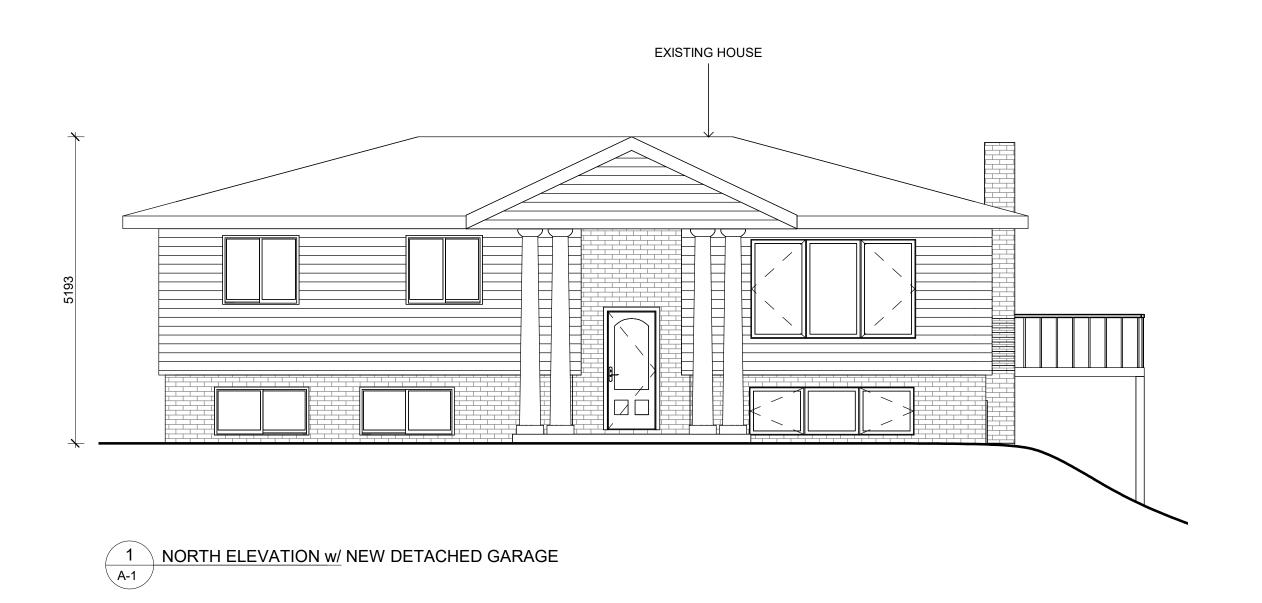
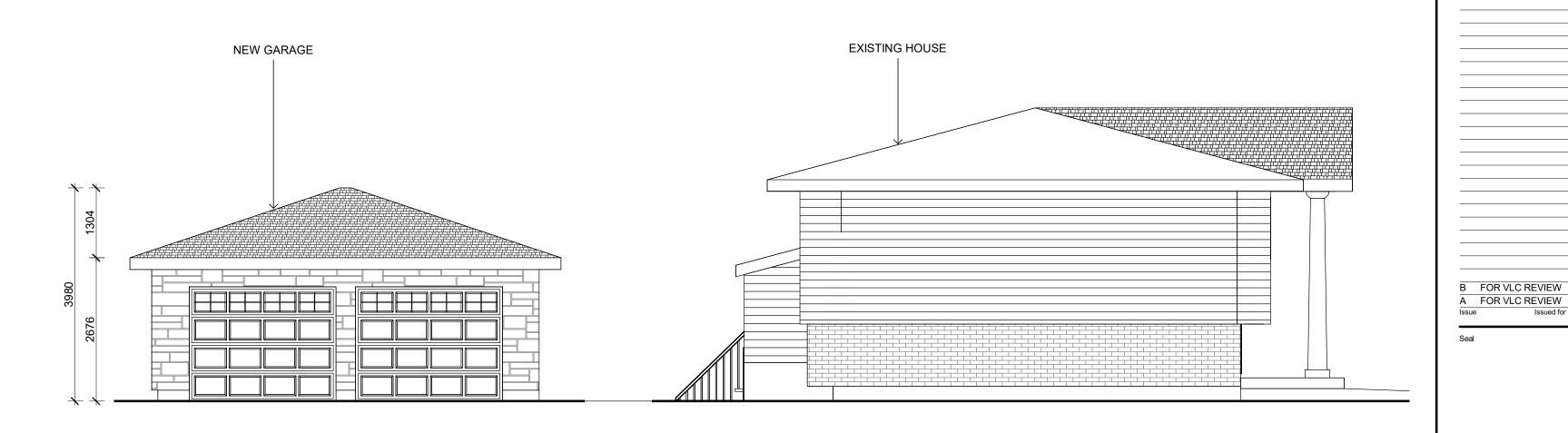


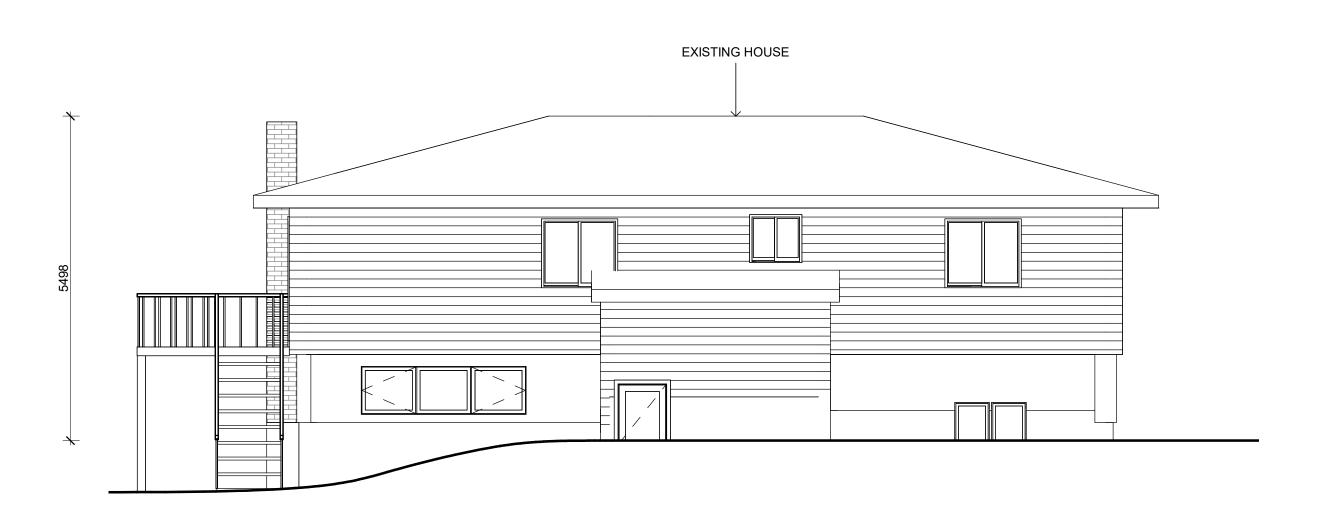
08MAY2024 MT

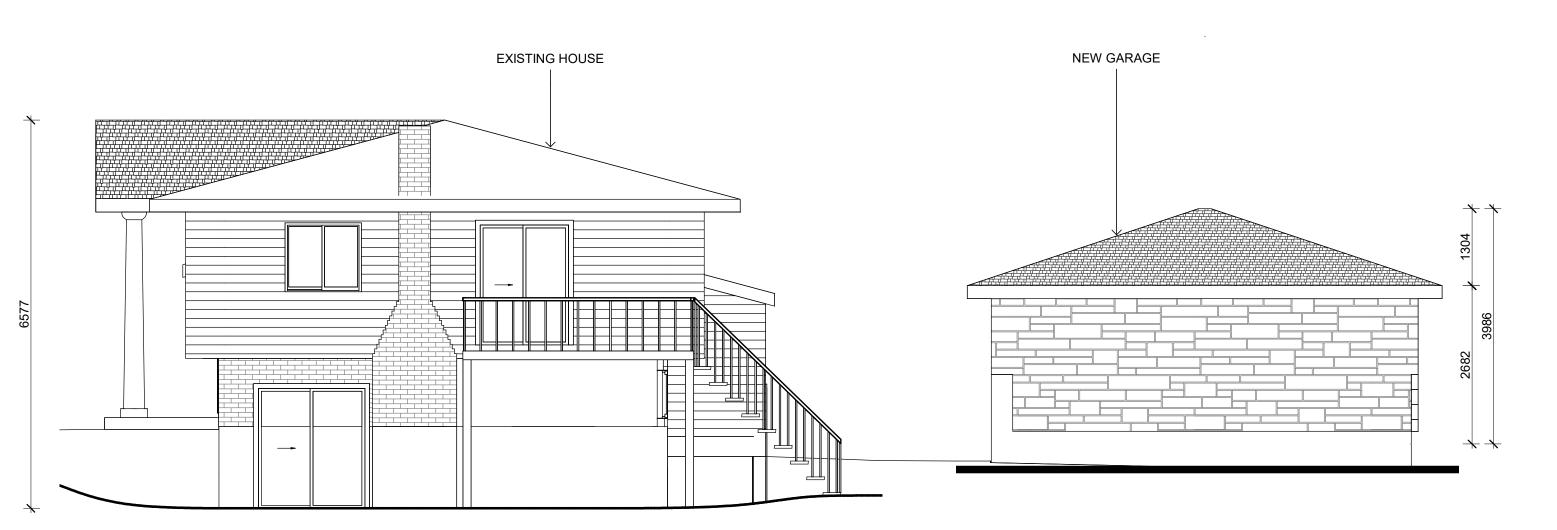
25JUL2023 MT
Date Init.





3 EAST ELEVATION w/ NEW DETACHED GARAGE





2 SOUTH ELEVATION w/ NEW DETACHED GARAGE

4 WEST ELEVATION w/ NEW DETACHED GARAGE
A-1

Project Title

YORK ESTATES UNIT 1

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1490 YORK RD. NIAGARA-ON-THE-LAKE

Drawing Title

EXISTING ELEVATIONS w/ NEW DETACHED GARAGE

Drawn	Designed by
JC	MT
Scale	Date Created
3/16" = 1'-0"	03/17/22
Job Number	Issue
21159	В
Drawing Number	
	A-1

Plotted on 2024-05-09 9:13:18 AM





1 EAST ELEVATION A-3 1:50



2 WEST ELEVATION A-3 1:50 Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.

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E FOR VLC REVIEW

D FOR VLC REVIEW

C FOR VLC REVIEW

A CLIENT REVIEW

Issue Issued for

B FOR COORDINATION

08MAY2024 MT

25JUL2023 MT

25JUL2022 MT

27JUN2022 JC

05MAY2022 MT Date Init.

Project Title

Drawing Title

YORK ESTATES UNIT 2

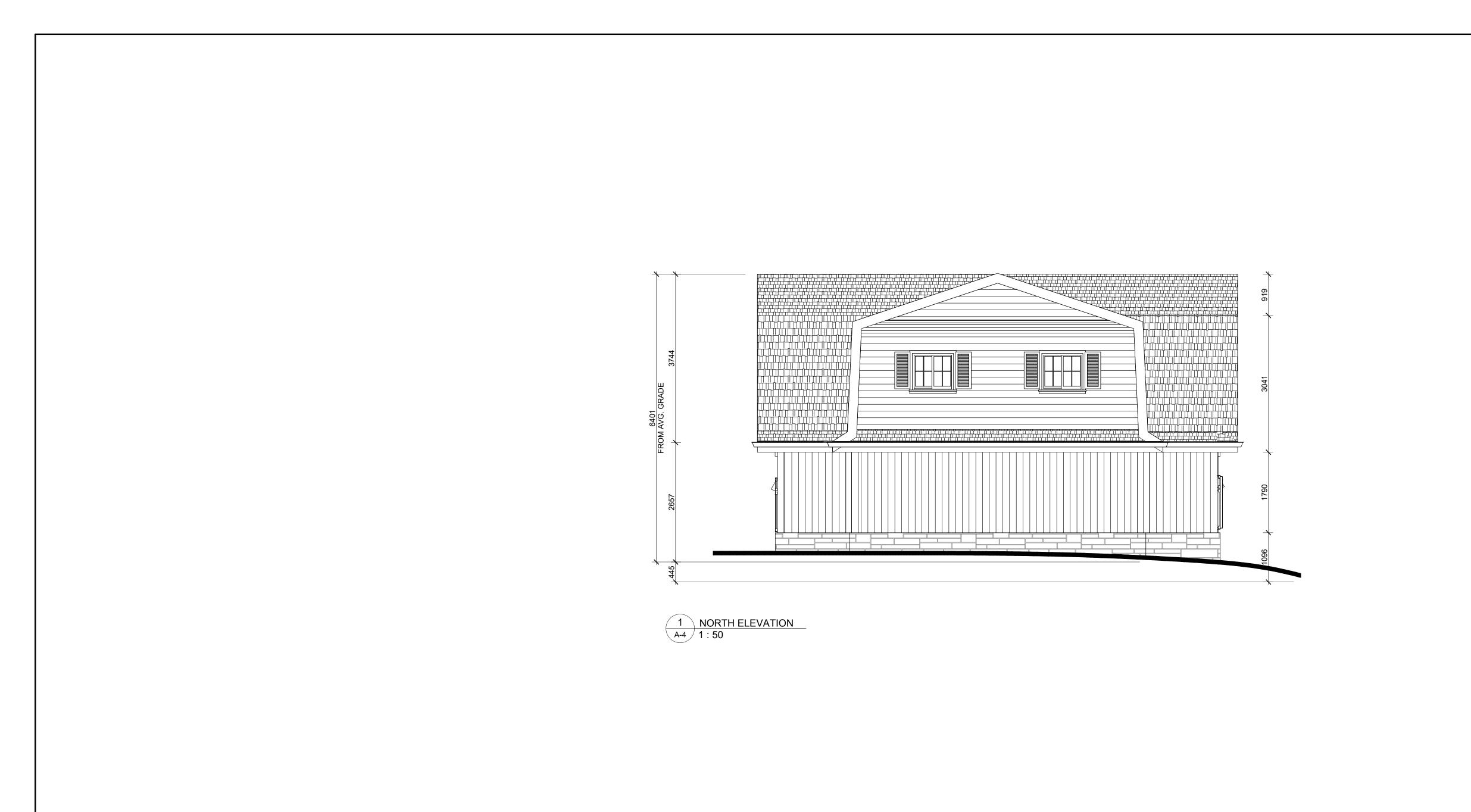
1490 YORK RD. NIAGARA-ON-THE-LAKE

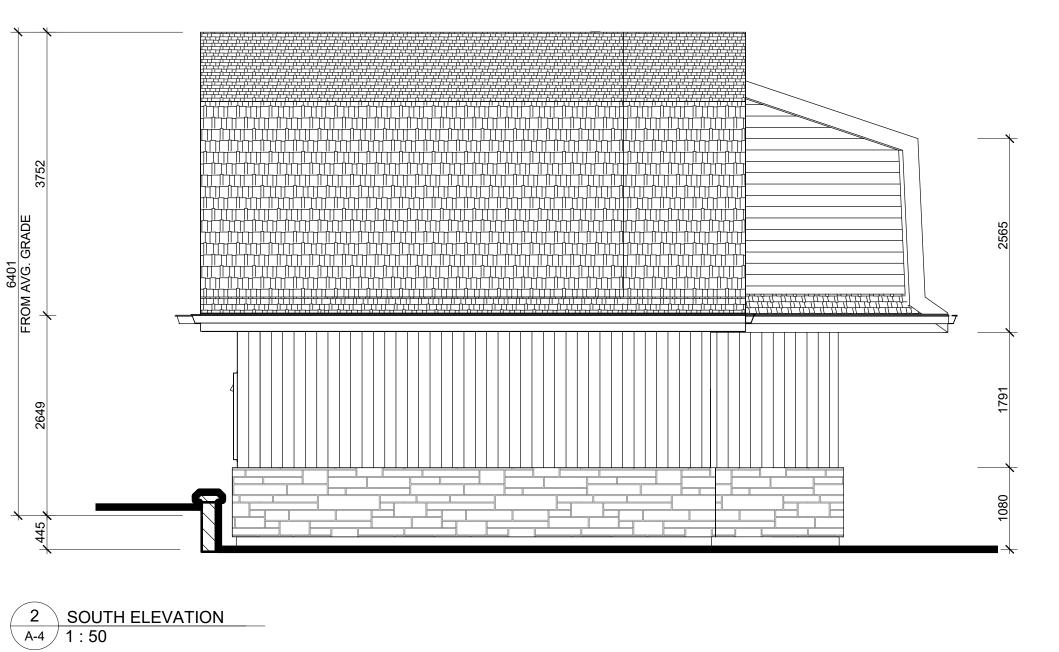
ELEVATIONS

Drawn	Designed by
JC	MT
Scale	Date Created
1 : 50	03/09/22
Job Number	Issue
21159	E

A-3

Plotted on 2024-05-09 9:11:10 AM





LEGEND

ROOF SHINGLE

VERTICAL SIDING

HORIZONTAL SIDING

BRICK OR STONE VENEER

E FOR VLC REVIEW 08MAY2024 MT
D FOR VLC REVIEW 25JUL2023 MT
C FOR VLC REVIEW 25JUL2022 MT
B FOR COORDINATION 27JUN2022 JC
A CLIENT REVIEW 05MAY2022 MT
Issue Issued for Date Init.

Seal

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Project Title

Drawing Title

YORK ESTATES UNIT 2

1490 YORK RD. NIAGARA-ON-THE-LAKE

**ELEVATIONS** 

 Drawn
 Designed by

 JC
 MT

 Scale
 Date Created

 1:50
 05/05/22

 Job Number
 Issue

 21159
 F

Drawing Number

A-

Plotted on 2024-05-09 9:11:11 AM



1 PERSPECTIVE VIEW
A-5



PERSPECTIVE VIEW

A-5

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08MAY2024 MT 25JUL2023 MT

25JUL2022 MT 05MAY2022 MT Date Init.



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D FOR VLC REVIEW
C FOR VLC REVIEW
B FOR VLC REVIEW

A CLIENT REVIEW
Issue Issued for

Project Title

YORK ESTATES UNIT 2

1490 YORK RD. NIAGARA-ON-THE-LAKE

Drawing Title

PERSPECTIVE VIEWS

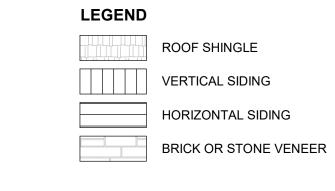
Drawn
JC
MT

Scale
Date Created
05/18/22

Job Number
Issue
21159
Drawing Number

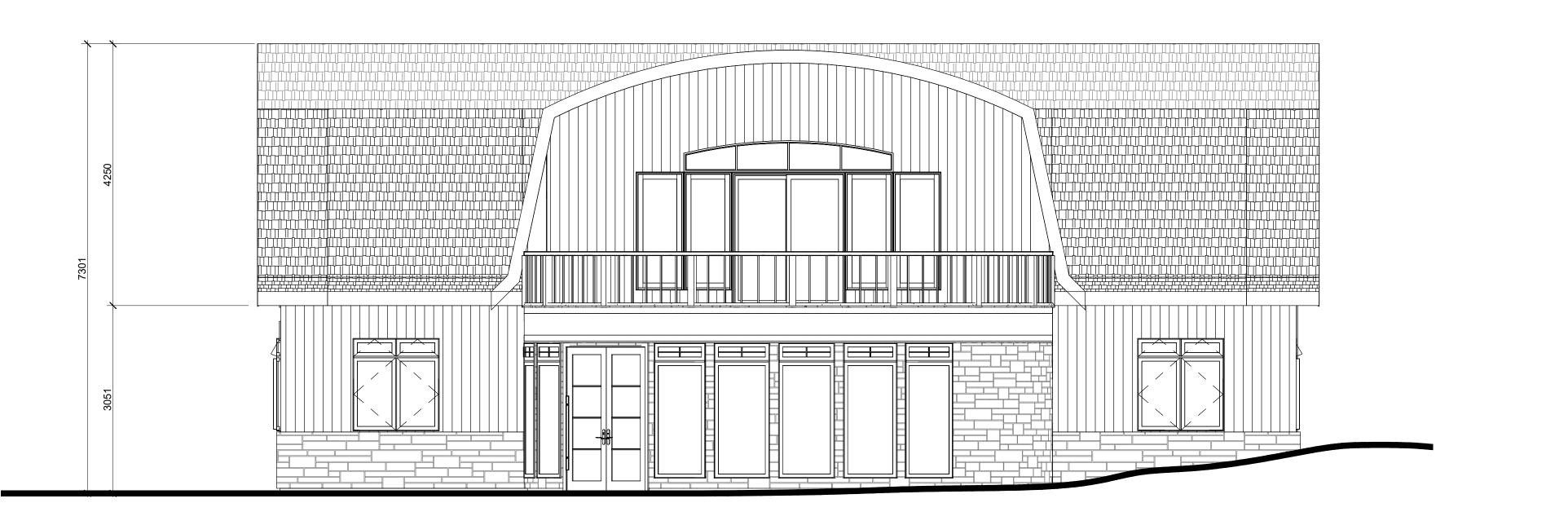
A-5

Plotted on 2024-05-09 9:11:13 AM





1 NORTH ELEVATION A-7 1:50



2 SOUTH ELEVATION 1:50 Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.

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A CLIENT REVIEW

Issue Issued for

B FOR COORDINATION

08MAY2024 MT

25JUL2023 MT

25JUL2022 MT

27JUN2022 JC

05MAY2022 MT Date Init.

Project Title

UNIT 3

1490 YORK RD. NIAGARA-ON-THE-LAKE

Drawing Title

**ELEVATIONS** 

Drawn	Designed by
JC	JC/MT
Scale	Date Created
1 : 50	03/09/22
Job Number	Issue
21159	Е
Drawing Number	

A-7

Plotted on 2024-05-09 9:08:04 AM





2 WEST ELEVATION
A-8 1:50

LEGEND

ROOF SHINGLE

VERTICAL SIDING

HORIZONTAL SIDING

BRICK OR STONE VENEER

E FOR VLC REVIEW 08MAY2024 MT
D FOR VLC REVIEW 25JUL2023 MT
C FOR VLC REVIEW 25JUL2022 MT
B FOR COORDINATION 27JUN2022 JC
A CLIENT REVIEW 05MAY2022 MT
Issue Issued for Date Init.

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Project Title

UNIT 3

1490 YORK RD. NIAGARA-ON-THE-LAKE

Drawing Title

ELEVATIONS

 Drawn
 Designed by

 JC
 JC/MT

 Scale
 Date Created

 1:50
 05/05/22

 Job Number
 Issue

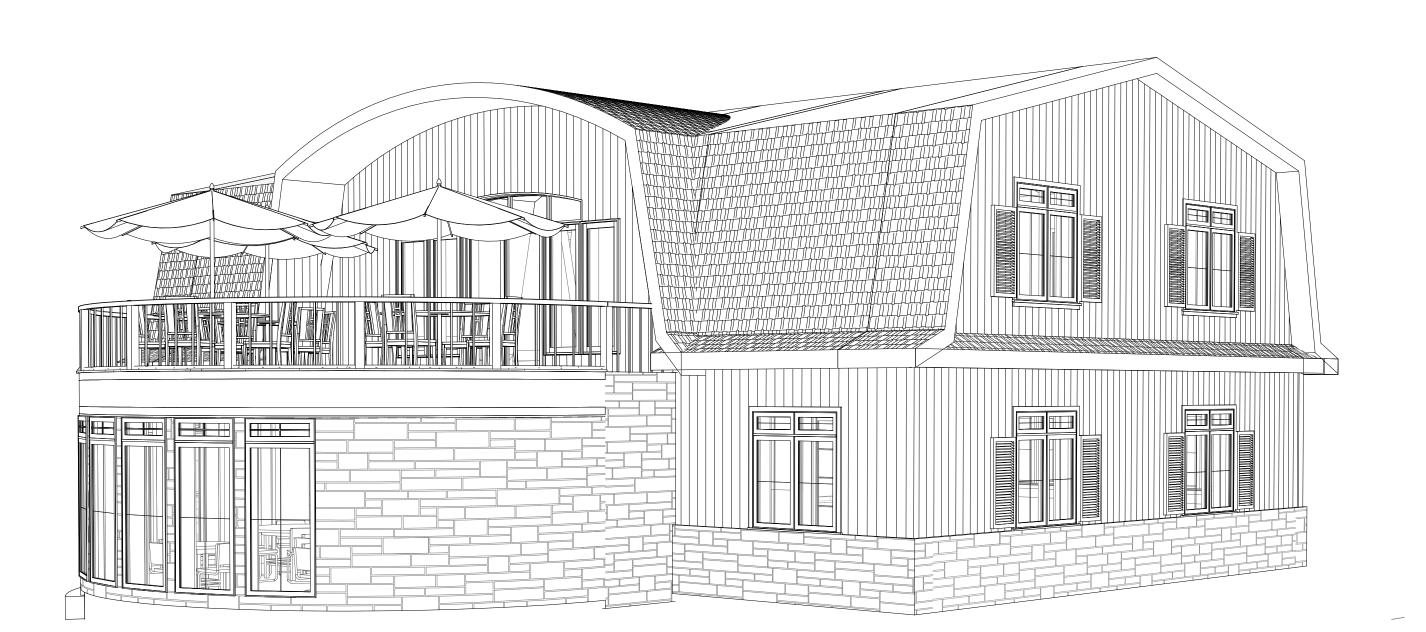
 21159
 E

 Drawing Number

Plotted on 2024-05-09 9:20:48 AM



1 PERSPECTIVE VIEW
A-9



2 PERSPECTIVE VIEW
A-9

08MAY2024 MT
25JUL2023 MT
25JUL2022 MT
05MAY2022 MT
Date Init.

D FOR VLC REVIEW
C FOR VLC REVIEW
B FOR VLC REVIEW
A CLIENT REVIEW
Issue Issued for

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Project Title

Drawing Title

YORK ESTATES

1490 YORK RD. NIAGARA-ON-THE-LAKE

PERSPECTIVE VIEWS

 Drawn
 Designed by

 JC
 JC/MT

 Scale
 Date Created

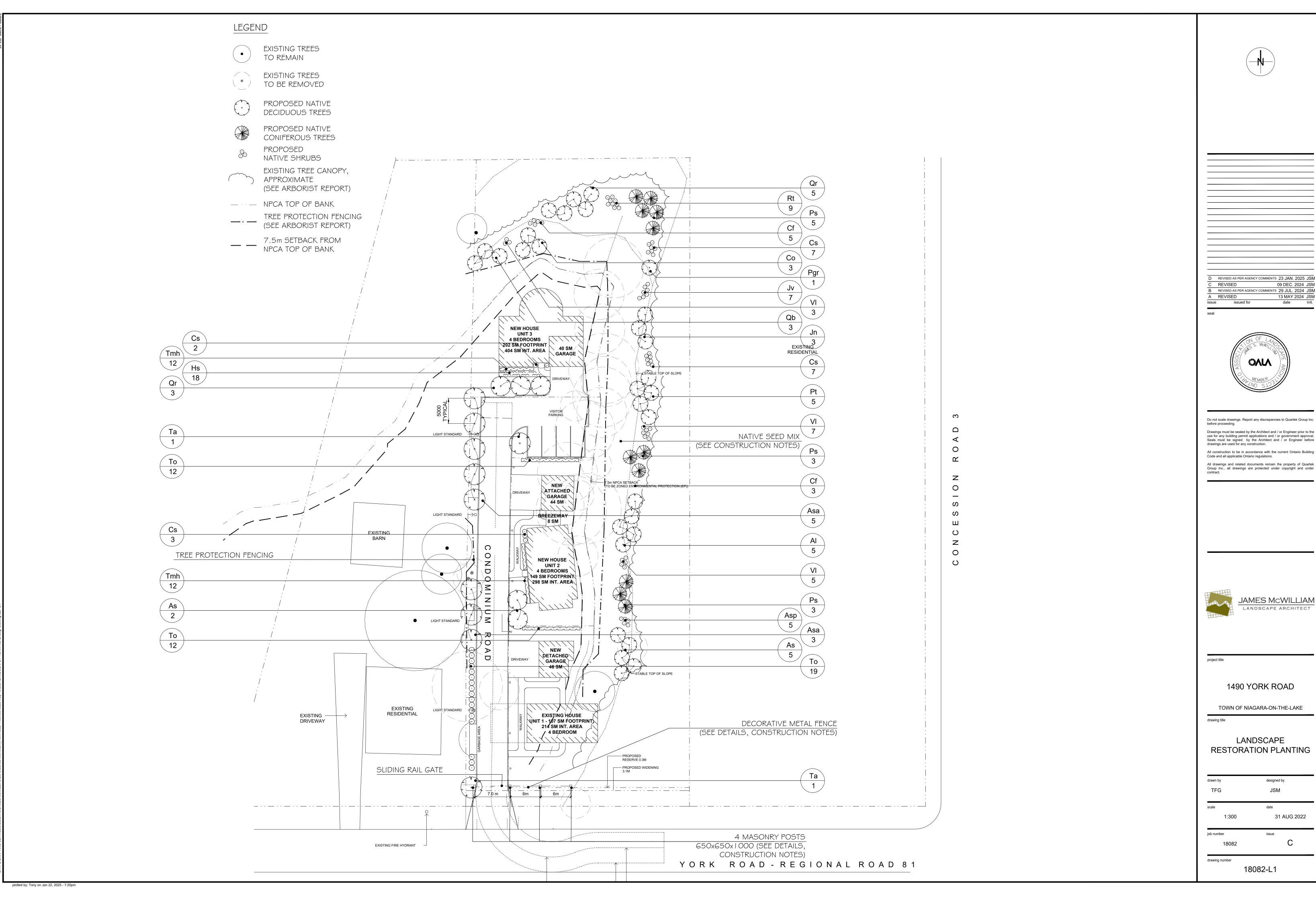
 05/18/22

 Job Number
 Issue

 21159
 D

 Drawing Number
 A-9

Plotted on 2024-05-09 9:08:07 AM



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TFG	JSM	
scale	date	
1:300	31 AUG 2022	
job number	issue	
18082	С	

## General Intent of Tree Removal and Replacement

- 1. **47 existing trees** have been identified for removal. Every effort will be made to save some of these trees, depending on the house designs and plot plans. The existing trees will be removed in a five-year period.
- Year 1:some existing trees will be removed for new garage and private road.
   Year 2 and 3: existing trees will be removed for first new house.
   Year 3 and 4: existing trees will be removed for second new house.
   Year 5:existing trees will be removed for last new house.
- 3. The proposed restoration plantings are all native species selected to attract wildlife and birds to the property.
- 4. The proposed landscaping will provide more **privacy for adjacent neighbours**.
- Restoration plantings will include 39 Deciduous Trees, 11 Coniferous Trees and 57 Shrubs These will be planted in the first year after the private road and new garage is completed

## LANDSCAPE CONSTRUCTION NOTES:

- Drawings may be scaled for approximate layout only. All planting locations to be staked by the Contractor and approved by the Landscape Architect prior to installation.
- A total of 47 trees are being removed from the site. The restoration plan proposes the following replacement quantities of native plant material (total = 107 plants)
  - a. 39 Deciduous Trees
  - b. 11 Deciduous Trees
- c. 57 Shrubs
- Plantings locations may be adjusted (as directed by landscape architect/biologist) depending on post construction site conditions.
- All disturbed areas within the tree protection zone(as noted on the landscape restoration drawings), are to be terra-seeded with the following seed mix.

Seed mix.	
Upland Native Meadow Mix	
Blue Eyed Susan (Rudbeckiahirta)	10%
Heart Leaved Aster (Aster cordifolius)	1%
Canada Anemone (Anemone Canadensis)	1%
Canada Goldenrod (Sotidago canadensis)	2%
Common Milkweed (Asclepiassyriaca)	2%
Evening Primrose (Oenetherabiennis	25%
Grass Leaved Goldenrod (Euthamiagraminifolia)	1%
Meadow Sedge (Carexgranularis)	15%
New England Aster (Aster novae-anglais)	1%
Riverbank Wild Rye (Elymus riparius)	40%
Virgins Bower (Clamatis virginiana)	1%
Wild Bergemot (Monarda fistulosa)	1%

Seed to be planted at 25 kg/ha. Simultaneously sow cover crop of Common Oats for erosion control at a rate of 25 kg/ha. Preferred sowing should take place between Oct 01 to mid November

- All planting pits are to be backfilled with 'triplemix' topsoil. Add a mineral fertilizer to consist of 7% nitrogen, 7% phosphorus, and 7% potash (7-7-7) at the rate of 80 grams per cubic metre of topsoil,
- Contractor shall be responsible for coordinating with utility companies the stake out of all utility locations. All utilities to be staked in the field prior to planting stake out.
- Plant materials specified for this project are to conform to the Canadian Nursery Trades Association (C.N.T.A.), specifications for size, species, and condition, as indicated on the drawings. Any plant materials that do not conform (in the opinion of the Landscape Architect) will be removed from the site and replaced by the Contractor at no additional cost to the project
- Plant material collected from non-nursery source will not be accepted.

## Metal Fence:

- Manufacturer = Medallion Industries, Model 8200-R, (or approved equivalent) galvanized steel, with polyester power coating, colour = black, post cap = 'ball'
   Height of fence to be 1200mm, post spacing as noted on the drawing
- Sliding Rail Gate:

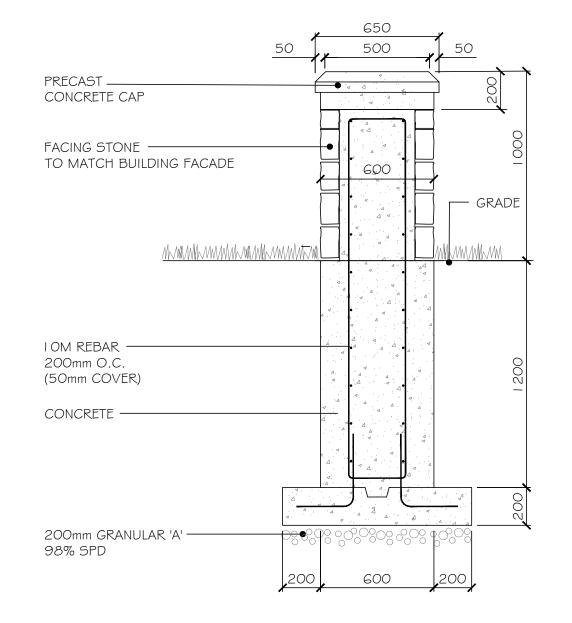
   Sliding rail gate to be manufactured by Medallion Industries, to match pattern of

## Masonry Accent Posts (7):

metal fence.

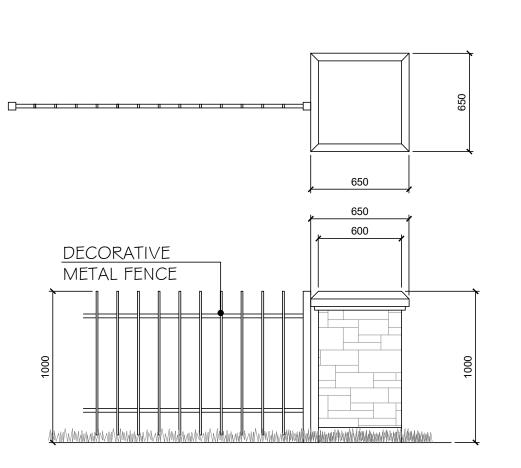
- Stone facing to be selected in consultation with architect (to match or
- complement building façade materials) prior to start of construction
  Dimensions of facing stone inset may vary based on facing stone material selected by architect

1490 York Road - Plant List								
WB = Wire Basket, B&B = Balled and Burlapped, CT = Container Grown								
Key	Botanical Name	Common Name	Size	Qty	Condition	Comments		
Native Deciduous Trees								
As	Acer saccharum	Sugar Maple	3.0m ht.	7	B&B	Full & Equal Form		
Asa	Acer saccharinum	Silver Maple	3.0m ht.	8	B&B	Full & Equal Form		
Al	Amelanchier canadensis	Servicberry	3.0m ht.	5	B&B	Full & Equal Form		
Со	Carya ovata	Shagbark Hickory	3.0m ht.	3	B&B	Full & Equal Form		
Jn	Juglans nigra	Black Walnut	3.0m ht.	3	B&B	Full & Equal Form		
Pgr	Populus grandidentata	Largetooth Aspen	3.0m ht.	1	B&B	Full & Equal Form		
Pt	Populus tremuloides	Trembling Aspen	3.0m ht.	5	B&B	Full & Equal Form		
Qb	Quercus bicolor	Swamp White Oak	3.0m ht.	3	B&B	Full & Equal Form		
Qr	Quercus rubra	Red Oak	3.0m ht.	8	B&B	Full & Equal Form		
Та	Tilia americana	Basswood	3.0m ht.	2	B&B	Full & Equal Form		
	•	Native Conif	erous Trees					
Ps	Pinus strobus	Eastern White Pine	1.5m ht.	11	WB	Branched to Ground		
Jν	Juniperus virginiana	Eastern Red Cedar	1.0m ht	5	B&B	Branched to Ground		
То	Thuja occidentalis	Eastern White Cedar	1.0m ht	39	B&B	Branched to Ground		
		Native Decidu	ious Shrubs					
Cs	Cornus sericea	Red Osier Dogwood	60cm ht.	15	СТ	Well Branched		
Cf	Cornus foemina	Stiff Dogwood	60cm ht.	6	СТ	Well Branched		
Rt	Rhus typhina	Staghorn Sumac	60cm ht.	7	CT	Well Branched		
VI	Viburnum lentago	Nannyberry	60cm ht.	11	CT	Well Branched		
Asp	Amelanchier spicata	Low Serviceberry	60cm ht.	3	CT	Well Branched		
		Non Native Shru	ıbs, Perennial	s		,		
Tmh	Taxus media 'Hicksii"	Hicks Yew	60cm ht.	24	СТ	Branched to Ground		
Hs	Hemerocallis 'Stella d' Oro'	Stella D' Oro' Daylily	1 gal pot	18	СТ	Well Branched		

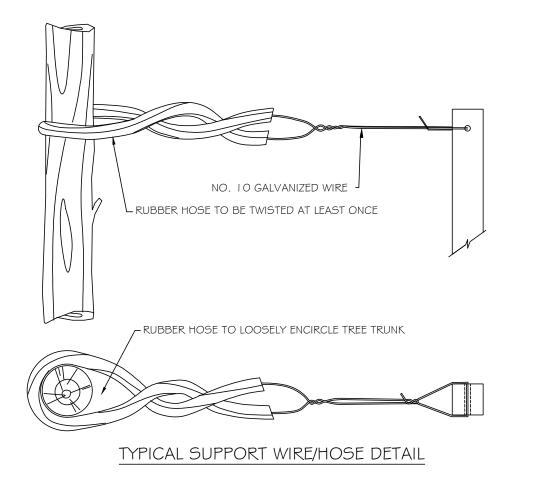




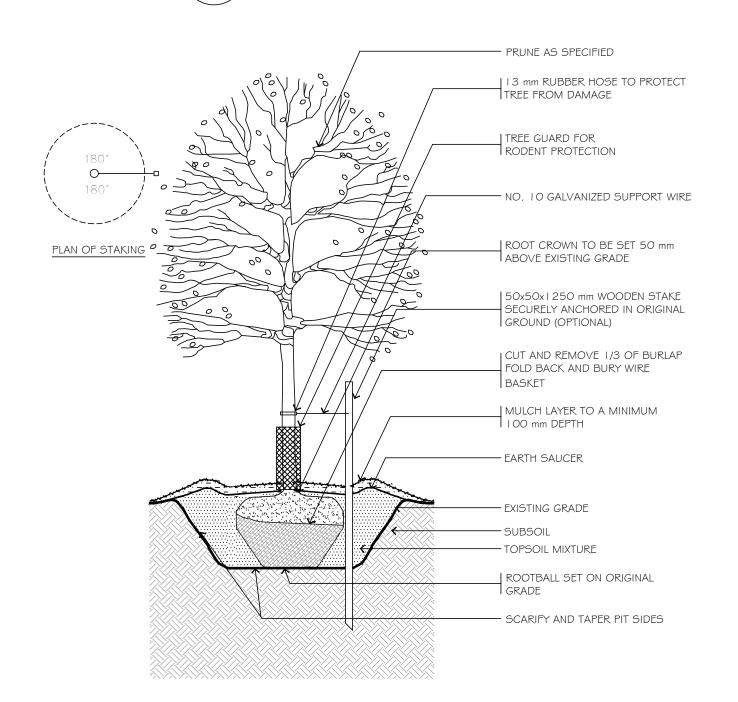
D7 SLIDING RAIL GATE SCHEMATIC SCALE: N.T.S.



D6 DECORATIVE METAL FENCE/ SCALE: 1:25
ACCENT POST







D2 TYPICAL DECIDUOUS TREE PLANTING DETAIL SCALE: NONE TREES LESS THAN 3.0m HT.

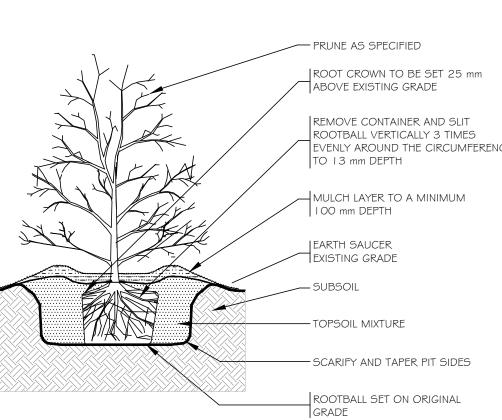


DO NOT DAMAGE OR CUT LEADER | 13 mm RUBBER HOSE TO PROTECT TREE FROM No. 10 GALVANIZED SUPPORT WIRE --- WIRE TIGHTENER | ROOT CROWN TO BE SET 50 mm ABOVE EXISTING PLAN OF STAKING SURVEYOR'S TAPE CUT AND REMOVE 1/3 OF BURLAP FOLD BACK AND BURY WIRE BASKET — EARTH SAUCER MULCH LAYER TO A MINIMUM 100 mm DEPTH \_\_\_ 50 x 50 x 600 mm WOODEN STAKE — TOPSOIL MIXTURE SCARIFY AND TAPER PIT SIDES

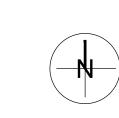
TYPICAL CONIFEROUS TREE

D3 PLANTING DETAIL

1.5 m HEIGHT AND LARGER



D4 TYPICAL SHRUB PLANTING DETAIL SCALE: NO ALL SPECIES / SIZES



REVISED AS PER AGENCY COMMENTS 23 JAN. 2025 JSM
REVISED 09 DEC. 2024 JSM
REVISED 39 REVISED 39 JUL. 2024 JSM
REVISED 13 MAY 2024 JSM
REVISED date init.



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good and

1490 YORK ROAD

TOWN OF NIAGARA-ON-THE-LAKE

LANDSCAPE
RESTORATION PLANTING

**DETAILS** 

drawn by designed by
TFG JSM

scale date
1:300 31 AUG 2022

job number issue
18082 C

18082-L2

plotted by: Tony on Jan 24, 2025 - 1:31pm