

- GENERAL NOTES:**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT APPLY TO THE SITE UNDER CONSTRUCTION.
  - CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION, INCLUDING ANY TEST PIT EXCAVATIONS TO VERIFY EXACT LOCATIONS.
  - 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.
  - 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.
  - EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. CONTRACTOR BEARS FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES.
  - CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO PUT EXISTING ELEMENTS BACK TO THEIR EXISTING CONDITION BEFORE DAMAGE OCCURRED, AT NO COST TO THE OWNER.
  - EXISTING BASE INFORMATION INCLUDING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED FROM A TOPOGRAPHIC SURVEY OR DIGITAL MAP OWNERS GROUP (DMOG) DIGITAL MAPPING. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
  - ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ANY RELATED DOCUMENTS FROM OTHER PROJECT CONSULTANTS.
  - CONTRACTOR SHALL 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.
  - CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
  - KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
  - CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR REVIEW PRIOR TO PLACING ORDERS.
  - ALL WORK SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT.
  - CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.
  - ALL DRAWING SCALES PROVIDED (TEXT AND GRAPHIC) THROUGHOUT THIS DOCUMENT SET ARE ESTABLISHED AND SET PER FULL SHEET SIZE DOCUMENTS. REDUCED SCALE NOTATIONS ARE NOT PERMITTED SCALES.

no.	revision	date	by
1	ISSUED FOR SPA	2022-08-22	GF

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signed \_\_\_\_\_ date \_\_\_\_\_

**STUDIO tla**

20 Champion Blvd. Suite 102 - Toronto ON - M3H 2Z1 info@studiotla.ca www.studiotla.ca

**FORA DEVELOPMENTS**

CLIENT  
**17 ELM STREET**  
 TORONTO, ONTARIO

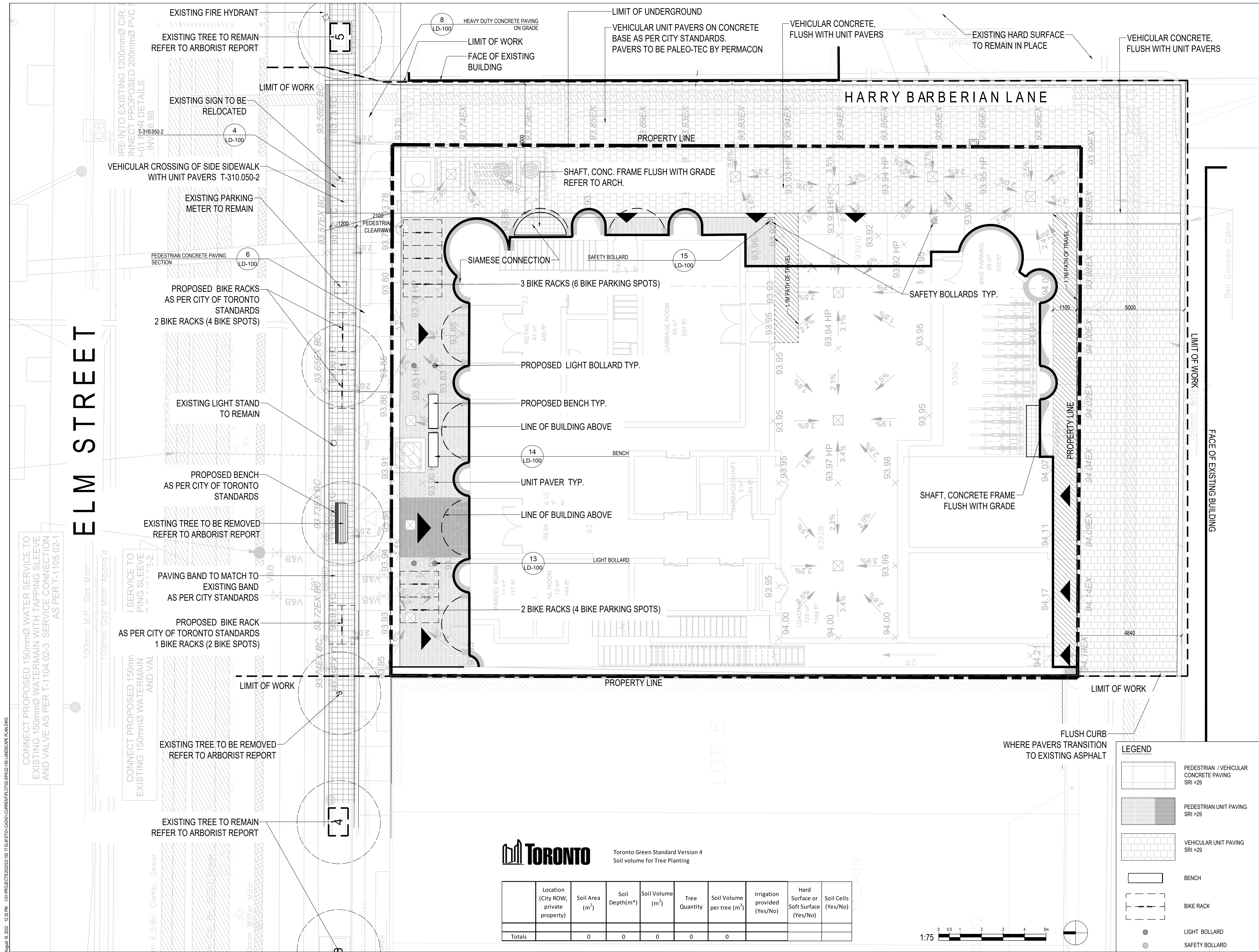
PROJECT  
**LANDSCAPE PLAN / SOIL VOLUME PLAN**

DRAWING  
 DRAWN: GF  
 CHECKED:  
 SCALE: 1:75  
 DATE: 2022-07-20  
 PROJECT NO: 22-155

ASSOCIATION OF LANDSCAPE ARCHITECTS (ONTARIO) MEMBER

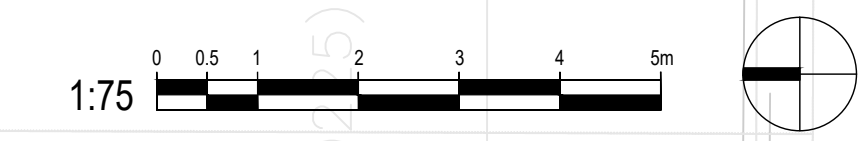
**LS-100**

SHEET NO.

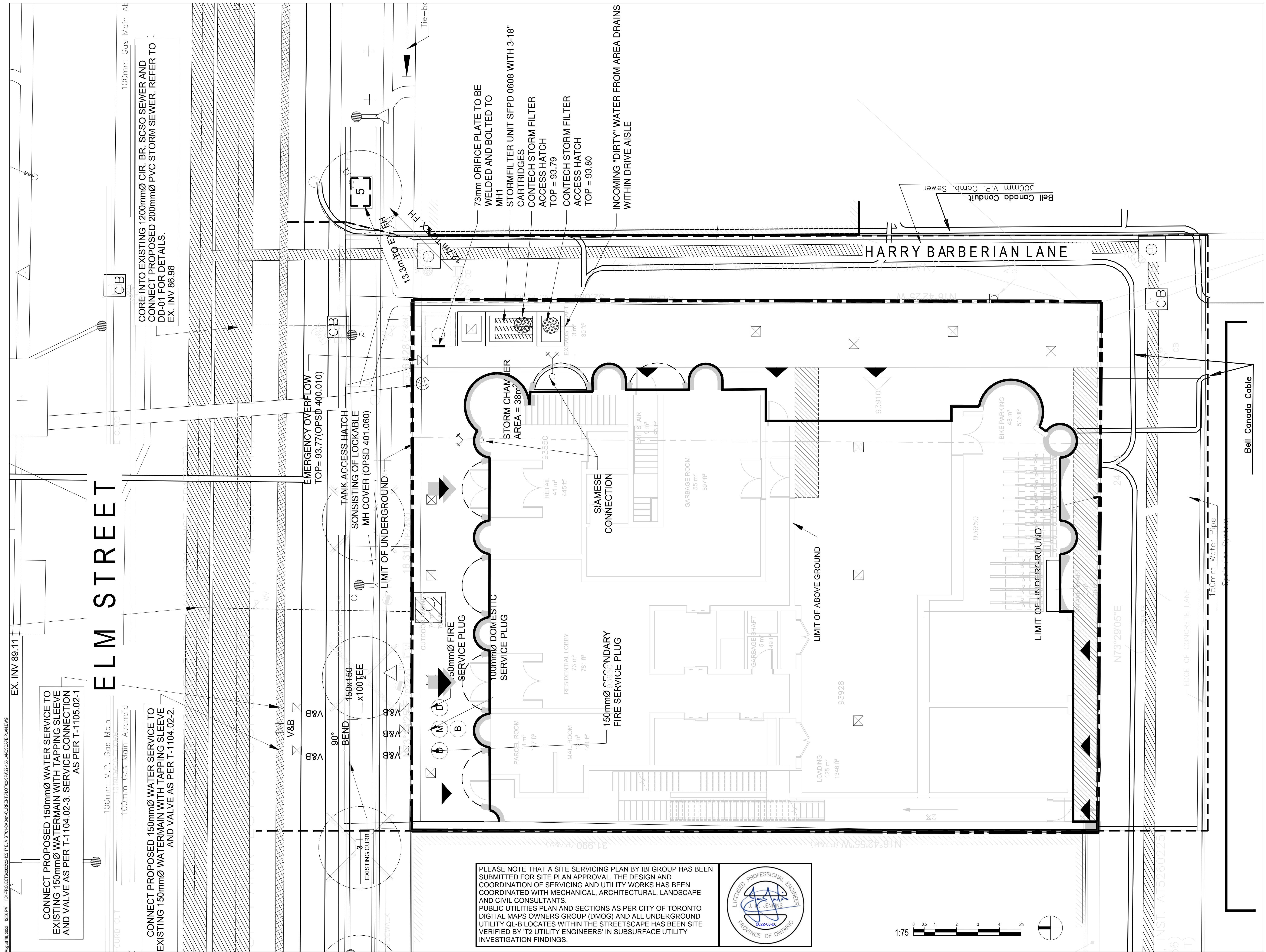


**Toronto** Toronto Green Standard Version 4  
 Soil volume for Tree Planting

	Location (City ROW, private property)	Soil Area (m²)	Soil Depth (m*)	Soil Volume (m³)	Tree Quantity	Soil Volume per tree (m³)	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
Totals		0	0	0	0	0			



August 18, 2022 12:35 PM I:\01-PROJECTS\2022\22-155 17 ELM STREET\CAD\01-CURRENT\LOT100-SPAZZ155-LS-LANDSCAPE PLAN.DWG



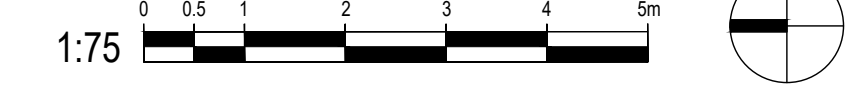
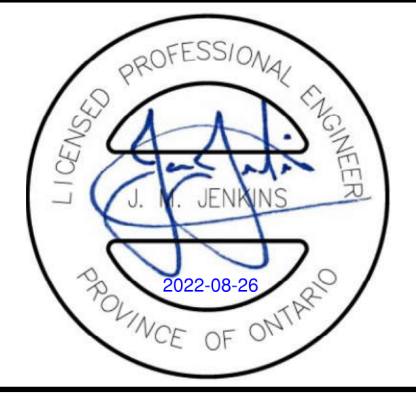
August 18, 2022 12:38 PM I:\PROJECTS\2022\155 17 ELM ST (CAD)-CURRENT\LOTUS\SPAZZ\155 LANDSCAPE PLANNING

CONNECT PROPOSED 150mmØ WATER SERVICE TO EXISTING 150mmØ WATERMAIN WITH TAPPING SLEEVE AND VALVE AS PER T-1104.02-3. SERVICE CONNECTION AS PER T-1105.02-1

CONNECT PROPOSED 150mmØ WATER SERVICE TO EXISTING 150mmØ WATERMAIN WITH TAPPING SLEEVE AND VALVE AS PER T-1104.02-2.

CORE INTO EXISTING 1200mmØ CIR. BR. SCSSO SEWER AND CONNECT PROPOSED 200mmØ PVC STORM SEWER. REFER TO DD-01 FOR DETAILS. EX. INV 86.98

PLEASE NOTE THAT A SITE SERVICING PLAN BY IBI GROUP HAS BEEN SUBMITTED FOR SITE PLAN APPROVAL. THE DESIGN AND COORDINATION OF SERVICING AND UTILITY WORKS HAS BEEN COORDINATED WITH MECHANICAL, ARCHITECTURAL, LANDSCAPE AND CIVIL CONSULTANTS. PUBLIC UTILITIES PLAN AND SECTIONS AS PER CITY OF TORONTO DIGITAL MAPS OWNERS GROUP (DMOG) AND ALL UNDERGROUND UTILITY QL-B LOCATES WITHIN THE STREETScape HAS BEEN SITE VERIFIED BY T2 UTILITY ENGINEERS' IN SUBSURFACE UTILITY INVESTIGATION FINDINGS.



NOT FOR CONSTRUCTION

no.	revision	date	by
1	ISSUED FOR SPA	2022-08-22	GF

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signed \_\_\_\_\_ date \_\_\_\_\_

**STUDIO tla**

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**FORA DEVELOPMENTS**

CLIENT

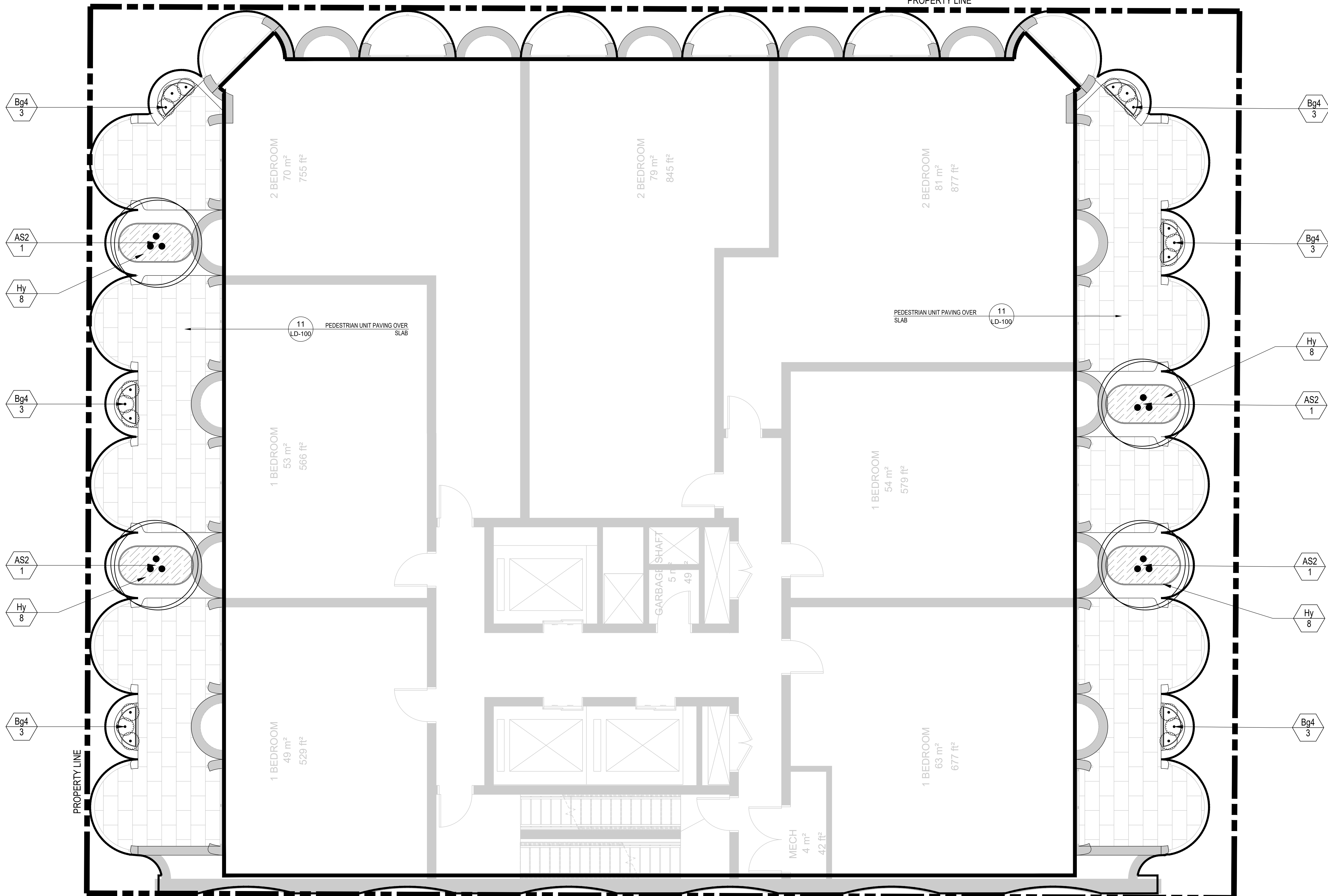
17 ELM STREET  
TORONTO, ONTARIO

PROJECT  
PUBLIC UTILITIES PLAN

DRAWING	GF
CHECKED:	
SCALE:	1:75
DATE:	2022-07-20
PROJECT NO.:	22-155

SHEET NO. LU-100

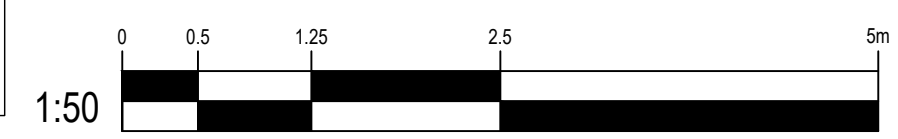
ELM STREET



PLANT SCHEDULE LEVEL 11

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
	AS2	4	AMELANCHIER ALNIFOLIA	SERVICEBERRY	B&B	NATIVE, MULTI-STEM
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
	Bg4	18	BLUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	3 GAL.	DROUGHT TOLERANT

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS
	Hy	32	HELLEBORUS X HYBRIDUS 'NEW YORK NIGHT'	NEW YORK NIGHT HELLEBORE	1 GAL.	500mm	DROUGHT TOLERANT, SALT TOLERANT



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signed \_\_\_\_\_ date \_\_\_\_\_

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**FORA DEVELOPMENTS**

CLIENT

17 ELM STREET  
TORONTO, ONTARIO

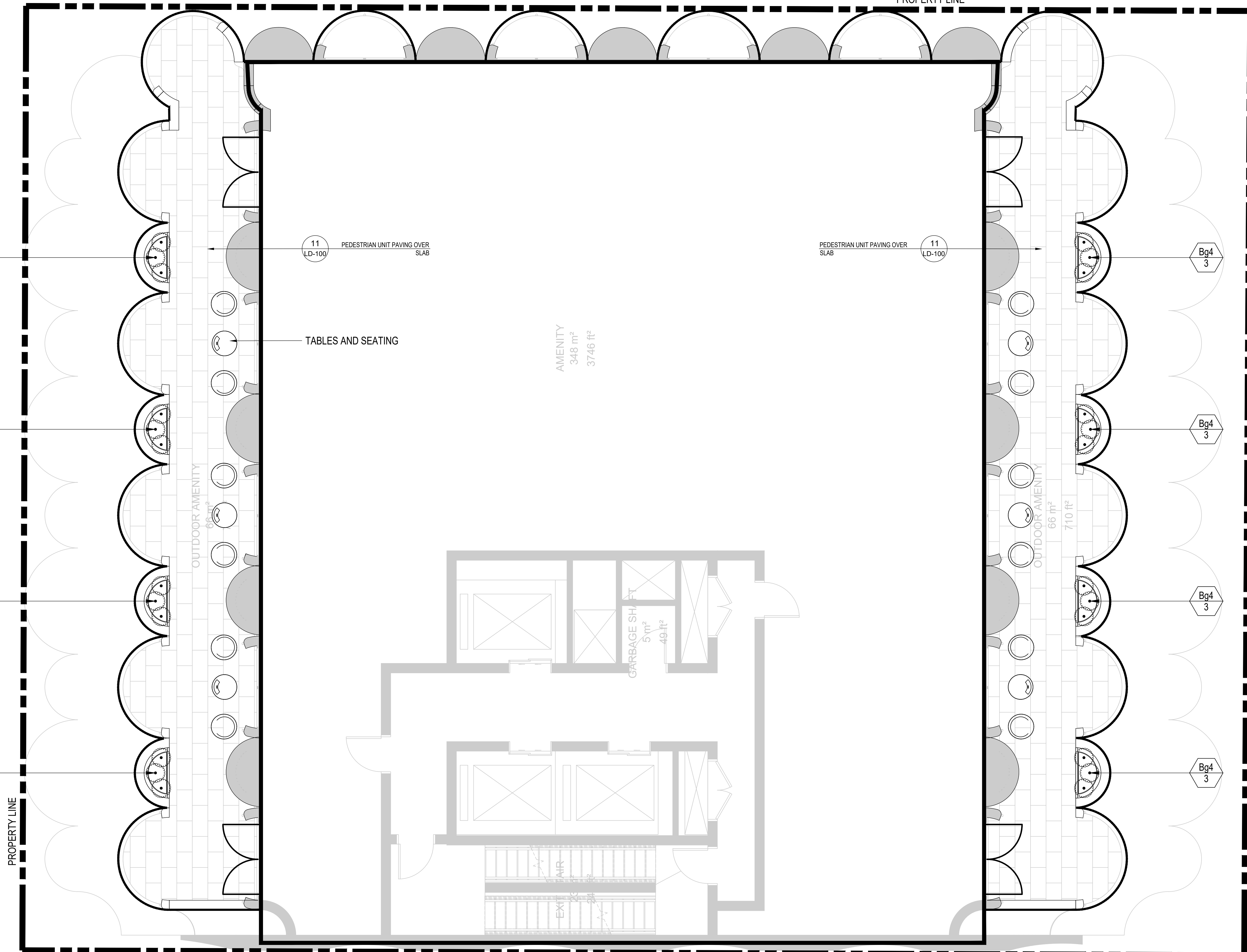
PROJECT  
PODIUM TERRACES - LEVEL 10

DRAWING	GF
CHECKED:	AS SHOWN
DATE:	2022-07-20
PROJECT NO.:	22-155



SHEET NO. LS-200

ELM STREET



PLANT SCHEDULE LEVEL 22

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
	Bg4	24	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	3 GAL.	DROUGHT TOLERANT



1	ISSUED FOR SPA	2022-08-22	GF
no.	revision	date	by

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signed \_\_\_\_\_ date \_\_\_\_\_



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FORA DEVELOPMENTS

CLIENT  
17 ELM STREET

TORONTO, ONTARIO

PROJECT  
LEVEL 21 AMENITY PLAN

DRAWING  
DRAWN: GF  
CHECKED:  
SCALE: AS SHOWN  
DATE: 2022-07-20  
PROJECT NO: 22-155



SHEET NO. LS-201

ELM STREET

HARRY BARBERIAN LANE

PROPERTY LINE

PROPERTY LINE

GRAVEL MAINTENANCE STRIP

1

LD-100

BUILT-UP GREEN ROOF SYSTEM

2

LD-100

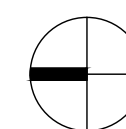
INTENSIVE GREEN ROOF ASSEMBLY

GREEN ROOF  
77.7M2

NOTE: A MINIMUM OF 80% OF GREEN ROOF TO BE INTENSIVE. TO BE DETERMINED.



1:50



NOT FOR CONSTRUCTION

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signed \_\_\_\_\_ date \_\_\_\_\_

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**FORA DEVELOPMENTS**

CLIENT  
 17 ELM STREET  
 TORONTO, ONTARIO

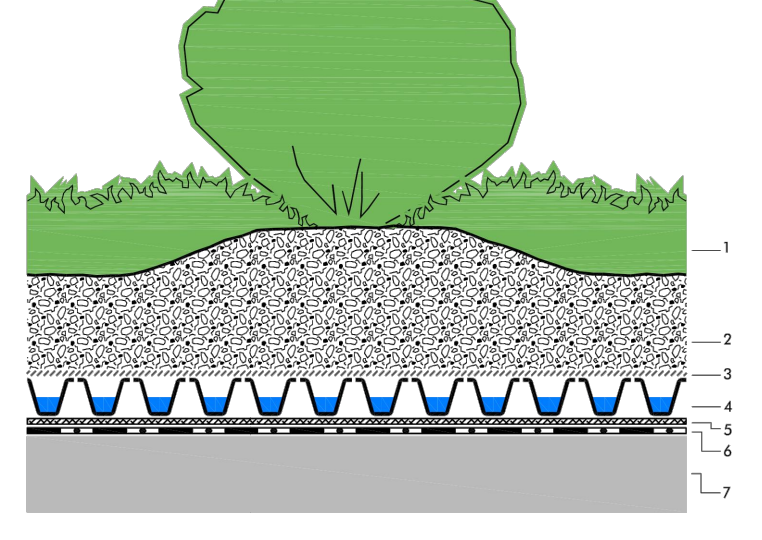
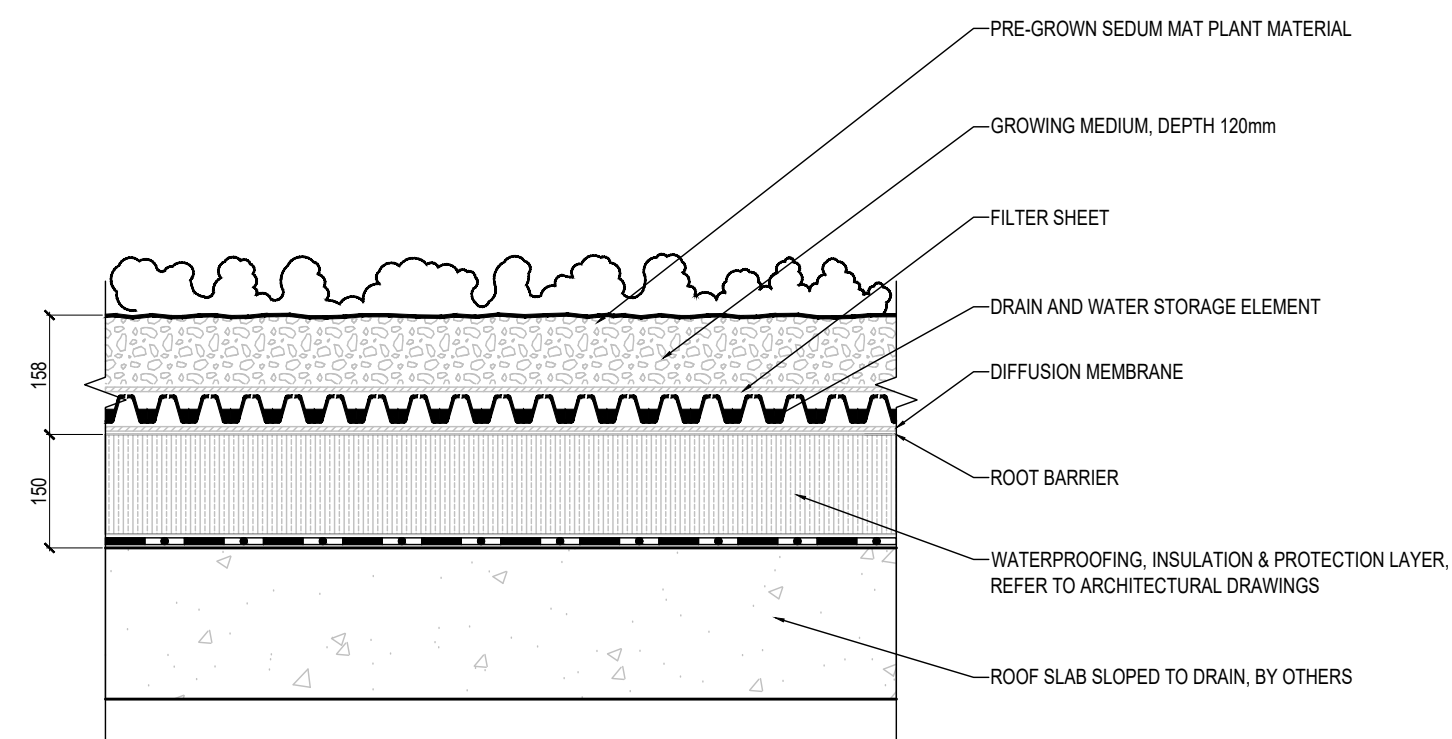
PROJECT  
 GREEN ROOF PLAN

DRAWING  
 DRAWN: GF  
 CHECKED:  
 SCALE: AS SHOWN  
 DATE: 2022-07-20  
 PROJECT NO: 22-155



SHEET NO. LS-202

- 1 Plant material, perennials & ornamental grasses
- 2 Growing medium Zn/Ca Blend-St, depth > 150 mm
- 3 Filter sheet Zn/Ca 30
- 4 Drain and water storage element Zn/Ca Floodrain FD 40-E
- 5 Absorbent retention and protection mat Zn/Ca SMI 45
- 6 Root barrier Zn/Ca WSP 40
- 7 Roof construction with waterproofing membrane

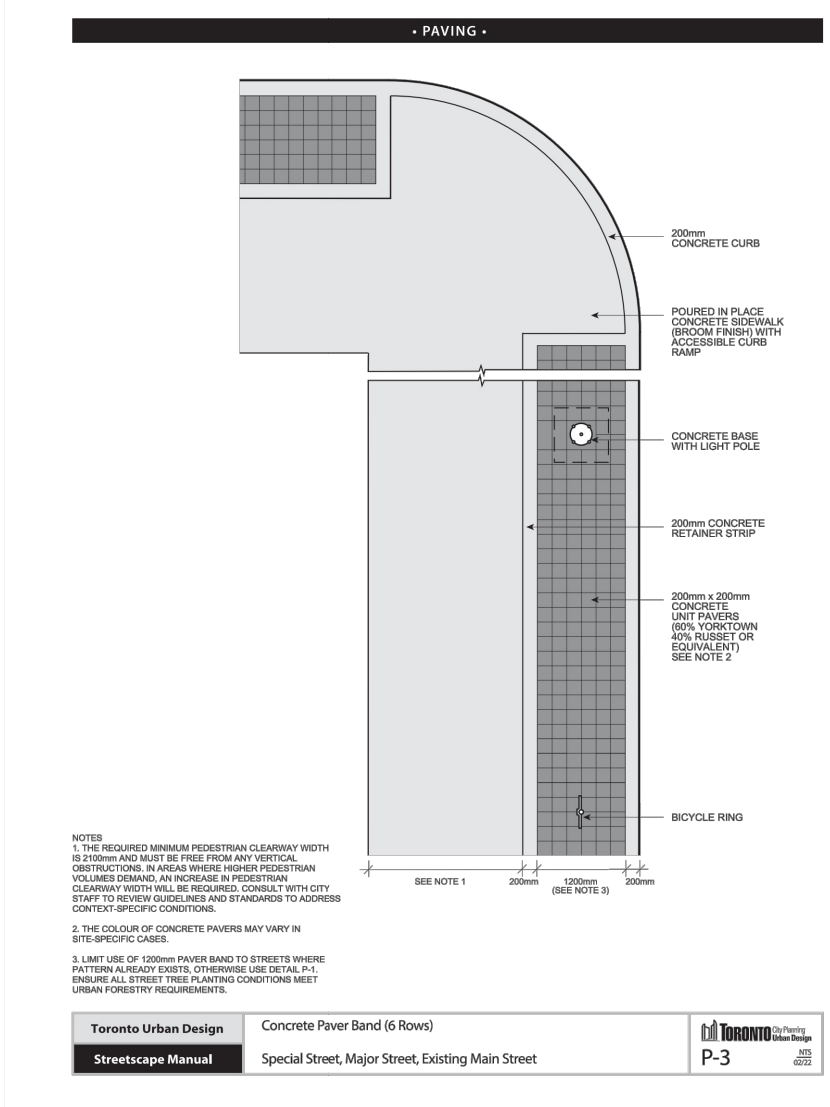
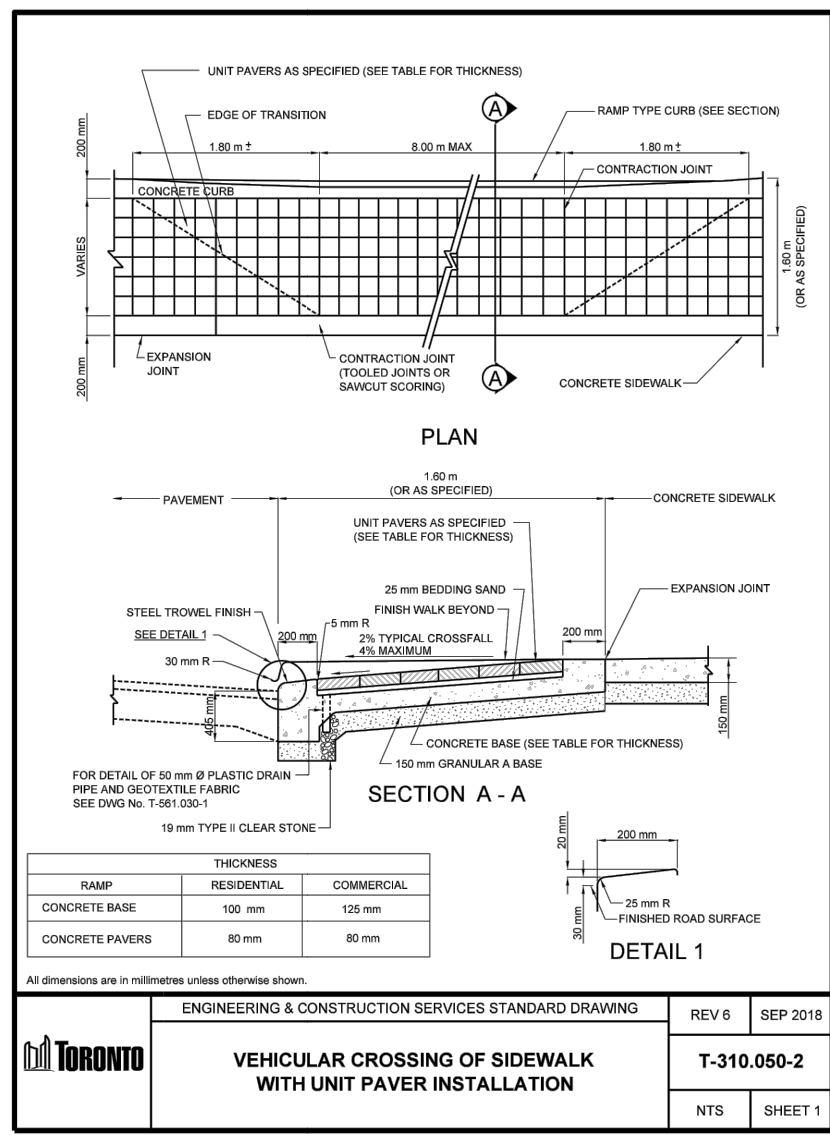


Notes:  
This detail is particular for the Zn/Ca Green Roof system to use. The roof construction and the waterproofing can not specified as in this case.

Scale:	1:1	System:	Pre-grown Sedum	Task:	Green Roof Assembly	Drawn By:	Zn/Ca Canada Inc.
Scale:	1:1	System:	Pre-grown Sedum	Task:	Green Roof Assembly	Drawn By:	Zn/Ca Canada Inc.

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

LANDSCAPE AREAS	DEPTH IN mm
LAWN AREAS (SOD)	150
PLANTING BEDS - GRASSES, PERENNIALS AND GROUNDCOVER	450
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	600
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL



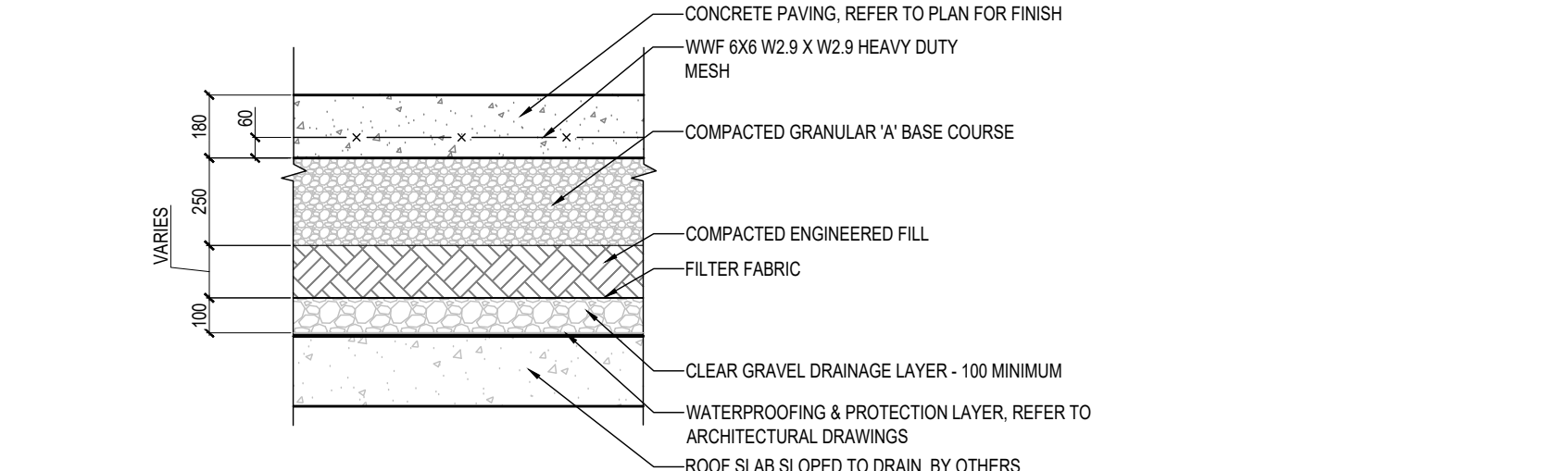
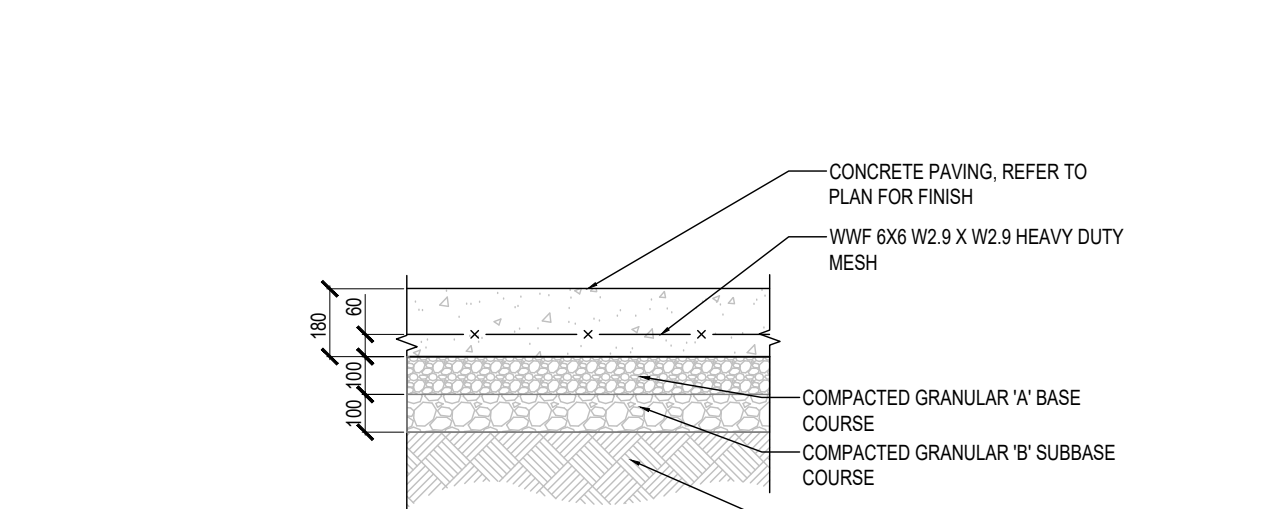
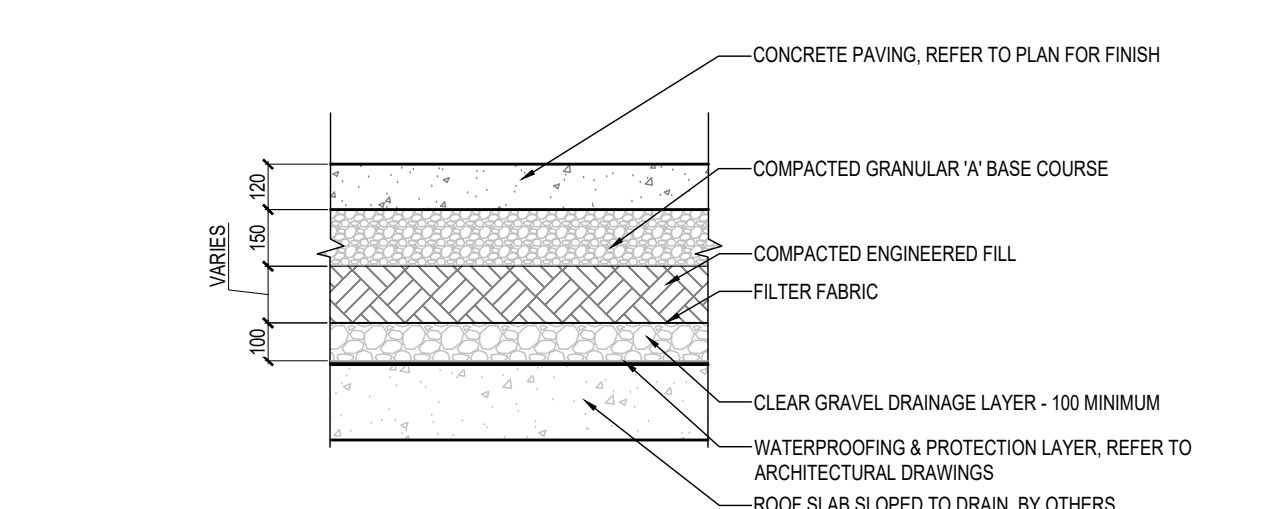
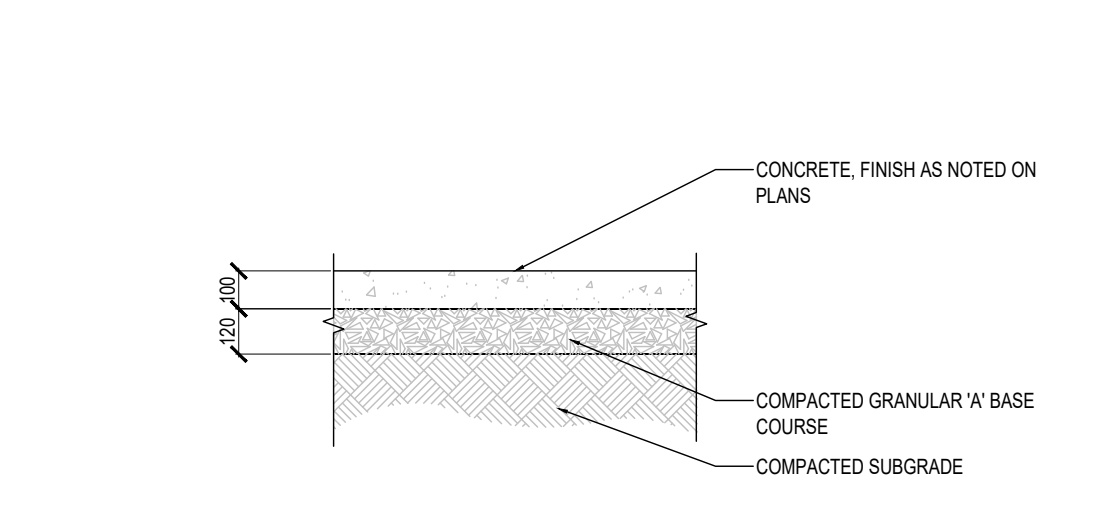
1 BUILT-UP GREEN ROOF SYSTEM 1:10

2 INTENSIVE GREEN ROOF ASSEMBLY 1:20

3 SOIL DEPTH MINIMUMS NTS

4 T-310.050-2

5 P-3

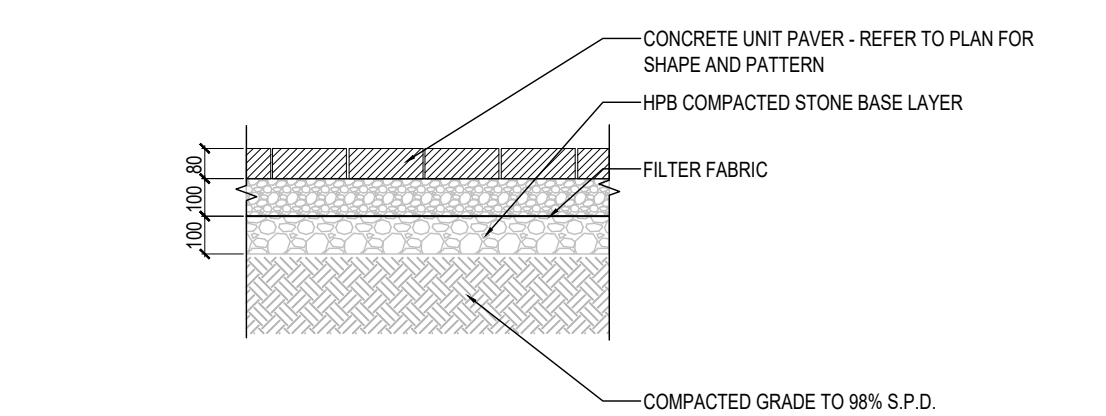


6 PEDESTRIAN CONCRETE PAVING SECTION SCALE=1:20

7 PEDESTRIAN CONCRETE PAVING ON ROOF SLAB 1:20

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

9 HEAVY DUTY CONCRETE PAVING ON ROOF SLAB 1:20

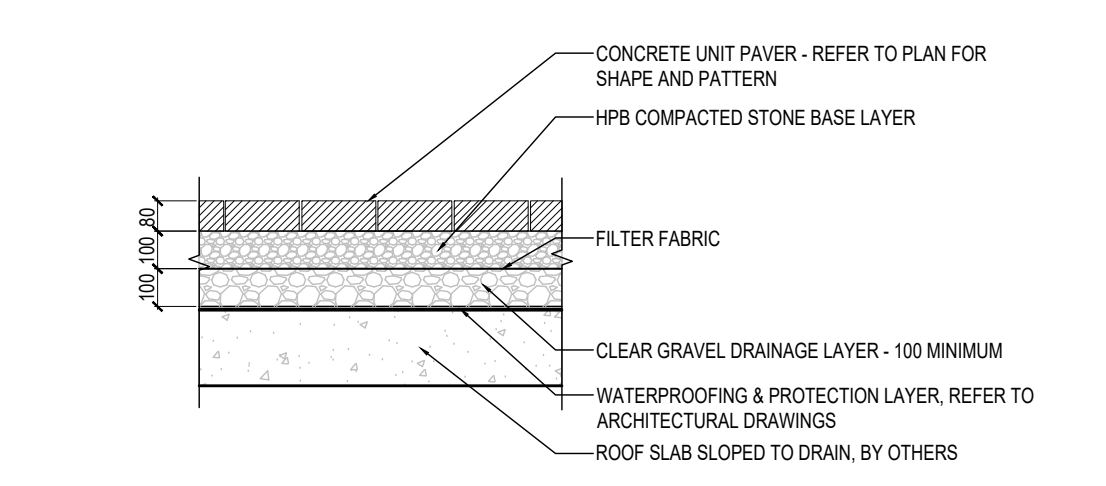


**Tree Protection Barriers**

- Tree protection barriers must be a plywood or plastic web hoarding or equivalent as approved by Urban Forestry.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft) high and consist of orange plastic web hoarding on a wood frame made of 2" x 4"s.
- Where some excavate or fill has to be temporarily installed near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.
- Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSB-218 110) and to the satisfaction of Urban Forestry.

Toronto Parks, Forestry and Recreation  
Urban Forestry  
Sept 2008  
Detail TP-1

10 PEDESTRIAN UNIT PAVING ON GRADE 1:20



11 PEDESTRIAN UNIT PAVING OVER SLAB 1:20

12 TP-1

**Typology Path Light**  
Spot Sheet | C0200

The Typology Collection, designed and engineered in collaboration with BSM Design, opens a new realm of possibility in the way the urban landscape is experienced. Intelligent, elegant engineering conceals cutting-edge technology in a simple, functional design. The result is a lighting system that is both beautiful and functional. A modern, minimalist design that can be used in a variety of settings, from residential to commercial, the Typology Path Light is a lighting solution that is both beautiful and functional.

**Materials:** Die-cast aluminum with two finishes: polished aluminum and black powder coat. Customizable in color and finish. All finishes are UV resistant and weather resistant. The finish of your choice is available in a variety of colors. The finish of your choice is available in a variety of colors. The finish of your choice is available in a variety of colors.

**Certifications:** UL Listed for Wet Locations, CE, RoHS America Compliant, FCC Compliant, ETL Compliant.

**Electrical:** Internally mounted power source (120V through 277V AC/100Watt maximum draw, 10°C start temperature).

**Light Engine:** Internally mounted LED lighting consists of the most advanced high power LED with secondary optics provide downward directed light. Dimmable, Customizable, IP67 rated, IP68 rated, IP69K rated.

**Distributions:** Single LED, Double LED, Triple LED, Quad LED, Hex LED, Octa LED, Custom LED.

**Mounting:** Available in three mount only. The most popular is attached with four (4) screws into a hole. Mounting hardware and hole size is provided.

**Warranty:** LED lighting products are warranted for five years.

Revised March 16, 2022 | Landscape Forms Inc. | 800.527.2346 | 7900 E. Michigan Ave., Ann Arbor, MI 48106

**Grasshopper**  
Product Data Sheet

The Grasshopper table and bench series utilizes "Stromagrip" technology to be used in the concrete, cement, asphalt, stone and a smooth surface. The Grasshopper table and bench series utilizes "Stromagrip" technology to be used in the concrete, cement, asphalt, stone and a smooth surface. The Grasshopper table and bench series utilizes "Stromagrip" technology to be used in the concrete, cement, asphalt, stone and a smooth surface.

**Table:**

Model	Material	Finish	Color
Table 1	Aluminum	Polished	Black
Table 2	Aluminum	Black	Black
Table 3	Aluminum	Black	Black

**Material:** "Stromagrip" is the trademark name used to describe the grip technology used in the Grasshopper table and bench series. The "Stromagrip" technology is a proprietary technology that allows the Grasshopper table and bench series to be used in a variety of settings, from residential to commercial, the Grasshopper table and bench series utilizes "Stromagrip" technology to be used in the concrete, cement, asphalt, stone and a smooth surface.

Revised October 6, 2021 | Landscape Forms Inc. | 800.527.2346 | 7900 E. Michigan Ave., Ann Arbor, MI 48106

**Annapolis™**  
Product Drawing

10" diameter, Embossed, with Stone

**Table:**

Model	Material	Finish	Color
Table 1	Aluminum	Polished	Black
Table 2	Aluminum	Black	Black
Table 3	Aluminum	Black	Black

**Material:** "Stromagrip" is the trademark name used to describe the grip technology used in the Annapolis table and bench series. The "Stromagrip" technology is a proprietary technology that allows the Annapolis table and bench series to be used in a variety of settings, from residential to commercial, the Annapolis table and bench series utilizes "Stromagrip" technology to be used in the concrete, cement, asphalt, stone and a smooth surface.

Revised October 6, 2021 | Landscape Forms Inc. | 800.527.2346 | 7900 E. Michigan Ave., Ann Arbor, MI 48106

13 LIGHT BOLLARD

14 BENCH

15 SAFETY BOLLARD

no.	revision	date	by
1	ISSUED FOR SPA	2022-08-22	GF

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signed \_\_\_\_\_ date \_\_\_\_\_

**STUDIO tla**

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CLIENT: 17 ELM STREET, TORONTO, ONTARIO

PROJECT: LANDSCAPE DETAILS

DRAWING: GF

CHECKED: AS SHOWN

SCALE: 2022-07-20

DATE: 22-155

PROJECT NO: LD-100

SHEET NO: LD-100

ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO MEMBER