1315 BOUGH BEECHES BOULEVARD

MISSISSAUGA, ON

A PROJECT OF

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LANDSCAPE ARCHITECT

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
PAUL MARSALA
OALA
MEMBER

REVISIONS

5		
4		
3		
2	2026-06-30	OPA / ZBA SUBMISSION 2
1	2026-03-13	OPA / ZBA SUBMISSION 1

PHASE
OPA / ZBA PHASE

PROJECT NUMBER
PROJECT 25-141



LANDSCAPE

Sheet Number	Sheet Title
L000	COVER PAGE
L100	OVERALL LANDSCAPE PLAN
L110	SOIL VOLUME PLAN
L120	PUBLIC UTILITY PLAN
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L203	LANDSCAPE SECTIONS
L301	LANDSCAPE DETAILS (CITY STANDARDS)
L311	LANDSCAPE DETAILS (GF HARDSCAPE)
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L322	LANDSCAPE DETAILS (GF SITE FURNITURE)
L331	LANDSCAPE DETAILS (PLANTING)

GENERAL NOTES:

1. ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000mm ARE SHOWN AS A WHOLE NUMBER. ALL DIMENSIONS ARE GIVEN TO FACE OF CURB AND FACE OF FOUNDATION AND SITE WALLS, UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION.
3. CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO CONSTRUCTION TO BECOME FAMILIAR WITH EXISTING CONDITIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS, CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND/OR SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
5. CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT, GRADING, STAKING, AND SURVEYING REQUIRED FOR CONSTRUCTION. REFER TO EXISTING SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR SHALL FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
8. PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS BEFORE ASPHALT OR CONCRETE HAS CURED. DO NOT LEAVE ANY HOLES OPEN OVERNIGHT.
9. KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
10. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR APPROVAL PRIOR TO PLACING ORDERS.
11. ALL WORK SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.
12. CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.
13. AT ALL EDGES OF EXISTING SIDEWALK OR CURB AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SAWCUT AND REMOVE EXISTING CONCRETE BACK TO THE NEAREST CONTRACTION JOINT TO PROVIDE A SMOOTH TRANSITION TO THE NEW CONCRETE.
14. INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE PAVEMENT, SLABS, OR FOOTINGS.
15. INSTALL EXPANSION JOINTS AT MAXIMUM 6 METER INTERVAL.
16. FINAL LOCATION OF TREES SHALL BE CO-ORDINATED WITH ENGINEERING UTILITIES AND D.I.P.S. STANDARDS.
17. CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE FIELD.
18. AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE ENTIRE SITE. THE WATER SUPPLY SHALL BE COORDINATED WITH THE BUILDING MECHANICAL CONTRACT AND TAKEN FROM THE P-1 MECHANICAL ROOM. THE IRRIGATION ELECTRICAL WORK SHALL BE COORDINATED WITH OTHER ELECTRICAL CONTRACT.
19. REFER TO CIVIL ENGINEERING DRAWINGS FOR ROADWAY LAYOUT AND DESIGN, CURBS AND UNDERGROUND UTILITIES.
20. REFER TO TRAFFIC ENGINEERING DRAWINGS FOR ROAD SIGNALIZATION, ROAD SIGNAGE AND PAINT MARKINGS.
21. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING INFORMATION.
22. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.
23. ANY GROUND LEVEL GRATES, INTAKES AND EXHAUST SHAFTS WILL HAVE MAXIMUM POROSITY OF 20MM X 20MM OR 10MM X 50MM
24. AT LEAST 75% OF HARDSCAPE TO BE HIGH-ALBEDO PAVING SRI VALUE OF ABOVE 29.

Mississauga General Note:

1. 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
2. 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.
3. All exterior lighting will be directed onto the site and will not infringe upon the adjacent properties.
4. All exterior lighting will be dark sky compliant
5. 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.
6. The applicant will be responsible for ensuring that all plans confirm to Transport Canada's restrictions.
7. Grades will be met with a 33% maximum slope at the property lines and within the site.
8. All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
9. 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.
10. Any fencing adjacent to municipal lands is to be located 15 cm (6.0 in.) inside the property line.
11. 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 confirm to the Engineer Certified Lighting Plan.
12. The Engineer Certified Lighting Plan must be signed by the consulting Engineer.
13. 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.
14. The applicant will be responsible for ensuring that all plans confirm to Transport Canada's restrictions.
15. 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
16. 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.
17. Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site unless otherwise noted.
18. 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.

PROTECTION AND PRESERVATION OF EXISTING VEGETATION NOTE:
ALL EXISTING TREES (SINGLES AND GROUPS) WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED WITH HOARDING ERECTED 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 HOARDING OF TREES ON PRIVATE PROPERTY, WHILE THE COMMUNITY SERVICES DEPARTMENT WILL INSPECT THE HOARDING 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 AGENT'S 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. WHERE NECESSARY, VEGETATION WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH, OR TO RESTORE ITS APPEARANCE. 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

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 Acoustic Vibration Study have been implemented in accordance with the study;
- the Engineering Certificate lighting Plan and the LID techniques for this project have been install 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, it's 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: ___2026-03-13__

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.

Signature of Owner: _____
Name of Owner:
Address:
Date: ___2026-03-13___

Owner's Note:
The Applicant is responsible for the installation of hoarding to protect the adjacent parkland (includes parks, greenbelts, woodlots) to Community Services' standards.The Applicant accepts responsibility for arranging all necessary permits to enter and perform the required works on parkland, as approved through the development application.The Applicant will provide a minimum of one (1) week written notice to the Manager of Park Planning, and the Manager of Parks Operations, 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 parkland, due to damages incurred by the construction works associated with this application. These works will be completed prior to submitting the Request for Inspection and the subsequent request for the release of securities from the Community Services Department. 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, to the satisfaction of the Community Services Department.

Signature of Owner: _____
Name of Owner:
Address:
Date: ___2026-03-13____

Grading Note:
I hereby certify that the Landscape Plan conforms to the approved Site Grading Plan for this application.

MATTHEW BERNSTEIN _____
Signature of Landscape Architect Print Name of Landscape Architect
Date: 2026-03-13____

Landscaping on Municipal Boulevard Note:
The applicant will be responsible to acquire the necessary utility stake outs and approvals from the Public Utilities Coordinating Committee (P.U.C.C.) and/or Transportation and Works Department prior to Site Plan Approval and prior to the installation of the landscape works on the municipal boulevard.