

QUEEN & JAMESON

1437-1455 QUEEN STREET WEST

A PROJECT OF
STANFORD HOMES
2700 DUFFERIN STREET, UNIT 50
TORONTO, ON M6B 4J3
(905) 780-9610

LANDSCAPE ARCHITECT

STUDIO tla

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STAMP

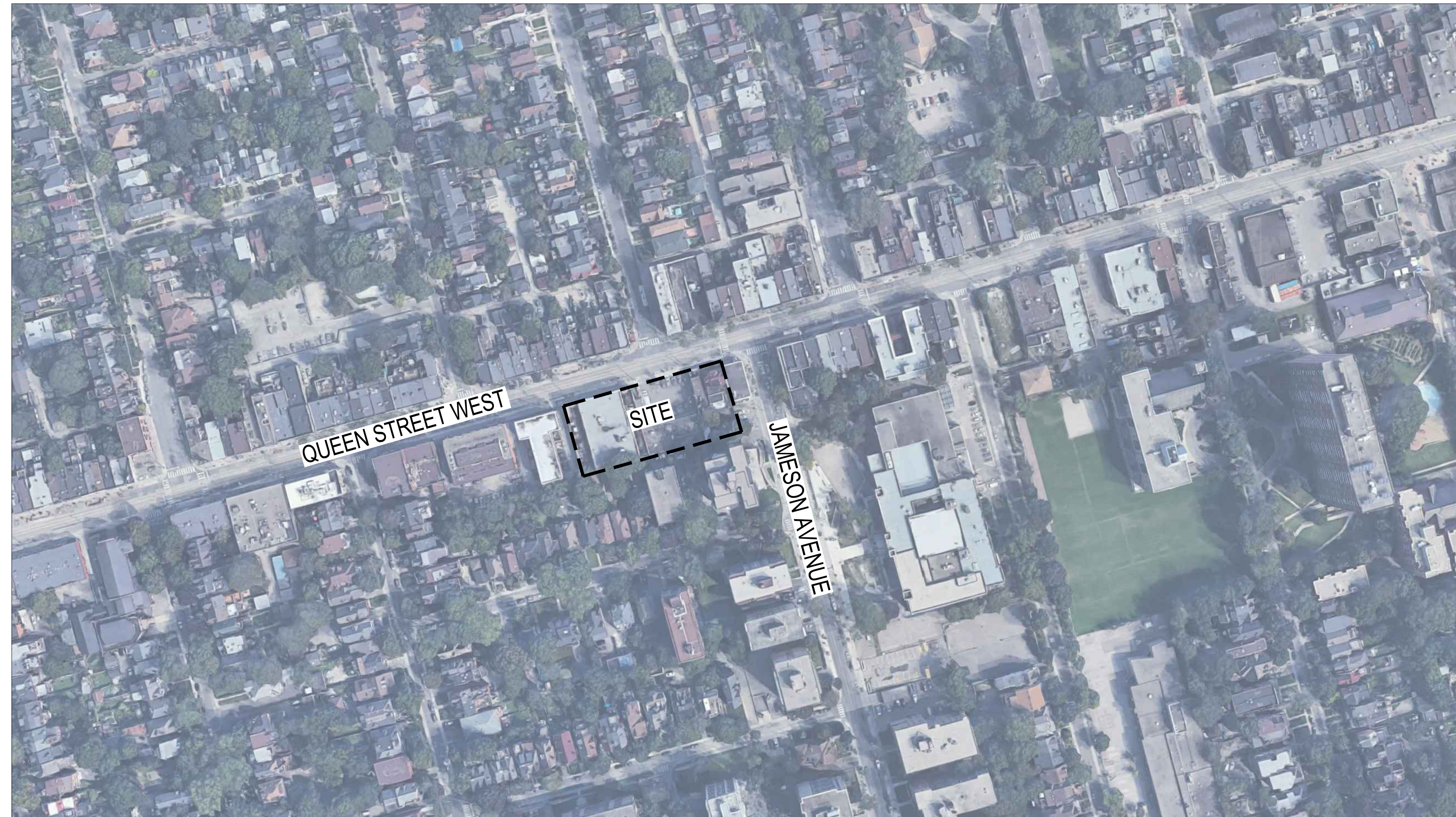


REVISIONS

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1	ISSUED FOR SPA

PHASE
ZBA/SPA

PROJECT NUMBER
23-109



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TORONTO, ON M6K 1M2

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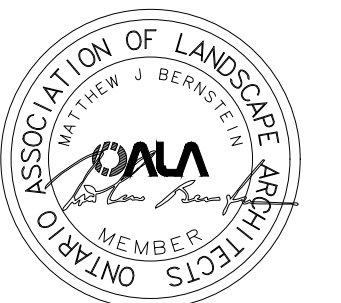
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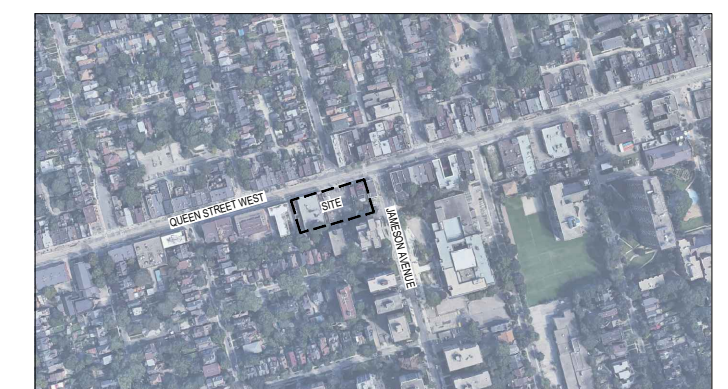
Revisions

1 ISSUED FOR 2B/SPA 2023-04-21 JR

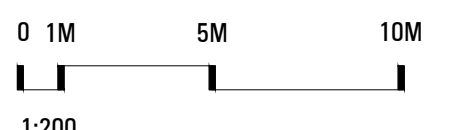
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Key map



Scale



Phase
SPA PHASE



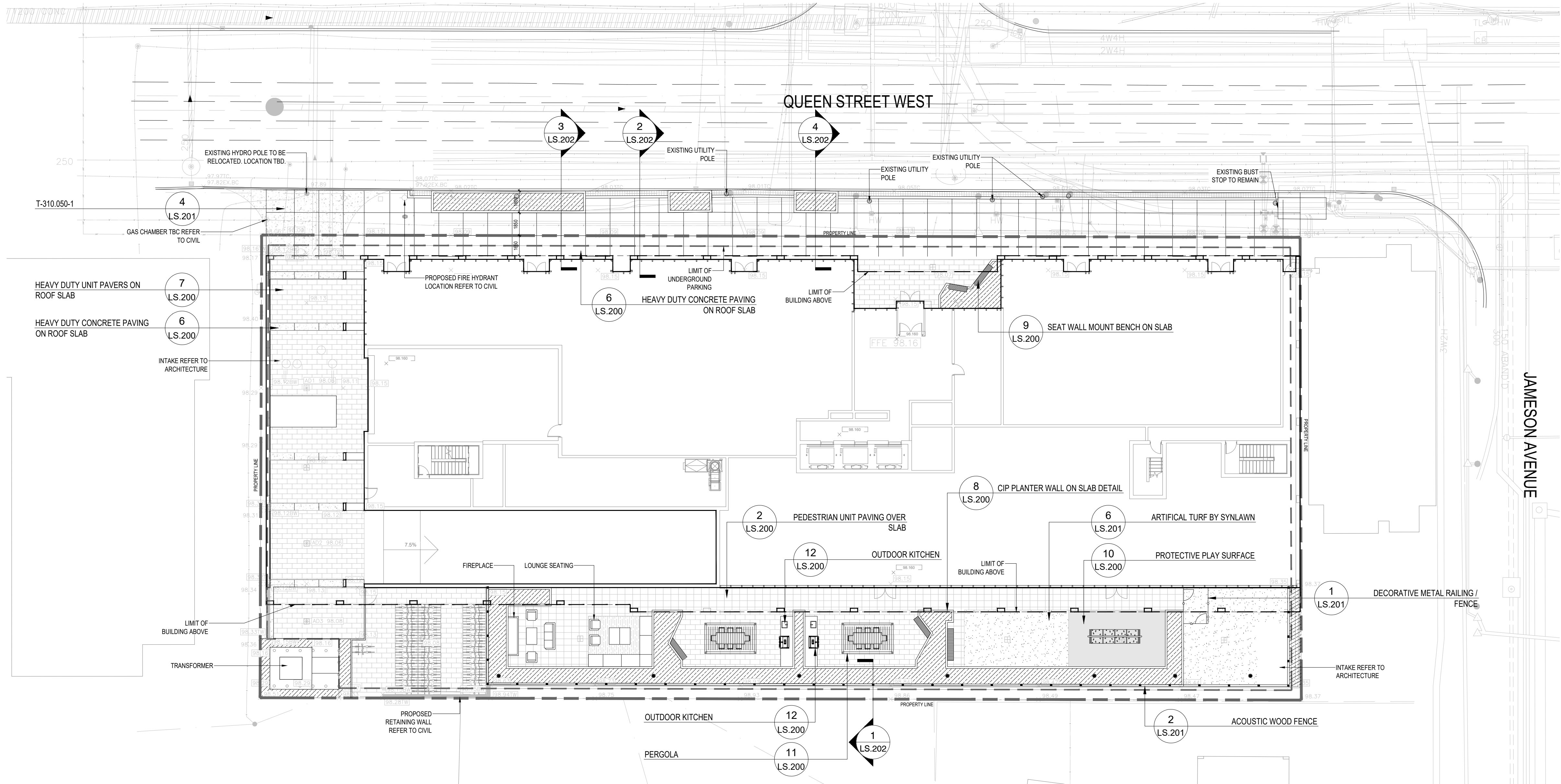
Drawing Name

LANDSCAPE PLAN

Sheet Number

NOT FOR CONSTRUCTION

LS.100



GENERAL NOTES

1. ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000mm ARE SHOWN AS A WHOLE NUMBER. ALL DIMENSIONS ARE GIVEN TO FACE OF CURB AND FACE OF FOUNDATION AND SITE WALLS, UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION.
3. CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO CONSTRUCTION TO BECOME FAMILIAR WITH EXISTING CONDITIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS, CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND/OR SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITIES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
5. CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT, GRADING, STAKING, AND SURVEYING REQUIRED FOR CONSTRUCTION. REFER TO EXISTING SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR SHALL FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
8. PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS BEFORE ASPHALT OR CONCRETE HAS CURED. DO NOT LEAVE ANY HOLES OPEN OVERNIGHT.
9. KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
10. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR APPROVAL PRIOR TO PLACING ORDERS.
11. ALL WORK SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.
12. CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.
13. AT ALL EDGES OF EXISTING SIDEWALK OR CURB AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SAWCUT AND REMOVE EXISTING CONCRETE BACK TO THE NEAREST CONTRACTION JOINT TO PROVIDE A SMOOTH TRANSITION TO THE NEW CONCRETE.
14. INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE PAVEMENT, SLABS, OR FOOTINGS.
15. INSTALL EXPANSION JOINTS AT MAXIMUM 6 METER INTERVAL.

16. 75% OF HARDSCAPE TO BE HIGH-ALBEDO PAVING.

17. EXTERIOR LIGHTS SHALL BE SHIELDED AND FULLY CUT-OFF WITH NO UPLIGHTING.

18. ANY GROUND LEVEL GRATES, INTAKES AND EXHAUST SHIFTS WILL HAVE MAXIMUM POROSITY OF 20MM X 20MM OR 4MM X 10MM.

19. ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ON-SITE IN BALLED AND BURLAPPED CONDITION, WITH A MINIMUM CALIPER OF 70MM (OR AS SPECIFIED IF LARGER). EACH TREE SHALL HAVE THE BURLAP AND WIRE CAGE OPENED AND SOIL BRUSHED AWAY UNTIL THE FIRST PROPER ROOT IS FOUND INDICATING THE TOP OF THE REAL ROOT BALL. THE TREE IS THEN TO BE PLANTED WITH THIS LEVEL TO BE CONSIDERED THE TOP OF THE ROOT-BALL FOR ALL OTHER INSTRUCTIONS. ANY TREE FOUND PLANTED WITH THE FIRST PROPER ROOT MORE THAN 2.5CM BELOW PLANTING LEVEL WILL BE REJECTED AND REQUIRE REPLACEMENT OR REPLANTING AT THE CITY'S DISCRETION.

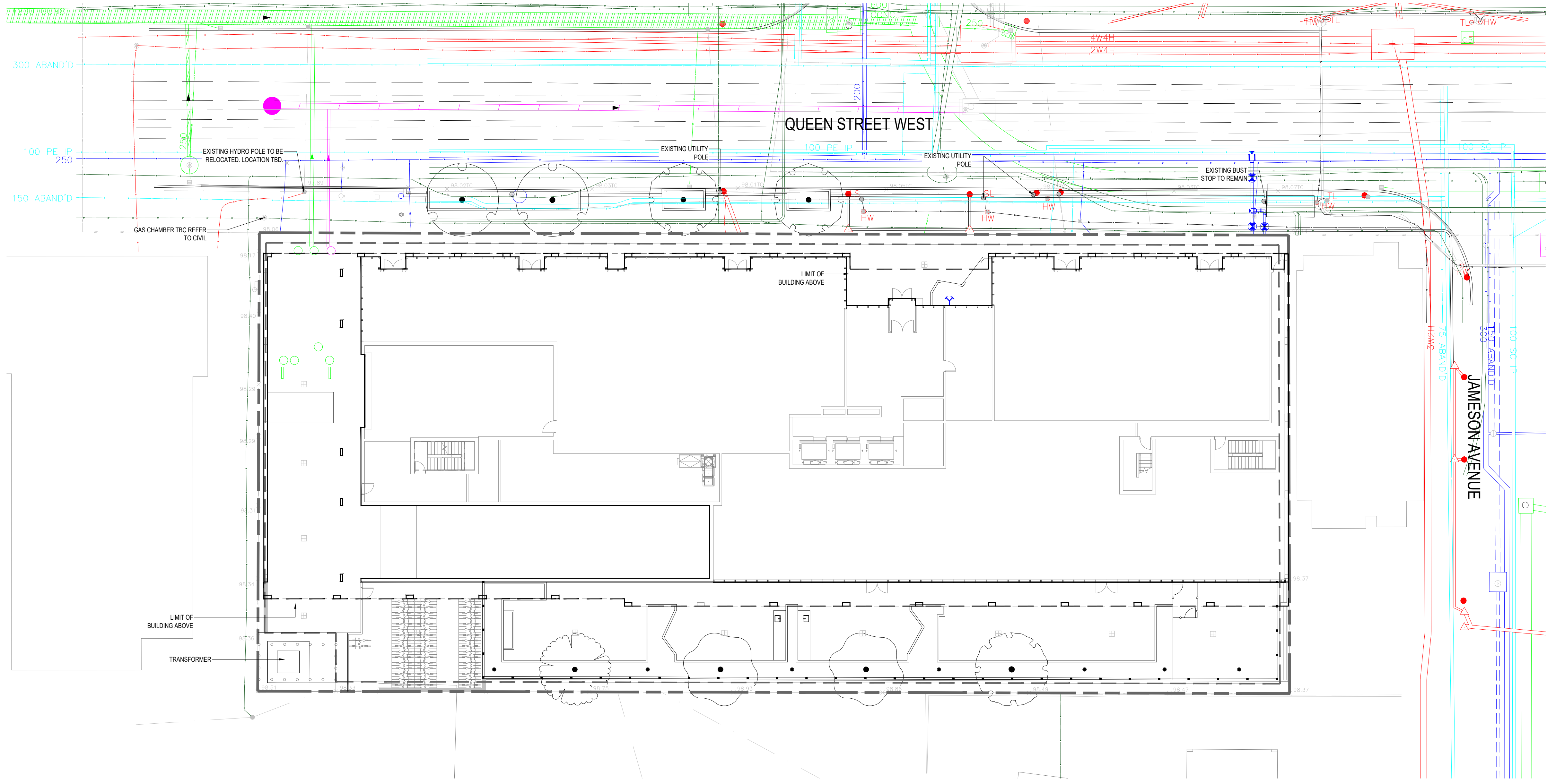
20. URBAN FORESTRY REQUIRES THAT THE PLANTING AREAS TO BE DE-COMPACTED AS PREPARATION FOR PLANTING BY EXCAVATING 80CM OF THE EXISTING SOIL, SCARIFY THE OPEN FACES AND BOTTOM AND REPLACE WITH NEW SANDY LOAM (CITY STANDARD SOIL). PLEASE PROVIDE PROOF (PHOTOS) OF THE PLANTING PREPARATION PROCESS INDICATING ALL STAGES TO THE SUPERVISOR TREE PROTECTION AND PLAN REVIEW, BY EMAILING THE PHOTOS TO TPREAST@TORONTO.CA

21. TREES TO HAVE A SOIL VOLUME OF 30M³.

22. SOIL COMPOSITION: A SANDY LOAM TEXTURE PROFILE (50-60% SAND, 20-40% SILT, AND 6-10% CLAY), 2-5% ORGANIC MATTER BY DRY WEIGHT, AND A MAXIMUM PH OF 7.5.

LEGEND

- PEDESTRIAN UNIT PAVERS SRI >29
- HEAVY DUTY VEHICULAR UNIT PAVING SRI >29
- HEAVY DUTY VEHICULAR CONCRETE PAVING SRI >29
- PEDESTRIAN CONCRETE PAVING SRI >29
- ARTIFICIAL TURF
- LOUNGE FURNISHING
- BENCH



- LEGEND**
- EXISTING AND PROPOSED STORM WATER UTILITIES (REFER TO CIVIL DRAWINGS FOR DETAILS)
 - EXISTING AND PROPOSED SANITARY SEWER UTILITIES (REFER TO CIVIL DRAWINGS FOR DETAILS)
 - EXISTING AND PROPOSED WATER UTILITIES (REFER TO CIVIL DRAWINGS FOR DETAILS)
 - EXISTING TORONTO HYDRO LINES
 - EXISTING TRAFFIC LIGHTS / HYDRO POLES
 - EXISTING COMMUNICATION LINES
 - EXISTING AND PROPOSED GAS UTILITIES (REFER TO CIVIL DRAWINGS FOR DETAILS)

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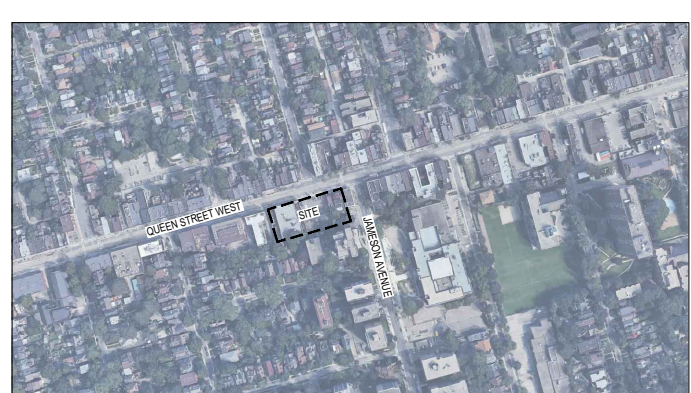
Revisions

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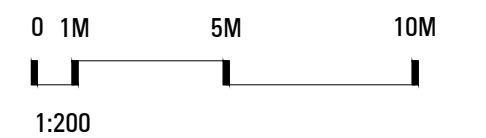
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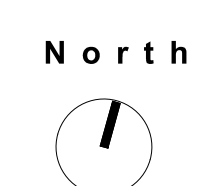
Key map



Scale



Phase
SPA PHASE



Drawing Name
PUBLIC UTILITIES PLAN

Sheet Number
NOT FOR CONSTRUCTION

LU.100

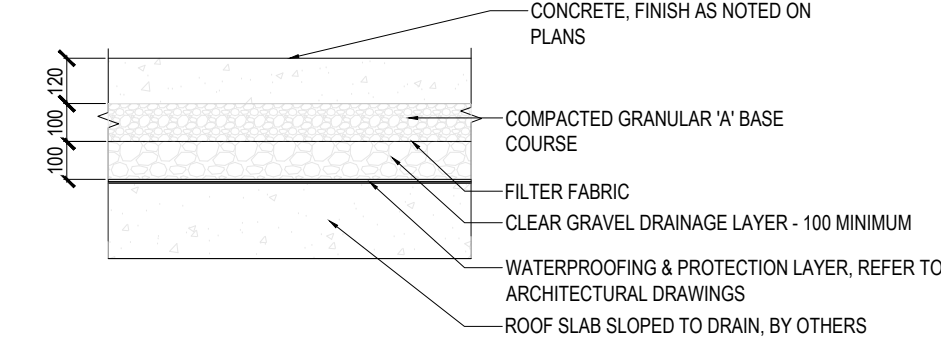
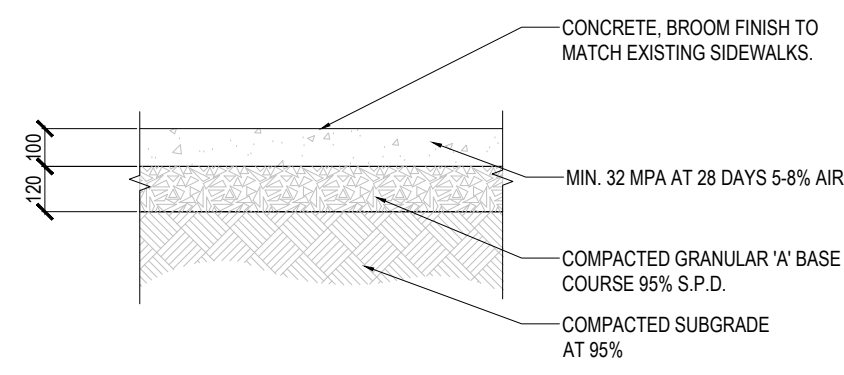
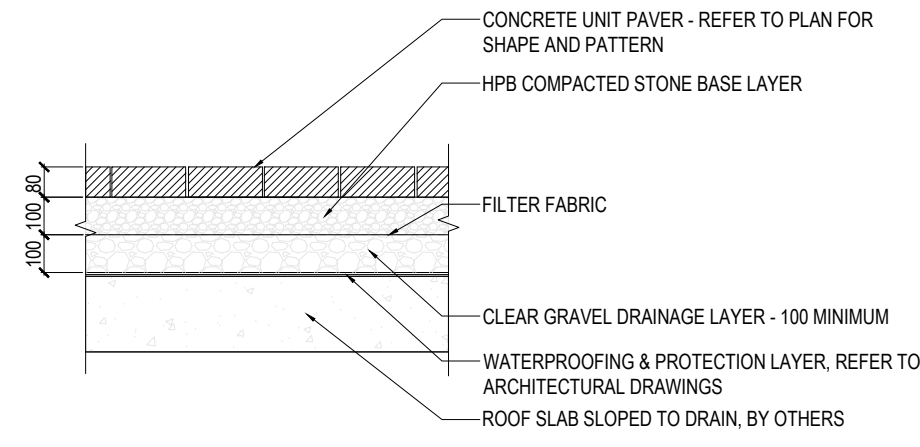
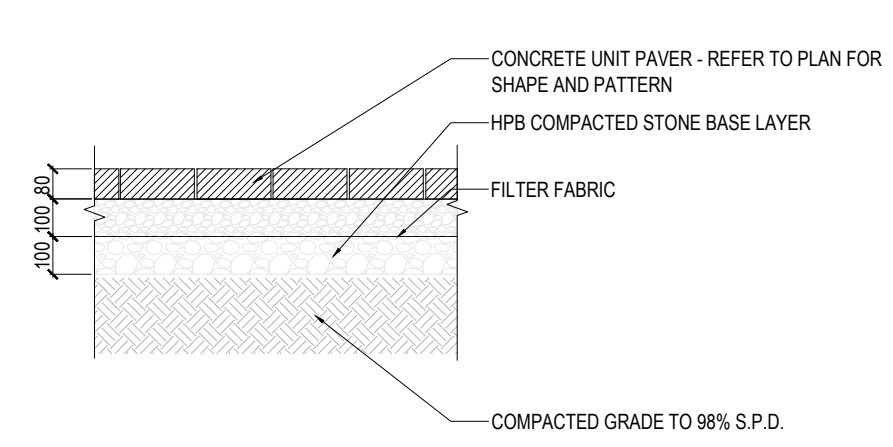
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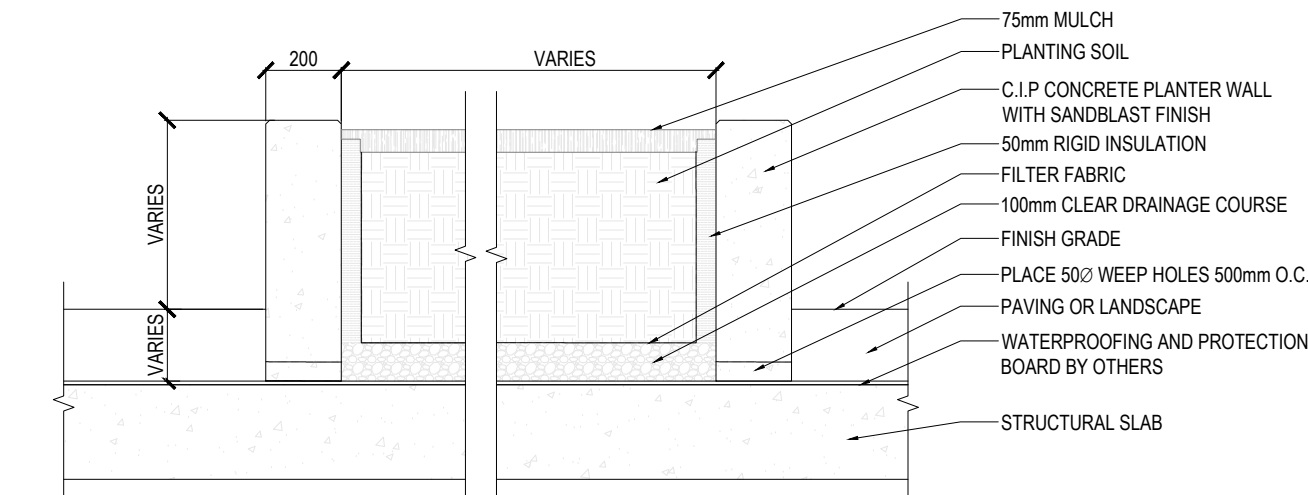
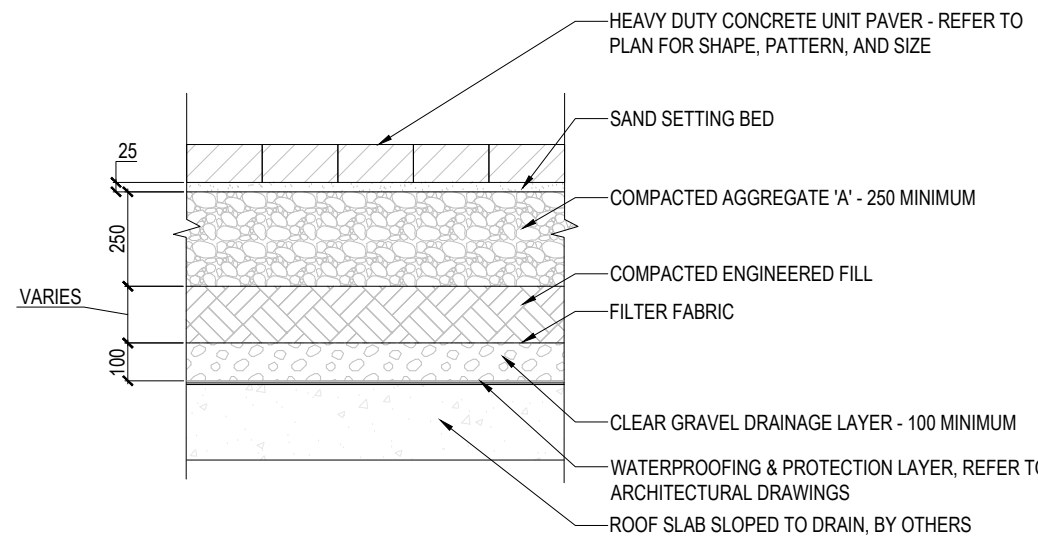
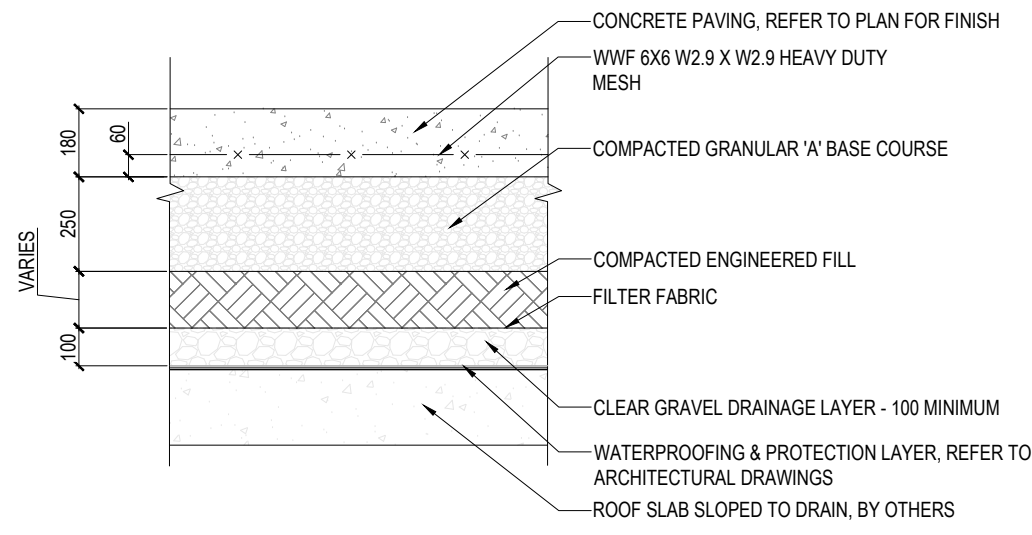
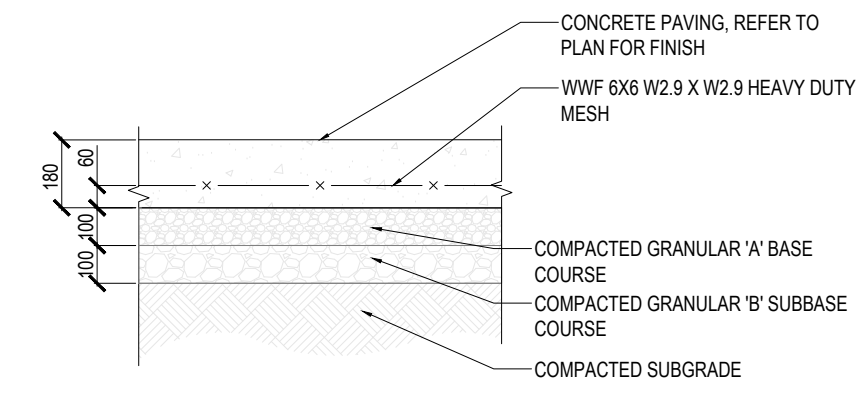


1 PEDESTRIAN UNIT PAVING ON GRADE
1:20

2 PEDESTRIAN UNIT PAVING OVER SLAB
1:20

3 PEDESTRIAN CONCRETE PAVING SECTION
SCALE=1:20

4 PEDESTRIAN CONCRETE PAVING OVER SLAB
SCALE=1:20



5 HEAVY DUTY CONCRETE PAVING ON GRADE
SCALE=1:20

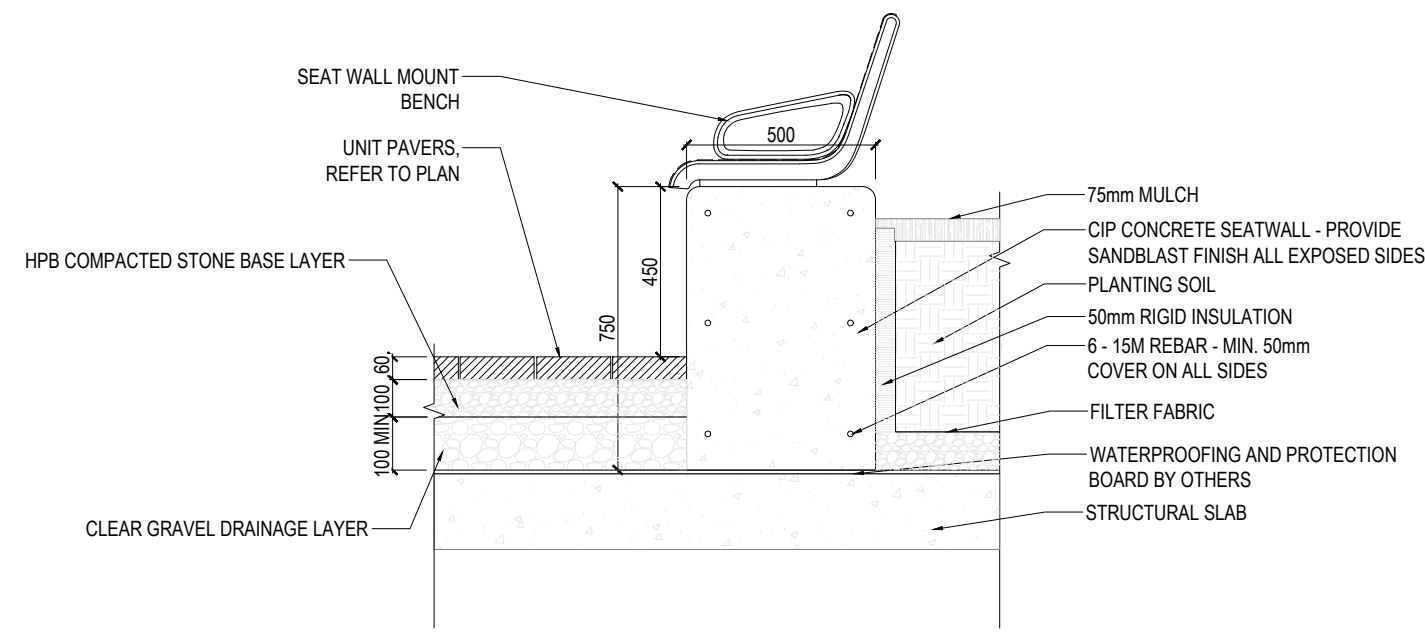
6 HEAVY DUTY CONCRETE PAVING ON ROOF SLAB
1:20

7 HEAVY DUTY UNIT PAVERS ON ROOF SLAB
1:20

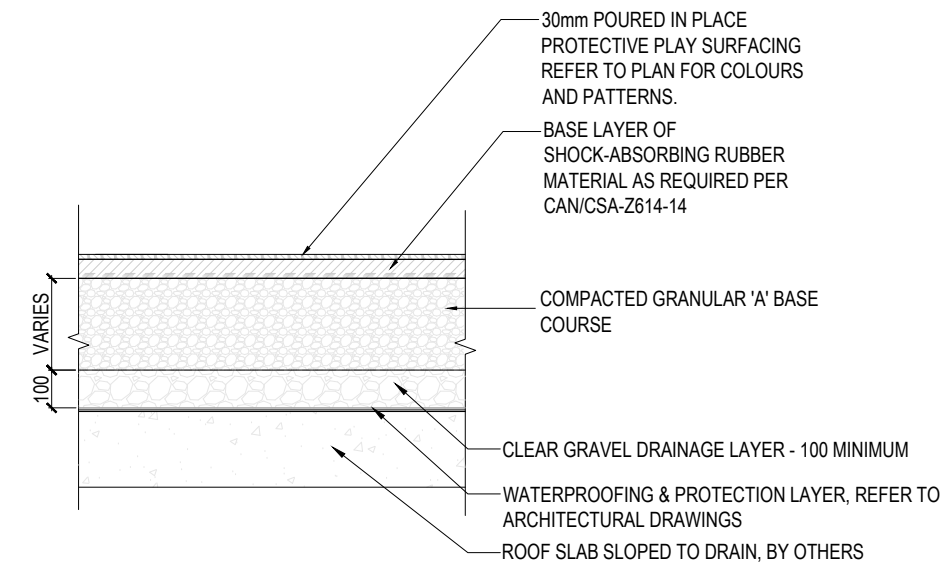
8 CIP PLANTER WALL ON SLAB DETAIL
SCALE=1:20



PORT BENCH BY 'MMCITE'.
MODEL: 'PQX58-02'
COLOUR: 'T80'
MOUNTING: SURFACE MOUNT AS PER MANUFACTURER SPECIFICATIONS.



9 SEAT WALL MOUNT BENCH ON SLAB
SCALE = N.T.S.



10 PROTECTIVE PLAY SURFACE
SCALE=1:20

Pergola
CHS-2010-16-AL-Sub7.25 - Pergola, Aluminum Frame & Slats
Our Pergola features all aluminum construction, 4" x 4" posts with built-in surface mount plates and concealed covers, and 2" x 4" horizontal roof slats. Slats feature our 'Slater' aged wood-grain finish. The frame has been designed to accept a variety of lighting and heat options. Custom sizes are also available.

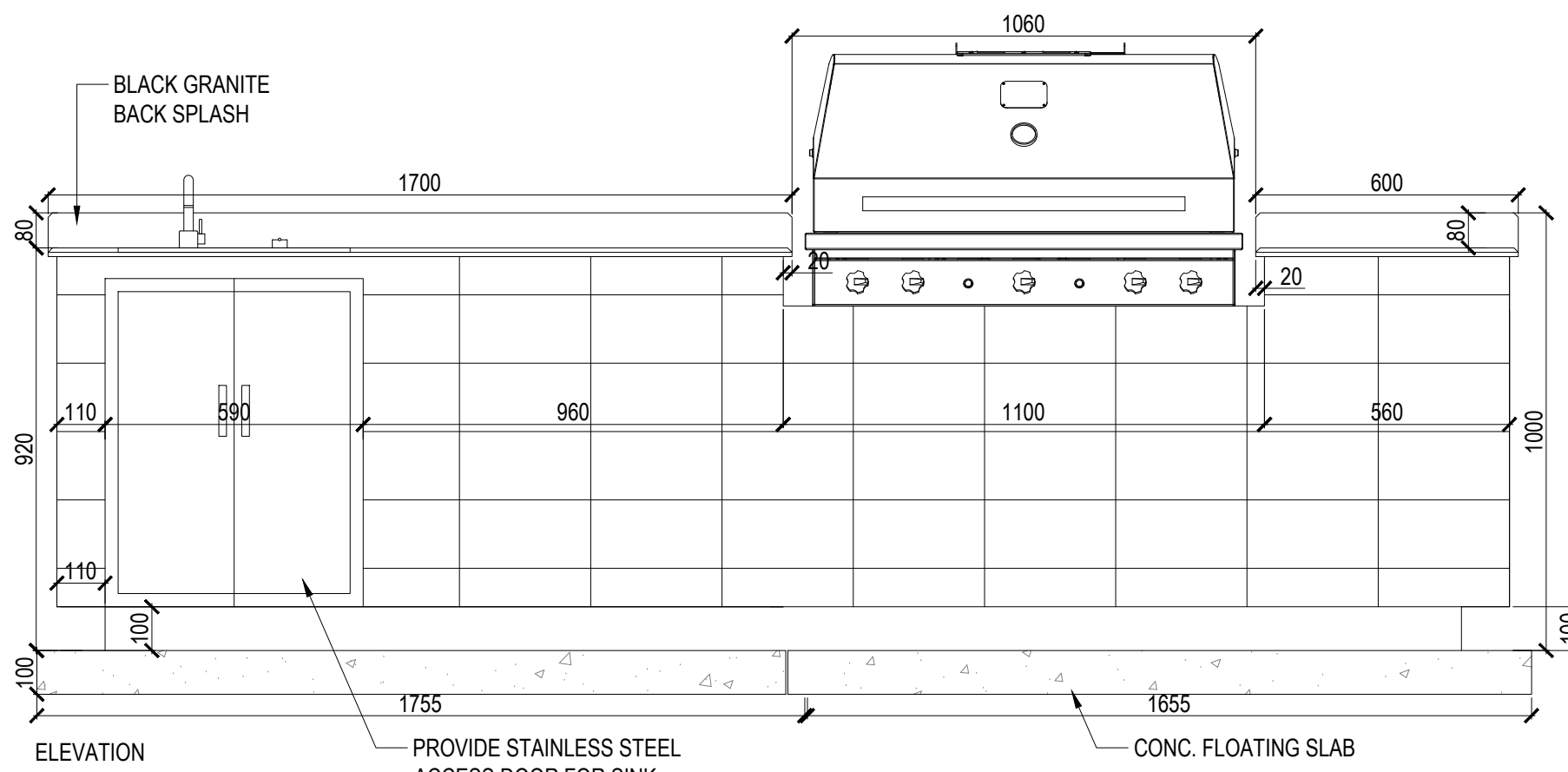
Width: 96" (243.8 cm)
Depth: 96" (243.8 cm)
Height: 87" (221.0 cm)



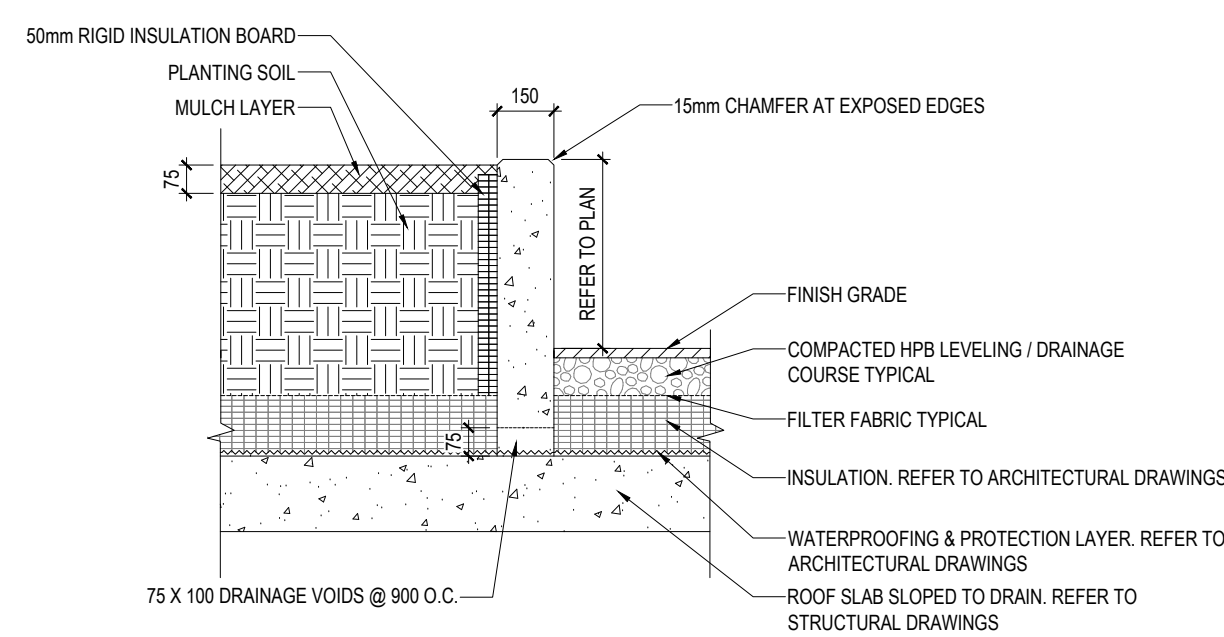
HAUSER
CONTRACT

sales@hauser.ca
800-268-7328
hauser.ca

11 PERGOLA
NO SCALE



12 OUTDOOR KITCHEN
SCALE 1:15

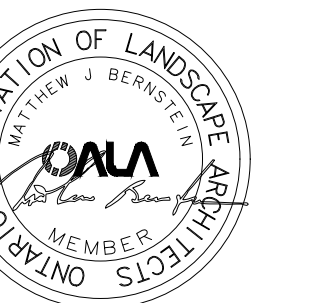


13 PLANTER WALL ON SLAB
1:20

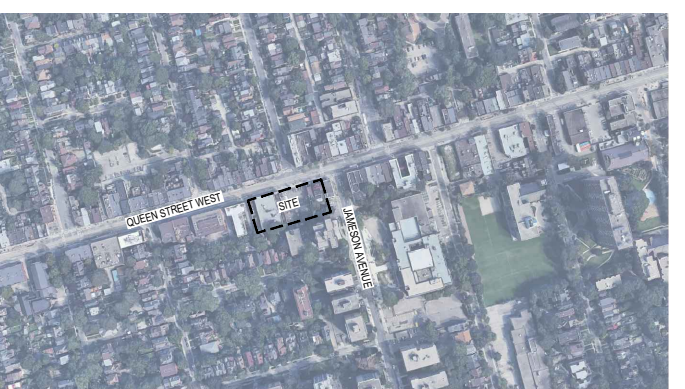
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Stamp



Key map



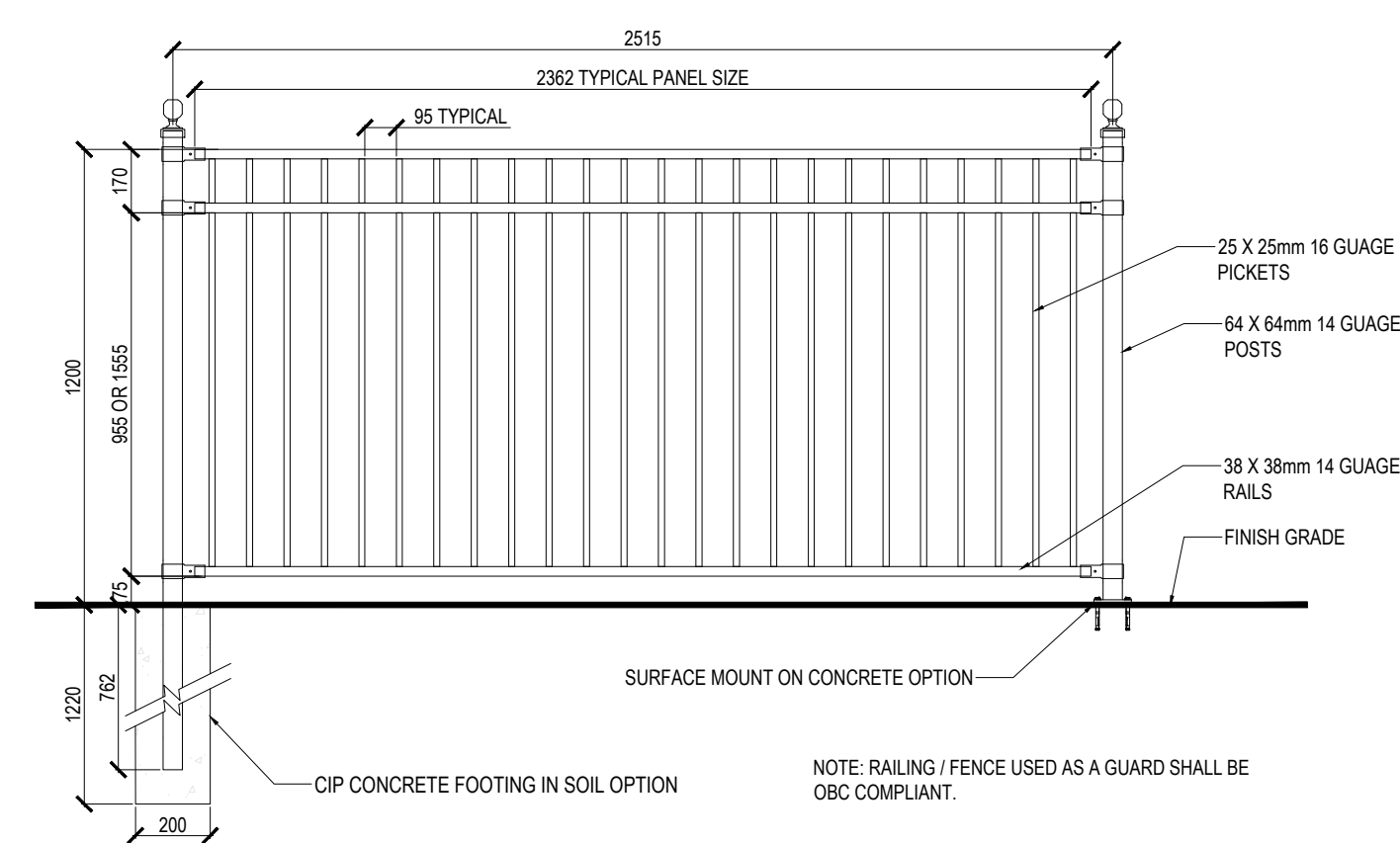
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Phase North
SPA PHASE

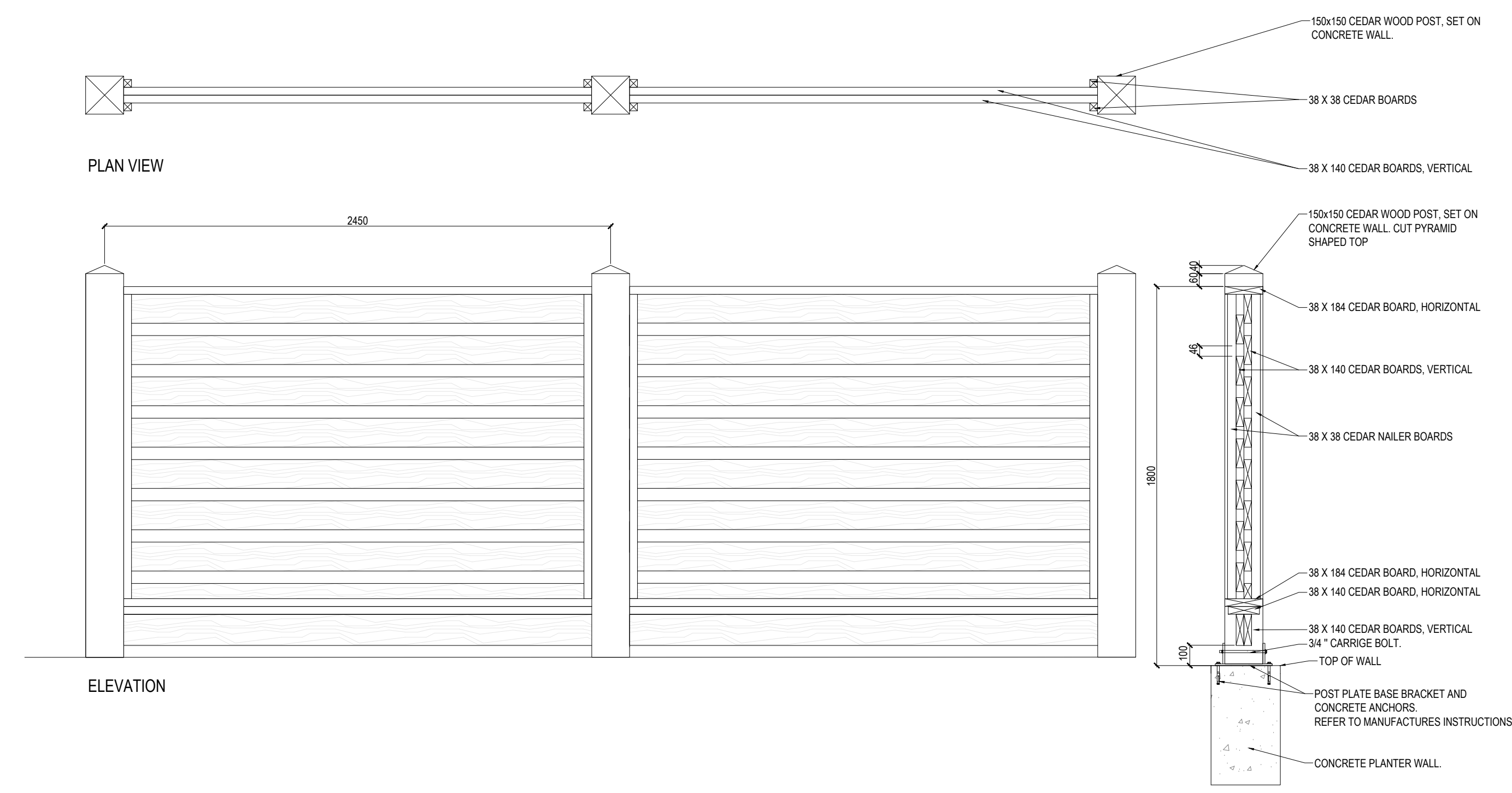
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HARDSCAPE DETAILS

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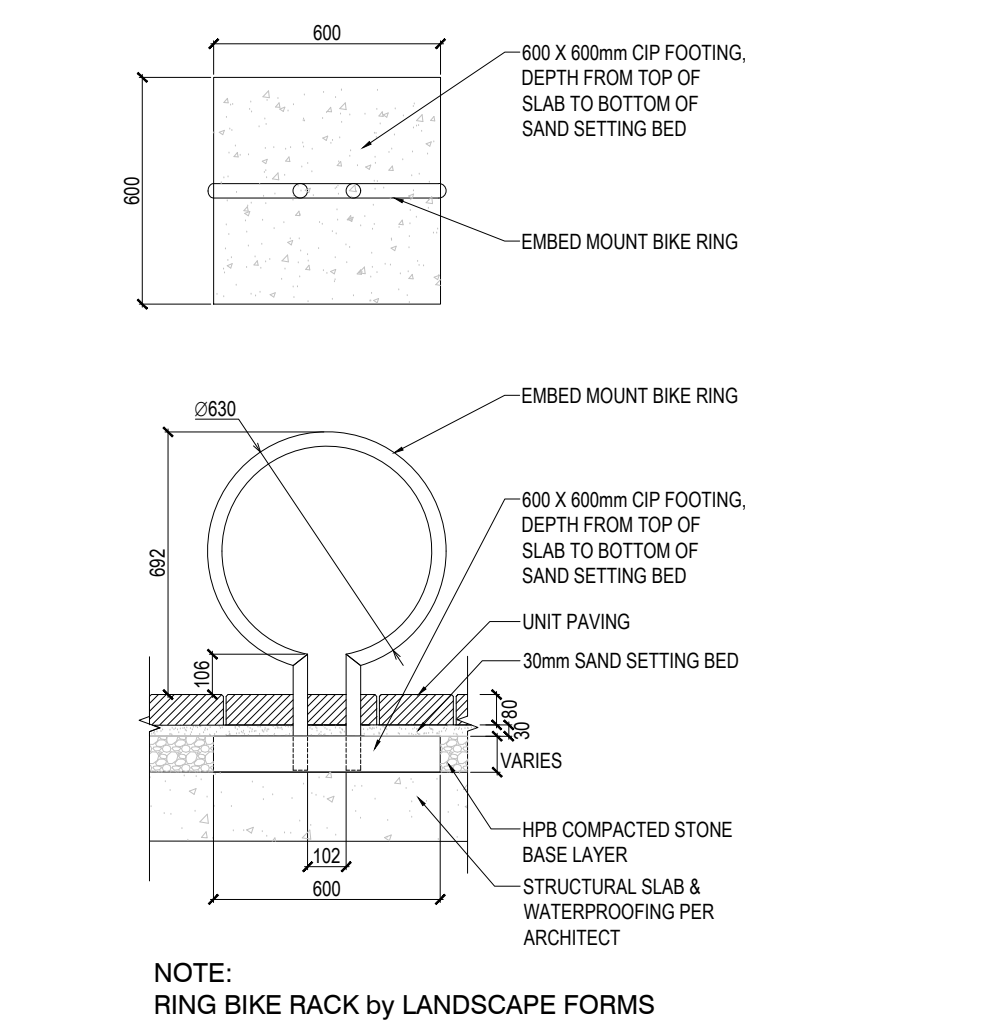
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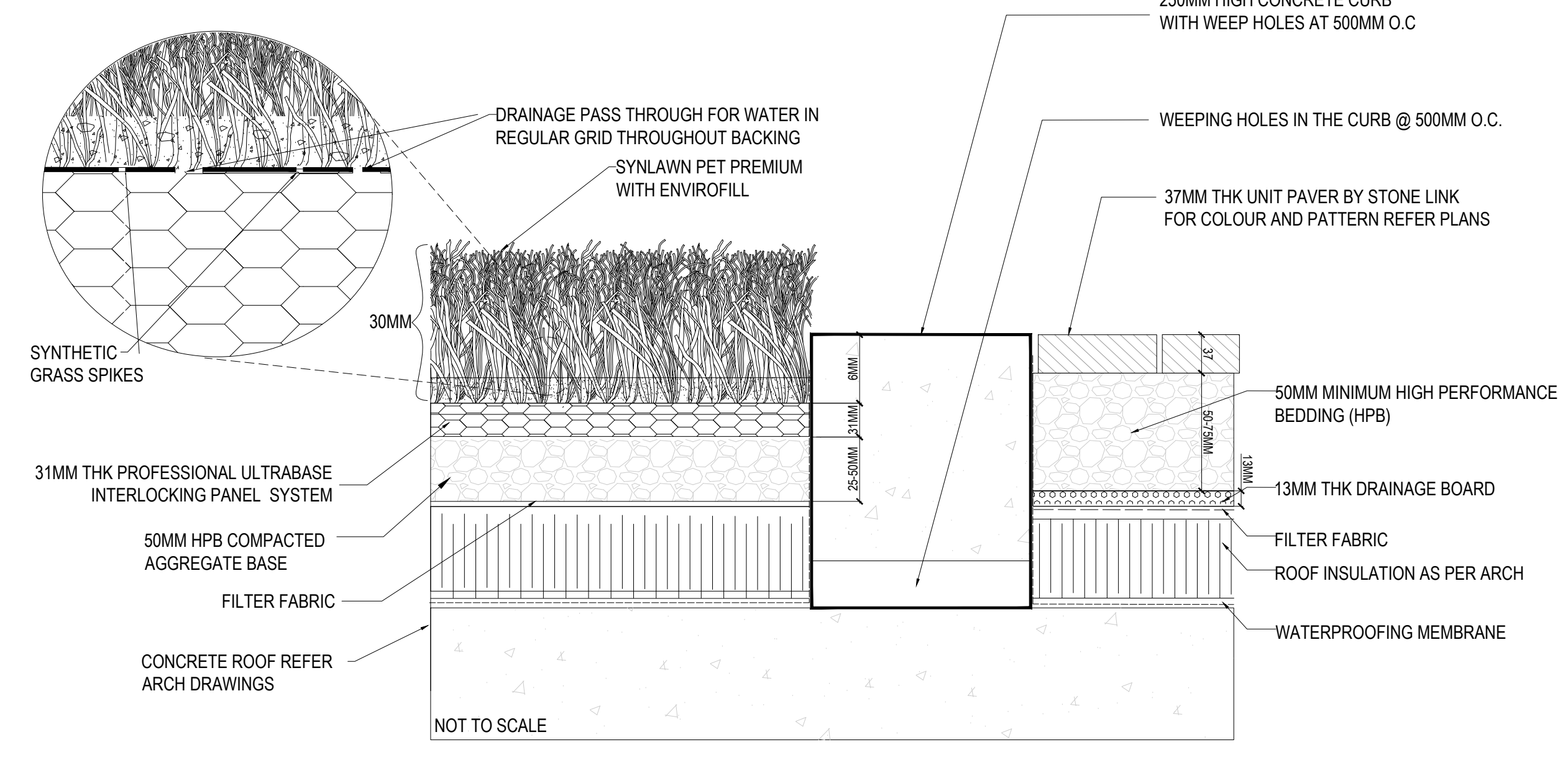
1 DECORATIVE METAL RAILING / FENCE
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2 ACOUSTIC WOOD FENCE
SCALE=1:20



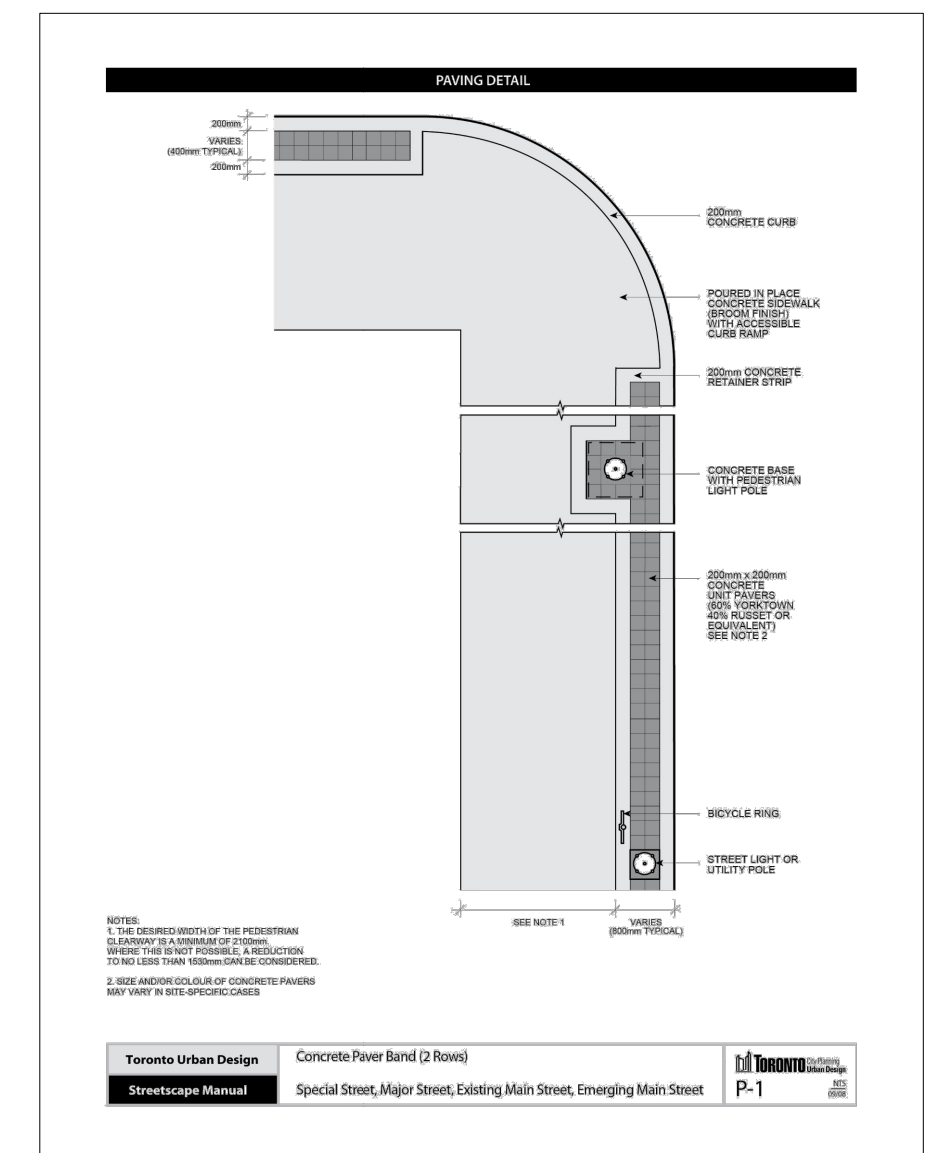
3 RING BIKE RACK ABOVE ROOF SLAB
SCALE=1:20



SPECIFICATIONS
 YARN TYPE: GRASS ZONE™: POLYETHYLENE HORSESHOE
 YARN TYPE: THATCH ZONE™: TEXTURIZED POLYPROPYLENE
 YARN COLOR: GRASS ZONE™: FIELD GREEN / LIME
 YARN COLOR: THATCH ZONE™: TURF GREEN
 PILE HEIGHT: GRASS ZONE™: 1 1/2"
 YARN FACE WEIGHT: 80 OZ
 ROLL WIDTH: 15' WIDTH
 MAXIMUM DRAIN RATE: 60 GALLONS PER HOUR PER YARD

NOTE: THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION; SEAMS SHOULD BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 1437-225



4 T-310.050-1
5 P-1

6 ARTIFICIAL TURF BY SYNLAWN
SCALE=1:1



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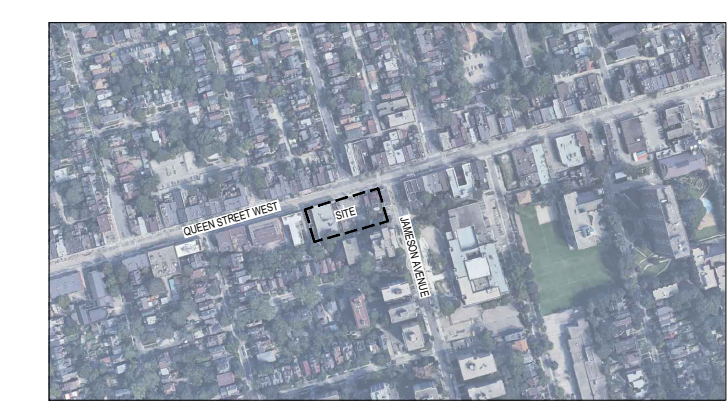
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Key map



Scale

Phase
SPA PHASE North

Drawing Name
HARDSCAPE DETAILS

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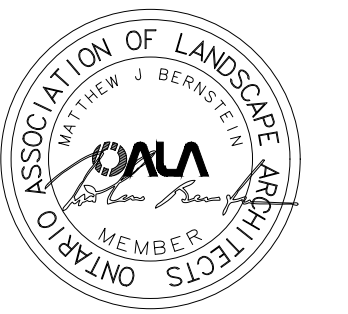
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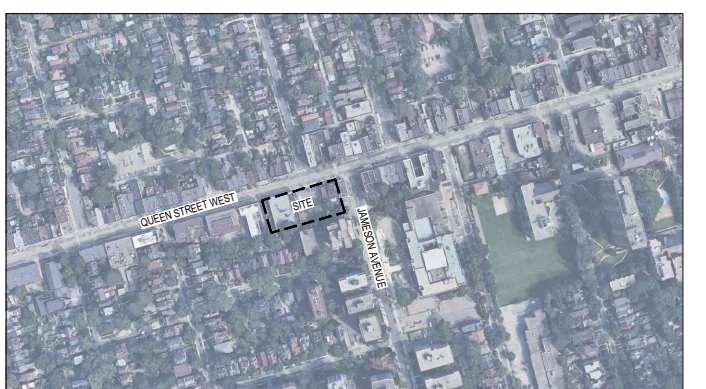
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Keymap



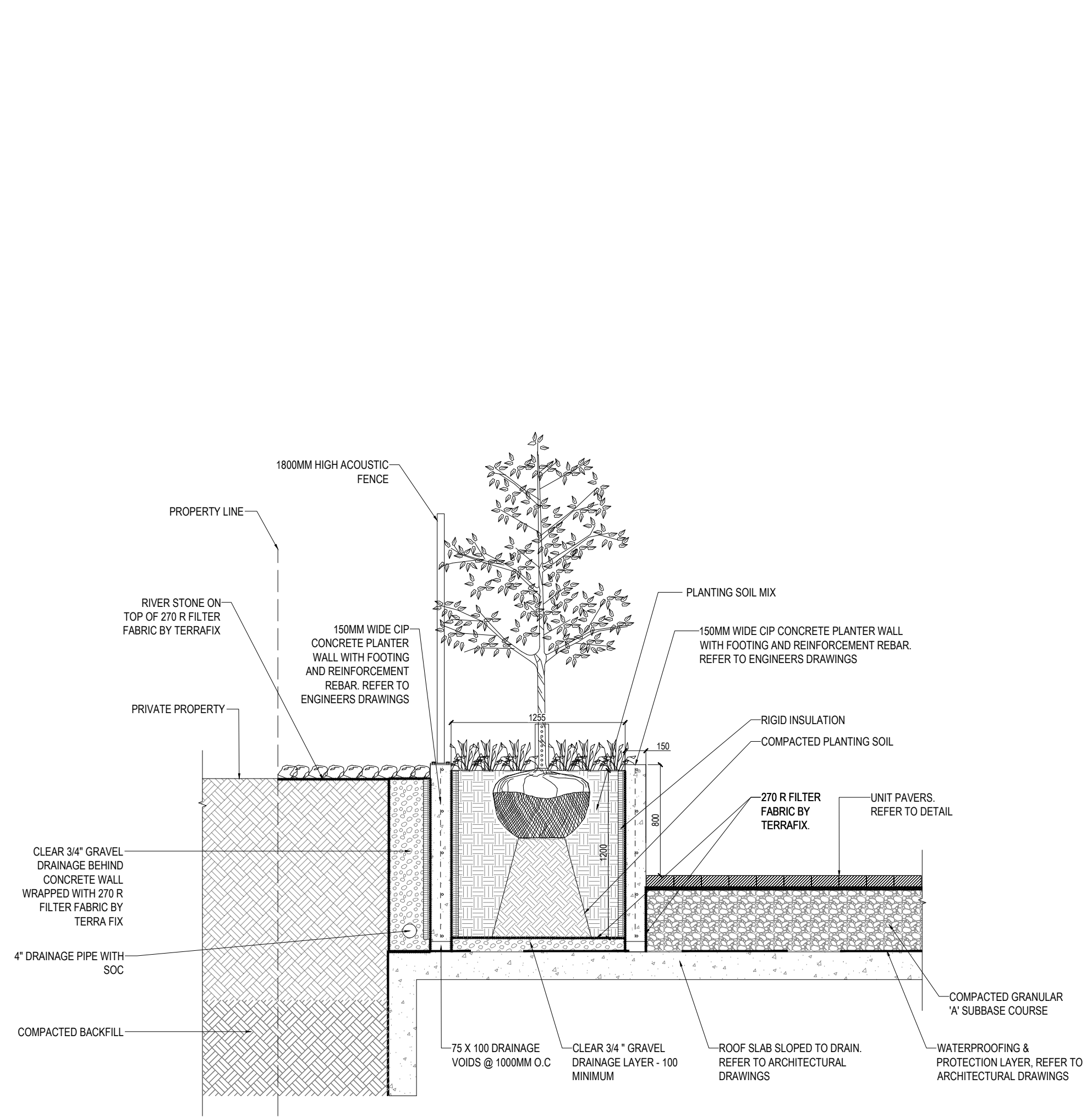
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Phase North
SPA PHASE

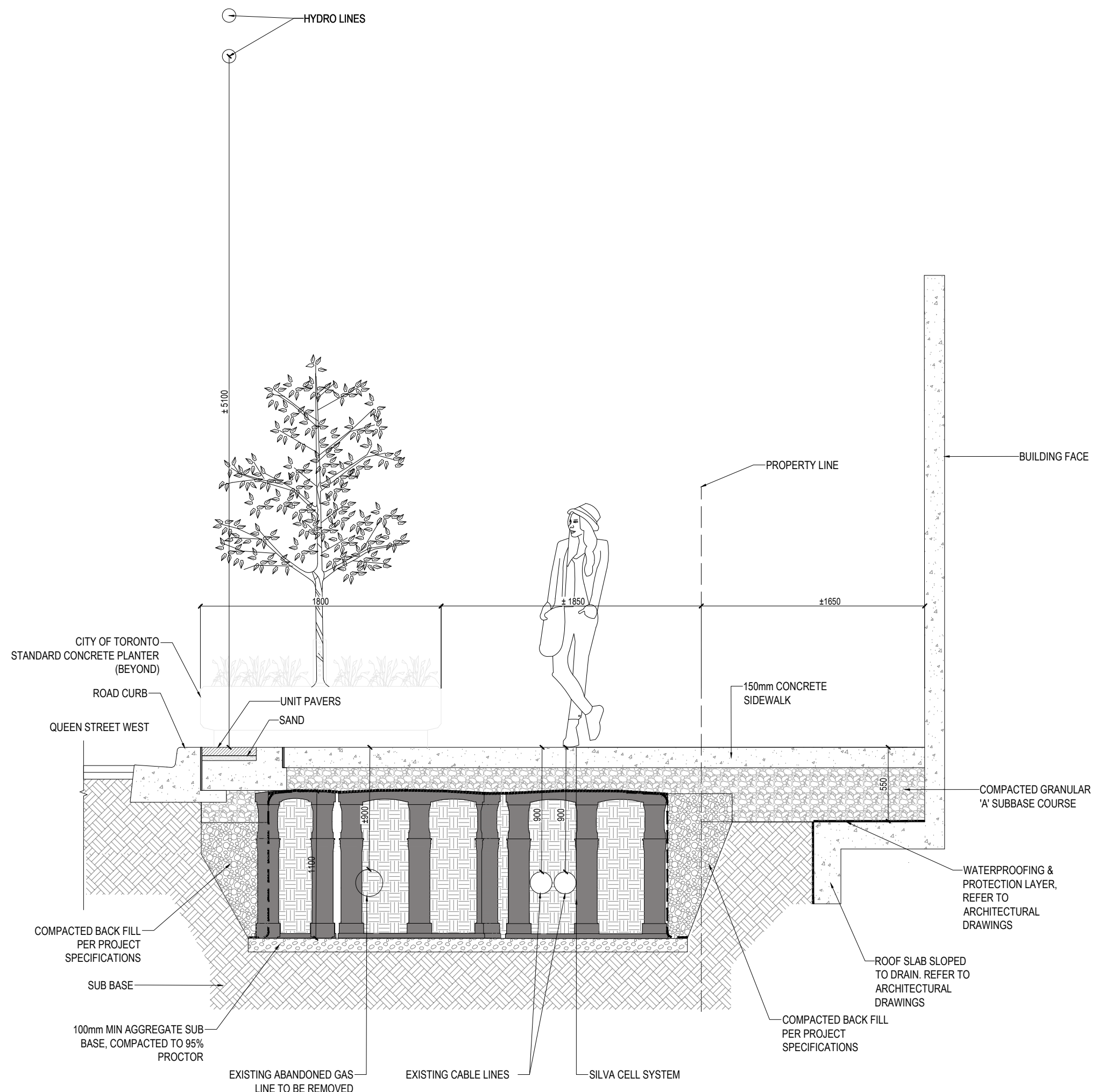
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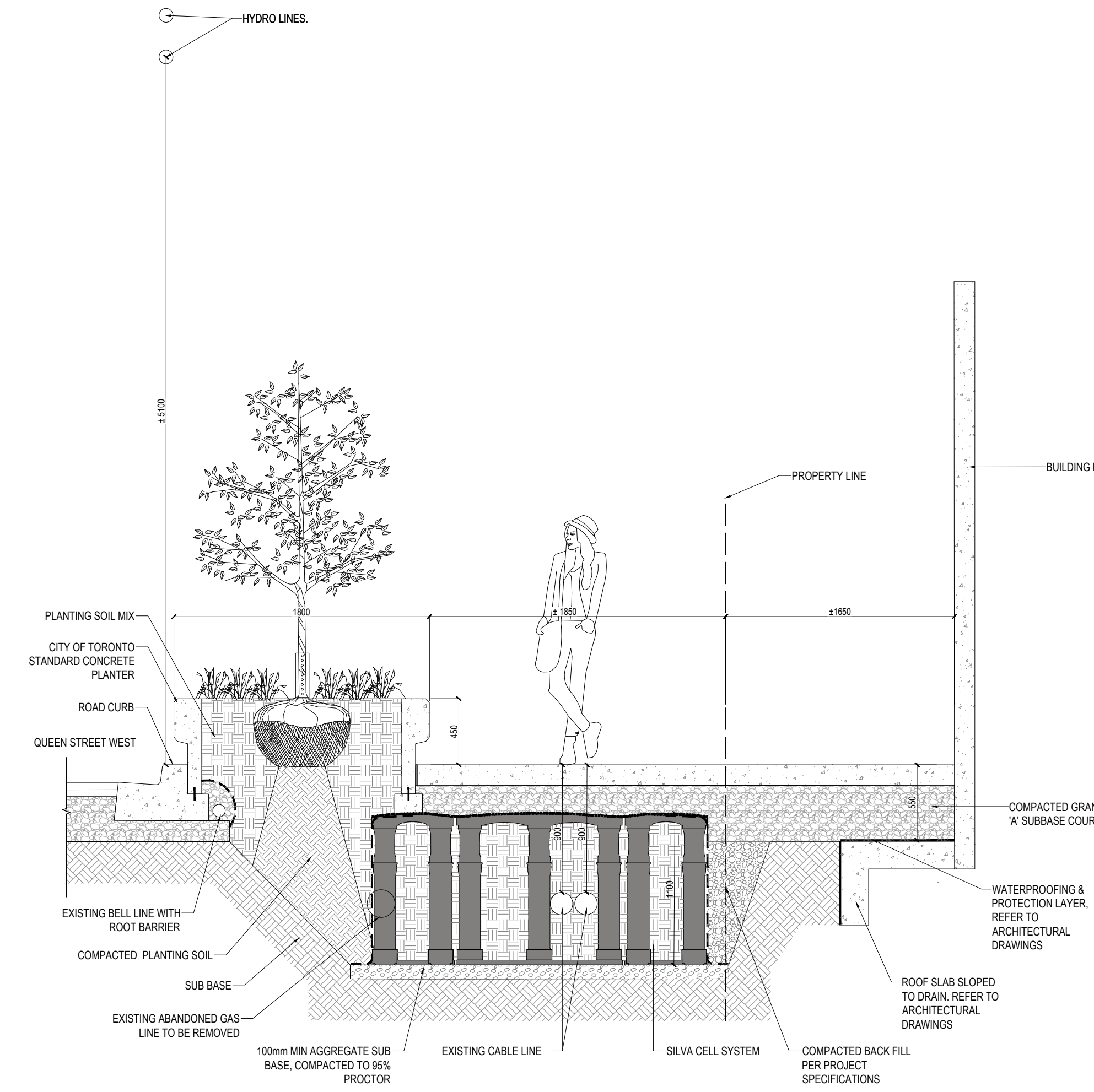
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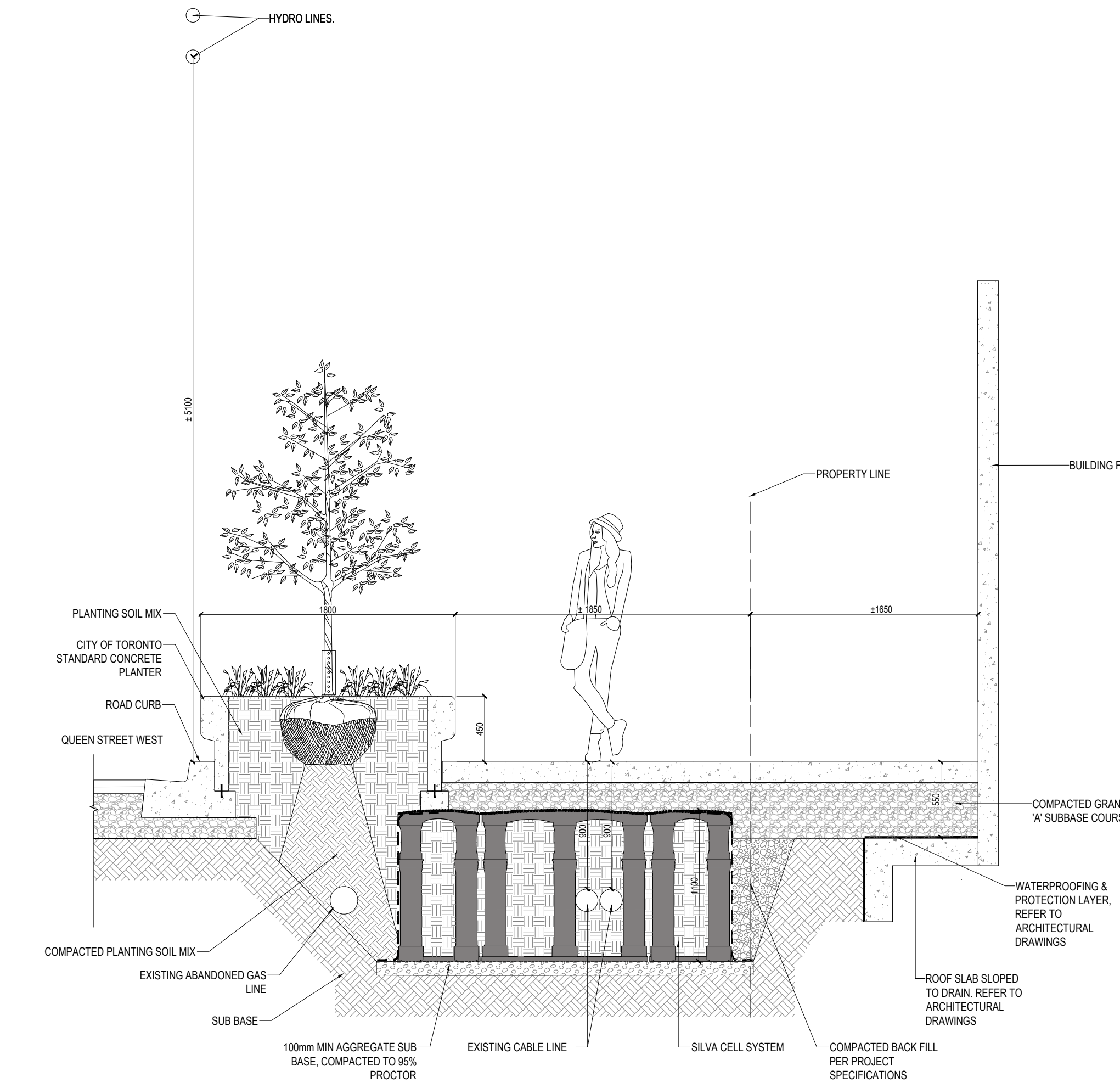
1 PLANTER SECTION
1:30



2 STREETScape SECTION 1
1:30



3 STREETScape SECTION 2
1:30



4 STREETScape SECTION 3
1:30

Apr 21, 2023 5:35 PM I:\01-PROJECTS\2023\23-109 QUEEN AND JAMESON\1-CADD\CURRENT\PLANS\LS.202 HARDSCAPE DETAILS.DWG

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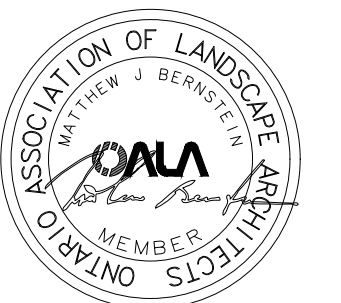
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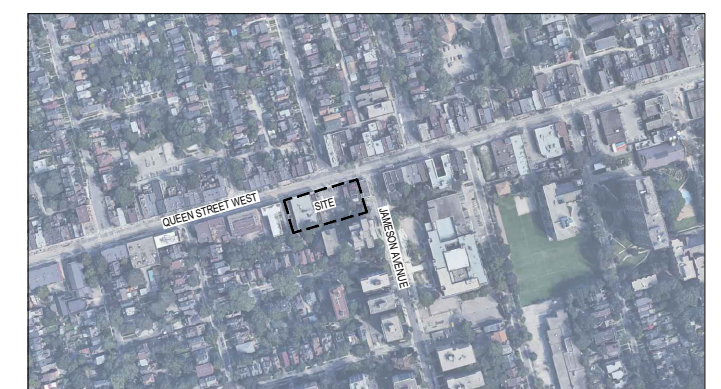
Revisions

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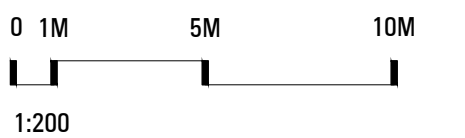
Stamp



Key map



Scale



Phase

SPA PHASE

North



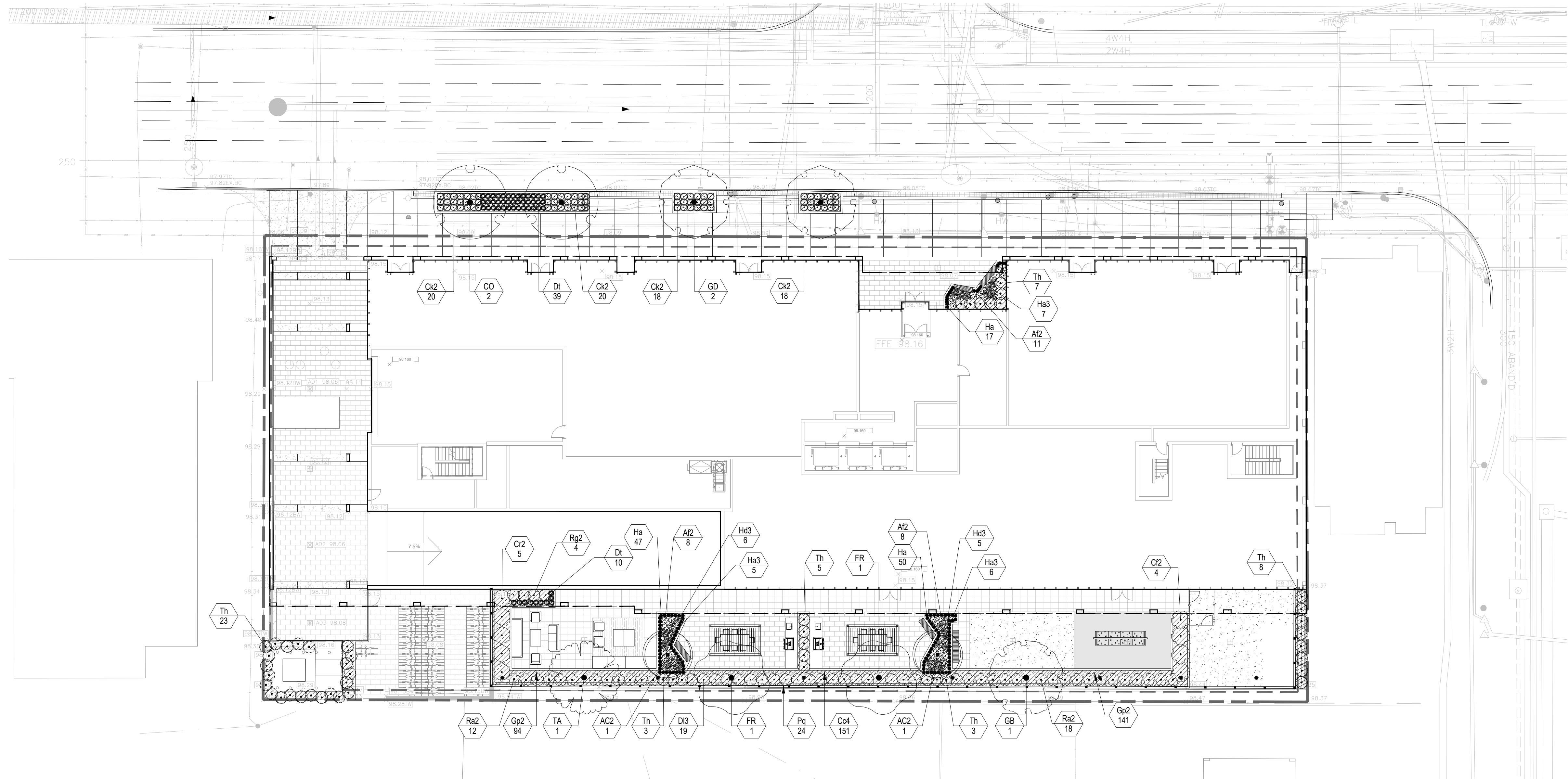
Drawing Name

PLANTING PLAN

Sheet Number

NOT FOR CONSTRUCTION

LP.100



PLANT SCHEDULE

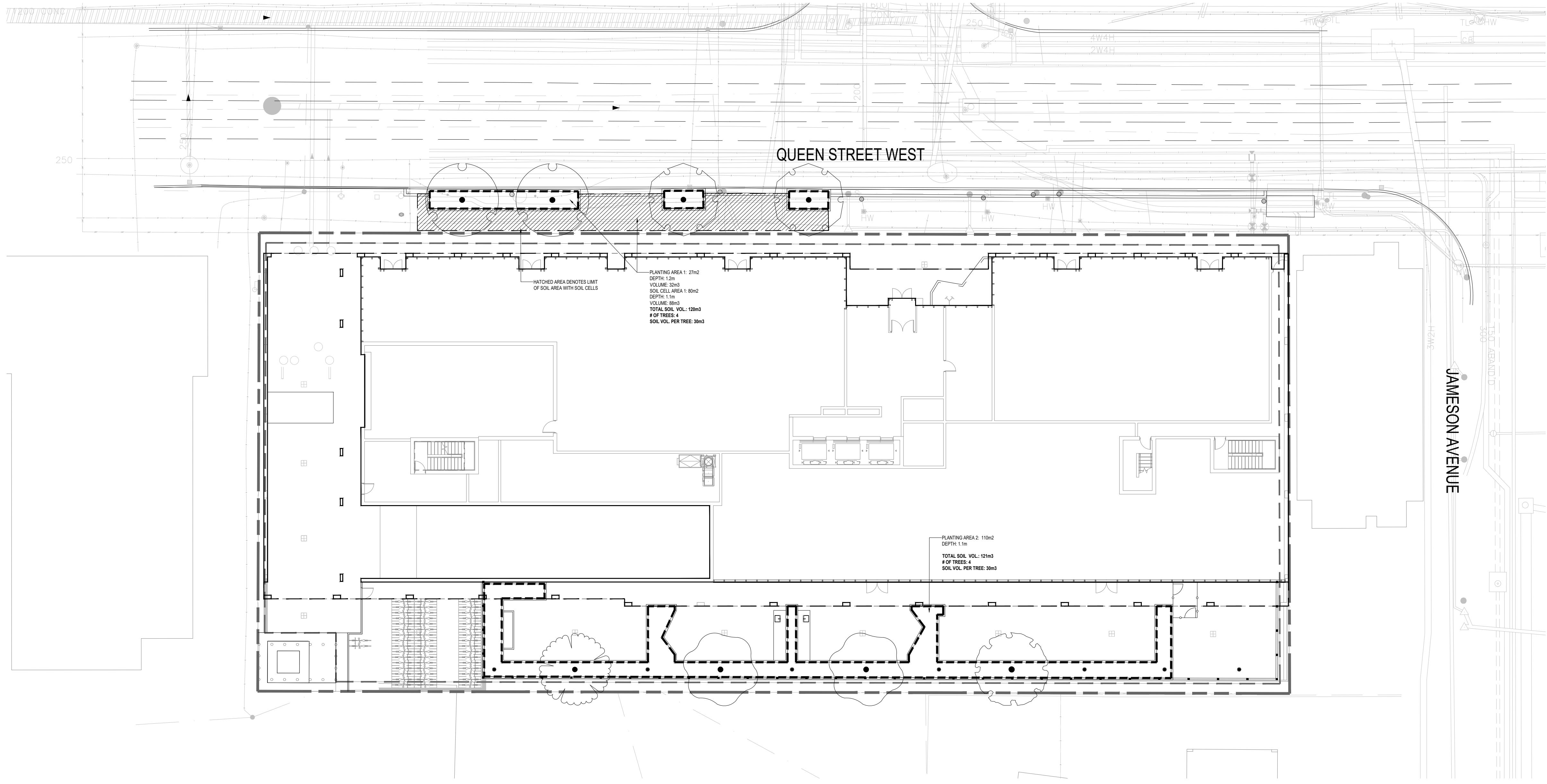
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
FR	2	FAGUS SYLVATICA 'RIVERSII'	RIVERS EUROPEAN BEECH	WB	70MM CAL.	
TA	1	TILIA AMERICANA	AMERICAN LINDEN	WB	70MM CAL.	NATIVE
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
CO	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	WB	70MM CAL.	NATIVE
GB	1	GINKGO BILOBA	MAIDENHAIR TREE	WB	70MM CAL.	SALT TOLERANT
GD	2	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	WB	70MM CAL.	NATIVE, SALT TOLERANT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
AC2	2	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	WB	60MM CAL.	NATIVE, FLOWERING
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
Ck2	76	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL.		DROUGHT TOLERANT, SALT TOLERANT
Cr2	5	CORNUS SERICEA	RED TWIG DOGWOOD	7 GAL.		NATIVE, SALT TOLERANT, FLOWERING
Cr2	4	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	7 GAL.		SALT TOLERANT, FLOWERING
DI3	19	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	3 GAL.		NATIVE, DROUGHT TOLERANT, SALT TOLERANT, FLOWERING
Rg2	4	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.		NATIVE, DROUGHT TOLERANT, FLOWERING
Ra2	30	RIBES ALPINUM	ALPINE CURRANT	3 GAL.		DROUGHT TOLERANT, FLOWERING
Th	49	TAXUS X MEDIA 'HICKSII'	HICKS ANGLO-JAPANESE YEW	7 GAL.		DROUGHT TOLERANT
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
Dt	49	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	3 GAL.		NATIVE, DROUGHT TOLERANT, SALT TOLERANT
Ha	114	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED FOREST GRASS	3 GAL.		
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
AI2	27	ATHYRIUM FILIX-FEMINA	COMMON LADY FERN	3 GAL.		NATIVE
Ha3	11	HOSTA X 'ABIQUA DRINKING GOURD'	DRINKING GOURD HOSTA	3 GAL.		DROUGHT TOLERANT, SALT TOLERANT, FLOWERING
Ha3	18	HOSTA X 'ABIQUA MOONBEAM'	MOONBEAM HOSTA	7 GAL.		DROUGHT TOLERANT, FLOWERING
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
Cc4	151	CORNUS CANADENSIS	BUNCHBERRY DOGWOOD	1 GAL.	200mm	NATIVE
Gp2	235	GAULTHERIA PROCUMBENS	WINTERGREEN	1 GAL.	200mm	NATIVE
VINES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
Pg	24	PARTHENOCESSUS QUINQUEFOLIA	VIRGINA CREEPER	3 GAL.	750mm	NATIVE, DROUGHT TOLERANT, SALT TOLERANT

PLANTING NOTES:
 1. ALL PLANTING AND INSTALLATION IN RIGHT OF WAY SHALL MEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
 2. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED LAWN AND PLANT MATERIAL INSTALLATION.
 3. IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.
 4. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO START OF WORK, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
 5. CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING OF SUBGRADE BELOW LAWN AND LANDSCAPE AREAS.
 6. CONTRACTOR IS RESPONSIBLE FOR RESPREADING TOPSOIL, FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
 7. LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL TEST ANALYSIS FOR ALL SOIL USED ON PROJECT. COPIES OF SOIL ANALYSIS SHALL BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE CONSTRUCTION.
 8. PRIOR TO SPREADING TOPSOIL, LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BY EARTHWORK CONTRACTOR BEFORE PLACING ANY TOPSOIL.
 9. BEFORE PLANT MATERIAL INSTALLATION BEGINS, STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL. NOTIFY LANDSCAPE ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.
 10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING FITS.
 11. ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
 12. ALL PLANT MATERIAL SHALL BE GROWN IN CLAY SOIL. ALL SHRUBS SHALL BE GROWN IN FIBRE POT CONTAINERS. ALL TREES SHALL BE NURSERY GROWN AND TRANSPLANTED USING THE BALL AND BURLAP METHOD. IF TREES ARE IN WIRE BASKETS, WIRE BASKET IS TO BE REMOVED AND BURLAP PULLED BACK, AS PER DETAIL.
 13. ALL SHRUBS AND CONIFEROUS PLANTINGS SHALL BE INSTALLED IN CONTINUOUS PLANTING BEDS.
 14. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER UNLESS METAL EDGE BORDER IS SPECIFIED. BORDER SHALL BE CUT 75mm DEEP AT A 45° ANGLE, SO THERE IS A CLEAR AND WELL DEFINED SEPARATION BETWEEN THE PLANTING BEDS AND SOODED AREAS.
 15. ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 75mm THICK LAYER OF LANDSCAPE MULCH.
 16. PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.
 17. CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SOODED.
 18. WHERE PROJECT SITE IS TO BE SOODED, CONTRACTOR SHALL PROVIDE NEW TOPSOIL AND SOO IN AN ADJACENT RIGHT OF WAY FROM PROPERTY LINE TO BACK OF MUNICIPAL CURB.
 19. CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
 20. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR TO ENSURE PROPER WATERING OF PLANTED AND SEEDING AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.

WATERING TO BE PROVIDED FOR THE FIRST 4 CONSECUTIVE YEARS.
 PLANTING SCHEDULE TO BE COORDINATED WITH IRRIGATION CONTRACTOR TO ENSURE APPROPRIATE WATERING OF PLANTING AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR TO COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.
 ALL PLANT MATERIAL TO BE IRRIGATED WITH SENSORS AS NEEDED. ALL SOD TO BE IRRIGATED WITH POTABLE WATER VIA SPRAY.
 ALL SHRUBS TO BE IRRIGATED WITH NON-POTABLE WATER USING DRIP LINES.

Weekly Watering Guide:
 Water should be applied at a rate of less than 2-3 gallons of water per minute. Care should be taken not to wash away any watering berms or mulch when watering. Adhere to the following ratios:

- 1 inch = 10 gallons per week
- 2 inch = 15 gallons per week
- 3 inch = 20 gallons per week
- 4 inch = 25 gallons per week
- 5 inch = 30 gallons per week



QUEEN & JAMESON

1437-1455 QUEEN STREET WEST
TORONTO, ON M6K 1M2

Project Number
23-109

Client
STANFORD HOMES
2700 DUFFERIN STREET, UNIT 50
TORONTO, ON M6B 4J3
TEL: (905) 780-9610

Consultant
ARCHITECT
RAW DESIGN INC.
517 ADELAIDE STREET WEST
TORONTO, ON M5V 1P9
TEL: (416) 599-9729
CIVIL ENGINEER
R.V ANDERSON ASSOCIATES LIMITED
2001 SHEPPARD AVENUE EAST, SUITE 300
NORTH YORK, ON M2J 4Z3
TEL: (416) 497-8600

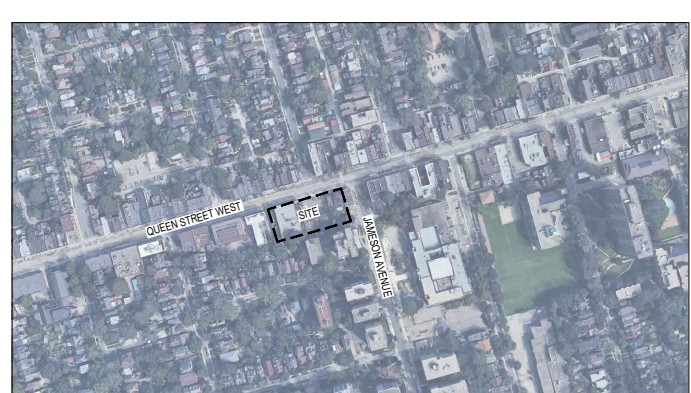
Revisions

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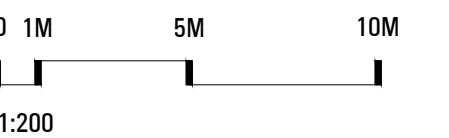
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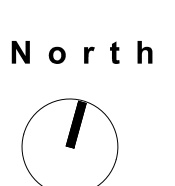
Key map



Scale



Phase
SPA PHASE



Drawing Name
SOIL VOLUME PLAN

Sheet Number
NOT FOR CONSTRUCTION

LSV.100



Toronto Green Standard Version 3
Soil volume for Tree Planting

	Location (City ROW, private property)	Planting Area (m ²)	Soil Cell Area (m ²)	Soil Depth(m*)	Soil Volume (m ³)	Total Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)	Soil Cells (Yes/No)
1	City ROW	27		1.2	32	120	4	30	No	No
			80	1.1	88					Yes
2	Private Property	110	N/A	1.1	121	121	4	30	Yes	No
Totals						241	8		Yes	

* Soil depth excludes drainage layer

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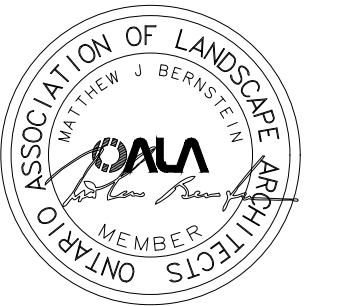
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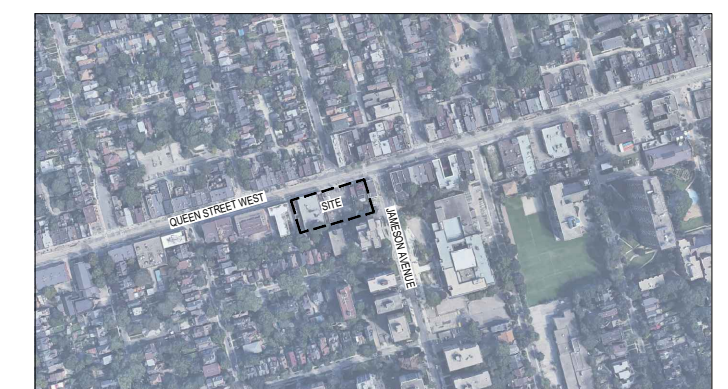
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Stamp



Key map



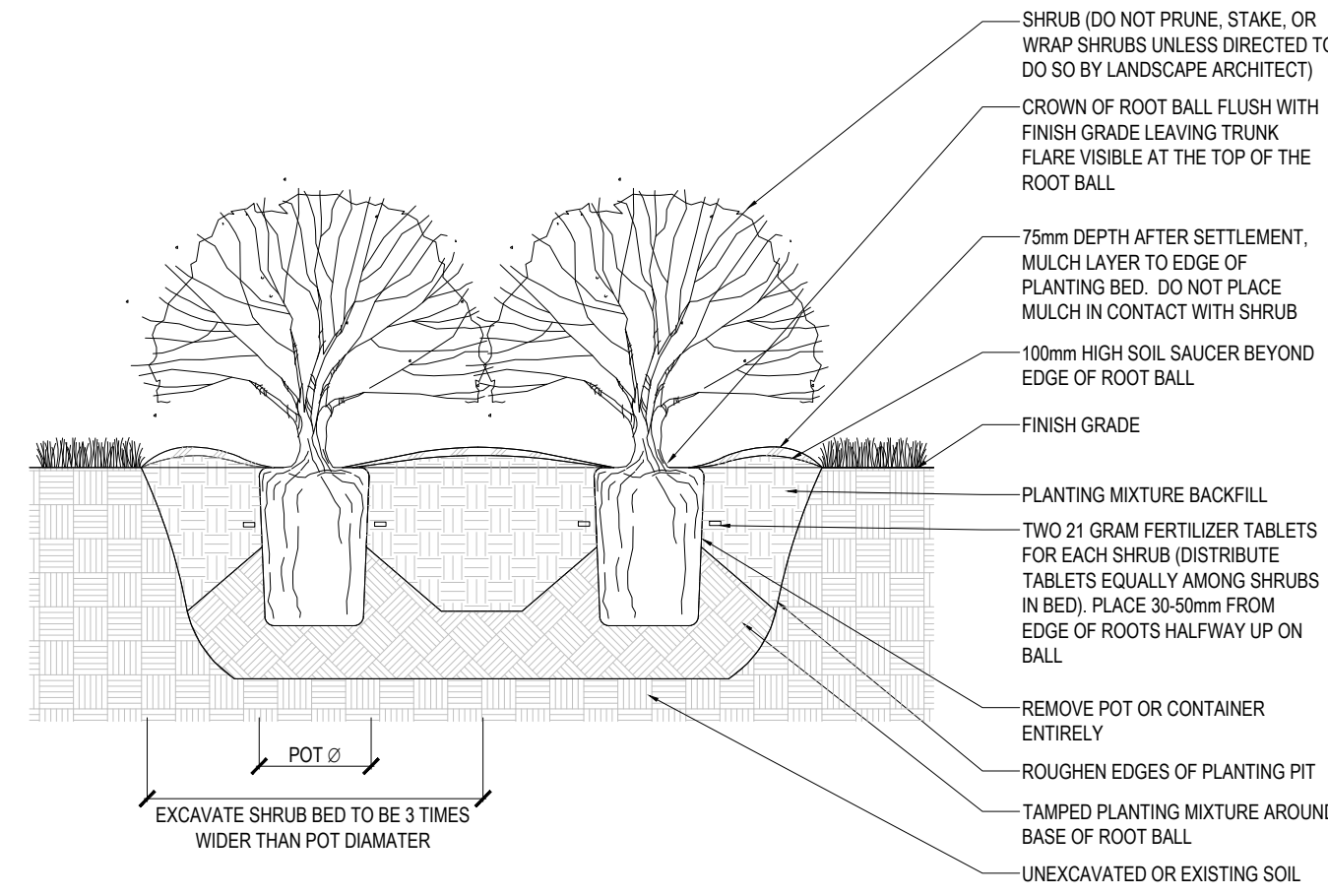
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Phase **North**
SPA PHASE

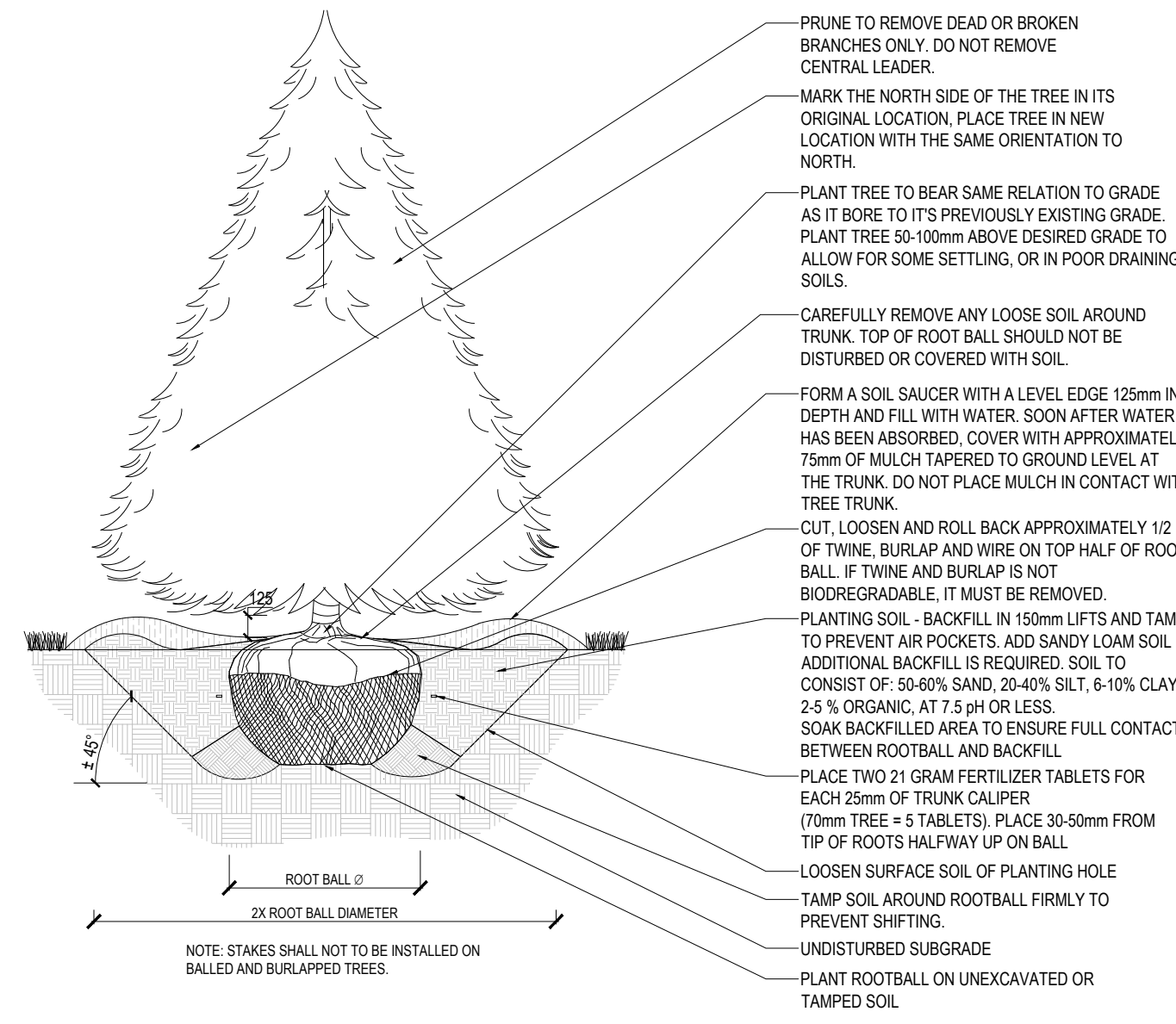
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PLANTING DETAILS

Sheet Number
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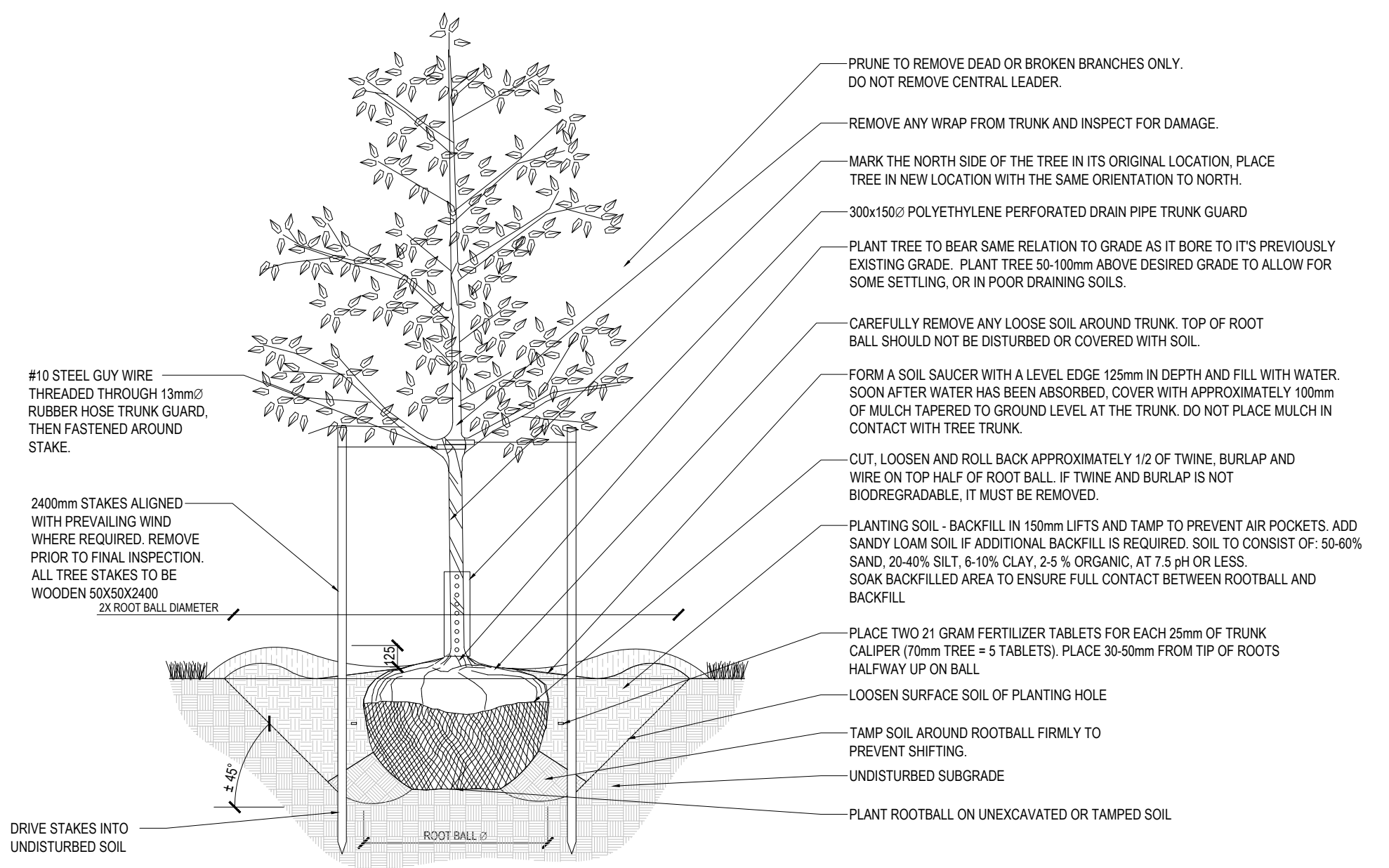
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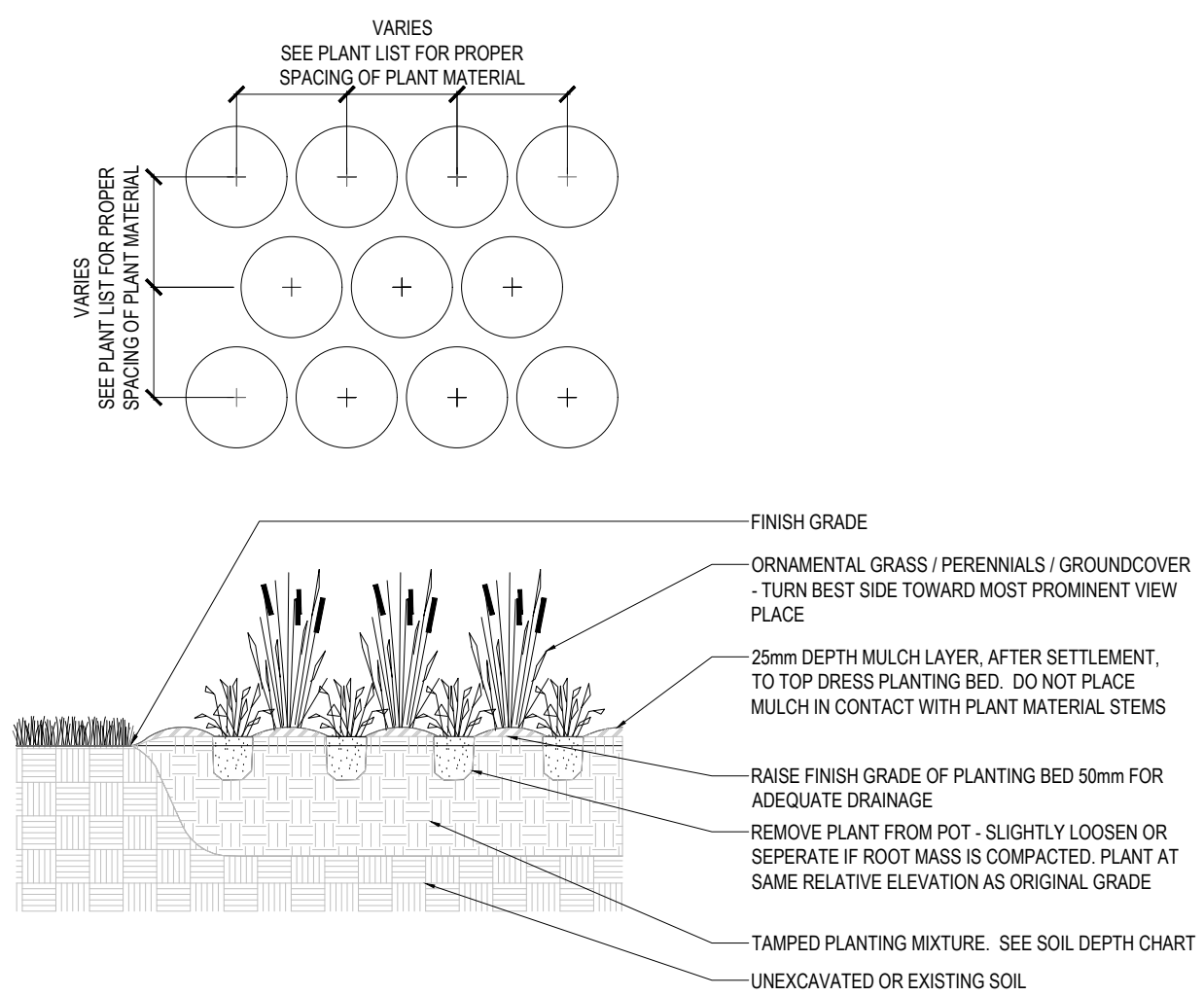
3 POTTED SHRUB BED PLANTING DETAIL
NO SCALE



2 B&B CONIFEROUS TREE PLANTING DETAIL
1:20



1 STAKED B&B DECIDUOUS TREE PLANTING DETAIL
SCALE=NTS



NOTE: THE CONTRACTOR IS TO SUPPLY PLANTING SOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

PLANTING SOIL DEPTH CHART	DEPTH IN mm
LANDSCAPE AREAS	
LAWN AREAS (SOD)	150
LAWN AREAS (SEED)	150
PLANTING BEDS - GRASSES, PERENNIALS AND GROUND COVER	300
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	450
RAISED PLANTERS	600
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

4 GROUND COVER PLANTING 1:20 P-TLA-529

5 SOIL DEPTH MINIMUMS 1:20 P-TLA-23

QUEEN & JAMESON

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TORONTO, ON M6K 1M2

Project Number
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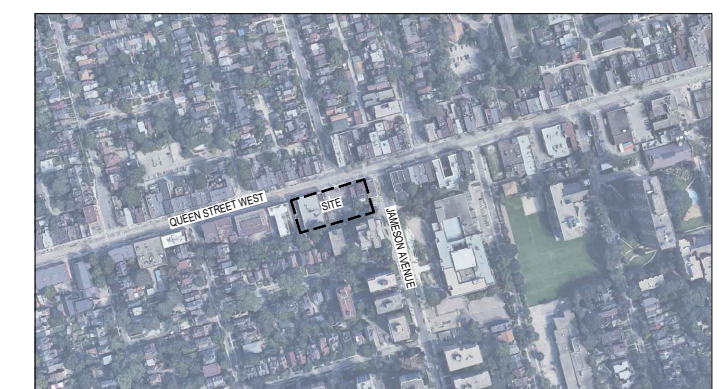
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Stamp



Key map



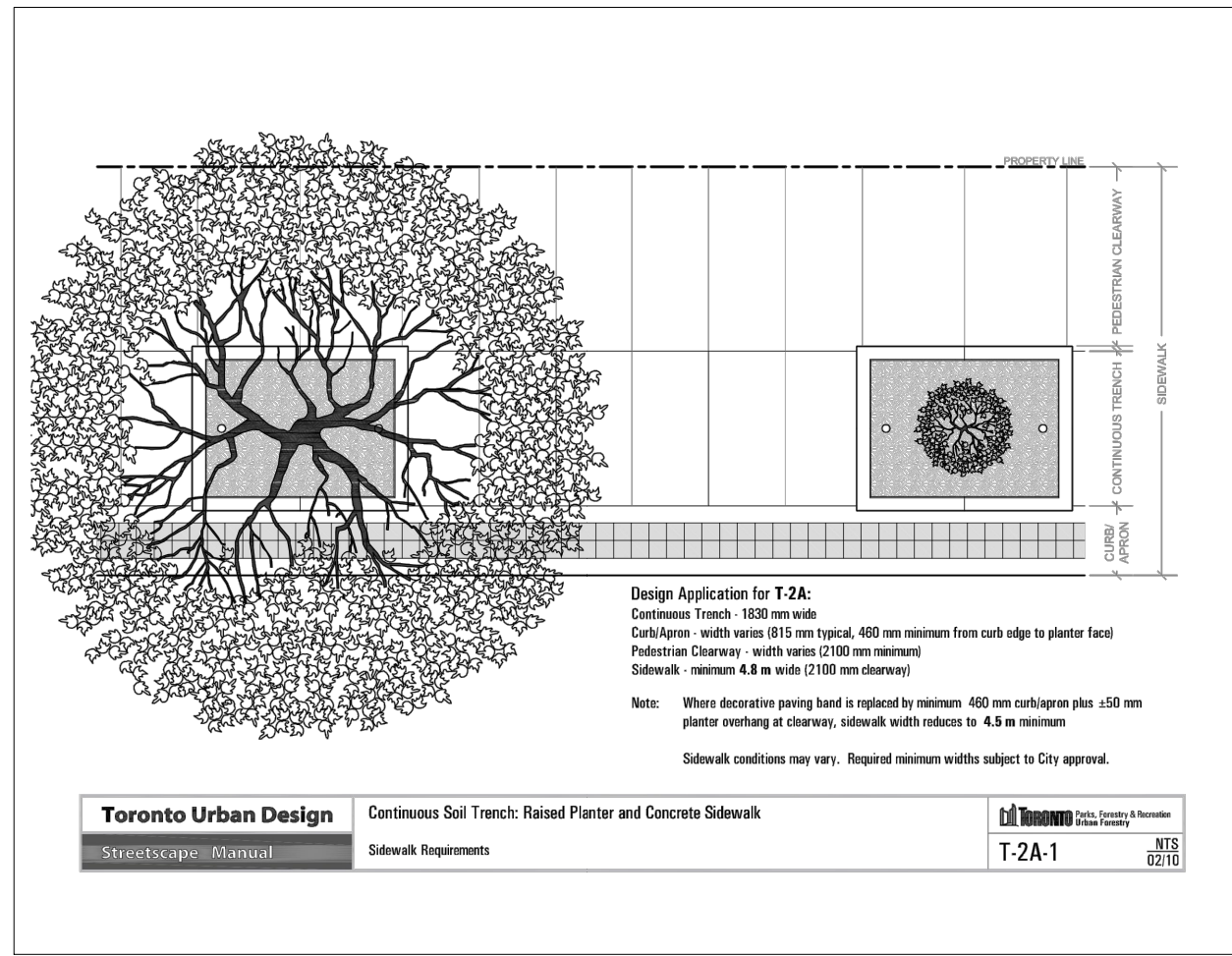
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Phase **North**
SPA PHASE

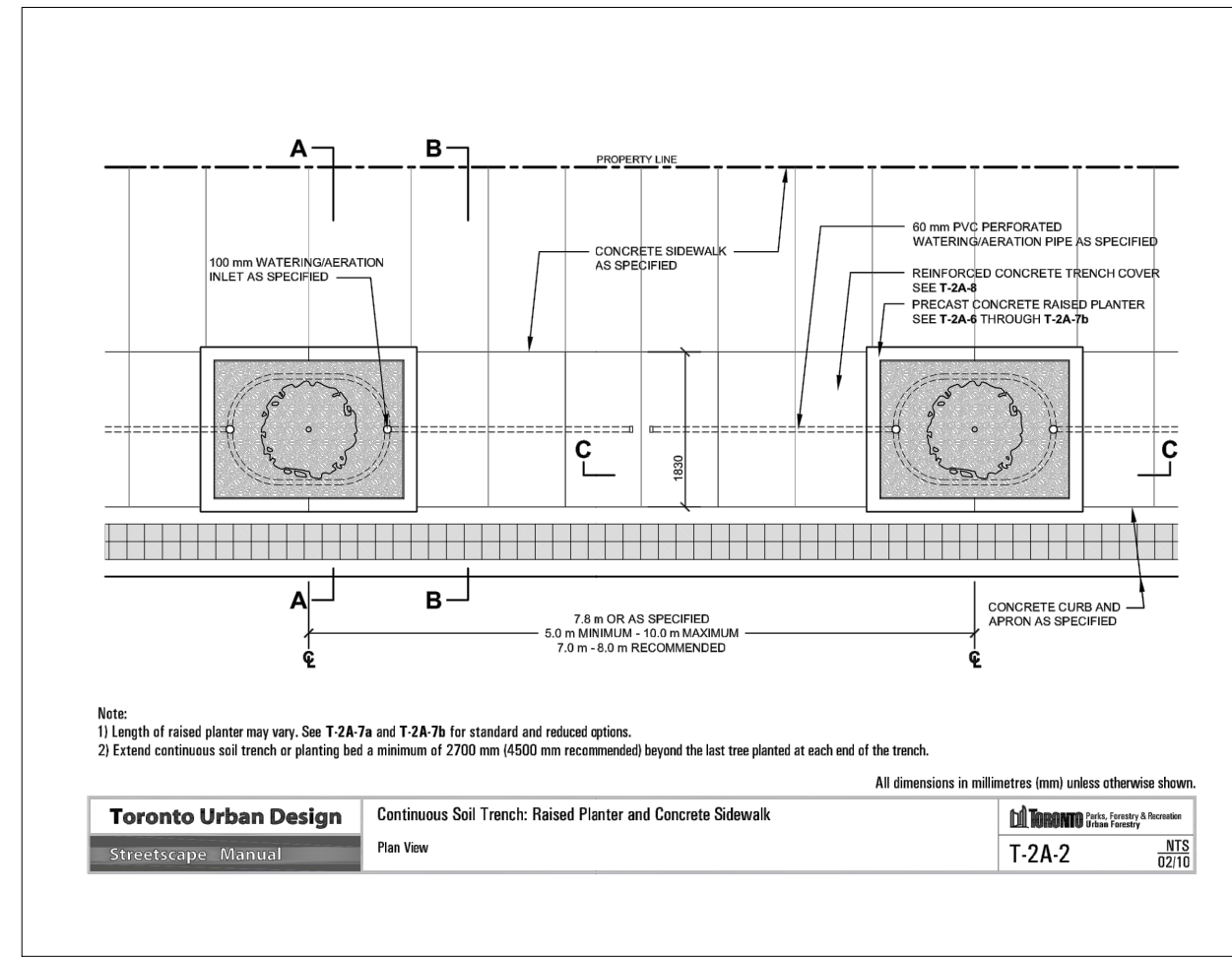
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Sheet Number
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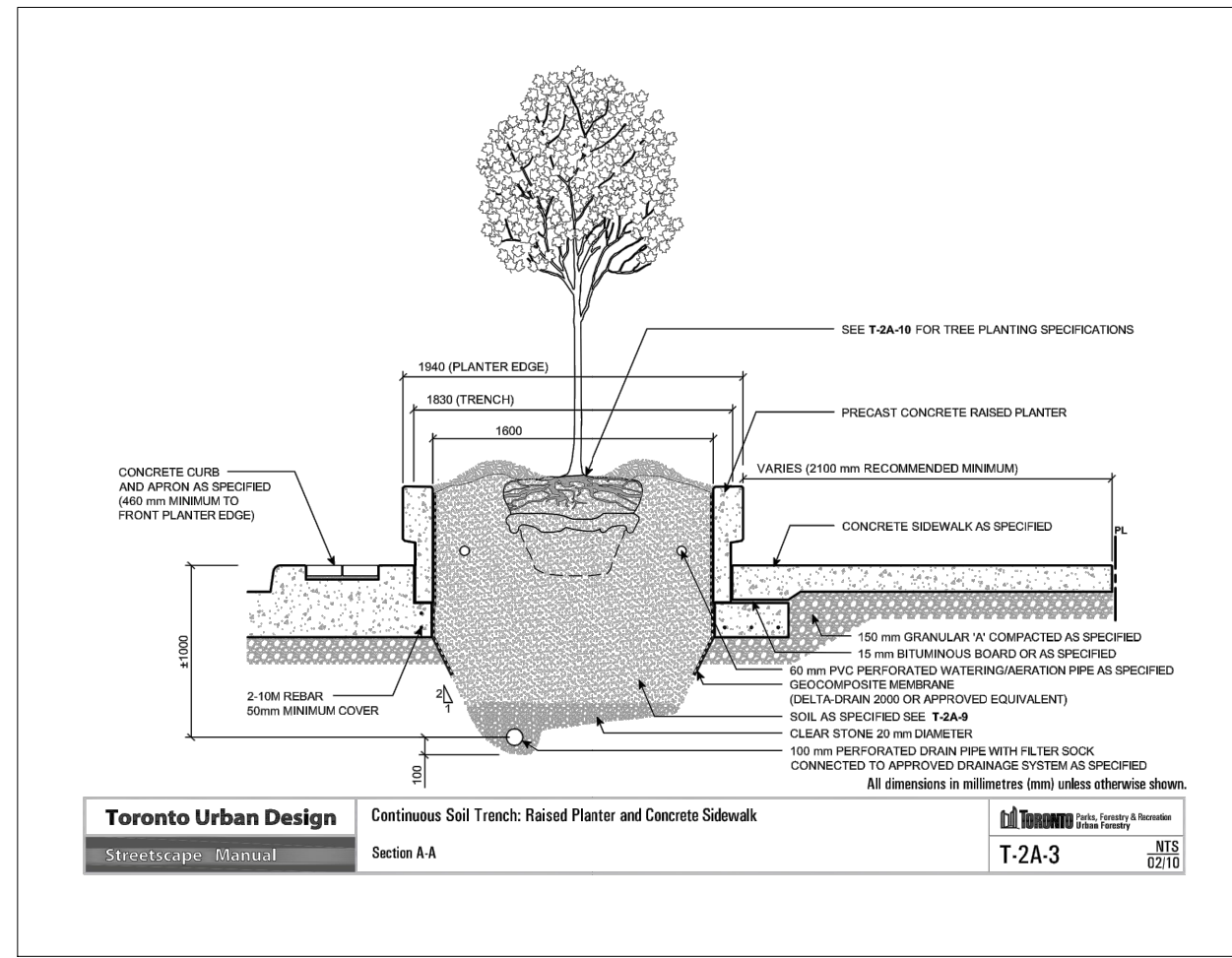
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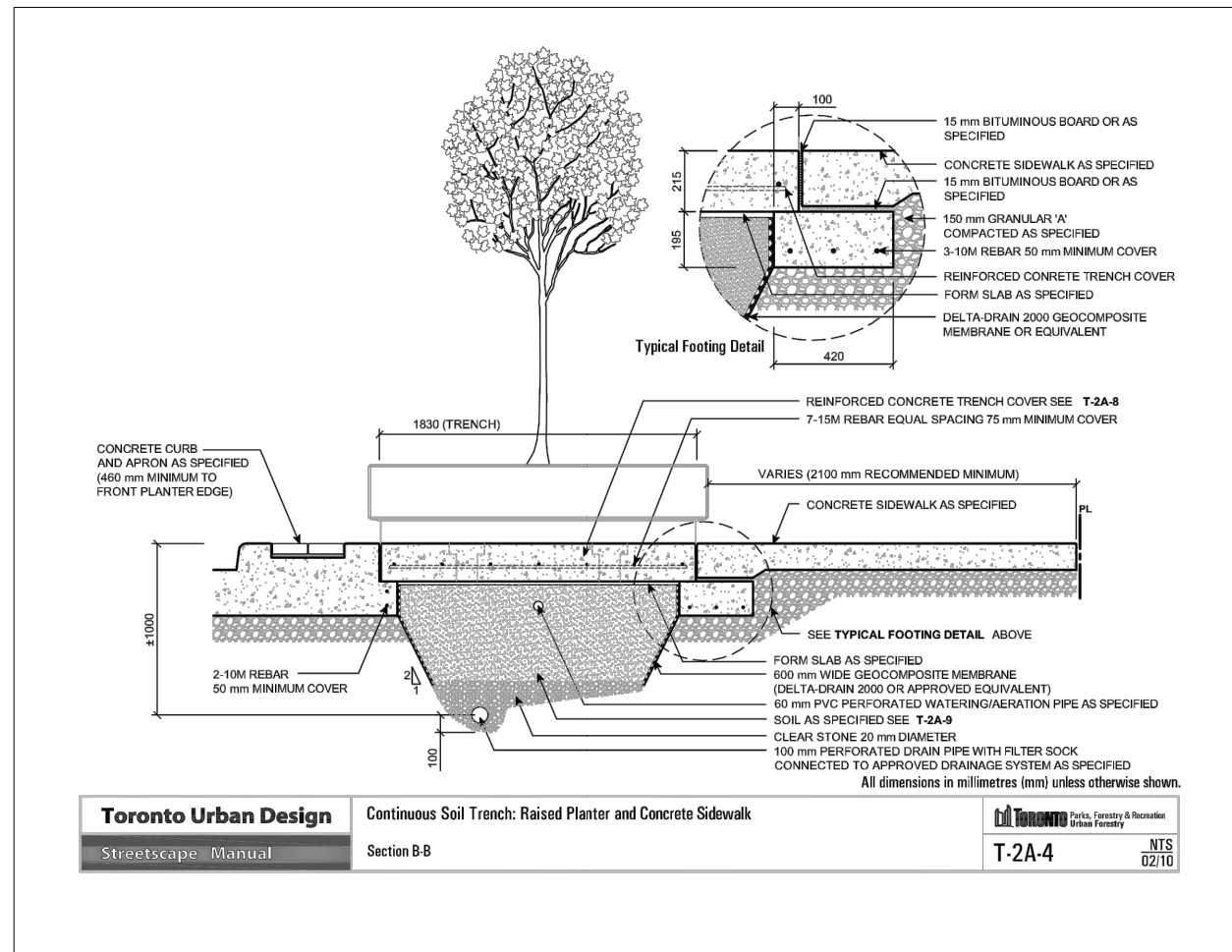
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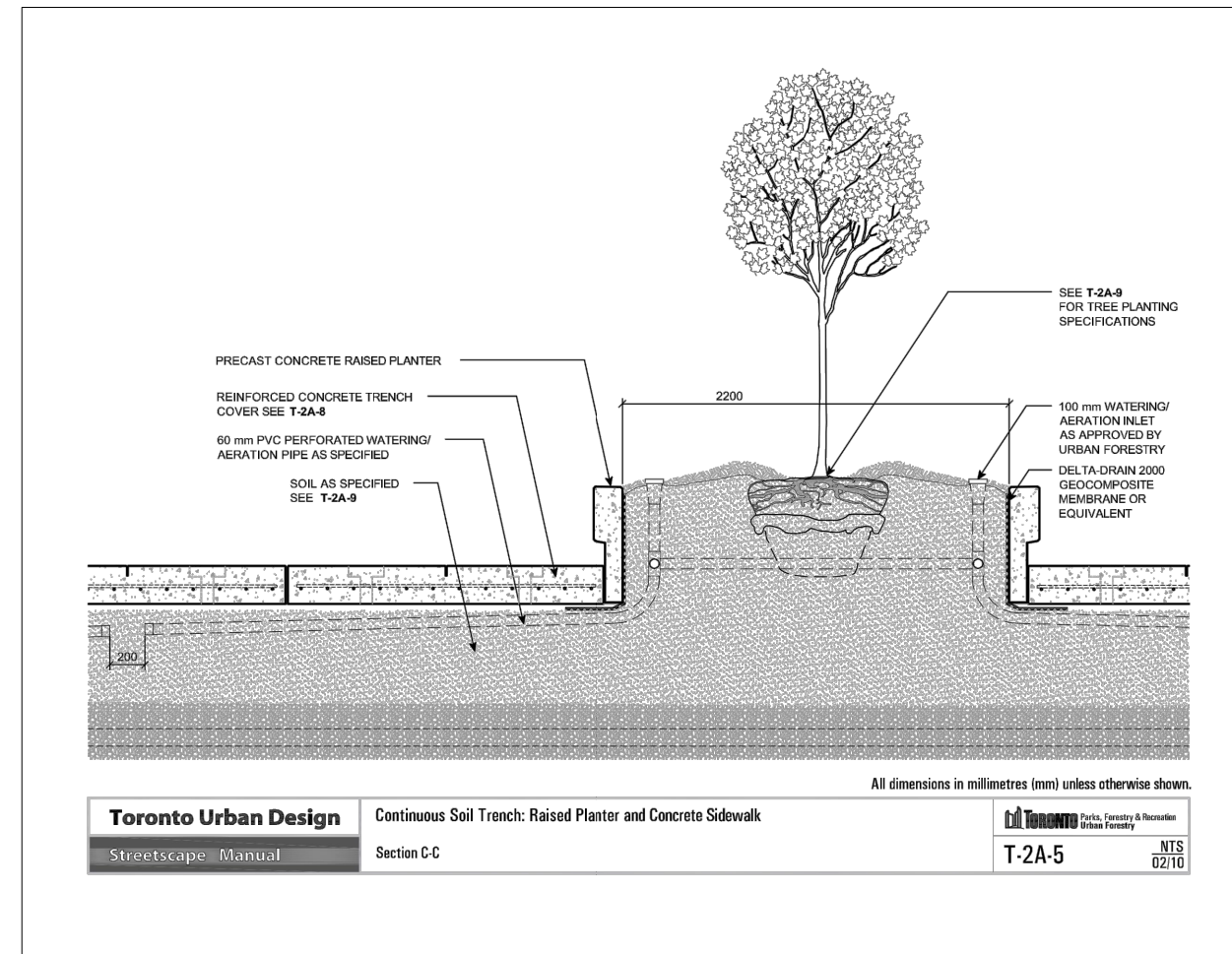
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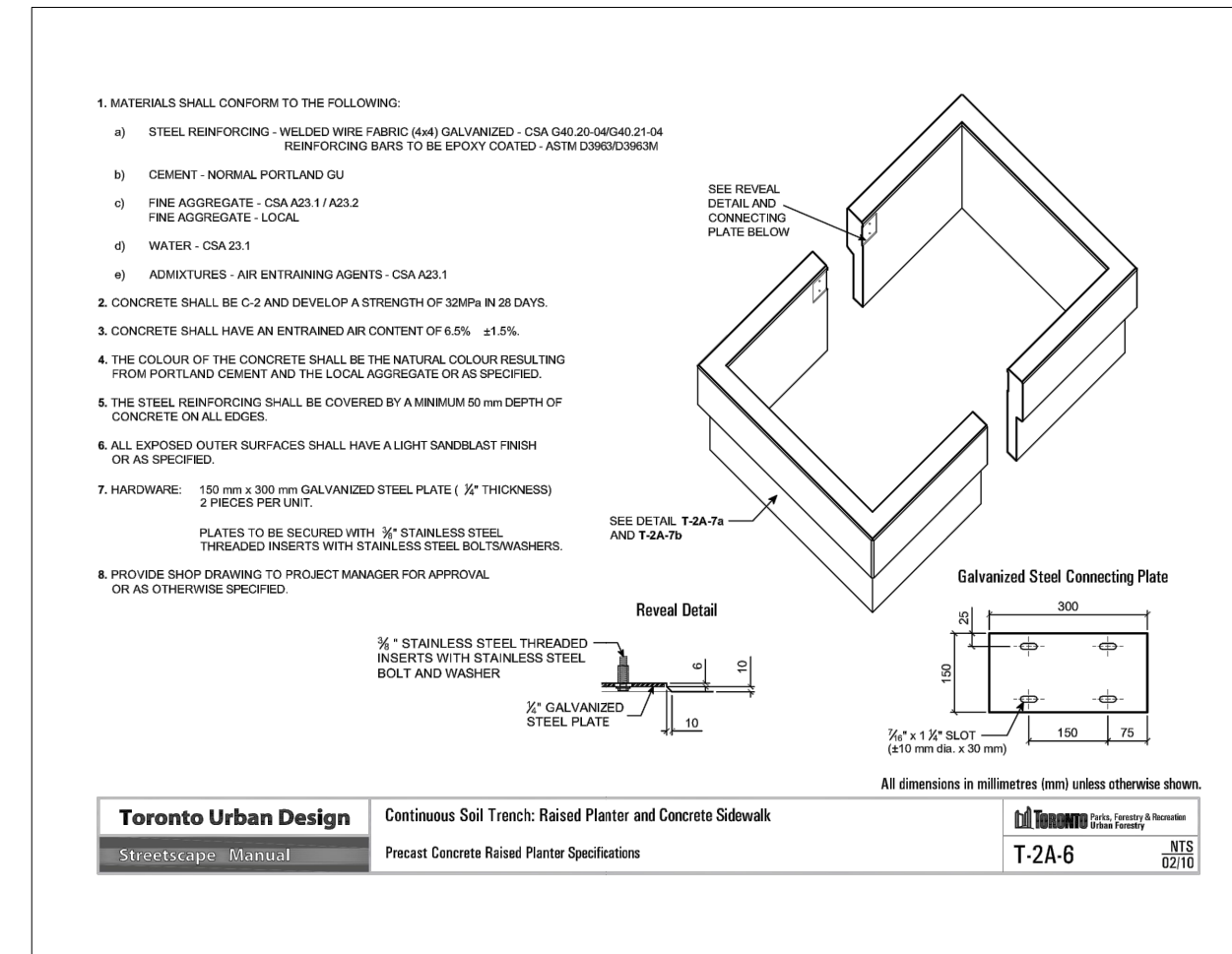
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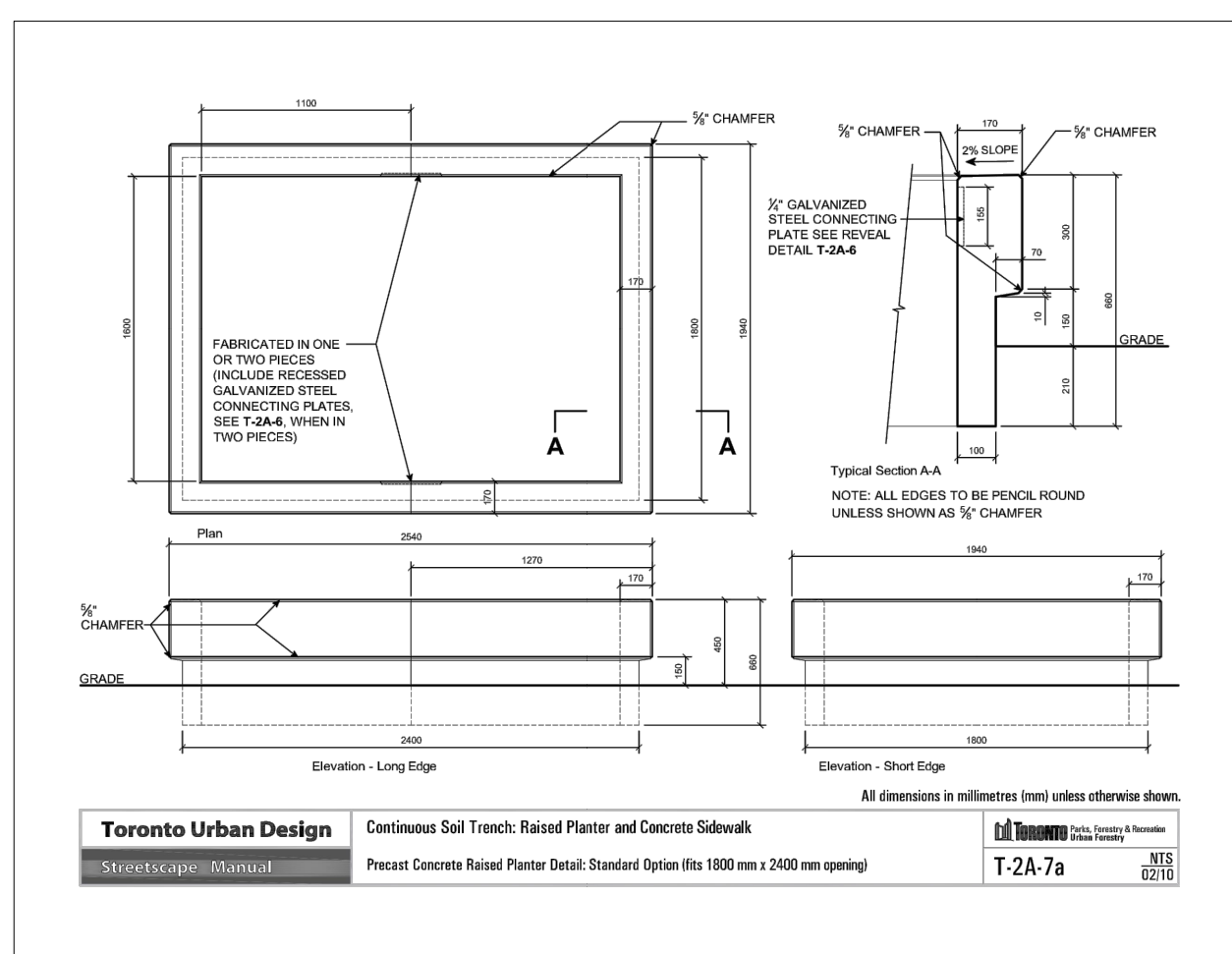
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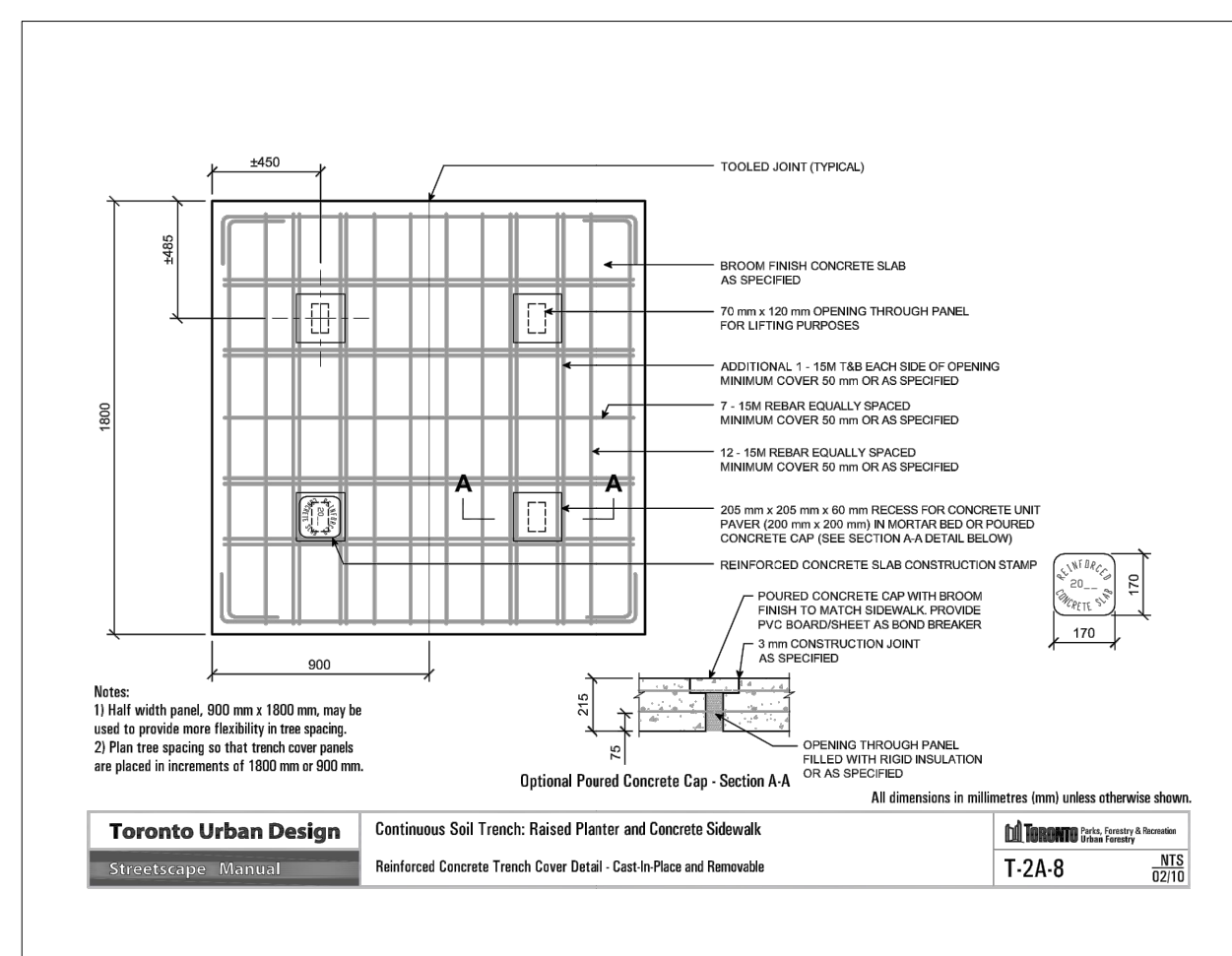
5 T-2A-5



6 T-2A-6



7 T-2A-7a



8 T-2A-8

QUEEN & JAMESON

1437-1455 QUEEN STREET WEST
TORONTO, ON M6K 1M2

Project Number
23-109

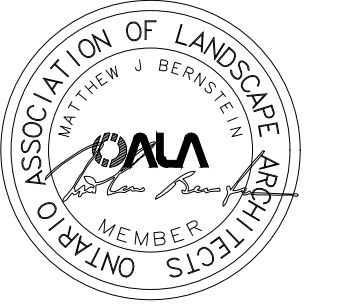
Client
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Key map



Scale



Phase

SPA PHASE

North



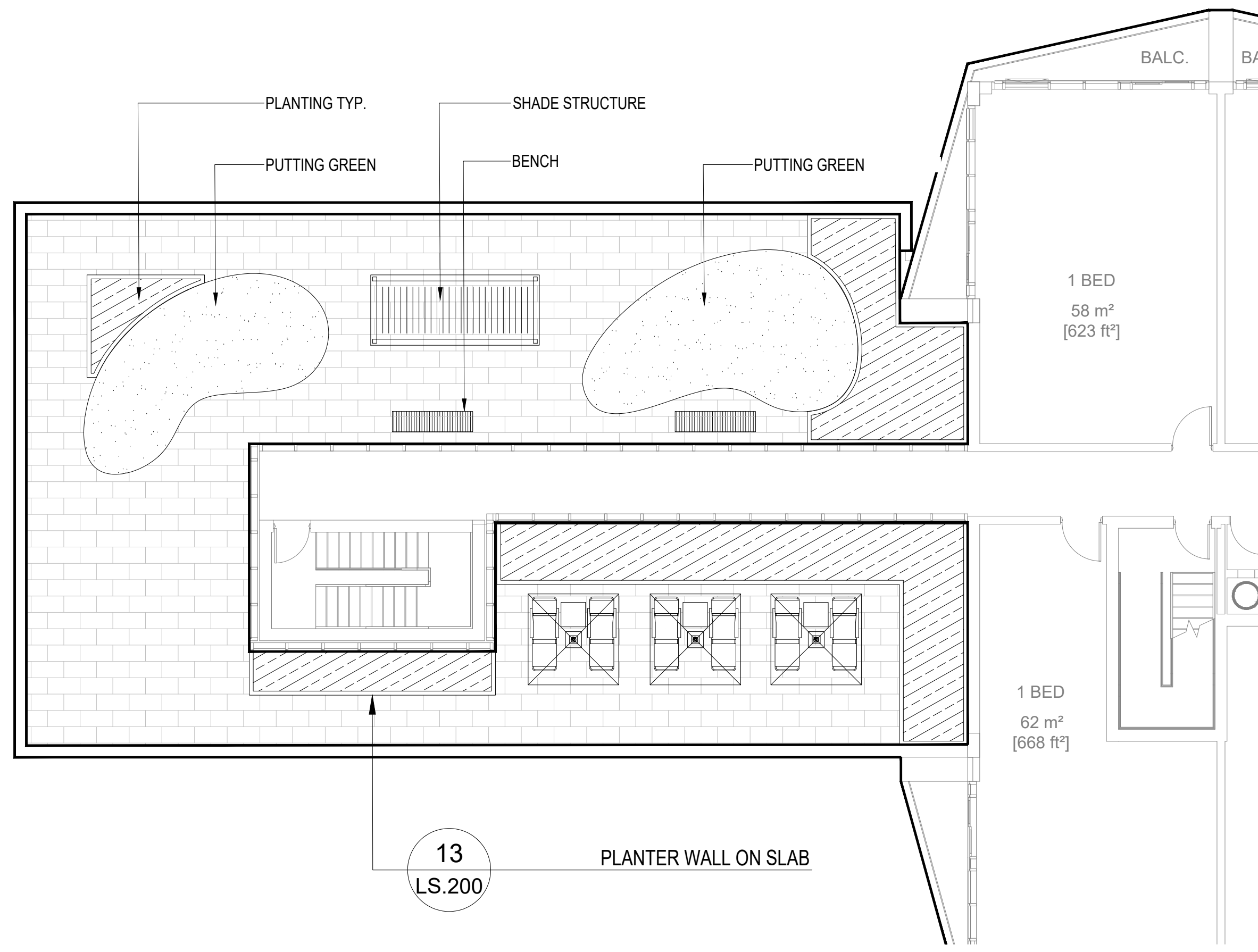
Drawing Name

LEVEL 9 AMENITY & MPH GREEN
ROOF PLAN

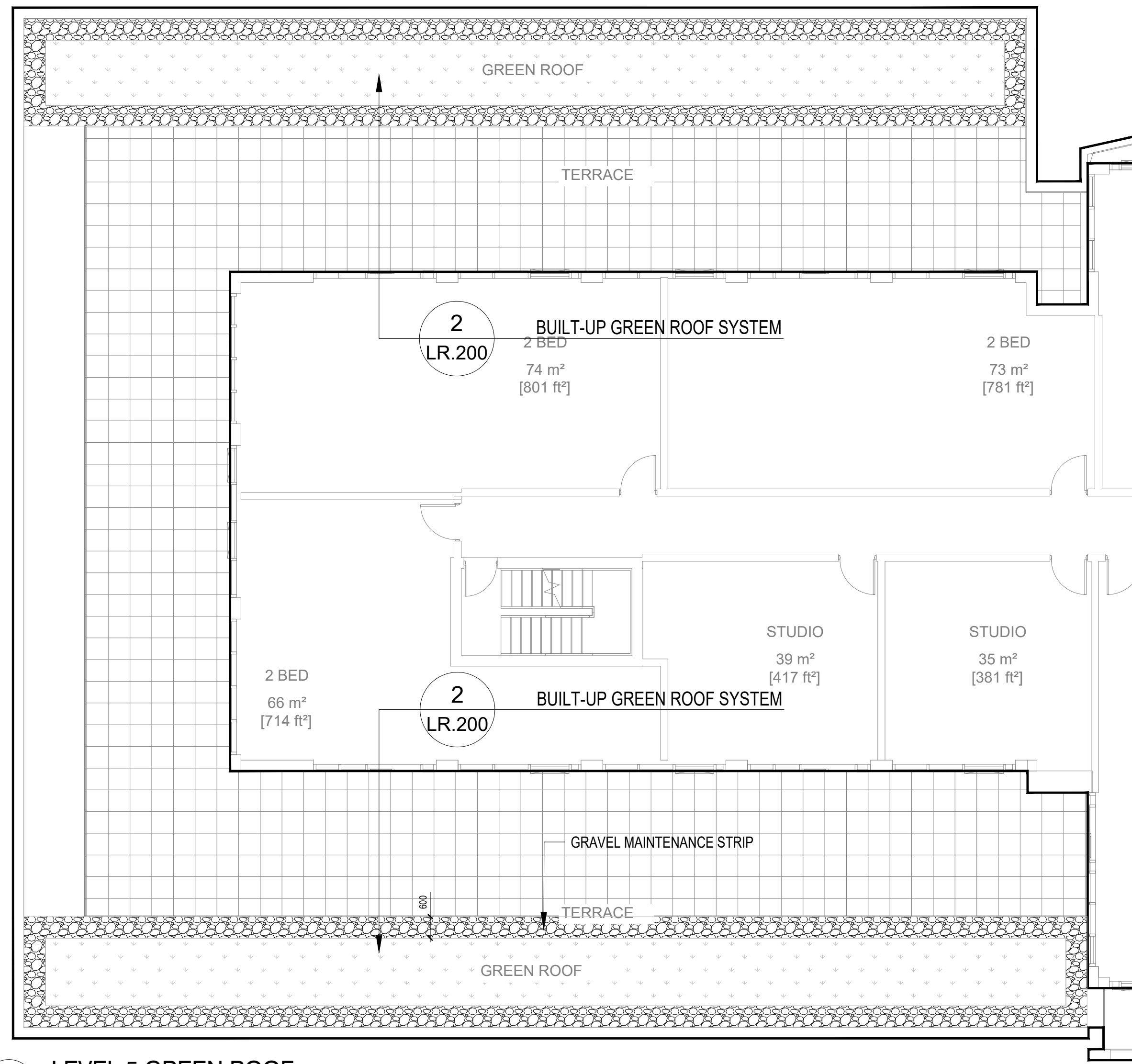
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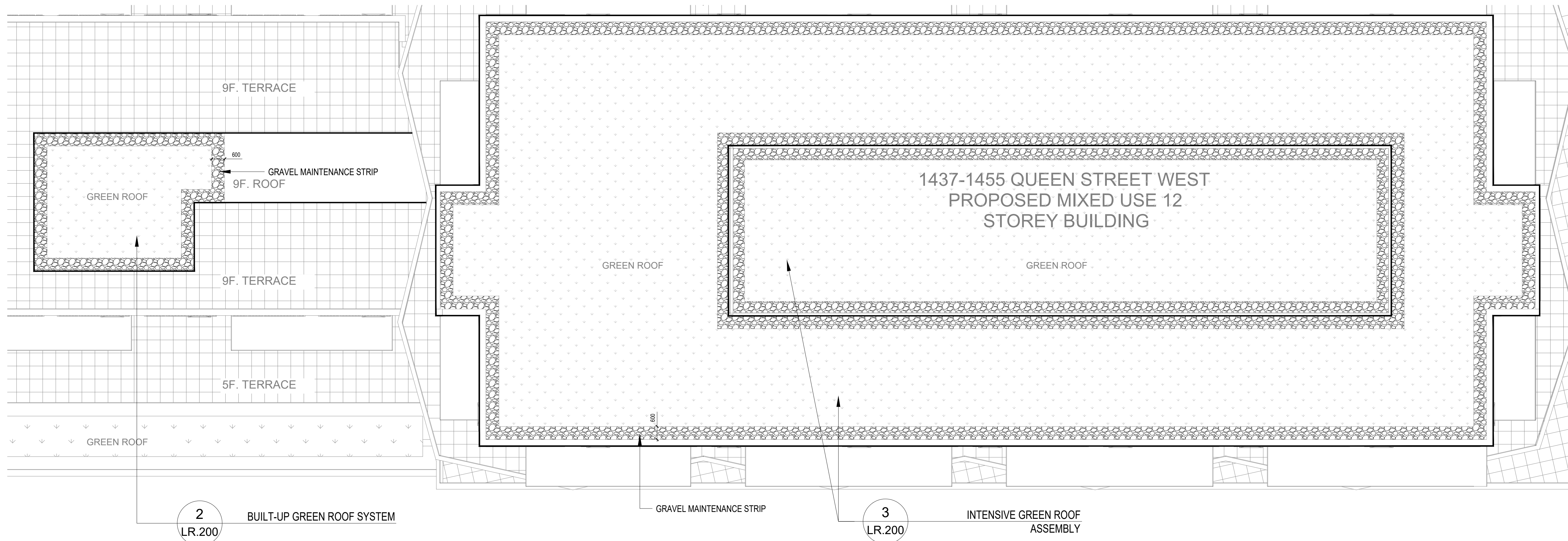
LR.100



1 LEVEL 9 AMENITY TERRACE
1:100



2 LEVEL 5 GREEN ROOF
1:100



3 MECHANICAL PENTHOUSE GREEN ROOF
1:100

QUEEN & JAMESON

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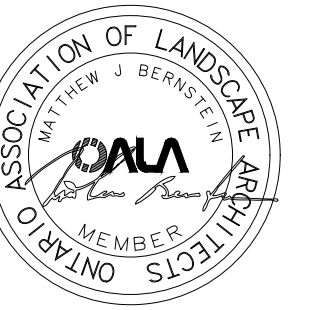
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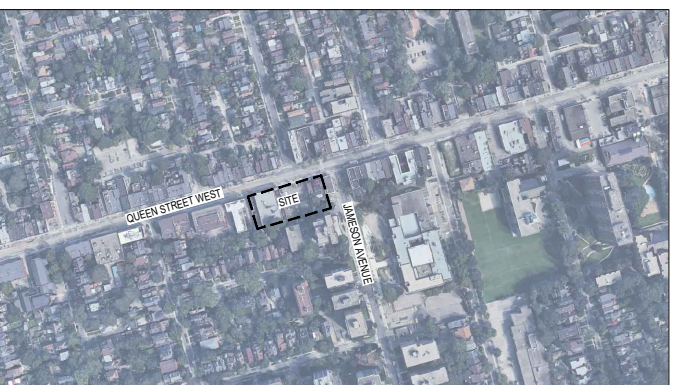
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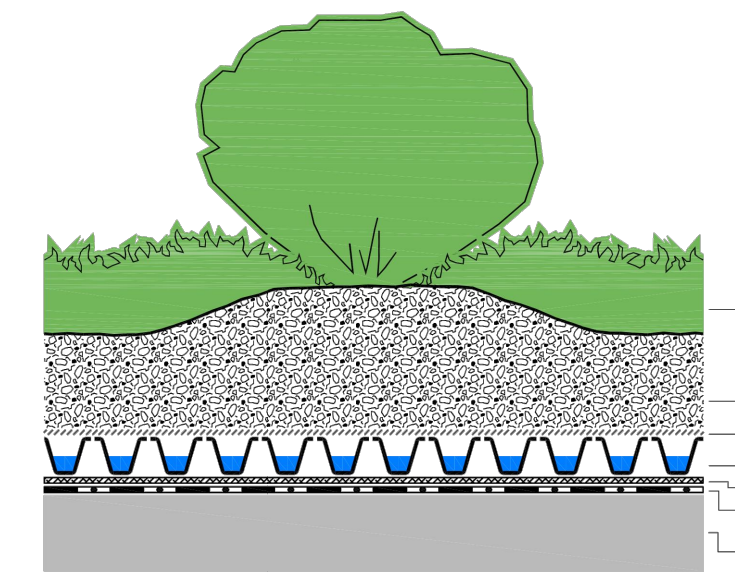
Phase North
SPA PHASE

Drawing Name
AMENITY DETAILS

Sheet Number
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LR.200

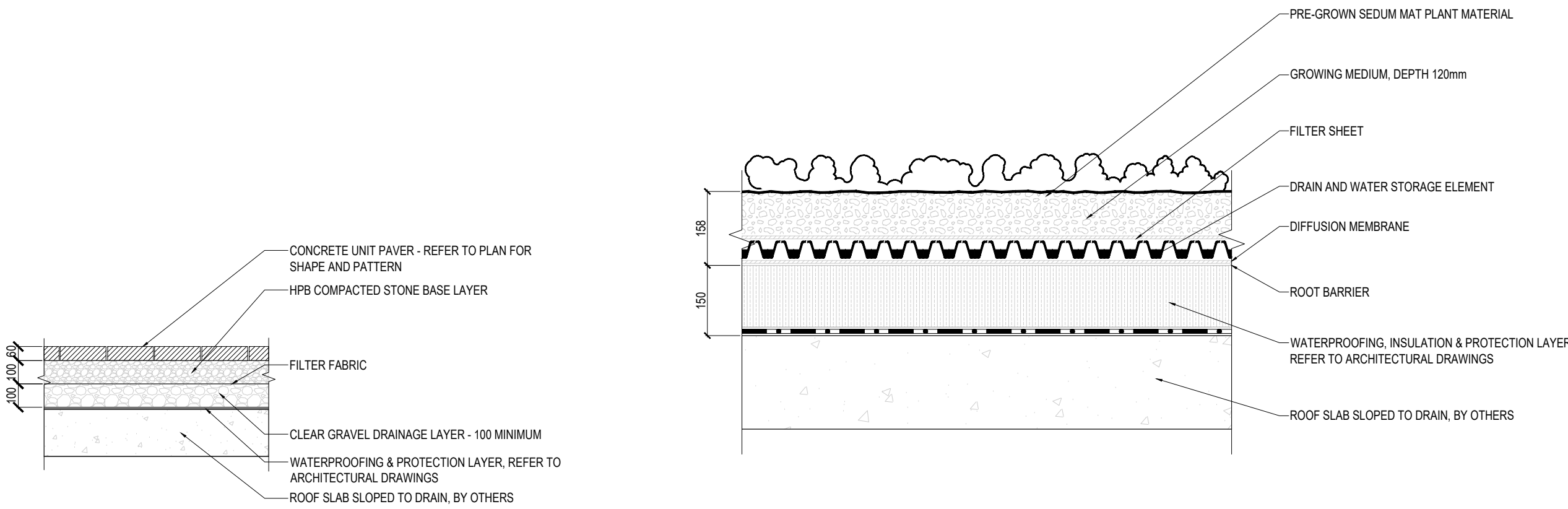
- 1 Plant material: perennials & ornamental grasses
- 2 Growing medium: ZnCo Blend SL depth: > 150 mm
- 3 Filter sheet ZnCo SF
- 4 Drain and water storage element ZnCo Resilidrain RD 40-E
- 5 Root barrier and protection mat ZnCo SSM 45
- 6 Root barrier ZnCo WOF 40
- 7 Roof construction with waterproofing membrane



Notes
This detail is specific for the ZnCo Green Roof system to use. The roof construction and the waterproofing are not specified in this detail.

Logo	System	Class	Green Roof Assembly	System No.
ZnCo	Resilidrain	RD 40	ZnCo Canada Inc. P.O. Box 297 Canada, ON, Canada M8K 1H6 Phone: (905) 780-9611 Email: green@studiola.ca	ZnCo Canada Inc.
Scale	Year	Code		
1:10	2018	RD 40		
Date	Revision	This drawing is an abstract drawing and the project of ZnCo Canada Inc. The use of this drawing is limited to the original and authorized project of ZnCo Canada Inc. Please contact us for more information.		
2023-04-21	1			

3 INTENSIVE GREEN ROOF ASSEMBLY



1 UNIT PAVER ON ROOF SLAB SECTION
SCALE= 1:20

2 BUILT-UP GREEN ROOF SYSTEM
1:10