

VINELAND

4933 VICTORIA AVENUE NORTH

APPLICATION FOR SITE PLAN APPROVAL

PROJECT TEAM

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CROZIER CONSULTING ENGINEERS
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ACOUSTICS/NOISE
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ENVIRONMENTAL IMPACT / TPP
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LANDSCAPE SHEET LIST

Sheet Number	Sheet Name
L000	COVER SHEET
L001	TREE PROTECTION PLAN
L101	LANDSCAPE PLAN
L102	GREENROOF PLAN
L103	STREETSCAPE
L301	LANDSCAPE DETAILS

3	2024/09/30	RE-ISSUED FOR ZBA
2	2024/04/26	RE-ISSUED FOR ZBA
1	2024/02/37	ISSUED FOR ZBA

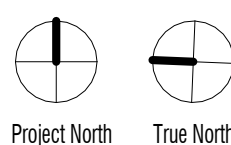
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55 OSSINGTON AVE, SUITE 100
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416 915 1791

Globizen
PROJECT BENCH

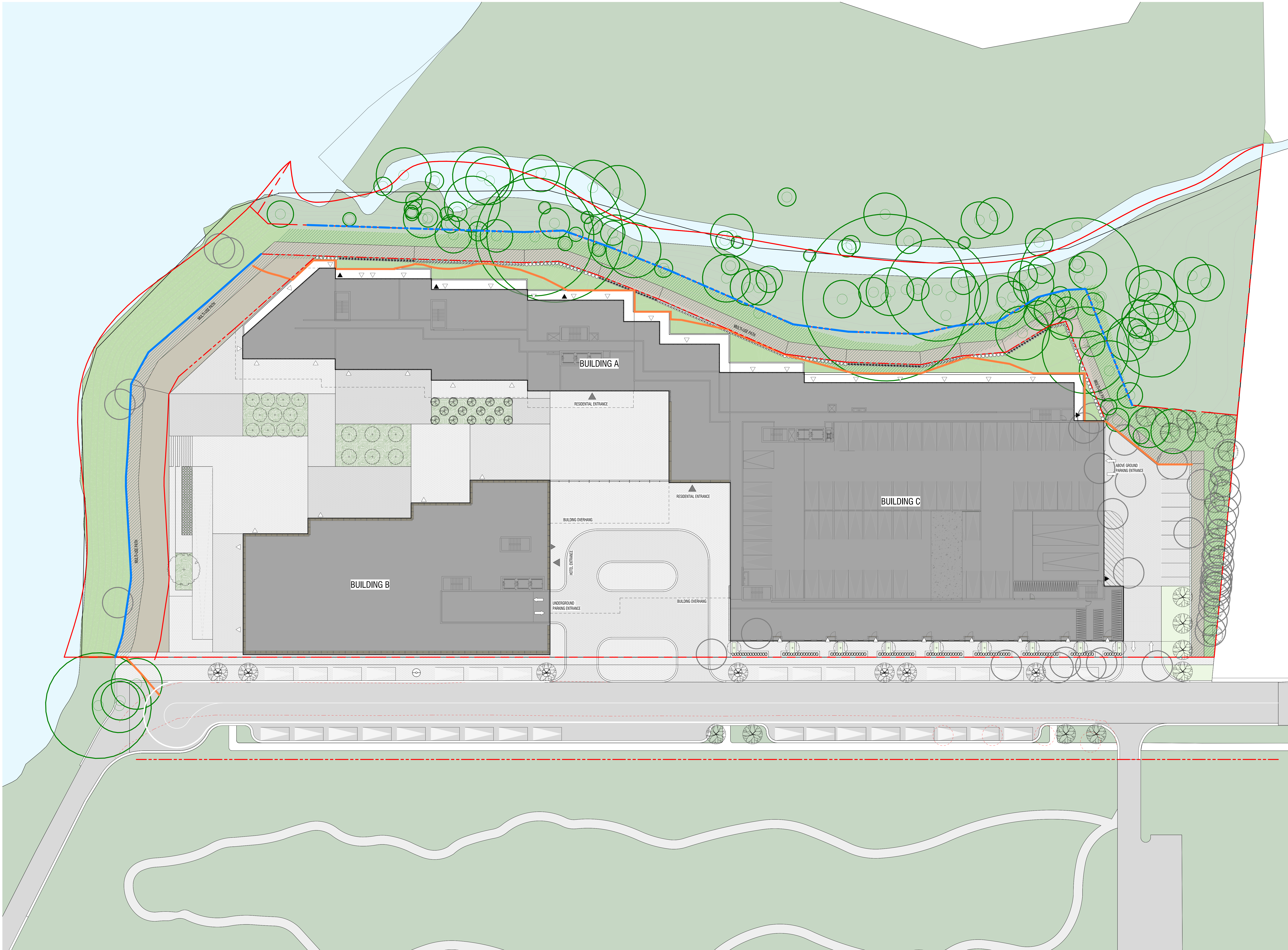
4933 VICTORIA AVENUE NORTH



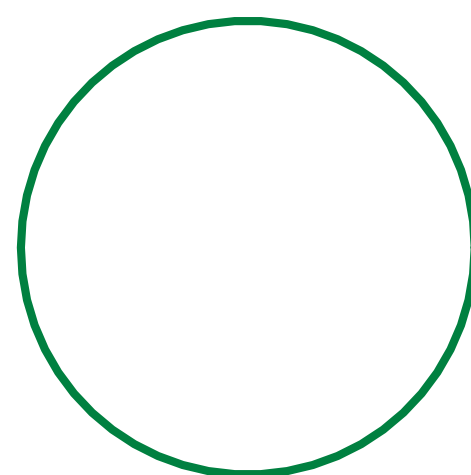
SCALE
PROJECT NO. 202302
ISSUE DATE SEPT 27, 2024

COVER SHEET

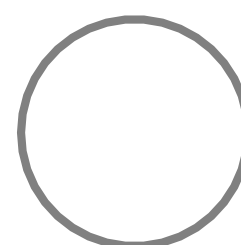
L000



1 TREE PROJECTION ZONE
L001 1:250



TREE PROTECTION ZONE



EXISTING TREE TO BE REMOVED



TREE HOARDING LINE

REFER TO THE ARBORIST
REPORT FOR DETAILED
INVENTORY OF TREES TO BE
PROTECTED/REMOVED

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SPECIAL NOTES:
1. Drawings are not to be scaled. Contractor will
verify all existing conditions and dimensions
required to perform the Work and will report any
discrepancies with the Contract Documents to the
Architect before commencing work.
2. The Architectural Drawings are to be read in
conjunction with all other Contract Documents
including the Project Manual and the Structural,
Mechanical and Electrical Drawings. In cases of
difference between the "Contract" documents with
respect to the quantity, sizes or scope of work, the
greater shall apply.
3. Positions of proposed or retained Mechanical or
Electrical devices, fittings and fixtures are indicated
on the Architectural Drawings. Locations shown on
the Architectural Drawings shall govern over
Mechanical and Electrical Drawings. Mechanical
and Electrical items not clearly located will be
located as directed by the Architect.
4. Dimensions indicated on lines between the faces
of finished surfaces unless otherwise noted.
5. The architect has not been retained for supervision
of construction and assumes no responsibility for
means, methods and techniques of construction.
6. These documents are not to be used for
construction unless specifically noted for such
purpose.

3 2024/09/30 RE-ISSUED FOR ZBA
2 2024/04/26 RE-ISSUED FOR ZBA
1 2024/02/27 ISSUED FOR ZBA

Rev. Date Issued

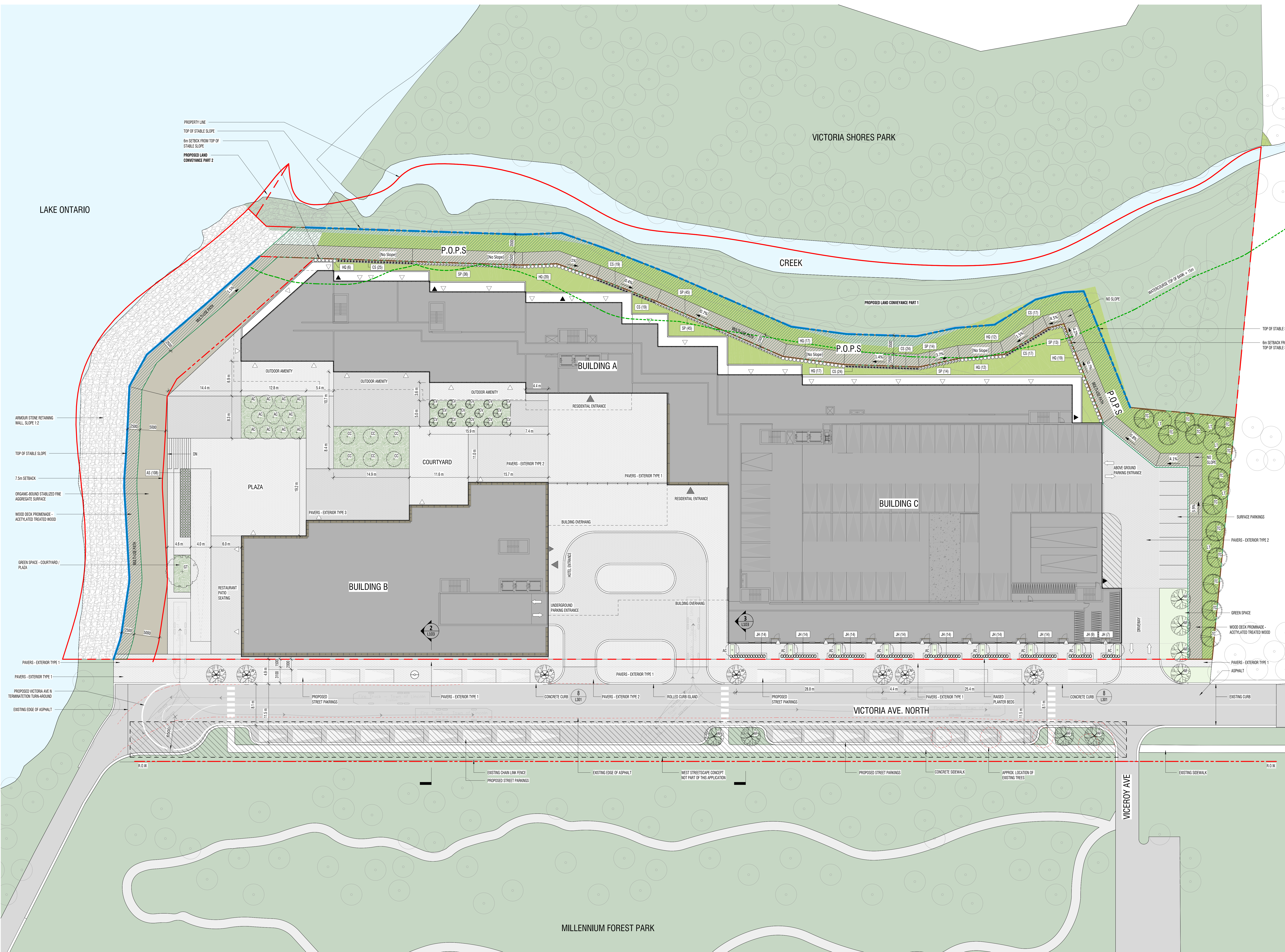
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Globizen
PROJECT BENCH

4933 VICTORIA AVENUE NORTH
Project North True North

SCALE As indicated
PROJECT NO. 202302
ISSUE DATE SEPT 27, 2024

TREE
PROTECTION
PLAN
L001



1 LANDSCAPE PLAN
1:250

PLANTING - SHADE TREES (ON PROPERTY)									
TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT
AF		ACER x FREEMANI	FREEMAN MAPLE	3	80mm CAL.	WB	•	•	
GT		GLEXITSA TRACANTHOS	HONEY LOCUST	1	80mm CAL.	WB		•	•
LT		JUNIPERUS HORIZONTALIS	TULIP POPLAR	5	80mm CAL.	WB			
TC		TSUGA CANADENSIS	CANADIAN HEMLOCK	13	80mm CAL.	WB	•	•	•
TOTAL SHADE TREES				22					

PLANTING - UNDERSTORY TREES & VINES									
TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT
UNDERSTORY TREE									
AC		AMELANCHIER CANADENSIS	SERVICEBERRY	20	200 cm tl. multi-stem	WB	•	•	
CC		CERCIS CANADENSIS	REDBUD	6	200 cm tl. multi-stem	WB	•	•	•
VINE									
CV		CLEMATIS VIRGINIANA	CLEMATIS	14	200 cm tl. multi-stem	WB	•	•	•
TOTAL UNDERSTORY TREES				40					

PLANTING - SHRUBS & GROUND COVER									
TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SPACING	SIZE	CONDITION	NOTES	
AS		ASARUM CANADENSE	CANADIAN WILD GINGER	108	450 mm	2 GAL.	POTTED		
CS		CORNUS SERICEA	RED-TWIG DOGWOOD	85	600 mm	2 GAL.	POTTED		
HQ		HYDRANGEA QUERCIFOLIA	OGONLEAF HYDRANGEA	74	750 mm	2 GAL.	POTTED		
JH		JUNIPERUS HORIZONTALIS	CREeping JUNIPER	114	450 mm	2 GAL.	POTTED		
SP		SPIEA PRUNIFOLIA	SHRDLAUREATH SPIREA	108	600 mm	2 GAL.	POTTED		
TOTAL PLANTS				489					

HARDSCAPE & SOFTSCAPE MATERIAL TYPES (ON PROPERTY)			
TAG	DESCRIPTION	AREA	NOTES
PA1	PAVERS - EXTERIOR TYPE 1	2424 m²	PERMEABLE BRICK PAVERS WITH SR ≥ 20
PA2	PAVERS - EXTERIOR TYPE 2	1084 m²	PERMEABLE BRICK PAVERS WITH SR ≥ 20
PA3	PAVERS - EXTERIOR TYPE 3	587 m²	PERMEABLE BRICK PAVERS WITH SR ≥ 20
TOTAL		4095 m²	
PT1	GREEN SPACE - COURTYARD / PLAZA	365 m²	
PT2	GREEN SPACE	133 m²	
TOTAL		498 m²	

HARDSCAPE & SOFTSCAPE MATERIAL TYPES (R.O.W.)			
TAG	DESCRIPTION	AREA	NOTES
AS	ASPHALT	2442 m²	
C1	CONCRETE SIDEWALK	455 m²	
PA1	PAVERS - EXTERIOR TYPE 1	1035 m²	PERMEABLE BRICK PAVERS WITH SR ≥ 20
PA2	PAVERS - EXTERIOR TYPE 2	59 m²	PERMEABLE BRICK PAVERS WITH SR ≥ 20
TOTAL		3991 m²	
PT2	GREEN SPACE	28 m²	
TOTAL		4019 m²	

PLANTING - SHADE TREES (R.O.W.)									
TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NATIVE	DROUGHT TOLERANT	SALT TOLERANT
AF		ACER x FREEMANI	FREEMAN MAPLE	12	80mm CAL.	WB	•	•	•
TOTAL: 12				12					

* ALL TREES, SHRUBS AND GROUNDCOVERS ARE NATIVE SPECIES.
** ALL TREES, SHRUBS AND GROUNDCOVERS ARE DROUGHT RESISTANT SPECIES.
*** A Drip Irrigation System is to be installed throughout the new root zones and will operate using a weather sensor to supply irrigation to all planting as required.

GENERAL NOTES:

- A TREE WATERING AND MAINTENANCE PROGRAM IS TO BE PROVIDED FOR A MINIMUM OF FOUR (4) YEARS AFTER PLANTING.
- LANDSCAPING WILL BE IRRIGATED USING NON-POTABLE WATER. PASSIVE AND ACTIVE IRRIGATION IS TO BE PROVIDED FOR ALL TREES. GREYWATER TO BE USED.
- SOIL IS RETAINED ON-SITE OR ADJUSTED OR REPLACED WITH SOIL OF EQUAL OR BETTER QUALITY.
- SOIL FOR ALL TREE PLANTING TO BE A SANDY LOAM TEXTURE PROFILE (50-80% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC MATTER BY DRY WEIGHT) WITH A MAXIMUM PH OF 7.5.
- ALL GROUND LEVEL GRATES WILL HAVE A POROSITY OF 20mm X 20mm OR 10mm X 40mm.

PLANTING NOTES:

- COORDINATE SHIPPING OF PLANTS AND EXCAVATION OF HOLES TO ENSURE MINIMUM TIME BETWEEN DIGGING AND PLANTING. CONSULTANT TO SELECT PLANTS AT NURSERY AND REVIEW PLANTS ON DELIVERY TO SITE. PRIOR TO PLANTS BEING SET IN PLACES.
- STAKED PLANTING LOCATIONS TO BE REVIEWED BY CONSULTANT AND CHANGED AS REQUIRED.
- PLANTS TO BE NURSERY-GROWN, GOOD QUALITY SPECIES AND TYPE, FORM AND CHARACTER SPECIFIED. PLANTS TO BE NO 1 GRADE IN ACCORDANCE WITH CANADIAN STANDARDS FOR NURSERY STOCK. MOST RECENT EDITION OF CANADIAN NURSERY LANDSCAPE ASSOCIATION. PLANTS TO HAVE NORMAL, WELL-DEVELOPED BRANCHES, INTEGRAL PRUNING ROOT SYSTEMS, AND BE HEALTHY, FREE FROM DEFECTS. PLANTS TO BE GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE AT THE SITE FOR AT LEAST TWO YEARS PRIOR TO USE ON THIS PROJECT.
- SPECIFY PLANTS TO BE EXCEPTIONALLY GOOD QUALITY PERTAINING TO THE SPECIES AND OF TYPE, FORM, CHARACTER OR HABIT OF THE PLANTS SPECIFIED.
- CLUMP PLANTING TO HAVE A MINIMUM OF THREE STEMS GROWING OUT OF ONE ROOT SYSTEM, WELL BRANCHED FROM THE BOTTOM UPWARDS. MADE CLUMPS WILL NOT BE EXCEPTED.
- CONTAINER GROWN PLANTS (POTS, CANES, TUBS OR BODIES) TO HAVE SUFFICIENT ROOTS TO HOLD PLANTS TOGETHER AFTER REMOVAL OF CONTAINERS, BUT WITHOUT BEING ROOT-BOUND. CONTAINERS NOT TO BE REMOVED UNTIL PLANTS ARE READY FOR PLANTING.
- DIMENSIONS INDICATED ON DRAWINGS ARE TO BE USED FOR THE QUANTITY, SIZE OR SCOPE OF WORK, THE GROWER SHALL APPLY.
- POSITIONS OF EQUIPMENT OR IRRIGATED MECHANICAL OR ELECTRICAL DEVICES, TRINGS AND TUBES ARE INDICATED ON THE ARCHITECTURAL DRAWINGS. LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL GOVERN OVER MECHANICAL AND ELECTRICAL DRAWINGS. MECHANICAL AND ELECTRICAL WORK NOT SHOWN HEREIN WILL BE INSTALLED AS DIRECTED BY THE ARCHITECT.
- DIMENSIONS INDICATED ON DRAWINGS ARE TO BE USED FOR THE QUANTITY, SIZE OR SCOPE OF WORK, THE GROWER SHALL APPLY.
- THE ARCHITECT HAS NOT BEEN ADVISED FOR SUPERVISION OF CONSTRUCTION AND ASSUMES NO RESPONSIBILITY FOR METHODS, MATERIALS AND TECHNIQUES OF CONSTRUCTION.
- THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED FOR EACH PURPOSE.

GENERAL NOTES:

- DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AGAINST THE ARCHITECT'S DRAWINGS. LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL GOVERN OVER MECHANICAL AND ELECTRICAL DRAWINGS. MECHANICAL AND ELECTRICAL WORK NOT SHOWN HEREIN WILL BE INSTALLED AS DIRECTED BY THE ARCHITECT.
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- THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED FOR EACH PURPOSE.

URBAN FORESTRY TREE PLANTING NOTES:

- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLAN WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING DETAILS AND "TOWN OF TORONTO STANDARD DETAILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
- NO OBSTACLES TO EXISTING GRADE IS PERMITTED AT ANY TIME WITHIN ANY TREE PRIOR TO MOVING OR REMOVING ANY TREE. PERMISSION FROM URBAN FORESTRY IS REQUIRED.

WATERING PROGRAM:

- THE OWNER WILL OVERSEE AND EXECUTE A WATERING PROGRAM TO SUPPORT THE TREES IN THE FIRST TWO YEARS TO ENSURE THAT TREES ARE ESTABLISHED. THE WATERING PROGRAM WILL CONSIST OF FOLLOWING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS. MANUALLY FED BY WATER FROM THE BUILDING WATERBORNE PRESSURE. HAND WATERING TO SUPPORT ESTABLISHMENT AND WASH AWAY SALT FROM SURFACE MANAGEMENT OPERATIONS ON THE SURROUNDING HARDSCAPE IS REQUIRED FOR ALL OTHER TREES.
- WATERING SCHEDULE:**
 - 1 TO 2 WEEKS AFTER PLANTING THEY WILL BE WATERED DAILY
 - 2 TO 3 WEEKS THEY WILL BE WATERED EVERY 2 TO 3 DAYS
 - AFTER 12 WEEKS THEY WILL BE WATERED WEEKLY THROUGH THE SPRING SUMMER AND FALL SEASONS UNTIL ROOTS ARE ESTABLISHED. WATERING WILL BE APPLIED AT 1-1.5 GALLONS PER INCH OF STEM CALIPER PER IRRIGATION USING TECHNIQUES TO CREATE A 30CM WIDE THATCH OF WATER AROUND THE TREE ROOT BALL SUPPLIED BY THE PIPING SUPPLIED IN THE SOIL CELLS.

SITE PLAN LEGEND

PROPERTY LINE
TOP OF SLOPE
6m SETBACK
DESIGNATED P.O.P.S.
PRIVATELY OWNED
PUBLIC SPACE

MAIN RES ENTRANCE
RES ENTRANCE
NON-RES ENTRANCE
EXIT
VEHICULAR ENTRANCE/EXIT

TREE PLANTING TYPE

EXISTING CONTEXT TREE
DECIDUOUS TREE
CONIFEROUS TREE
UNDERSTORY TREE

HARDSCAPE

CONCRETE SIDEWALK
PAVERS - EXTERIOR TYPE 1
PAVERS - EXTERIOR TYPE 2
PAVERS - EXTERIOR TYPE 3
WOOD DECK PROMINENCE
ASPHALT

SOFTSCAPE

GREEN SPACE - COURTYARD / PLAZA
GREEN SPACE

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Scale: 1:250
As Issued
PROJECT NO. 202302
ISSUE DATE: SEPT 27, 2024

LANDSCAPE PLAN

L101



- PLANTING NOTES:**
- COORDINATE SHIPPING OF PLANTS AND EXCAVATION OF HOLES TO ENSURE MINIMUM TIME LAPSE BETWEEN DIGGING AND PLANTING. CONSULTANT TO SELECT PLANTS AT NURSERY AND REVIEW PLANTS ON DELIVERY TO SITE, PRIOR TO PLANTS BEING SET IN PLACE.
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 - SPECIMEN PLANTS TO BE EXCEPTIONALLY GOOD QUALITY PERTAINING TO THE SPECIES AND OF TYPE, FORM, CHARACTER OR HABIT OF THE PLANTS SPECIFIED.
 - CLUMP PLANTING TO HAVE A MINIMUM OF THREE STEMS GROWING OUT OF ONE ROOT SYSTEM, WELL-BRANCHED FROM THE BOTTOM UPWARDS. MADE CLUMPS WILL NOT BE ACCEPTED.
 - CONTAINER-GROWN PLANTS (POTS, CANES, TUBS OR BOXES) TO HAVE SUFFICIENT ROOTS TO HOLD PLANTS TOGETHER AFTER REMOVAL OF CONTAINERS, BUT WITHOUT BEING ROOT-BOUND. CONTAINERS NOT TO BE REMOVED UNTIL PLANTS ARE READY FOR PLANTING.
 - BALLED AND BURLAPPED AND STUMP-BALLED PLANTS TO HAVE A COMPACT NATURAL BALL OF EARTH SO FIRMLY WRAPPED IN BURLAP AND TIGHTLY BOUND WITH ROPE THAT UPON DELIVERY, THE SOIL IN THE BALL IS STILL FIRM AND COMPACT AROUND THE SMALL FEEDING ROOTS. BALL SIZE TO CORRESPOND TO CANADIAN STANDARDS FOR NURSERY STOCK. ROOT BALLS SHALL INCLUDE 75% OF FIBROUS AND FEEDER ROOT SYSTEM.
 - CROWN PRUNING: PRUNE AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND INTERFERING BRANCHES AND HARMFUL ANGLE BRANCH UNLESS WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER.
 - ROOT BALL: CUT AND REMOVE ALL WIRE, ROPE, BURLAP AND TWINE FROM AROUND THE TOP 1.0 TO 1.0 OF THE ROOT BALL.
 - BACKFILL: SOIL TO BE BACKFILLED IN 150 MM LAYERS AND CONCURRENTLY TAMPED AND/OR WATERED TO ELIMINATE AIR POCKETS. COMPACT LIFTS FINELY WITH FEET TO STABILIZE ROOTBALL.
 - WATERING: ENSURE THAT TREES ARE THOROUGHLY WATERED AT PLANTING.
 - PLANTING AREA: TREES NOT TO BE 3X ROOT BALL DIAMETER. SOIL PREPARATION AREA TO BE 5X ROOT BALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 800 MM.
 - PLANTING DEPTH: LOOSEN SURFACE OF PLANTING HOLE. ALL TREES TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 50 TO 75 MM HIGHER THAN SURROUNDING GRADE.
 - CONTRACTOR TO WARRANT PLANT MATERIAL, AS TENDED ON PLANT LIST FOR FULL GROWTH SEASON (1 YEAR). END OF WARRANTY INSPECTION TO BE CONDUCTED DURING WARRANTY PERIOD. REMOVE MATERIAL THAT HAS DIED OR FAILED TO PERFORM SATISFACTORILY.
 - REPLACEMENTS TO BE PLANTED IN THE NEXT PLANTING SEASON. WARRANTY PERIOD ON REPLACEMENT PLANT MATERIAL, EQUAL TO ORIGINAL WARRANTY PERIOD. REPLACEMENTS AND WARRANTY CONTINUED UNTIL PLANT MATERIAL IS ACCEPTABLE. REPLACEMENT PLANTS TO BE TAGGED VISIBLY AND CONSULTANT TO BE NOTIFIED IN WRITING. MAKE REPLACEMENTS WERE MADE.
 - GUYING SYSTEM TO BE USED FOR TREES 80MM CALIPER AND GREATER.
 - DRAINAGE PIPES TO BE FLEXIBLE HIGH DENSITY POLYETHYLENE (HDPE) BING 3054-110-2001, FULLY PERFORATED COMPLETE WITH ONE-Piece GUSTO-LITE FILTER SOCK, NOT PERFORATED AT PASS THROUGH TO DEEP PIPES. MANUFACTURER'S STANDARD CONNECTOR FITTINGS AND CAPS.
 - IRRIGATION AND AERATION SYSTEM TO BE IRRIGATION PIPE 50MM DIAMETER, 50T AROUND SHOULDER OF ROOT BALL AND CONNECTED TO THE PRICE ACCEPTABLE PRODUCTS. CYPHRESS "RODTRAIN" URWAY SYSTEM INCLUDING RODTRAIN PIPING, TEES, CONNECTORS AND URBAN INLETS.
 - ALL PLANTING MATERIALS, GRANULAR MATERIALS, AND IMPORTED SOILS MUST BE ENVIRONMENTALLY SUSTAINABLE, MEANING FREE OF CHEMIS AND PESTICIDES AND HAVING AN ENVIRONMENTAL QUALITY THAT MEETS THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND FORESTRY STANDARDS APPLICABLE FOR RESIDENTIAL PROPERTY USE AND COARSE-TEXTURED SOIL THAT ARE LISTED IN TABLE 3 OF THE APRIL 15, 2011 SOIL, GRADE, WATER AND SEDIMENT STANDARDS FOR USE UNDER PART IX OF THE ACT DOCUMENT.

- URBAN FORESTRY TREE PLANTING NOTES:**
- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLAN, WITH THE APPROPRIATE SITE PLAN, LANDSCAPE PLAN, PLANTING DETAILS AND TENDON STANDARD DETAILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
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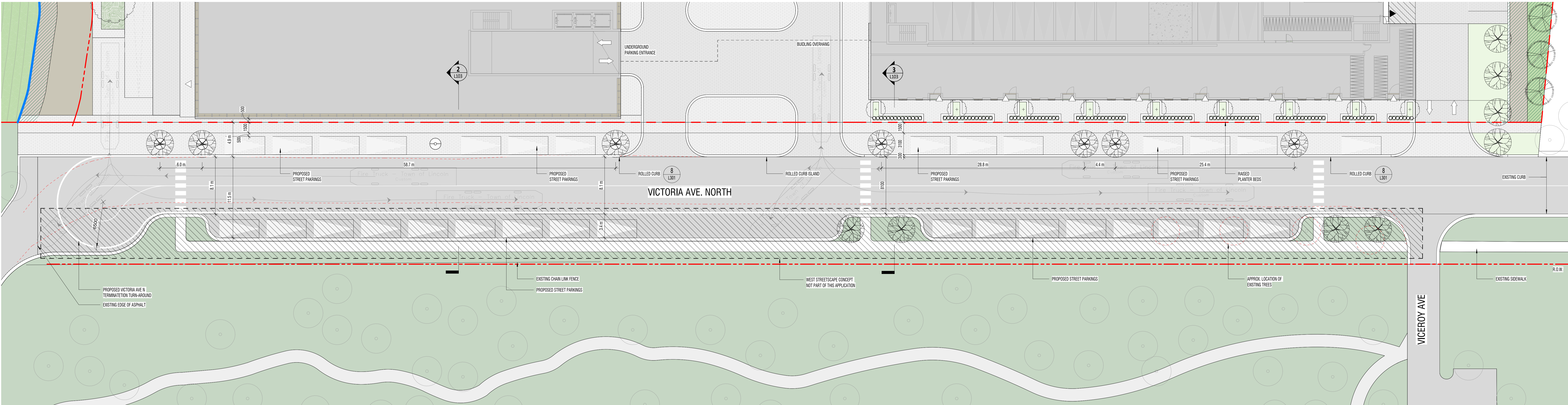
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SITE PLAN LEGEND

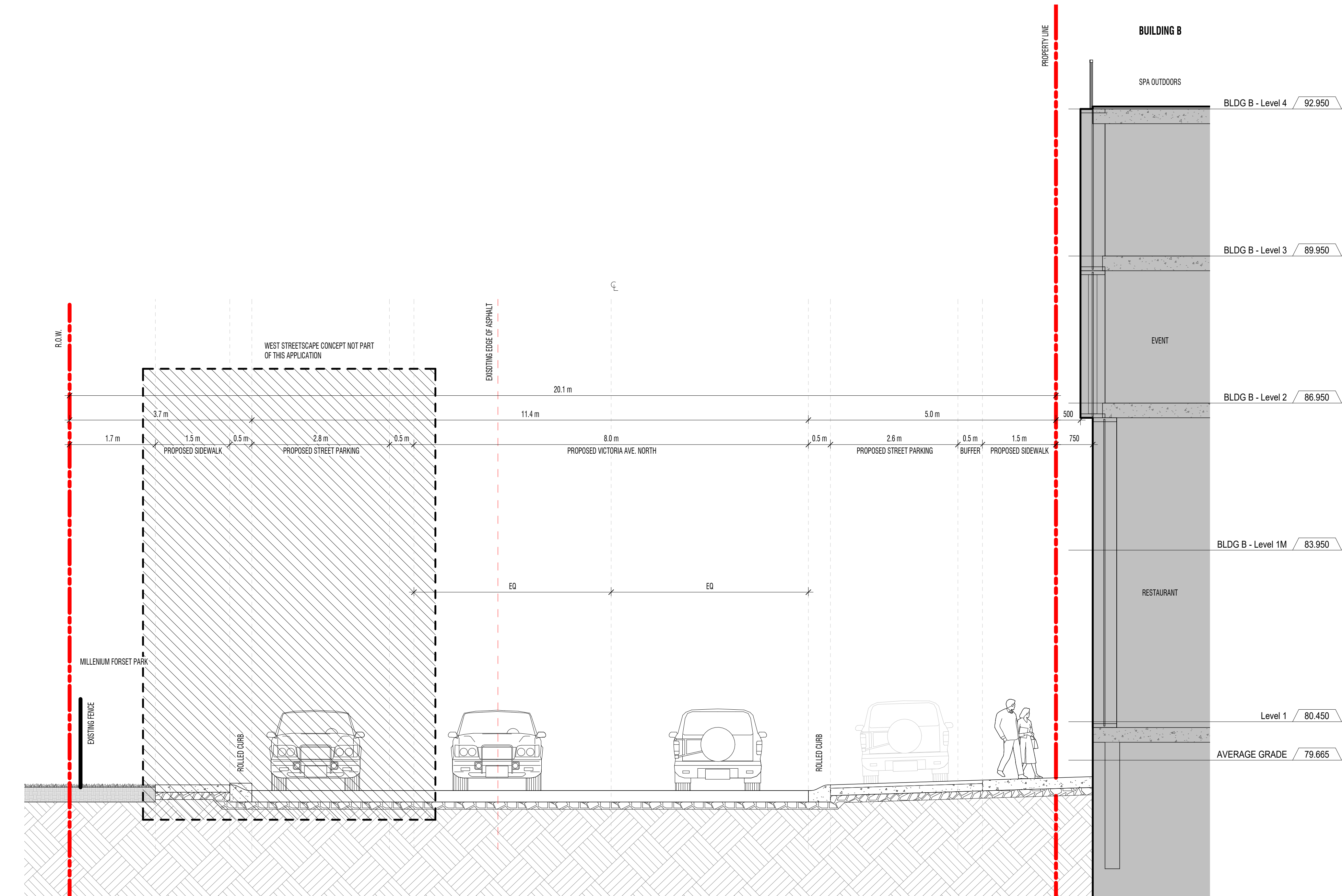
- PROPERTY LINE
- TOP OF SLOPE
- 6m SETBACK
- DESIGNATED P.O.P.S. (PRIVATELY OWNED PUBLIC SPACE)
- MAIN RES ENTRANCE
- RES ENTRANCE
- NON-RES ENTRANCE
- EXIT
- VEHICULAR ENTRANCE/EXIT
- TREE PLANTING TYPE**
 - EXISTING CONTEXT TREE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - UNDERSTORY TREE
- HARDSCAPE**
 - PATIO DECK
 - BALLAST ROOF
- SOFTSCAPE**
 - GREEN ROOF - MEADOW / PERENNIAL GRASSES
 - WATER FEATURE

GREEN ROOF MATERIAL TYPES						
TAG	DESCRIPTION	AREA	%	SOIL VOLUME	AVG. SOIL DEPTH	PRODUCT
BR	BALLAST ROOF	714 m²	9%	107.14 m³	150 mm	
GR	GREEN ROOF - MEADOW / PERENNIAL GRASSES	3407 m²	41%	511.05 m³	150 mm	BIOROOF "ECO-SYSTEM" OR EQ.
PD	PATIO DECK	4212 m²	51%	210.61 m³	50 mm	
TOTAL		8334 m²	100%	828.84 m³		

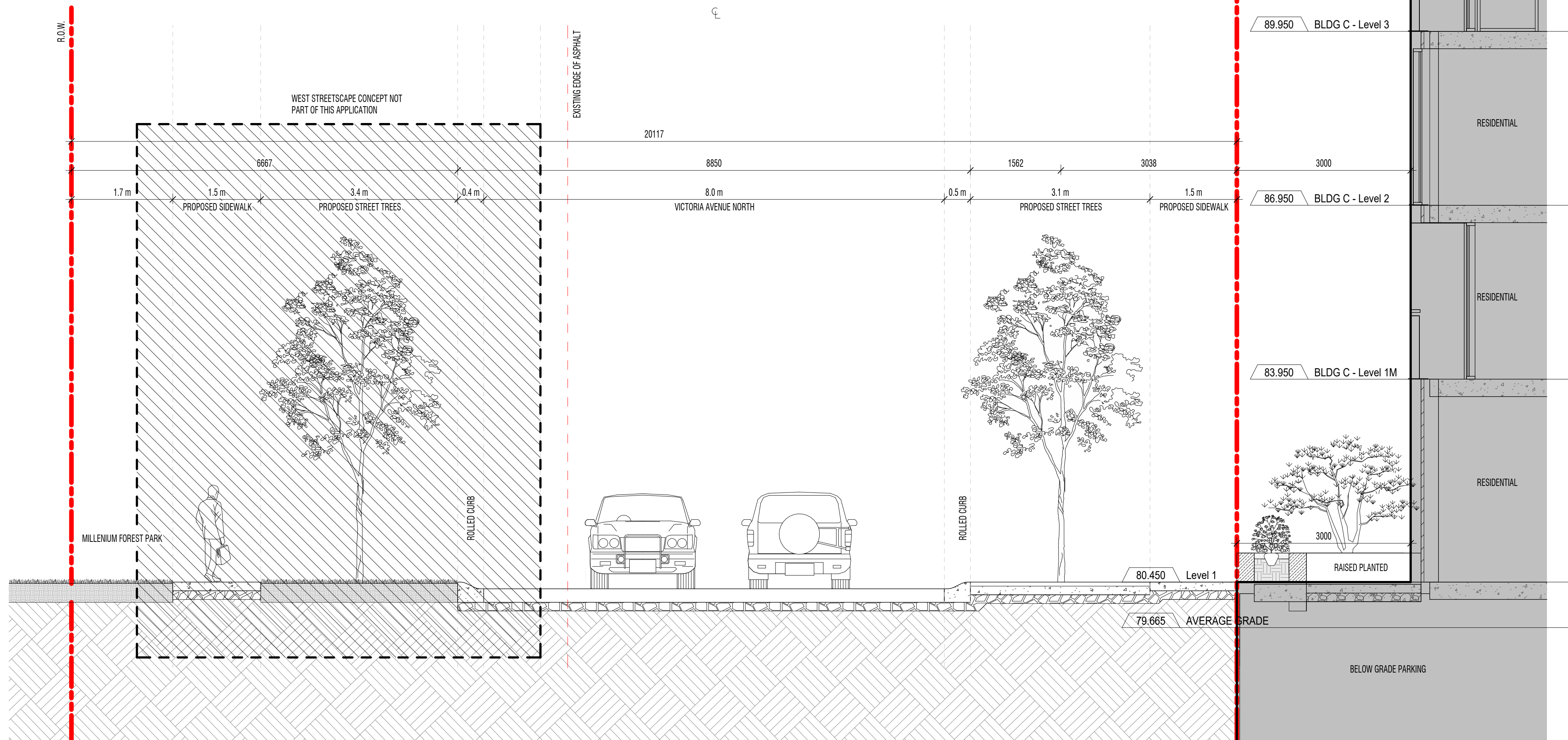
GREEN ROOF PLANTS (NATIVE POLLINATORS)		
ASTER LAEVIS	SMOOTH ASTER	
CAMPANULA ROTUNDIFOLIA	BELLFLOWER	
GEUM TRIFLORUM	PRAIRIE SMOKE	
DESCHAMPSIA CEPITOSA	TUFTED HAIR GRASS	
VERBENA SIMPLEX	SLENDER VERVAIN	
MONARDA FISTULOSA	WILD BERGAMOT	
PANICUM VIRGATUM	SWITCH GRASS	
ECINACEA PALLIDA	PALE PURPLE CONEFLOWER	
SHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	
CAREX PENNSYLVANICA	SEDGE	



1
L103
STREETSCAPE PLAN
1 : 200



2
L103
VICTORIA AVE - PROPOSED STREET PARKING
1 : 50



3
L103
VICTORIA AVE - PROPOSED STREETSCAPE
1 : 50

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 3. Positions of proposed or installed Mechanical or Electrical devices, fittings and hangers are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 4. Dimensions indicated are taken between the faces of finished surfaces unless otherwise noted.
 5. The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
 6. These documents are to be used for construction unless specifically noted for each purpose.

3 2024/09/30 RE-ISSUED FOR 2BA
2 2024/09/26 RE-ISSUED FOR 2BA
1 2024/02/27 ISSUED FOR 2BA

Rev. Date Issued

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416 915 1791

Globizen
PROJECT BENCH

4933 VICTORIA AVENUE NORTH

Project North True North

SCALE As indicated
PROJECT NO. 202302
ISSUE DATE SEPT 27, 2024

STREETSCAPE

L103



L301