be as illustrated in Figures 4.1.10.1 to 4.1.10.7.

The maximum cross fall of gutters and road surfaces immediately adjacent to curb ramps shall be 1:20.

4.1 ACCESS AND CIRCULATION

4.1.10 CURB RAMPS

DESIGN REQUIREMENTS (Continued)
Designated areas for snow piling to be provided at all curb ramps, located away from pedestrian routes.

RELATED SECTIONS
4.1.1 Space and Reach Requirements
4.1.2 Ground and Floor Surfaces
4.4.8 Detectable Warning Surfaces
4.4.12 Glare and Light Sources
4.4.14 Materials and Finishes
4.4.15 Texture and Colour

Surfaces of curb ramps shall

- be slip-resistant; and
- incorporate a truncated dome detectable warning surface

- in compliance with 4.4.8;
- 600 mm (23-5/8 in.) long, starting 150-200 (5-7/8 to 7-7/8 in) back from the edge of the curb;
- extending the entire width of the ramp; and
- have a smooth transition from the ramp and adjacent surfaces.

GARDEN BENCH

MODEL: MLB700-W-A (SEE DETAIL ABOVE)
COLOUR: BLACK POWDERCOAT
OPTIONS: NONE
MANUFACTURER: MAGLIN SITE FURNITURE (TEL) 800-716-5506 (WEB) WWW.MAGLIN.COM

WASTE CONTAINER

MODEL: MLWR400-25-W (SEE DETAIL ABOVE)
COLOUR: BLACK POWDERCOAT
OPTIONS: IPE SIDES
MANUFACTURER: MAGLIN SITE FURNITURE (TEL) 800-716-5506 (WEB) WWW.MAGLIN.COM

NOTE: GARDEN BENCH TO BE SECURED TO BASE PER MANUFACTURERS INSTRUCTIONS
NOTE: WASTE CONTAINER TO BE SECURED TO BASE PER MANUFACTURERS INSTRUCTIONS

MLB700-W-A
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1.38" x 1.31" (3.5 cm x 3.3 cm) and 1.38" x 4.00" (3.5 cm x 10.2 cm) ipe slats.
FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.
INSTALLATION: The bench is delivered pre-assembled. Holes (Ø 5") are provided in each foot for securing to base.
TO SPECIFY: Selected MLB700-W-A
Choose:
- Powdercoat Color
OPTIONS:
- Center Arm
- Plaque
- Slate Detentent
COMPLEMENTARY PRODUCTS:
- MLB700B-W
- MLWR400-25
- MLPT720 Series
DIMENSIONS:
Height: 16.88" (42.9 cm)
Length: 69.94" (177.7 cm)
Depth: 20.44" (51.9 cm)
Seat: 25.00" (63.4 cm)
Weight: 130lbs (60kg)

MLWR400-25
MATERIALS: The trash container is constructed using a steel frame and wood, recycled plastic slats or HDPC panels. A 25 gallon commercial grade plastic liner is provided.
FINISH: All steel components are protected with E-Coat anti-rust coating. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.
INSTALLATION: The trash container is delivered pre-assembled. Holes (Ø 5") are provided in each mounting foot for securing to base.
TO SPECIFY: Selected MLWR400-25
Choose:
- Side
- Ipe (MLWR400-25-W)
- Recycled Plastic
- MLWR400-25-RS (Sand)
- MLWR400-25-RG (Grey)
- MLWR400-25-RC (Cedar)
- HDPC
- MLWR400-25-PCS (Charcoal)
- MLWR400-25-PCS (Sandstone)
- Powdercoat Color
DIMENSIONS:
Height: 30.00" (76.2 cm)
Width: 21.00" (53.3 cm)
Depth: 21.00" (53.3 cm)
Weight: 127lbs (57kg)
Liner Capacity: 25.0 Gallons / 94.8 Litres

PLT31/08/17

DATE	NO.	ITEM	BY
12/06/15	01	ISSUED FOR SITE PLAN RESUBMISSION	DOB
31/07/15	02	ISSUED FOR SITE PLAN RESUBMISSION	DOB
11/09/15	03	ISSUED FOR BUILDING PERMIT	DOB
11/12/15	04	ISSUED FOR SITE PLAN RESUBMISSION	DOB
21/04/17	05	ISSUED FOR POLE RELOCATION	DOB
31/08/17	06		

REVISIONS:

ASSOCIATION OF LANDSCAPE ARCHITECTS
ONLINE MEMBER

LANDSCAPE ARCHITECTS
LANDSCAPE DESIGN, CONSULTATION & PROJECT MANAGEMENT

DANIEL J. O'BRIEN & ASSOCIATES LTD.
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WEB: www.obrienassociates.ca
EMAIL: danielobrien@belnet.ca

180 MARY STREET
PORT PERRY, ONTARIO
L9L 1B7

CLIENT:
BRONTE COMMUNITY DEVELOPMENTS

PROJECT:
UPPER GLEN ABBEY WEST APARTMENTS
2333, 2343, 2355, & 2377 KHALSA GATE
OAKVILLE, ONTARIO
SITE PLAN FILE #SP.1430.03B/01

DRAWING:
(PHASE 1) LANDSCAPE CONSTRUCTION DETAILS

DATE:	DESIGNED:	CHECKED:	SCALE:	PROJECT NO:	DRAWN:	DRAWING NO:
MAR 2015	DOB	DOB	AS SHOWN	2014-23	RPR	L5 OF 5