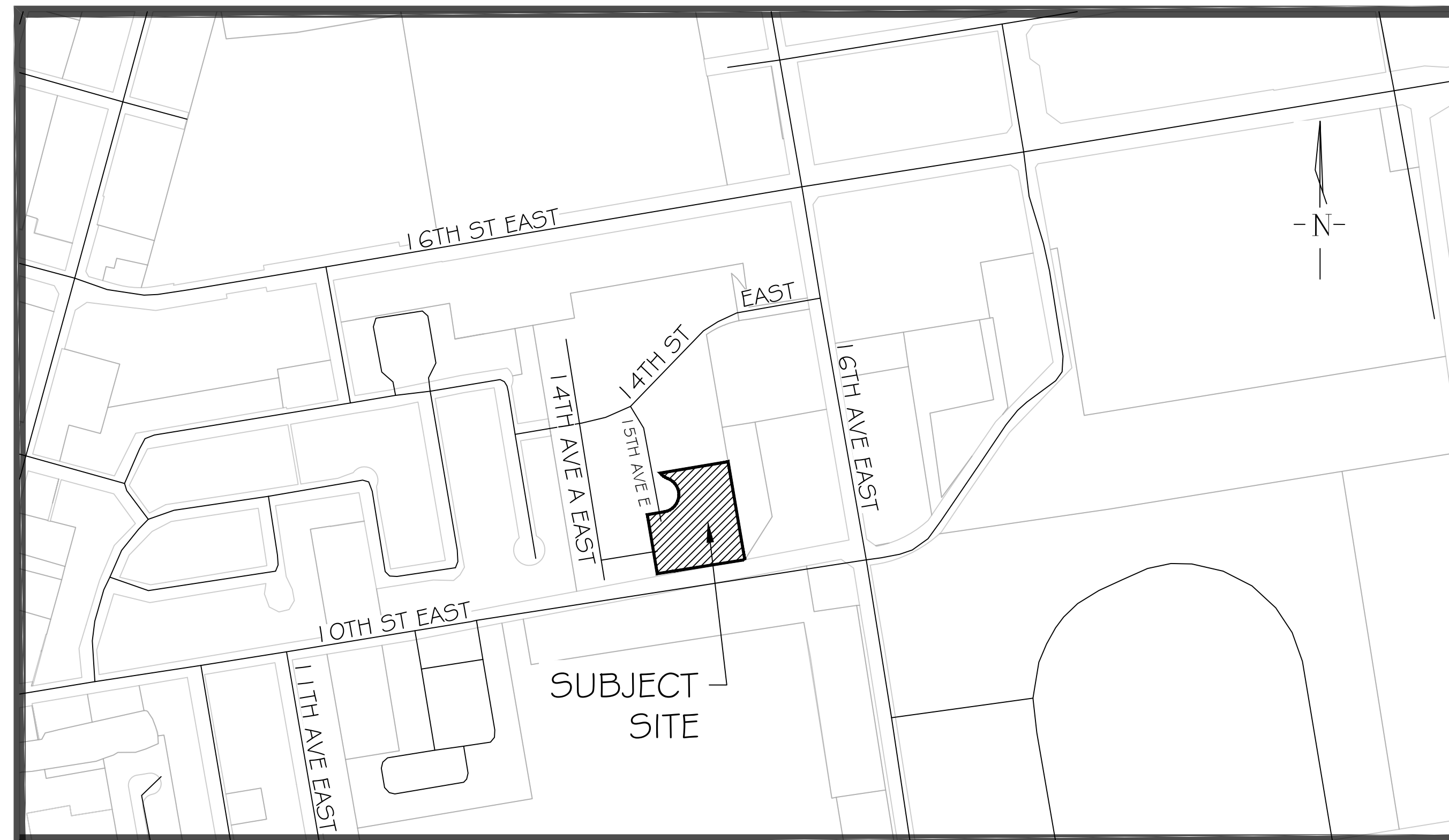


MID-RISE RESIDENTIAL DEVELOPMENT 1111 15TH AVENUE EAST OWEN SOUND, ON

MUNICIPAL FILE: PC2025-007

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 1082-26



KEY PLAN N.T.S.

DRAWING LIST:

- EX-1: EXISTING CONDITIONS
- TP-1: TREE PRESERVATION PLAN 1
- TP-2: TREE PRESERVATION PLAN 2
- LC-1: LANDSCAPE CONCEPT PLAN
- LD-1: DETAILS 1
- LD-2: DETAILS 2
- LD-3: DETAILS 3

CLIENT:

ANDPET REALTY LTD.
1594 16TH AVENUE EAST,
OWEN SOUND, ON
N4K 5N3
ATTENTION: PETER VAN DOLDER
EMAIL: PETER@ANDPETREALTY.COM

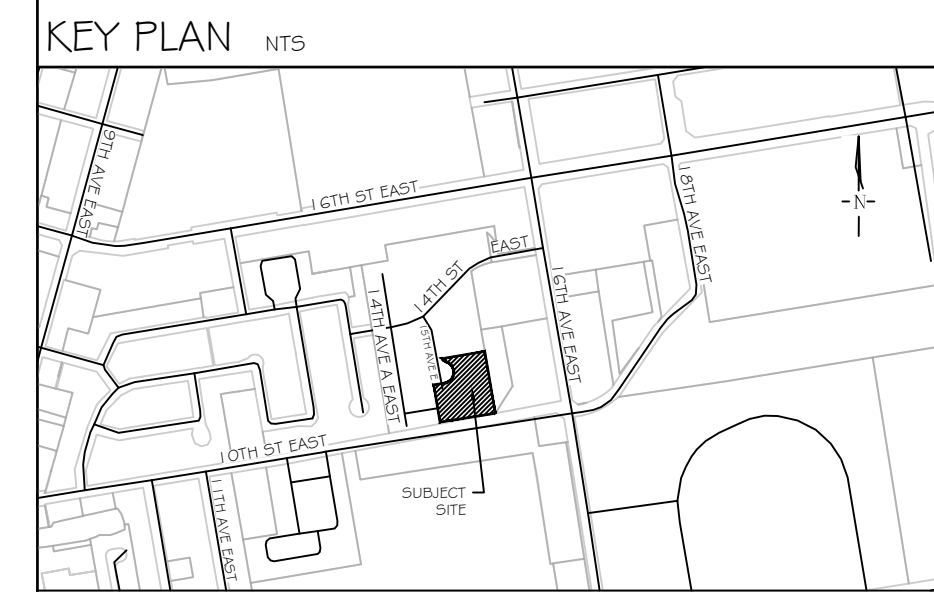
MUNICIPALITY:



CITY OF OWEN SOUND
808 2ND AVENUE EAST,
N4K 2H4

LANDSCAPE ARCHITECT:

 <p>LANDMARK ENVIRONMENTAL GROUP LTD Landscape Architects Consulting Arborists Urban Forestry</p>	<p>LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS</p>
	<p>OFFICE: 705-796-1122 info@LEGroupLtd.com www.LEGroupLtd.com</p>



GENERAL NOTES

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LEGEND

- ON-SITE/BOUNDARY TREE LOCATION WITH CANOPY
- OFF-SITE TREE LOCATION WITH CANOPY
- PROPERTY BOUNDARY

NO.	DATE	BY	REVISIONS
2	APR 08, 2026	S.K.	AS PER ENG. PLAN UPDATES
1	MAR 25, 2026	S.K.	ISSUED FOR REVIEW

<p>STAMP</p>	<p>APPROVAL</p>
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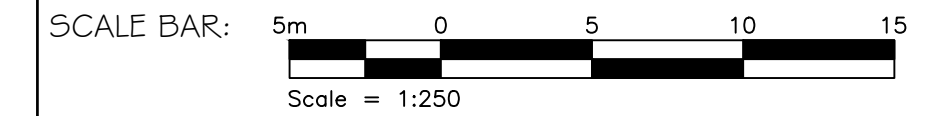
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SITE PLAN PROVIDED BY GC CONSULTANTS CANADA, LTD.
(240)411-1111, SITE PLAN FOR ARCHITECT, MARCH 31, 2026 (DWG)
TRANS ON MAR 31, 2026

 LANDMARK ENVIRONMENTAL GROUP LTD Landscape Architects Consulting Arborists Urban Forestry	LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS OFFICE: 705-796-1122 info@LEGroupLtd.com www.LEGroupLtd.com
--	---

CLIENT: ANDPET REALTY INC.

PROJECT: MID-RISE RESIDENTIAL DEVELOPMENT
1111 15th AVENUE EAST, OWEN SOUND

DRAWING: EXISTING CONDITIONS



PROJECT NO.: LA 1082-26 SCALE: 1:250

MUNICIPAL FILE NO.: PC2025-007 DATE: MAR 04, 2026

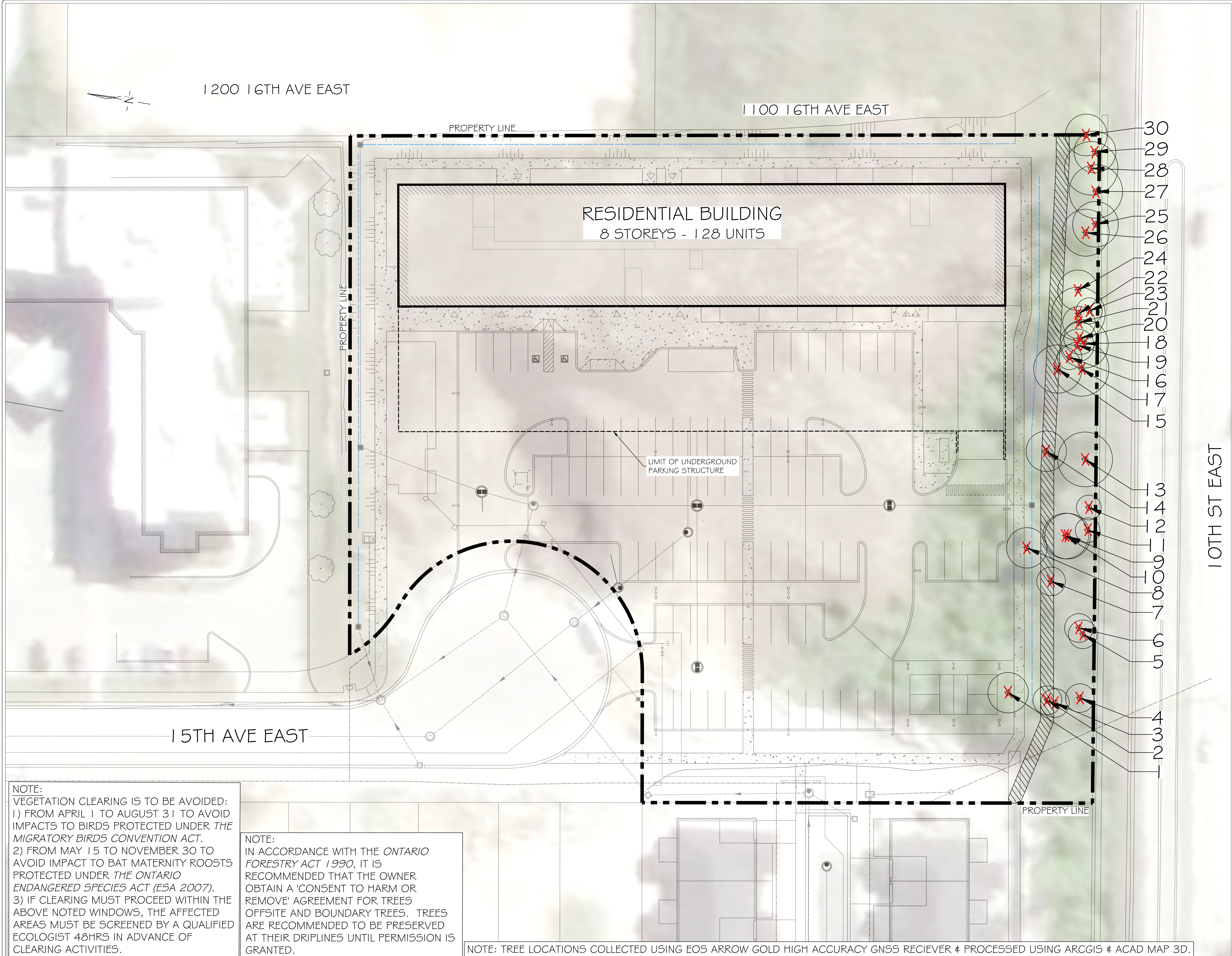
DRAWN BY: S.K., J.M., B.P. CHECKED BY: J.H. DRAWING No.: EX-1



NOTE:
VEGETATION CLEARING IS TO BE AVOIDED:
1) FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT.
2) FROM MAY 15 TO NOVEMBER 30 TO AVOID IMPACT TO BAT MATERNITY ROOSTS PROTECTED UNDER THE ONTARIO ENDANGERED SPECIES ACT (ESA 2007).
3) IF CLEARING MUST PROCEED WITHIN THE ABOVE NOTED WINDOWS, THE AFFECTED AREAS MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48HRS IN ADVANCE OF CLEARING ACTIVITIES.

NOTE:
IN ACCORDANCE WITH THE ONTARIO FORESTRY ACT 1990, IT IS RECOMMENDED THAT THE OWNER OBTAIN A 'CONSENT TO HARM OR REMOVE' AGREEMENT FOR TREES OFFSITE AND BOUNDARY TREES. TREES ARE RECOMMENDED TO BE PRESERVED AT THEIR DRIPLINES UNTIL PERMISSION IS GRANTED.

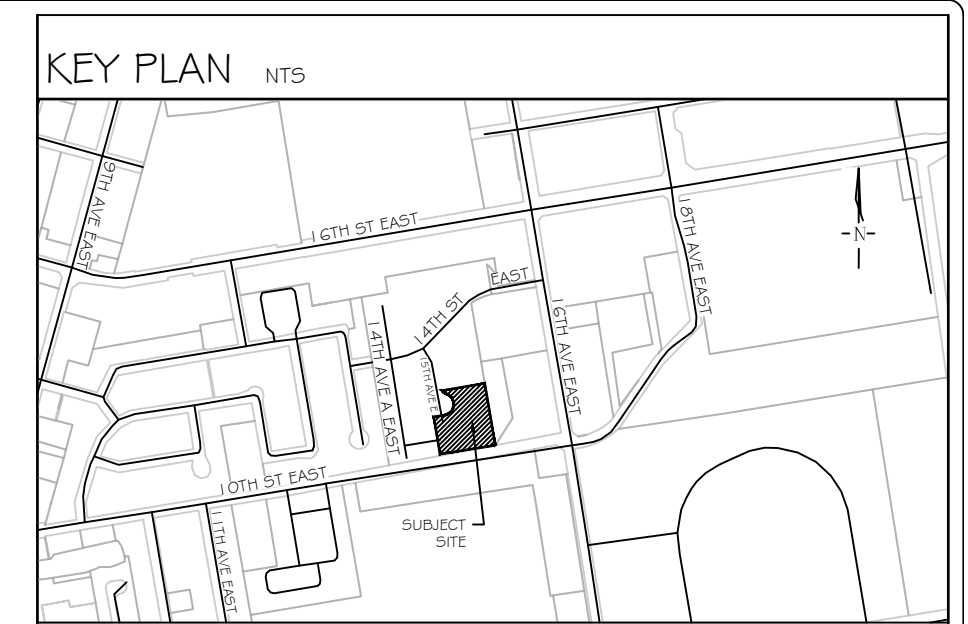
NOTE: TREE LOCATIONS COLLECTED USING EOS ARROW GOLD HIGH ACCURACY GNSS RECIEVER & PROCESSED USING ARCGIS & ACAD MAP 3D.



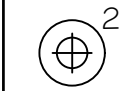




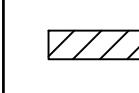

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- LEGEND**
-  ON-SITE/BOUNDARY TREE LOCATION WITH CANOPY
 -  OFF-SITE TREE LOCATION WITH CANOPY
 -  TREE TO BE REMOVED
 -  SUBJECT SITE BOUNDARY
 -  UNDERGROUND PARKING LIMIT
 -  PROPOSED SWALE
 -  PROPOSED RETAINING WALL LOCATION

NO.	DATE	BY	REVISIONS
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1	MAR 25, 2026	S.K.	ISSUED FOR REVIEW

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APPROVAL

AERIAL PHOTO (2025) SOURCED FROM OWEN SOUND GIS
SITE PLAN PROVIDED BY GC CONSULTANTS CANADA, LTD.
(2-40-41) - SITE PLAN FOR ARCHITECT, MARCH 31, 2026 (DWG)
TRANS ON MAR 31, 2026

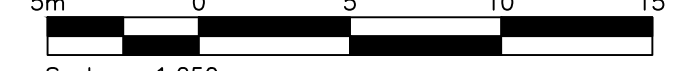
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Landscape Architects
Consulting Arborists
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OFFICE: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT: ANDPET REALTY INC.

PROJECT: MID-RISE RESIDENTIAL DEVELOPMENT
1111 15th AVENUE EAST, OWEN SOUND

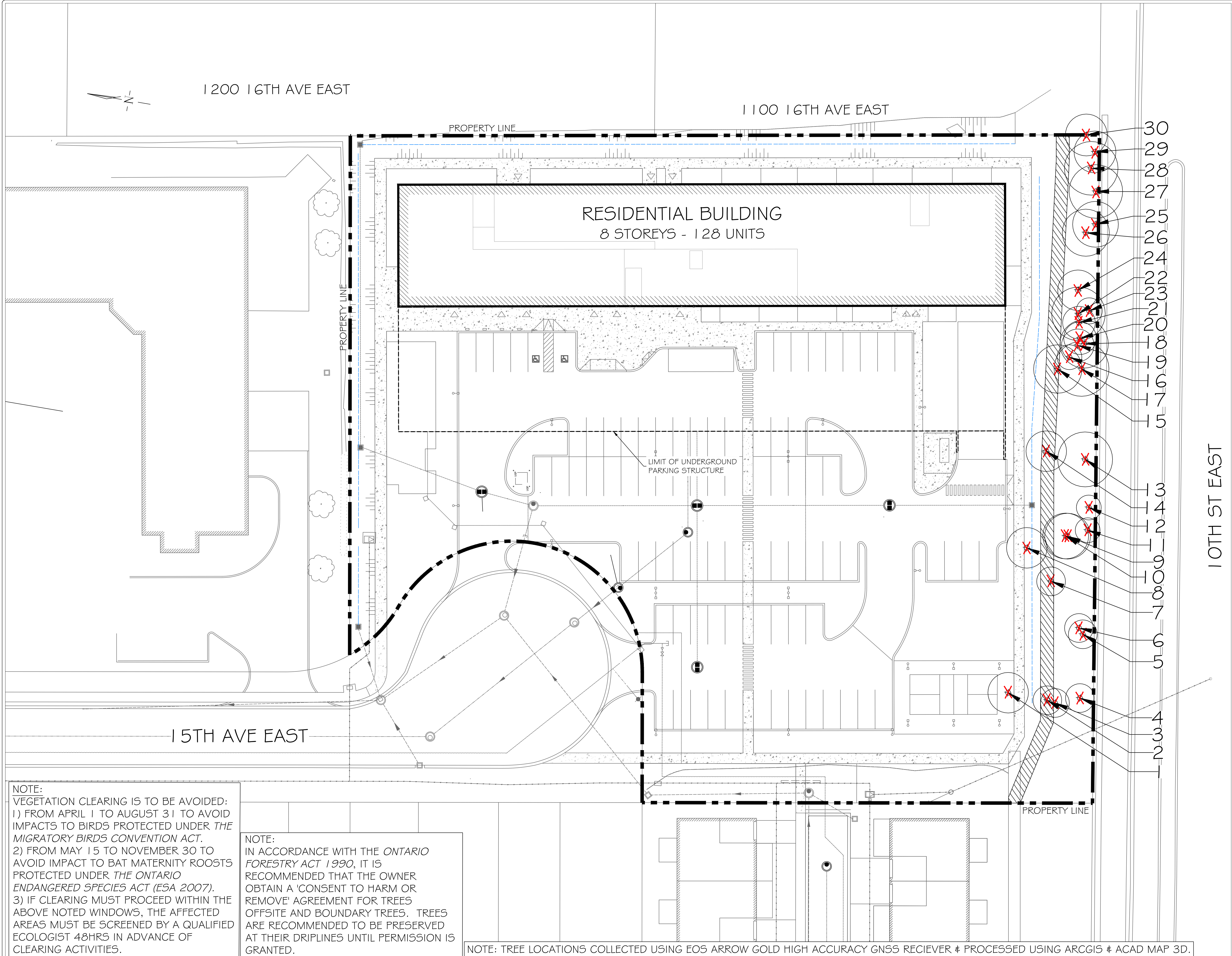
DRAWING: TREE PRESERVATION PLAN I

SCALE BAR: 
Scale = 1:250

PROJECT NO.: LA 1082-26
SCALE: 1:250

MUNICIPAL FILE NO.: PC2025-007
DATE: MAR 04, 2026

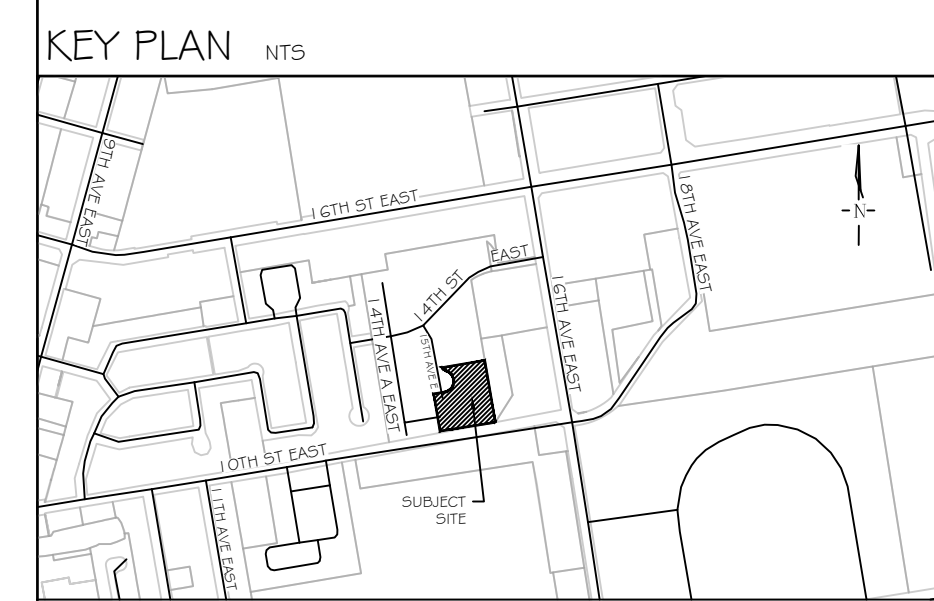
DRAWN BY: S.K., J.M., B.P.
CHECKED BY: J.H.
DRAWING No.: TP-1



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- LEGEND**
- ON-SITE/BOUNDARY TREE LOCATION WITH CANOPY
 - OFF-SITE TREE LOCATION WITH CANOPY
 - TREE TO BE REMOVED
 - SUBJECT SITE BOUNDARY
 - UNDERGROUND PARKING LIMIT
 - PROPOSED SWALE
 - PROPOSED RETAINING WALL LOCATION

NO.	DATE	BY	REVISIONS
2	APR 08, 2026	S.K.	AS PER ENG. PLAN UPDATES
1	MAR 25, 2026	S.K.	ISSUED FOR REVIEW

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APPROVAL

SITE PLAN PROVIDED BY GEI CONSULTANTS CANADA, LTD. (240141) SITE PLAN FOR ARCHITECT, MARCH 31, 2026 (DWG) TRANS ON MAR 31, 2026

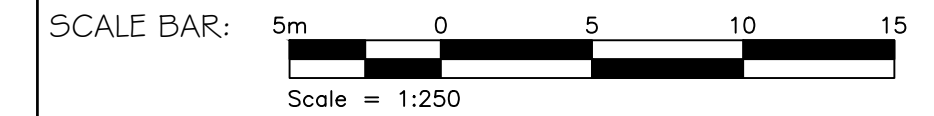
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OFFICE: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT: ANDPET REALTY INC.

PROJECT: MID-RISE RESIDENTIAL DEVELOPMENT
1111 15th AVENUE EAST, OWEN SOUND

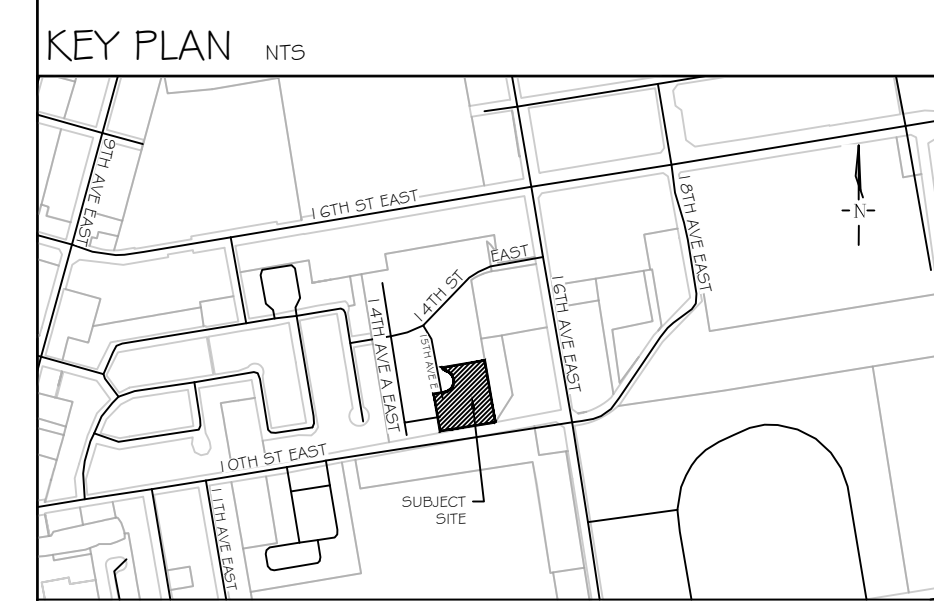
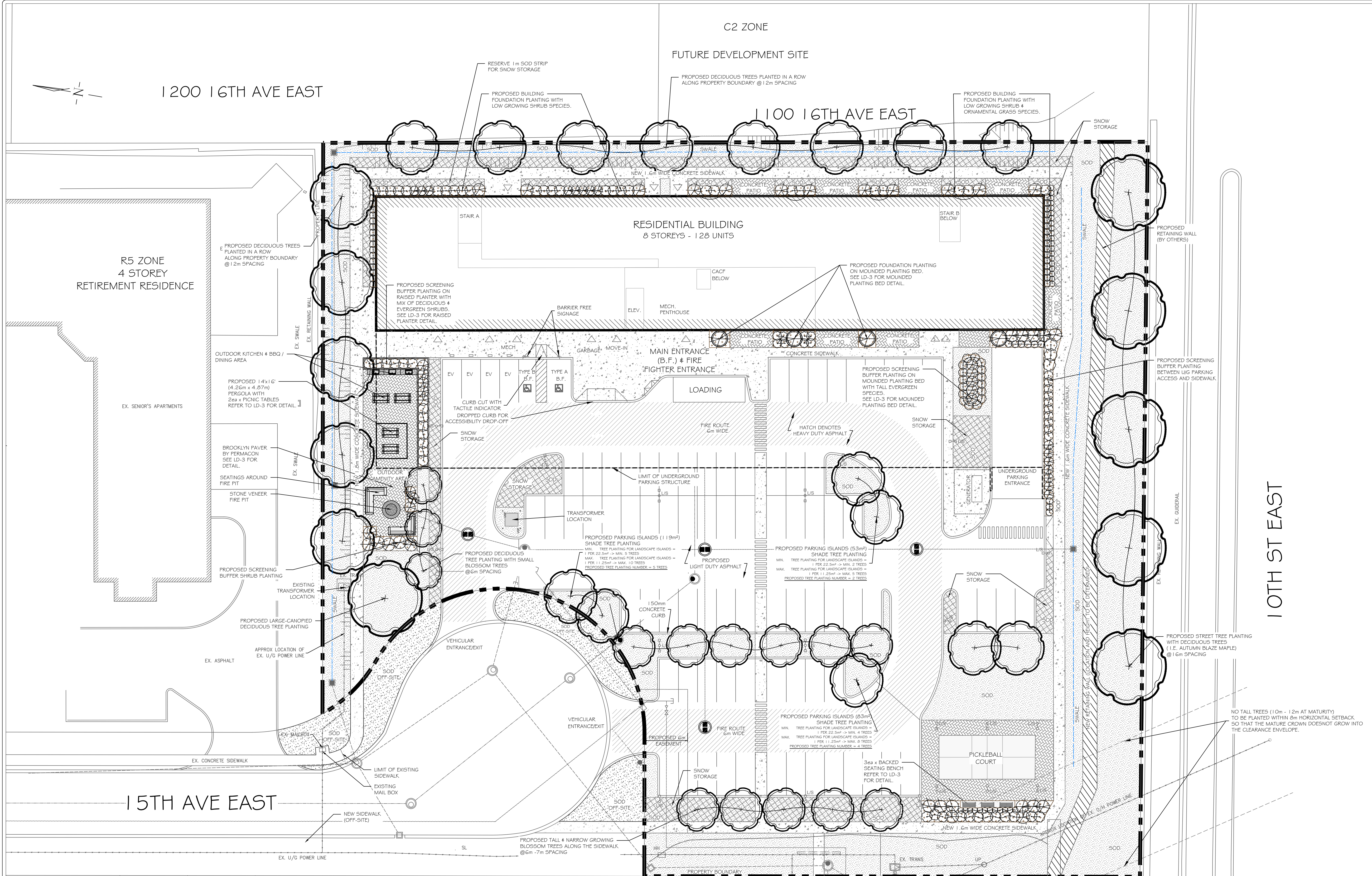
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PROJECT NO.: LA 1082-26 SCALE: 1:250

MUNICIPAL FILE NO.: PC2025-007 DATE: MAR 04, 2026

DRAWN BY: S.K., J.M., B.P. CHECKED BY: J.H. DRAWING No.: TP-2

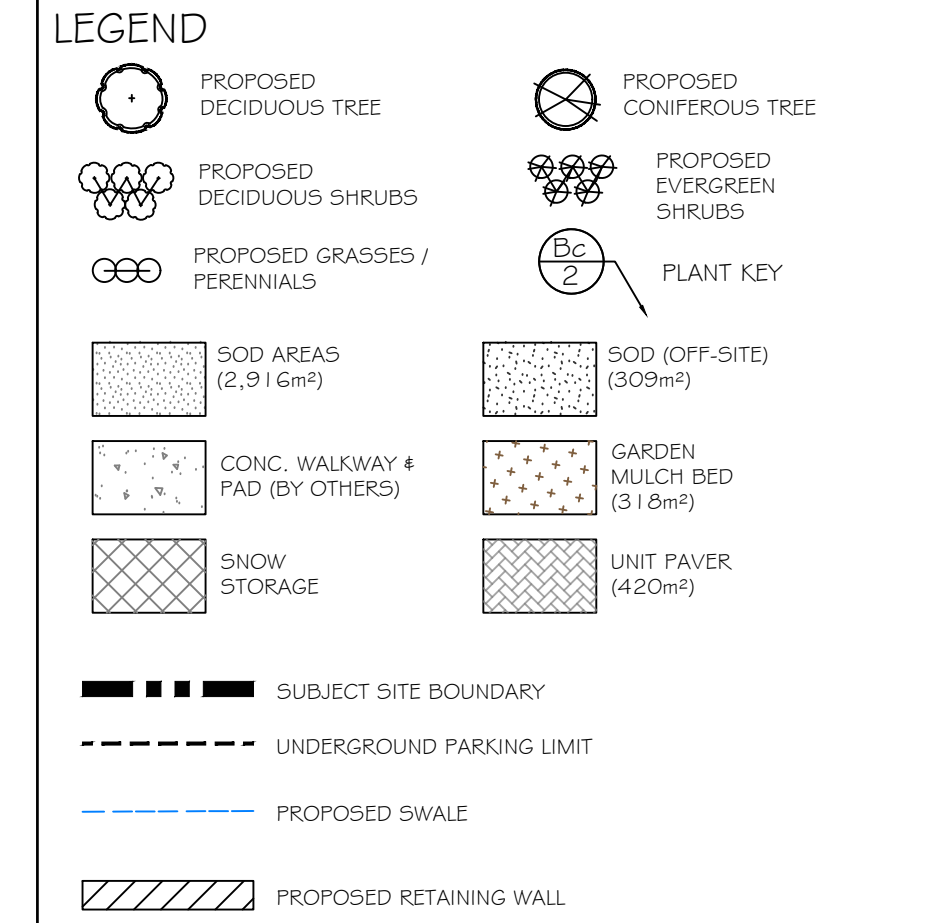


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 LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS

OFFICE: 705-796-1122
 info@LEGroupLtd.com
 www.LEGroupLtd.com

CLIENT: ANDPET REALTY INC.

PROJECT: MID-RISE RESIDENTIAL DEVELOPMENT
 1111 15th AVENUE EAST, OWEN SOUND

DRAWING: LANDSCAPE CONCEPT PLAN

SCALE BAR: 0 5 10 15
 Scale = 1:250

PROJECT NO.: LA 1082-26
 SCALE: 1:250

MUNICIPAL FILE NO.: PC2025-007
 DATE: MAR 04, 2026

DRAWN BY: S.K. CHECKED BY: J.H. DRAWING No.: LC-1

* 4.9.4 INTERNAL PARKING LOT LANDSCAPE DEVELOPMENT
 f) PLANTING AREA SHALL CONTAIN NO MORE THAN ONE SHADE TREE PER 11.25 SQUARE METRES AND NOT LESS THAN ONE SHADE TREE PER 22.5 SQUARE METRES, MINIMUM 60MM CALLIPER SHADE TREE AND SUITABLE GROUND COVER (NON-PAVEMENT). ("SHADE TREE" MEANS ANY DECIDUOUS TREE WHERE THE MATURE HEIGHT OF ITS SPECIES CAN BE EXPECTED TO EXCEED ELEVEN (11) METRES AND WHICH HAS AN EXPECTED CROWN SPREAD OF NINE (9) METRES OR MORE.)

Table 4.9 - Landscape Requirements for Parking Islands

Distance from Shade Tree to Parking Space	Landscape Island Width	Minimum Tree Planting for Landscape Islands	Maximum Tree Planting for Landscape Islands
30 metres Maximum	2.5 metres Minimum	1 per 22.5m ²	1 per 11.25m ²

NOTES:

- ALL PROPOSED TREES SHALL BE PLANTED AS PER THE CITY OF OWEN SOUND STANDARDS. PLANTING DETAILS, PLANTING NOTES AND TOPSOIL & SOD REQUIREMENTS ARE FOUND ON SHEET LD-2.
- ACCORDING TO THE CITY ENG. STANDARDS 4.3.2, GENERAL LANDSCAPE PLANTING REQUIREMENTS, h) PLANTINGS CONSISTING TREES AND SHRUBS WILL BE A MINIMUM OF 50% CONIFEROUS PLANTINGS.

CONSIDERING THE PROPOSED SITE PLAN, MAJORITY OF TREE PLANTING IS PROPOSED AS IN PARKING SHADE TREE AND BOULEVARD TREE PLANTING. AS THE SHADE TREE IS SPECIFIED TO BE "DECIDUOUS TREE" ACCORDING TO "4.9.4, f), IT'S NOT FEASIBLE TO MEET THE REQUIREMENT OF MIN. 50% CONIFEROUS PLANTINGS WITH TREE PLANTING.

10TH ST EAST

1200 16TH AVE EAST

1100 16TH AVE EAST

15TH AVE EAST

C2 ZONE
 FUTURE DEVELOPMENT SITE

FUTURE RESIDENTIAL

EXISTING 1 STORY TOWNHOUSES

EXISTING 1 STORY TOWNHOUSES

RESIDENTIAL BUILDING
 8 STOREYS - 128 UNITS

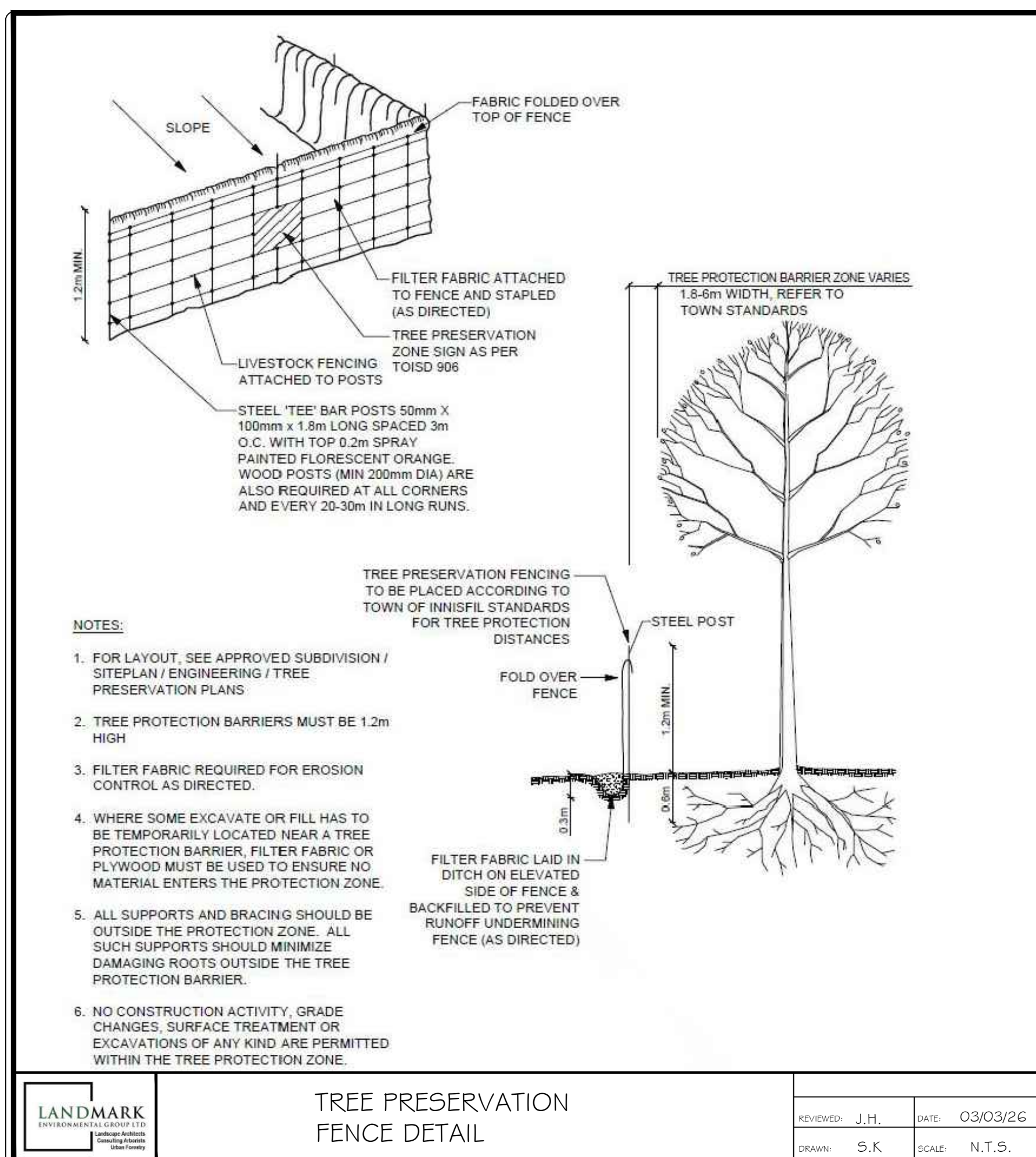
R5 ZONE
 4 STOREY
 RETIREMENT RESIDENCE

EX. SENIOR'S APARTMENTS

PICKLEBALL COURT

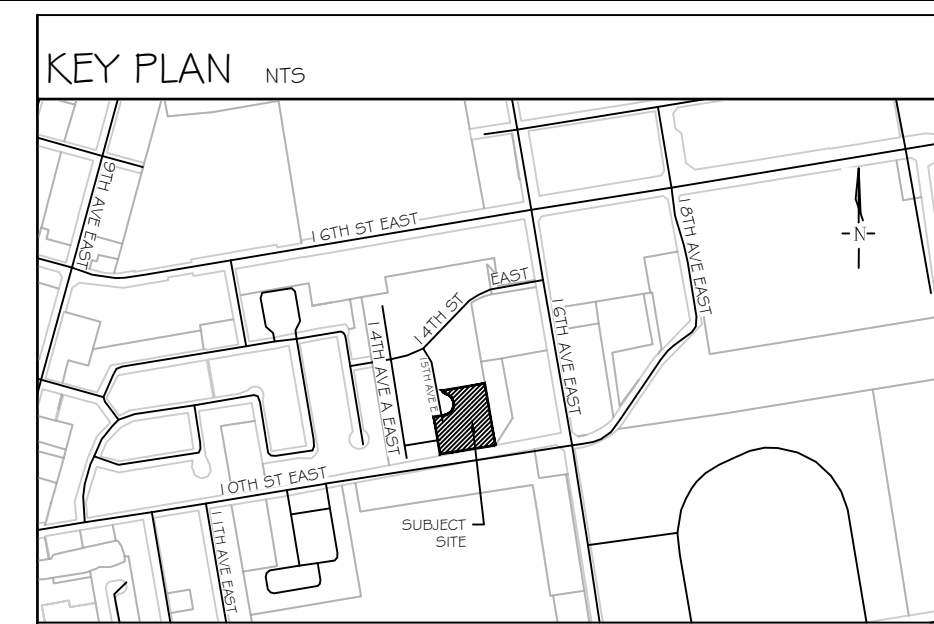
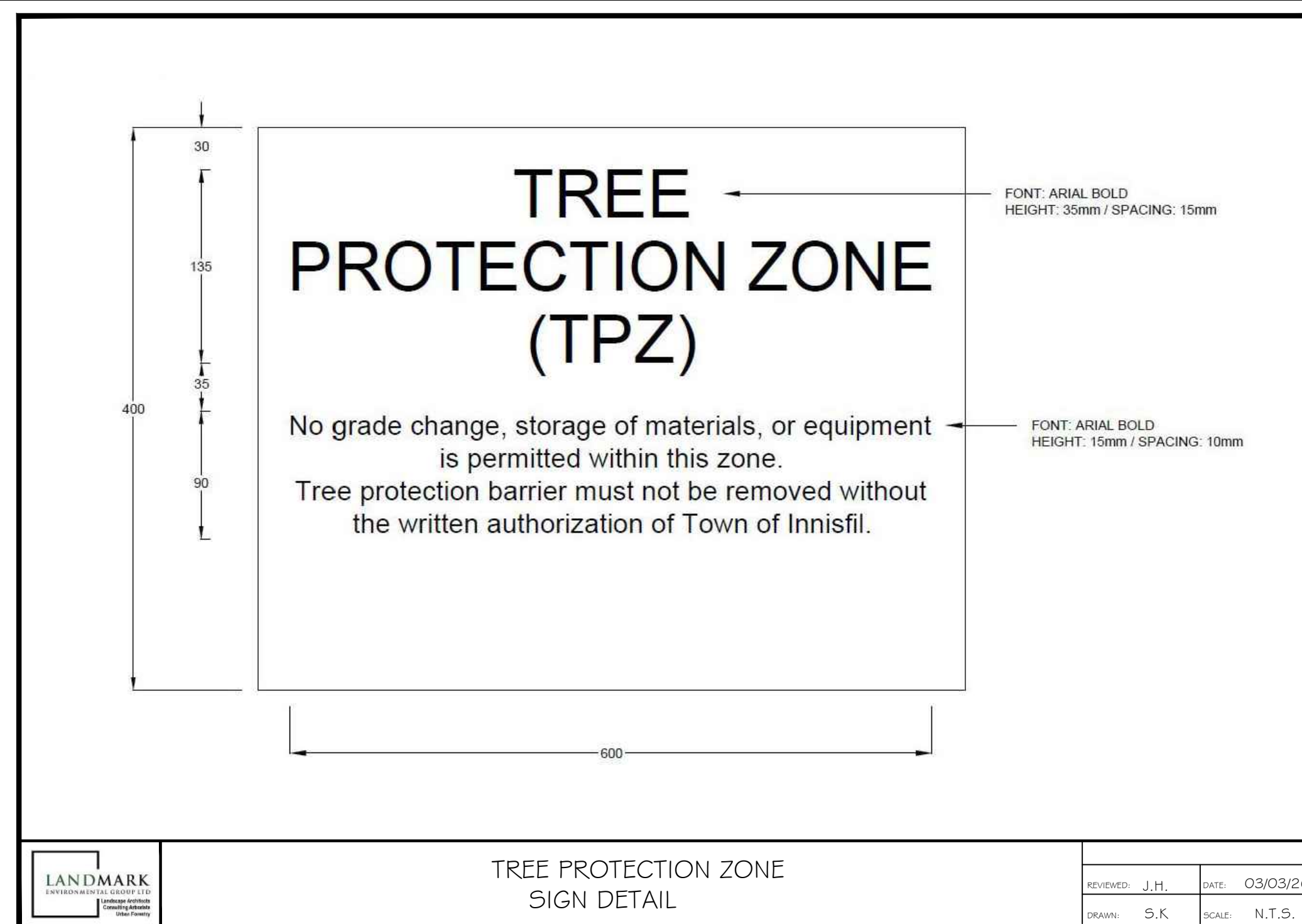
EXISTING 1 STORY TOWNHOUSES

EXISTING 1 STORY TOWNHOUSES



TREE PRESERVATION NOTES

1. THE INTENT OF THE TREE PRESERVATION PLAN IS TO PROVIDE PROTECTION AND PRESERVATION FOR EXISTING TREES ON THE SUBJECT PROPERTY. THEREFORE, ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE INDICATED IN THE PLAN OR THE ARBORIST'S REPORT. CONTACT THE LANDSCAPE ARCHITECT TO CONFIRM THE REMOVAL/RETENTION STATUS OF ANY TREES ON SITE, PRIOR TO CLEARING AND GRUBBING. THE OWNER WILL TAKE EVERY PRECAUTION TO PROTECT AND PRESERVE THE TREES APPROVED TO BE RETAINED IN ACCORDANCE WITH THE APPROVED PLANS.
2. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING OR CONSTRUCTION WORKS, THE REQUIRED HOARDING WILL BE ERECTED OUTSIDE OF THE OUTERMOST DRIPLINE OF ANY TREE TO BE RETAINED, IN ACCORDANCE WITH THE HOARDING DETAIL, AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ERECTION OF ANY PROTECTION FENCING SHALL BE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ERECT AND MAINTAIN ALL HOARDING AS PER THE APPROVED DETAIL, PRESERVATION NOTES AND LOCATIONS SHOWN ON THE DRAWINGS.
4. NO STORAGE OF EQUIPMENT OR VEHICLES, NOR ANY STOCKPILING OF MATERIAL IS TO OCCUR WITHIN THE AREA OF PRESERVATION/PROTECTION. TREES SLATED FOR PROTECTION WILL NOT BE USED FOR RIGGING OR WRAPPING. THE PROTECTION/PRESERVATION AREA SHALL NOT BE USED TO EMPTY CONTAMINANTS, REFUELING OR REPAIR OF VEHICLES OR EQUIPMENT.
5. TREES LOCATED ON THE IMMEDIATE EDGE OF THE CONSTRUCTION WORKS ARE TO BE PRUNED IN THE INTEREST OF SAFETY, IN ACCORDANCE WITH APPROVED ARBORICULTURAL PRACTICES.
6. TREE LOCATIONS ARE APPROXIMATE AND THEREFORE VERIFICATION ON SITE IS REQUIRED.
7. SHOULD A TREE REQUIRED TO BE PROTECTED BECOME DAMAGED OR REMOVED WITHOUT WRITTEN PERMISSION OF THE CITY OF OWEN SOUND OR THE LANDSCAPE ARCHITECT, THE CONTRACTOR OR OWNER WILL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE OF EQUAL CALIPER AND ACCEPTABLE TREE SPECIES AT THE DISCRETION AND SATISFACTION OF THE LANDSCAPE ARCHITECT.
8. THE WORK COMPLETED BY THE CONTRACTOR WILL NOT CAUSE OR EXACERBATE FLOODING CONDITIONS OR CAUSE SEDIMENT BUILDUP OVER THE ROOTZONE OF PROTECTED TREES. NO GRADING SHALL TAKE PLACE WITHIN THE TREE PRESERVATION AREA UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ANY REQUIRED LIMB TRIMMING SHALL BE UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT OR A QUALIFIED ARBORIST.
10. PRESERVATION FENCING TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED DETAIL. FILTER FABRIC TO BE INSTALLED IN CONJUNCTION WITH THE APPROVED ENGINEERING DRAWINGS.
11. HOARDING/TREE PRESERVATION MAY BE COMPLETED IN CONJUNCTION WITH SEDIMENTATION CONTROL.



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LEGEND

TREE INVENTORY (March 3, 2026)								
Tree Key	Tree Location	Latin Name	Common Name	DBH	Canopy	Comments	Rating Preserve/Remove	
1	Onsite	<i>Prunus virginiana</i>	Choke Cherry	12	3.1	Three stems, included bark, minor branch dieback, dead branches	2 Marginal Remove	
2	Onsite	<i>Fraxinus americana</i>	White Ash	15	2.2	Almost dead, Emerald Ash Borer infestation	1 Poor Remove	
3	Onsite	<i>Fraxinus americana</i>	White Ash	15	2.2	Almost dead, Emerald Ash Borer infestation	1 Poor Remove	
4	Onsite	<i>Fraxinus americana</i>	White Ash	15	2.2	Almost dead, Emerald Ash Borer infestation	1 Poor Remove	
5	Onsite	<i>Fraxinus americana</i>	White Ash	15	2.2	Almost dead, Emerald Ash Borer infestation	1 Poor Remove	
6	Onsite	<i>Fraxinus americana</i>	White Ash	18	2.2	Almost dead, Emerald Ash Borer infestation	1 Poor Remove	
7	Onsite	<i>Fraxinus americana</i>	White Ash	21	2.2	Almost dead, Emerald Ash Borer infestation	1 Poor Remove	
8	Onsite	<i>Prunus virginiana</i>	Choke Cherry	15	3.1	Two stems, included bark, minor branch dieback, dead branches	3 Fair Remove	
9	Onsite	<i>Fraxinus americana</i>	White Ash	21	3.5	Cluster of 5 stems on one base, mostly dead, Emerald Ash Borer infestation	1 Poor Remove	
10	Onsite	<i>Prunus serotina</i>	Black Cherry	14	3.5	Minor branch dieback	3 Fair Remove	
11	Onsite	<i>Fraxinus americana</i>	White Ash	11	1.9	Mostly dead, Emerald Ash Borer infestation	1 Poor Remove	
12	Onsite	<i>Crataegus crus-galli</i>	Cockspur Hawthorn	13	1.9	Moderate branch dieback, dead branches, small trunk cavity	2 Marginal Remove	
13	Onsite	<i>Ulmus americana</i>	American Elm	22	4.2	Dual leaders, minor branch dieback	3 Fair Remove	
14	Onsite	<i>Fraxinus americana</i>	White Ash	26	3.1	Mostly dead, Emerald Ash Borer infestation	1 Poor Remove	
15	Onsite	<i>Acer saccharum</i>	Sugar Maple	24	3.7	Minor branch dieback	3 Fair Remove	
16	Onsite	<i>Acer saccharum</i>	Sugar Maple	11	1.9	Broken and dead top, poor form	1 Poor Remove	
17	Onsite	<i>Acer saccharum</i>	Sugar Maple	27	4.2	Minor branch dieback	3 Fair Remove	
18	Onsite	<i>Acer saccharum</i>	Sugar Maple	24	3.7	Minor branch dieback, broken limbs, dead branches	3 Fair Remove	
19	Onsite	<i>Acer saccharum</i>	Sugar Maple	22	2.5	Minor branch dieback, included bark	3 Fair Remove	
20	Onsite	<i>Acer saccharum</i>	Sugar Maple	22	2.5	Dual stem, minor branch dieback, included bark, large trunk cavities	2 Marginal Remove	
21	Onsite	<i>Acer saccharum</i>	Sugar Maple	22	2.5	Minor branch dieback, included bark	3 Fair Remove	
22	Onsite	<i>Acer saccharum</i>	Sugar Maple	16	4.1	Minor branch dieback, included bark, frost crack	3 Fair Remove	
23	Onsite	<i>Ulmus thomasii</i>	Rock Elm	11	2.0	Moderate branch dieback, dead branches, wild grape vine	2 Marginal Remove	
24	Onsite	<i>Acer saccharum</i>	Sugar Maple	16	3.1	Minor branch dieback, included bark	3 Fair Remove	
25	Boundary	<i>Acer saccharum</i>	Sugar Maple	20	3.5	Minor branch dieback, included bark	3 Fair Remove	
26	Onsite	<i>Fraxinus americana</i>	White Ash	40	3.6	Almost dead, Emerald Ash Borer infestation	1 Poor Remove	
27	Boundary	<i>Acer saccharum</i>	Sugar Maple	22	4.1	Minor branch dieback, included bark, large Nectria Canker on trunk, dual stem	2 Marginal Remove	
28	Onsite	<i>Acer saccharum</i>	Sugar Maple	18	4.1	Minor branch dieback, included bark, one sided branches, dual stem	2 Marginal Remove	
29	Onsite	<i>Acer saccharum</i>	Sugar Maple	18	3.2	Minor branch dieback, included bark, one sided branches, dual stem, large trunk wound	2 Marginal Remove	
30	Boundary	<i>Acer saccharum</i>	Sugar Maple	25	3.2	Dual leaders, included bark, minor branch dieback	3 Fair Remove	
NOTES	Boundary Tree	Onsite Tree	Tree to be Removed (Boundary/Offsite trees may require a <i>Consent to Harm Letter</i> from affected neighbor.)					

TREE COMPENSATION		
Trees For Removal	Compensation Per Tree	Total Compensation
20	\$480.00	\$9,600.00
Total Compensation		\$9,600.00

10 trees are exempt from compensation due to Emerald Ash Borer Infestation: #2, 3, 4, 5, 6, 7, 9, 11, 14, & 26

Boundary/Offsite trees to be removed may require a *Consent to Harm Letter* from

SPECIES COMPOSITION		
Latin Name	Common Name	%
<i>Acer saccharum</i>	Sugar Maple	47%
<i>Fraxinus americana</i>	White Ash	33%
<i>Prunus virginiana</i>	Choke Cherry	7%
<i>Crataegus crus-galli</i>	Cockspur Hawthorn	3%
<i>Prunus serotina</i>	Black Cherry	3%
<i>Ulmus americana</i>	American Elm	3%
<i>Ulmus thomasii</i>	Rock Elm	3%
TOTAL (subject to rounding)		100%

2 APR 08, 2026 S.K. AS PER ENG. PLAN UPDATES
 1 MAR 25, 2026 S.K. ISSUED FOR REVIEW

NO. DATE BY REVISIONS

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OFFICE: 705-796-1122
 info@LEGGroupLtd.com
 www.LEGroupLtd.com

CLIENT: ANDPET REALTY INC.

PROJECT: MID-RISE RESIDENTIAL DEVELOPMENT
 1111 15th AVENUE EAST, OWEN SOUND

DRAWING: DETAILS 1

SCALE BAR:

PROJECT NO.: LA 1082-26
 MUNICIPAL FILE NO.: PC2025-007
 DATE: MAR 04, 2026

DRAWN BY: S.K., J.M., B.P. CHECKED BY: J.H. DRAWING No.: LD-1

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DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

1800 MM (6 FT.) DIAM. MIN. MULCH RING
 2400 MM (8 FT.) DIAM. PREFERRED

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

100 MM (4 IN.) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL

REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 200 MM (8 IN.) INTO PLANTING HOLE.

200 MM (8 IN.)

50 MM (2 IN.) MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

NOTE: FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS."

NOTES
 1. PLEASE REFER TO INTRODUCTION AND USE CRITERIA PRIOR TO USING THIS DETAIL.
 2. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

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TWO-WALLED PLASTIC SHEETING OR TREE SHELTER MATERIAL APPLIED FROM TRUNK FLARE TO FIRST BRANCH

BREATHABLE FABRIC TREE WRAP APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP PAPER FROM THE BOTTOM UP WITH SUFFICIENT OVERLAP TO COVER ALL BARK.

BIO-DEGRADABLE PLASTIC TAPE

APPLY THE PLASTIC SHEETING LOOSELY AROUND THE TRUNK TO LEAVE A 12 MM (0.5 IN.) GAP BETWEEN THE TRUNK AND THE SHEETING.

OPTION 1 OPTION 2

TREE WRAP SHOULD BE INSTALLED AT TIME OF PLANTING AND BE REMOVED WHEN DIRECTED BY THE LANDSCAPE ARCHITECT, BUT NO LATER THAN 12 MONTHS AFTER PLANTING.

TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED EXCEPT TREES WITH VERY THIN BARK, SUCH AS RED MAPLE, SHOULD BE WRAPPED IF APPROVED BY THE LANDSCAPE ARCHITECT.

NOTES
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WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
 TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE
 TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

13 MM (0.5 IN.) DIAM. PLASTIC HOSE

GALVANIZED WIRE OR CABLE TIGHT WIRE TO TIGHTEN

240 x 40 MM (1.5 x 1.5 IN.) HARDWOOD STAKES OR OTHER APPROVED STAKE MATERIAL

ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL

ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:
 o TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
 o TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
 o PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
 o ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
 o ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
 o TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

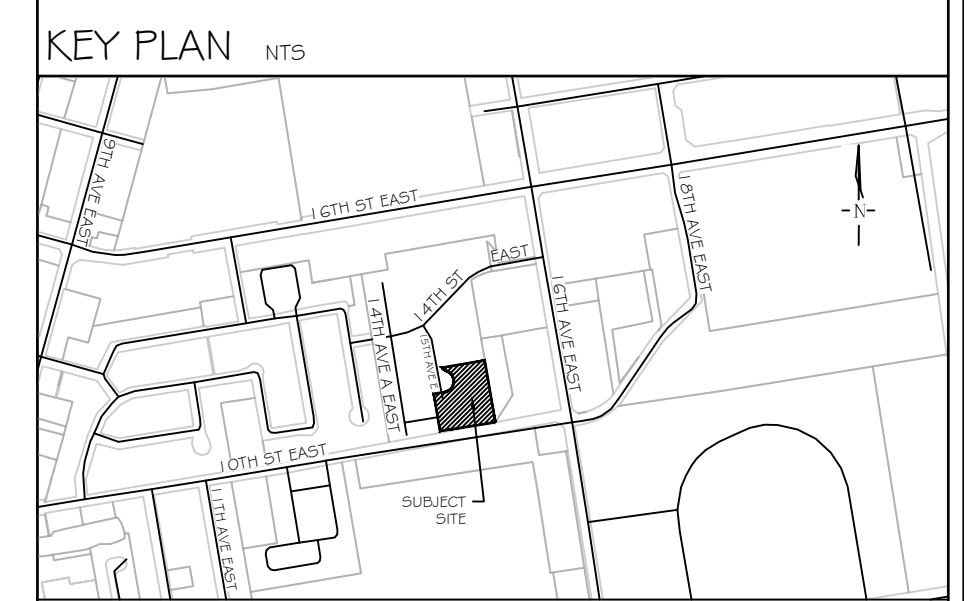
NOTES
 1. PLEASE REFER TO INTRODUCTION AND USE CRITERIA PRIOR TO USING THIS DETAIL.

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PLANTING NOTES

- The Contractor shall review all information in all drawings details and specifications and report any discrepancies to the Landscape Architect in writing prior to commencement of works.
- All planting and related work shall be completed by experienced personnel under the direction and supervision of a qualified foreman.
- All plant material which cannot be planted immediately will be properly heeled in or covered with a similar material which will keep root surfaces moist until planted.
- All plant material and operations shall meet or exceed current horticultural standards of the Canadian Nursery Landscape Association. All plant material to be No. 1 Grade Nursery Stock. All unsatisfactory stock including field grown will be refused on site.
- The Landscape Architect reserves the right to reject any material, plantings and sod prior to or after installation which does not conform to approved specifications in accordance with approved details. The Contractor will be asked to remove any unapproved material which does not conform to specifications unless there is prior written agreement with the Landscape Architect.
- Trees and shrubs shall have an uncut, strong central leader, be sound, healthy, vigorous, well-branched, densely foliated, free of disease, insects and have well-developed root systems.
- Where applicable, sod to be Canada No. 1 Nursery Sod, meeting Ontario Sod Growers Association Standards. All Areas to receive min. 150mm minimum depth of topsoil under sod unless otherwise indicated. See Drawings and Specifications for areas to be mulched.
- The Contractor shall stake out all planting locations for approval by the Landscape Architect or Contract Administrator prior to planting. Where dimensions are not provided, the drawing may be scaled ONLY to determine approximate locations of plant material. Dimensions are in millimeters unless otherwise stated.
- All mass plantings shall be in continuous beds with mulch as specified in planting details.
- All planting will be under warranty by the Contractor for a minimum of 2 year. The Contractor shall water at time of planting and whenever deemed necessary to maintain trees in a healthy condition. Apply aqueous fertilizer in a ratio of 10-6-4 in accordance with manufacturers instructions. Sod, where specified, to be maintained and guaranteed until established, minimum after two mowings.
- Unwrap or do not wrap tree trunks. Stake trees in accordance with required specifications.
- Provide sufficient rodent protection on all new planting so as to deter bark or shoot damage by rodents. Significant rodent damage, as determined by the Landscape Architect will require plant replacement.

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GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site. Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

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LEGEND

10. All planting will be under warranty by the Contractor for a minimum of 2 year. The Contractor shall water at time of planting and whenever deemed necessary to maintain trees in a healthy condition. Apply aqueous fertilizer in a ratio of 10-6-4 in accordance with manufacturers instructions. Sod, where specified, to be maintained and guaranteed until established, minimum after two mowings.

11. Unwrap or do not wrap tree trunks. Stake trees in accordance with required specifications.

12. Provide sufficient rodent protection on all new planting so as to deter bark or shoot damage by rodents. Significant rodent damage, as determined by the Landscape Architect will require plant replacement.

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FIGURE
 Drawing No. A
4.6a

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FIGURE
 Drawing No. A
4.6b

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FIGURE
 Drawing No. A
4.6c

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DO NOT PRUNE LEADERS; REMOVE ONLY DEAD, DAMAGED OR CROSSING BRANCHES. DO NOT REMOVE TAGS UNTIL COMPLETION OF WARRANTY PERIOD

TREES TO BE STAKED UPON DIRECTION OF LANDSCAPE ARCHITECT. INSTALL ONLY METAL T-BARS FOR STAKING PURPOSES WITH A MINIMUM OF 2 ANCHORED FIRMLY IN THE GROUND. INSTALL T-BARS VERTICALLY ONLY. USE ONLY # 12 GAUGE GALVANIZED WIRE ENGAGED IN 12MM REINFORCED RUBBER HOSE AND SECURED TIGHTLY WITH NO WIRE PROTRUSIONS. CONTRACTOR TO REMOVE ALL STAKES AND WIRE AT THE TERMINATION OF THE WARRANTY PERIOD.

PROVIDE 100 MM (4") HIGH EARTH SAUCER FROM OUTWARD EDGE FROM ROOTBALL. WATER AND BACKFILL ROOTS WITH EXISTING TOPSOIL OR LOAM. PROVIDE 50MM DEPTH OF FINE BARK MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

TREE MUST BE PLANTED WITH TRUNK FLARE EXPOSED AFTER BACKFILL. SET TOP OF ROOTBALL NO GREATER THAN 50MM (2") ABOVE GRADE TO PERMIT SETTLING. DO NOT ALLOW TOPSOIL TO COME INTO CONTACT WITH TREE TRUNK.

PROVIDE A MINIMUM OF 600 MM (24") DIAMETER ROOTBALL. CONTRACTOR RESPONSIBLE TO REMOVE ALL WIRE, ROPE, AND BURLAP FROM TOP 100 - 150 MM OF ROOTBALL AT TIME OF PLANTING.

REPLACE TOPSOIL OR IMPORTED LOAM TO BE IN A FRIABLE CONDITION, FREE OF LUMPS OR STONES. PROVIDE 10-6-4 FERTILIZER IN BOTTOM OF TREE PIT OR APPLY AQUEOUSLY AFTER TREE INSTALLED. DO NOT BURN TREE ROOTS WITH FERTILIZER.

DO NOT AUGER TREE PITS.

LOOSEN MATERIAL AT THE BOTTOM OF THE TREE PIT. ROOT BALL TO BE PLACED ON UNEXCAVATED OR TAMPED SOIL.

TREES TO BE WATERED AT THE COMPLETION OF PLANTING AND CONTINUED TO MAINTAIN VIGOR AND GOOD HEALTH.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INSTALLED PLANTING THAT ARE NOT INSTALLED ACCORDING TO SPECIFICATIONS.

2.0 M (MIN)

300 MM (MIN)

1200 - 1500 MM (TYPICAL)

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PRUNE IN SUCH A MANNER AS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT

REMOVE FROM POT OR REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL

50 - 100 DEPTH OF FINE BARK MULCH IN CONTINUOUS BEDS.

CONSTRUCT TOPSOIL SAUCER TO A HEIGHT OF 50MM AROUND BASE OF SHRUB OR SHRUB BED

EXISTING TOPSOIL

COMPACT BACKFILL SOIL TO PREVENT AIR POCKETS AND SETTLEMENT

SCARIFY BOTTOM AND SIDES OF SHRUB PIT PRIOR TO PLANTING TO PREVENT FLOWER POTTING

450 TYP.

NOTES:
 1. SET SHRUBS 50MM HIGHER THAN SURROUNDING GRADE TO PERMIT SETTLEMENT.
 2. SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS.
 3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED.

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DECIDUOUS / EVERGREEN SHRUB PLANTING DETAIL
 DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.

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CONCRETE SIDEWALK
 Drawing No. N/A
OSS-111

PROPERTY LINE

EXPANSION JOINT

CONTRACTION JOINT

PLAN

SECTION

AS SPECIFIED

6mm ROUND SOD

CONCRETE SIDEWALK

150mm GRANULAR 'A' COMPACTED SUBGRADE

BOULEVARD SECTION

NOTES:
 1. ALL SIDEWALKS SHALL BE A MINIMUM OF 1.5m IN WIDTH CONSTRUCTED OF CONCRETE WITH A MINIMUM THICKNESS OF 125mm (150mm MINIMUM THICKNESS AT RESIDENTIAL ENTRANCES AND 200mm MINIMUM THICKNESS AT COMMERCIAL AND INDUSTRIAL ENTRANCES).
 2. ALL SIDEWALKS ARE TO HAVE A 150mm GRANULAR 'A' BASE COMPACTED TO 98% STANDARD PROCTOR DENSITY. THE SUBGRADE WILL ALSO BE COMPACTED UNDISTURBED NATIVE SOIL OR ENGINEERED FILL.
 3. SIDEWALK CONCRETE SHALL BE 32 MPa COMPRESSIVE STRENGTH WITH 6.5% AIR ENTRAINMENT AND 75mm SLUMP.
 4. EXPANSION JOINTS ARE REQUIRED AT ALL LOCATIONS WHERE THE SIDEWALK ABUTS OTHER CONCRETE STRUCTURES, WALKS, CURBS, HYDRANTS, MANHOLES, UTILITY POLES AND AT ANY OTHER LOCATION AS DIRECTED BY THE CITY'S MANAGER OF ENGINEERING SERVICES.

SECTION A-A CONTRACTION JOINT DETAIL

SECTION B-B EXPANSION JOINT DETAIL

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TOPSOIL AND SOD STANDARDS
 Drawing No. N/A
OSS-111

1. TOPSOIL REQUIREMENTS

a) ALL SOD COVERED AREAS TO HAVE A MINIMUM OF 150MM TOPSOIL.
 b) ALL PLANTING BEDS TO HAVE A MINIMUM PLANTING BED DEPTH OF 450MM, CONSISTING OF 50% NATIVE SOIL AND 50% APPROVED SOIL MIXTURE SUPPLEMENT AND AN APPLICATION OF FERTILIZER (20-20-20).
 c) SOIL MIXTURE SUPPLEMENT TO CONSIST OF:
 - 2 PARTS SCREENED SANDY LOAM TOPSOIL,
 - 1 PART SHREDDED COMMERCIAL PEAT MOSS,
 - 1 PART WELL ROTTED MANURE.
 d) TOPSOIL MIXED WITH SUBSOIL, ROCKS, ROOTS, FOREIGN DEBRIS AND TOXIC MATERIAL IS UNACCEPTABLE AND SHALL BE REMOVED AND DISPOSED OF OFF SITE.
 e) ALL SUBGRADE SHALL BE COMPACTED TO 85% SPD EXCEPT IN WOODLANDS. ALL LANDSCAPED AREAS TO BE COVERED WITH SOD UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.

2. SOD REQUIREMENTS

a) SOD TO CURB AT ALL STREETS OR TO WITHIN 1.5 METRES OF THE TRAVELED PORTION OF THE ROAD.
 b) ALL SOD IS TO CONFORM TO THE CANADIAN NURSERY SOD GROWERS' SPECIFICATIONS.
 c) ALL ROCKS OVER 50MM DIAMETER SHALL BE REMOVED DURING FINE GRADING OF THE TOPSOIL AND PRIOR TO LAYING SOD.

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NO.	DATE	BY	REVISIONS
2	APR 08, 2026	S.K.	AS PER ENG. PLAN UPDATES
1	MAR 25, 2026	S.K.	ISSUED FOR REVIEW

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CONIFEROUS TREE PLANTING DETAIL
 DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.

CLIENT: ANDPET REALTY INC.

PROJECT: MID-RISE RESIDENTIAL DEVELOPMENT
 1111 15th AVENUE EAST, OWEN SOUND

DRAWING: DETAILS 2

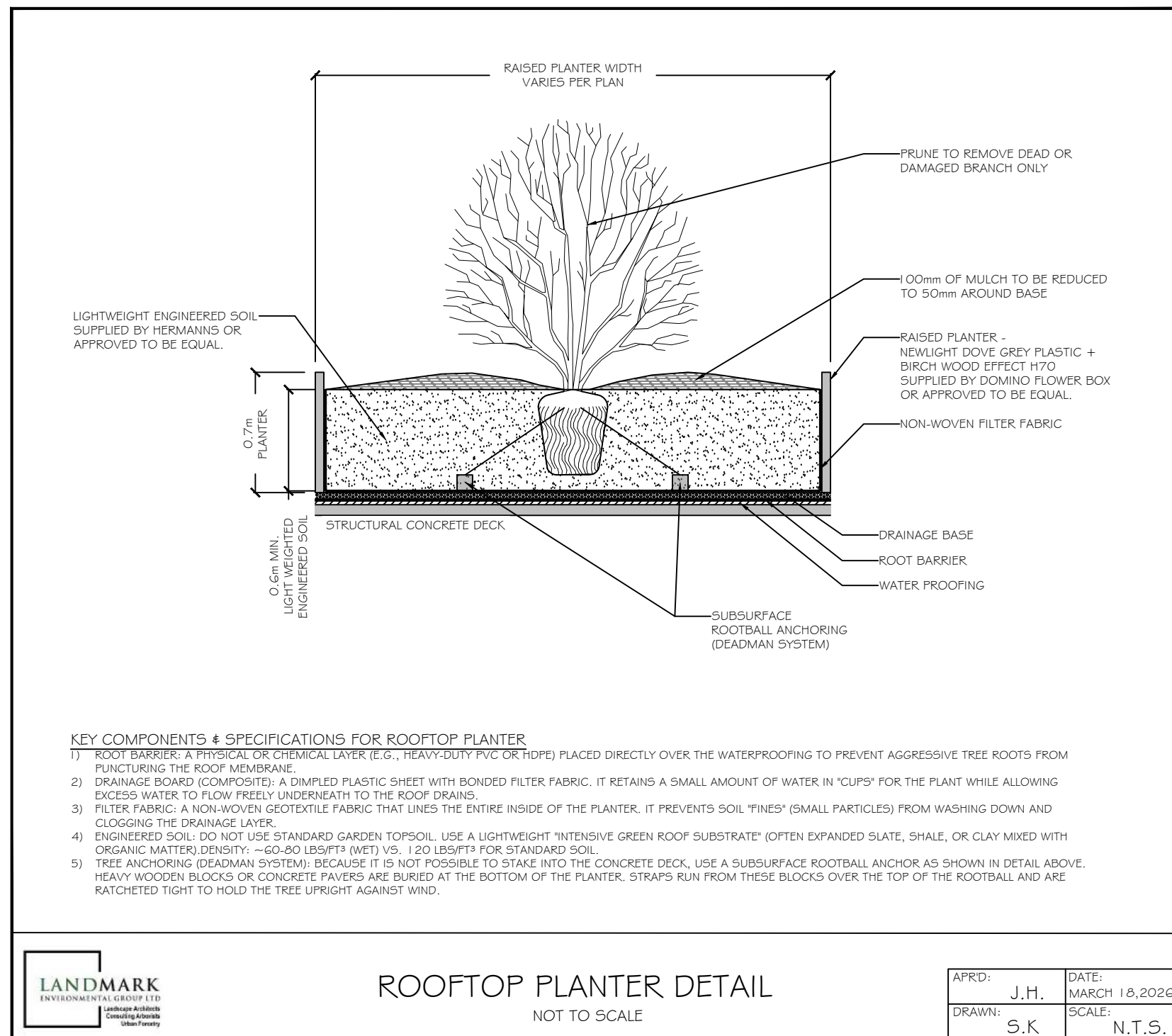
SCALE BAR:

PROJECT NO.: LA 1082-26
 MUNICIPAL FILE NO.: PC2025-007
 DRAWN BY: S.K.
 CHECKED BY: J.H.

SCALE: MAR 04, 2026
 DRAWING No.: LD-2



14' x 16' KINGSTON PERGOLA
 Supplied by Countryside Gazebos Canada Ltd. or Approved to be equivalent.
 Supplier's info available at the following website:
<https://agazebo.com/site/wood-pergolas.php>



Brooklyn Paver

Dimensions mm	Dimensions in.	Code	Colour	Typical Row
60 x 230 x 76	2 3/8 x 9 x 3	10151722	Midnight	
Weight/unit	2.3 kg	10150880	Rosewood	
Unit/Area	0.02 m ²			
Area/layer	0.96 m ²			
Area/cube	9.58 m ²	100.13 m ²		
Qty/cube	450 units	550 units		
Weight/cube	1272 kg	3805 lb		

Laying Pattern

Checkerboard Running Bond Offset 1/3 Herringbone

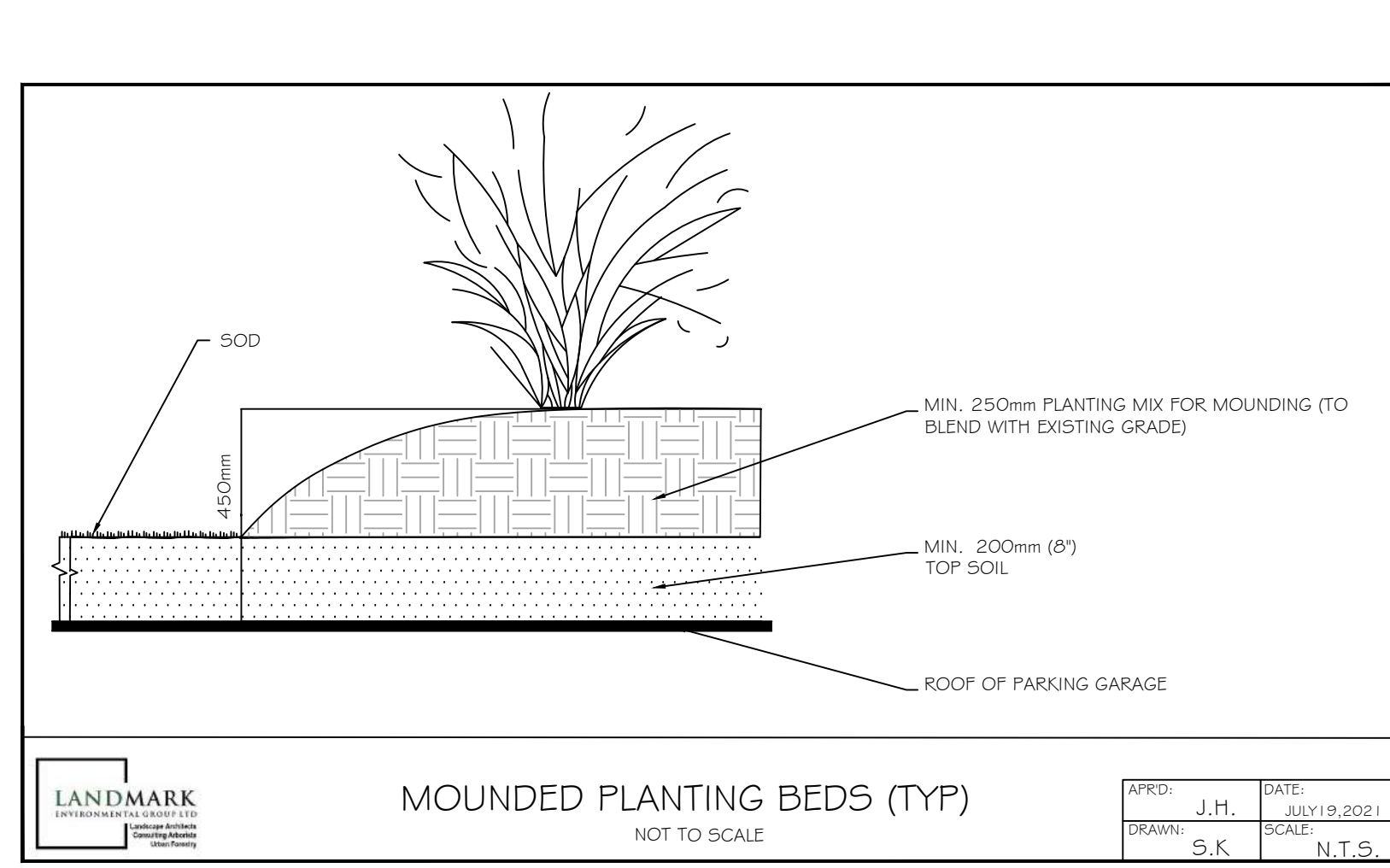
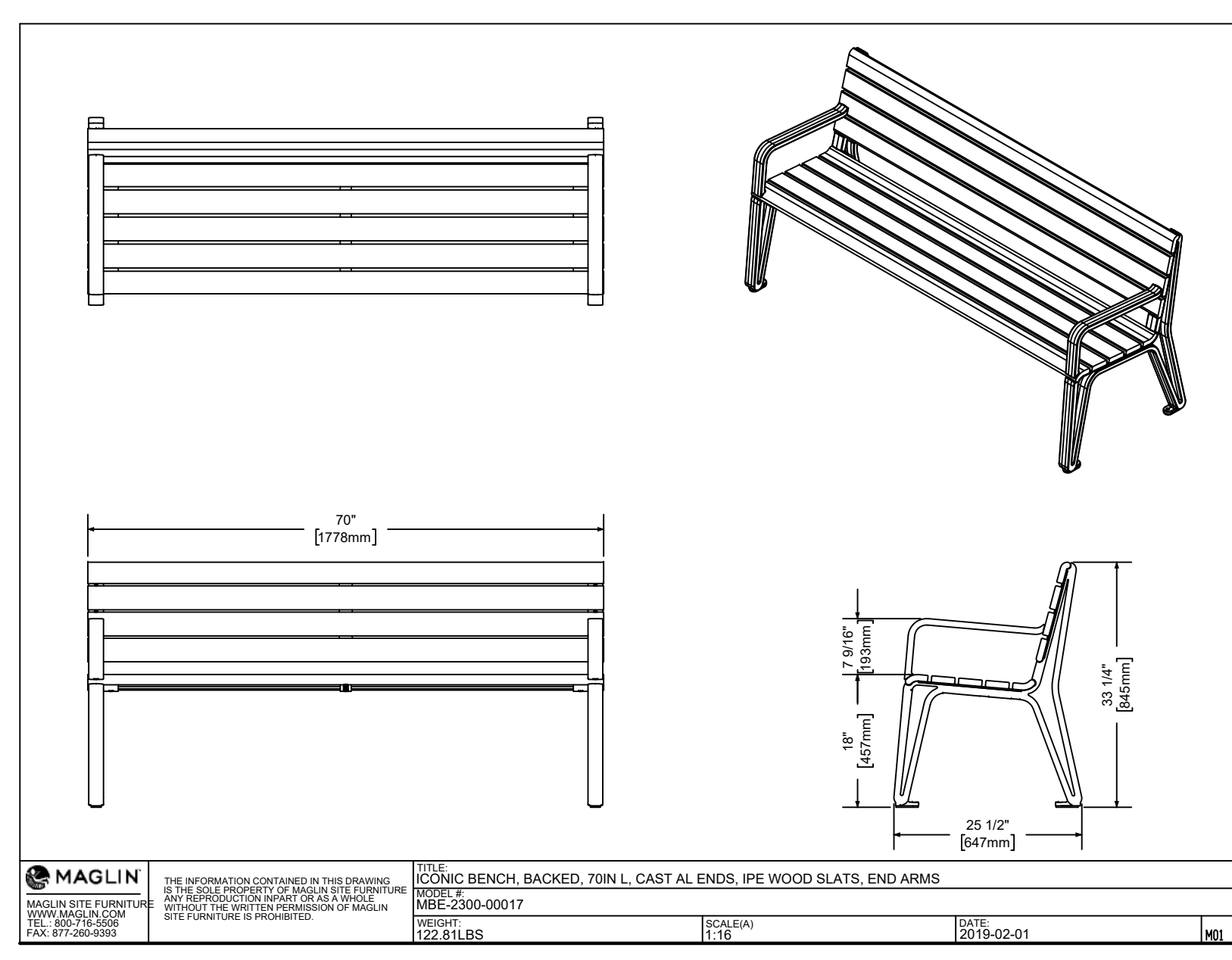
Technical Information

1 bag of sand covers approx. 70 ft²

Product	Standard	Flexural Strength	Compressive Strength	De-icing salts freeze-thaw durability	Density	Absorption	Dimension Tolerance*
Brooklyn Paver	CSA A231.2	N/A	μ 50 MPa ± 45 MPa	225 g/m ² after 28 cycles 500 g/m ² after 49 cycles	N/A	N/A	Length: -1.0 to +2.0 mm Width: -0.8 to +3.0 mm Height: -1.5 to 0 mm

Joint sand compaction: Cover vibrating plate with a removable rubber tread (neoprene or polypropylene). Cover snow removal tools with Teflon or neoprene protectors to minimize the risk of damage from scratches. Laying patterns are for design purposes only. Permacoat shall not be responsible for excess or shortage of material.

32 PERMACOAT



COMPLIANT 68 TABLE

The Compliant 68 Accessible Picnic Table was designed to meet Accessibility Standards in virtually every municipality across North America, including the National Standard of Canada for Accessible Design. The table features two 6' bench seats with an 8' tabletop extended on both sides for wheelchair access. Using our premium 100% recycled plastic lumber, the Compliant 68 table is based on a zinc-plated and powder coated steel substrate, suitable for exterior usage in virtually any environment.

Additional design features include "slide-in" seating, an umbrella hole to accommodate umbrellas up to 2" in diameter, and a secondary umbrella pole fastener with ample clearance for an umbrella base. Ground-mounting tabs are built into the design, making installation on a concrete surface quick and easy. The Compliant 8 Plus Accessible Picnic Table can be shipped assembled, or knocked down in five easy to assemble sections for ease of shipping across North America.

Standard Colour Options

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COMPLIANT 68 TABLE

Product Data Sheet

MATERIALS

- 100% Recycled Plastic Lumber Slats
- Zinc Plated or Galvanized Steel Substrate
- Stainless Steel Hardware

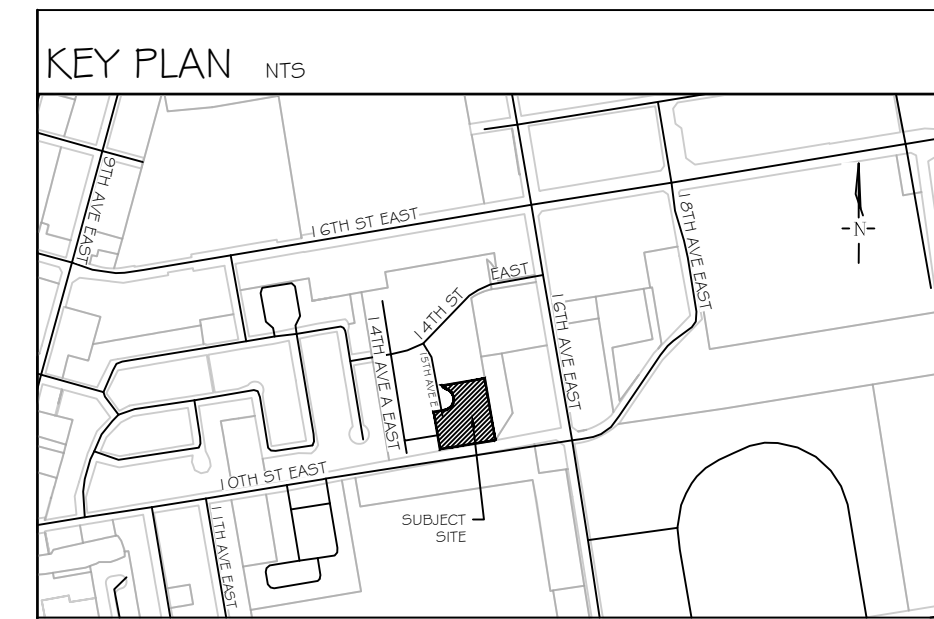
FINISHES

- Natural Galvanized or Powder Coated
- Slats available in: Sand, Walnut, Olive, Grey, Charcoal, Green, Redwood
- Umbrella hole supports umbrella pole diameters up to 2 inches
- Round mounting tabs accommodate 1/2" anchors

TO SPECIFY

- Slat Colour
- Frame Powdercoated Black or Natural Galvanized Finish
- Optional Frame Colour

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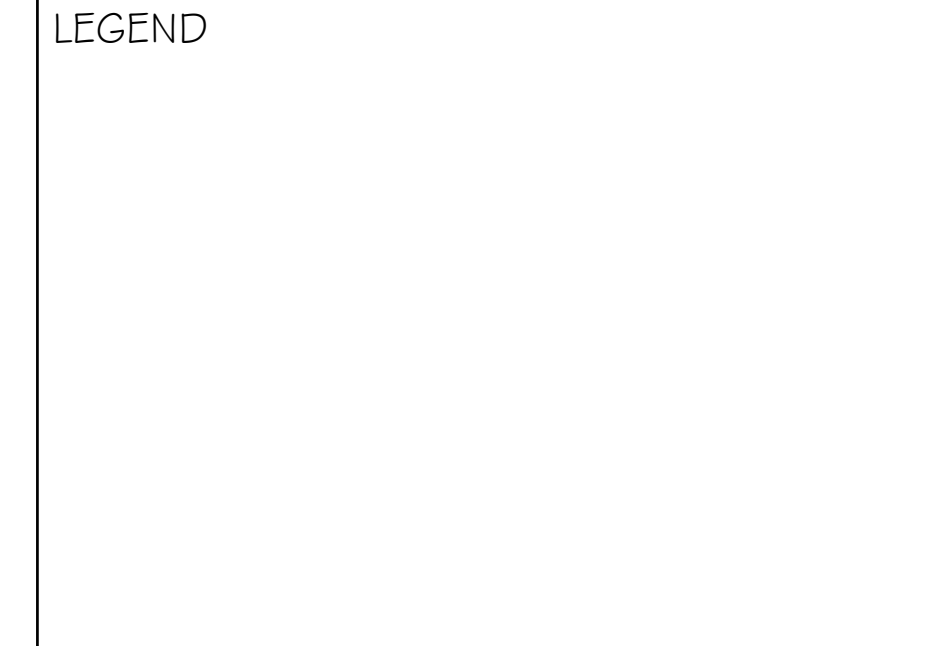


GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site. Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for 5th Plan approval only and may require additional detailing prior to tender and construction. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings. The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc.). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

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NO.	DATE	BY	REVISIONS
2	APR 06, 2026	S.K.	AS PER ENG. PLAN UPDATES
1	MAR 25, 2026	S.K.	ISSUED FOR REVIEW

STAMP

APPROVAL

LANDMARK ENVIRONMENTAL GROUP LTD.
 LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
 OFFICE: 705-796-1122
 info@LEGroupltd.com
 www.LEGroupLtd.com

CLIENT: ANDPET REALTY INC.

PROJECT: MID-RISE RESIDENTIAL DEVELOPMENT
 1111 15th AVENUE EAST, OWEN SOUND

DRAWING: DETAILS 3

SCALE BAR:

PROJECT NO.:	SCALE:
LA 1082-26	
MUNICIPAL FILE NO.:	DATE:
PC2025-007	MAR 04, 2026
DRAWN BY:	CHECKED BY:
S.K.	J.H.
	DRAWING No.:
	LD-3