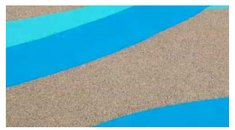



Aluminum Trellis with Perforated Decorative Canopy




Kompan Robinia Seesaw


Poured in Place Rubber Surfacing of Varying Colours


Cocowave Pendulum Swing

GROUND FLOOR LANDSCAPE DESIGN INTENT:

The primary landscape areas for this project include the ground floor amenities and private patios, the mews path between the buildings, as well as the common roof decks for each building.

The south streetscape along West 27th Avenue features mature existing street trees retained in the lawn boulevard south of the existing sidewalk. Each building's lobby has a paver plaza entrance along this frontage. The ground floor units have private patios, with surrounding terraced landscape planters.

Each building has a common amenity area featuring a playground, lounge area and site furnishings. The west building has a hydrapressed slab plaza, complete with lounge chairs and picnic tables. The playground features Kompan Robinia equipment which is made from natural wood posts. The equipment offers play value through imaginative play, climbing, and cooperative social play with the see saw. The playground has poured rubber safety surfacing with bright colours in warm tones of red, orange, and yellow. The site furnishings will also be coordinated with these colours. Stepping up from the playground, there is a barbeque, perforated metal trellis, picnic tables and lounge furniture. This amenity area also has access to the central mews path which meanders between the buildings.

The east building amenity features a playground with an unconventional pendulum swing, which can be used by one or several kids at the same time. This playground also has bright coloured rubber surfacing in cool tones of blue and purple, which will be echoed with the site furnishings. A loop bench and hops are also included for sitting or climbing at the edge of the playground. A covered picnic table area and ping pong table are also proposed for the east amenity area.

Fifty five replacement trees are provided with the current plan and will include the appropriate soil volume. The plant palette provided shows the trees, shrubs, perennials, grasses and groundcovers that will be planted on site. Two additional street trees are also proposed along Ash Street, where a gap in the existing tree planting is located.

PLANT SCHEDULE

PMG PROJECT NUMBER: 25-055

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	13	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 1.2M STD; B&B
	2	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	6CM CAL; 1.2M STD; B&B
	11	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B
	13	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
	42	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL; 1.2M STD; B&B
SHRUB				
A1	61	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM
CV	26	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
E2	14	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
HB	33	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
HT	30	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIGLEAF HYDRANGEA; WHITE	#2 POT; 50CM
N	145	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
P	46	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
PL	104	PRUNUS LAUROCERASUS 'REYNVAANII'	RUSSIAN LAUREL	#3 POT; 60CM
RD	40	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
RB	65	RHODODENDRON 'MRS. FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#3 POT; 50CM
SK	103	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
S1	97	SPIRAEA JAPONICA 'LIMEMOUND'	DWARF LIGHT GREEN SPIREA	#3 POT 40CM
T	224	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.2M B&B
W	31	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM
GRASS				
H2	55	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
I	208	CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
I2	67	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL				
H1	14	ASTILBE x ARENDSII 'RED SENTINEL'	FALSE SPIREA; RED	15CM POT
HC	221	HEMEROCALLIS 'WHITE TEMPATION'	DAYLILY, WHITE	#1 POT; 20CM

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2	26.AUG.08	DP SUBMISSION	RK
1	25.JUL.04	PRELIMINARY CONCEPT REVISION	RK

CLIENT:
zail properties
CICCOZZI ARCHITECTURE

PROJECT:

WEST 27TH AND ASH RESIDENTIAL

DRAWING TITLE:

LANDSCAPE PLAN

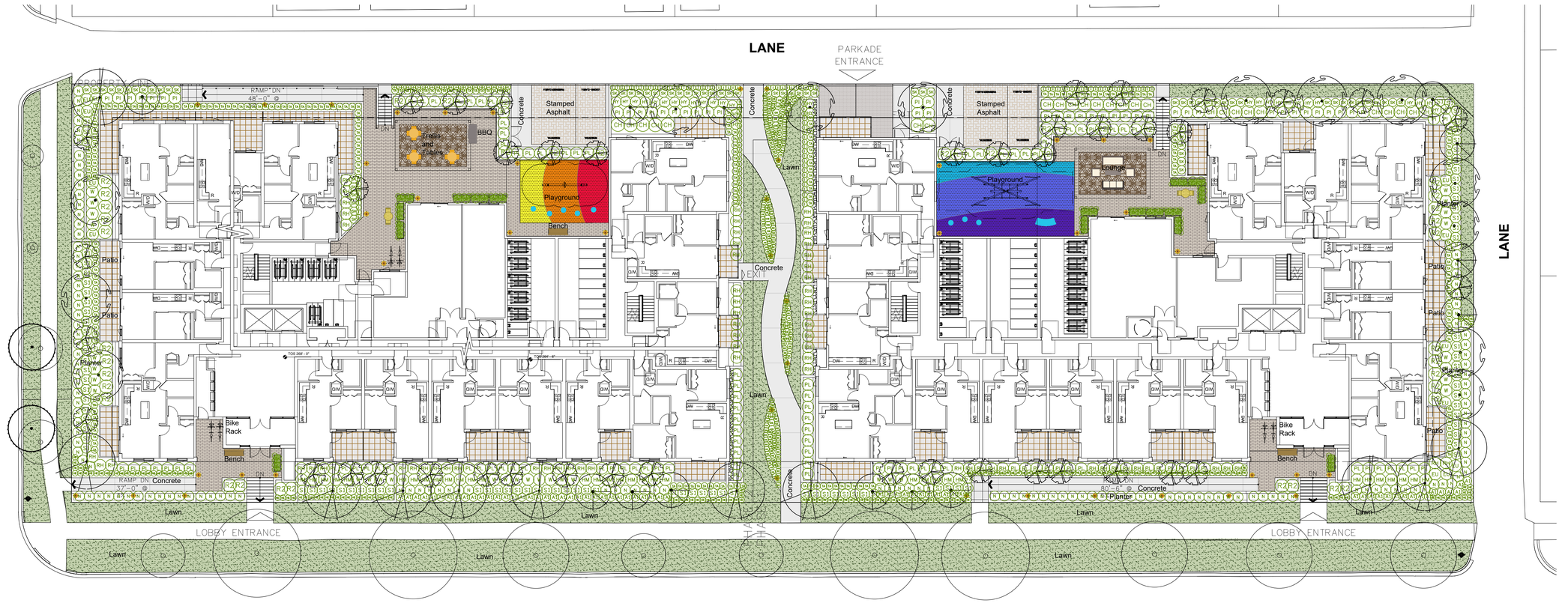
DATE: 25.MAY.13
SCALE: 1/16" = 1'-0"
DRAWN: RK
DESIGN: RK
CHK'D: BA

DRAWING NUMBER: **L1**

OF 5

25055-3.ZIP

PMG PROJECT NUMBER: **25-055**



PLANT SCHEDULE

PMG PROJECT NUMBER: 25-055

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
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	2	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	6CM CAL; 1.2M STD; B&B
	11	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B
(N2)	13	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
	42	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL; 1.2M STD; B&B
SHRUB				
(A1)	61	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM
(CH)	26	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
(E)	14	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
(HB)	33	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
(HT)	30	HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIGLEAF HYDRANGEA; WHITE	#2 POT; 50CM
(N)	145	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
(P)	46	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
(PL)	104	PRUNUS LAUROCERASUS 'REYNVAANII'	RUSSIAN LAUREL	#3 POT; 60CM
(RD)	40	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
(RH)	65	RHODODENDRON 'MRS. FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#3 POT; 50CM
(SK)	103	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(S1)	97	SPIRAEA JAPONICA 'LIMEMOUND'	DWARF LIGHT GREEN SPIREA	#3 POT 40CM
(TX)	224	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.2M B&B
(W)	31	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM
GRASS				
(H)	55	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
(I)	208	CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
(O)	67	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL				
(H)	14	ASTILBE x ARENDSII 'RED SENTINEL'	FALSE SPIREA; RED	15CM POT
(HE)	221	HEMEROCALLIS 'WHITE TEMPATION'	DAYLILY, WHITE	#1 POT; 20CM

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1	25.JUL.04	PRELIMINARY CONCEPT REVISION	RK

CLIENT:

zail properties
CICCOZZI ARCHITECTURE

PROJECT:

WEST 27TH AND ASH RESIDENTIAL

DRAWING TITLE:

SHRUB PLAN

DATE: 25.MAY.13
SCALE: 1/16" = 1'-0"
DRAWN: RK
DESIGN: RK
CHK'D: BA

DRAWING NUMBER: **L2**

OF 5

25055-3.ZIP

PMG PROJECT NUMBER: **25-055**



ROOF PLANT SCHEDULE

PMG PROJECT NUMBER: 25-055

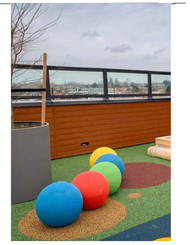
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB (MA)	4	SYRINGA PUBESCENS 'MISS KIM'	LILAC SHRUB ON STANDARD	#10 POT, 1M STD
GC (Ru)	16	RUBUS PENTALOBOUS	CREEPING RASPBERRY	#1 POT

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Covered Trellis with Perforated Decorative Canopy

Hanging Lights and Ratana Kingsley Lounge Furniture

Lilac Shrub on Standard in Cube Planters



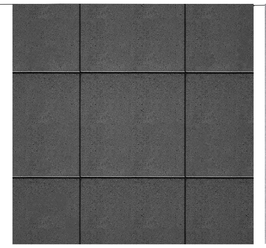
Rubber Ball

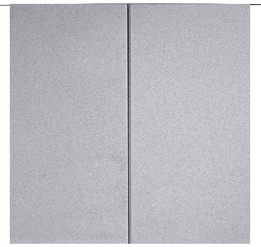


Kompan Loop Bench and Hops



Artificial Turf and Boulders for Free Play





Techo Bloc Industria Slabs - Onyx and Silver Granite

ROOF DECK LANDSCAPE DESIGN INTENT:

The roof decks provide an outdoor amenity for residents or all ages. This space offers a high amount of play value and visual interest, including a picnic area, planter pots, lounge furniture, catenary lighting and an artificial turf playground with sculptural play pieces. Perimeter railings will provide safety and fall protection for the residents.

As these buildings are wood frame, the landscape design takes this into account and features equipment and furnishings that are relatively low in weight and have minimal drainage requirements. These elements are relatively simple to install and prevent the need for additional reinforcements or building penetration.

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1	25.JUL.04	PRELIMINARY CONCEPT REVISION	RK

CLIENT:

zail properties
CICCOZZI ARCHITECTURE

PROJECT:

WEST 27TH AND ASH RESIDENTIAL

DRAWING TITLE:

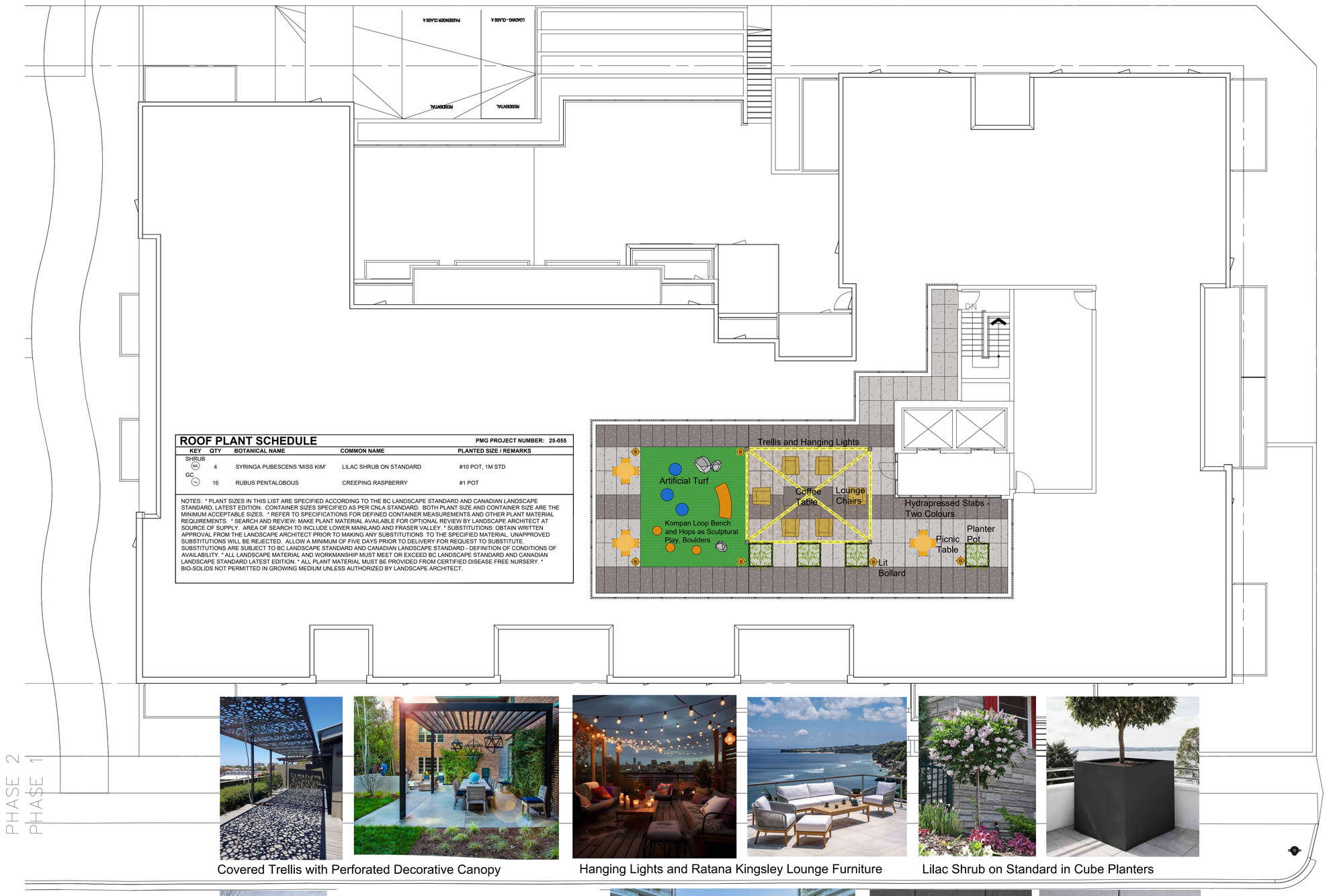
WEST ROOF DECK LANDSCAPE PLAN

DATE: 25.MAY.13
SCALE: 1/8" = 1'-0"
DRAWN: RK
DESIGN: RK
CHK'D: BA

DRAWING NUMBER: **L3**
OF 5

25055-3.ZIP

PMG PROJECT NUMBER: **25-055**



ROOF PLANT SCHEDULE

PMG PROJECT NUMBER: 25-055

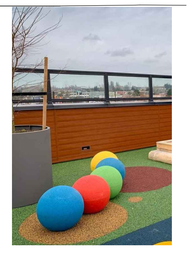
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
MA	4	SYRINGA PUBESCENS 'MISS KIM'	LILAC SHRUB ON STANDARD	#10 POT, 1M STD
GC				
Pe	16	RUBUS PENTALOBOUS	CREEPING RASPBERRY	#1 POT

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Covered Trellis with Perforated Decorative Canopy

Hanging Lights and Ratana Kingsley Lounge Furniture

Lilac Shrub on Standard in Cube Planters



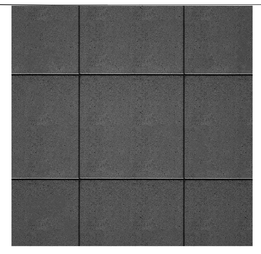
Rubber Ball



Kompan Loop Bench and Hops



Artificial Turf and Boulders for Free Play





Techo Bloc Industria Slabs - Onyx and Silver Granite

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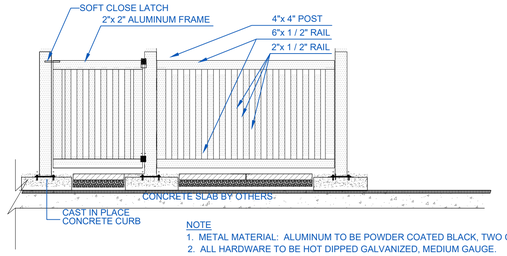
EAST ROOF DECK LANDSCAPE PLAN

DATE: 25.MAY.13
SCALE: 1/8" = 1'-0"
DRAWN: RK
DESIGN: RK
CHK'D: BA

DRAWING NUMBER: **L4** OF 5

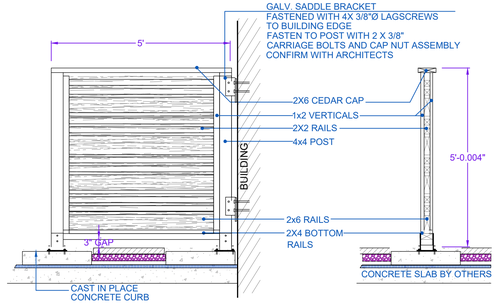
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PMG PROJECT NUMBER: **25-055**



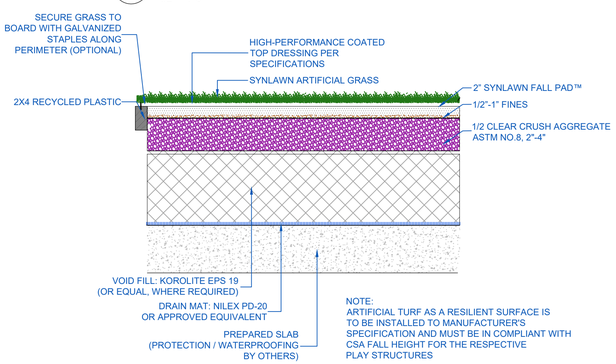
NOTE
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARD TO BE CHOSEN BY OWNER.
   INSTALL PER MANUFACURER'S INSTRUCTIONS.

1 ALUMINUM PICKET FENCE ON SLAB
1/2" = 1'-0"

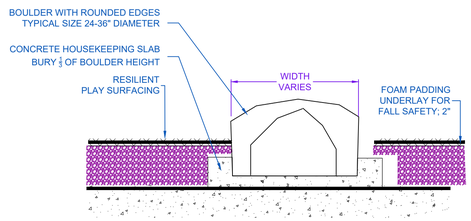


1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

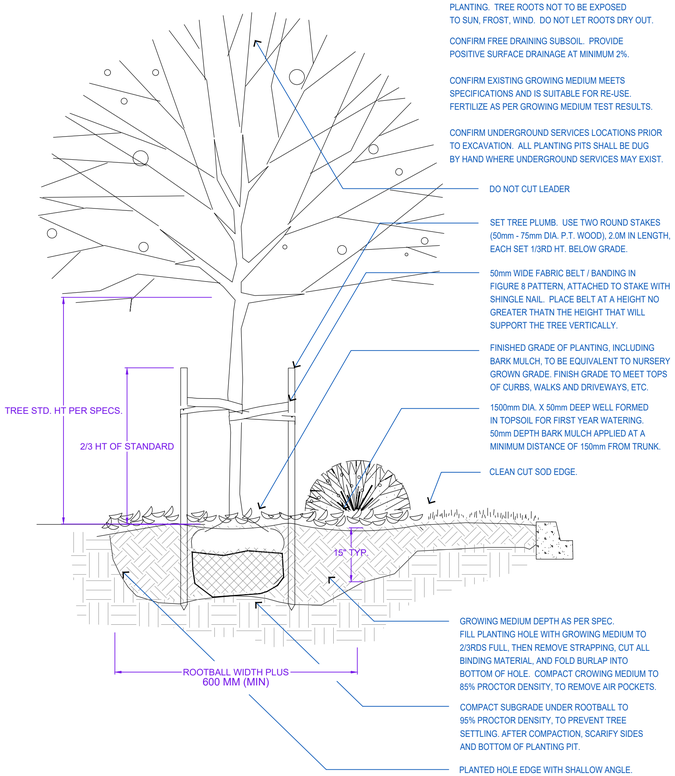
2 PATIO SCREEN ON SLAB
1/2" = 1'-0"



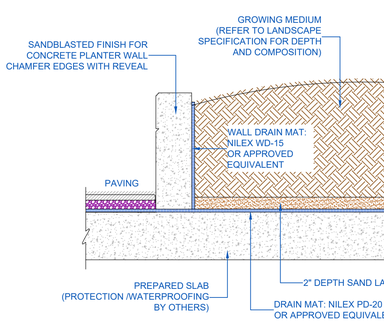
3 ARTIFICIAL TURF ON SLAB
1"=1'-0"



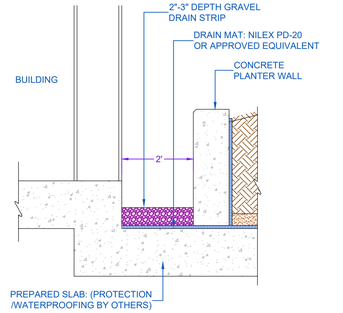
4 BOULDER ON SLAB
1/2" = 1'-0"



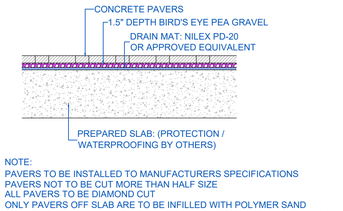
5 TREE AND SHRUB PLANTING AT GRADE
1/2" = 1'-0"



6 PLANTER WALL ON SLAB
1/2" = 1'-0"

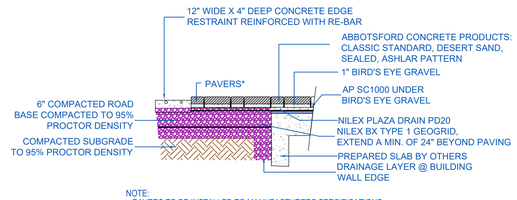


7 DRAIN ROCK STRIP AT BUILDING ON SLAB
1/2" = 1'-0"



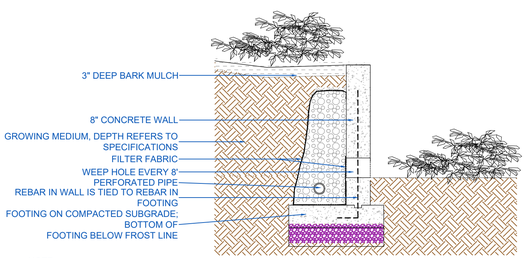
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

8 PAVERS OVER SLAB
1/2" = 1'-0"



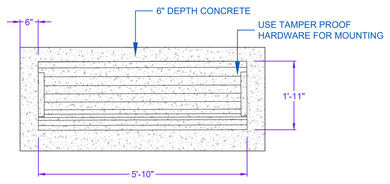
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
**ALL PAVERS FOR PEDESTRIAN AREAS TO BE 60MM THICK

9 PAVERS ON GRADE AND SLAB
N.T.S

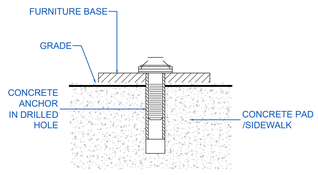


NOTE:
ALL RETAINING WALLS MUST BE ENGINEERED
FOR STONE VENEER, MECHANICAL TIE-INS SHOULD BE USED EVERY 16 IN. TO 18 IN. TO SECURE STONE TO WALL.

10 CONCRETE RETAINING WALL ON GRADE
1/2" = 1'-0"



11 BENCH ON CONCRETE PAD
1/2" = 1'-0"



NOTE:
SITE FURNISHINGS TO BE INSTALLED TO
MANUFACTURERS SPECIFICATIONS

12 SITE FURNITURE MOUNTING
N.T.S

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	26.AUG.08	DP SUBMISSION	RK
1	25.JUL.04	PRELIMINARY CONCEPT REVISION	RK

CLIENT:
zail properties
CICCOZZI ARCHITECTURE

PROJECT:

WEST 27TH AND ASH RESIDENTIAL

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	25.MAY.13	DRAWING NUMBER:
SCALE:	AS NOTED	**L5**
DRAWN:	RK	
DESIGN:	RK	
CHK'D:	BA	**OF 5**

25055-3.ZIP

PMG PROJECT NUMBER: **25-055**