

### LEGEND

- PROPOSED GRADES
- LOT CORNER
- PROPOSED GRADE
- HIGH POINT @ PROPERTY LINE
- HIGH POINT @ BUILDING
- DIRECTION OF FLOW
- FINISHED FLOOR LEVEL
- TOP OF FOUNDATION WALL
- FINISHED BASEMENT SLAB
- UNDERSIDE OF FOOTINGS
- UNDERSIDE OF FOOTINGS
- STREET LIGHT
- HYDRANT
- TRANSFORMER
- BELL PEDESTAL
- CABLE TV PEDESTAL
- CATCH BASIN
- VALVE CHAMBER
- COMBUSTION
- COMMUNITY MAILBOX
- WATER SERVICE
- STORM & SANITARY CONNECTION
- EXTERIOR DOOR LOCATION
- SWALE DIRECTION
- STANDARD PLAN
- REVERSE PLAN
- "STIP" SIGN
- ACCESSIBLE PARKING SIGN
- HYDRO METER
- GAS METER
- SANITARY MANHOLE
- STORM MANHOLE
- SANITARY PIPE
- STORM PIPE
- WATER PIPE
- HYDRO LINE
- GAS MAIN
- SOUND BARRIER FENCE
- 3/0 AWG TRIPLEX ALUMINUM CORED XLPVC PVC SECONDARY CABLE
- PROPERTY LINE
- DROPPED CURB
- MUNICIPAL ADDRESS (UNIT)

SIGNED CONDOMINIUM DECLARATION FOR TOWNHOUSE RESIDENTIAL DEVELOPMENT AS FOLLOWS:

1. I AM THE PRESIDENT OF THE BOARD OF OWNERS AND BUILDERS OF SINGLE FAMILY RESIDENTIAL BUILDINGS ON PROPERTY DESCRIBED ABOVE.

2. THAT THE SAID TOWNHOUSE RESIDENTIAL BUILDINGS ARE BEING BUILT TO BE SOLD AS TOWNHOUSE FEEHOLD CONDOMINIUM UNITS.

3. THE CITY OF MISSISSAUGA DOES NOT REQUIRE OFF SITE SNOW REMOVAL; HOWEVER, IN THE CASE OF HEAVY SNOW FALLS, THE LIMITED SNOW STORAGE SPACE AVAILABLE ON THE PROPERTY MAY MAKE IT NECESSARY TO TRUCK SNOW OFF THE SITE AND THE COST OF SAME WILL BE INCLUDED IN THE COMMON EXPENSE FEE.

AND I MAKE THIS SOLID DECLARATION CONSCIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF I MADE IT UNDER OATH.

DECLARED BEFORE ME AT THE \_\_\_\_\_

IN THE MUNICIPALITY OF \_\_\_\_\_

THIS DAY OF \_\_\_\_\_

200\_\_

A COMMISSIONER ETC.

**NOTE**  
The fire access route will be designed to support a load of not less than 11.36kg per area and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m. The fire route will be designed to support 1000-81 as ordered.

**NOTE**  
Where possible building design & site design have been implemented to conserve energy & water. Wherever possible buildings have been designed, oriented and landscaped to minimize interior heat loss and to capture & retain solar heat energy in winter & to minimize solar heat gain in summer.

**NOTE**  
Where in the municipal right-of-way being performed by the City's contractor will require 4 to 8 weeks notice prior to commencement of construction after all drawings have been approved and securities have been received.

**NOTE**  
The City of Mississauga does not require off site snow removal, however in the case of heavy snowfalls, the limited snow storage space available on the property may make it necessary to truck snow off the site and the cost of same will be included in the common expenses fees.

**NOTE**  
Satisfactory arrangements are to be made with the Transportation and Works Department for the erection and maintenance of hoarding adjacent to all residential properties throughout all phases of construction.

**NOTE**  
All proposed curbing at the entrances to the site to stop the Transportation & Works Departments for the erection & maintenance of hoarding adjacent to all existing residential properties throughout all phases of construction.

**NOTE**  
Satisfactory arrangements are to be made with the Transportation & Works Departments for the erection & maintenance of hoarding adjacent to all existing residential properties throughout all phases of construction.

**NOTE**  
The applicant will erect and maintain snow fencing adjacent to all existing residential properties throughout all phases of construction.

**NOTE**  
All surface drainage will be self contained, collected and discharged at a location to be approved prior to the issuance of a building permit.

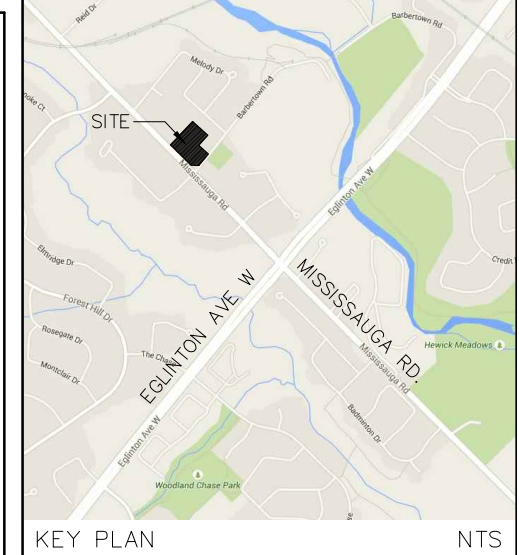
**NOTE**  
The portion of the driveway within the municipal boulevard will be paved to the applicant's own expense.

**NOTE**  
At the entrances to the site the municipal sidewalk will be continuous through the driveway.

**NOTE**  
All internal curbing shall be OPSD 600.070, standard two stage curb and gutter.

**NOTE**  
Driveways to be asphalt. Paths from driveways to entry to be concrete pavers min. 0.80m wide.

**NOTE**  
The Architectural Consultant shall certify that the buildings and/or conditioning condenser units are in compliance with the acoustical analysis prepared for the particular building.



Date	Ref.	Description
10.25.17	CZ	UPDATED BY SUBMISSION
10.19.17	CZ	UPDATED GARAGE CART PAD LOCATIONS AND LANDSCAPING WALKWAY
10.18.17	CZ	UPDATED SITE STATS PER NEW LAYOUT
09.15.17	SP	REVISED ROAD AS PER FREE GARAGE PICKUP STANDARDS
09.11.17	SM	UPDATED AS PER CONCEPT PLAN BY W&A
05.12.17	CZ	UPDATED STATS PER PLANNER
03.22.17	CZ	UPDATED FOR SUBMISSION
03.20.17	CZ	Added typical building envelope
03.14.17	CZ	REVISED PARKING LOTS 5 & 8 AS PER TRAFFIC ENG. STUDY
03.01.17	CZ	RELOCATED HANDICAP PARKING
02.15.17	CZ	ADDED INFORMED LOT AREA AND SITE STATS
02.12.17	CZ	General Revision per City Park Meeting
02.08.17	CZ	INCREASED LOT 5 WITH NEIGHBORS 12m
02.06.17	CZ	INCREASED LOT 4 & 5 WITH FROM 12M TO 15M
01.05.17	CZ	INCREASED LOT 5 WITH NEIGHBORS 12m
11.28.16	CZ	UPDATED UNIT 2,3,4,9 AND STATS
11.02.16	CZ	ADDED D/W WITH DIMENSION AND NOTES
09.21.16	CZ	UPDATED BARBER HOUSE PLAN PER DESIGN
05.31.16	CZ	REVISED SIDEWALK & REMOVE BARBER HOUSE PARKING LOTS
05.27.16	CZ	REVISION
05.24.16	CZ	ADDED GAS & HYDRO METERS INTO.
05.19.16	CZ	REMOVED COMMERCIAL
05.13.16	CZ	ADDED 4 UNIT ART. REV. STATS
05.06.16	CZ	ADDED NOTES
04.06.16	CZ	UPDATED BUILDING FOOTPRINT
02.01.16	CZ	UPDATED PER CAD SURVEY
01.25.16	CZ	UPDATED BLOCK 4 & 5
01.12.16	CZ	UPDATED SITE STATISTICS
01.11.16	CZ	REVISED PROJECT NAME
01.08.16	CZ	NEW OPTION
11.06.15	CZ	NEW OPTION
10.01.15	JMM	REV. SIDEWALK (2.0M), STATISTICS
08.06.15	CZ	PRELIMINARY SITE PLAN

Drawn \_\_\_\_\_

Date 08/06/15

Checked \_\_\_\_\_

Approved \_\_\_\_\_

Printed 10.25.17

CAD File 5-1276-SP35.DWG

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the Contract Documents. Single copies of documents are not to be read independently of all pages of the Contract Documents.

The contractor shall verify all dimensions on the Contract Documents. Any discrepancies prior to the commencement of the work. Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty. Do not scale drawings.

**flanagan bresford & patterson architects**

70 Siltan Road, Unit, Woodbridge, Ontario L4L 8B9 Tel: (905) 265-2688 Fax: (905) 265-2685

02/OZ/PA 16 11&21T-M16003 W11

**CITY PARK (OLD BARBER) HOMES INC.**

9500 Nashville Road Kleinburg, Ontario L4J 1C0 Tel: 905-552-5200 Fax: 905-552-5201

**PROPOSED RESIDENTIAL DEVELOPMENT**

STREETVILLE, MISSISSAUGA ONTARIO

Sheet Title SITEPLAN

Scales 1:250

Sheet Number 15-1276-SP1

#### SITE STATISTICS - COMMON ELEMENT TOWNHOUSES

RM6-XX

GROSS SITE AREA 6978.85 m<sup>2</sup>  
1.725 Ac  
0.698 Ha

FREEHOLD DETACHED AREA -1587.56 m<sup>2</sup>

NET SITE AREA 5391.29 m<sup>2</sup>  
1.3322 Ac  
0.5391 Ha

UNIT BREAKDOWN

MODEL	UNITS	HEIGHT (STORES)	UNIT GFA (SQ)	TOTAL GFA (SQ)
TOWNHOUSE (BLOCK 1-3)				
END	5	3 (08.9m)	2220	11100
INT	1	2 (8.88m)	2445	2445
INTERIOR	10	3 (08.9m)	2196	21960
<b>TOTAL</b>	<b>16</b>		<b>40650</b>	<b>37765.1</b>

BARBER CONDO

FRONT	REAR	REAR	REAR
1	2	1340	1340
1	2	1297	1297
1	2	1261	1261
1	2	1247	1247
<b>TOTAL</b>	<b>4</b>	<b>1426</b>	<b>1426</b>

DENSITY

20 UNITS/0.5391 Ha 37.098 UPH  
20 UNITS/1.3322 Ac 15.013 UPA

COVERAGE 16.39.10 M<sup>2</sup> 30.40%

ROADS, WALKWAY, D/W 14.35.25 M<sup>2</sup> 22.62%

LANDSCAPE 2316.94 M<sup>2</sup> 42.98%

PARKING: TOWNHOUSE 2 cars per unit (1 in garage; 1 in driveway) 32

VISITOR PARKING: required (0.25/unit x 16 units = 4.00) provided

BARBER CONDO PARKING required (1.5/unit x 4 units = 6.00) provided

VISITOR PARKING: required (0.25 spaces/unit x 4 = 1.00) provided

TOTAL: 44

TOTAL G.F.A. 3776.51 m<sup>2</sup>  
F.S.I. 3776.51/5391.29 = 0.7005

#### SITE STATISTICS - FREEHOLD DETACHED DWELLINGS

R4-XX

GROSS SITE AREA 6978.85 m<sup>2</sup>  
1.725 Ac  
0.698 Ha

COMMON ELEMENT TOWNHOUSES -5391.29 m<sup>2</sup>

NET SITE AREA 1587.56 m<sup>2</sup>  
0.3923 Ac  
0.1587 Ha

UNIT BREAKDOWN

LOT	AREA (SF)	HEIGHT (STORES)	BUILDING COVERAGE	UNIT GFA (SF)
21	4604.16	2 1/2	2149.88	3974
22	2412.48	2 1/2	1553.34	3142
23	3392.89	2 1/2	1555.56	3142
24	5678.82	2 1/2	2054.72	4268
<b>TOTAL</b>	<b>16088.35</b>		<b>7313.50</b>	<b>14526</b>

DENSITY

4 UNITS/0.1587 Ha 25.205 UPH  
4 UNITS/0.3923 Ac 10.196 UPA

COVERAGE 679.27 M<sup>2</sup> 42.79%

ROADS, WALKWAY, D/W 151.71 M<sup>2</sup> 9.56%

LANDSCAPE 756.58 M<sup>2</sup> 47.65%

PARKING 4 CARS PER UNIT (4 LOTS) 2 IN GARAGE 2 IN DRIVEWAY 16

TOTAL G.F.A. 1349.51 m<sup>2</sup>  
F.S.I. 1349.51/1587.56 = 0.8501

#### SITE STATISTICS - TOWNHOUSE

UNIT FRONTAGE AND COVERAGE

LOT NUMBER	FRONTAGE (m)	LOT AREA (m <sup>2</sup> )	COVERAGE
1	14.65	357.72	
2	5.52	141.20	
3	5.52	141.20	
4	5.52	141.20	
5	5.52	141.20	
6	5.52	141.20	
7	7.08	180.98	
8	7.08	180.98	
9	5.52	141.20	
10	5.52	141.20	
11	5.52	141.20	
12	7.08	180.98	
13	7.08	180.98	
14	5.52	141.20	
15	5.52	141.20	
16	8.49	222.62	
17	15.61	124.59	
18	5.00	231.02	
19	8.75	105.35	
20	8.05	117.86	

NOTE:  
The lot frontage, lot area, and lot coverage as currently shown are not certified.  
The lot frontage, lot area calculations will be certified by an accredited Ontario Land Surveyor at the time of creating the parcels of land through the registration of a reference plan when the Condominium application is processed.

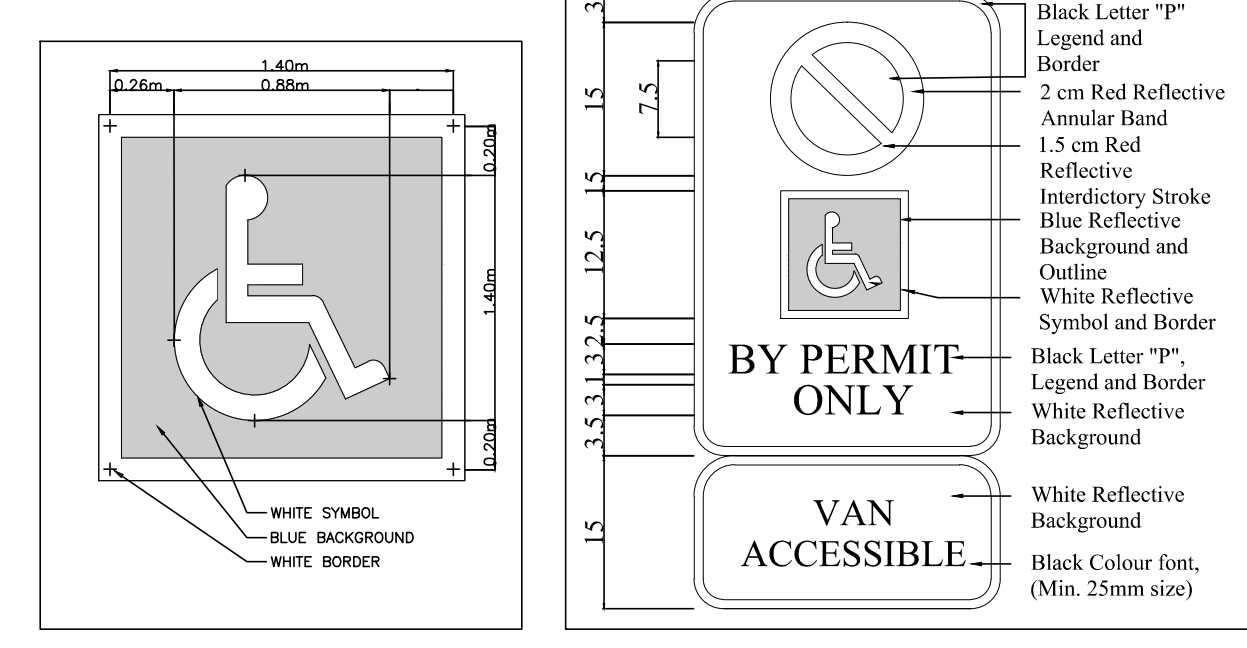
#### SITE STATISTICS - FREEHOLD SINGLES

R4-XX

UNIT FRONTAGE AND COVERAGE

LOT NUMBER	FRONTAGE (m)	LOT AREA (m <sup>2</sup> )	COVERAGE
21	20.28	427.74	199.74 46.70%
22	12.00	317.03	144.31 45.52%
23	12.00	315.21	144.33 45.78%
24	15.25	527.58	180.89 34.28%

NOTE:  
The structural design of any retaining wall over 0.6m 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 Consulting Engineer for the project.  
xvi) Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.  
xvii) 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 & 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 cause for the Letter of Credit to be held for two (2) years following completion of all site works.  
Owner's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_



Black Letter "P" Legend and Border

2 cm Red Reflective Annular Band

1.5 cm Red Reflective Interdisciplinary Stroke Blue Reflective Background and Outline

White Reflective Symbol and Border

Black Letter "P" Legend and Border

White Reflective Background

White Reflective Background

Black Colour font, (Min. 25mm size)

White Reflective Background

BY PERMIT ONLY

VAN ACCESSIBLE