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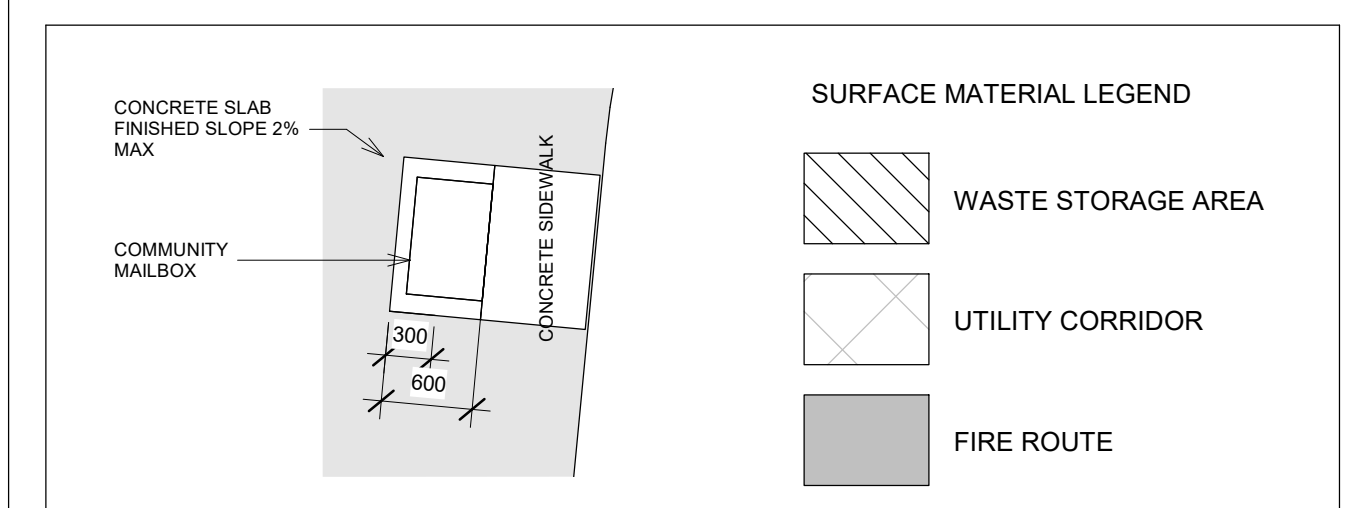
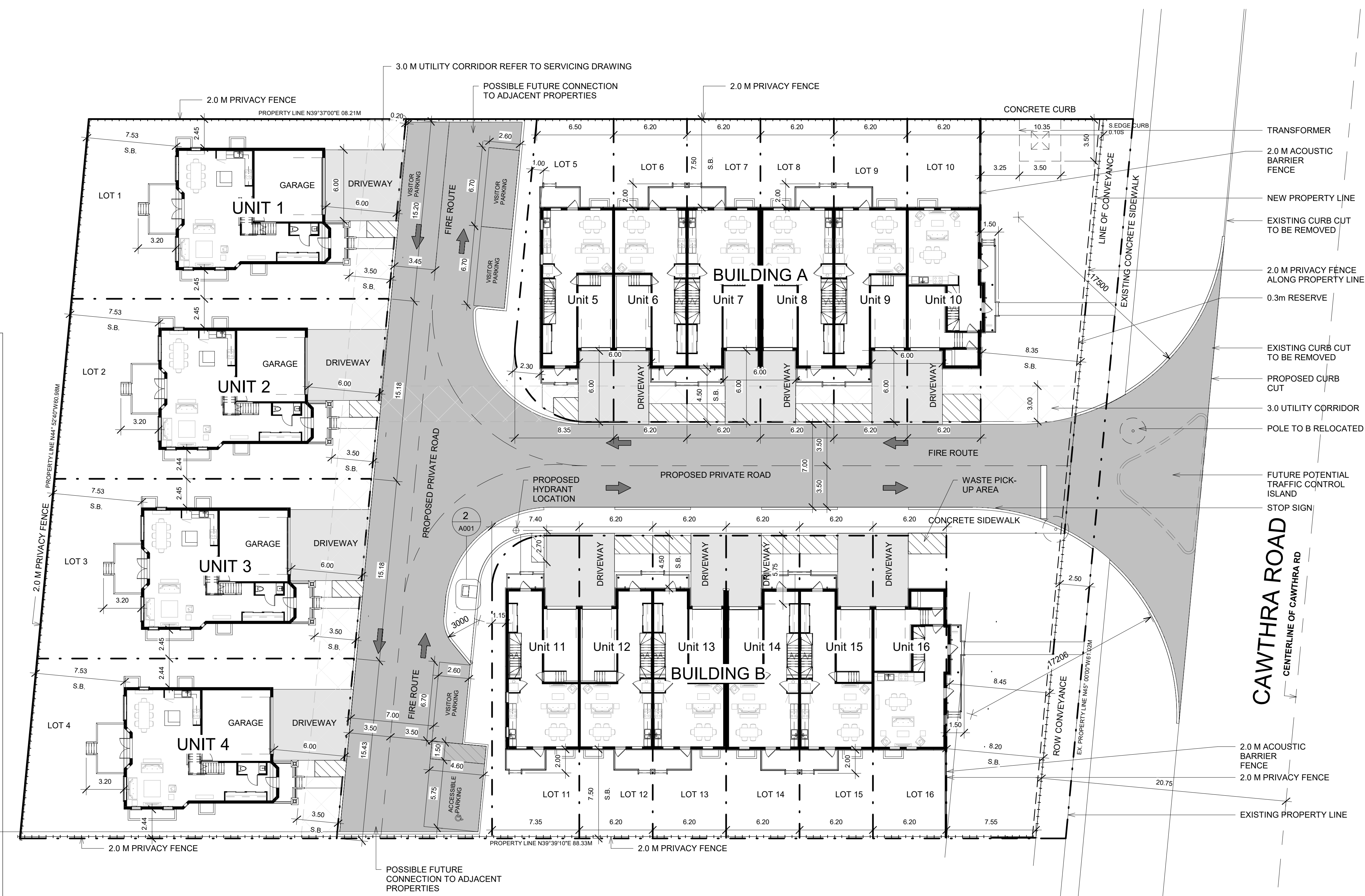
1444-1458 CAWTHRA ROAD
MISSISSAUGA, ON

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1	Issue to Consultants	2018.09.12
2	Issue for OPIRZ	2018.09.28
3	Issued for Review	2019.08.13

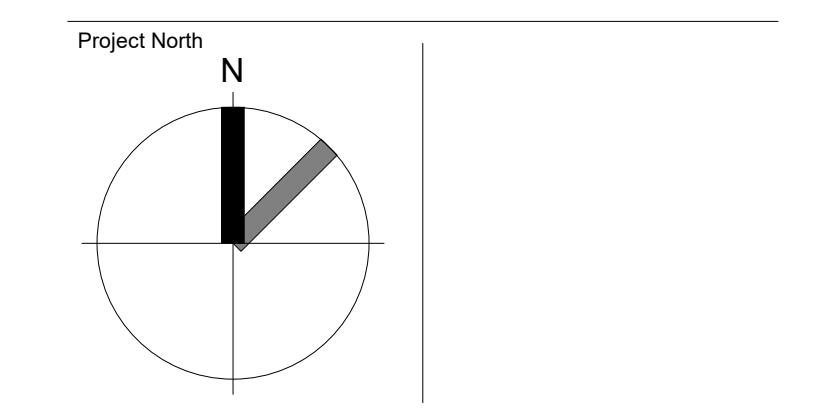
NOTES:

- THIS SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MISSISSAUGA ZONING BY-LAW NO.
 - FOR STORM WATER MANAGEMENT, SITE SERVICING AND GRADING INFORMATION REFER TO DRAWINGS PREPARED BY LITHOS GROUP INC. 150 BERMONDSEY ROAD UNIT #200 TORONTO ON, M4A 1Y1
 - FOR LANDSCAPE INFORMATION, REFER TO DRAWINGS PREPARED BY JOHN RUSSO LANDSCAPE ARCHITECT SURVEY CREDIT
 - INFORMATION TAKEN FROM PLAN OF PART OF LOTS 188, 189, 190 & 191 REGISTERED PLAN B-19, CITY OF MISSISSAUGA PREPARED BY TOM A. SENKUS ONTARIO LAND SURVEYOR, 40 BURROWS AVENUE TORONTO (SLINGTON), ON M9B 4W7
 - ANY GRADE ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO GRADING AND SITE SERVICING PLAN FOR GRADING AND UIG SERVICES
 - ALL SITE AREA LIGHTING TO BE DIRECTED DOWNWARD AND DEFLECTED AWAY FROM ADJACENT LOTS ROADS AND STREETS
 - ALL CURBS AND DRIVEWAY ENTRANCES TO BE DESIGNED IN ACCORDANCE WITH THE CITY'S MATERIALS STANDARDS AND SPECIFICATIONS MANUAL
 - GUARD RAILS IN ACCORDANCE TO THE OBC 2012 SHALL BE PROVIDED WHENEVER GRADE DEFERENCE EXCEEDS 600MM DETAILS TO BE SUBMITTED AND BUILDING PERMIT STAGE
 - BOULEVARD TO BE REINSTATED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CHIEF ENGINEER, EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES
 - EXISTING WATER SERVICE TO BE DISCONNECTED BY THE CITY OF MISSISSAUGA
 - SNOW WILL BE REMOVED OFF SITE
 - 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 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
 - ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES
 - ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT
 - 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
 - THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS
 - 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 (196.8 FT.) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFIRM 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
 - THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS
 - 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 800 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 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
- SITE SERVICES DISCLAIMER
BE ADVISED THAT SHOULD ANY PARTY INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF THE APPLICATION FOR CONDOMINIUM APPROVAL.



2 Community Mailbox Plan
1:50

Zoning By-Law	Required	Proposed
Minimum lot area (CEC Corner Lot)	190 sq.m.	185 sq.m.
Minimum lot frontage (corner lot)	8.3 m	6.0 m
Minimum exterior side yard	4.5 m	1.0 m
Minimum interior side yard	1.5 m	0.0 m
Maximum height	10.7 m and 3 storeys	9.5 m and 3 storeys
Max. encroachment of porch/stairs into the front yard setback	1.5 m	2.0 m
Maximum encroachment of an awning, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards	0.6 m	1.75 m
Min. setback of a townhouse dwelling to a CEC-visitor parking space	3.3 m	1.0 m
Max. driveway width	3.0 m	6.0 m



KFA architects + planners inc.

Project No: 16071
Scale: As indicated
Date: 2017/04/05
Drawn by: R.V.V.
Drawing Title

Site Plan

Drawing Number
A001