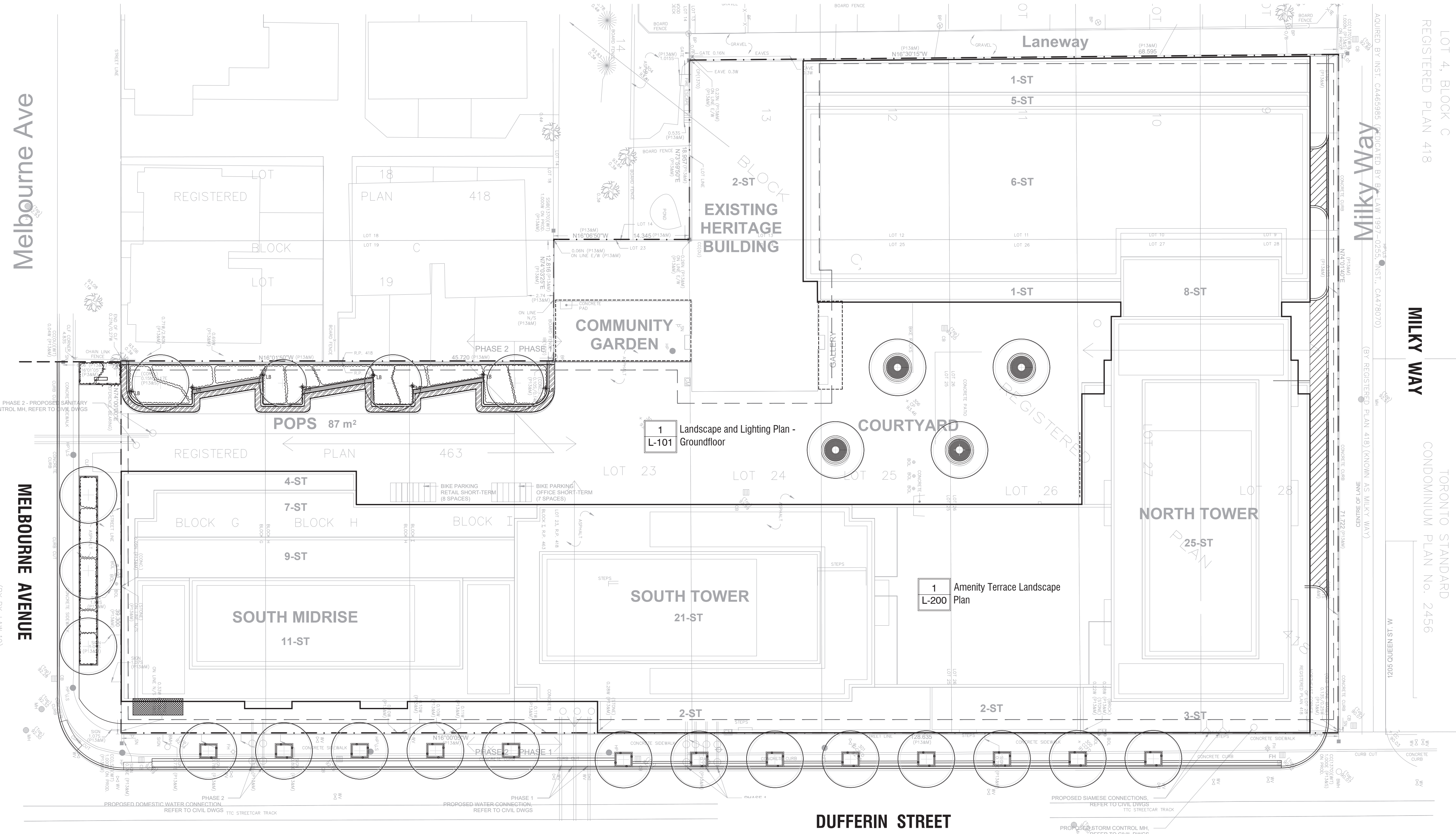


340-376 Dufferin St.



SHEET LIST

- L-100 Site Plan
- L-101 Landscape and Lighting Plan - Ground Floor
- L-102 Planting Plan - Ground Floor
- L-103 Photometric Plan - Ground Floor
- L-104 Utility and Servicing Coordination Plan
- L-105 Grading Plan
- L-110 Street Tree Planting Sections
- L-111 Toronto standard Details - Tree Planting
- L-200 Amenity Terrace Landscape Plan
- L-201 Amenity Terrace Planting Plan
- L-210 Green Roof Plans
- L-300 Paving Details
- L-301 City of Toronto Standard Details Planting Details
- L-302 Green Roof Details - Suppliers 1 & 2
- L-303 Green Roof Details - Supplier 3
- L-304 Green Roof Details - Supplier 3

- LEGEND - Existing features as per Survey.
- DENOTES BIKE RACK
 - DENOTES BELL MANHOLE
 - DENOTES BELL POLE
 - DENOTES BOLLARD
 - DENOTES CATCH BASIN
 - DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
 - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - DENOTES DOWN GUY ANCHOR
 - DENOTES FIRE HYDRANT
 - DENOTES GAS METER
 - DENOTES HYBRID POLE
 - DENOTES HYBRID POLE AND LIGHT STANDARD
 - DENOTES MANHOLE
 - DENOTES PARKING METER
 - DENOTES VENT PIPE
 - DENOTES SIAMENSE CONNECTION
 - DENOTES SIGN
 - DENOTES UTILITY BOX
 - DENOTES WATER VALVE

*REFER TO ORIGINAL SURVEY PRODUCED BY KRCMAR SURVEYORS LTD.

1 SITE PLAN
L-100 1:200

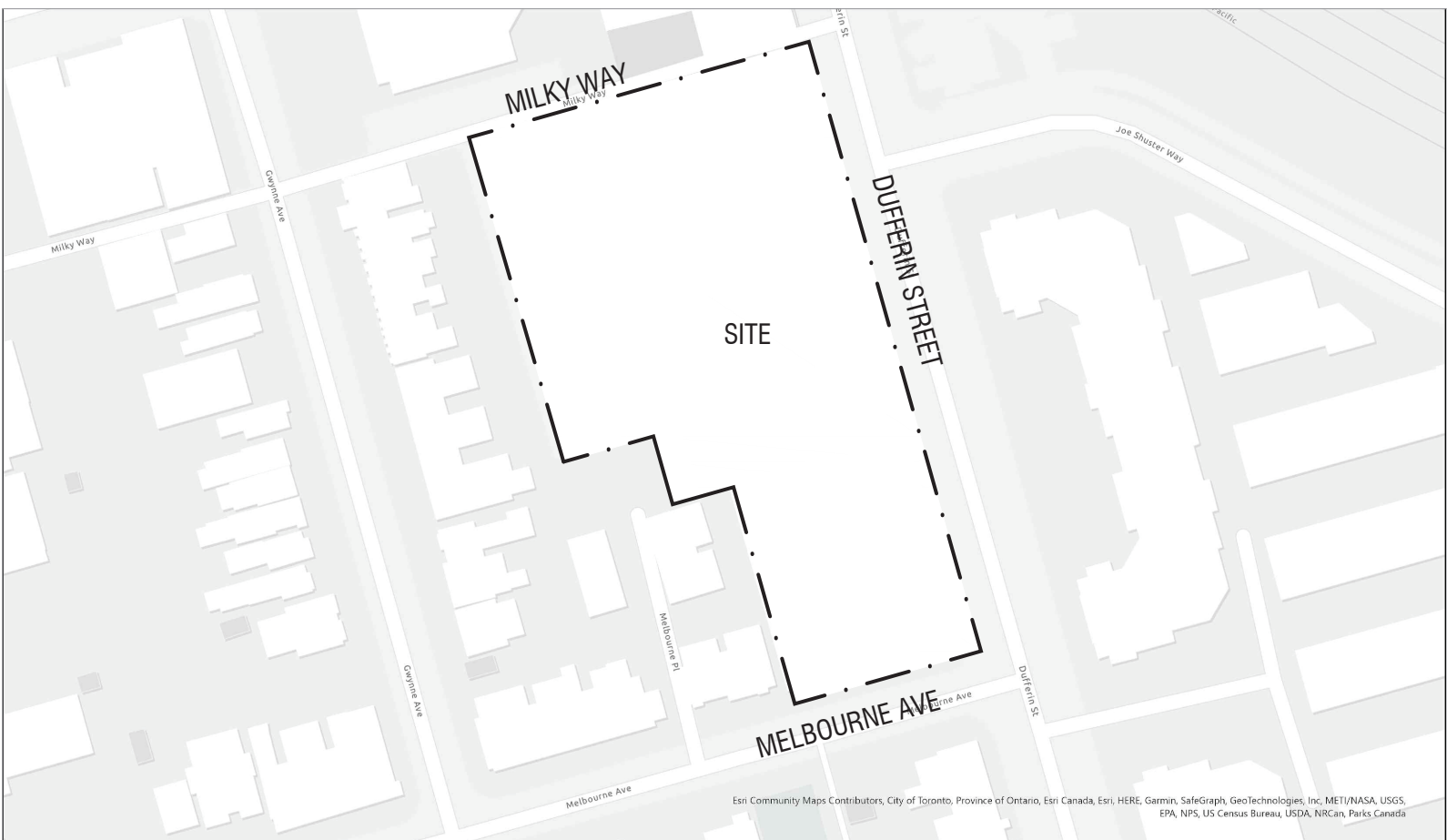
TORONTO GREEN STANDARDS VERSION 4.0 MID TO HIGH-RISE RESIDENTIAL

Tree Canopy	Required	Proposed	Proposed %
Total site area (m ²)		7444	
Total Soil Volume (40% of the site area ÷ 66 m ² x 30 m ³)	1353.5m ³	774.3m ³	57%
Total number of trees planted		24	
Number of surface parking spaces (if applicable)	N/A	N/A	N/A
Number of shade trees located in surface parking area	N/A	N/A	N/A

Landscaping & Biodiversity	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)	n/a	1426	100%
Total non-roof hardscape area treated for Urban Heat Island (minimum residential 75% or non-residential 50%) (m ²)	1070	1101	77%
Area of non-roof hardscape treated with: (indicate m ²)	N/A	N/A	N/A
a) high-albedo surface material	N/A	1101	77%
b) open-grid pavement	N/A	N/A	N/A
c) shade from tree canopy	N/A	N/A	N/A

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m ² x 30 m ³)	1353.5m ³	774.3m ³	57%
Soil volume provided within the site area (m ³)		256.9m ³	33%
Soil Volume provided within the public boulevard (m ³)		517.4m ³	67%

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures	N/A	N/A	N/A
e) shade from energy generation structures	N/A	N/A	N/A
Percentage of Lot Area as Soft Landscaping (non-residential only)	N/A	N/A	N/A
Total number of plants	N/A	723	N/A
Total number of native plants and % of total plants	362	429	100%
Available Roof Space (m ²)	-	3,164	-
Available Roof Space provided as Green Roof (m ²)	1,898.4	1,898.4	60
Available Roof Space provided as Cool Roof (m ²)	-	-	-
Available Roof Space provided as Solar Panels (m ²)	-	-	-



2 CONTEXT MAP
L-100 1:2000

Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng - Interior -

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REV	DATE	DESCRIPTION	INITIAL
1	JUL.28.2022	Issued for ZBA/SPA	RH

Site Plan

DRAWN BY: RH
CHECKED BY: JVV
PRINT DATE: Jul.29.2022

L-100

Radiator
TORONTO, ON
HULLMARK

LAD-519
04.05.2022

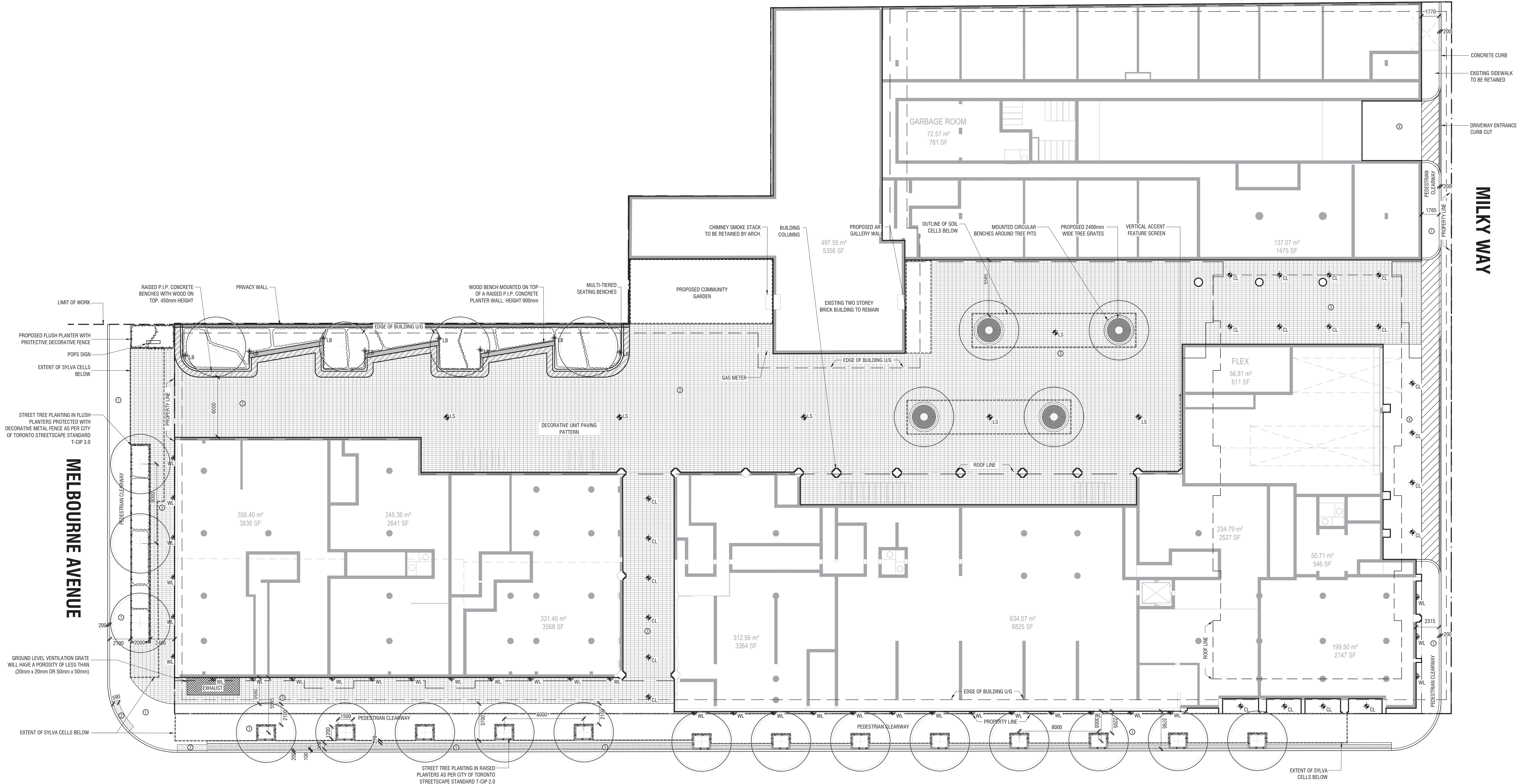
SCALE AS NOTED



Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng - Interior -

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1 GROUND FLOOR LANDSCAPE AND LIGHTING PLAN
L-101 1:250

PAVING LEGEND

	1	4
As per City of Toronto Standards	L-301	L-301
	9	2
As per City of Toronto Standards	L-300	L-301
	6	7
Pedestrian-Strength Tetra-Block Smooth Color: Grey Red SRI: 35	L-300	L-300
	2	3
As per City of Toronto Streetscape Standards with 100mm Trench Drain	L-300	L-300
	3	
As per City of Toronto Streetscape Standards with 100mm Trench Drain	L-301	

LEGEND - LIGHTING

	Light Bollard (Pvc)
	Wall Light
	Light Standard
	Ceiling Down Light

All exterior lights to be down light, shielded and fully cut-off and dark sky compliant.

TORONTO GREEN STANDARDS - NOTES

AQ 3.4 Pedestrian Specific Lighting

- Provide pedestrian scale lighting that is evenly spaced, continuous and directed onto sidewalks, pathways, entrances, outdoor waiting areas and public spaces.

WO 1.3 On-site Green Infrastructure

- 25% of the Lot Area at or above-grade, to be planted with native flowering/pollinator species

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 m² 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

- Provide a watering and maintenance program for trees for at least the first 4 years after planting.

EC 2.1 Green & Cool Paving

- 75% of the site's non-roof hardscape area to be treated with high-albedo paving materials with an initial solar reflectance of at least 0.33 or SRI of 29.

EC 2.2 On-site Landscaping

- Landscape 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.

EC 5.3 Grate Porosity

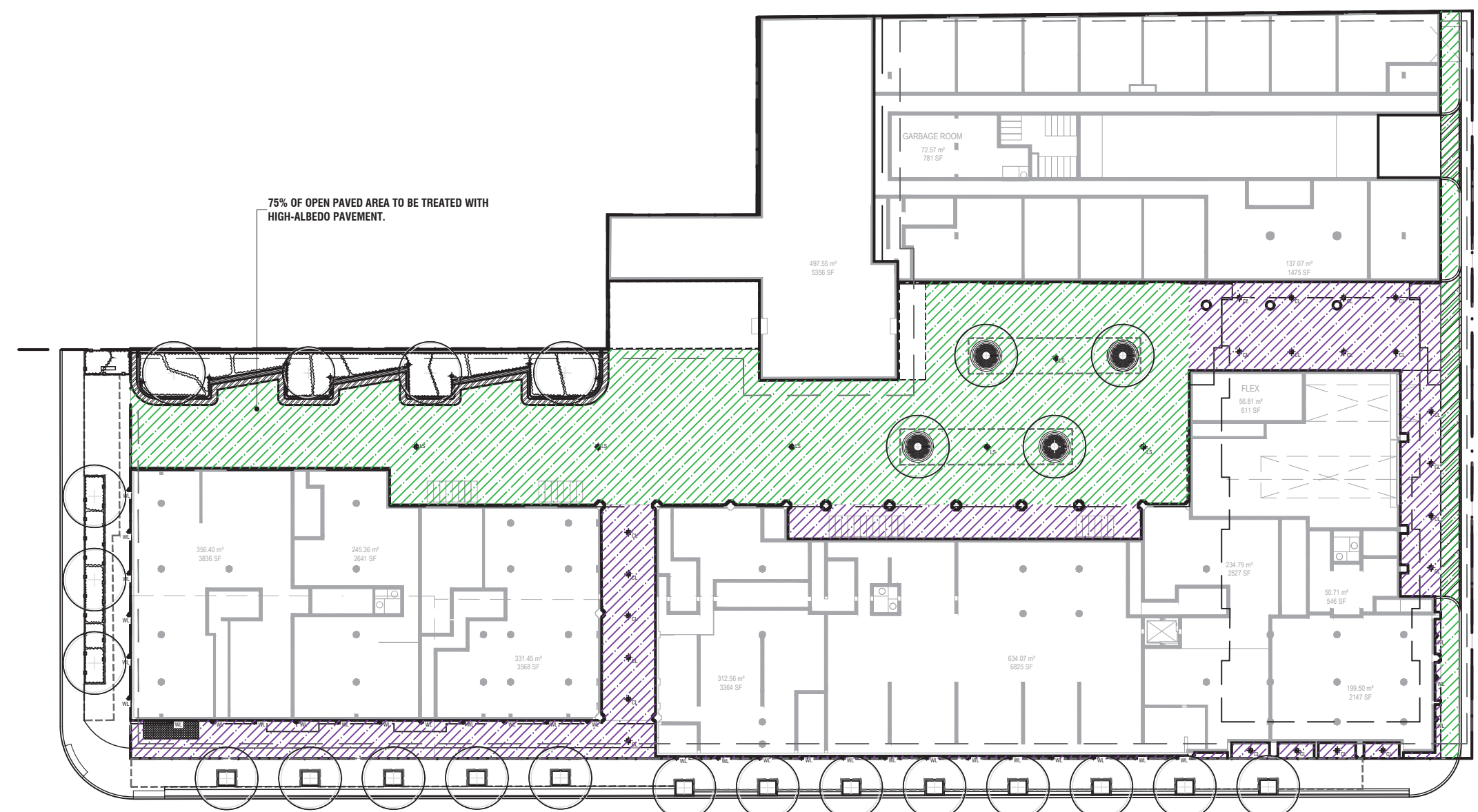
- Ground level ventilation grates to have a porosity of less than 20 mm X 20 mm (or 10 mm x 50 mm).

EC 5.4 Exterior Lighting

- All exterior fixtures to be Dark Sky compliant.

WO 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.



URBAN HEAT ISLAND TREATMENT CALCULATIONS

	AREA [m ²]	AREA [%]
Treated - Permeable	0	0.0
Treated - High-Albedo	1101	77.2
Untreated	325	22.8
Total	1426.0	100

LEGEND: URBAN HEAT ISLAND TREATMENT

- HARDSCAPE AREA IN SHADE
- TOTAL HARDSCAPE AREA

(REFER TO PAVING LEGEND FOR EACH PAVING TYPE AND TREATMENT)

2 KEY PLAN - URBAN HEAT ISLAND CALCULATIONS
L-101 1:500

P-RE-519-13

REV	DATE	DESCRIPTION	INITIAL
1	JUL.28.2022	Issued for ZBA/SPA	RH

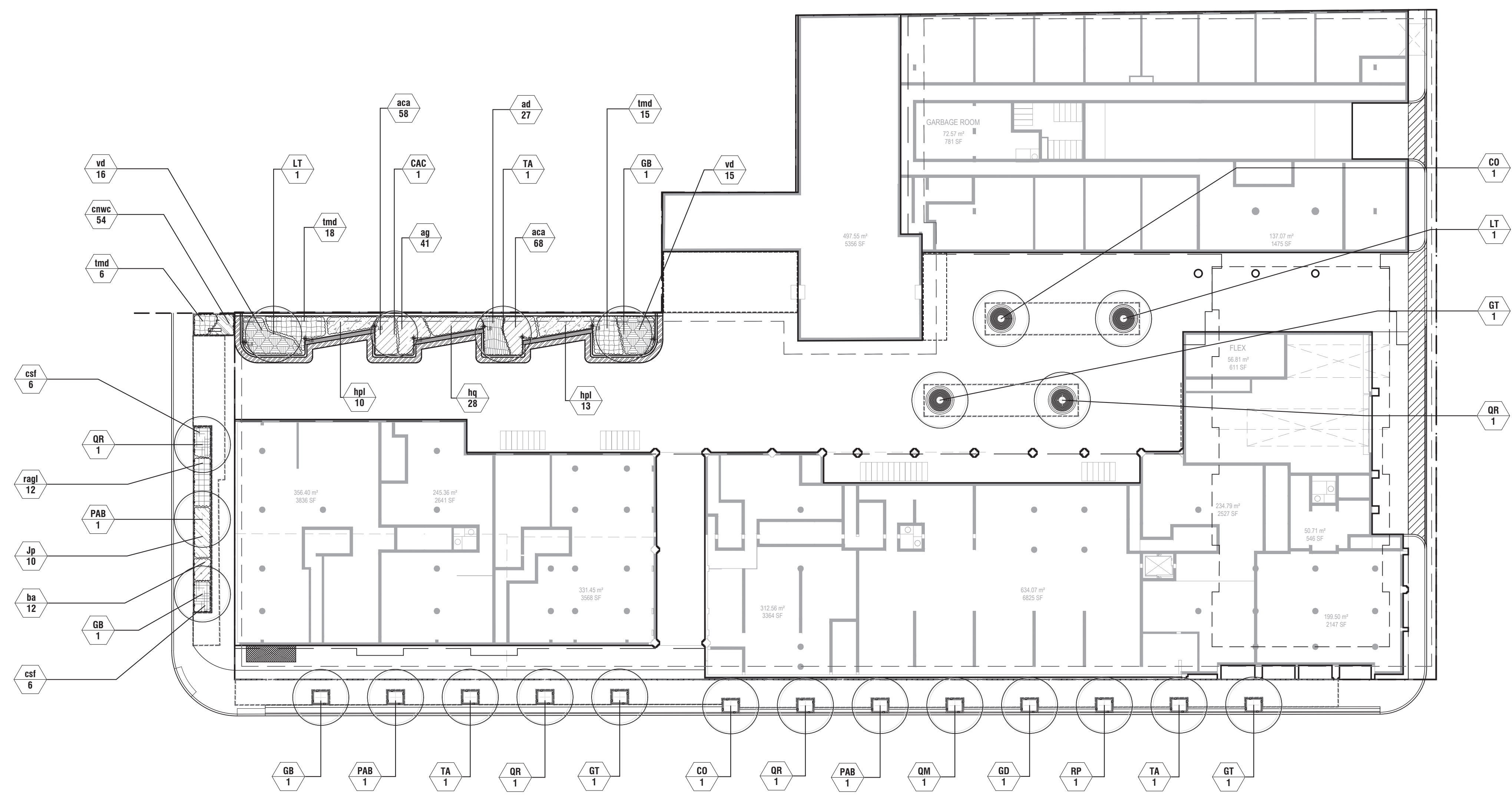
Landscape & Lighting Plan - Ground
Floor
DRAWN BY: RH
CHECKED BY: JWV
PRINT DATE: Jul.29.2022

L-101



Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng -
Interior -

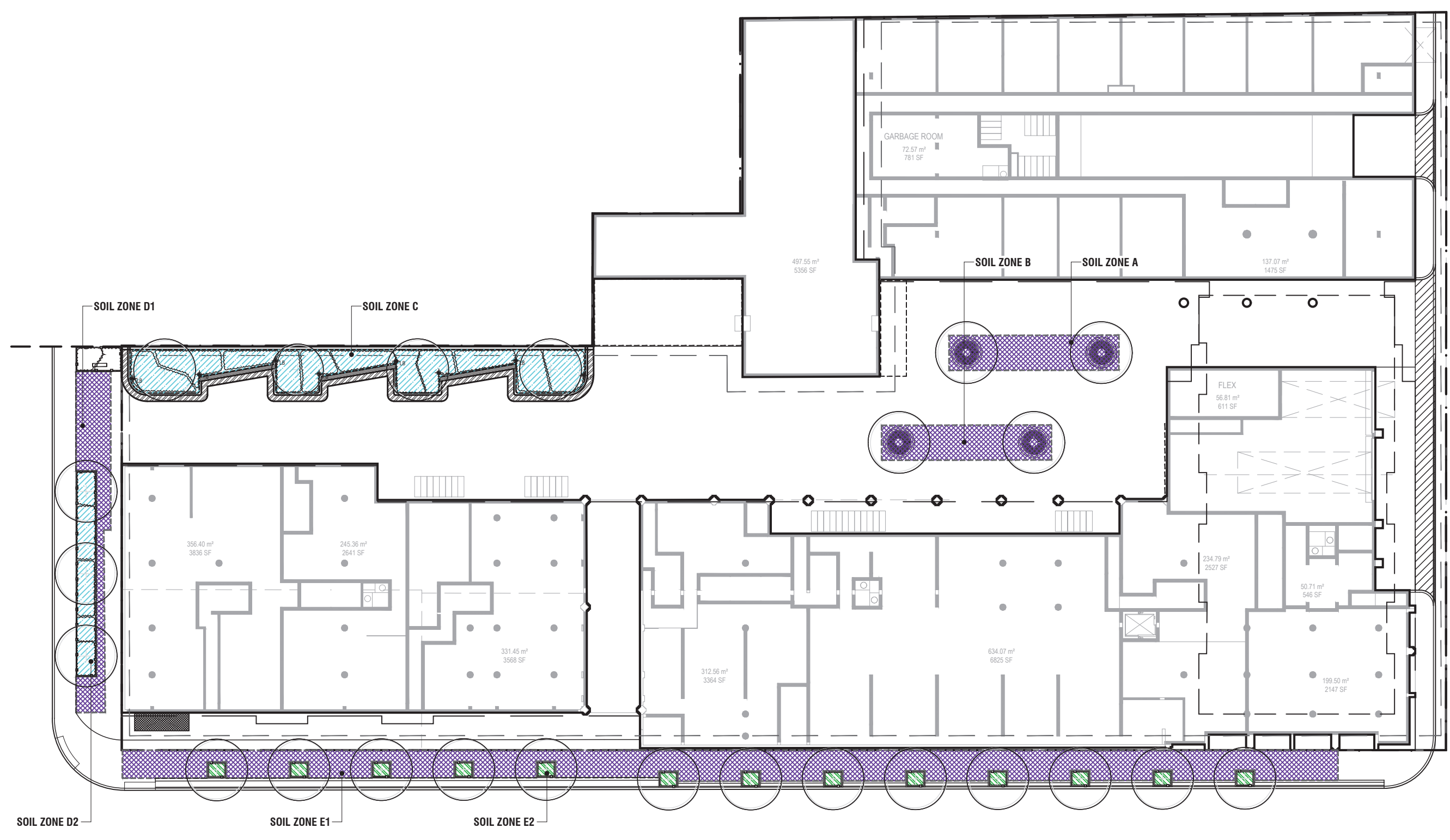
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1 GROUND FLOOR PLANTING PLAN
L-102 1:300 P-RE-519-07

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
CAC	1	Carpinus caroliniana	American Hornbeam	W.B.	70mm Cal.		Native	Yes	
CO	2	Celtis occidentalis	Common Hackberry	W.B.	70mm Cal.		Native	Yes	
GB	3	Ginkgo biloba	Maidenhair Tree	W.B.	70mm Cal.			Yes	
GT	3	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	W.B.	70mm Cal.			Yes	
GD	1	Gymnocladus dioica	Kentucky Coffeetree	W.B.	70mm Cal.		Native	Yes	
LT	2	Liriodendron tulipifera	Tulip Poplar	W.B.	70mm Cal.		Native	Yes	
QM	1	Quercus macrocarpa	Burr Oak	W.B.	70mm Cal.		Native	Yes	Spring-Dug Only
QR	4	Quercus rubra	Red Oak	W.B.	70mm Cal.		Native	Yes	Spring-Dug Only
RP	1	Robinia pseudoacacia	Black Locust	W.B.	70mm Cal.			Yes	
TA	3	Tilia americana	American Linden	W.B.	70mm Cal.		Native	Medium	
LARGE STATURE TREES (LST)	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS
PAB	3	Platanus x acerifolia 'Bloodgood'	London Plane Tree	W.B.	50mm Cal.				
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING	
csf	12	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	Potted	500mm Ht.	Native		1000mm	
hpl	23	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	Potted	300mm Ht.			900mm	
hq	28	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	Potted	500mm Ht.	Native	Yes	600mm	
ragl	12	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	Potted	500mm Ht.		Yes	900mm	
vd	31	Viburnum dentatum	Viburnum	Potted	500mm Ht.	Native		1000mm	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING	
Jp	10	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	Potted	500mm Ht.		Yes	1000mm	
tmd	39	Taxus x media 'Densiformis'	Dense Yew	Potted	500mm Ht.			900mm	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING	
ag	41	Agastache foeniculum 'Golden Jubilee'	Golden Jubilee Giant Hyssop	1 gal.	2 yr. gr.	Native	Yes	500mm	
aca	126	Anemone canadensis	Canadian Anemone	1 gal.	2 yr. gr.	Native		400mm	
ad	27	Aster divaricatus	White Wood Aster	1 gal. potted	2 yr. growth	Native		600mm	
ba	12	Baptisia australis	Blue Wild Indigo	1 gal. potted	2 yr. growth	Native	Yes	600mm	
cnwc	54	Calamintha nepeta 'White Cloud'	White Cloud Lesser Calamint	1 gal. potted	2 yr. growth		Yes	300mm	



2 KEY PLAN - SOIL VOLUME CALCULATIONS
L-102 1:400 P-RE-519-06

SOIL VOLUME CALCULATIONS

SOIL ZONE	TYPE	AREA (m²)	DEPTH (m)	VOLUME (m³)	SUBTOTAL	# of TREES	VOLUME/TREE
A	Soil Cells under Courtyard	56.1	1.20	67.3	67.3	2	33.7
B	Soil Cells under Courtyard	56.1	1.20	67.3	67.3	2	33.7
C	Open Planting Bed	135.9	0.90	122.3	122.3	4	30.6
D1	Soil Cells under Sidewalk	61.7	1.20	74.0			
D2	Open Planting Bed	39.7	1.20	47.6			
		ZONE D1 + D2:		121.7		3	40.6
E1	Soil Cells under Sidewalk	306.3	1.20	367.6			
E2	Tree Opening	23.4	1.20	28.1			
		ZONE E1 + E2:		395.6		13	30.43
SOIL VOLUME PROVIDED AT GRADE				774.3			
TOTAL SOIL VOLUME PROVIDED				774.3			
SOIL VOLUME REQUIRED				1353.5			
(BASED ON SITE AREA OF 7444m² AFTER CONVEYANCES AND CORNERS ROUNDING)							

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).

1 JUL.28.2022 Issued for ZBA/SPA RH

REV DATE DESCRIPTION INITIAL

Ground Floor Planting Plan

DRAWN BY: RH
CHECKED BY: JWV
PRINT DATE: Jul.29.2022

L-102

Radiator
TORONTO, ON
HULLMARK

LAD-519
04.05.2022

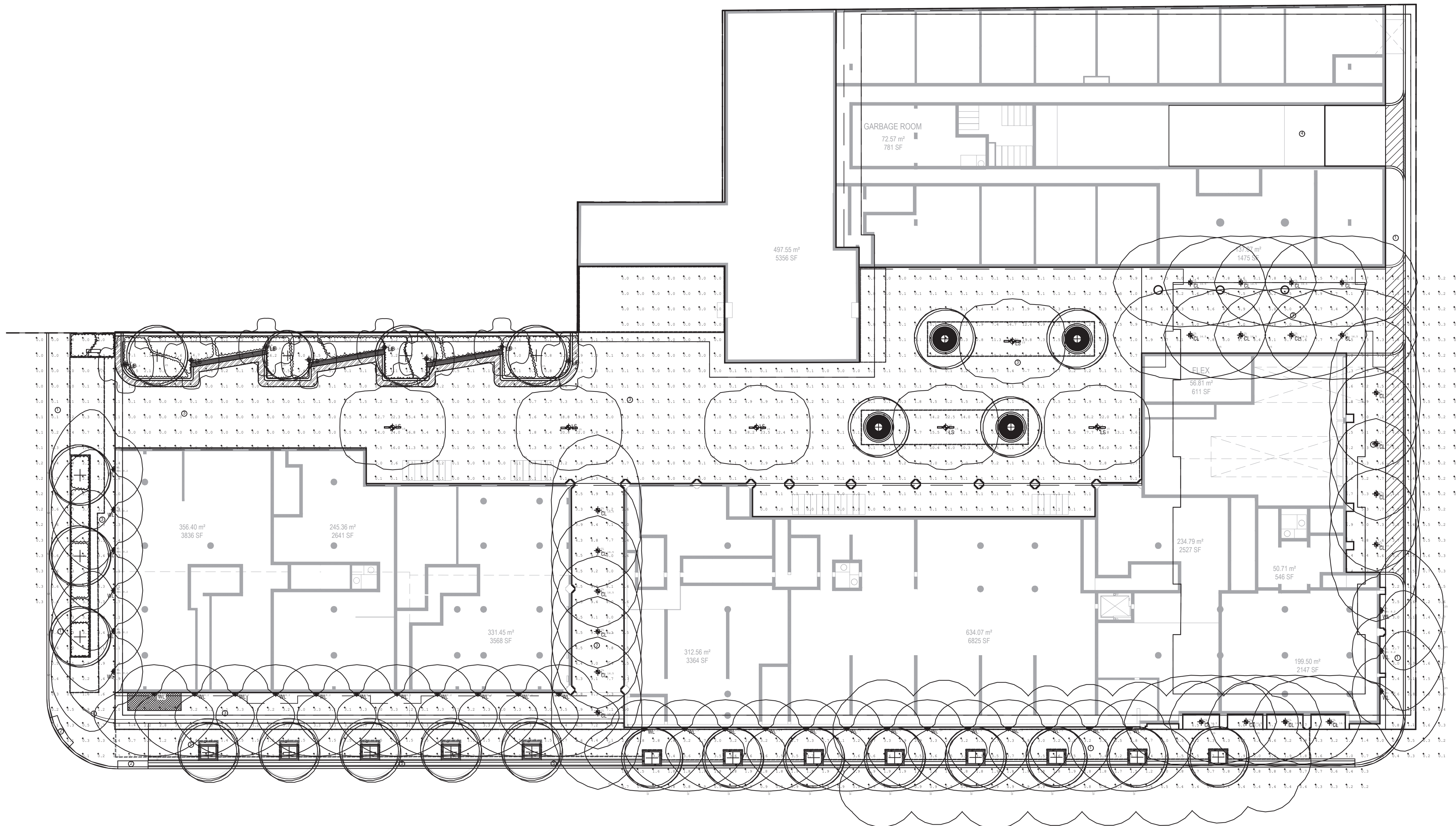
SCALE AS NOTED



Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng -
Interior -

GENERAL NOTES

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Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	LB	LQ427-L1L10-R5	0.900	1042	14.2	113.6
	22	CL	OC950-L1L20-R30-LSL	0.900	2021	15.6	343.2
	6	LS	BVG31-L2L30-R55	0.900	2713	33.8	405.6
	33	WL	BVA11W-L1L10-TYP4	0.900	910	11.4	376.2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.28	24.2	0.0	N.A.	N.A.



TYPE LB



TYPE CL



TYPE LS



TYPE WL

Project
Radiator with Hullmark and Sweeny&Co.
O'Neil Electric Supply
150 Creditview Road
Woodbridge, Ontario
L4L 9N4



1 JUL.28.2022 Issued for ZBA/SPA RH

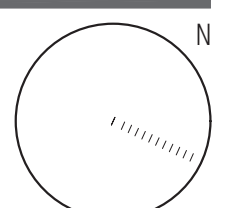
REV DATE DESCRIPTION INITIAL

Photometric Plan

DRAWN BY: RH
CHECKED BY: JWV
PRINT DATE: Jul.29.2022

L-103

Radiator
TORONTO, ON
HULLMARK

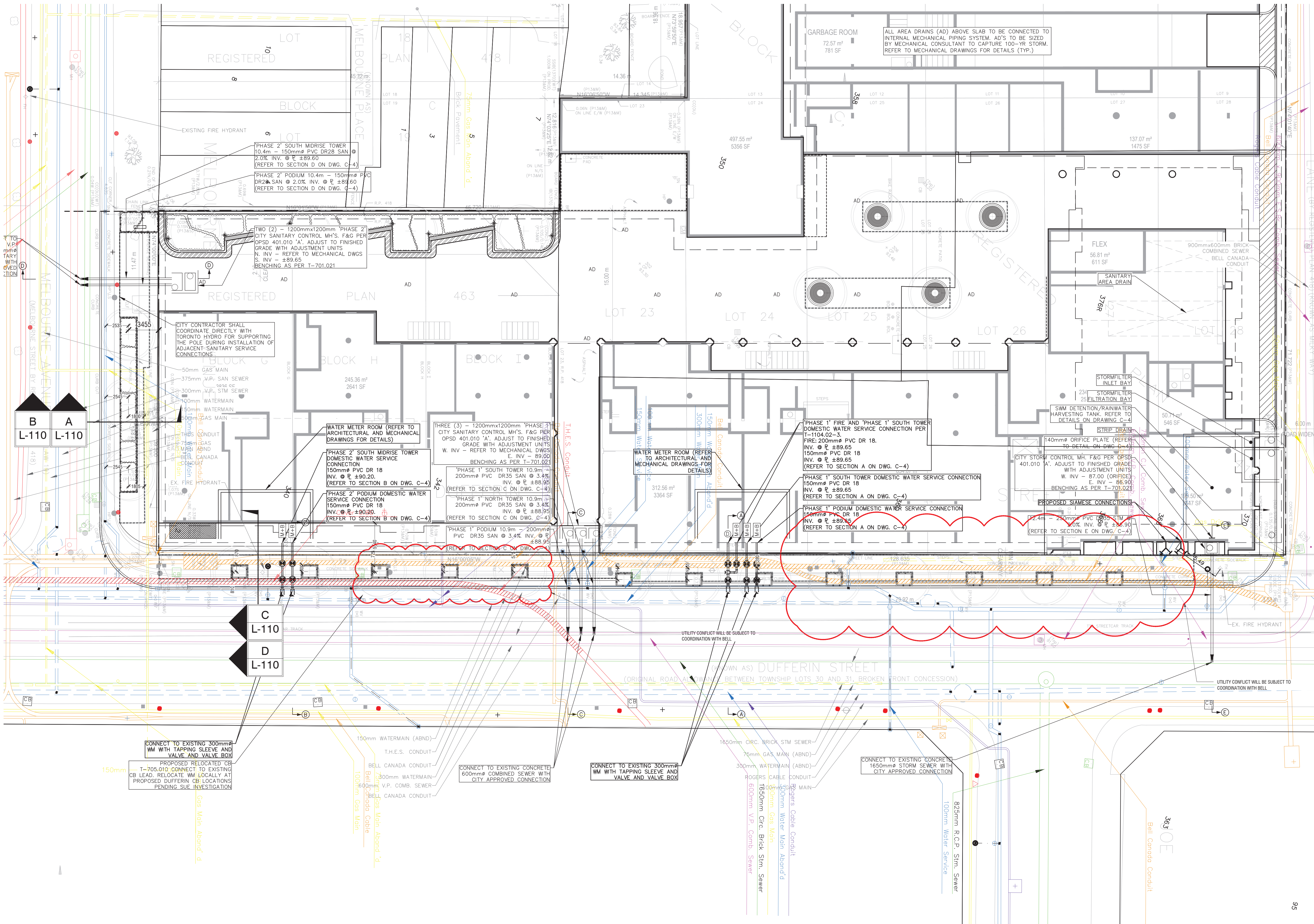




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Planner - Bousfields Inc.
Mech Eng - Interior -

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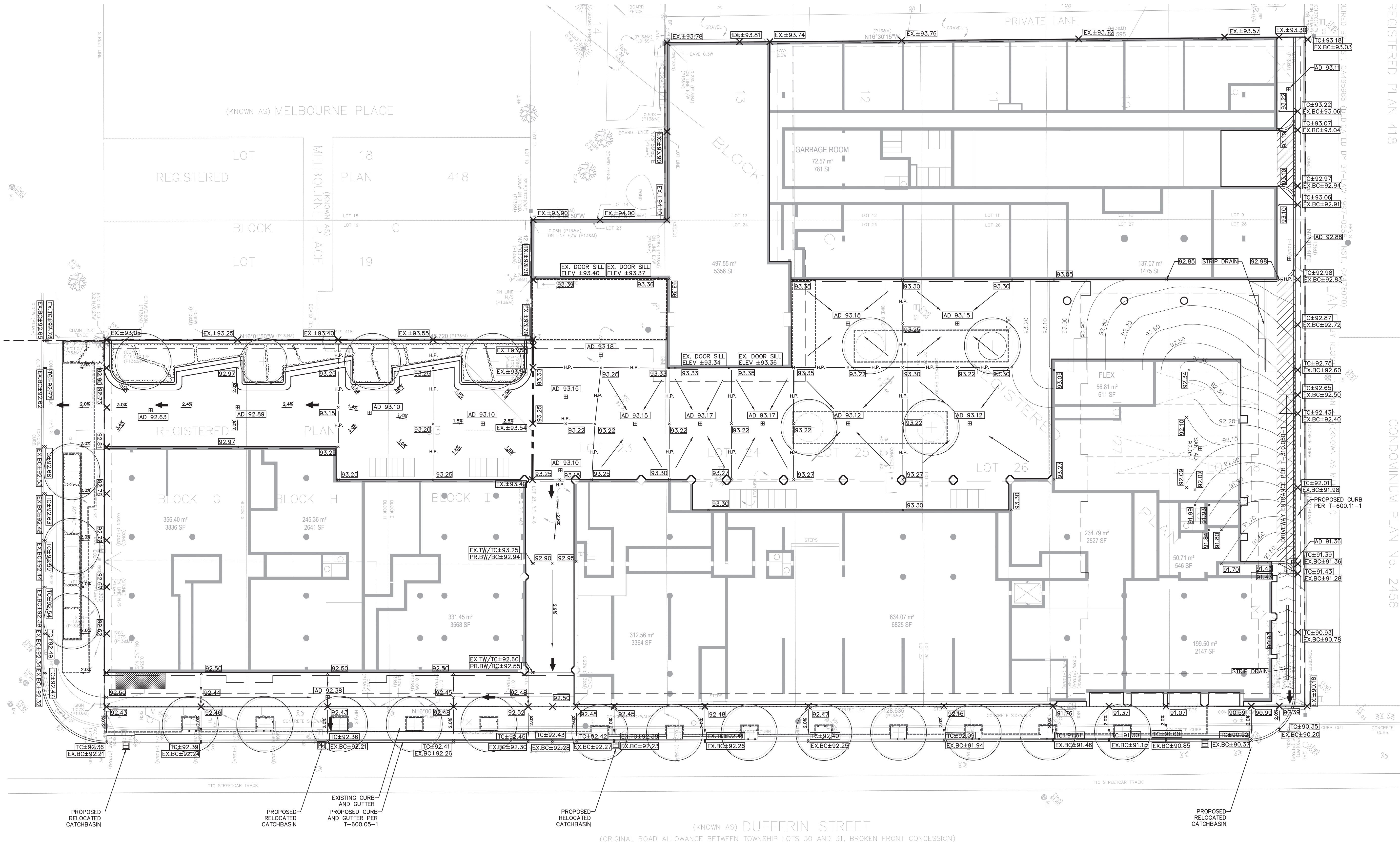
Utility & Servicing Coordination Plan

DRAWN BY: RH
CHECKED BY: JVV
PRINT DATE: Jul.29.2022

L-104

Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng - Interior

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REGISTERED PLAN 418

CONDOMINIUM PLAN No. 2456

REV	DATE	DESCRIPTION	INITIAL
1	JUL.28.2022	Issued for ZBA/SPA	RH

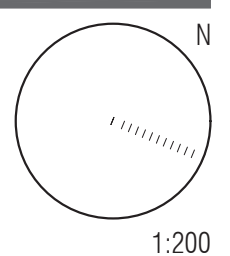
Grading Plan

DRAWN BY: RH
CHECKED BY: JVV
PRINT DATE: Jul.29.2022

L-105

Radiator
TORONTO, ON
HULLMARK

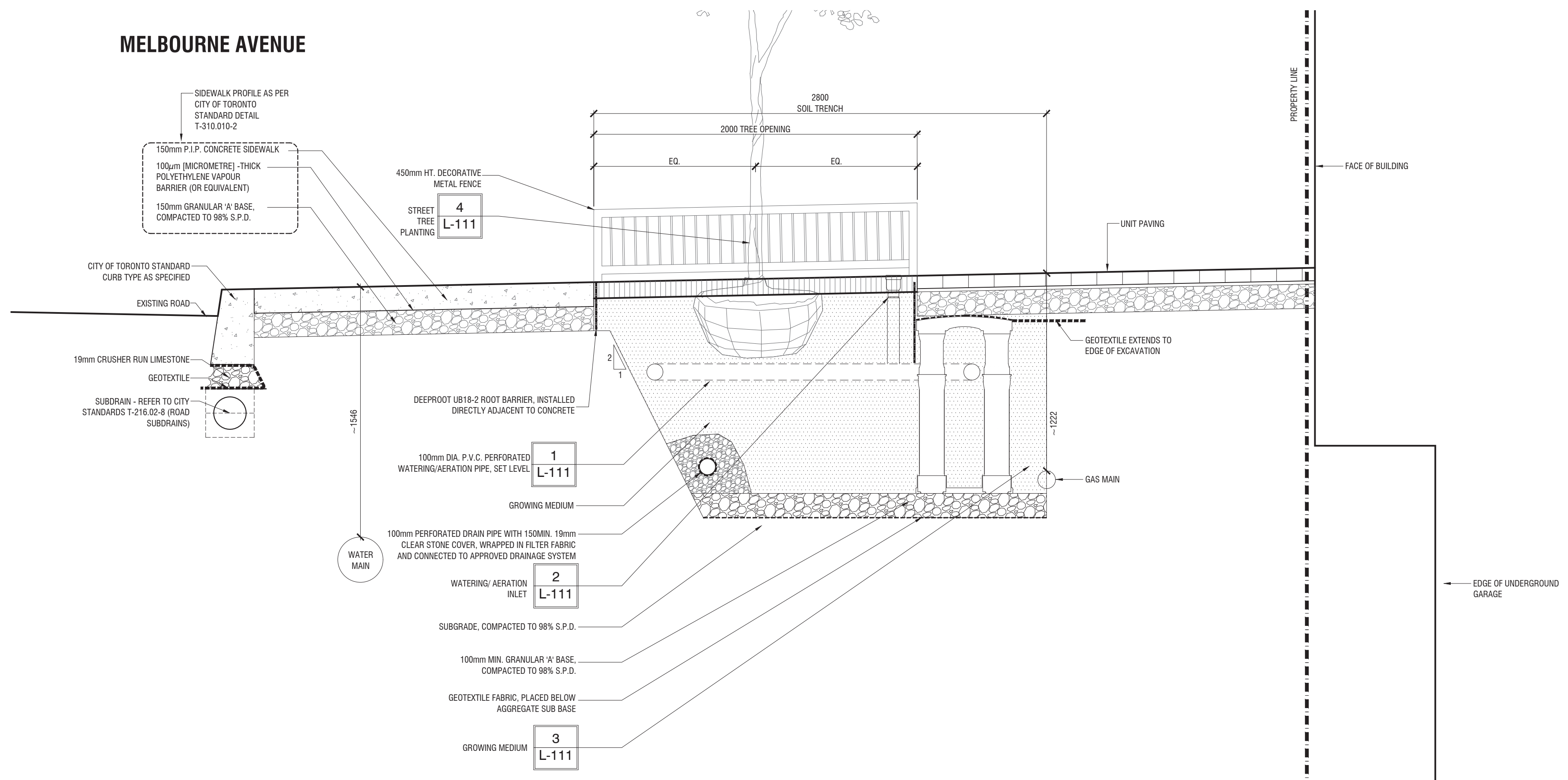
LAD-519
04.05.2022



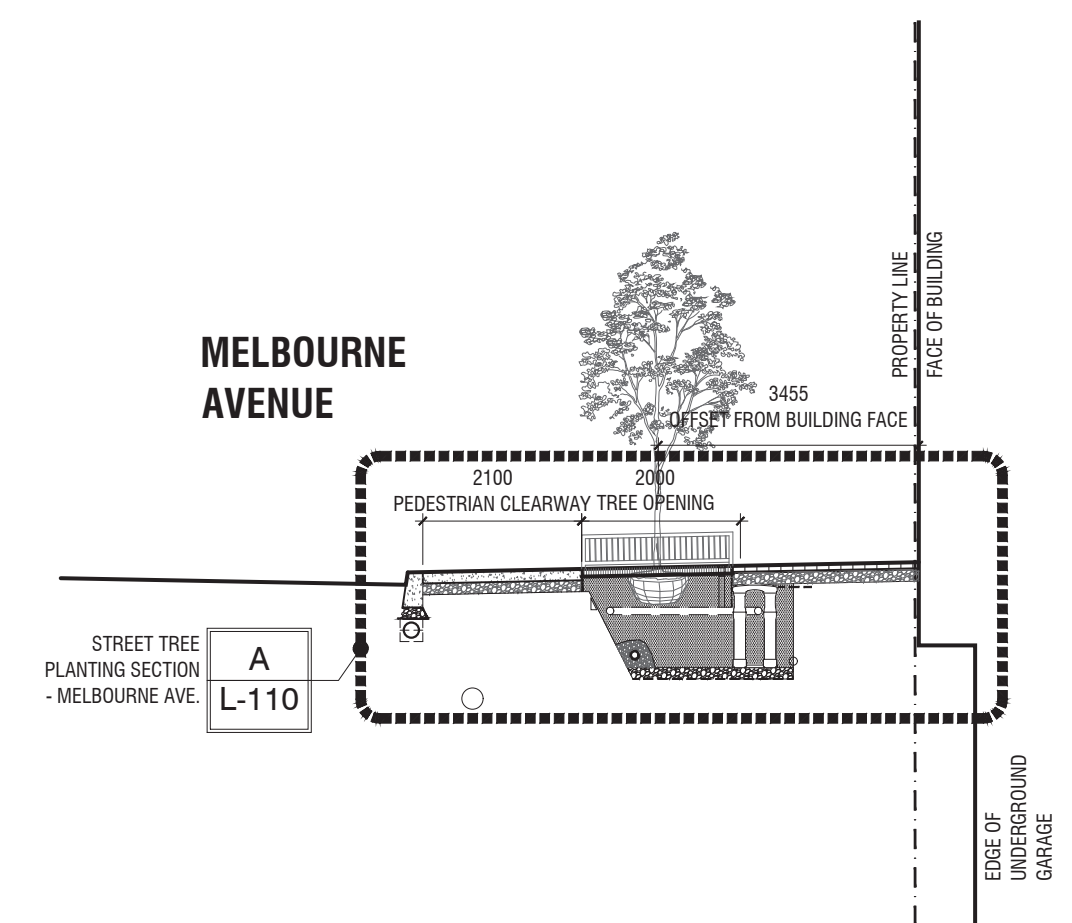
1:200

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Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng -
Interior -

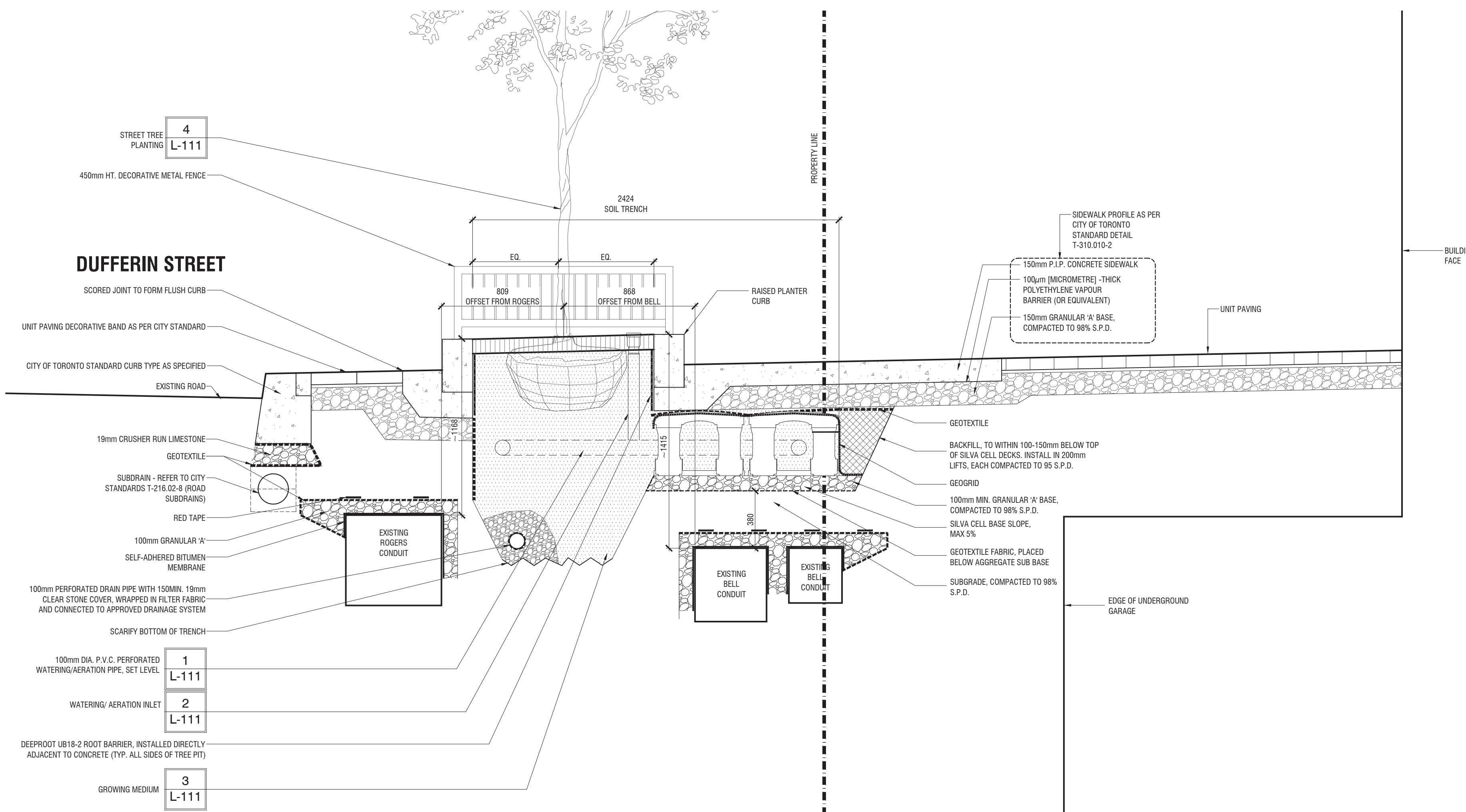
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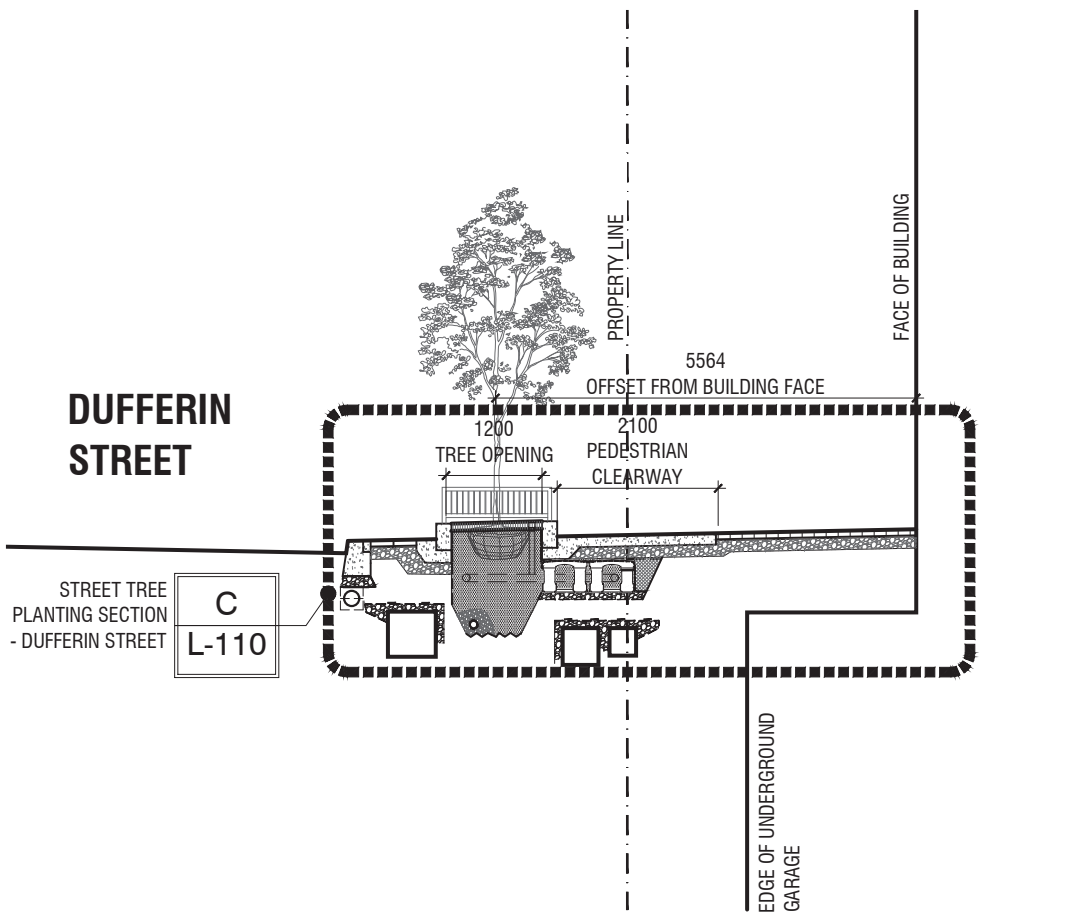
A TREE PLANTING SECTION - MELBOURNE AVE. - AT TREE
L-110 1:20 P-RE-519-09



B STREET TREE SETBACKS - MELBOURNE AVE. - AT TREE
L-110 1:20 P-RE-519-12



C TREE PLANTING SECTION - DUFFERIN STREET - AT TREE
L-110 1:20 P-RE-519-10



D STREET TREE SETBACKS - DUFFERIN STREET - AT TREE
L-110 1:20 P-RE-519-11

REV	DATE	DESCRIPTION	INITIAL
1	JUL.28.2022	Issued for ZBA/SPA	RH



Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng -
Interior -

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Toronto	dtah	ARUP	K+S-GONTIUS	TYPICAL COMPONENTS	All dimensions are in millimetres unless otherwise specified.
TREE PLANTING SOLUTIONS IN HARD BOULEVARD SURFACES	URBAN TREE UFI	100 Wellington St. Toronto, ON M5V 1B5 416-593-8888	100 Wellington St. Toronto, ON M5V 1B5 416-593-8888	RAINWATER DISTRIBUTION SYSTEM DETAILS	TC-1
No.	DATE	REVISIONS		SCALE: 1:20	

1 L-111 **TC-1 TYP. COMPONENTS - RAINWATER SYSTEM**
N.T.S. 320101.20-41

Toronto	dtah	ARUP	K+S-GONTIUS	TYPICAL COMPONENTS	All dimensions are in millimetres unless otherwise specified.
TREE PLANTING SOLUTIONS IN HARD BOULEVARD SURFACES	URBAN TREE UFI	100 Wellington St. Toronto, ON M5V 1B5 416-593-8888	100 Wellington St. Toronto, ON M5V 1B5 416-593-8888	ROOT ZONE D.E. & SOIL INSPECTION PORT DETAILS	TC-4
No.	DATE	REVISIONS		SCALE: AS SHOWN	

2 L-111 **TC-4 TYP. COMPONENTS - INSPECTION PORTS**
N.T.S. 320101.20-44

Toronto	dtah	ARUP	K+S-GONTIUS	PLANTING DETAILS	All dimensions are in millimetres unless otherwise specified.
TREE PLANTING SOLUTIONS IN HARD BOULEVARD SURFACES	URBAN TREE UFI	100 Wellington St. Toronto, ON M5V 1B5 416-593-8888	100 Wellington St. Toronto, ON M5V 1B5 416-593-8888	GROWING MEDIUM DETAILS	PL-2
No.	DATE	REVISIONS		SCALE: NTS	

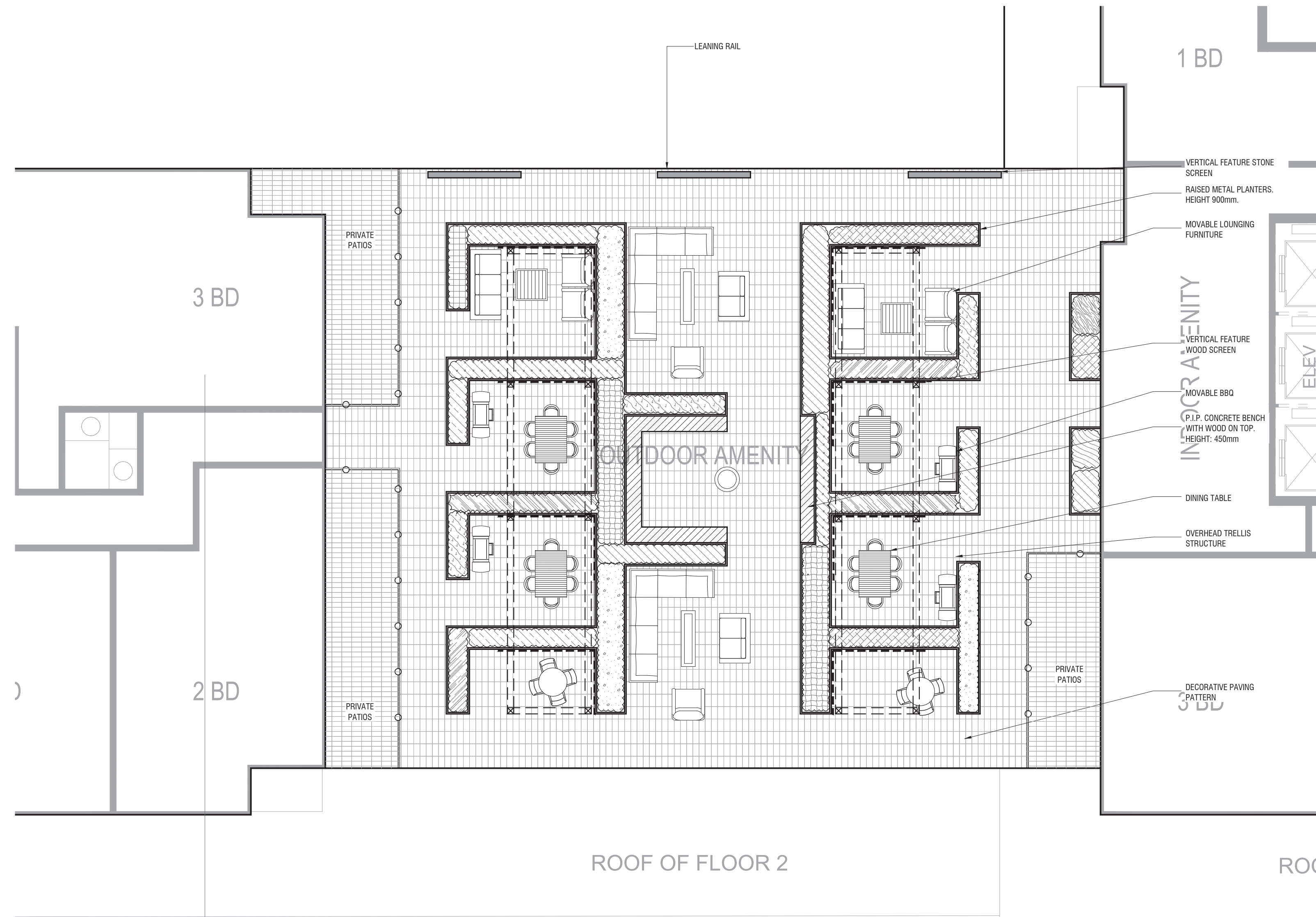
3 L-111 **PL-2 PLANTING DETAILS - GROWING MEDIUM**
N.T.S. 320101.20-62

ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING		REV 0	SEP 2021
PLANTING DETAILS TREE PLANTING DETAILS		T-850.026-1	
		1:40	SHEET 1

4 L-111 **TREE PLANTING DETAILS**
N.T.S. 320101.11-01

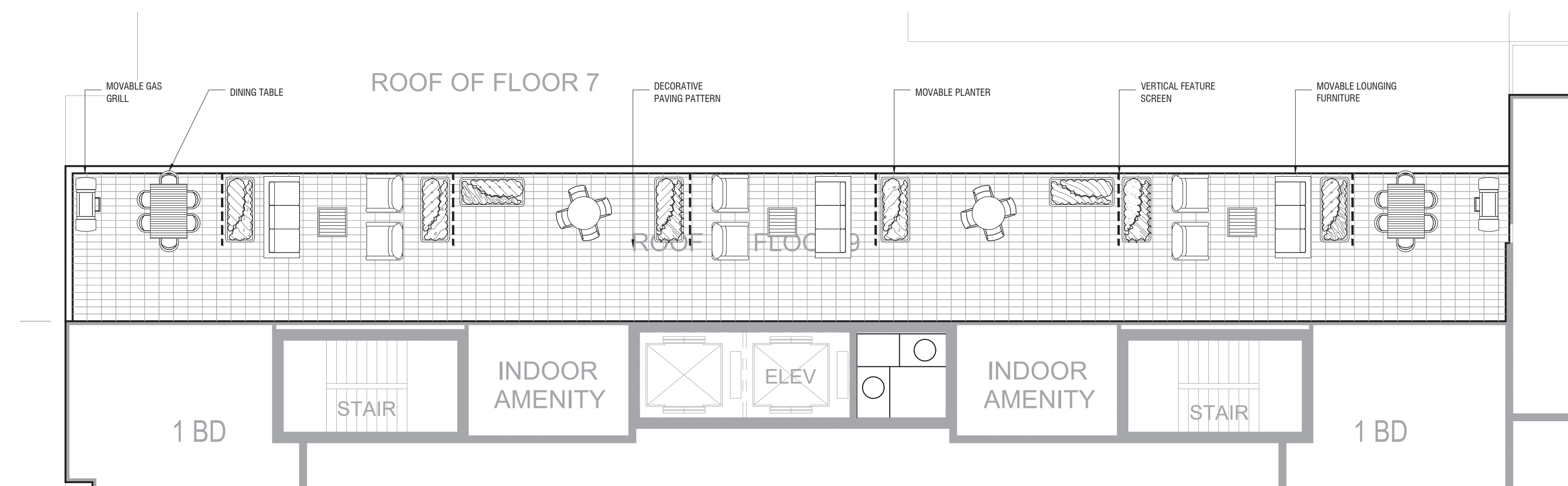
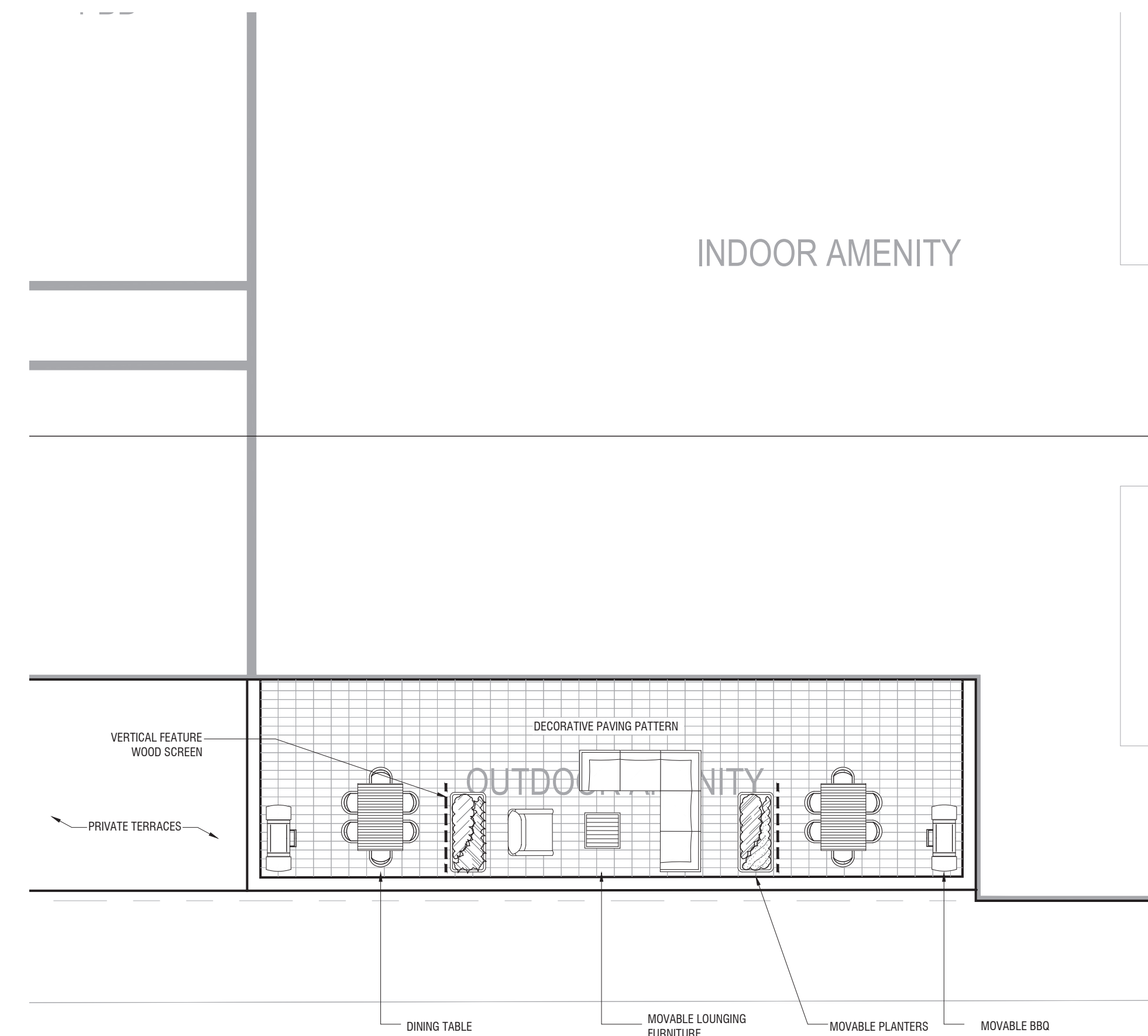


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1 L-200
L5 AMENITY TERRACE
1:100
P-RE-519-17

2 L-200
L3 AMENITY TERRACE
1:100
P-RE-519-22



3 L-200
L10 AMENITY TERRACE
1:100
P-RE-519-21

REV	DATE	DESCRIPTION	INITIAL
1	JUL.28.2022	Issued for ZBA/SPA	RH

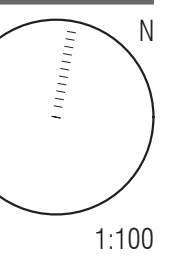
Amenity Terrace Landscape Plan

DRAWN BY: RH
CHECKED BY: JWV
PRINT DATE: Jul.29.2022

L-200

Radiator
TORONTO, ON
HULLMARK

LAD-519
04.05.2022

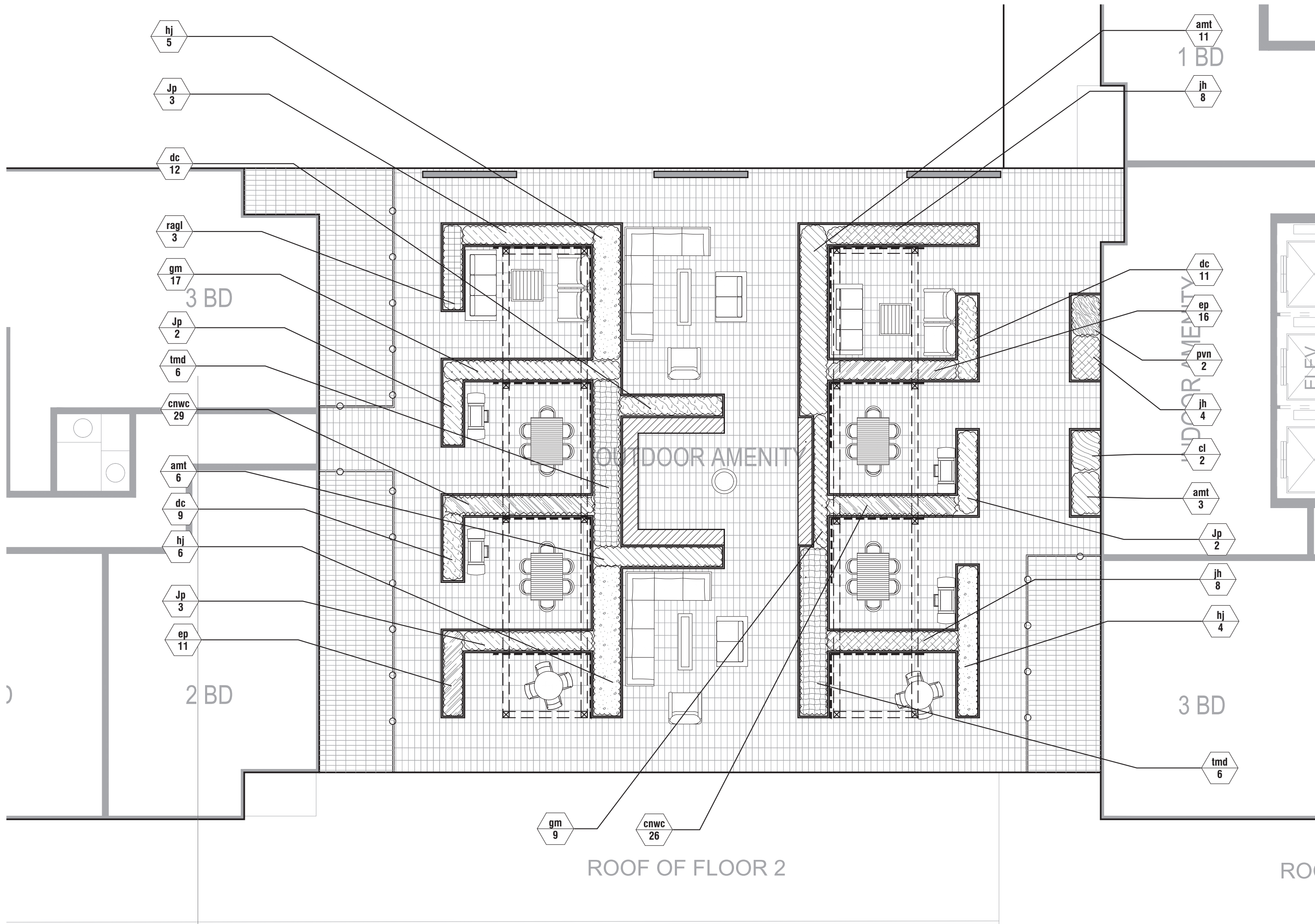


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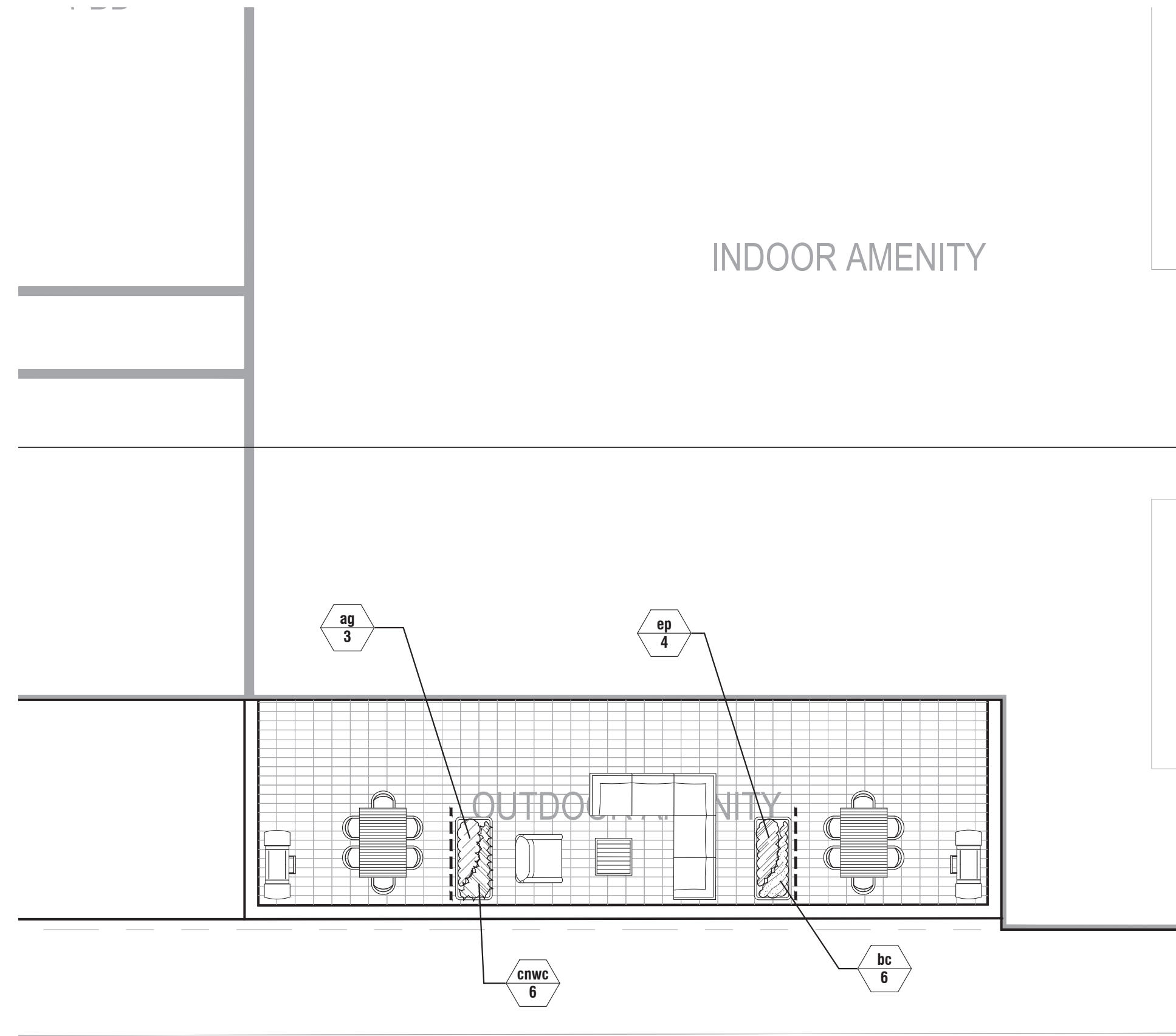


Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng -
Interior -

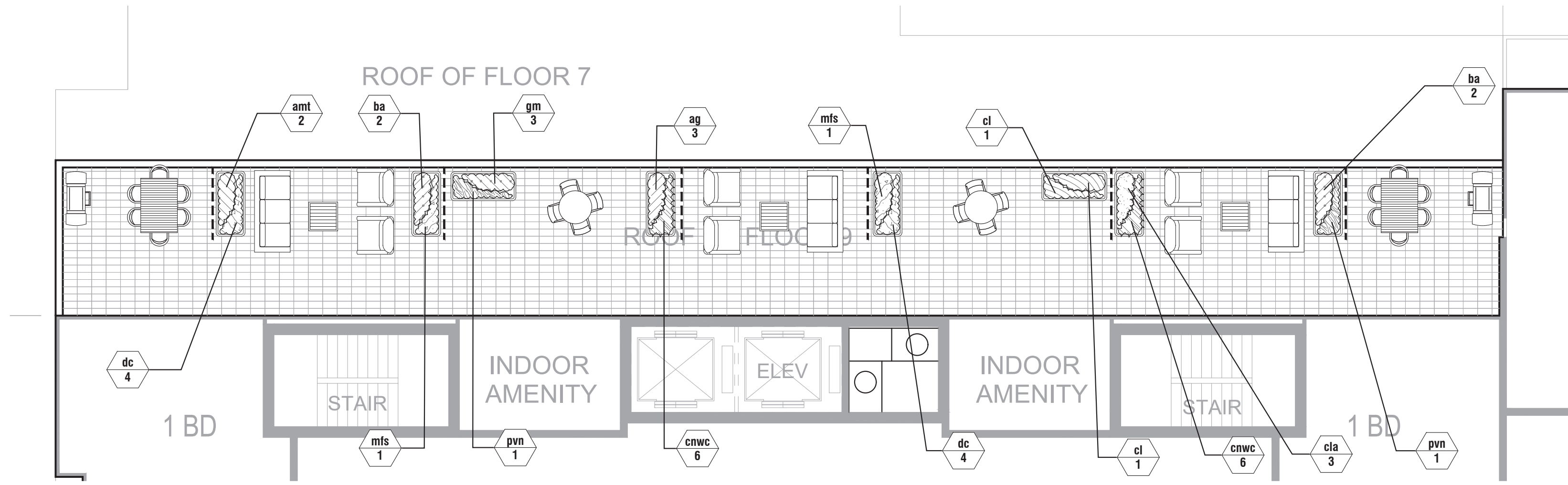
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1 L5 AMENITY TERRACE PLANTING PLAN
L-201 1:100 P-RE-519-18



2 L3 AMENITY TERRACE PLANTING PLAN
L-201 1:100 P-RE-519-19



3 L10 AMENITY TERRACE PLANTING PLAN
L-201 1:100 P-RE-519-20

PLANT SCHEDULE

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING
hj	15	Hypericum kalmianum	Kalm St. Johnswort	Potted	400mm Ht.	Native	Yes	900mm
ragl	3	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	Potted	500mm Ht.		Yes	900mm
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING
Jp	10	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	Potted	500mm Ht.	Yes	Yes	1000mm
jh	20	Juniperus horizontalis	Creeping Juniper	1 gal. potted	300mm Ht.	Yes	Yes	600mm
tmd	12	Taxus x media 'Densiformis'	Dense Yew	Potted	500mm Ht.		Yes	900mm
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING
cl	4	Chasmanthium latifolium	Wood Oats	1 gal. potted	2 yr. growth	Native	Yes	750mm
dc	40	Deschampsia cespitosa	Tufted Hair Grass	1 gal	2 yr. gr.	Native	Yes	400mm
pvn	4	Panicum virgatum 'North Wind'	Northwind Switch Grass	1 gal. potted	2 yr. growth	Native	Yes	750mm
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING
amt	22	Achillea millefolium 'Terra Cotta'	Terra Cotta Common Yarrow	1 gal. potted	2 yr. growth	Yes	Yes	700mm
ag	6	Agastache foeniculum 'Golden Jubilee'	Golden Jubilee Giant Hyssop	1 gal	2 yr. gr.	Native	Yes	500mm
ba	4	Baptisia australis	Blue Wild Indigo	1 gal. potted	2 yr. growth	Native	Yes	600mm
bc	6	Bergenia cordifolia	Heartleaf Bergenia	1 gallon	2 yr. gr.	Native	Yes	300mm
cnwc	73	Calamintha nepeta 'White Cloud'	White Cloud Lesser Calamint	1 gal. potted	2 yr. growth	Yes	Yes	300mm
cla	3	Coreopsis lanceolata	Lanceleaf Tickseed	1 gal. potted	2 yr. growth	Native	Yes	500mm
ep	31	Echinacea purpurea 'Ruby Star'	Ruby Star Coneflower	1 gal	2 yr. gr.	Native	Yes	400mm
gm	29	Geranium maculatum	Spotted Geranium	1 gallon	2 yr. gr.	Native	Yes	450mm
mfs	2	Monarda fistulosa 'Claire Grace'	Claire Grace Bergamot	1 gal. potted	2 yr. growth	Native	Yes	800mm

REV	DATE	DESCRIPTION	INITIAL
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Amenity Terrace Landscape Plan

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CHECKED BY: JWV
PRINT DATE: Jul.29.2022

L-200

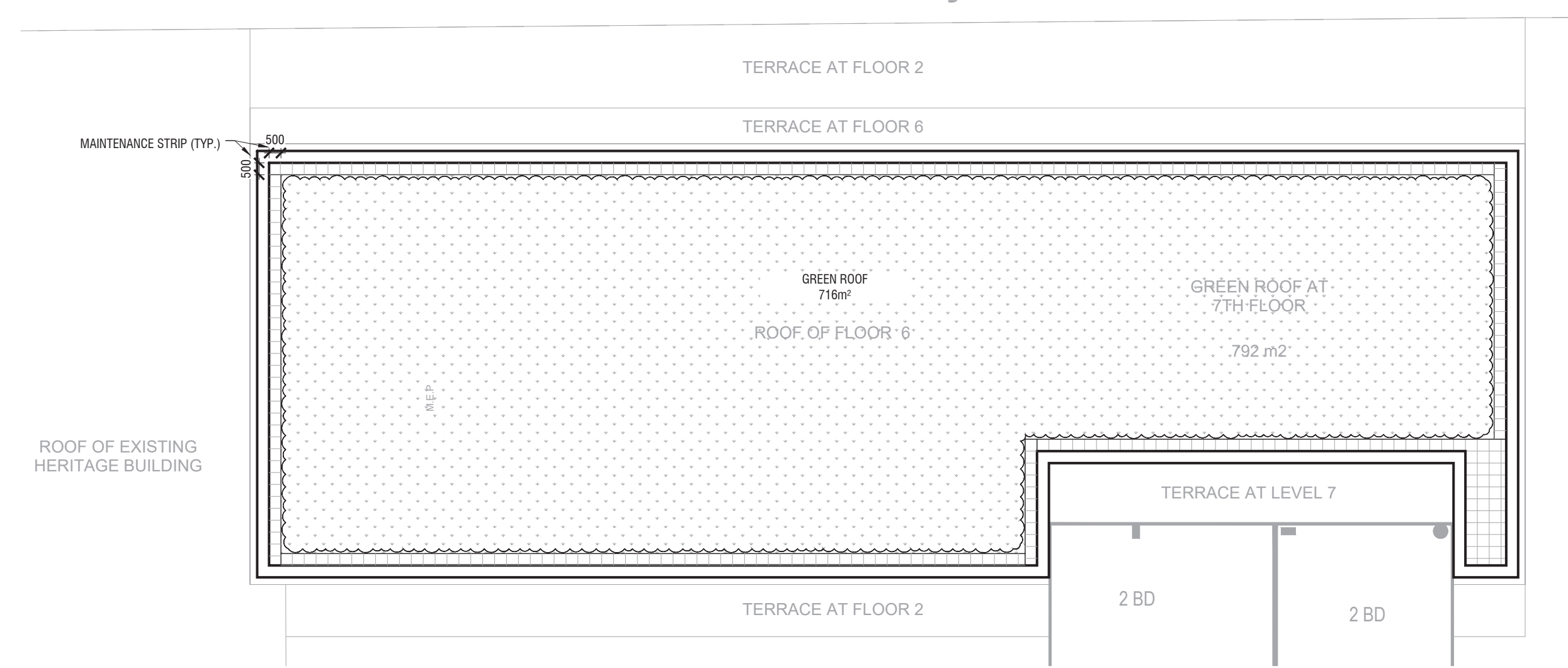
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TORONTO, ON
HULLMARK

LAD-519
04.05.2022

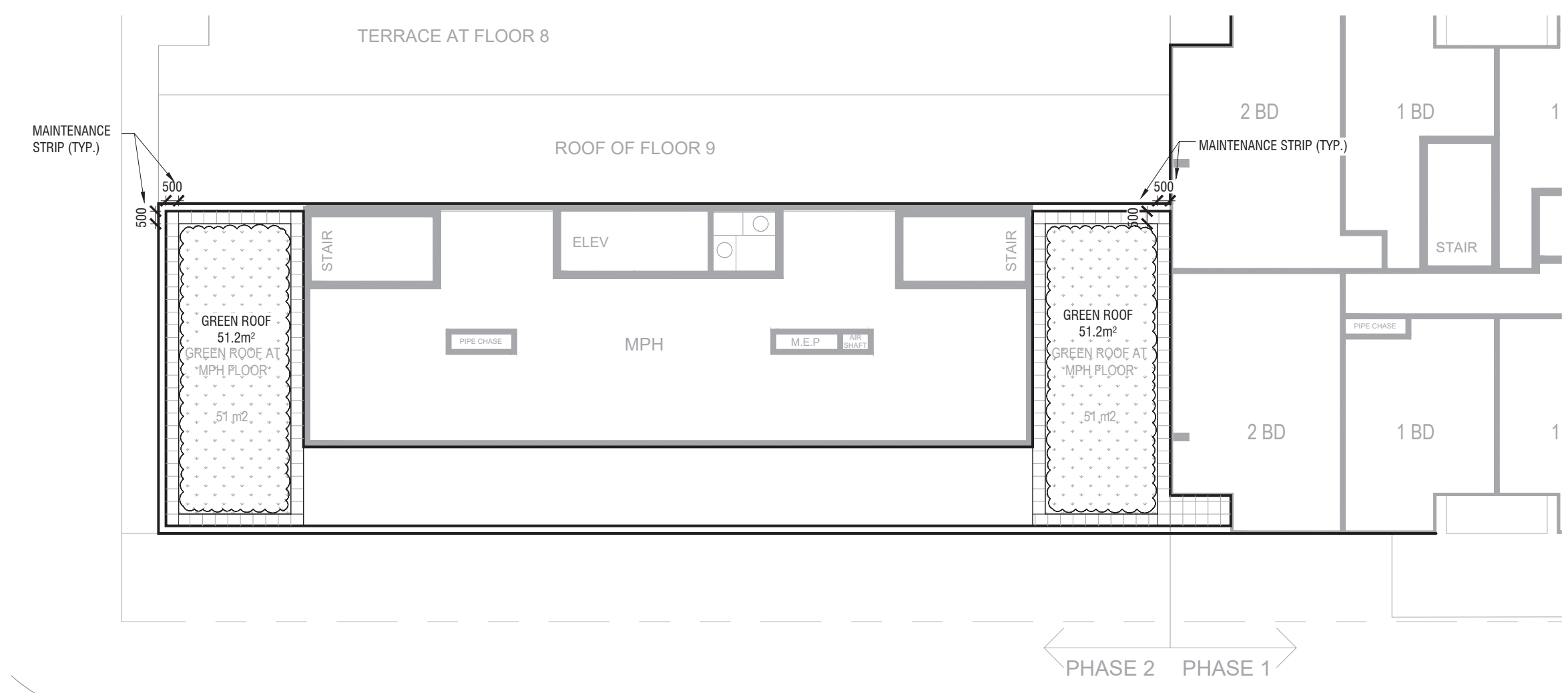
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Architect - Sweeny & Co.
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Planner - Bousfields Inc.
Mech Eng -
Interior -

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1 GREEN ROOF - LEVEL 7
L-210 1:100 P-RE-LAD-01



2 GREEN ROOF - LEVEL 12
L-210 1:100 P-RE-LAD-02

NOTE:
Contractor shall provide alternative pricing from all 3 suppliers.

BIOROOF:

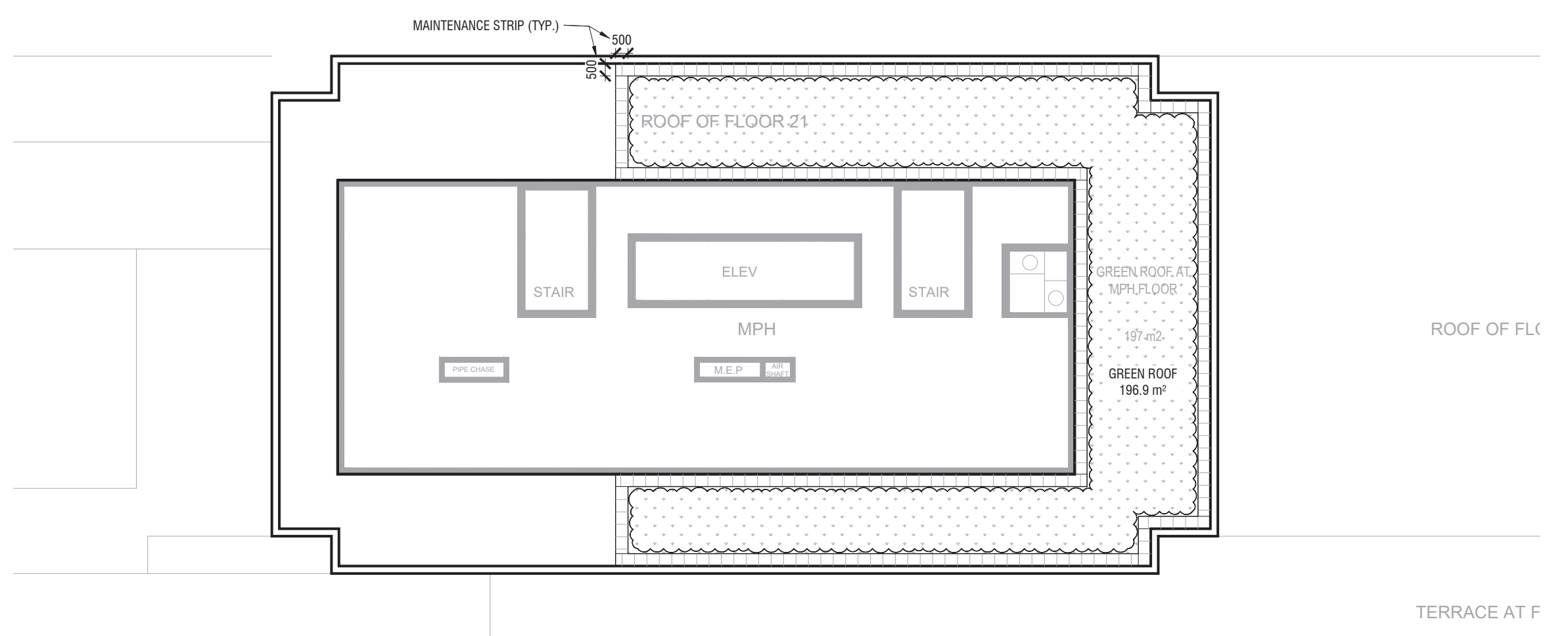
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L-303	L-303	L-303	L-303

XEROFLOR:

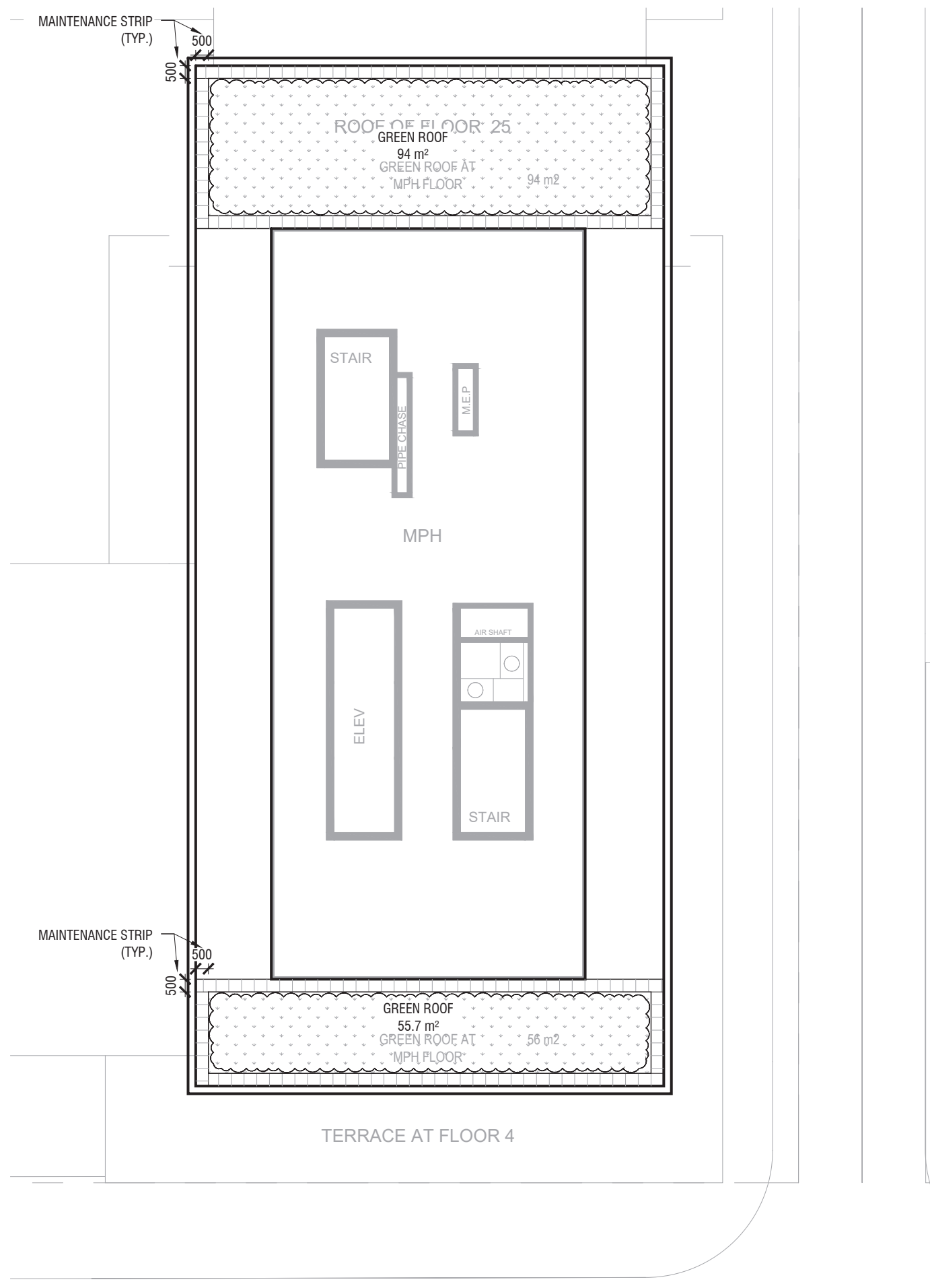
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L-303

ZINCO:

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6	7	8	9	10
L-304	L-304	L-304	L-304	L-304
11				
L-304				



3 GREEN ROOF - LEVEL 22
L-210 1:100 P-RE-LAD-03



4 GREEN ROOF - MPH NORTH TOWER
L-210 1:100 P-RE-LAD-04

Green Roof Statistics

	Proposed	
Gross Floor Area, as defined in Green Roof Bylaw (m ²)	44,470.0	
Total Roof Area (m ²)	4,828.0	
Area of Residential Private Terraces (m ²)	1,023	
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)	641.0	
Area of Renewable Energy Devices (m ²)	0.0	
Tower (s)Roof Area with floor plate less than 750 m ²	0.0	
Total Available Roof Space (m ²)	3,164.0	
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	1,898.4	1,898.4
Coverage of Available Roof Space (%)	60%	60%

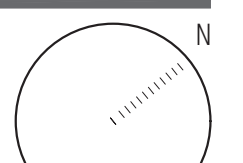
1	JUL.28.2022	Issued for ZBA/SPA	RH
REV	DATE	DESCRIPTION	INITIAL

Green Roof Plans

DRAWN BY: RH
CHECKED BY: JW
PRINT DATE: Jul.29.2022

L-210

Radiator
TORONTO, ON
HULLMARK



LAD-519
04.05.2022

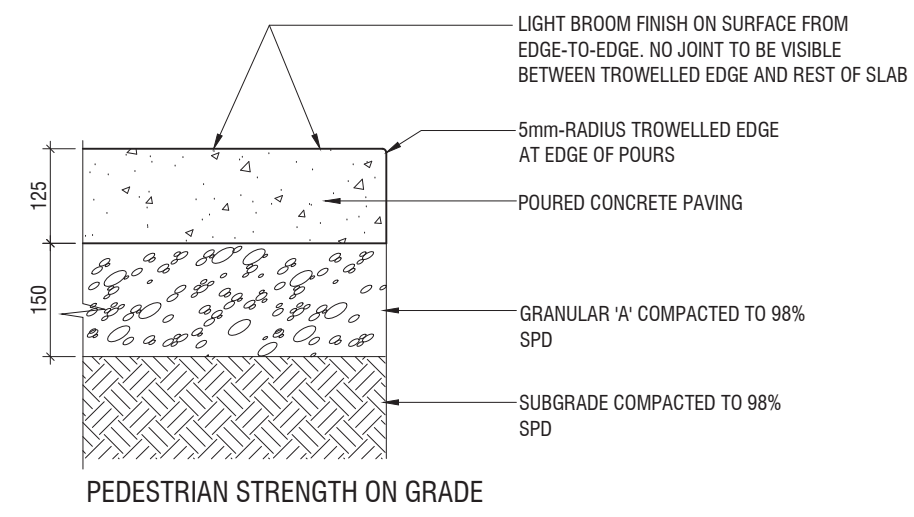
SCALE AS NOTED



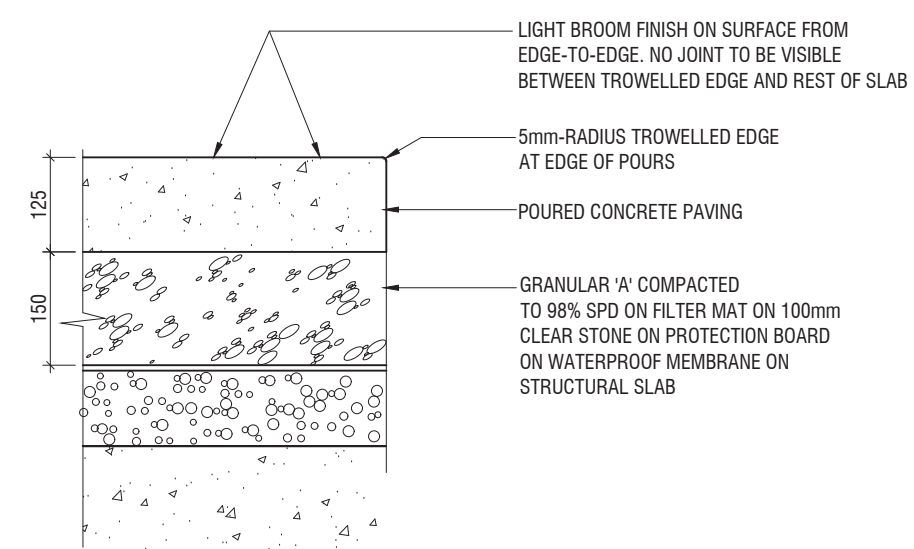
Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
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Mech Eng -
Interior -

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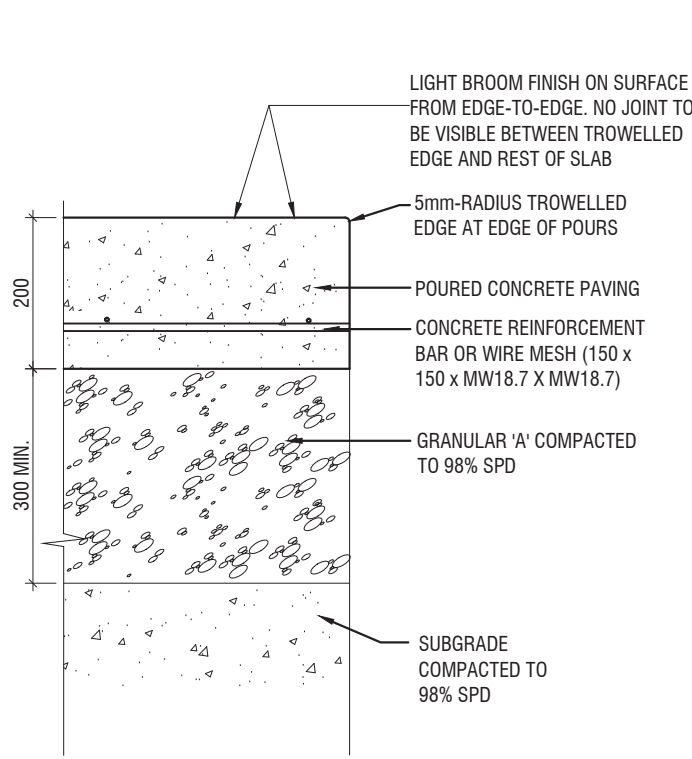
PEDESTRIAN STRENGTH ON GRADE



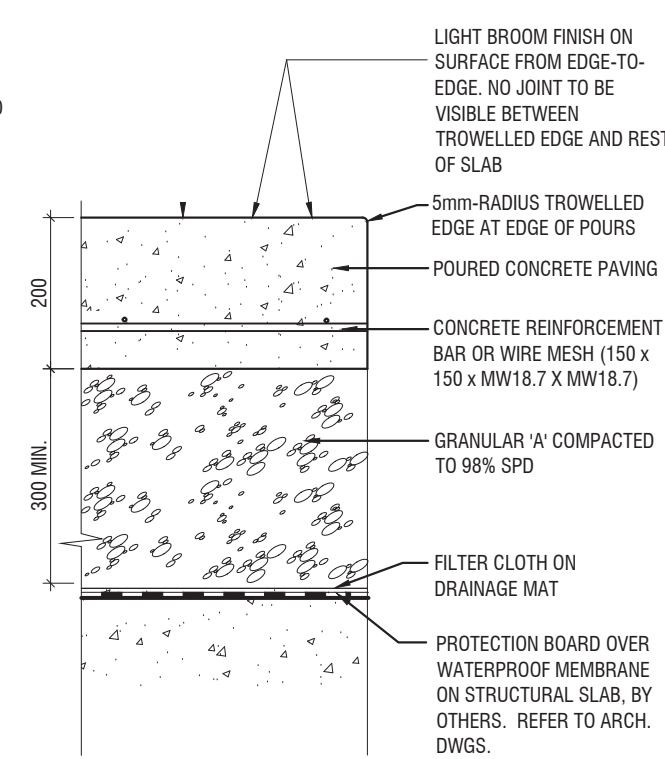
PEDESTRIAN STRENGTH ON SLAB

1 PEDESTRIAN STRENGTH CONCRETE
L-300 1:10 321313.01-03

NOTE:
CONTRACTOR TO MOCK-UP IN-PLACE SAMPLE FOR APPROVAL.
SAMPLE TO BE 2m² OR AS SPECIFIED BY LANDSCAPE ARCHITECT

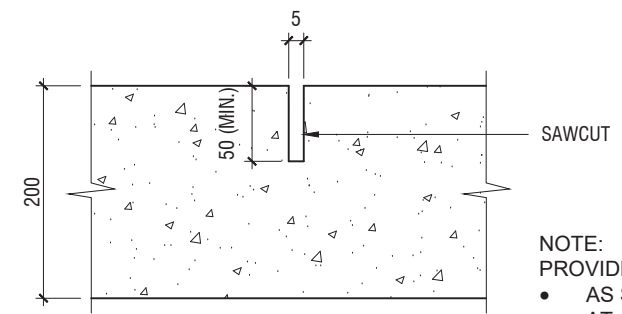


HEAVY DUTY ON GRADE

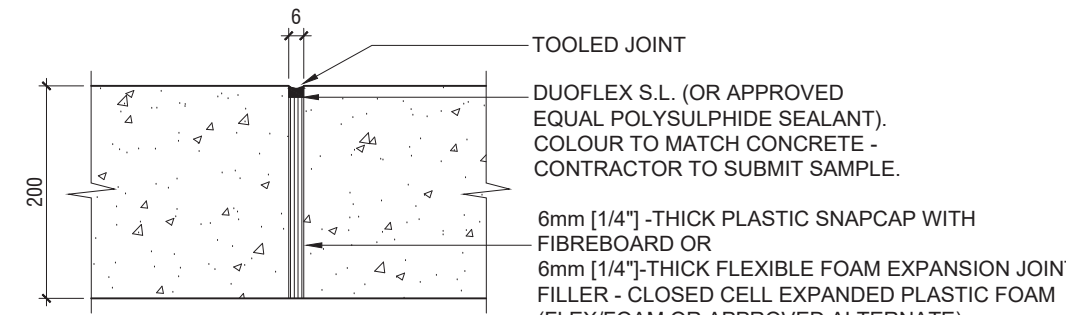


HEAVY DUTY ON SLAB

2 HEAVY-DUTY CONCRETE
L-300 1:10 321313.01-12

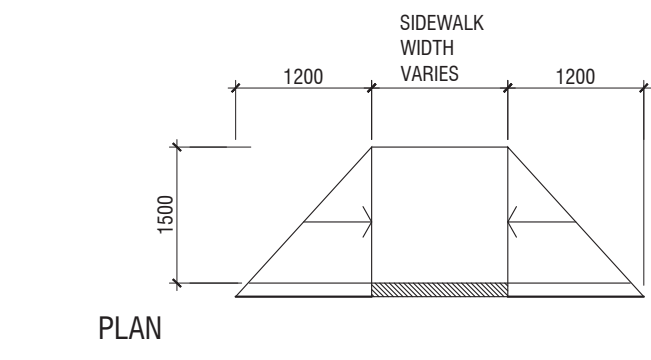
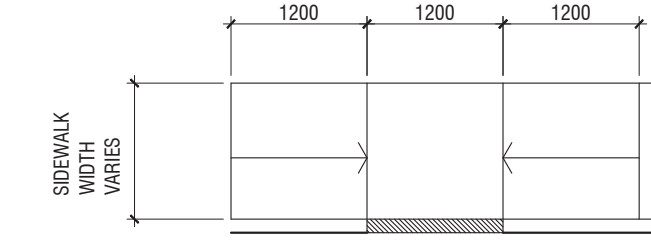


CONTROL JOINT



EXPANSION JOINT

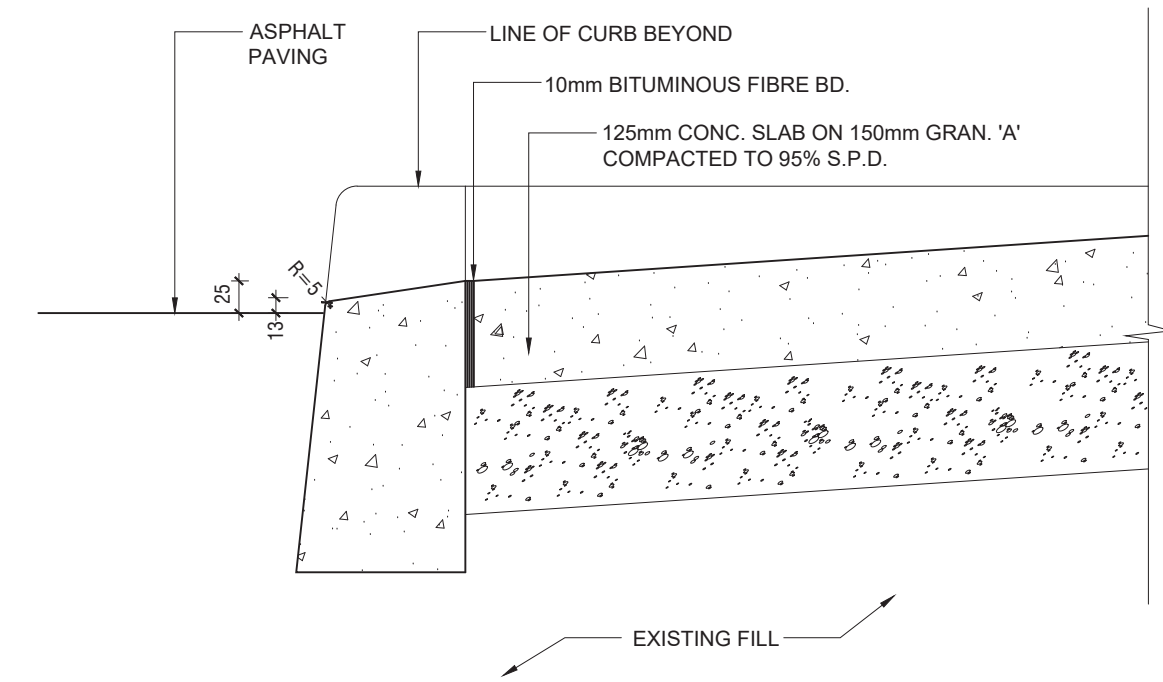
3 CONTROL AND EXPANSION JOINTS
L-300 N.T.S. 321313.01-20



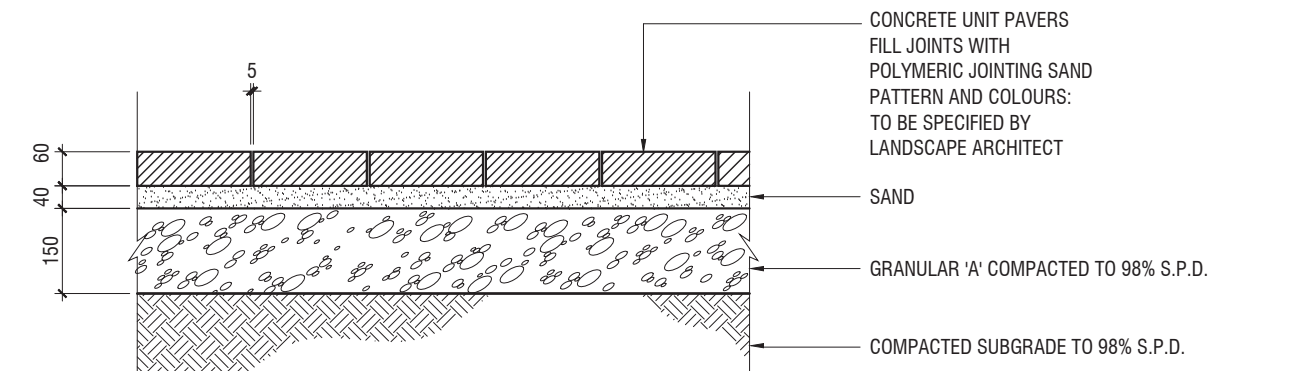
PLAN
ELEVATION

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.

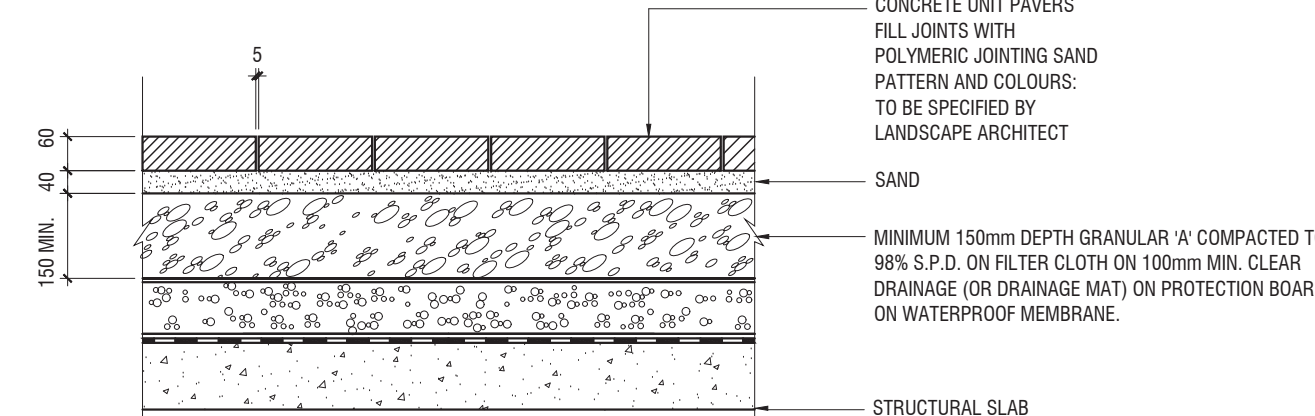
4 APPROACH TO CURB CUT
L-300 N.T.S. 321313.01-21



5 TYPICAL CURB CUT AND CONCRETE WALK
L-300 N.T.S. 321313.01-22



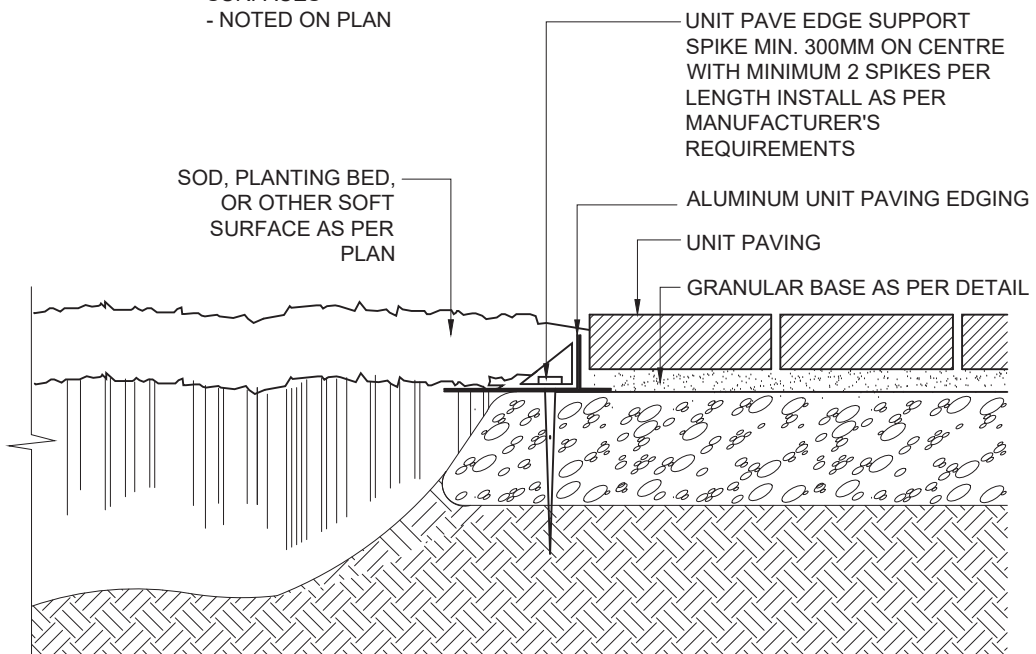
ON GRADE



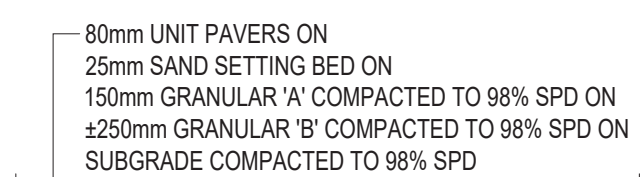
ON SLAB

6 UNIT PAVING
L-300 N.T.S. 321401-01

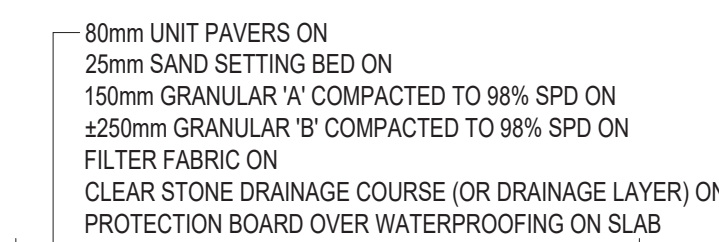
NOTE: ALL PAVING TO HAVE ALUMINUM EDGE RESTRAINTS WHEN AGAINST:
- SLOPED AREAS
- PLANTING BEDS
- OTHER SOFT SURFACES OR WHEN:
- NOT CONFINED BY OTHER PAVING, CURBS, OR HARD SURFACES
- NOTED ON PLAN



7 EDGE RESTRAINTS FOR UNIT PAVING
L-300 N.T.S. 321401-02



ON GRADE



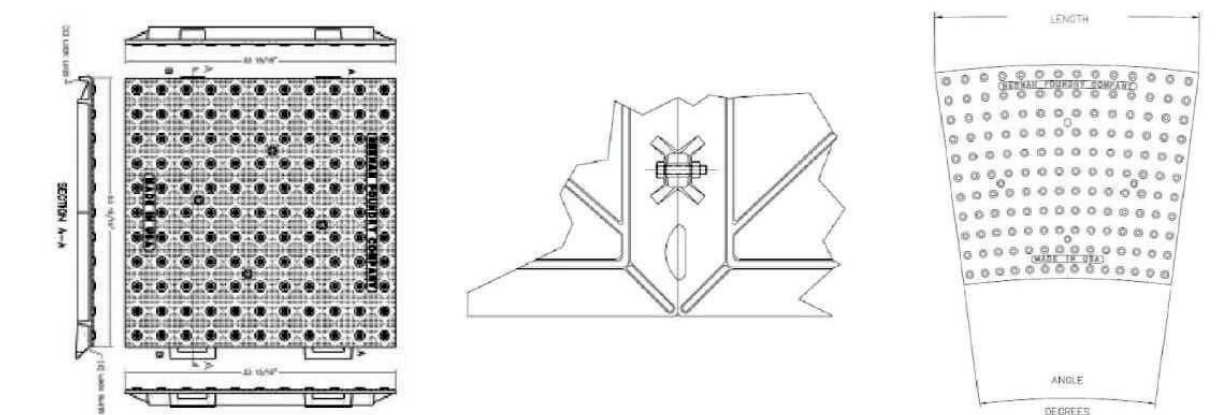
ON SLAB

8 HEAVY-DUTY UNIT PAVING
L-300 1:20 321401-03



Detectable Warning Plates

Regulatory-compliant cast iron Detectable Warning Plates from Neenah Foundry offer appealing aesthetics, exceptional longevity and freedom from maintenance. By using Neenah's Detectable Warning Plates, specifiers can be confident that the critical warning message will be delivered for the lifetime of the installation.



Quick Connect Plates

Quick Connect Plates

Depth x Width	Catalog No.
24" x 24"	4884-24Q
24" x 30"	4884-30Q
24" x 36"	4884-36Q

Bolted Plates

Depth x Width	Catalog No.
24" x 24"	4884-24B
24" x 30"	4884-30B
24" x 36"	4884-36B

Radius Plates

Depth	Radius	Catalog No.
24"	9" R	4884-9-5R
24"	15"	4884-15R
24"	20"	4884-20R
24"	26"	4884-26R
24"	35"	4884-35R

Bolted Plates

- Wears Like Iron Because It Is Iron!**
- Lasting form and function — we have never had one fail
 - Installations with natural finish are maintenance-free
 - Highly resistant to snow plow and shovel damage
 - Lasting non-skid properties
 - Excellent cast iron to concrete adhesion properties
 - No need for replacement features — our plates are permanent
 - 5-yr limited warranty
 - Vent holes release gasses and air for maximum concrete contact
 - Furnished lifting brackets simplify installation
 - Can cover long runs using radius or straight sections

Trouble Free Installation

- Plates easily set in wet concrete
- Integral lugs ensure solid attachment
- Cap head screws can be added for extra anchorage

Premium Material

- Low-maintenance cast gray iron
- Excellent wear resistance — virtually indestructible
- Cast iron far outlasts competitive substances
- Natural patina provides ample visual contrast

Guidelines for Accessible Rights-of-Way

The ADA and ABA have specific guidelines that refer to numerous issues concerning detectable warning. Neenah Foundry's Detectable Warning Plates help you meet these requirements.

Neenah recommends that specifiers review prevailing national, state and local guidelines to ensure full compliance.

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9 TACTILE WALKING SURFACE INDICATOR
L-300 N.T.S. 321730.50-50

1 JUL.28.2022 Issued for ZBA/SPA RH

REV DATE DESCRIPTION INITIAL

Paving Details

DRAWN BY: RH
CHECKED BY: JWV
PRINT DATE: Jul.29.2022

L-300

Radiator
TORONTO, ON
HULLMARK

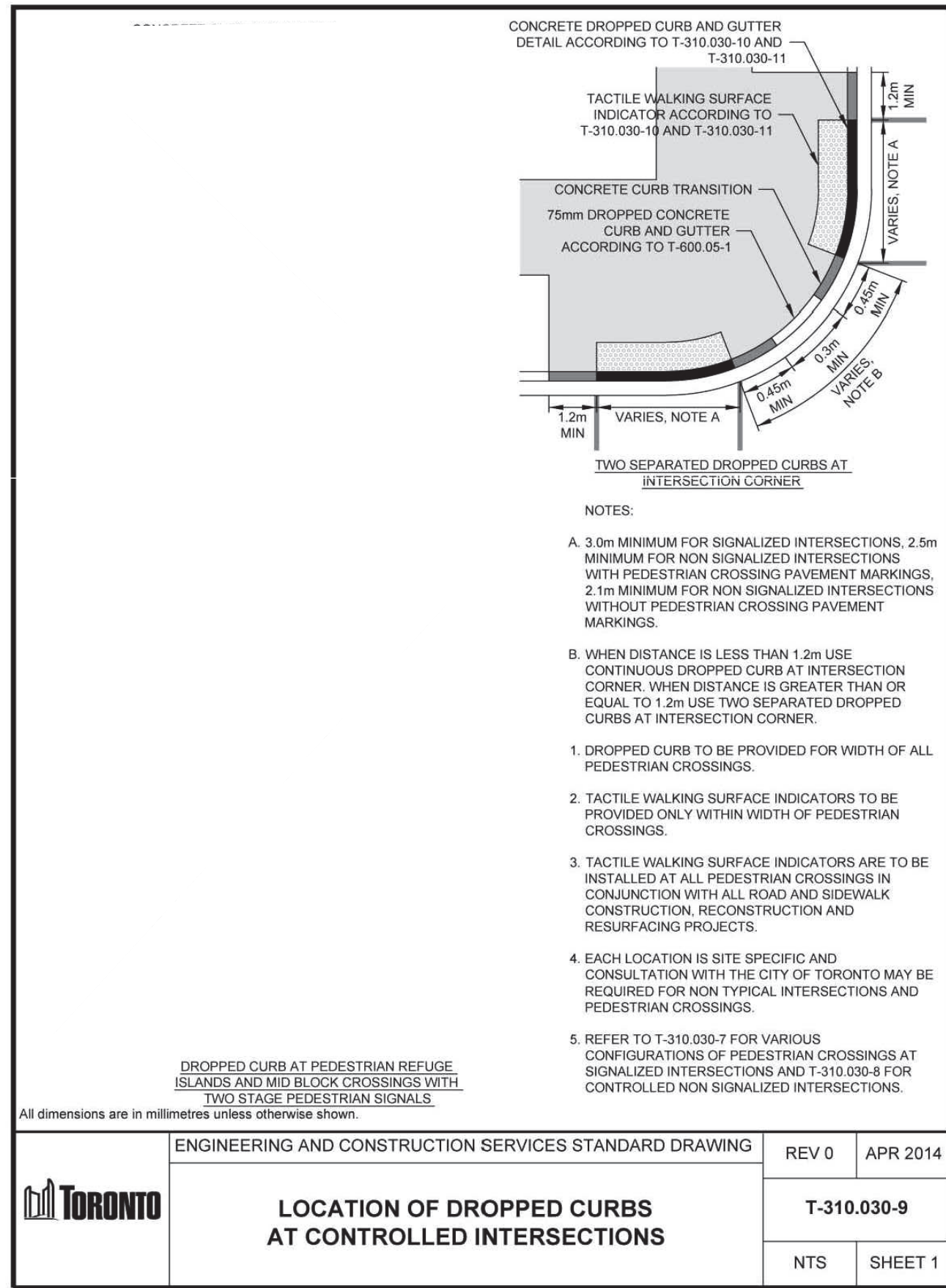
LAD-519
04.05.2022

SCALE AS NOTED

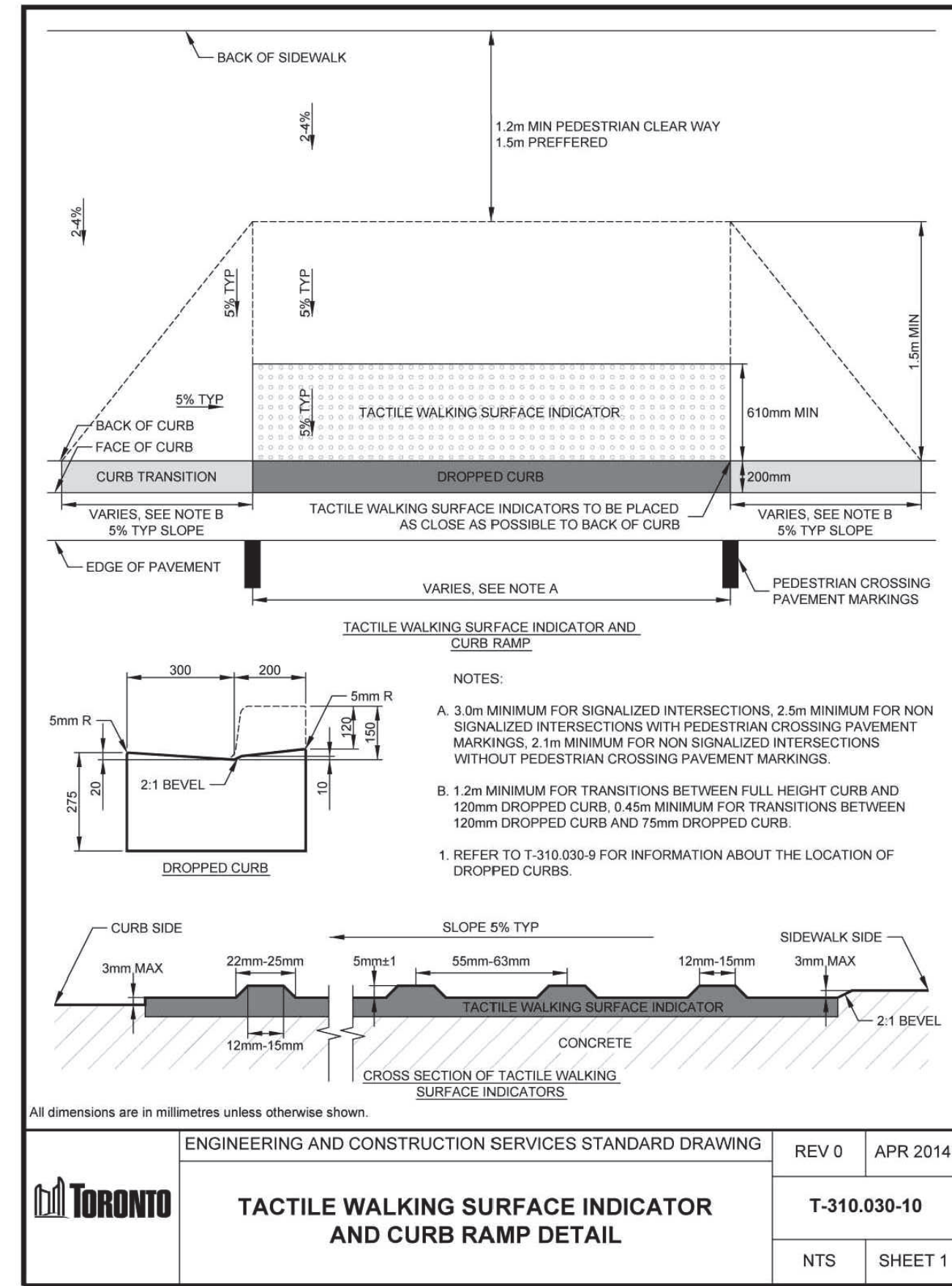


Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng -
Interior -

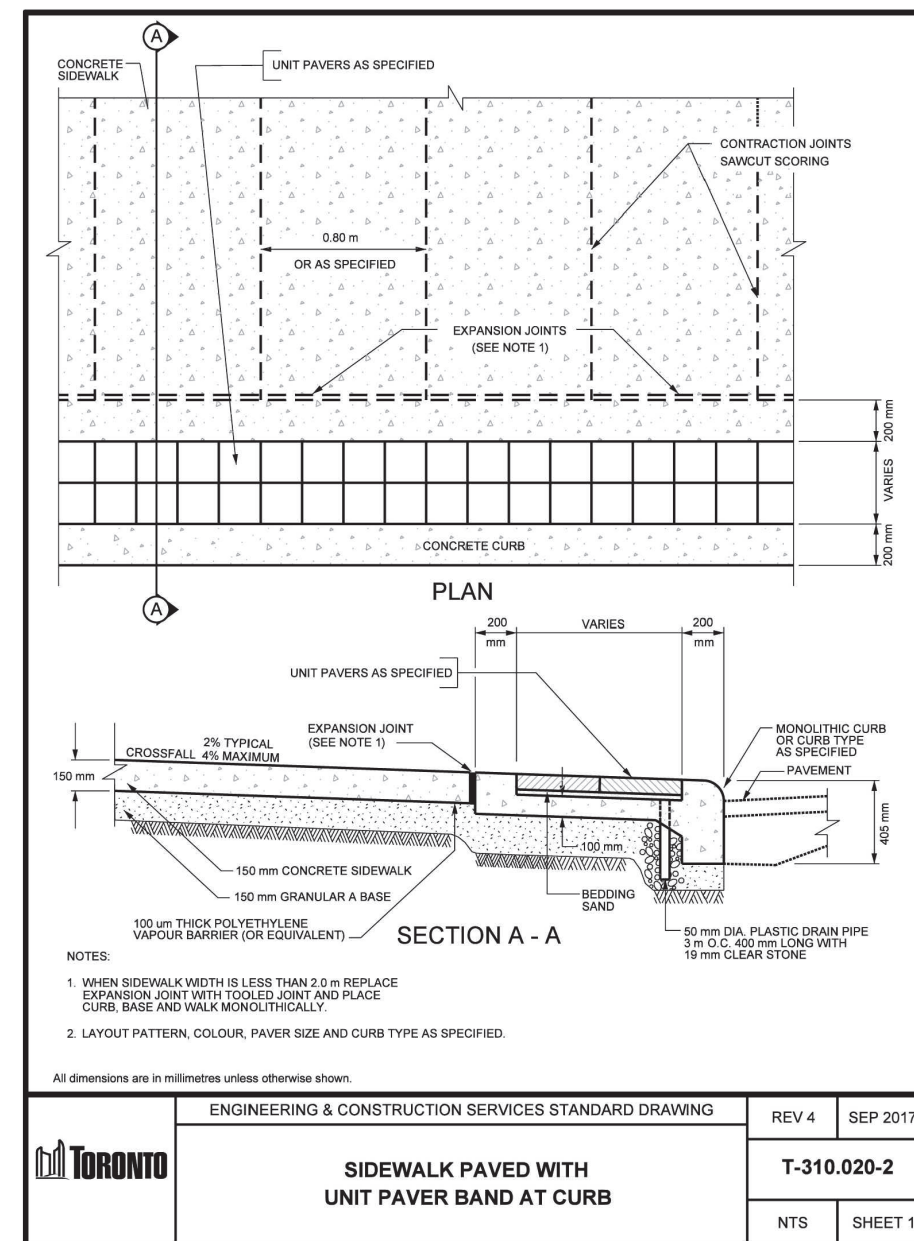
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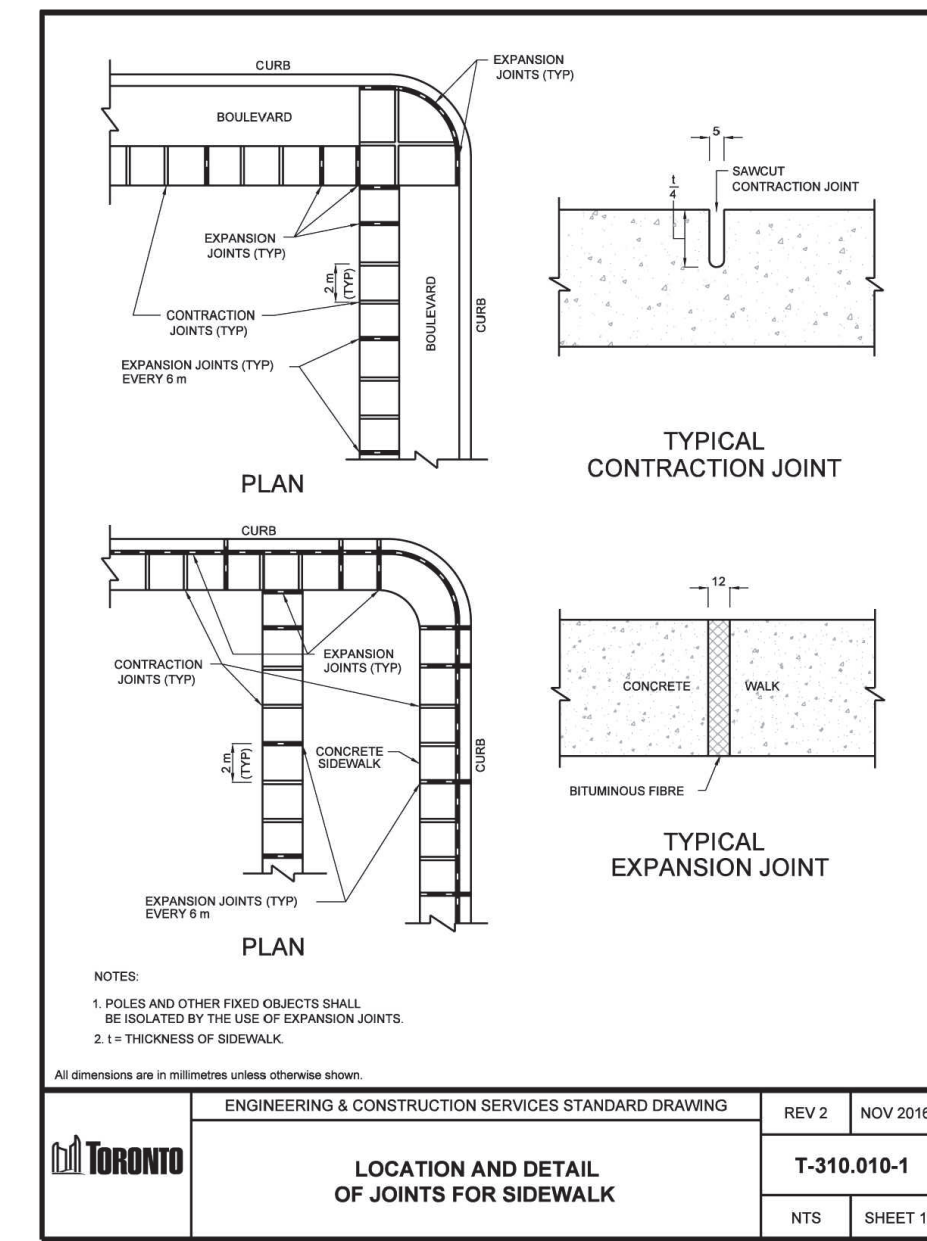
1 LOCATION OF DROPPED CURBS
L-301 N.T.S. 320101.31-09



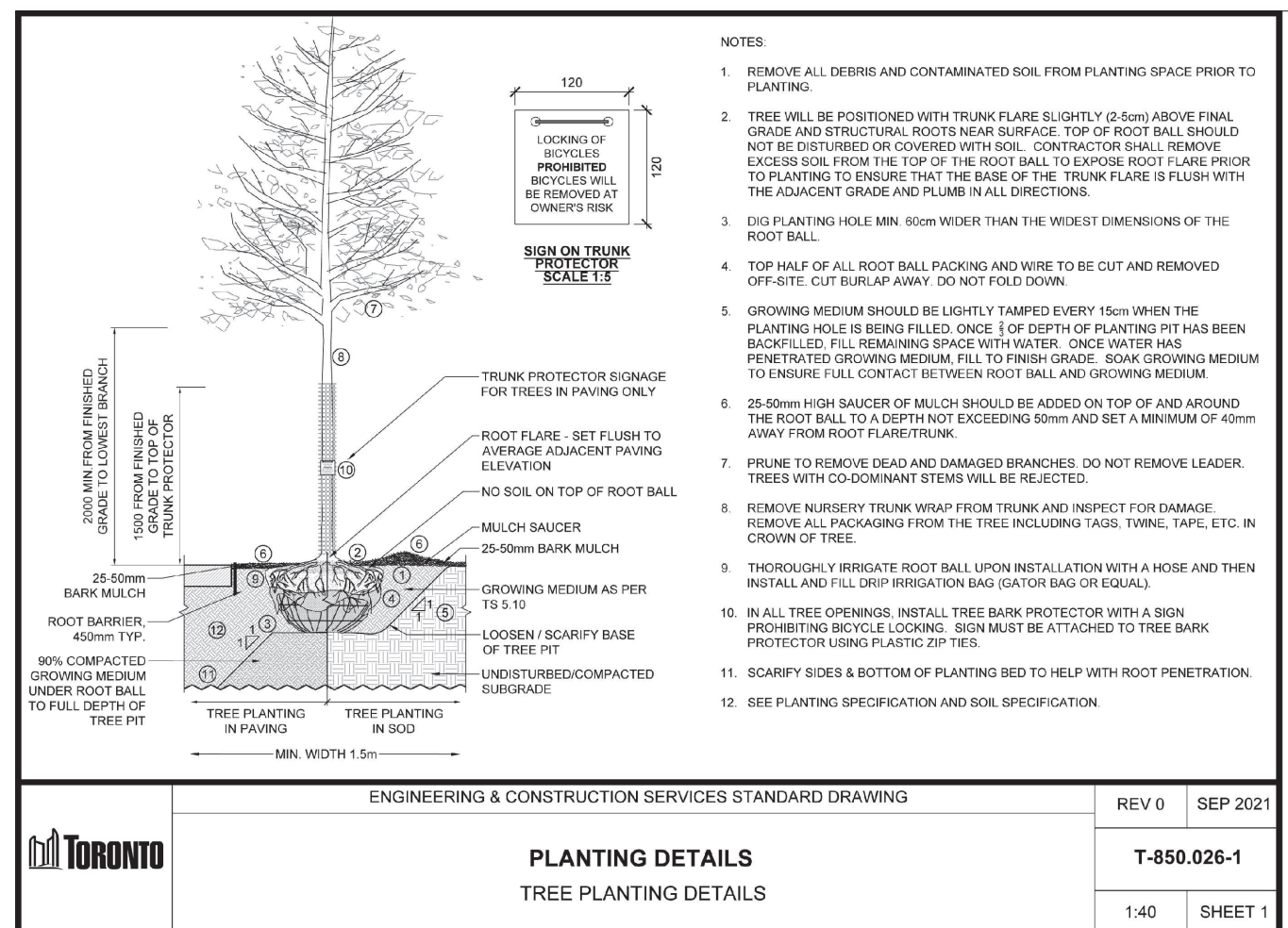
2 TACTILE SURFACE - CURB RAMP
L-301 N.T.S. 320101.31-10



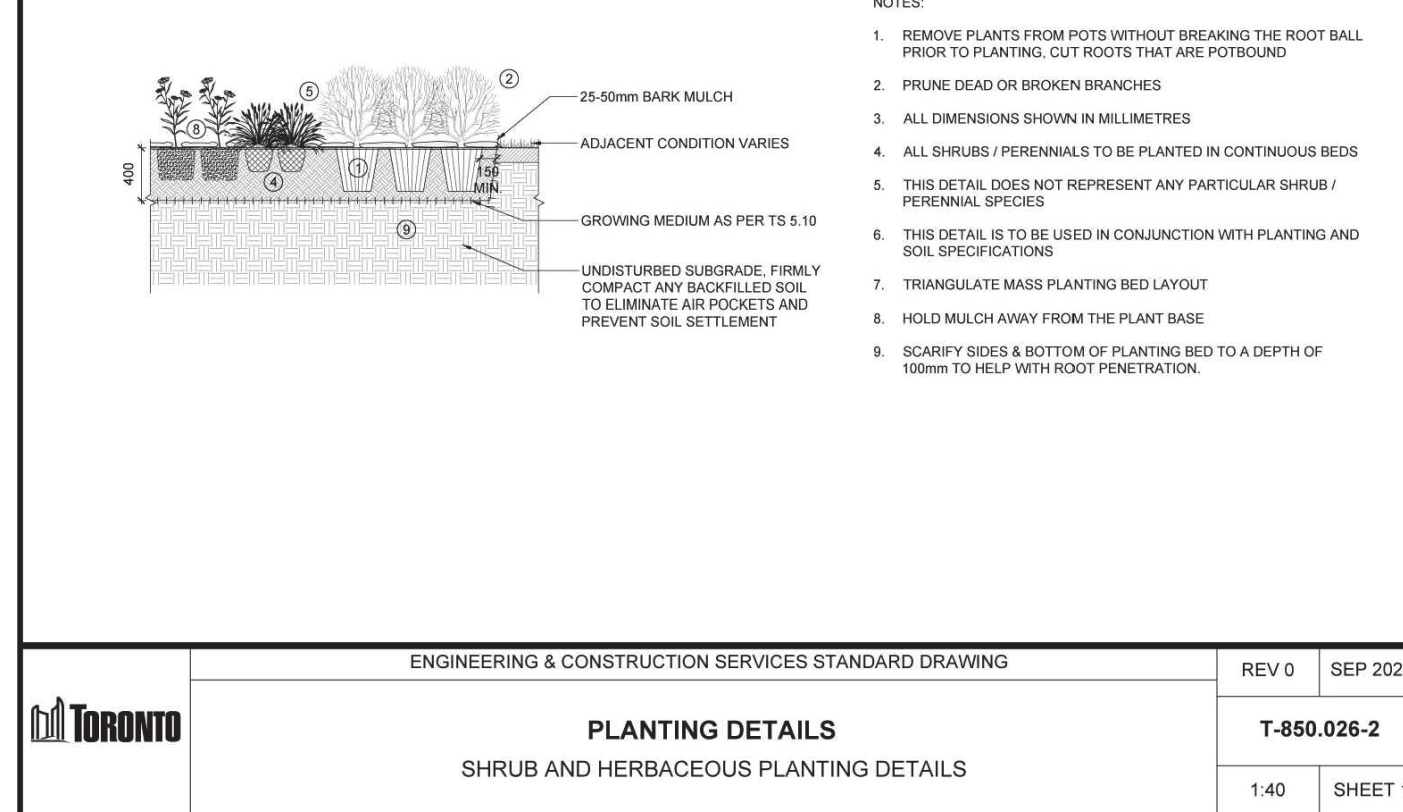
3 T-310.020-2 SIDEWALK WITH UNIT PAVER BAND
L-301 N.T.S. 320101.10-31



4 T-310.010-1 JOINTS FOR SIDEWALK
L-301 N.T.S. 320101.10-25



5 T-850.260-1 TREE PLANTING DETAIL
L-301 N.T.S. 320101.22-25



6 SHRUB AND HERBACEOUS PLANTING DETAILS
L-301 N.T.S. 320101.11-02

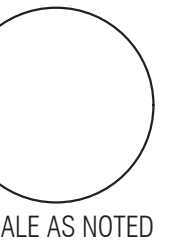
REV	DATE	DESCRIPTION	INITIAL
1	JUL.28.2022	Issued for ZBA/SPA	RH

City of Toronto Standard Details

DRAWN BY: RH
CHECKED BY: JVV
PRINT DATE: Jul.29.2022

L-301

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04.05.2022

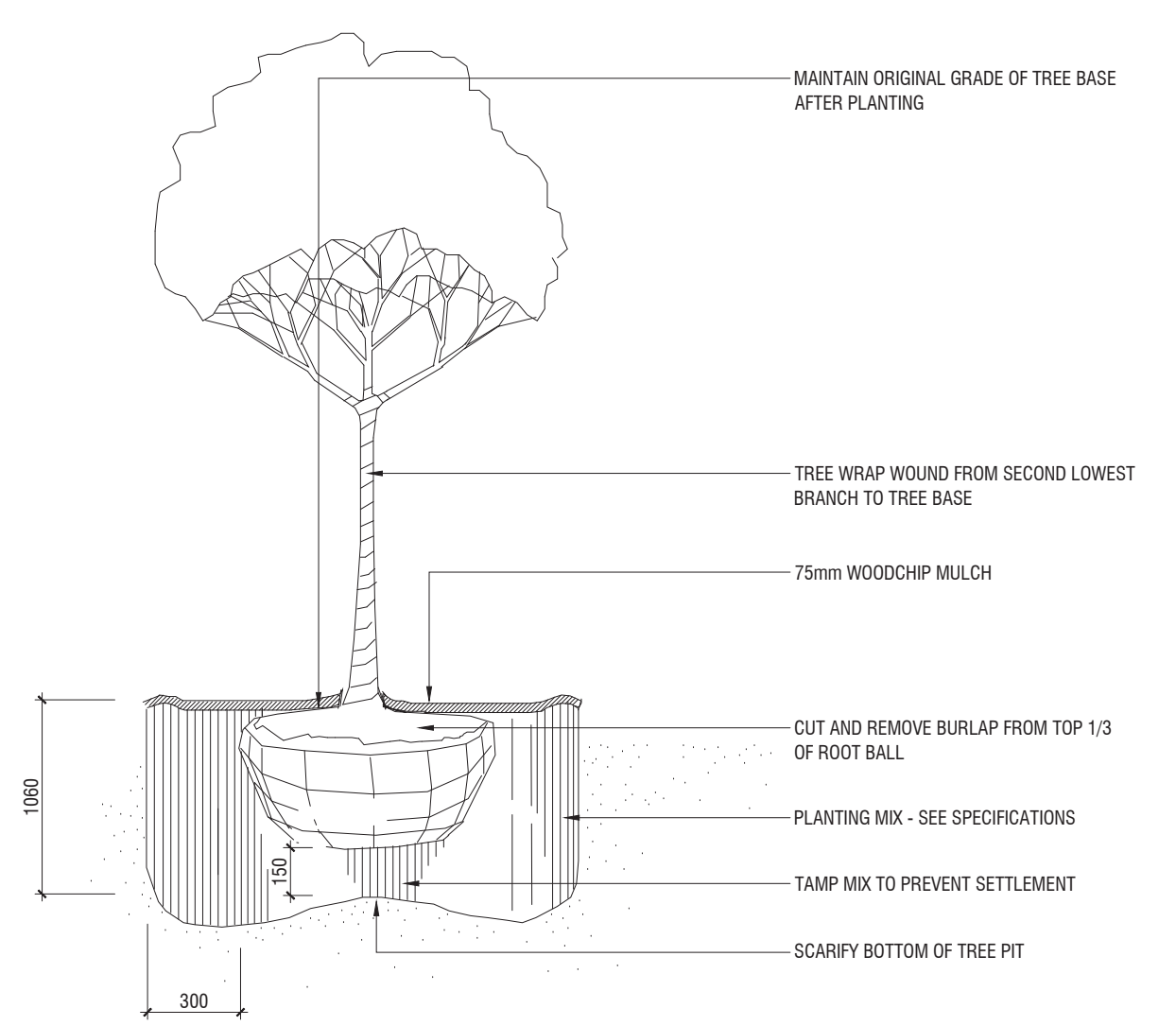


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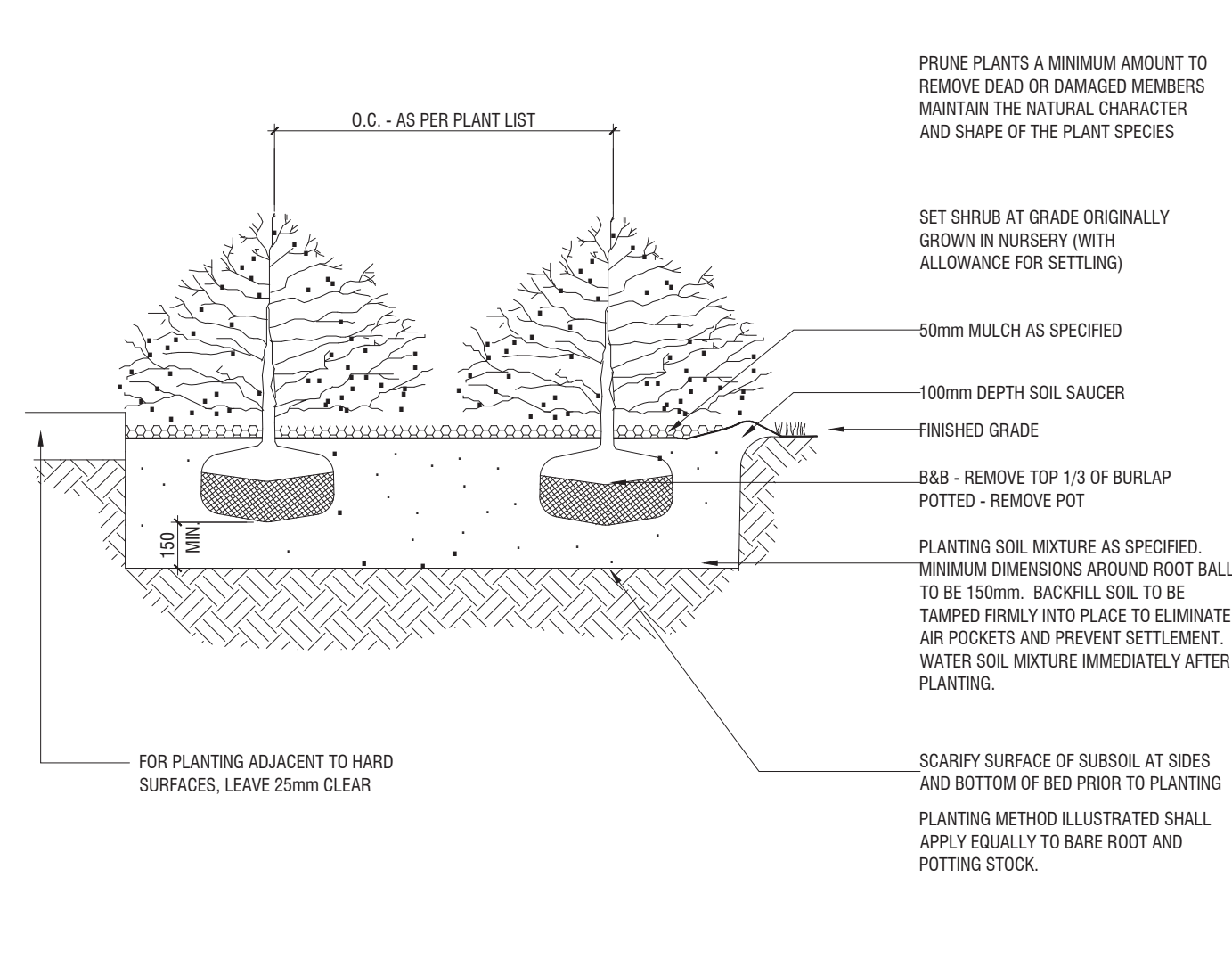


Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng - Interior -

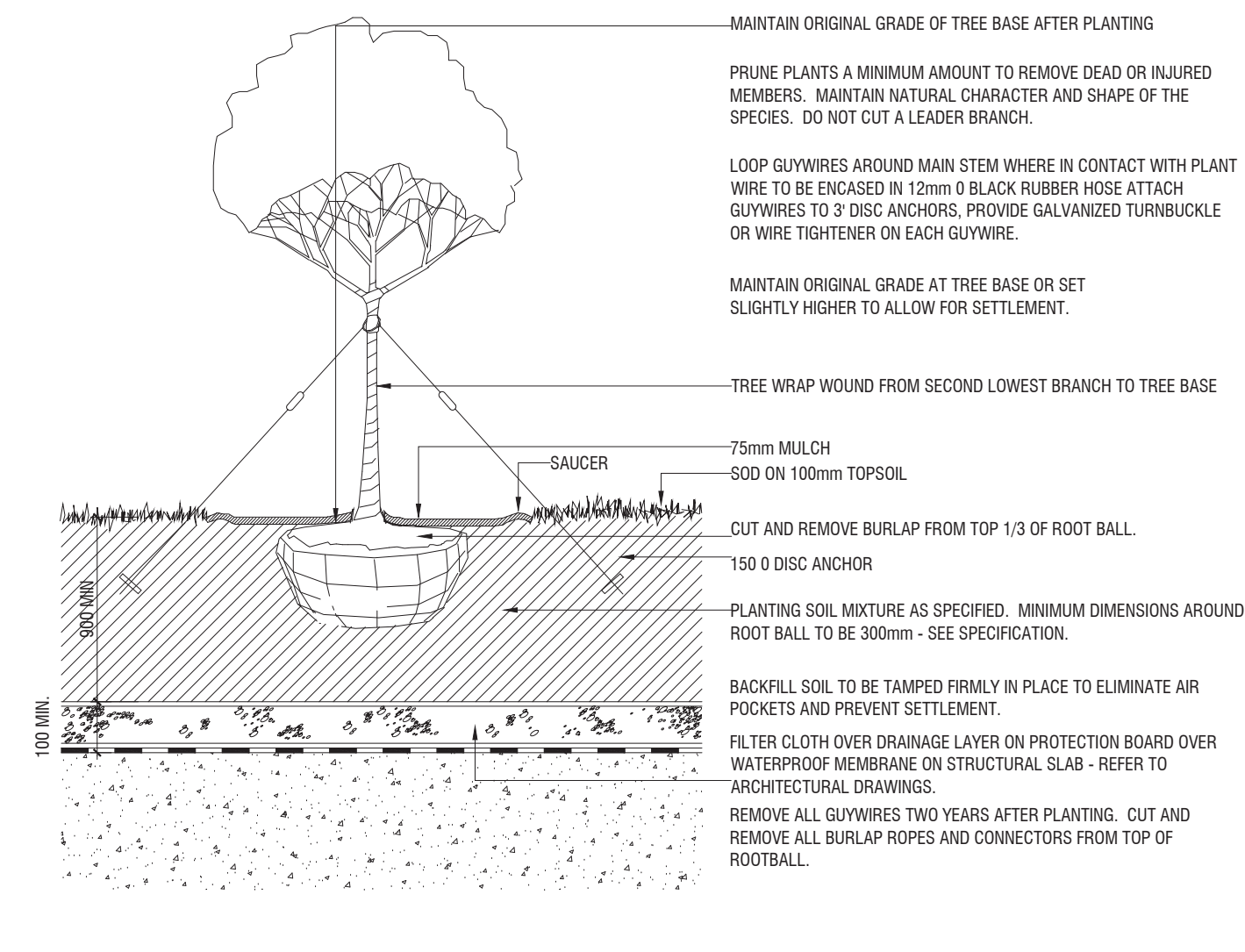
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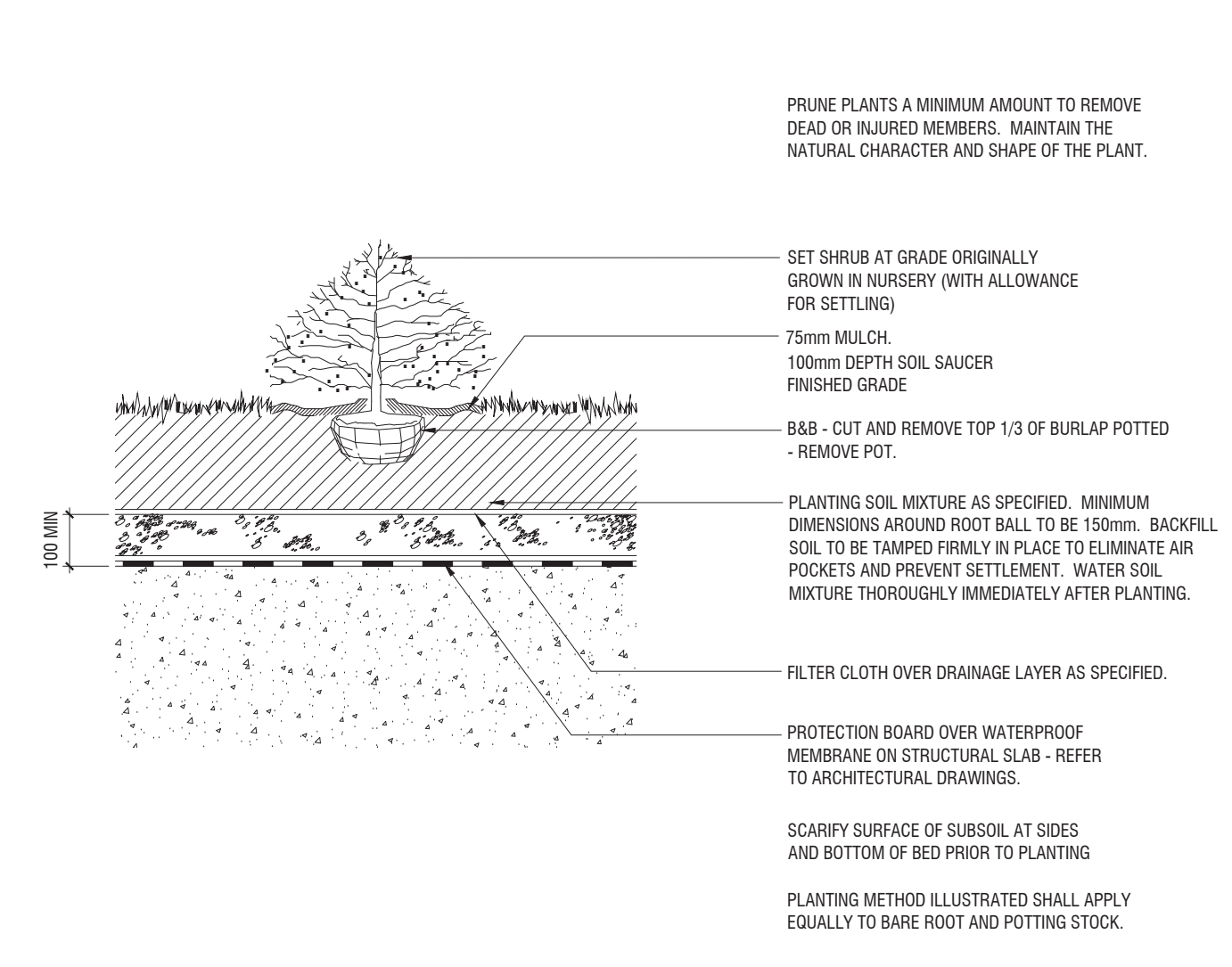
1 DECIDUOUS TREE PLANTING ON GRADE
L-302 N.T.S. 329343.01-07



2 SHRUB PLANTING ON GRADE
L-302 N.T.S. 329333.01-10



3 DECIDUOUS TREE PLANTING ON SLAB
L-302 N.T.S. 329343.01-02



4 SHRUB PLANTING ON SLAB
L-302 N.T.S. 329343.01-11

REV	DATE	DESCRIPTION	INITIAL
1	JUL.28.2022	Issued for ZBA/SPA	RH

Planting Details

DRAWN BY: RH
CHECKED BY: JWV
PRINT DATE: Jul.29.2022

L-302

Radiator
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HULLMARK

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04.05.2022

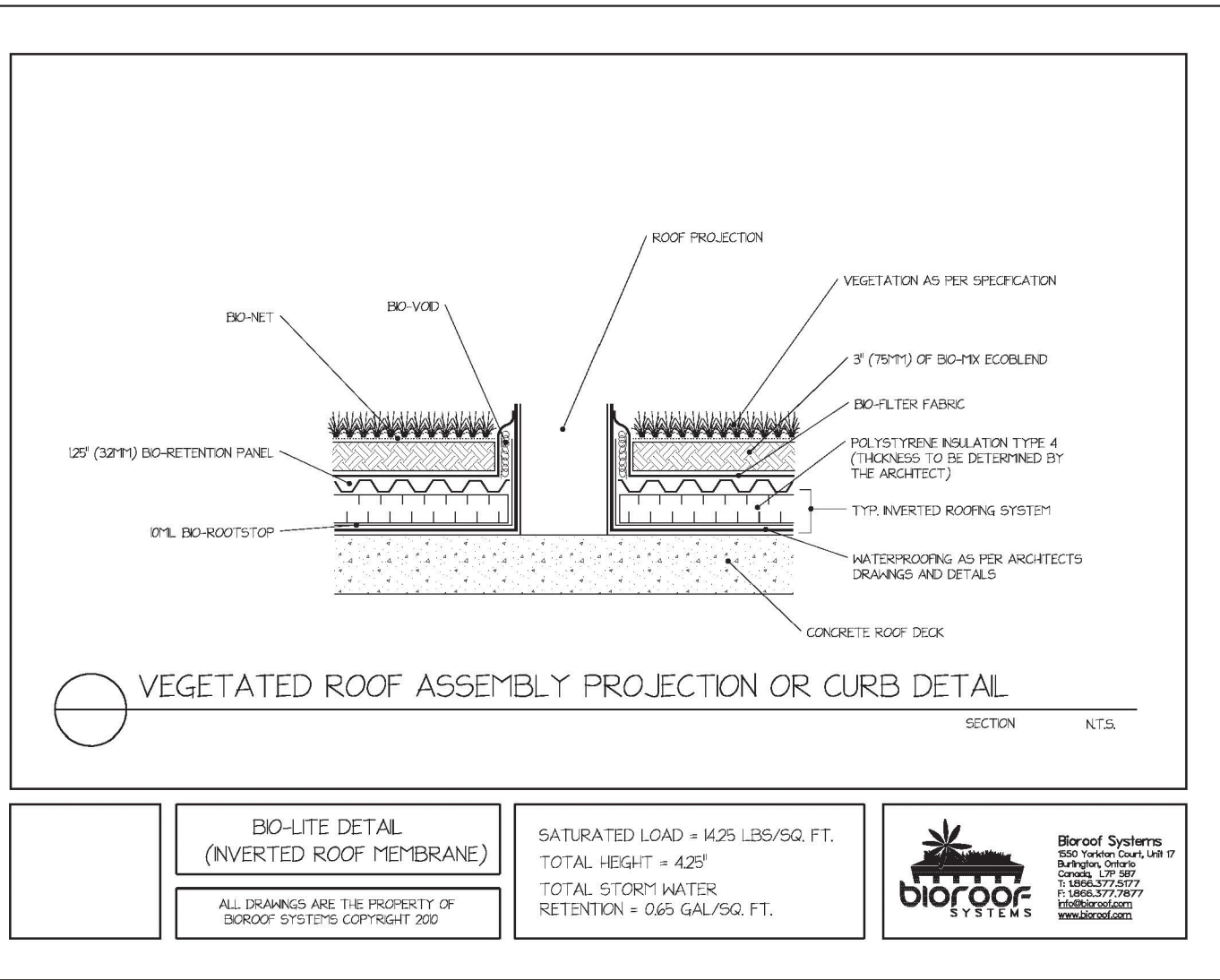
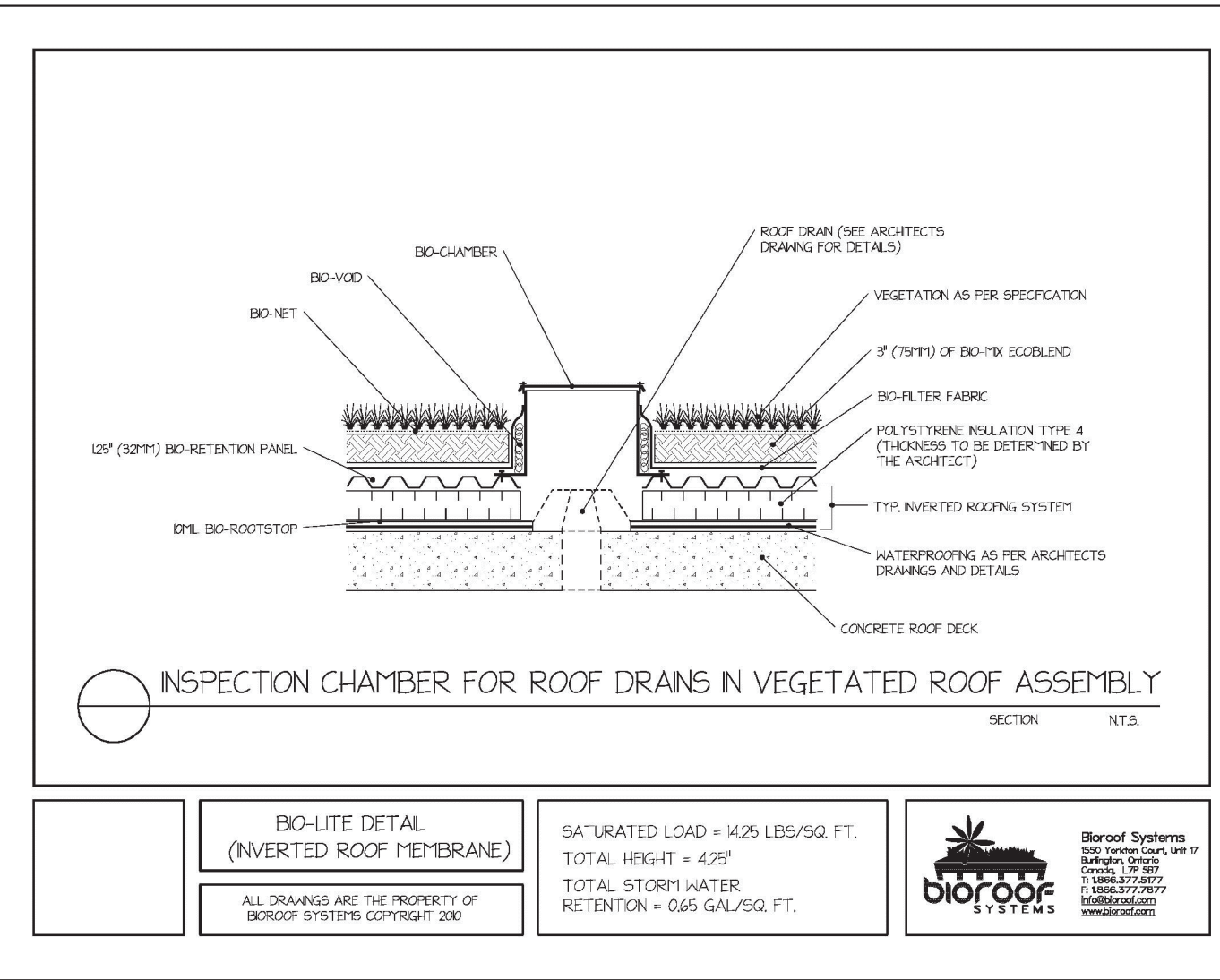
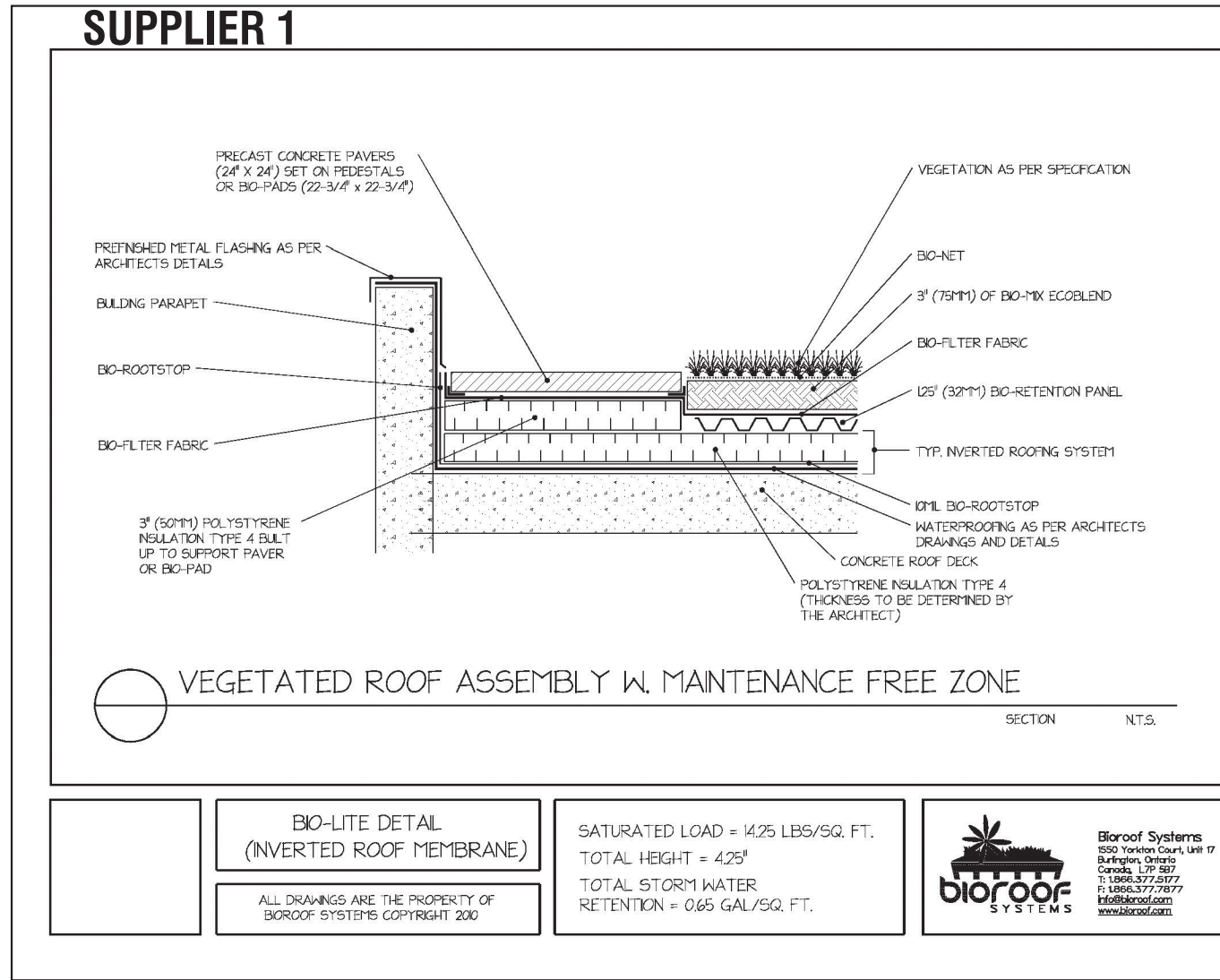
SCALE AS NOTED



Architect - Sweeny & Co.
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Planner - Bousfields Inc.
Mech Eng -
Interior -

GENERAL NOTES

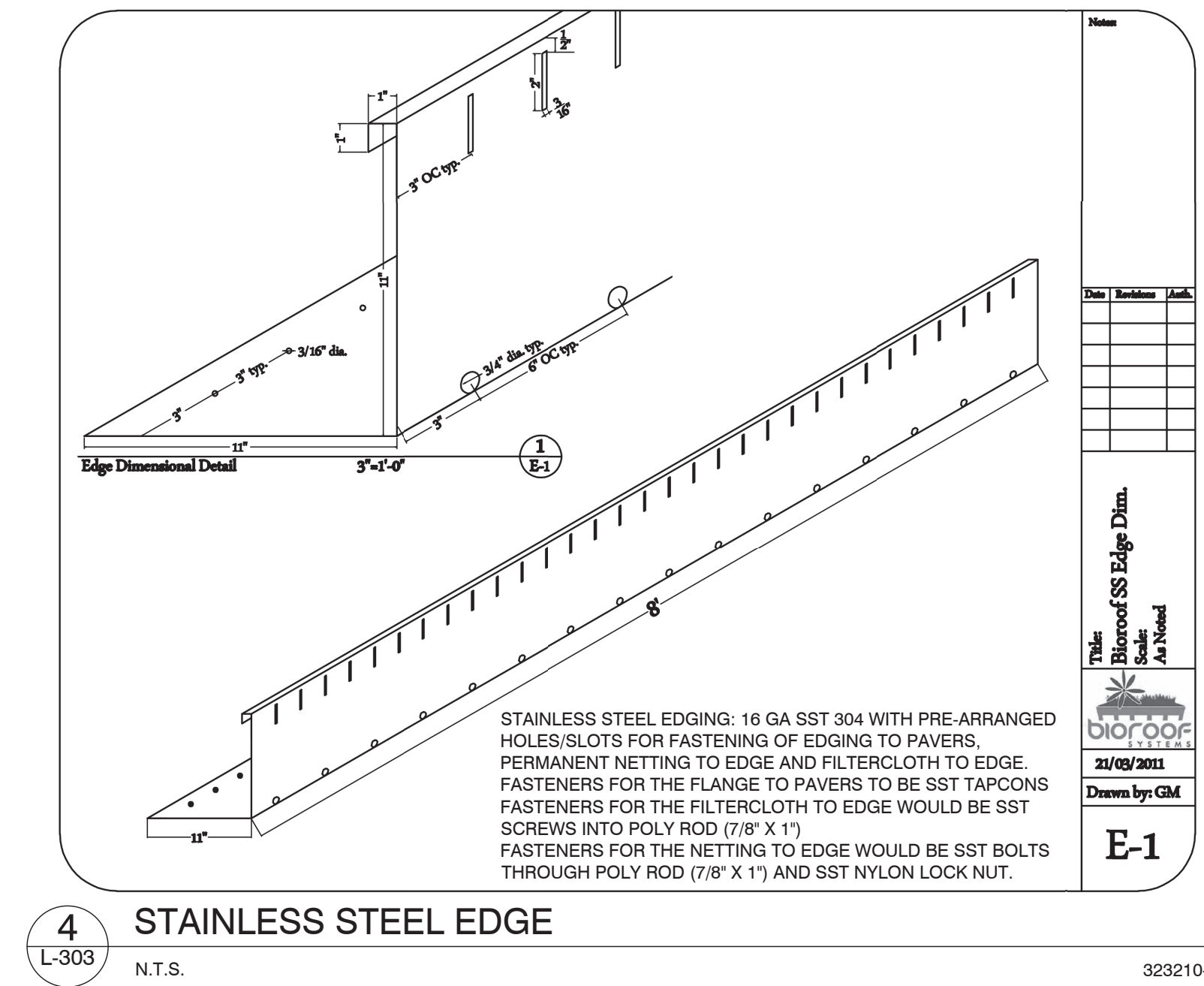
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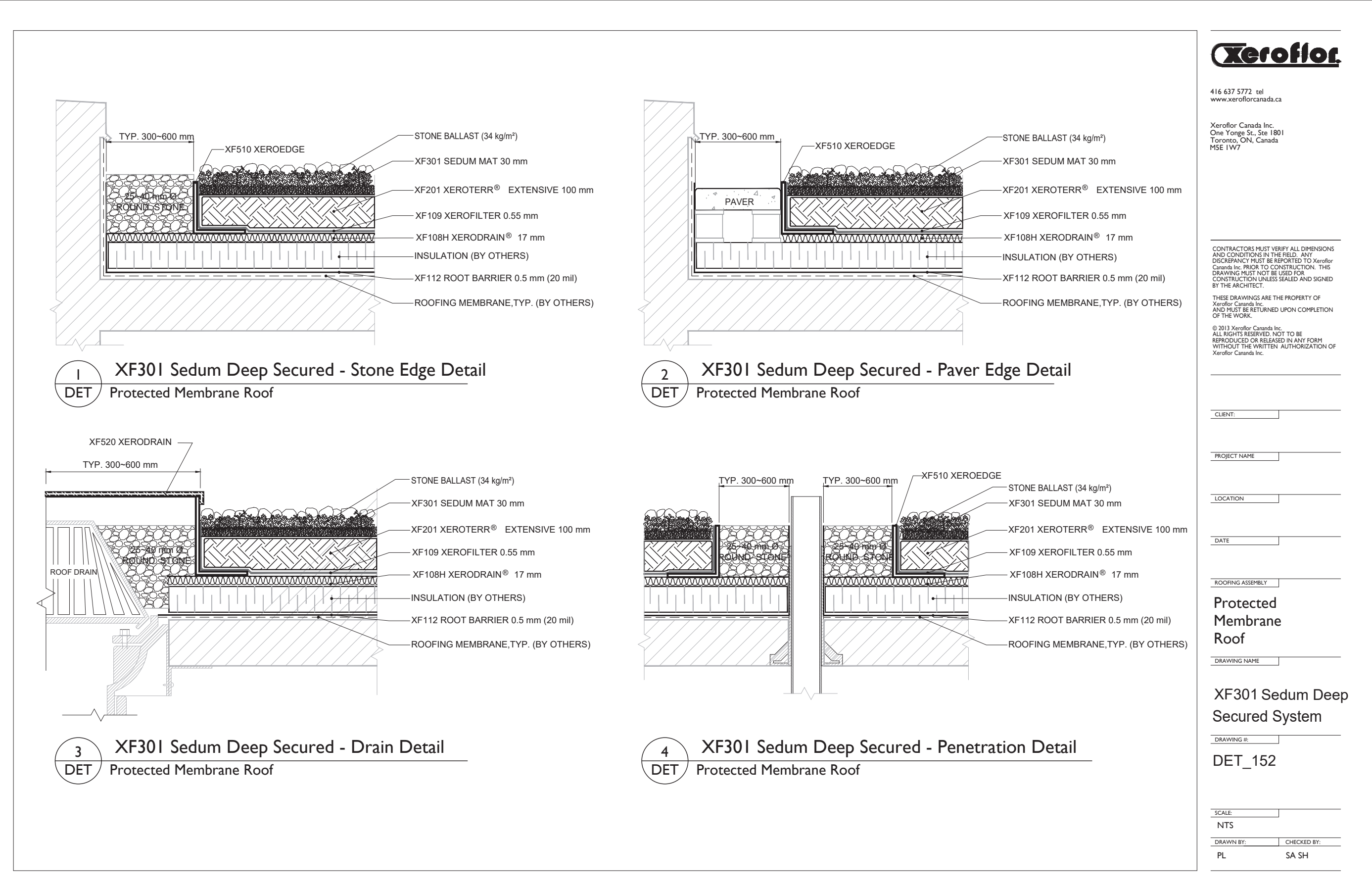
1 TYPICAL SECTION - INVERTED ROOF
L-303 N.T.S. 323210-31

2 INSPECTION CHAMBER - INVERTED ROOF
L-303 N.T.S. 323210-32

3 PROJECTION - INVERTED ROOF
L-303 N.T.S. 323210-33



SUPPLIER 2



NOTE:
Contractor shall provide alternative pricing from all 3 suppliers.
Green Roof to be irrigated with potable water. Drought-tolerant sedum planting to be used on 100% of Green Roof area.
Any Green Roof alternative shall satisfy all wind uplift requirements and not exceed total depth specified for Alternative 3.

REV	DATE	DESCRIPTION	INITIAL
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Green Roof Details - Suppliers 1 & 2

DRAWN BY: RH
CHECKED BY: JWV
PRINT DATE: Jul.29.2022

L-303

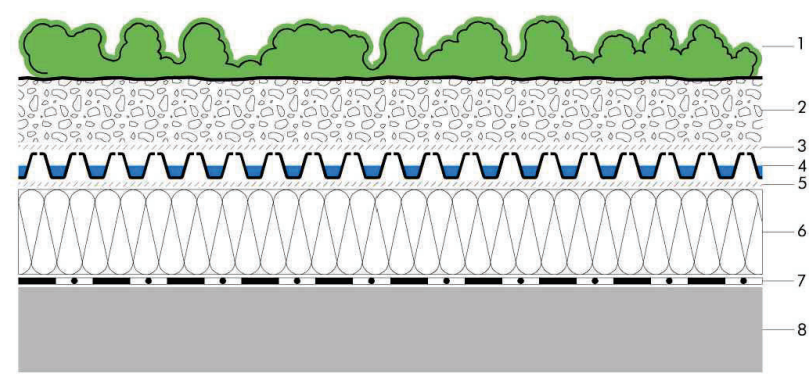
SUPPLIER 3

Architect - Sweeny & Co.
Civil Eng - R. V. Anderson Associates
Planner - Bousfields Inc.
Mech Eng -
Interior -

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- Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

- Plant material
- Growing medium ZnCo Blend-E, Depth: 80 - 100 mm
- ZnCo filter sheet SF
- Drain and water storage element ZnCo FloRadrain® FD 25
- ZnCo diffusion membrane TGV 21
- XPS Rigid insulation
- Root barrier ZnCo WSF40
- Roof surface with waterproofing membrane



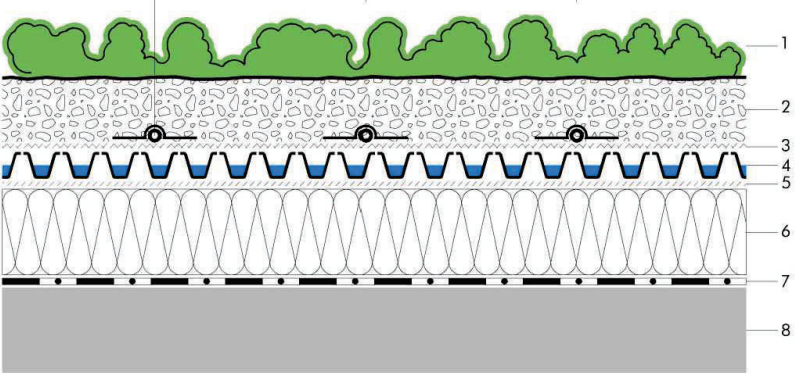
Notes:
This detail is particular for the ZnCo Green Roof system to use. The roof construction and the waterproofing are not specified on this can vary.

Scale:	1:1.5	System:	Extensive Green Roof with FloRadrain® FD 25	Task:	Green Roof Assembly	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

1 GREEN ROOF ASSEMBLY

L-304 N.T.S. 323295.07-00

- Plant material - Sedum, Perennials and Grasses
- Growing medium ZnCo Blend-E, Depth: 100 - 120 mm
- Water distribution fleece ZnCo AquaFleece AF300
- Drip irrigation system ZnCo 500-L2
- Drain and water storage element ZnCo FloRadrain® FD 25
- ZnCo diffusion membrane TGV 21
- XPS Rigid insulation
- Root barrier ZnCo WSF40
- Roof surface with waterproofing membrane



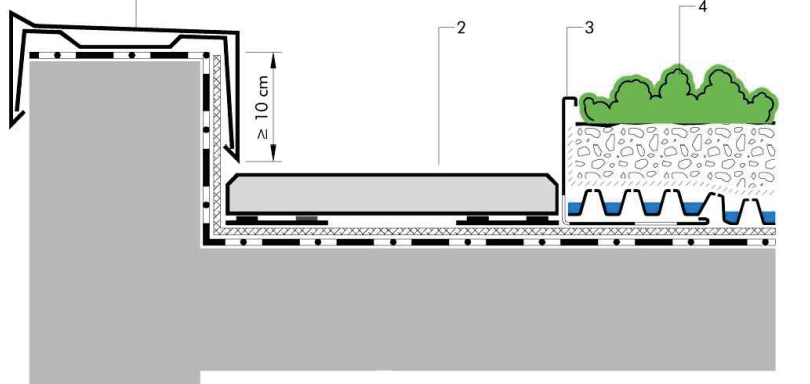
Notes:
This detail is particular for the ZnCo Green Roof system to use. The roof construction and the waterproofing are not specified on this can vary.

Scale:	1:1.5	System:	Sedum Plus with FloRadrain® FD 25	Task:	AquaFleece Irrigation System	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

2 IRRIGATION SYSTEM

L-304 N.T.S. 323295.07-01

- Coping
- Power strip on ZnCo Elastring pedestal
- Separation element ZnCo KL100/120
- System build-up:
 - Roof surface
 - Waterproofing membrane
 - Root barrier ZnCo WSF 40
 - Moisture retention and protection mat ZnCo SSM 45
 - Drain and water storage element ZnCo FloRadrain® FD 25
 - ZnCo filter sheet SF
 - Growing medium ZnCo Blend-E, Depth: 100 - 120 mm
 - Plant material - Sedum, Perennials & Grasses



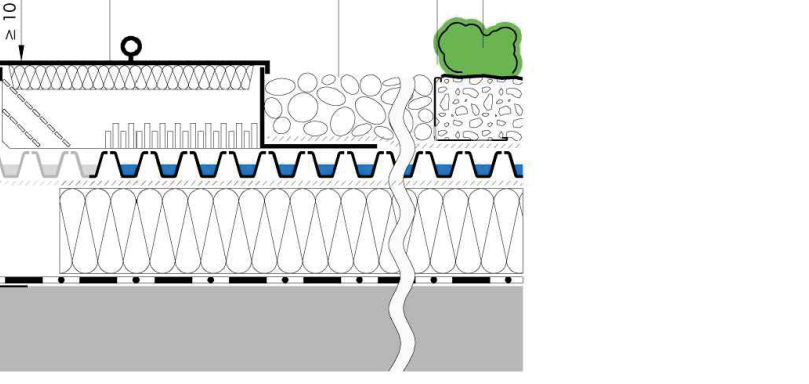
Notes:
This detail is particular for the ZnCo Green Roof system to use. The roof construction and the waterproofing are not specified on this can vary.

Scale:	1:1.5	System:	Sedum Plus with FloRadrain® FD 25	Task:	Parapet with low paver	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

3 PARAPET - PAVER

L-304 N.T.S. 323295.06-11

- Coping
- Parapet inspection chamber ZnCo AKS B
- Gravel strip
- ZnCo separation element KL100/120 (optional)
- Scupper
- System build-up:
 - Roof surface
 - Waterproofing membrane
 - ZnCo root barrier WSF40
 - XPS rigid insulation
 - ZnCo diffusion membrane TGV 21
 - Drain and water storage element ZnCo FloRadrain® FD 25
 - ZnCo filter sheet SF
 - Growing medium ZnCo Blend-E, Depth: 100 - 120 mm
 - Plant material - Sedum, Perennials & Grasses



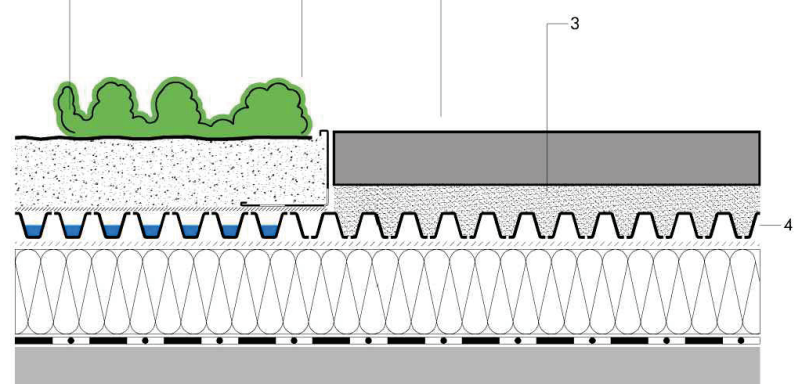
Notes:
This detail is particular for the ZnCo Green Roof system to use. The roof construction and the waterproofing are not specified on this can vary.

Scale:	1:1.5	System:	Sedum Plus with FloRadrain® FD 25	Task:	Scupper	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

4 PARAPET - SCUPPER

L-304 N.T.S. 323295.07-12

- Stainless Steel or Aluminum L-profile ZnCo KL100/120
- Flange
- Bedding material (Clear crushed 2" HPS)
- ZnCo FloRadrain® FD 25 filled with crushed aggregate
- System build-up:
 - Roof surface
 - Waterproofing membrane
 - ZnCo root barrier WSF40
 - XPS Rigid insulation
 - Diffusion membrane ZnCo TGV 21
 - Drain and water storage element ZnCo FloRadrain® FD 25
 - ZnCo filter sheet SF
 - Growing medium ZnCo Blend-E, Depth: 100 - 120 mm
 - Plant material - Sedum, Perennials & Grasses



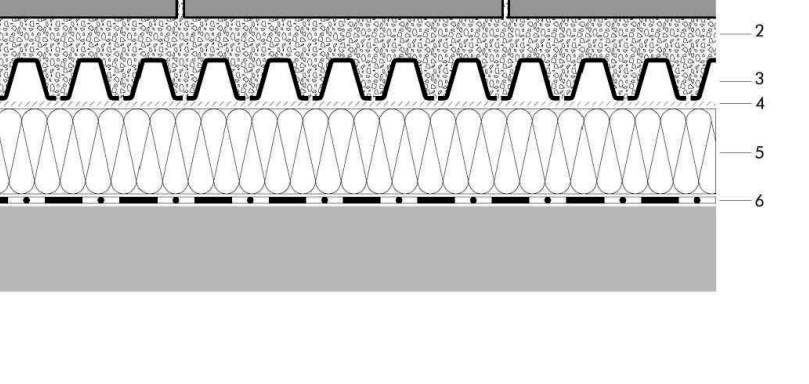
Notes:
This detail is particular for the ZnCo Green Roof system to use. The roof construction and the waterproofing are not specified on this can vary.

Scale:	1:1.5	System:	Sedum Plus with FloRadrain® FD 25	Task:	Edging Walkway and Green Roof	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

5 EDGING WALKWAY

L-304 N.T.S. 323295.07-05

- Concrete paving slab, depth min. 50 mm
- 2" Clear crushed aggregate, min. depth: 30-50 mm
- Drainage element ZnCo FloRadrain® FD 25 or FD 40, (fill) with clear crushed aggregate size 2.2
- Diffusion membrane ZnCo TGV 21
- XPS thermal insulation
- Stable roof construction with suitable waterproofing



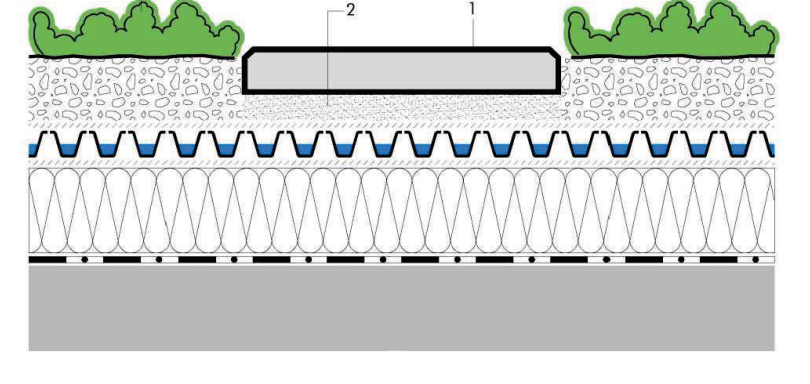
Notes:
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Scale:	1:1.5	System:	Extensive Green Roof with FloRadrain® FD 25	Task:	Walkway on bedding material	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

6 WALKWAY

L-304 N.T.S. 323295.07-18

- Roof Pathway
- HPB bedding material
- System build-up:
 - Roof surface
 - Waterproofing membrane
 - ZnCo root barrier WSF40
 - XPS Rigid insulation
 - Diffusion membrane ZnCo TGV 21
 - ZnCo filter sheet SF
 - Growing medium ZnCo Blend-E, Depth: 100 - 120 mm
 - Plant material - Sedum, Perennials & Grasses



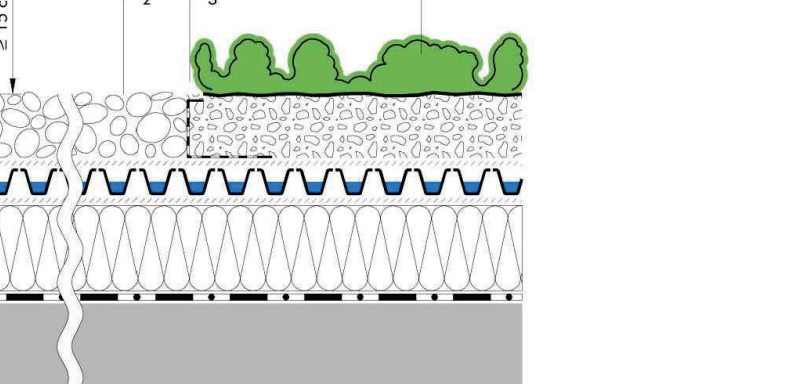
Notes:
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Scale:	1:1.5	System:	Sedum Plus with FloRadrain® FD 25	Task:	Stepping Stone	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

7 STEPPING STONE

L-304 N.T.S. 323295.07-13

- Flashing
- Gravel strip, river rock 1"-2"
- ZnCo separation element KL100/120 (optional)
- System build-up:
 - Roof surface
 - Waterproofing membrane
 - ZnCo root barrier WSF40
 - XPS rigid insulation
 - ZnCo diffusion membrane TGV 21
 - Drain and water storage element ZnCo FloRadrain® FD 25
 - ZnCo filter sheet SF
 - Growing medium ZnCo Blend-E, Depth: 100 - 120 mm
 - Plant material - Sedum, Perennials & Grasses



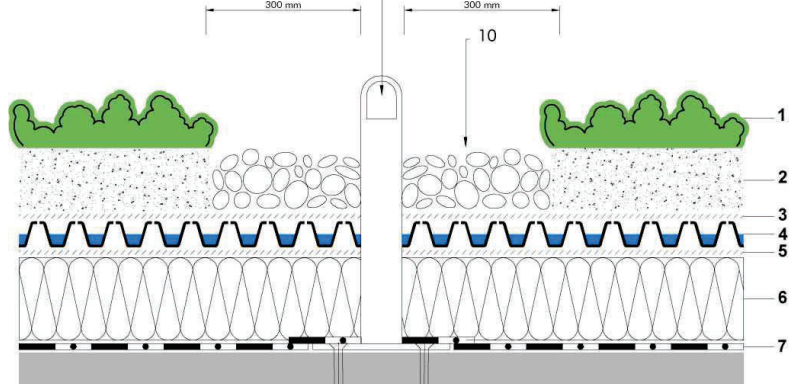
Notes:
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Scale:	1:1.5	System:	Sedum Plus with FloRadrain® FD 25	Task:	Wall Connection with gravel strip	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

8 WALL CONNECTION

L-304 N.T.S. 323295.07-19

- Plant material - Sedum, Perennials & Grasses
- Growing medium ZnCo Blend-E, Depth: 100 - 120 mm
- ZnCo filter sheet SF
- Drain and water storage element ZnCo FloRadrain® FD 25
- ZnCo diffusion membrane TGV 21
- XPS Rigid insulation
- Root barrier ZnCo WSF40
- Roof surface with waterproofing membrane
- Roof Anchor
- Gravel Strip



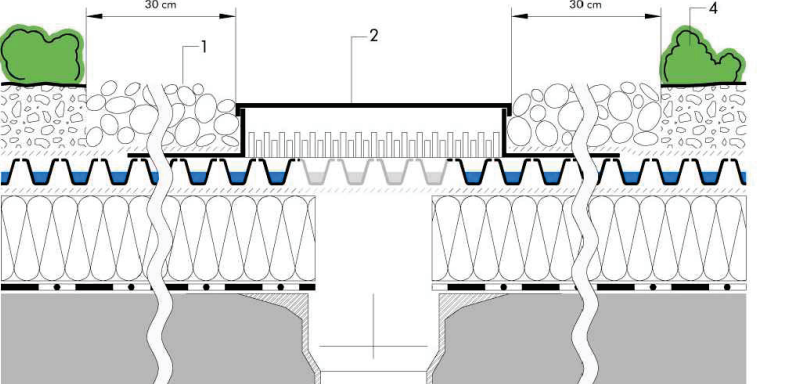
Notes:
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Scale:	1:1.5	System:	Sedum Plus with FloRadrain® FD 25	Task:	Roof Anchor	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

9 ROOF ANCHOR

L-304 N.T.S. 323295.07-14

- Gravel strip, river rock 1"-2"
- Inspection chamber ZnCo KS 10
- Roof drain
- System build-up:
 - Roof surface
 - Waterproofing membrane
 - ZnCo root barrier WSF 40
 - XPS rigid insulation
 - ZnCo diffusion membrane TGV 21
 - Drain and water storage element ZnCo FloRadrain® FD 25
 - ZnCo filter sheet SF
 - Growing medium ZnCo Blend-E, Depth: 100 - 120 mm
 - Plant material - Sedum, Perennials & Grasses



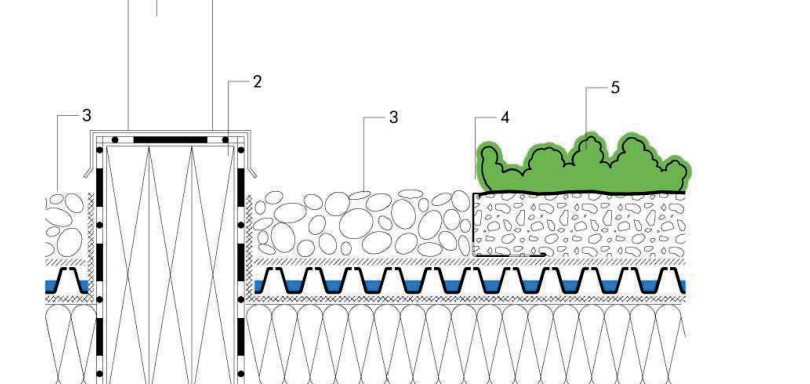
Notes:
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Scale:	1:1.5	System:	Sedum Plus with FloRadrain® FD 25	Task:	Roof Drain	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

10 ROOF DRAIN

L-304 N.T.S. 323295.07-15

- Roof Equipment
- Curb
- Gravel strip, 1"-2" river rock
- ZnCo separation element KL100/120
- System build-up:
 - Roof surface
 - Waterproofing membrane
 - ZnCo root barrier WSF40
 - XPS rigid insulation
 - ZnCo diffusion membrane TGV 21
 - Drain and water storage element ZnCo FloRadrain® FD 25
 - ZnCo filter sheet SF
 - Growing medium ZnCo Blend-E, Depth: 100 - 120 mm
 - Plant material - Sedum, Perennials & Grasses



Notes:
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Scale:	1:1.5	System:	Sedum Plus with FloRadrain® FD 25	Task:	Roof Equipment Curb	Drawn by:	ZnCo Canada Inc.
Date:	19.01.2018	Company:	ZnCo Canada Inc., P.O. Box 29 Carleton Place, Ontario L9B 4H1 Phone: 905.490.1641 E-mail: general@zincoco.com				
Date Adjusted:	19.01.2018	This drawing is an instrument of service and the property of ZnCo Canada Inc. The use of this drawing is permitted for the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated, the design and construction of Green Roofs with the ZnCo Green Roof system. Where a variety is indicated.					

11 ROOF EQUIPMENT

L-304 N.T.S. 323295.07-16

NOTE:
Contractor shall provide alternative pricing from all 3 suppliers.
Green Roof to be irrigated with potable water. Drought-tolerant sedum planting to be used on 100% of Green Roof area.