

1930-1938 BLOOR ST. WEST AND 3, 5 & 21 QUEBEC AVE.

A PROJECT OF
CLIFTON BLAKE ASSET MANAGEMENT
370 KING ST. W. SUITE 805
TORONTO, ON, M5V 1J9

LANDSCAPE ARCHITECT



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STAMP



REVISIONS

5		
4		
3	ISSUED FOR ZBA	2024-11-22
2	ISSUED FOR ZBA	2024-07-24
1	ISSUED FOR PRE-APP CONSULTATION	2023-09-27

PHASE
ZBA

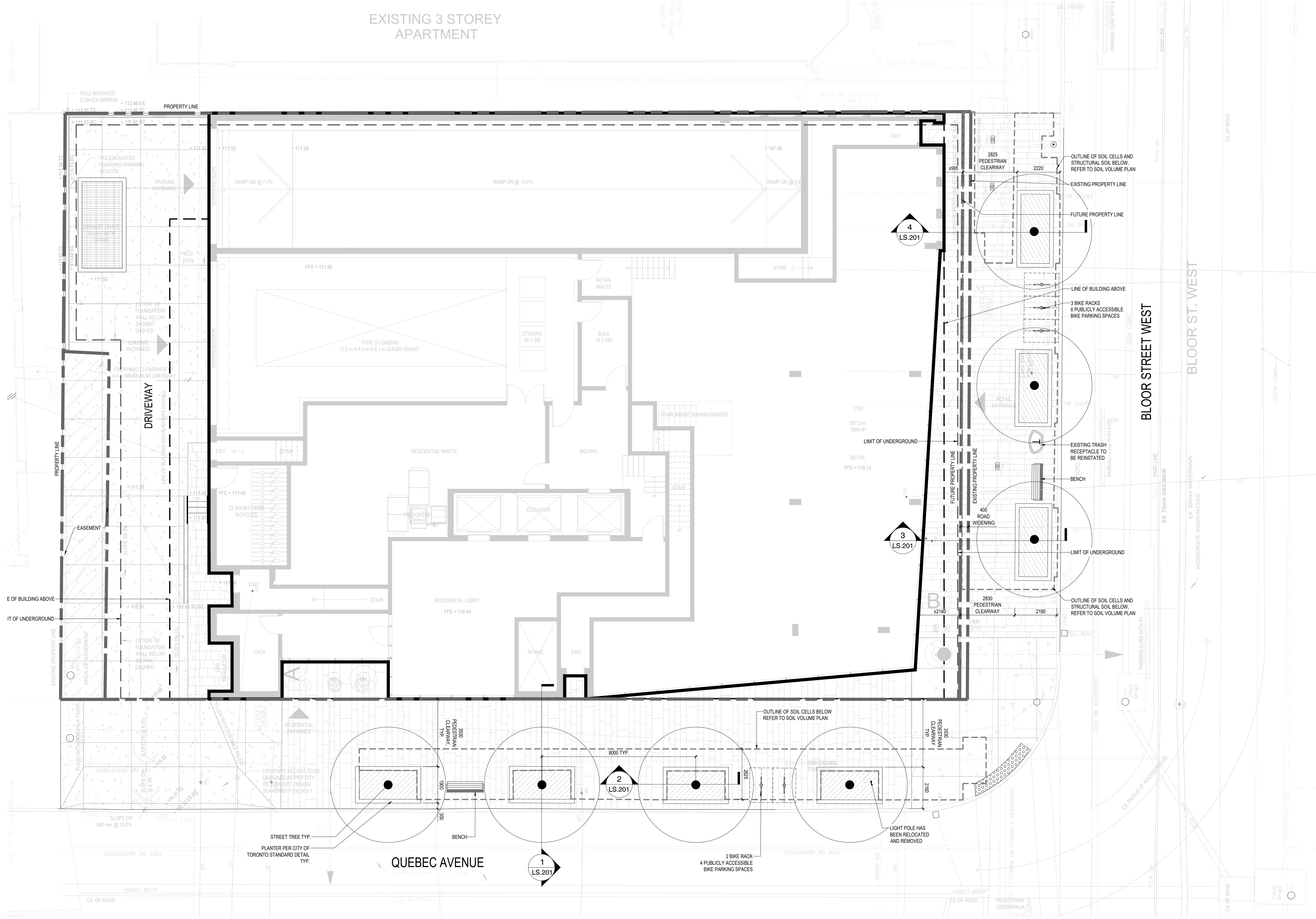
PROJECT NUMBER
23-133



SHEET INDEX

SHEET NO.	SHEET TITLE
LC.000	COVER PAGE
LS.100	LANDSCAPE PLAN
LSV.100	SOIL VOLUME PLAN
LU.100	COMPOSITE UTILITY PLAN
LR.100	LEVEL 2 AMENITY PLAN
LR.101	LEVEL 17 AMENITY PLAN
LS.201	LANDSCAPE DETAILS





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. EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE PLOTTED ACCORDING TO THE Q.L.A. UTILITY SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST.
3. TREE PLANTING AND SOIL CELL/STRUCTURAL SOIL LOCATIONS SUBJECT TO FINAL APPROVAL BY UTILITY COMPANIES.

WATERING PROGRAM NOTES:
ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ONSITE 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.
WATERING IS 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.
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
ALL EXTERIOR LIGHTS SHALL BE SHIELDED AND FULLY CUT-OFF WITH NO UPLIGHTING
ANY GROUND LEVEL GRATES, INTAKES AND EXHAUST SHAFTS WILL HAVE MAXIMUM POROSITY OF 20MM X 20MM OR 40MM X 10MM

LEGEND	
	PEDESTRIAN UNIT PAVERS SRI >29
	PEDESTRIAN UNIT PAVERS SRI >29
	PEDESTRIAN CONCRETE PAVING SRI >29
	HEAVY DUTY CONCRETE PAVING SRI >29
	BIKE RACK

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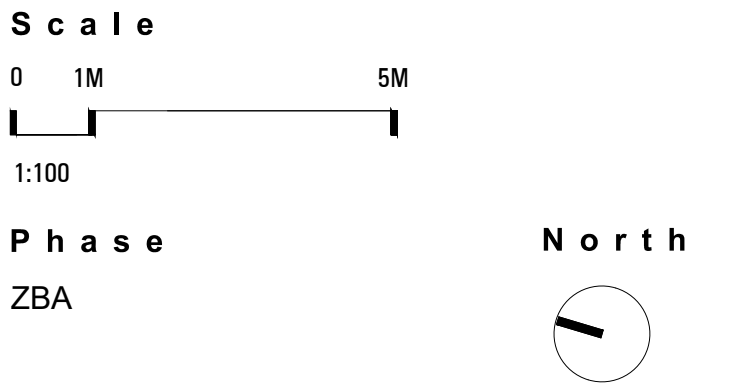
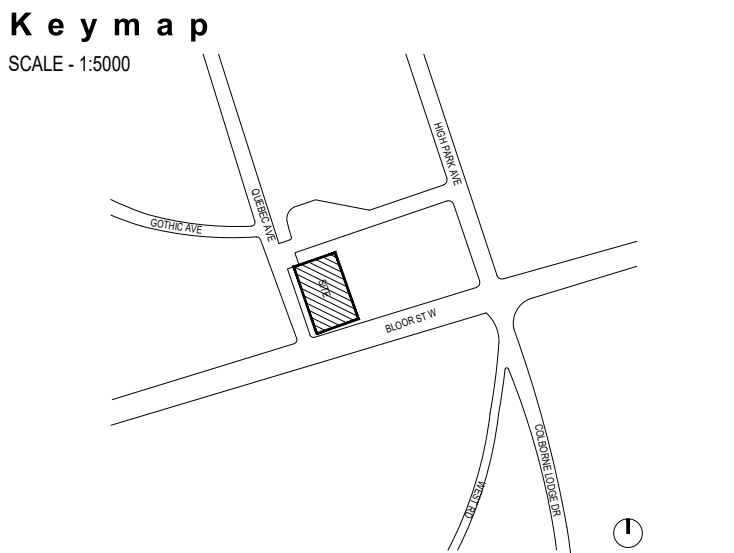
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NOTE:
ALL GREEN INFRASTRUCTURE FEATURES AND LOCATIONS TO BE CONSISTENT WITH STORMWATER REPORT. SOIL TRENCH PASSIVE IRRIGATION/AERATION CATCHMENT AND DISTRIBUTION SYSTEM TO MEET CITY STANDARDS

Revisions		
3	ISSUED FOR ZBA	2024-11-22 JR
2	ISSUED FOR ZBA	2024-07-24 JR
1	ISSUED FOR PRE-APP CONSULTATION	2023-09-27 JR



Drawing Name
LANDSCAPE PLAN

Sheet Number
NOT FOR CONSTRUCTION

LS.100
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November 26, 2024 03:52 AM I:\01-PROJECTS\2023\23-133-1938-1938 BLOOR STREET WEST\01-CADD\1-CADD\101-SHEET SET\LSV.100 SOIL VOLUME PLAN.DWG

Soil Area#	Location (City ROW, private property)	Soil Area (m ²)	Structural Soil 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)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
1	ROW	68	-	1.45	88.7	119.1	4	30	Yes	Hard	Yes
		19	-	1.6	30.4				Yes	Soft	No
2	ROW	39.0	-	1.45	50.9	91.1	3	30	Yes	Hard	Yes
		16	-	1.6	25.6				Yes	Soft	No
		26.0	-	0.42	9.8				Yes	Hard	Yes
		-	7	0.7	1				Yes	Hard	No
		-	12	1.6	4				Yes	Hard	No
		-	-	-	-				-	-	-
Totals						210.3	7				

* Soil depth excludes drainage layer

NOTE: UTILITY LOCATION AND DEPTH BASED ON QL-A DATA, REFER TO QL-A REPORT

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3. TREE PLANTING AND SOIL CELL/STRUCTURAL SOIL LOCATIONS SUBJECT TO FINAL APPROVAL BY UTILITY COMPANIES.
4. SOIL CELL VOLUME CALCULATIONS ACCOMMODATE SOIL CELL STRUCTURE, REDUCING VOLUMES BY 10%.

LEGEND

1.45m DEPTH SOIL CELL AREA

0.42m DEPTH SOIL CELL AREA

1.6m DEPTH SOIL AREA

0.7m DEPTH STRUCTURAL SOI

1.6m DEPTH STRUCTURAL SOI

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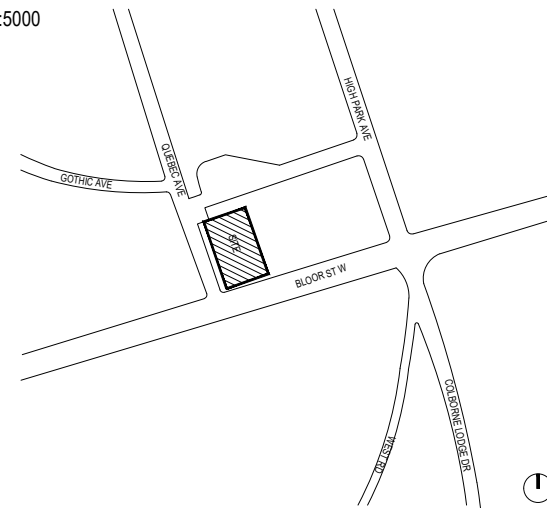
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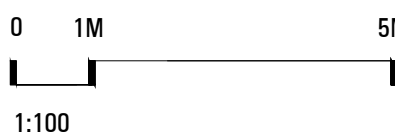


Keymap

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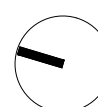
Scale



Phase

ZBA

North



Drawing Name

SOIL VOLUME PLAN

Sheet Number

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LSV.100

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Phase North

ZBA

Sheet Number

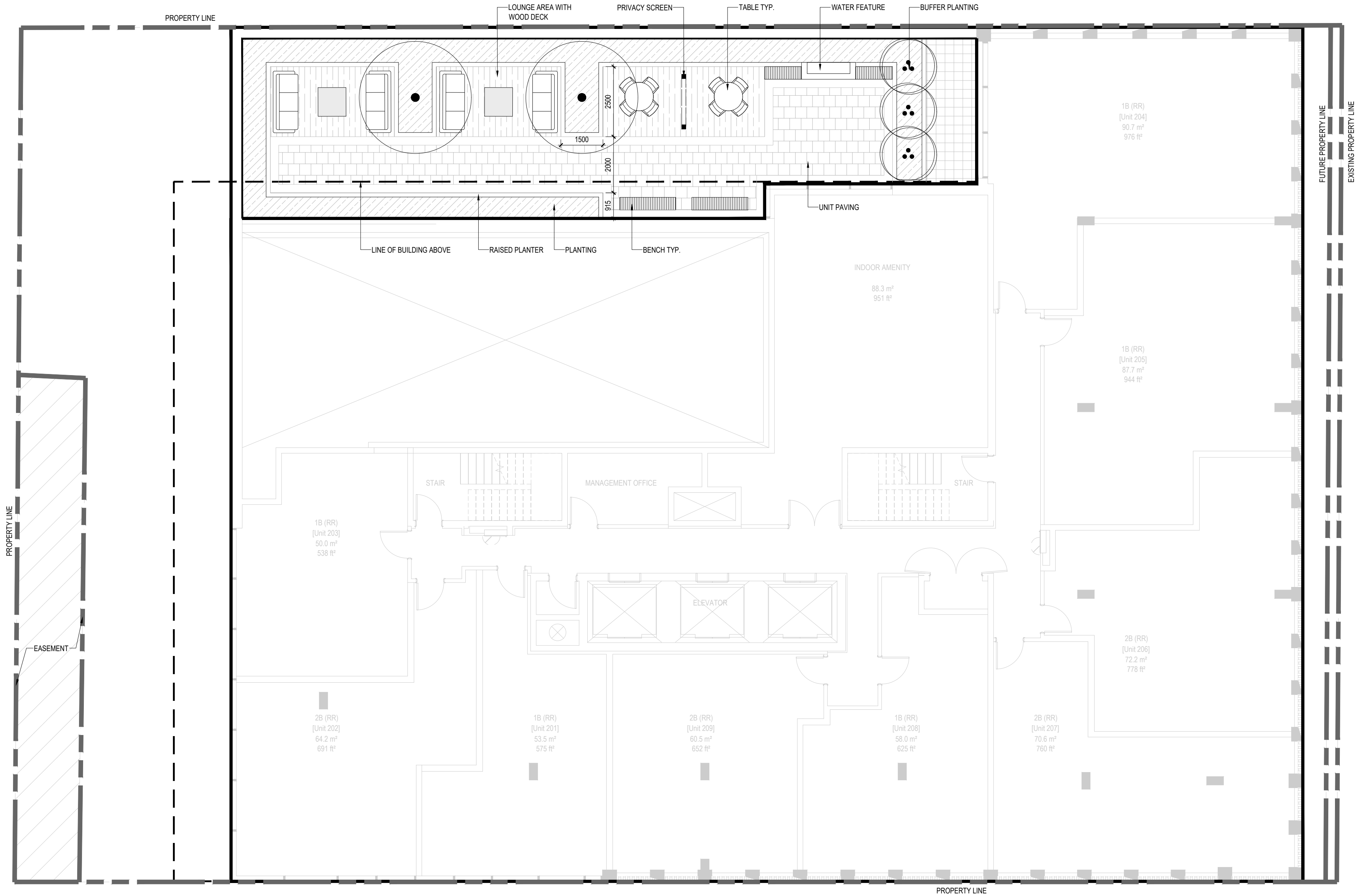
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November 26, 2024 0:32 AM I:\01-PROJECTS\2023\23-133 1930-1938 BLOOR STREET WEST\01-CAD\01-ZBA\01-PLOT\01-100 COMPOSITE UTILITY.DWG

November 26, 2024 03:35 AM I:\01-PROJECTS\2023\24-133-1930-1938 BLOOR STREET WEST\04-CADD\2-BAN\07-SHEET SET\LR 100 LEVEL 2 AMENITY PLAN.DWG



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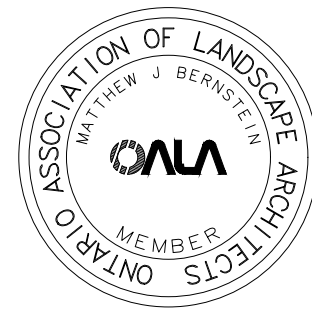
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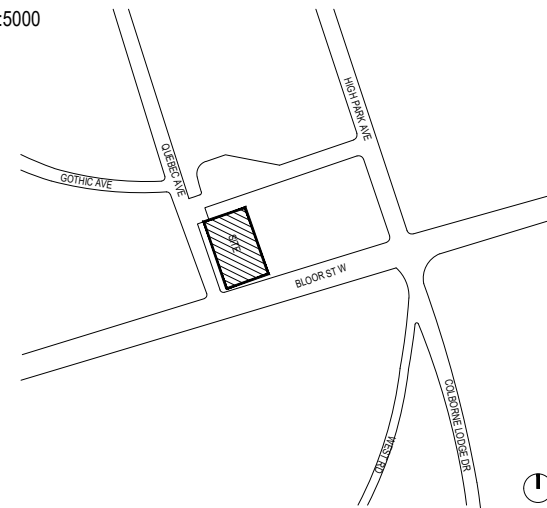
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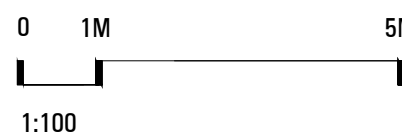


Key map

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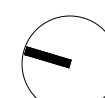
Scale



Phase

ZBA

North



Drawing Name

LEVEL 2 AMENITY PLAN

Sheet Number

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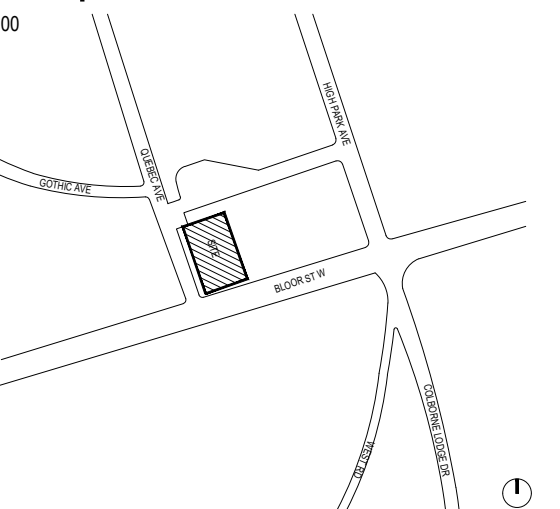
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Revisions

S t a m p




SCALE - 1:5000



0 1M 5M

1:100



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LR.101


C l i e n t
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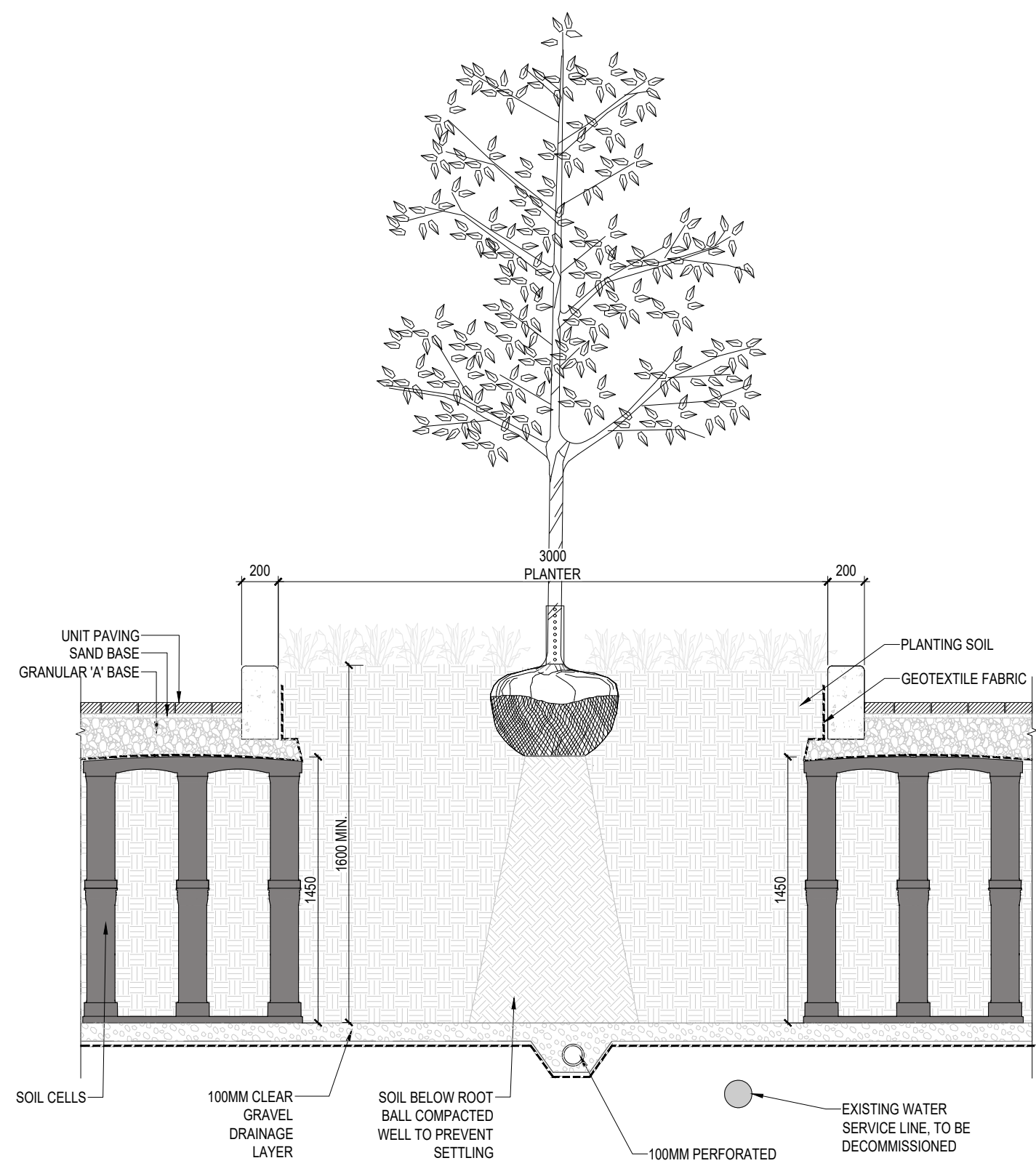
LS.201

Technical cross-section diagram of a tree pit installation. The diagram shows a tree with a 1500mm planter and a 1900mm minimum root ball. The pit is 3500mm wide, with a 3000mm pedestrian clearway. The structure includes unit paving, sand base, granular 'A' base, geotextile fabric, and soil cells. A 50mm buried electric conduit and a 100mm clear gravel drainage layer are also shown. The diagram is labeled with dimensions and material specifications.

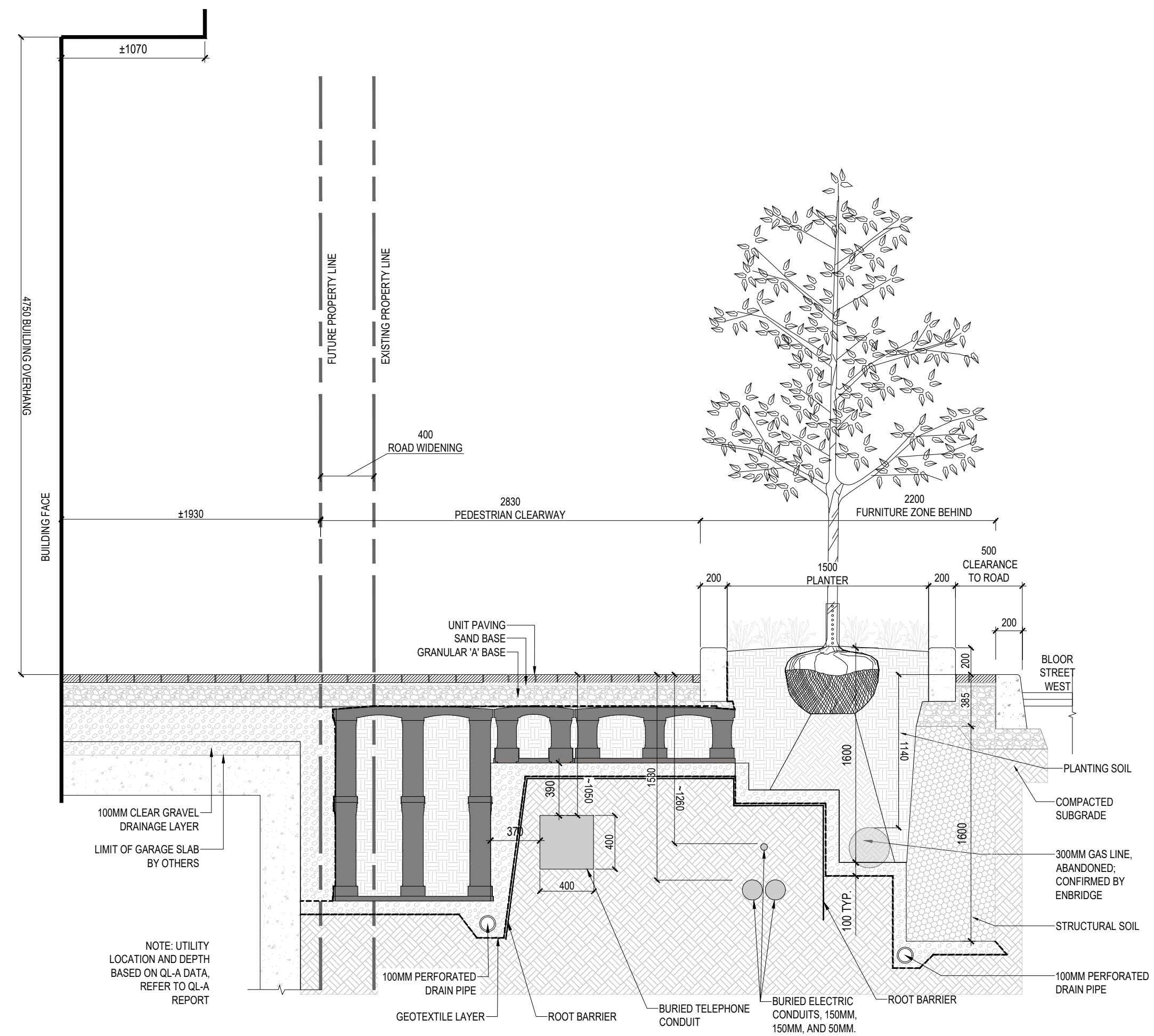
Labels and dimensions include:

- BUILDING FACE
- PROPERTY LINE
- 3500
- PEDESTRIAN CLEARWAY
- 200
- 1500
- PLANTER
- 200
- 300
- UNIT PAVING
- SAND BASE
- GRANULAR 'A' BASE
- GEOTEXTILE FABRIC
- 1900 MIN
- 1500
- 860
- 150
- 150
- SOIL CELLS
- 50MM BURIED ELECTRIC CONDUIT
- EXISTING 75MM ABANDONED GAS MAIN, TO BE REMOVED
- SOIL BELOW ROOT BALL COMPACTED WELL TO PREVENT SETTLING
- 100MM CLEAR GRAVEL DRAINAGE LAYER
- 100MM PERFORATED DRAIN PIPE
- PLANTING SOIL
- COMPACTED SUBGRADE
- QUEBEC AVENUE

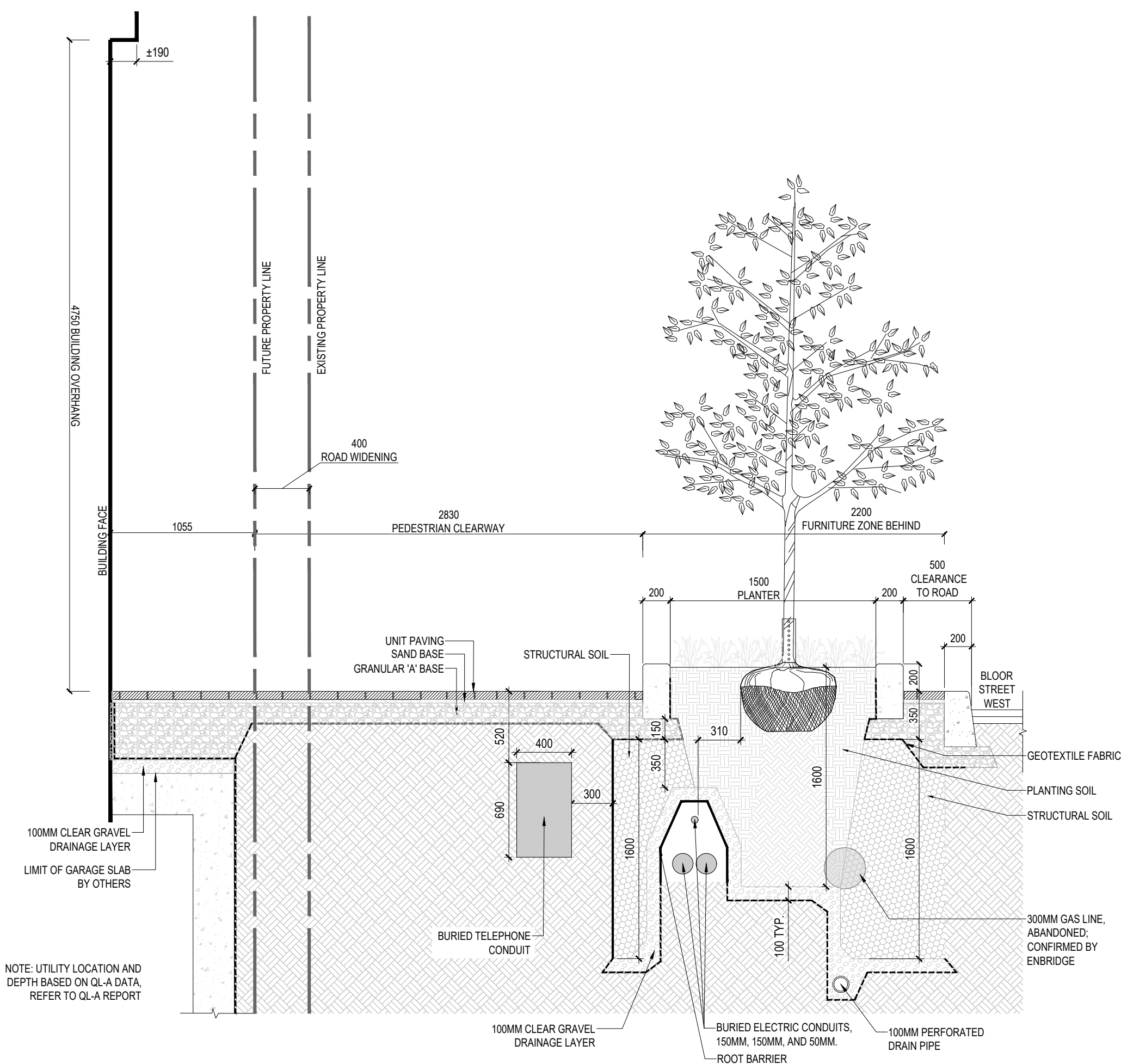
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