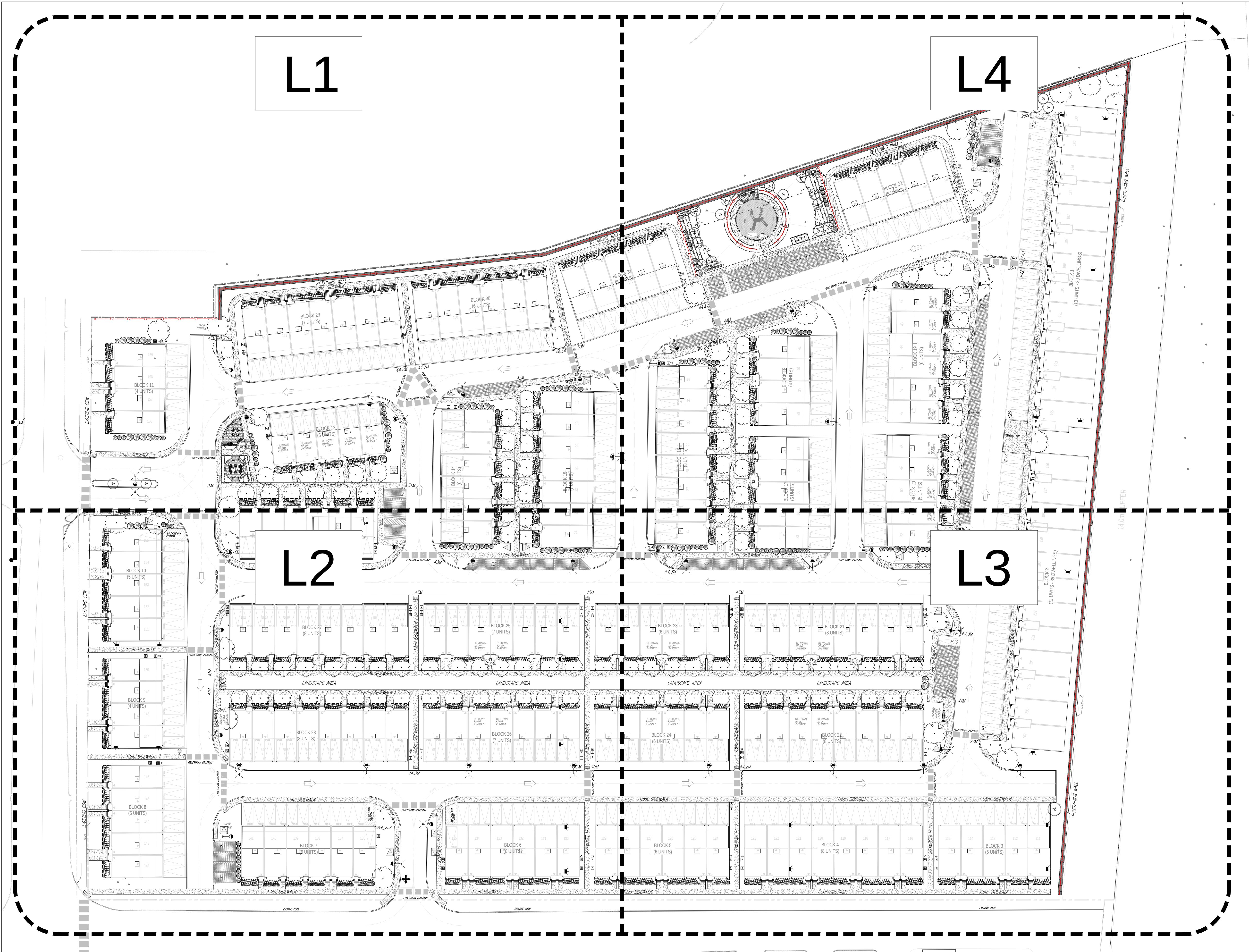




3770 MONTROSE RD. NIAGARA FALLS, ON

CLIENT:

**CASSONE DWELLING
(BT) INC.**

LANDSCAPE ARCHITECT:

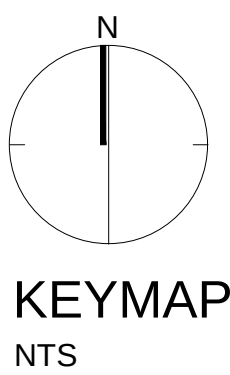
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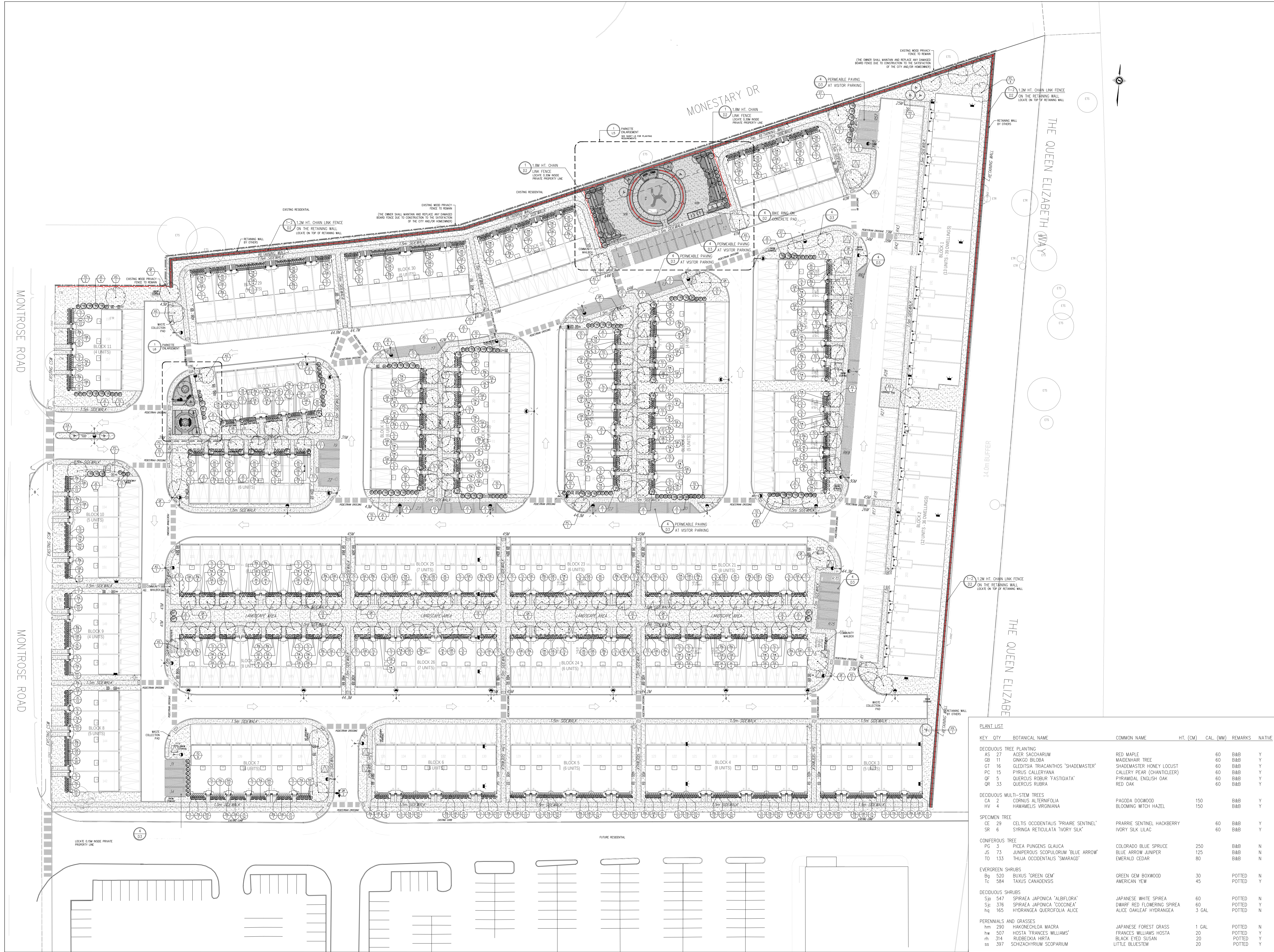
213 STERLING ROAD, SUITE 211, TORONTO, ON M6R 2B2 CANADA
T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM



LIST OF DRAWINGS:

- L0 - OVERALL LANDSCAPE PLAN
- L1 - LANDSCAPE PLAN
- L2 - LANDSCAPE PLAN
- L3 - LANDSCAPE PLAN
- L4 - LANDSCAPE PLAN
- L5 - PARKETTE PLAN
- L6 - BLOCK 15 PARKETTE PLAN
- L7 - PEDESTRIAN PLAN
- L8 - TREE SURVEY
- D1 - DETAILS
- D2 - DETAILS
- D3 - DETAILS
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- D7 - DETAILS





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Legend

PROPERTY LINE
PHASE LINE

FENCING

EXISTING WOOD PRIVACY FENCE
RETAINING WALL (REFER CIVIL DRAWINGS)
CHAIN LINK FENCE, LOCATED 0.15M ON PRIVATE PROPERTY
DECORATIVE METAL FENCE
1.8M HT. WOOD PRIVACY FENCE
2.4M HT. WOOD ACOUSTIC FENCE

PLANTING

DECIDUOUS TREE
CONIFEROUS TREE
MULTI-STEM TREE
SHRUBS
LIMIT OF BED
EXISTING TREE TO STAY
EXISTING TREE TO BE REMOVED

SURFACING

SOODING
CONCRETE
ASPHALT WALKWAY

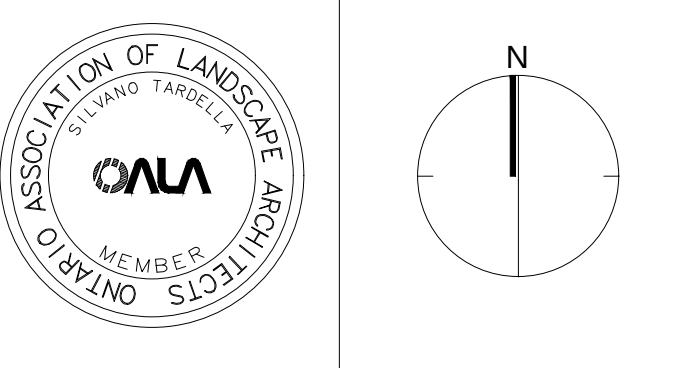
PLANTING KEY

TREE SPECIES
QUANTITY
SHRUB SPECIES
QUANTITY

DETAIL KEY

DETAIL NO.
SHEET NO.

14	14th Submission	Oct.30/25
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Revision		



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Project

3770 Montrose
Niagara Falls Ontario

Title

OVERALL LANDSCAPE PLAN

Date MAY 2024 Sheet
Scale 1:500
Drawn MC
Checked MC
Job No. 22-172

L0

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT. (CM)	CAL. (MM)	REMARKS	NATIVE
DECIDUOUS TREE PLANTING							
AS	27	ACER SACCHARUM	RED MAPLE	60	B&B	Y	
OB	11	OMEGA BULOBA	MAIDENHAIR TREE	60	B&B	Y	
GT	16	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	60	B&B	Y	
PC	15	PIRUS CALLERYANA	GALLERY PEAR (CHANTICLEER)	60	B&B	Y	
QF	5	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	60	B&B	Y	
QR	33	QUERCUS RUBRA	RED OAK	60	B&B	Y	
DECIDUOUS MULTI-STEM TREES							
CA	2	CORNUS ALTERNIFOLIA	PADODA DOGWOOD	150	B&B	Y	
HV	4	HAMAMELIS VIRGINIANA	BLOOMING WITCH HAZEL	150	B&B	Y	
SPECIMEN TREE							
CE	29	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL'	PRAIRIE SENTINEL HACKBERRY	60	B&B	Y	
SR	6	SYRGINA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	60	B&B	Y	
CONIFEROUS TREE							
PG	3	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	250	B&B	N	
JS	73	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	125	B&B	N	
TO	133	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD CEDAR	80	B&B	N	
EVERGREEN SHRUBS							
Bg	520	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	30	POTTED	N	
Tc	584	TAXUS CANADENSIS	AMERICAN YEW	45	POTTED	Y	
DECIDUOUS SHRUBS							
Sjp	547	SPIRAEA JAPONICA 'ALBIFLORA'	JAPANESE WHITE SPIREA	60	POTTED	N	
Sjc	376	SPIRAEA JAPONICA 'COCONIA'	DWARF RED FLOWERING SPIREA	60	POTTED	Y	
Hq	165	HYDRANGEA QUERCIFOLIA ALICE	ALICE OAKLEAF HYDRANGEA	3 GAL	POTTED	N	
PERENNIALS AND GRASSES							
hm	290	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	1 CAL	POTTED	N	
hw	507	HOSTA 'FRANCES WILLIAMS'	FRANCES WILLIAMS HOSTA	20	POTTED	Y	
rh	314	RUDECKIA HIRTA	BLACK EYED SUSAN	20	POTTED	Y	
ss	397	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	20	POTTED	Y	



▼ SEE SHEET L2 ▼

LANDSCAPE NOTES

- GENERAL
- THESE SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY AND AVAILABLE AT THE OFFICE OF NAK DESIGN STRATEGIES.
 - PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL:
 - FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS AND SPECIFICATIONS OF THIS PROJECT;
 - VISIT THE SITE TO ASCERTAIN AND TAKE ACCOUNT OF EXISTING CONDITIONS AND ANY DEVIATIONS FROM THE PLANS IN WORK BY OTHER; AND,
 - FINALIZE ALL DESIGN ALTERNATIVES IN CONSULTATION WITH THE LANDSCAPE ARCHITECT.
 - PRIOR TO EXCAVATING THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. IN THE EVENT OF A CONFLICT BETWEEN A PROPOSED TREE LOCATION AND AN UNDERGROUND SERVICE, THE EXACT LOCATION OF THE TREE SHALL BE DETERMINED ON SITE BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, REPAIR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, FACILITIES, ETC. DONE IN THE PERFORMANCE OF THEIR WORK.
 - ALL PLANTS SHALL BE INSTALLED TRUE TO SPECIFIED NAMES, SIZES, GRADES, ETC. AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPES ASSOCIATION.
 - ALL PLANTS SHALL BE NURSERY GROWN IN A HARDINESS ZONE APPROPRIATE TO SITE CONDITIONS, AS PUBLISHED BY AGRICULTURE CANADA, ENTITLED 'MAP OF PLANT HARDINESS ZONES IN CANADA'.
 - IN THE EVENT OF A DISCREPANCY IN PLANT QUANTITY BETWEEN THE LANDSCAPE PLAN AND THE PLANT LIST, THE LANDSCAPE PLAN SHALL GOVERN.
 - THE CONTRACTOR SHALL MAKE PLANTS AVAILABLE FOR INSPECTION BY THE LANDSCAPE ARCHITECT PRIOR TO SHIPPING TO THE SITE. THIS DOES NOT LIMIT THE RIGHT OF THE LANDSCAPE ARCHITECT AND/OR TOWN'S REPRESENTATIVE TO LATER REJECT PLANT MATERIAL THAT IS OF POOR QUALITY, DAMAGED DURING SHIPPING OR INSTALLATION, PERFORMING POORLY WHILE THE GUARANTEE PERIOD IS STILL IN EFFECT, OR OTHERWISE DOES NOT CONFORM TO THE SPECIFICATIONS.
 - PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER, THE LANDSCAPE ARCHITECT AND THE CITY PRIOR TO DELIVERY OF THE MATERIAL ON-SITE. THE LANDSCAPE ARCHITECT MAY, UPON COMPLETION OF THE WORK AND NOTWITHSTANDING PRIOR APPROVAL AT SOURCE, REJECT PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS.
 - THE CONTRACTOR SHALL USE STANDARD INDUSTRY METHODS FOR PLANTING TREES. TREES SHALL BE TURNED TO GIVE THE BEST APPEARANCE. THEY SHALL ALSO BE GUIED AND STAKED IMMEDIATELY AFTER PLANTING AND AS DETAILED ON THE DRAWINGS.

BED PREPARATION

- PRIOR TO BACKFILLING, SCARIFY THE SIDES AND BOTTOM OF THE EXCAVATED TREE PITS AND SHRUB BEDS.
 - WHERE HEAVY CLAY SOIL CONDITIONS PREVAIL, BACKFILL TO THE SPECIFIED DEPTHS WITH:
 - 2 PARTS "TRIPLE MIX" DELIVERED TO THE SITE WELL-MIXED WITH 1 PART LOCAL TOPSOIL (TOPSOIL THAT WAS REMOVED FROM THE SITE AND STOCKPILED; IF UNAVAILABLE, A TOPSOIL WITH CLAY CONTENT MUST BE IMPORTED)
 - TREE PITS MUST BE CONSTRUCTED WITH SAUCERS AND MULCH AS DETAILED.
- MAINTENANCE
- MAINTENANCE OF ALL LANDSCAPE INSTALLATIONS THROUGHOUT TO INCLUDE:
 - PROPER IRRIGATION TO ENSURE OPTIMUM GROWTH AND DEVELOPMENT OF INSTALLED PLANT MATERIAL.
 - CULTIVATION, WEEDING AND FERTILIZATION OF THE TREE PITS AND PLANTING BEDS.
 - INSECT AND DISEASE CONTROL USING 'INTEGRATED PEST MANAGEMENT' PRACTICES.
 - PRUNING AND MAINTENANCE TO FURTHER PROMOTE VISIBILITY AND VITALITY OF ITS INTENDED USE, AS DIRECTED BY THE LANDSCAPE ARCHITECT OR THE TOWN.

GUARANTEE

- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF 1 YEAR FROM DATE OF WRITTEN LANDSCAPE CERTIFICATION FOR COMMENCEMENT OF PLANT WARRANTY AS GRANTED BY THE TOWN, AND UNTIL FINAL CERTIFICATION IS GRANTED BY THE TOWN. PLANTS WHICH DO NOT SURVIVE SATISFACTORILY DURING THE GUARANTEE PERIOD SHALL BE REPLACED AT NO EXTRA COST TO THE OWNER. PLANT MATERIAL WHICH IS REPLACED DUE TO UNSATISFACTORY PERFORMANCE SHALL, IN TURN, BE GUARANTEED FOR ANOTHER MINIMUM OF 1 YEAR, OR UNTIL FINAL CERTIFICATION IS GRANTED BY THE TOWN.
- SIMILARLY, ALL OTHER LANDSCAPE WORK PERFORMED UNDER THIS CONTRACT SHALL BE FULLY GUARANTEED FOR THE ABOVE SPECIFIED PERIOD.
- ALL WORK SHALL BE INSPECTED AT THE END OF THE WARRANTY PERIOD, AT WHICH TIME A FINAL CERTIFICATE WILL BE ISSUED BY THE LANDSCAPE ARCHITECT AND SUBMITTED TO THE CITY FOR THEIR INSPECTION, AND APPROVAL OF FINAL CERTIFICATION, PERMITTING RELEASE OF SITE WORK SECURITIES.
- AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REMOVE ALL TREE STAKES, RODENT GUARDS AND BARK WRAP AND ALL EXTRA MULCH WHERE NECESSARY.

ACCEPTANCE

- WORK WILL BE ACCEPTED BY THE OWNER OR THEIR REPRESENTATIVE UPON COMPLETION AND AT THE END OF THE SPECIFIED MAINTENANCE PERIOD, PROVIDED THAT ALL PLANT MATERIAL IS ALIVE AND IN HEALTHY GROWING CONDITIONS.
- WRITTEN PRELIMINARY AND FINAL CERTIFICATION MUST BE SUBMITTED TO THE CITY BY THE LANDSCAPE ARCHITECT. THE CERTIFICATIONS SHALL BE SIGNED AND STAMPED WITH THE SEAL OF THE O.A.A.
- PRELIMINARY CERTIFICATION OF THE PROJECT SHALL SERVE AS THE START OF THE GUARANTEE PERIOD.
- FINAL ACCEPTANCE OF THE LANDSCAPE WORKS FOR THIS PROJECT IS GRANTED BY THE CITY UPON CONDUCTING A SATISFACTORY FINAL SITE INSPECTION

CONTINUED RESPONSIBILITY OF THE OWNER

- THE OWNER HAS THE RESPONSIBILITY TO MAINTAIN THE APPROVED LANDSCAPE IN A WELL CARED FOR MANNER THAT PROMOTES PLANT VITALITY AND HEALTHY APPEARANCE. ANY DECLINING OR DEAD PLANTS ARE TO BE REPLACED WITHIN THE SEASON TO SUSTAIN A KEPT LANDSCAPE. THE OWNER IS REMINDED THAT FUTURE SITE PLAN APPLICATIONS FOR THIS SITE WILL BE REVIEWED WITH REGARD TO THE CONFORMITY OF THE EXISTING LANDSCAPING TO THE APPROVED LANDSCAPE PLAN REGISTERED WITH THE CITY.

GRADING AND DRAINAGE NOTES

- THE FOLLOWING NOTES SHALL APPEAR ON THE GRADING AND DRAINAGE PLAN(S):
- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES AND GUIDELINES, PREPARED BY THE CITY, PUBLIC WORKS DEPARTMENT AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
 - ALL PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 - WITHIN A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR MUST CONTACT THE FOLLOWING:
 - ALL DRAINAGE TO BE SELF-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
 - SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE CITY AND THE APPLICABLE CONSERVATION AUTHORITY.
 - A MINIMUM OF 1.5M CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT-OF-WAY. IF THIS CLEARANCE IS NOT MAINTAINED, THE STRUCTURES SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
 - STREET CURBS ARE TO BE CONTINUOUS WITHIN THE PROPOSED ENTRANCE.
 - ANY CHANGES TO GRADES OR SERVING FROM THE ORIGINALLY APPROVED SITE PLAN MUST BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.
 - STRUCTURAL DESIGN OF THE FIRE ROUTE IS REQUIRED TO SUPPORT AN 18-TON VEHICLE. AS SUCH THE DRAWING IS TO SHOW AREAS OF HEAVY ASPHALT AND LIGHT ASPHALT AND IS TO PROVIDE DESIGN INFORMATION.
 - ALL BOULEVARDS TO BE RESTORED WITH 150MM MINIMUM OF TOPSOIL AND SOD TO THE SATISFACTION OF THE CITY PUBLIC WORKS DEPARTMENT.
 - THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT DRIVEWAY APRON WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL BE AS FOLLOWS:
40MM HL3 ASPHALT
50MM HL3 ASPHALT
150MM GRANULAR 'A'
300MM GRANULAR 'B'
THE CONSULTANT SHOULD REVIEW THE ABOVE WITH RESPECT TO THE EXPECTED USAGE.
 - SERVICE CONNECTION BACKFILL TO BE DISCUSSED WITH THE CITY

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT. (CM)	CAL. (MM)	REMARKS	NATIVE
DECIDUOUS TREE PLANTING							
AS	27	ACER SACCHARUM	RED MAPLE		60	B&B	Y
GB	11	QUERCUS BILBOA	MAIDENHAIR TREE		60	B&B	Y
GT	16	QUERCUS TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST		60	B&B	Y
PC	15	PIRUS CALLERYANA	CALLERY PEAR (CHANTICLEER)		60	B&B	Y
QF	5	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK		60	B&B	Y
QR	33	QUERCUS RUBRA	RED OAK		60	B&B	Y
DECIDUOUS MULTI-STEM TREES							
CA	2	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	150		B&B	Y
HV	4	HAMAMELIS VIRGINIANA	BLOOMING WITCH HAZEL	150		B&B	Y
SPECIMEN TREE							
CE	29	CELTIS OCCIDENTALIS 'PRINCE SENTINEL'	PRINCE SENTINEL HACKBERRY		60	B&B	Y
SR	6	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC		60	B&B	Y
CONIFEROUS TREE							
PC	3	PICEA PUNGENS GLAUCOA	COLORADO BLUE SPRUCE	250		B&B	N
JS	73	JUNIPEROUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	125		B&B	N
TO	133	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD CEDAR	80		B&B	N
EVERGREEN SHRUBS							
Bg	520	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	30		POTTED	N
Tc	584	TAXUS CANADENSIS	AMERICAN YEW	45		POTTED	Y
DECIDUOUS SHRUBS							
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Sp	376	SPIRAEA JAPONICA 'COCONEA'	DWARF RED FLOWERING SPIREA	60		POTTED	Y
hq	165	HYDRANGEA QUERIFOLIA ALICE	ALICE OAKLEAF HYDRANGEA	3 GAL		POTTED	N
PERENNIALS AND GRASSES							
hm	290	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	1 GAL		POTTED	N
hw	507	HOSTA 'FRANCES WILLIAMS'	FRANCES WILLIAMS HOSTA	20		POTTED	Y
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ss	397	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	20		POTTED	Y

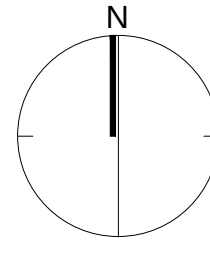
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 - CHAIN LINK FENCE, LOCATED 0.15M ON PRIVATE PROPERTY
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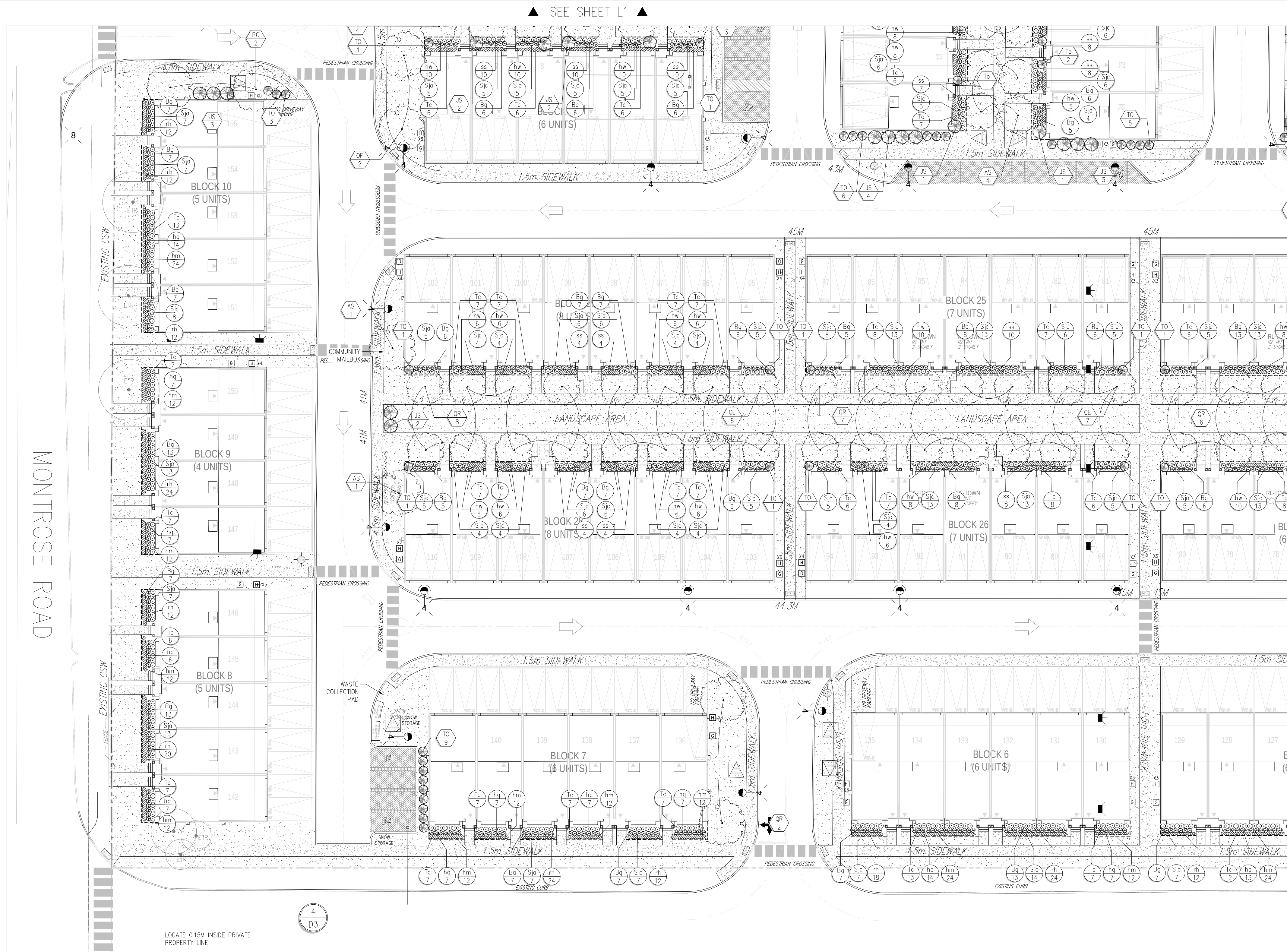
3770 Montrose
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Title

LANDSCAPE PLAN

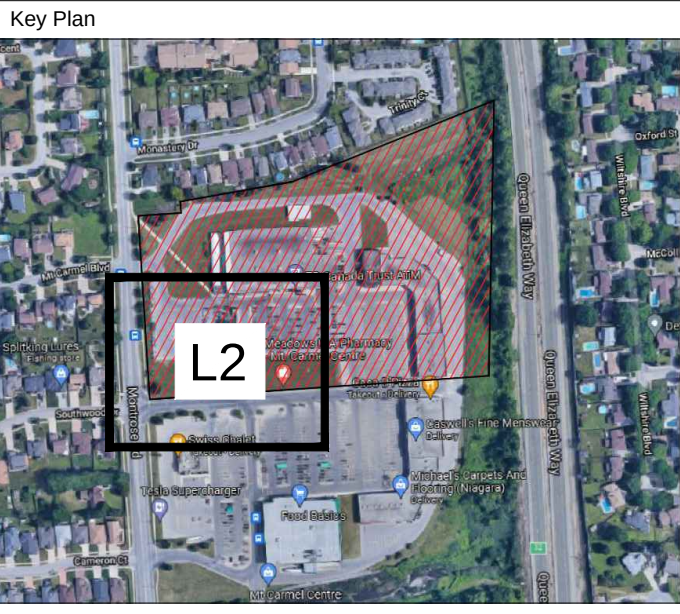
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L1



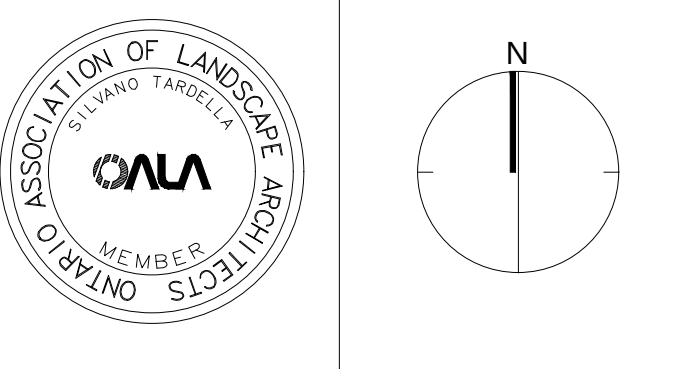
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3	3rd Submission	Sept.13/23
2	2nd Submission	Apr 05/23
1	1st Submission	Dec.20/22
Revision		



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Project

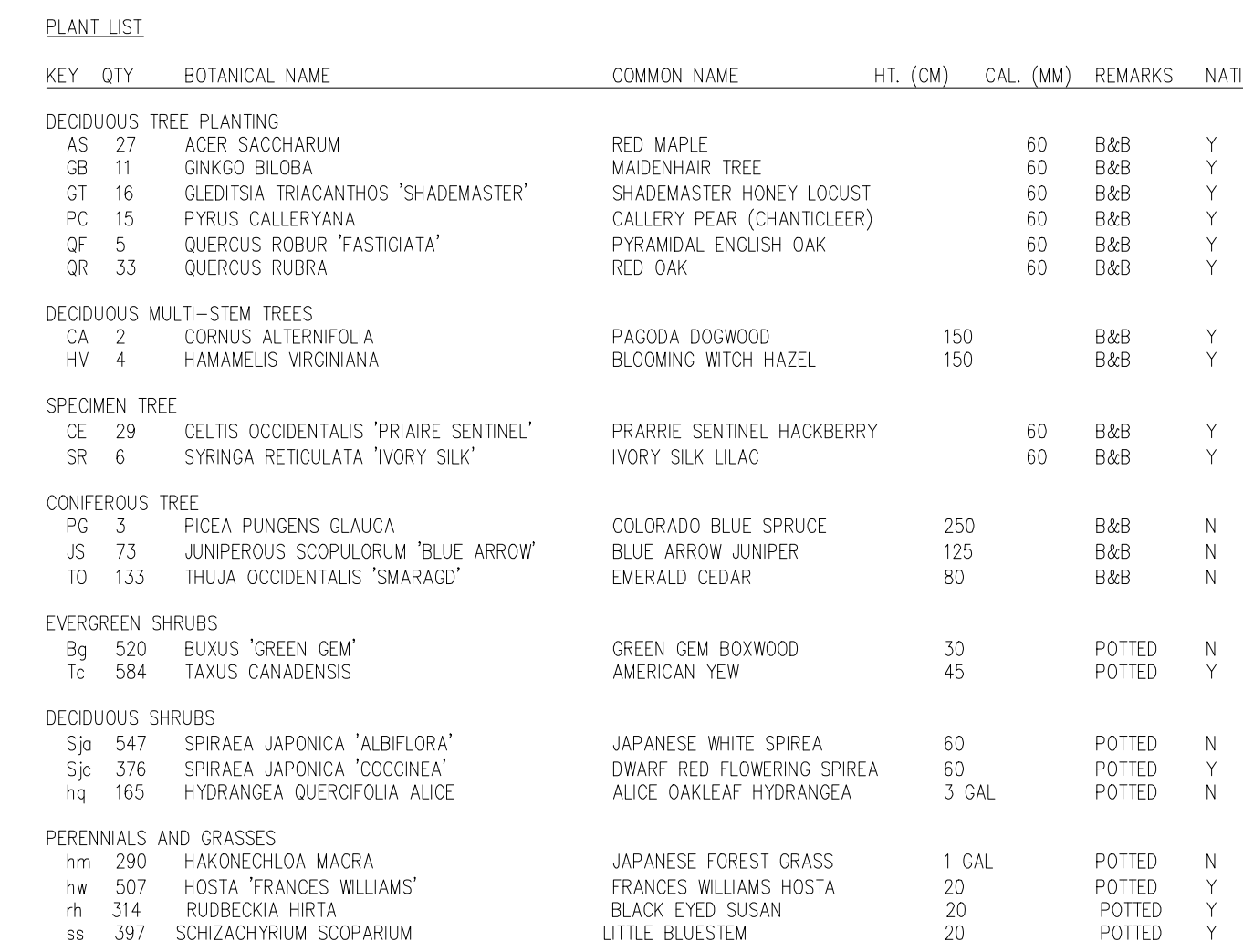
3770 Montrose
Niagara Falls Ontario

Title

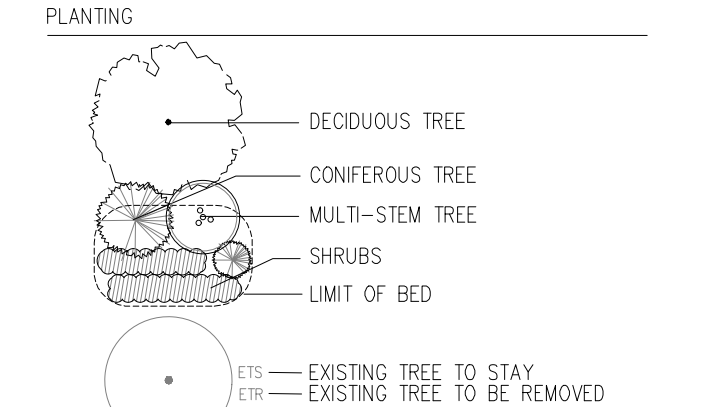
LANDSCAPE PLAN

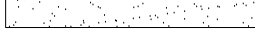
Date	MAY 2024	Sheet
Scale	1:300	
Drawn	MC	
Checked	MC	
Job No.	22-172	

L2

[illegible]

Legend	
	PROPERTY LINE
	PHASE LINE
FENCING	
	EXISTING WOOD PRIVACY FENCE
	RETAINING WALL (REFER CIVIL DRAWINGS)
	CHAIN LINK FENCE, LOCATED 0.15M ON PRIVATE PROPERTY
	DECORATIVE METAL FENCE
	1.8M HT. WOOD PRIVACY FENCE
	2.4M HT. WOOD ACOUSTIC FENCE



SURFACING	
	SODDING
	CONCRETE
	ASPHALT WALKWAY

PLANTING KEY

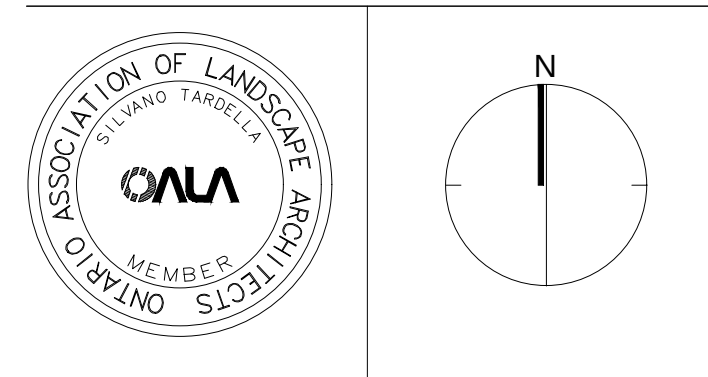
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00	_____	QUANTITY
xx	_____	SHRUB SPECIES
00	_____	QUANTITY

DETAIL KEY

 ———— DETAIL NO.

————— SHEET NO.

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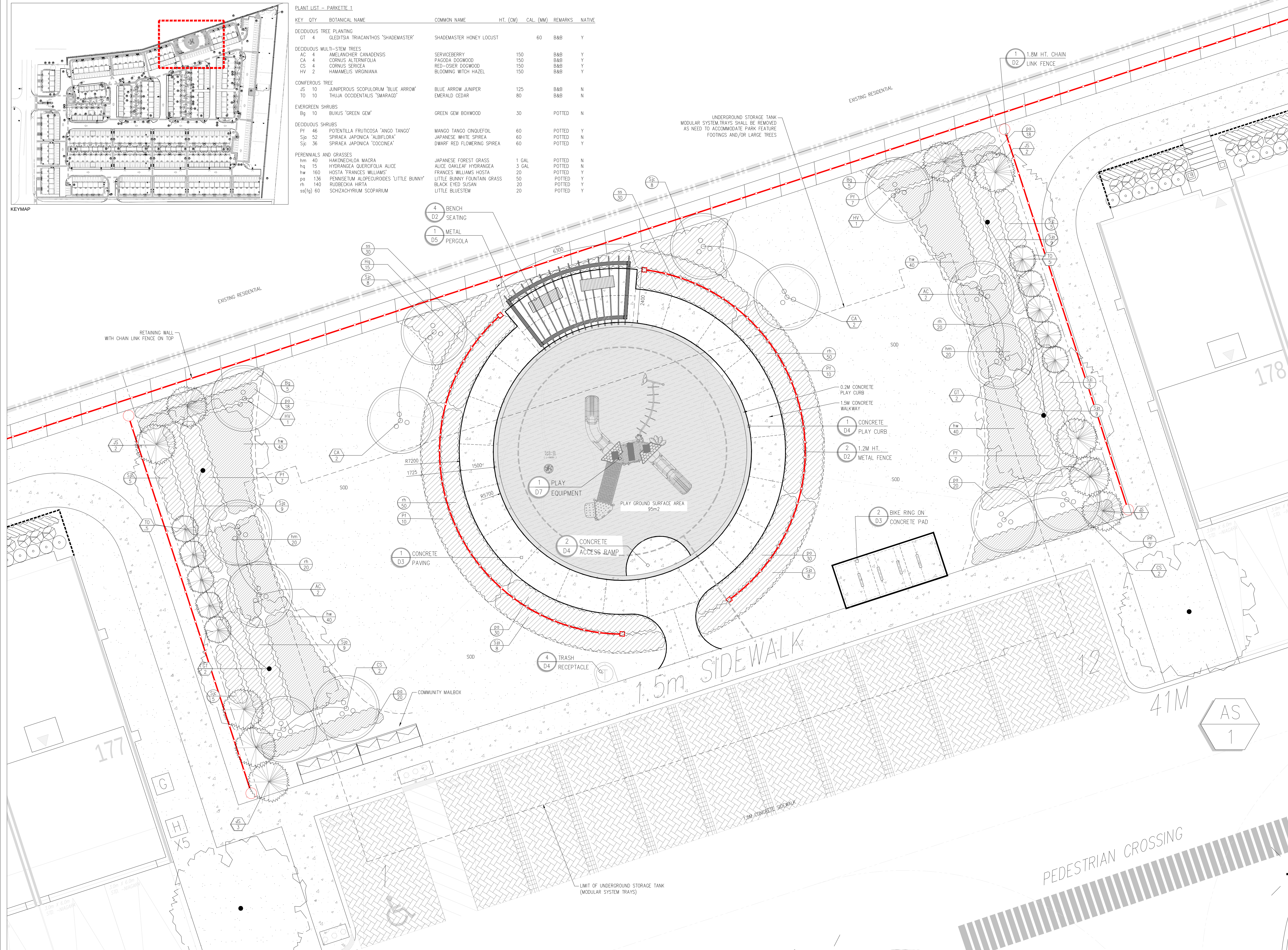
Project

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Title

LANDSCAPE PLAN

Date	MAY 2024	Sheet
Scale	1:300	L3
Drawn	MC	
Checked	MC	
Job No.	22-172	



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Legend

FENCING

- PROPERTY LINE
- PHASE LINE
- EXISTING WOOD PRIVACY FENCE
- RETAINING WALL (REFER CIVIL DRAWINGS)
- CHAIN LINK FENCE, LOCATED 0.15M ON PRIVATE PROPERTY
- DECORATIVE METAL FENCE
- 1.8M HT. WOOD PRIVACY FENCE
- 2.4M HT. WOOD ACOUSTIC FENCE

PLANTING

- DECIDUOUS TREE
- CONIFEROUS TREE
- MULTI-STEM TREE
- SHRUBS
- LIMIT OF BED
- ETS - EXISTING TREE TO STAY
- ETR - EXISTING TREE TO BE REMOVED

SURFACING

- SODDING
- CONCRETE
- ASPHALT WALKWAY

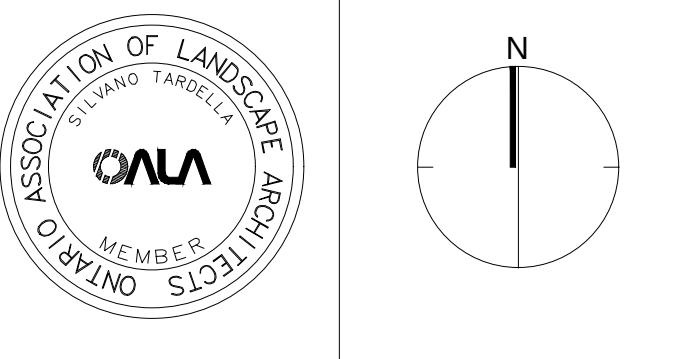
PLANTING KEY

- TREE SPECIES
- QUANTITY
- SHRUB SPECIES
- QUANTITY

DETAIL KEY

- DETAIL NO.
- SHEET NO.

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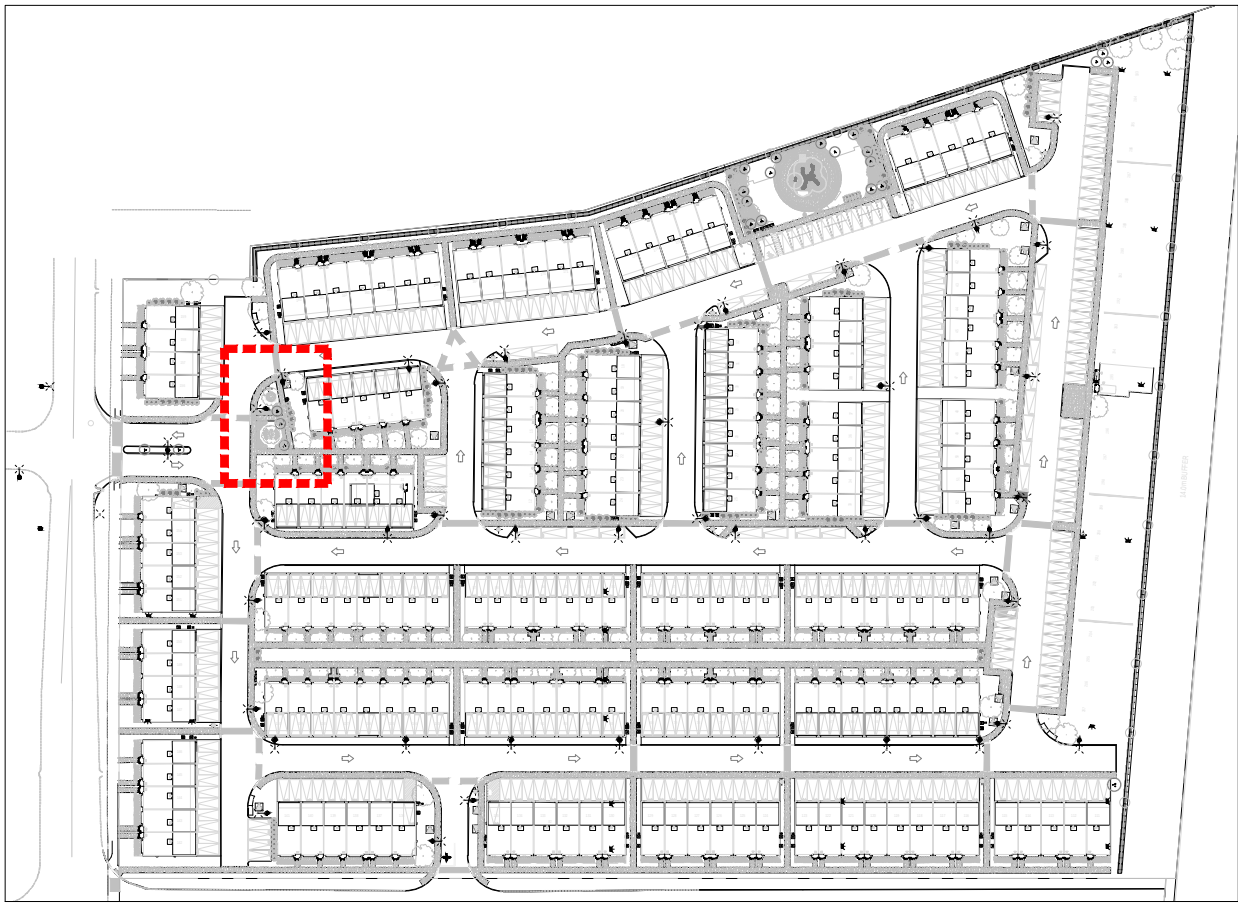
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Niagara Falls Ontario

Title

PARKETTE PLAN

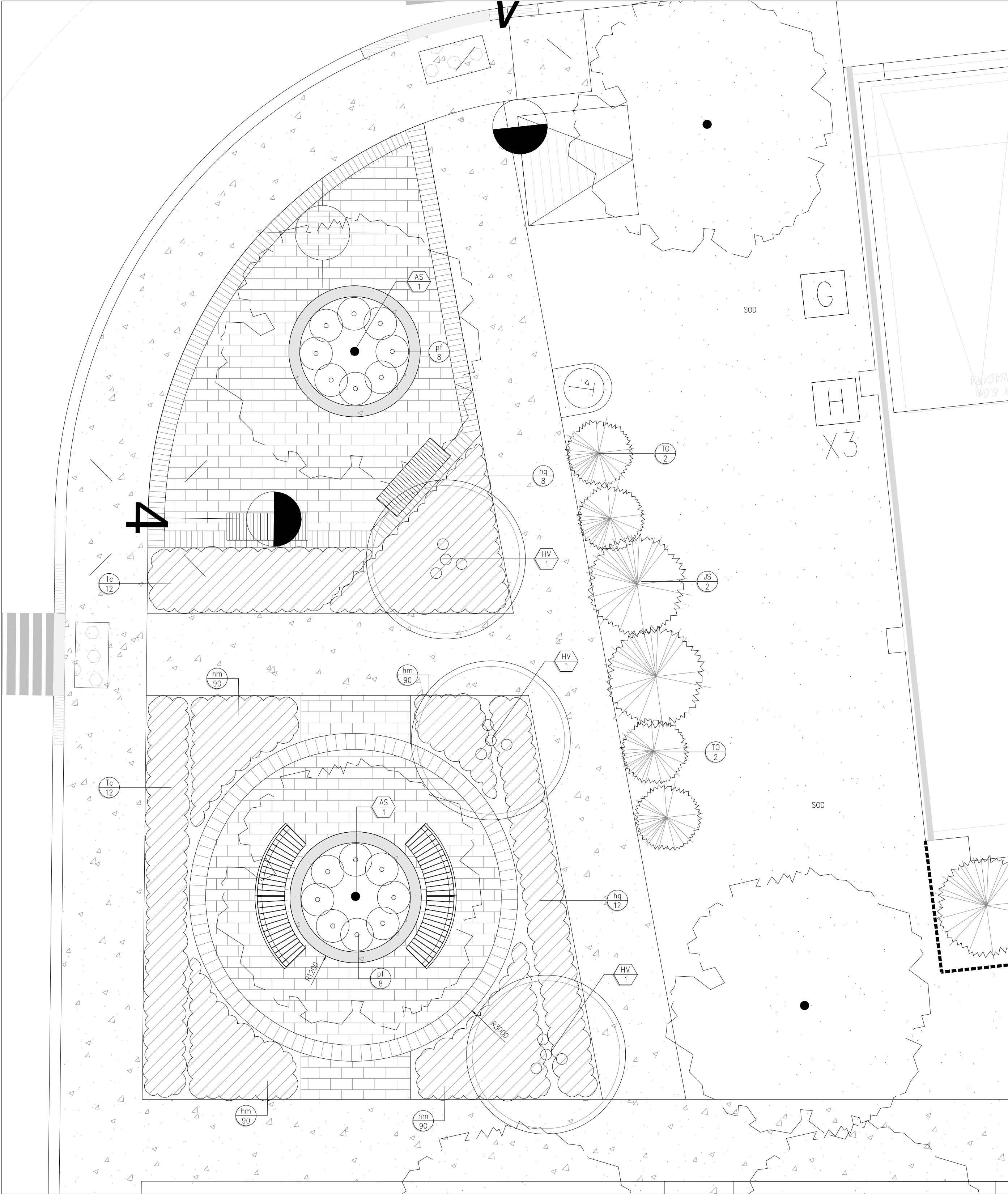
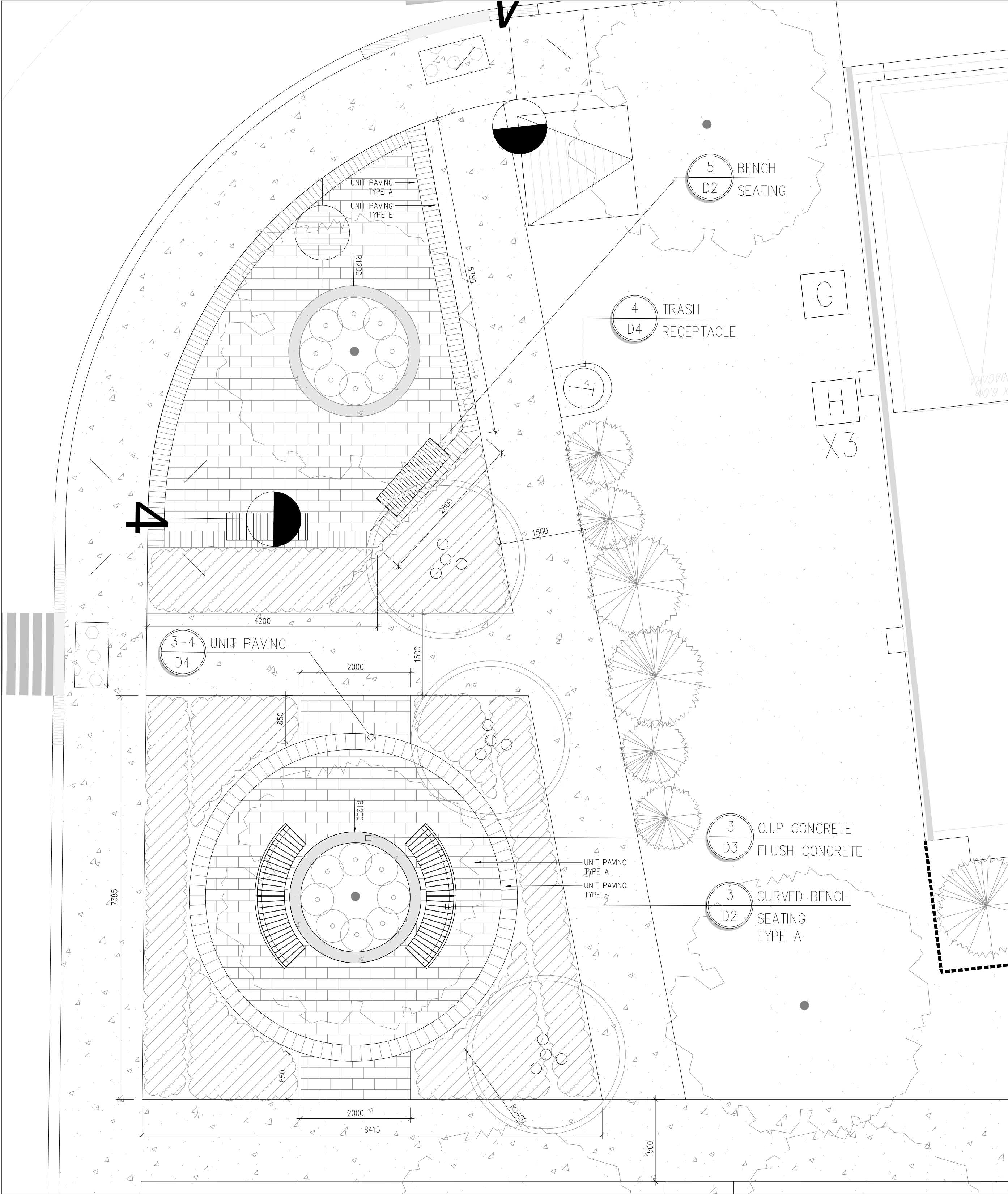
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Scale	1:75	
Drawn	MC	
Checked	MC	
Job No.	22-172	

L5



KEYMAP

PLANT LIST - PARKETTE 2						
KEY	QTY	BOTANICAL NAME	COMMON NAME	HT. (CM)	CAL. (MM)	REMARKS
DECIDUOUS TREE PLANTING						
AS	2	ACER SACCHARUM	RED MAPLE	60	B&B	Y
DECIDUOUS MULTI-STEM TREES						
HV	3	HAMAMELIS VIRGINIANA	BLOOMING WITCH HAZEL	150	B&B	Y
CONIFEROUS TREE						
JS	2	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	125	B&B	N
TO	4	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD CEDAR	80	B&B	N
EVERGREEN SHRUBS						
Tc	24	TAXUS CANADENSIS	AMERICAN YEW	45	POTTED	Y
DECIDUOUS SHRUBS						
Pf	16	POTENTILLA FRUTICOSA 'ANGO TANGO'	MANGO TANGO CINQUEFOIL	60	POTTED	Y
PERENNIALS AND GRASSES						
hm	360	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	1 GAL	POTTED	N
hq	20	HYDRANGEA QUERCIFOLIA ALICE	ALICE OAKLEAF HYDRANGEA	3 GAL	POTTED	N

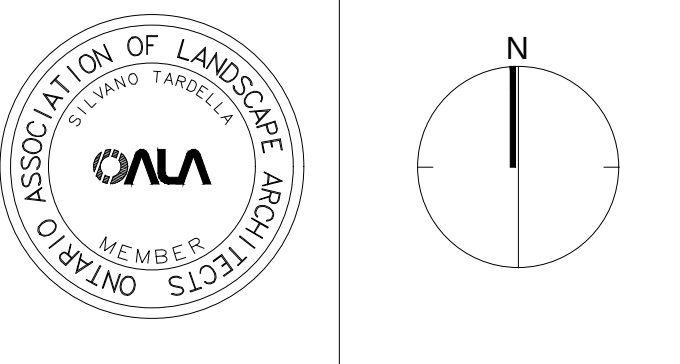


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Legend	
---	PROPERTY LINE
---	PHASE LINE
FENCING	
---	EXISTING WOOD PRIVACY FENCE
---	RETAINING WALL (REFER CIVIL DRAWINGS)
---	CHAIN LINK FENCE, LOCATED 0.15M ON PRIVATE PROPERTY
---	DECORATIVE METAL FENCE
---	1.8M HT. WOOD PRIVACY FENCE
---	2.4M HT. WOOD ACOUSTIC FENCE
PLANTING	
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	MULTI-STEM TREE
---	SHRUBS
---	LIMIT OF BED
---	ETD - EXISTING TREE TO STAY
---	ETR - EXISTING TREE TO BE REMOVED
SURFACING	
---	SODDING
---	CONCRETE
---	ASPHALT WALKWAY
PLANTING KEY	
XX	TREE SPECIES
00	QUANTITY
XX	SHRUB SPECIES
00	QUANTITY
DETAIL KEY	
X	DETAIL NO.
DX	SHEET NO.

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BLOCK 15 PARKETTE PLAN

Date	MAY 2024	Sheet
Scale	1:50	
Drawn	MC	
Checked	MC	
Job No.	22-172	

L6

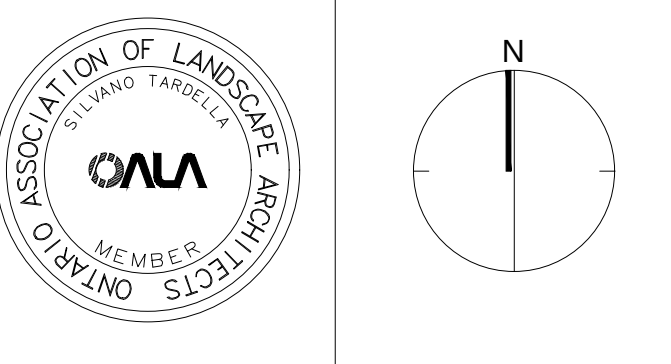


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- Legend
- PROPERTY LINE
 - PHASE LINE
 - WALKWAYS
 - PEDESTRIAN CROSSING
 - CURB CUTS

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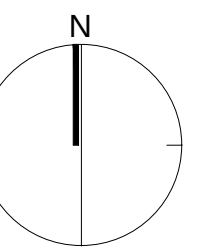
Title

PEDESTRIAN PLAN

Date	APR 2024	Sheet
Scale	1:400	
Drawn	MC	
Checked	MC	
Job No.	22-172	

L7

ETS — EXISTING TREE TO STAY
ETR — EXISTING TREE TO BE REMOVED



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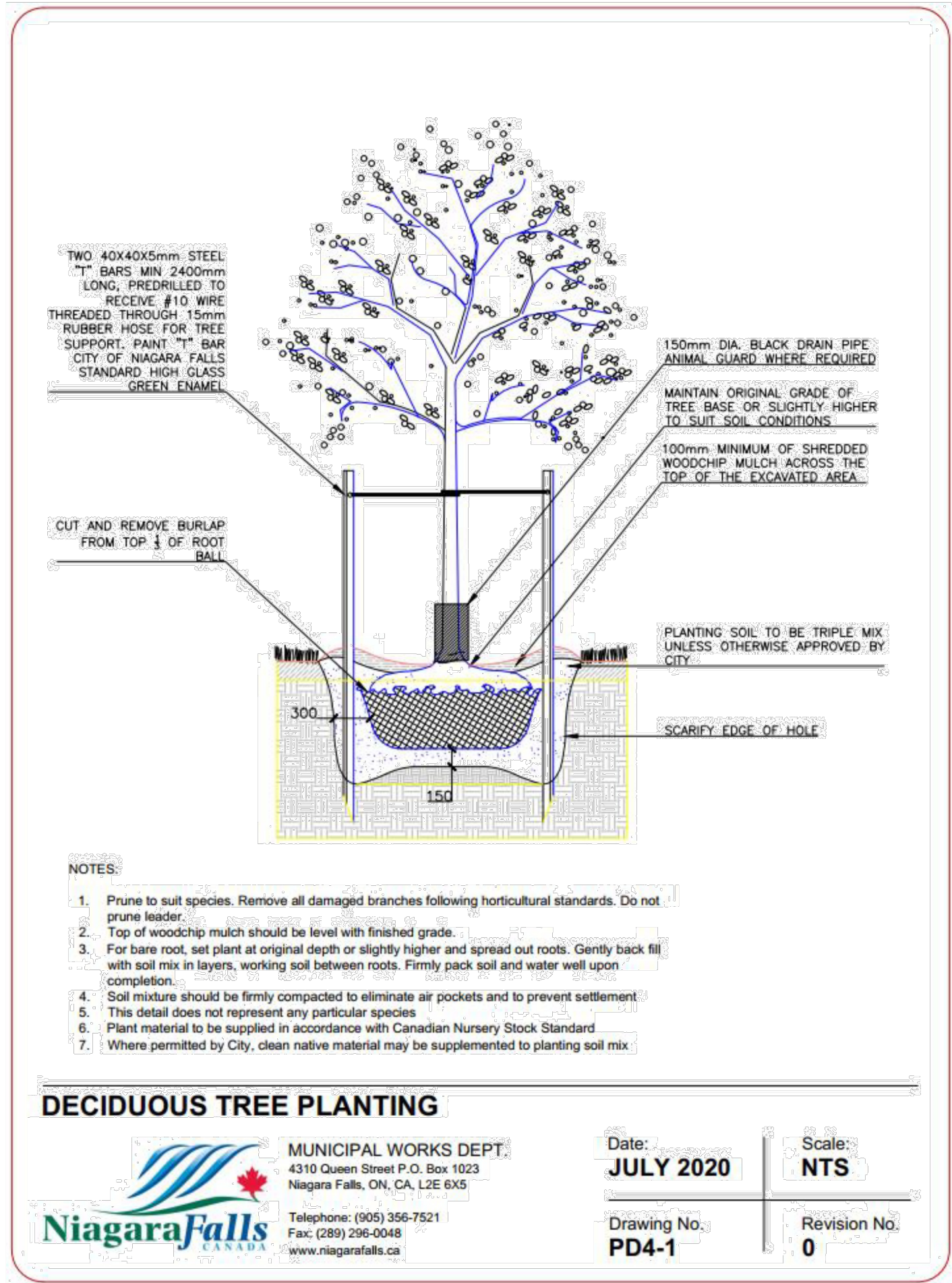
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TREE SURVEY

L8

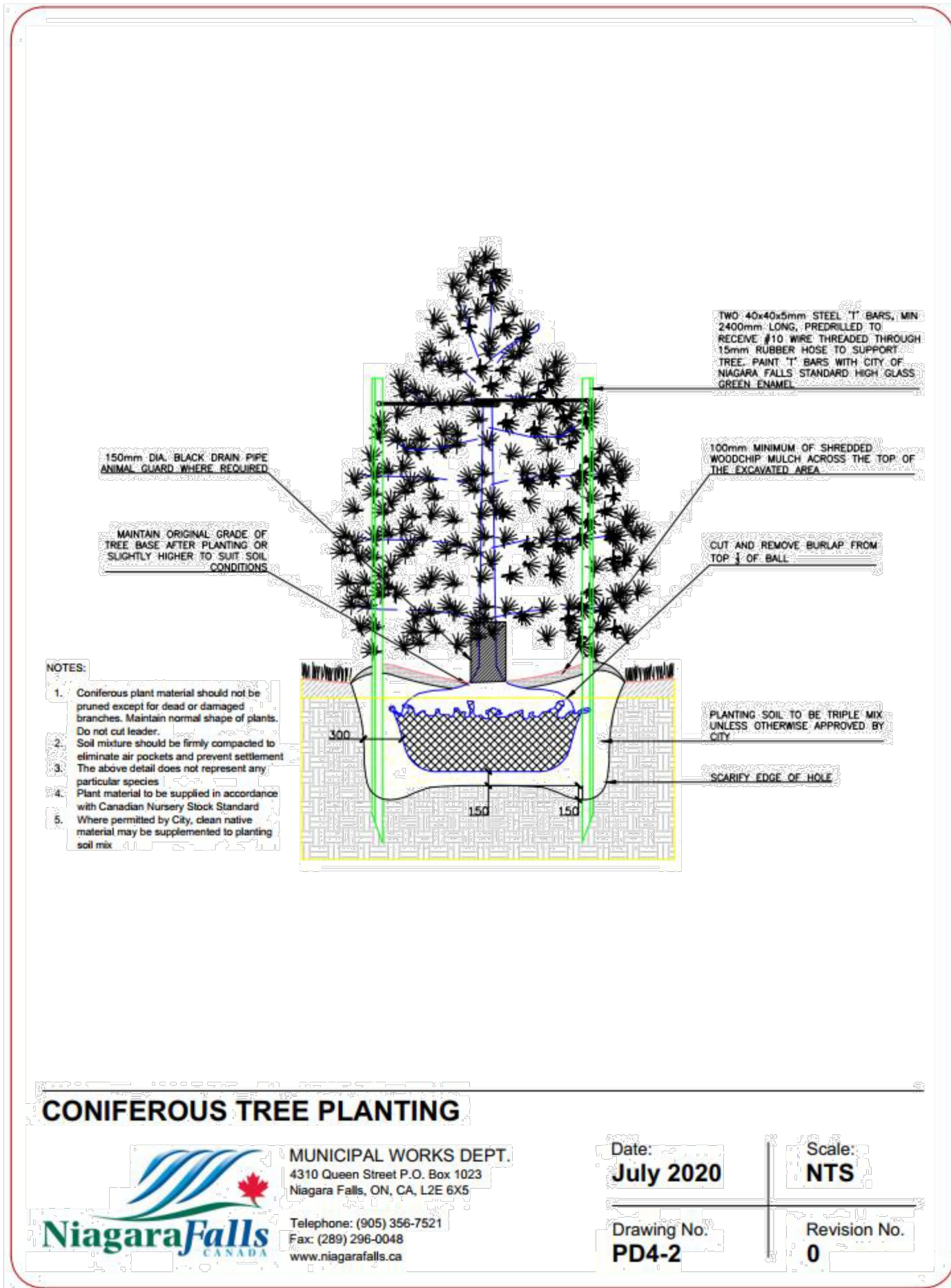
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Key Plan



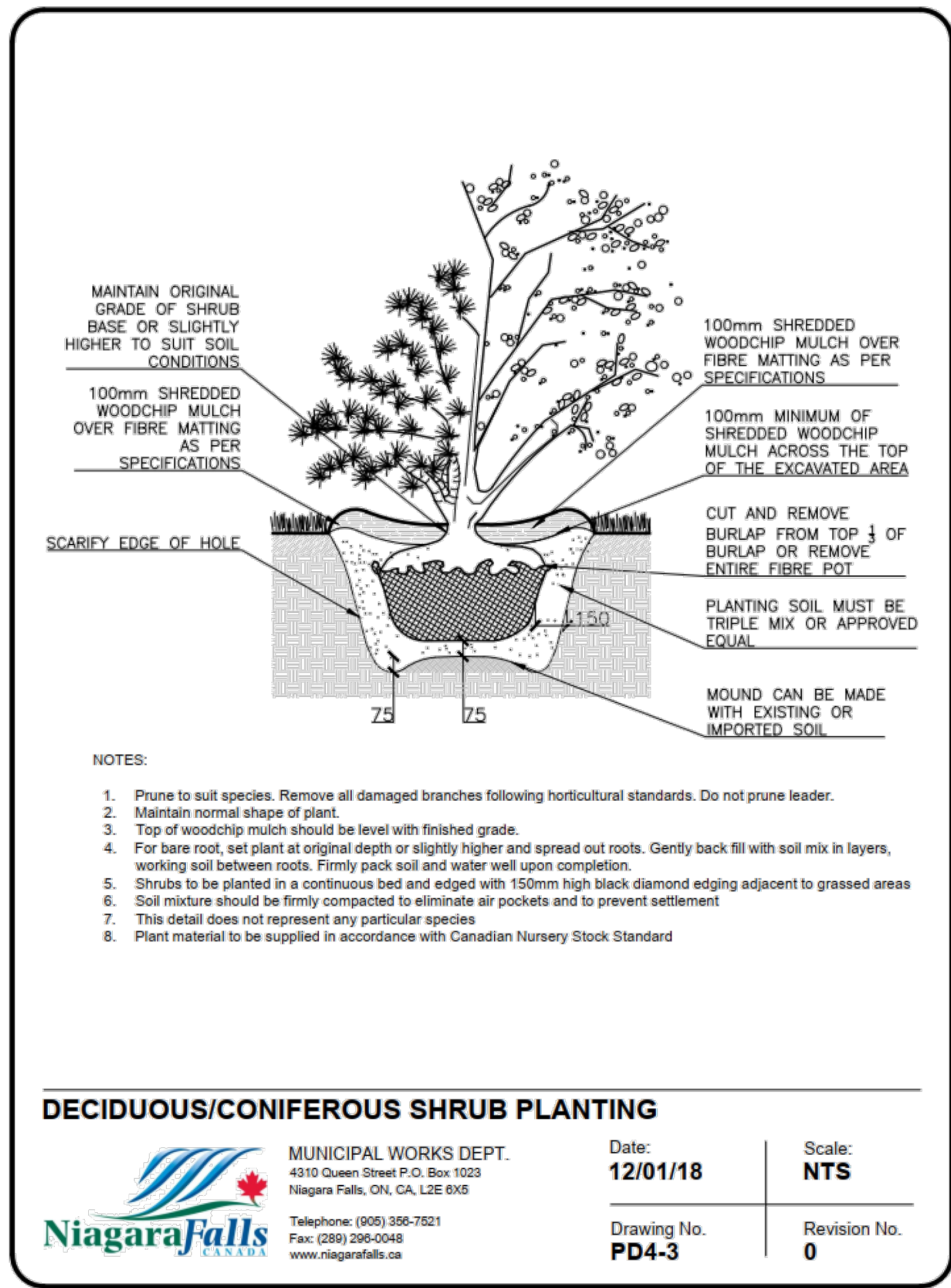
1 DECIDUOUS TREE

Scale: 1:1



2 CONIFEROUS TREE

Scale: 1:1



3 SHRUBS

Scale: 1:1

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Revision		
City Approval Stamp		



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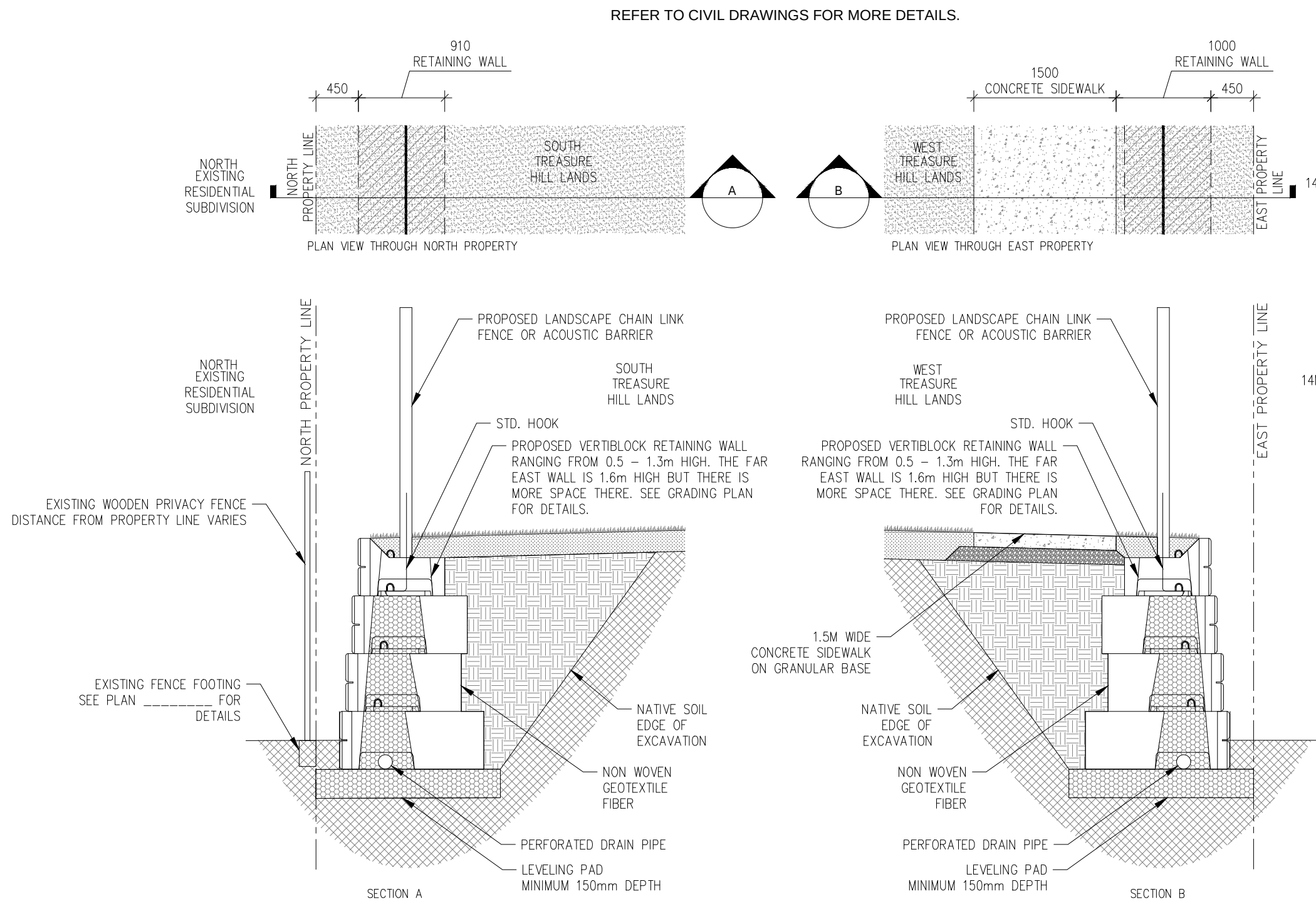
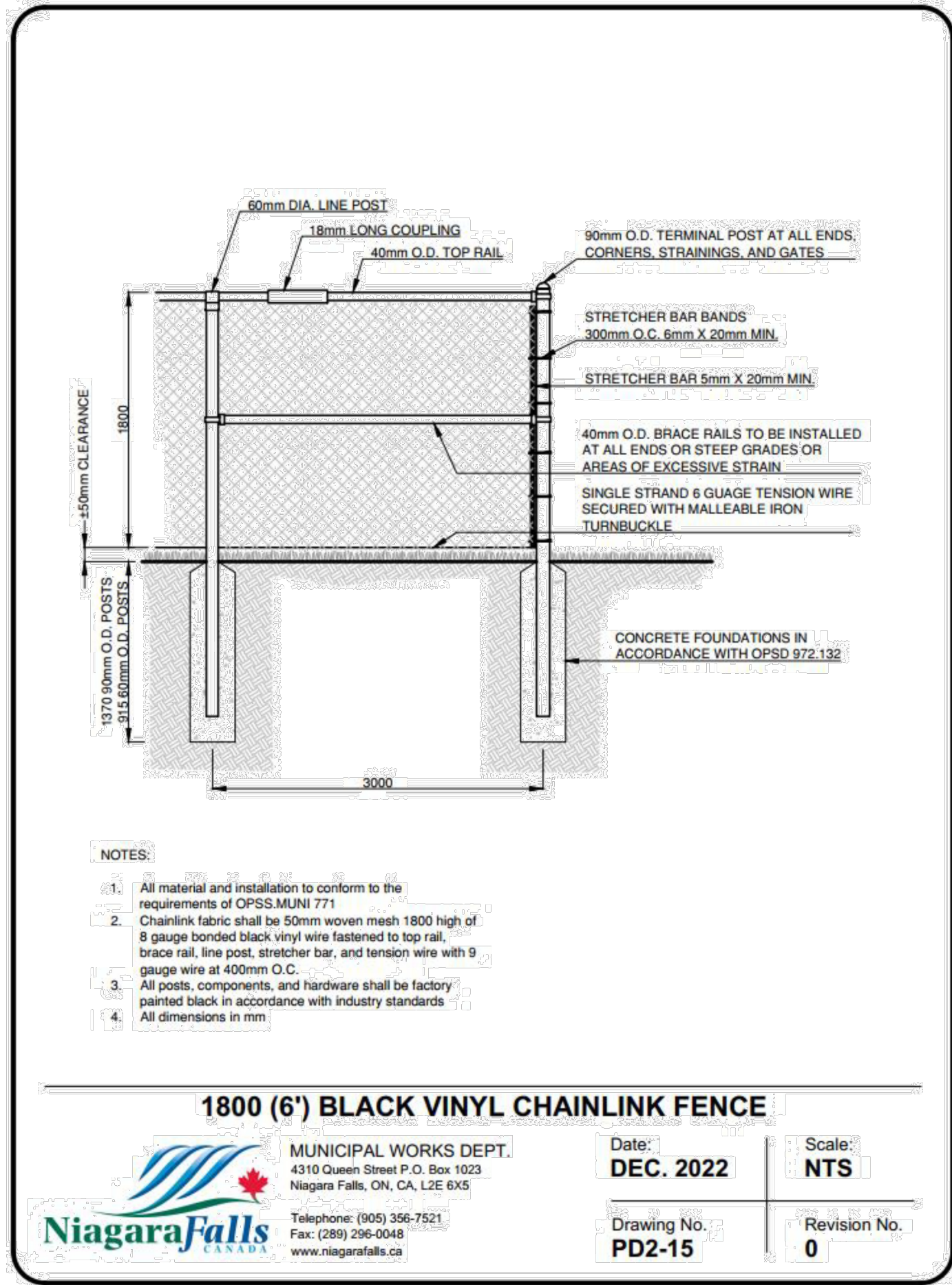
3770 Montrose
Niagara Falls Ontario

Title

PLANTING DETAILS

Date	MAY 2024	Sheet
Scale	NTS	
Drawn	MC	
Checked	MC	
Job No.	22-172	

D1

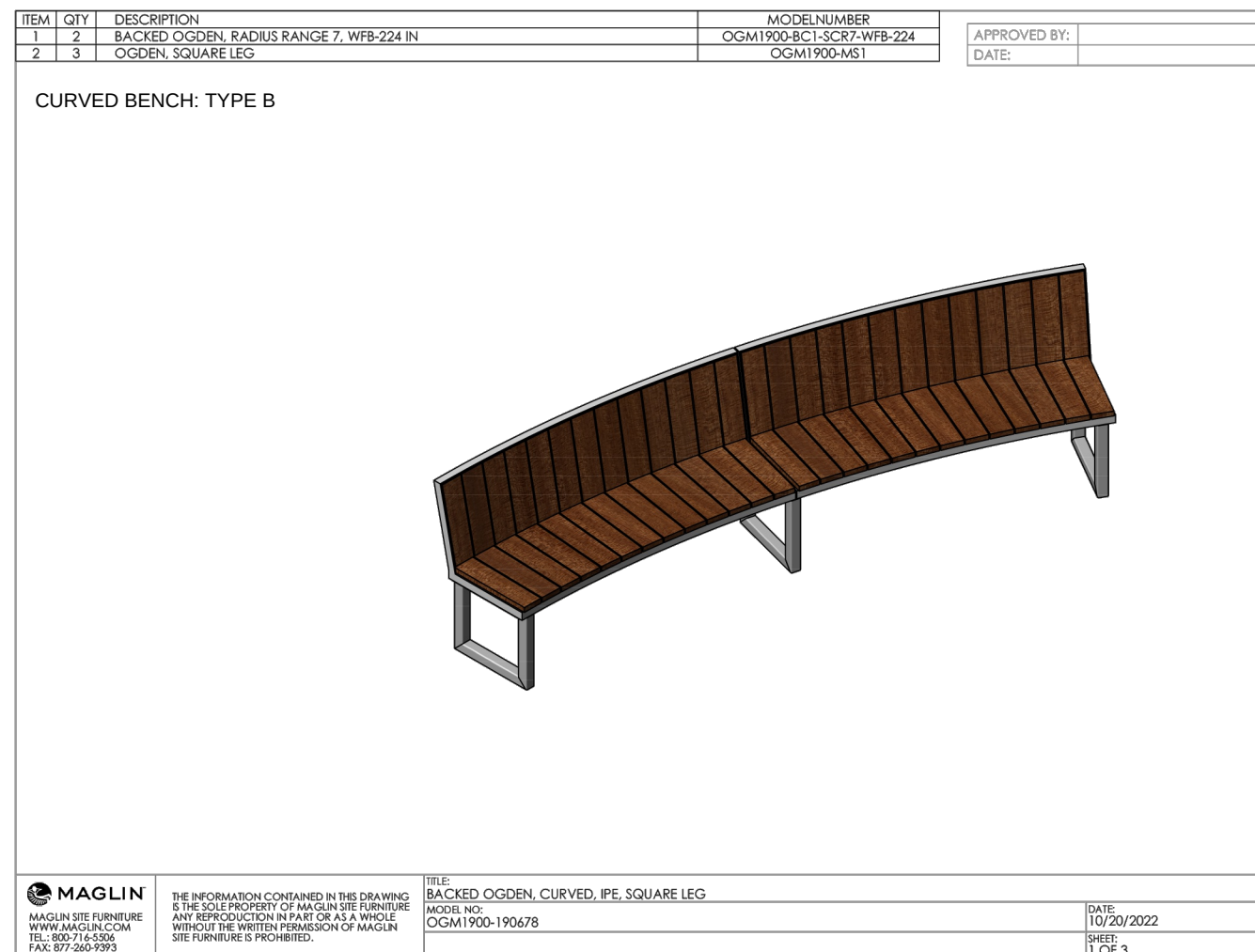
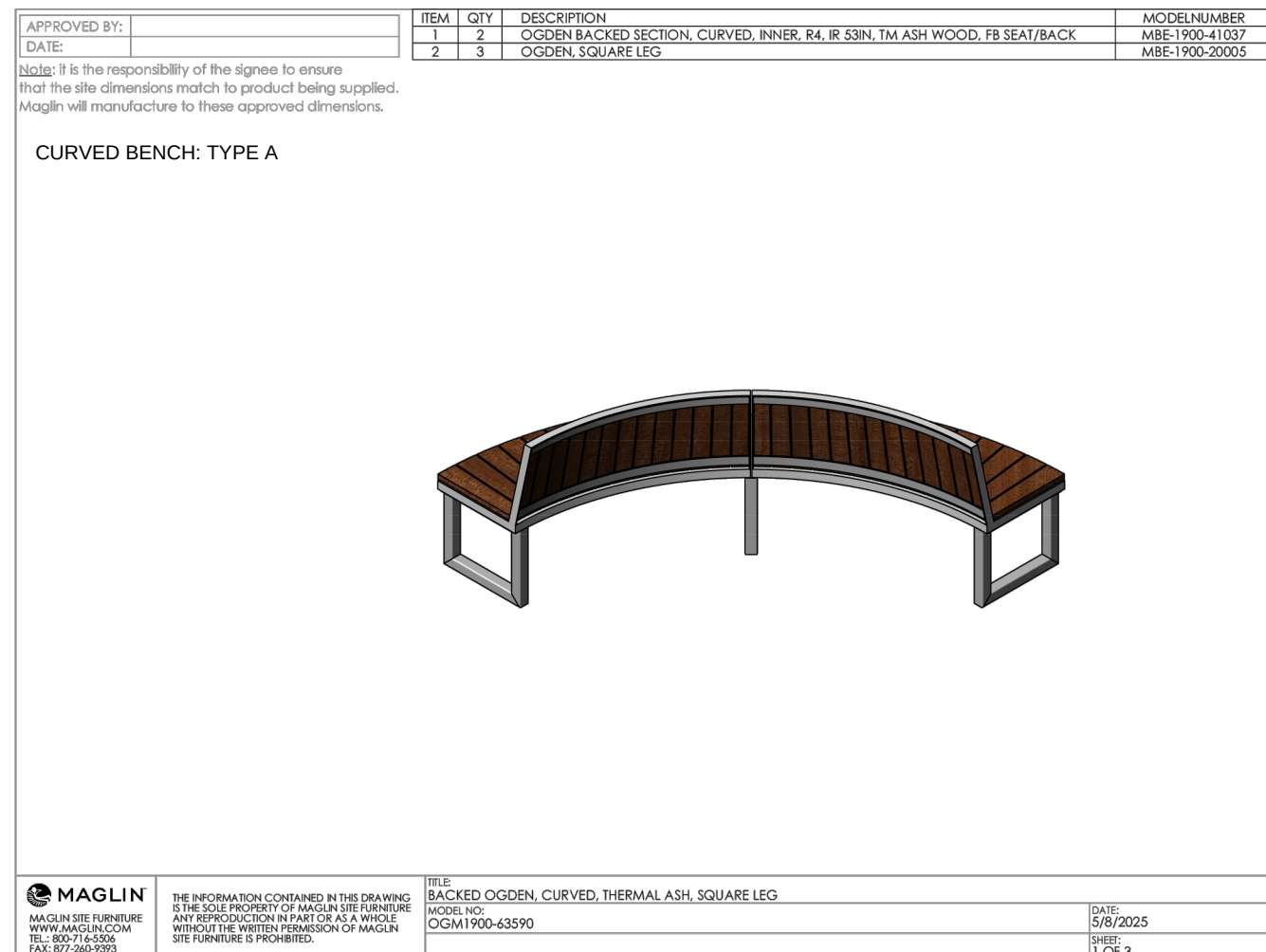


1 1.2-1.8M HT. CHAIN LINK FENCE (HEIGHTS NOTED ON PLANS)

Scale: N.T.S.

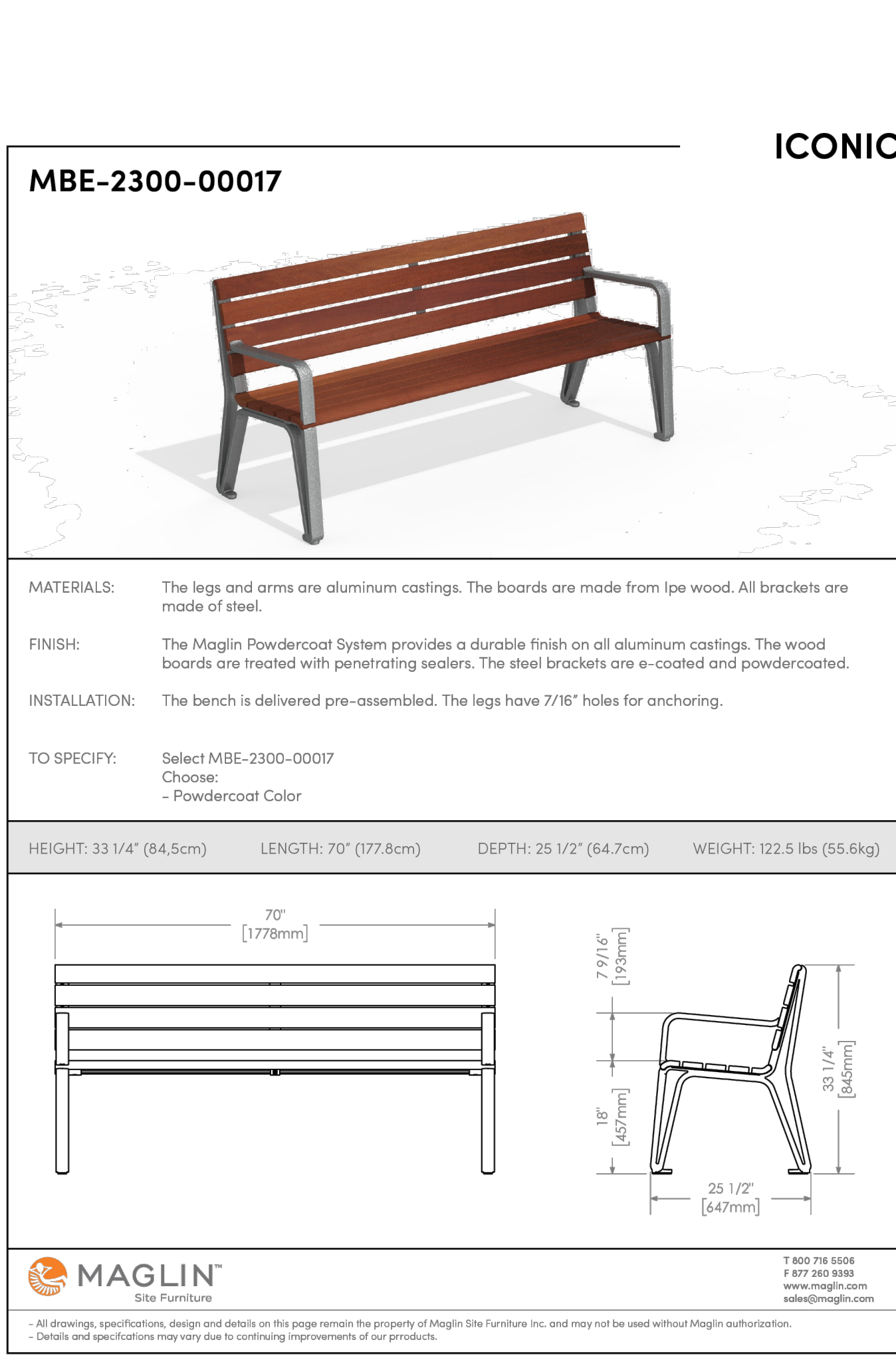
2 FENCE ON THE RETAINING WALL

Scale: 1:50



3 CURVED BENCH SEATING

Scale: N.T.S.



4 BENCH

Scale: NTS

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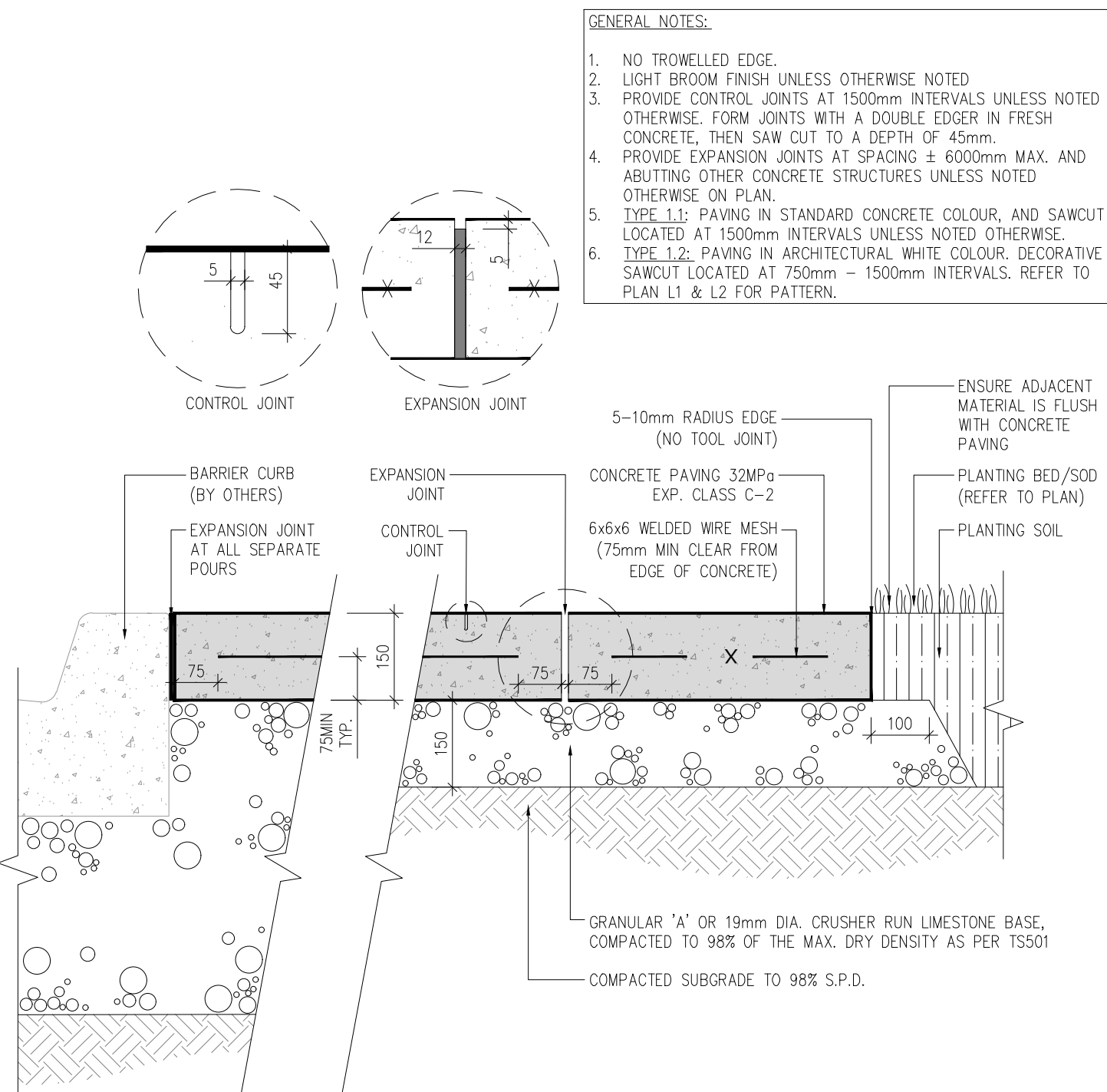
CONSTRUCTION DETAILS

Date	MAY 2024	Sheet
Scale	NTS	
Drawn	MC	
Checked	MC	
Job No.	22-172	

D2

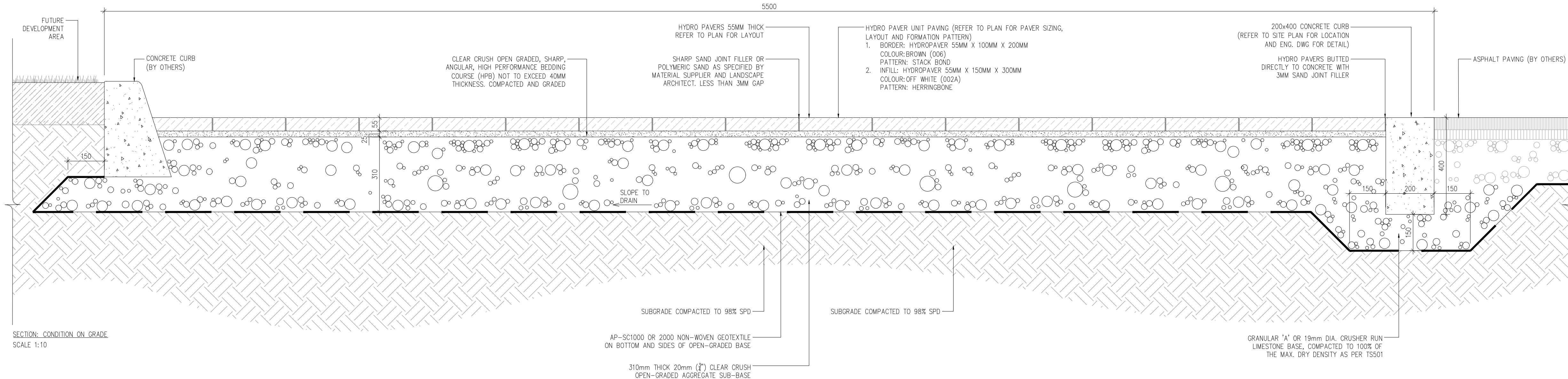
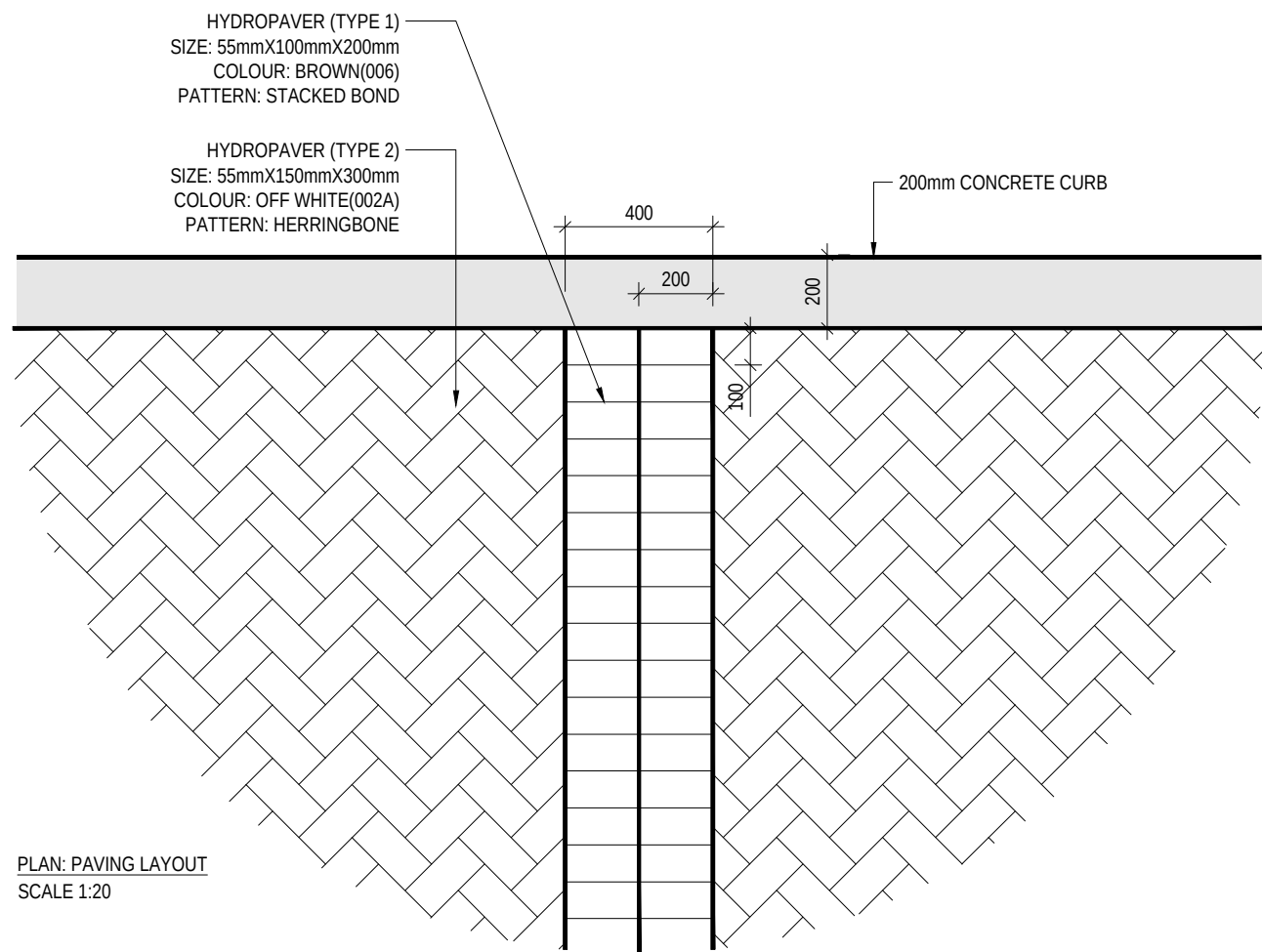
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Key Plan



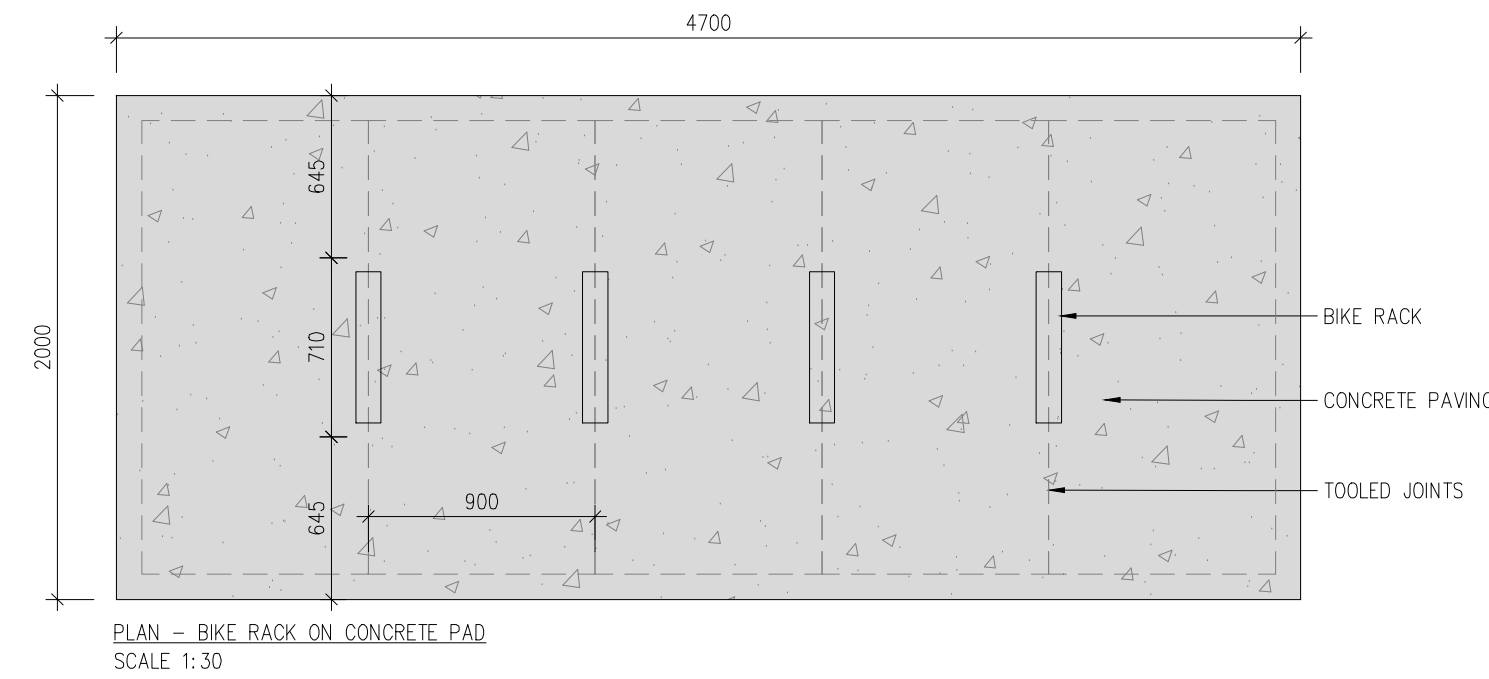
CONCRETE PAVING

Scale: 1:10



PERMEABLE PAVING AT VISITOR PARKING

Scale: 1:10



100 SERIES

MBR-0150-00002

Héritage # MBR150-S



Sustainability Facts

Unit Size	One (1) MBR-0150-00002 Bike Rack
Carbon footprint (GWP)	60 kg CO ₂ -Eq <i>Measured in kilograms of carbon dioxide equivalent</i>
Total energy use (TPE)	1050 MJ-Eq <i>Measured in megajoules of energy equivalent</i>
Water use (WDP)	0.518 m ³ water <i>Measured in cubic metres of water</i>
Material recyclability	100%
LEED v4.1 Credits	
Type III Environmental Product Declaration	Material Inventory
Low VOC finishes	Free of Red List substances

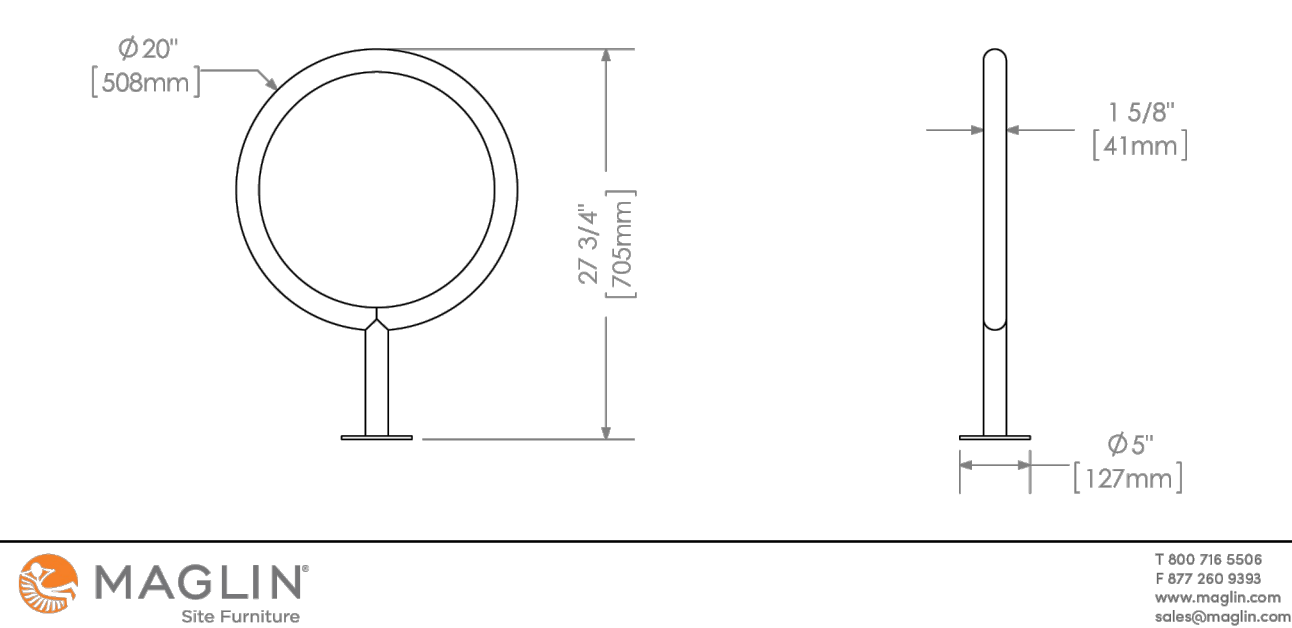
DESCRIPTION: 100 Series - 150 Bike Rack: H.S. Steel Tube and Steel Mounting Plate, Surface Mount, 2 Bike Configuration

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled.

TO SPECIFY: Select MBR-0150-00002
Choose:
- Powdercoat Color

HEIGHT: 27.75" (70.5cm) DIAMETER: 20" (50.8cm) WEIGHT: 12.04lbs (5.5kg)



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BIKE RING

Scale: N.T.S. / 1:30

C.I.P CONCRETE FLUSH CURB (200MM WIDE)

Scale: 1:10

PAVER NOTES:
1. LIMESTONE SHALL NOT BE USED FOR BEDDING AND SUB-BASE.
2. MATERIALS AND CONSTRUCTION OF PERMEABLE PAVEMENT STRUCTURE SHALL MEET THE SPECIFICATIONS FOR INSTALLATION OF HYDROPAVER PERMEABLE PAVERS

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City Approval Stamp		



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Title

CONSTRUCTION DETAILS

Date MAY 2024
Scale NTS
Drawn MC
Checked MC
Job No. 22-172

Sheet

D3

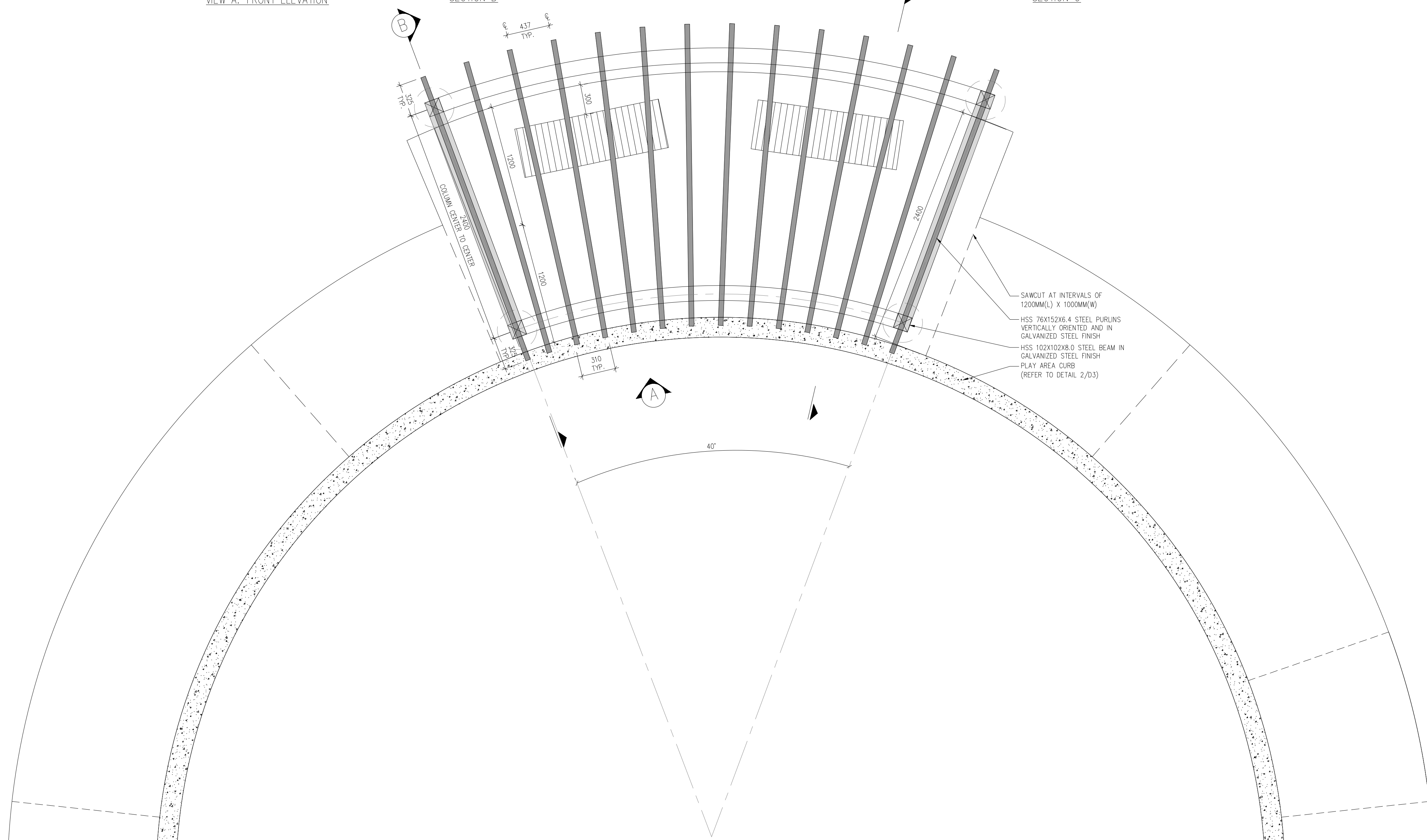


Date	MAY 2024	Sheet
Scale	NTS	D4
Drawn	MC	
Checked	MC	
Job No.	22-172	

Key Plan

1. THERE SHALL BE NO SITE WELDING OR PAINTING. ALL STEEL COMPONENTS ARE TO BE HOT-DIPPED GALVANIZED.
2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
3. ALL STEEL BARS, PLATES AND SHAPES SHALL BE NEW, FREE FROM RUST AND MEET THE REQUIREMENTS OF CSA C40.20/G40.21 M 350.15, UNLESS OTHERWISE SPECIFIED.
4. ALL WELDING EQUIPPED PERSONNEL SHALL BE CERTIFIED TO CSA W59-03. WELDING SHALL ONLY BE UNDERTAKEN BY A COMPANY APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA W47.1.
5. MINIMUM ALLOWABLE SOIL PRESSURE TO BE 150KPa.
6. A STRUCTURAL ENGINEER SHALL CERTIFY IN WRITING THAT THE COSS HAS BEEN CONSTRUCTED TO THE PERMANENTLY APPROVED STAMPED DETAIL. A COPY OF THE CERTIFICATION SHALL BE FORWARDED TO THE TOWN, PRIOR TO RELEASE OF SECURITIES

- CAN/CSA-A23.1-04 METHODS OF TEST FOR CONCRETE.
- CAN/CSA-S269.3 CONCRETE FORMWORK.
- CAN/CSA-G30.18-M92 BULLET STEEL BARS FOR CONCRETE REINFORCEMENT, GRADE 400.
- CAN/CSA-A37.1-94 MASONRY CONSTRUCTION FOR BUILDINGS.



PERGOLA - PLAY AREA

Scale: 1:25

City Approval Stamp

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Title

CONSTRUCTION DETAILS

Date	MAY 2024	Sheet
Scale	NTS	D5
Drawn	MC	
Checked	MC	
Job No.	22-172	

NOTES:

WOOD (GENERAL SPECIFICATIONS)

All wood shall be western red cedar, selected for good appearance and free of wane and bark pockets. All torn grain and surface stain shall be eliminated by sanding or planing. Members with heavy knots and/or sap stain shall be well distributed throughout the installation. The skirt rail shall be pressure treated.

STAIN FOR WOOD FENCE - Stain shall consist of :
- A base of blended resins and oils in a water suspension
- Suspended solids which are not less than 21% and not greater than 31% by volume.
- V.O.C.'s (volatile organic compounds) which are not in excess of 350g/L in accordance with A.S.T.M. D-2369.
- Levels of liquid microbicides and any other potential toxic substances which are environmentally safe (not requiring Provincial or Federal registration).
- None of the following hazardous substances :
Folpet [N-(trichloromethylthio) phthalimide]
Bis (tributyltin) oxide
Copper Naphthenate
Copper 8 Quinolinate
Zinc Naphthenate
- Sufficient oxide pigments to obtain desired colour tone and level of opacity (color to be approved by City for each installation).

STAIN APPLICATION - Apply two coats on clean dry wood using spray, brush or dipping methods to achieve full coverage of all exposed surfaces. Apply outdoors only in suitable weather conditions during which the temperature is between C and 21 C for a period of 48 hours following applications.

FASTENERS - Including ardox nails, bolts, nuts and washers, shall be hot-dip galvanized steel.

CONCRETE - Shall be 25 MPA at 28 days minimum.

EXECUTION:

SOIL - Beneath and within 2 m radius of any footing, shall be certified 95% standard proctor density prior to construction.

POSTS - Shall be plumb within 5 mm/m above grade.

INFILL - Members shall be tight fitted to eliminate all gaps and rattling.

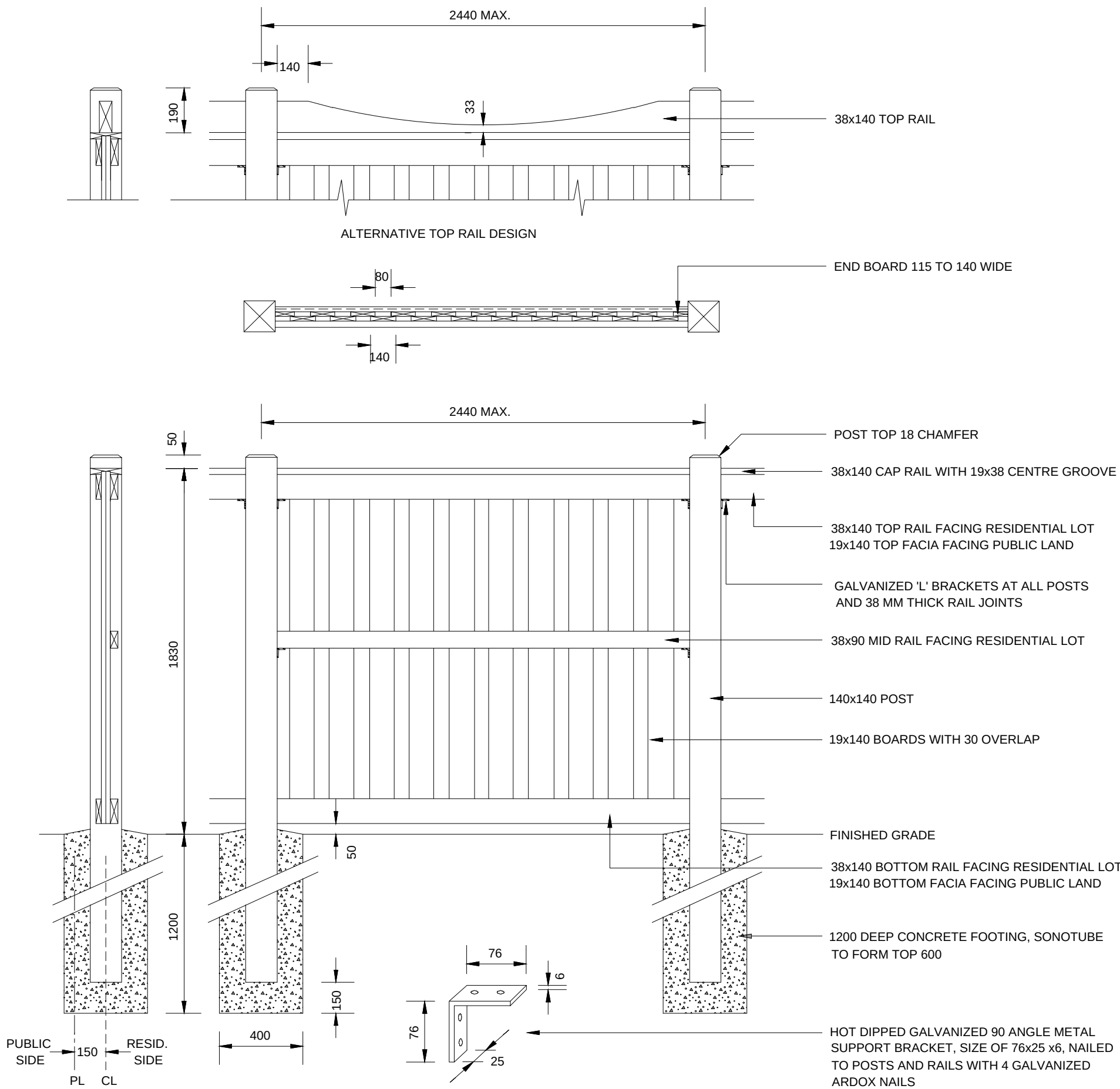
STEP FENCE - On slopes step fence panels a minimum of 50 mm and a maximum of 150 mm at each post.

DOUBLE POST - All direction changes greater than 20 degree.

NAILING - All nails galv. ardox and 75 mm (3") unless noted otherwise. All nails to be evenly spaced and set not less than 25 mm from edge of any member.
Rails : 3 nails to post at each end, 3 nails thru top and bottom rails to vertical members in staggered pattern. For mid rail, 3 nails 50 mm (2") per vertical member.
Facia Board : 2 nails 50mm (2") each end to vertical members.

WARRANTY
The fence shall be guaranteed for one (1) year as follows : 5 mm/m on plumb of posts and level of infill members. Gaps between infill members shall not exceed 6 mm (1/4"). Infill members shall be tight and free of rattling.

ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.



1 1.8M HT. WOOD PRIVACY FENCE

Scale: 1:50

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

Key Plan

No.	Description	Date
14	14th Submission	Oct.30/25
13	13th Submission	July 21/25
12	12th Submission	Dec.17/24
11	11th Submission	Nov.27/24
10	10th Submission	Nov.06/24
9	9th Submission	Sept.17/24
8	8th Submission	Aug.15/24
7	7th Submission	July 19/24
6	6th Submission	Jun 03/24
5	5th Submission	May 01/24
4	4th Submission	Nov 28/23
3	3rd Submission	Sept.13/23
2	2nd Submission	Apr 05/23
1	1st Submission	Dec 20/22

Revision

City Approval Stamp



NAK design strategies

423 RONCESVALLES AVENUE, TORONTO, ON M6B 2N1 CANADA
T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM

Project

3770 Montrose
Niagara Falls Ontario

Title

CONSTRUCTION DETAILS

Date	MAY 2024	Sheet
Scale	NTS	
Drawn	MC	
Checked	MC	
Job No.	22-172	

D6

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Key Plan

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Revision
City Approval Stamp



NAK
design strategies

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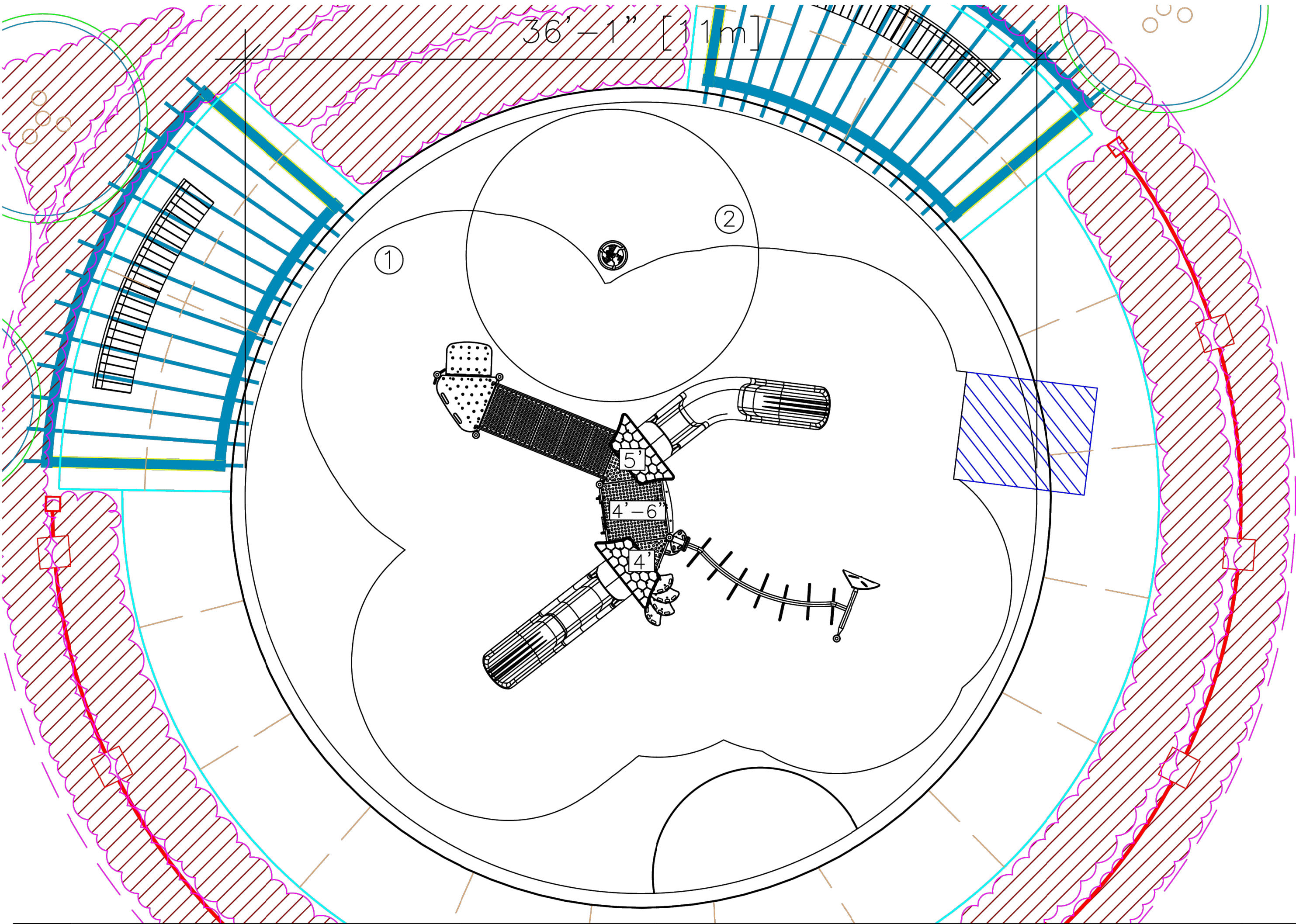
Project

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Niagara Falls Ontario

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Scale	NTS	
Drawn	MC	
Checked	MC	
Job No.	22-172	

D7



Legend

- = No-encroachment zone(s) 6' (1.83m)
- = Protective surfacing zone(s)

WARNING : The dimensions on this plan represent the measurements of the safety surfacing.
Jambette holds no liability for the dimensions provided by the client.

The CSA Z614:20 standard and the professional judgement of the manufacturer were used to determine the layout of this plan.

Annex H compliance		
5-12 years old	Total	Required
Elevated play components	5	n/a
Accessible elevated play components	5	3
Accessible ground level components	3	2
Types of ground level components	2	2

Drawn by: H.D.
Date: 28.05.2025

Quotation
1105145

Jambette

Openspace Solutions Inc.
City of Niagara Falls
Montrose Park

Layout Plan

- 1- Playstructure
J3-22574-HA
- 2- Xyrä-35
L-09001



Scale: 1:25

1 PLAY EQUIPMENT