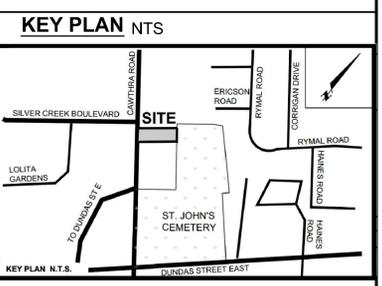


NOTES

- REFER TO THE SITE GRADING PLAN PREPARED BY SKIRA & ASSOCIATES LTD. SITE GRADING PLAN - C101, REVISION FOR THE PURPOSES OF OBTAINING SITE GRADING INFORMATION
- 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 BERRMS, 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. THE ACoustical CONSULTANT SHALL ALSO CERTIFY TO THE PLANNING AND BUILDING DEPARTMENT THAT THE INDOOR NOISE LEVELS AND NOISE LEVELS FOR OUTDOOR LIVING AREAS RESULTANT FROM ALL TRANSPORTATION NOISE SOURCES WILL MEET REGIONAL GUIDELINE CONDITIONS BASED ON OUTSIDE SOUND ENERGY EXPOSURES OUTLINED IN THE DETAILED NOISE REPORT FOR THE SUBJECT BUILDINGS.
- FIRE ROUTE WILL BE DESIGNATED AS PER BYLAW 1036-81 AS AMENDED
- FIRE ACCESS ROUTE WILL BE 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 A MINIMUM DISTANCE OF 15M

PLANNING AND BUILDING NOTES

- 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
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT. GRADES WILL BE MET WITH A 3% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
- 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.
- ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE.
- ONLY SHIELDED LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60 M OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFORM TO THE ENGINEER CERTIFIED LIGHTING PLAN.
- THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER. 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.
- 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.
- 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.
- CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.
- 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



KEY PLAN NTS

SUBJECT LANDS

SITE STATISTICS

TOTAL NUMBER OF UNITS = 6

SITE AREA = 1,369.61 m²
= 14 ha approx.
= 0.34 acres approx.

LOT FRONTAGE = 19.07m

BUILDING COVERAGE = 630.44 m² = 46.03 %
PAVED AREA = 245.79 m² = 17.95 %

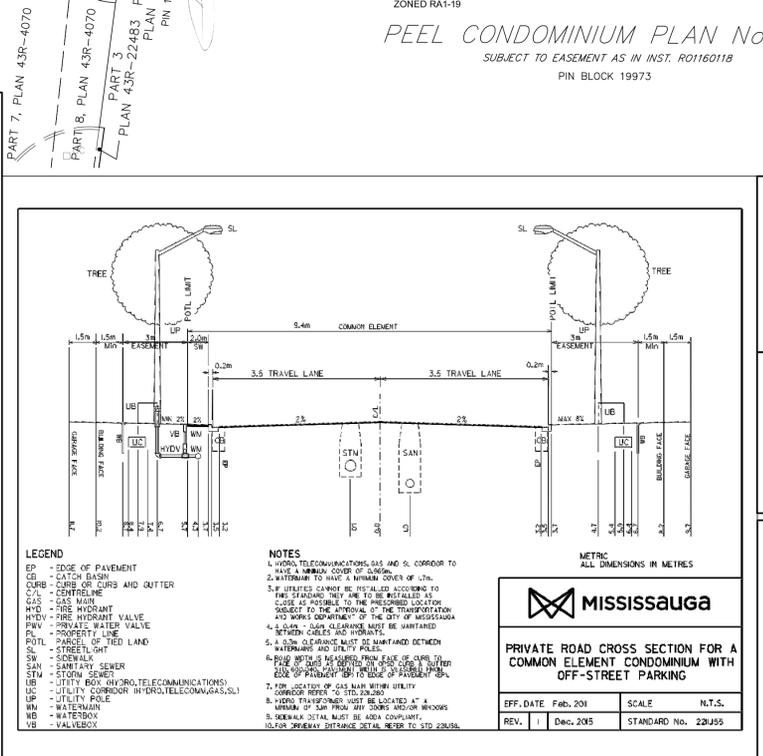
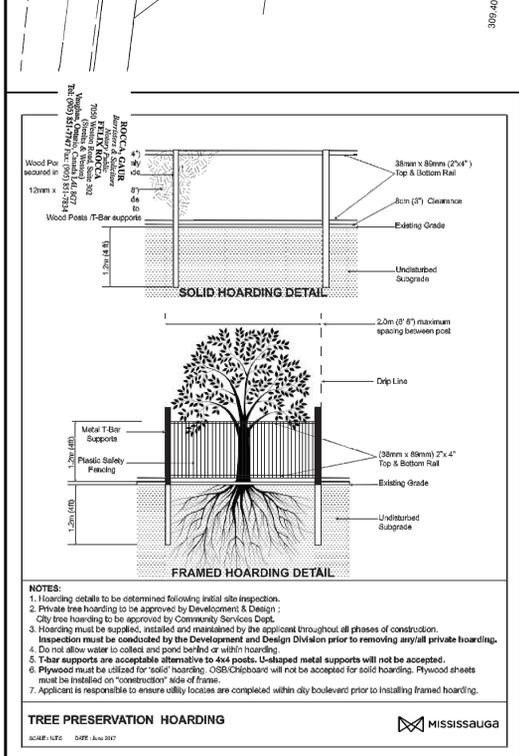
UNPAVED BUILDING CODE CLASSIFICATION
PART 9 - 3 STOREY TOWNHOUSE BLOCKS

PARKING
MINIMUM PARKING SPACE = 2.60m X 5.70m

REQ'D PARKING = 2/UNIT
PARKING REQUIRED = 6 X 2 = 12 SPACES
PARKING PROVIDED = 12 SPACES

PARKING SPACES FOR PERSONS WITH DISABILITIES = PROVIDED OFF SITE ON DEVELOPMENT AT NORTH.

VISITOR PARKING SPACES = PROVIDED OFF SITE ON DEVELOPMENT AT NORTH.



PROPOSED SITE STATISTICS

LPAT CASE No. PL180336
LAND USE DESIGNATION = MEDIUM DENSITY
LPAT FILE No. PL180337
ZONE RM6 EXCEPTION RM6-21

ZONING STANDARD	REQUIRED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED
UNIT NUMBER	1	2	3	4	5	6	7
LOT AREA (m ²) PER TOWNHOUSE LOT	115.00	168.21	147.21	191.18	208.12	172.12	208.33
WIDTH OF LOT AT STREET LINE (m)	5.00	6.85	5.73	7.11	6.83	5.59	6.90
LOT FRONTAGE (m) PER TOWNHOUSE LOT	5.00	6.59	5.59	6.90	6.61	5.59	6.90
FLOOR AREA (m ²) - as defined in By-law 0225-2007	N/A	115.11	108.60	103.77	115.01	111.86	109.72
GROSS FLOOR AREA (m ²)	N/A	236.47	244.80	229.19	295.99	285.68	278.80
LANDSCAPE OPEN SPACE (m ²)	N/A	54	31	69	75	44	83

TOWNHOUSE LEGEND: BUILDING X

BUILDING 1 ESTABLISHED GRADE CALCULATIONS

LENGTH NO.	BEGIN ELEV.	END ELEV.	LENGTH	EL 1 + EL 2 X L
1	132.05	132.23	5.84	745.27
2	132.30	132.23	5.59	739.36
3	132.45	132.42	5.74	760.18
4	132.10	132.65	18.44	2441.00
5	132.55	132.55	5.74	760.84
6	132.50	132.55	5.59	740.81
7	132.55	132.45	5.84	747.30
8	132.45	132.05	20.22	2674.10
TOTAL			72.60	9608.85
ESTABLISHED GRADE			132.35	

BUILDING 2 ESTABLISHED GRADE CALCULATIONS

LENGTH NO.	BEGIN ELEV.	END ELEV.	LENGTH	EL 1 + EL 2 X L
1	132.55	132.60	5.84	747.72
2	132.60	132.60	5.59	741.09
3	132.60	132.65	5.74	761.27
4	132.75	132.35	21.34	2828.62
5	132.40	132.25	5.74	759.55
6	132.25	132.15	5.59	739.00
7	132.15	132.20	5.84	745.47
8	132.20	132.30	19.98	2639.71
TOTAL			75.24	9962.42
ESTABLISHED GRADE			132.41	

LEGEND:

- GRADE POINT
- BELL POLE
- HYDRO POLE
- STREET LIGHT
- FIRE HYDRANT
- TRANSFORMER
- SIGN
- VALVE CHAMBER
- WATER SERVICE
- STORM MANHOLE
- SANITARY MANHOLE
- CATCH BASIN
- SINGLE & SANITARY CONNECT
- RECESSED GAS METER
- RECESSED HYDRO METER
- SWALE DIRECTION
- BELL PEDESTAL
- HYDRO
- SUPER MAIL BOX
- DROPPED GARAGE SLAB
- EXTERIOR DOOR LOCATION
- SIDE WINDOW LOCATION
- DOWNSPOUT LOCATION
- EMBANKMENT 3:1 SLOPE MAX
- AIR CONDITIONING UNIT REQ'D (AS PER NOISE REPORT)
- SLAB
- FINISHED FLOOR ELEVATION
- TOP OF BASEMENT WALL
- BASEMENT FLOOR ELEVATION
- UNDERSIDE OF FOOTING
- UNDERSIDE OF FTG.-GARAGE
- UNDERSIDE OF FTG.-REAR
- REVERSE PILING
- NUMBER OF RISERS
- PROPOSED ELEVATION
- EXISTING ELEVATION
- DOWNSPOUT LOCATION
- WOOD FENCE
- MUNICIPAL ADDRESS

KEY PLAN NTS

SUBJECT LANDS

SITE STATISTICS

TOTAL NUMBER OF UNITS = 6

SITE AREA = 1,369.61 m²
= 14 ha approx.
= 0.34 acres approx.

LOT FRONTAGE = 19.07m

BUILDING COVERAGE = 630.44 m² = 46.03 %
PAVED AREA = 245.79 m² = 17.95 %

UNPAVED BUILDING CODE CLASSIFICATION
PART 9 - 3 STOREY TOWNHOUSE BLOCKS

PARKING
MINIMUM PARKING SPACE = 2.60m X 5.70m

REQ'D PARKING = 2/UNIT
PARKING REQUIRED = 6 X 2 = 12 SPACES
PARKING PROVIDED = 12 SPACES

PARKING SPACES FOR PERSONS WITH DISABILITIES = PROVIDED OFF SITE ON DEVELOPMENT AT NORTH.

VISITOR PARKING SPACES = PROVIDED OFF SITE ON DEVELOPMENT AT NORTH.

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

STEPHEN P. KENNEDY
reviewed and take responsibility for this design.

Signature: [Signature]
BCIN 234111 Date: JAN. 10, 2022

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

STEPHEN P. KENNEDY
reviewed and take responsibility for this design.

Signature: [Signature]
BCIN 234111 Date: JAN. 10, 2022

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 YEARS FOLLOWING COMPLETION OF ALL SITE WORKS. HOARDING MUST BE INSPECTED PRIOR TO THE REMOVAL OF ANY TREE HOARDING FROM THE SITE.

OWNER'S SIGNATURE:
DATE: JANUARY 10, 2022

OWNER'S NOTE - CITY PROJECTS:

UPON COMPLETION OF THE WORKS, WE WILL FORWARD A COPY OF THE COMPLETION NOTIFICATION CERTIFICATE FROM THE LANDSCAPE ARCHITECT TO THE DEVELOPMENT AND DESIGN DIVISION, PLANNING AND BUILDING DEPARTMENT. ANY REVISION TO THE SITE AND LANDSCAPE PLANS WILL BE SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF THE 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 AND ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES OF THE RIGHTS HEREBY GIVEN TO THEM. WE UNDERTAKE TO NOTIFY THE CITY FORTHWITH OF CHANGE OF OWNERSHIP OF THE SAID LANDS.

DEPARTMENT CONTACT SIGNATURE:
PRINT NAME:
DATE:

SIGNED CONDOMINIUM DECLARATION FOR MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS

AS FOLLOWS:

DOMINION OF CANADA PROVINCE OF ONTARIO } IN THE MATTER OF
REGIONAL MUNICIPALITY OF PEEEL } MULTIPLE RESIDENTIAL BUILDING DEVELOPMENT
 ON THE PROPERTY LOCATED IN THE CITY OF MISSISSAUGA } BEING KNOWN AS

TO WIT:

MADE AND SIGNED AS FOLLOWS:

1. I AM THE PRESIDENT OF SKY CAWTHRA DEVELOPMENT 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 CONSCIOUSLY 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 11 DAY OF JANUARY 2022

A COMMISSIONER

Cassidy + Company
Residential Planning Consultants

60 RANDALL DRIVE, SUITE 11, PICKERING VILLAGE, AJAX, ONTARIO
(905) 619-1270 INFO@CASSIDYCO.COM

Client: **SKY - CAWTHRA DEVELOPMENTS INC.**

Project Name: **PROPOSED RESIDENTIAL COMMON ELEMENT PRIVATE INTERNAL ROAD CONDOMINIUM 3105 CAWTHRA ROAD**

PART OF LOT 10 CONCESSION 1, NDS CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEEL

Sheet Title: **SITE PLAN**

Date: **January 10, 2022** DWG. NO. **A101**

Scale: **1 = 200 m** Project No. **2017-06**

City File No. **SP 20-101 W3**