

FIRST CAPITAL  
2451-2495 DANFORTH AVENUE

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Toronto, ON M4C 1L1



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ARBORIST

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DRAWING LIST

L100 LANDSCAPE LAYOUT PLAN  
L101 SOIL VOLUME PLAN  
L400 LANDSCAPE SECTIONS  
L500 LANDSCAPE DETAILS

SUBMISSIONS

2024-10-28 ISSUED FOR OPA AND ZBA

## NOTES

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## LEGEND

- EXISTING TREE TO BE REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE (ADEQUATE SOIL VOLUME)
- EXTENT OF SOIL VOLUME
- 2.1m PEDESTRIAN CLEARWAY
- UNIT PAVING
- PLANTING BED

## ISSUE

- 10
- 9
- 8
- 7
- 6
- 5
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- 2
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2024-10-28 ISSUED FOR OPA AND ZBA



**JRS** Janet Rosenberg & Studio Inc.  
2100 KENNEDY RD. #100  
SCARBOROUGH, ONTARIO M1T 3Z5  
TEL: 416-665-6665  
WWW.JRSSTUDIO.COM

CLIENT:  
FIRST CAPITALPROJECT:  
2451-2495 Danforth

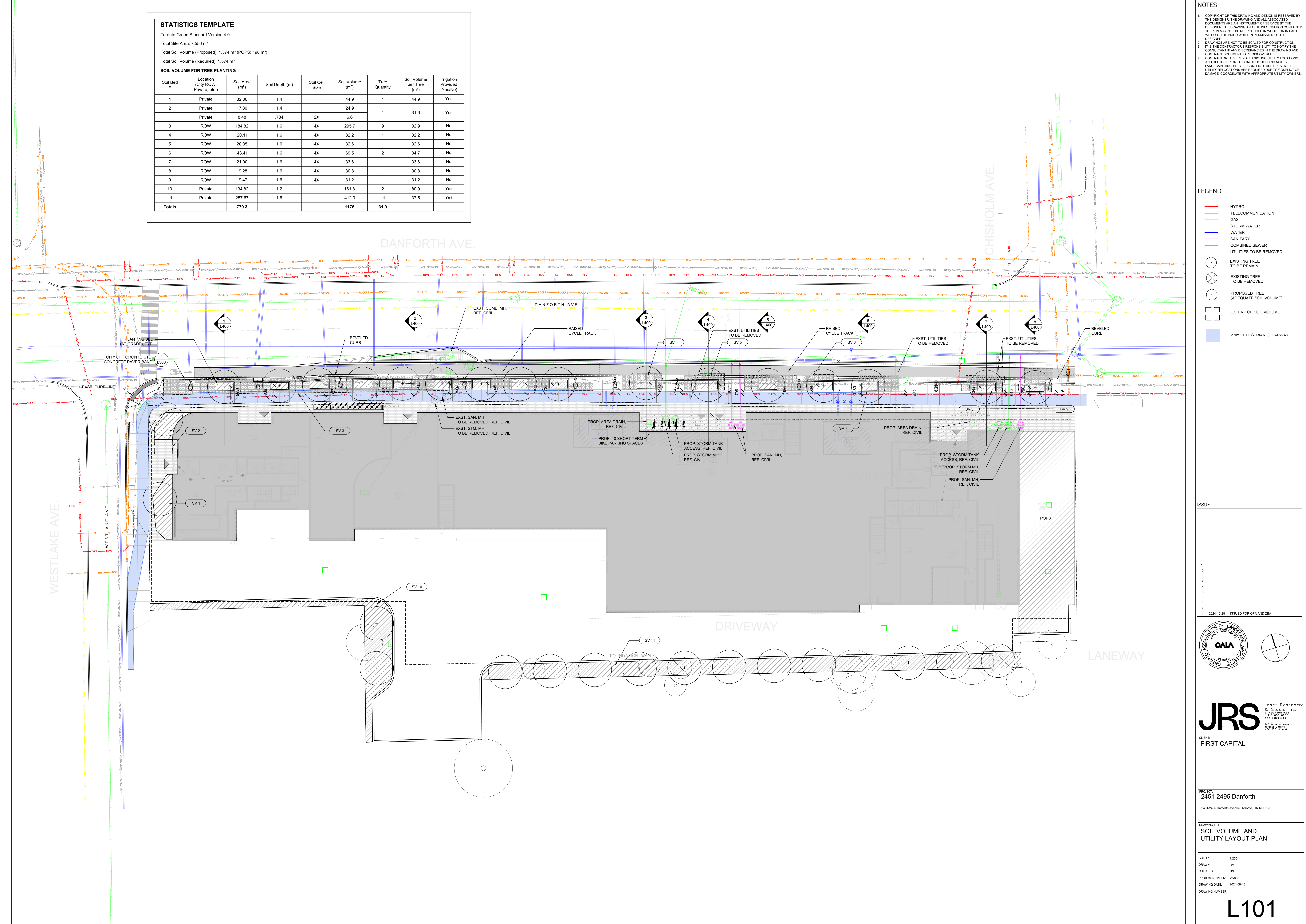
2451-2495 Danforth Avenue, Toronto, ON M2R 2J5

DRAWING TITLE:  
LANDSCAPE LAYOUT PLAN

SCALE: 1:200  
DRAWN: OV  
CHECKED: NG  
PROJECT NUMBER: 22-030  
DRAWING DATE: 2024-08-13  
DRAWING NUMBER:

L100

| STATISTICS TEMPLATE                                   |                                    |                |                |                |                  |               |                           |                              |
|-------------------------------------------------------|------------------------------------|----------------|----------------|----------------|------------------|---------------|---------------------------|------------------------------|
| Toronto Green Standard Version 4.0                    |                                    |                |                |                |                  |               |                           |                              |
| Total Site Area: 7,556 m²                             |                                    |                |                |                |                  |               |                           |                              |
| Total Soil Volume (Proposed): 1,374 m³ (POPS: 198 m³) |                                    |                |                |                |                  |               |                           |                              |
| Total Soil Volume (Required): 1,374 m³                |                                    |                |                |                |                  |               |                           |                              |
| SOIL VOLUME FOR TREE PLANTING                         |                                    |                |                |                |                  |               |                           |                              |
| Soil Bed #                                            | Location (City ROW, Private, etc.) | Soil Area (m²) | Soil Depth (m) | Soil Cell Size | Soil Volume (m³) | Tree Quantity | Soil Volume per Tree (m³) | Irrigation Provided (Yes/No) |
| 1                                                     | Private                            | 32.06          | 1.4            |                | 44.9             | 1             | 44.9                      | Yes                          |
| 2                                                     | Private                            | 17.80          | 1.4            |                | 24.9             | 1             | 31.6                      | Yes                          |
|                                                       | Private                            | 8.48           | .784           | 2X             | 6.6              |               |                           |                              |
| 3                                                     | ROW                                | 184.82         | 1.6            | 4X             | 295.7            | 9             | 32.9                      | No                           |
| 4                                                     | ROW                                | 20.11          | 1.6            | 4X             | 32.2             | 1             | 32.2                      | No                           |
| 5                                                     | ROW                                | 20.35          | 1.6            | 4X             | 32.6             | 1             | 32.6                      | No                           |
| 6                                                     | ROW                                | 43.41          | 1.6            | 4X             | 69.5             | 2             | 34.7                      | No                           |
| 7                                                     | ROW                                | 21.00          | 1.6            | 4X             | 33.6             | 1             | 33.6                      | No                           |
| 8                                                     | ROW                                | 19.28          | 1.6            | 4X             | 30.8             | 1             | 30.8                      | No                           |
| 9                                                     | ROW                                | 19.47          | 1.6            | 4X             | 31.2             | 1             | 31.2                      | No                           |
| 10                                                    | Private                            | 134.82         | 1.2            |                | 161.8            | 2             | 80.9                      | Yes                          |
| 11                                                    | Private                            | 257.67         | 1.6            |                | 412.3            | 11            | 37.5                      | Yes                          |
| Totals                                                |                                    | 779.3          |                |                | 1176             | 31.0          |                           |                              |



- NOTES
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- LEGEND
- HYDRO
  - TELECOMMUNICATION
  - GAS
  - STORM WATER
  - WATER
  - SANITARY
  - COMBINED SEWER
  - UTILITIES TO BE REMOVED
  - EXISTING TREE TO BE REMAIN
  - EXISTING TREE TO BE REMOVED
  - PROPOSED TREE (ADEQUATE SOIL VOLUME)
  - EXTENT OF SOIL VOLUME
  - 2.1m PEDESTRIAN CLEARWAY

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1 2024-10-28 ISSUED FOR OPA AND ZBA



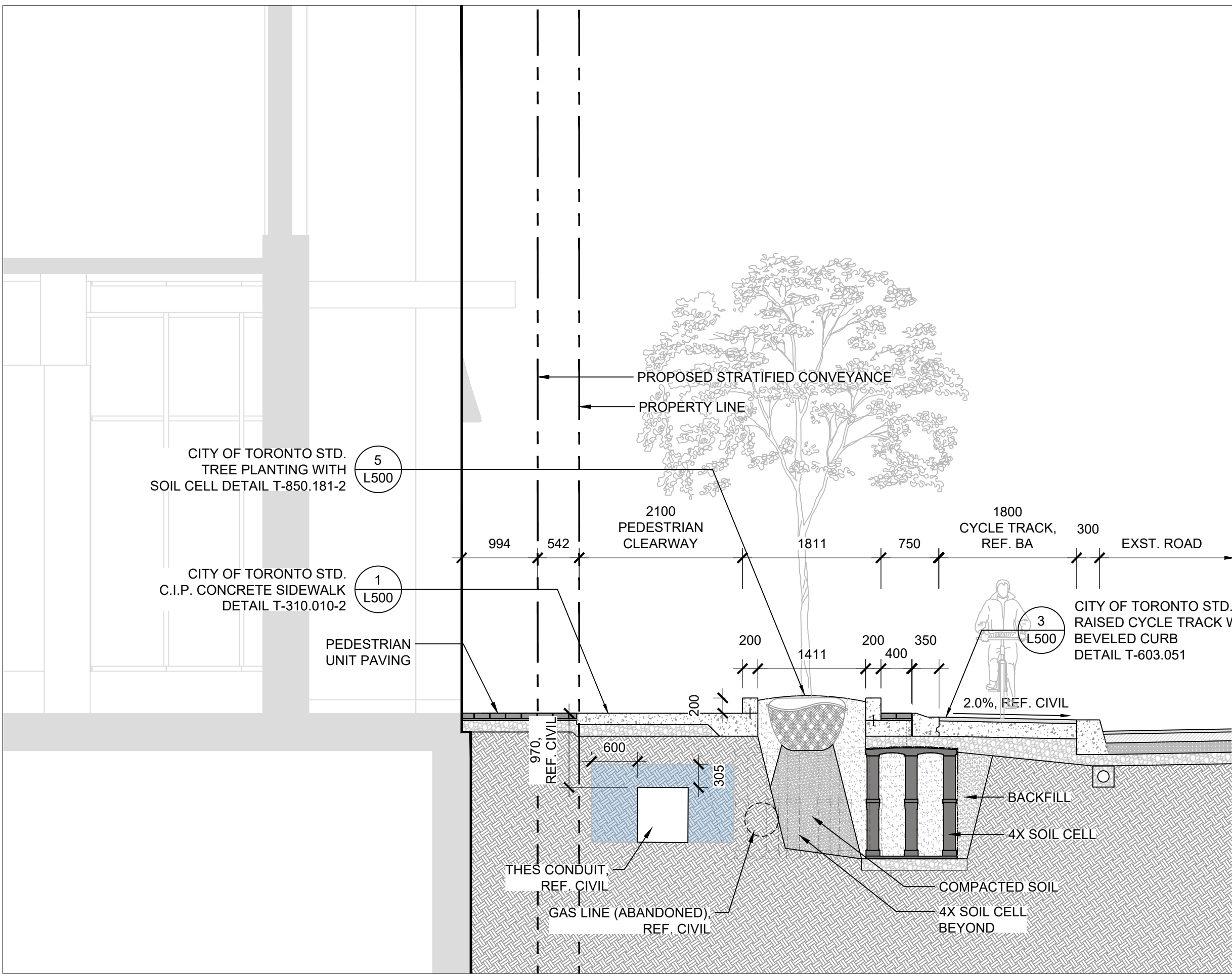
**JRS** Jonet Rosenberg & Studio Inc.  
2145 Midland Ave. #101  
Toronto, Ontario M2M 2B5  
CLINT: FIRST CAPITAL

PROJECT: 2451-2495 Danforth  
2451-2495 Danforth Avenue, Toronto, ON M2R 2J5

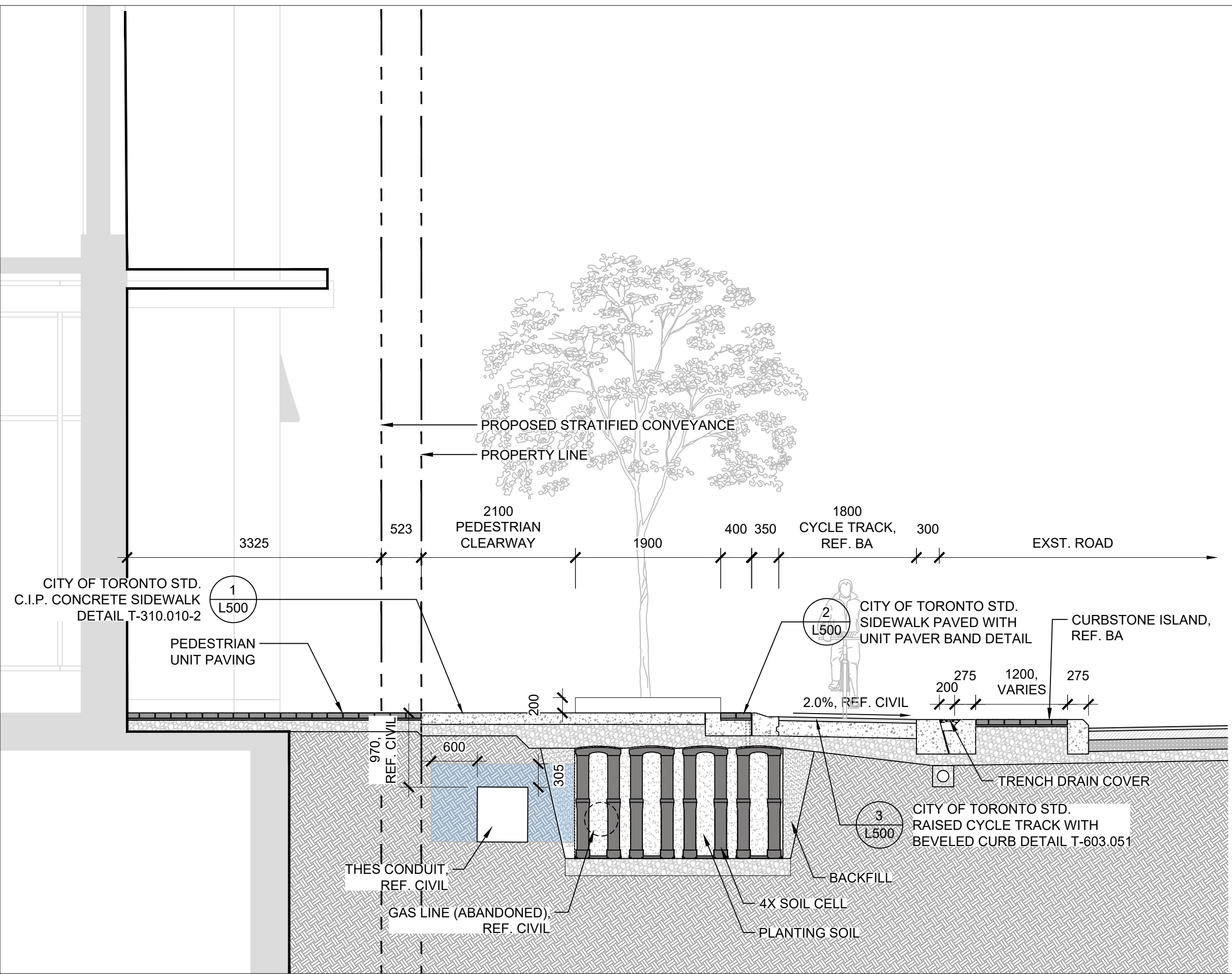
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SCALE: 1:200  
DRAWN: OV  
CHECKED: NG  
PROJECT NUMBER: 22-030  
DRAWING DATE: 2024-08-13  
DRAWING NUMBER:

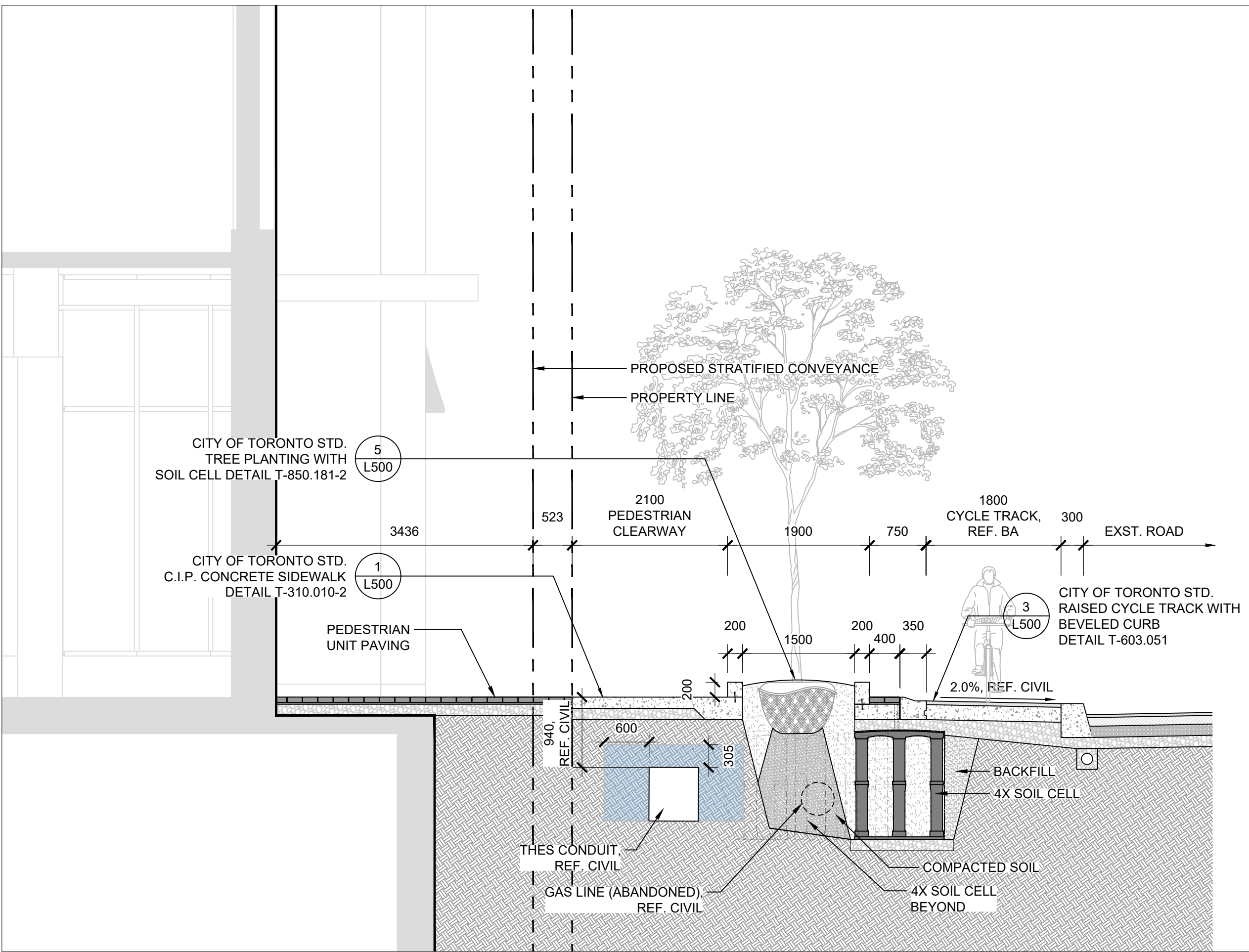
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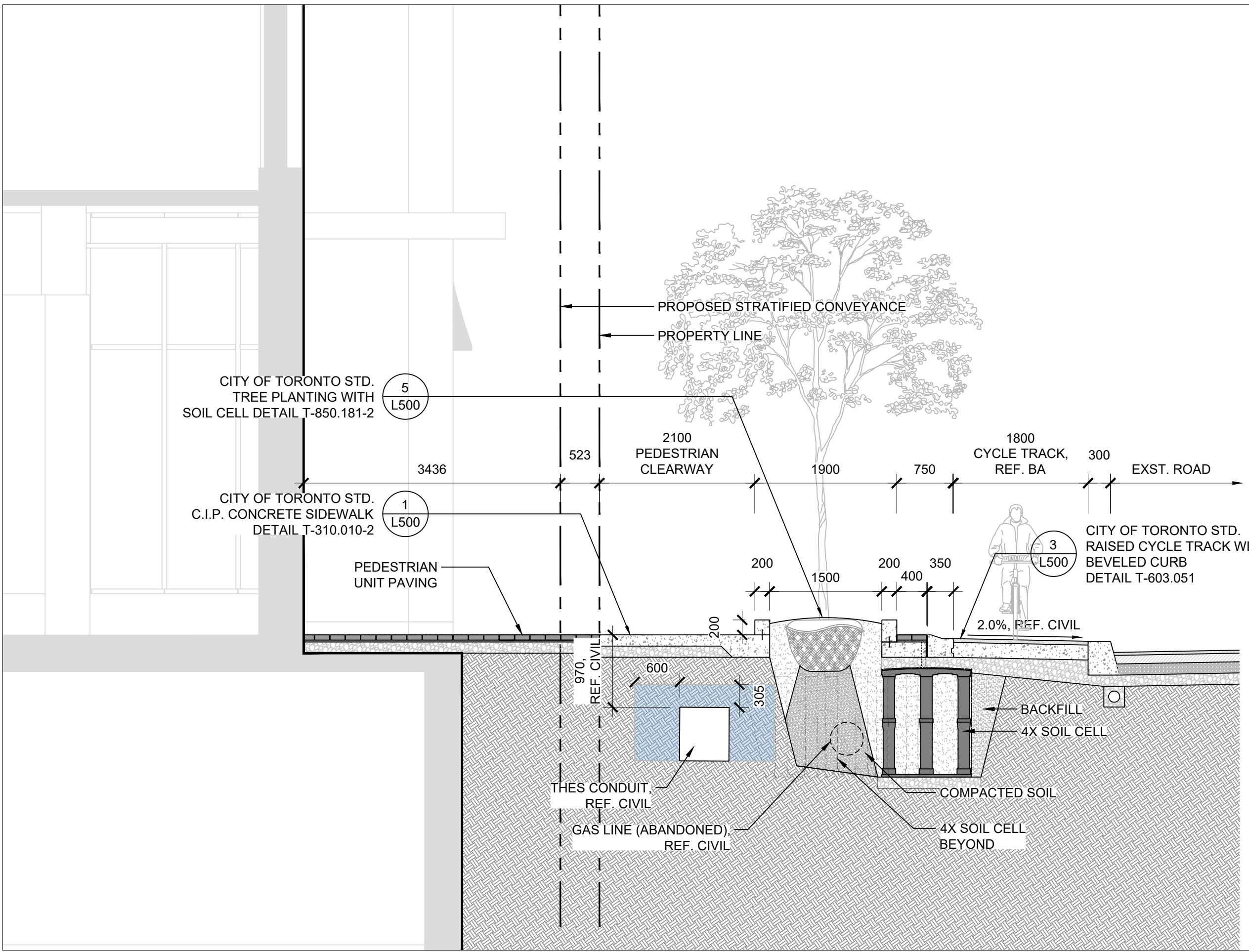
1 SECTION THROUGH PLANTER AND SOIL CELLS  
SCALE: 1 : 50



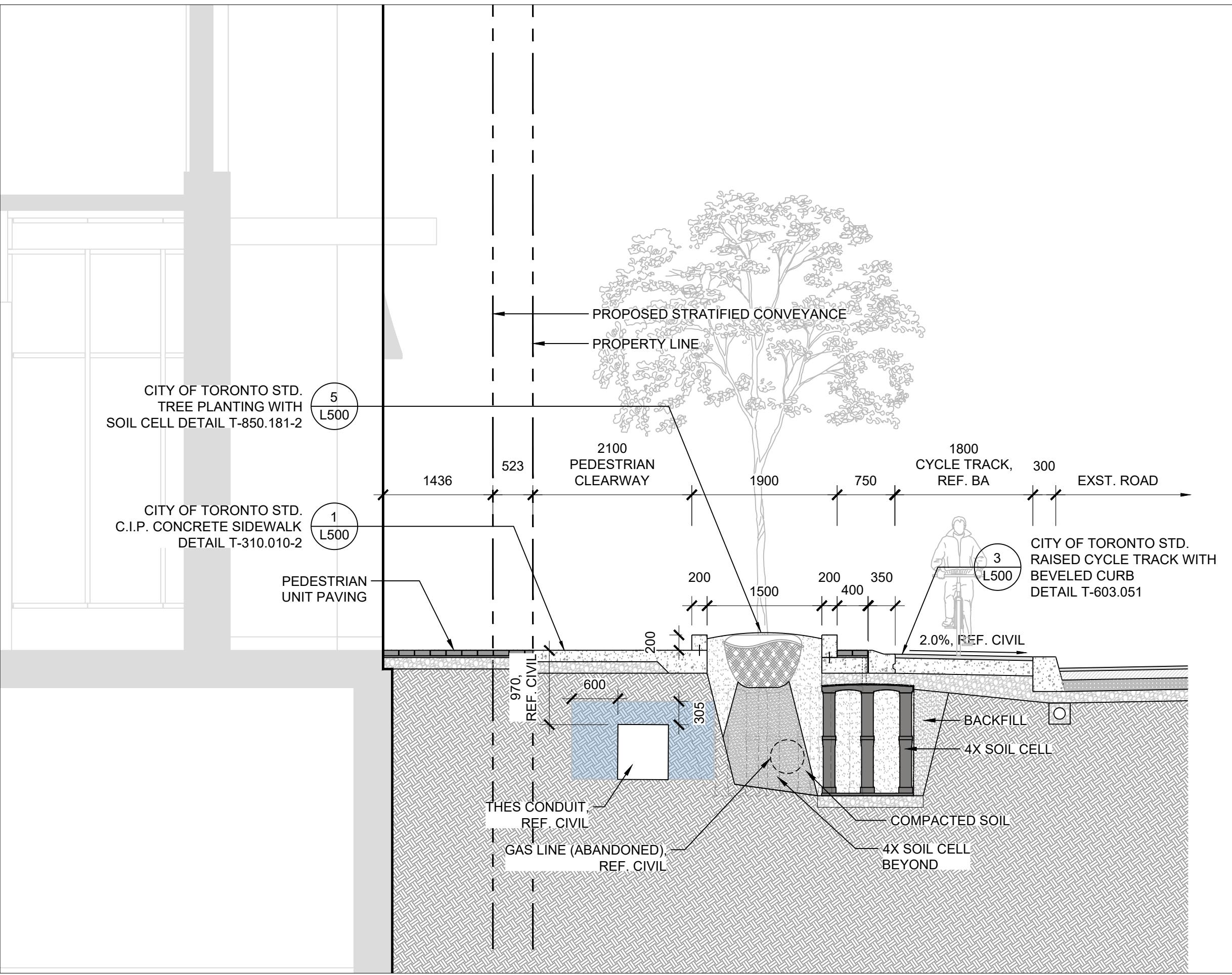
2 SECTION THROUGH CONCRETE SIDEWALK, SOIL CELLS, AND CURBSTONE ISLAND  
SCALE: 1 : 50



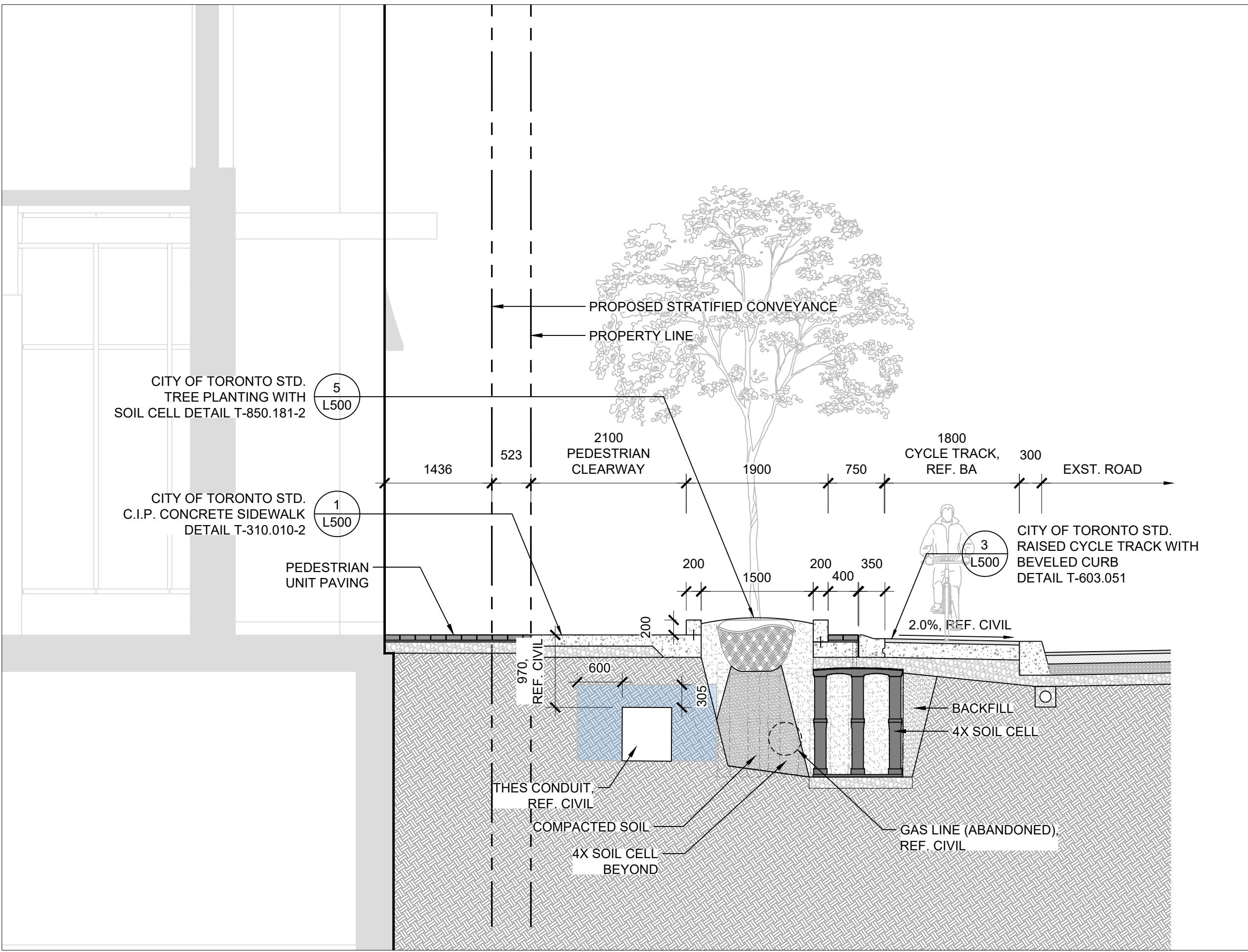
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SCALE: 1 : 50



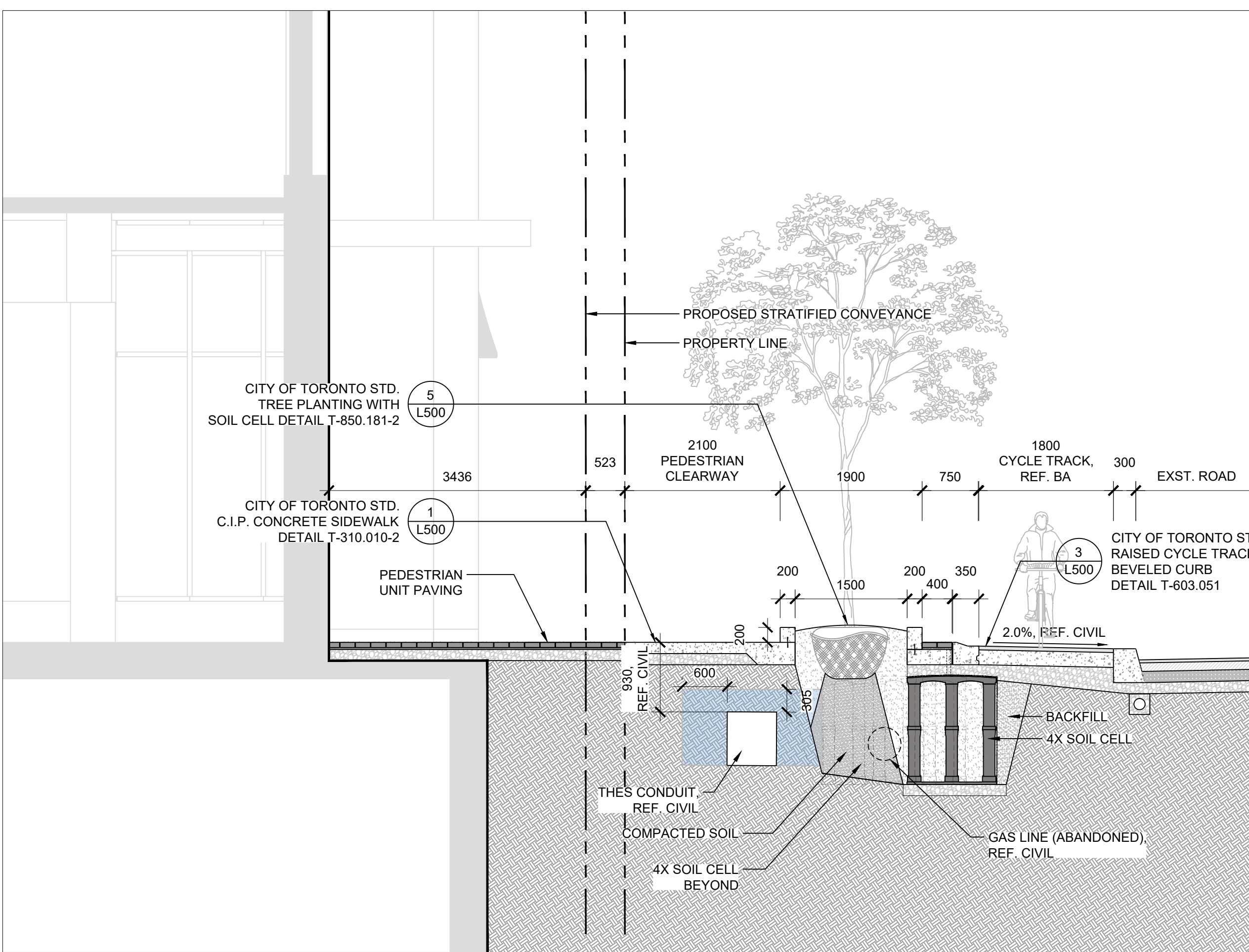
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SCALE: 1 : 50



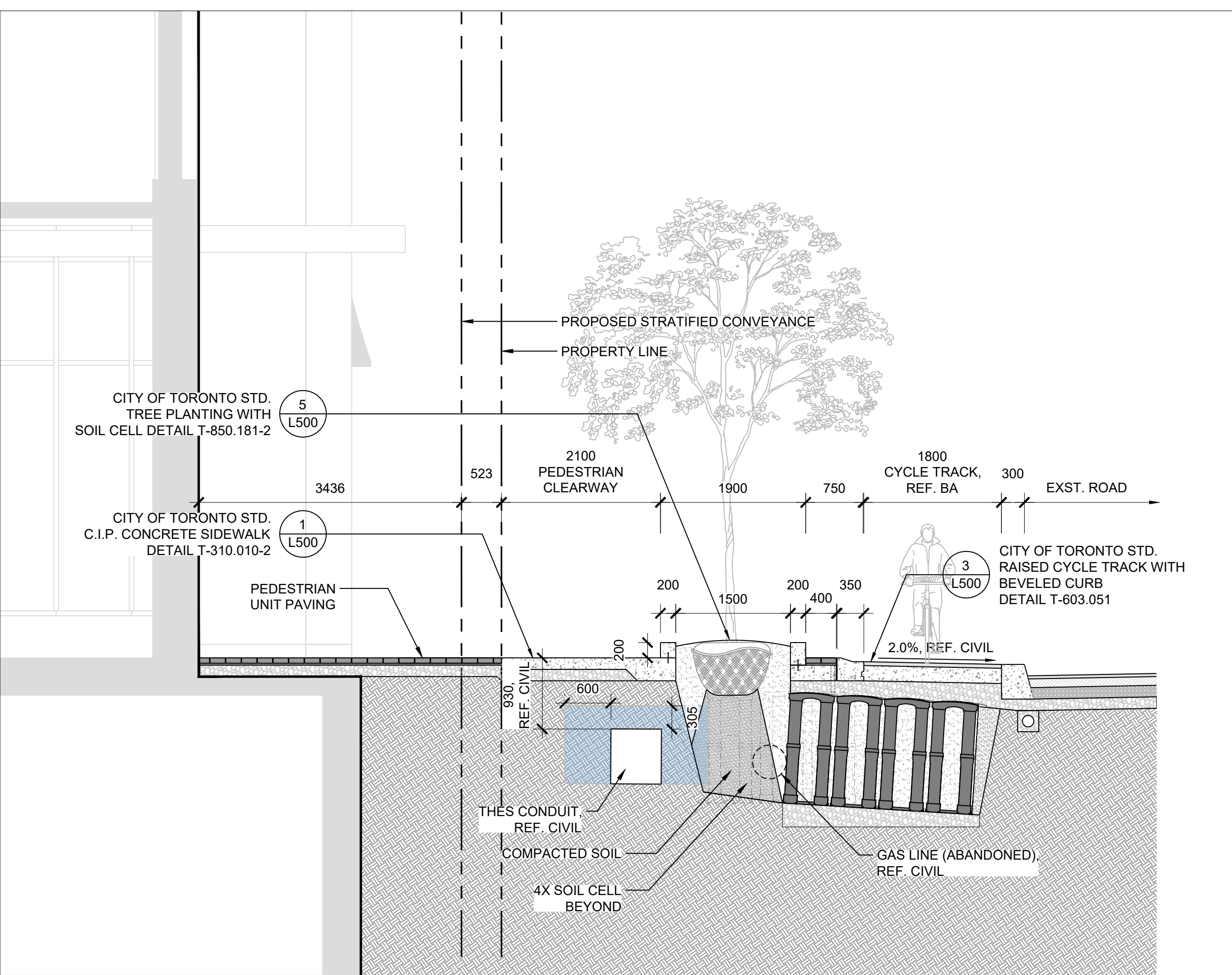
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SCALE: 1 : 50



6 SECTION THROUGH PLANTER AND SOIL CELLS  
SCALE: 1 : 50



7 SECTION THROUGH CONCRETE SIDEWALK AND SOIL CELLS  
SCALE: 1 : 50



8 SECTION THROUGH PLANTER AND SOIL CELLS  
SCALE: 1 : 50

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## LEGEND

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2100 Midland Ave. Suite 200  
Toronto, Ontario M2M 2B5 Canada

CLIENT:  
**FIRST CAPITAL**

PROJECT:  
**2451-2495 Danforth**

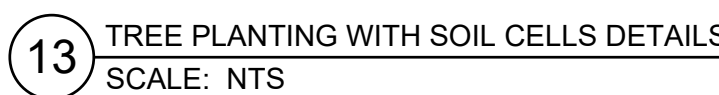
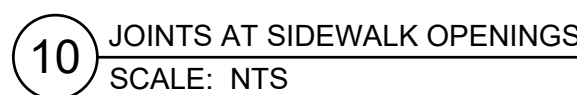
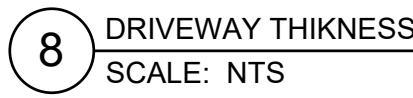
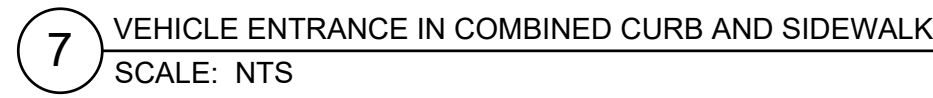
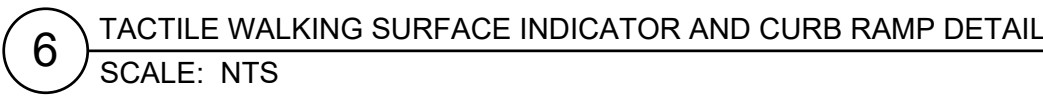
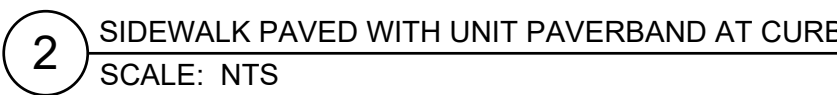
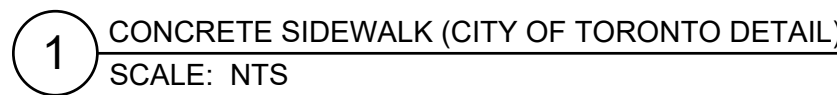
2451-2495 Danforth Avenue, Toronto, ON M2R 2J5

DRAWING TITLE:  
**LANDSCAPE SECTIONS**

SCALE: 1:200  
DRAWN: GV  
CHECKED: NG  
PROJECT NUMBER: 22-030  
DRAWING DATE: 2024-08-13  
DRAWING NUMBER:

# L400

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PROJECT:  
2451-2495 Danforth

2451-2495 Danforth Avenue, Toronto, ON M6R 2J5

DRAWING TITLE:  
LANDSCAPE DETAILS

SCALE: 1:200

DRAWN: OV  
CHECKED: NG

PROJECT NUMBER: 22-03

DRAWING DATE: 2024-

DRAWING NUMBER:

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# 1500

# L500

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