GENERAL NOTES

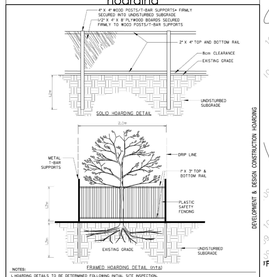
1. ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS BE SUBMITTED TO THE BUILDING DIVISION AS A PART OF AN APPLICATION OF THE ISSUANCE OF A BUILDING 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 ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
5. AT THE ENTRANCES TO THE SITE, MUNICIPAL SIDEWALK AND CURBS WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
6. ON SITE WASTE COLLECTION IS TO BE ARRANGED THROUGH A PRIVATE CONTRACTOR.
7. THE PORTIONS OF THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARDS IS TO BE PAVED BY THE APPLICANT.
8. DRIVEWAYS ON THE MUNICIPAL RIGHT-OF-WAY SHALL BE PAVED BY THE APPLICANT.
9. FIRE AND EMERGENCY SERVICES ACCESS ROUTES SHALL BE DESIGNATED AS PER BY-LAW0036-81, AS AMENDED, PRIOR TO OCCUPANCY OF THE BUILDING. ALL FIRE AND EMERGENCY SERVICES ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE OR LOCKSTONE AND 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 MINIMUM DISTANCE OF 15m.
10. THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
11. PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF SCHEDULE 2 & 3 OF BY-LAW 10-2016.
12. GRADES WILL BE MET WITHIN A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
13. ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
14. SIGNAGE SHOWN ON THE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
15. ALL SIGNAGE IS SUBJECT TO FURTHER REVIEW AND APPROVALS BY THE PLANNING AND BUILDING DEPARTMENT WHICH MAY INCLUDE A STAFF REVIEW THROUGH THE SIGN PERMIT PROCESS.
16. THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTION.
17. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASE 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 FOR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE THE CAUSE FOR THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.

SIGNED BY PROPERTY OWNER ..... DATED:.....

18. PLEASE BE ADVISED THAT THE DETAILED GRADING FOR THIS APPLICATION WILL BE FINALIZED AND APPROVED BY THE DEVELOPMENT SECTION OF THE TRANSPORTATION AND WORKS DEPARTMENT AS A REQUIREMENT FOR THE ISSUANCE OF A BUILDING PERMIT.
19. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF AN UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
20. THE STRUCTURAL DESIGN OF AN RETAINING WALL OVER 0.6m IN HEIGHT OR AN RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
21. SITE GRADING PLAN AND SITE SERVICING PLAN ARE TO BE ASSOCIATED WITH THE SITE PLAN.
22. I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER .....
23. 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 O.P.S.D. 350.010.
24. PRIOR TO ANY CONSTRUCTION TAKING PLACE,STRUCTURALLY CERTIFIED OVERHEAD HOARDING WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE SITE PLAN (AS APPLICABLE), HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIMTY,AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
25. AT THE FINAL COURSE OF ASPHALT PAVING IS DELAYED,INSTALL A TEMPORARY LIFT OF ASPHALT AT RAMPS OR CURB CUTS TO BARRIER-FREE ACCESS.
26. ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15cm (6.0in.) INSIDE THE PROPERTY LINE.
27. WE AGREE TO IMPLEMENT THE APPROVED SITE AND LANDSCAPED PLANS WITHIN 18 MONTHS AFTER THE EXECUTION OF THE SITE PLAN UNDERTAKING AND WILL RETAIN THE LANDSCAPE ARCHITECT TO MAKE PERIODIC INSPECTIONS UPON COMPLETION OF THE WORKS WE WILL FORWARD TO THE CITY OF MISSISSAUGA COPY OF THE COMPLETION CERTIFICATE FROM THE LANDSCAPE ARCHITECT AND THE APPLICABLE APPLICATION FEE THE LANDSCAPE ARCHITECT AND OR CONSULTING ENGINEER WILL ALSO PROVIDE CERTIFICATION TO INDICATE THAT THE BIOSWALE IN PARKING LOT, SWALE WITH OVERLAND FLOW AND RAINWATER HARVESTING SYSTEMS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN DRAWINGS. ANY REVISIONS TO THE SITE AND LANDSCAPE PLANS WILL BE SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENT, CITY OF MISSISSAUGA FOR REVIEW AND APPROVAL. PRIOR TO THE COMMENCEMENT OF WORKS, WE HEREBY AUTHORIZE THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTIONS FROM TIME TO TIME AND AGREE TO INDEMNIFY THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTION FROM TIME TO TIME AND AGREE TO INDEMNIFY THE CITY,ITS AUTHORIZED AGENTS AND SAVE THEM HARMLESS FROM ANY AND ALL ACTIONS ARISING OUT OF THE EXCERSISE BY THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES OF THE RIGHTS HEREBY GIVEN THEM, WE UNDERTAKE TO NOTIFY THE CITY FORTHWITH OF ANY CHANGE OF OWNERSHIP OF THE SAID LANDS.

SIGNED BY PROPERTY OWNER ..... DATED:.....

development and design construction hoarding

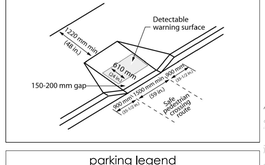


NOTES:
1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
3. HOARDING TO BE MAINTAINED IN GOOD REPAIR BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION.(SITE APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT AND DESIGN).
4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.
5. ALL HOARDING MATERIALS MUST BE NEW OR IN GOOD CONDITION WITH PRE APPROVAL FROM DEVELOPMENT AND DESIGN.
6. CSA-O121(PLYWOOD #4), NOT BE ACCEPTED FOR SOLID HOARDING.

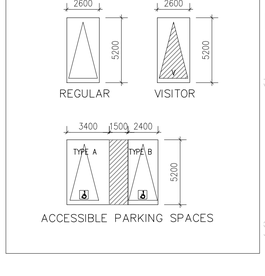
MISSISSAUGA Development and Design

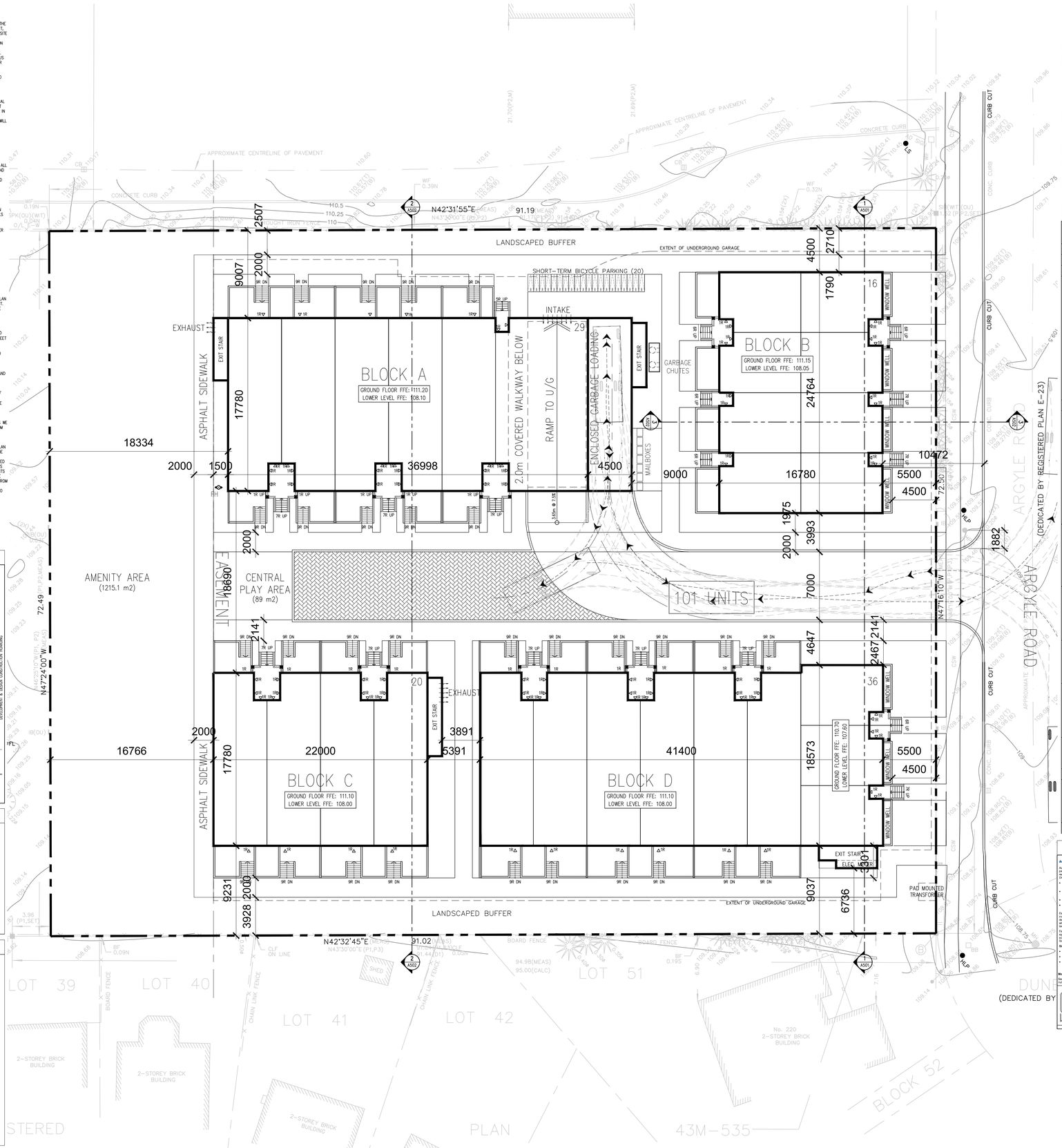
SCALE: N.T.S.
DATE: JUNE 2014

curb ramp at mid-block crossing

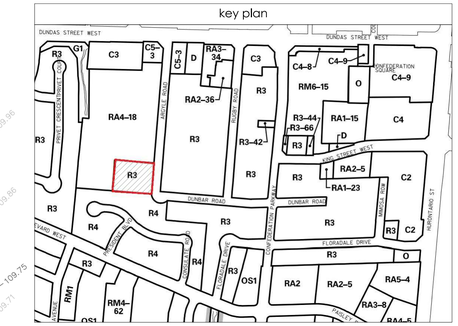


parking legend





key plan



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These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as 'Issued for Construction'.

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans.

notes:

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STATISTICS - 17-43 ARGYLE						
ZONING	PROPOSED: RM9-xx					
SITE AREA	6,483.5m2 / 1.6 acres					
UNIT AREAS		AREA		QUANTITY	TOTAL AREA	
		m2	ft2		m2	ft2
	LOWER 1A	46.96	505.5	15	704.40	7,582.1
	LOWER 1B	45.03	484.7	15	675.45	7,270.5
	UPPER 1A	82.50	888.0	1	82.50	888.0
	UPPER 1B	77.41	833.2	1	77.41	833.2
	LOWER 2A	83.72	901.2	15	1,255.80	13,517.3
	LOWER 2B	94.94	1,021.9	11	1,044.34	11,241.2
	UPPER 2A	127.31	1,370.4	30	3,819.30	41,110.6
	UPPER 2B	134.98	1,452.9	11	1,484.78	15,982.0
	3A	193.32	2,080.9	2	386.64	4,161.8
	GRAND TOTAL				9,530.62	102,586.6
FSI	PROPOSED: 1.47					

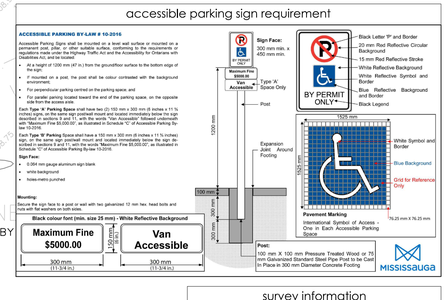
UNITS	UNITS BY DESIGNATION		UNITS BY TYPE	
	LOWER 1A (1 Bedroom)	15	1 BEDROOM	32
	LOWER 1B (1 Bedroom)	15		
	UPPER 1A (1 Bedroom)	1		
	UPPER 1B (1 Bedroom)	1		
	LOWER 2A (2 Bedroom)	15	2 BEDROOM	67
	LOWER 2B (2 Bedroom)	11		
	UPPER 2A (2 Bedroom)	30		
	UPPER 2B (2 Bedroom)	11		
	3A (3 Bedroom)	2	3 BEDROOM	2
	GRAND TOTAL			101

UNITS BY BLOCK		1B	2B	3B	TOTAL
	BLOCK A	12	15	2	29
	BLOCK B	0	16	0	16
	BLOCK C	8	12	0	20
	BLOCK D	12	24	0	36
	TOTAL	32	67	2	101

BUILDING HEIGHT			
	PERMITTED:	15.0m	
	PROPOSED:	BLOCK A	14.40m
		BLOCK B	14.20m
		BLOCK C	14.20m
		BLOCK D	14.50m
AVERAGE GRADE	PROPOSED:	BLOCK A	108.900
		BLOCK B	109.240
		BLOCK C	109.710
		BLOCK D	109.260

PARKING		
	REQUIRED - res=1.1sp/1B; 1.5sp/2B 1.75sp/3B; vis=0.25/unit	164
	PROPOSED - res=1.1sp/1B; 1.3sp/2B 1.4sp/3B; vis=0.25/unit	150
	PROVIDED	153
PUBLIC AMENITY	GUIDELINE AMENITY = 648.4m2 1,304.10m2 OF WHICH 1,304.10m2 IS CONTIGUOUS (20% OF SITE; 12.9m2/UNIT)	
PRIVATE AMENITY	AVG/UNIT = 14.5m2; TOTAL = 1,464.30m2	
LANDSCAPED AREA	REQUIRED: 40% of lot area; 2593.4m2	
	PROPOSED: 3588.31m2 / 55.3% OF SITE	
	SOFT: 1993.23m2 / 56%	
	HARD: 1595.08m2 / 44%	
BICYCLE PARKING	REQUIRED - N/A	

accessible parking sign requirement



survey information

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PART OF BLOCK A
REGISTERED PLAN E-23
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
(FORMERLY TOWNSHIP OF TORONTO, COUNTY OF PEEL)

R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD, TORONTO, ONTARIO, M2J 4Y8
PHONE: 416.490.8352
FAX: 416.491.6206
WWW.RAVISSURVEYING.COM
PROJECT NO.: 3167-0
FILE NAME: 3167-0T.DWG

5 re-issued for rezoning	08.19.2019
4 re-issued for rezoning	05.22.2019
3 issued to client for review	05.21.2019
2 issued to city for review	04.09.2019
1 issued for rezoning	10.26.2018
revisions:	

architectural team :

mark zwicker

ONTARIO ASSOCIATION OF ARCHITECTS MARK ALEXANDER ZWICKER LICENCE 5887

planning:
design plan services inc

structural:
-

electrical:
-

mechanical:
-

landscape:
bsq landscape architects

site services:
odan-detech

owner:
plazacorp

project:
2512-2532 argyle rd
mississauga, ontario

concept plan & statistics

aug.19.2019	date:
1:200	scale:
17-43	project:
mf	drawn by:

true north / construction north

drawing number:
A100

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