




100 LOMBARD STREET

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2. These Contract Documents are the property of the Landscape Architect. The Landscape Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Landscape Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Landscape Architect will review Shop Drawings submitted by the Contractor for design conformance only.
3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report and discrepancies with the Contract Documents to the Landscape Architect before commencing any work.
4. These drawings are not to be used for construction unless noted below as "Issued for Construction".
5. All work is to be carried out in conformance with the Code and Bylaws of the Authorities having jurisdiction.
6. The contractor shall review the drawings for scope of demolition and new work, including all disciplines, and shall coordinate with new work drawings for exact extent of demolition.
7. Removal and disposal of hazardous materials shall be in accordance with local regulations and authorities having jurisdiction.
8. The Landscape Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the work(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.
9. These notes applies for the whole set of plans.

The diagram shows a street layout with 'RICHMOND STREET EAST' at the top and 'LOMBARD STREET' at the bottom. A large rectangular area on the left is labeled 'NEW DEVELOPMENT'. To its right, a smaller rectangular building is labeled '86 LOMBARD (RELOCATED)'. A dashed red line outlines a combined area encompassing both the new development and the relocated building. The relocated building has a hatched pattern on its upper portion and a solid white pattern on its lower portion. A small rectangular structure is located between the new development and the relocated building. The entire site is bounded by Lombard Street at the bottom and an unlabeled street at the top.

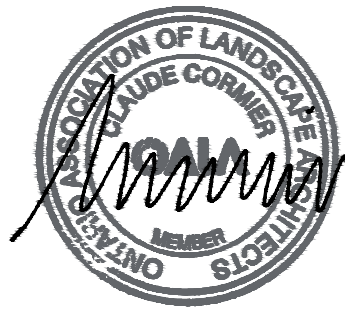
- TOTAL HARDSCAPE AREA**
(859 m²)
-  **HIGH ALBEDO HARDSCAPE NOT COVERED BY TREE CANOPY**
(771 m²)
-  **TREE CANOPY**
Ø 8m
-  **TREE CANOPY COVER ABOVE HARDSCAPE**
(88 m²)
- HARDSCAPE AREAS TO BE TREATED WITH PER GTS STANDARDS, SEE PLANS.*

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L-101	LANDSCAPE SITE PLAN
L-131	SUBSURFACE PLAN AND SOIL VOLUME PLAN
L-201	SECTIONS WITHIN SITE
L-301	SECTIONS WITHIN RIGHT-OF-WAY

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STRUCTURAL **STEPHENSON ENGINEERING**
CIVIL **RV ANDERSON**
HERITAGE PLANNING **E.R.A. ARCHITECTS INC.**
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SLATE Forum

100 LOMBARD STREET

SPECIALITY:

LANDSCAPE ARCHITECTURE

DRAWING TITLE:

COVER SHEET AND TABLE OF CONTENTS

L001

01



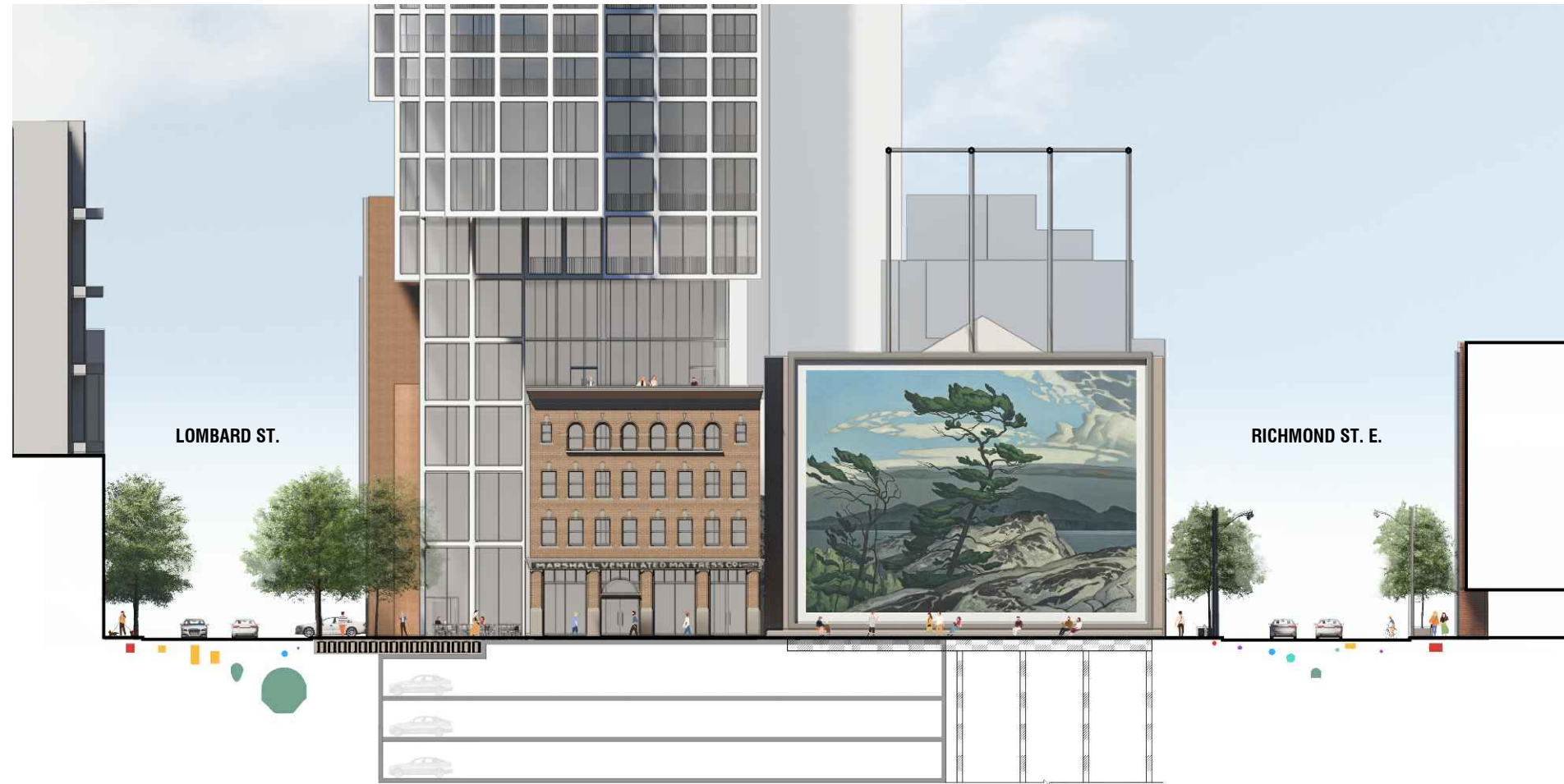
RENDERING FOR INFORMATION ONLY
REFER TO ARCHITECTURE FOR BUILDING MATERIAL PALETTE

1 VIEW LOOKING NORTH AT THE SECOND CITY PLAZA

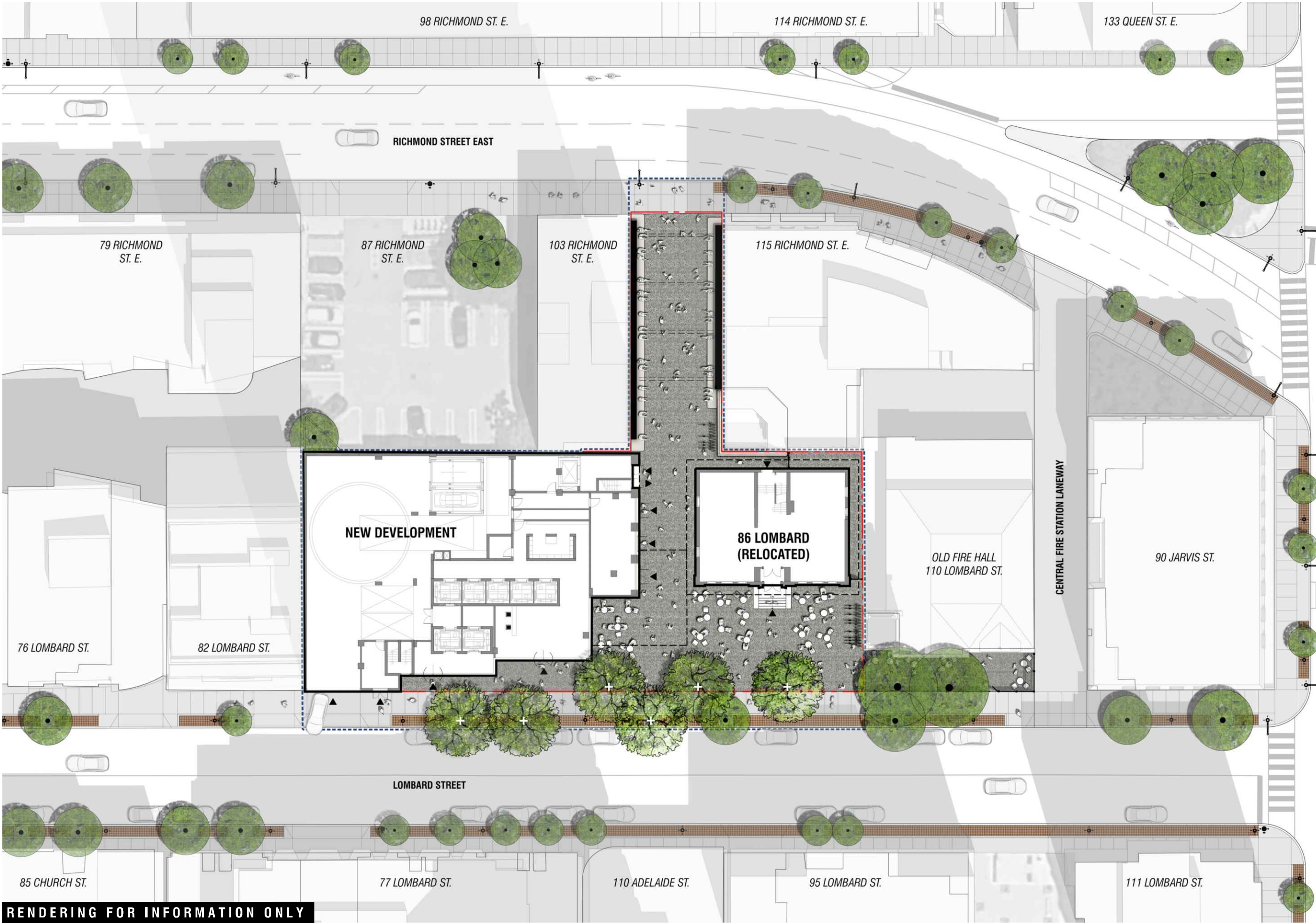


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3 VIEW LOOKING NORTH AT THE OUTDOOR GALLERY



2 SECTIONS THROUGH THE MID-BLOCK CONNECTION

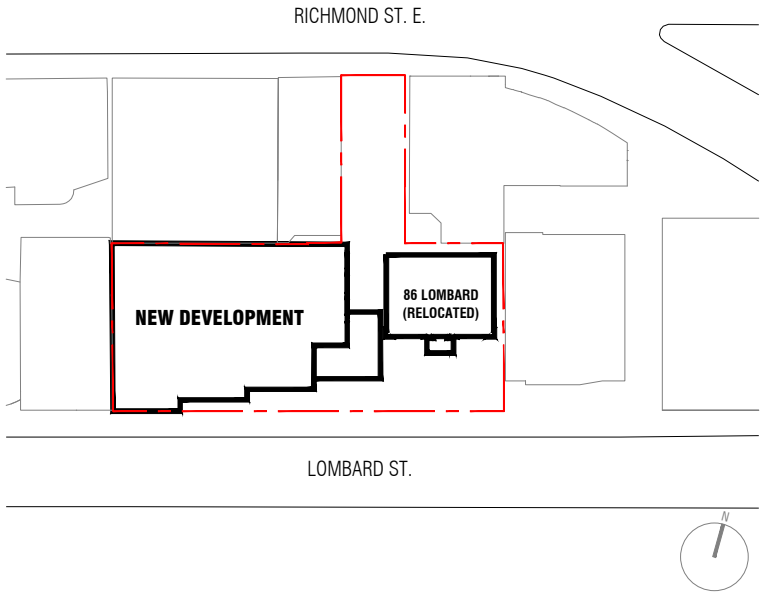


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4 GROUND FLOOR SITE PLAN

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CONSTRUCTION

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CLIENTS :

SLATE Forum

PROJECT:
100 LOMBARD STREET

SPECIALITY:
LANDSCAPE ARCHITECTURE

DRAWING TITLE:
RENDERED SITE PLAN (GROUND FLOOR),
VIEWS AND SITE SECTIONS

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L002

PLANTING SCHEDULE

* NO INVASIVE SPECIES TO BE PLANTED

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	NATIVE	DROUGHT TOLERANT	QUANTITY
GT	GLEDTISIA TRIACANTHOS INERMIS SHADENMASTER	HONEY LOCUST	80mm DBH	BALLED & BURLAPPED	Y	Y	6

GENERAL NOTES

- PEDESTRIAN CLEARWAY MEETS TORONTO VIBRANT STREETS POLICY* MINIMUM WIDTH 2.1m.
- ALL GROUND LEVEL GRATES WILL HAVE A POROSITY OF 20mm x 20mm (OR 10mm x 40mm).
- AT LEAST 90% OF PLANT SPECIES ARE NATIVE FOR THE WHOLE PROJECT.
- SOIL FOR ALL THE TREE PLANTING TO BE A SANDY LOAM TEXTURE PROFILE (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC MATTER BY DRY WEIGHT) WITH A MAXIMUM PH OF 7.5.
- ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ON SITE 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 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.
- AUTOMATIC WATER PROGRAM SHALL USE NON-POTABLE GREY WATER AND BE IMPLEMENTED FOR AT LEAST THE FIRST FOUR (4) YEARS AFTER TREE PLANTING FOR PLANT ESTABLISHMENT.
- ALL PROPOSED MATERIALS ARE SUBJECT TO CHANGE.
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF FIXTURES SO THAT NO UP-LIGHTING WILL BE PRODUCED FROM THESE LIGHTS AND ALL EXTERIOR LIGHT FIXTURES WILL BE SHIELDED TO PREVENT GLARE AND LIGHT TRESPASS ONTO ANY NEIGHBOURING PROPERTIES.
- REFER TO THE APPROVED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE, PREPARED BY RV ANDERSON, FOR ALL SITE SERVICING AND ABOVE GROUND AND BELOW GROUND NEW CONSTRUCTION INFORMATION.

LEGEND

GENERAL

- PROPERTY LINE
- SCOPE OF LANDSCAPE WORK
- PROPOSED BUILDING OVERHEAD
- POTENTIAL PATIO SPACE
- 2.1m PEDESTRIAN CLEARWAY

PROPOSED SOFT SURFACES AND PLANTING

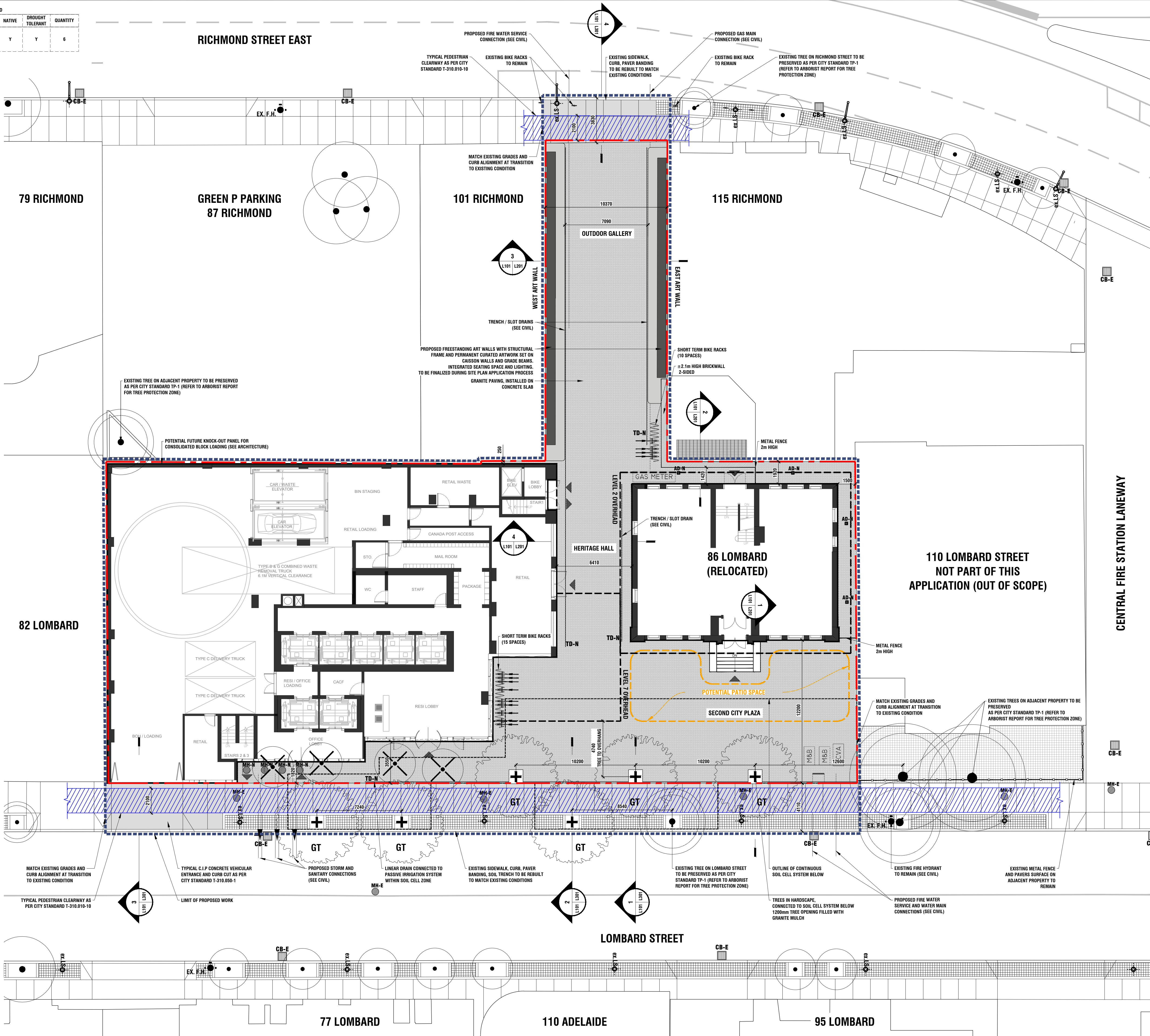
- EXISTING TREE (OUT OF SCOPE)
- EXISTING CITY TREE, TO BE PRESERVED
- EXISTING PRIVATE TREE, TO BE REMOVED REFER TO ARBORIST REPORT
- PROPOSED TREE

PROPOSED HARD SURFACES

- GRANITE COBBLE PAVERS OR SIMILAR MATERIAL SRE: >29
- CAST-IN-PLACE CONCRETE SRE: >29

SITE FURNISHINGS

- EXISTING LIGHTING STANDARD TO REMAIN
- EXISTING FIRE HYDRANT, TO REMAIN OR TO BE RELOCATED (SEE CIVIL)
- EXISTING MANHOLES, HANDWELLS, CATCH BASINS TO BE PRESERVED
- PROPOSED MANHOLES, HANDWELLS, CATCH BASINS
- PROPOSED TRENCH / SLOT DRAIN (SEE CIVIL)
- PROPOSED AREA DRAIN
- SHORT TERM BIKE RACKS (ON SITE)
- CITY OF TORONTO STANDARD POST AND RING BICYCLE RACK



NOT FOR CONSTRUCTION

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CLIENTS :

SLATE Forum

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100 LOMBARD STREET

SPECIALITY:

LANDSCAPE ARCHITECTURE

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**LANDSCAPE PLAN
LAYOUT & SITE INFORMATION**

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L101

01

GENERAL NOTES

- ALL GROUND LEVEL GRATES WILL HAVE A POROSITY OF 20mm x 20mm (OR 10mm x 40mm).
- AT LEAST 50% OF PLANT SPECIES ARE NATIVE FOR THE WHOLE PROJECT.
- SOIL FOR ALL THE TREE PLANTING TO BE A SANDY LOAM TEXTURE PROFILE (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC MATTER BY DRY WEIGHT) WITH A MAXIMUM PH OF 7.5.
- ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ON SITE 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 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.
- AUTOMATIC WATER PROGRAM SHALL USE NON-POTABLE GREY WATER AND BE IMPLEMENTED FOR AT LEAST THE FIRST FOUR (4) YEARS AFTER TREE PLANTING FOR PLANT ESTABLISHMENT.
- ALL PROPOSED MATERIALS ARE SUBJECT TO CHANGE.
- REFER TO THE APPROVED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE, PREPARED BY RV ANDERSON, FOR ALL SITE SERVICING AND ABOVE GROUND AND BELOW GROUND NEW CONSTRUCTION INFORMATION.

LEGEND

GENERAL

- PROPERTY LINE
- SCOPE OF LANDSCAPE WORK
- PROPOSED BUILDING FOOTPRINT

SYMBOLS AND SUBSURFACE COMPONENTS

- EXISTING TREE (OUT OF SCOPE)
- EXISTING CITY TREE, TO BE PRESERVED
- EXISTING PRIVATE TREE, TO BE REMOVED
REFER TO ARBORIST REPORT
- PROPOSED TREE
- OUTLINE OF SILVA CELL ZONE (DOUBLE STACK)
WITH INTEGRATED MANUAL IRRIGATION SYSTEM
- APPROXIMATION OF TREE PROTECTION ZONE
SEE TREE PRESERVATION PLAN FROM KUNTZ FORESTRY

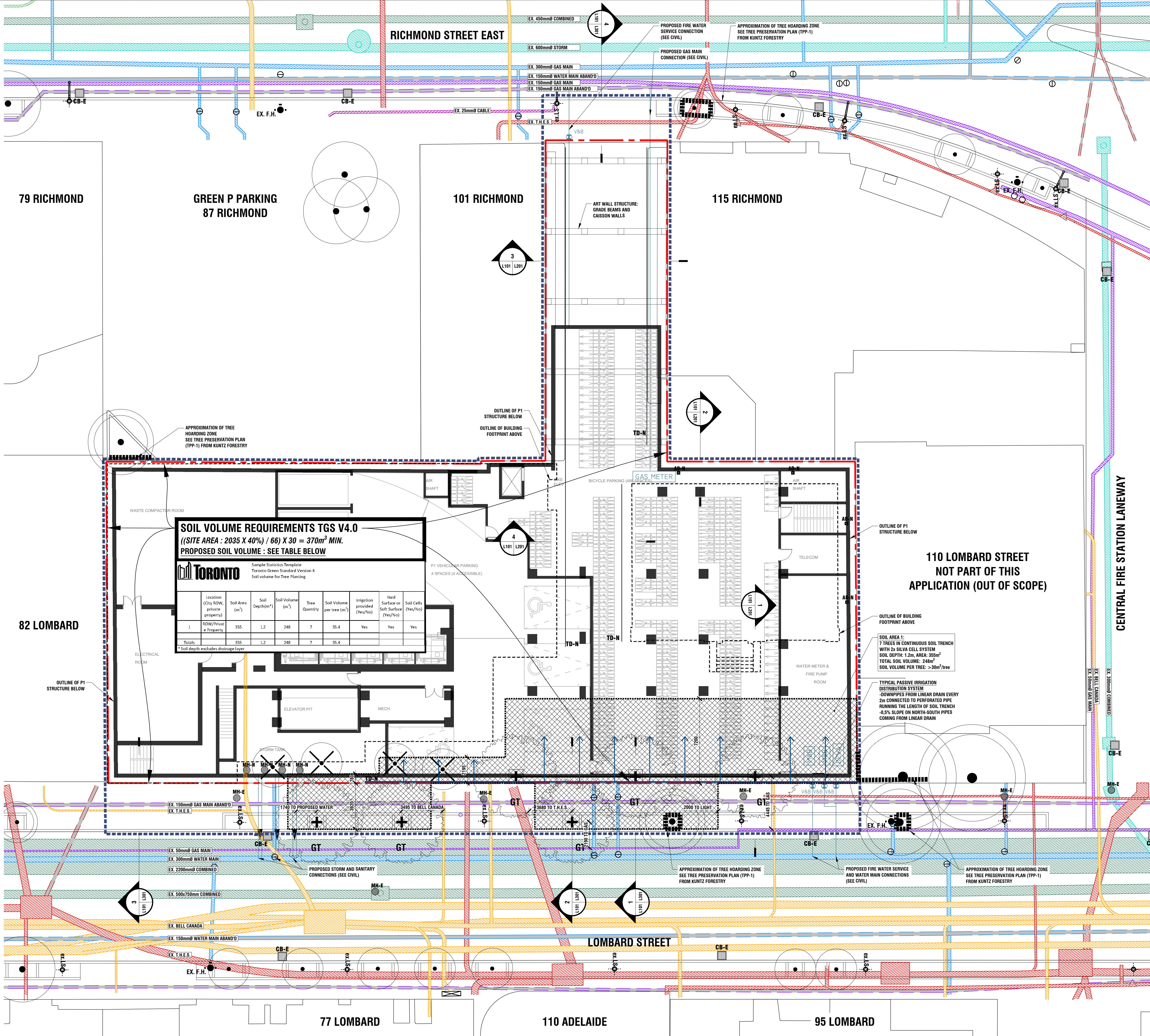
EXISTING UTILITIES

- T.H.E.S. CONDUIT
- BELL CANADA CONDUIT
- GAS LINE
- COMBINED SEWER
- WATER MAIN
- STORM SEWER
- CABLE

NOTE: UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM DMG DRAWING AVAILABLE FROM THE CITY. DEPTHS AND LOCATIONS ARE APPROXIMATE AS PER DMG DRAWING. UTILITY DATA TO QUALITY LEVEL A (QL-A) TO BE PROVIDED AT A LATER STAGE WHERE TREE PLANTING LOCATIONS ARE PROPOSED.

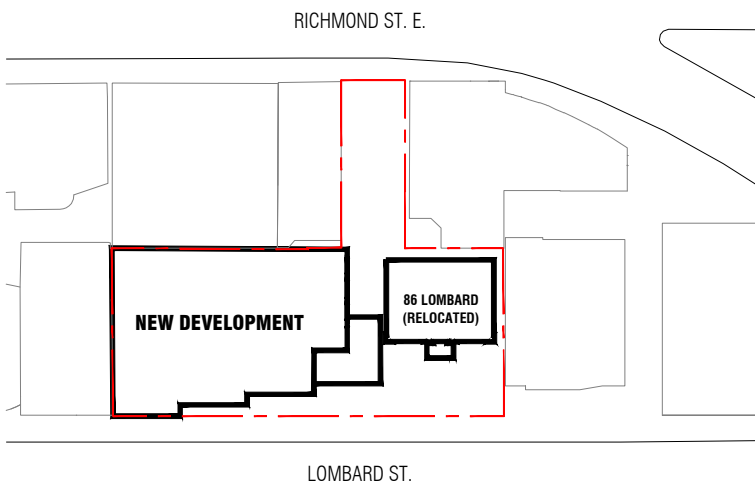
SITE FURNISHINGS

- EXISTING LIGHTING STANDARD TO REMAIN
- EXISTING FIRE HYDRANT, TO REMAIN OR TO BE RELOCATED (SEE CIVIL)
- EXISTING MANHOLES, HANDWELLS, CATCH BASINS TO BE PRESERVED
- PROPOSED TRENCH / SLOT DRAIN (SEE CIVIL)
- PROPOSED AREA DRAIN



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100 LOMBARD STREET

SPECIALITY:

LANDSCAPE ARCHITECTURE

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SUBSURFACE PLAN AND SOIL VOLUME PLAN

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SLATE Forum

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