

LEGEND

TOPSOIL AND SOD
MINIMUM 300mm TOPSOIL DEPTH

NEW CONCRETE WALK

NEW PLANT BED MULCH

PLANTING REFERENCE TAG
XX
0
PLANTING DESIGNATION
QUANTITY

DETAIL REFERENCE TAG
XX
D-1
DETAIL NUMBER
SHEET NUMBER

OUTLINE OF PROPOSED BUILDING

LINE OF CANOPY/ ROOF OVERHANG

LOT LINE

NEW CONCRETE CURB

EXTENT OF UNDERGROUND

PLANTINGS

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ORNAMENTAL GRASS

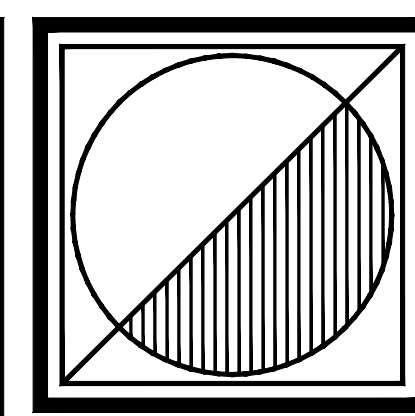
PERENNIALS

- ### LANDSCAPE NOTES:
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BY-LAWS AND CODES HAVING JURISDICTION OVER SITE LOCATION.
 - COMPLETE ALL WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 - REPORT ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SERVICE LOCATIONS.
 - EXACT LOCATIONS OF PLANT MATERIAL WILL BE DETERMINED BY PLACEMENT OF SITE SERVICES SUCH AS HYDRO VAULTS, METERS, UTILITIES ROOF RAIN WATER LEADERS, DRIVEWAYS, LIGHT STANDARDS, ETC.
 - SUPPLY ALL PLANT MATERIAL IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK (9th Ed.).
 - INSTALL PLANT MATERIAL ACCORDING TO DETAILS SHOWN.
 - DISTURBED SOIL AREAS AROUND TREES AND SHRUBS ARE TO BE COVERED WITH SHREDDED CONIFER BARK MULCH SUCH AS CANADA RED OR GRO-BARK SPK MULCH, OR APPROVED EQUIVALENT. ALTERNATIVE MULCHES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - CONTRACTOR TO UTILIZE LAYOUT DIMENSIONS WHERE PROVIDED.
 - PROVIDE PLANTING BED AREA AS NOTED ON THE DRAWING OR TO ACCOMMODATE MATURE SIZE OF PLANT MATERIAL.
 - ALL SUPPORT SYSTEMS MUST BE REMOVED BY THE CONTRACTOR AT TIME OF FINAL ACCEPTANCE. NO EXTRAS WILL BE PAID TO COMPLETE THIS WORK.
 - SUPPLY AND PLACE TOPSOIL IN ACCORDANCE WITH OPSS 802 TO A MINIMUM DEPTH OF 150mm UNLESS OTHERWISE SPECIFIED.
 - SUPPLY AND PLACE SOD IN ACCORDANCE WITH OPSS 803 UNLESS OTHERWISE SPECIFIED.
 - SUPPLY AND PLACE SEED IN ACCORDANCE WITH OPSS 804 UNLESS OTHERWISE SPECIFIED. ALL 5:1 OR GREATER SLOPES TO BE SEED WITH TACIFER.
 - CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL PROTECTION AS REQUIRED TO ENSURE SOIL STABILIZATION AND PROPER SEED GERMINATION.
 - ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.
 - IF DISCREPANCIES ARISE BETWEEN PLANT MATERIAL COUNT SHOWN ON DRAWING AND PLANT LIST, THE DRAWING SHALL BE CONSIDERED CORRECT.
 - CONTRACTOR TO PROVIDE MINIMUM TWO (2) YEAR WARRANTY FROM DATE ACCEPTED ON ALL WORK UNLESS OTHERWISE SPECIFIED.
 - ANY SITE PLAN OR GRADING AND SERVICING SHOWN IS FOR INFORMATION ONLY. REFER TO APPROVED DRAWINGS.
 - FOR GRADING AND SERVICING INFORMATION REFER TO THE ENGINEER'S DRAWINGS.
 - FOR LIGHTING INFORMATION AND POWER DISTRIBUTION REFER TO THE ELECTRICAL DRAWINGS.
 - APPROVAL OF LANDSCAPE PLAN TO BE OBTAINED FROM MUNICIPALITY.
 - FOR LIGHTING INFORMATION AND POWER DISTRIBUTION REFER TO THE ELECTRICAL DRAWINGS.
 - FOR LIGHTING INFORMATION AND POWER DISTRIBUTION REFER TO THE ELECTRICAL DRAWINGS.

PROPOSED PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	CAL.	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	QNTY.	%		
DECIDUOUS TREES											
AC	<i>Amelanchier canadensis</i>	Serviceberry	60mm	W.B.	6.0	4.0	6.0	4	8.30%		
AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	60mm	W.B.	17.0	14.0	10.0	3	6.25%		
AG	<i>Aesculus Glabra</i>	Ohio Buckeye	60mm	W.B.	12.0	10.0	10.0	5	10.40%		
AP	<i>Acer palmatum</i> 'Dissectum Atropurpureum'	Lacelake Japanese Maple	60mm	W.B.	2.5	2.5	6.0	2	4.20%		
AR	<i>Acer rubrum</i>	Red Maple	60mm	W.B.	15.0	12.0	10.0	5	10.40%		
CC	<i>Cercis canadensis</i>	Eastern Redbud	60mm	W.B.	10.0	8.0	10.0	2	4.20%		
CK	<i>Cornus kousa</i> 'Snow Tower'	Cornus kousa 'Snow Tower'	60mm	W.B.	4.0	3.0	6.0	2	4.20%		
CL	<i>Cercis canadensis</i> 'Lavender Twist'	Lavender Twist Redbud	60mm	W.B.	2.0	2.5	6.0	2	4.20%		
CO	<i>Celtis occidentalis</i>	Common Hackberry	60mm	W.B.	18.0	16.0	10.0	4	8.30%		
FG	<i>Fagus sylvatica</i>	European Beech	60mm	W.B.	18.0	15.0	10.0	2	4.20%		
LV	<i>Liriodendron tulipifera</i>	Tulip Tree	50mm	W.B.	25.0	15.0	10.0	4	8.30%		
PT	<i>Prunus virginiana</i>	Common Chokecherry	60mm	W.B.	7.0	6.0	6.0	4	8.30%		
QM	<i>Quercus macrocarpa</i>	Burr Oak	60mm	W.B.	22.0	18.0	10.0	3	6.25%		
QR	<i>Quercus robur</i> 'Fastigiata'	Pyramidal English Oak	60mm	W.B.	18.0	6.0	6.0	3	6.25%		
TA	<i>Tilia americana</i>	Basswood	60mm	W.B.	25.0	15.0	10.0	3	6.25%		
									TOTAL	48	100%
CONIFEROUS TREES											
JV	<i>Juniperus virginiana</i>	Eastern Red Cedar	200cm	W.B.	7.0	3.0	3.0	6			
									TOTAL	6	
SHRUBS											
Ae	<i>Azalea</i> (Rhododendron) 'Elsie Lee'	Elsie Lee Azalea		#3 cont.	1.0	1.0	1.0	12			
Bg	<i>Buxus x Green Gem</i> '	Green Gem Boxwood	30cm	#3 cont.	0.8	0.8	0.8	12			
Cs	<i>Ceanothus americanus</i>	New Jersey Tea		#3 cont.	1.25	1.25	1.25	28			
Cs	<i>Cornus sericea</i> 'Arctic Fire'	Arctic Fire Dogwood	50cm	#3 cont.	1.25	1.25	1.25	44			
Ha	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea		#3 cont.	1.5	1.5	1.5	28			
Hi	<i>Hydrangea arborescens</i> 'Invincible Wee White'	Invincible Wee White Hydrangea		#1 cont.	0.8	0.8	0.8	12			
Po	<i>Physocarpus opulifolius</i>	Common Ninebark	60cm	#3 cont.	2.0	2.0	2.0	24			
Ri	<i>Rhododendron</i> 'Trocadero'	Trocadero Rhododendron		#3 cont.	0.8	1.0	1.0	26			
Tc	<i>Taxus cuspidata</i> 'Nana'	Dwarf Japanese Yew		#3 cont.	1.25	1.75	1.75	14			
To	<i>Thuja occidentalis</i> 'Danica'	Danica Cedar	30cm	#3 cont.	1.0	1.0	1.0	22			
Tp	<i>Thuja occidentalis</i> 'Primo'	Primo Cedar		#1 cont.	1.25	0.45	0.45	24			
Ts	<i>Thuja occidentalis</i> 'Sunkist'	Sunkist Cedar	30cm	#3 cont.	2.5	1.5	1.5	70			
									TOTAL	316	
PERENNIALS/ORNAMENTAL GRASSES											
aa	<i>Astilbe anemoides</i> 'Bridal Veil'	Bridal Veil False Spirea		#1 cont.	0.7	0.6	0.6	65			
ac	<i>Aster cordifolius</i>	Heart-Leaved Aster		#1 cont.	0.6	0.8	0.8	10			
ca	<i>Calamagrostis acutiflora</i> 'Karl Forester'	Feather Reed Grass		#1 cont.	1.5	0.8	0.8	15			
dc	<i>Deschampsia cespitosa</i>	Tufted Hair Grass		#1 cont.	1.0	0.8	0.8	57			
hb	<i>Hosta</i> 'Blue Mouse Ears'	Plantain Lily		#1 cont.	0.2	0.45	0.45	15			
hm	<i>Hakonechloa macra</i> 'Beri-Kaze'	Red Wind Forest Grass		#1 cont.	0.5	0.6	0.6	74			
hp	<i>Hochera micrantha</i> 'Palace Purple'	Coral Belts		#1 cont.	0.30	0.45	0.45	98			
pa	<i>Pennisetum alopecuroides</i> 'Hamel'	Dwarf Fountain Grass		#1 cont.	0.9	0.6	0.6	45			
pb	<i>Pennisetum alopecuroides</i> 'Burgundy Bunny'	Dwarf Fountain Grass		#1 cont.	0.4	0.3	0.3	52			
rh	<i>Rudbeckia hirta</i>	Gloriosa Daisy		#1 cont.	0.7	0.6	0.6	4			
ss	<i>Schizachyrium scoparium</i> 'The Blues'	Little Bluestem		#1 cont.	0.9	0.7	0.7	27			
									TOTAL	462	

LANDSCAPE PLAN
SCALE: 1:250



Peter J. Lesdow
architect

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LANDSCAPE PLAN

DATE	REVISIONS
Dec. 15/ 23	ISSUED FOR REVIEW
Feb. 15/ 24	ISSUED FOR O.P.V. ZBA

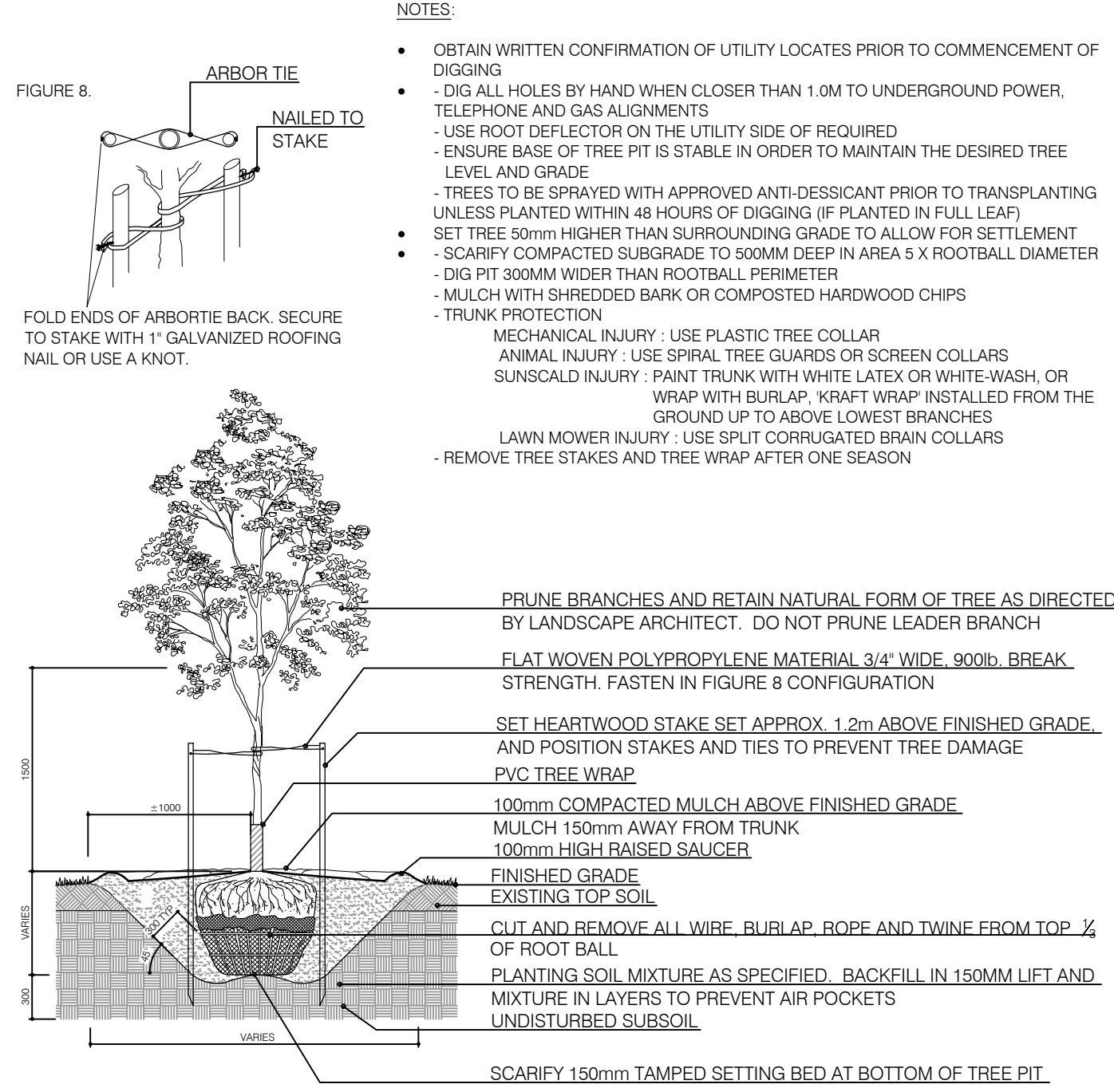
KALAR ROAD APARTMENTS

7302 Kalar Road
Niagara Falls, ON

DATE: Nov. 06/ 23
SCALE: 1:250
DRAWN BY: TK
CHECK BY: ZB

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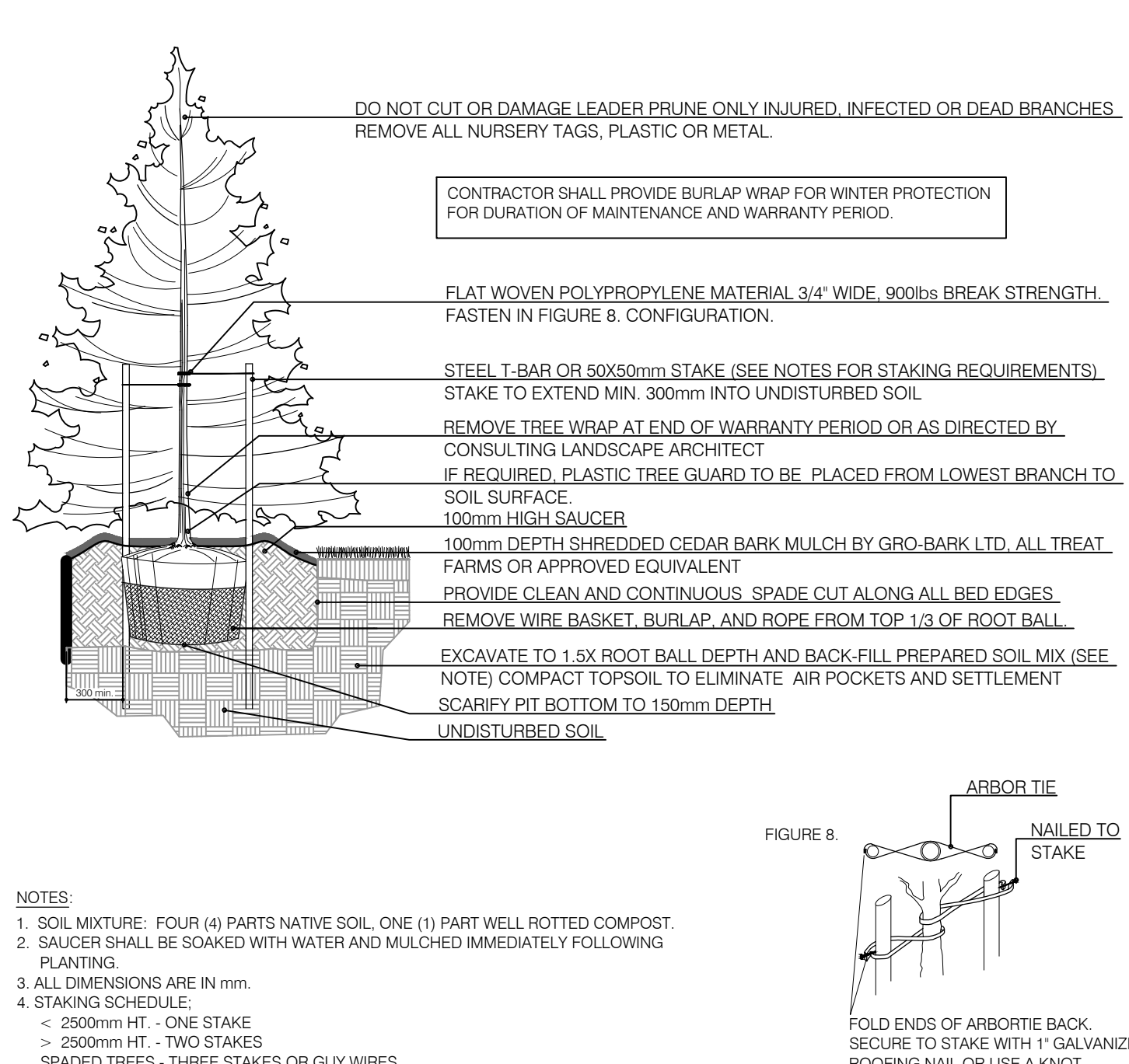
L1.0



- NOTES:**
- OBTAIN WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCEMENT OF DIGGING
 - DIG ALL HOLES BY HAND WHEN CLOSER THAN 1.0M TO UNDERGROUND POWER, TELEPHONE AND GAS ALIGNMENTS
 - USE ROOT DEFLECTOR ON THE UTILITY SIDE OF REQUIRED
 - ENSURE BASE OF TREE PIT IS STABLE IN ORDER TO MAINTAIN THE DESIRED TREE LEVEL AND GRADE
 - TREES TO BE SPRAYED WITH APPROVED ANTI-DESSICANT PRIOR TO TRANSPLANTING UNLESS PLANTED WITHIN 48 HOURS OF DIGGING (IF PLANTED IN FULL LEAF)
 - SET TREE 50mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT
 - SCARIFY COMPACTED SUBGRADE TO 300MM DEEP IN AREA 5X ROOTBALL DIAMETER
 - DIG PIT 300MM WIDER THAN ROOTBALL PERIMETER
 - MULCH WITH SHREDDED BARK OR COMPOSTED HARDWOOD CHIPS
 - TRUNK PROTECTION
 - MECHANICAL INJURY: USE PLASTIC TREE COLLAR
 - ANIMAL INJURY: USE SPIRAL TREE GUARDS OR SCREEN COLLARS
 - SUNSCALD INJURY: PAINT TRUNK WITH WHITE LATEX OR WHITE WASH, OR WRAP WITH BURLAP, KRAFT WRAP INSTALLED FROM THE GROUND UP TO ABOVE LOWEST BRANCHES
 - LAWN MOWER INJURY: USE SPLIT CORRUGATED BRAIN COLLARS
 - REMOVE TREE STAKES AND TREE WRAP AFTER ONE SEASON

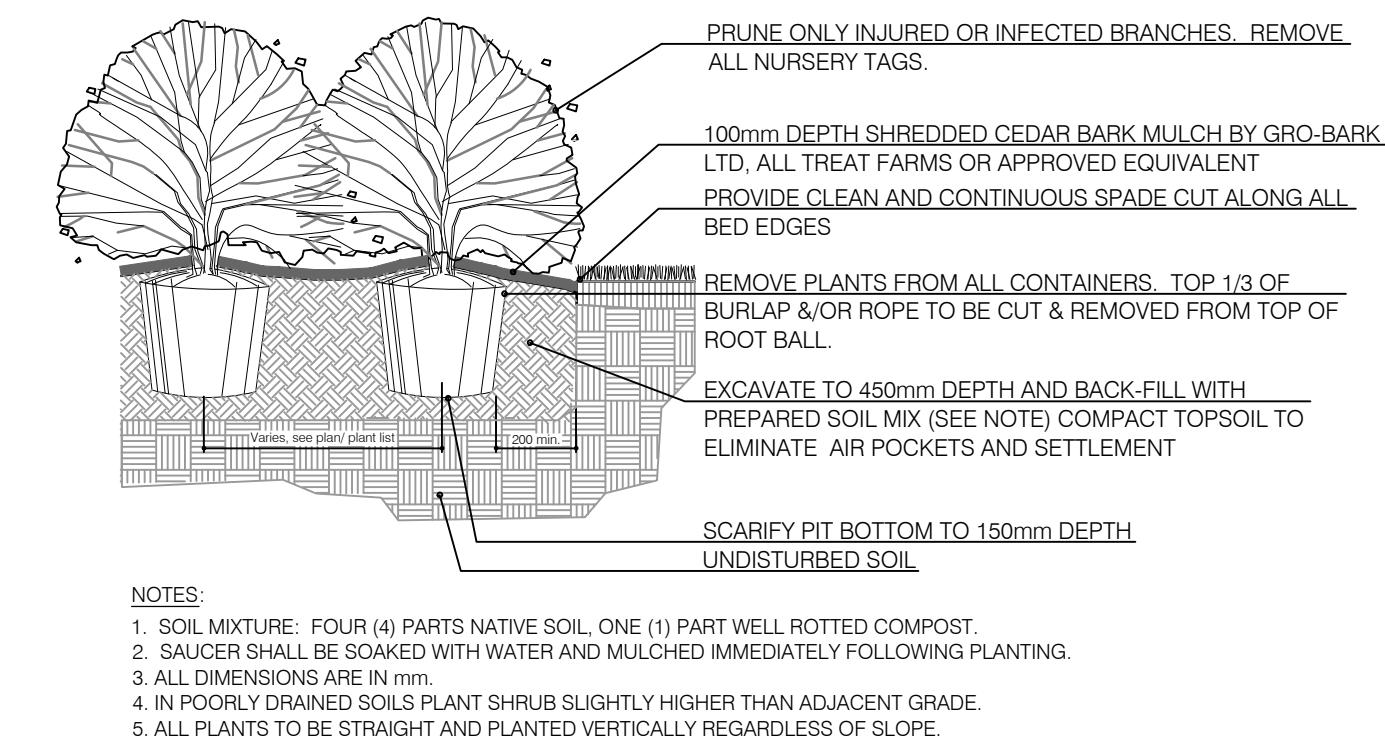
- PRUNE BRANCHES AND RETAIN NATURAL FORM OF TREE AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT PRUNE LEADER BRANCH
- FLAT WOVEN POLYPROPYLENE MATERIAL 3/4" WIDE, 900lb. BREAK STRENGTH. FASTEN IN FIGURE 8 CONFIGURATION
- SET HEARTWOOD STAKE SET APPROX. 1.2m ABOVE FINISHED GRADE, AND POSITION STAKES AND TIES TO PREVENT TREE DAMAGE
- PVC TREE WRAP
- 100mm COMPACTED MULCH ABOVE FINISHED GRADE
- MULCH 150mm AWAY FROM TRUNK
- 100mm HIGH RAISED SAUCER
- FINISHED GRADE
- EXISTING TOP SOIL
- CUT AND REMOVE ALL WIRE, BURLAP, ROPE AND TWINE FROM TOP 1/3 OF ROOT BALL
- PLANTING SOIL MIXTURE AS SPECIFIED. BACKFILL IN 150MM LIFT AND MIXTURE IN LAYERS TO PREVENT AIR POCKETS
- UNDISTURBED SUBSOIL
- SCARIFY 150mm TAMPED SETTING BED AT BOTTOM OF TREE PIT

1
L2.0 BALLED & BURLAPPED/WIRE BASKET DECIDUOUS TREE
N.T.S.



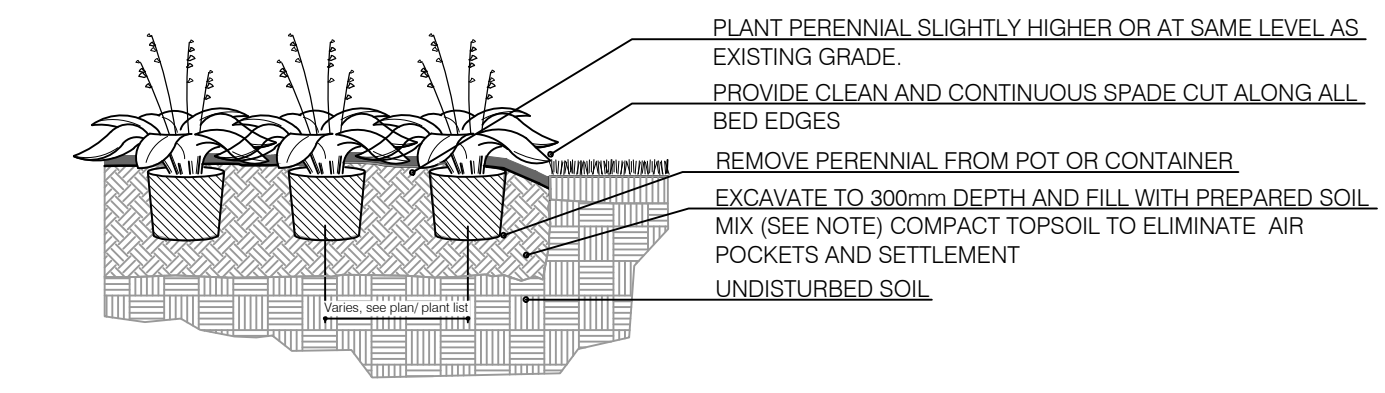
- NOTES:**
- SOIL MIXTURE: FOUR (4) PARTS NATIVE SOIL, ONE (1) PART WELL ROTTED COMPOST
 - SAUCER SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
 - ALL DIMENSIONS ARE IN mm.
 - STAKING SCHEDULE:
 - < 2500mm HT. - ONE STAKE
 - > 2500mm HT. - TWO STAKES
 - SAPIDED TREES - THREE STAKES OR GUY WIRES
 - ALL SUPPORT SYSTEMS MUST BE REMOVED ONCE TREE IS ESTABLISHED.
 - ALL TREES TO BE STRAIGHT AND PLANTED VERTICALLY REGARDLESS OF SLOPE.
 - TOP OF ROOT FLARE SHALL BE POSITIONED 50mm ABOVE GRADE.

2
L2.0 BALLED & BURLAPPED/WIRE BASKET CONIFEROUS TREE
N.T.S.



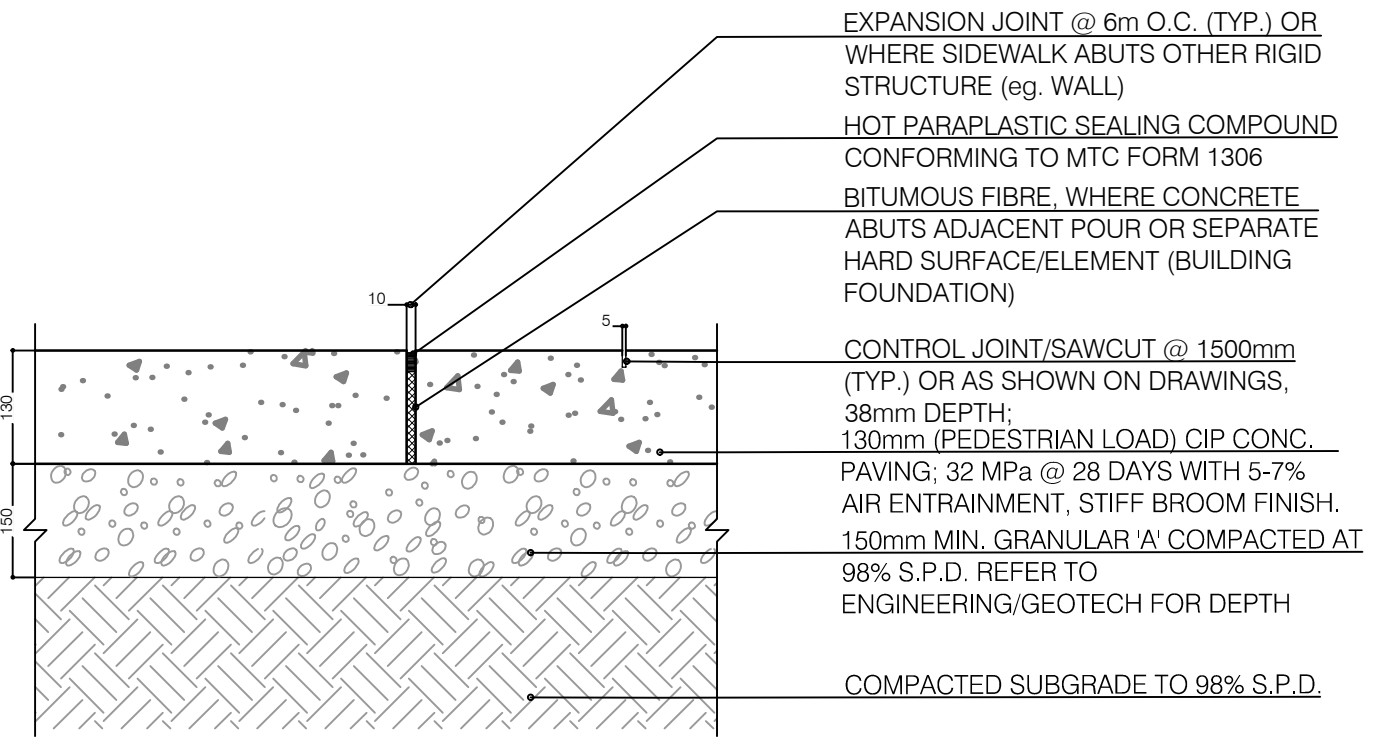
- NOTES:**
- SOIL MIXTURE: FOUR (4) PARTS NATIVE SOIL, ONE (1) PART WELL ROTTED COMPOST
 - SAUCER SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
 - ALL DIMENSIONS ARE IN mm.
 - IN POORLY DRAINED SOILS PLANT SHRUB SLIGHTLY HIGHER THAN ADJACENT GRADE.
 - ALL PLANTS TO BE STRAIGHT AND PLANTED VERTICALLY REGARDLESS OF SLOPE.

3
L2.0 BALLED AND BURLAPPED/POTTED SHRUB
N.T.S.

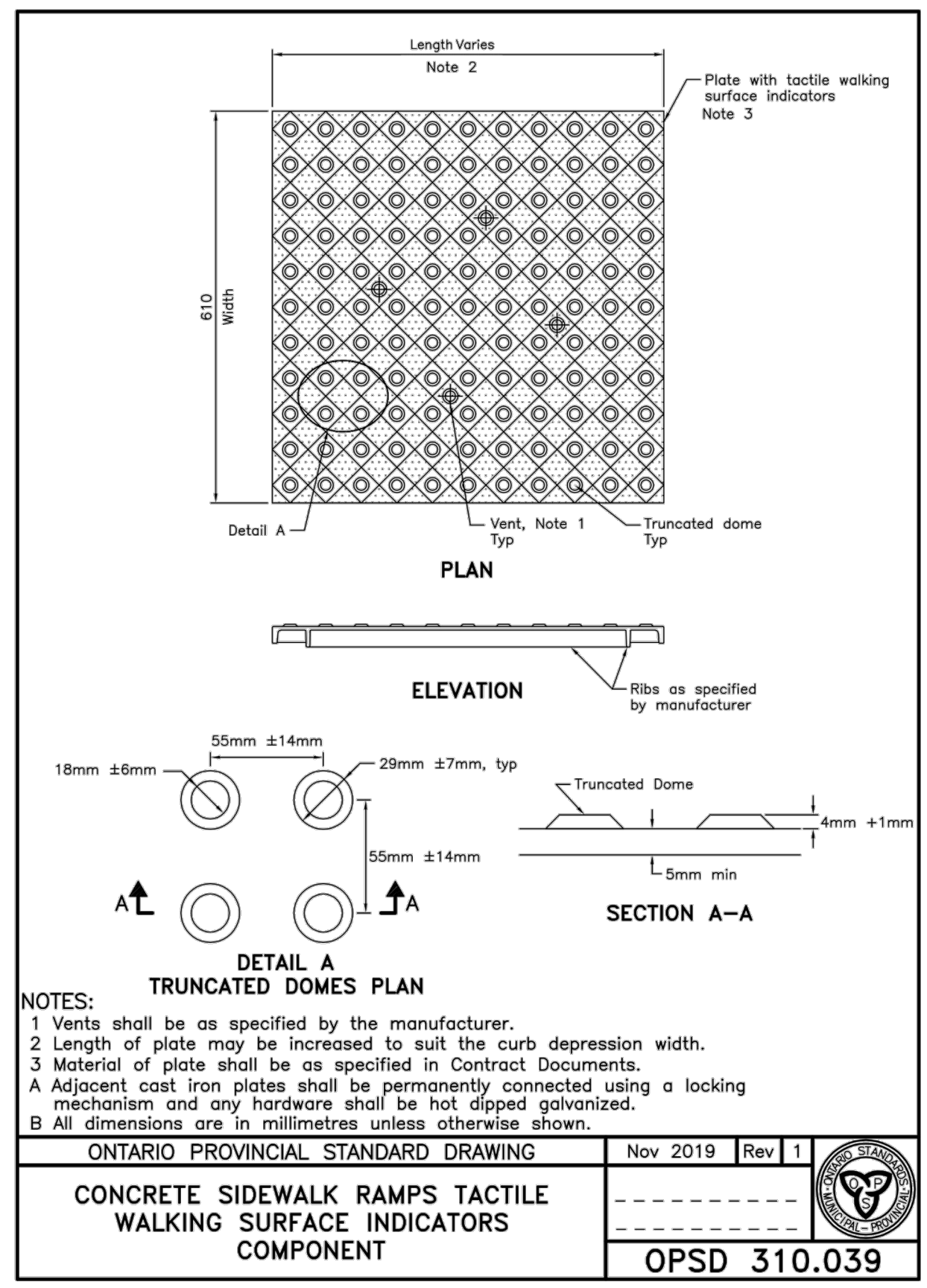


- NOTES:**
- SOIL MIXTURE: FOUR (4) PARTS NATIVE SOIL, ONE (1) PART WELL ROTTED COMPOST
 - SAUCER SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
 - ALL DIMENSIONS ARE IN mm.
 - CUT AND REMOVE CONTAINER. SCARIFY ROOTBALL SIDES.
 - ALL PLANTS TO BE STRAIGHT AND PLANTED VERTICALLY REGARDLESS OF SLOPE.

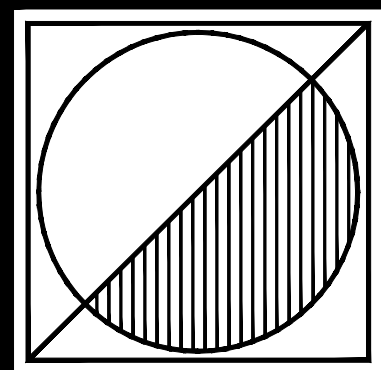
4
L2.0 CONTAINER GROWN PERENNIAL/GRASS
N.T.S.



5
L2.0 CIP PEDESTRIAN LOAD CONCRETE
N.T.S.



6
L2.0 CONCRETE SIDEWALK TACTILE WALKING SURFACE INDICATOR
N.T.S.



Peter J. Lesdow
architect



LANDSCAPE
DETAILS

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Feb. 15/ 24	ISSUED FOR OPA, ZBA

KALAR ROAD
APARTMENTS

7302 Kalar Road
Niagara Falls, ON

DATE: Nov. 06/ 23
SCALE: AS NOTED
DRAWN BY: TK
CHECK BY: ZB

144259

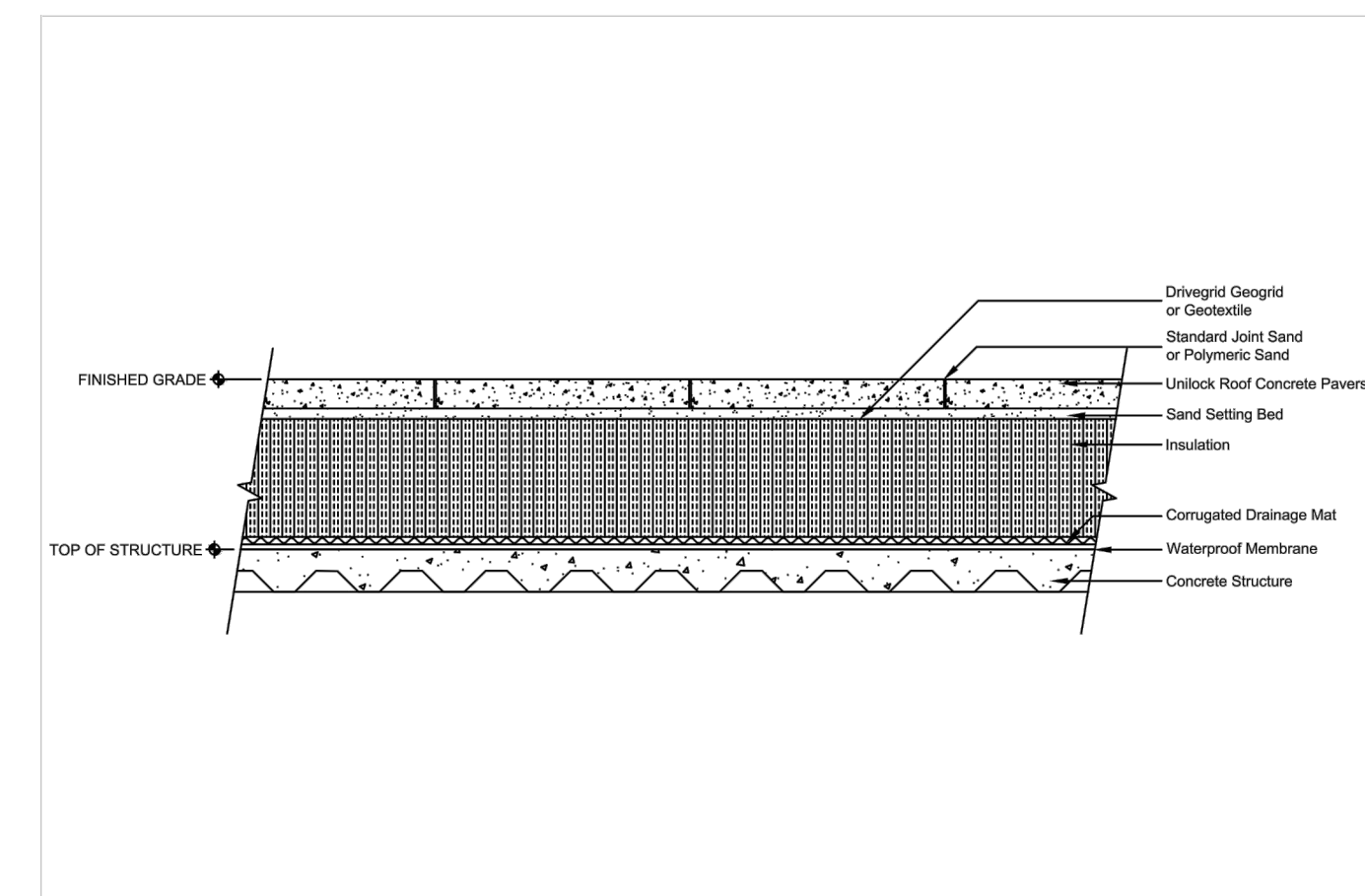
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PAVING STONE

REF: CS_COM_Paver_Roof_Deck_Section_Insulated

CROSS SECTION

Roof Deck Section - Insulated



Note:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

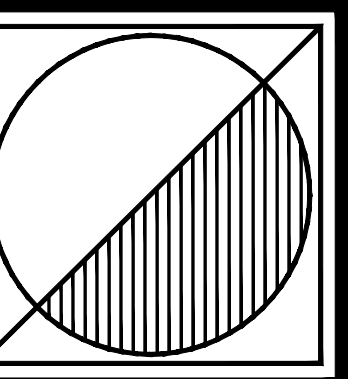
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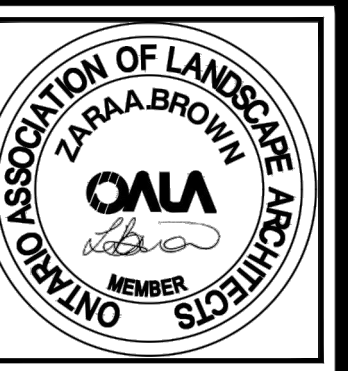
CONCRETE PAVING - SKYLINE (600 x 600), COLOR: OPAL BLEND
AS MANUFACTURED BY UNILOCK OR APPROVED EQUAL

1
L2.1

N.T.S.



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ROOF TOP
DETAILS

DATE	REVISIONS
Dec. 15/ 23	ISSUED FOR REVIEW
Feb. 15/ 24	ISSUED FOR CPV, ZBA

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APARTMENTS
7302 Kalar Road
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DATE: Nov. 06/ 23
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L2.1