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LEGEND

- PRIMARY RESIDENTIAL ENTRANCE
- SECONDARY RESIDENTIAL ENTRANCE
- RETAIL ENTRANCE
- EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- CONVEX MIRROR
- TRANSFORMER WITH CLEARANCES
- FIRE ROUTE SIGN
- SPOT ELEVATION
- GAS/HYDRO METER
- ROAD WIDENING

ESTABLISHED GRADE

BUILDING A + B				
	ELEV. 1	ELEV. 2	LENGTH	TOTAL
1	121.07	120.95	23.50	2843.74
2	120.95	120.50	32.89	3970.63
3	120.50	120.50	60.39	7277.00
4	120.50	120.39	32.89	3961.44
5	120.39	120.50	25.00	3011.13
6	120.50	120.60	48.69	5869.58
7	120.60	120.70	8.80	1061.72
8	120.70	120.19	96.87	11667.51
9	120.19	120.35	10.45	1256.82
10	120.35	121.07	47.44	5726.40
TOTAL			386.92	46646.05
ESTABLISHED GRADE				120.56

TOWNHOME (BLOCK 1)

	ELEV. 1	ELEV. 2	LENGTH	TOTAL
1	122.02	121.95	14.63	1784.64
2	121.95	122.02	25.19	3072.80
3	122.02	121.00	14.63	1777.69
4	121.17	122.02	25.19	3062.98
TOTAL			79.64	9698.11
ESTABLISHED GRADE				121.77

TOWNHOME (BLOCK 2)

	ELEV. 1	ELEV. 2	LENGTH	TOTAL
1	121.17	121.85	14.63	1777.69
2	121.85	121.65	19.14	2330.30
3	121.65	121.14	14.63	1776.01
4	121.14	121.17	19.14	2318.91
TOTAL			67.54	8202.90
ESTABLISHED GRADE				121.45

TOWNHOME (BLOCK 3)

	ELEV. 1	ELEV. 2	LENGTH	TOTAL
1	120.94	121.63	14.63	1774.40
2	121.63	121.65	19.07	2319.67
3	121.65	120.60	14.63	1772.06
4	120.60	120.78	19.07	2301.56
TOTAL			67.40	8167.69
ESTABLISHED GRADE				121.18

TOWNHOME (BLOCK 4)

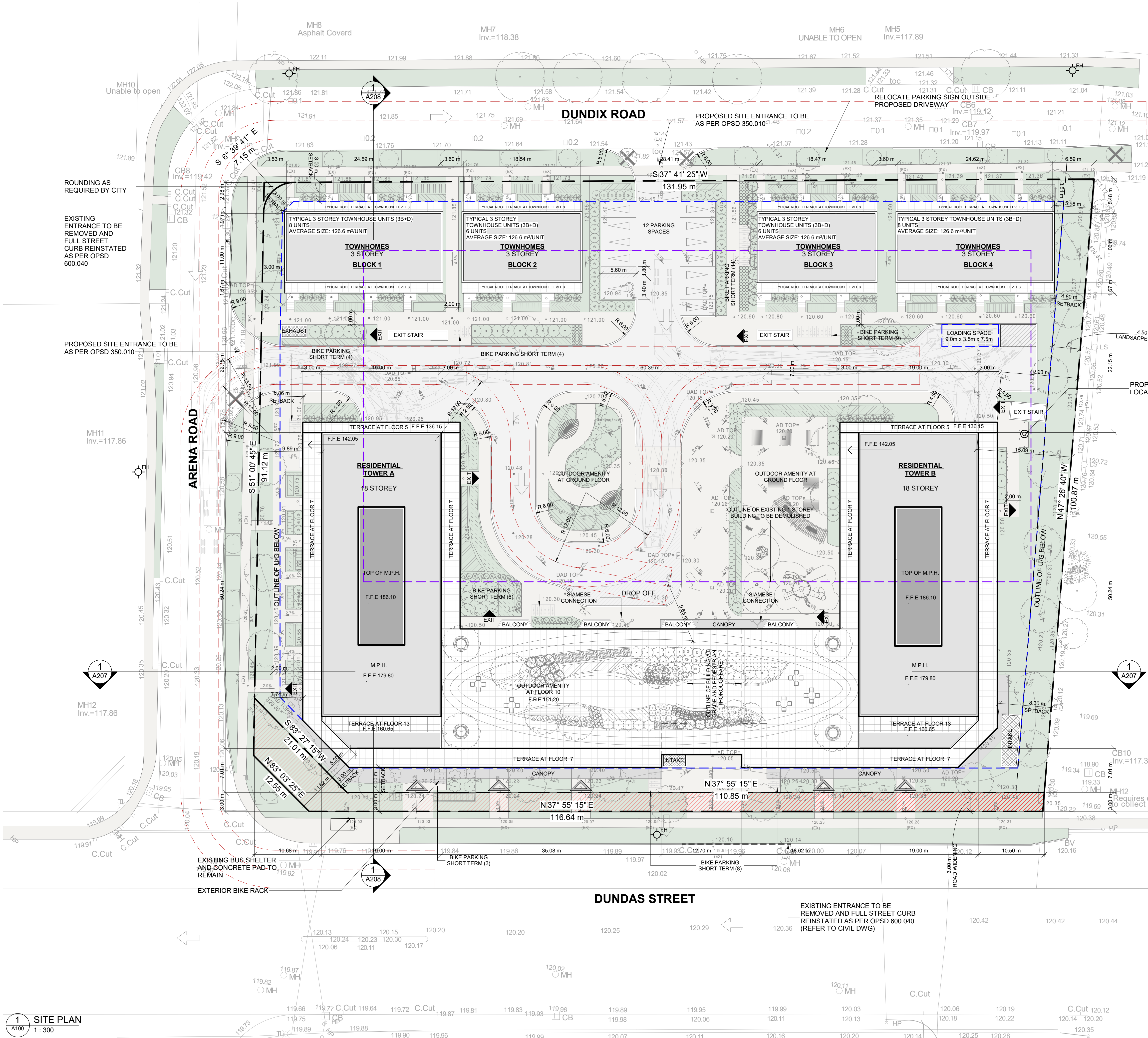
	ELEV. 1	ELEV. 2	LENGTH	TOTAL
1	120.78	121.50	14.63	1772.38
2	121.50	121.50	25.22	3064.23
3	121.50	120.63	14.63	1771.18
4	120.63	120.78	25.22	3044.18
TOTAL			79.70	9651.87
ESTABLISHED GRADE				121.10

EXISTING 6
STOREY
BUILDING

NOTES

- ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS: A) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE. OR B) FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH OPSD 350.010 (SAVE AND ACCEPT DETAIL 'A' WHICH SHALL MATCH CITY OF MISSISSAUGA STANDARD 2240.031).
- ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
- THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.
- THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
- ALL INTERNAL CURBS ARE TO BE STANDARD 2 STAGE CURB AND GUTTER AS PER O.P.S.D. 600.070.
- PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT OF WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. P.U.C.C. APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE P.U.C.C. PERMIT TECHNOLOGIST, LOCATED AT 3185 MAVIS ROAD.
- THE FIRE ACCESS ROUTE WILL BE DESIGNED IN ACCORDANCE PER BYLAW 1036-81 AS AMENDED 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. THE FIRE DEPARTMENT ACCESS ROUTE SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE, OR LOCKSTONE.
- 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.
- ONLY SHIELDED EXTERIOR LIGHTING FIXTURES WILL BE USED EXCEPT AS REQUIRED FOR COMPLIANCE WITH THE ONTARIO BUILDING CODE AND/OR THE RECOMMENDATIONS FOR THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) LIGHTING HANDBOOK FOR USES AND/OR ACTIVITIES.
- 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 / Applicant signature



1 SITE PLAN
1 : 300

PROPOSED MIXED-USE
DEVELOPMENT

1225 Dundas Street E, Mississauga, ON
(OZ/OPA 22-20 W3)

SITE PLAN / ROOF PLAN



PROJECT NO.
22.117P01
PROJECT DATE
2022-08-07
DRAWN BY
MLE
CHECKED BY
NMC
SCALE
1:300
DRAWING NO.
A100
REV
3