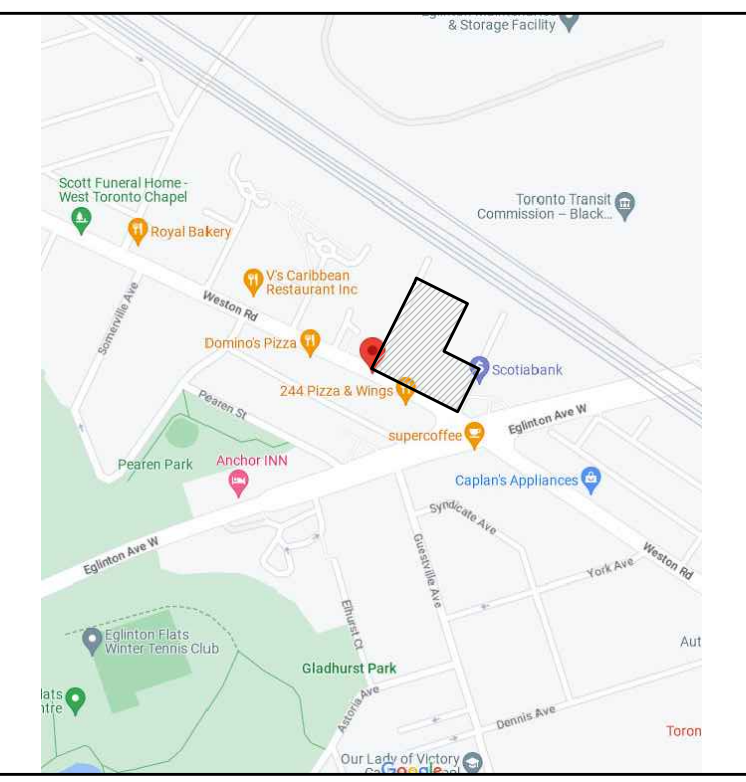


- GENERAL NOTES:
- ARCHITECTURAL INFORMATION PROVIDED BY: GIANNOE PETRICONE ASSOCIATES TORONTO
 - SURVEY INFORMATION PROVIDED BY: KRCMAR-THORNHILL ON
 - GRADING AND SERVING PROVIDED BY: ODAN-DETECH CONSULTING ENGINEERS
 - QLA SUBSURFACE UTILITY EXPLORATION PROVIDED BY: R&B LOCATING
 - ARBORIST REPORT PROVIDED BY: FERRIS + ASSOCIATES INC.
 - ALL LANDSCAPE FURNITURE SHOWN IS FOR DESIGN CONCEPT ONLY
 - PROPOSED LIGHT LOCATION ON SITE SUBJECT TO PHOTOMETRIC STUDY
 - ALL EXISTING MUNICIPAL SIGNAGE TO BE REINSTATED
 - TREE LOCATIONS ON PUBLIC PROPERTY SUBJECT TO REVIEW AND APPROVAL BY UNDERGROUND UTILITY COMPANIES.
 - ROOT DEFLECTOR TO BE USED WHERE ROOT BALL OF TREES ON PUBLIC PROPERTY ARE WITHIN 1.2m OF UNDERGROUND UTILITIES.
 - PLANTING ON PRIVATE PROPERTY TO BE PROVIDED WITH A WATER EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM USING STORMWATER HARVESTING. PLANTING WITHIN THE RIGHT OF WAY TO BE WATERED WITH A WATER EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM
 - ALL LIGHTING TO BE DARK SKY COMPLIANT
 - GRATE POROSITY NOT TOO EXCEED 20x20mm



- Notes:
1. Do not scale the drawings.
 2. The contractor shall check and verify all dimensions and conditions on the project and immediately report any discrepancies to the consultant before proceeding with the work.
 3. The contractor is to be aware of all existing and proposed services and utilities. The contractor shall have all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.

- LEGEND
- HIGH BRANCHING, DECIDUOUS, SHADE TREES
 - PROPOSED PLANTING
 - PROPERTY LINE
 - BUILDING ABOVE
 - UNDERGROUND GARAGE
 - METAL FENCE
 - 2.4m HT. WINDSCREEN
 - EXISTING OVERHEAD WIRES
 - CONCRETE PAVING/ SIDEWALK; SRI>29
 - UNIT PAVING A; SRI>29
 - UNIT PAVING B; SRI>29
 - PET RELIEF AREA
 - TACTILE INDICATOR STRIP
 - BIKE RINGS
 - HYDRO POLE
 - FIRE HYDRANT

3.	Revised for ZBA Added Landscape Total Area	25-03-18
2.	Issued for ZBA - Without Prejudice	25-01-31
1.	Issued for OPA/ZBA/SPA	24-01-11
No.	Issues	YY-MM-DD
This drawing is to be used for the following purpose:		Not to be used for construction unless signed by the landscape architect.

Project: 1175 Weston Road at Locust
Toronto, Ontario

Prepared for: 2847510 ONTARIO INC

Location: 1161-1181 Weston Road and 7-17 Locust Street
Toronto, Ontario

Ferris + Associates
a division of H&K 95 inc
11 Church Street
Suite 302
Toronto, Ontario
M5E 1W1
Telephone 416 366 6800



Drawing Title: LANDSCAPE PLAN

Date: January 2023

Scale: As Shown

Drawn: JKB

Checked: POF

Project No: 2708

Drawing No: SPL1

PLANT LIST-GROUND FLOOR
DOES NOT INCLUDE ANY PARK PLANTING

Key	No.	Botanical Name	Common Name	Condition	Size	Remarks	Flowering Time
HIGH BRANCHING DECIDUOUS SHADE TREES							
P10	CJ	4 Cercidiphyllum japonicum	Katsura Tree	W.B.	70mm cal		Spring
P10	GT	6 Gleditsia triacanthos var. inermis	Honey Locust	W.B.	70mm cal		Spring
P10	LT	3 Liriodendron tulipifera	Tulip Tree	W.B.	70mm cal		Summer
P10	OV	5 Ostrya virginiana	Hop Hornbeam	W.B.	70mm cal		Spring
P10	QA	4 Quercus Alba	White Oak	W.B.	70mm cal		Spring
P10	TC	3 Tilia cordata	Little Leaf Linden	W.B.	70mm cal		Summer
SMALL ORNAMENTAL TREES							
P10	AI	4 Amelanchier laevis	Service Berry	B&B	1800mm Ht.		Spring

GENERAL NOTES:

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- SURVEY INFORMATION PROVIDED BY: KRCMAR-THORNHILL ON
- GRADING AND SERVING PROVIDED BY: ODAN-DETECH CONSULTING ENGINEERS
- QA SUBSURFACE UTILITY EXPLORATION PROVIDED BY: R&B LOCATING
- ARBORIST REPORT PROVIDED BY: FERRIS + ASSOCIATES INC.
- ALL LANDSCAPE FURNITURE SHOWN IS FOR DESIGN CONCEPT ONLY
- PROPOSED LIGHT LOCATION ON SITE SUBJECT TO PHOTOMETRIC STUDY
- ALL EXISTING MUNICIPAL SIGNAGE TO BE RENOVATED
- TREE LOCATIONS ON PUBLIC PROPERTY SUBJECT TO REVIEW AND APPROVAL BY UNDERGROUND UTILITY COMPANIES.
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- ALL LIGHTING TO BE DARK SKY COMPLIANT
- GRATE POROSITY NOT TO EXCEED 20x20mm

Buried Utility Legend:

GS	Gas Service
GM	Gas Main
TV	Television Cable
B	Telephone Cable
H	Hydro Cable
SL	Street Lighting
TC	Traffic Control
WM	Water Main
WS	Water Service

- LEGEND
- HIGH BRANCHING, DECIDUOUS, SHADE TREES
 - PROPOSED PLANTING
 - PROPERTY LINE
 - BUILDING ABOVE
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 - TACTILE INDICATOR STRIP
 - BIKE RINGS
 - HYDRO POLE
 - FIRE HYDRANT
 - PROPOSED LIGHTING; REFER TO PHOTOMETRIC PLAN

2.	Issued for ZBA - Without Prejudice	25-01-31
1.	Issued for OPA/ZBA/SPA	24-01-11
No.	Issued	YY-MM-DD

This drawing is to be used for the following purpose:

Project: 1175 Weston Road at Locust, Ontario

Prepared for: 2847510 ONTARIO INC

Location: 1161-1181 Weston Road and 747 Locust Street Toronto, Ontario

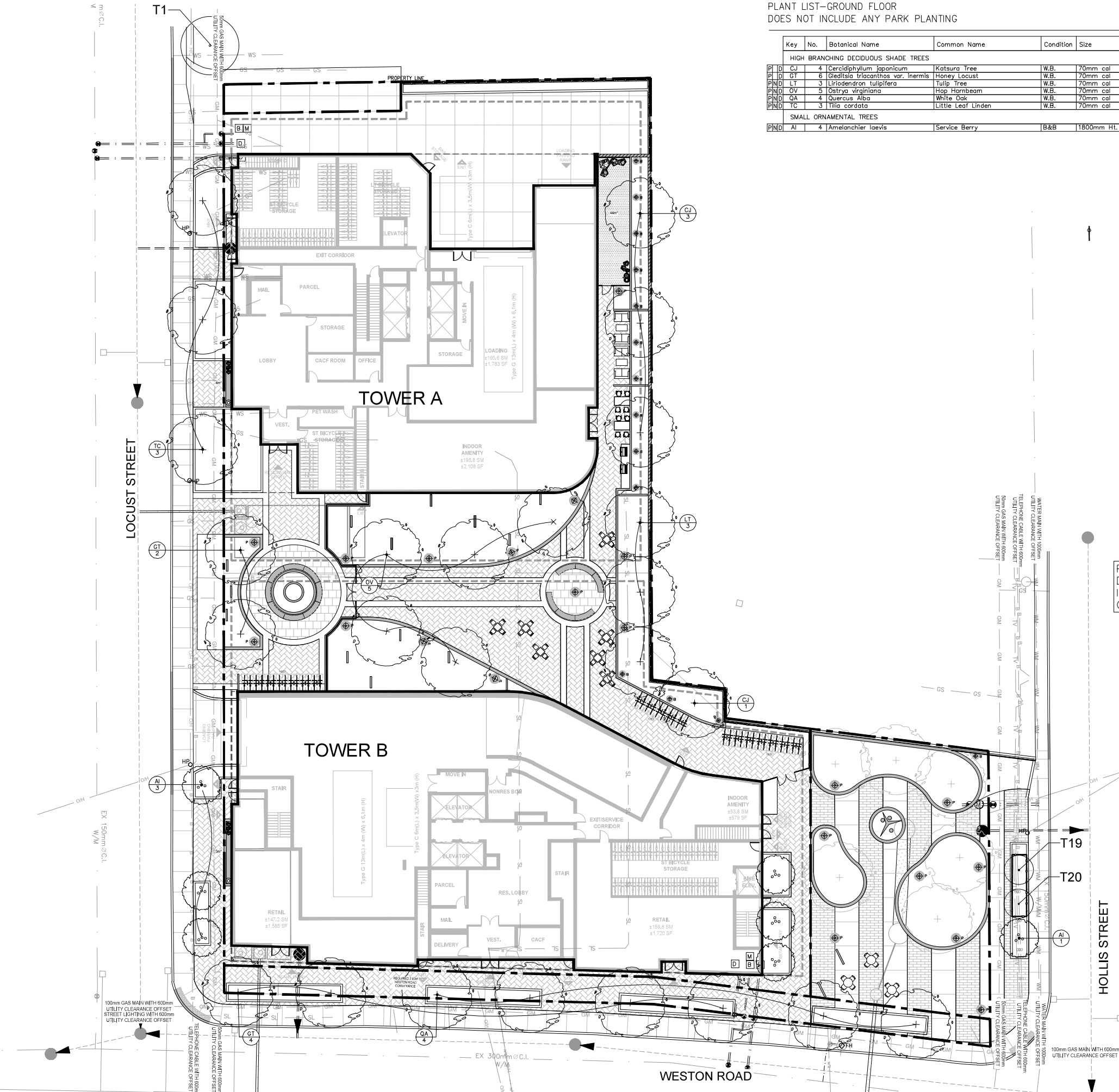
Ferris + Associates
a division of MAX 25 inc
11 Oulton Street
Suite 302
Toronto, Ontario
M5E 1W1
Telephone 416 368 6800



Drawing Title: LANDSCAPE PLANTING PLAN

Date: January 2023
Scale: As Shown
Drawn: JES
Checked: PGT
Project No: 2708
Drawing No:

SPL2



PARK LAND DEDICATION:
DESIGN TO BE COMPLETED
IN COORDINATION WITH
CITY OF TORONTO PARKS



APPENDIX “E”
To KingSett’s Settlement Offer Letter
Soil Volume Plan

