

1, 2023 9:23 AM I:01-PROJECTS/2022/22-155 17 ELM ST/01-CAD/01-CURRENT/PLOT/02-SPA/22-155 LANDSCAPE PLAN.

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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.

CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION, INCLUDING ANY TEST PIT EXCAVATIONS TO VERIFY EXACT LOCATIONS.
 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.
 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 THERE EXISTING CONDITION BEFORE DAMAGE OCCURED, 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.

10. 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.

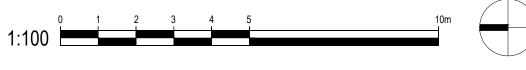
13. ALL WORK SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.

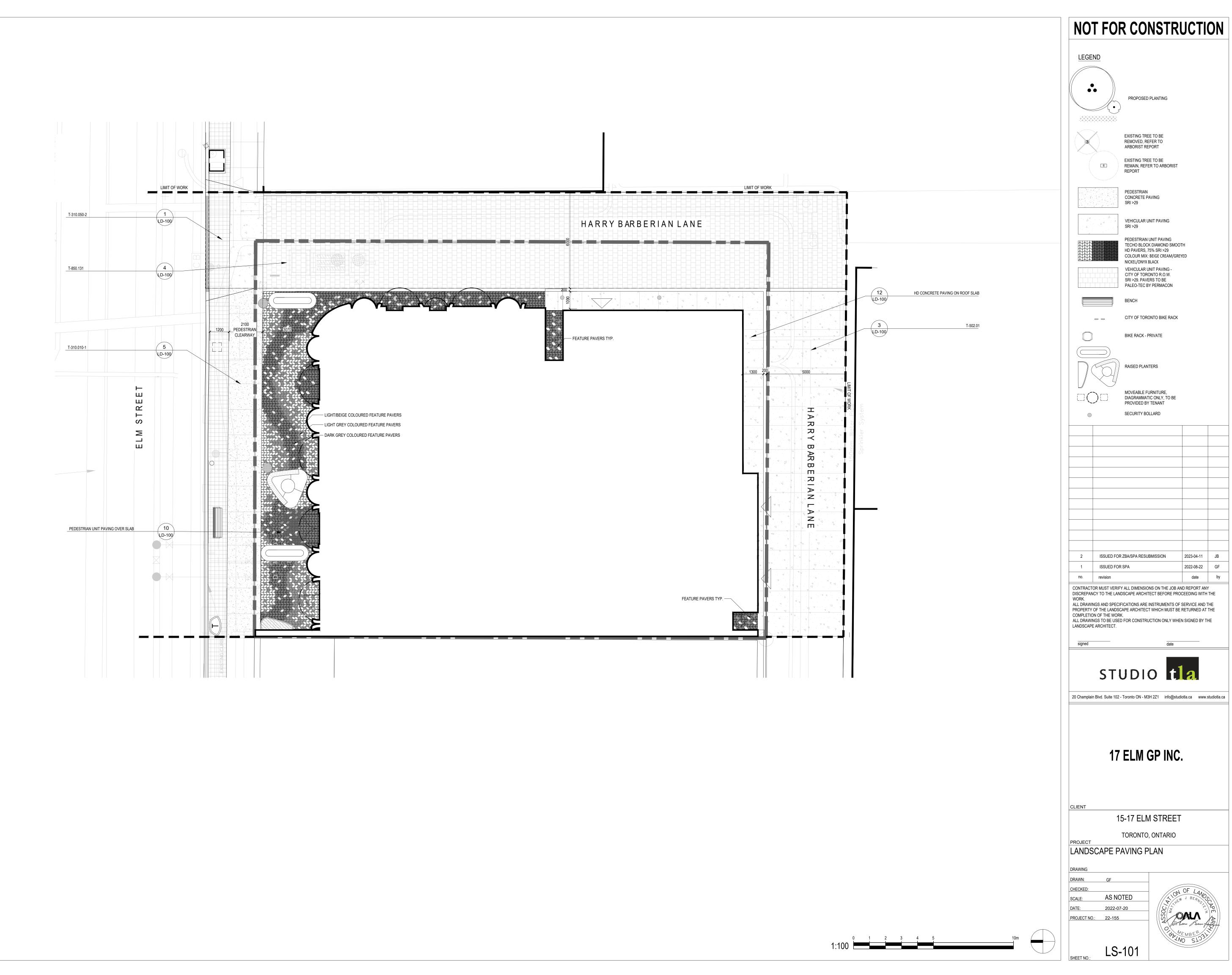
14. CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.

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.

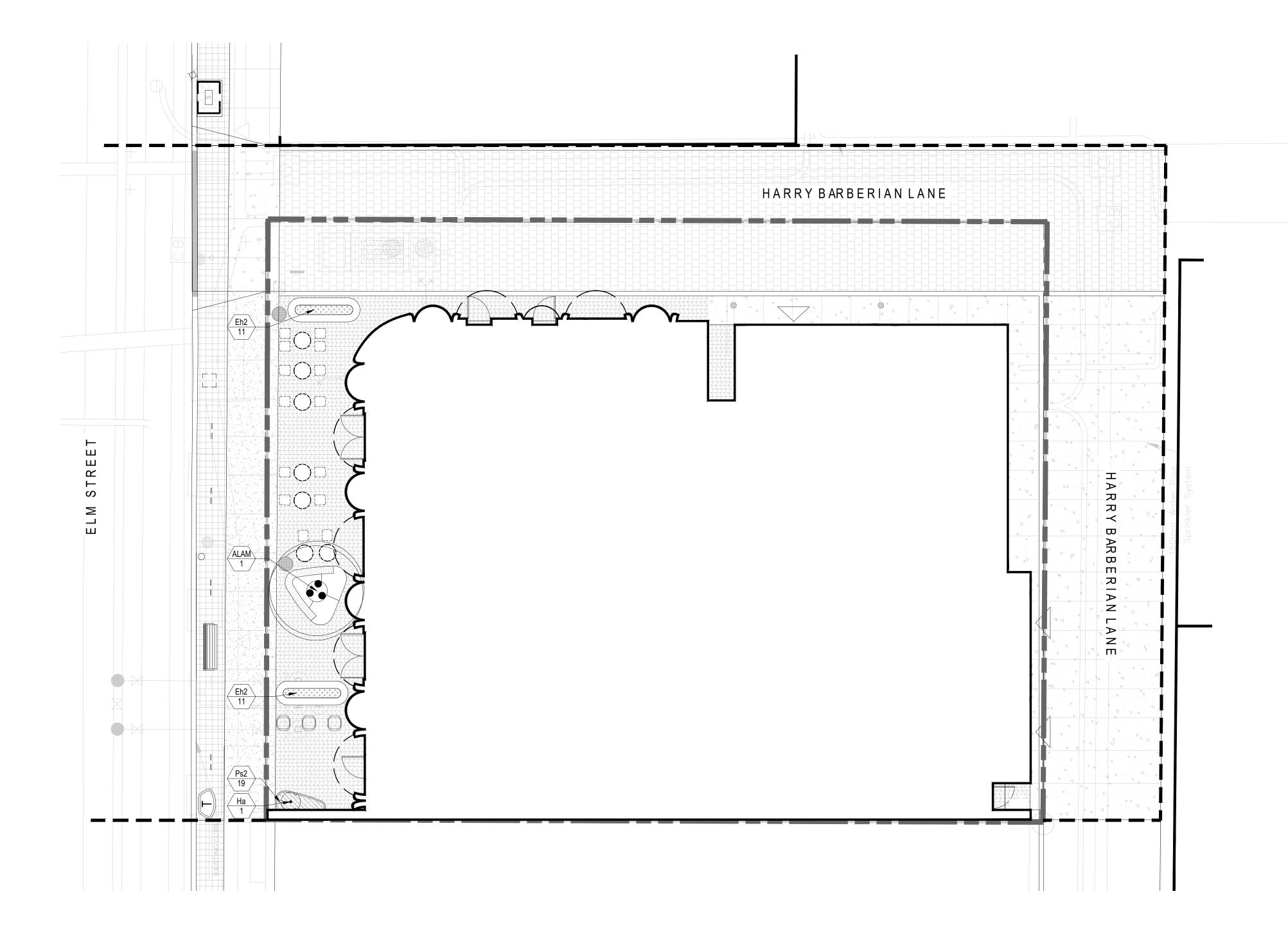


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WATERING PROGRAM NOTES:

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 MINIMISE 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

LNAME	COMMON NAME	CONT.	CAL.	REMARKS
HIER LAEVIS	MULTI-TRUNK ALLEGHENY SERVICEBERRY	B & B	70MM CAL	3 CLUMP, NATIVE
LNAME	COMMON NAME	CONT.	HT.	REMARKS
EA ARBORESCENS `ANNABELLE`	ANNABELLE HYDRANGEA	5 GAL.		
LNAME	COMMON NAME	CONT.	HT.	REMARKS
M HYEMALE	HORSETAIL	3 GAL.		NATIVE
LNAME	COMMON NAME	CONT.		
NDRA TERMINALIS 'SILVER EDGE'	SILVER EDGE JAPANESE PACHYSANDRA	3 GAL.		

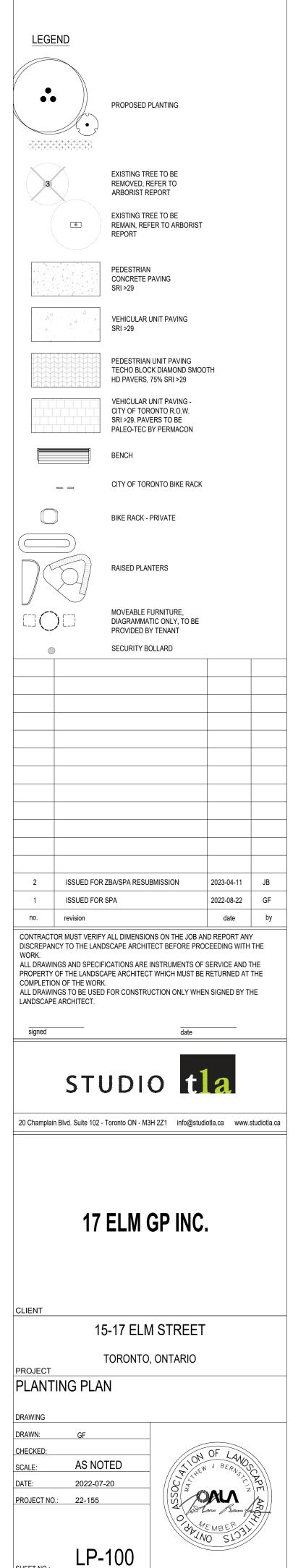
DA TORONTO

	Location (City ROW, private property)	Soil Area (m ²)
Totals		0

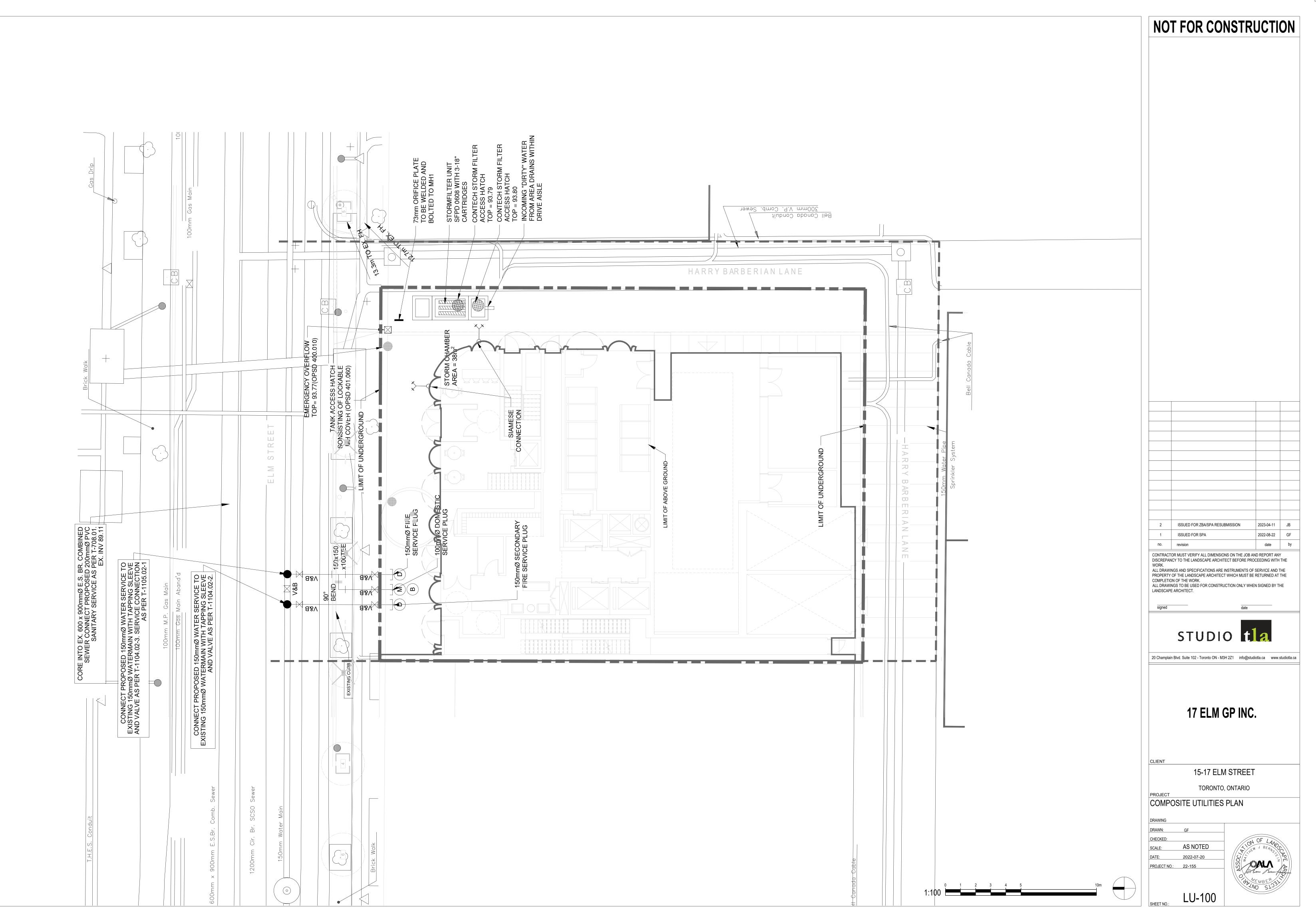


Toronto Green Standard Version 4 Soil volume for Tree Planting

Soil Depth(m*)	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
0	0	0	0			



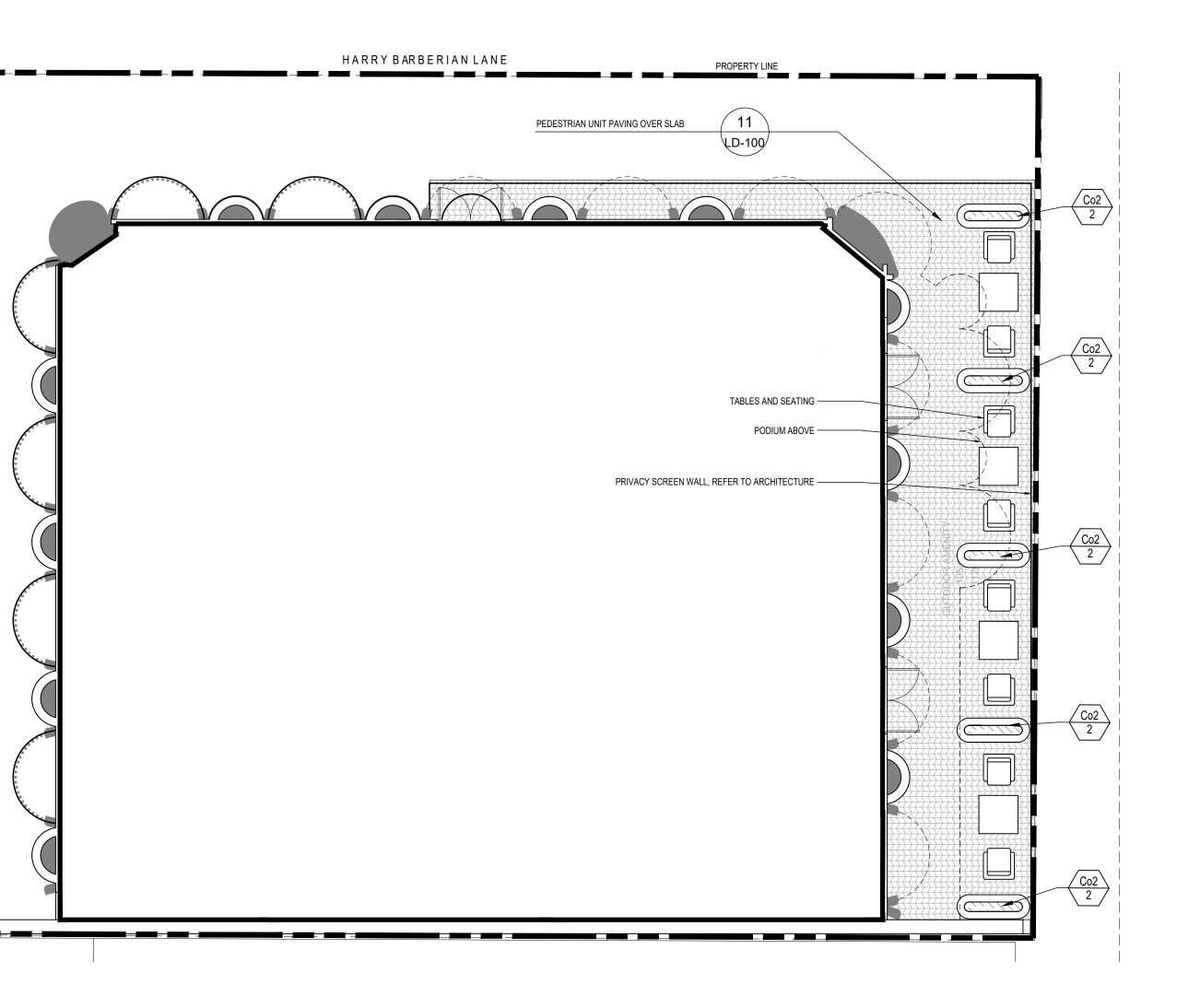
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11, 2023 9:23 M I:01-PROJECTS/2022/22-155 17 ELM ST/01-CAD/01-CURRENT/PLOT/02-SPA/22-155 AMENITY GREEN ROOF PLAN.DWG

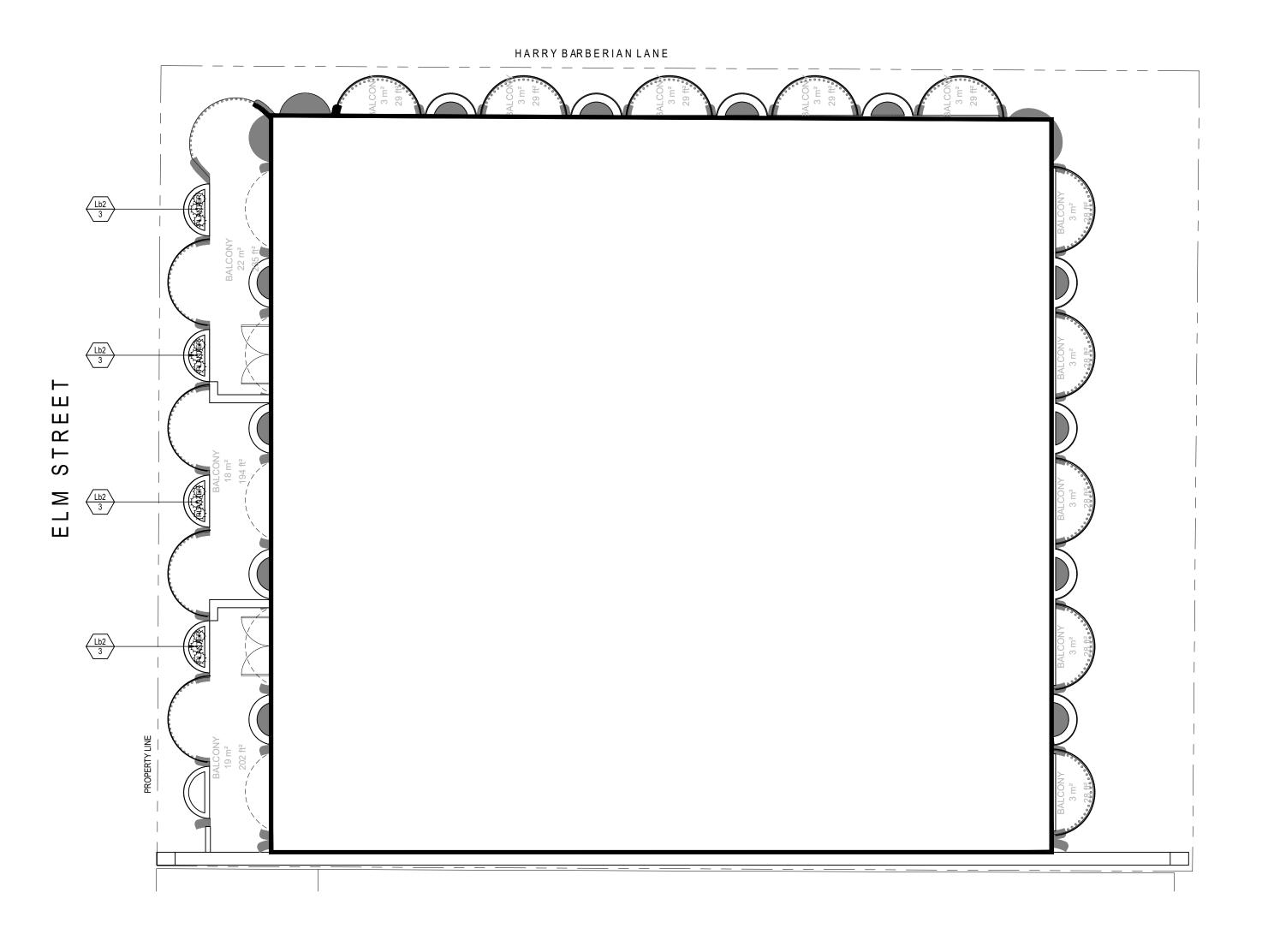
ELM STREET



PLANT S	SCHE	DUL	E			
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
	Co2	10	CALAMAGROSTIS X ACUTIFLORA `OVERDAM`	OVERDAM FEATHER REED GRASS	3 GAL.	

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<u>SHRUBS</u> <u>}</u>

PLANT SCHEDULE LEVEL 8

CODE QTY BOTANICAL NAME Lb2 12 LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF 3 GAL

COMMON NAME CONT.

REMARKS DROUGHT TOLERANT, SALT TOLERANT

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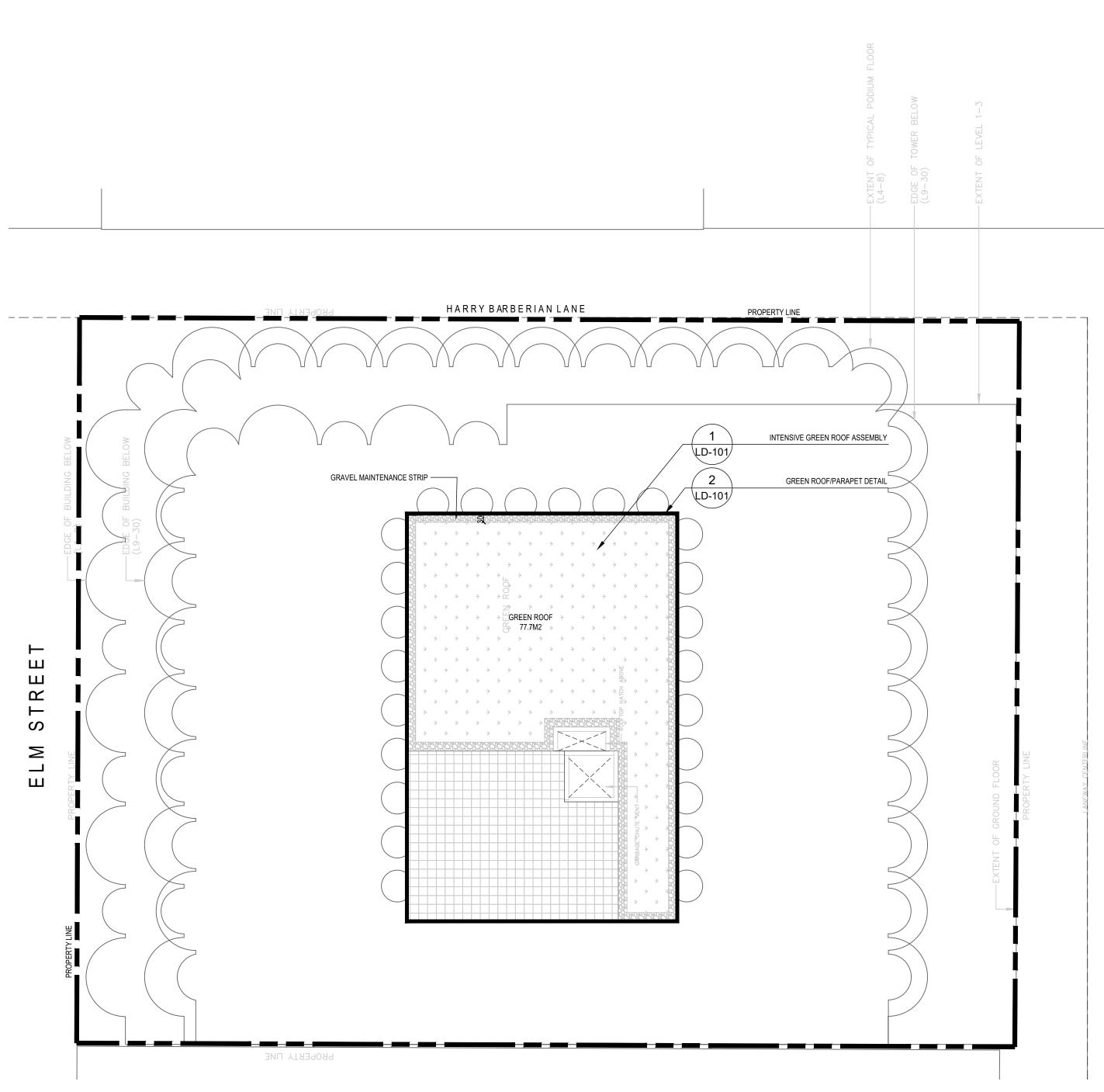
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Broadleaf Native Plants (Forbs)

Broadleaf Native Plants (Forbs)Allium cernuum (nodding onion) SuAllium schoenoprasum (wild chives) SuAllium stellatum (starry onion) SuAntennaria neglecta (prairie pussytoes) SpBigelowii nuttallii Su, FCoreopsis lanceolata (lanceleaf coreopsis) SuDalea purpureus (purple prairie clover) SuFragaria virginiana (wild strawberry) SpGeum trifolium (prairie smoke) SpHeuchera richardsonii (Richard's coral bells) SuJuncus tenuis (path rush) SuOpuntia humifusa (prickley pear cactus) SuPotentilla arguta (prairie cinquefoil) SuRuellia humulis (wild petunia) SuSedum ternatum SuTalinum calycinum (rock pink) Su Talinum calycinum (rock pink) <mark>Su</mark> Tradescantia ohiensis (Ohio spiderwort) <mark>Su</mark>

Grasses

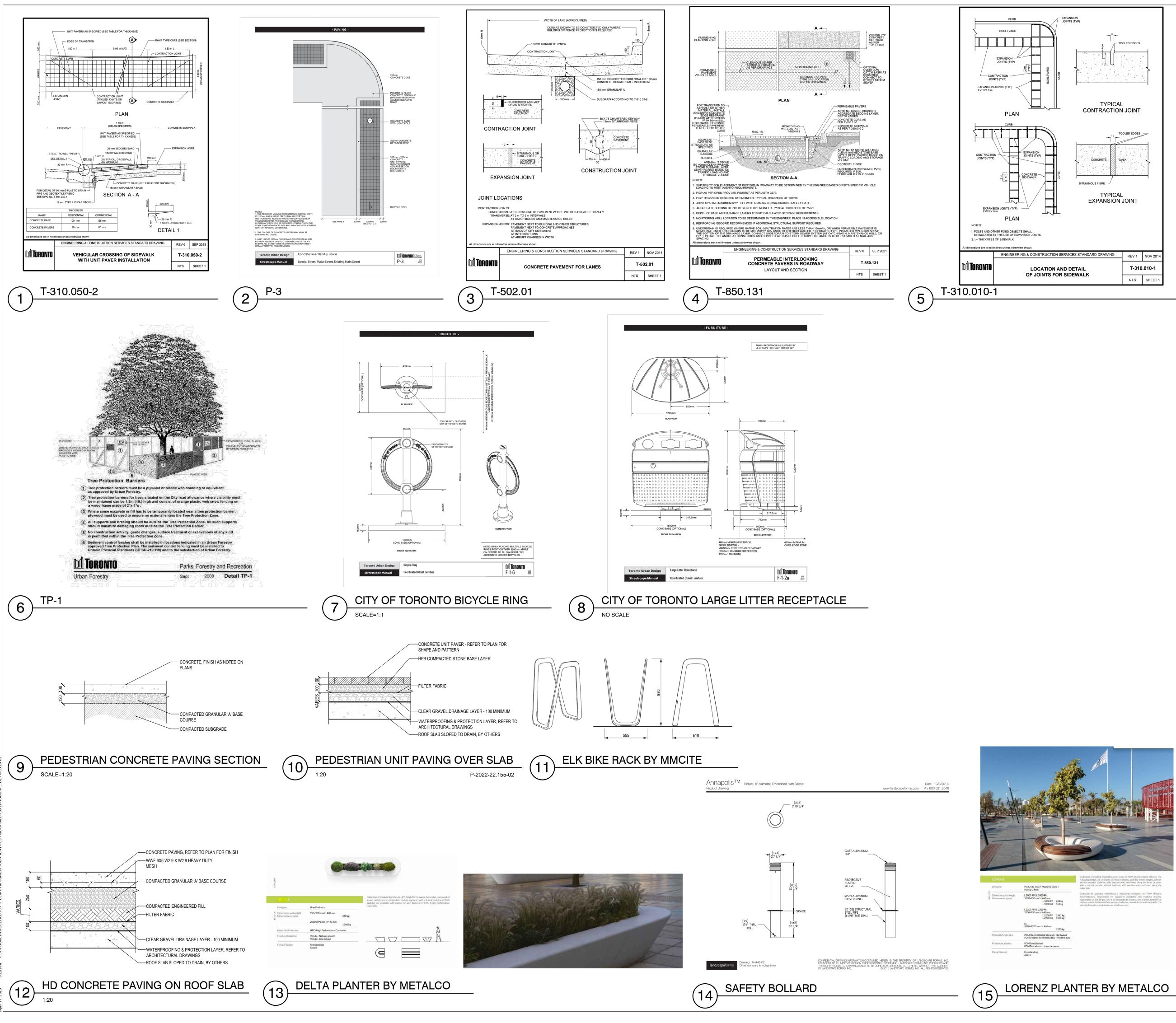
Bouteloua curtipendula (sideoats gramma) Su, F Buchloe dactyloides (buffalo grass) Su, F Eragrostis spectabilis (purple lovegrass) Su, F Koelera macrantha (Prairie June grass) Su, F Schizachyrium scoparium (little bluestem) Su, F Sporobolus heterolepis (prairie dropseed) Su



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

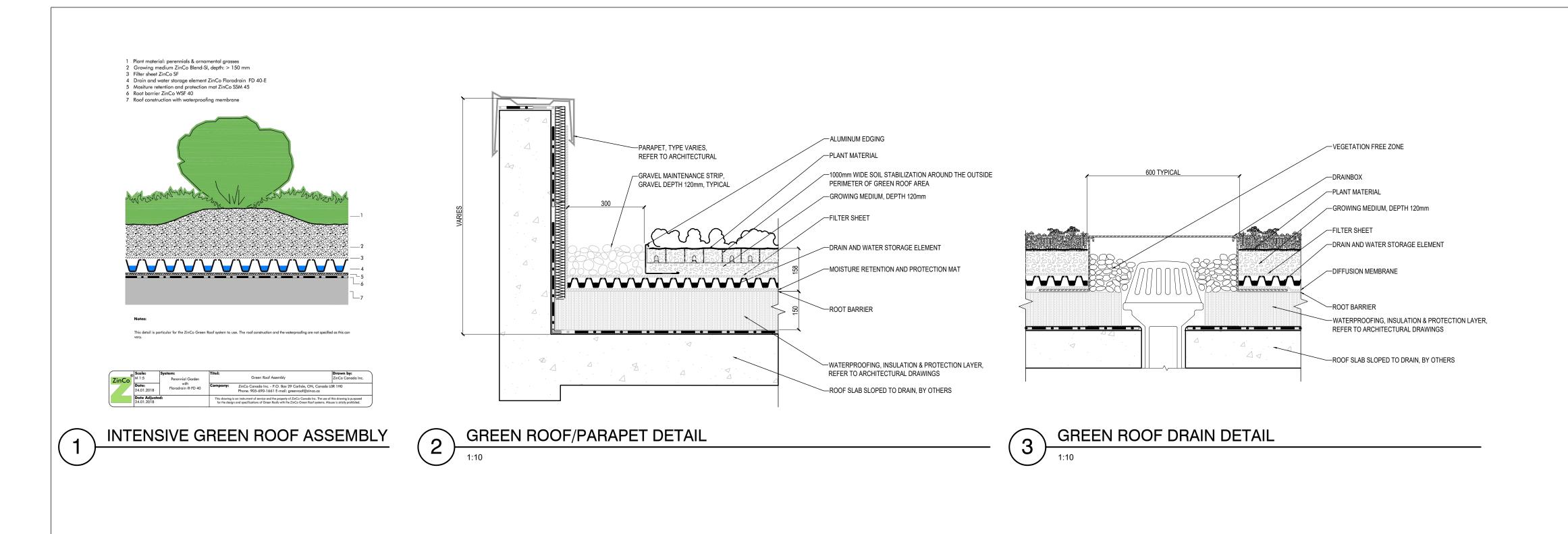
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