





Architect - Arcadis  
Civil Eng -Husson Engineering and Management  
Mech Eng -  
Interior -

**GENERAL NOTES**

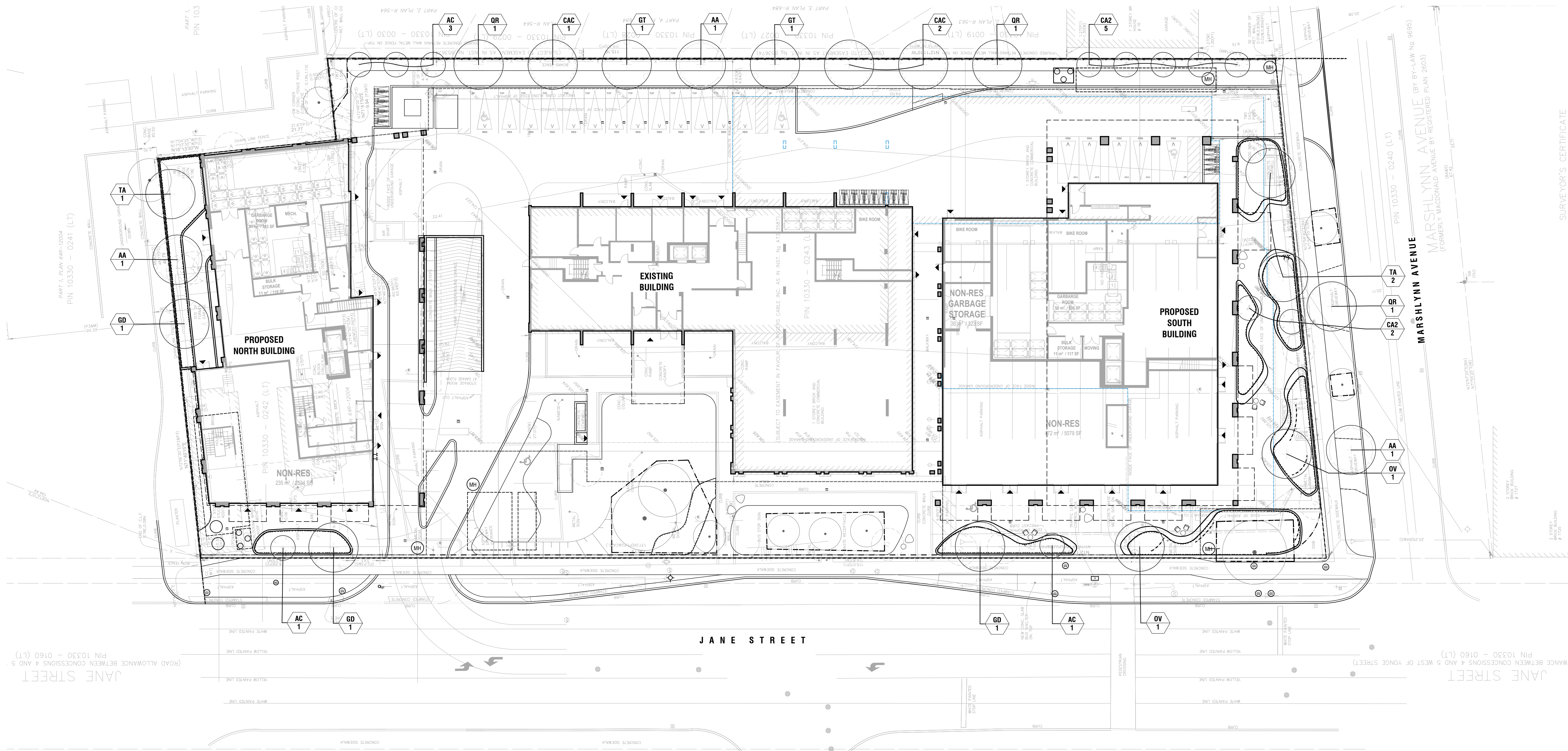
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**NOT FOR TENDER**  
**NOT FOR CONSTRUCTION**

**LEGEND - SURVEY**  
- Note: refer to original survey prepared by KRCMAR SURVEYORS LTD.

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  - ⊙ DENOTES BUILDING LOCATION SURVEY BY DONALD E. ROBERTS LTD. D.E.S. DATED MARCH 12, 1989
  - ⊙ DENOTES BUILDING LOCATION SURVEY BY J.A. KONING D.L.S. DATED AUGUST 7, 1988
  - ⊙ DENOTES PLAN 448-13204
  - ⊙ DENOTES PLAN 88-1044
  - ⊙ DENOTES PLAN 8A-2086 REGISTERED AS PLAN 11721
  - ⊙ DENOTES J.A. KONING D.L.S. (1176)
  - ⊙ DENOTES D.E. ROBERTS D.L.S. (1208)
  - ⊙ DENOTES W.C. CARROLL D.L.S. (1302)
  - ⊙ DENOTES A. SKRANDA D.L.S. (1370)
  - ⊙ DENOTES KRCMAR SURVEYORS LTD. D.L.S. (150)
  - ⊙ DENOTES ORIGIN UNKNOWN
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  - ⊙ DENOTES FENCE POST
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1755, 1771 AND 1773 JANE STREET, TORONTO



**PLANT SCHEDULE GROUND FLOOR**

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
<b>DECIDUOUS TREES</b>									
TA	3	Ficus 'Freemani' 'Jeffersred'	Autumn Blaze® Freeman Maple	W.B.	70mm Cal.		Native	Medium	
CAC	3	Carpinus caroliniana	American Hornbeam	W.B.	70mm Cal.		Native	Yes	
GT	2	Gleditsia triacanthos inermis Shademaster	Shademaster Honey Locust	W.B.	70mm Cal.		Native	Yes	
GD	3	Gymnocladus dioica	Kentucky Coffeetree	W.B.	70mm Cal.	2500mm Ht	Native	Yes	
OV	2	Ostrya virginiana	American Hophornbeam	W.B.	70mm Cal.		Native	Yes	
OR	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	Moderate	
<b>ORNAMENTAL TREES</b>									
AC	5	Amelanchier canadensis	Canadian Serviceberry	W.B.		1500mm Ht.	Native	Moderate	
CA2	7	Cornus alternifolia	Pagoda Dogwood	W.B.		1500mm Ht.	Native	Medium	

**TORONTO GREEN STANDARDS - NOTES**

- EC 1.2 TREES ALONG STREET FRONTAGES**
- Soil material provided in compliance with the City of Toronto Construction Specification for Growing Medium.
  - Boulevard mix type 3 is the standard mix for trees in hard surfaces.
  - Soil cells installed on City property in accordance with the City of Toronto General Specification and Key Performance Criteria for Soil Cells.

- 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.
  - For the first 4 years after a tree is planted on private property, the area around the base of the tree should be kept moist during the growing season.

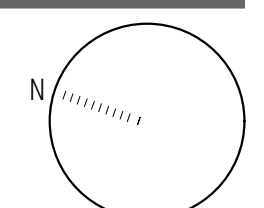
REV	DATE	DESCRIPTION	INITIAL
1	DEC.15.2025	Issued for ZBA	PYP

**Ground Floor Planting Plan**

DRAWN BY: BN  
CHECKED BY: AAM/PYP  
PRINT DATE: Dec.15.2025

**L-101**

**1771 JANE ST.**  
TORONTO, ONTARIO  
MEDALLION REALTY HOLDINGS LTD



LAD-594  
JUL.25.2025

SCALE:1:250

Architect - Arcadis  
Civil Eng - Husson Engineering and Management  
Mech Eng -  
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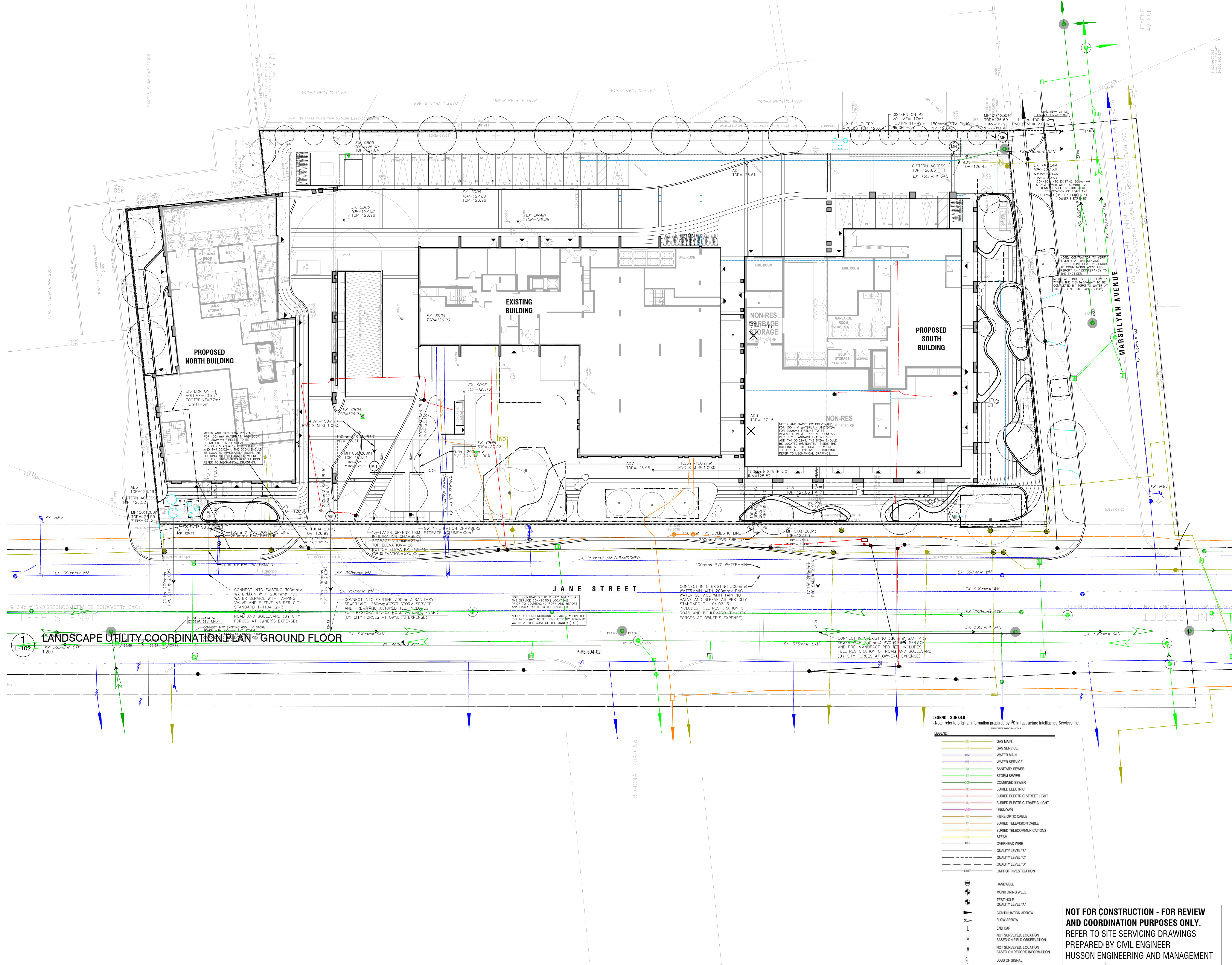
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- 1755, 1771 AND 1773 JANE STREET, TORONTO

**LEGEND - SUE QLB**  
- Note: refer to original information prepared by F'S Infrastructure Intelligence Services Inc.

- LEGEND**
- GAS MAIN
  - GAS SERVICE
  - WATER MAIN
  - WATER SERVICE
  - SANITARY SEWER
  - STORM SEWER
  - COMBINED SEWER
  - BURIED ELECTRIC
  - BURIED ELECTRIC STREET LIGHT
  - BURIED ELECTRIC TRAFFIC LIGHT
  - UNKNOWN
  - FIBRE OPTIC CABLE
  - BURIED TELEVISION CABLE
  - BURIED TELECOMMUNICATIONS
  - STEAM
  - OVERHEAD WIRE
  - QUALITY LEVEL "B"
  - QUALITY LEVEL "C"
  - QUALITY LEVEL "D"
  - LIMIT OF INVESTIGATION
  - HANDWELL
  - MONITORING WELL
  - TEST HOLE
  - QUALITY LEVEL "A"
  - CONTINUATION ARROW
  - FLOW ARROW
  - END CAP
  - NOT SURVEYED, LOCATION BASED ON FIELD OBSERVATION
  - NOT SURVEYED, LOCATION BASED ON RECORD INFORMATION
  - LOSS OF SIGNAL

**NOT FOR CONSTRUCTION - FOR REVIEW  
AND COORDINATION PURPOSES ONLY.  
REFER TO SITE SERVICING DRAWINGS  
PREPARED BY CIVIL ENGINEER  
HUSSON ENGINEERING AND MANAGEMENT**



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Mech Eng -  
Interior -

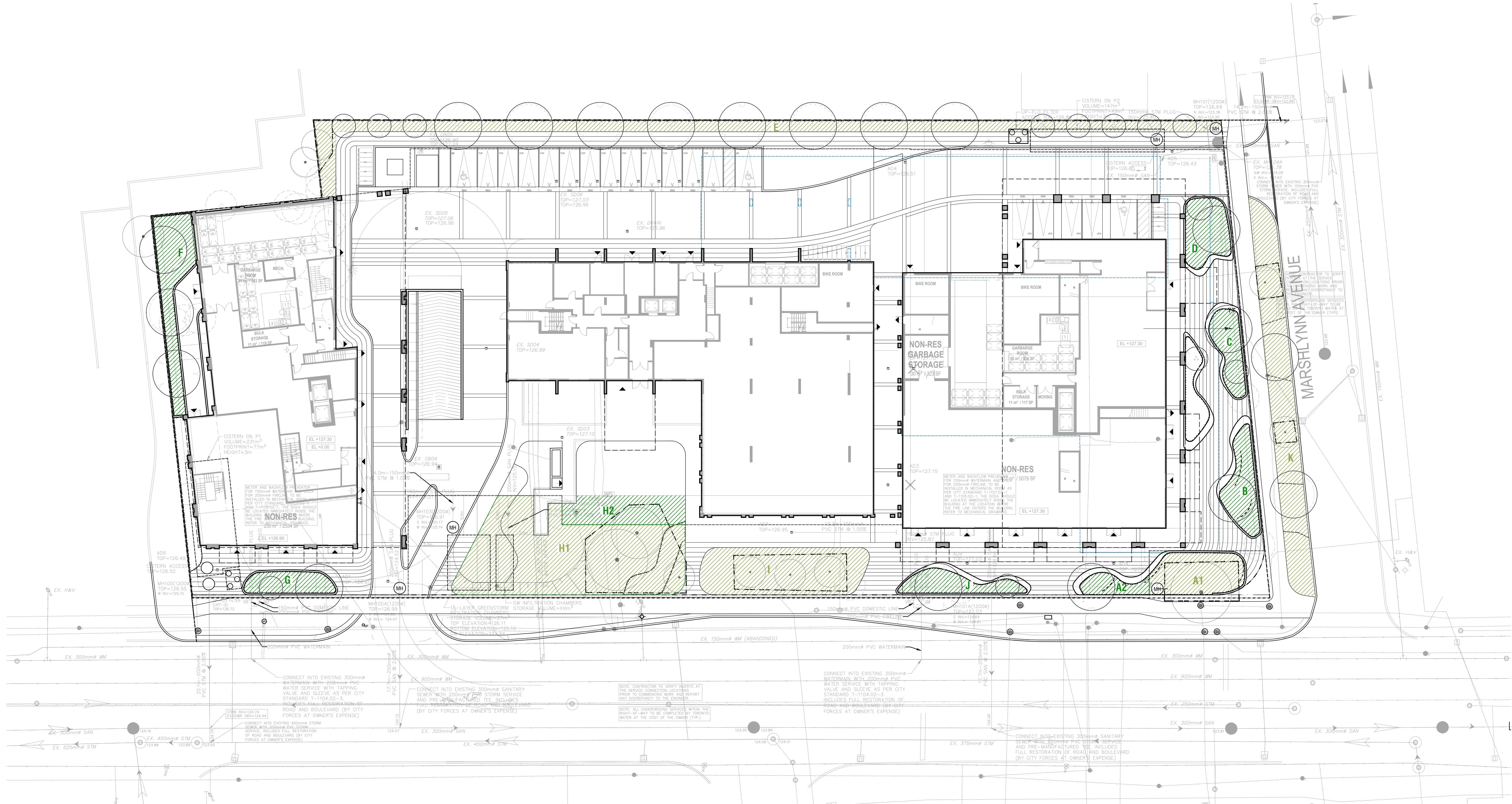
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**SOIL VOLUME CALCULATIONS (PRIVATE SITE)**

SOIL ZONE	ON/OFF SLAB	AREA (m <sup>2</sup> )	DEPTH (m)	VOLUME (m <sup>3</sup> )	SUBTOT (m <sup>3</sup> )	# OF TREES	SOIL VOLUME TREE (m <sup>3</sup> )	
A1*	Open Planting Bed	OFF	58.9	1.50	88.3			
A2	Open Planting Bed	ON	18.5	0.95	17.5	106.6	2	52.9
B	Open Planting Bed	ON	40.9	0.95	38.8	38.8	1	38.8
C	Open Planting Bed	ON	32.3	0.95	30.7	30.7	1	30.7
D	Open Planting Bed	ON	42.7	0.95	40.6	40.6	1	40.6
E	Open Planting Bed	OFF	185.1	1.50	277.7	277.7	8	34.7
F	Open Planting Bed	ON	66.0	1.50	99.0	30.0	3	33.0
G	Open Planting Bed	ON	31.8	1.50	47.6	47.6	1	47.6
H1*	Open Planting Bed	OFF	270.4	1.50	405.6	405.6		
H2*	Open Planting Bed	ON	57.0	1.00	57.0	462.6	3	154.2
I*	Open Planting Bed	OFF	122.3	1.50	183.4	183.4	3	61.1
J	Open Planting Bed	OFF	32.6	0.95	30.9	30.9	1	30.9
K**	Open Planting Bed (ROW)	OFF	157.4	0.95	149.5	149.5	4	37.4
TOTAL PROVIDED					1466.8	28		
TOTAL REQUIRED					1456.1			
TOTAL PROVIDED (%)					100.7%			

**TOTAL SOIL VOLUME REQUIRED CITY OF TORONTO T.G.S. VERSION 4**

AREA (m <sup>2</sup> )	SOIL VOLUME (m <sup>3</sup> )
TOTAL SITE AREA	8063.0
EXCLUSIONS *	54.70
SITE AREA	8008.3
TOTAL SOIL VOLUME REQUIRED **	1456.1

\* 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 (POPAS), 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 m<sup>2</sup> x 30 m<sup>3</sup> = total soil volume required

\* EXISTING TREES  
\*\* INCLUDES 2 NOS. EXISTING TREES

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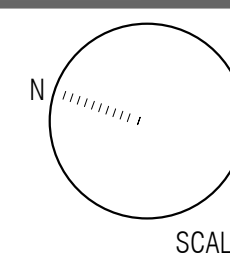
**Soil Volume Plan**

DRAWN BY: BN  
CHECKED BY: AAM/PYP  
PRINT DATE: Dec.15.2025

**L-104**

**1771 JANE ST.**  
TORONTO, ONTARIO  
MEDALLION REALTY HOLDINGS LTD

LAD-594  
JUL.25.2025

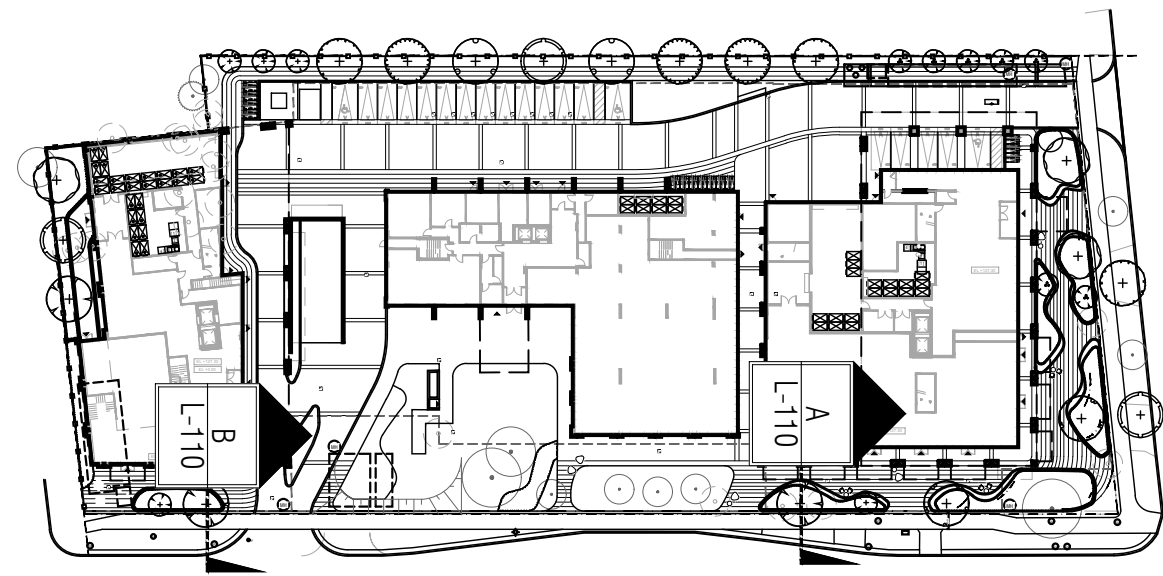


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**GENERAL NOTES**

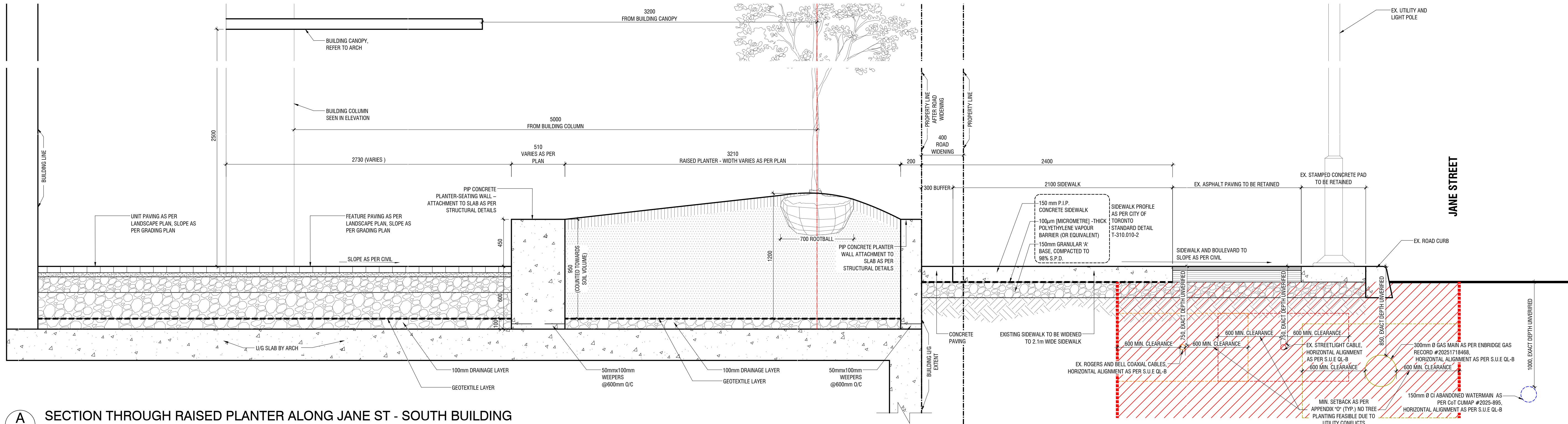
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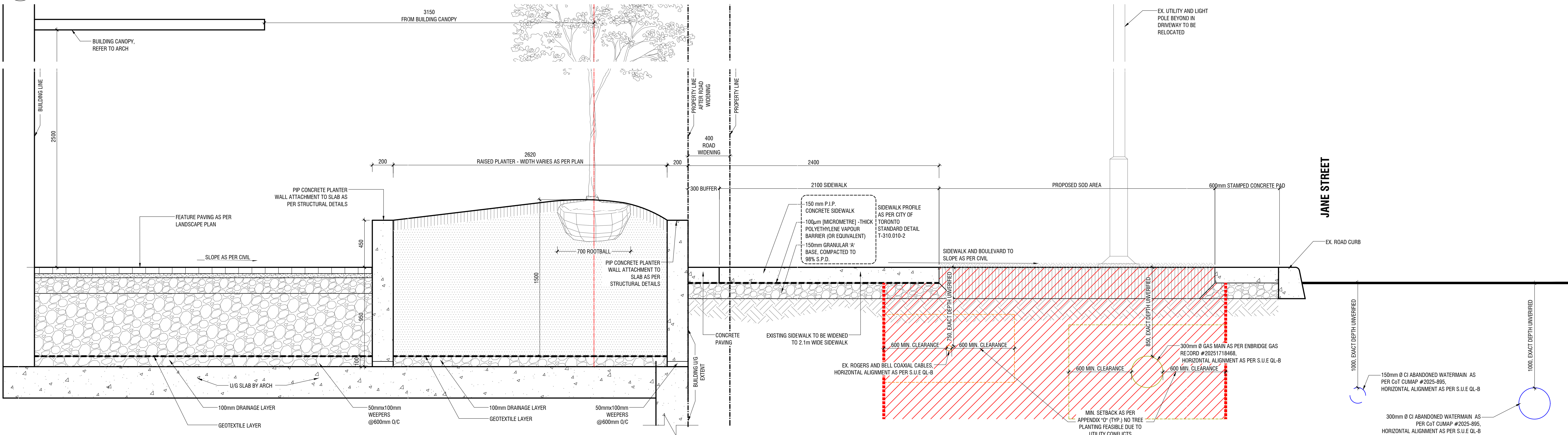
**1 KEY PLAN**

L-110 1:1000 P-RE-594-04



**A SECTION THROUGH RAISED PLANTER ALONG JANE ST - SOUTH BUILDING**

L-110 1:20 P-RE-594-05



**B SECTION THROUGH RAISED PLANTER ALONG JANE - NORTH BUILDING**

L-110 1:20 P-RE-594-13

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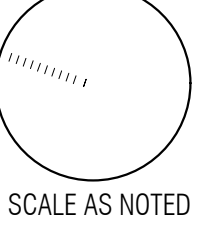
**Overall Street Tree Sections - Jane St.**

DRAWN BY: BN  
CHECKED BY: AAM/PYP  
PRINT DATE: Dec.15.2025

**L-110**

**1771 JANE ST.**  
TORONTO, ONTARIO  
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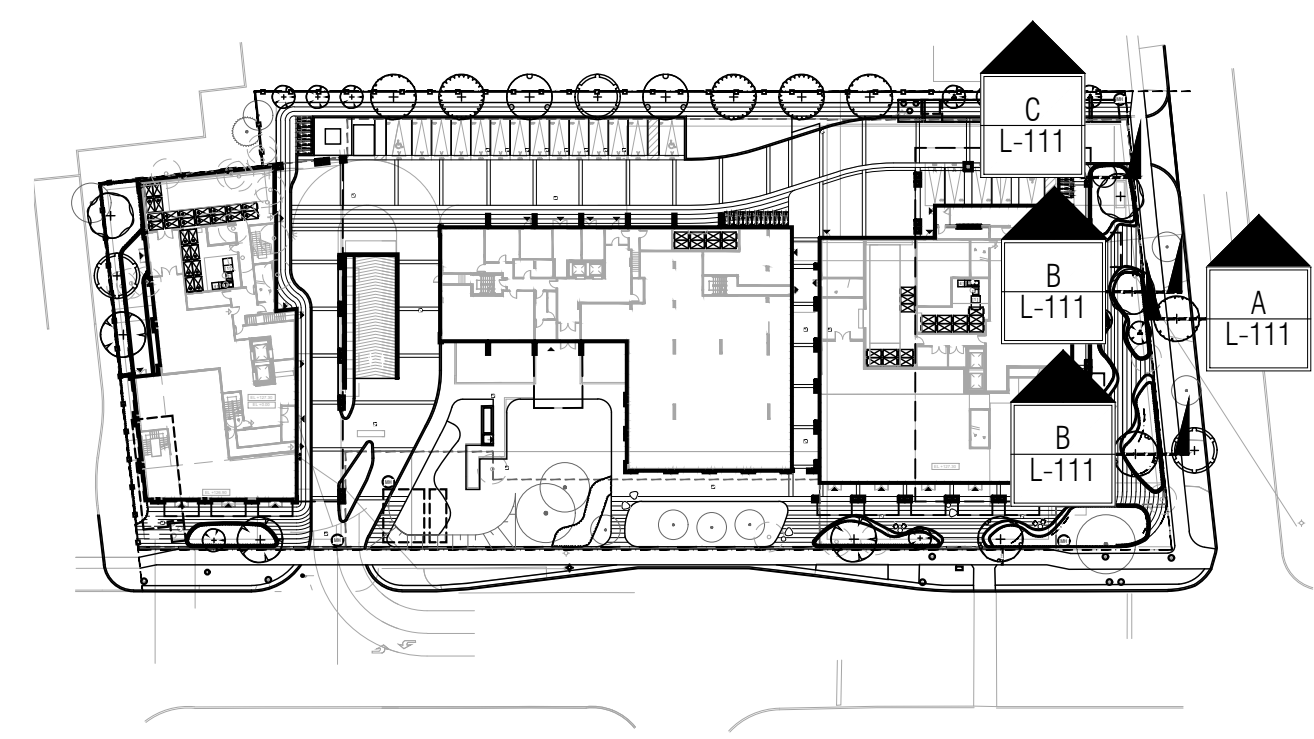




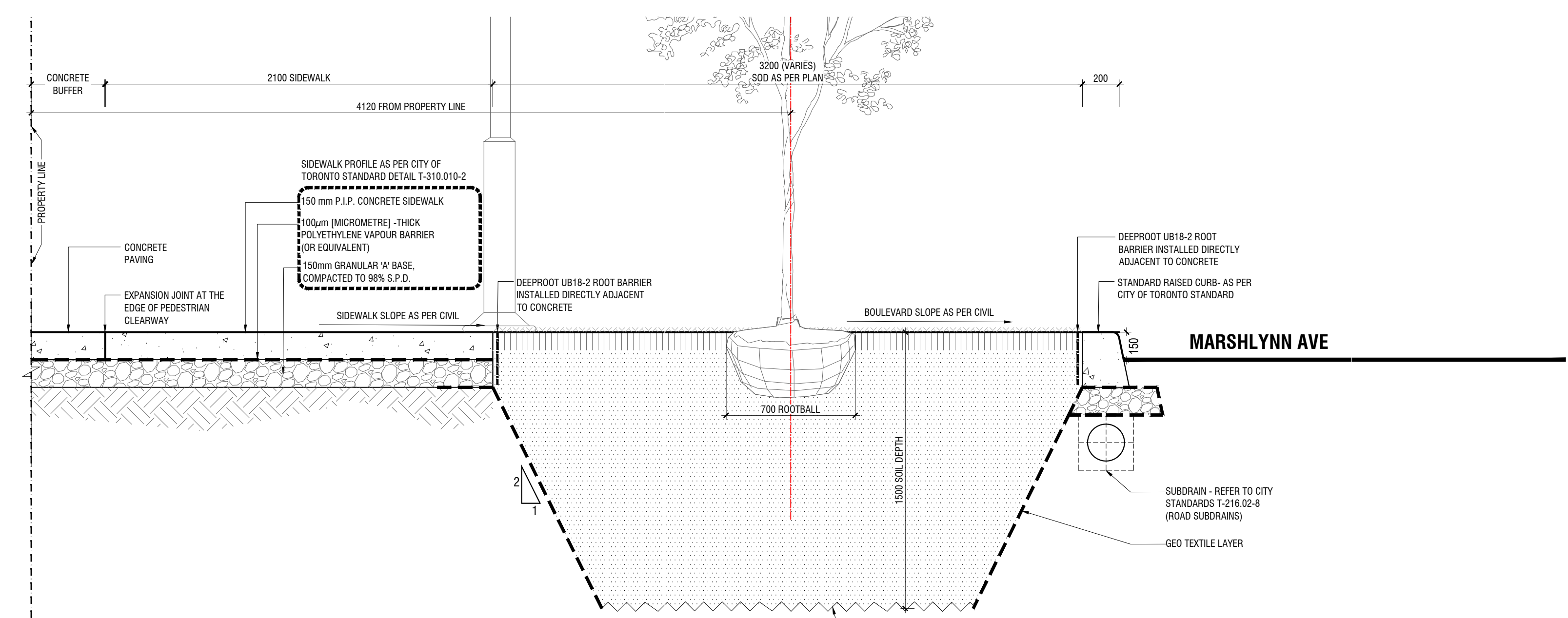
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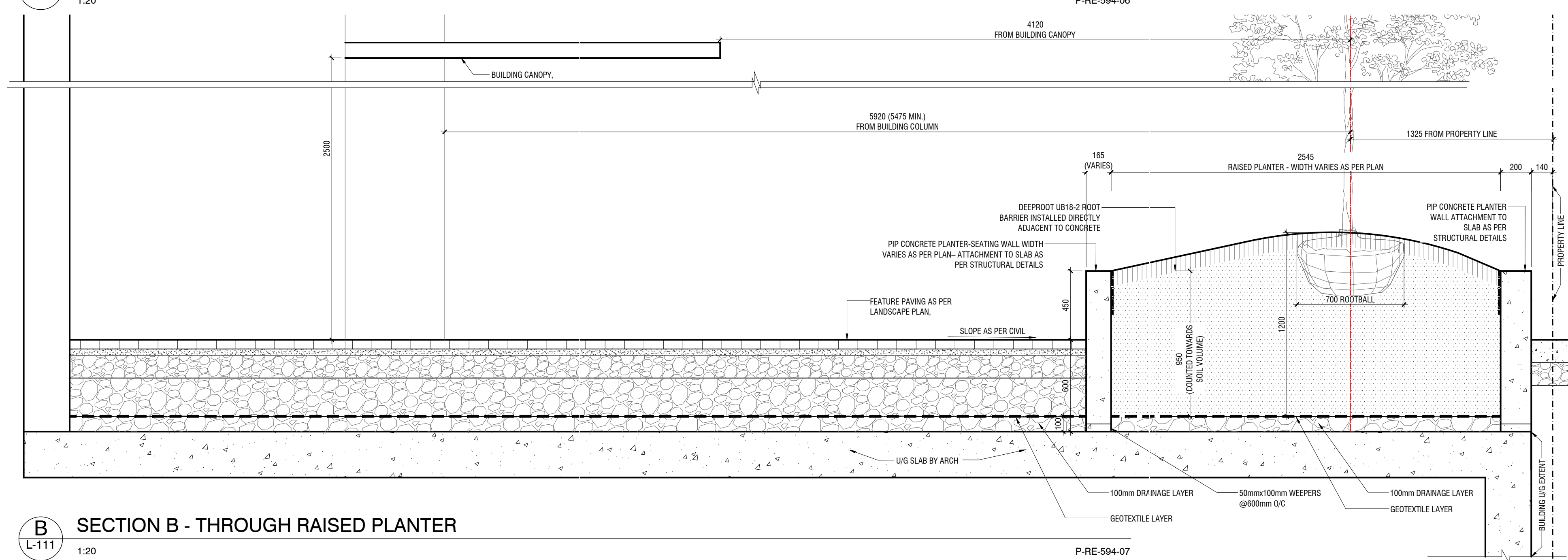
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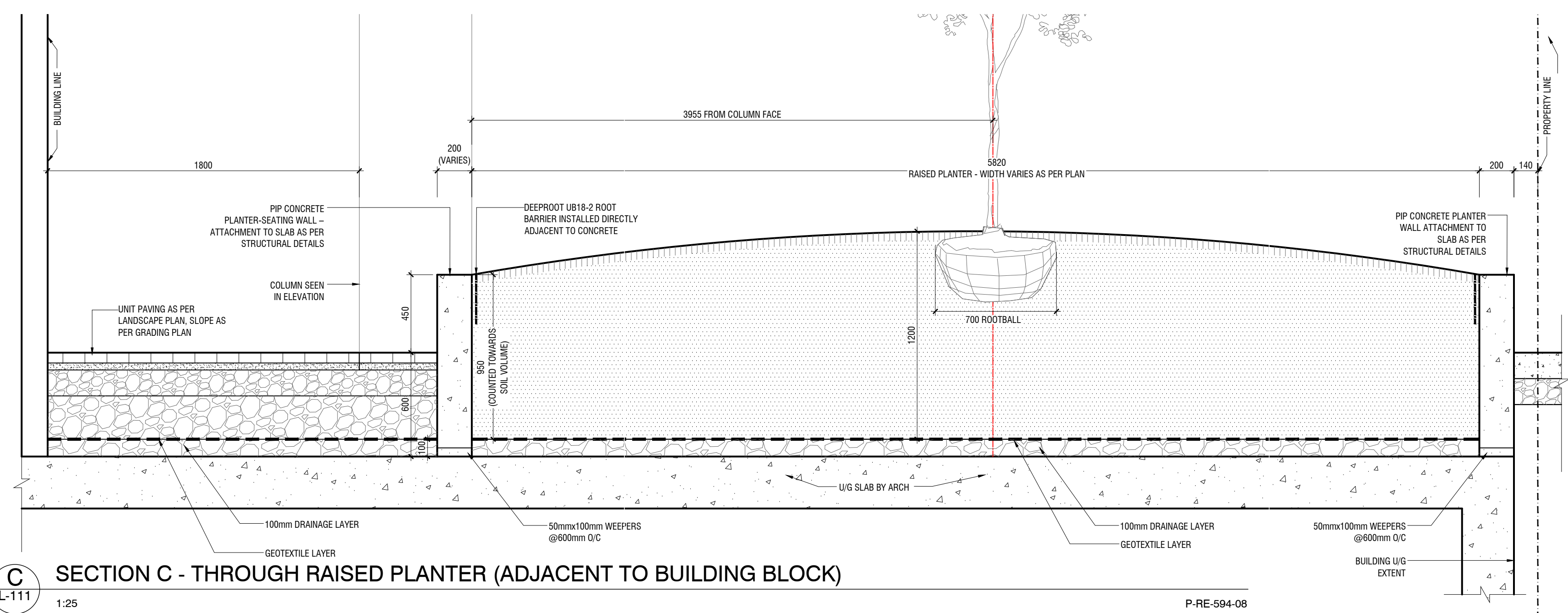
**1** KEY PLAN  
L-111 1:1000



**A** SECTION A - THROUGH RAISED PLANTER ALONG MARSHLYNN AVE (TYP)  
L-111 1:20



**B** SECTION B - THROUGH RAISED PLANTER  
L-111 1:20



**C** SECTION C - THROUGH RAISED PLANTER (ADJACENT TO BUILDING BLOCK)  
L-111 1:25

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**Overall Street Tree Sections - Marshlynn Avenue**  
DRAWN BY: BN  
CHECKED BY: AAM/PYP  
PRINT DATE: Dec.15.2025

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TORONTO, ONTARIO  
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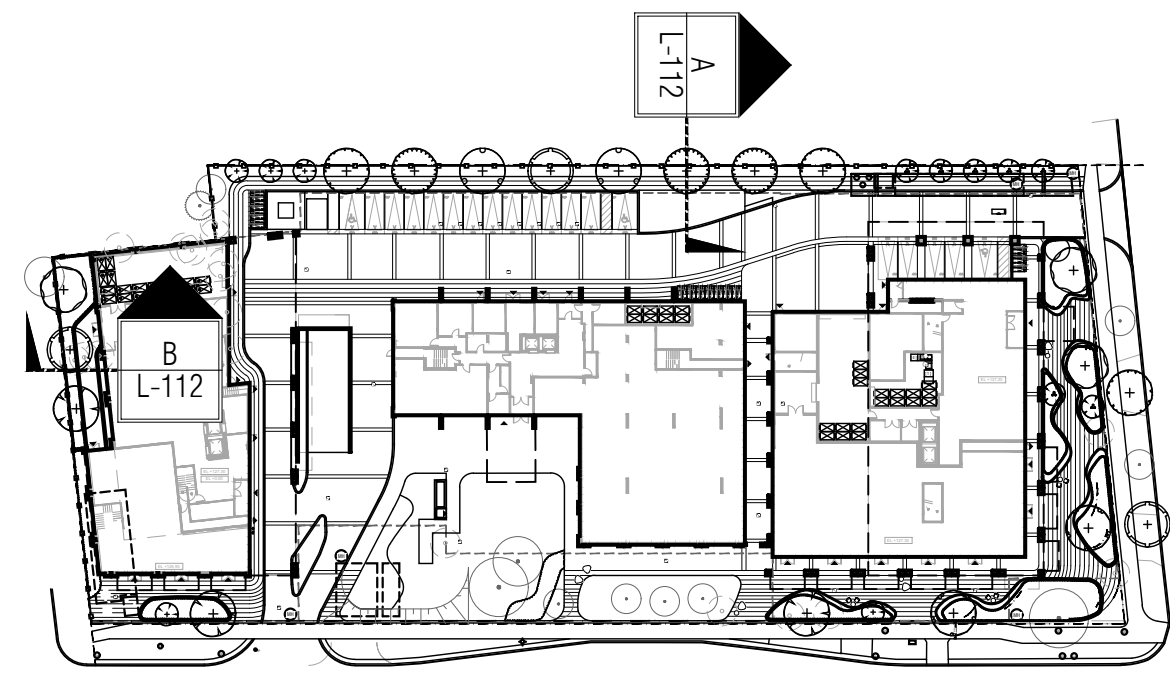


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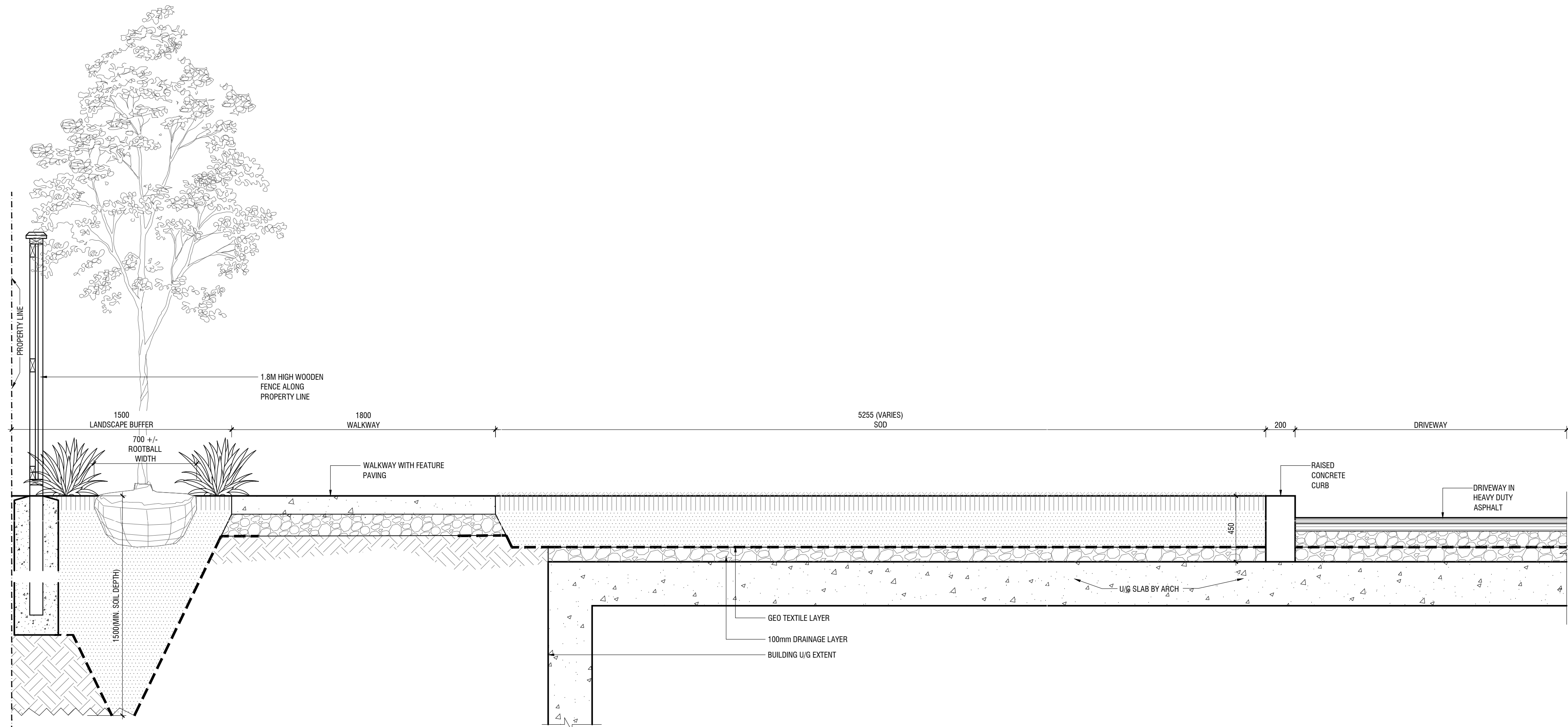
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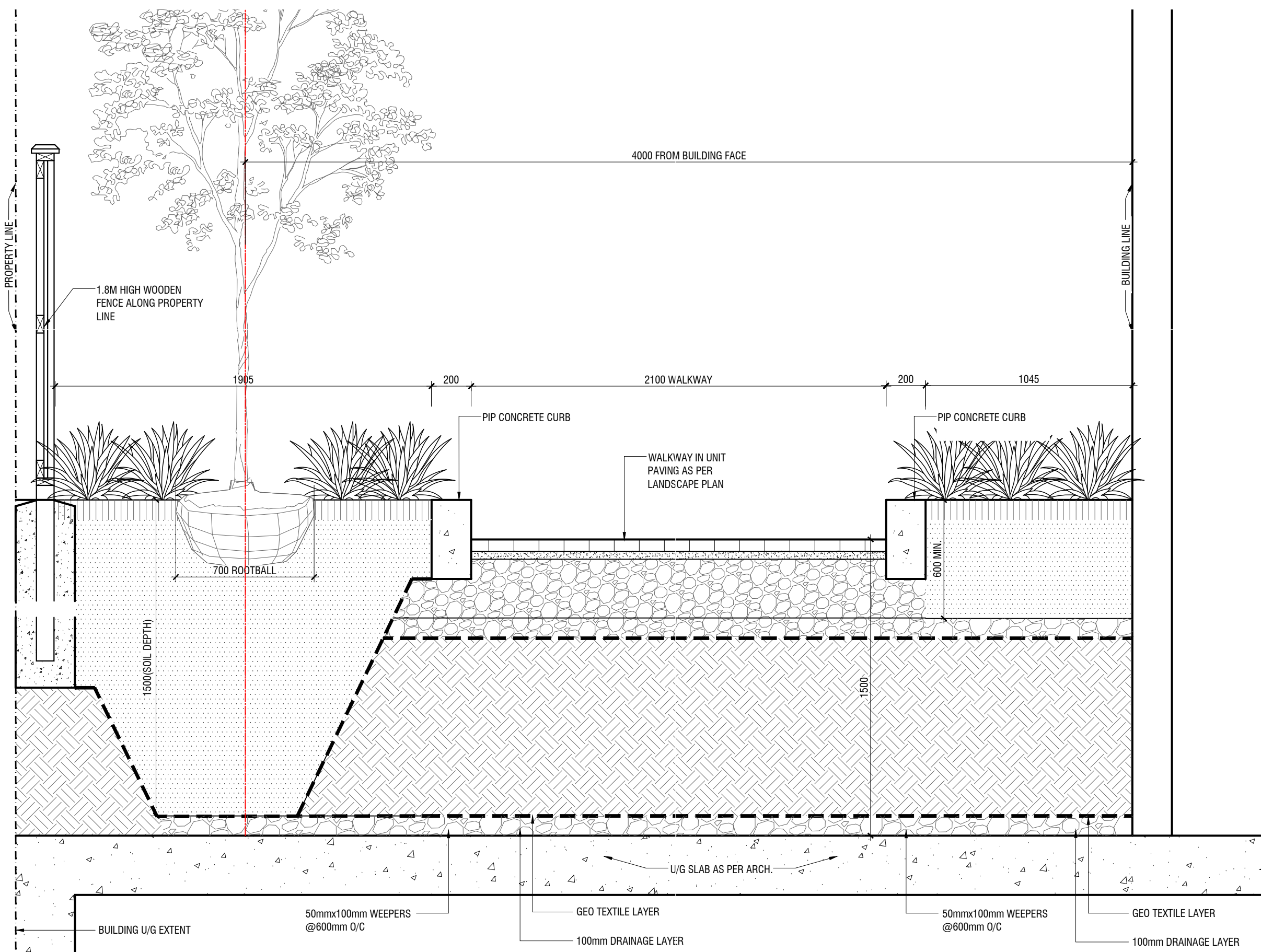
**1 KEY PLAN**

L-112 1:1000 P-RE-594-04



**A SECTION A - THROUGH LANDSCAPE BUFFER**

L-112 1:20 P-RE-594-09



**B SECTION THROUGH RAISED PLANTER- NORTH SIDE**

L-112 1:20 P-RE-594-10

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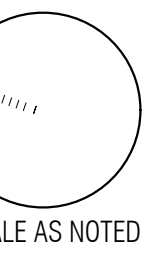
**Ground Floor Landscape Sections**

DRAWN BY: BN  
CHECKED BY: AAM/PYP  
PRINT DATE: Dec.15.2025

**L-112**

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LAD-594  
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SCALE AS NOTED

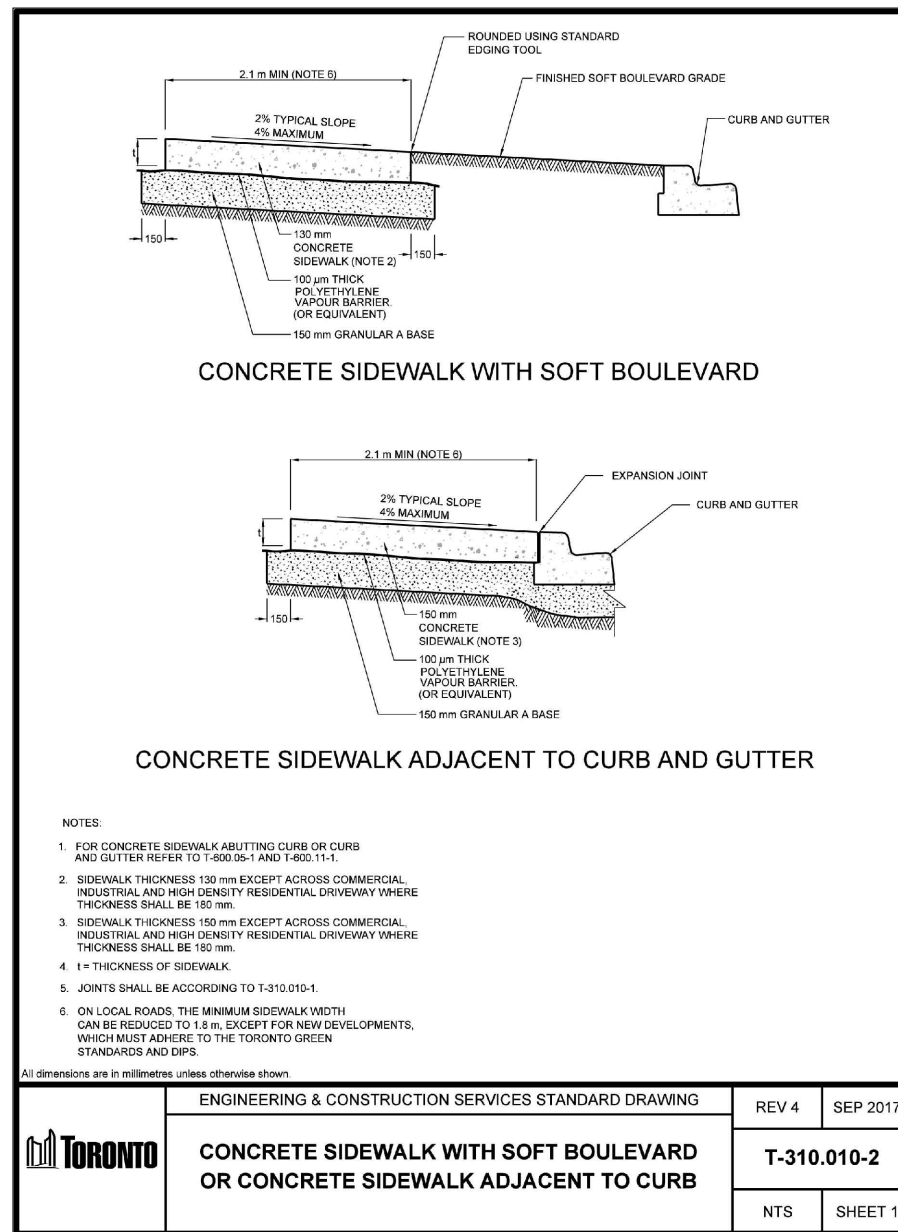


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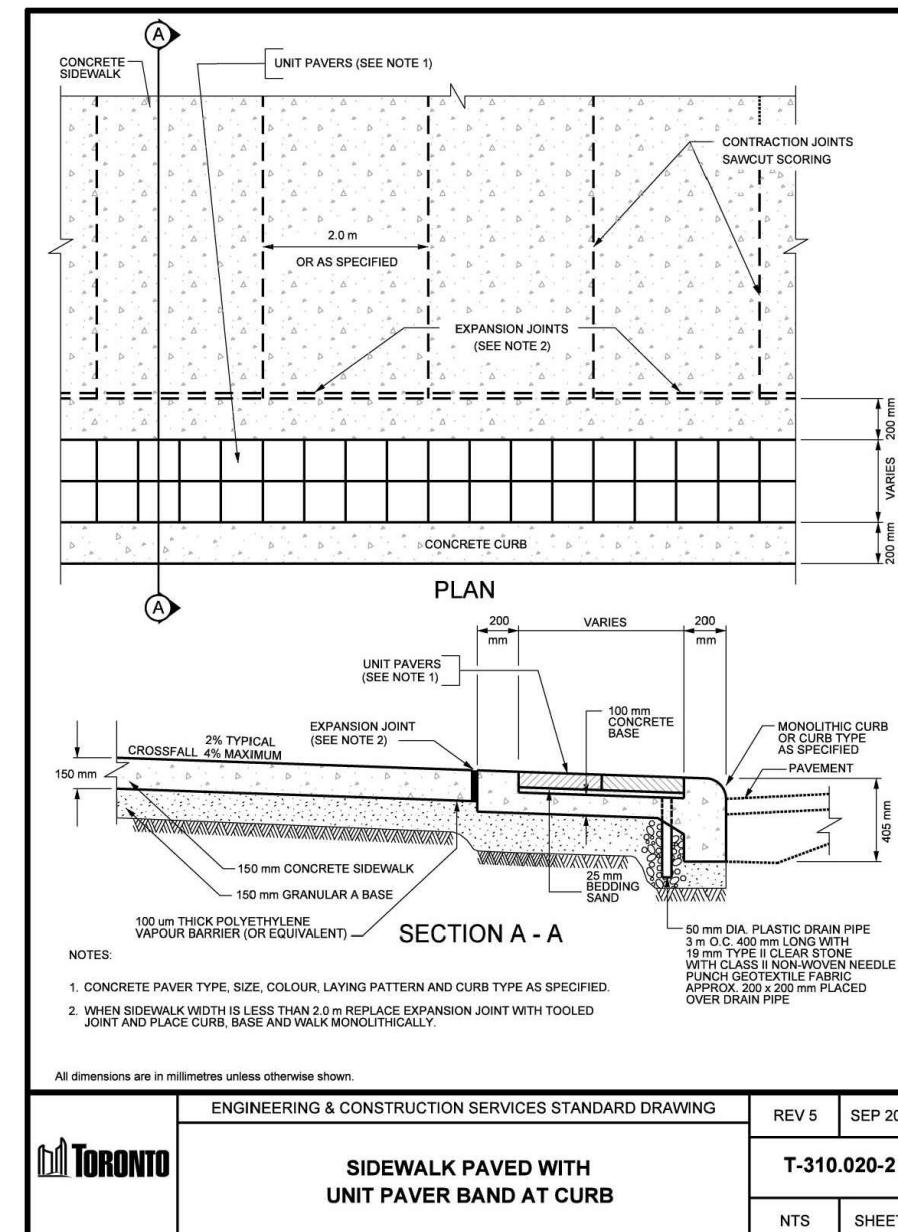
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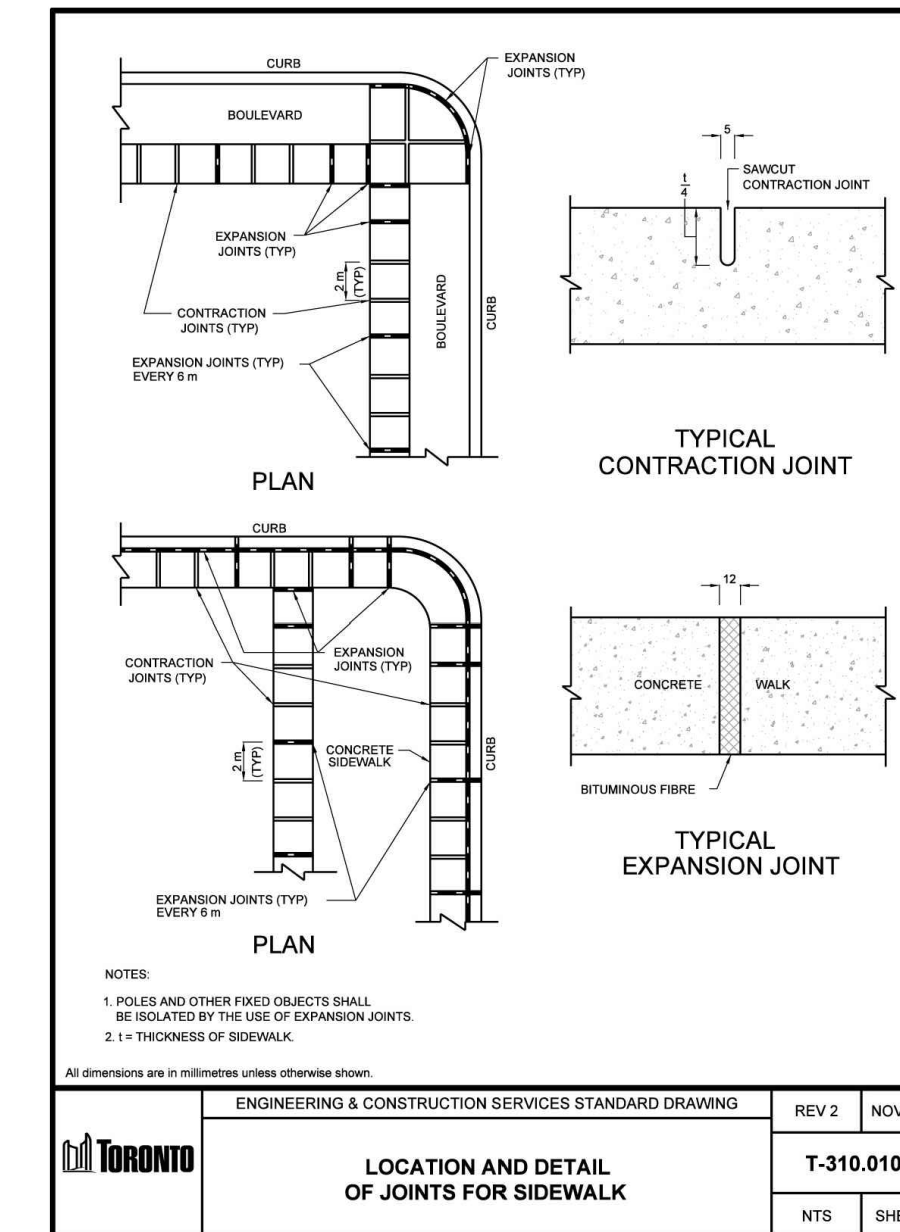
**NOT FOR TENDER**  
**NOT FOR CONSTRUCTION**



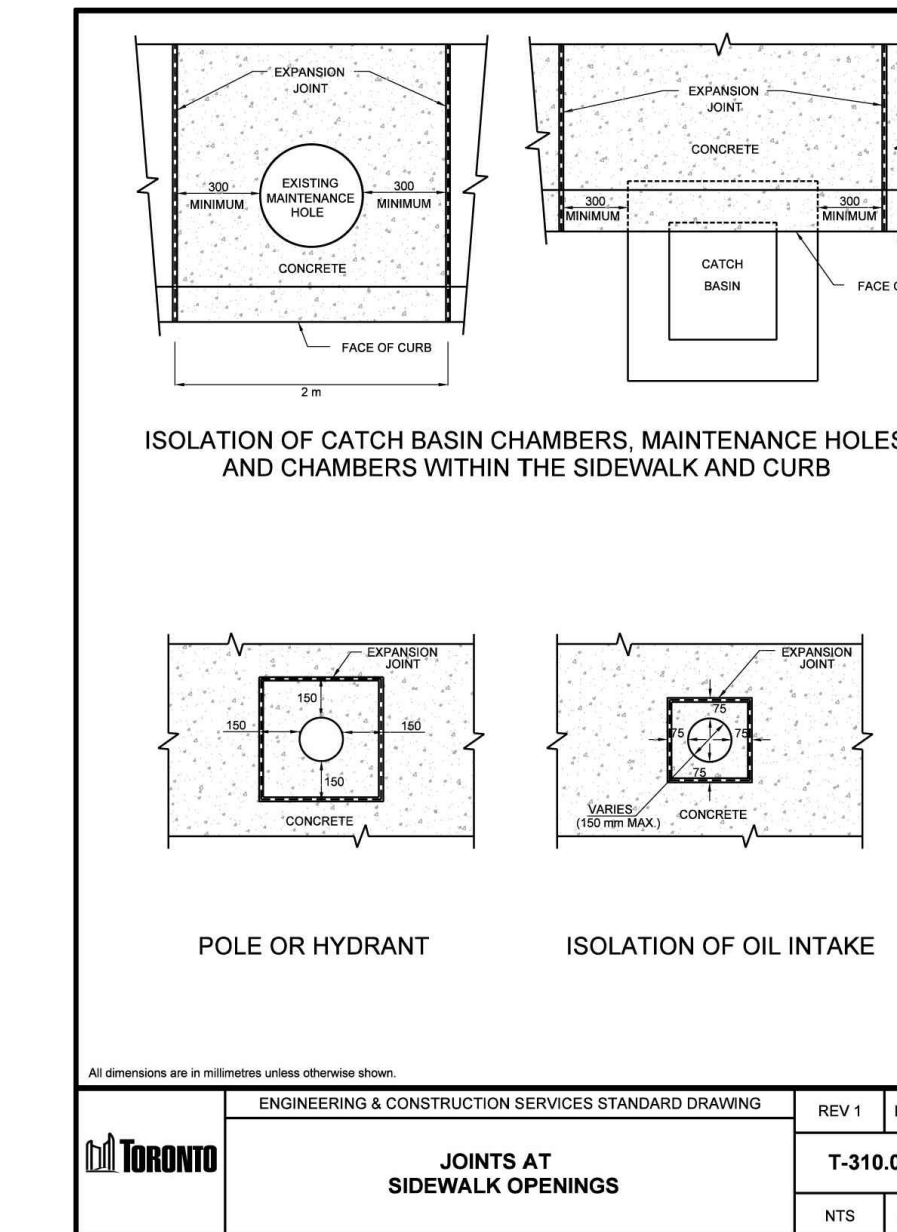
**1** T-310.010-2 CONCRETE SIDEWALK WITH BOULEVARD  
L-311 N.T.S. 320101.10-62



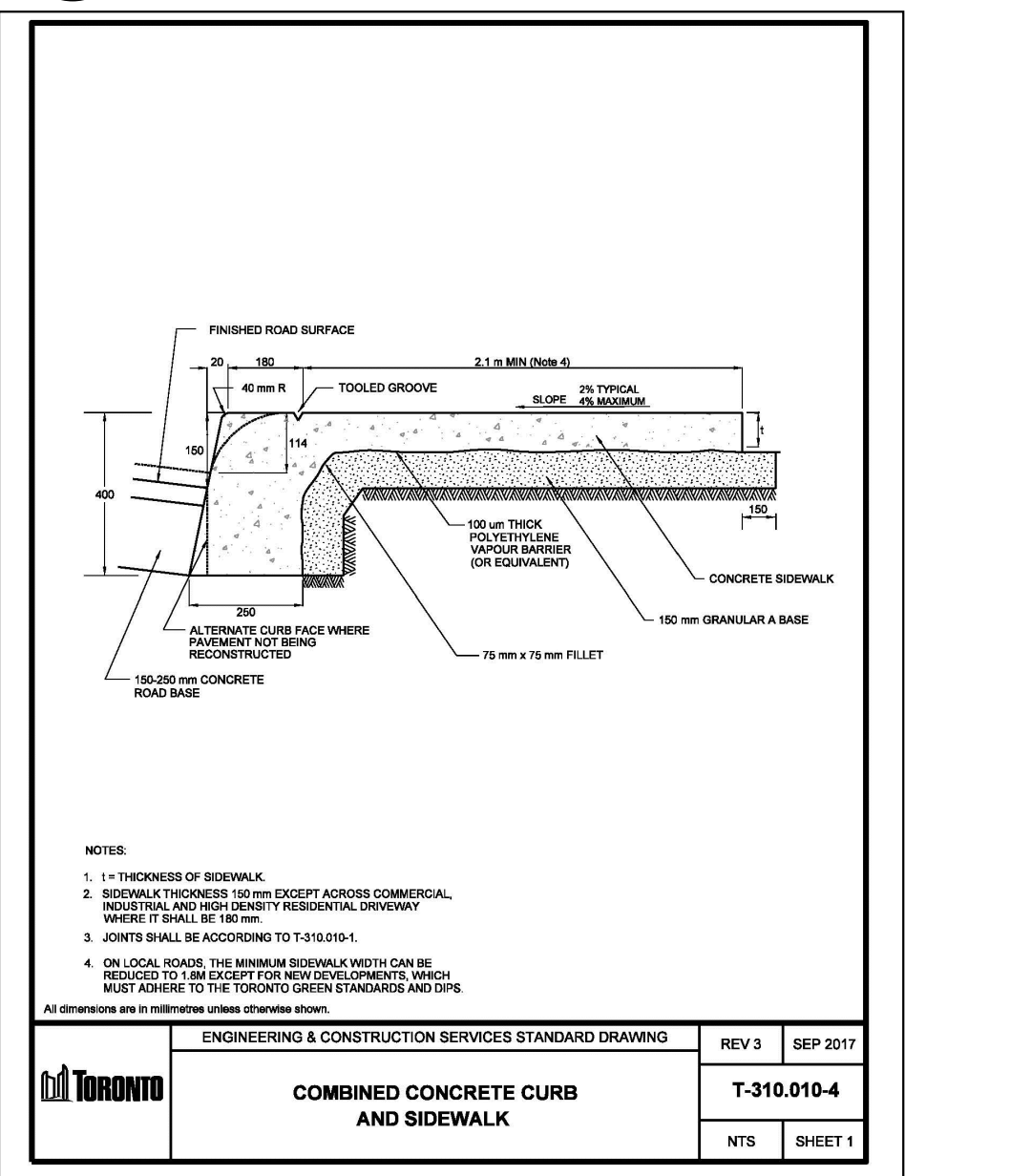
**2** T-310.020-2 SIDEWALK WITH UNIT PAVER BAND AT CURB  
L-311 N.T.S. 320101.10-32



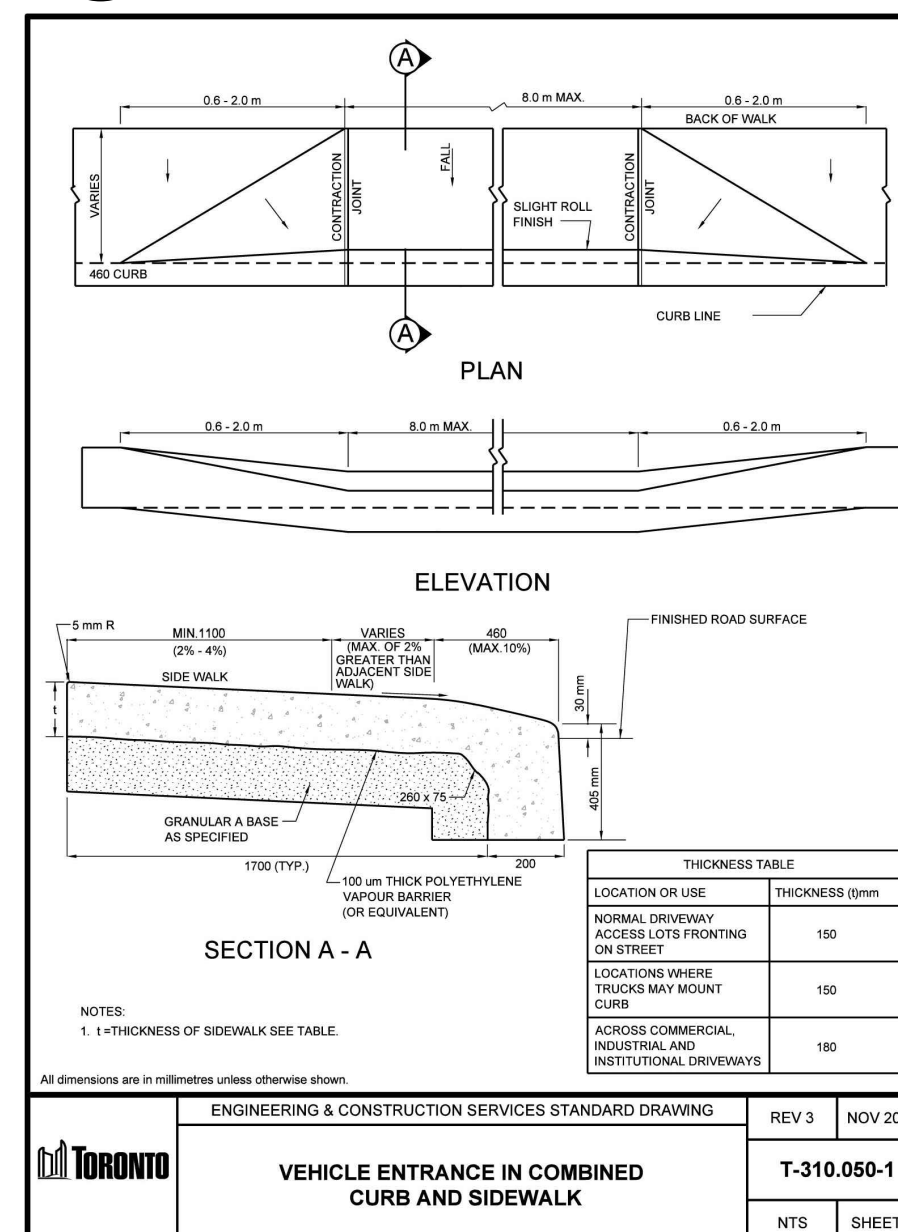
**3** T-310.010-1 JOINTS FOR SIDEWALK  
L-311 N.T.S. 320101.10-25



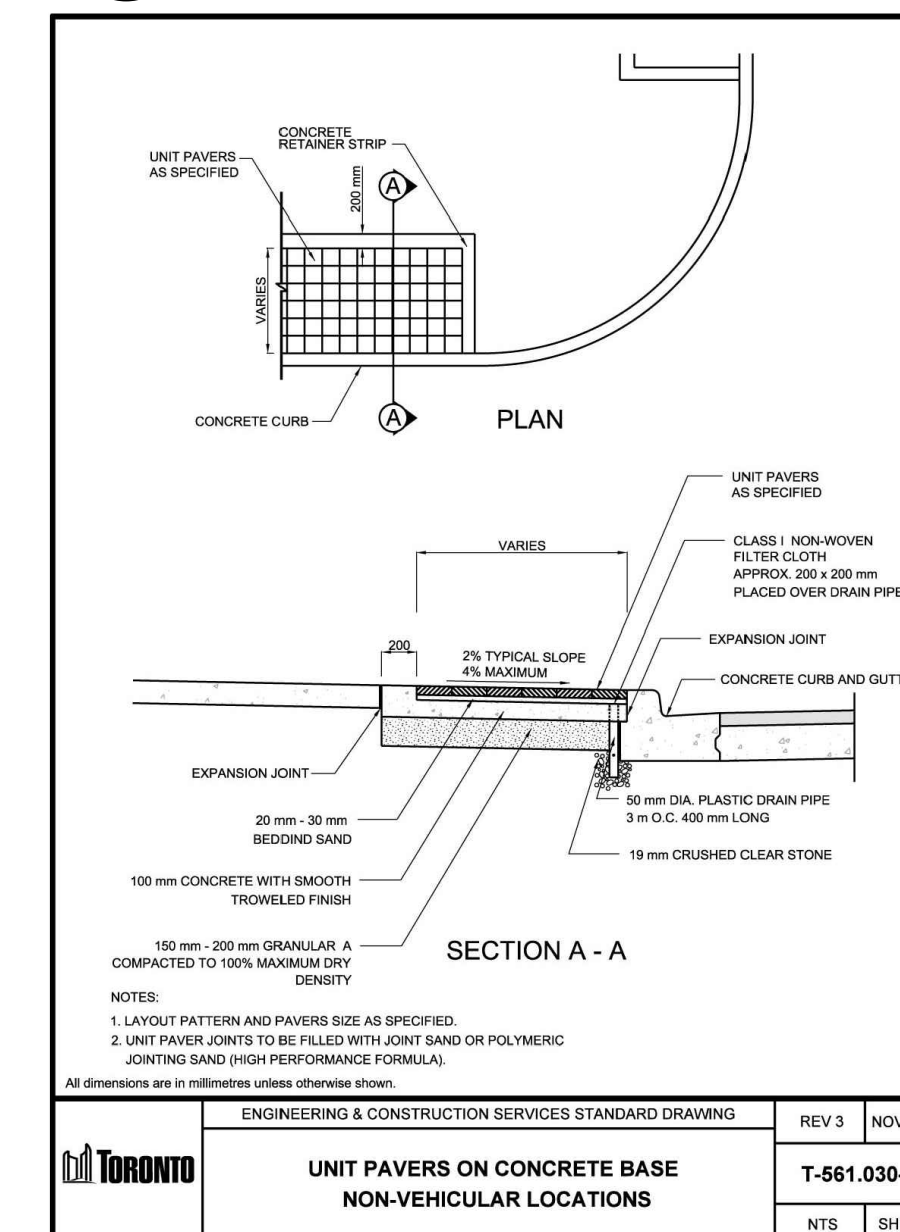
**4** T-310.010-5 JOINTS AT SIDEWALK OPENINGS 2014  
L-311 N.T.S. 320101.10-26



**5** T-310.010-4 COMBINED CONC. CURB AND SIDEWALK  
L-311 N.T.S. 320101.10-64



**6** T-310.050-01 VEHICULAR ENTRANCE W/ SIDEWALK  
L-311 N.T.S. 320101.10-35



**7** T-561.030-1 UNIT PAVERS ON CONCRETE BASE  
L-311 N.T.S. 320101.10-53

1	DEC.15.2025	Issued for ZBA	PYP
REV	DATE	DESCRIPTION	INITIAL

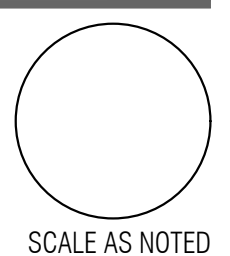
**City Standard Details**

DRAWN BY: BN  
CHECKED BY: AAM/PYP  
PRINT DATE: Dec.15.2025

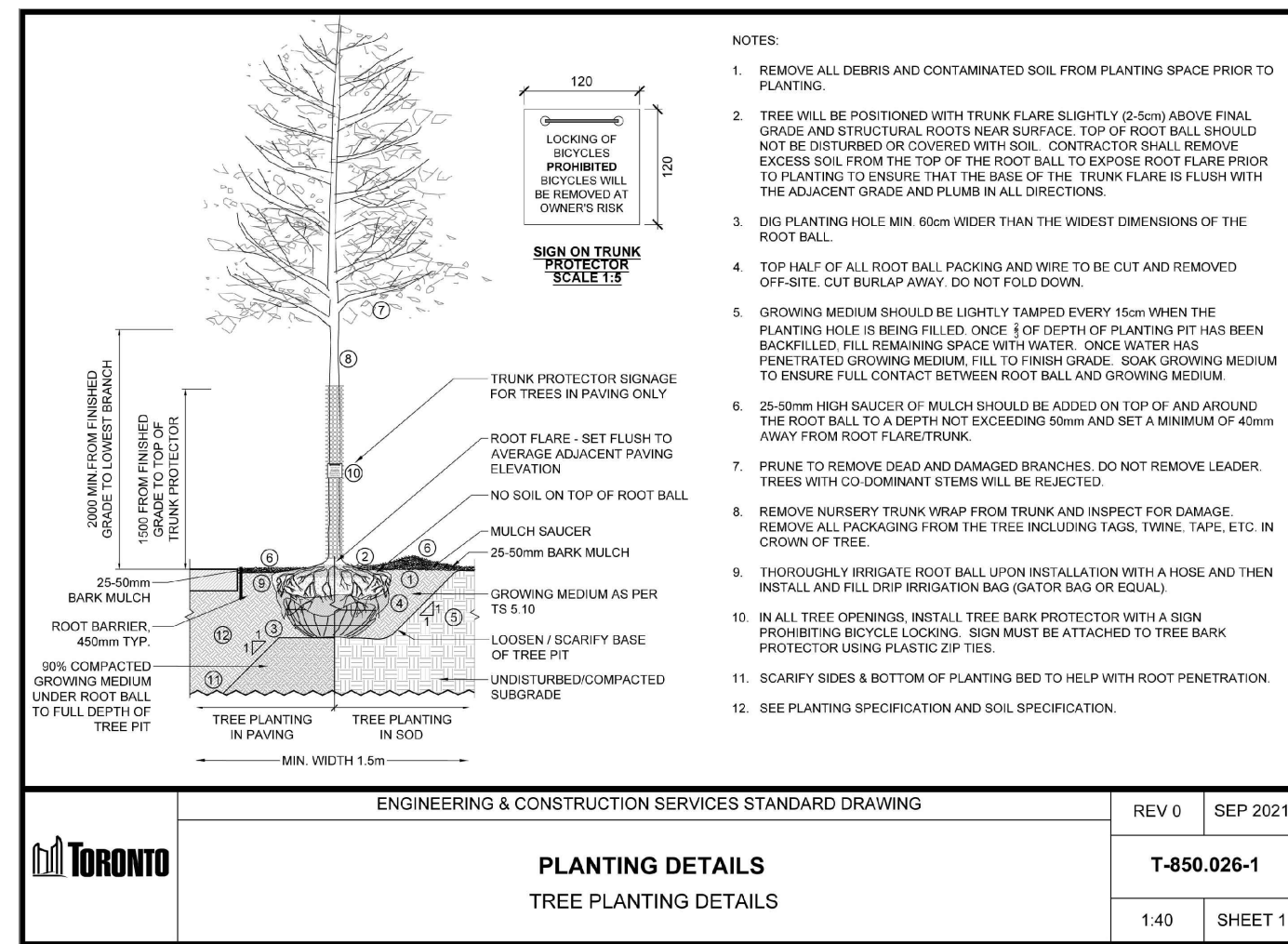
**L-311**

**1771 JANE ST.**  
TORONTO, ONTARIO  
MEDALLION REALTY HOLDINGS LTD

LAD-594  
JUL.25.2025



SCALE AS NOTED



**1** T-850.026-1 TREE PLANTING DETAIL  
L-312 N.T.S. 320101-88

**TS 5.10.05.07 Type 3 – Boulevard Mix**

For trees planted in hardscaped boulevards, a mixture of topsoil, coarse sand and compost mixed to the following proportions, by volume:

Topsoil	40 – 45%
Coarse sand	40 – 50%
Pine bark compost	12 – 15%

The growing medium shall meet the following parameters:

Soil particle size distribution	
Medium to coarse sand (0.25 – 2 mm) plus gravel (2 – 5 mm)	> 45%
Total combined silt and clay	18 – 35%
Chemical analysis <sup>(1)</sup>	pH: 6.0 – 7.8 <sup>(1)</sup>
Nutrient levels (ppm)	
Phosphorous	10 – 60
Potassium	80 – 250
Calcium	< 5000
Magnesium	100 – 300
Soluble salt	< 1.5 mmhos/cm
Percent organic matter	3 – 5%

Infiltration/Permeability/Hydraulic Conductivity 50 – 75 mm/hr at 85% Proctor density

<sup>(1)</sup> Specifiers should note that the pH maximum of 7.8 will be acceptable for most trees and other plants in the Toronto area. However, if the design team specifies pH sensitive trees or plants, the pH maximum should be lowered to an appropriate level for those plants. Note that lower pH growing medium will cost more due to the lack of availability of lower pH components. Coordinate the specification with the design team on species requirements.

Mix the growing medium with a loader bucket to preserve topsoil peds using the following method:

Mix the coarse sand and compost together separately.

Spread a layer of topsoil approximately 300 mm thick and apply the required proportions of coarse sand/compost mix over the topsoil.

Push the topsoil, coarse sand and compost into a pile and then drag out into a layer mixing the soil with the bucket. Repeat the mixing action a second time to gain an approximate mixture of the material. Do not over mix.

This method assumes that there is an additional mixing of the materials as it is moved to the final stockpile, placed into the delivery trucks, deposited at the project site, and spread into the planting space.

This method assumes that soil will not be installed using soil blower or soil slinging equipment.

Submit duplicate 4L (total 8 L) samples with material testing certification that the product meets the requirements.

**2** TS 5.10.05.07 GROWING MEDIUM TYPE 3 – BOULEVARD MIX  
L-312 N.T.S. 320101-87



52 Mimico Avenue Toronto ON M8V 1R1  
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Architect - Arcadis  
Civil Eng -Husson Engineering and Management  
Mech Eng -  
Interior -

- GENERAL NOTES**
- All dimensions in millimetres (mm)
  - Verify all dimensions
  - Do not scale drawings
  - Check drawings against specifications
  - Use the latest revised drawings only
  - Report any discrepancies to the Landscape Architect before proceeding
  - 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	DEC.15.2025	Issued for ZBA	PYP

**City Standard Tree Planting Details**

DRAWN BY: BN  
CHECKED BY: AAM/PYP  
PRINT DATE: Dec.15.2025

**L-312**

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