CITY OF MISSISSAUGA STANDARD GENERAL NOTES

I. 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

II. 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.

III. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

IV. ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.

V. 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.

VI. THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS.

VII. GRADES WILL BE MET WITH A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

VIII. ALL DAMAGED AREAS ARE TO BE REINSTATED 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.

X. ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE.

XI. 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.

XII. THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER.

XIII. 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.

XIV. THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS.

XV. 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

XVI. 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.

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 BOULEVARD AREA.

CITY OF MISSISSAUGA ADDITIONAL STANDARD NOTES FOR INFILL SITE PLAN DRAWINGS

I. ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE.

II. THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY (IF APPLICABLE).

III. 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.

IV. ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.

V. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.

VI. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED.

VII. ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE LIMITS OF THE CITY BOULEVARD AREA.

VIII. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN.

IX. SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.

GENERAL NOTES

1. FOR LANDSCAPE DETAILS REFER TO DRAWINGS PREPARED BY STUDIO TLA.
2. FOR SITE SERVICING REFER TO SITE SERVICING PLAN PREPARED BY FABIAN PAPA & PARTNERS.
3. FOR TRUCK TURNING MOVEMENTS REFER TO DRAWINGS PREPARED BY LEA, ALL GRATES WILL HAVE A POROSITY OF LESS THAN 20mm X 20mm
4. BIRD FRIENDLY VISUAL MARKERS SHALL BE 6mm DIA AND HAVE A MAXIMUM SPACING OF 50 mm x 50 mm; CERAMIC FRIT DOT @ 5cm ON CENTRE WITH A STRONG CONTRAST COLOUR
5. OWNER TO PROVIDE A FULLY TRAINED BUILDING MAINTENANCE PERSON TO ASSIST LARGE VEHICLE OPERATORS FOR REFUSE COLLECTION AND OTHER LARGE TRUCKS WITH THE BACK UP MANEUVER TO AND FROM THE LOADING SPACE
6. DESIGN WILL BE COMPLIANT WITH ACCESSIBILITY DESIGN STANDARDS
7. FOR NOISE MITIGATION MEASURES, REFER TO ENVIRONMENTAL NOISE REPORT PREPARED BY JADE ACOUSTICS INC.

WASTE MANAGEMENT NOTES:

TRAINED PROPERTY MANAGEMENT STAFF RESPONSIBILITIES
THIS COLLECTION ARRANGEMENT RELIES ON TRAINED ON-SITE STAFF TO MANUALLY POSITION BINS AT THE TIME OF COLLECTION. PROPERTY MANAGEMENT IS RESPONSIBLE FOR:

1.BIN POSITIONING
ALL GARBAGE, RECYCLING, AND BULKY WASTE BINS MUST BE PROPERLY POSITIONED IN THE DESIGNATED COLLECTION AREA PRIOR TO 7:00 A.M. ON SCHEDULED COLLECTION DAYS.

2.STAFF VISIBILITY
STAFF MUST REMAIN VISIBLE AND AVAILABLE TO THE COLLECTION VEHICLE UPON ARRIVAL.

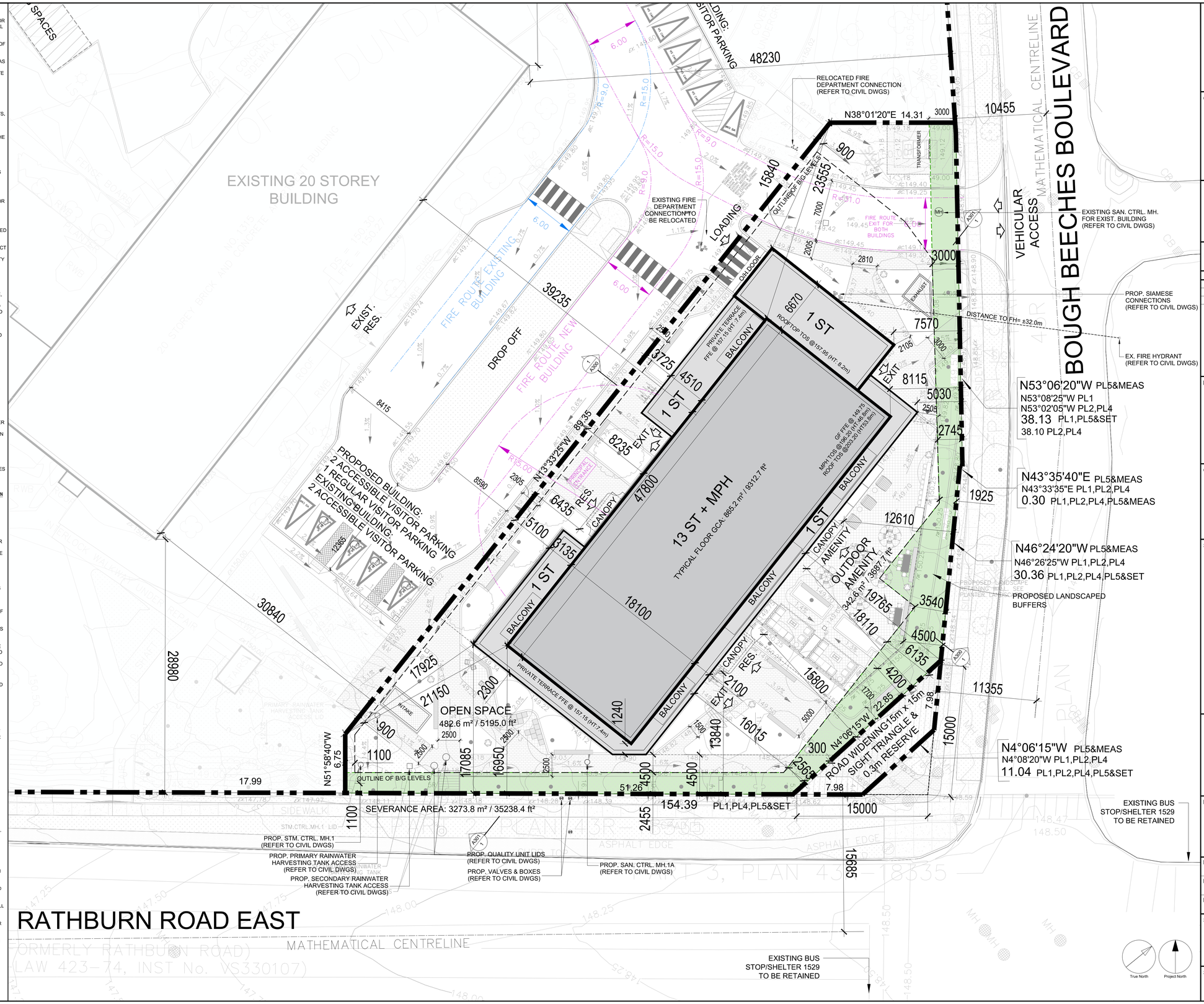
3.DRIVER PROTOCOL
THE COLLECTION VEHICLE DRIVER WILL NOT EXIT THE VEHICLE TO ASSIST WITH BIN POSITIONING OR MOVEMENT.

4.BIN MOVEMENT RESPONSIBILITY
PROPERTY MANAGEMENT STAFF ARE FULLY RESPONSIBLE FOR ALL BIN MOVEMENTS REQUIRED TO FACILITATE COLLECTION.

5.ACCESSIBILITY
THE REGION WILL NOT COLLECT BINS THAT ARE INACCESSIBLE OR OBSTRUCTED FROM THE COLLECTION VEHICLE.

6.VEHICLE MANEUVERING
STAFF ARE RESPONSIBLE FOR SAFELY GUIDING THE COLLECTION VEHICLE INTO, WITHIN, AND OUT OF THE SITE.

7.STAGING AND RETURN OF BINS
STAFF MUST STAGE BINS APPROPRIATELY FOR COLLECTION AND RETURN THEM TO THE DESIGNATED STORAGE AREA FOLLOWING SERVICE.



CLIENT

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Arcadis Architects (Canada) Inc.

APPLICATION NUMBERS
OZ/OPA 26-5 W3

ISSUES

No.	DESCRIPTION	DATE
1	OPA/ZBA SUBMISSION	2026-03-13
2	OPA/ZBA-2 SUBMISSION	2026-06-30

KEY PLAN

CONSULTANTS

SEAL

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PROJECT
1315 BOUGH BEECHES BOULEVARD

PROJECT NO: 30280666

DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE: SITE PLAN
SCALE: 1:200
DATE: 2026-06-24
SHEET NUMBER: A100
ISSUE
SCALE CHECK 10cm 1 in