

LEGEND

- PROPOSED PLANTING
- EXISTING TREE TO BE REMOVED, REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMAIN, REFER TO ARBORIST REPORT
- PEDESTRIAN CONCRETE PAVING SRI >29
- VEHICULAR UNIT PAVING SRI >29
- PEDESTRIAN UNIT PAVING TECHO BLOCK DIAMOND SMOOTH HD PAVERS, 75% SRI >29
- VEHICULAR UNIT PAVING - CITY OF TORONTO R.O.W. SRI >29. PAVERS TO BE PALEO-TEC BY PERMACON
- BENCH
- CITY OF TORONTO BIKE RACK
- BIKE RACK - PRIVATE
- RAISED PLANTERS
- MOVEABLE FURNITURE, DIAGRAMMATIC ONLY, TO BE PROVIDED BY TENANT
- SECURITY BOLLARD

no.	revision	date	by
2	ISSUED FOR ZBA/SPA RESUBMISSION	2023-04-11	JB
1	ISSUED FOR SPA	2022-08-22	GF

no.	revision	date	by

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
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signed \_\_\_\_\_ date \_\_\_\_\_



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

17 ELM GP INC.

CLIENT

15-17 ELM STREET

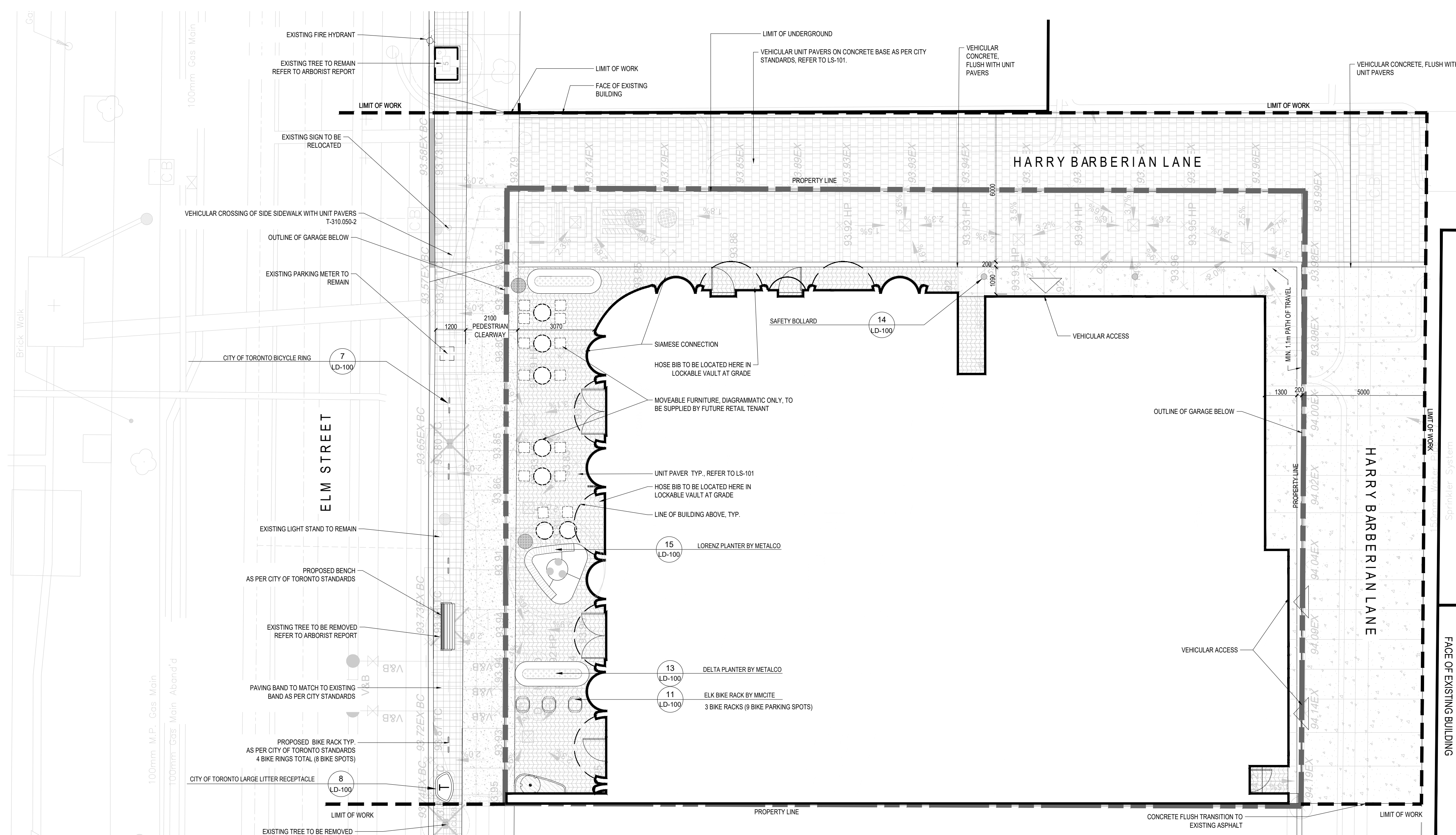
TORONTO, ONTARIO

PROJECT  
 LANDSCAPE PLAN

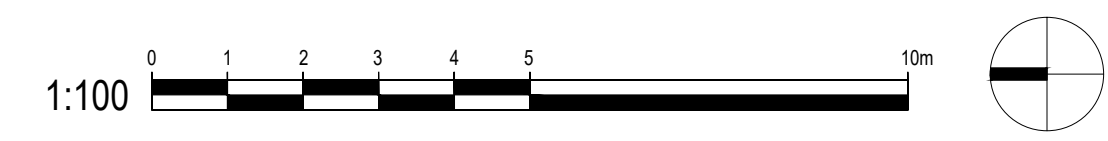
DRAWING	GF
CHECKED:	
SCALE:	AS NOTED
DATE:	2022-07-20
PROJECT NO.:	22-155



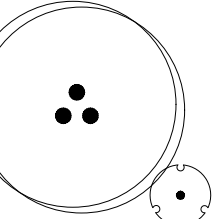

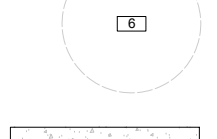
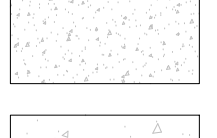
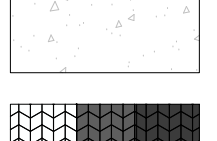
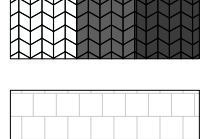

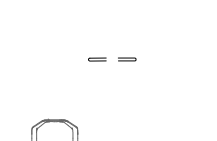
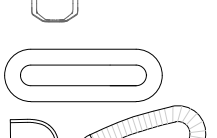
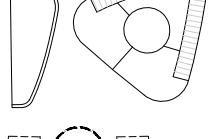
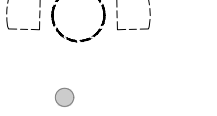
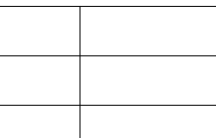

SHEET NO. LS-100

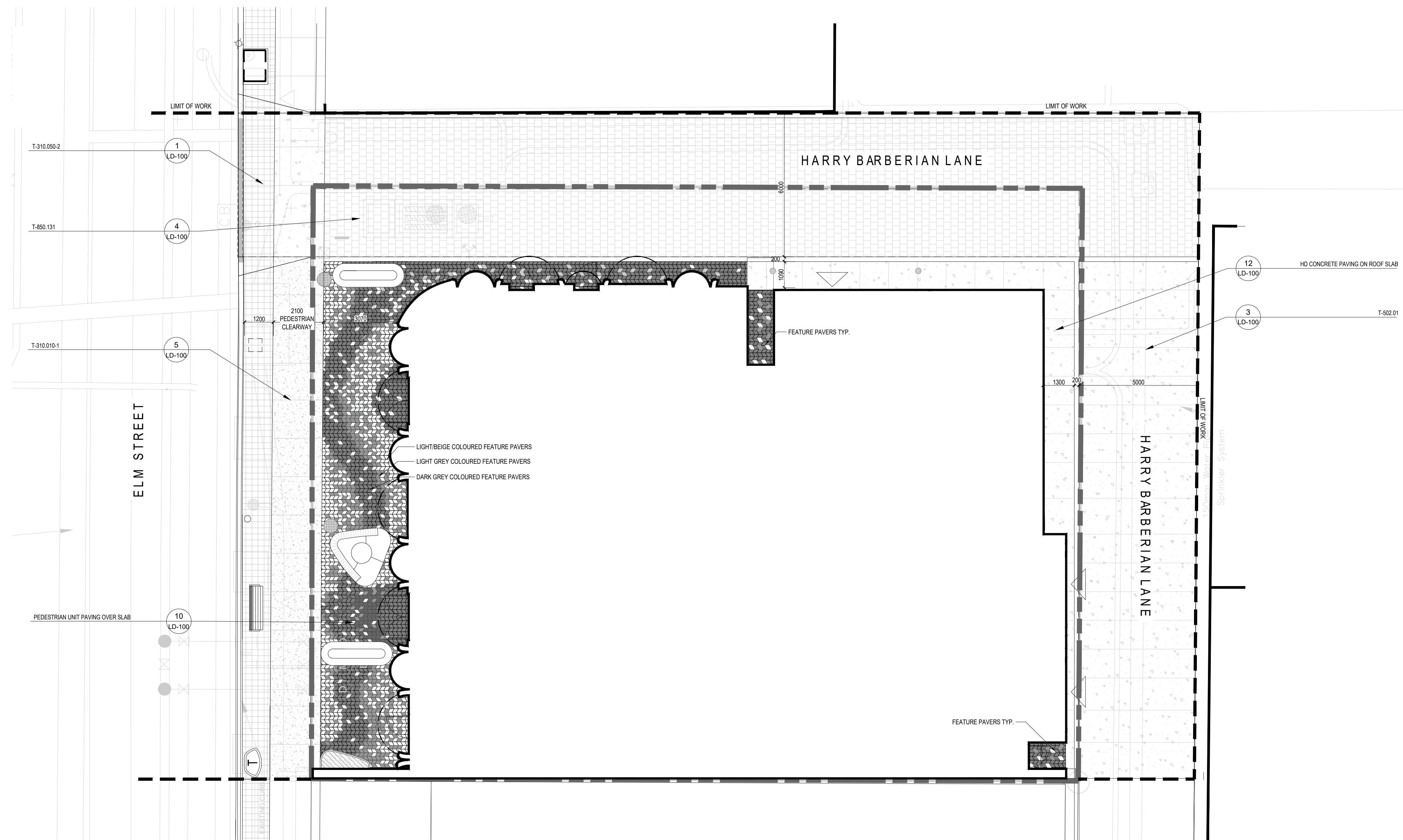


1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION.
2. CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION, INCLUDING ANY TEST PIT EXCAVATIONS TO VERIFY EXACT LOCATIONS.
3. IT IS THE CONTRACTORS 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. 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.
5. 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 THERE EXISTING CONDITION BEFORE DAMAGE OCCURRED. AT NO COST TO THE OWNER.
7. 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.
8. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ANY RELATED DOCUMENTS FROM OTHER PROJECT CONSULTANTS.
9. 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.
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
11. KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
12. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR REVIEW PRIOR TO PLACING ORDERS.
13. ALL WORK SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.
14. CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.
15. ALL DRAWING SCALES PROVIDED (TEXT AND GRAPHIC) THROUGHOUT THIS DOCUMENT SET ARE ESTABLISHED AND SET PER FULL SHEET SIZE DOCUMENTS. REDUCED PRODUCTION SETS ARE NOT PER NOTED SCALES.



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-  VEHICULAR UNIT PAVING SRI >29
-  PEDESTRIAN UNIT PAVING  
TECHO BLOCK DIAMOND SMOOTH  
HD PAVERS, 75% SRI >29  
COLOUR MIX: BEIGE CREAM/GREYED  
NICKEL/ONYX BLACK
-  VEHICULAR UNIT PAVING -  
CITY OF TORONTO R.O.W.  
SRI >29. PAVERS TO BE  
PALEO-TEC BY PERMACON
-  BENCH
-  CITY OF TORONTO BIKE RACK
-  BIKE RACK - PRIVATE
-  RAISED PLANTERS
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**17 ELM GP INC.**

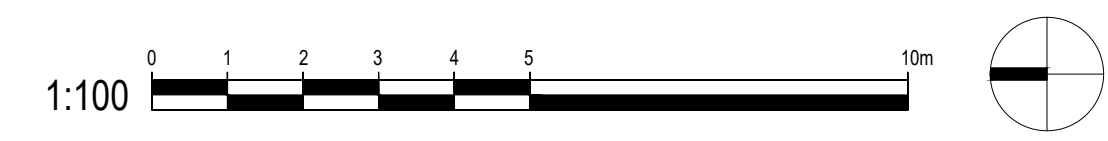
CLIENT  
**15-17 ELM STREET**  
TORONTO, ONTARIO

PROJECT  
**LANDSCAPE PAVING PLAN**

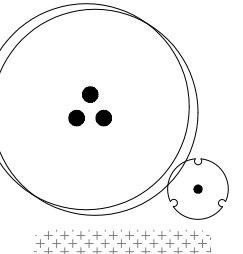


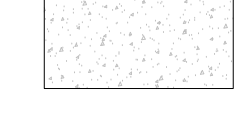
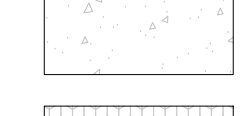

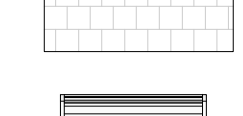

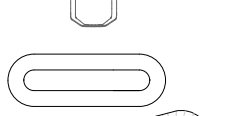
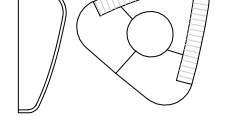
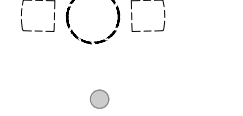


DRAWING  
DRAWN: GF  
CHECKED:  
SCALE: AS NOTED  
DATE: 2022-07-20  
PROJECT NO: 22-155



SHEET NO. **LS-101**



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17 ELM GP INC.

CLIENT

15-17 ELM STREET

TORONTO, ONTARIO

PROJECT

PLANTING PLAN

DRAWING

DRAWN: GF

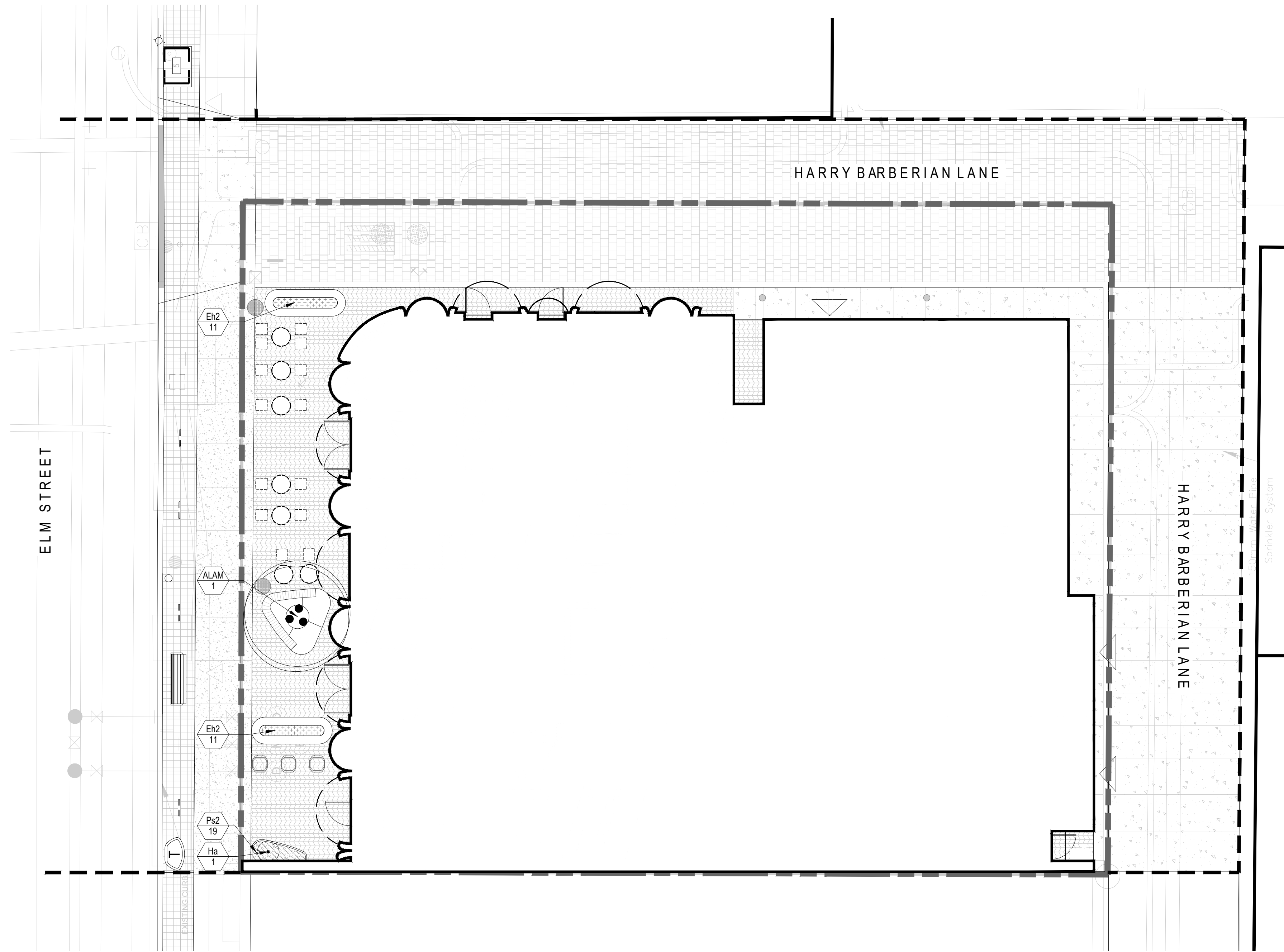
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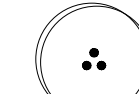
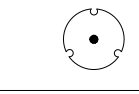

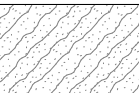
SCALE: AS NOTED

DATE: 2022-07-20

PROJECT NO.: 22-155

SHEET NO.: LP-100



PLANT SCHEDULE SITE							
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
	ALAM	1	AMELANCHIER LAEVIS	MULTI-TRUNK ALLEGHENY SERVICEBERRY	B & B	70MM CAL.	3 CLUMP, NATIVE
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
	Ha	1	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL.		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
	Eh2	22	EQUISETUM HYEMALE	HORSETAIL	3 GAL.		NATIVE
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		
	Pz2	19	PACHYSANDRA TERMINALIS 'SILVER EDGE'	SILVER EDGE JAPANESE PACHYSANDRA	3 GAL.		

WATERING PROGRAM NOTES:

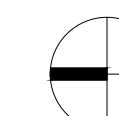
WATERING TO BE PROVIDED FOR THE FIRST 4 CONSECUTIVE YEARS WITH NON-POTABLE WATER. PLANTING SCHEDULE TO BE COORDINATED WITH IRRIGATION CONTRACTOR TO ENSURE APPROPRIATE WATERING OF PLANTING AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR TO COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.  
 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. TREES NEED 5 GALLONS OF WATER PLUS 5 GALLONS FOR EACH INCH CALIPER. 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

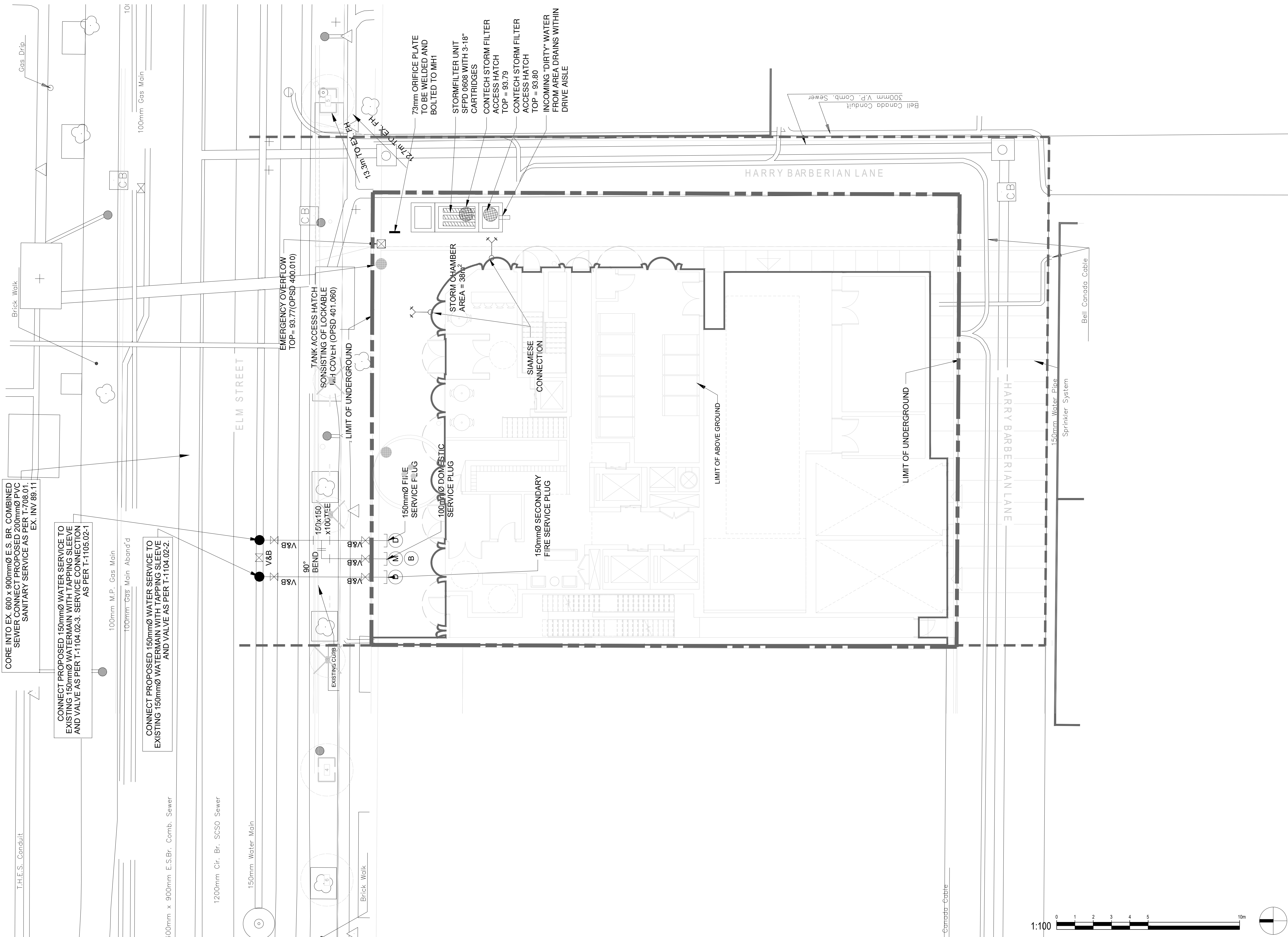
SOIL COMPOSITION: A SANDY LOAM TEXTURE PROFILE (50-60% SAND, 20-40% SILT, AND 6-10% CLAY), 2-5% ORGANIC MATTER BY DRY WEIGHT, AND A MAXIMUM PH OF 7.5.  
 50% OF UNIT PAVING TO HAVE AN SRI VALUE OF ABOVE 29  
 ANY GROUND LEVEL GRATES, INTAKES AND EXHAUST SHAFTS WILL HAVE MAXIMUM POROSITY OF 20MM X 20MM OR 40MM X 10MM



Toronto Green Standard Version 4  
 Soil volume for Tree Planting

	Location (City ROW, private property)	Soil Area (m <sup>2</sup> )	Soil Depth (m*)	Soil Volume (m <sup>3</sup> )	Tree Quantity	Soil Volume per tree (m <sup>3</sup> )	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
Totals		0	0	0	0	0			





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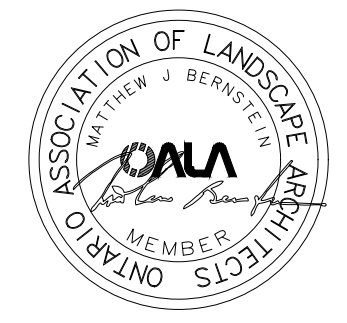


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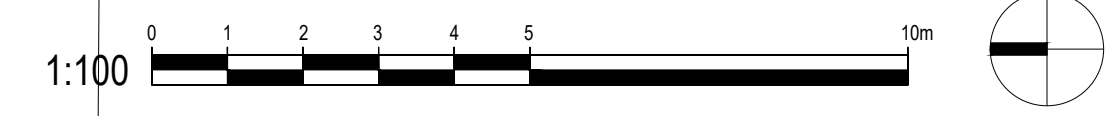
17 ELM GP INC.

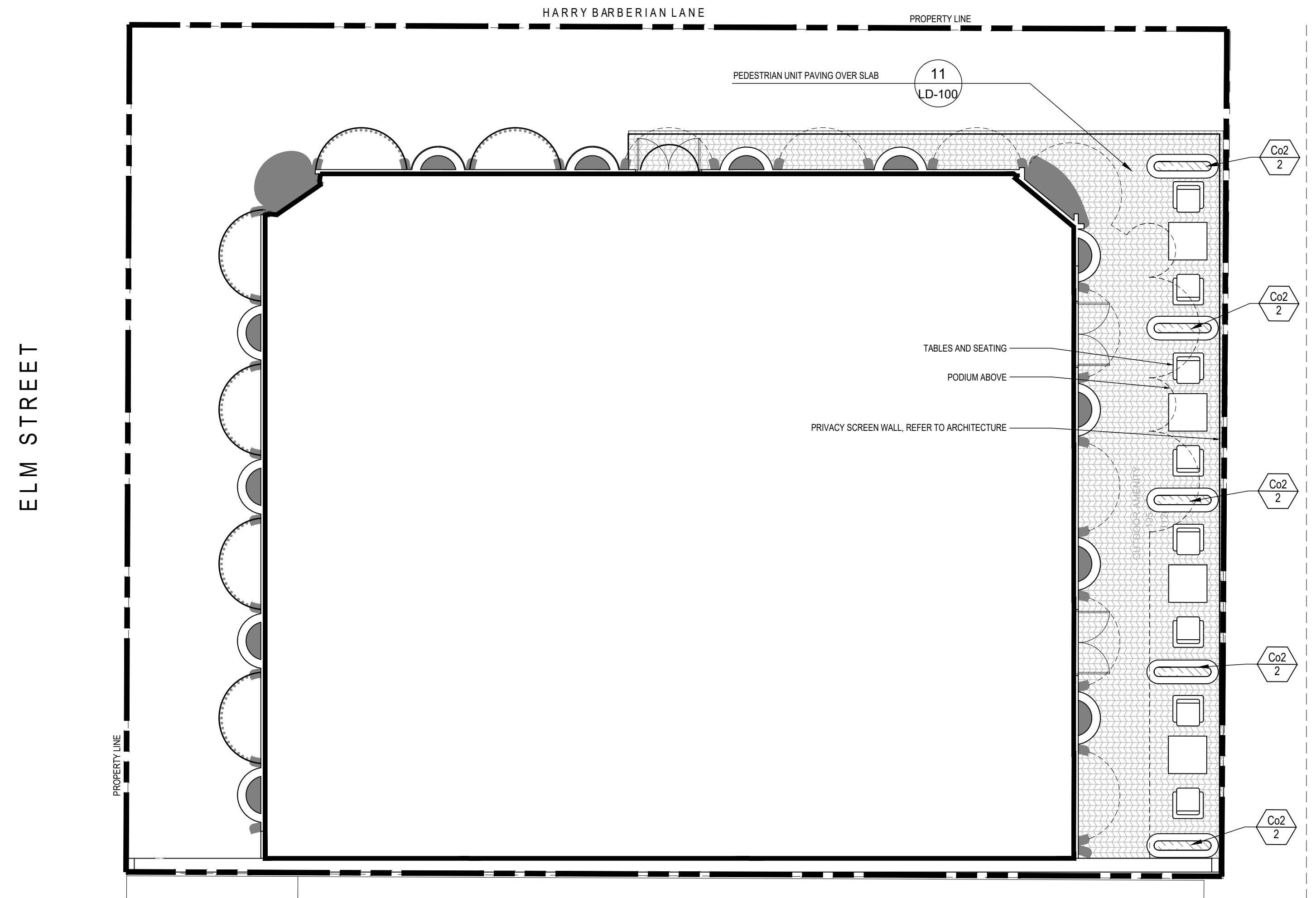
CLIENT: 15-17 ELM STREET  
 TORONTO, ONTARIO  
 PROJECT: COMPOSITE UTILITIES PLAN

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



SHEET NO.: LU-100





ELM STREET

HARRY BARBERIAN LANE

PLANT SCHEDULE						
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
	Co2	10	CALAMAGROSIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	3 GAL.	

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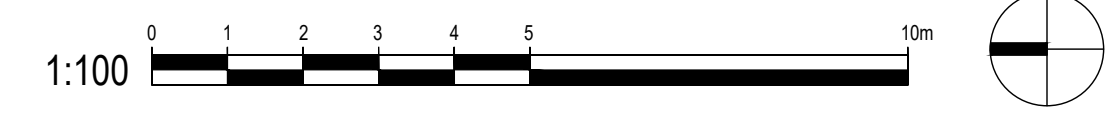
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 TORONTO, ONTARIO

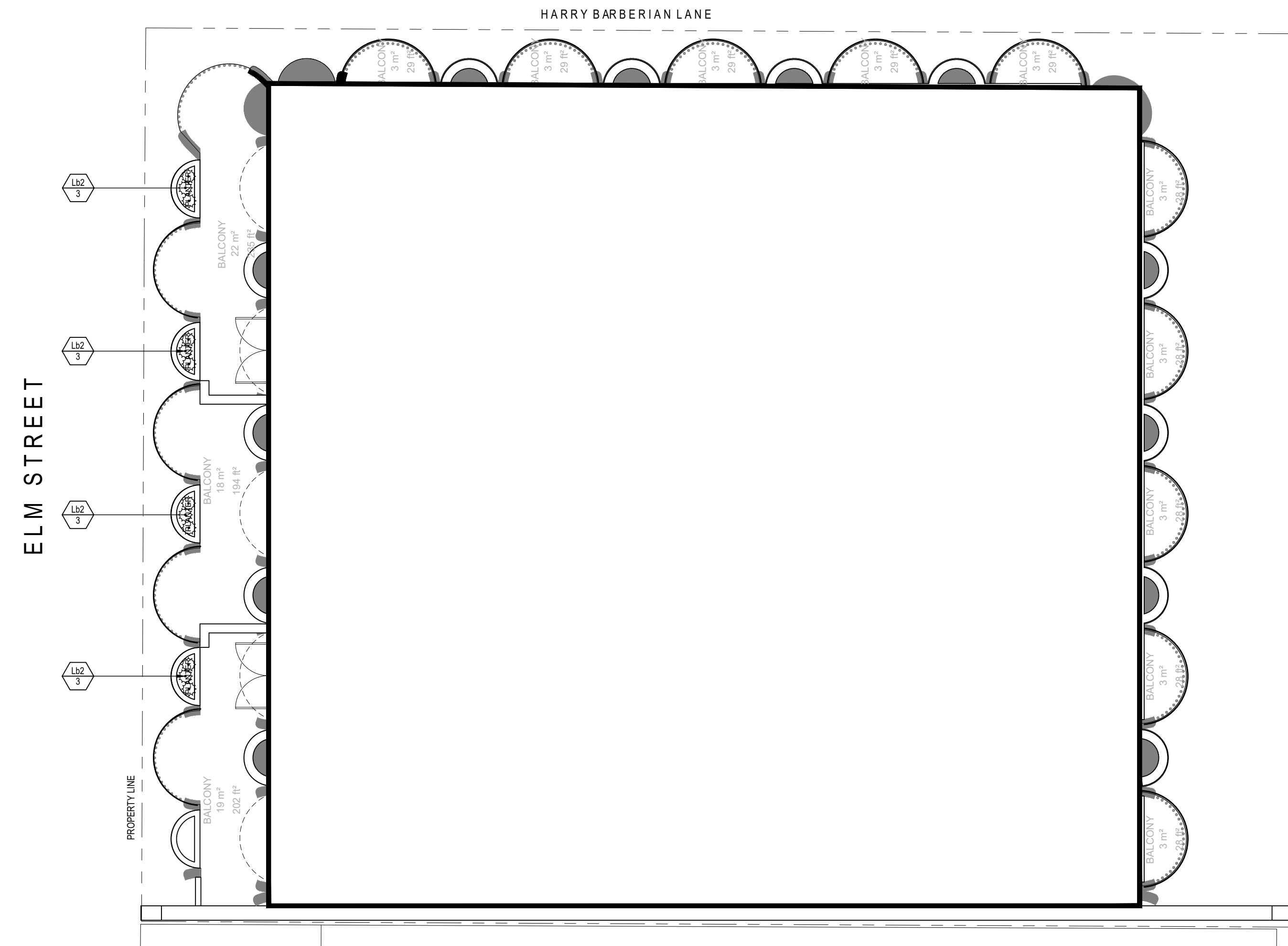
PROJECT  
 3RD FLOOR AMENITY

DRAWING  
 DRAWN: GF  
 CHECKED:  
 SCALE: AS SHOWN  
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 PROJECT NO.: 22-155



SHEET NO.: LS-200





**PLANT SCHEDULE LEVEL 8**

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
	Lb2	12	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	3 GAL	DROUGHT TOLERANT, SALT TOLERANT

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15-17 ELM STREET

TORONTO, ONTARIO

PROJECT

8TH FLOOR TERRACE

DRAWING

DRAWN: GF

CHECKED:

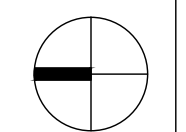
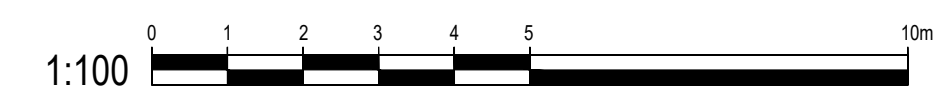
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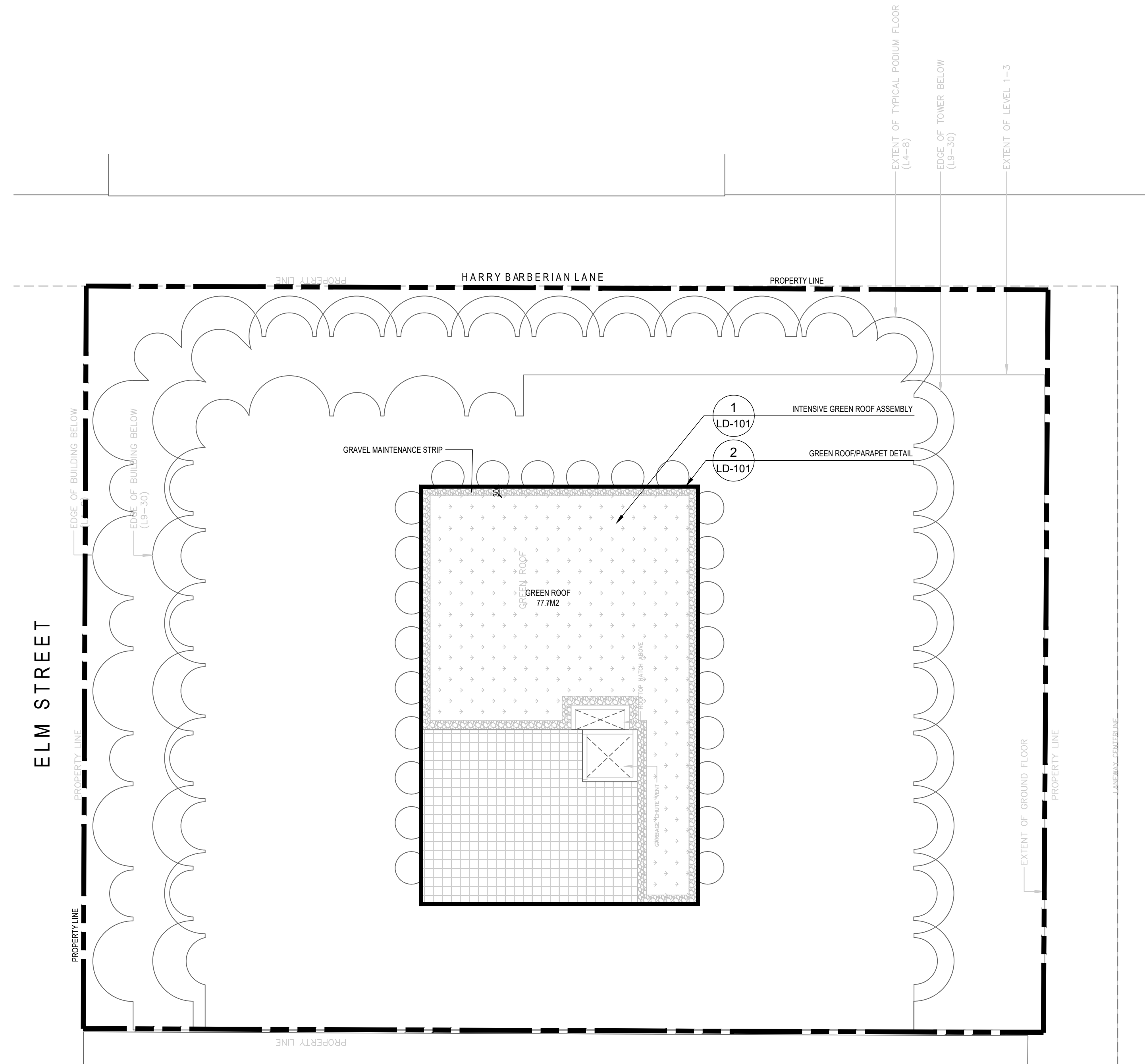
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SHEET NO. LS-201



- Broadleaf Native Plants (Forbs)**
- Allium cernuum (nodding onion) Su
  - Allium schoenoprasum (wild chives) Su
  - Allium stellatum (starry onion) Su
  - Antennaria neglecta (prairie pussytoes) Sp
  - Bigelowii nuttallii Su, F
  - Coreopsis lanceolata (lanceleaf coreopsis) Su
  - Dalea purpurea (purple prairie clover) Su
  - Fragaria virginiana (wild strawberry) Sp
  - Geum triflorum (prairie smoke) Sp
  - Heuchera richardsonii (Richard's coral bells) Su
  - Juncus tenuis (path rush) Su
  - Opuntia humifusa (prickly pear cactus) Su
  - Potentilla arguta (prairie cinquefoil) Su
  - Ruellia humilis (wild petunia) Su
  - Sedum ternatum Su
  - Talinum calycinum (rock pink) Su
  - Tradescantia ohioensis (Ohio spiderwort) Su
- Grasses**
- Bouteloua curtipendula (sideoats gramma) Su, F
  - Buchloe dactyloides (buffalo grass) Su, F
  - Eragrostis spectabilis (purple lovegrass) Su, F
  - Koeleria macrantha (Prairie June grass) Su, F
  - Schizachyrium scoparium (little bluestem) Su, F
  - Sporobolus heterolepis (prairie dropseed) Su



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

no.	revision	date	by
2	ISSUED FOR ZBA/SPA RESUBMISSION	2023-04-11	JB
1	ISSUED FOR SPA	2022-08-22	GF

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



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

17 ELM GP INC.

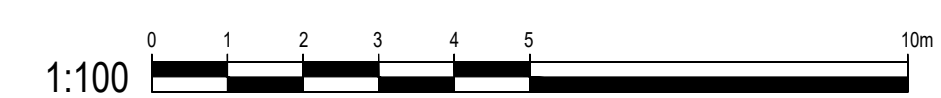
CLIENT  
 15-17 ELM STREET  
 TORONTO, ONTARIO

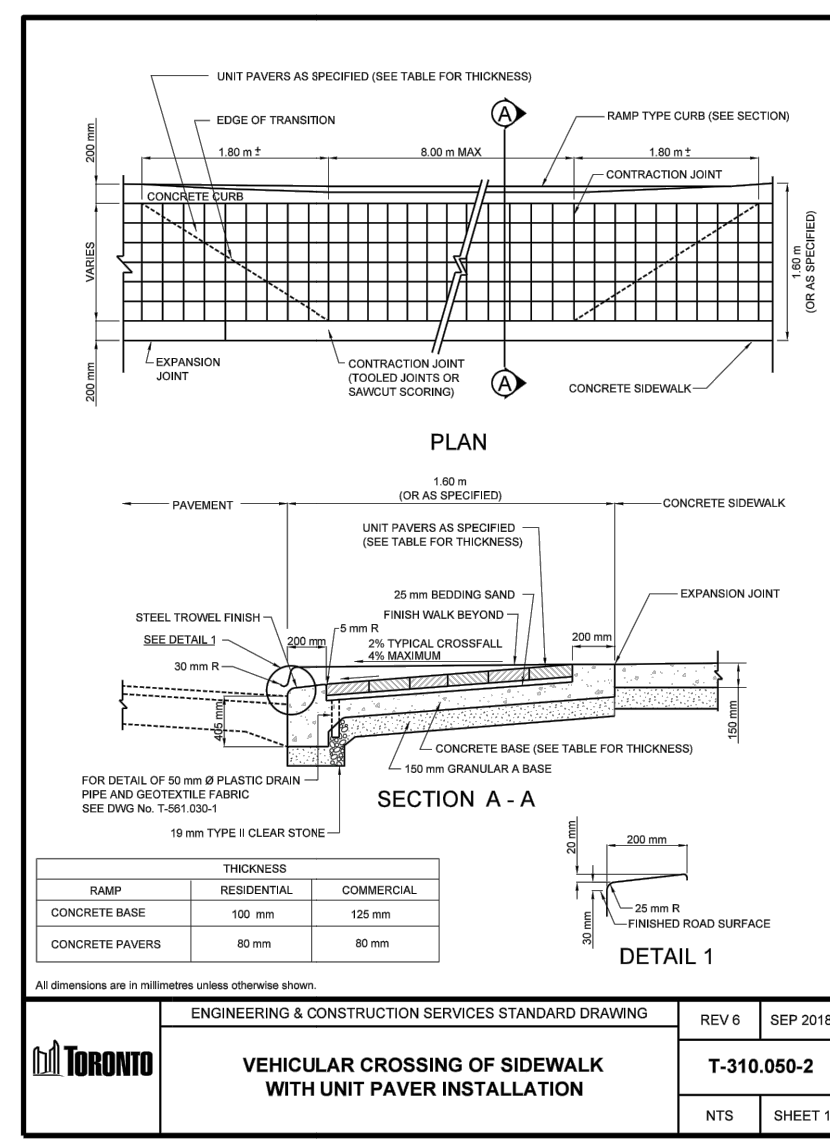
PROJECT  
 GREEN ROOF PLAN

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

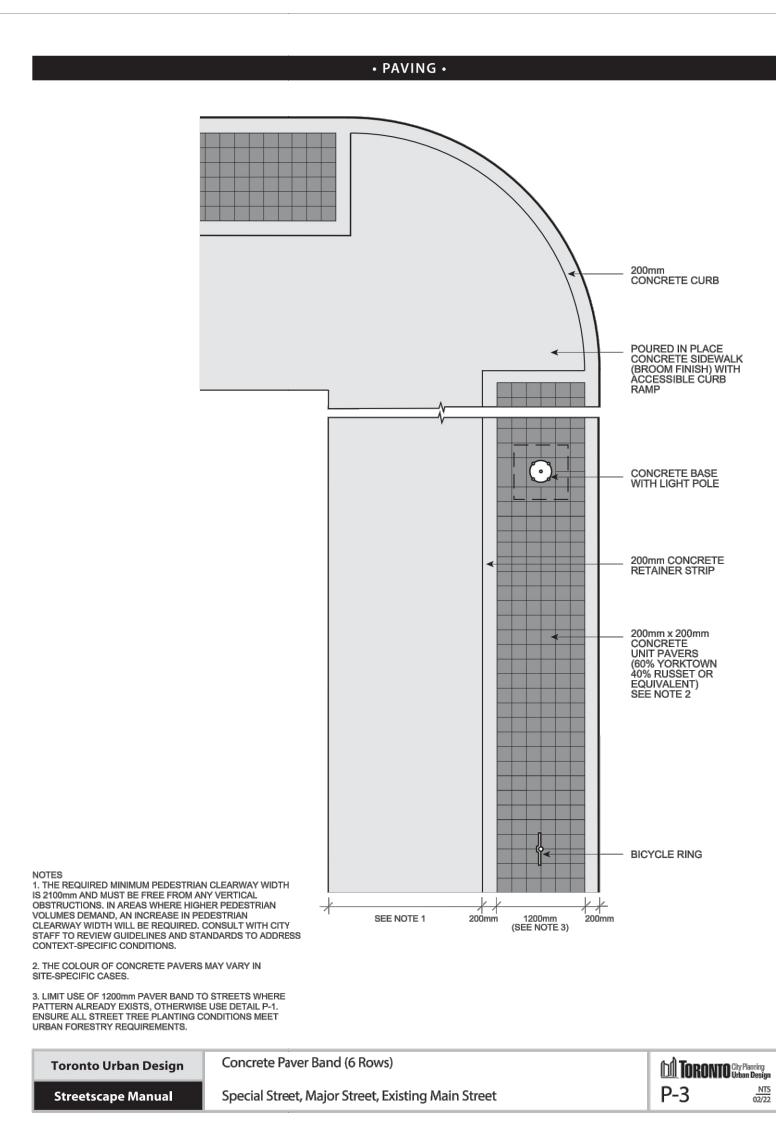


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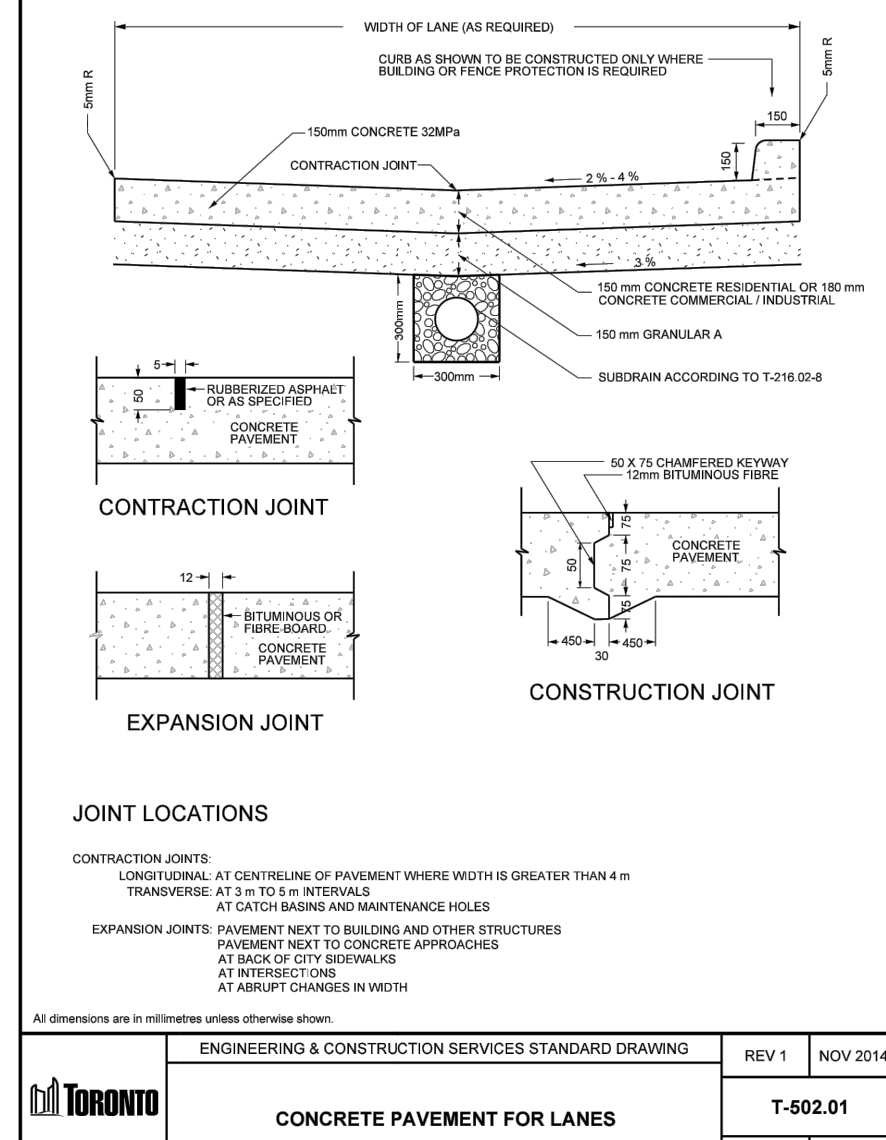




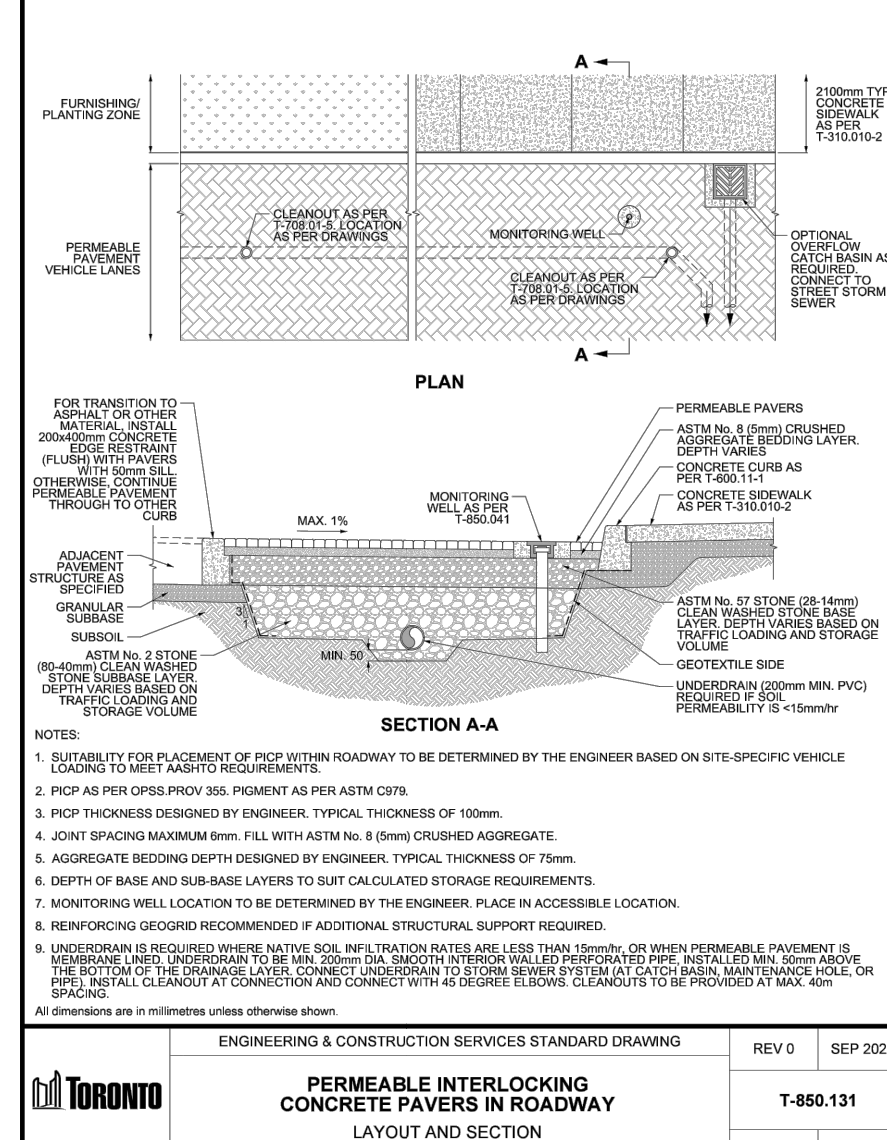
1 T-310.050-2



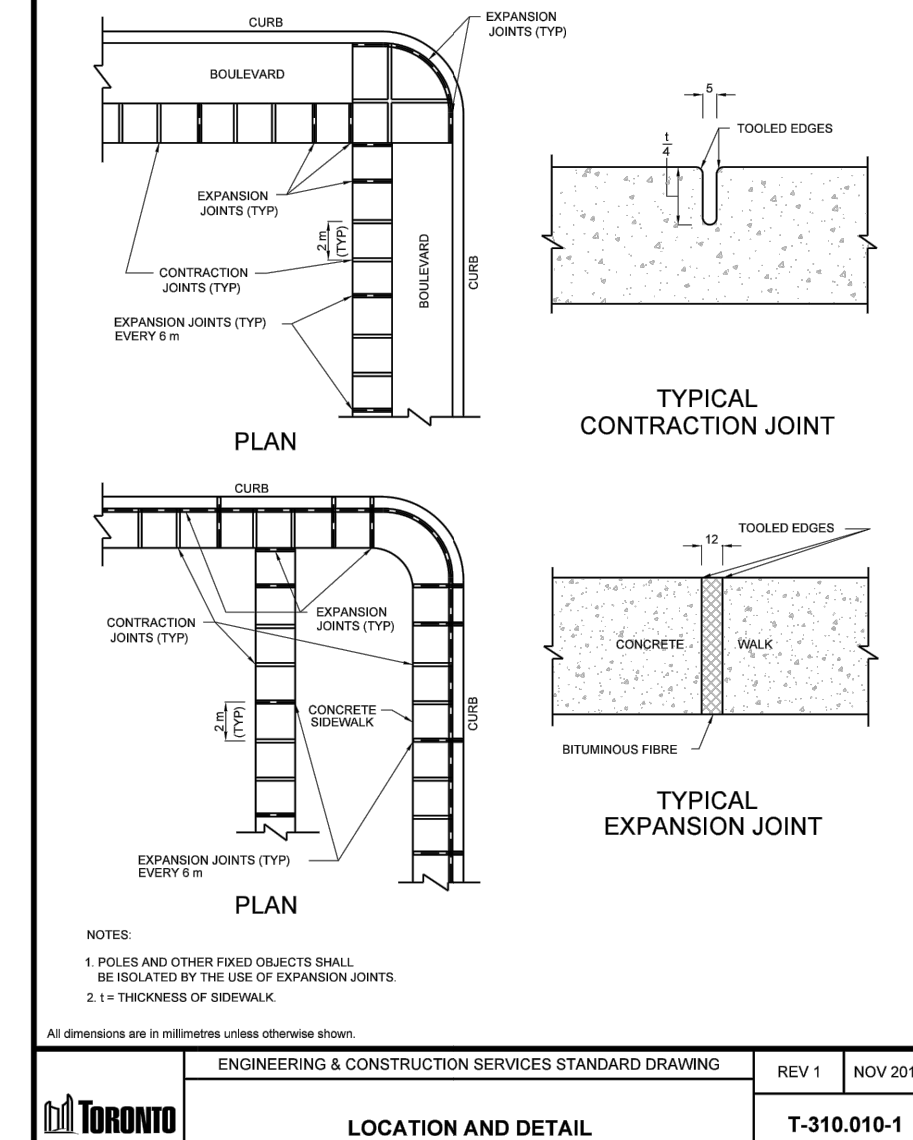
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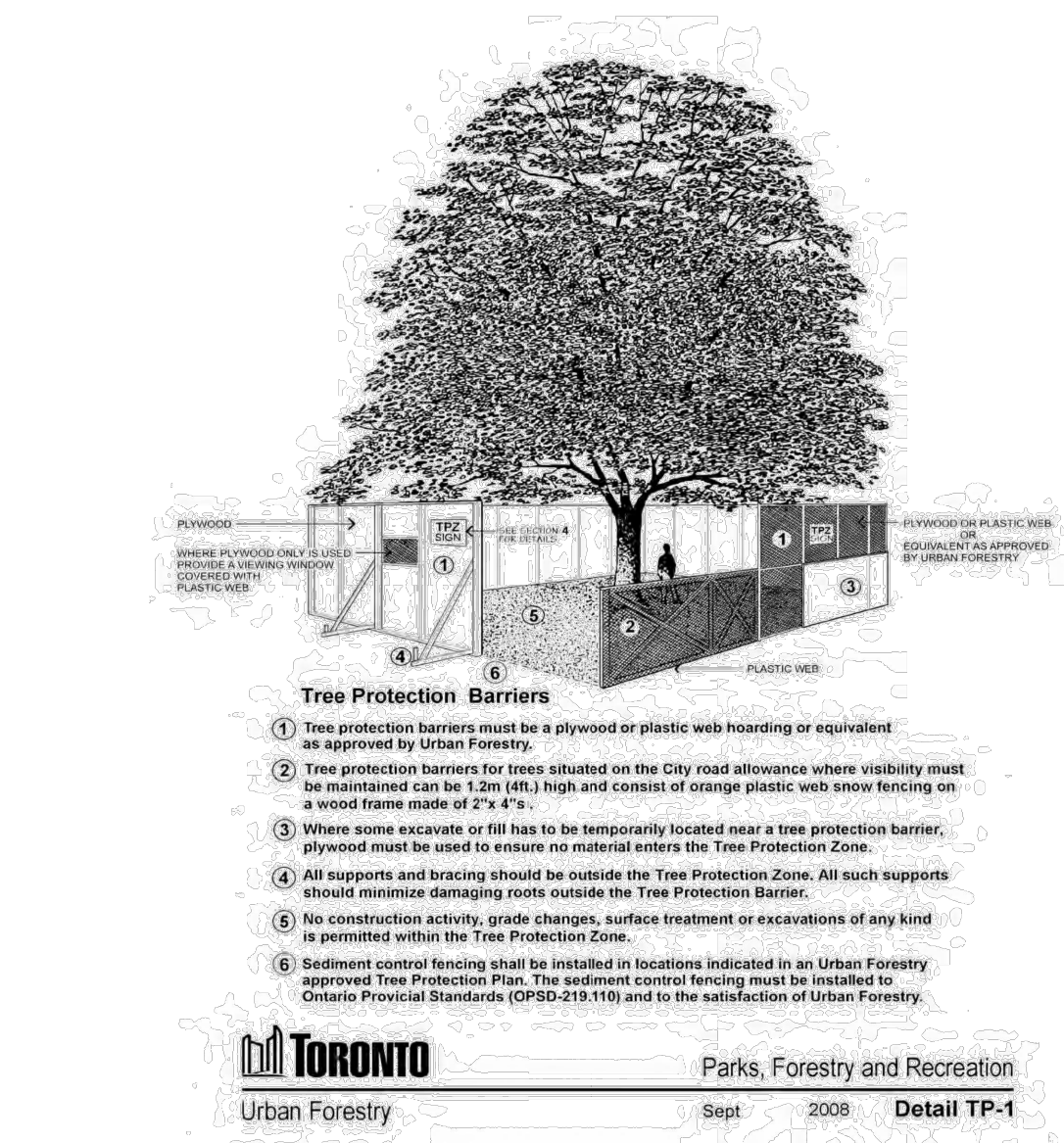
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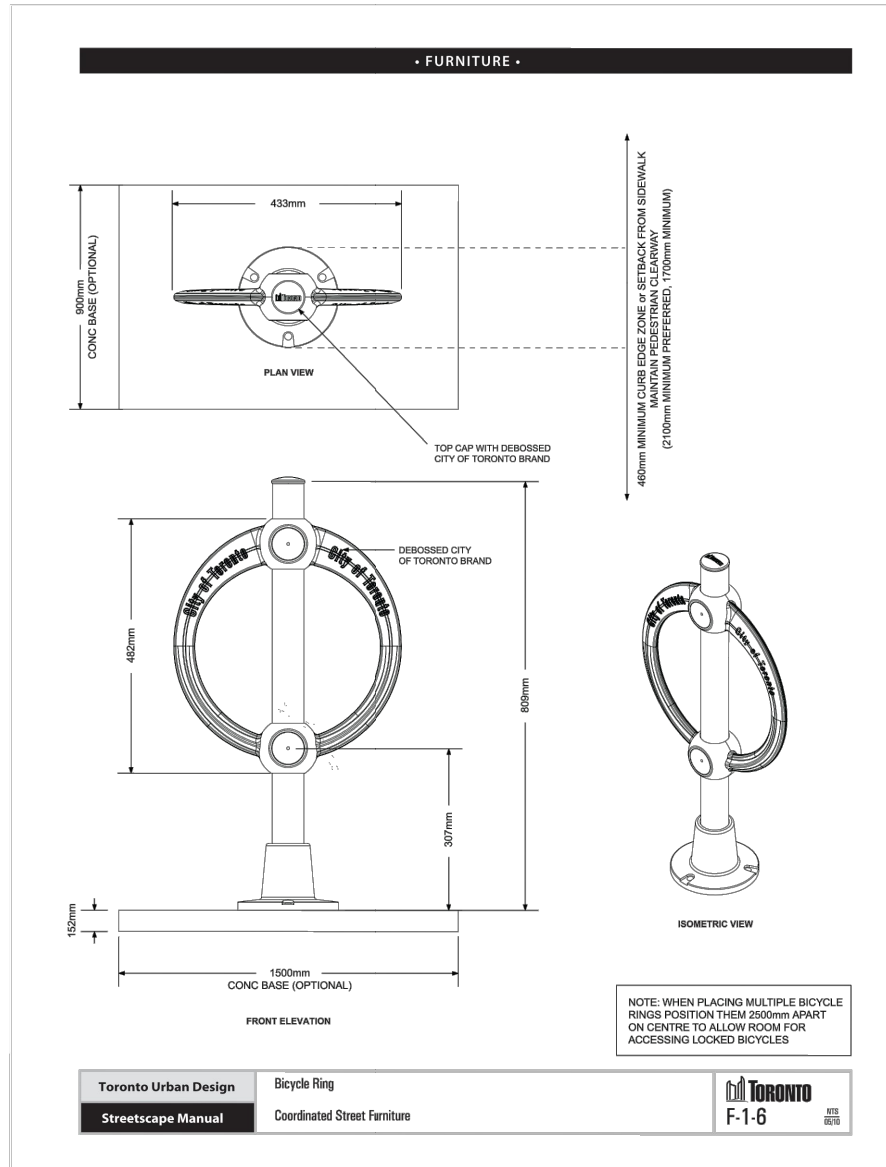
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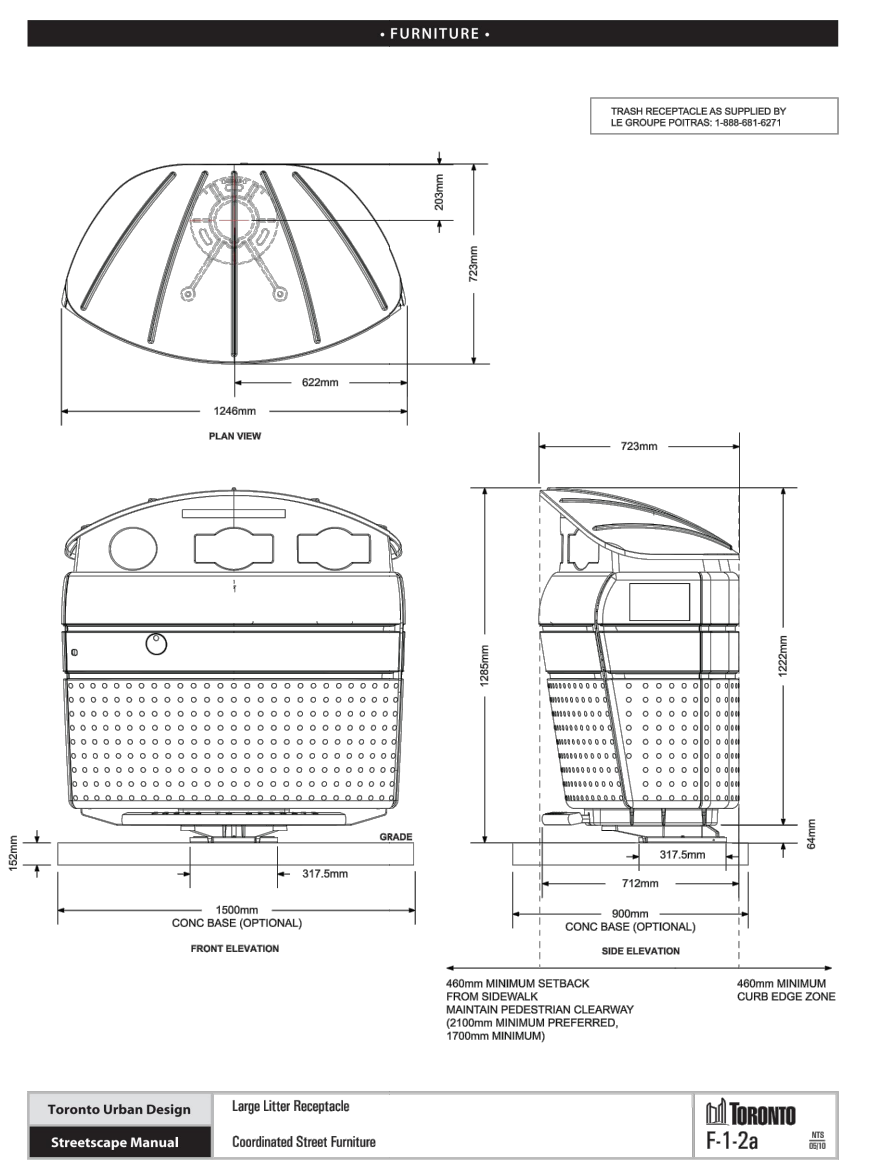
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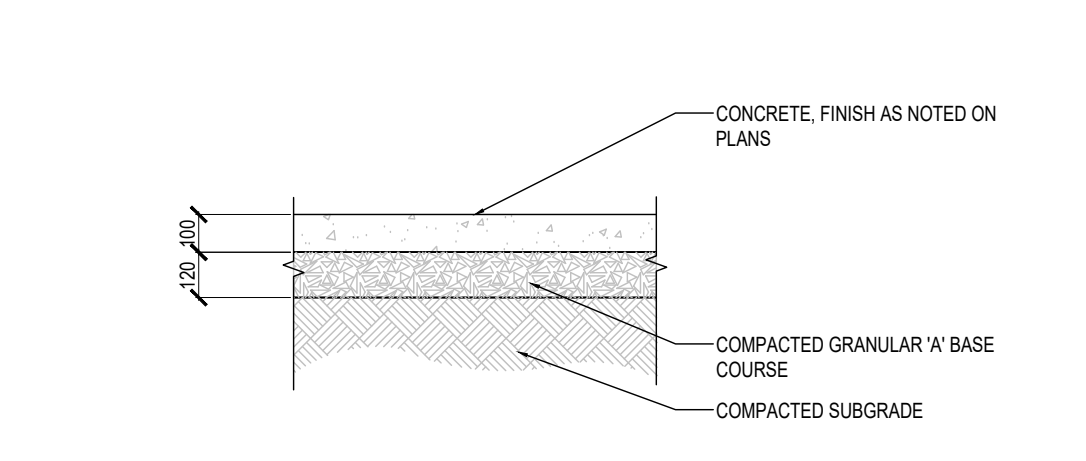
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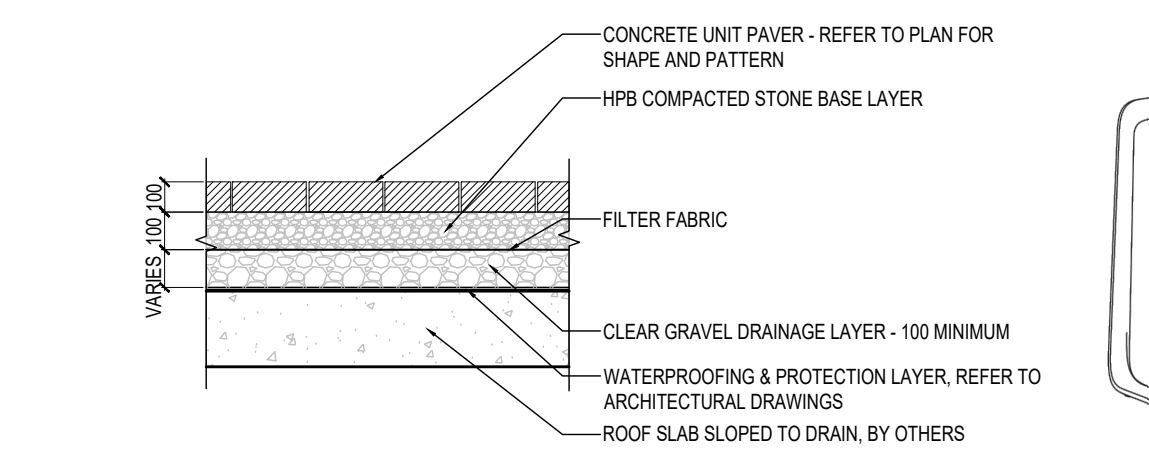
7 CITY OF TORONTO BICYCLE RING  
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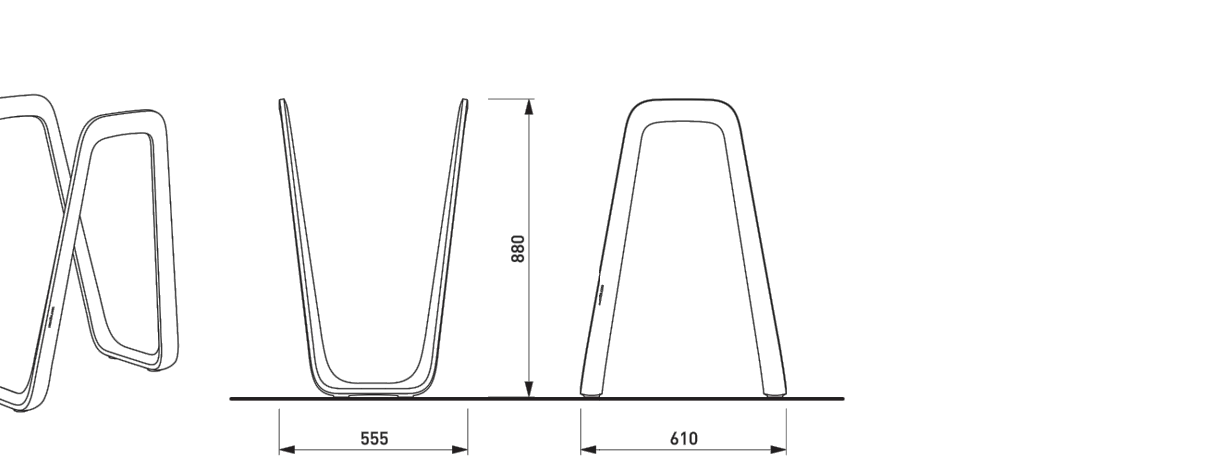
8 CITY OF TORONTO LARGE LITTER RECEPTACLE  
NO SCALE



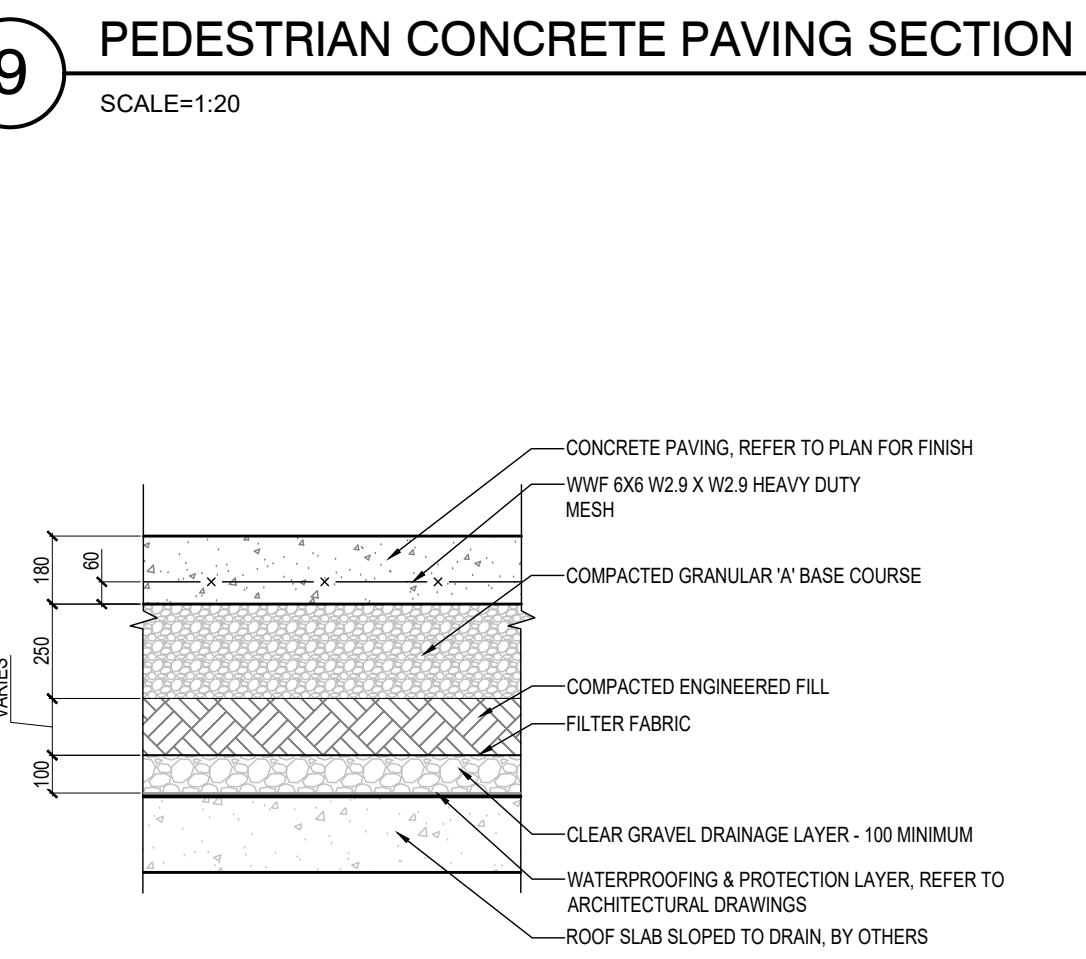
9 PEDESTRIAN CONCRETE PAVING SECTION  
SCALE=1:20



10 PEDESTRIAN UNIT PAVING OVER SLAB  
1:20



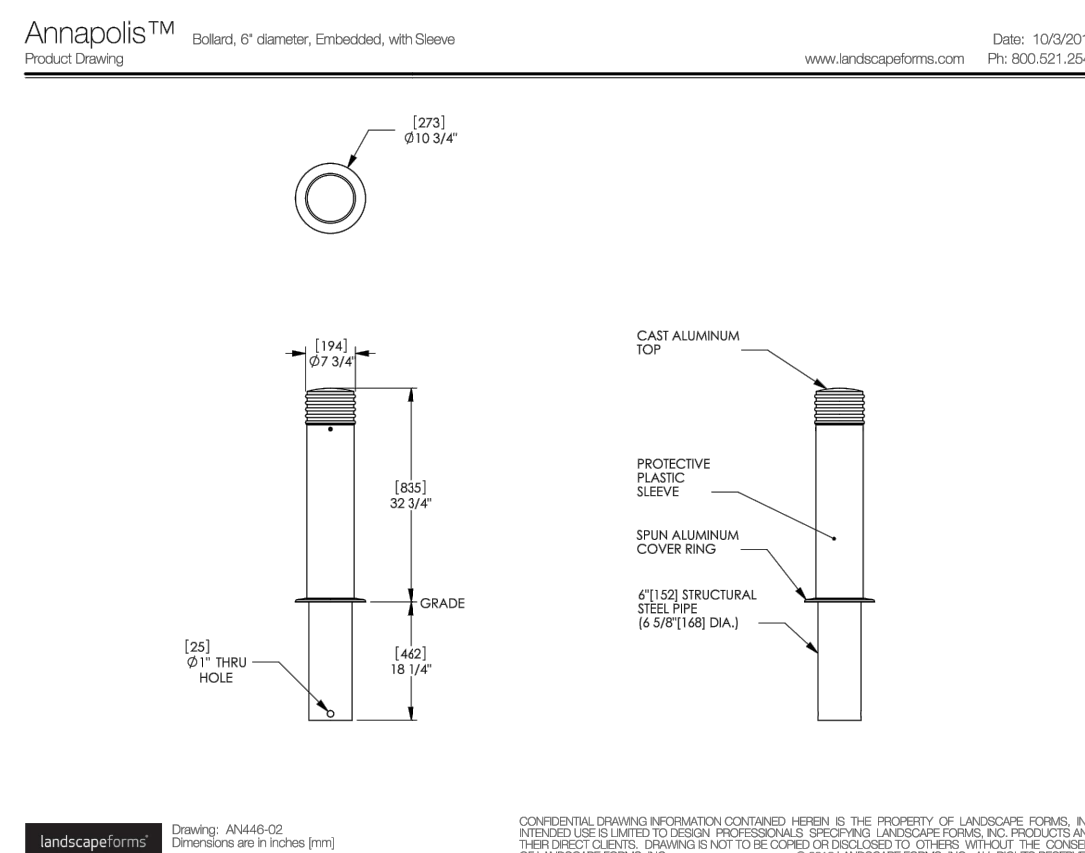
11 ELK BIKE RACK BY MMCITE



12 HD CONCRETE PAVING ON ROOF SLAB  
1:20



13 DELTA PLANTER BY METALCO



14 SAFETY BOLLARD



15 LORENZ PLANTER BY METALCO

NOT FOR CONSTRUCTION

NOTE: ALL LANDSCAPE PRODUCTS ON PRIVATE PROPERTY ARE ILLUSTRATED ON THE DETAIL SHEET, OR APPROVED EQUAL BY CLIENT

2	ISSUED FOR ZBA/SPA RESUBMISSION	2023-04-11	JB
1	ISSUED FOR SPA	2022-08-22	GF
no.	revision	date	by

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

STUDIO **tla**

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17 ELM GP INC.

CLIENT 15-17 ELM STREET

PROJECT TORONTO, ONTARIO

LANDSCAPE DETAILS

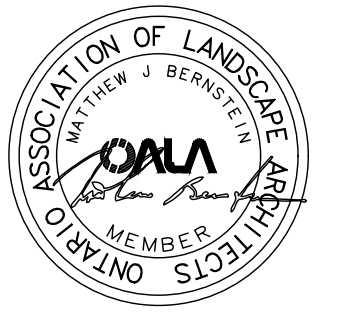
DRAWING GF

CHECKED: AS SHOWN

DATE: 2022-07-20

PROJECT NO: 22-155

SHEET NO: LD-100



April 11, 2023 8:23 AM I:\P-PROJECTS\2022\22-155 17 ELM ST GP CAD\01-CURRENT\PLANTING\SPAZZ-155 LANDSCAPE DETAILS.DWG



