GENERAL NOTES

1. THESE DRAWINGS ARE PREPARED BASED ON A PLAN OF SURVEY OF PART OF LOT 5, CONCESSION 2 NORTH OF DUNDAS STREET, CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL; AS PREPARED BY R-PE SURVEYING LTD., ONTARIO LAND SURVEYORS, DATED JULY 4TH, 2025.
2. REFER TO SITE GRADING PLAN PREPARED BY FABIAN PAPA & PARTNERS FOR THE PURPOSES OF GRADING INFORMATION.
3. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 905, HAVING AN ORTHOMETRIC ELEVATION OF 149.492 METRES.
   ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, PRE 1978 ADJUSTMENT (CGVD-1928:PRE-1978).
   LOCATION DESCRIPTION: ON A 4 STOREY BRICK APARTMENT BUILDING NEAR THE SOUTH-EAST CORNER OF BOUGH BEECHES BOULEVARD AND RATHBURN ROAD EAST, BENCHMARK IS SET VERTICALLY ON THE NORTH WALL, 0.18M WEST OF THE NORTH-EAST CORNER, 0.35M ABOVE GRADE
4. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS AND REPORTS:
   - REFER TO TRAFFIC CONSULTANT'S DOCUMENTATION FOR TRAFFIC DIAGRAMS, TURNING RADII, TRAFFIC REPORT AND SITE ACCESS INFORMATION PREPARED BY LEA;
   - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPE INFORMATION AND OUTDOOR AMENITY SPACES PREPARED BY STUDIO TLA;
   - REFER TO SITE SERVICING/CIVIL ENGINEERS DRAWINGS AND REPORTS FOR SITE SERVICING, GRADING AND UTILITY INFORMATION PREPARED BY FABIAN PAPA & PARTNERS;
   - REFER TO ENVIRONMENTAL NOISE REPORT FOR NOISE MITIGATION MEASURES PREPARED BY JADE ACOUSTICS INC.
5. ALL LOADING AND UNLOADING MUST BE ACCOMMODATED ON SITE WITHIN THE LIMITS OF THE DESIGNATED LOADING SPACES;
6. DRIVEWAYS AND PASSAGEWAYS TO THE LOADING SPACES FOR THE PROPOSED BUILDING ARE TO BE CONSTRUCTED TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, INCLUDING ALLOWANCES FOR THE CITY OF MISSISSAUGA BULK LIFT VEHICLES, *APPLICABLE TO NEW AND MODIFIED STRUCTURES*.
7. NEW PROPOSED BUILDINGS TO BE FULLY SPRINKLERED;
8. ALL NEW DRIVE AISLES AND NEW PARKING STALL DIMENSIONS TO COMPLY WITH CITY/BY-LAW STANDARDS.
9. ALL GRATES WILL HAVE A POROSITY OF LESS THAN 20mm X 20mm
10. BIRD FRIENDLY VISUAL MARKERS SHALL BE MIN. 6mm DIA AND HAVE A MAXIMUM SPACING OF 50 mm x 50 mm; CERAMIC FRIT DOT @ 5cm ON CENTRE WITH A STRONG CONTRAST COLOUR
11. 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
12. DESIGN WILL BE COMPLIANT WITH ACCESSIBILITY DESIGN STANDARDS
13. A MINIMUM VERTICAL CLEARANCE OF 4.4M WILL BE PROVIDED ALONG THE ENTIRE WASTE COLLECTION VEHICLE ACCESS AND EGRESS ROUTE, MEASURED FROM THE SURFACE OF THE ACCESS ROADWAY.
14. INTERNAL ROADWAYS FOR WASTE COLLECTION VEHICLE ACCESS AND EGRESS ROUTE FOR THE PROPOSED BUILDING WILL BE CONSTRUCTED OF A HARD SURFACE MATERIAL (ASPHALT OR CONCRETE) AND DESIGNED TO SUPPORT A MINIMUM LOAD OF 35 TONNES, REPRESENTING THE WEIGHT OF A FULLY LOADED WASTE COLLECTION VEHICLE. *APPLICABLE TO NEW AND MODIFIED STRUCTURES.*
15. ACCESS ROUTE WILL BE DESIGNATED PER THE CITY'S FIRE ROUTE BY-LAW.
16. THE ACCESS ROUTE WILL BE DESIGNED TO SUPPORT THE LOADS IMPOSED BY FIREFIGHTING EQUIPMENT.
17. THE ACCESS ROUTE WILL HAVE A CHANGE IN GRADING OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.
18. THE ACOUSTICAL CONSULTANT SHALL CERTIFY TO THE PLANNING AND BUILDING DEPARTMENT THAT THE 'AS CONSTRUCTED' SITE FEATURES FOR NOISE AND VIBRATION 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.

CITY OF MISSISSAUGA STANDARD GENERAL NOTES

8. 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
9. 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.
10. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
11. ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
12. 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.
13. THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS.
14. GRADES WILL BE MET WITH A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
15. ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
16. 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.
17. ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE.
18. 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.
19. THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER.
20. 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.
21. *ONLY APPLICABLE TO NEW CONSTRUCTION WITHIN THE SEVERANCE AREA:* WHERE PLANTING IS TO BE LOCATED IN LANDSCAPED AREAS ON TOP OF THE PROPOSED 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
22. 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.
23. CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.
24. 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

1. ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE.
2. 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.
3. ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
4. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
5. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
6. 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.
7. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN.
8. 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.

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.

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 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.

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.

MISSISSAUGA

SITE PLAN APPLICATION PROCESS GUIDELINES

Condominium Declaration for Multiple Facility Residential Developments

The following note is to be included on the Site Plan for all multiple residential developments.

STANDARD SIGNED CONDOMINIUM DECLARATION FOR MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS:

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

AS FOLLOWS:

DOMINION OF CANADA) IN THE MATTER OF A
PROVINCE OF ONTARIO) MULTIPLE RESIDENTIAL
) BUILDING DEVELOPMENT

REGIONAL MUNICIPALITY) ON THE PROPERTY LOCATED IN
OF PEEL) THE CITY OF MISSISSAUGA
TO WIT:) BEING KNOWN AS

)

)

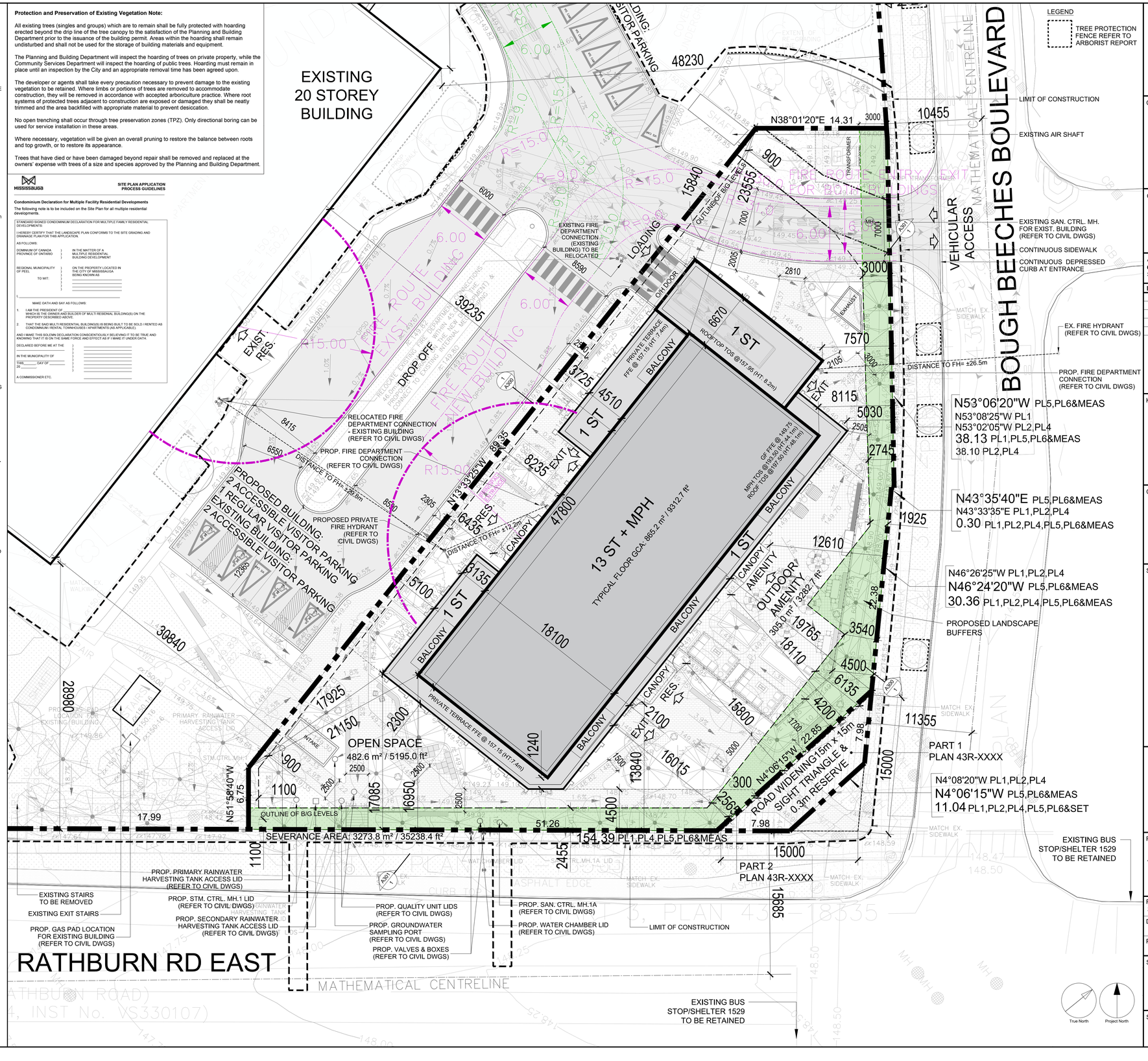
MAKE OATH AND SAY AS FOLLOWS

1. I AM THE PRESIDENT OF
   WHICH IS THE OWNER AND BUILDER OF MULTI RESIDENTIAL BUILDING(S) ON THE PROPERTY DESCRIBED ABOVE.
2. THAT THE SAID MULTI RESIDENTIAL BUILDING(S) IS BEING BUILT TO BE SOLD / RENTED AS CONDOMINIUM / RENTAL TOWNHOUSES / APARTMENTS (AS APPLICABLE).

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS ON THE SAME FORCE AND EFFECT AS IF I MAKE IT UNDER OATH.

DECLARED BEFORE ME AT THE)
)
IN THE MUNICIPALITY OF)
)
THIS _____ DAY OF _____)
OF _____)

A COMMISSIONER ETC.



CLIENT

1315 Bough Beeches Boulevard Limited
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Arcadis Architects (Canada) Inc.

APPLICATION NUMBERS
OZ/OPA 26-5 W3
SPA 26-34 W3

ISSUES

No.	DESCRIPTION	DATE
1	OPA/ZBA SUBMISSION	2026-03-13
2	OPA/ZBA-2 SUBMISSION	2026-06-30
3	SPA-1 SUBMISSION	2026-08-17
4	SPA-2 SUBMISSION	2026-10-26

KEY PLAN



CONSULTANTS

SEAL

ARCADIS

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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: 2026-10-26

SHEET NUMBER: A100

ISSUE

SCALE CHECK: 10mm, 1 in

True North | Project North