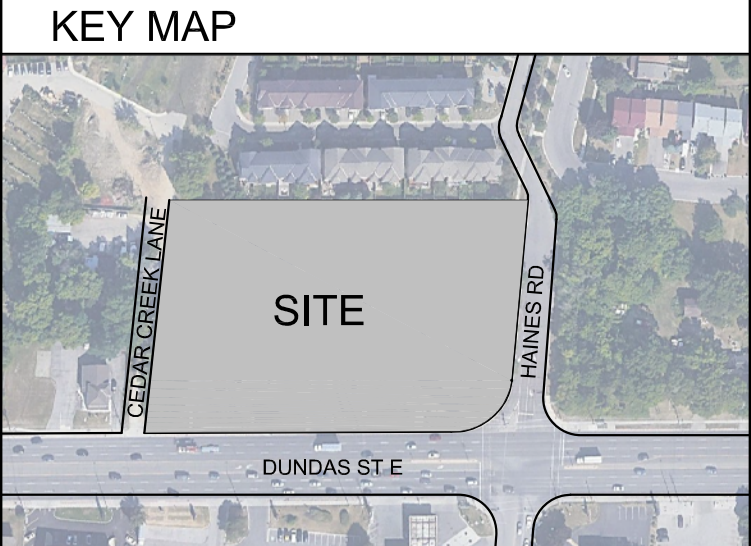


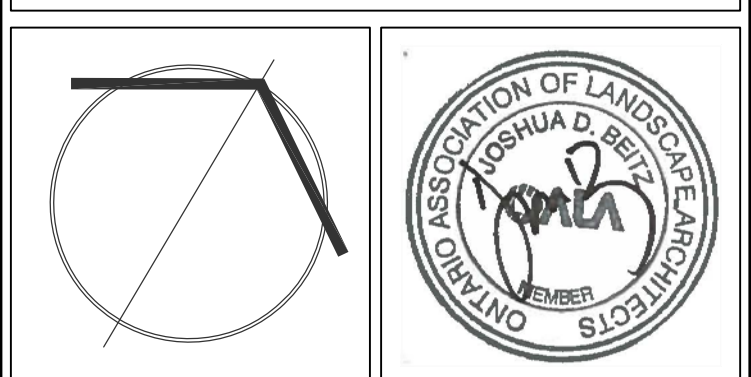
GENERAL NOTES

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No.	DATE	REVISION	BY
3.	2022-11-08	ISSUED FOR REZONING SUBMISSION	J.B.
2.	2022-08-30	ISSUED FOR REVIEW	J.B.
1.	2022-07-22	V100 ISSUED FOR COORDINATION	M.G.

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



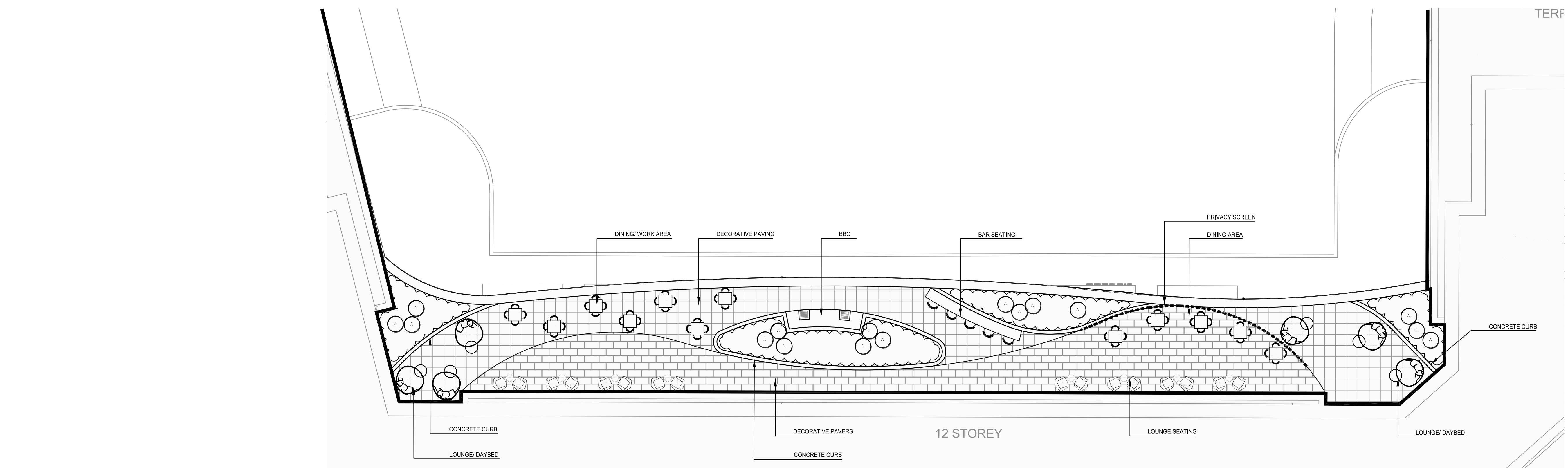
SBK 5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L5R 3G5
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LANDSCAPE ARCHITECTURE

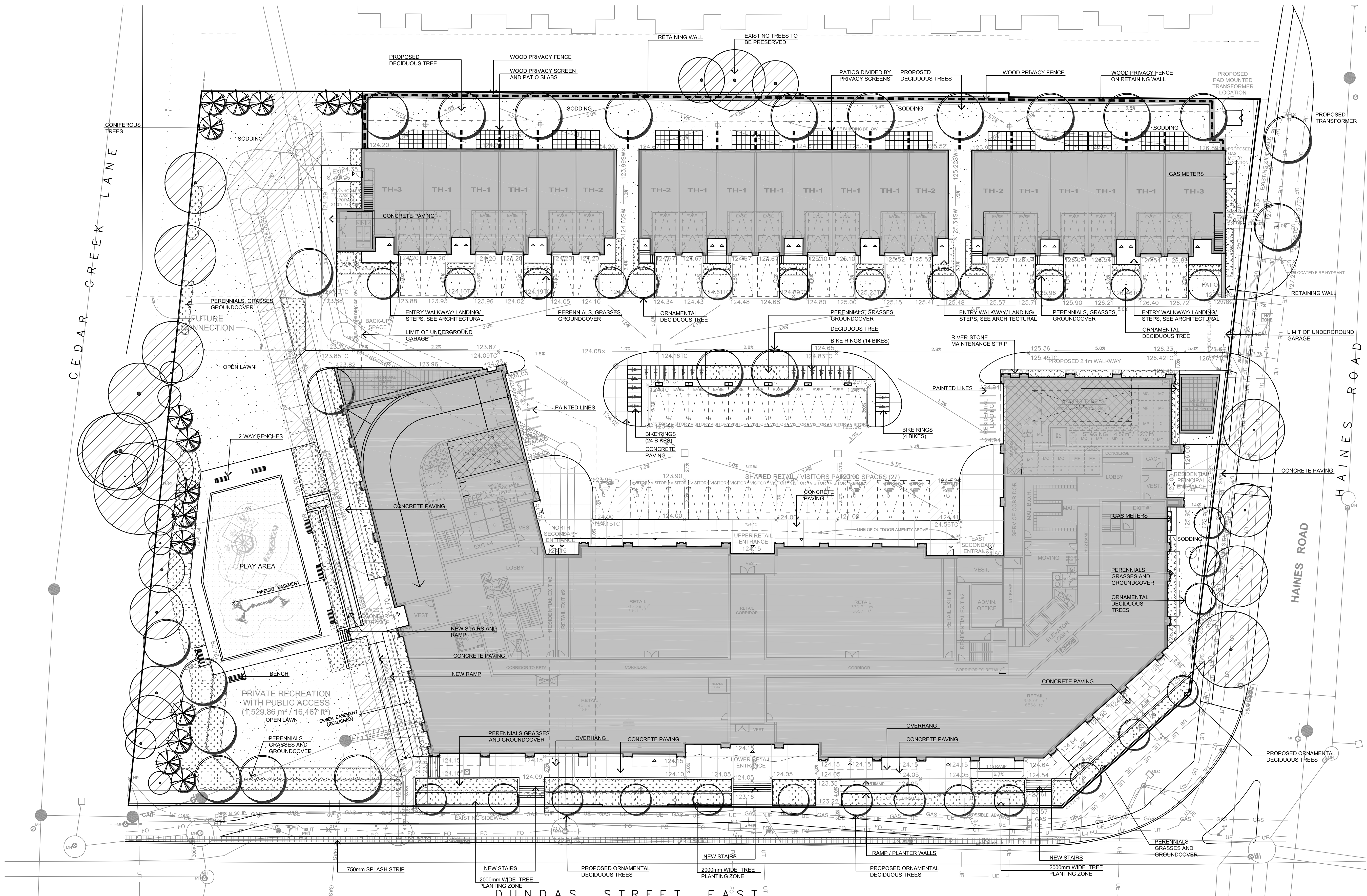
PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
805 DUNDAS STREET E
MISSISSAUGA, ON

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN (COMPOSITE)

SCALE: 1:250	PROJECT No. 5788
DATE: JUNE 15 2022	
DRAWN BY: S.D.	DRAWING No.
CHECKED BY: J.B.	L100

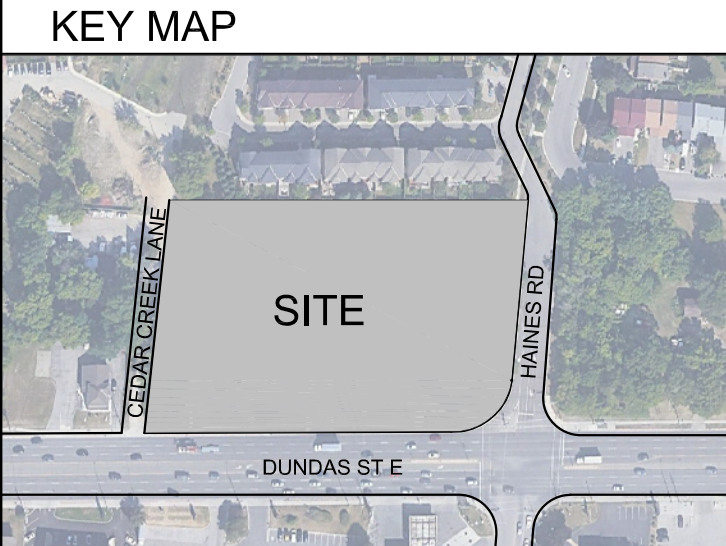


2nd FLOOR AMENITY AREA - 1:125



GROUND FLOOR - 1:250

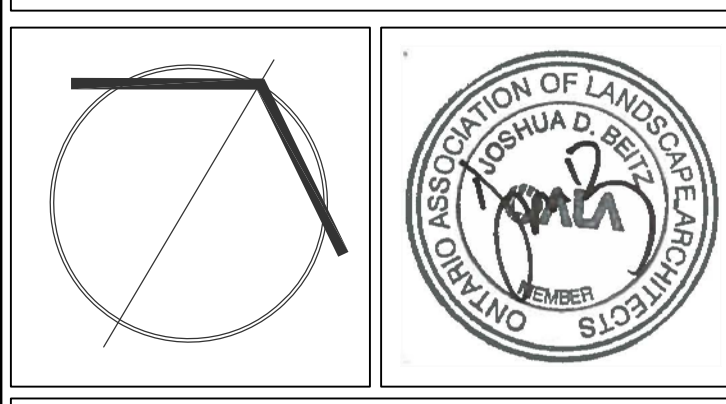
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- KEY MAP LEGEND**
- EXISTING TREE TO REMAIN
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - PROPOSED PERENNIALS AND GRASSES AND GROUNDCOVER
 - SODDING
 - WOOD PRIVACY FENCE
 - METAL FENCE
 - BENCH
 - PLAY AREA
 - BIKE PARKING/RING

No.	DATE	REVISION	BY
3.	2022-11-08	ISSUED FOR REZONING SUBMISSION	JOB
2.	2022-08-30	ISSUED FOR REVIEW	JOB
1.	2022-07-22	V100 ISSUED FOR COORDINATION	M.G.

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 LANDSCAPE ARCHITECTURE

PROJ. NO. 5788

PROPOSED MIXED-USE DEVELOPMENT

805 DUNDAS STREET E
 MISSISSAUGA, ON

DRAWING TITLE: PRELIMINARY LANDSCAPE CONCEPT PLAN (GROUND FLOOR AND 2nd FLOOR AMENITY)

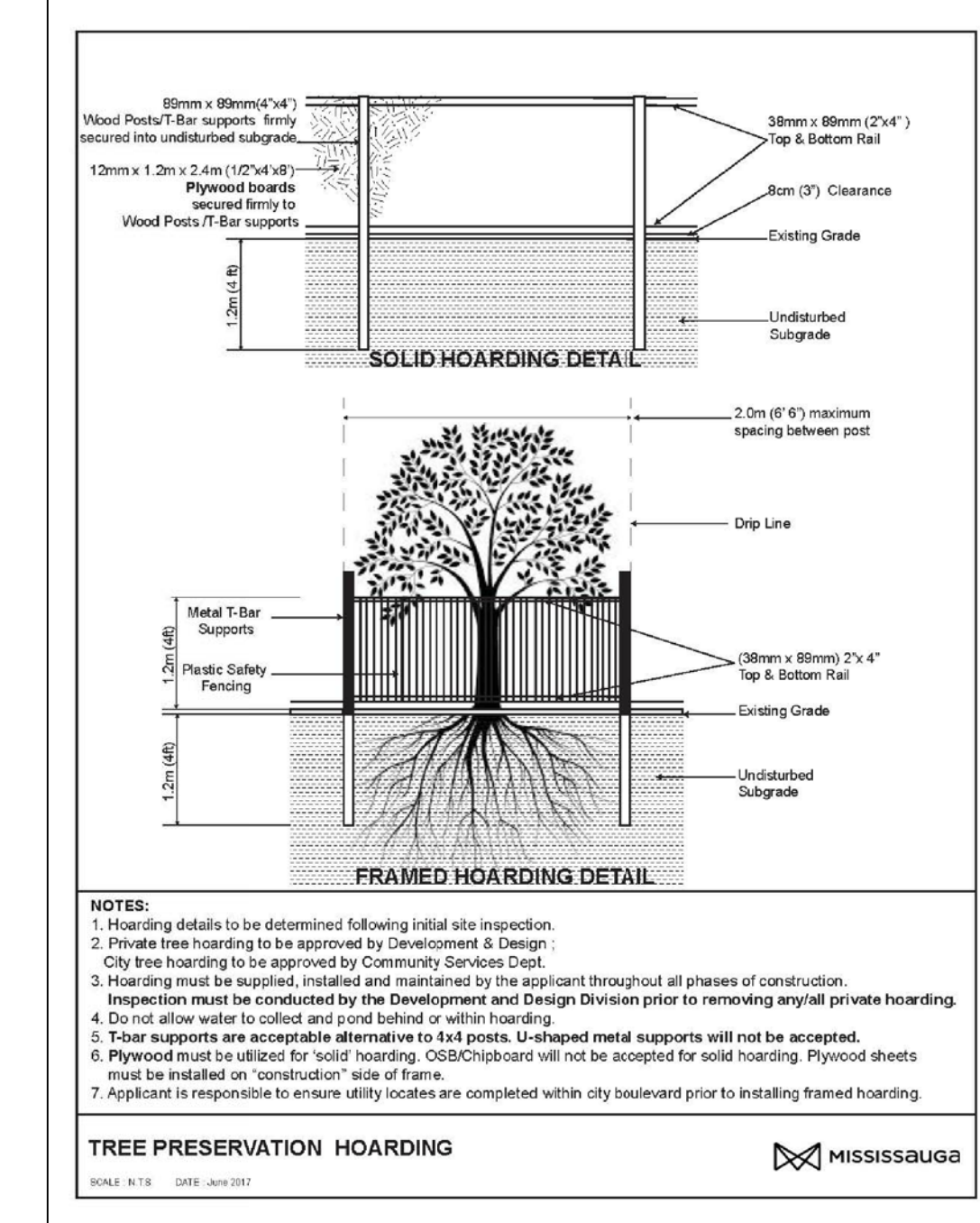
SCALE: AS SHOWN	PROJECT No. 5788
DATE: JUNE 15 2022	DRAWING No. L101
DRAWN BY: S.D.	CHECKED BY: J.B.

EXISTING TREE INVENTORY									
KEY SPECIES	DBH (centimetres)	CROWN (metres)	HEALTH CONDITION	STRUCTURE	COMMENTS	PRESERVATION DIRECTION	OWNERSHIP	MIN. TPZ (metres)	KEY
1 Siberian Elm	34	10	Good	Symmetrical	Street tree, minor die back, leaf damage (insect/ disease)	PRESERVE	CITY	2.4	1
2 Siberian Elm	11-17	8	Good	Multi-stem	Street tree, minor dieback, leaf damage (insect/decease)	PRESERVE	CITY	1.8	3
3 Siberian Elm	23	7	Good	One-sided	Street tree, minor dieback, leaf damage (insect/decease)	PRESERVE	CITY	1.8	3
4 Siberian Elm	14-17	8	Fair	Symmetrical	Street tree, minor dieback, leaf damage (insect/decease), open wound on stem	PRESERVE	CITY	1.8	4
5 Siberian Elm	39	10	Fair	Symmetrical	Street tree, minor dieback, leaf damage (insect/decease)	REMOVE	CITY	2.4	5
6 Norway Maple	27	6	Poor	Narrow Form	Boulevard tree, major dieback in canopy, damage to bark	REMOVE	PRIVATE	1.8	6
7 Norway Maple	34	6	Fair	Narrow Form	Some twig dieback throughout	REMOVE	PRIVATE	2.4	7
8 White ash	18	5	Fair	One-sided	Crowded by adjacent tree, adjacent to fence	REMOVE	PRIVATE	1.8	8
9 Black locust	25	9	Fair	Symmetrical	Crowded by adjacent tree, adjacent to fence, minor dieback in canopy	REMOVE	PRIVATE	1.8	9
10 Austrian pine	40	8	Good	One-sided	Crowded by adjacent tree, adjacent to fence	REMOVE	PRIVATE	2.4	10
11 Black locust	14-16	4	Good	Multi-stem	Crowded by adjacent tree, adjacent to fence	REMOVE	PRIVATE	1.8	11
12 Black locust	16	4	Fair	Multi-stem	Crowded by adjacent tree, adjacent to fence, minor dieback in canopy	REMOVE	PRIVATE	1.8	12
13 Black locust	<10	3	Good	Multi-stem	Crowded by adjacent tree, adjacent to fence	REMOVE	EXEMPT	1.2	13
14 Colorado Spruce	35	6	Good	Columnar	Crowded by adjacent tree, adjacent to fence	PRESERVE	NEIGHBOUR	2.4	14
15 Colorado Spruce	35	8	Good	Columnar	Crowded by adjacent tree, adjacent to fence	PRESERVE	NEIGHBOUR	2.4	15
16 Colorado Spruce	35	6	Good	Columnar	Crowded by adjacent tree, adjacent to fence	PRESERVE	NEIGHBOUR	2.4	16
17 Norway Maple	29	8	Fair	Narrow Form	Adjacent to fence, crowded by overhead wire, minor dieback	REMOVE	PRIVATE	2.4	17
18 Norway Maple	25	8	Poor	One-sided	Adjacent to fence, crowded by overhead wire, major dieback, peeling bark	REMOVE	PRIVATE	2.4	18
19 Norway Maple	36	10	Poor	One-sided	Adjacent to fence, crowded by overhead wire, major dieback, peeling bark	REMOVE	PRIVATE	2.4	19
20 Norway Maple	32	8	Fair	Symmetrical	Adjacent to fence, crowded by overhead wire, minor dieback	PRESERVE	PRIVATE	2.4	20
21 Norway Maple	35	8	Fair	Narrow Form	Adjacent to fence, crowded by overhead wire	PRESERVE	BOUNDARY	2.4	21
22 Norway Maple	26	8	Fair	Symmetrical	Crowded by adjacent tree, adjacent to fence, minor dieback in canopy	PRESERVE	BOUNDARY	1.8	22
23 White Spruce	20	3	Fair	Columnar	Crowded by adjacent tree, raised canopy, minor dieback in canopy	PRESERVE	BOUNDARY	1.8	23
24 White Spruce	18	3	Fair	Columnar	Crowded by adjacent tree, raised canopy, minor dieback in canopy	PRESERVE	BOUNDARY	1.8	24
25 Manitoba Maple	45	8	Poor	One-sided	Thin, major dieback, crowded by adjacent tree	PRESERVE	NEIGHBOUR	3	25
26 Norway Maple	24	8	Fair	One-sided	Double leader, minor dieback, crowded by adjacent tree	PRESERVE	BOUNDARY	1.8	26
27 Black locust	42	10	Poor	Narrow Form	Crowded by adjacent tree, dual leader, major dieback	PRESERVE	NEIGHBOUR	3	27

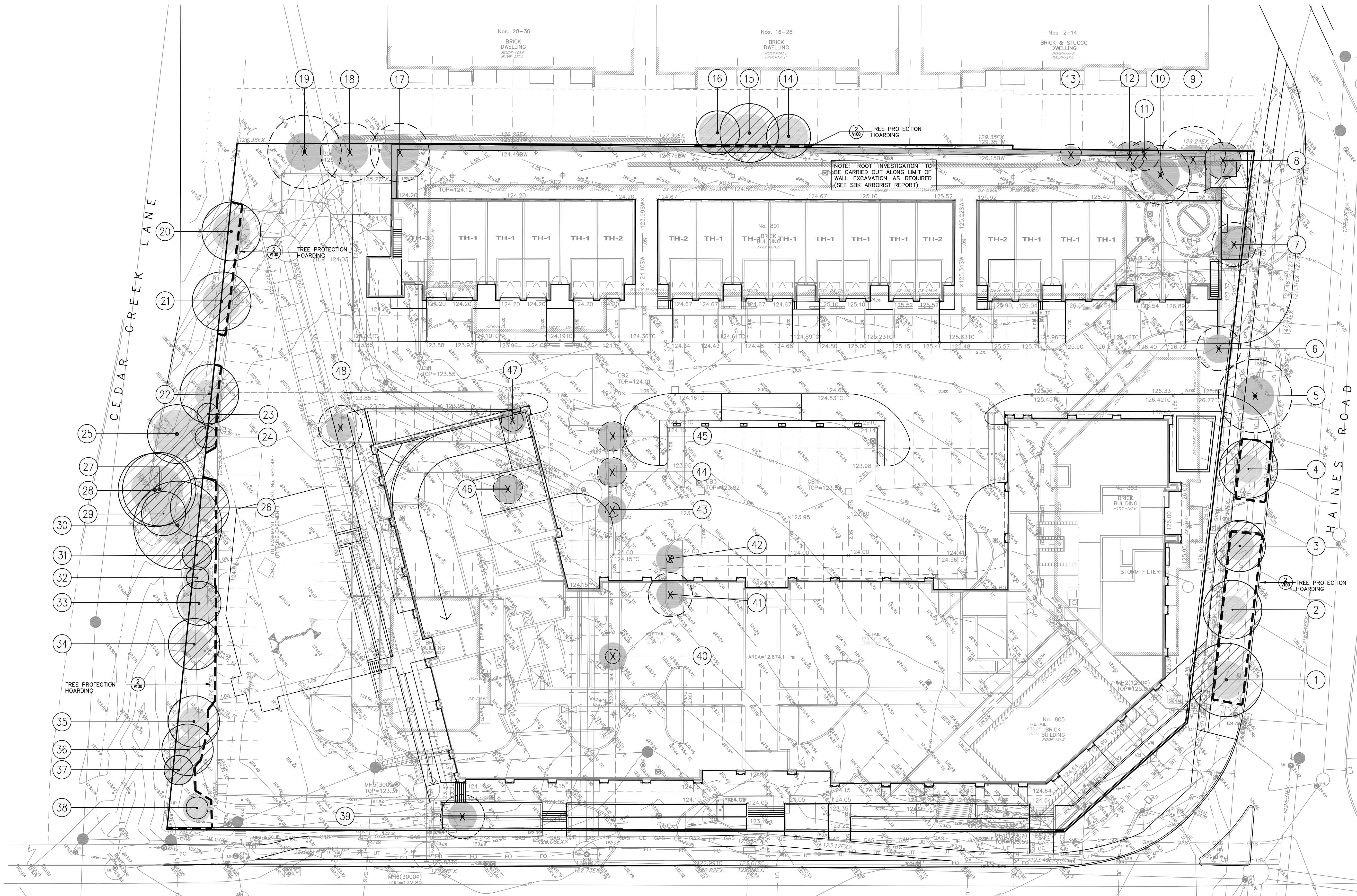
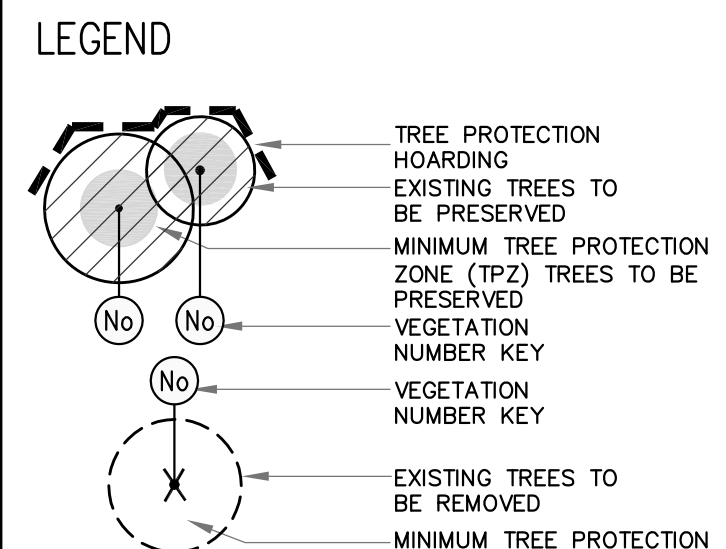
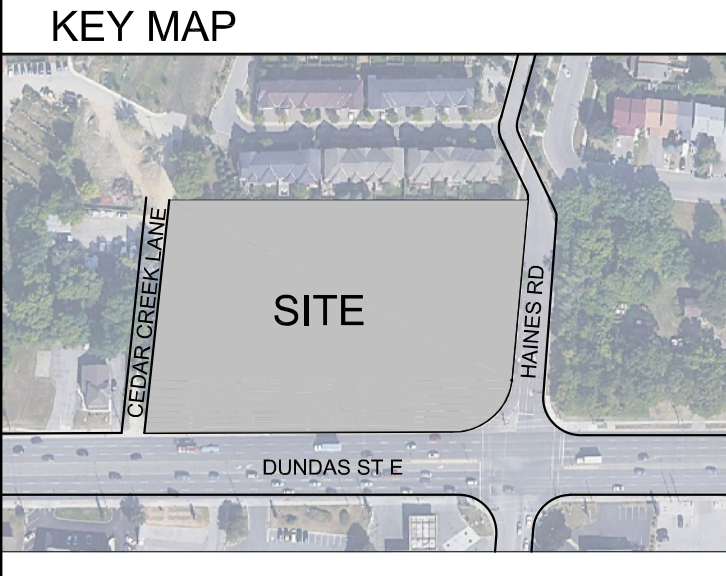
1 V100 TREE INVENTORY

EXISTING TREE INVENTORY									
KEY SPECIES	DBH (centimetres)	CROWN (metres)	HEALTH CONDITION	STRUCTURE	COMMENTS	PRESERVATION DIRECTION	OWNERSHIP	MIN. TPZ (metres)	KEY
28 Black locust	44	10	Fair	Narrow Form	Crowded by adjacent tree, dual leader, minor dieback	PRESERVE	NEIGHBOUR	3	28
29 Manitoba Maple	16	8	Fair	Narrow Form	Crowded by adjacent tree, minor dieback in canopy	PRESERVE	NEIGHBOUR	1.8	29
30 Manitoba Maple	40	12	Fair	One-sided	Crowded by adjacent tree, minor dieback in canopy	PRESERVE	NEIGHBOUR	2.4	30
31 White Spruce	22	4	Fair	Narrow Form	Crowded by adjacent tree, raised canopy, minor dieback in canopy	PRESERVE	PRIVATE	1.8	31
32 White Spruce	19	3	Fair	Narrow Form	Crowded by adjacent tree, raised canopy, minor dieback in canopy	PRESERVE	PRIVATE	1.8	32
33 White Spruce	30	6	Fair	Narrow Form	Crowded by adjacent tree, raised canopy, minor dieback in canopy	PRESERVE	PRIVATE	2.4	33
34 Norway Maple	28	7	Fair	One-sided	Crowded by adjacent tree, minor dieback	PRESERVE	PRIVATE	1.8	34
35 Norway Maple	28	7	Fair	One-sided	Crowded by adjacent tree, minor dieback	PRESERVE	PRIVATE	1.8	35
36 White Spruce	21	3	Fair	One-sided	Crowded by adjacent tree, minor dieback	PRESERVE	PRIVATE	1.8	36
37 White Spruce	27	4	Fair	Columnar	Broken leader, crowded by adjacent tree, minor dieback	PRESERVE	PRIVATE	1.8	37
38 White Spruce	23	3	Fair	Narrow Form	Street tree, minor die back, raised canopy leaning	PRESERVE	PRIVATE	1.8	38
39 Fruit tree	27	6	Poor	Good Form	Street tree, major dieback	REMOVE	PRIVATE	1.8	39
40 Ginkgo	16	2	Poor	Narrow Form	Island tree, minor dieback, dead leader, damaged lower branches, damage to bark	REMOVE	PRIVATE	1.8	40
41 Ginkgo	19	6	Poor	Narrow Form	Island tree, minor dieback, dead leader, damaged lower branch	REMOVE	PRIVATE	1.8	41
42 Ginkgo	14	1	Poor	Narrow Form	No leader, damage to bark, almost dead	REMOVE	EXEMPT	1.8	42
43 Ginkgo	17	2	Poor	Narrow Form	Dieback, damaged lower branches	REMOVE	EXEMPT	1.8	43
44 Ginkgo	13	4	Poor	Narrow Form	Island tree, minor dieback, dead leader, damaged lower branch	REMOVE	EXEMPT	1.8	44
45 Ginkgo	18	4	Poor	Narrow Form	Island tree, minor dieback, dead leader, damaged lower branch	REMOVE	EXEMPT	1.8	45
46 Honey locust	13	4	Fair	Leaning	Island tree, minor dieback	REMOVE	EXEMPT	1.8	46
47 Honey locust	11	3	Fair	Leaning	Island tree, minor dieback	REMOVE	EXEMPT	1.8	47
48 Honey locust	19	6	Fair	Symmetrical	Island tree, minor dieback	REMOVE	PRIVATE	1.8	48

2 V100 TREE PROTECTION HOARDING



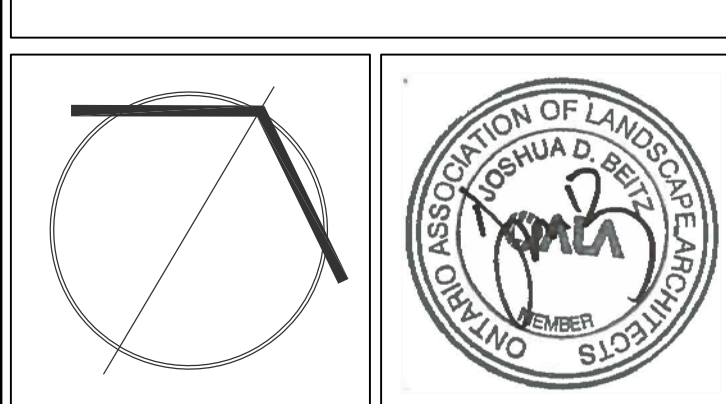
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Matthew Gehres
 MATTHEW GEHRES
 INTERNATIONAL SOCIETY OF ARBORICULTURE
 CERTIFIED ARBORIST #0N-1114A
 DATE: NOV 08, 2022

No.	DATE	REVISION	BY
3	2022-11-08	ISSUED FOR REZONING SUBMISSION	J.B.
2	2022-08-30	ISSUED FOR REVIEW	J.B.
1	2022-07-22	V100 ISSUED FOR COORDINATION	M.G.

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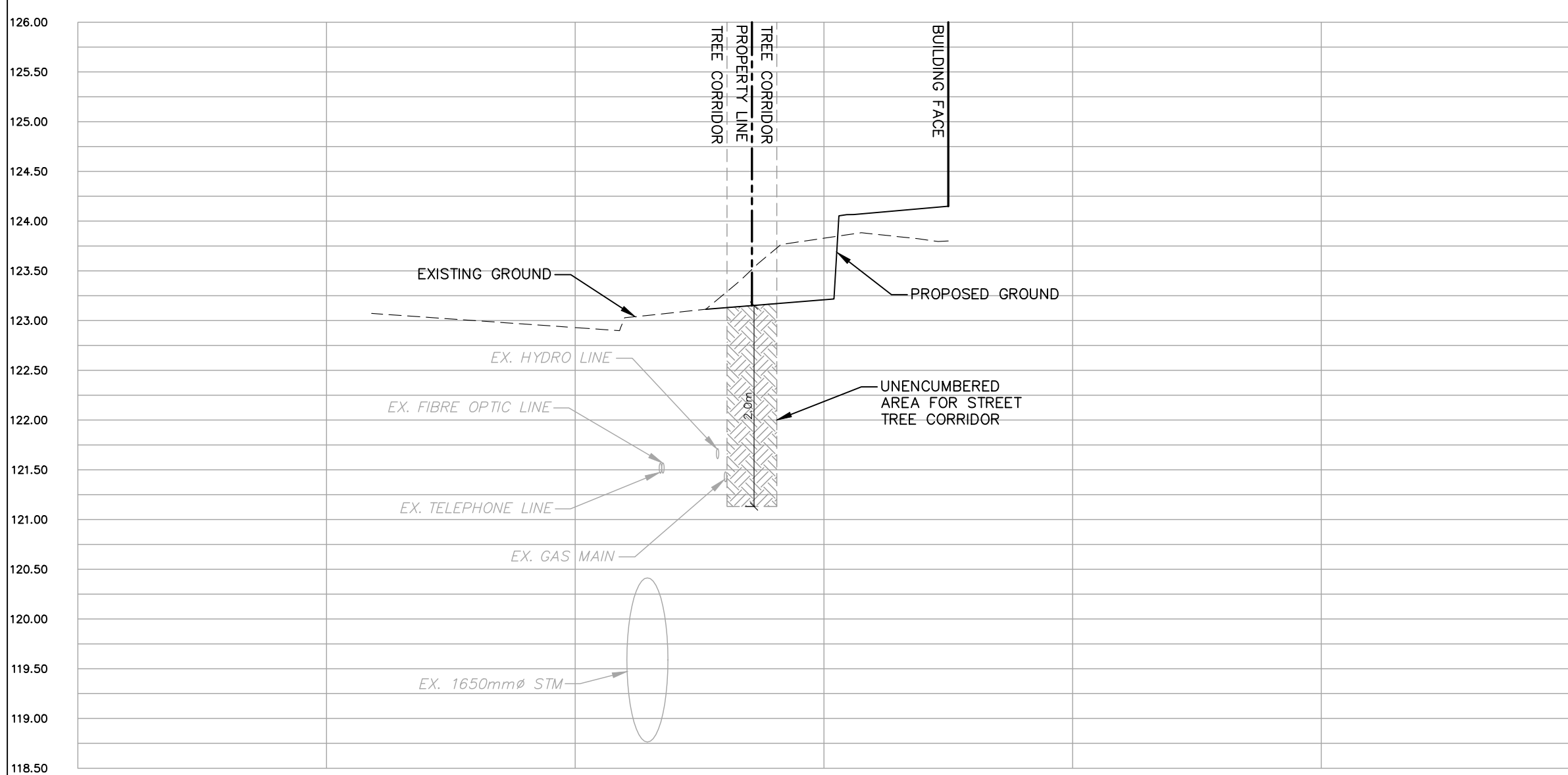
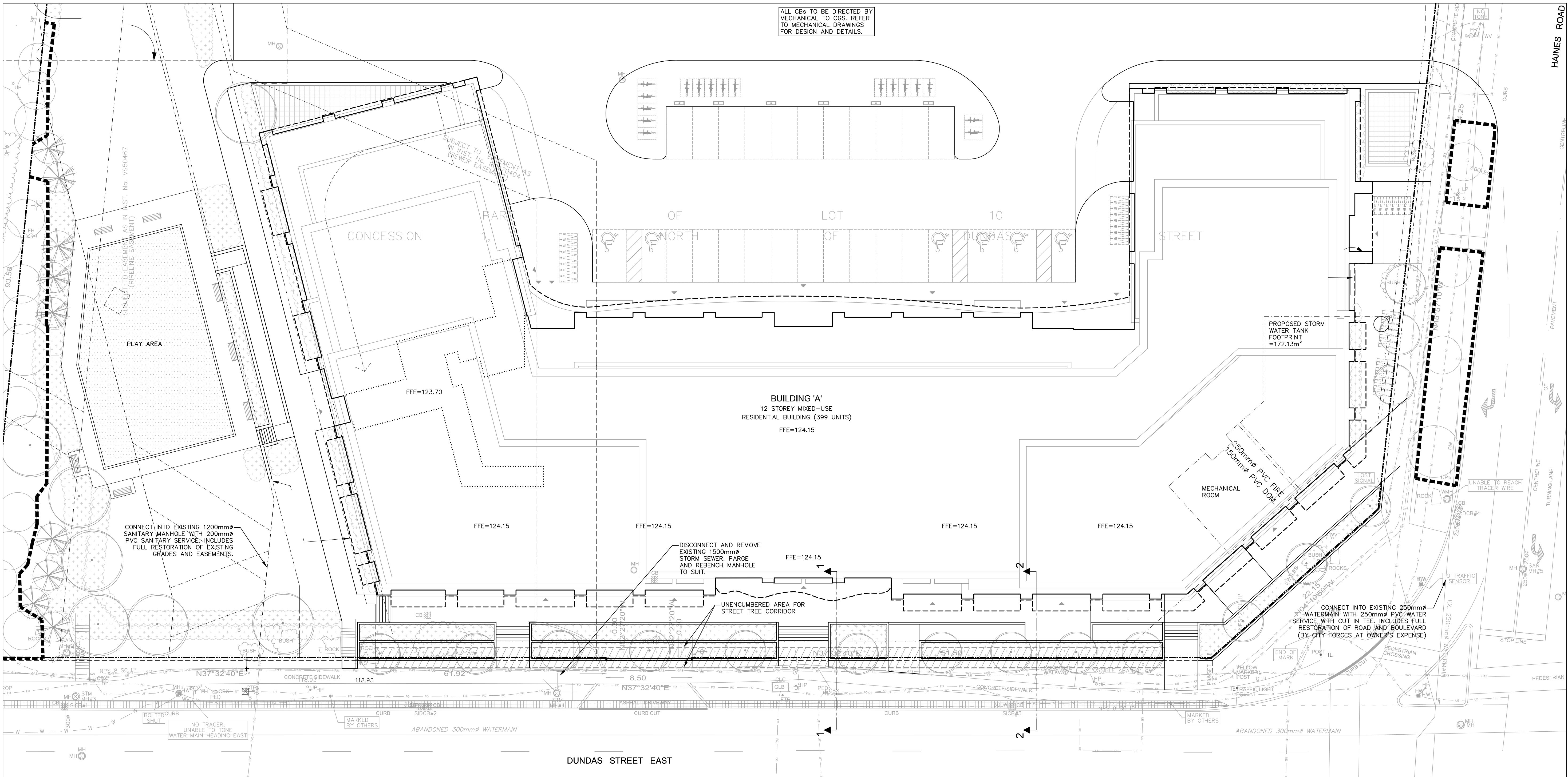
STRYBOS BARRON KING
 LANDSCAPE ARCHITECTURE

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
 805 DUNDAS STREET E
 MISSISSAUGA, ON

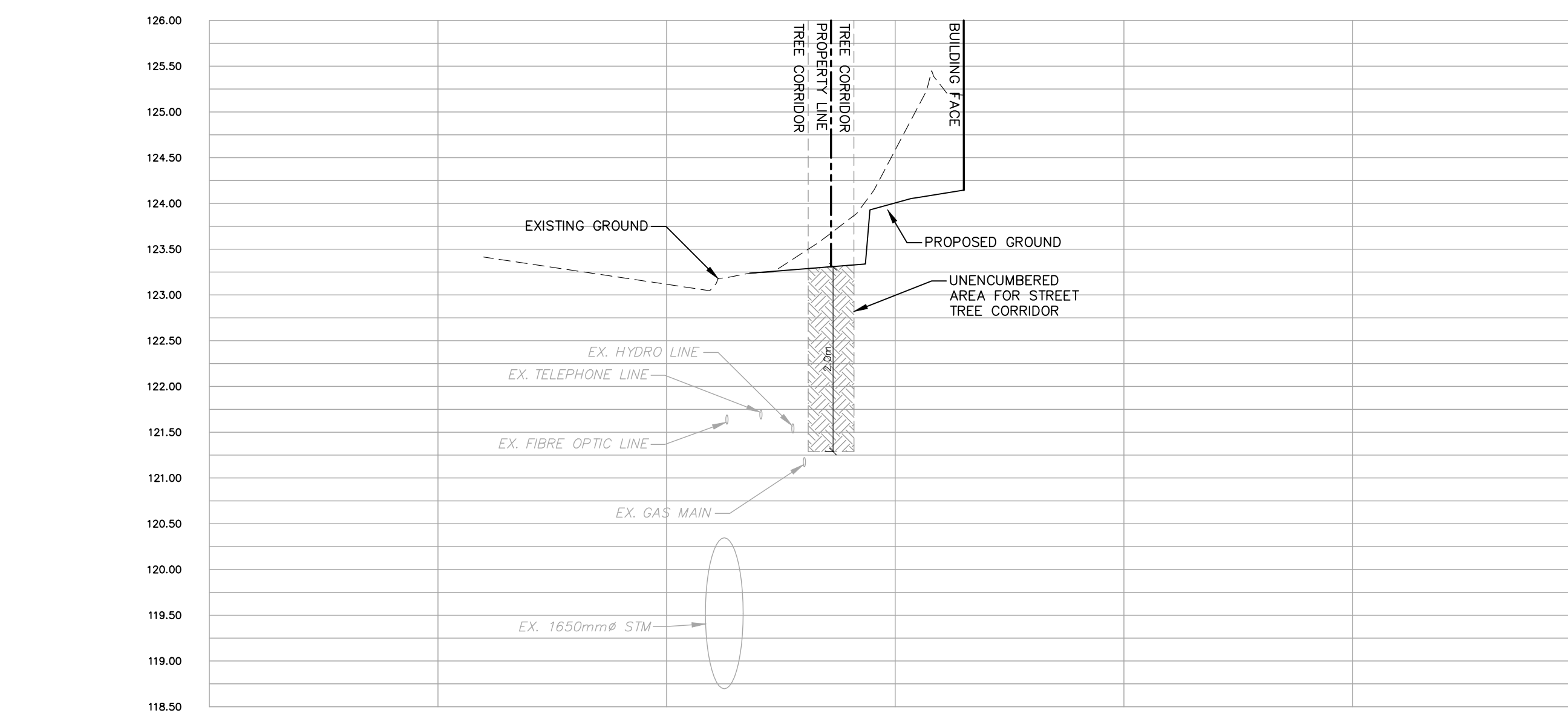
DRAWING TITLE:
TREE INVENTORY AND TREE PRESERVATION PLAN

SCALE:	PROJECT No.
1:250	5788
DATE:	DRAWING No.
JUNE 15 2022	V100
DRAWN BY:	CHECKED BY:
S.D.	J.B.

ALL CBs TO BE DIRECTED BY MECHANICAL TO OGS. REFER TO MECHANICAL DRAWINGS FOR DESIGN AND DETAILS.



CROSS SECTION 1-1
SCALE: HOR. 1:200
VER. 1:50



CROSS SECTION 2-2
SCALE: HOR. 1:200
VER. 1:50

- LEGEND**
- EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - PROPOSED CATCHBASIN
 - ⊕ PROPOSED AREA DRAIN
 - ⊕ PROPOSED WATER VALVE
 - TREE PROTECTION HOARDING
 - EXISTING FIBRE OPTIC LINE
 - EXISTING UNDERGROUND HYDRO LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING GAS LINE

I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN IS COMPLETE, ACCURATE AND BASED ON PHYSICAL LOCATES BY GEOPHYSICS, AS PROVIDED BY ONSITE LOCATES INC., ON 2022-08-26.



Revisions:		Date:
No.:	Revision:	

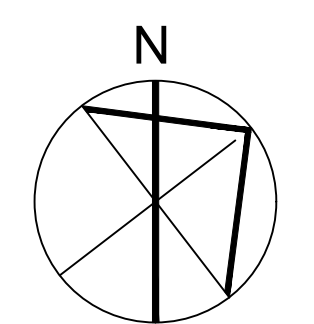


1.	Issued for Rezoning Application	Nov. 7, 2022
No.:	Issued For:	Date:

Client:
KJC PROPERTIES INC.
805 Dundas Street East, Mississauga, ON.
Proposed Residential Development

Drawing Title:
UTILITY PLAN

Scale:
1 : 200
Drawn by:
W.S.
Checked by:
M.L.P.
Project No.:
221285
Date:
NOV. 7, 2022
Drawing No.:



C103