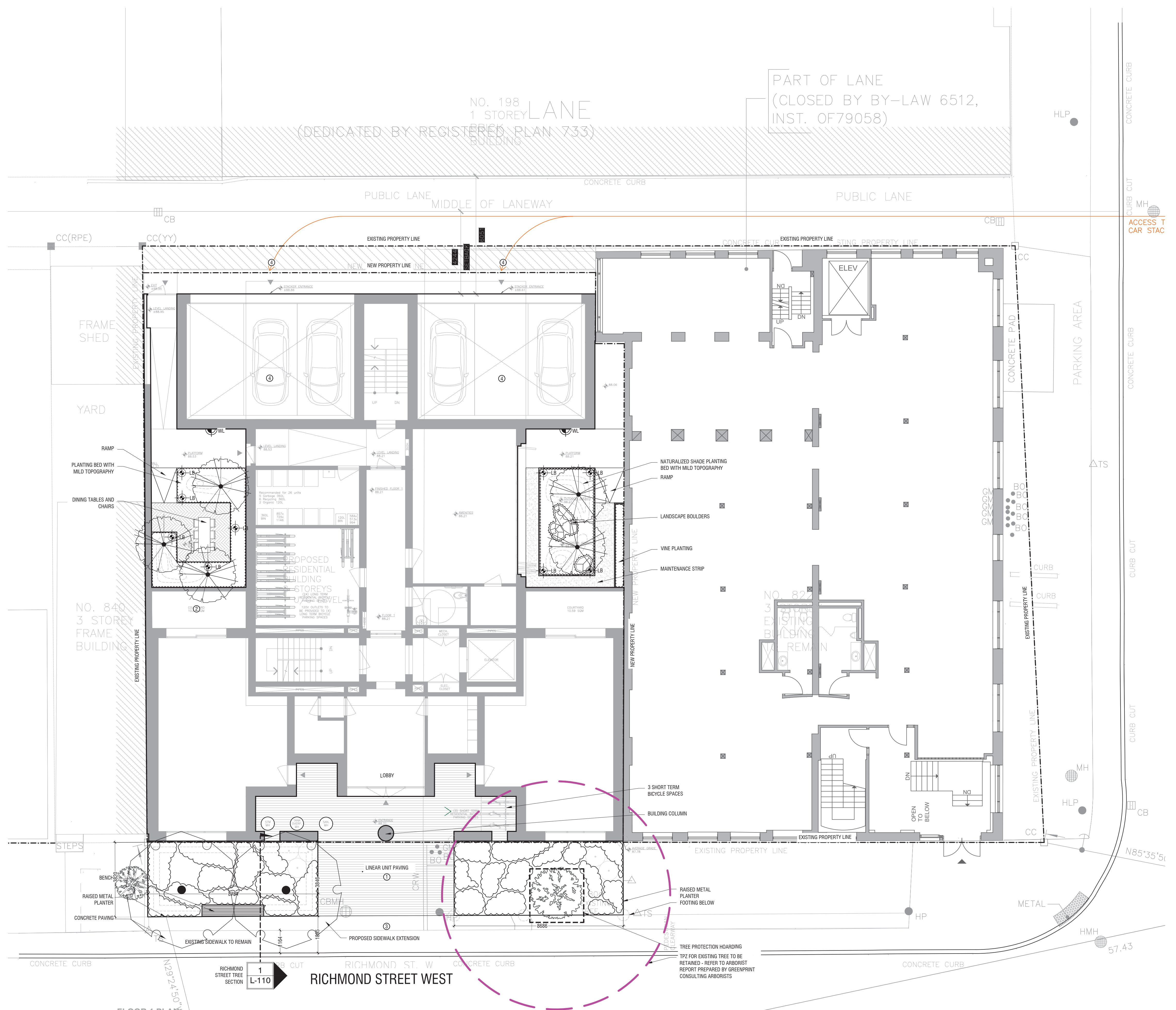


LEGEND

	UNIT PAVING	6
	UNIT PAVING	L-300
	CONCRETE	6
	CONCRETE	L-300
	HEAVY-DUTY CONCRETE	1
	HEAVY-DUTY CONCRETE	L-300
	WALL LIGHT	2
	LIGHT BOLLARD (PRO.)	L-300

LEGEND - LIGHTING

	WALL LIGHT
	LIGHT BOLLARD (PRO.)



1 GROUND FLOOR LANDSCAPE PLAN
 L-100 1:100

REV	DATE	DESCRIPTION	INITIAL
2	2023-07-17	ISSUED FOR REZONING	VB
1	2022-06-22	ISSUED FOR REZONING	VB

Landscape Plan

DRAWN BY: VB
 CHECKED BY: JS
 PRINT DATE: Jul.17.2023

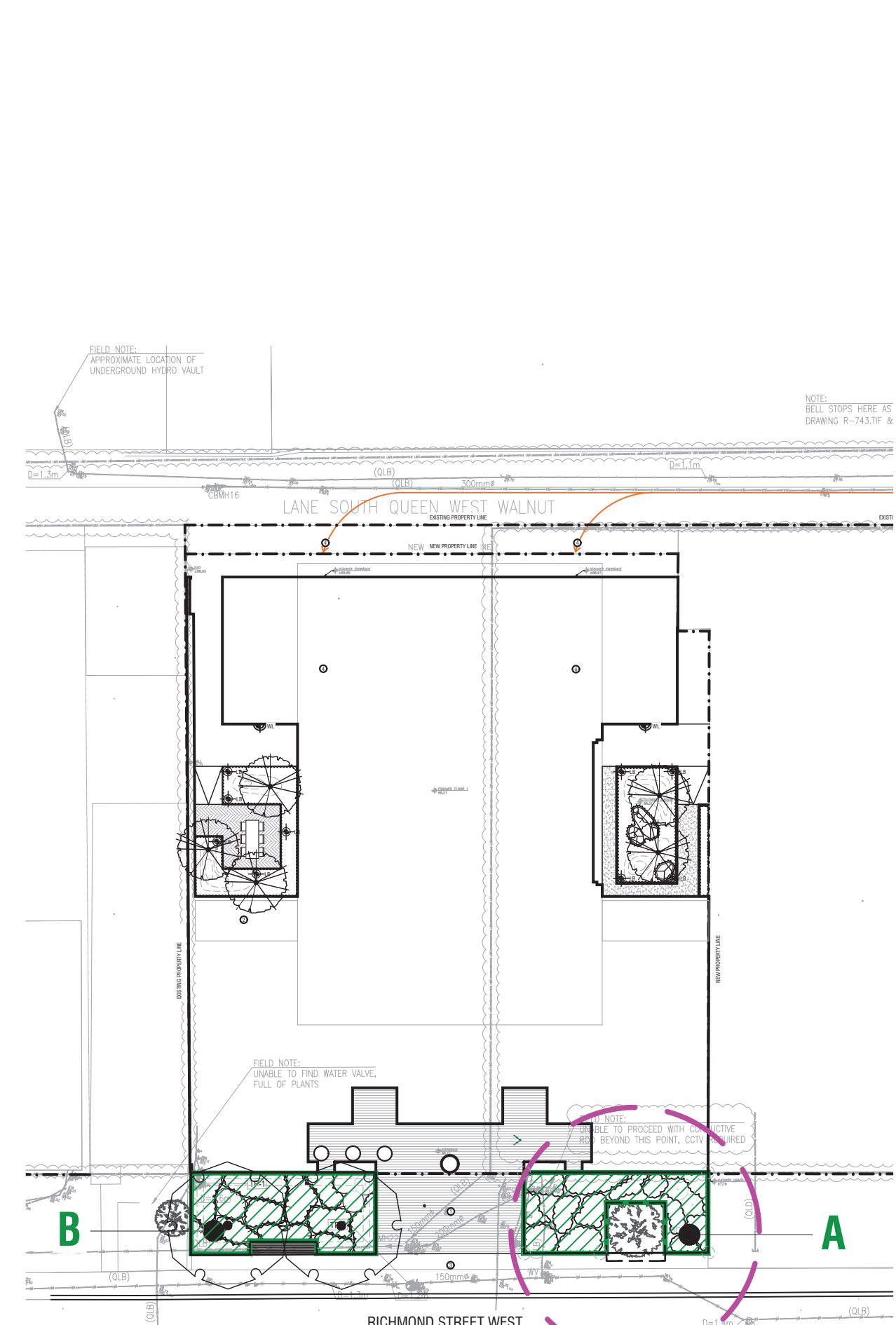
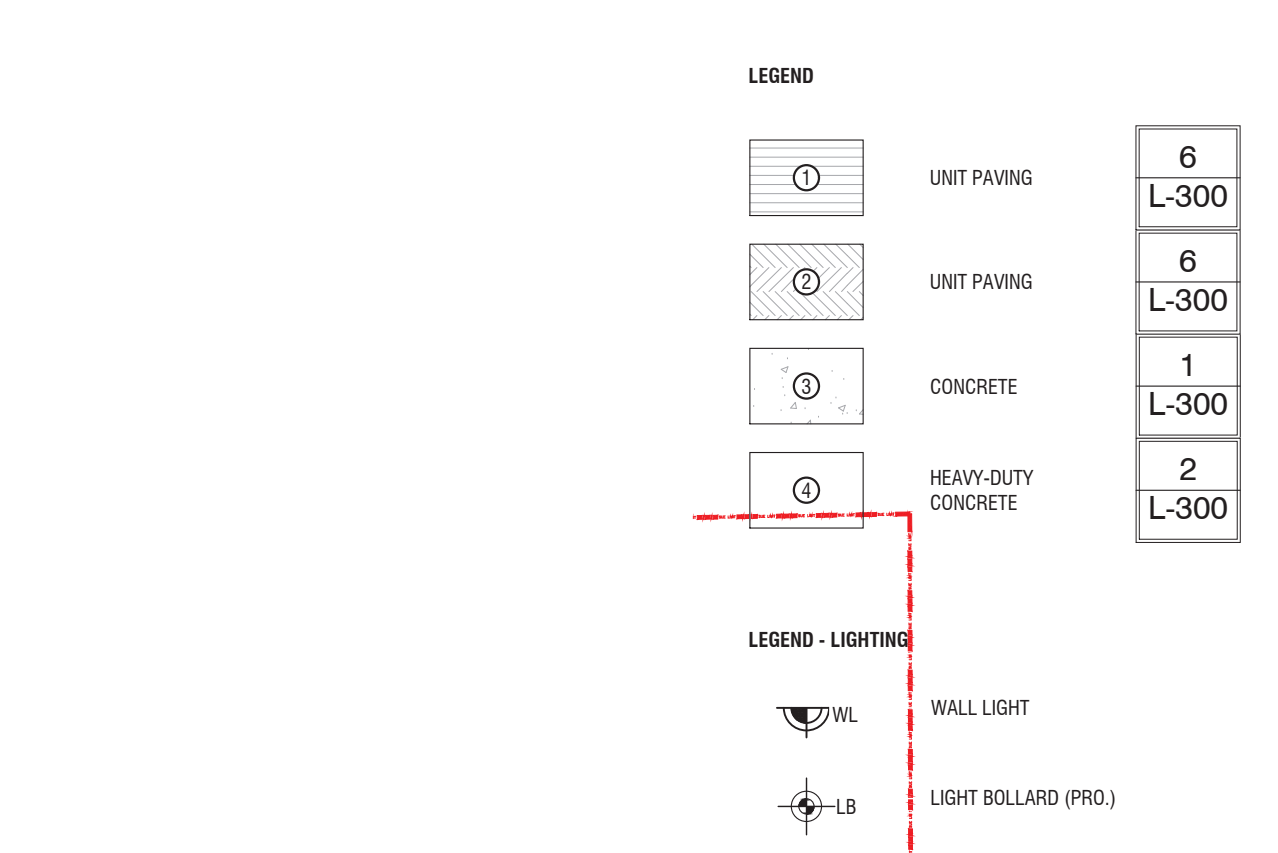
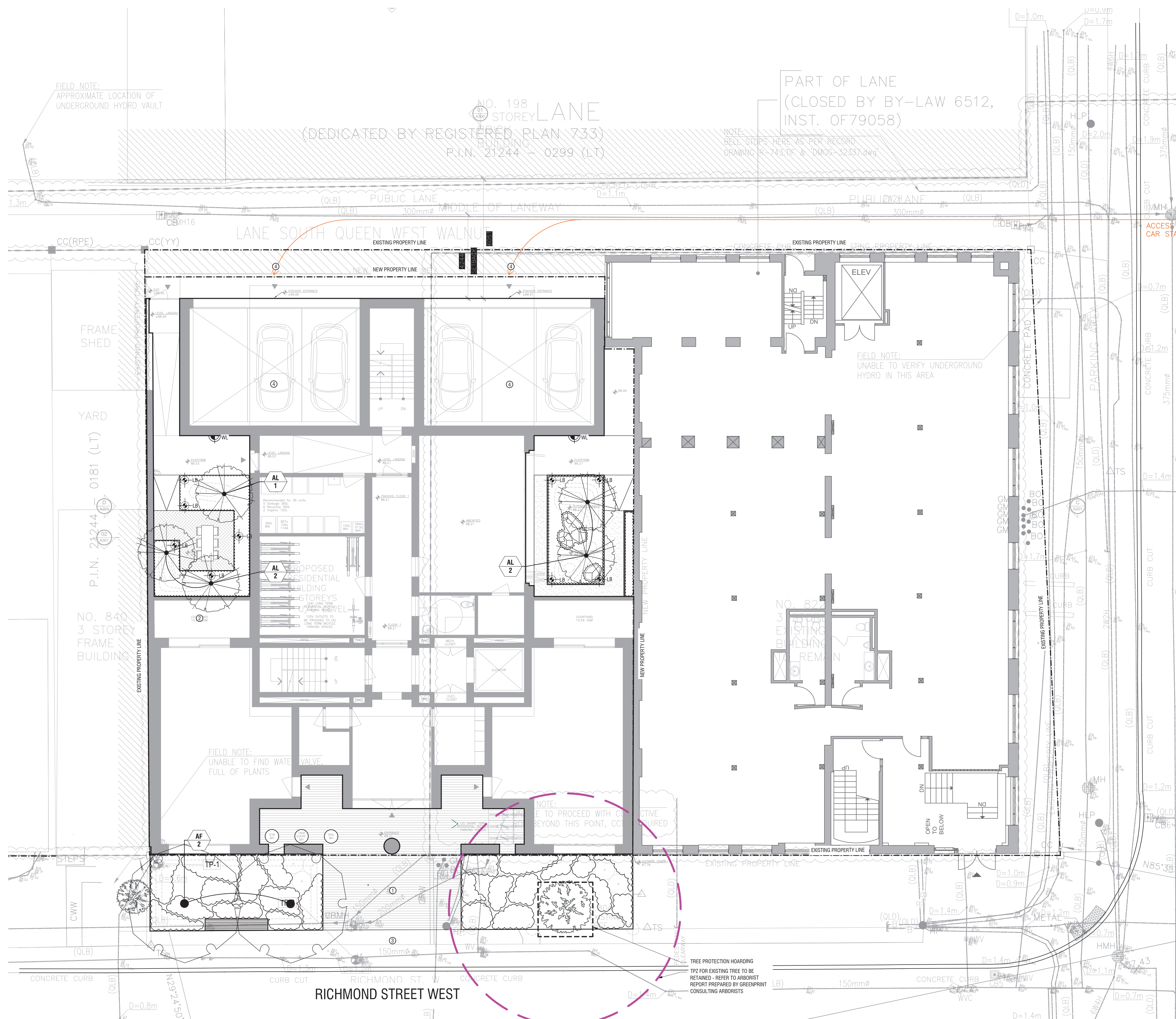
L-100

822 Richmond St.
 TORONTO, ON
 HULLMARK

LAD-528 SCALE 1:100

GENERAL NOTES

- All dimensions in millimetres (mm)
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2 SOIL VOLUME CALCULATIONS
 1:250 P-RE-528-02

SOIL VOLUME CALCULATIONS						
SOIL ZONE	ON/OFF SLAB	AREA (m²)	DEPTH (m)	VOLUME (m³)	SUBTOTAL (m³)	# OF TREES
A	Open Planting Bed	OFF	29.7	1.6	47.5	1
B	Open Planting Bed	OFF	31.9	1.6	51.0	2
TOTAL PROVIDED				98.6	3	
TOTAL REQUIRED				136.1		

SOIL VOLUME REQUIREMENTS:
 TOTAL SITE AREA: 748.52m²
 SOIL VOLUME REQUIRED: 136.1m³
 (TOTAL SITE AREA = 66m x 40m x 30m)

*Ornamental trees not included in Soil Volume Calculations

SOIL VOLUME LEGEND

TREE PLANTING NOTES:
 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).

For landscaped open space areas over any underground structure, including parking structures, where tree planting is proposed, cross sections will be provided at S.P.A. showing indicating the following:

- minimum of 1200 mm between the top of the structure and the final grade at the base of the tree is required.
- this 1200 mm includes any protective board or waterproofing membranes, any insulation that would be required in the case of a heated structure below, an engineered drainage layer and the specified soil.
- the soil specifications are a minimum of 600 mm of sandy loam soil comprising of 50 to 60% sand, 20 to 40% silt, 6 to 10% clay, 2 to 5% organic with pH of 7.5 or less;
- the sandy loam soil must be topped with a minimum 300 mm of minimum 2 year old woodchip mulch. The first lift of mulch must be dug-in with the sandy loam soil.
- each tree requires a minimum of 30 m³ of soil/tree. It is recommended that the 30 m³ of soil for each tree is contiguous in order for the trees to share the soil volume for their mutual benefit.

1 GROUND FLOOR PLANTING PLAN
 L-101 1:100 P-RE-528-01

FULL PLANTING PLAN TO BE DEVELOPED FOR S.P.A

PLANT SCHEDULE - TREES

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	QTY
AF	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	W.B.	70mm Cal.		Native	Yes	2
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	QTY
AL	Amelanchier laevis	Allegheny Serviceberry	W.B.		2000mm Ht.	Native	Medium	5

REV	DATE	DESCRIPTION	INITIAL
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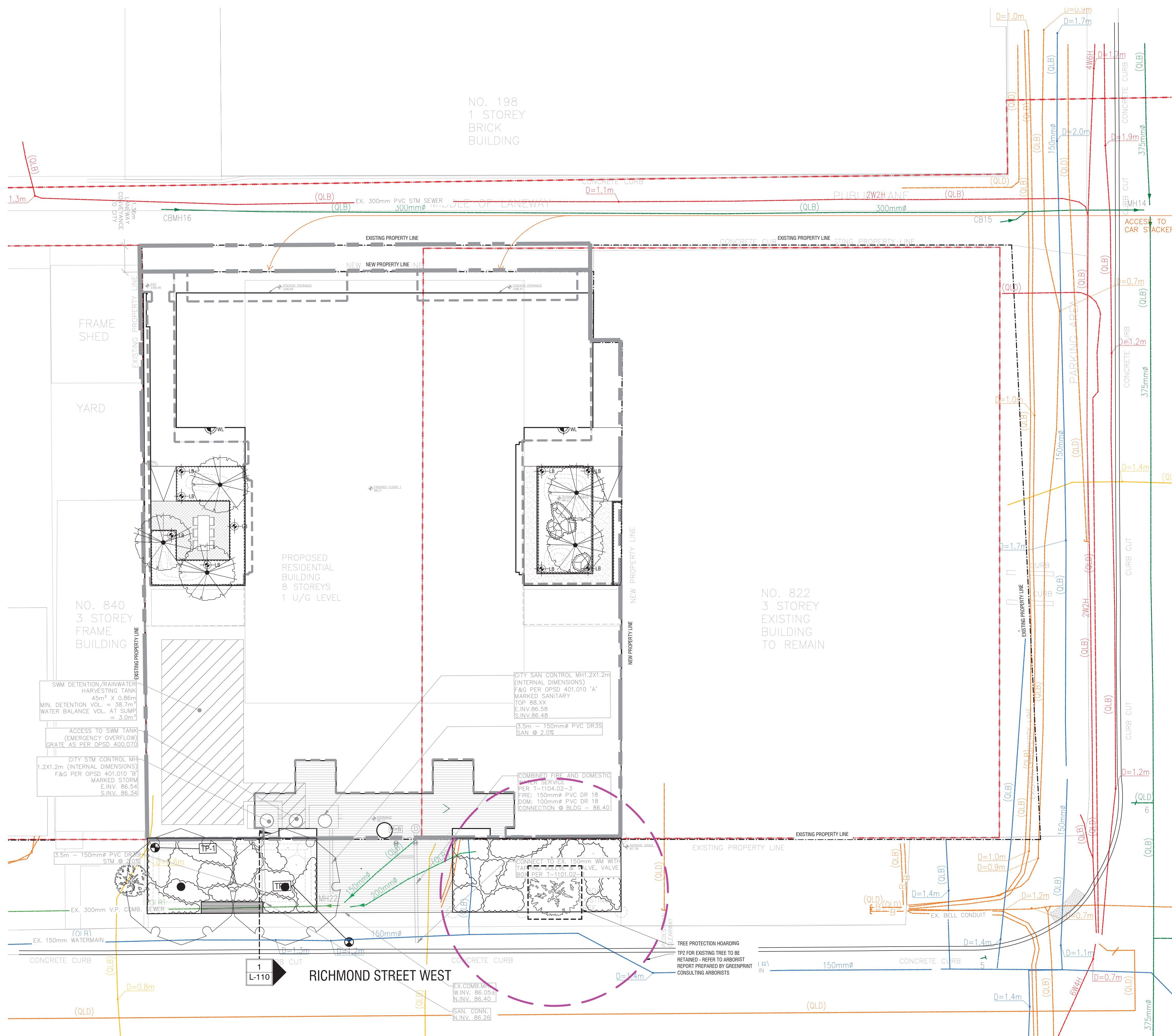
Ground Floor Planting Plan

DRAWN BY: VB
 CHECKED BY: JS
 PRINT DATE: Jul.17.2023

822 Richmond St.
 TORONTO, ON
 HULLMARK

Architect - Atelier Barde
 Surveyor - R. Avis Surveying Inc.
 Civil Eng - RV Anderson
 Transportation - BA Group
 Structural - Honeycomb Group Inc.
 Mech & Elec Eng - Wild Thomas Group Inc.
 Wind - Gradient Wind Engineering Inc.
 Planning - SVN Architects + Planners

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LEGEND - SUE PREPARED BY TELECON SUBSURFACE UTILITY ENGINEERING

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
CS	CATCH BASIN	GS	GAS MAIN	SW	SANITARY SEWER
WV	WATER VALVE	CS	COMMUNICATION CROSS	SS	STORM SEWER
MH	MANHOLE	FL	FUEL PIPE	CSB	COMBINED SEWER
WVC	WATER VALVE CHAMBER	ZMS	COMMUNICATION ZMS	UNKN	UNKNOWN UTILITY
MHC	MANHOLE CHAMBER	TL	TELEPHONE	END CAP	END CAP (APPROXIMATE LOCATION)
FR	FIRE HYDRANT	EL	ELECTRICAL	FD	FLOW DIRECTION
CMH	COMBINED MANHOLE	FC	FIBER OPTIC CABLE	SL	STREET LIGHT
GV	GAS VALVE	WS	WATER MAIN	TS	TRAFFIC SIGNAL
GM	GAS METER	WS	WATER SERVICE	OW	OVERHEAD WIRES
SLP	STREET LIGHT POLE	CH	CHEMICAL		

NOTE:
NOT FOR CONSTRUCTION.
 For review and coordination purposes only. Refer to Servicing Plans prepared by Civil Engineering.

REV	DATE	DESCRIPTION	INITIAL
2	2023-07-17	ISSUED FOR REZONING	VB
1	2022-06-22	ISSUED FOR REZONING	VB

Utility Coordination Plan

DRAWN BY: VB
 CHECKED BY: JS
 PRINT DATE: Jul.17.2023

L-102

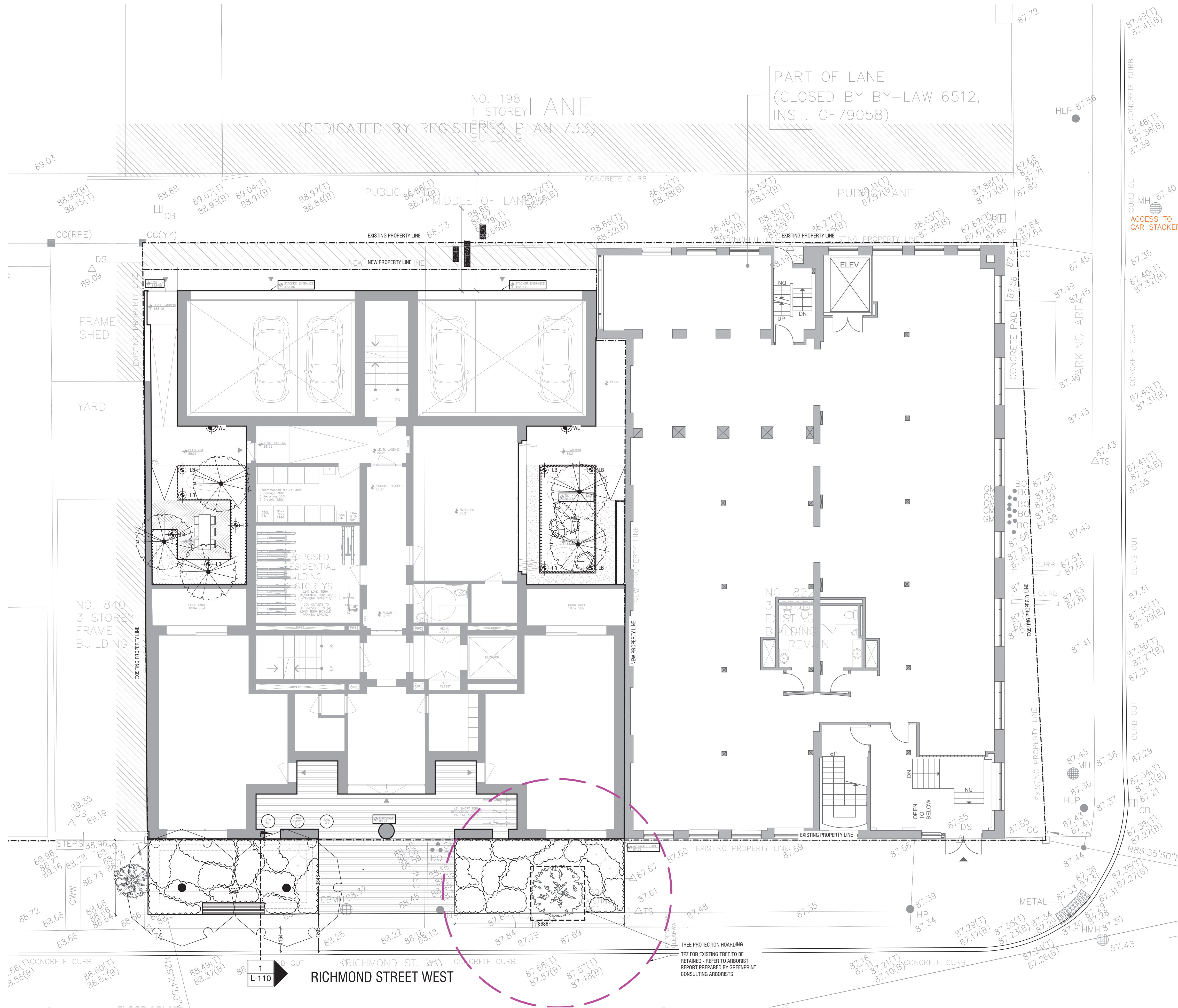
822 Richmond St.
 TORONTO, ON
 HULLMARK

SCALE 1:100

Architect - Atelier Barde
 Surveyor - R. Avis Surveying Inc.
 Civil Eng - RV Anderson
 Transportation - BA Group
 Structural - Honeycomb Group Inc.
 Mech & Elec Eng - Wild Thomas Group Inc.
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 Planning - SVN Architects + Planners

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TREE PROTECTION HOARDING
 172" FOR EXISTING TREE TO BE
 RETAINED - REFER TO ARBORIST
 REPORT PREPARED BY GREENPRINT
 CONSULTING ARBORISTS

NOTE:
NOT FOR CONSTRUCTION.
 For review and coordination purposes
 only. Refer to Grading Plans prepared by
 Civil Engineering.

REV	DATE	DESCRIPTION	INITIAL
2	2023-07-17	ISSUED FOR REZONING	VB
1	2022-06-22	ISSUED FOR REZONING	VB

Grading Coordination Plan

DRAWN BY: VB
 CHECKED BY: JS
 PRINT DATE: Jul.17.2023

L-103

822 Richmond St.
 TORONTO, ON
 HULLMARK

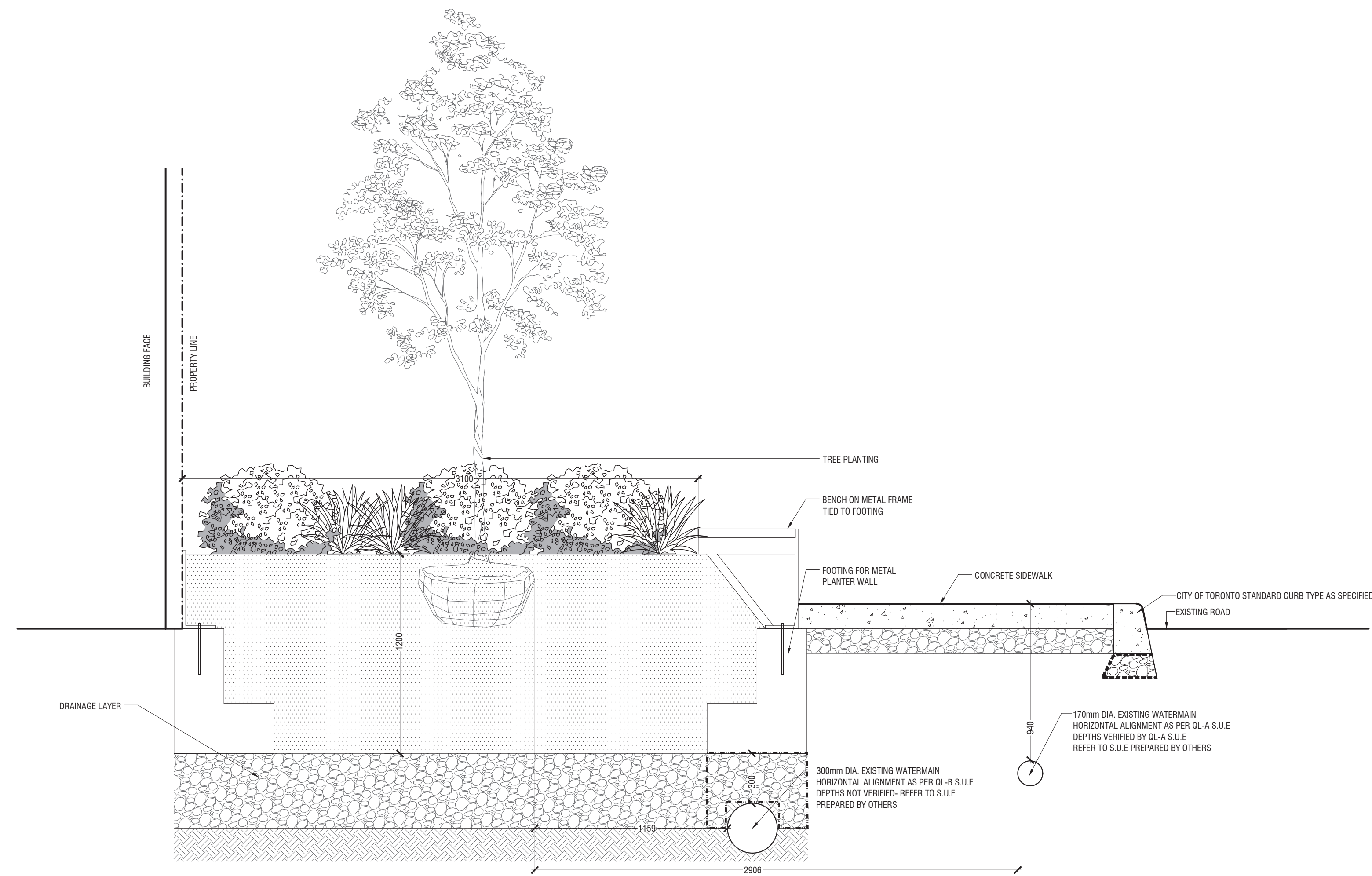
LAD-528 SCALE 1:100



Architect - Atelier Borda
Surveyor - R. Avis Surveying Inc.
Civil Eng - RV Anderson
Transportation - BA Group
Structural - Honeycomb Group Inc.
Mech & Elec Eng - Wild Thomas Group Inc.
Wind - Gradient Wind Engineering Inc.
Planning - SVN Architects + Planners

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1 RICHMOND STREET SECTION
L-110 1:20

P-RE-528-07

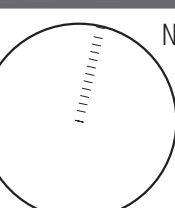
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1	2022-06-22	ISSUED FOR REZONING	VB

TREE SECTIONS

DRAWN BY: VB
CHECKED BY: JS
PRINT DATE: Jul.17.2023

L-110

822 Richmond St.
TORONTO, ON
HULLMARK



LAD-528

SCALE AS NOTED



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 Surveyor - R. Avis Surveying Inc.
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 Structural - Honeycomb Group Inc.
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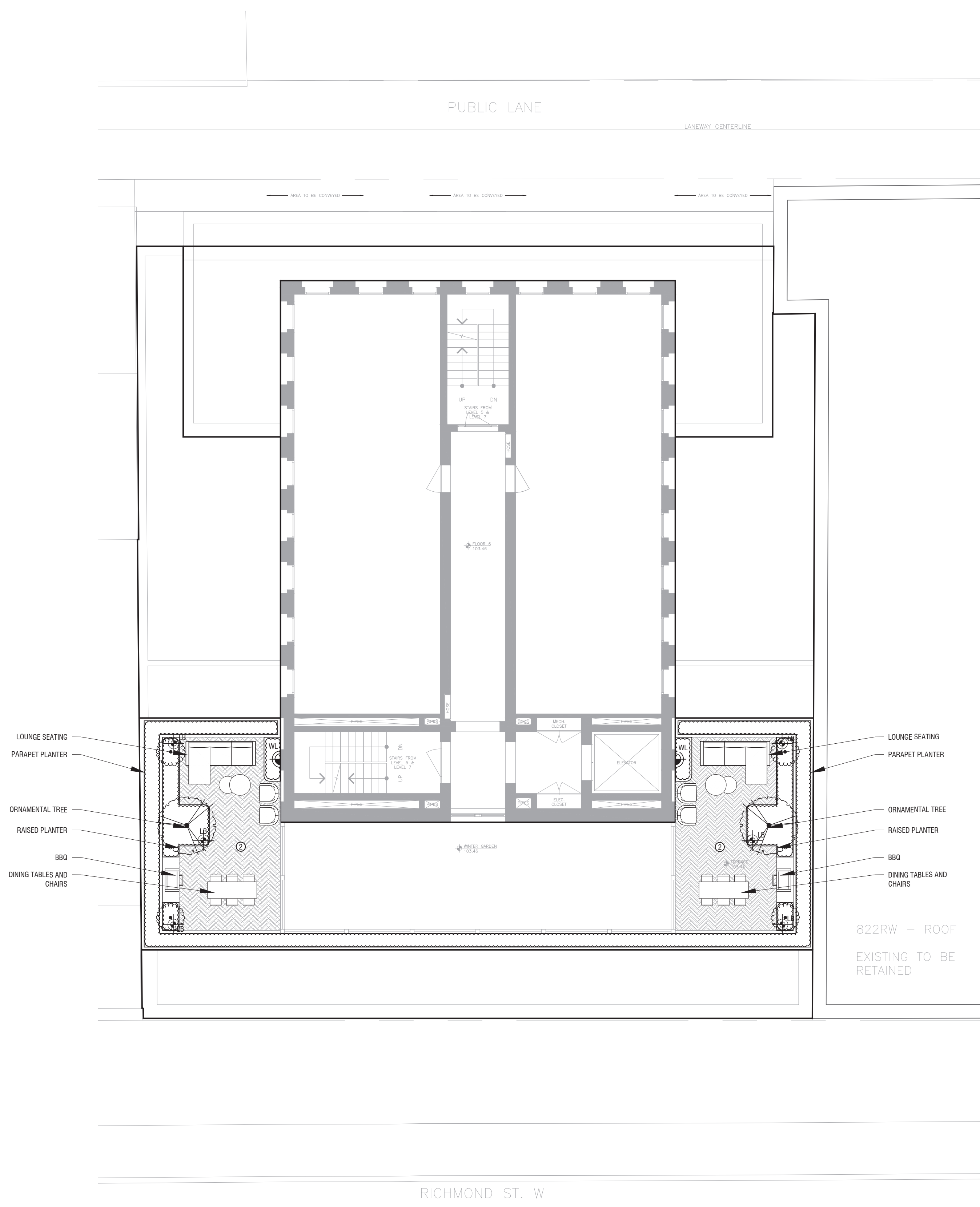
LEGEND

UNIT PAVING 6 L-300

LEGEND - LIGHTING

WALL LIGHT

LIGHT BOLLARD (PRO)



1 AMENITY TERRACE PLAN
 L-200 1:100

P-RE-528-08

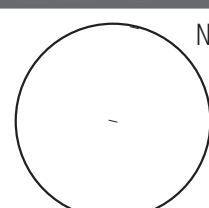
REV	DATE	DESCRIPTION	INITIAL
2	2023-07-17	ISSUED FOR REZONING	VB
1	2022-06-22	ISSUED FOR REZONING	VB

Amenity Terrace Plan

DRAWN BY: VB
 CHECKED BY: JS
 PRINT DATE: Jul.17.2023

L-200

822 Richmond St.
 TORONTO, ON
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 Surveyor - R. Avis Surveying Inc.
 Civil Eng - RV Anderson
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 Mech & Elec Eng - Wild Thomas Group Inc.
 Wind - Gradient Wind Engineering Inc.
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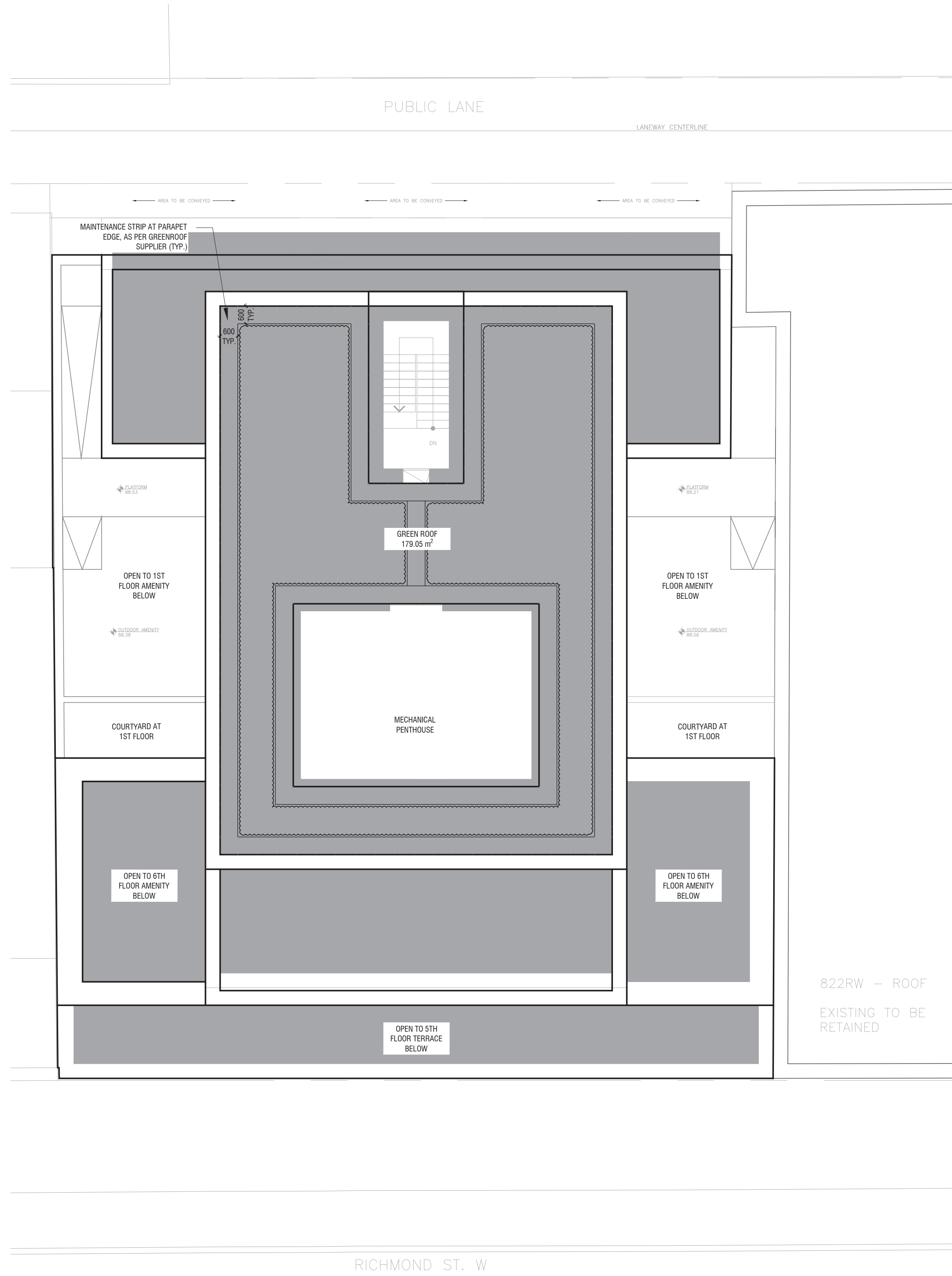
CONTRACTOR SHALL SUBMIT PRICING FROM BOTH SUPPLIERS AS OPTIONS:

BIOROOF:

1	2	4	3	5
L-303	L-303	L-303	L-303	L-303

ZINCO:

6	7	8	9	10
L-303	L-303	L-303	L-303	L-303



1 GREEN ROOF PLAN
 L-210 1:100

P-RE-528-09

REV	DATE	DESCRIPTION	INITIAL
2	2023-07-17	ISSUED FOR REZONING	VB
1	2022-06-22	ISSUED FOR REZONING	VB

Green Roof Plan

DRAWN BY: VB
 CHECKED BY: JS
 PRINT DATE: Jul.17.2023

L-210

822 Richmond St.
 TORONTO, ON
 HULLMARK



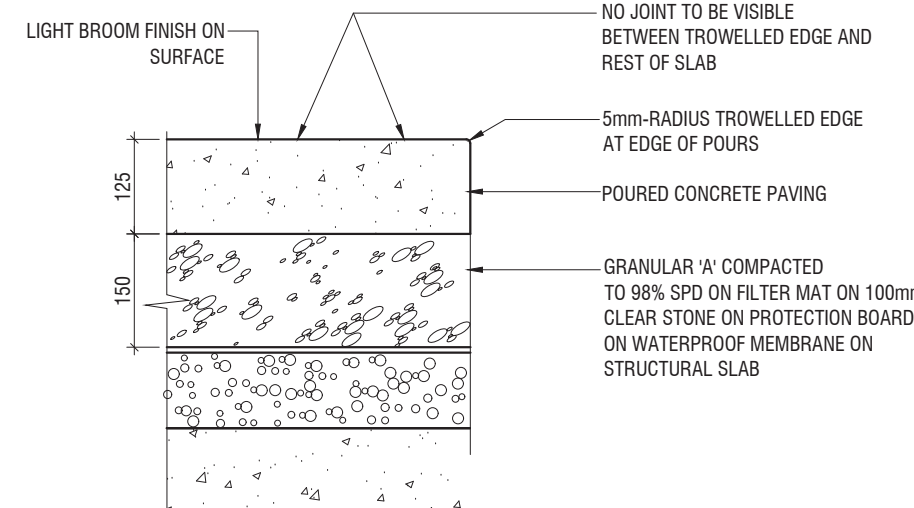
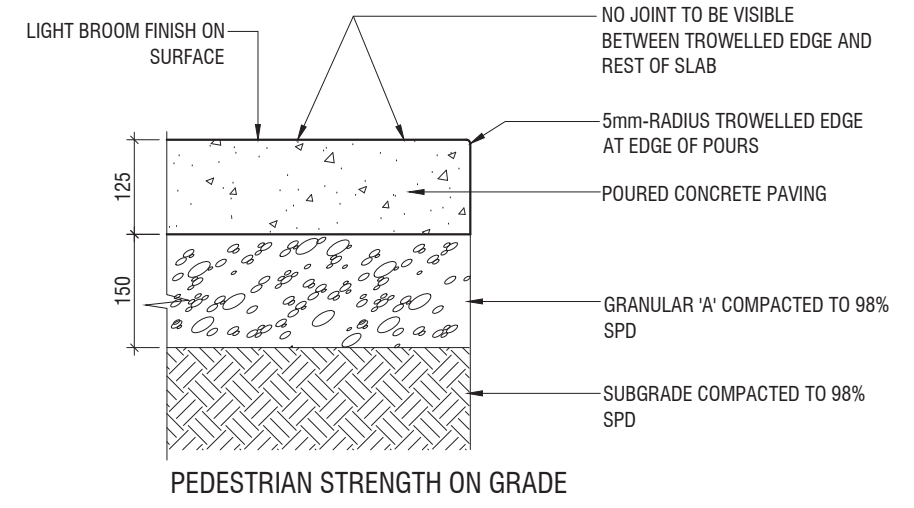
LAD-528

SCALE 1:100



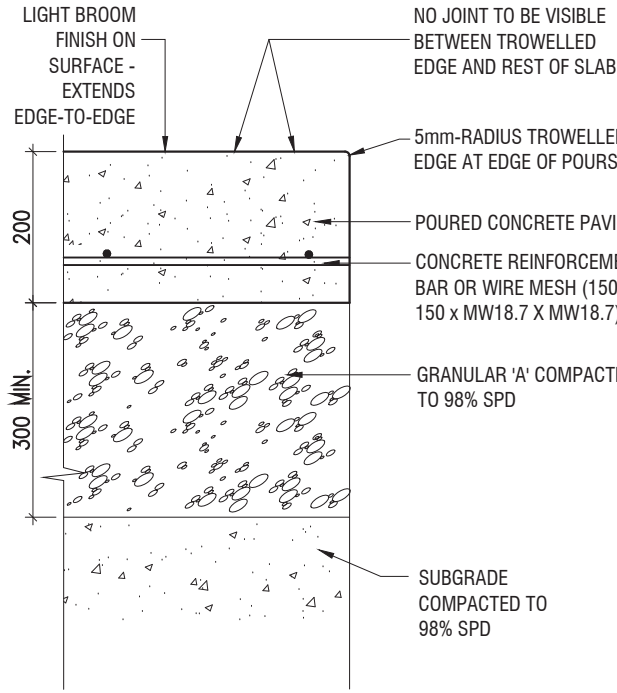
Architect - Atelier Bara
Surveyor - R. Avis Surveying Inc.
Civil Eng - RV Anderson
Transportation - BA Group
Structural - Honeycomb Group Inc.
Mech & Elec Eng - Wild Thomas Group Inc.
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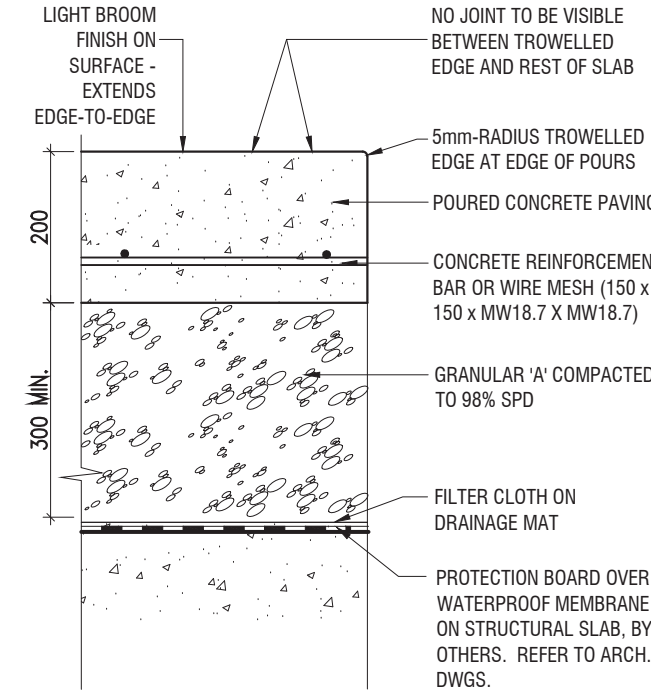


1 PEDESTRIAN STRENGTH CONCRETE
1:10 321313.01-02

NOTE:
CONTRACTOR TO MOCK-UP IN-PLACE SAMPLE FOR APPROVAL.
SAMPLE TO BE 2m²m OR AS SPECIFIED BY LANDSCAPE ARCHITECT

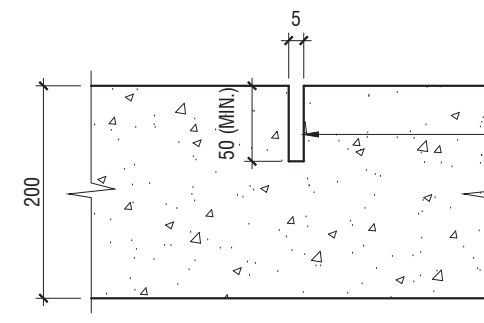


HEAVY DUTY ON GRADE

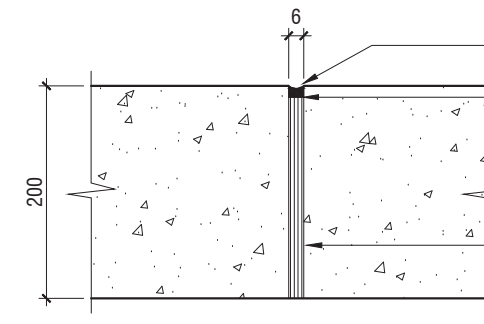


HEAVY DUTY ON SLAB

2 HEAVY DUTY CONCRETE
1:10 321313.01-11

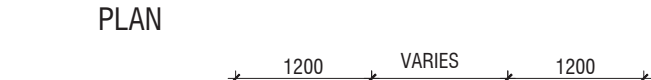
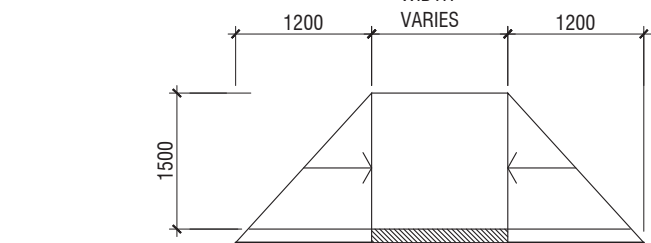
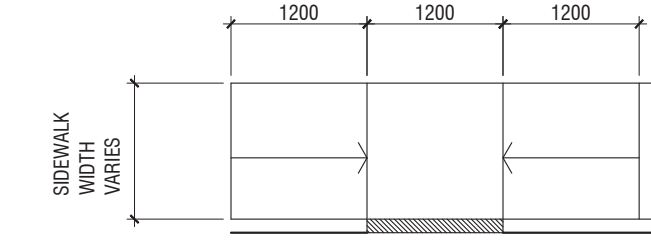


CONTROL JOINT



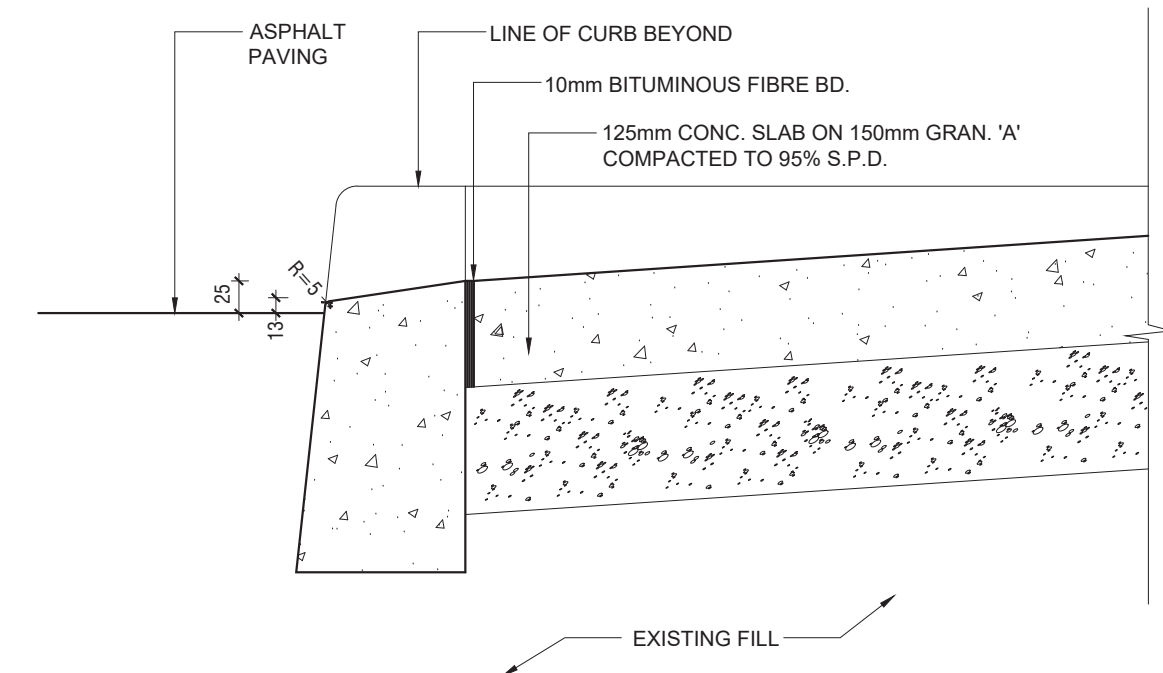
EXPANSION JOINT

3 CONTROL AND EXPANSION JOINTS
N.T.S. 321313.01-20

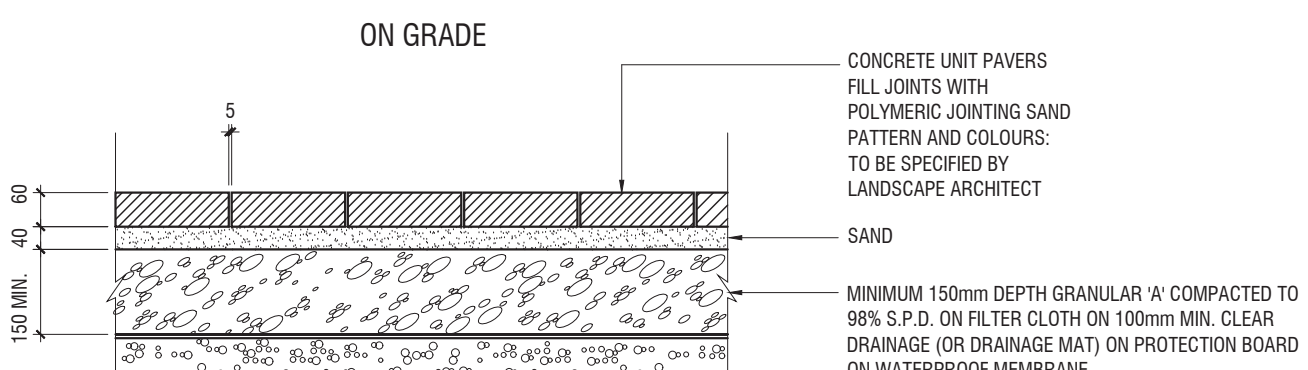
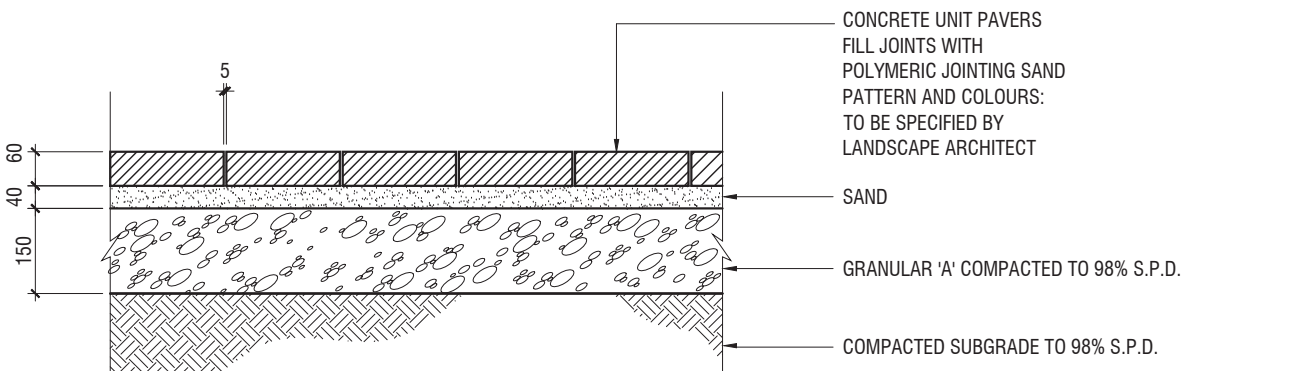


NOTE:
THE SURFACE TEXTURE OF THE RAMP SHALL BE COARSE BROOM FINISHED DRAINING TOWARDS THE GUTTER SO THAT IT IS ROUGHER THAN THE TEXTURE OF THE SURROUNDING SIDEWALK.

4 APPROACH TO CURB CUT
N.T.S. 321313.01-21

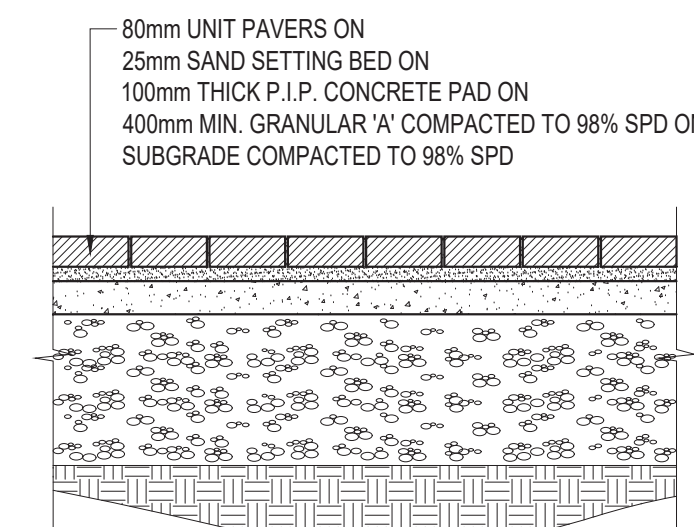


5 TYPICAL CURB CUT AND CONCRETE WALK
N.T.S. 321313.01-22

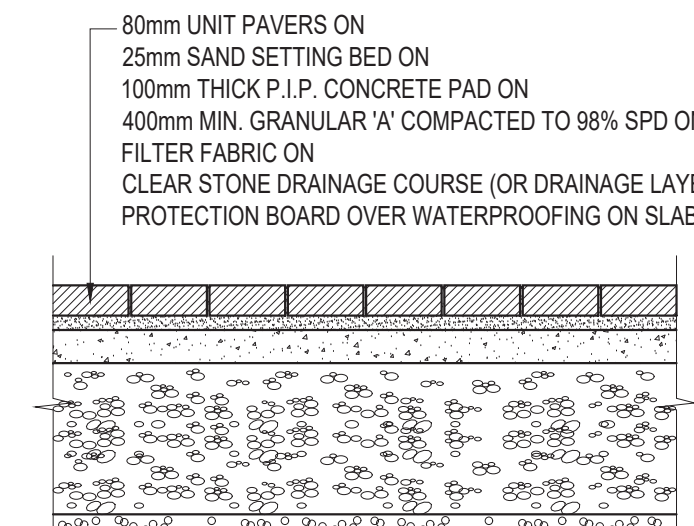


NOTE: ALL UNCONFINED EDGES TO HAVE ALUMINUM EDGE RESTRAINTS

6 UNIT PAVING
N.T.S. 321401-01

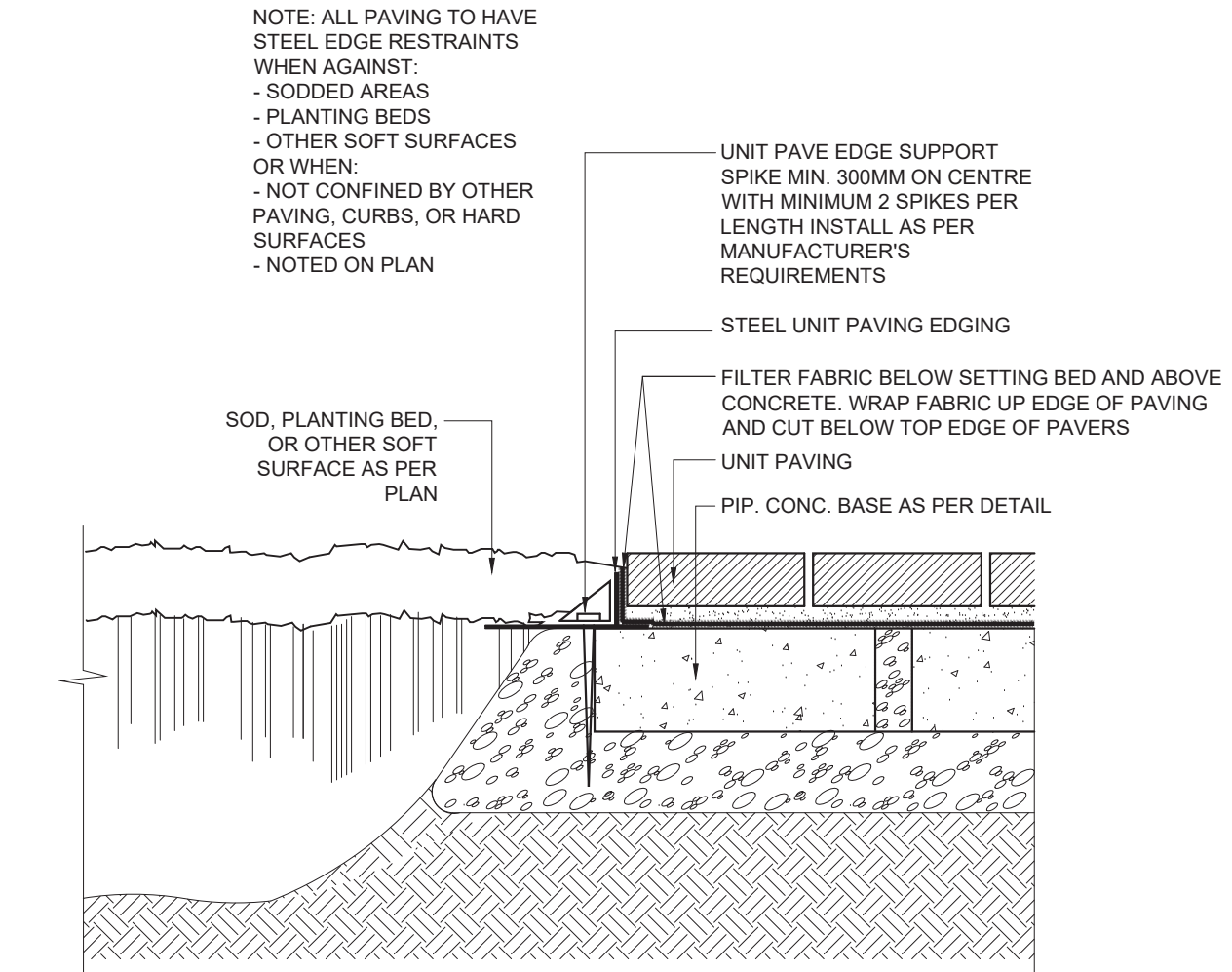


ON GRADE



ON SLAB

7 HEAVY DUTY UNIT PAVING ON P.I.P. CONCRETE
1:20 321401-20



8 EDGE RESTRAINT FOR UNIT PAVING
N.T.S. 321401-06

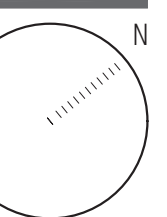
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2	2023-07-17	ISSUED FOR REZONING	VB
1	2022-06-22	ISSUED FOR REZONING	VB

Paving Details

DRAWN BY: VB
CHECKED BY: JS
PRINT DATE: Jul.17.2023

L-300

822 Richmond St.
TORONTO, ON
HULLMARK

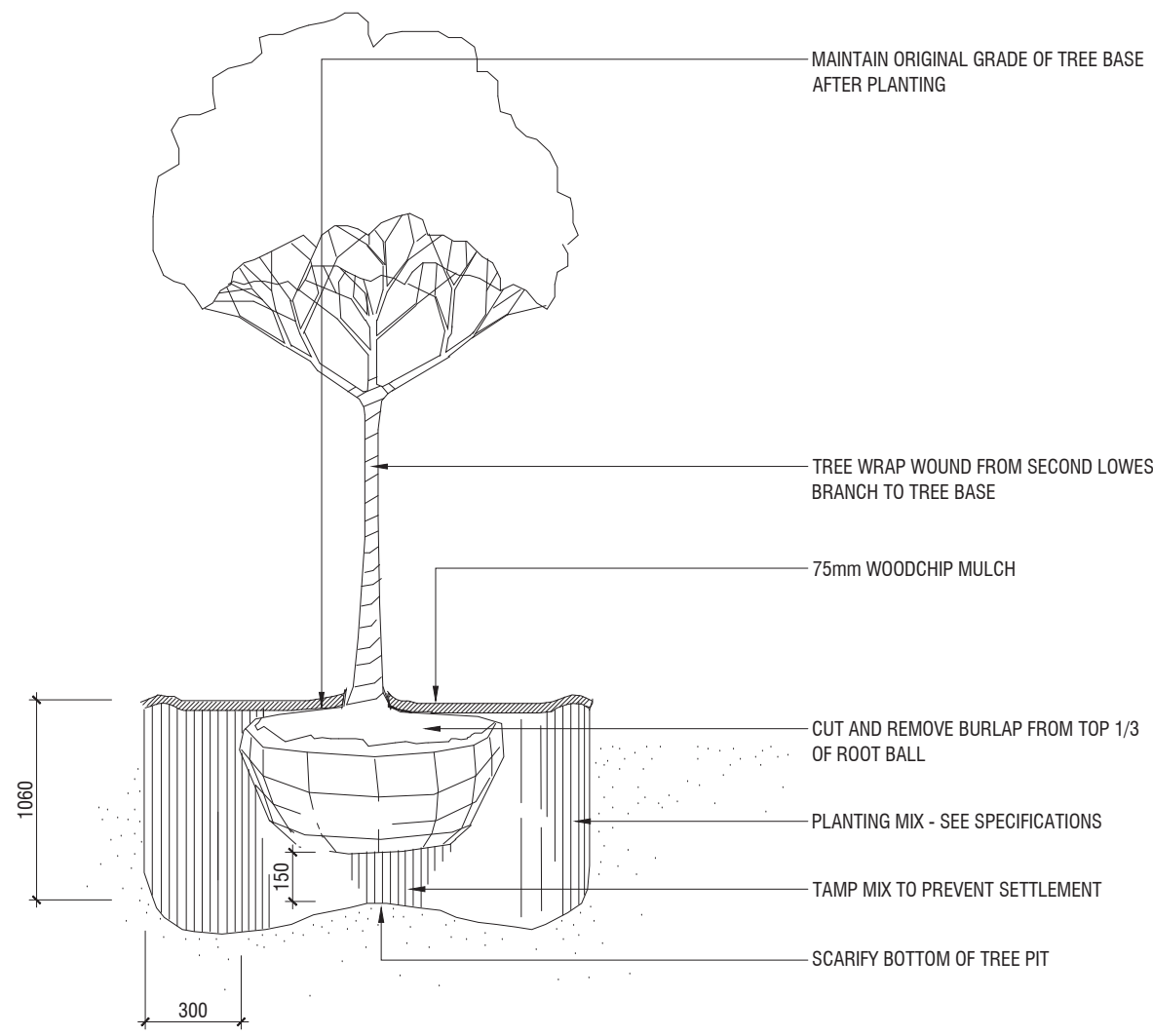




Architect - Atelier Bada
Surveyor - R. Avis Surveying Inc.
Civil Eng - RV Anderson
Transportation - BA Group
Structural - Honeycomb Group Inc.
Mech & Elec Eng - Wild Thomas Group Inc.
Wind - Gradient Wind Engineering Inc.
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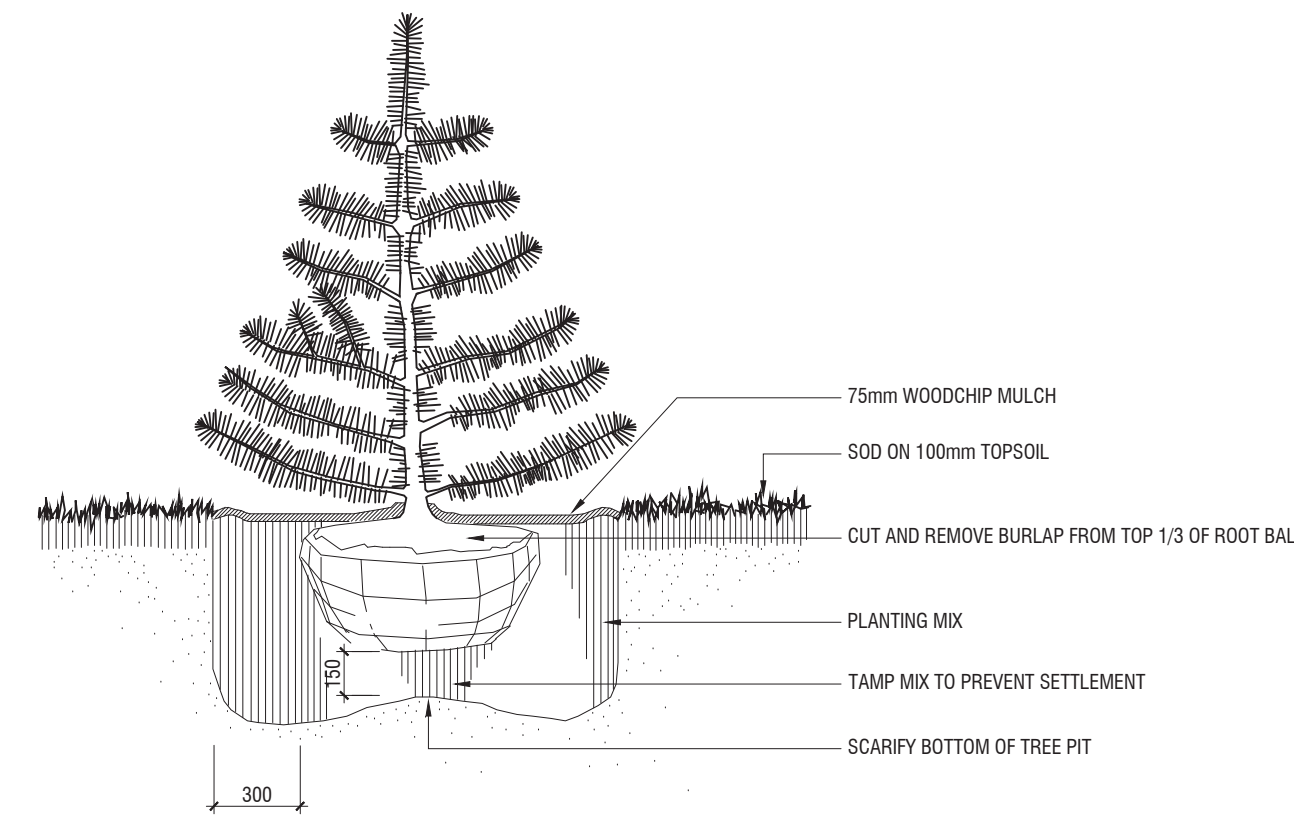
GENERAL NOTES

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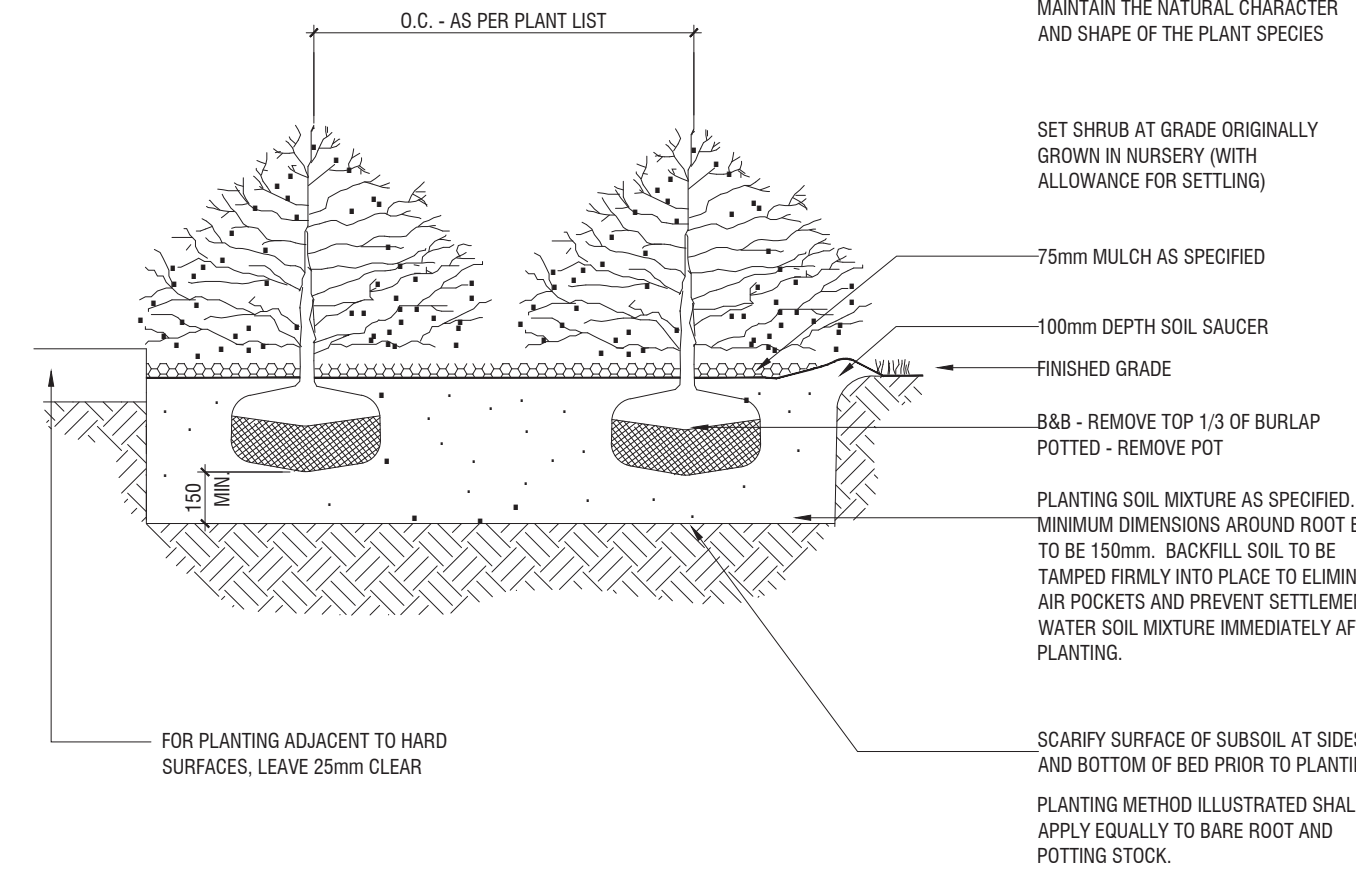
1 DECIDUOUS TREE PLANTING ON GRADE

L-301 N.T.S. 329343.01-07



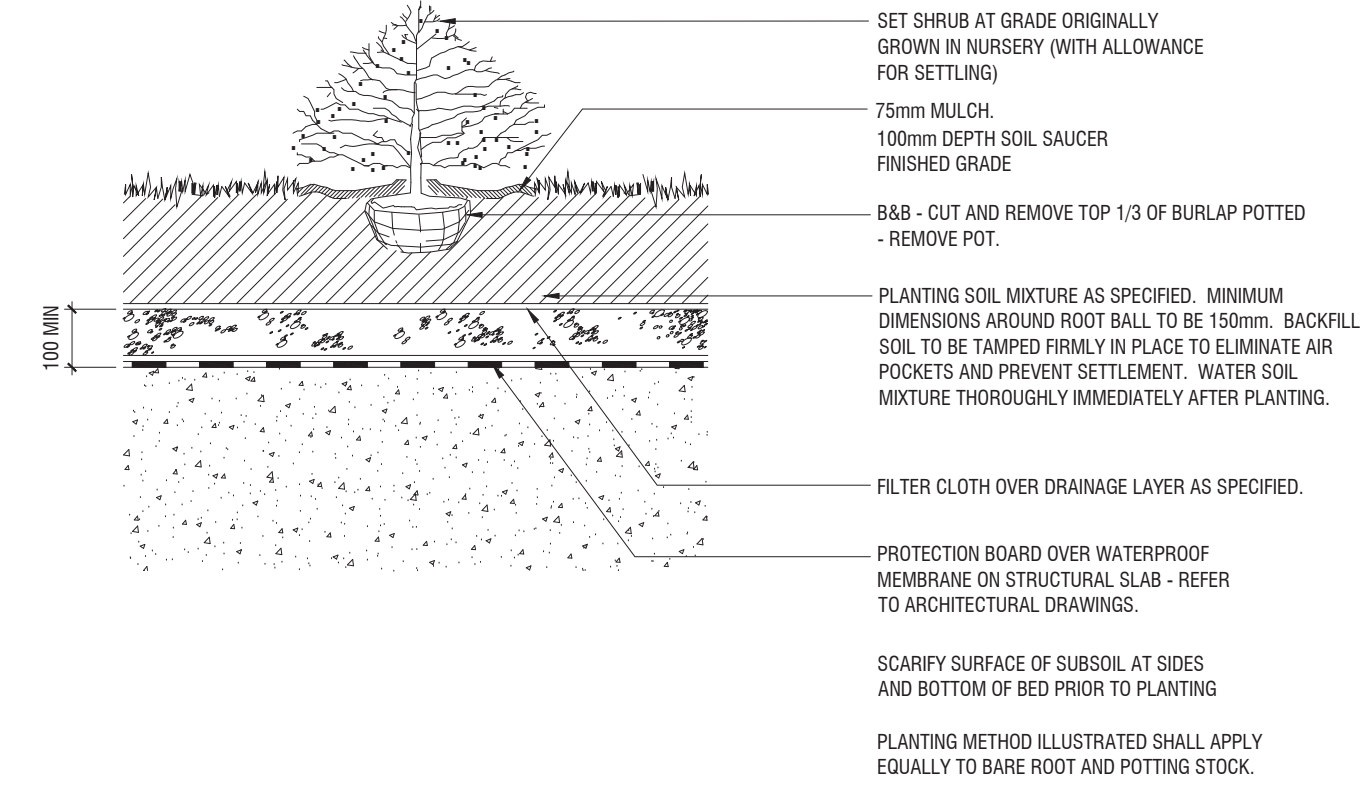
2 CONIFEROUS TREE PLANTING ON GRADE

L-301 N.T.S. 329343.01-31



3 SHRUB PLANTING ON GRADE

L-301 N.T.S. DETAIL-FILE



4 SHRUB PLANTING ON SLAB

L-301 N.T.S. 329343.01-11

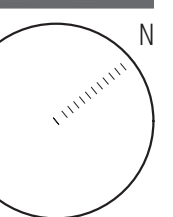
REV	DATE	DESCRIPTION	INITIAL
2	2023-07-17	ISSUED FOR REZONING	VB
1	2022-06-22	ISSUED FOR REZONING	VB

Planting Details

DRAWN BY: VB
CHECKED BY: JS
PRINT DATE: Jul.17.2023

L-301

822 Richmond St.
TORONTO, ON
HULLMARK





Architect - Atelier Borda
Surveyor - R. Avis Surveying Inc.
Civil Eng - RV Anderson
Transportation - BA Group
Structural - Honeycomb Group Inc.
Mech & Elec Eng - Wild Thomas Group Inc.
Wind - Gradient Wind Engineering Inc.
Planning - SVN Architects + Planners

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DETAILS TO BE PROVIDED FOR S.P.A

2	2023-07-17	ISSUED FOR REZONING	VB
1	2022-06-22	ISSUED FOR REZONING	VB

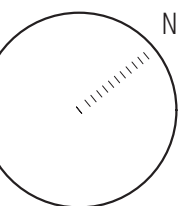
REV	DATE	DESCRIPTION	INITIAL
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Fence and Furniture Details

DRAWN BY: VB
CHECKED BY: JS
PRINT DATE: Jul.17.2023

L-302

822 Richmond St.
TORONTO, ON
HULLMARK



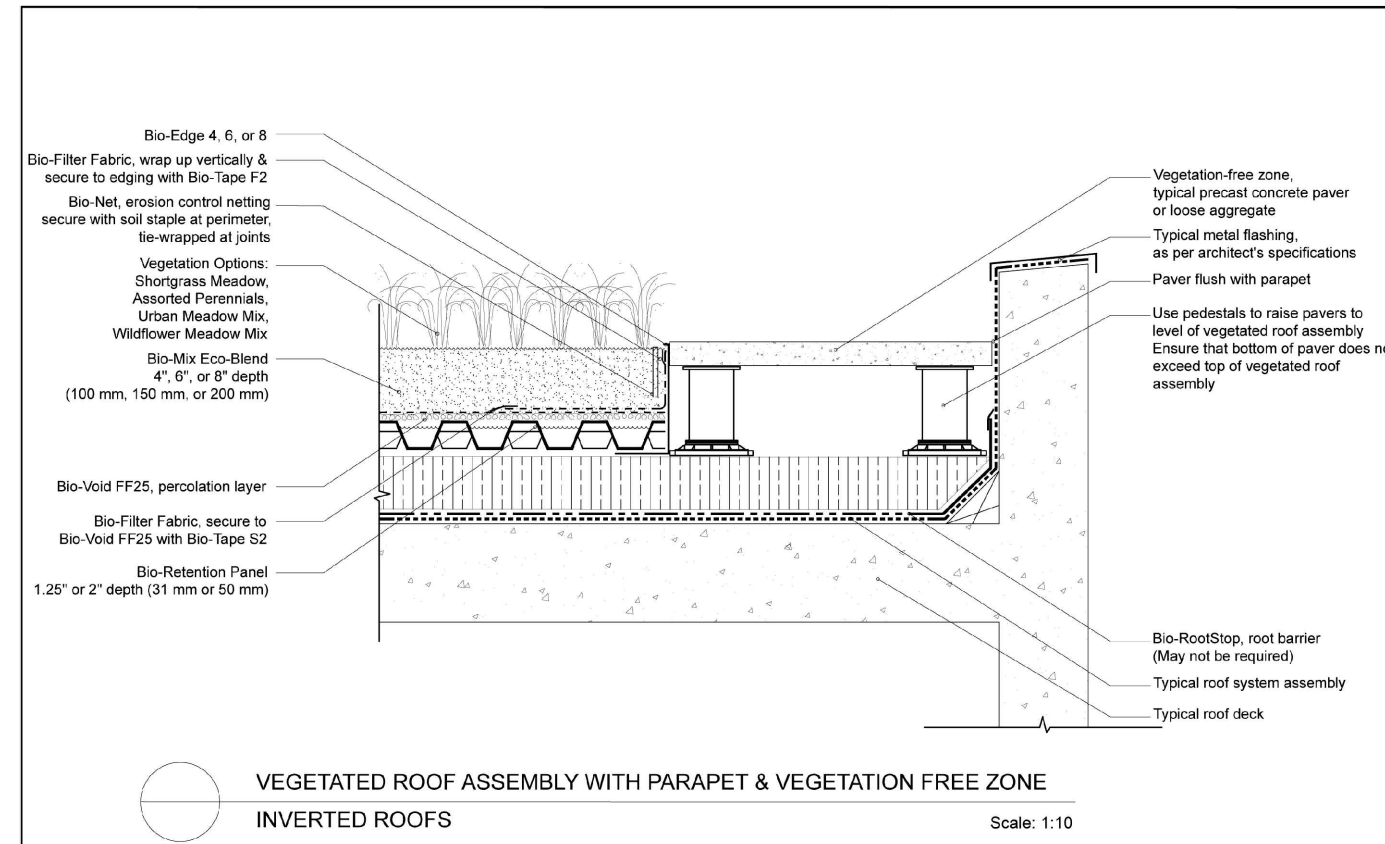


Architect - Atelier Borda
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Mech & Elec Eng - Wild Thomas Group Inc.
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Planning - SVN Architects + Planners

GENERAL NOTES

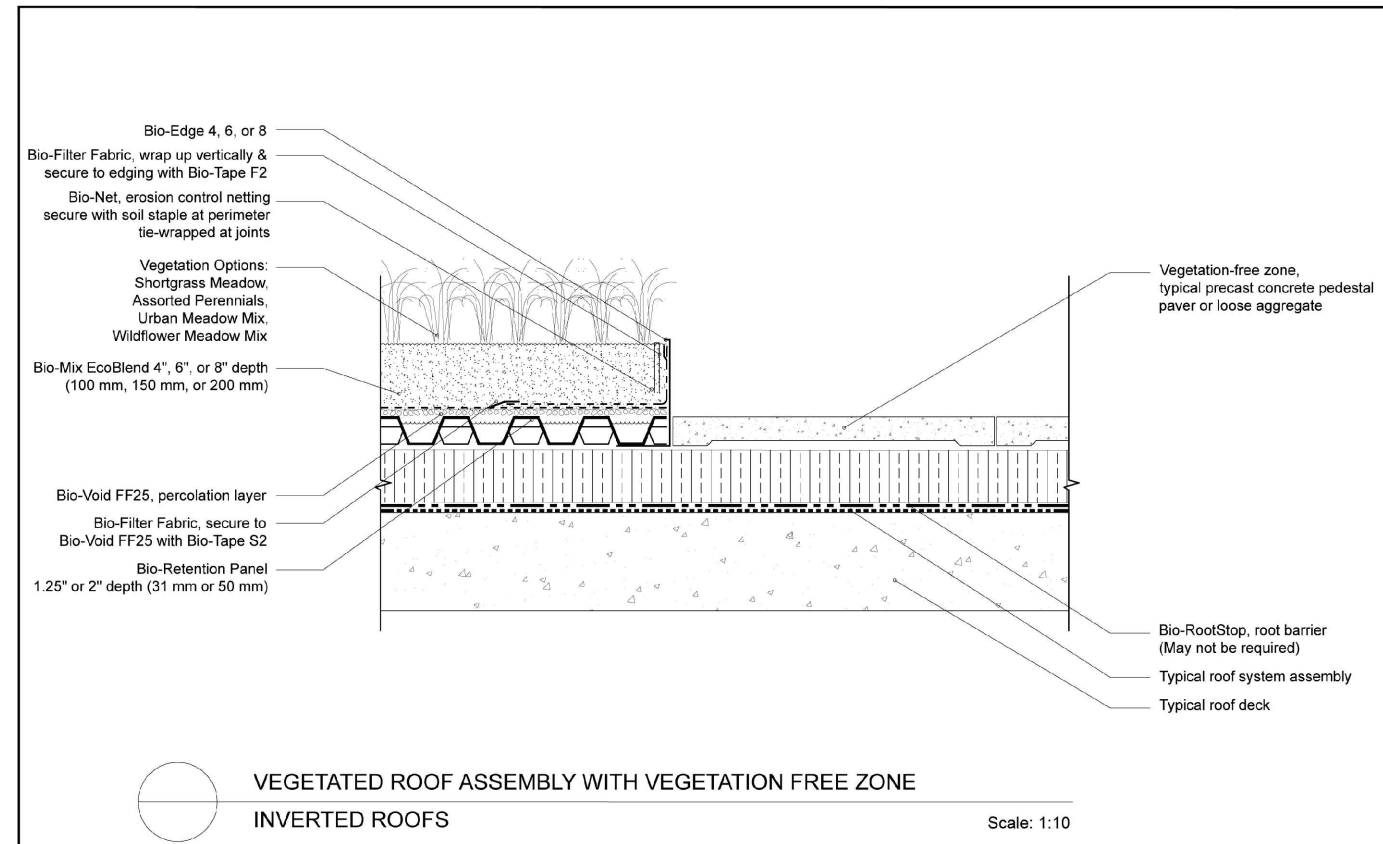
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SUPPLIER 1: BIOROOF



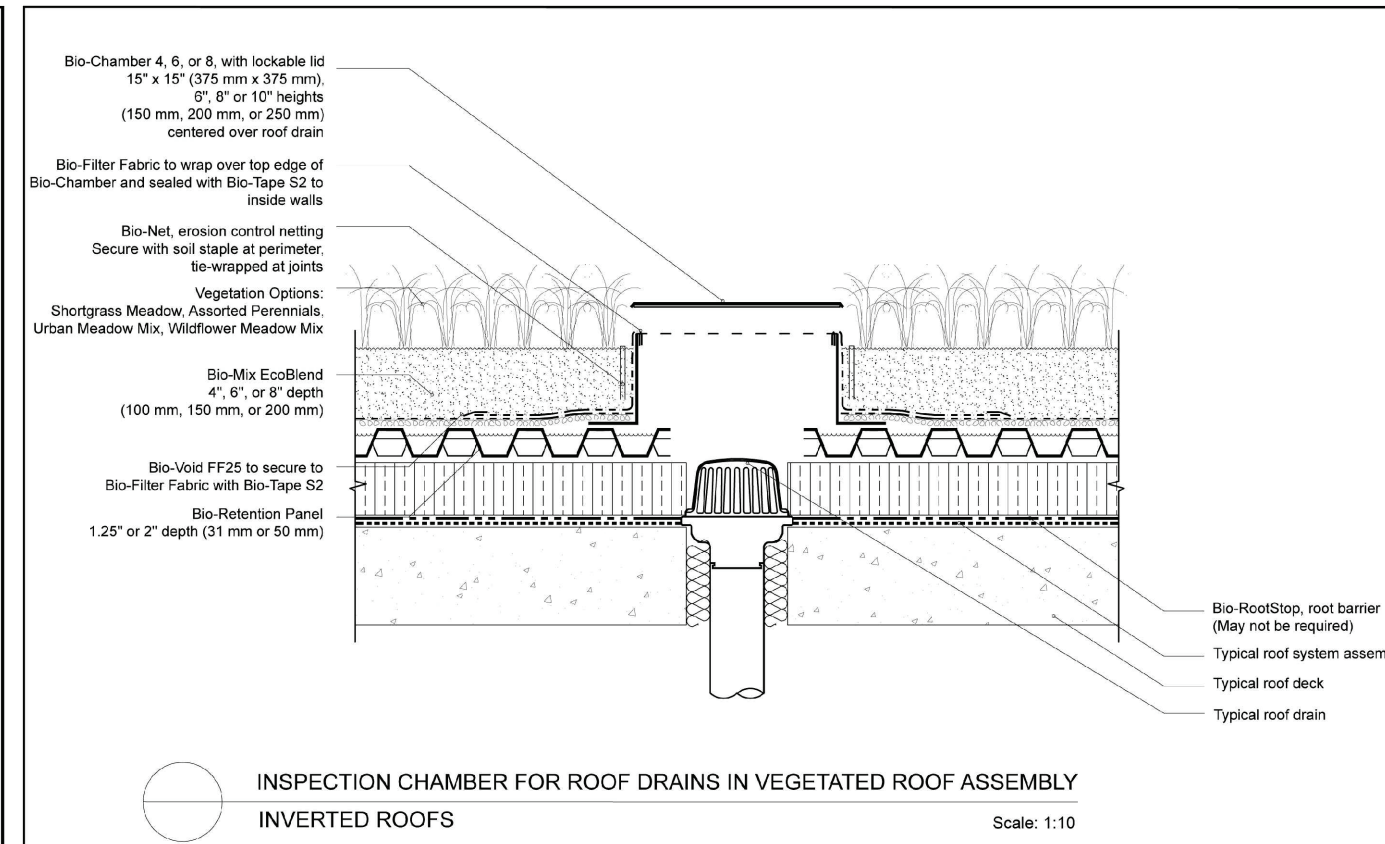
Eco-System Detail
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Bioroof Systems
3380 South Service Road, Suite 404
Burlington, Ontario
Canada L7R 1A1
info@bioroof.com
www.bioroof.com
1-888-971-0777

1 PARAPET & VEGETATION-FREE ZONE - PAVERS
L-303 N.T.S. 323210.10-01



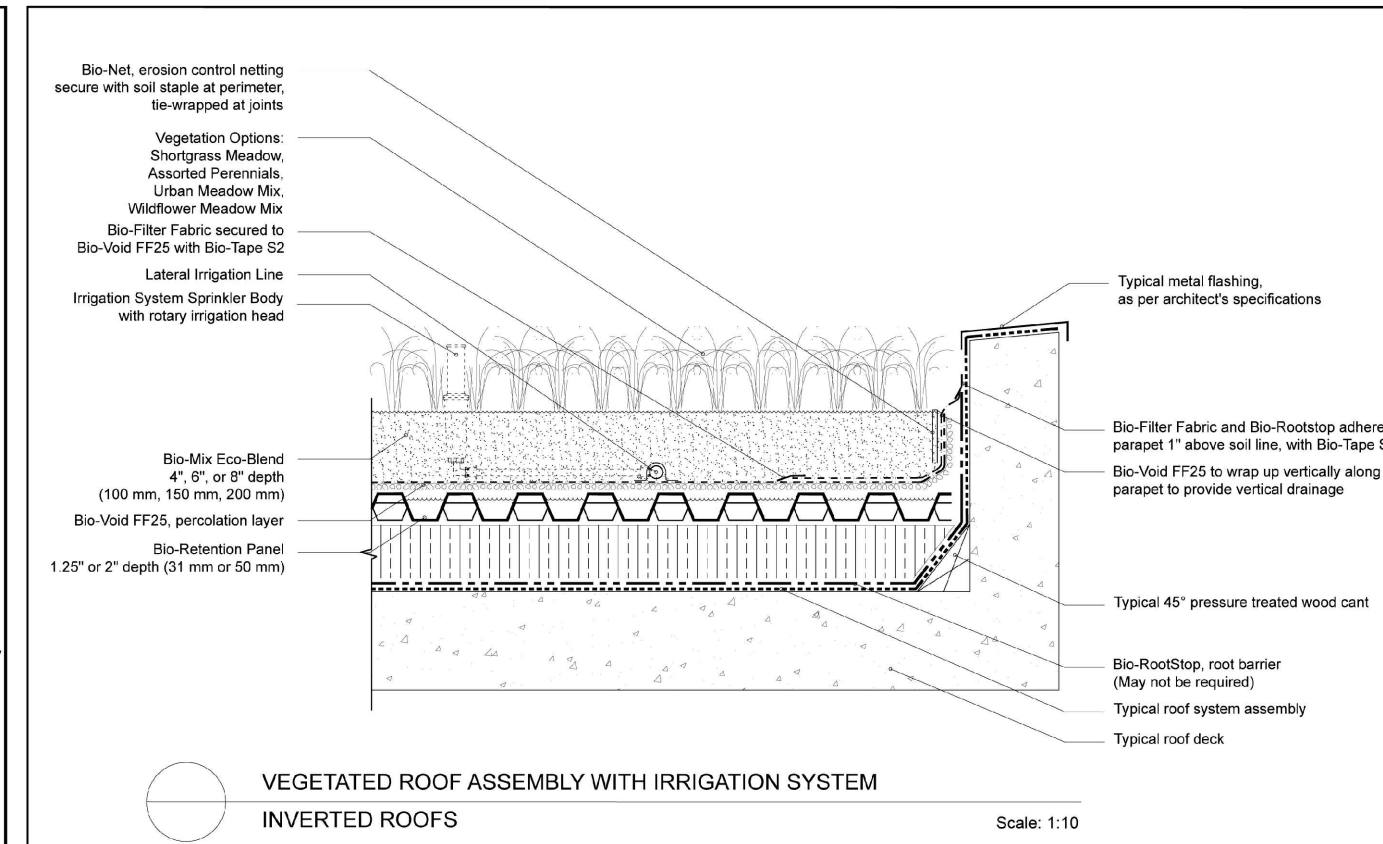
Eco-System Detail
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Burlington, Ontario
Canada L7R 1A1
info@bioroof.com
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2 VEGETATION-FREE ZONE
L-303 N.T.S. 323210.10-04



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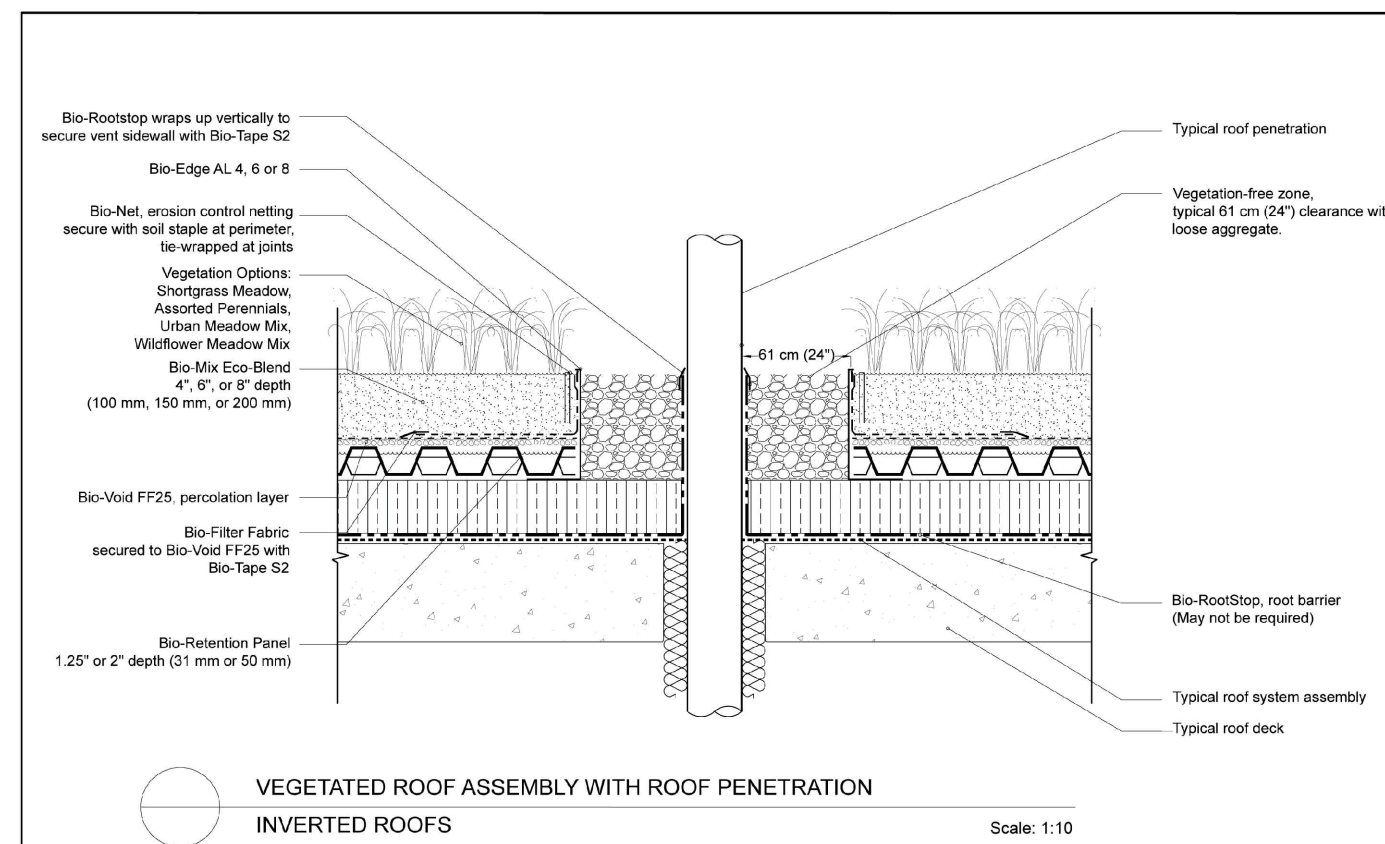
3 INSPECTION CHAMBER
L-303 N.T.S. 323210.10-06



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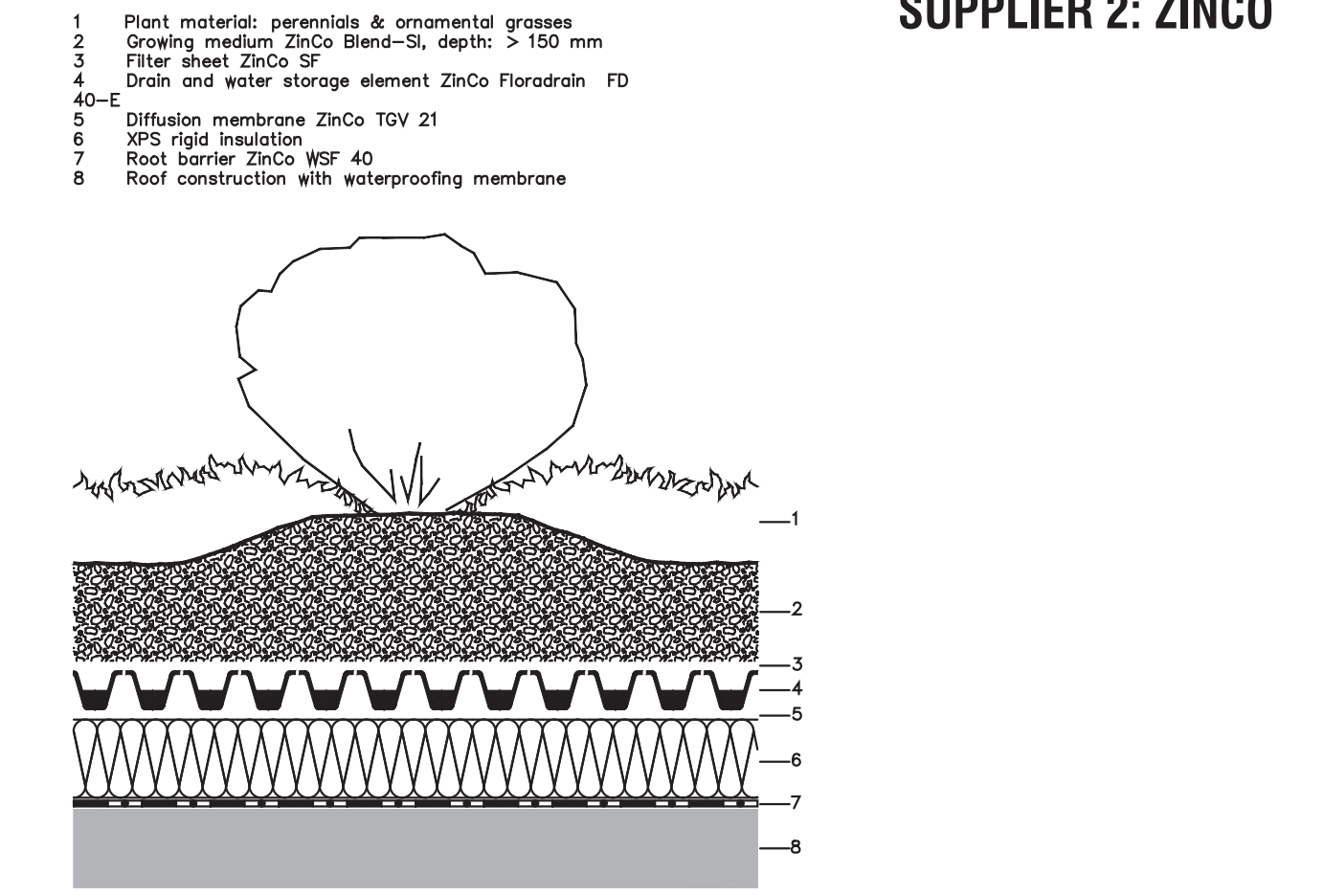
4 WITH IRRIGATION SYSTEM
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SUPPLIER 2: ZINCO



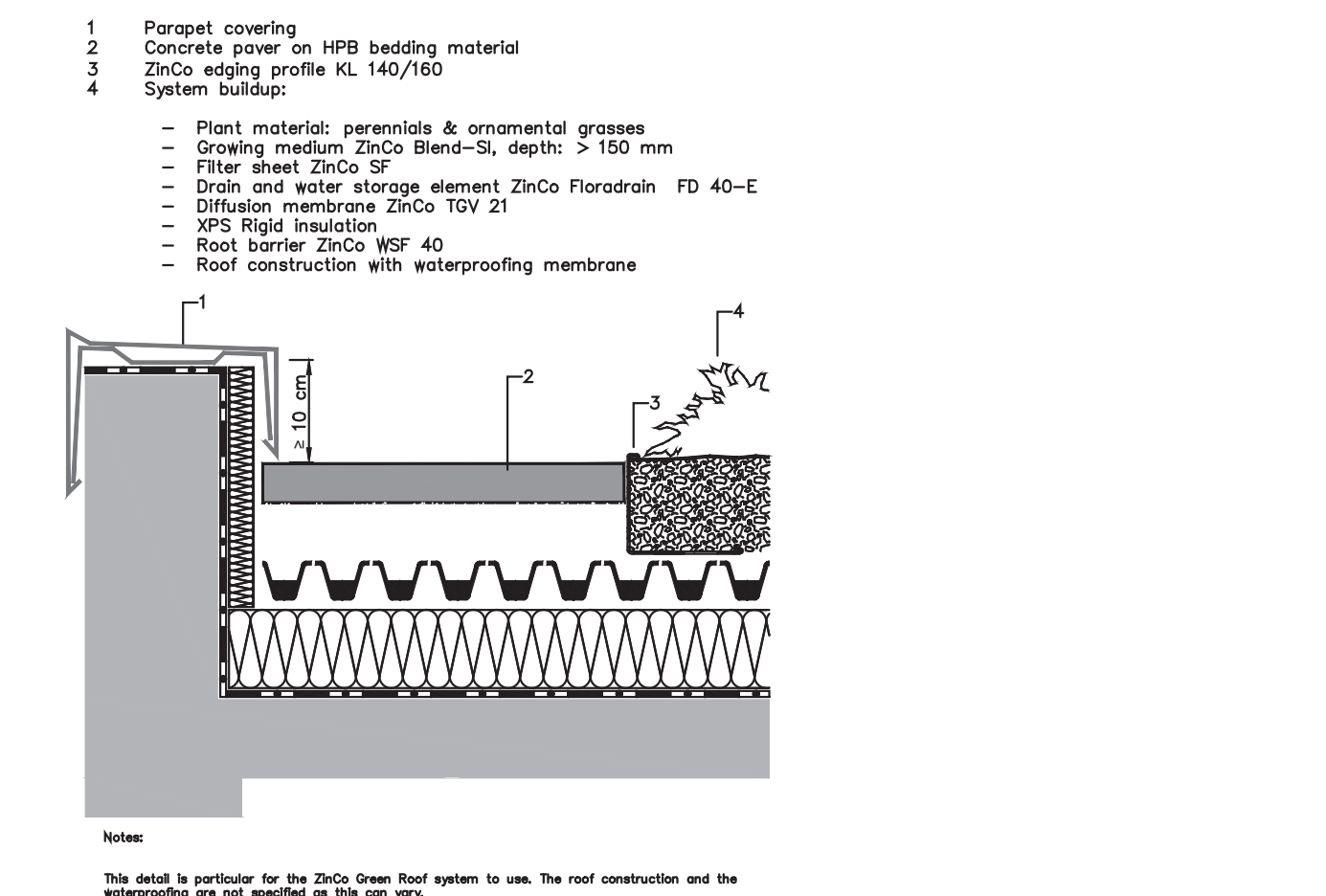
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5 ROOF PENETRATION
L-303 N.T.S. 323210.10-07



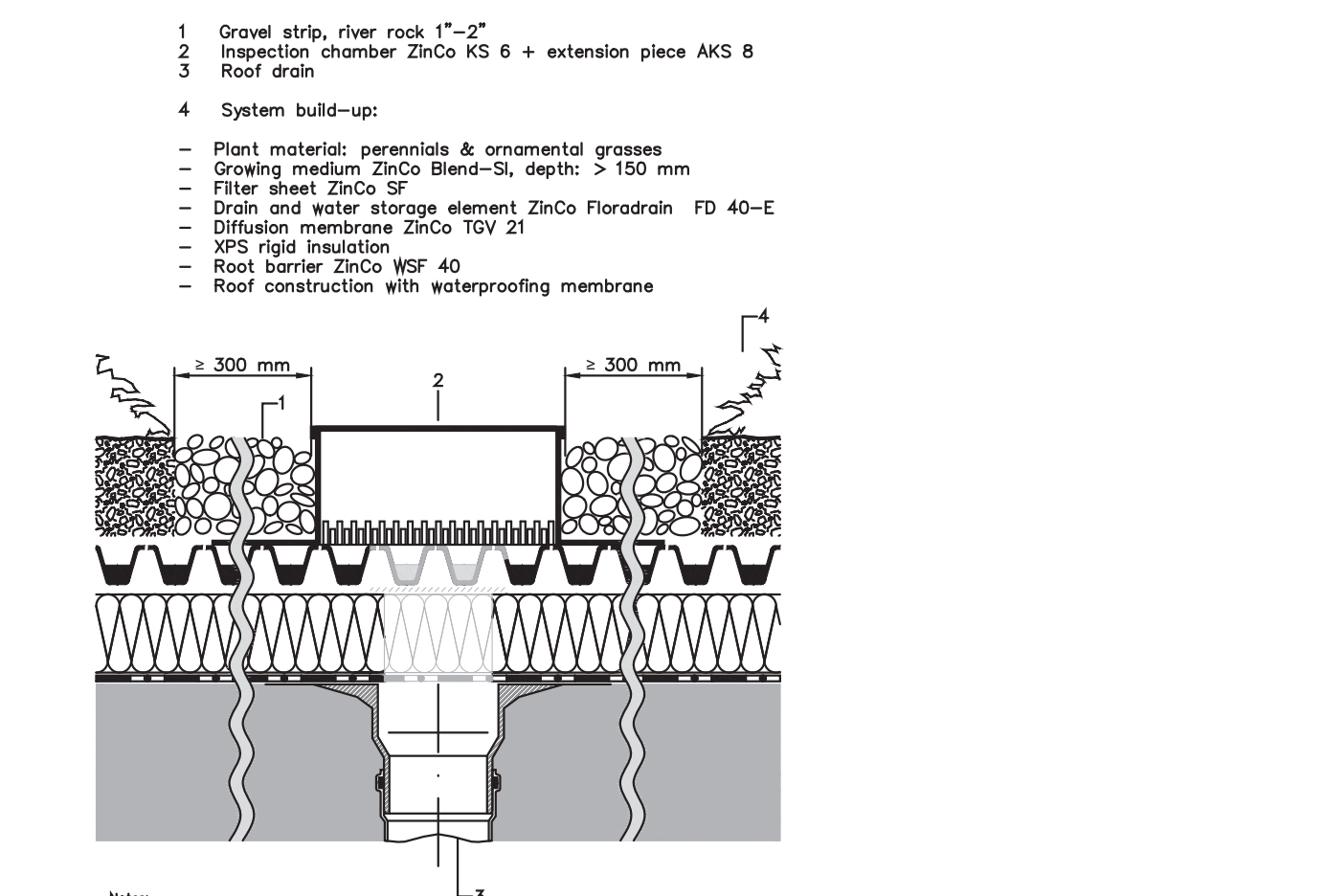
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6 GREEN ROOF ASSEMBLY
L-303 N.T.S. 323295.11-04



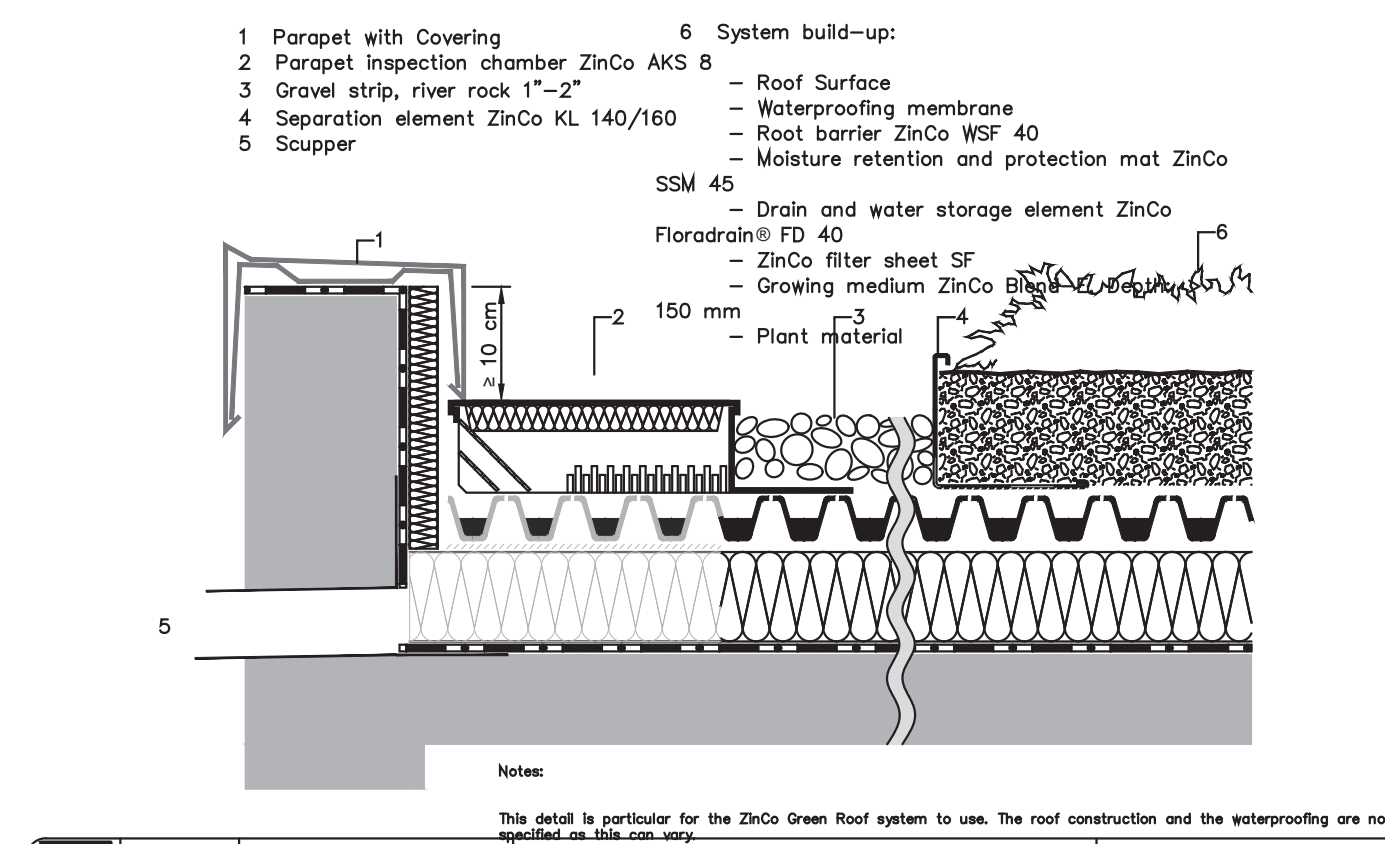
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7 PARAPET PAVER
L-303 N.T.S. 323295.11-06



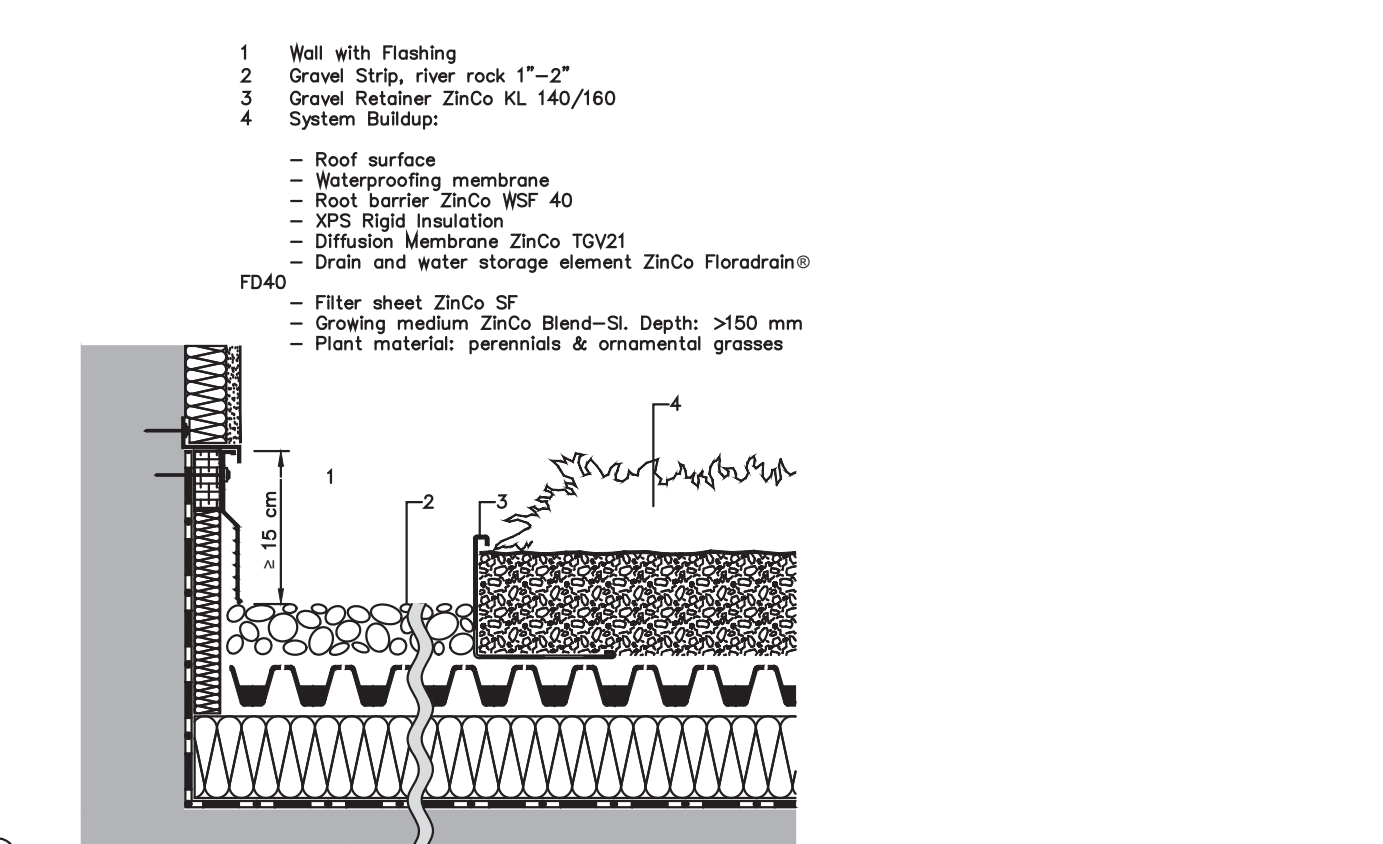
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8 ROOF DRAIN
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9 SCUPPER
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10 WALL CONNECTION
L-303 N.T.S. 323295.11-10

CONTRACTOR SHALL SUBMIT PRICING FROM BOTH SUPPLIERS AS OPTIONS.

REV	DATE	DESCRIPTION	INITIAL
2	2023-07-17	ISSUED FOR REZONING	VB
1	2022-06-22	ISSUED FOR REZONING	VB

Green Roof Details

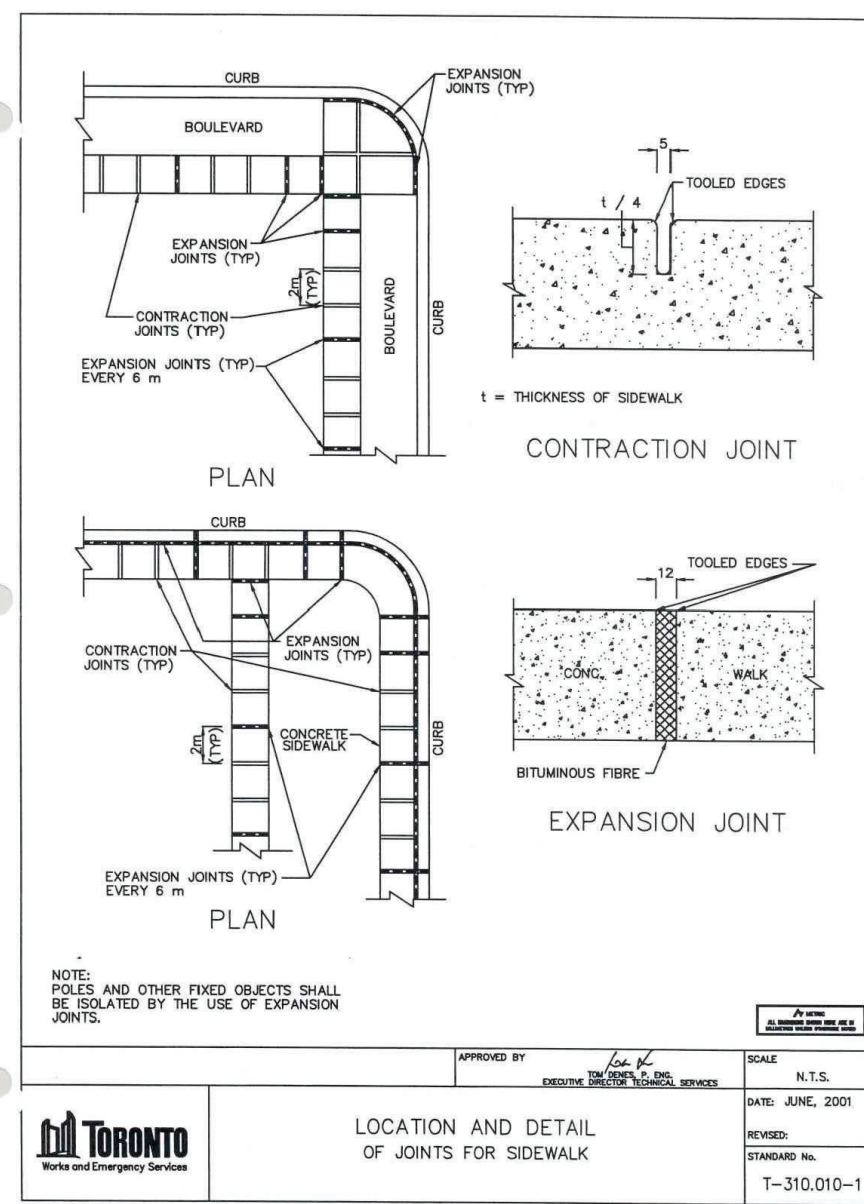
DRAWN BY: VB
CHECKED BY: JS
PRINT DATE: Jul.17.2023

L-303

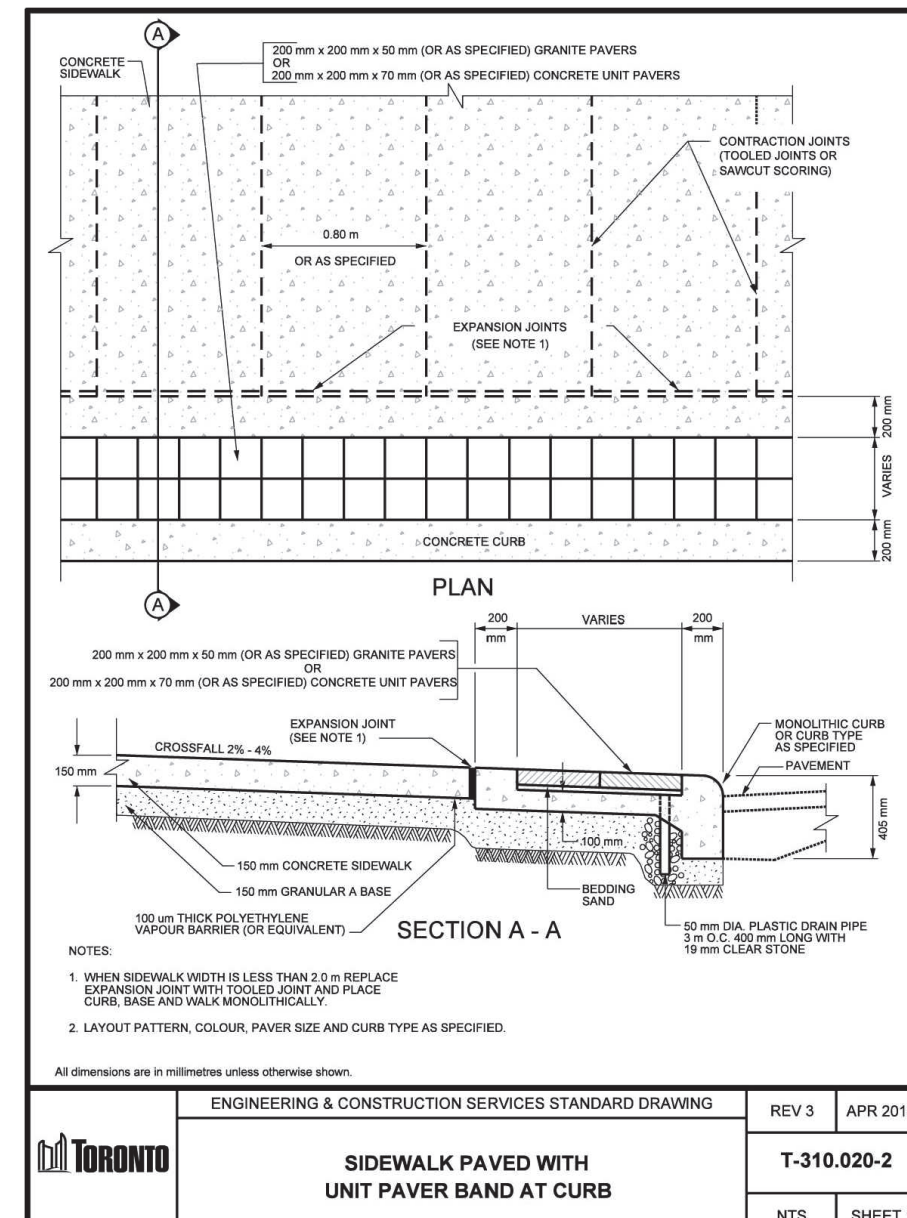
822 Richmond St.
TORONTO, ON
HULLMARK

GENERAL NOTES

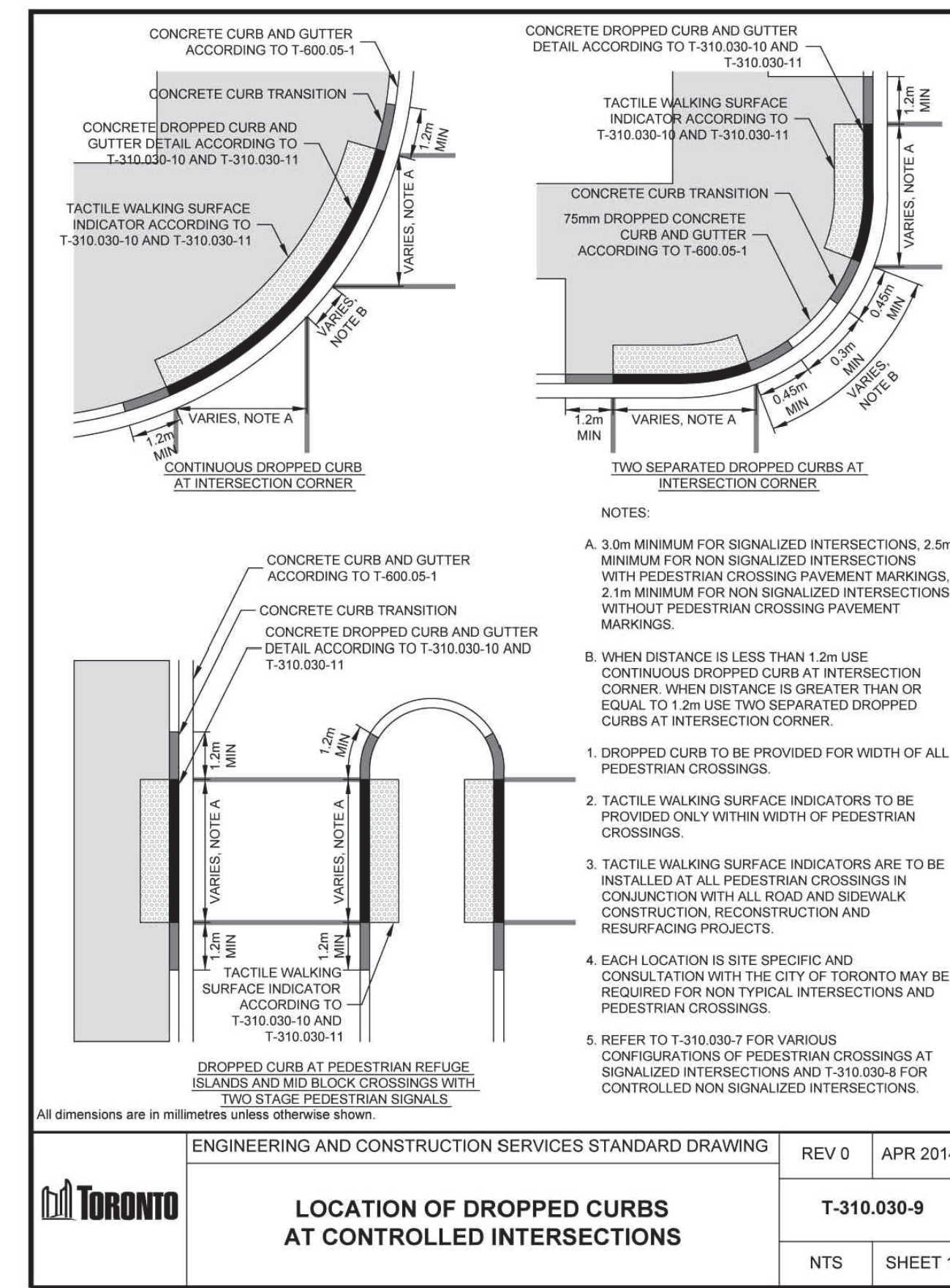
1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape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



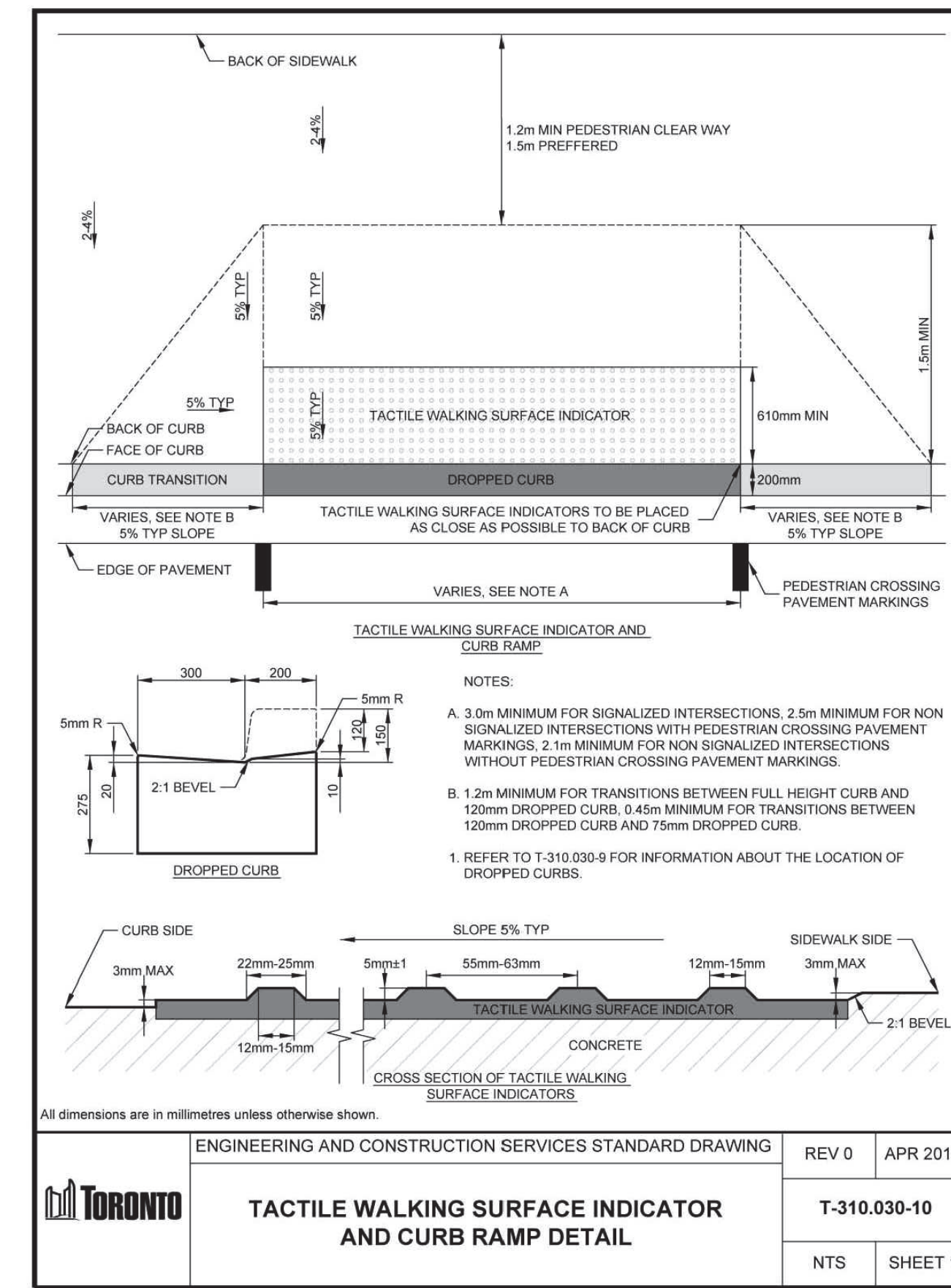
1 T-310.010-1 JOINTS FOR SIDEWALK
L-304 N.T.S. 320101.10-21



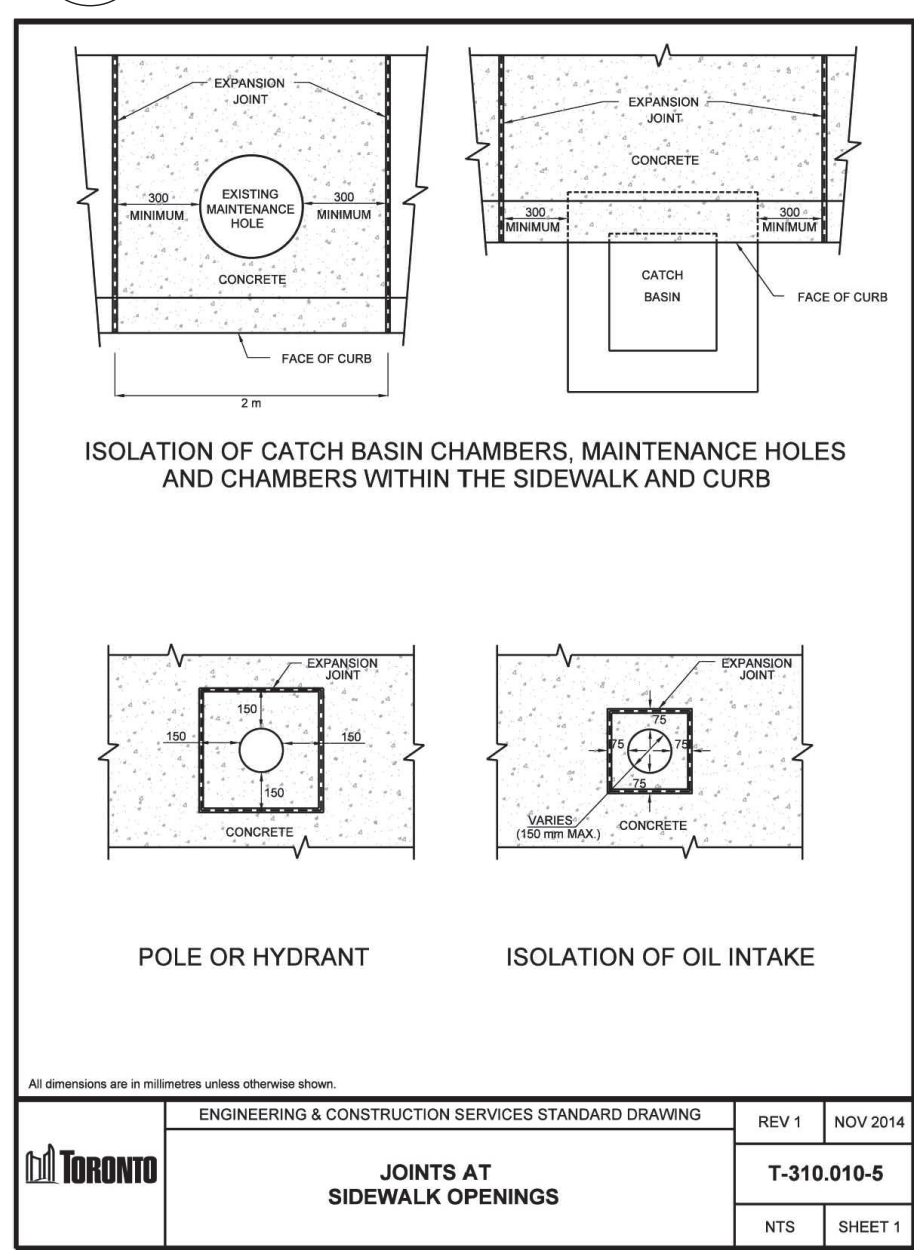
2 T-310.020.2 SIDEWALK WITH UNIT PAVER BAND
L-304 N.T.S. 320101.10-30



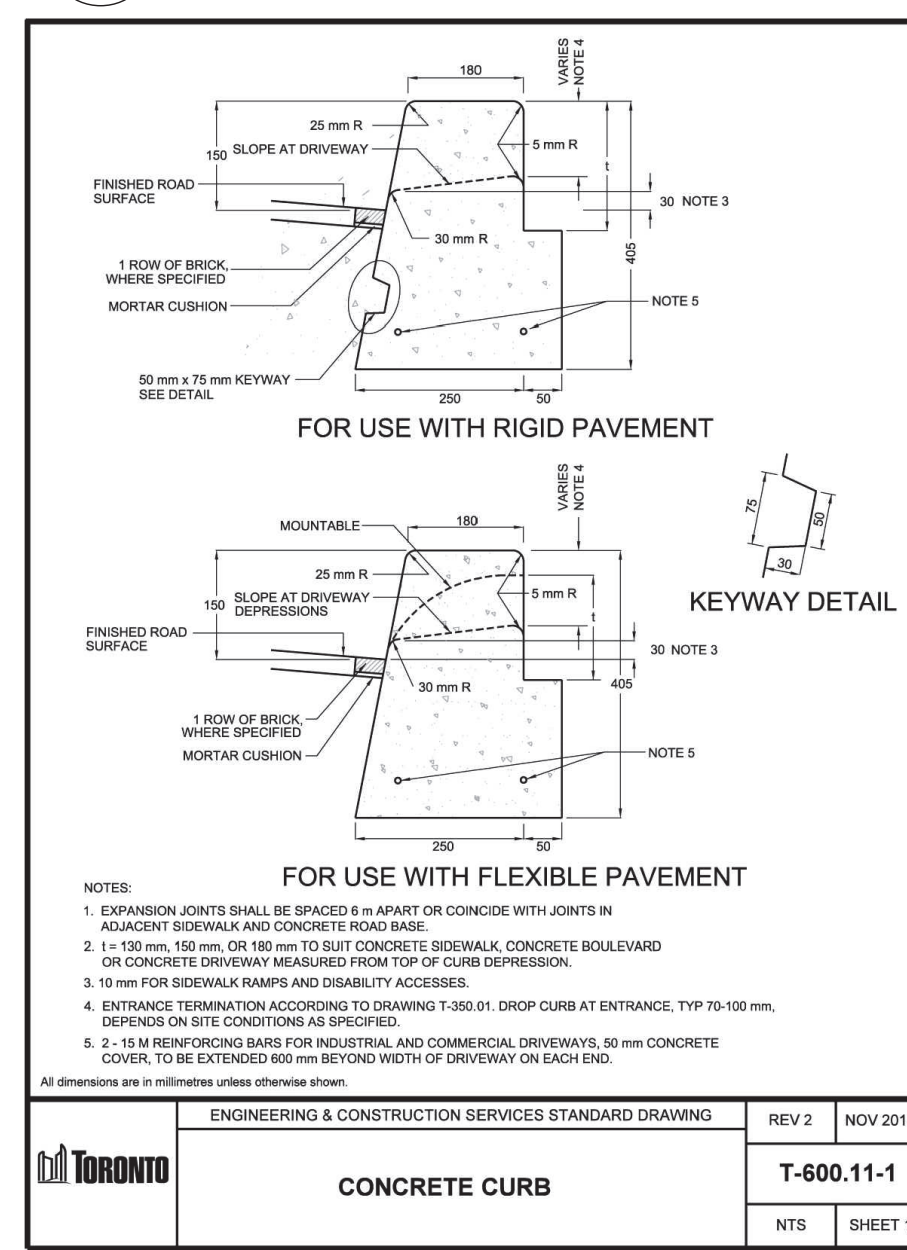
5 LOCATION OF DROPPED CURBS
L-304 N.T.S. 320101.31-09



6 TACTILE SURFACE - CURB RAMP
L-304 N.T.S. 320101.31-10



3 T-310.010-5 JOINTS AT SIDEWALK OPENINGS 2014
L-304 N.T.S. 320101.10-26



4 T-600.11-1 CONCRETE CURB
L-304 N.T.S. 320101.10-61

REV	DATE	DESCRIPTION	INITIAL
2	2023-07-17	ISSUED FOR REZONING	VB
1	2022-06-22	ISSUED FOR REZONING	VB

City of Toronto Standard Details

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CHECKED BY: JS
PRINT DATE: Jul.17.2023

L-304

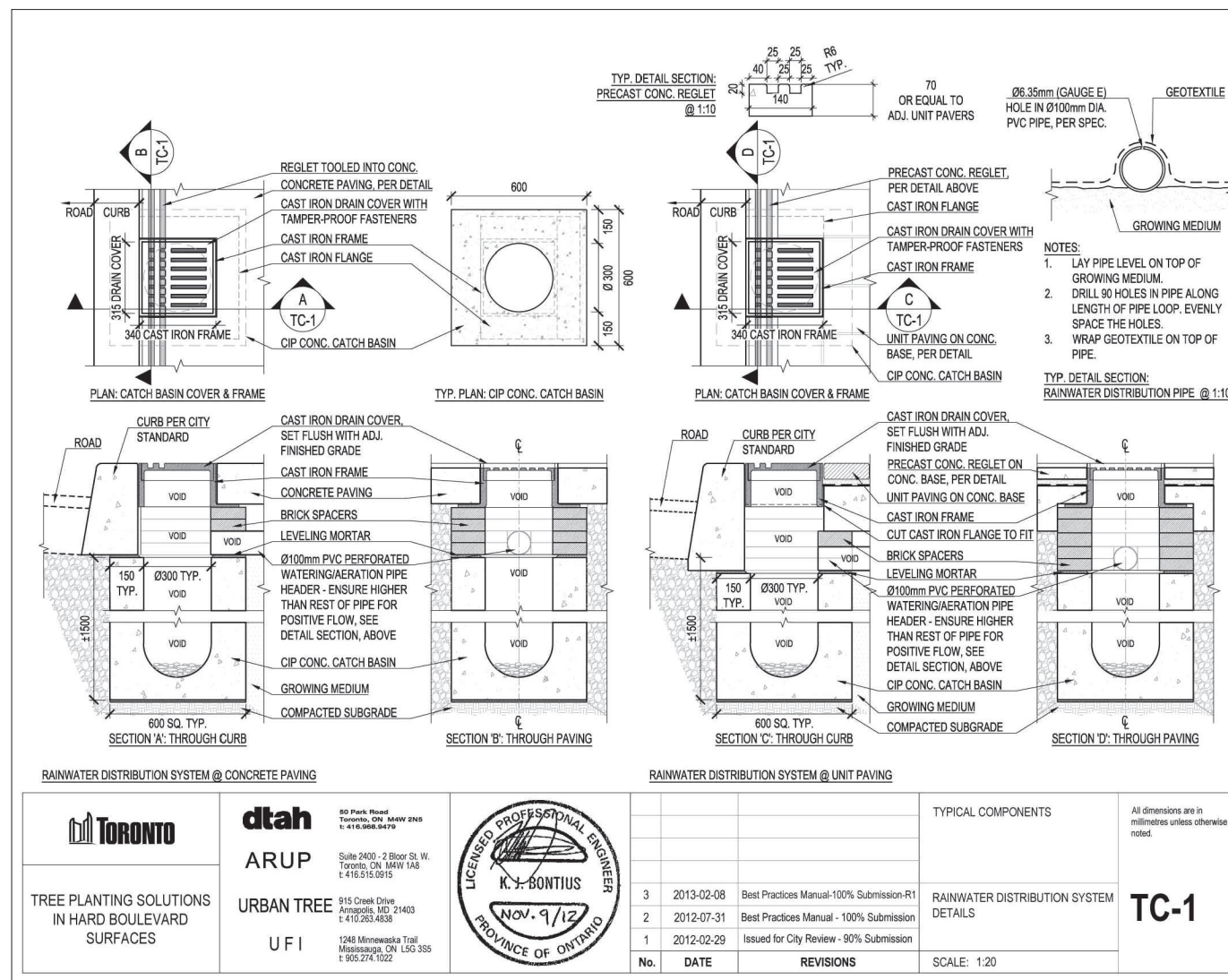
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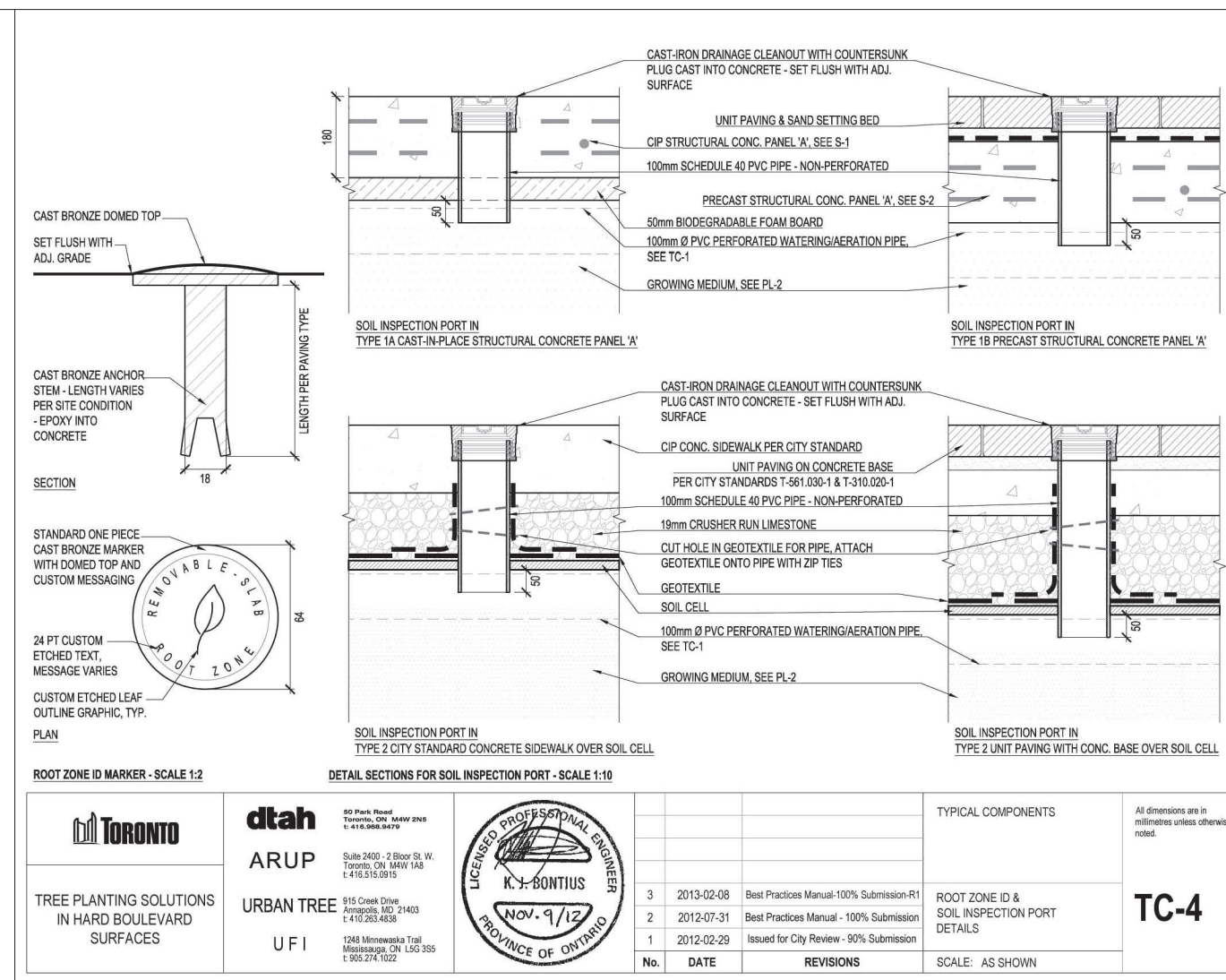
Architect - Atelier Borda
Surveyor - R. Avis Surveying Inc.
Civil Eng. - RV Anderson
Transportation - BA Group
Structural - Honeycomb Group Inc.
Mech & Elec Eng - Wild Thomas Group Inc.
Wind - Gradient Wind Engineering Inc.
Planning - SVN Architects + Planners

GENERAL NOTES

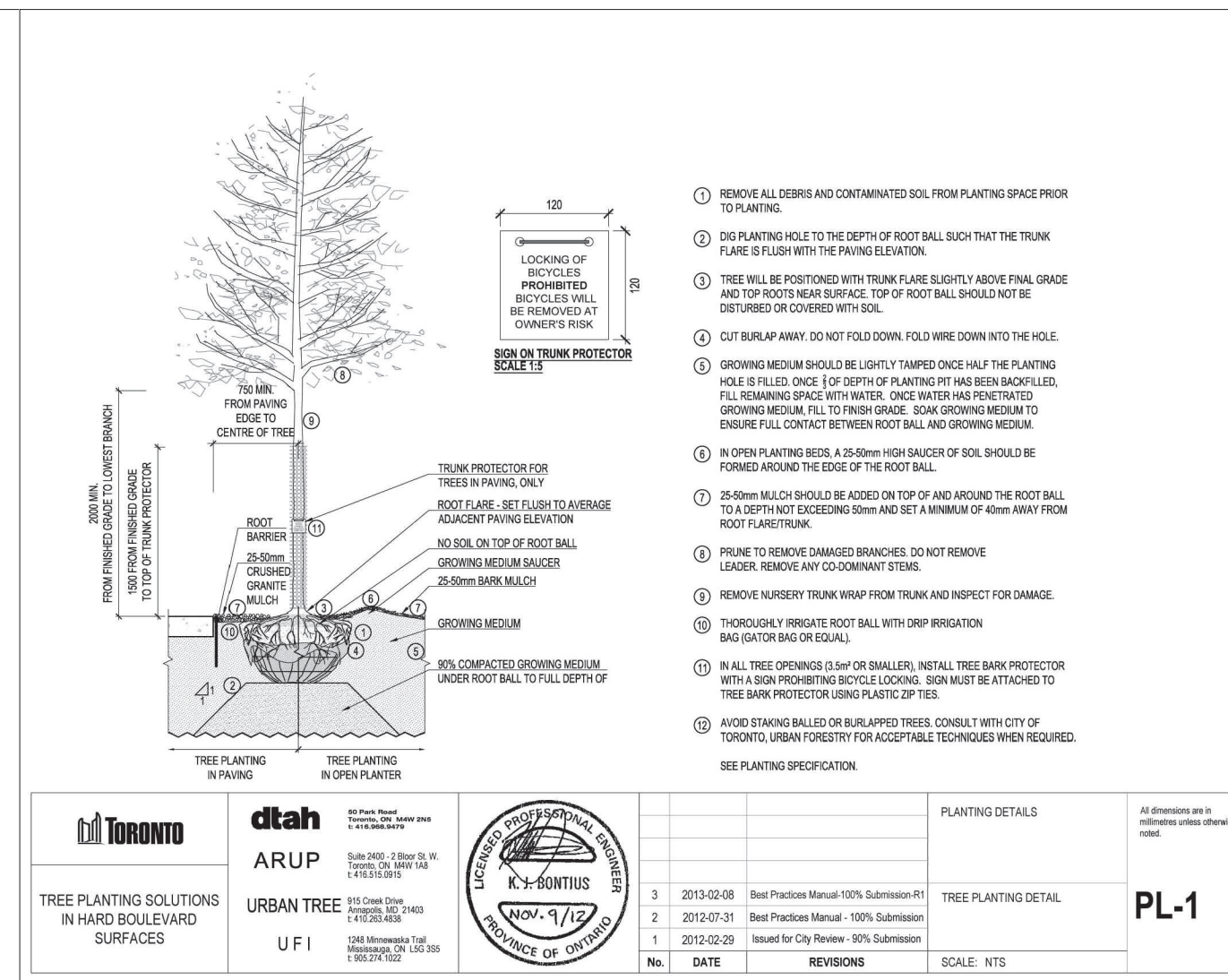
1. All dimensions in millimetres (mm)
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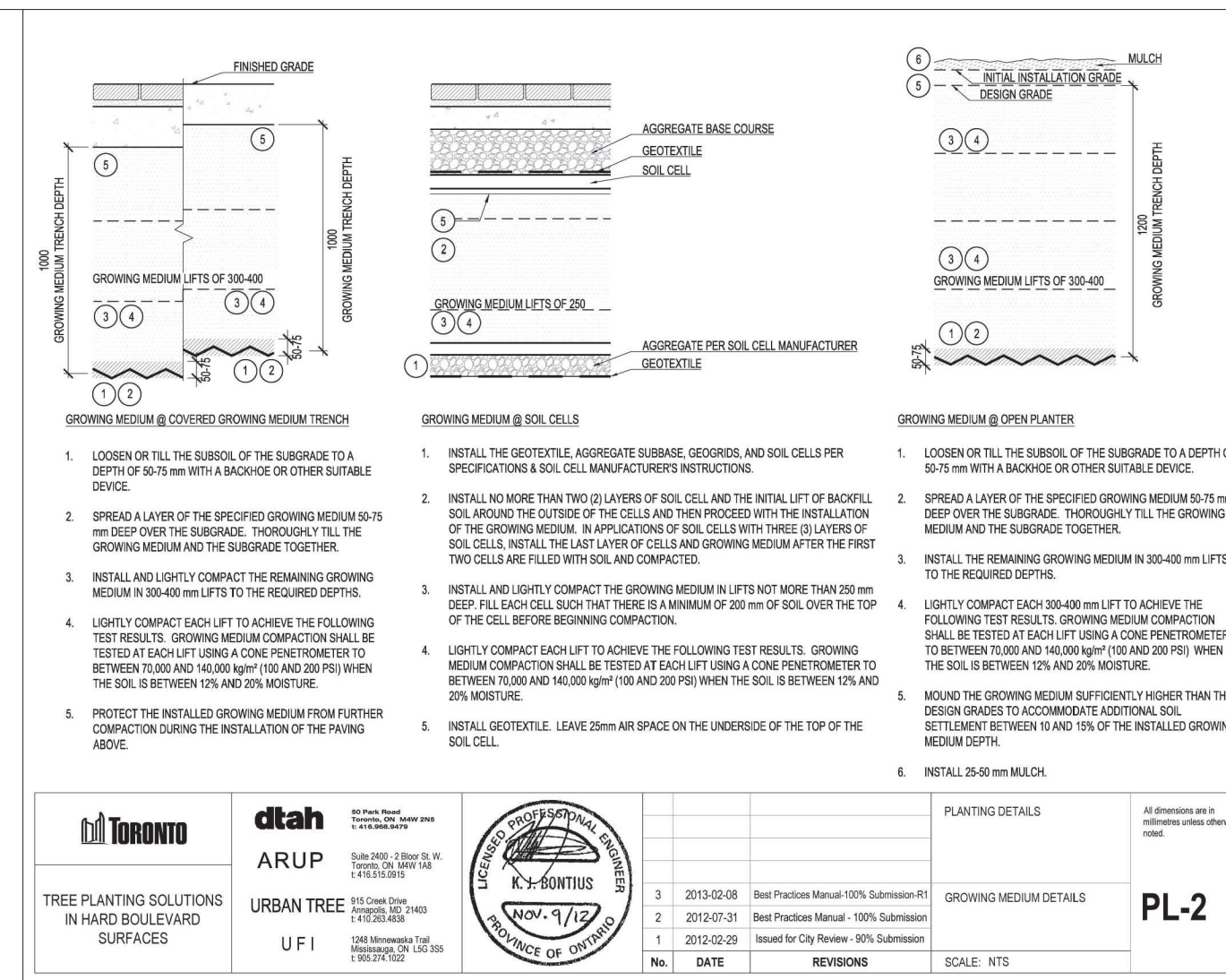
1 TC-1 TYP. COMPONENTS - RAINWATER SYSTEM
L-305 N.T.S. 320101.20-41



2 TC-4 TYP. COMPONENTS - INSPECTION PORTS
L-305 N.T.S. 320101.20-44



3 PL-1 PLANTING DETAILS - TREE PLANTING
L-305 N.T.S. 320101.20-61



4 PL-2 PLANTING DETAILS - GROWING MEDIUM
L-305 N.T.S. 320101.20-82

2 2023-07-17 ISSUED FOR REZONING VB
1 2022-06-22 ISSUED FOR REZONING VB

REV DATE DESCRIPTION INITIAL

City of Toronto Planting Details

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L-305

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