



**NOTES:**

- FOR ARBORIST INFORMATION SEE REPORT BY THOMSON WATSON CONSULTING ARBORISTS INC. DATED OCT 2X, 2021.
- FOR SITE SURVEY INFORMATION SEE PLAN BY OTHERS.
- FOR GRADING AND DRAINAGE REQUIREMENTS SEE PLAN BY OTHERS.
- FOR ADDITIONAL SITE LIGHTING & IRRIGATION SEE PLAN BY OTHERS.
- ALL EXISTING SODDED AREAS, DISTURBED BY CONSTRUCTION TO BE REPAIRED.

**GRADING NOTE:**

I HEREBY CERTIFY THAT THE LANDSCAPE PLAN CONFORMS TO THE APPROVED SITE GRADING PLAN FOR THIS APPLICATION.

SIGNATURE OF LANDSCAPE ARCHITECT: *Amir Ardeshr Nikzad*

PRINT NAME OF LANDSCAPE ARCHITECT: AMIR ARDESHR NIKZAD

DATE: August 3rd, 2021

**OWNER'S NOTE:**

WE AGREE TO IMPLEMENT THE APPROVED SITE AND LANDSCAPE PLANS WITHIN 18 MONTHS AFTER THE EXECUTION OF THE SITE PLAN UNDERTAKING AND WILL RETAIN THE LANDSCAPE ARCHITECT TO MAKE PERIODIC SITE INSPECTIONS. UPON COMPLETION OF THE WORKS WE WILL FORWARD TO THE CITY OF MISSISSAUGA A COPY OF THE COMPLETION NOTIFICATION CERTIFICATE FROM THE LANDSCAPE ARCHITECT AND THE APPLICABLE INSPECTION FEE.

THE LANDSCAPE ARCHITECT OR CONSULTING ENGINEER WILL PROVIDE CERTIFICATION TO INDICATE THAT:

- THE RECOMMENDATIONS OUTLINED IN THE ACUSTIC VIBRATION STUDY HAVE BEEN IMPLEMENTED IN ACCORDANCE WITH THE STUDY.
- THE ENGINEERING CERTIFICATE LIGHTING PLAN AND THE LID TECHNIQUES FOR THIS PROJECT HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS ANY REVISION TO THE SITE PLAN, LANDSCAPE PLANS AND ENGINEER CERTIFIED LIGHTING PLAN (IF APPLICABLE) WILL BE SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENT, DEVELOPMENT AND DESIGN DIVISION, CITY OF MISSISSAUGA FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF THE WORKS.
- WE HEREBY AUTHORIZE THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTIONS FROM TIME TO TIME AND AGREE TO INDEMNIFY THE CITY AND ITS AUTHORIZED AGENTS AND SAVE THEM HARMLESS FROM ANY AND ALL ACTIONS ARISING OUT OF THE EXERCISE BY THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES OF THE RIGHTS HEREBY GIVEN TO THEM. WE UNDERTAKE TO NOTIFY THE CITY FORTHWITH OF ANY CHANGE OF OWNERSHIP OF THE SAID LANDS.

SIGNATURE OF OWNER: \_\_\_\_\_

NAME OF OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

**PROTECTION AND PRESERVATION OF EXISTING VEGETATION NOTE:**

ALL EXISTING TREES (SINGLES AND GROUPS) WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING ERRECTED BEYOND THE DRIP LINE OF THE TREE CANOPY TO THE SATISFACTION OF THE PLANNING AND BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. AREAS WITHIN THE HOARDING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS AND EQUIPMENT.

THE PLANNING AND BUILDING DEPARTMENT WILL INSPECT THE HOARDINGS OF TREES ON PRIVATE PROPERTY. WHILE THE COMMUNITY SERVICES DEPARTMENT WILL INSPECT THE HOARDINGS OF PUBLIC TREES. HOARDING MUST REMAIN IN PLACE UNTIL AN INSPECTION BY THE CITY AND AN APPROPRIATE REMOVAL TIME HAS BEEN AGREED UPON.

THE DEVELOPER OR AGENTS SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO THE EXISTING VEGETATION TO BE RETAINED. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION, THEY WILL BE REMOVED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE PRACTICE. WHERE ROOT SYSTEMS OF PROTECTED TREES ADJACENT TO CONSTRUCTION ARE EXPOSED OR DAMAGED THEY SHALL BE NEATLY TRIMMED AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.

NO OPEN TRENCHING SHALL OCCUR THROUGH TREE PRESERVATION ZONES (TPZ). ONLY DIRECTIONAL BORING CAN BE USED FOR SERVICE INSTALLATION IN THESE AREAS.

TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR SHALL BE REMOVED AND REPLACED AT THE OWNERS' EXPENSE WITH TREES OF A SIZE AND SPECIES APPROVED BY THE PLANNING AND BUILDING DEPARTMENT.



**LEGEND:**

- X TREE LABEL (RED), PRESERVATION RECOMMENDED
- DRIFLINE (GREEN CIRCLE)
- MINIMUM TREE PRESERVATION ZONE (MAGENTA CIRCLE), WITH RADIUS AS MEASURED FROM EDGE OF TREE IN METRES
- SURVEYED CONIFEROUS TREE
- SURVEYED DECIDUOUS TREE
- ESTIMATED TREE LOCATION BY FCPI
- REQUIRED TREE PROTECTION FENCING (RED)
- PROPOSED DECIDUOUS TREE PLANTING
- PROPOSED CONIFEROUS TREE PLANTING
- PROPOSED DECIDUOUS SHRUB PLANTING
- PROPOSED CONIFEROUS SHRUB PLANTING
- PROPOSED GROUNDCOVERS/GRASSES
- PROPOSED SODDED AREA
- PROPOSED BICYCLE PARKING

L1 LANDSCAPE PLAN  
SCALE: 1:200

**SITE PLAN NOTES:**

- I HEREBY CERTIFY THAT THIS DRAWING CONFIRMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL.
- THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED TOWARD THE SITE AND WILL NOT INFRIERE UPON THE ADJACENT PROPERTIES.
- ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY RECESSED CANOPY.
- PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE BY-LAW REQUIREMENTS AND BUILDING CODE REQUIREMENTS.
- THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.
- GRADES WILL BE MET WITH A 3% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- ALL DAMAGED AREAS ARE TO BE RENAIATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
- IX SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
- ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6 IN) INSIDE THE PROPERTY LINE.
- ONLY "SHIELDED" LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60 M (196.8 FT.) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFORM TO THE ENGINEER CERTIFIED LIGHTING PLAN.
- THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER.
- THE OWNER COVENANTS AND AGREES TO CONSTRUCT AND INSTALL "SHIELDED" LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
- THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.
- WHERE PLANTING IS TO BE LOCATED IN LANDSCAPED AREAS ON TOP OF AN UNDERGROUND PARKING STRUCTURE, IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE THE COORDINATION OF THE DESIGN OF THE UNDERGROUND PARKING STRUCTURE WITH THE LANDSCAPE ARCHITECT AND THE CONSULTING ENGINEER, UNDERGROUND PARKING STRUCTURES WITH LANDSCAPING AREA TO BE CAPABLE OF SUPPORTING THE FOLLOWING LOADS:
  - 15 CM OF DRAINAGE GRAVEL PLUS 40 CM TOPSOIL FOR SOD
  - 15 CM OF DRAINAGE GRAVEL PLUS 60 CM TOPSOIL FOR SHRUBS
  - 15 CM OF DRAINAGE GRAVEL PLUS 90 CM TOPSOIL FOR TREES
- PREFABRICATED SHEET DRAIN SYSTEM WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 CM TOPSOIL FOR SOD
- PREFABRICATED SHEET DRAIN SYSTEM WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 60 CM TOPSOIL FOR SHRUBS
- PREFABRICATED SHEET DRAIN SYSTEM WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 90 CM TOPSOIL FOR TREES
- TERRAZZED 900 OR APPROVED EQUAL
- XV. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.9 M IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- XVII. CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.
- XVIII. ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE LIMITED OF THE CITY BOUNDARY AREA.

**GENERAL NOTES:**

- ALL TREE LOCATIONS TO BE STAKED OUT BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY CONTRACT ADMINISTRATOR PRIOR TO EXCAVATION OF TREE PITS
- BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND SERVICES IN ROAD ALLOWANCES AND BUFFER STRIPS WHERE TREES AND SHRUBS ARE TO BE PLANTED
- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES
- TREES ARE NOT TO BE PLANTED LESS THAN 1.0M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 2.0M FROM FIRE HYDRANTS AND TRANSFORMERS, 4.0M FROM LIGHT STANDARDS
- THE CONTRACT ADMINISTRATOR MAY AT HIS DISCRETION, ADJUST TREE LOCATIONS PRIOR TO PLANTING IN ORDER TO MINIMIZE CONFLICT WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED
- STREET TREES TO HAVE 1800mm MINIMUM CLEARANCE FROM GRADE TO LOWEST BRANCH
- ALL TREE STAKES TO REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD
- THE CONTRACTOR TO MAKE GOOD, TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR, ALL EXISTING SODDED AREAS DAMAGED BY HIS WORK BOTH INSIDE & OUTSIDE OF PROPERTY LINE
- THE MAINTENANCE GUARANTEE PERIOD SHALL BE ONE YEAR FROM THE DATE OF PERFORMANCE ACCEPTANCE OF THE WORK. ALL PLANT MATERIAL, WHICH IS DEAD OR NOT IN A SATISFACTORY GROWING CONDITION SHALL BE REPLACED TO THE SATISFACTION OF THE OWNER AND SHALL BE UNDER AN ADDITIONAL ONE YEAR MAINTENANCE GUARANTEE PERIOD FROM THE DATE OF REPLACEMENT
- THE OWNER AND CITY MUST BE NOTIFIED IN WRITING OF ANY CHANGES TO OR SUBSTITUTION FOR PROPOSED PLANT MATERIALS PRIOR TO INSTALLATION
- SUBSTITUTIONS ARE NOT ACCEPTABLE WITHOUT OBTAINING PRIOR APPROVAL.
- ALL SIGNAGE IS SUBJECT TO THE PROVISIONS OF THE MUNICIPAL SIGN BY-LAW
- IF THE FINAL COURSE OF ASPHALT PAVING IS DELAYED, INSTALL A TEMPORARY LIFT OF ASPHALT AT RAMPS OR CURB CUTS TO PROVIDE BARRIER-FREE ACCESS

**TREE PROTECTION NOTE:**

THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.

OWNER'S SIGNATURE: \_\_\_\_\_

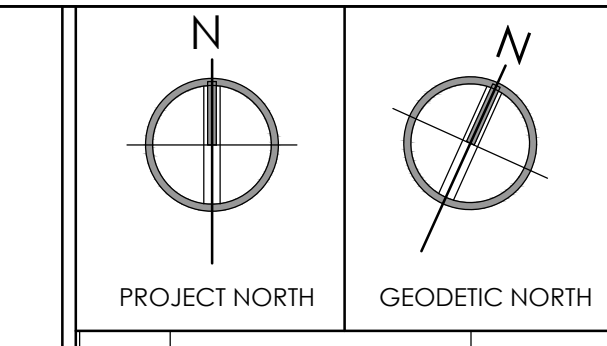
DATE: \_\_\_\_\_

**PAVING NOTES:**

- ALL CONCRETE PAVING TO BE BROOM FINISH
- CONCRETE SRI RATING 38

**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	Cal.	Hgt.	Root	Remarks
<b>DECIDUOUS TREES</b>							
Al	5	Acer x freemanii 'Armstrong'	Freeman Maple	70mm		WB	Uniform Specimen
As	3	Acer saccharum	Sugar Maple	70mm		WB	Uniform Specimen
Lt	7	Liriodendron tulipifera	Tulip tree	70mm		WB	Uniform Specimen
<b>CONIFEROUS TREES</b>							
Pg	6	Picea glauca	White Spruce		200cm	WB	Uniform Specimen
Ps	2	Pinus strobus	White Pine		200cm	WB	Uniform Specimen
To	30	Thuja occidentalis 'Emerald'	Emerald Cedar		200cm	WB	Uniform Specimen
<b>DECIDUOUS MULTI-STEM TREES</b>							
Ac	14	Amelanchier canadensis	Serviceberry		150mm	WB	Uniform Specimen
<b>DECIDUOUS SHRUBS</b>							
rt	30	Rhus typhina	Staghorn Sumac		60cm	Pot	Uniform Specimen
<b>CONIFEROUS SHRUBS</b>							
bm	140	Buxus 'Green Velvet'	Green Velvet Boxwood		40cm	Pot	Full Bushy Specimen
<b>PERENNIALS &amp; GRASSES</b>							
ag	90	Andropogon gerardii	Big Bluestem		1 Gal.	Pot	Full Bushy Specimen
ca	145	Calamagrostis scutiflora 'Karl Foerster'	Feather Reed Grass		1 Gal.	Pot	Full Bushy Specimen
mg	137	Miscanthus x giganteus	Giant Silvergrass		1 Gal.	Pot	Full Bushy Specimen
psw	120	Phlox subulata 'White Delight'	White Delight Moss Phlox		1 Gal.	Pot	Full Bushy Specimen
vm	335	Vinca minor	Vincetoxicum		1 Gal.	Pot	Full Bushy Specimen



REV	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	JUN. 14, 2023



**MARTEN-NIKZAD**  
LANDSCAPE ARCHITECTS INC.



ADDITION AND RENOVATIONS FOR:

**THE QUEEN**

PROJECT ADDRESS:  
21-51 QUEEN STREET NORTH,  
MISSISSAUGA, ONTARIO

**LANDSCAPE PLAN**

PROJECT No. 21-681  
SCALE AS SHOWN

DATE OCT 2021  
DWG. FILE 21-681.DWG  
SITE PLAN APPLICATION No. :  
DWG. No. **L100**