

General Note:

- 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 issue 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 onto the site and will not infringe upon the adjacent properties.
- All rooftop mechanical units shall be screened from view by the applicant.
- 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 33% maximum slope at the property lines and within the site.
- All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
- 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 (6.0 in.) inside the property line.
- Only "shielded" lighting fixtures are permitted for all development, except for detached and semi-detached dwellings within 60m (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 Engineering. 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 for trees
 Or
 - 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
 - Terradrain 900 or approved equal
- The structural design of any retaining wall over 0.6 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.
- Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
- 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 boulevard area.

Additional Site Plan Notes:

- 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.
- The applicant is advised that they will be required to provide inspection staff 48 hours notice prior to commencement of any road construction.
- The applicant is advised that confirmation must be received from the Development Construction Section that they have made arrangements for a preconstruction meeting.
- Fire access route will be designed to support a load of not less than 11,363 kg. per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.
- 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.
- 1) Prior to Site Plan Approval, the Detailed Noise Report shall determine the noise impacts associated with the mechanical equipment and ventilation systems (i.e. cooling towers, garage exhaust fans, emergency generator, HVAC units etc.) for the proposed buildings and the building(s) in the immediate vicinity to ensure that all mechanical equipment will meet the Ministry of the Environment, Conservation and Parks (MECP) guidelines for stationary noise sources.
- 2) Prior to Site Plan Approval, sufficient securities will be required to ensure the construction of all noise mitigation features required and recommended in the Detailed Noise Report including, noise barriers, noise screens or any off-site stationary noise mitigation.
- 3) Prior to Site Plan Approval, the following clause is to be included on the Site Plan: "The Acoustical Consultant shall certify to the Planning and Building Department that the 'as constructed' site features for noise control including, but not limited to noise walls and berms, the as constructed buildings, mechanical equipment and ventilation systems for the buildings on-site and the off-site stationary noise sources are in compliance with the Detailed Noise Report as prepared for the particular building and in compliance with the Ministry of the Environment, Conservation and Parks (MECP) guidelines for transportation and stationary noise sources." The Acoustical Consultant shall also certify to the Planning and Building Department that the indoor noise levels and noise levels for outdoor living areas resultant from all transportation noise sources will meet Regional guideline conditions based on outside sound energy exposures outlined in the Detailed Noise Report for the subject building.
- 4) Prior to the release of site plan securities, the Acoustical Consultant shall certify to the Planning and Building Department that the 'as constructed' site features for noise control including, but not limited to noise walls and berms, the as constructed buildings, mechanical equipment and ventilation systems for the buildings on site and the off-site stationary noise sources are in compliance with the Detailed Noise Report as prepared for the particular building and in compliance with the Ministry of the Environment, Conservation and Parks (MECP) guidelines for stationary noise sources. The Acoustical Consultant shall also certify to the Planning and Building Department that the indoor noise levels and noise levels for outdoor living areas resultant from all transportation noise sources will meet Regional guideline conditions based on outside sound energy exposures outlined in the Detailed Noise Study for the subject building and that no new noise impacts have been identified since the latest approved Detailed Noise Study.
- 5) The site plan securities required by the Planning and Building Department will include \$5000 to secure for the Noise Certification to be prepared by a Professional Engineer with experience in environmental acoustics. The \$5000 securities shall only be released to the applicant when the required Noise Certification has been provided to the satisfaction of the Planning and Building Department.
- 6) Prior to Site Plan Approval, the details of all noise screens and noise walls are to be provided to ascertain how they impact the site design, building designs and landscape design. Prior to Site Plan Approval, the Noise Consultant shall confirm that the design details of the noise walls/screens are in accordance with the specifications provided in the Detailed Noise Study and were these screens also provide a combined wind protection function, the Wind consultant shall also confirm that they are in accordance with the recommendations of the Quantitative Wind Study.
- 7) The Applicant will provide a minimum of one (1) week written notice to the Manager of Park Planning, and the Manager of Storm Water Management, City of Mississauga, prior to initiating any construction activities within the adjoining parkland, which had been approved through the development application. The Applicant accepts the responsibility for arranging all necessary repairs to and the reinstatement of, the adjoining greenbelt land / storm water pond, due to damages incurred by the construction works associated with this application. The Applicant acknowledges that securities being held by the City will be released only upon completion of all construction activities and the repairs/reinstatement works for the parkland / storm water pond, to the satisfaction of Transportation and Works in consultation with the Community Services Department.

Signature of Owner _____
 Name of Owner _____
 Date _____

General Notes **5**
dA1.04

PART 1:
 PLAN OF PART OF LOT 10
 CONCESSION 1
 NORTH OF DUNDAS STREET
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

Legal Description **4**
dA1.04



Angular Plane Diagram **3**
dA1.04



Easements Diagram **2**
dA1.04

Legal Description		Area (sq. m)		Area (sq. ft.)	
1.0	SURVEYOR'S REAL PROPERTY REPORT PLAN OF PART OF LOT 10 CONCESSION 1 NORTH OF DUNDAS STREET CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL	12,756.33	2,718.17	11,828.16	128,177.1
2.0	Site Area	12,756.33	2,718.17	11,828.16	128,177.1
3.0	Proposed Residential GFA	3,690.00	7,920.00	3,690.00	39,800.00
4.0	Proposed Density - FSI	29.0%	66.6%	30.8%	8.6%
5.0	Units Count	48	48	48	48
6.0	Vehicle Parking	48	48	48	48
7.0	Bicycle Parking	48	48	48	48
8.0	Amenity Space	48	48	48	48
9.0	Coverage	48	48	48	48
10.0	Loading	48	48	48	48
11.0	Building Height	48	48	48	48

Site Statistics **1**
dA1.04

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Do not scale the drawings.
 This Drawing is Not To Be Used For Construction Until Signed By The Architect.
 Date:

KIRKOR
 ARCHITECTS AND PLANNERS
 20 De Boers Drive Suite 400
 Toronto, ON M3J 0H1

Revisions:		
No.:	Revision:	Date:
5	City Review - Angular Plane Diagram	Nov. 30, 2023
4	Revised as per City's Comments	Nov. 13, 2023
3	Revised as per City's Comments	Oct. 16, 2023
2	Rezoning Re-submission	June 23, 2023
1	Rezoning Submission	Oct. 31, 2022
No.:	Issued For:	Date:

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

Drawing Title:
Statistics, Angular Plane & Easements Diagram
 Scale:
 As indicated
 Drawn by:
 G.H.
 Checked by:
 D.S.
 Project No.:
 21-115
 Date:
 NOV. 30, 2023
 Drawing No.:

dA1.04