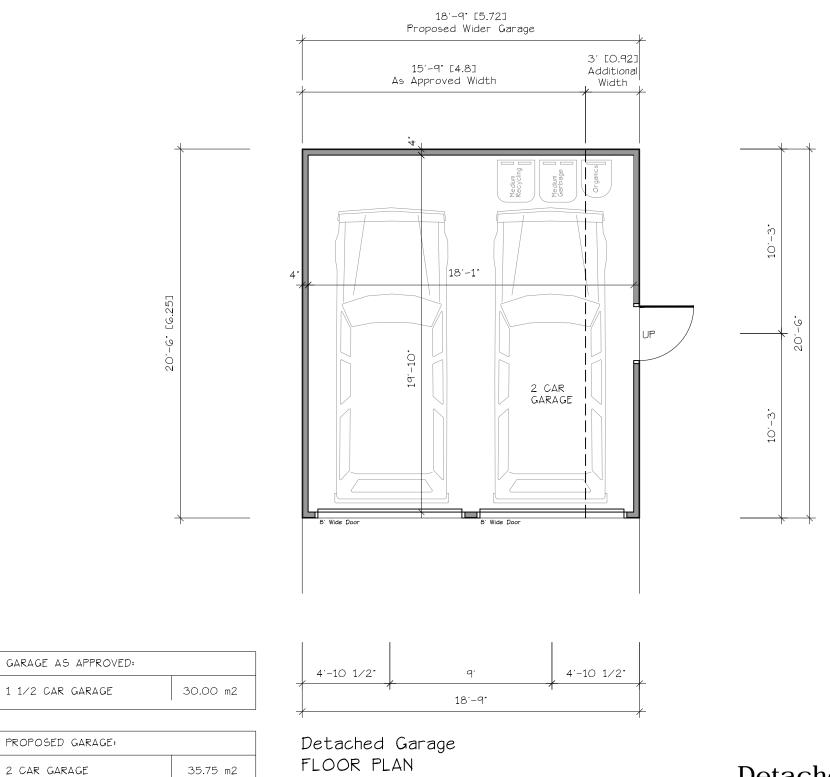


Appendix 1

8.2



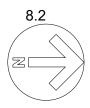
1



3/16* = 1'-0*

2 CAR GARAGE

Detached Garage 24 JOHN STREET SOUTH, MISSISSAUGA





2601 MATHESON BLVD. E. UNIT FOUR MISSISSAUGA, ONTARIO, L4W 5A8

Tel: 905-602-0354 info@newagedesign.ca www.newagedesign.ca

2

RESIDENCE

CONFORMITY TO SITE PLAN	PLAN OF SUR
I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECT TO THE SITE DEVELOPMENT PLANS AS	PART OF LOTS
APPROVED BY THE CITY OF MISSISSAUGA UNDER THE FILE No. SPI 20-144 W1	WEST OF CRE
	CITY OF MISSI
DATE: NOVEMBER 5, 2020 SIGNED: KIC	REGIONAL MUN
BUILDING PERMIT DRAWINGS	
THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF	SCALE 1 : 150
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 DEVELOPMENT AND	5
DESIGN DIVISION.	
RETAINING WALLS	LINDERGROUND S

THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60m 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.

EXISTING TREE PRESERVATION

THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGH ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITIONALS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (CONSTRUCTION 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 CAUSE THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF SITE WORKS.

DATE: NOVEMBER 5, 2020 OWNER'S SIGNATURE



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 ALTERNATE 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.

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

UTILITIES CONNECTION

1. SANITARY: (A) MUNICIPAL SANITARY SEWER IS AVAILABLE ON THE SITE.

- 2. STORM: (A) MUNICIPAL STORM SEWER IS NOT AVAILABLE ON THE SITE.
- 3. WATER:

(A) SERVICE CONNECTION TO BE 25mm DIA. TYPE 'K' SOFT COPPER TUBING UNLESS OTHERWISE NOTED AND AS PER R.P. STD. 1-7-1 AND C.M. STDS. 2115.01 TO 2115.04.

WATERMAINS AND WATER SERVICE

ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

WATERMAIN AND/OR WATER SERVICE MATERIALS 100 mm (4") DIA. AND LARGER MUST BE DR 18 P.V.C. PIPE MANUFACTURED TO A.W.W.A. SPEC. C900—16 SPEC COMPLETE WITH TRACER WIRE. SIZE 50 mm (2") AND SMALLER MUST BE TYPE 'K' SOFT COPPER PIPE PER A.S.T.M. B88-49 SPECIFICATION.

WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 m (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 m (4') FROM THEMSELVES AND ALL OTHER UTILITIES.

PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 mm (2") OUTLET ON A 100 mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 mm (4") DIAMETER MINIMUM ON A HYDRANT. ALL CURB STOPS TO BE 3.0 m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.

HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B, 0.7 m (2') AND 0.9 m (3') AND TO HAVE PUMPER NOZZLE.

WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR. WATERMAINS MUST HAVE A MINIMUM CLEARANCE OF 0.3 m (12") OVER / 0.5 m (20") UNDER SEWERS AND ALL OTHER

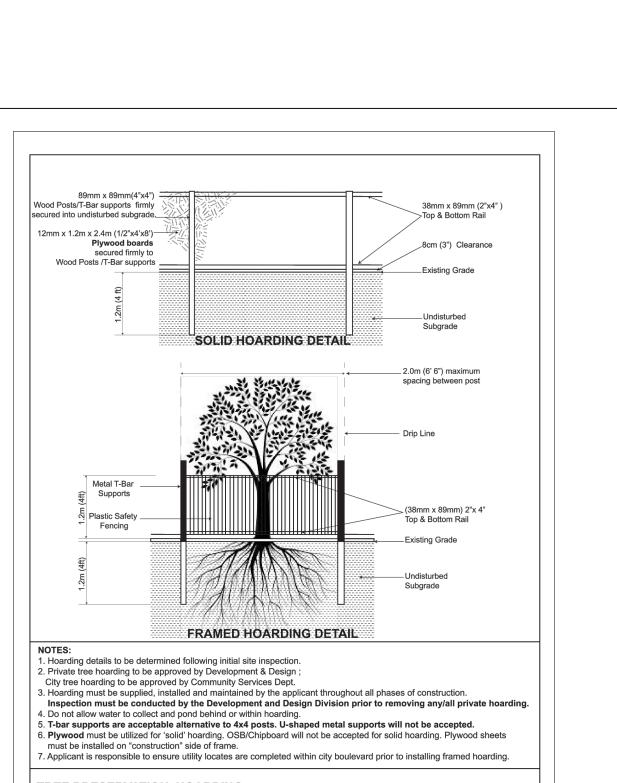
UTILITIES WHEN CROSSING. ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.

ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION. LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.

THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK. WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.

THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.

ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.



MISSISSAUGA

TREE P	PRESERVATION	HOARDIN
SCALE : N.T.S	DATE : June 2017	

150

PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOTS 5 AND 6, SOUTH SIDE OF
WEST OF CREDIT RIVER, PLAN PC-1 (ALSO
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE	1	:	150			
5				C)	

UNDERGROUND SERVICES THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS O

FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERE EXCAVATION. TARASICK MCMILLAN KUBICKI LIMITED OR NEW AGE DESIGN A FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATI

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-192 CITY OF MISSISSAUGA BENCHMARK No. 731, HAVING A PUBLISHED ELEVAT SURVEY INFORMATION

SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY

TARASICK MCMILLAN LIMITED, ONTARIO LAND SURVEYORS, DATED AUGUST FILE 8597-SRPR-T

EXISTING WELLS/ SEPTIC SYSTEMS

IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE RESOURCES ACT REGULATION 903 (FORMERLY 612/84) AND ANY OTHER AND GUIDELINES.

ANY SEPTIC SYSTEM ON SITE WILL BE DECOMMISSIONED AND REMOVED APPLICABLE GUIDELINES AND REGULATIONS.ORDANCE WITH THE ONTARIO REGULATION 903 (FORMERLY 612/84) AND ANY OTHER APPLICABLE REG ANY SEPTIC SYSTEM ON SITE WILL BE DECOMMISSIONED AND REMOVED.

DEMOLITION NOTE

ALL EXISTING STRUCTURES CURRENTLY LOCATED ON THE SUBJECT LANDS ARE TO BE DEMOLISHED PRIOR TO ISSUANCE OF BUILDING PERMIT. RAIN WATER

ALL DOWNSPOUTS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LE INDICATED ON THIS PLAN.

PROPOSED SWALES TO HAVE MAXIMUM 1:3 SIDE SLOPES.

SUMP PUMP SUMP PUMP SHALL DISCHARGE ONTO SPLASH PAD AT GROUND LEVEL A ON THIS PLAN – AS REQUIRED.

REPORT SUMMARY

PROPERTY DESCRIPTION: 24 JOHN STREET SOUTH, BEING PART OF LOTS OF PORT STREET, WEST OF CREDIT RIVER, REGISTERED PLAN PC-1 (SHO OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL, PIN 13488-1219 SUBJECT TO EASEMENT: THERE ARE NO EASEMENTS REGISTERED ON TITLE

COMMENTS: NOTE LOCATION OF FENCES.

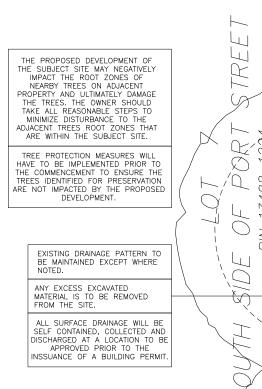
BEARING NOTE

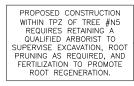
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY SOUTH AS SHOWN ON PLAN PC-1, HAVING A BEARING OF N52°16'50"W. CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A TWO STORE 24 JOHN STREET SOUTH AND HAVE PREPARED THIS PLAN TO INDICATE THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SE THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTA EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

NOVEMBER 23, 2020 DATE

FILE No. 8597 TARASICK MCMILLAN KUBICKI LIMITED ONTARIO LAND SURVEYORS 4181 SLADEVIEW CRESCENT, UNIT 42 MISSISSAUGA ON L5L 5R2 TEL: (905) 569-8849 FAX: (905) 569-3160





				APRIL 15, 2021	
DPOGRAPHY OF SOUTH SIDE OF PORT STREET, PLAN PC-1 (also shown on plan 300)	NOTES ANY LANDSCAPING WITHIN THE MUNICIPAL BOULEVARD WILL BE SUBJECT TO PRIOR APPROVAL BY THE PUBLIC UTILITIES CO-ORDINATING COMMITTEE. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY	LEGEND: DENOTES SURVEY MONUMENT FOUND IB DENOTES IRON BAR RIB DENOTES ROUND IRON BAR	ZONING R15-1 STATISTICS: 674.63 m2	METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048	PROJECT 8.2
F PEEL 5 10 metres	THE SITE PLAN. ON SITE WASTE COLLECTION WILL BE REQUIRED THROUGH A PRIVATE WASTE HAULER. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINOUS THROUGH THE DRIVEWAY AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.	CM DENOTES CONCRETE MONUMENT TC DENOTES TOP OF CURB BC DENOTES BOTTOM OF CURB CCT DENOTES CURB CUT MH DENOTES MANHOLE CB DENOTES CATCH BASIN WUP DENOTES WOOD UTILITY POLE WV DENOTES WATER VALVE	LOT AREA: 0.0674 ha. DWELLING PERMITTED G.F.A.: 169 m2 + .2 x Lot Area 303.92 m2	VERIFY ALL DIMENSIONS PRIOR CONSTRICTION. DO NOT SCALE DRAWINGS. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE	
SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS Y. THIS INFORMATION MUST NOT BE ASSUMED TO BE ITE LOCATE MUST BE ORDERED PRIOR TO ANY	ALL PROPOSED CURBING (IF ANY) AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK. ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE. ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.	P1 DENOTES REGISTERED PLAN 300 P2 DENOTES J. ANDREW SMITH, O.L.S., JUNE 6, 1988 D1 DENOTES INSTRUMENT R0970301 ▼ DWELLING ENTRANCE ∇7 GARAGE ENTRANCE	PERMITTED COVERAGE: 40% of Lot Area 269.85 m2 LOT WIDTH 16.76 m DETACHED GARAGE R15-1	ARCHITECTURAL TECHNOLOGIST BEFORE PROCEEDING WITH ANY CONSTRUCTION. USE ONLY THE LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED: – ISSUED FOR CONSTRUCTION – ANY CHANGES TO DRAWING AND RELATED SPECIFICATIONS OR ANY PART THEREOF, ARE	DETAIL DETAIL NO. SHEET
IMITED OR NEW AGE DESIGN ACCEPTS NO RESPONSIBILITY OPER USE OF THIS INFORMATION. EODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM , HAVING A PUBLISHED ELEVATION OF 81.58 METRES.	ALL EXISTING TREES OVER 0.15 m TRUNK DIAMETER WILL NOT BE REMOVED UNLESS OTHERWISE SHOWN. GRADING AT THE BASE OF EXISTING TREES MUST BE PRESERVED ADJACENT THE CONSTRUCTION ZONE. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.	 O/H DOORS and MAN DOORS Image: DOWNSPOUT - DISCHARGE ONTO SPLASH PADS Image: Rain Barrel - CONNECTED TO DOWNSPOUT Image: DUMP 	PERMITTED FLOOR AREA (EXTERIOR) 30.00 m2 PROPOSED FLOOR AREA (EXTERIOR) 35.75 m2 PROPOSED COVERAGE: 1st FLOOR 148.64 m2	RESERVED FOR THE ARCHITECTURAL TECHNOLOGIST.	NO.
PREPARED BY SURVEYORS, DATED AUGUST 26, 2020	PROPOSED GRADES AND DRAINAGE PATTERNS SHALL NOT HAVE NEGATIVE IMPACT ON THE ADJACENT PROPERTIES. – DIRECT DOWN SPOUTS TO THE FRONT OR REAR. – DRAINAGE SWALE INVERTS SHALL BE MIN. 0.15 m BELOW THE ADJACENT GRADE ELEVATION. THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.	S S SUMP PUMP AD AREA DRAIN WINDOW WELL	ONE CAR GARAGE35.75 m2EXTERIOR SIZECOVERED FRONT PORCH25.82 m2COVERED SIDE ENTRY2.97 m2	AVERAGE GRADE CALCULATION GR.1 CENTER LINE OF ROAD 79.28 GR.2 INTERSECTION OF FRONT 79.33 AND SIDE LOT LINES GR.3 FRONT YARD SETBACK 79.47	KEY PLAN
E MS ommissioned in accordance with the ontario water ly 612/84) and any other applicable regulations	PRIOR TO CONSTRUCTION TAKING PLACE FOR ANY HOARDING WITHIN THE MUNICIPAL RIGHT-OF-WAY, P.U.C.C. APPROVAL AND A ROAD OCCUPANCY PERMIT SHALL HAVE BEEN ISSUED. PRIOR TO ANY CONSTRUCTION TAKING PLACE, STRUCTURALLY CERTIFIED OVERHEAD HOARDING WAY PROTECTION IN ACCORDANCE WITH O.REG. 213/91, SECTION 64 LOCATED WITHIN THE RIGHT-OF-WAY	 CONSTRUCTION ACCESS AND PATCH OF TRAVEL SOLID HOARDING – 12.5mm PLYWOOD (4'x8') SUPPORTED BY METAL T-BARS AT 2400mm O/C. WITH 50x100mm MIN. TOP AND BOTTOM WOODEN RAILS. 	COVERED REAR PATIO 22.45 m2 TOTAL COVERAGE (34.93%) 235.63 m2 PROPOSED G.F.A.: 148.64 m2	GR.415m BACK FROM GR.379.83GR.5CENTER LINE OF ROAD79.52GR.6INTERSECTION OF FRONT79.86AND SIDE LOT LINESGR.7FRONT YARD SETBACKGR.815m BACK FROM GR.779.92	
OMMISSIONED AND REMOVED ACCORDING TO ALL DRDANCE WITH THE ONTARIO WATER RESOURCES ACT ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES. OMMISSIONED AND REMOVED.	AND/OR PUBLIC LANDS, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED, INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. PRIOR TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT	FRAMED HOARDING – TO BE SNOW FENCING OR PLASTIC SAFETY FENCE. SUPPORTED BY METAL T-BARS AT 2000mm O/C. WITH 25x75mm MIN. TOP AND BOTTOM WOODEN RAILS.	2nd FLOOR103.49 m22nd FLOOR DEDUCTIONS(-) 8.67 m22ND FLOOR STAIRS(-) 5.62 m2FOYER OPEN TO BELOWONE CAR GARAGEONE CAR GARAGE35.75 m2EXTERIOR SIZE	SUM OF GRADES 636.83 AVERAGE GRADE = 79.60 24 JOHN STREET SOUTH MISSISSAUGA, ONTARIO	MISSISAU CA REAL FERRICA
ATED ON THE SUBJECT LANDS CE OF BUILDING PERMIT.	FROM CONSTRUCTION ACTIVITY AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.	++++++++ ATTACHED SILT FABRIC TO HOARDING. (SEDIMENT AND EROSION CONTROL FENCING) 1000 1000 1000 EXISTING GRADE ELEVATION.	TOTAL G.F.A. 273.59 m2 ONE CAR GARAGE 33.31 m2 INTERIOR SIZE	SUSTAINABLE TECHNOLOGY: • Rain Barrels (see site plan for locations). • permeable paver walkway.	ISSUED TO HERITAGE PLANNING. APR 15/21 RK
SPLASH PADS AT GROUND LEVEL AT THE LOCATIONS	EASEMENTS THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY. EXTERIOR LIGHTING	 €100.00 PROPOSED GRADE ELEVATION. GR.1 DENOTES GRADE MARKING FOR AVERAGE GRADE BY-LAW 225-2007 → DIRECTION OF DRAINAGE 	PERMITTED SETBACKS: EAST front yard 5.00 m EAST (inclusive of covered porch) 3.20 m SOUTH 3.00 m WEST rear yard 7.50 m	DETACHED GARAGE Toble 4.1.12.1.	ISSUED FOR SITE PLAN APPLICATION.MAR 01/21RKISSUED TO TMK FOR CERTIFICATION.FEB 22/21RKDETACHED GARAGE ESTABLISHED GRADE.FEB 22/21RK
SH PAD AT GROUND LEVEL AT THE LOCATION INDICATED SOUTH, BEING PART OF LOTS 5 AND 6, SOUTH SIDE REGISTERED PLAN PC-1 (SHOWN ON PLAN 300), CITY	ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES. EXISTING GRADES ALL EXISTING GRADES AROUND THE PERIMETER AND THE EXISITING GRADING PATTERN OF THE SITE SHALL BE MAINTAINED.	DIRECTION OF SWALE O.20¢D EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER.	NORTH 1.20 m PROPOSED SETBACKS: EAST FRONT YARD 6.09 m EAST (INCLUSIVE OF COVERED PORCH) 3.38 m	PERMITTED COVERAGE: 10% MAX. of LOT AREA 67.46 m2 PROPOSED COVERAGE: 5.29% of LOT AREA 35.75 m2 PERMITTED FLOOR AREA (EXTERIOR) 75.00 m2	REMOVED WALKWAY FROM CITY LAND.FEB 22/21RKADDED GARAGE DOWNSPOUTS.FEB 22/21RKREMOVED PERMITTED COVERAGE.FEB 22/21RK
F PEEL, PIN 13488-1219 SEMENTS REGISTERED ON TITLE	THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. GRADING GRADES WILL BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.	TREE CANOPIES ARE DRAWN TO SCALE. 0.20¢C EXISTING CONIFEROUS TREE WITH TRUNK DIAMETER. TREE CANOPIES ARE DRAWN TO SCALE.	SOUTH 4.18 m WEST REAR YARD 16.11 m NORTH 1.20 m PERMITTED HEIGHT: HIGHEST RIDGE HEIGHT 9.00 m	PROPOSED FLOOR AREA (EXTERIOR) 35.75 m2 PERMITTED HEIGHT: HIGHEST RIDGE HEIGHT 4.60 m U/S EAVE HEIGHT 3.00 m	REVISED SITE PLAN APPLICATION NUMBER.FEB 22/21RKISSUED FOR BUILDING PERMIT.FEB 02/21RKISSUED FOR SITE PLAN APPLICATION.DEC 17/20RK
rred to the southwesterly limit of john street a bearing of n52°16'50"w. GRADING istruction of a two storey house located at	DRIVEWAY THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.	EXISTING TREES TO BE REMOVED PERMIT or PERMISSION REQUIRED TREES INDICATED ARE GREATER THAN 15cm Dia. EXISTING TREES TO BE REMOVED.	HIGHEST RIDGE HEIGHT 9.00 m U/S EAVE HEIGHT 6.80 m PROPOSED HEIGHT: HIGHEST RIDGE HEIGHT 8.94 m U/S EAVE HEIGHT 6.53 m	PROPOSED HEIGHT: HIGHEST RIDGE HEIGHT 4.59 m U/S EAVE HEIGHT 2.83 m PERMITTED SETBACKS:	ISSUED TO THE REGION - WATER & SAN. NOV 24/20 RK REMOVED SERVICE LINE CLEARANCE NOTE. NOV 24/20 RK ISSUED FOR SITE PLAN PRE-SUBMISSION. NOV 23/20 RK
RED THIS PLAN TO INDICATE THE COMPATIBILITY OF IPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF ES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE CES WITHOUT ANY DETRIMENTAL EFFECT TO THE PROPERTIES.	ESTABLISHED GRADE CALCULATION 80.10 6.25 LENGTH BEGIN END LENGTH (eL.1+eL.2/2)xL 1 80.00 0.27 21.61	NO PERMIT OF PERMISSION REQUIRED. TREES INDICATED ARE 15cm Dia. OR LESS. -OR- WITH-IN THE TWO TREES ALLOWED TO BE REMOVED, PER CALENDAR YEAR.	PERMITTED DWELLING DEPTH:20.00 mPROPOSED DWELLING DEPTH:14.64 mAVERAGE GRADE:79.60	SOUTH0.61 mWESTREAR YARD0.61 mPROPOSED SETBACKS:0.61 m	ISSUED FOR GRADING DESIGN/REVIEW. NOV 23/20 RK ISSUED TO T&W – ACCESS PERMIT. NOV 16/20 RK ISSUED TO THE REGION – WATER & SAN. NOV 10/20 RK ISSUED FOR GRADING DESIGN/REVIEW. NOV 05/20 RK
K:\MISCELLANEOUS\BK—sigandstamp.JPG D	2 80.05 80.05 4.27 341.81 3 80.05 79.95 0.27 21.60 4 79.95 80.05 6.25 500.00 5 80.05 80.10 4.80 384.36 6 80.10 80.00 6.25 500.31	TREE #00 TREE NUMBER INDICATOR Refer to Arborist Report DENOTES KNOWN VARIANCES.	LOT AREA: 674.63 m2 40% MIN. LANDSCAPE SOFT AREA: 269.85 m2 PROPOSED LANDSCAPE SOFT AREA: (44.13%) 297.73 m2	WEST rear yard 0.61 m	ISSUED TO ARBORIST. NOV 03/20 RK ISSUED TO HERITAGE PLANNING. SEP 29/20 RK ISSUED TO ARBORIST. SEP 29/20 RK
BORYS KUBICKI ONTARIO LAND SURVEYOR	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$				ISSUED FOR CLIENT REVIEW.SEP 28/20RKISSUED FOR CLIENT REVIEW.SEP 17/20RKISSUED FOR CLIENT REVIEW.AUG 31/20RK
HES OF JACENT Y DAMAGE	MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. HIGH ITPZ OF BRICK DWELLING WITHOURES RE OUALIFIED ARI SUPERVISE EXCA No. 20 SUPERVISE EXCA No. 20 SUPERVISE EXCA SUPERVISE EXCA SUPREVISE EXCA SUPERVISE EXCA SUPERVISE EXCA	TREE #N3 TAINING A BORIST TO VATION. ROOT OURED. AND O PROMOTE LERATION. Max. WINDOW OJECTION TO THE D SIDE YARD. FENCE W 79,65 W 79,65 W 79,65 W 79,75 C 19 C 19 C 19 C 19 C 19 C 19 C 19 C 19	13488-1276 13488-1276	ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS: a) FOR SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWN HOUSES, 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. OPEN TRENCHING IS NOT PERMITTED WITHIN THE TREE PROTECTION AREA. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL	NO. DESCRIPTION DATE BY REVISIONS 1 REVISIONS 1
SHOULD SHOULD TO THE TO THE TO THE TO THE TRES WILL O PRIOR TO INSURE THE LESERVATION E PROPOSED PATTERN TO IPT WHERE TED		NEW Superior 183 H Mode 14.2 <th< td=""><td>TAP IN NEW 250mm W.S. USING TAPPING SLEEVE WITH MAINSTOP. AS PER R.O.P. Std.1-7-1 PER 'K' W.S.</td><td>THE APPLICANT WILL BE RESPONSIBLE FOR THE MUNICIPAL RIGHT OF WAY.</td><td>2601 MATHESON BLVD. E. UNIT FOUR MISSISSAUGA, ONTARIO, L4W 5A8 Tel: 905-602-0354 info@newagedesign.ca www.newagedesign.ca</td></th<>	TAP IN NEW 250mm W.S. USING TAPPING SLEEVE WITH MAINSTOP. AS PER R.O.P. Std.1-7-1 PER 'K' W.S.	THE APPLICANT WILL BE RESPONSIBLE FOR THE MUNICIPAL RIGHT OF WAY.	2601 MATHESON BLVD. E. UNIT FOUR MISSISSAUGA, ONTARIO, L4W 5A8 Tel: 905-602-0354 info@newagedesign.ca www.newagedesign.ca
REMOVED GE WILL BE LECTED AND ATION TO BE TO THE DING PERMIT. ISTRUCTION TREE #N5 ISTRUCTION TREE #N5 ISTRUCTION TREE #N5 ISTRUCTION TREE #N5 ISTRUCTION TREE #N5 ISTRUCTION TREE #N5 ISTRUCTION	BO.00 LAWN PROPOSED PAVING STONE CONSTRUCTION BO.00 LAWN PROPOSED PAVING STONE CONSTRUCTION	a 0 a 2nd FLOOR a 0 a	PROPOSED PROPOSED CONSTRUCTION ≸	PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.	CLIENT RESIDENCE PROJECT
AINING A SORIST TO ATION, ROOT JUIRED, AND DO PROMOTE ERATION. 0.61 Min. 0.61 Min.	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	UP 79.49 137 Tb. Be. Removed 137 Existing ASPHALT DRIVEWAY 79.33 MIN. 2% SWALE SOLID HOARDING 19 HEDGE 19.29		ROAD OCCUPANCY PERMIT WILL ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUCC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION PLEASE CONTACT THE PUCC/PERMIT TECHNOLOGIST, LOCATED AT 3185 MAVIS ROAD. CL : 80 J CL :	CUSTOM DWELLING 24 John Street South Mississauga, Ontario 15h 2e4
FENCE 0.06 SE 0.14 NE PE	Typical Driveway: BOARDERS WITH ASPHALT PAVING	AG. 19.5 AND BASE MATERIALS TING DRIVEWAY BEING LE TO BE REINSTATED PSOIL AND SOD. 19.5 1	× − − − − − − − − − − − − − − − − − − −	REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.	DRAWING TITLE SITE PLAN APPLICATION NUMBER
LOT 7 H SIDE STRE 3488-1225	N SEE DE DE DE OF -1223 -1233	MES ANIVER	LEFE LE PUMP IS TO S S LE S S S S S S S S S S S S S S S S S	SEWER EJECTOR BE INSTALLED BY , IF REQUIRED: UNIT 4 MISSISSAUGA, ONTARIO	SPI 20-144 W1 drawn R.K. checked
NOR T BA >	PLA PLA AY STH AY STH AY STH STRE 13488-12 13488 13 13 13 13 13 13 13 13 13 13	STOREY NUM SIDING WELLING No. 26 WELLING No. 26	BE MANAGED WITHIN THE SITE WITHOUT A DEFINIENTAL EFFECT SEWER FROM BASEMENT FL CITY DITCHES. E CONTRACTOR TO DETERMINE CONTRACTOR TO DETERMINE	V OF THE SANITARY 005-602-0354 TEL	scale 1:150 DATE AUGUST, 2019 PROJECT NUMBER DRAWING NUMBER 2013
	NOR BAY NOR BAY		ANY DISCREPANCIES TO THE ENGINEER / DESIGNER. IF GRAVITY C BE ACHIEVED EJECTOR PUN	ONNECTION CANNOT , A SEWAGE MP IS TO BE S PER O.B.C. & L5H 2E4	REVISION NUMBER / DATE SP1

