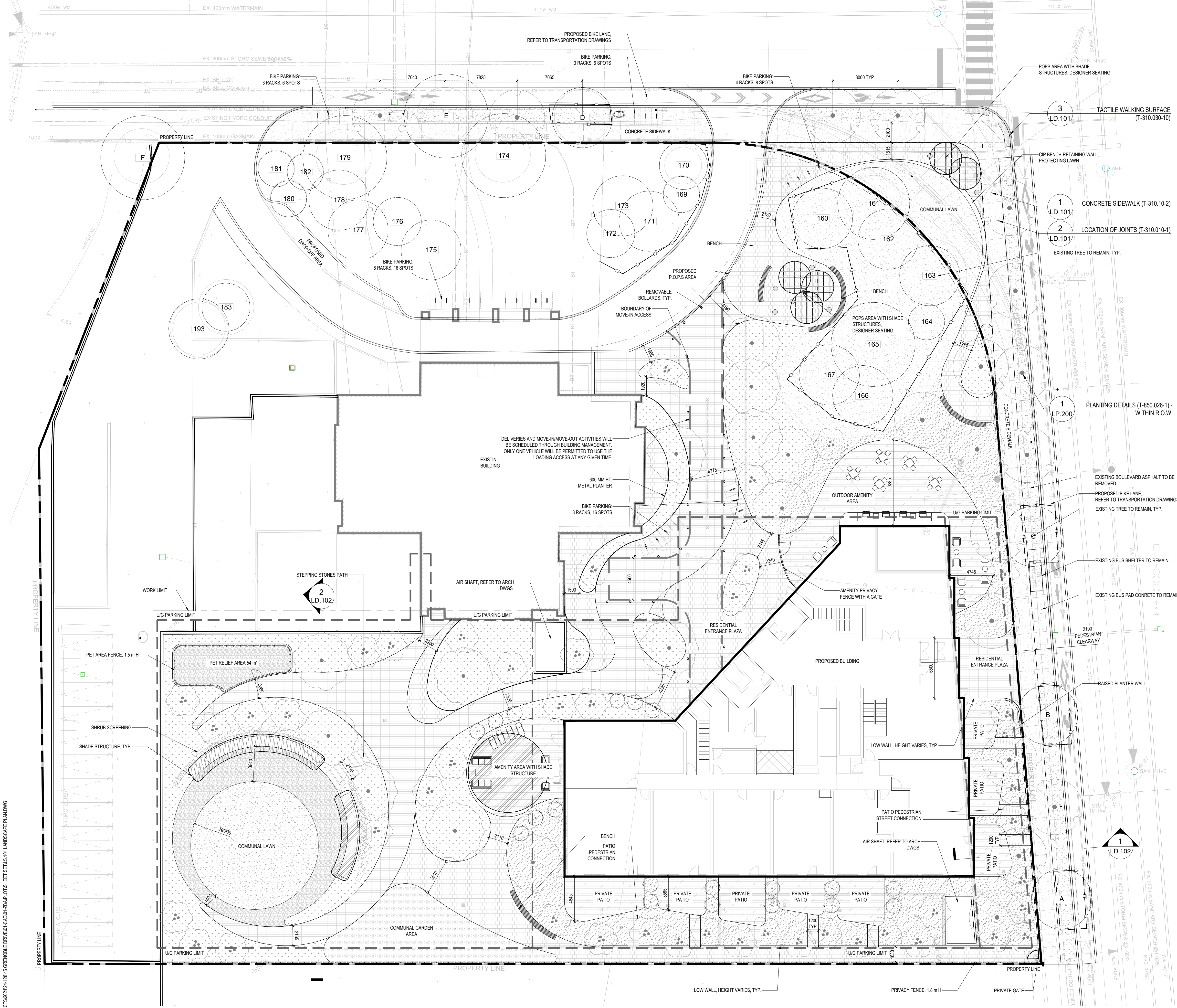


October 16, 2025 3:59 PM I:\01-PROJECTS\2024\45 GRENOBLE DRIVE\01-CADD\25A\PLOTS\SETUP\101 LANDSCAPE PLANDWG



LEGEND:

- CONCRETE PAVING SRI#29
- UNIT PAVERS TYP. A SRI#29
- UNIT PAVERS TYP. B SRI#29
- UNIT PAVERS TYP. C SRI#29
- FINE GRAVEL SRI#29
- SOD
- PLANTED AREA
- BUFFER PLANTING
- COMMUNAL GARDEN AREA
- BENCH
- TREE PROTECTION FENCE
- EXISTING TREE
- PROPOSED LARGE TREES
- PROPOSED SMALL TREES

TOTAL NON-ROOF HARDSCAPE AREA: 1155 m².
TOTAL HIGH ALBEDO TREATED PAVING AREA: 1155 m² or 100%.
LANDSCAPE INCLUDES 76% OF NATIVE PLANTS AND 53% NATIVE FLOWERING SPECIES.

Landscape Architect

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45 GRENOBLE DRIVE

45 GRENOBLE DR,
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Project Number
24-128

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Revisions

2	ISSUED FOR ZBA	2025-10-17	AI
1	ISSUED FOR ZBA	2025-01-09	CZ

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Keymap



Phase
ZBA

Drawing Name

LANDSCAPE PLAN

Sheet Number

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LS.101

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LEGEND:

ON-GRADE

SOIL CELLS



45 Grenoble Drive
Toronto Green Standard Version 4
Soil volume for Tree Planting

	Location (City ROW, private property)	Soil Area (m ²)	Soil Depth (m*)	Soil Volume (m ³)	Proposed Tree Quantity	Existing Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
A	City ROW	126	1.2	151.2	2	2	37.8	No	Soft	Yes
B	City ROW	52.6	1.2	63.1	2	0	31.6	No	Soft	Yes
C	City ROW	127	1.2	152.0	4	1	30.4	No	Soft	Yes
D	City ROW	91	1.2	109.0	1	2	36.3	No	Soft	Yes
1	Private	806	1.2	967.2	9	8	56.9	No	Soft	No
2	Private	34.7	1.2	41.6	1	0	41.6	No	Soft	Yes
3	Private	28.5	1.2	34.2	1	0	34.2	No	Soft	No
4	Private	33	1	33.0	1	0	33.0	No	Soft	Yes
5	Private	45	1	45.0	1	0	45.0	No	Soft	No
6	Private	66	1	66.0	1	0	66.0	No	Soft	No
7	Private	105	1	105.0	2	0	52.5	No	Soft	No
8	Private	47	1	47.0	1	0	47.0	No	Soft	No
9	Private	56	1	56.0	1	0	56.0	No	Soft	No
10	Private	54	1.5	81.0	2	0	40.5	No	Soft	No
11	Private	35	1.2	42.0	1	0	42.0	No	Soft	No
Totals		1706.8		1993.4	30	13				

* Soil depth excludes drainage layer

Landscape Architect

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ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
MEMBER
Paul Marsala

Keymap

Scale
0 1M 5M 10M
1:200

Phase
ZBA

North

Drawing Name
SOIL VOLUME PLAN

Sheet Number
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LS.102

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Revisions

S t a m p



К е у м а р

S c a l e

N o r t h

Sheet Number

LS.301

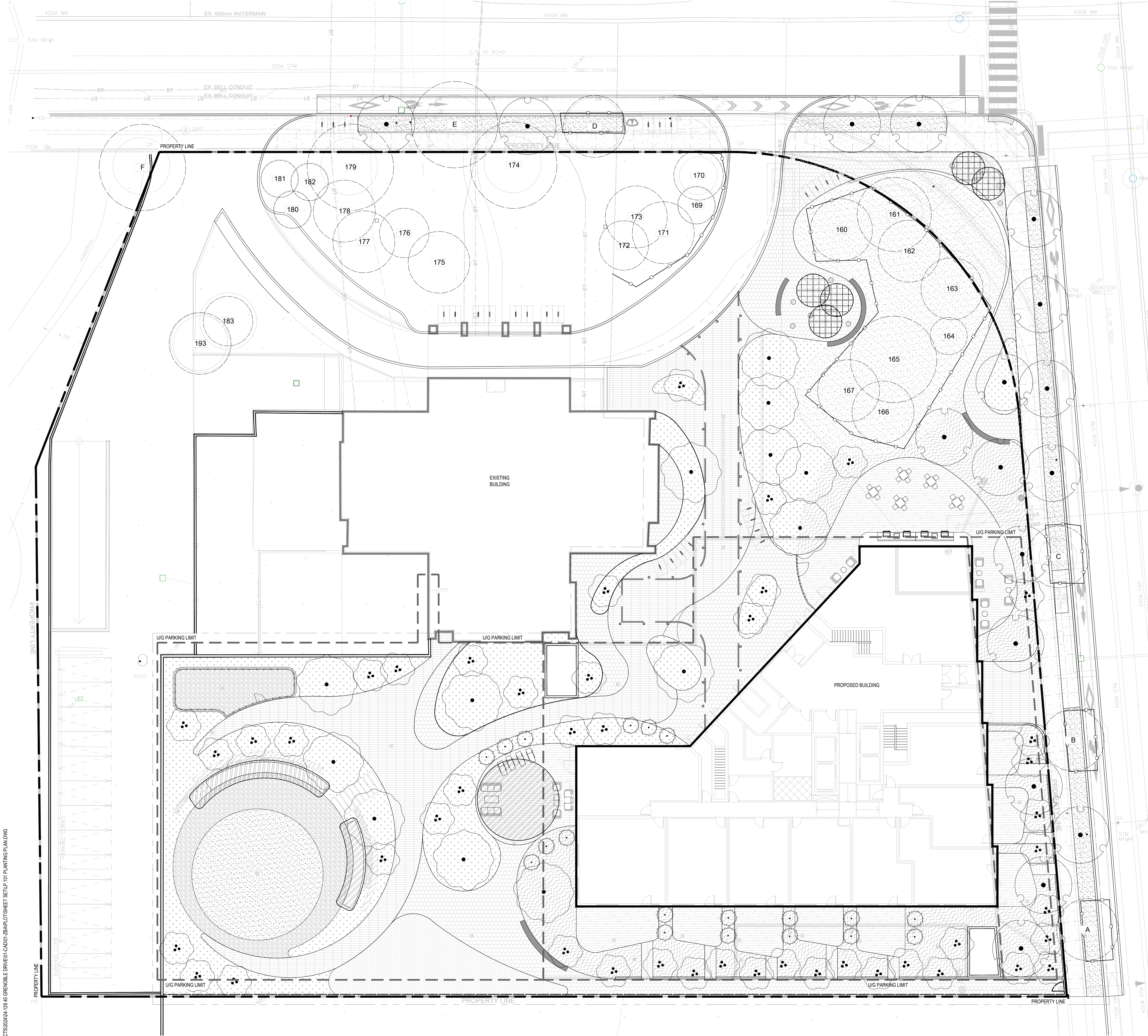
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1:30



1:5C



PLANT LIST			
PLANT NAME	NATIVE	DROUGHT TOLERANT	POLLINATOR
TREES			
Celtis occidentalis Common hackberry	YES	YES	YES
Gymnocladus dioica Kentucky coffeetree	YES		
Acer saccharinum Silver maple	YES		
Amelanchier laevis Allegheny serviceberry	YES	YES	YES
EVERGREEN SHRUBS			
Taxus canadensis Canadian yew	YES	YES	
SHRUBS			
Ceanothus americanus New Jersey tea	YES	YES	YES
Diervilla lonicera Bush Honeysuckle	YES	YES	YES
Spiraea albiflora Japanese white spirea			YES
Ribes alpinum Alpine currant	YES	YES	YES
Rosa blanda Smooth rose	YES	YES	YES
PERENNIALS			
Aster novae-angliae New england aster	YES		YES
Asclepias syriaca Common milkweed	YES	YES	YES
Deschampsia cespitosa Tufted hair grass	YES	YES	
Lavandula angustifolia English lavender		YES	YES
Penstemon digitalis Smooth beard tongue		YES	YES
Verbena stricta Hoary vervain	YES	YES	YES
Echinops ritro 'Veitch's Blue' Small globe thistle		YES	YES

GENERAL PLANTING NOTES:

- ALL PLANTING AND INSTALLATION IN RIGHT OF WAY SHALL MEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
- IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO START OF WORK, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- VERIFY EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES IN FIELD. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED LAWN AND PLANT MATERIAL INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR SPREADING TOPSOIL AND PLANTING SOIL, FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL TEST ANALYSIS FOR ALL SOIL USED ON PROJECT. COPIES OF SOIL ANALYSIS SHALL BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE CONSTRUCTION.
- PRIOR TO SPREADING TOPSOIL, LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- BEFORE PLANT MATERIAL INSTALLATION BEGINS, STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. NOTIFY LANDSCAPE ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
- FINISH GRADES (TOP OF MULCH) SHALL BE 35mm BELOW FINISH PAVING SURFACE IN ALL PLANTING AREAS.
- FINISH SURFACE GRADES OF ALL TURF AREAS SHALL BE 12mm BELOW ADJACENT FINISH PAVING SURFACE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL PLANTING AREAS. REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE A SMOOTH GRADE PRIOR TO PLANTING. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL ENSURE ALL LANDSCAPE AREAS REMAIN CLEAR OF LITTER AND WEEDS DURING CONSTRUCTION.
- ALL SHRUBS AND CONIFEROUS PLANTINGS SHALL BE INSTALLED IN CONTINUOUS PLANTING BEDS.
- ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHAVED EDGE BORDER, UNLESS METAL EDGE BORDER IS SPECIFIED. BORDER SHALL BE CUT 5mm DEEP AT 45° ANGLE SO THERE IS A CLEAR AND WELL DEFINED SEPARATION BETWEEN THE PLANTING BEDS AND SCODDED AREAS.
- ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 75mm THICK LAYER OF LANDSCAPE MULCH.
- PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.
- CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SOCCED.
- WHERE PROJECT SITE IS TO BE SOCCED, CONTRACTOR SHALL PROVIDE NEW TOPSOIL AND SOD IN ANY ADJACENT RIGHT OF WAY FROM PROPERTY LINE TO BACK OF MUNICIPAL CURB.
- CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT. TOP DRESSING WITH SOIL, SCARPING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR TO ENSURE PROPER WATERING OF PLANTED AND SEEDING AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.

IRRIGATION NOTES:

ALL PLANT MATERIAL TO BE IRRIGATED WITH SENSORS AS NEEDED. ALL SOD TO BE IRRIGATED WITH POTABLE WATER VIA SPRAY.
ALL SHRUBS TO BE IRRIGATED WITH NON-POTABLE WATER USING DRIP LINES. ALL TREES TO BE IRRIGATED USING NON-POTABLE WATER USING BUBBLERS.
WATERING 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. SLOW RELEASE GATOR BAGS TO BE PROVIDED FOR THE TREES.
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 BERMES 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 SPECIFICATION NOTES:

Type 3 – Boulevard Mix is preferred for trees planted in hardscaped boulevards, components include by volume: Topsoil (40-45%), Coarse sand (40-50%), Organic components (12-15%). For growing medium parameters refer to City of Toronto Standard Construction Specification for Growing Medium (TS 5.10, September 2021)

LEGEND:

- CONCRETE PAVING SRP-29
- UNIT PAVERS TYP. A SRP-29
- UNIT PAVERS TYP. B SRP-29
- UNIT PAVERS TYP. C SRP-29
- FINE GRAVEL SRP-29
- SOD
- PLANTED AREA
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- EXISTING TREE
- PROPOSED LARGE TREES
- PROPOSED SMALL TREES

45 GRENOBLE DRIVE

45 GRENOBLE DR,
TORONTO, ON M3C 1C5

Project Number
24-128

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Revisions

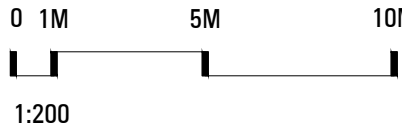
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Stamp



Keymap

Scale



Phase

ZBA

North



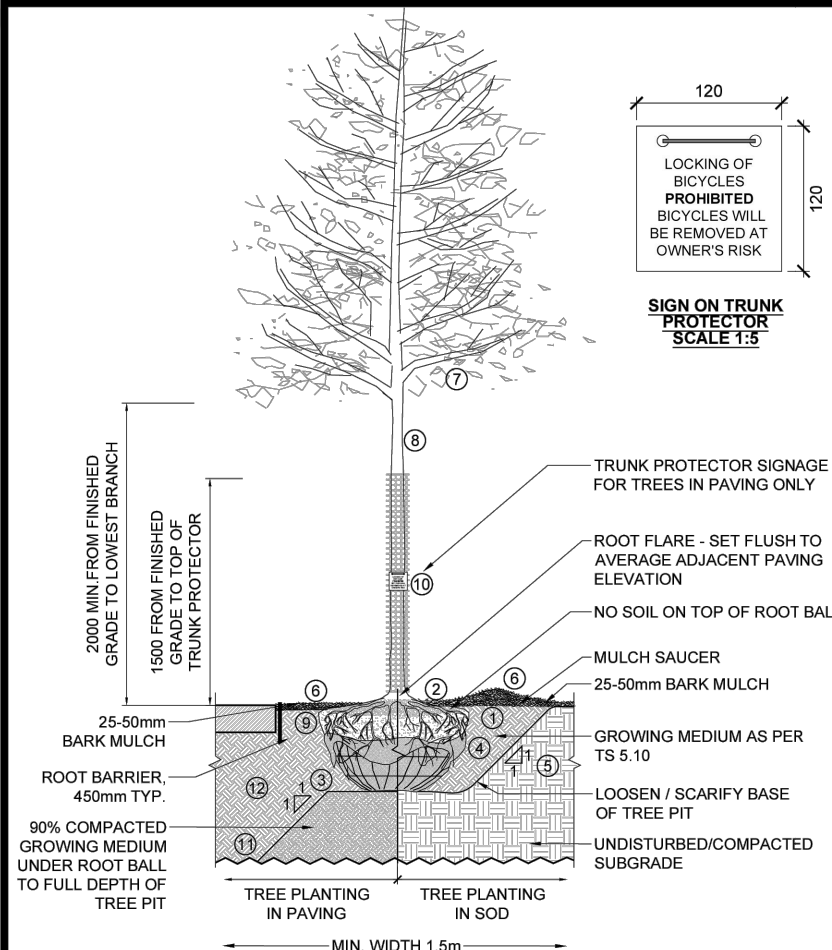
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PLANTING PLAN

Sheet Number

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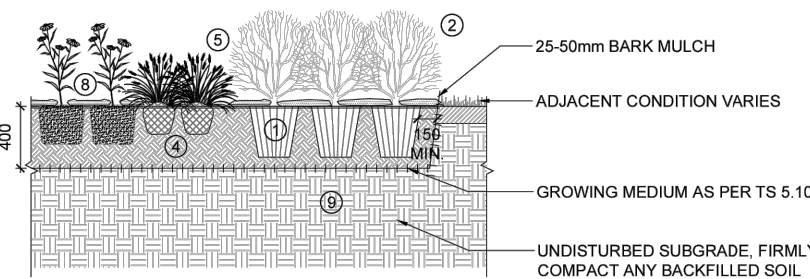


- NOTES:
1. REMOVE ALL DEBRIS AND CONTAMINATED SOIL FROM PLANTING SPACE PRIOR TO PLANTING.
 2. TREE WILL BE POSITIONED WITH TRUNK FLARE SLIGHTLY (2-5cm) ABOVE FINAL GRADE AND STRUCTURAL ROOTS NEAR SURFACE. TOP OF ROOT BALL SHOULD NOT BE DISTURBED OR COVERED WITH SOIL. CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE TOP OF THE ROOT BALL TO EXPOSE ROOT FLARE PRIOR TO PLANTING TO ENSURE THAT THE BASE OF THE TRUNK FLARE IS FLUSH WITH THE ADJACENT GRADE AND PLUMB IN ALL DIRECTIONS.
 3. DIG PLANTING HOLE MIN. 60cm WIDER THAN THE WIDEST DIMENSIONS OF THE ROOT BALL.
 4. TOP HALF OF ALL ROOT BALL PACKING AND WIRE TO BE CUT AND REMOVED OFF-SITE. CUT BURLAP AWAY. DO NOT FOLD DOWN.
 5. GROWING MEDIUM SHOULD BE LIGHTLY TAMPED EVERY 15cm WHEN THE PLANTING HOLE IS BEING FILLED. ONCE 1/3 OF DEPTH OF PLANTING PIT HAS BEEN BACKFILLED, FILL REMAINING SPACE WITH WATER. ONCE WATER HAS PENETRATED GROWING MEDIUM, FILL TO FINISH GRADE. SOAK GROWING MEDIUM TO ENSURE FULL CONTACT BETWEEN ROOT BALL AND GROWING MEDIUM.
 6. 25-50mm HIGH SAUCER OF MULCH SHOULD BE ADDED ON TOP OF AND AROUND THE ROOT BALL TO A DEPTH NOT EXCEEDING 50mm AND SET A MINIMUM OF 40mm AWAY FROM ROOT FLARE/TRUNK.
 7. PRUNE TO REMOVE DEAD AND DAMAGED BRANCHES. DO NOT REMOVE LEADER. TREES WITH CO-DOMINANT STEMS WILL BE REJECTED.
 8. REMOVE NURSERY TRUNK WRAP FROM TRUNK AND INSPECT FOR DAMAGE. REMOVE ALL PACKAGING FROM THE TREE INCLUDING TAGS, TWINE, TAPES, ETC. IN CROWN OF TREE.
 9. THOROUGHLY IRRIGATE ROOT BALL UPON INSTALLATION WITH A HOSE AND THEN INSTALL AND FILL DRIP IRRIGATOR BAG (GATOR BAG OR EQUAL).
 10. IN ALL TREE OPENINGS, INSTALL TREE BARK PROTECTOR WITH A SIGN PROHIBITING BICYCLE LOCKING. SIGN MUST BE ATTACHED TO TREE BARK PROTECTOR USING PLASTIC ZIP TIES.
 11. SCARIFY SIDES & BOTTOM OF PLANTING BED TO HELP WITH ROOT PENETRATION.
 12. SEE PLANTING SPECIFICATION AND SOIL SPECIFICATION.

Toronto	ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING		REV 0	SEP 2021
	PLANTING DETAILS		T-850.026-1	
	TREE PLANTING DETAILS		1:40	SHEET 1

1 PLANTING DETAILS (T-850.026-1) - WITHIN R.O.W.

NTS



- NOTES:
1. REMOVE PLANTS FROM POTS WITHOUT BREAKING THE ROOT BALL PRIOR TO PLANTING. CUT ROOTS THAT ARE POTBOUND.
 2. PRUNE DEAD OR BROKEN BRANCHES.
 3. ALL DIMENSIONS SHOWN IN MILLIMETRES.
 4. ALL SHRUBS / PERENNIALS TO BE PLANTED IN CONTINUOUS BEDS.
 5. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR SHRUB / PERENNIAL SPECIES.
 6. THIS DETAIL IS TO BE USED IN CONJUNCTION WITH PLANTING AND SOIL SPECIFICATIONS.
 7. TRIANGULATE MASS PLANTING BED LAYOUT.
 8. HOLD MULCH AWAY FROM THE PLANT BASE.
 9. SCARIFY SIDES & BOTTOM OF PLANTING BED TO A DEPTH OF 100mm TO HELP WITH ROOT PENETRATION.

Toronto	ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING		REV 0	SEP 2021
	PLANTING DETAILS		T-850.026-2	
	SHRUB AND HERBACEOUS PLANTING DETAILS		1:40	SHEET 1

2 PLANTING DETAILS (T-850.026-2) - WITHIN R.O.W.

NTS

45 GRENOBLE DRIVE

45 GRENOBLE DR,
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24-128

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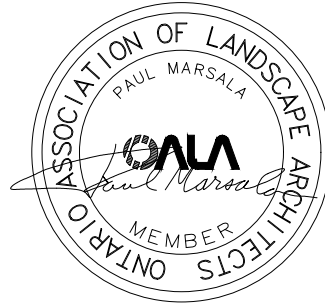
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Stamp



Key map

Scale

Phase
ZBA

North

Drawing Name

PLANTING DETAILS

Sheet Number

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Project Number
24-128

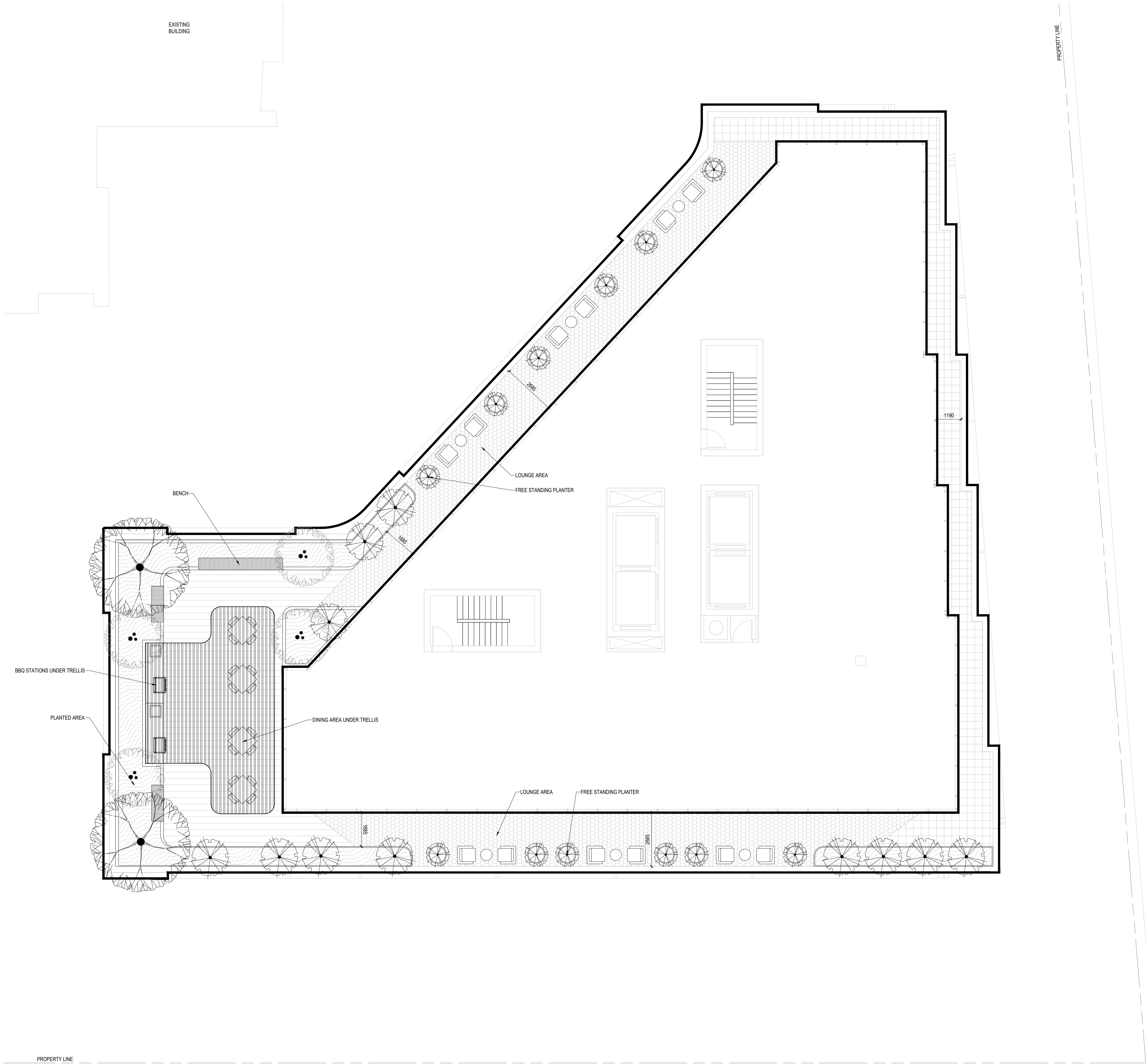
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October 16, 2025 3:59 PM 1:01 PROJECTS/2024/4-29-45 GRENOBLE DRIVE/01 CAD/01 ZBA/01 SHEET SET/UR 101 AMENITY TERRACE PLAN.DWG



- LEGEND:
- PAVING TYPE 1
 - PAVING TYPE 1
 - PAVING TYPE 1
 - PLANTED AREA
 - AMENITY FURNITRE
 - BBQ STATION
 - BENCH
 - TRELLIS
 - PROPOSED TREES
 - FREESTANDING PLANTER

Landscape Architect

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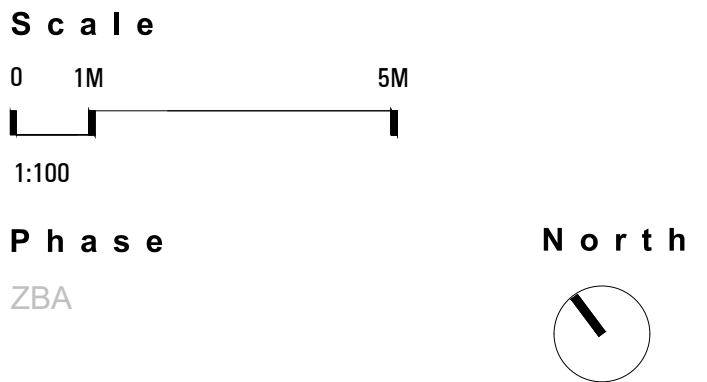
Revisions

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Stamp



Key map



Drawing Name
AMENITY TERRACE PLAN

Sheet Number
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