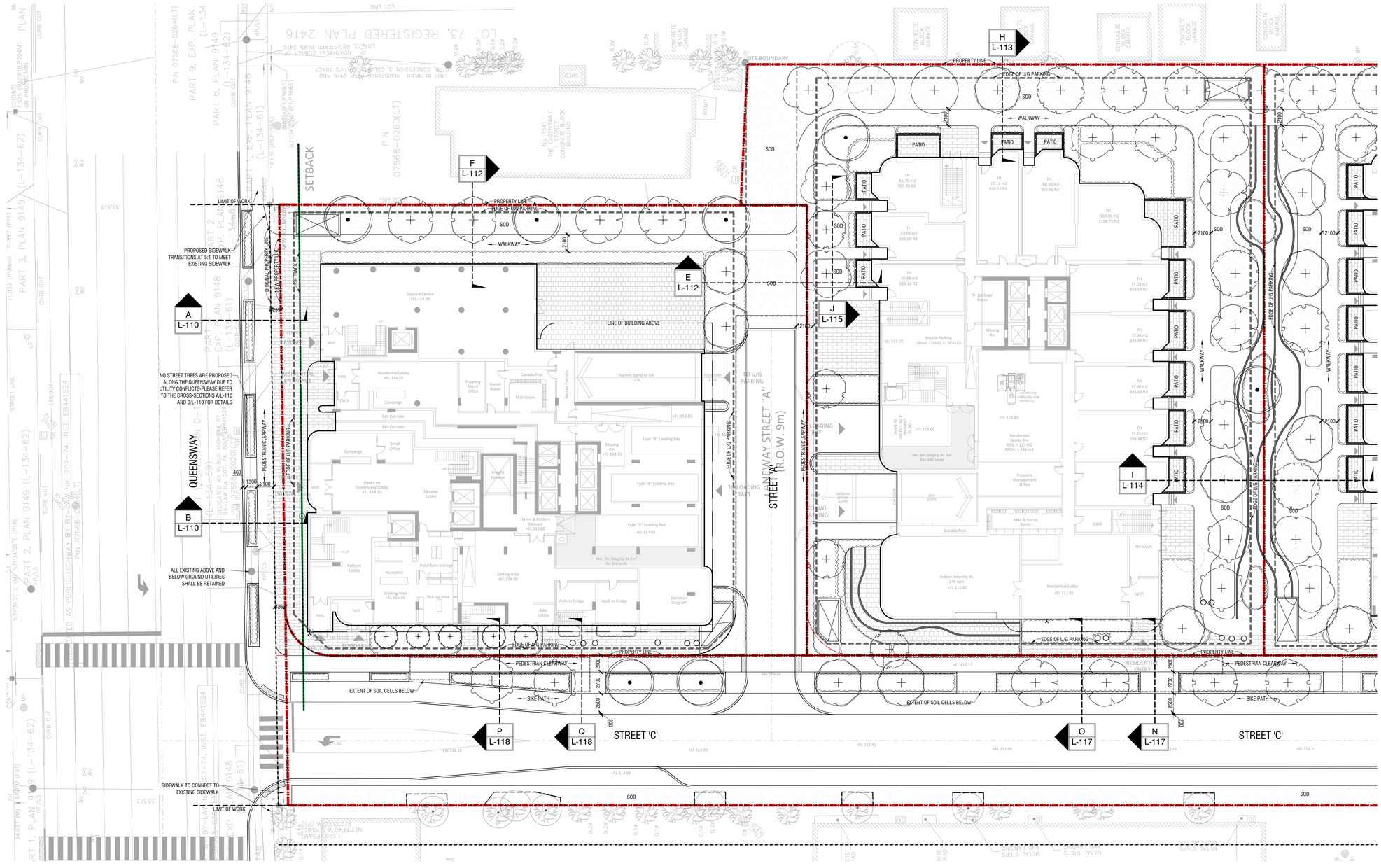


TORONTO GREEN STANDARDS - NOTES

EC 1.2 Trees Along Street Frontages

- Large growing shade trees along street frontages to be spaced appropriately and have access to a minimum of 30 m3 of soil per tree. Enough space to be provided to accommodate mature trunk and root flare growth of each tree.

EC 1.4 Watering Program

- All tree planting (including street trees within R.O.W.) to be irrigated by automatic drip irrigation system, fed from building cistern (non-potable water source).
- Irrigation system to be operated indefinitely for stormwater reuse.

EC 3.1 Native and Pollinator Supportive Species

- 50% of planting (by individual plant count) to be native species or selections of native species.

EC 3.2 Invasive Species
No invasive species shall be planted.

EC 2.2 On-site Landscaping

- Landscaped site area at grade to be planted using a minimum of 50% native plants (including trees, shrubs and herbaceous plants) comprising at least two native flowering species that provide continuous bloom throughout all periods of the growing season. .

WQ 4.1 Drought-Tolerant Landscapes

- All planting to be irrigated by automatic drip Irrigation system, fed from building cistern (non-potable water source).
- Irrigation system to be operated indefinitely for stormwater reuse.

LEGEND - SURVEY
- Note: refer to original survey prepared by KRCMTR

DENOTES EXISTING GRADE ELEVATION
DENOTES BENCHMARK
DENOTES BELL POLE
DENOTES BOLLARD
DENOTES CATCH BASIN
DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
DENOTES DOWN GUY ANCHOR
DENOTES FIRE HYDRANT
DENOTES FLAG POLE
DENOTES GAS METER
DENOTES GAS SERVICE LOCATE MARKER
DENOTES GAS VALVE
DENOTES GARBAGE BIN
DENOTES HYDRO POLE
DENOTES HYDRO POLE WITH LAMP STANDARD
DENOTES LAMP POST (PRIVATE)
DENOTES MAIL BOX
DENOTES MANHOLE
DENOTES MONITORING WELL
DENOTES SIAMESE CONNECTION
DENOTES SIGN
DENOTES WATER VALVE

LEGEND - TREE PRESERVATION **

Ex. Deciduous Tree to be Retained **

Ex. Deciduous Tree to be Removed **

Minimum Tree Protection Zone (TPZ)

**Refer to Tree Preservation Plan and Arborist Report prepared by Kuntz Forestry Consulting Inc.

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES
1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Ground Floor Landscape Plan - Tower A and B

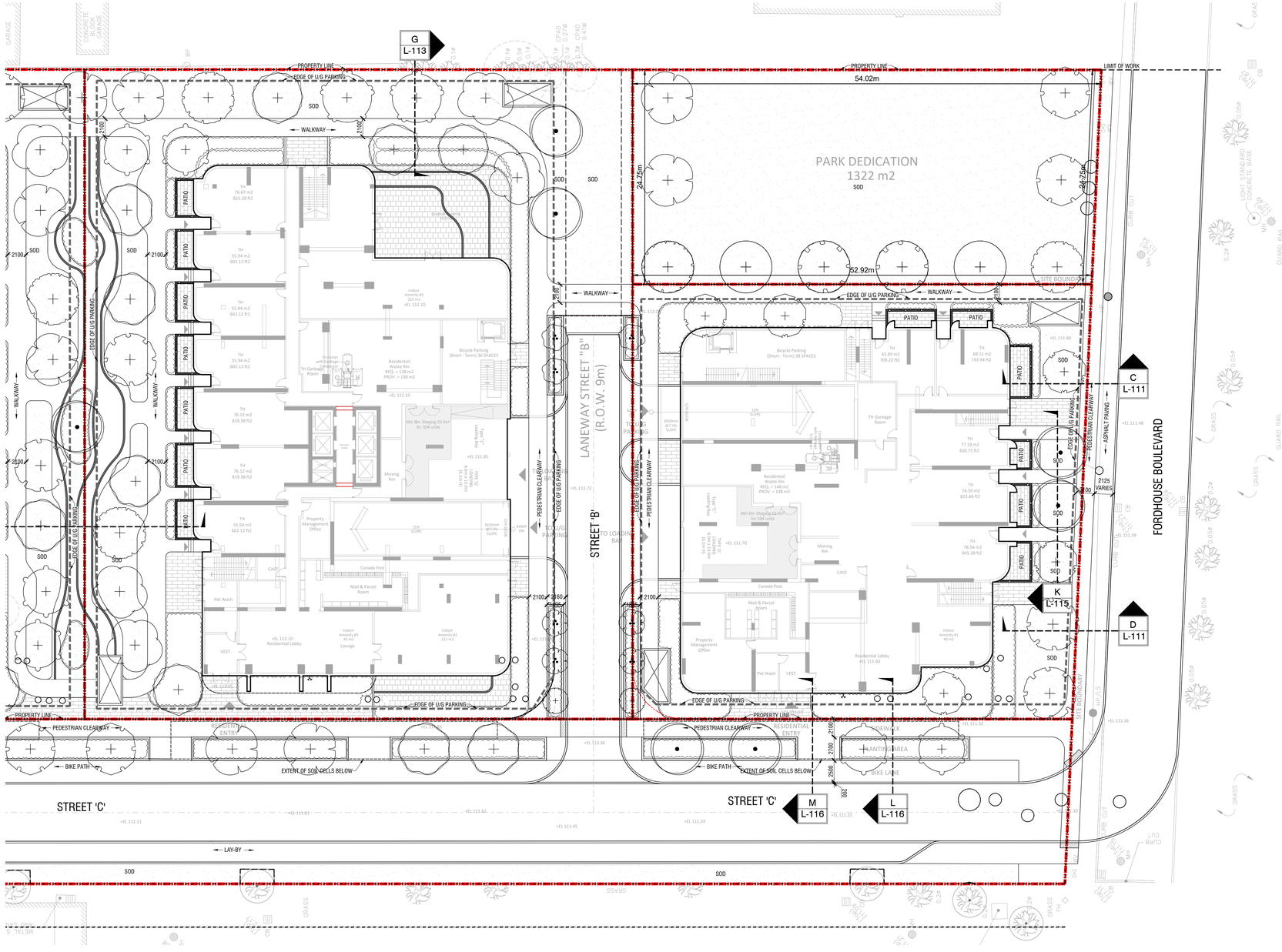
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-100a

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE



TORONTO GREEN STANDARDS - NOTES

EC 1.2 Trees Along Street Frontages

- Large growing shade trees along street frontages to be spaced appropriately and have access to a minimum of 30 m3 of soil per tree. Enough space to be provided to accommodate mature trunk and root flare growth of each tree.

EC 1.4 Watering Program

- All tree planting (including street trees within R.O.W.) to be irrigated by automatic drip irrigation system, fed from building cistern (non-potable water source).
- Irrigation system to be operated indefinitely for stormwater reuse.

EC 3.1 Native and Pollinator Supportive Species

- 50% of planting (by individual plant count) to be native species or selections of native species.

EC 3.2 Invasive Species
No invasive species shall be planted.

EC 2.2 On-site Landscaping

- Landscaped site area at grade to be planted using a minimum of 50% native plants (including trees, shrubs and herbaceous plants) comprising at least two native flowering species that provide continuous bloom throughout all periods of the growing season. .

WQ 4.1 Drought-Tolerant Landscapes

- All planting to be irrigated by automatic drip Irrigation system, fed from building cistern (non-potable water source).
- Irrigation system to be operated indefinitely for stormwater reuse.

LEGEND - SURVEY
- Note: refer to original survey prepared by KRCMTR

DENOTES EXISTING GRADE ELEVATION
DENOTES BENCHMARK
DENOTES BELL POLE
DENOTES BOLLARD
DENOTES CATCH BASIN
DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
DENOTES DOWN GUY ANCHOR
DENOTES FIRE HYDRANT
DENOTES FLAG POLE
DENOTES GAS METER
DENOTES GAS SERVICE LOCATE MARKER
DENOTES GAS VALVE
DENOTES GARBAGE BIN
DENOTES HYDRO POLE
DENOTES HYDRO POLE WITH LAMP STANDARD
DENOTES LAMP POST (PRIVATE)
DENOTES MAIL BOX
DENOTES MANHOLE
DENOTES MONITORING WELL
DENOTES SIAMESE CONNECTION
DENOTES SIGN
DENOTES WATER VALVE

LEGEND - TREE PRESERVATION **

Ex. Deciduous Tree to be Retained **

Ex. Deciduous Tree to be Removed **

Minimum Tree Protection Zone (TPZ)

**Refer to Tree Preservation Plan and Arborist Report prepared by Kuntz Forestry Consulting Inc.

LANDARTDESIGN
landscape architects inc.
52 Mirnico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES
1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Ground Floor Landscape Plan - Tower C and D

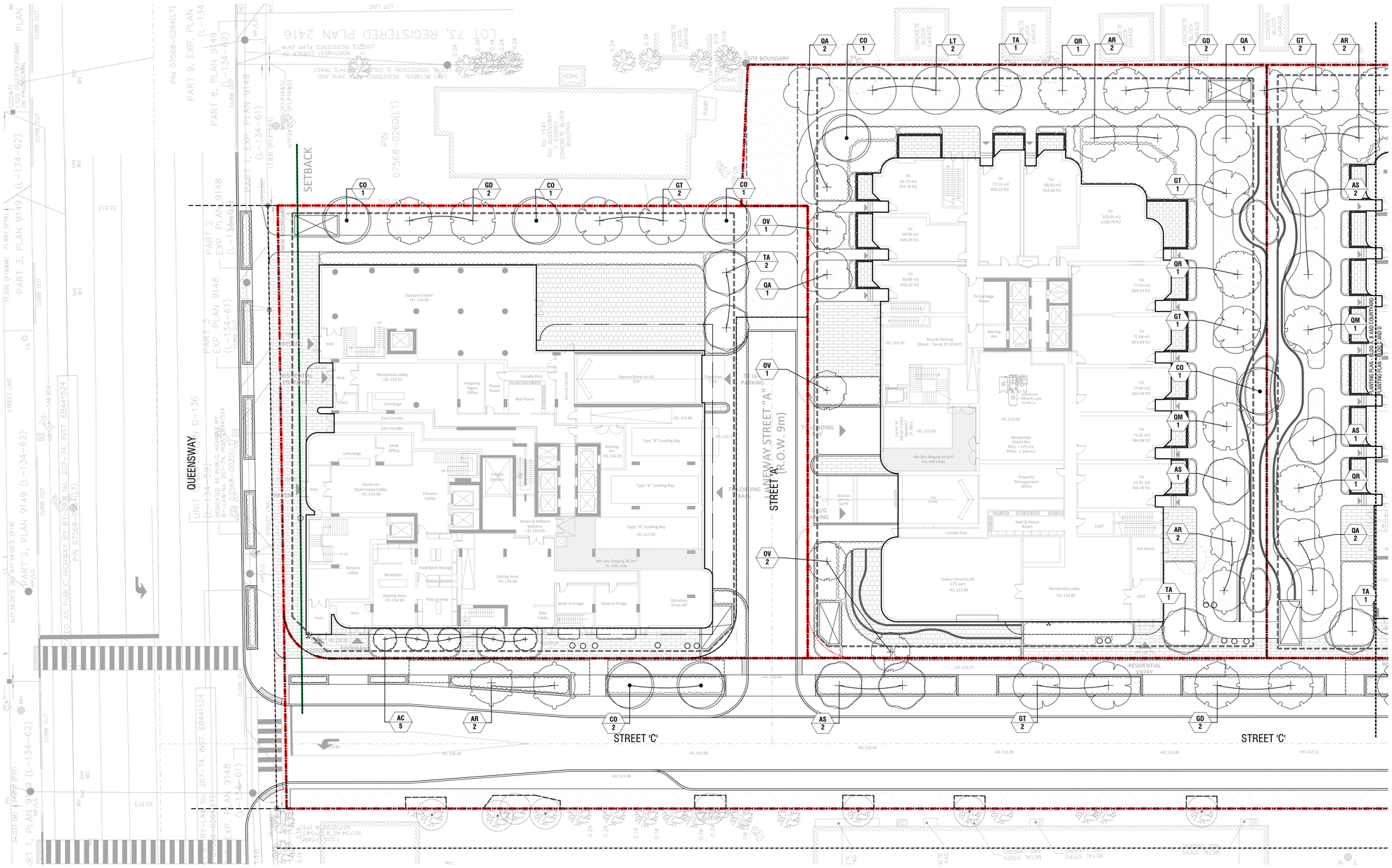
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-100b

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

N
SCALE



PLANT SCHEDULE TREE PLANTING PLAN BLDG A, B AND COURTYARD

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
DECIDUOUS TREES									
AR	8	Acer rubrum	Red Maple	W.B.	70mm Cal.		Native	Medium	
AS	6	Acer saccharum	Sugar Maple	W.B.	70mm Cal.		Native	Medium	
CO	7	Celtis occidentalis	Common Hackberry	W.B.	70mm Cal.		Native	Yes	
GT	8	Gleditsia triacanthos inermis `Shademaster'	Shademaster Locust	W.B.	70mm Cal.			Yes	
GD	6	Gymnocladus dioica	Kentucky Coffeetree	W.B.	70mm Cal.		Native	Yes	
LT	2	Liriodendron tulipifera	Tulip Poplar	W.B.	70mm Cal.		Native	Yes	
OV	4	Ostrya virginiana	American Hophornbeam	W.B.	70mm Cal.		Native		
QA	6	Quercus alba	White Oak	W.B.	70mm Cal.		Native	Yes	
QM	2	Quercus macrocarpa	Burr Oak	W.B.	70mm Cal.		Native	Yes	Spring-Dug Only
QR	3	Quercus rubra	Red Oak	W.B.	70mm Cal.		Native	Yes	Spring-Dug Only
TA	5	Tilia americana	American Linden	W.B.	70mm Cal.		Native	Medium	
ORNAMENTAL TREES									
AC	5	Amelanchier canadensis	Canadian Serviceberry	W.B.		2000 mm	Native	Yes	

TREE PLANTING NOTES:

Owner will plant all new trees within the city road allowances to the satisfaction of the general manager of Parks, Forestry & Recreation, and in accordance with "Tree Planting Solutions in Hard Boulevard Surfaces" Best Practices Manual.

A Watering program will be provided for trees at least for the first 4 years after planting.

Soil for all tree planting shall conform to the following the City standard; a sandy loam texture profile (with 50-60% sand, 20-40% silt, and 6-10% clay, 2-5% organic matter by dry weight, and a maximum pH of 7.5.

LEGEND - TREE PRESERVATION **

Ex. Deciduous Tree to be Retained **

Ex. Deciduous Tree to be Removed **

Minimum Tree Protection Zone (TPZ)

**Refer to Tree Preservation Plan and Arborist Report prepared by Kuntz Forestry Consulting Inc.

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Ground Floor Planting Plan - Tower A, B and Courtyard

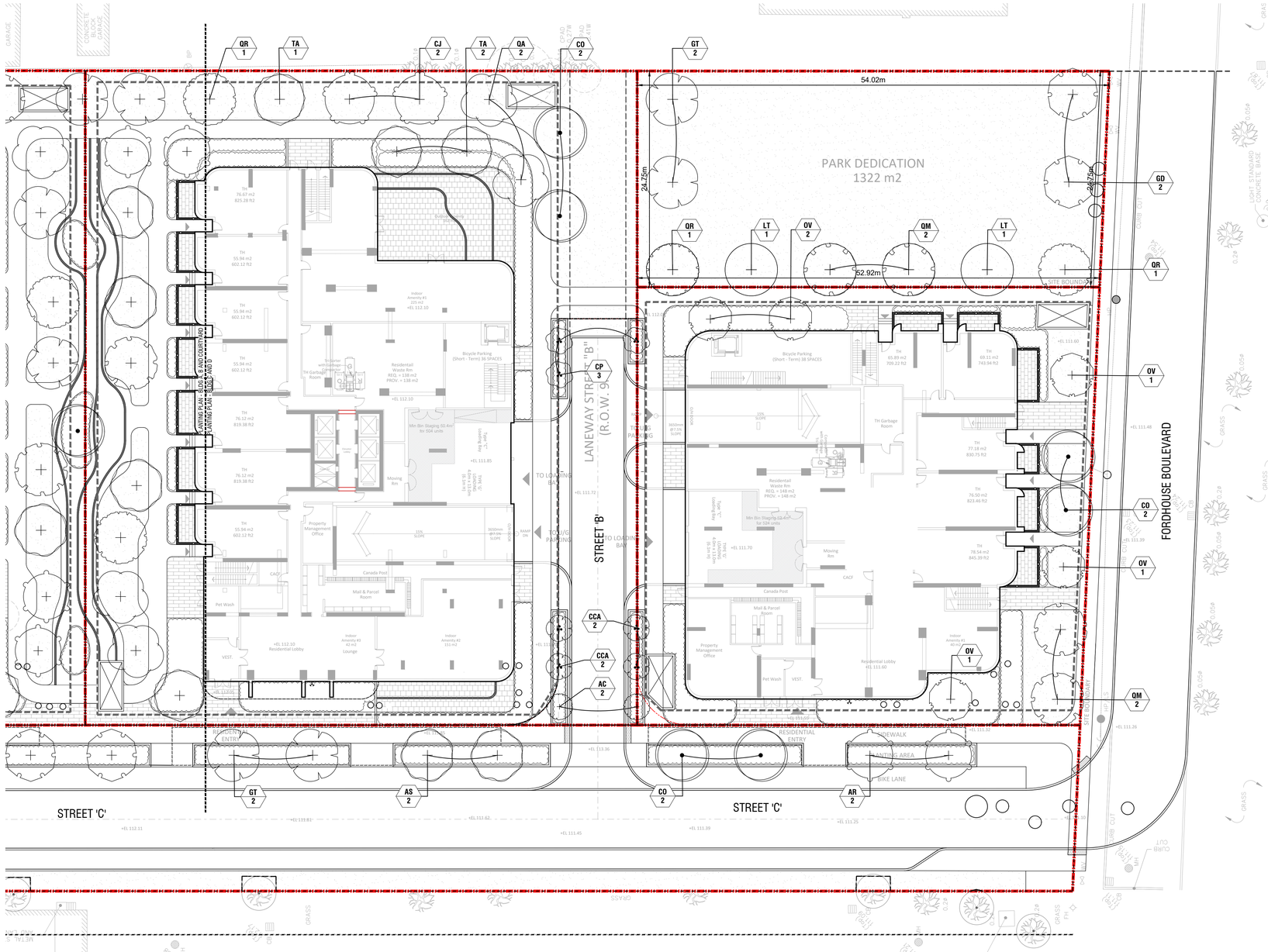
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-101a

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE



PLANT SCHEDULE TREE PLANTING PLAN BUILDING C AND D

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
DECIDUOUS TREES									
AR	2	Acer rubrum	Red Maple	W.B.	70mm Cal.		Native	Medium	
AS	2	Acer saccharum	Sugar Maple	W.B.	70mm Cal.		Native	Medium	
CO	6	Celtis occidentalis	Common Hackberry	W.B.	70mm Cal.		Native	Yes	
CJ	2	Cercidiphyllum japonicum	Katsura Tree	W.B.	70mm Cal.				
GT	4	Gleditsia triacanthos inermis ` Shademaster`	Shademaster Locust	W.B.	70mm Cal.			Yes	
GD	2	Gymnocladus dioica	Kentucky Coffeetree	W.B.	70mm Cal.		Native	Yes	
LT	2	Liriodendron tulipifera	Tulip Poplar	W.B.	70mm Cal.		Native	Yes	
OV	5	Ostrya virginiana	American Hophornbeam	W.B.	70mm Cal.		Native		
QA	2	Quercus alba	White Oak	W.B.	70mm Cal.		Native	Yes	
QM	4	Quercus macrocarpa	Burr Oak	W.B.	70mm Cal.		Native	Yes	Spring-Dug Only
QR	3	Quercus rubra	Red Oak	W.B.	70mm Cal.		Native	Yes	Spring-Dug Only
TA	3	Tilia americana	American Linden	W.B.	70mm Cal.		Native	Medium	
ORNAMENTAL TREES									
AC	2	Amelanchier canadensis	Canadian Serviceberry	W.B.		2000 mm	Native	Yes	
CCA	4	Cercis canadensis 'Ace of Hearts'	Ace of Hearts Eastern Redbud	W.B.	50mm Cal.		Native		
CP	3	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	W.B.		1500mm Ht.	Native		

TREE PLANTING NOTES:

Owner will plant all new trees within the city road allowances to the satisfaction of the general manager of Parks, Forestry & Recreation, and in accordance with "Tree Planting Solutions in Hard Boulevard Surfaces" Best Practices Manual.

A Watering program will be provided for trees at least for the first 4 years after planting.

Soil for all tree planting shall conform to the following the City standard: a sandy loam texture profile (with 50-60% sand, 20-40% silt, and 6-10% clay, 2-5% organic matter by dry weight, and a maximum pH of 7.5.

LEGEND - TREE PRESERVATION **

- Ex. Deciduous Tree to be Retained **
- Ex. Deciduous Tree to be Removed **
- Minimum Tree Protection Zone (TPZ)

**Refer to Tree Preservation Plan and Arborist Report prepared by Kuntz Forestry Consulting Inc.

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Ground Floor Planting Plan - Tower C and D

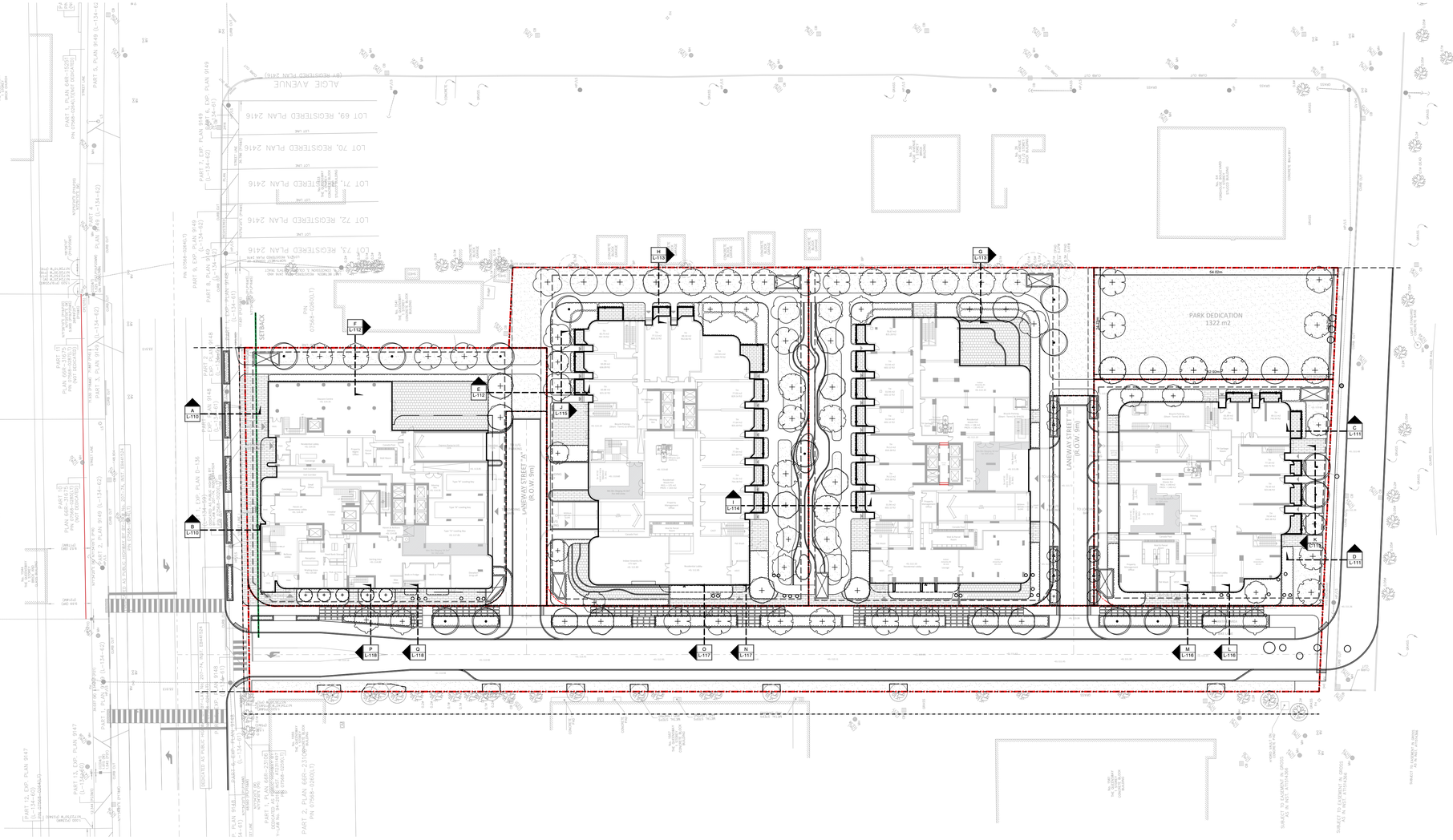
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-101b

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE



LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION - FOR REVIEW AND COORDINATION PURPOSES ONLY.
REFER TO SITE SERVICING DRAWINGS PREPARED BY CIVIL ENGINEER:
R.V.ANDERSON ASSOCIATES LIMITED.

REFER TO "SURFACE UTILITY ENGINEERING INVESTIGATION" DRAWING AND REPORT PREPARED BY 4SIGHT UTILITY ENGINEERS FOR EXISTING SUBSURFACE UTILITY INFORMATION.

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Landscape Utility Coordination Plan

DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

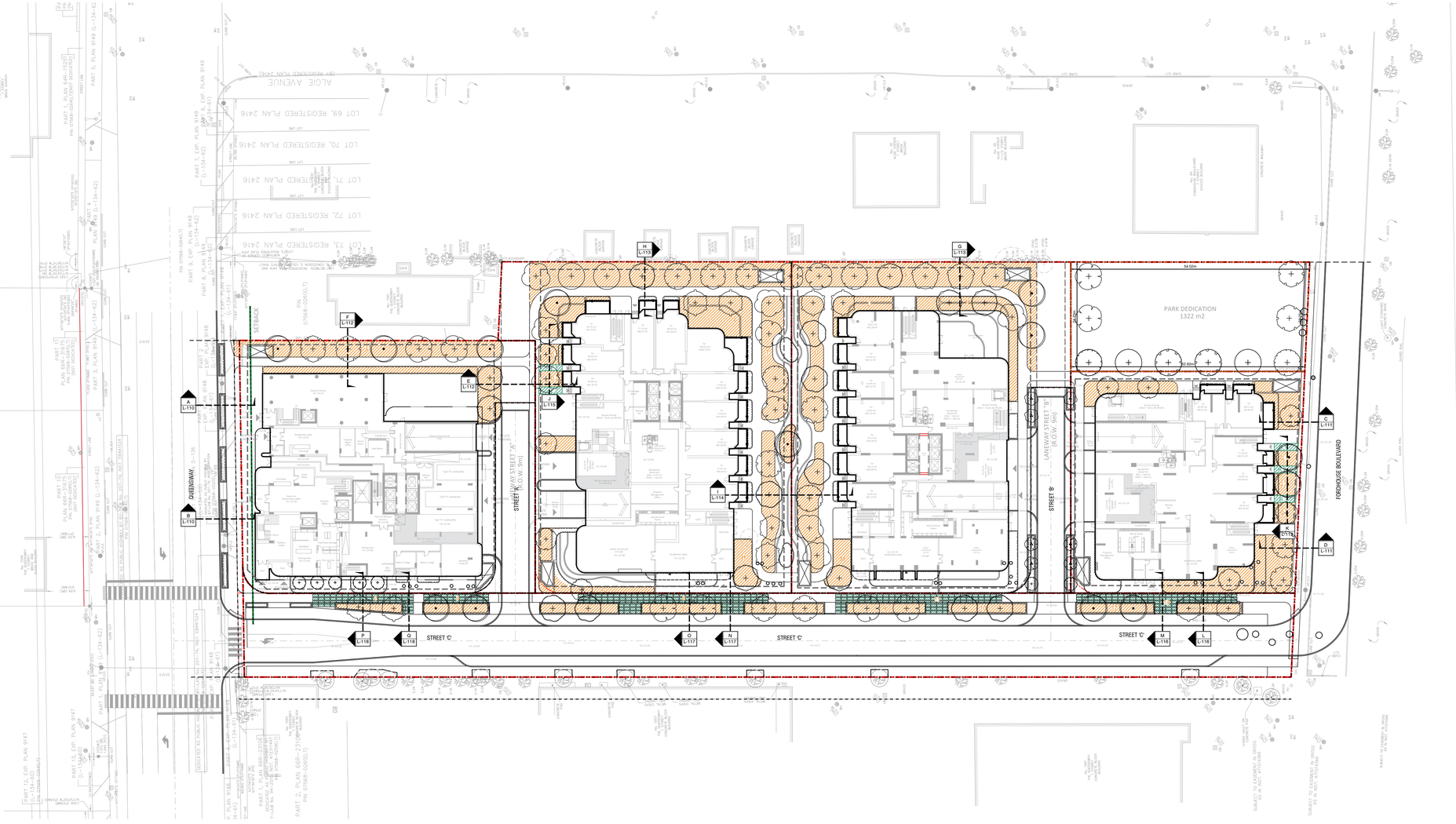
L-102

Queensway/Fordhouse

TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE



SOIL VOLUME CALCULATIONS								
	SOIL ZONE	ON/OFF SLAB	AREA (m²)	DEPTH (m)	VOLUME (m³)	SUBTOTAL (m³)	# OF TREES	SOIL VOLUME PER TREE (m³)
INSIDE PROPERTY								
A	Open Planting Bed	ON	209.4	1.20	251.3	251.3	7	35.9
B	Open Planting Bed	ON	147.0	1.20	176.4	176.4	2	88.2
C	Open Planting Bed	ON	79.8	1.20	95.8	95.8	2	47.9
D.1	Open Lawn	ON	24.6	1.20	29.5	69.8	2	34.9
D.2	Open Lawn	ON	19.1	1.20	22.9			
E.1	Soil Cells	ON	7.4	1.09	8.1			
E.2	Soil Cells	ON	8.5	1.09	9.3			
F	Open Planting Bed	ON	30.9	1.20	37.1	37.1	1	37.1
G	Open Planting Bed	ON	70.3	1.20	84.4	84.4	2	42.2
H	Open Planting Bed	ON	49.6	1.20	59.5	59.5	1	59.5
I	Open Planting Bed	ON	125.6	1.20	150.7	150.7	2	75.4
J	Open Lawn	ON	327.0	1.20	392.4	392.4	8	49.0
K	Open Lawn	ON	347.7	1.20	417.2	417.2	8	52.2
L	Open Planting Bed	ON	56.3	1.20	67.6	67.6	2	33.8
M	Open Planting Bed	ON	49.5	1.20	59.4	59.4	1	59.4
N	Open Planting Bed	ON	116.3	1.20	139.6	139.6	3	46.5
O	Open Planting Bed	ON	70.3	1.20	84.4	84.4	2	42.2
P	Open Planting Bed	ON	67.5	1.20	81.0	81.0	1	81.0
Q.1	Open Planting Bed	ON	18.5	1.20	22.2	106.6	3	35.5
Q.2	Open Planting Bed	ON	25.6	1.20	30.7			
Q.3	Open Planting Bed	ON	22.4	1.20	26.9			
R.1	Soil Cells	ON	8.6	1.09	9.4			
R.2	Soil Cells	ON	8.2	1.09	8.9			
R.3	Soil Cells	ON	7.8	1.09	8.5			
S	Open Planting Bed	ON	200.0	1.20	240.0	240.0	3	80.0
T	Open Lawn	ON	124.1	1.20	148.9	148.9	4	37.2
U	Open Lawn	ON	118.1	1.20	141.7	141.7	4	35.4
V	Open Lawn	ON	100.2	1.20	120.2	120.2	4	30.1
W	Open Lawn	ON	114.3	1.20	137.2	137.2	4	34.3
X	Open Planting Bed	ON	25.0	1.20	30.0	30.0	1	30.0

OUTSIDE PROPERTY								
1	Open Planting Bed	OFF	26.1	1.20	31.3	93.1	2	46.5
2	Soil Cells	OFF	56.7	1.09	61.8			
3	Open Planting Bed	OFF	33.5	1.20	40.2	73.0	2	36.5
4	Soil Cells	OFF	30.1	1.09	32.8			
5	Open Planting Bed	OFF	40.4	1.20	48.5	270.2	6	45.0
6	Open Planting Bed	OFF	41.5	1.20	49.8			
7	Open Planting Bed	OFF	41.3	1.20	49.6			
8	Soil Cells	OFF	112.3	1.09	122.4			
9	Open Planting Bed	OFF	40.7	1.20	48.8	200.1	4	50.0
10	Open Planting Bed	OFF	40.5	1.20	48.6			
11	Soil Cells	OFF	94.2	1.09	102.7			
12	Open Planting Bed	OFF	40.4	1.20	48.5	181.8	4	45.4
13	Open Planting Bed	OFF	33.6	1.20	40.3			
14	Soil Cells	OFF	85.3	1.09	93.0			
	TOTAL PROVIDED					3909.3	85	
	TOTAL REQUIRED					2684.9		
	TOTAL PROVIDED (%)					145.6%		

TOTAL SOIL VOLUME REQUIRED CITY OF TORONTO T.G.S. VERSION 4	
	AREA (m²)
TOTAL SITE AREA	21536.0
EXCLUSIONS *	6768.8
SITE AREA	14767.2
TOTAL SOIL VOLUME REQUIRED **	2684.9

* The Site Area is the privately-owned portion of the property affected by the development. The public boulevard is the City-owned portion. For these purposes, the Site Area may exclude: areas dedicated for active recreation, local food production, Privately-Owned Publicly Accessible Spaces (POPS), dedicated parkland, land below the stable top of bank, or land above the stable top of slope within the Ravine and Natural Feature Protected Area and/or within the Natural Heritage System. Areas excluded from the Site Area calculation cannot be used to meet the total soil volume requirement.In Ravine and Natural Feature Protected Areas and/or within the Natural Heritage System, if the proposed buffer is to be converted from hard surface to soft surface with tree planting, this area may be included in the total soil volume required subject to approval by Urban Forestry.

** 40% of the site area ÷ 66 m2 x 30 m3 = total soil volume required

LEGEND - SOIL VOLUMES

Open Planting Bed
1.20m Soil Depth

Soil Cells Below Paving
1.09m Soil Depth

LEGEND - TREE PRESERVATION **

Ex. Deciduous Tree to be Retained **

Ex. Deciduous Tree to be Removed **

Minimum Tree Protection Zone (TPZ)

**Refer to Tree Preservation Plan and Arborist Report prepared by Kuntz Forestry Consulting Inc.

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Soil Volume Plan

DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

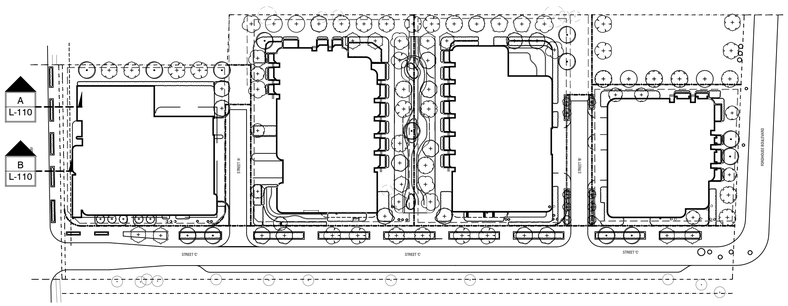
L-104

Queensway/Fordhouse

TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

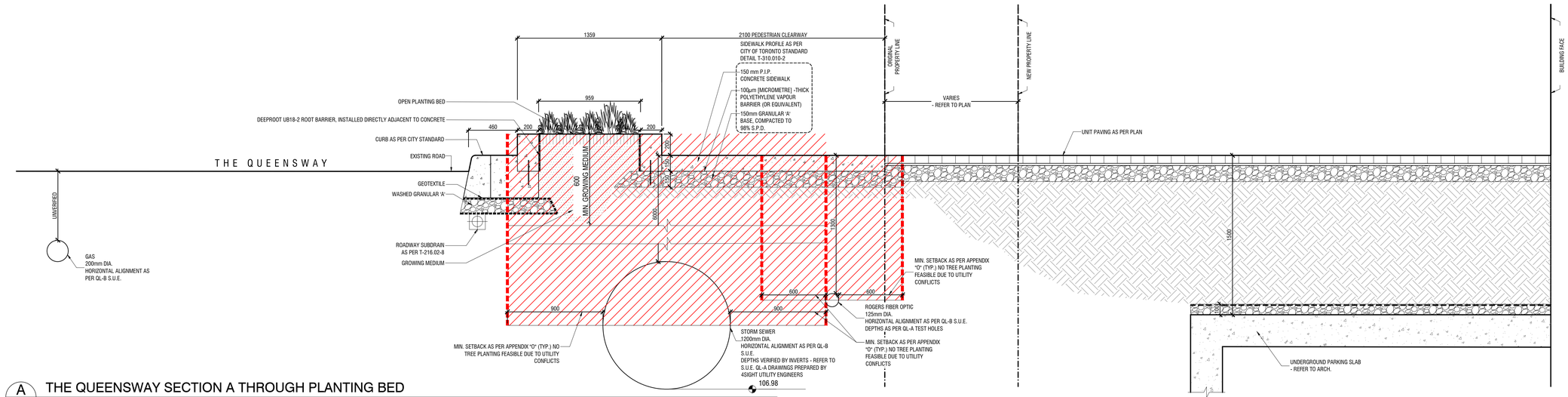
SCALE



1 L-110 KEY PLAN

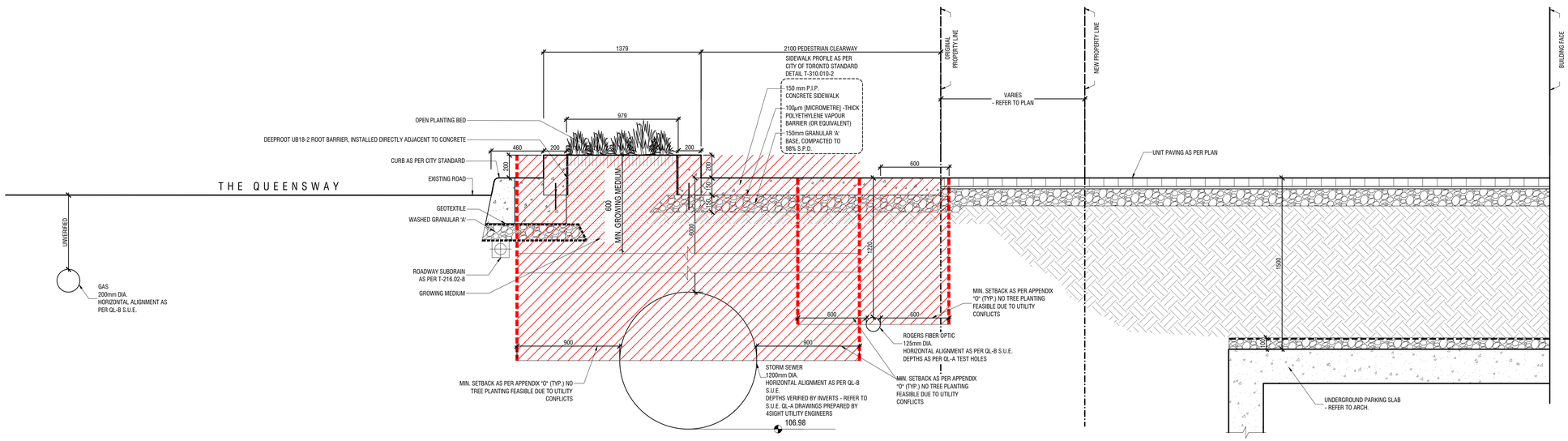
1:1000 P-RE-569-01

NOTE:
DEPTHS AND SIZES OF UTILITIES SHOWN AS PER SUE QL-A DRAWINGS AND REPORT BY 4 SIGHT UTILITY ENGINEERS.
DWG NAME "SURFACE UTILITY ENGINEERING INVESTIGATION"
DWG REVISED 2024-05-07 BY 4SIGHT UTILITY ENGINEERS



A L-110 THE QUEENSWAY SECTION A THROUGH PLANTING BED

1:20 P-RE-569-SECT-01



B L-110 THE QUEENSWAY SECTION B THROUGH PLANTING BED

1:20 P-RE-569-SECT-02

LANDARTDESIGN
landscape architects inc.
52 Mirnico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Streetscape Sections - Queensway

DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-110

Queensway/Fordhouse

TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE AS NOTED

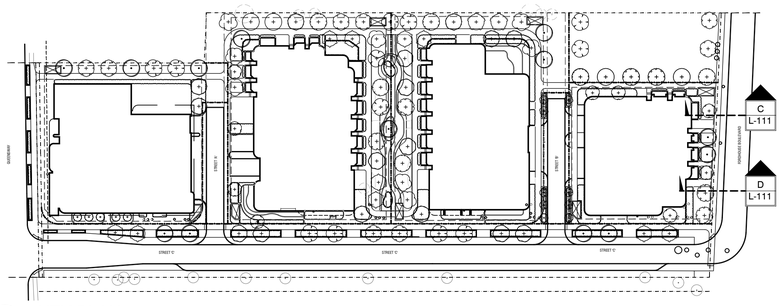
LANDARTDESIGN
landscape architects inc.
52 Mirnico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

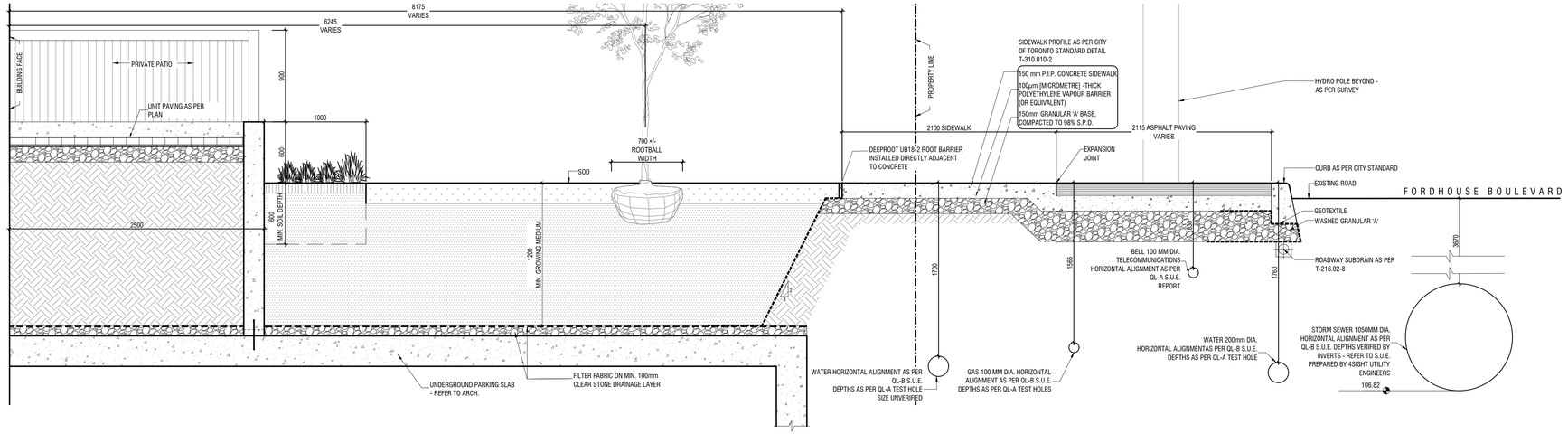
NOTE:
DEPTHS AND SIZES OF UTILITIES SHOWN AS PER SUE QL-A DRAWINGS AND REPORT BY 4 SIGHT UTILITY ENGINEERS.
DWG NAME "SURFACE UTILITY ENGINEERING INVESTIGATION"
DWG REVISED 2024-05-07 BY 4SIGHT UTILITY ENGINEERS

GENERAL NOTES
1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

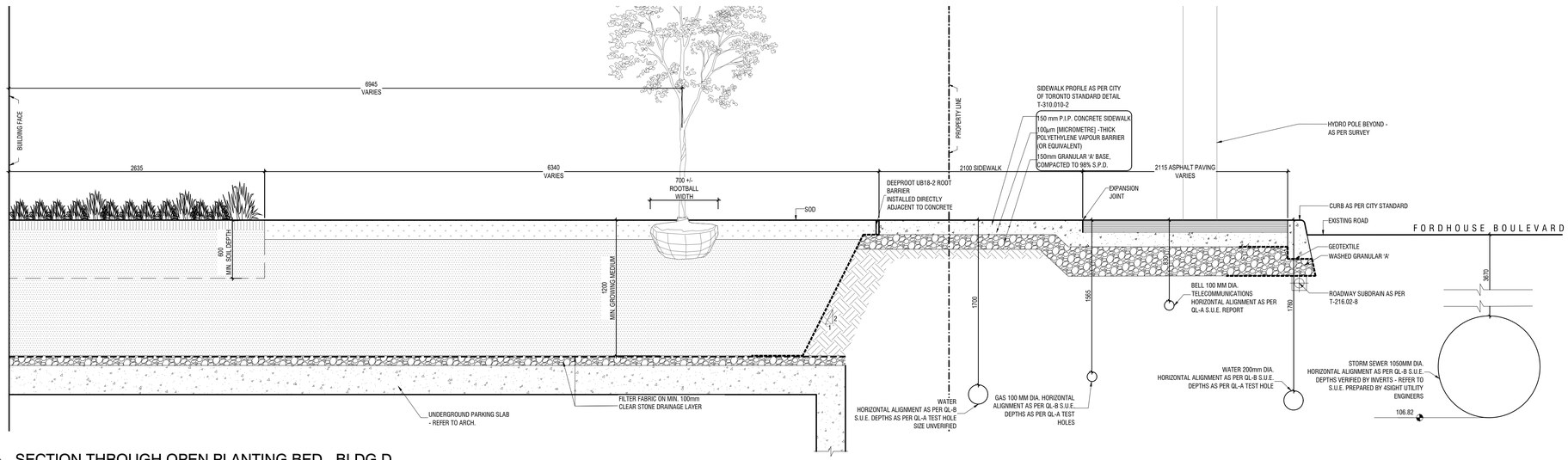
NOT FOR TENDER
NOT FOR CONSTRUCTION



1 L-111 KEY PLAN
1:1000 P-RE-569-01



C L-111 SECTION THROUGH OPEN PLANTING BED - BLDG D
1:25 P-RE-569-SECT-03



D L-111 SECTION THROUGH OPEN PLANTING BED - BLDG D
1:25 P-RE-569-SECT-04

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Streetscape Sections - Fordhouse Blvd.

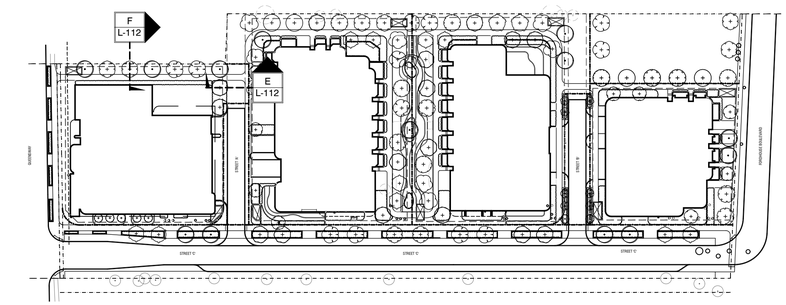
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-111

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

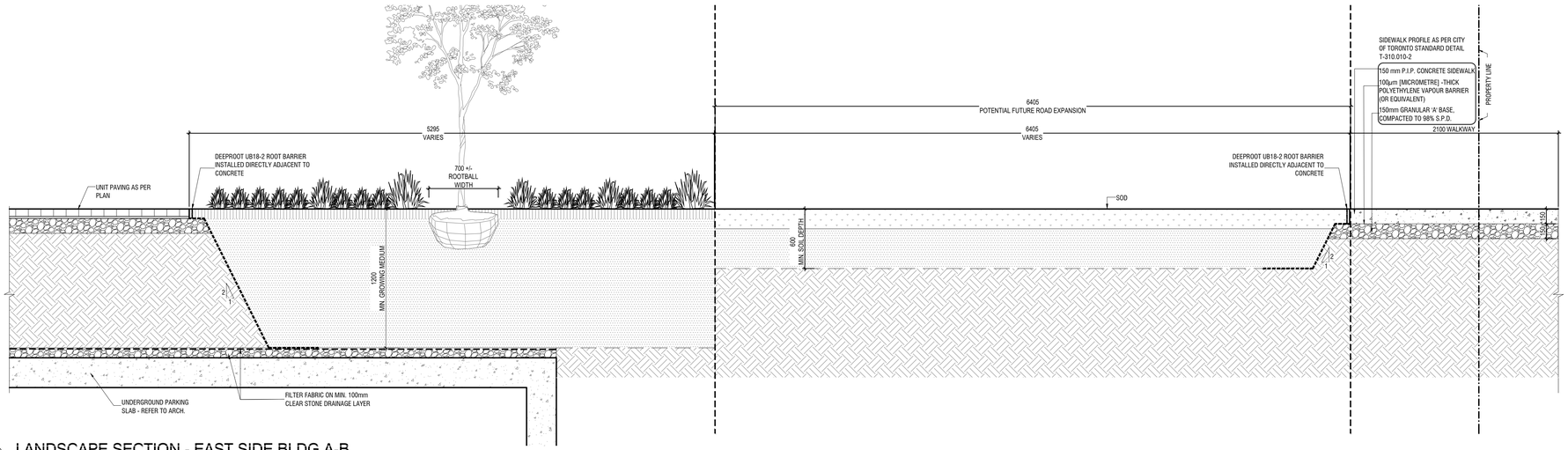
LAD-569
OCT.21.2024

SCALE AS NOTED



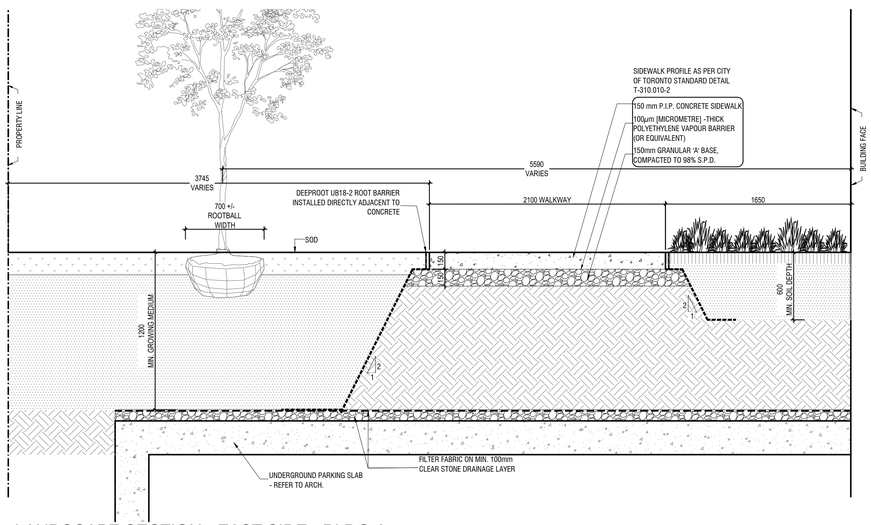
1 L-112 KEY PLAN

1:1000 P-RE-569-02



E L-112 LANDSCAPE SECTION - EAST SIDE BLDG A-B

1:25 P-RE-569-SECT-05



F L-112 LANDSCAPE SECTION - EAST SIDE - BLDG A

1:25 P-RE-569-SECT-06

LANDARTDESIGN
landscape architects inc.
52 Mirnico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS MEMBER

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Landscape Sections - Building A and B

DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

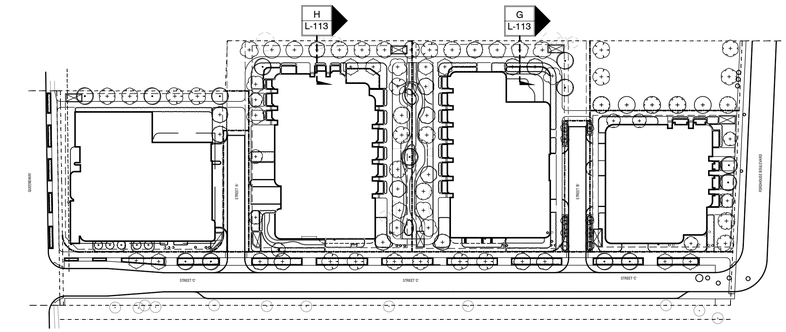
L-112

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE AS NOTED

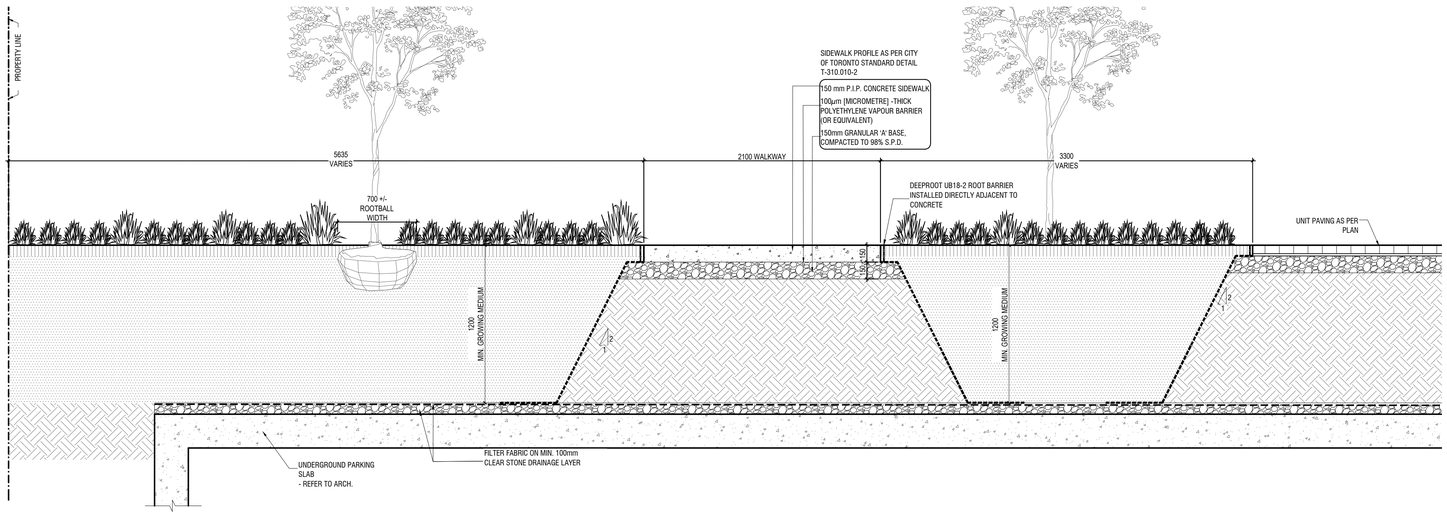
N



1 L-113 KEY PLAN

1:1000

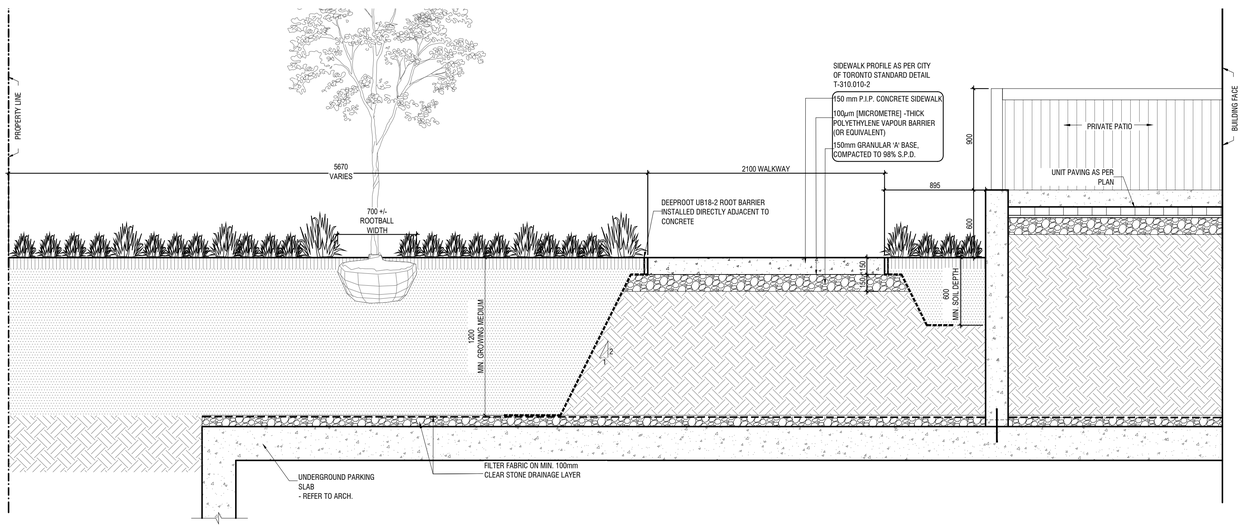
P-RE-569-03



G L-113 LANDSCAPE SECTION - EAST SIDE - BLDG C

1:25

P-RE-569-SECT-07



H L-113 LANDSCAPE SECTION - EAST SIDE - BLDG B

1:25

P-RE-569-SECT-08

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS MEMBER

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Landscape Sections - Bldg B and C

DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-113

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE AS NOTED

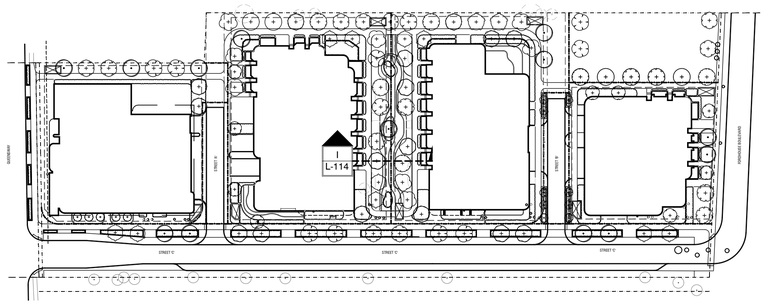
LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

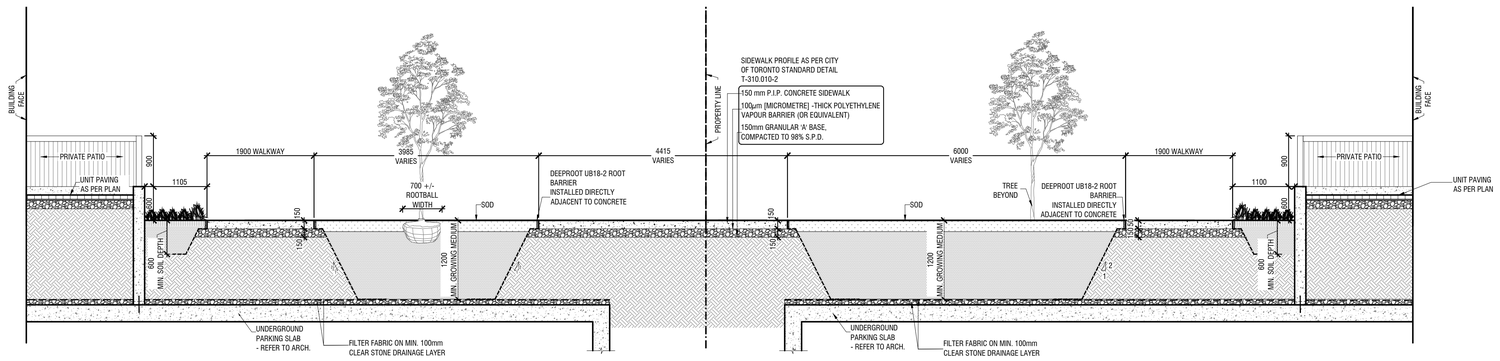
NOT FOR TENDER
NOT FOR CONSTRUCTION



1 / L-114 KEY PLAN

1:1000

P-RE-569-04



I / L-114 SECTION THROUGH CENTRAL COURTYARD

1:50

P-RE-569-SECT-09

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Courtyard Section

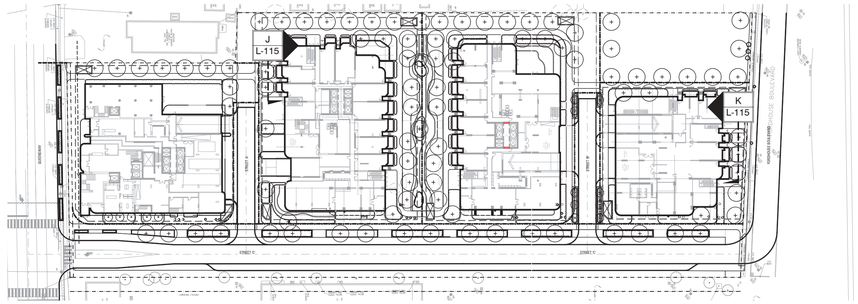
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-114

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

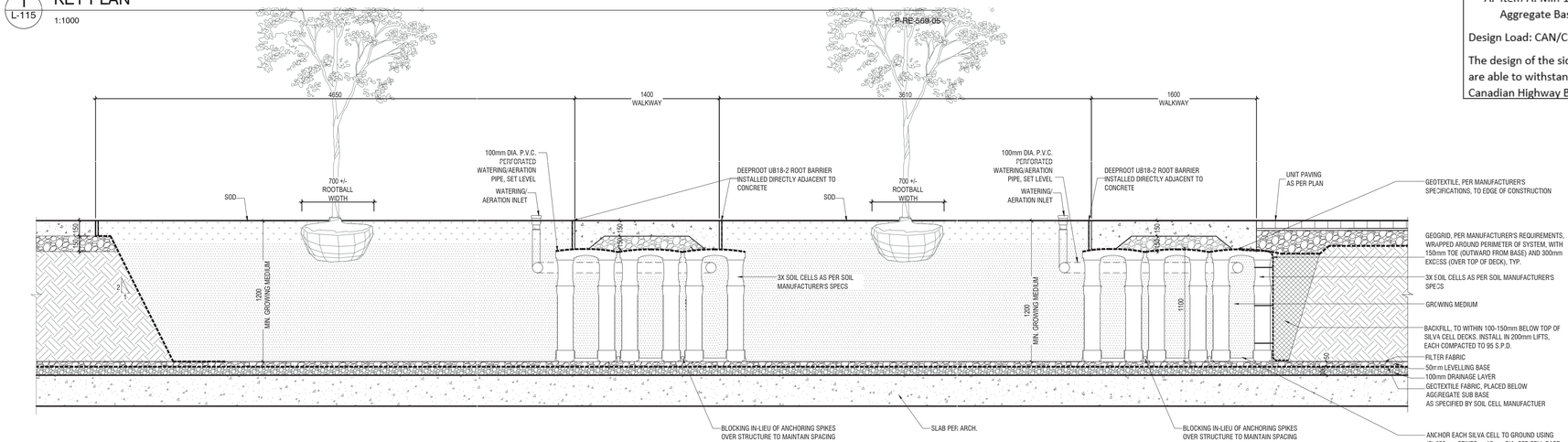
LAD-569
OCT.21.2024

SCALE AS NOTED



1 L-115 KEY PLAN

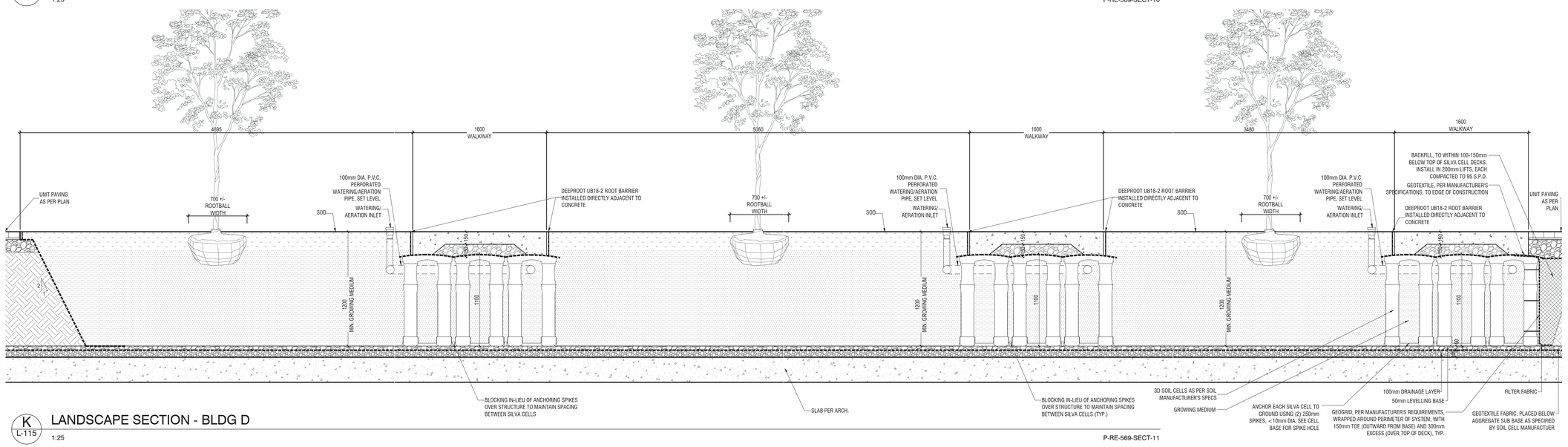
1:1000



J L-115 LANDSCAPE SECTION - BLDG B

1:25

P-RE-569-SECT-10



K L-115 LANDSCAPE SECTION - BLDG D

1:25

P-RE-569-SECT-11

aJW engineering

LICENSED PROFESSIONAL ENGINEER
S. HABIBI
100520425
23-11-2024
PROVINCE OF ONTARIO

Silva Cells Only

The limits of responsibility for the Generation 2 Silva Cell shop drawing assembly, and the Professional Engineer sealing of the shop drawings is:

1. From the bottom up: aggregate sub-base, Silva Cells and cell anchors, planting soil, geotextile on top of the cell decks, and aggregate base on top of geotextile.
2. At tree side: the backfill covered with geotextile in the excavation directly adjacent to the Silva Cell assembly edge.
3. At tree side opening: the Silva Cell assembly edge abutting the soil and/or fill materials in the tree opening.
4. At non-tree side: the backfill and the geotextile extended on to the excavation directly adjacent to the geogrid curtain along the Silva Cell assembly edge.

The following pavement system is anticipated:

A. Item A: Min 150mm CIP Concrete over Min. 150mm of compacted Granular 'A' Aggregate Base.

Design Load: CAN/CSA S6 CL-625 Truck Loading (87.5kN)

The design of the sidewalk, together with the underlying soil cell system and soils, are able to withstand vehicular loading pursuant to the current version of the Canadian Highway Bridge Code (CHBDC).

LICENSED PROFESSIONAL ENGINEER
A. J. WALKER
23-11-2024
PROVINCE OF ONTARIO

The attached stamp confirms general conformance of the silva cell design with the proposed site grading and service plan prepared by others.

LANDART DESIGN
landscape architects inc.
52 Mirnico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS MEMBER OALA

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Landscape Sections - Site

DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.21.2024

L-115

Queensway/Fordhouse

TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE AS NOTED

N

LANDART DESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS MEMBER OALA

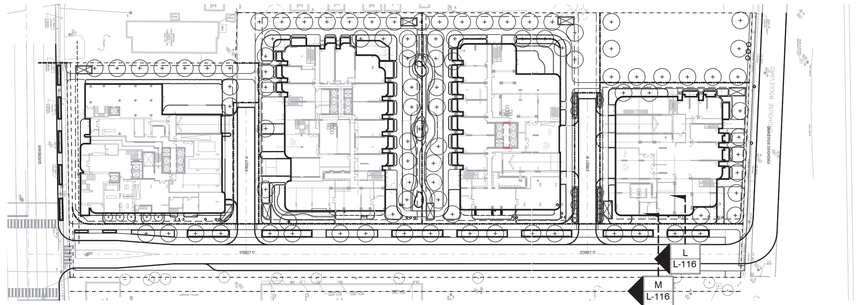
NOTE:
DEPTHS AND SIZES OF UTILITIES SHOWN AS PER CIVIL DRAWINGS.

Architect -
Civil Eng -
Mech Eng -
Interior -

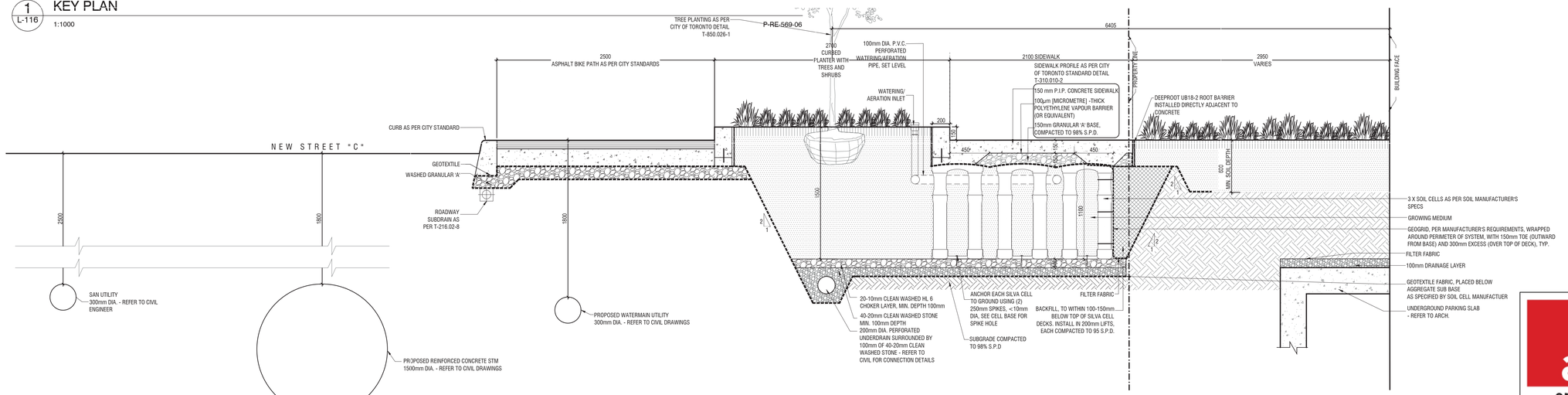
GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

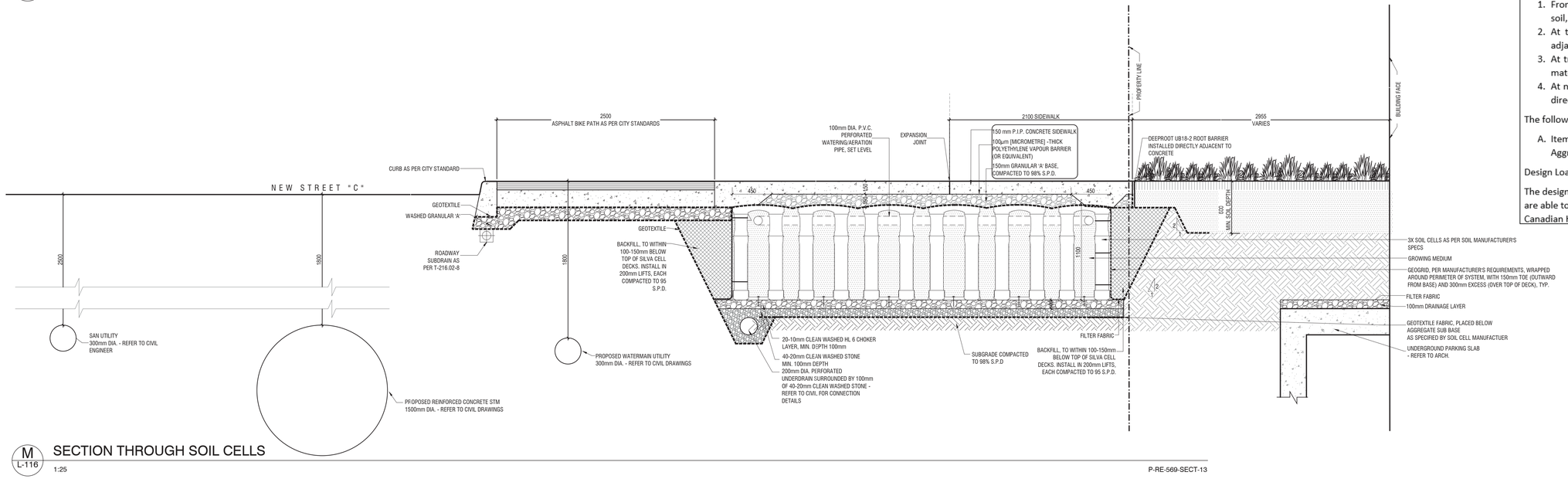


1 / L-116 KEY PLAN
1:1000



L / L-116 SECTION THROUGH OPEN PLANTER
1:25

P-RE-569-SECT-12



M / L-116 SECTION THROUGH SOIL CELLS
1:25

P-RE-569-SECT-13

LICENSED PROFESSIONAL ENGINEER
A. J. WALKER
23-11-2024
PROVINCE OF ONTARIO

The attached stamp confirms general conformance of the silva cell design with the proposed site grading and service plan prepared by others.

aJW engineering

LICENSED PROFESSIONAL ENGINEER
S. HABIBI
100520425
23-11-2024
PROVINCE OF ONTARIO

Silva Cells Only

The limits of responsibility for the Generation 2 Silva Cell shop drawing assembly, and the Professional Engineer sealing of the shop drawings is:

1. From the bottom up: aggregate sub-base, Silva Cells and cell anchors, planting soil, geotextile on top of the cell decks, and aggregate base on top of geotextile.
2. At tree side: the backfill covered with geotextile in the excavation directly adjacent to the Silva Cell assembly edge.
3. At tree side opening: the Silva Cell assembly edge abutting the soil and/or fill materials in the tree opening.
4. At non-tree side: the backfill and the geotextile extended on to the excavation directly adjacent to the geogrid curtain along the Silva Cell assembly edge.

The following pavement system is anticipated:

A. Item A: Min 150mm CIP Concrete over Min. 150mm of compacted Granular 'A' Aggregate Base.

Design Load: CAN/CSA S6 CL-625 Truck Loading (87.5kN)

The design of the sidewalk, together with the underlying soil cell system and soils, are able to withstand vehicular loading pursuant to the current version of the Canadian Highway Bridge Code (CHBDC).

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Streetscape Sections-Street C (Bldg D)

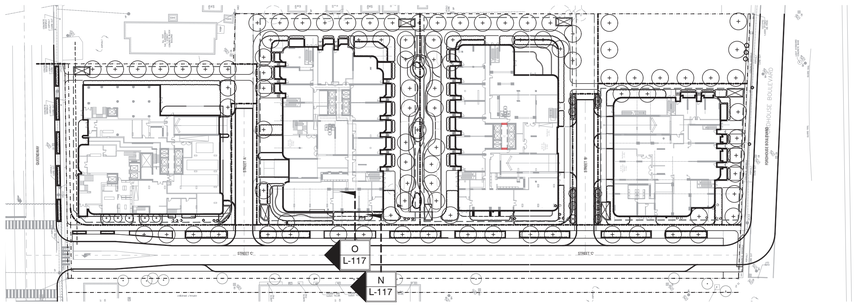
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.21.2024

L-116

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE AS NOTED



1 L-117 KEY PLAN

1:1000

ajw engineering

LICENSED PROFESSIONAL ENGINEER
S. HABIBI
100520425
23-11-2024
PROVINCE OF ONTARIO

Silva Cells Only

The limits of responsibility for the Generation 2 Silva Cell shop drawing assembly, and the Professional Engineer sealing of the shop drawings is:

1. From the bottom up: aggregate sub-base, Silva Cells and cell anchors, planting soil, geotextile on top of the cell decks, and aggregate base on top of geotextile.
2. At tree side: the backfill covered with geotextile in the excavation directly adjacent to the Silva Cell assembly edge.
3. At tree side opening: the Silva Cell assembly edge abutting the soil and/or fill materials in the tree opening.
4. At non-tree side: the backfill and the geotextile extended on to the excavation directly adjacent to the geogrid curtain along the Silva Cell assembly edge.

The following pavement system is anticipated:

A. Item A: Min 150mm CIP Concrete over Min. 150mm of compacted Granular 'A' Aggregate Base.

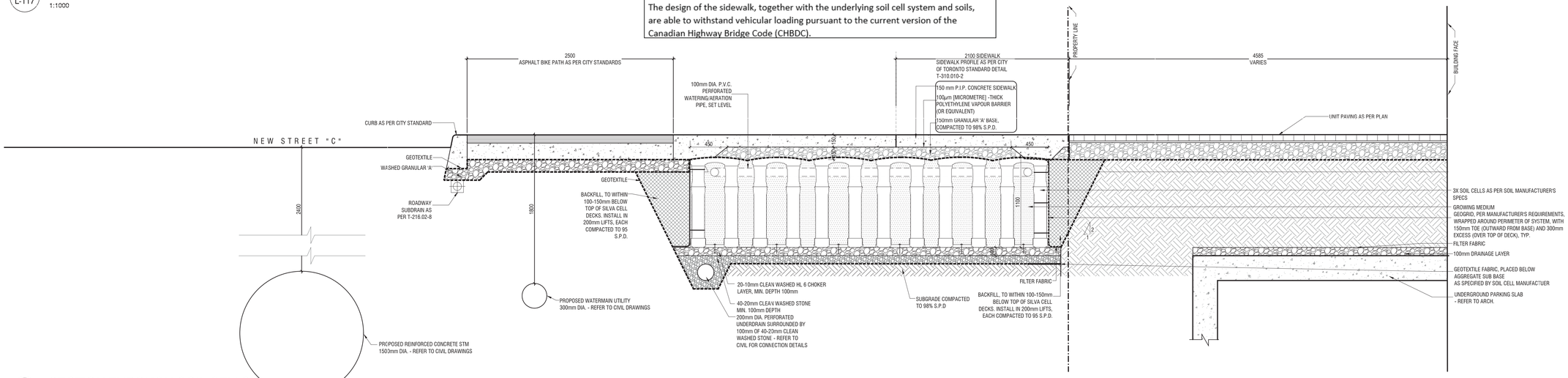
Design Load: CAN/CSA S6 CL-625 Truck Loading (87.5kN)

The design of the sidewalk, together with the underlying soil cell system and soils, are able to withstand vehicular loading pursuant to the current version of the Canadian Highway Bridge Code (CHBDC).

NOTE:
DEPTHS AND SIZES OF UTILITIES SHOWN AS PER CIVIL DRAWINGS.

LICENSED PROFESSIONAL ENGINEER
A. J. WALKER
23-11-2024
PROVINCE OF ONTARIO

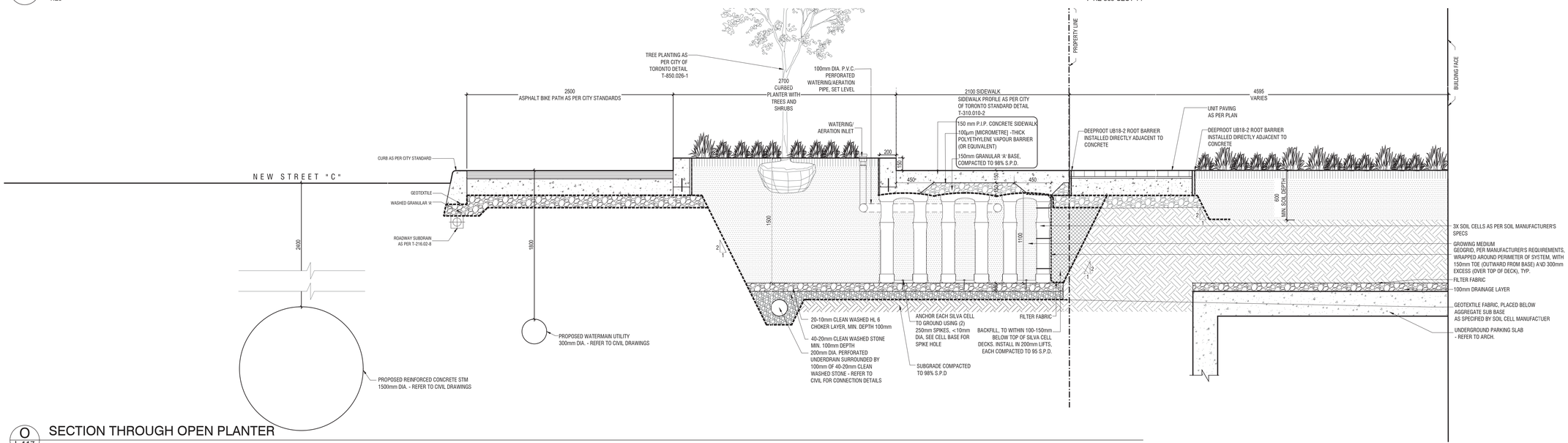
The attached stamp confirms general conformance of the silva cell design with the proposed site grading and service plan prepared by others.



N L-117 SECTION THROUGH SOIL CELLS

1:25

P-RE-569-SECT-14



O L-117 SECTION THROUGH OPEN PLANTER

1:25

P-RE-569-SECT-15

LANDART DESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS MEMBER OALA

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Streetscape Sections-Street C (Bldg BC)

DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.21.2024

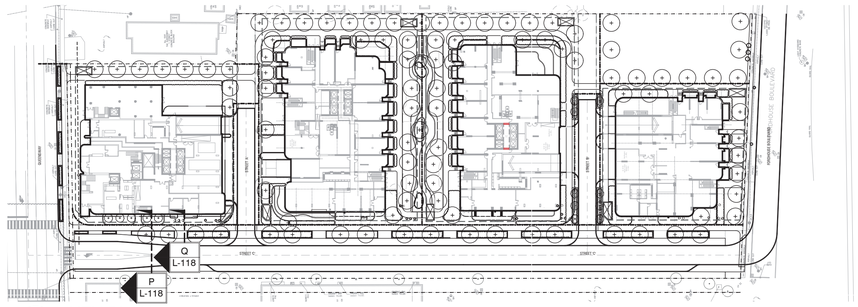
L-117

Queensway/Fordhouse

TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE AS NOTED



1 L-118 KEY PLAN

1:1000

ajw engineering

LICENSED PROFESSIONAL ENGINEER
S. HABIBI
100520425
23-11-2024
PROVINCE OF ONTARIO

Silva Cells Only

The limits of responsibility for the Generation 2 Silva Cell shop drawing assembly, and the Professional Engineer sealing of the shop drawings is:

1. From the bottom up: aggregate sub-base, Silva Cells and cell anchors, planting soil, geotextile on top of the cell decks, and aggregate base on top of geotextile.
2. At tree side: the backfill covered with geotextile in the excavation directly adjacent to the Silva Cell assembly edge.
3. At tree side opening: the Silva Cell assembly edge abutting the soil and/or fill materials in the tree opening.
4. At non-tree side: the backfill and the geotextile extended on to the excavation directly adjacent to the geogrid curtain along the Silva Cell assembly edge.

The following pavement system is anticipated:

A. Item A: Min 150mm CIP Concrete over Min. 150mm of compacted Granular 'A' Aggregate Base.

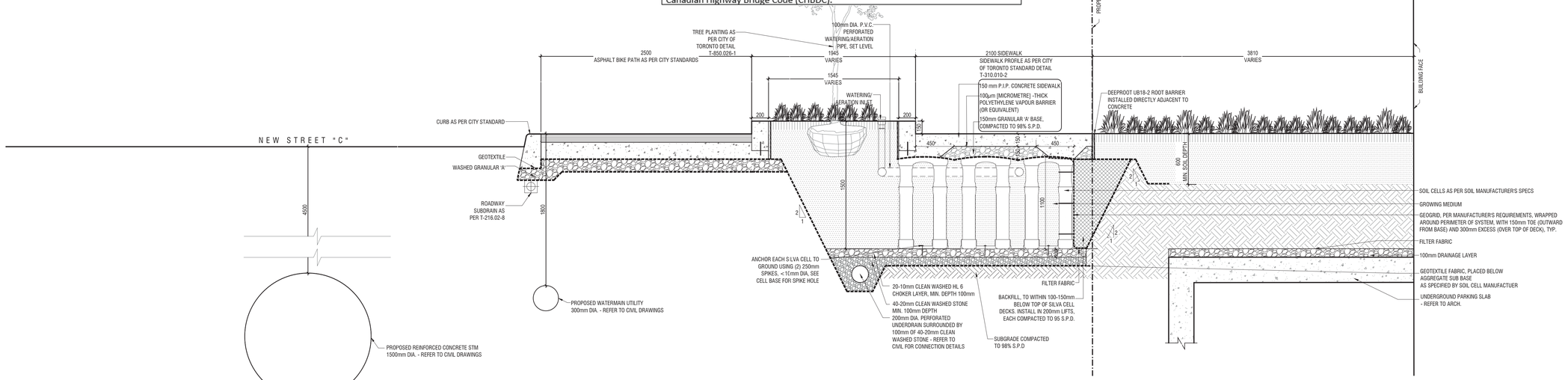
Design Load: CAN/CSA S6 CL-625 Truck Loading (87.5kN)

The design of the sidewalk, together with the underlying soil cell system and soils, are able to withstand vehicular loading pursuant to the current version of the Canadian Highway Bridge Code (CHBDC).

NOTE:
DEPTHS AND SIZES OF UTILITIES SHOWN AS PER CIVIL DRAWINGS.

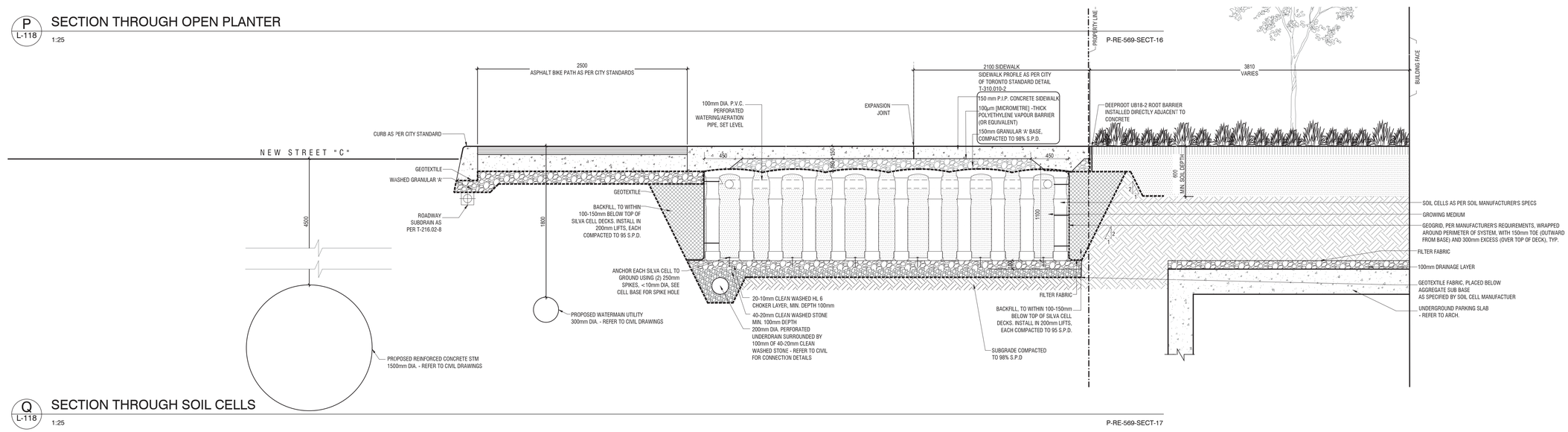
LICENSED PROFESSIONAL ENGINEER
A. J. WALKER
23-11-2024
PROVINCE OF ONTARIO

The attached stamp confirms general conformance of the silva cell design with the proposed site grading and service plan prepared by others.



P L-118 SECTION THROUGH OPEN PLANTER

1:25



Q L-118 SECTION THROUGH SOIL CELLS

1:25

LANDART DESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS MEMBER OALA

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Streetscape Sections - Street C (Bldg A)

DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.21.2024

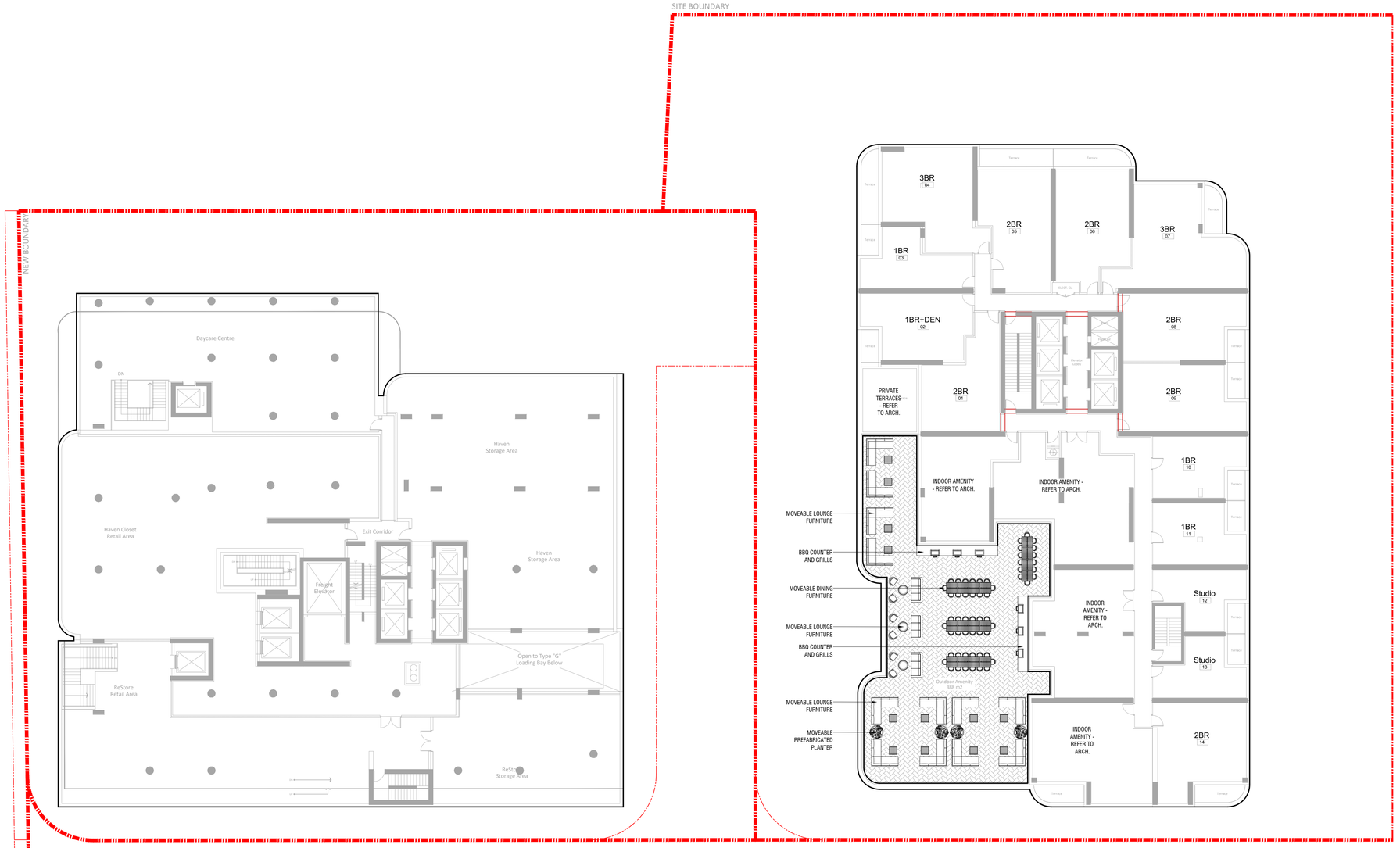
L-118

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

N

SCALE AS NOTED



1 L-200 L2 AMENITY TERRACE PLAN - BUILDING B

1:200 P-RE-569-PLAN-01

LANDARTDESIGN
landscape architects inc.
52 Mirnico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

L2 AMENITY TERRACE - TOWER B

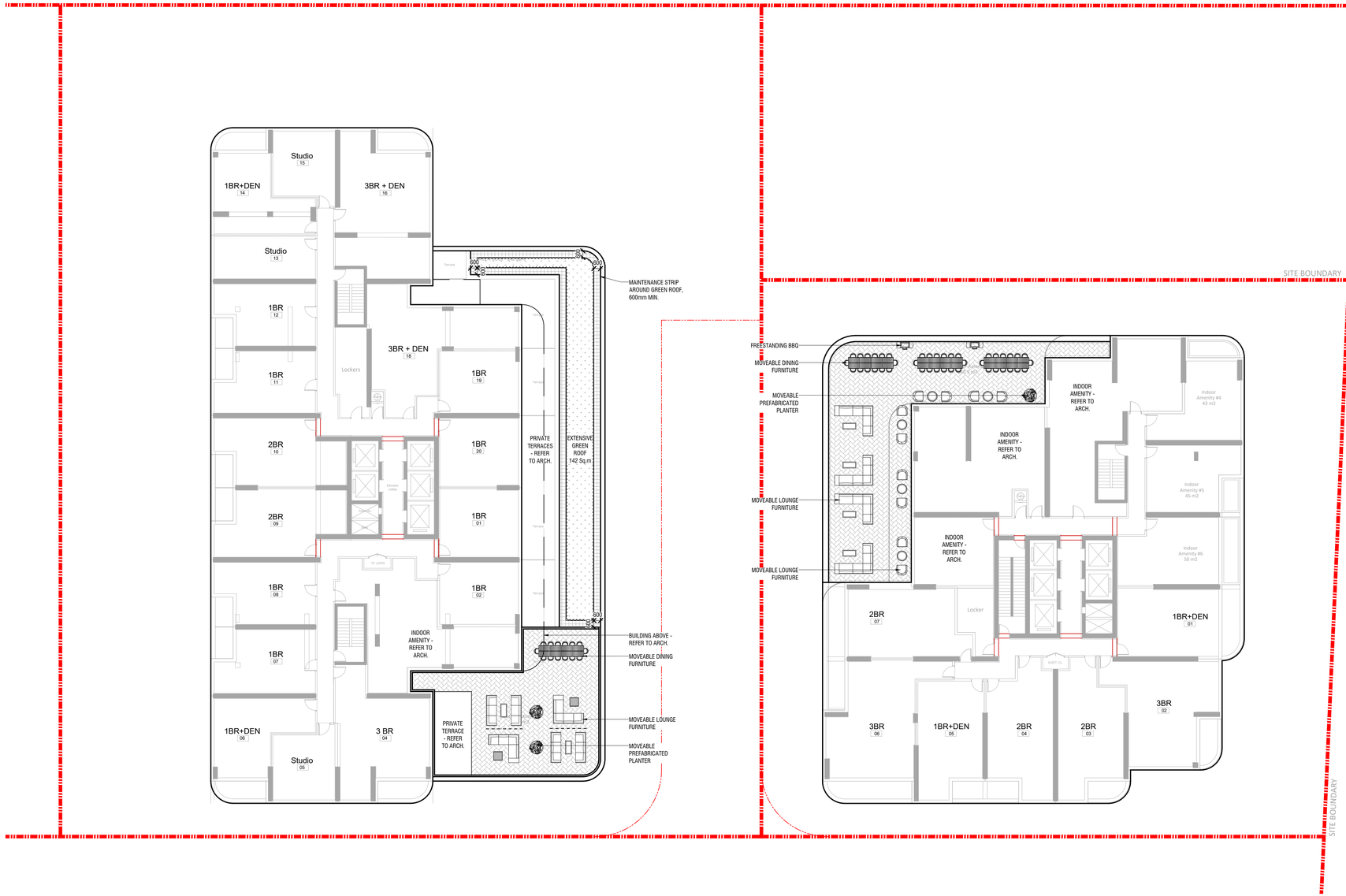
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-200A

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE 1:200



1 L-200B L2 AMENITY TERRACE PLANS - TOWER C AND D

1:200 P-RE-569-PLAN-02

LANDARTDESIGN
landscape architects inc.
52 Mirnico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

L2 AMENITY TERRACES - TOWER C & D

DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-200B

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE 1:200

1 L-201 L4 AMENITY TERRACE PLAN - TOWER A

1:200 P-RE-569-PLAN-03

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

L4 AMENITY TERRACE - TOWER A

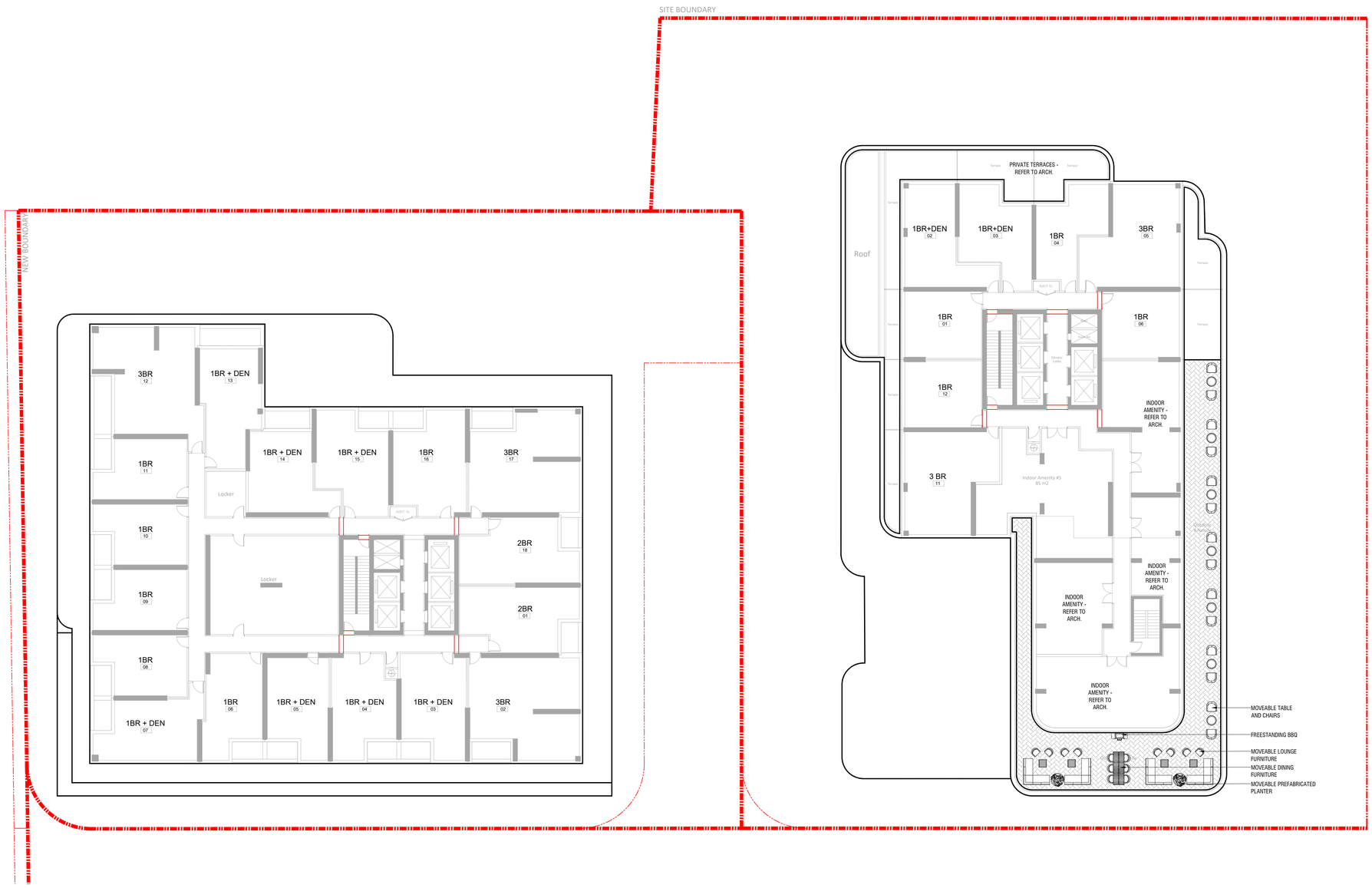
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-201

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE 1:200



1 L-202A L7 AMENITY TERRACE PLAN - TOWER B

1:200 P-RE-569-PLAN-04

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

L7 AMENITY TERRACE - TOWER B

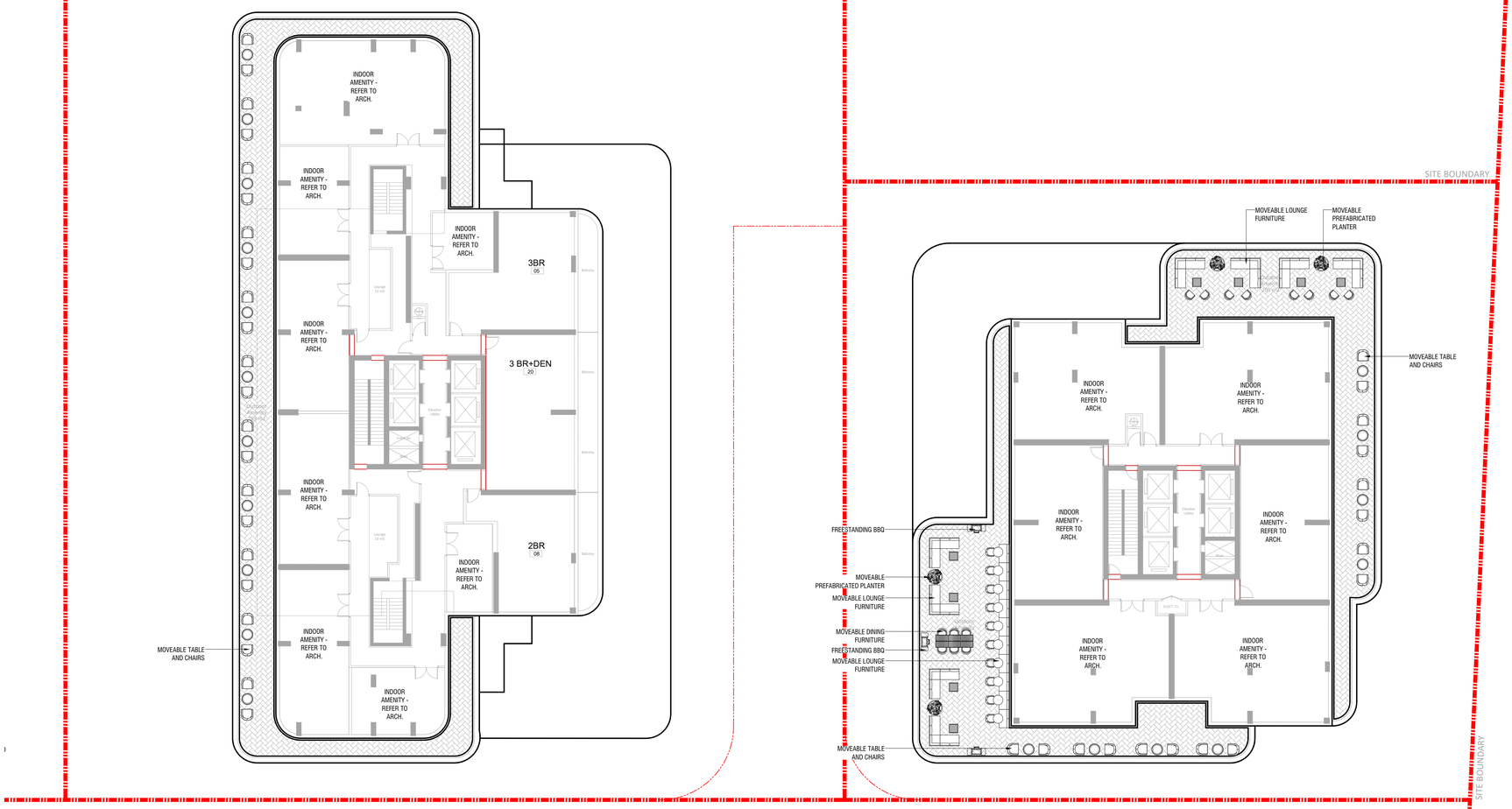
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-202A

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE 1:200



1 L-202B L7 AMENITY TERRACE PLAN - TOWER C AND D

1:200 P-RE-569-PLAN-05

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

L7 AMENITY TERRACES - TOWER C & D

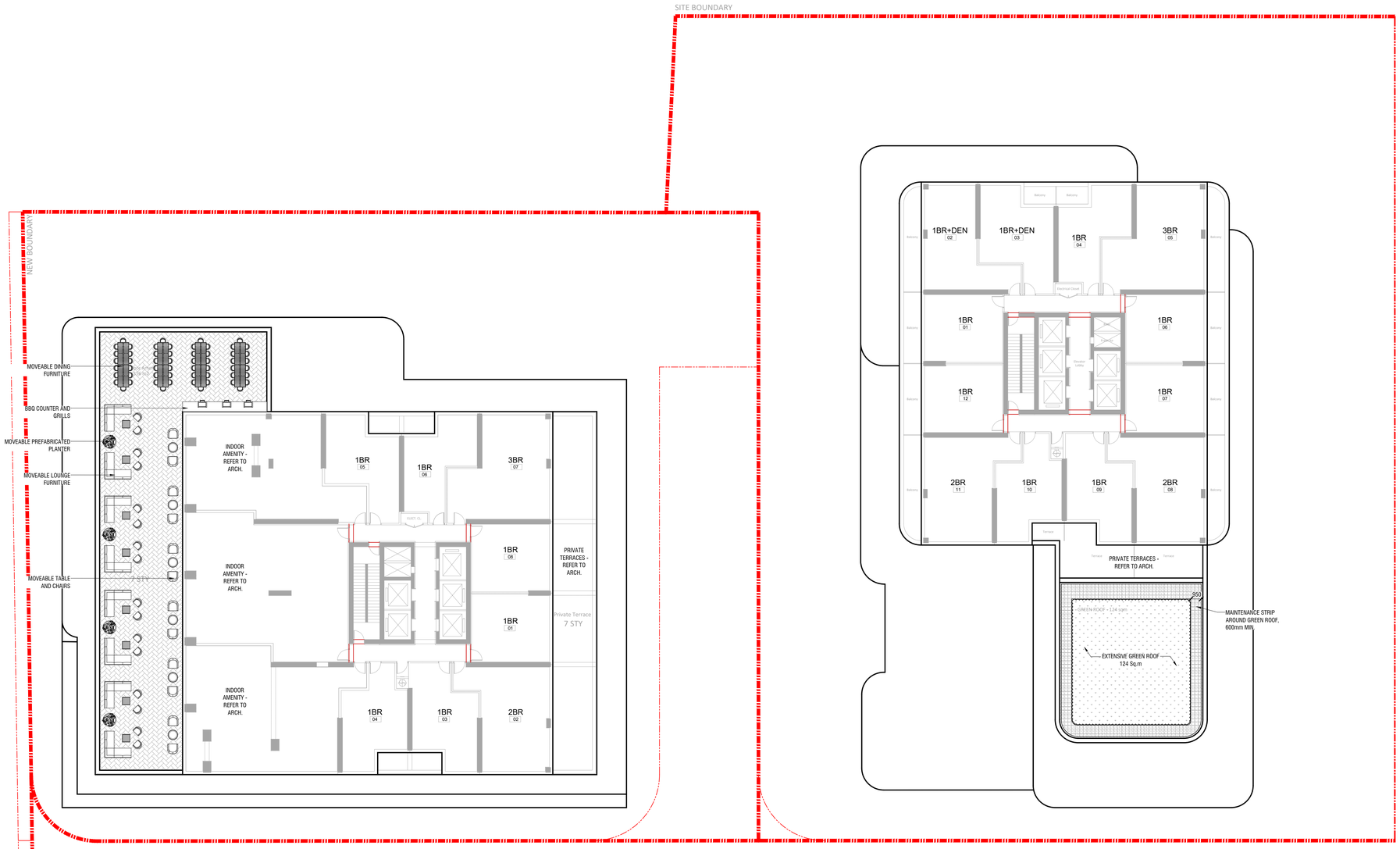
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-200B

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE 1:200



1 L-203 L8 AMENITY TERRACE & GREEN ROOF PLAN - TOWER A AND B

1:200 P-RE-569-PLAN-06

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

L8 AMENITY TERRACE & GREEN ROOF - TOWER A & B

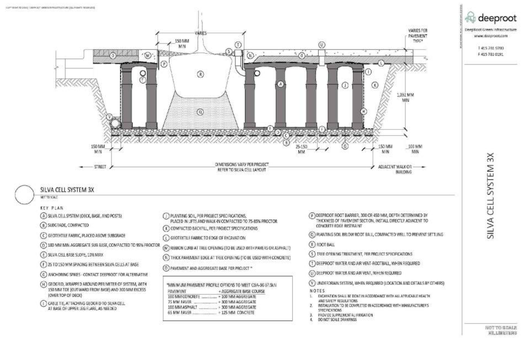
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-203

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE 1:200



1 L-308 SILVA CELL SYSTEM 3X

N.T.S 32 9454.01-03

SOIL CELL INSTALLATION INSTRUCTIONS, FROM DEEPROOT STANDARD SPECIFICATION FOR SILVA CELLS:
PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine the conditions under which the Silva Cells are to be installed.
1. Carefully check and verify dimensions, quantities, and grade elevations.
2. Carefully examine the Drawings to become familiar with the existing underground conditions before digging. Verify the location of aboveground and underground utility lines, infrastructure, other improvements, and existing trees, shrubs, and plants to remain including their root systems.
3. Notify the Contractor and the Landscape Architect in writing in the event of conflict between existing and new improvements, of discrepancies, and other conditions detrimental to proper and timely completion of the installation.
4. Obtain written approval of changes to the Work prior to proceeding. Proceed with installation only after changes have been made and unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Take proper precautions as necessary to avoid damage to existing improvements and plantings.
B. Prior to the start of Work, layout and stake the limits of excavation and horizontal and vertical control points sufficient to install the complete Silva Cell system.
C. Coordinate installation with other trades that may impact the completion of the Work.

3.03 TEMPORARY PROTECTION

A. Protect open excavations and Silva Cell system from access and damage both when Work is in progress and following completion, with highly visible construction tape, fencing, or other means until related construction is complete.
B. Do not drive vehicles or operate equipment over the Silva Cell system until the final surface material has been installed.

3.04 EXCAVATION

A. General: Excavate to the depths and shapes indicated on the Drawings. Provide smooth and level excavation base free of lumps and debris.
B. Confirm that the depth of the excavation is accurate and includes the full section of materials required to place the subbase aggregate, Silva Cell, and pavement profile as indicated on the Drawings.
C. Over-excavate beyond the perimeter of the Silva Cell to allow for:
1. The extension of aggregate subbase beyond the Silva Cell layout as shown on the Drawings.
2. Adequate space for proper compaction of backfill around the Silva Cell system.
D. If unsuitable subgrade soils are encountered, consult the Owner's geotechnical consultants for directions on how to proceed.
E. If conflicts arise during excavation, notify the Landscape Architect in writing and make recommendations for action. Proceed with Work only when action is approved in writing.

3.05 SUBGRADE COMPACTION

A. Compact subgrade to a minimum of 95 percent of maximum dry density at optimum moisture content in accordance with ASTM D698, Standard Proctor Method, or as approved by the Owner's geotechnical representative.
B. Do not exceed 10 percent slope for subgrade profile in any one direction. If the 10 percent slope is exceeded, contact manufacturer's representative for directions on how to proceed.

3.06 INSTALLATION OF GEOTEXTILE OVER SUBGRADE

A. Install geotextile over compacted subgrade.
1. Lay geotextile flat with no folds or creases.
2. Install the geotextile with a minimum joint overlap of 18 inches (450 mm).

3.07 INSTALLATION OF AGGREGATE SUBBASE BELOW SILVA CELL BASES

A. Install aggregate subbase to the depths indicated on the Drawings.
B. Extend subbase aggregate a minimum of 6 inches (150 mm) beyond the base of the Silva Cell layout.
C. Compact aggregate subbase to a minimum of 95 percent of maximum dry density at optimum moisture content in accordance with ASTM D698, Standard Proctor Method.
D. Do not exceed 10 percent slope on the surface of the subbase. Where proposed grades are greater than 10 percent, step the Silva Cells to maintain proper relation to the finished grade.

3.08 INSTALLATION OF SILVA CELL BASE

A. Install the Silva Cell system in strict accordance with manufacturer's instructions and as specified herein; where requirements conflict or are contradictory, follow the more stringent requirements.
B. Layout and Elevation Control:
1. Provide layout and elevation control during installation of the Silva Cell system to ensure that layout and elevations are in accordance with the Drawings.
C. Establish the location of the tree openings in accordance with the Drawings. Once the trees are located, mark the inside dimensions of the tree openings on the prepared subbase.
D. Locate and mark other Project features located within the Silva Cell layout (e.g. light pole bases, utility pipes). Apply marking to identify the extent of the Silva Cell layout around these features. Follow the layout as shown on the Drawings to ensure proper spacing of the Silva Cell bases. Refer to the Drawings for offsets between these features and the Silva Cells.
E. Check each Silva Cell component for damage prior to placement. Reject cracked or chipped units.
F. Place the Silva Cell bases on the compacted aggregate subbase. Start at the tree opening and place Silva Cell bases around the tree openings as shown on the Drawings.
G. Working from tree opening to tree opening, place Silva Cell bases to fill in the area between tree openings.
1. Maintain spacing no less than 1 inch (25 mm) and no more than 6 inches (150 mm) apart, assuming geotextile covering the decks meets the specifications in section 2.04 paragraph C.
H. Follow the Silva Cell layout plan as shown on the Drawings.
I. Install Silva Cell bases around, over, or under existing or proposed utility lines, as indicated on the Drawings.
J. Level each Silva Cell base as needed to provide full contact with subbase. Adjust subbase material, including larger pieces of aggregate, so each base sits solidly on the surface of the subbase. Silva Cell bases that rock or bend over any stone or other obstruction protruding above the surface of the subbase material are not allowed. Silva Cell bases which bend into dips in the subbase material are not allowed. The maximum tolerance for deviations in the plane of the subbase material under the bottom of the horizontal beams of each Silva Cell base is 1/4 inch in 4 feet (6 mm in 1200 mm).
K. Anchor Silva Cell base with 2 anchoring spikes per base.
1. For applications where Silva Cells are installed over waterproofed structures, use wood blocking or similar spacing system consistent with requirements of the waterproofing system to maintain required spacing.

3.09 INSTALLATION OF SILVA CELL POSTS

A. 1x Silva Cell System:
1. Attach 1x posts to the installed Silva Cell base. Each base will receive six 1x posts. Place the end of the post with tabs into the base. Rotate post clockwise to snap in place.]

3.10 INSTALLATION OF STRONGBACKS, GEOGRID, BACKFILL AND PLANTING SOIL

A. For Silva Cell systems that have a perforated drain line located inside or adjacent to the system, consult Drawings for layout and details for requirements.
B. Install strongbacks on top of the Silva Cell posts by snapping into place over installed posts prior to installing planting soil and backfill.
1. Strongbacks are required only during the placement and compaction of the planting soil and backfill.
2. Move strongbacks as the Work progresses across the installation.
3. Remove strongbacks prior to the installation of the Silva Cell decks.
C. Install geogrid around the perimeter of the Silva Cell system where the compacted backfill and planting soil interface.
1. Do not place geogrid between the edge of the Silva Cells and adjacent planting areas.
2. Cut the geogrid to allow for a 6-inch (150-mm) overlap at the Silva Cell base and a 12-inch (300-mm) overlap at the Silva Cell deck.
3. Provide a minimum 12-inch (300-mm) overlap between adjacent sheets of geogrid.
4. Secure geogrid with cable ties below the top of the posts, along the post ridges.
D. Place the first lift of backfill material loosely around the perimeter of the Silva Cell system, between the geogrid and the sides of the excavation. Place backfill to approximately the midpoint of the Silva Cell post. Do not compact.
E. Place the first lift of planting soil in the Silva Cell system to approximately the midpoint of the Silva Cell post.
1. Level the planting soil throughout the system.
2. Walk-through the placed planting soil to remove air pockets and settle the soil.
a. Lightly compact soils by walking through the soil following placement.
b. Walk through compaction shall result in 75-85 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method. Do not exceed root limiting compaction for the given soil type.
F. Compact the first lift of backfill material, previously spread, to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method or in accordance with Project Specifications for hardscape areas, whichever is greater.
G. Add and compact additional backfill material so that the final finished elevation is at approximately the same level of the placed planting soil within the Silva Cells.
1. Maintain the geogrid between the Silva Cell system and the backfill material at all times.
H. Place the second lift of backfill material loosely around the perimeter of the Silva Cell system, between the geogrid and the sides of the excavation so that the material is 2 to 3 inches below the top of the posts. Do not compact.
I. Place the second lift of planting soil inside of the Silva Cell to the bottom of the strongbacks. Walk through compact.

3.11 INSTALLATION OF IRRIGATION AND WATER HARVESTING SYSTEM (including but not limited to Deeproot Water+Air System components)

SPECIFIER: Water is critical to the success of the Silva Cell system; trees planted in the Silva Cell system must receive adequate water to ensure survival of the living system during periods of drier weather. Harvest of natural rainwater or supplemental water must be a part of the system, either through pressurized or non-pressurized systems, within the soil of the Silva Cell system. Coordinate with required irrigation installations. Irrigation should be installed within the entire soil system, not only at the tree openings.

A. Install irrigation and water harvesting system in accordance with the Drawings and Specifications. Remove only the minimum number of strongbacks needed to accommodate the Work and reinstall them immediately upon completion to maintain alignment of posts.

3.12 INSTALLATION OF SILVA CELL DECK

A. Obtain final approval by the Landscape Architect of planting soil installation prior to installation of the Silva Cell decks.
B. Remove strongbacks, level out the planting soil, and immediately install decks over the posts below. Place deck over the top of the posts. Push decks down until the deck clips lock into the posts, snapping the deck into place.
C. Fold the 12 inches (300 mm) of geogrid onto the top of the decks.

3.13 FINAL BACKFILL PLACEMENT AND COMPACTION

A. Place and compact final lift of backfill material to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method, such that the backfill is flush with the top of the installed deck. Do not allow compacting equipment to come in contact with the decks.

3.14 INSTALLATION OF GEOTEXTILE AND AGGREGATE BASE COURSE OVER THE DECK

A. Ensure geotextile meets the specifications in section 2.04 paragraph C.
B. Place geotextile over the top of the deck and extend to the edge of the excavation. Overlap joints a minimum of 18 inches (450 mm). Leave enough slack in the geotextile for the aggregate base course to push the geotextile down in the gaps in between the decks.
C. Install the aggregate base course (including aggregate setting bed if installing unit pavers) over the geotextile immediately after completing the installation of the fabrics. Work the aggregate from one side of the layout to the other so that the fabric and aggregate conform to the Silva Cell deck contours.
D. Maintain equipment used to place aggregate base course completely outside the limits of the Silva Cell excavation area to prevent damage to the installed system.
E. For large or confined areas, where aggregate cannot easily be placed from the edges of the excavated area, obtain approval for the installation procedure and types of equipment to be used in the installation from the Silva Cell manufacturer.
F. Compact aggregate base course(s) to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method. Utilize a vibration or plate compactor with a maximum weight of 800 lbs (362.87 kg).
G Do not drive vehicles or operate equipment over the completed aggregate base course.

3.15 INSTALLATION OF CONCRETE CURBS AT TREE OPENINGS, AGGREGATE SUBBASE AND PAVEMENT ABOVE THE SILVA CELL SYSTEM

A. Place concrete curbs along planting areas and tree openings as shown on the Drawings to retain the aggregate base course from migrating into the planting soil.
B. When staking concrete forms (e.g. curbs around the tree openings), prevent stakes from penetrating the Silva Cell decks.
C. Turn down edge of concrete paving to the Silva Cell deck along the edges of tree openings or planting areas to retain the aggregate base course material.
D. When paving type is a unit paver or other flexible material, provide a concrete curb under the paving at the edge of the Silva Cell deck to retain the aggregate base course material at the tree opening.
E. Place paving material over Silva Cell system in accordance with the Drawings.
1. The Silva Cell system does not fully meet loading strength until the final paving is installed. Do not operate construction equipment on top of the Silva Cell system until paving installation has been completed.
F. Use care when placing paving or other backfill on top of Silva Cell system to prevent damage to the Silva Cell system or its components.

3.16 INSTALLATION OF ROOT BARRIERS

A. Install root barrier in accordance with manufacturer's installation instructions.

3.17 INSTALLATION OF PLANTING SOIL WITHIN THE TREE PLANTING AREA

A. Remove rubble, debris, dust and silt from the top of the planting soil within the tree opening that may have accumulated after the initial installation of the planting soil within the Silva Cells.
B. Install additional planting soil within the tree openings, to the depths indicated on the Drawings.
1. Use the same soil used within the Silva Cells for planting soil within the tree openings.
C. Compact planting soil under the tree root ball as needed to prevent settlement of the root ball.
D. Place trees in accordance with the Drawings.

3.18 PROTECTION

A. Keep construction traffic away from the limits of the Silva Cells until the final pavement profile is in place. The Silva Cell system does not fully meet loading strength until the final paving is installed.
1. Do not operate equipment directly on top of the Silva Cell system until paving installation has been completed.
2. Provide fencing and other barriers to prevent vehicles from entering into the Silva Cell area.
B. When the Silva Cell installation is completed and the permanent pavement is in place, limit traffic and construction related activities to only loads less than the design loads.

3.19 CLEAN UP

A. Perform clean up during installation and upon completion of the Work. Maintain the site free of soil, sediment, trash and debris. Remove excess soil materials, debris, and equipment from the site following completion of the Work of this Section.
B. Repair damage to adjacent materials and surfaces resulting from installation of this Work using mechanics skilled in remedial work of the construction type and trades affected.

LANDART DESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES
1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

Soil Cell Details

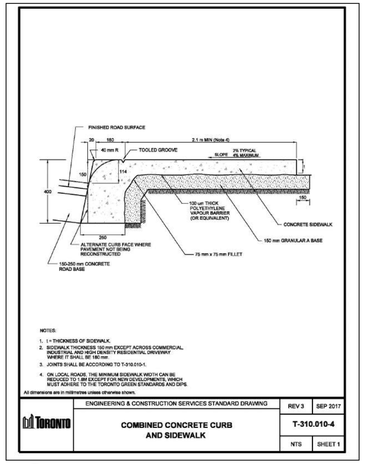
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-308

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

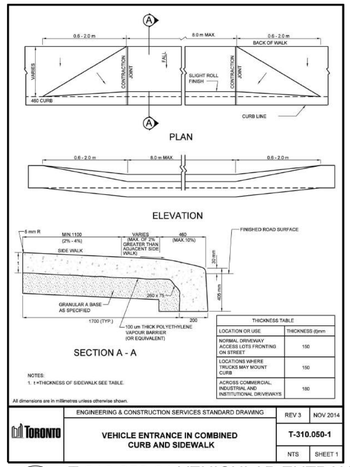
LAD-569
OCT.21.2024

SCALE AS NOTED



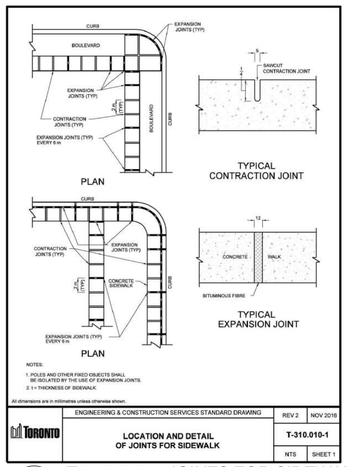
1 L-311 T-310.010-4 COMBINED CONC. CURB AND SIDEWALK

N.T.S 32 0101.10-64



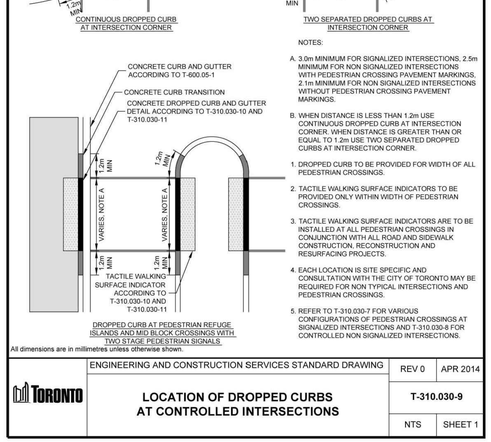
2 L-311 T-310.050-01 VEHICULAR ENTRANCE W/ SIDEWALK

N.T.S. 32 0101.10-35



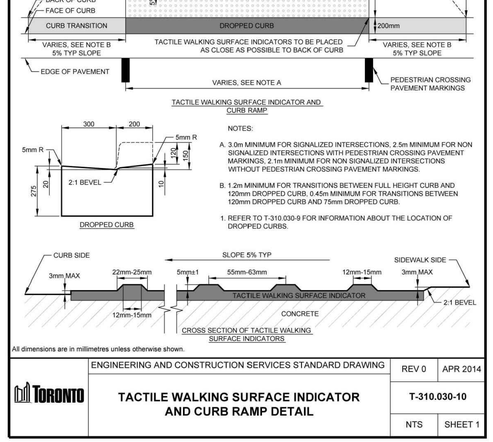
3 L-311 T-310.010-1 JOINTS FOR SIDEWALK

N.T.S. 32 0101.10-21



4 L-311 LOCATION OF DROPPED CURBS

N.T.S. 32 0101.31-09



5 L-311 TACTILE SURFACE - CURB RAMP

N.T.S. 32 0101.31-10

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

City Standard Details

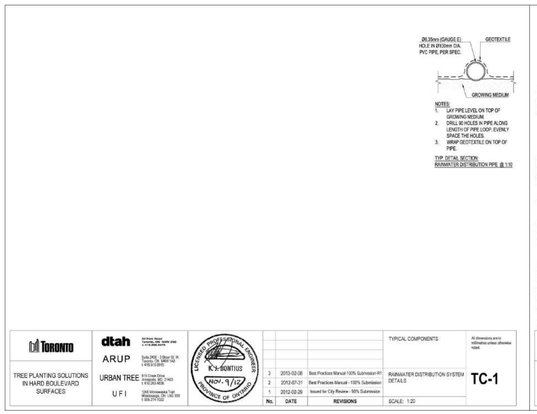
DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-311

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE AS NOTED

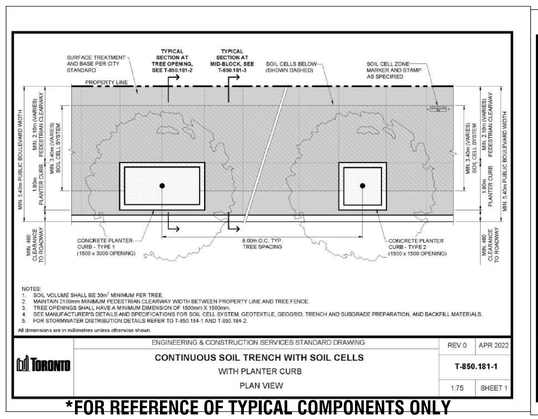


1 L-312 TC-1 TYP. COMPONENTS - RAINWATER SYSTEM
N.T.S. 32 0101.20-41

2 L-312 TC-4 TYP. COMPONENTS - INSPECTION PORTS
N.T.S. 32 0101.20-44

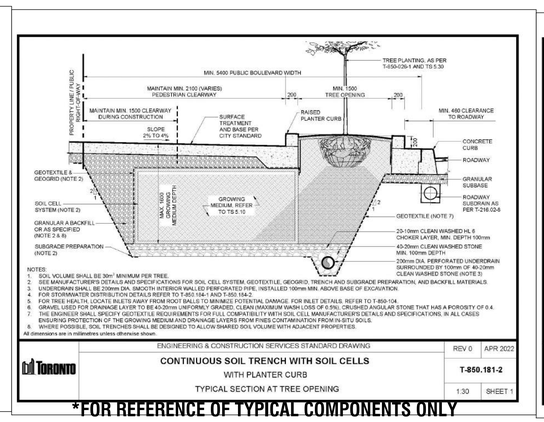
3 L-312 PL-2 PLANTING DETAILS - GROWING MEDIUM
N.T.S. 32 0101.20-62

4 L-312 TREE PLANTING DETAILS
N.T.S. 32 0101.11-01



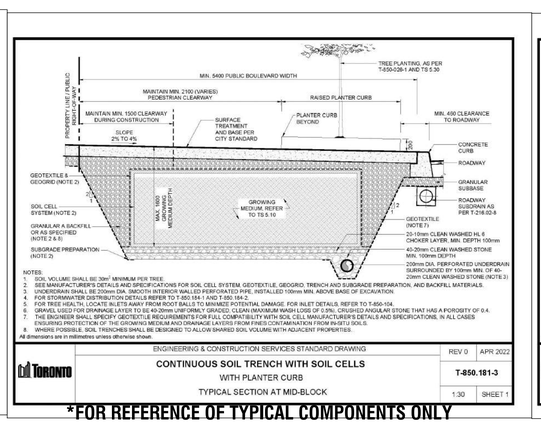
*FOR REFERENCE OF TYPICAL COMPONENTS ONLY
- LAYOUT/DIMENSIONS SHALL BE AS PER PLAN

5 L-312 T-850.181-1 CONTINUOUS SOIL TRENCH WITH SOIL CELLS WITH PLANTER CURB – PLAN VIEW
N.T.S. 32 0101.23-01



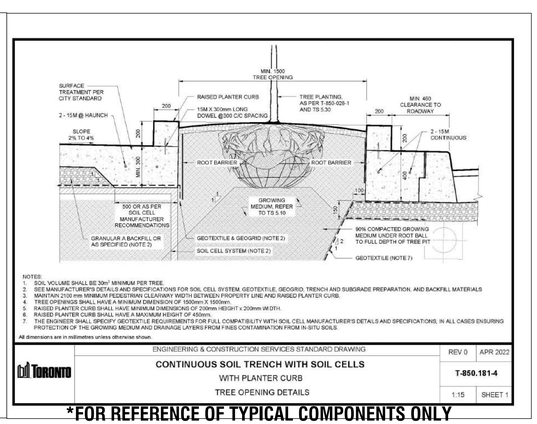
*FOR REFERENCE OF TYPICAL COMPONENTS ONLY
- LAYOUT/DIMENSIONS SHALL BE AS PER PLAN

6 L-312 T-850.181-2 CONTINUOUS SOIL TRENCH WITH SOIL CELLS – WITH PLANTER CURB
N.T.S. 32 0101.23-02



*FOR REFERENCE OF TYPICAL COMPONENTS ONLY
- LAYOUT/DIMENSIONS SHALL BE AS PER PLAN

7 L-312 T-850.181-3 CONTINUOUS SOIL TRENCH WITH SOIL CELLS – WITH PLANTER CURB
N.T.S. 32 0101.23-03



*FOR REFERENCE OF TYPICAL COMPONENTS ONLY
- LAYOUT/DIMENSIONS SHALL BE AS PER PLAN

8 L-312 T-850.181-4 CONTINUOUS SOIL TRENCH WITH SOIL CELLS – WITH PLANTER CURB
N.T.S. 32 0101.23-04

LANDARTDESIGN
landscape architects inc.
52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect -
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES
1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

NOT FOR TENDER
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	INITIAL
1	NOV.25.2024	Issued for ZBA	PYP

City Standard Tree Planting Details

DRAWN BY: PYP
CHECKED BY: JVV
PRINT DATE: Nov.25.2024

L-312

Queensway/Fordhouse
TORONTO
HAVEN DEVELOPMENTS

LAD-569
OCT.21.2024

SCALE AS NOTED