

LANDSCAPE NOTES

1. A WATERING PROGRAM AND SCHEDULE WILL BE PROVIDED FOR TREES FOR AT LEAST THE FIRST TWO (2) YEARS AFTER PLANTING.
2. NO INVASIVE SPECIES WILL BE PLANTED.
3. FOR ALL SITE SERVICING & GRADING REFER TO DRAWINGS PREPARED BY MTE CONSULTANTS INC.
4. FOR TRUCK TURNING MOVEMENTS REFER TO DRAWINGS PREPARED BY PARADIGM TRANSPORTATION SOLUTIONS LTD.
5. REFER TO ARCHITECTURAL DRAWINGS PREPARED BY GPAL ARCHITECTS.
6. ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ON SITE IN BALLED AND BURLAPPED CONDITION, WITH A MINIMUM CALIPER OF 70mm (OR AS SPECIFIED IF LARGER). EACH TREE SHALL HAVE THE BURLAP AND WIRE CAGE OPENED AND SOIL BRUSHED AWAY UNTIL THE FIRST PROPER ROOT IS FOUND INDICATING THE TOP OF THE REAL ROOT BALL. THE TREE IS THEN TO BE PLANTED WITH THIS LEVEL TO BE CONSIDERED THE TOP OF THE ROOT BALL FOR ALL OTHER INSTRUCTIONS. ANY TREE FOUND PLANTED WITH THE FIRST PROPER ROOT MORE THAN 2.5cm BELOW PLANTING LEVEL WILL BE REJECTED AND REQUIRE REPLACEMENT OR REPLANTING AT THE CITY'S DISCRETION.

NOTES

The Designer is not responsible for the accuracy of the information provided in this drawing and does not warrant the accuracy of the information provided in this drawing. The Designer is not responsible for the accuracy of the information provided in this drawing and does not warrant the accuracy of the information provided in this drawing.

Copyright of the drawing and design is reserved by the Designer. The drawing and all associated documents are an instrument of service to the Client. The drawing and all associated documents are the property of the Designer and shall remain the property of the Designer. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Designer.

These Contract Documents are the property of the Designer. Upon written request, the Designer will provide a hard copy of these documents to the Client. The Client shall be responsible for the maintenance of these documents. The Designer will not be held responsible for the loss or damage to these documents. The Designer will not be held responsible for the loss or damage to these documents.

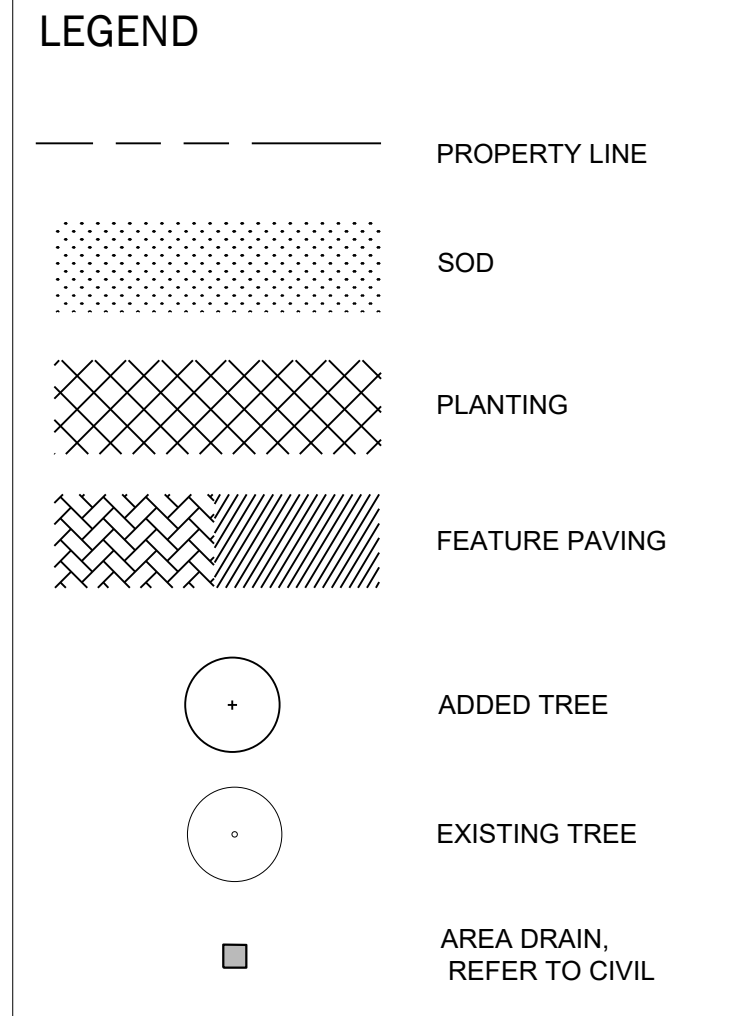
Drawings are not to be used for construction. Contractors verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Designer before commencing work.

Positions of proposed or existing mechanical or electrical devices, fittings, and fixtures are indicated on Landscape Architectural drawings. The location of these devices, fittings, and fixtures shall be as shown on the Mechanical and Electrical drawings. These items not clearly located will be located as shown by the Landscape Architect.

These drawings are not to be used for construction unless noted herein as "Issued for Construction".

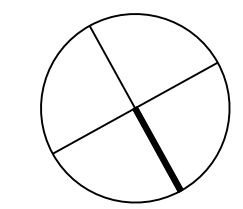
All work to be carried out in accordance with the Code and Bylaws of the applicable governing jurisdiction.

The Designer of these plans and specifications gives no warranty or representation in any part about the suitability of the materials to be used. All contractors or subcontractors must verify dimensions when existing and all trees that they can properly control the work represented by these plans.



ISSUE

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1	2022-07-06 ISSUED FOR OPAREZONING


Janet Rosenberg & Studio
 Landscape Architecture and Urban Design
 416 656 6665 F 416 656 5756 www.jrstudio.ca
 148 Kenwood Avenue, Toronto Ontario M5C 2S3 Canada

RUDANCO INC.

PORTAGE RD
 Lot 175 Portage Rd.
 Niagara Falls, ON
 L2J 0C5

PORTAGE RD.

Niagara Falls, Ontario

LANDSCAPE LAYOUT PLAN - SOUTH

SCALE: 1:200
 DRAWN: EY
 CHECKED: TD
 PROJECT NUMBER: 22-008
 DRAWING DATE: 2022-07-06

L100



LANDSCAPE NOTES

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NOTES

The Designer is not responsible for design and construction of any structure or utility not shown on this drawing.

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These Contract Documents are the property of the Landscape Architect. The Landscape Architect bears no responsibility for the reproduction of these documents by the Client. Upon written request, the Landscape Architect will provide a hardcopy of these documents to the Client. Information is provided for the Client's information only. The Landscape Architect will not be held responsible for any errors or omissions in the drawing or any information contained herein.

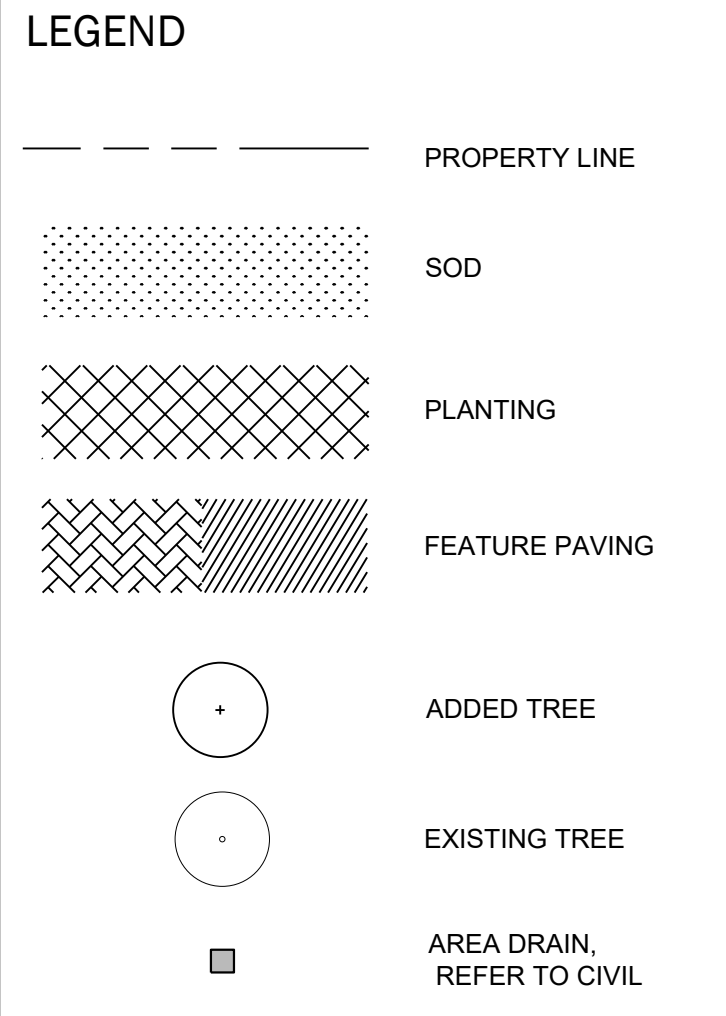
Drawings are not to be used for construction. Contractors verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Landscape Architect before commencing work.

Positions of proposed or existing mechanical, electrical, plumbing, and fire alarm are indicated on Landscape Architect drawings. The location of these items is the responsibility of the Client. The Landscape Architect will provide a hardcopy of these drawings to the Client. Information is provided for the Client's information only. The Landscape Architect will not be held responsible for any errors or omissions in the drawing or any information contained herein.

These drawings are not to be used for construction unless noted herein as "Issued for Construction".

All work to be carried out in conformance with the Code and Bylaws of the applicable governing jurisdiction.

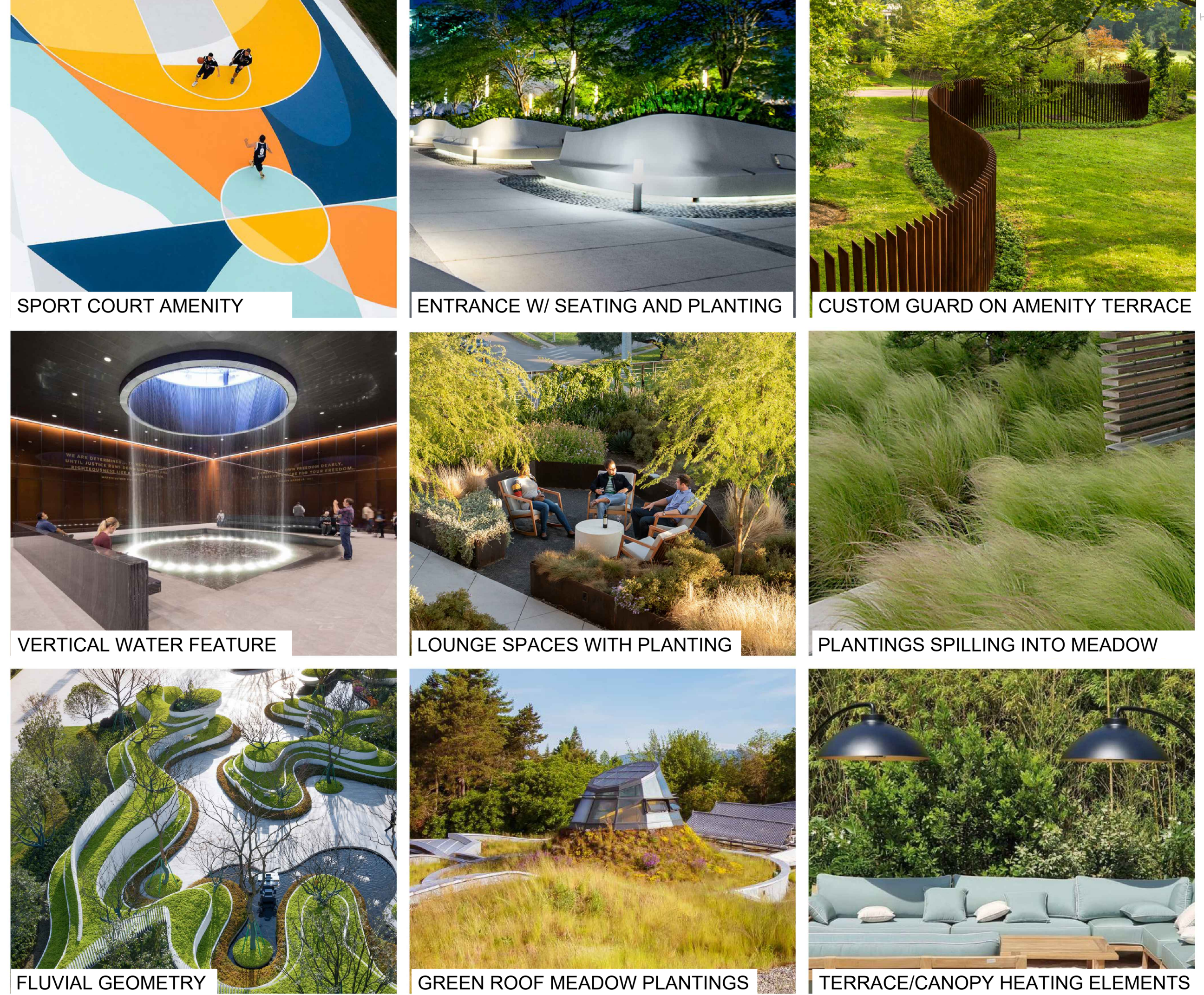
The Designer of these plans and specifications gives no warranty or representation in any part about the suitability of the proposed design. All construction or modifications must comply with applicable laws and regulations and all trees that are not properly protected will be replaced by these plans.



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PRECEDENTS



Janet Rosenberg & Studio

Landscape Architecture and Urban Design
 416 656 6665 | 416 656 5756 | www.jrstudio.ca
 148 Kerwood Avenue, Toronto Ontario M5C 2S3 Canada

RUDANCO INC.

PORTAGE RD.
 LOT 175 Portage Road,
 Niagara Falls, ON
 L2J 0C5

PORTAGE RD.
 Niagara Falls, Ontario

LANDSCAPE LAYOUT PLAN - NORTH

SCALE: 1:200
 DRAWN: EY
 CHECKED: TD
 PROJECT NUMBER: 22-008
 DRAWING DATE: 2022-07-06

L101



NOTES

The Designer shall not be held responsible for any errors or omissions in this drawing and any associated documents are an integral part of the design. The Designer shall not be held responsible for any errors or omissions in this drawing and any associated documents are an integral part of the design.

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Positions of proposed or existing mechanical or electrical devices, fittings, and fixtures are indicated on Landscape Architectural drawings. The location shown on the Contract Architectural drawings govern over the Mechanical and Electrical drawings. These items not clearly located will be located as shown by the Landscape Architect.

These drawings are not to be used for construction unless noted herein as "Issued for Construction".

All work to be carried out in conformance with the Code and Bylaws of the applicable governing jurisdiction.

The Designer of these plans and specifications gives no warranty or representation in any part about the suitability of the represented to them. All contractors or subcontractors must verify dimensions when staking and at all times that they are properly construct the work represented by these plans.

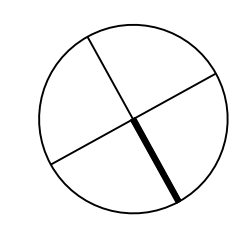
LEGEND

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 148 Kenwood Avenue, Toronto Ontario M5C 2S3 Canada

RUDANCO INC.

PORTAGE RD
 Lot 175 Portage Rd.
 Niagara Falls, ON
 L2J 0C5

PORTAGE RD.
 Niagara Falls, Ontario

LANDSCAPE LAYOUT PLAN - RENDERED

SCALE: 1:200
 DRAWN: EY
 CHECKED: TD
 PROJECT NUMBER: 22-008
 DRAWING DATE: 2022-07-06

L103

LANDSCAPE NOTES

1. A WATERING PROGRAM AND SCHEDULE WILL BE PROVIDED FOR TREES FOR AT LEAST THE FIRST TWO (2) YEARS AFTER PLANTING.
2. NO INVASIVE SPECIES WILL BE PLANTED.
3. FOR ALL SITE SERVICING & GRADING REFER TO DRAWINGS PREPARED BY PARADIGM TRANSPORTATION SOLUTIONS LTD.
4. FOR TRUCK TURNING MOVEMENTS REFER TO DRAWINGS PREPARED BY PARADIGM TRANSPORTATION SOLUTIONS LTD.
5. REFER TO ARCHITECTURAL DRAWINGS PREPARED BY GP&J ARCHITECTS
6. ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ON SITE IN BALLED AND BURLAPPED CONDITION, WITH A MINIMUM CALIPER OF 70mm (OR AS SPECIFIED IF LARGER). EACH TREE SHALL HAVE THE BURLAP AND WIRE CAGE OPENED AND SOIL BRUSHED AWAY UNTIL THE FIRST PROPER ROOT IS FOUND INDICATING THE TOP OF THE REAL ROOT BALL. THE TREE IS THEN TO BE PLANTED WITH THIS LEVEL TO BE CONSIDERED THE TOP OF THE ROOT BALL FOR ALL OTHER INSTRUCTIONS. ANY TREE FOUND PLANTED WITH THE FIRST PROPER ROOT MORE THAN 2.5cm BELOW PLANTING LEVEL WILL BE REJECTED AND REQUIRE REPLACEMENT OR REPLANTING AT THE CITY'S DISCRETION.

NOTES

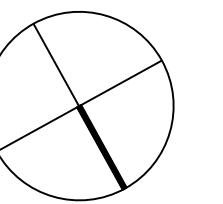
The drawings are not to be used for construction or other purposes without the written consent of the Designer. The Designer and the Approving Consultant shall not be responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The Designer and the Approving Consultant shall not be responsible for any consequences arising from the use of the drawings for any purposes other than those for which they were prepared. The Designer and the Approving Consultant shall not be responsible for any consequences arising from the use of the drawings for any purposes other than those for which they were prepared. The Designer and the Approving Consultant shall not be responsible for any consequences arising from the use of the drawings for any purposes other than those for which they were prepared.

LEGEND

- EXISTING CONTOUR
- CUT/FILL CONTOUR
- PROPERTY LINE
- NEW TREE, VARYING SPECIES
- MEADOW GREEN ROOF PLANTINGS
- FEATURE PAVING 1
- FEATURE PAVING 2
- DECKING 1
- DECKING 2
- FEATURE PLANTINGS

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1	2022-07-06 ISSUED FOR OPAREZONING



RUDANCO INC.

PORTAGE RD
 Lot 175 Portage Rd.
 Niagara Falls, ON
 L2J 0C5

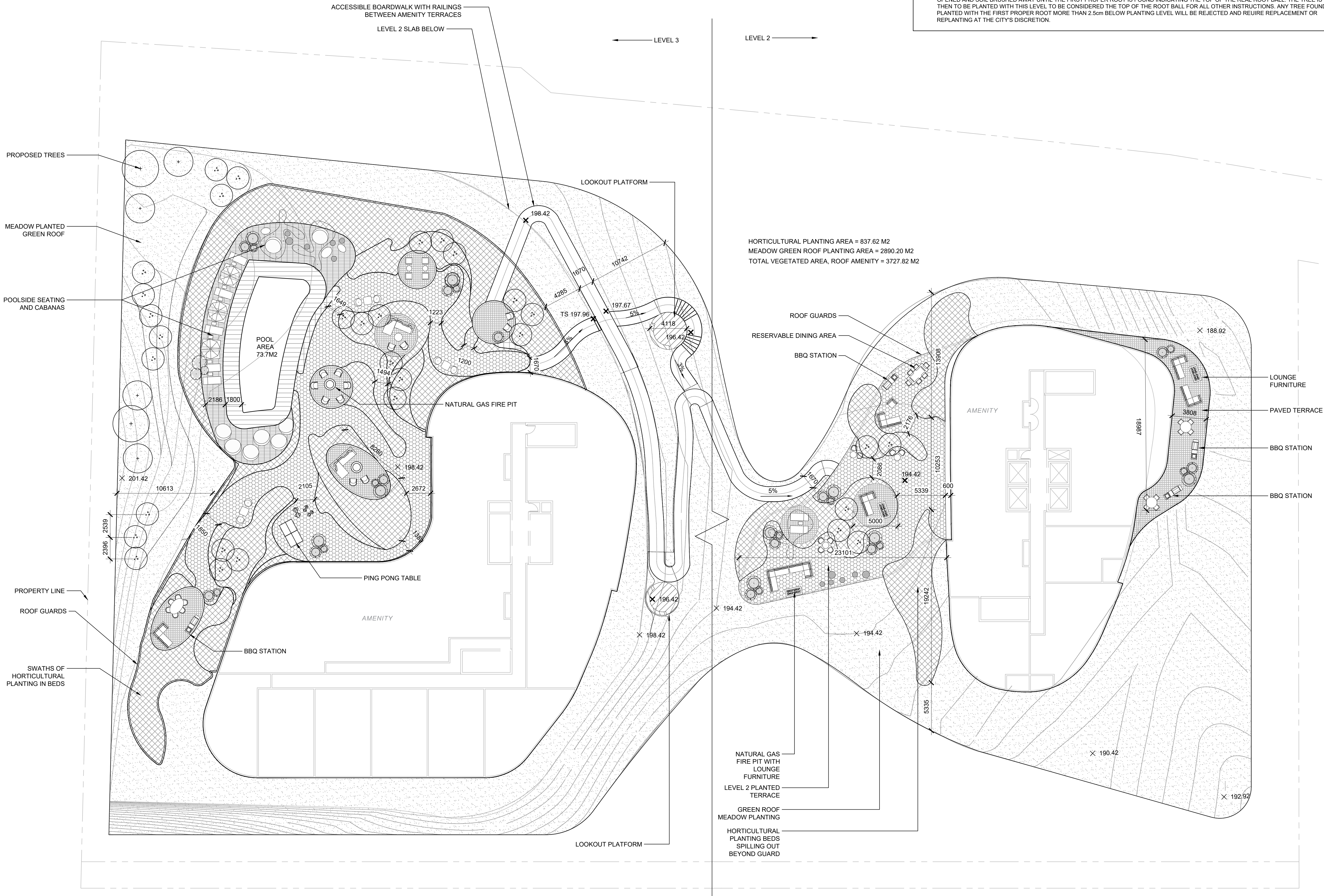
PORTAGE RD.

Niagara Falls, Ontario

**LANDSCAPE LAYOUT PLAN -
 PODIUM ROOF AMENITY**

SCALE: 1:200
 DRAWN: EY
 CHECKED: TD
 PROJECT NUMBER: 22-008
 DRAWING DATE: 2022-07-06

L110



HORTICULTURAL PLANTING AREA = 837.62 M2
 MEADOW GREEN ROOF PLANTING AREA = 2890.20 M2
 TOTAL VEGETATED AREA, ROOF AMENITY = 3727.82 M2

NATURAL GAS
 FIRE PIT WITH
 LOUNGE
 FURNITURE
 LEVEL 2 PLANTED
 TERRACE
 GREEN ROOF
 MEADOW PLANTING
 HORTICULTURAL
 PLANTING BEDS
 SPILLING OUT
 BEYOND GUARD