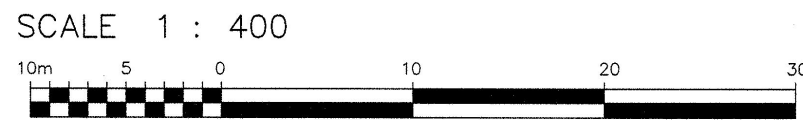


PLAN OF SURVEY OF
**PART OF LOT 1, RANGE 2
CREDIT INDIAN RESERVE**
GEOGRAPHIC TOWNSHIP OF TORONTO
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL



R. AVIS SURVEYING INC.

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B HAVING A BEARING OF N37°35'55"E BY REAL TIME NETWORK(RTN) OBSERVATION UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE (37 MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2010))

6' UTM ZONE 17 COORDINATES NAD83(CSRS-2010) (CENTRAL MERIDIAN 81° 00' WEST LONGITUDE)		
	NORTHING	EASTING
A	4824807.213	613183.946
B	4824866.583	613229.664
C	4824892.548	613224.805
D	4824938.928	613177.338

(1) THE UTM COORDINATES LISTED ABOVE COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT

(2) THE UTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99972.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF MISSISSAUGA BENCH MARK No. BM300, HAVING AN ELEVATION = 97.563 metres.

■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT PLANTED
— DENOTES STANDARD IRON BAR
— DENOTES CONCRETE PIN
— DENOTES IRON BAR
— DENOTES ROCK PIN
— DENOTES WITNESS
MEAS/M DENOTES MEASURED
N.S.E.W. DENOTES NORTH, SOUTH, EAST, WEST
MTO DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
B24 DENOTES A. T. MCLAREN LTD., O.L.S.
1574 DENOTES DELPH & JENKINS NORTH LTD.
IBW DENOTES IBW SURVEYORS
P DENOTES PLAN 43R-37754
P1 DENOTES PLAN 43R-40056
(B) DENOTES BOTTOM OF CURB
CB DENOTES CATCH BASIN
CLF DENOTES CHAIN LINK FENCE
CONCR. DENOTES CONCRETE
HLP DENOTES HYDRO LIGHT POLE
HGW DENOTES HYDRO GUY WIRE
HP DENOTES HYDRO POLE
LS DENOTES LIGHT STANDARD
MH DENOTES MANHOLE
MR DENOTES METAL RAIL
MP DENOTES METAL PIPE
MW DENOTES MONITORING WELL
PIL DENOTES STONE PILLER
SRW DENOTES STONE RETAINING WALL
(T) DENOTES TOP OF CURB
TRF DENOTES TRANSFORMER
TS DENOTES TRAFFIC SIGN

0.106
0.090
DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
DENOTES SPOT ELEVATION

AREA = 4377.4 sq. m.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 6TH DAY OF JULY, 2022.

JULY 13, 2022

DATE

PIRATHEEPAN RAMANANDRAN
Ontario Land Surveyor

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2193609



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 29(3)



R. AVIS SURVEYING INC.

SUITE 203

235 YORKLAND BOULEVARD

TORONTO, ONTARIO

M2J 4Y8

TEL: (416) 490-8352 FAX: (416) 491-6206

EMAIL: office@ravissurveying.com

CHECKED BY: J.B., O.L.S.

CALCULATED BY: FM

DRAWN BY: FM/AM

PROJECT No.: 3592-0

DRAWING No.: 3592-OPS.DWG

General Note:

- 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 rooftop 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 33% 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 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.
- 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 treesOr
 - 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.

General Notes 2
NTS dA1.01

49 South Service Rd
Residential DEVELOPMENT
Mississauga, ON

Project Statistics
October 5, 2022

Project No. 22-073

1.0	Site Information				
		hectare	acres	sq.m	sq.ft
1.1	Total Lot Area	0.44	1.08	4,377.40	47,118
	Lot Area	0.44	1.08	4,377.40	47,118

2.0	Proposed TFA (Total Floor Area)				
		floors	sq.m	sq.ft	
2.1	Underground TFA				
	Level P3	1 x	2,393	25,758	
	Level P2	1 x	2,393	25,758	
	Level P1	1 x	2,393	25,758	
Proposed Underground TFA			7,179	77,274	

2.2	Above Ground TFA				
		floors	sq.m	sq.ft	
2.2	Level 1	1 x	1,088	11,690	
	Levels 2 to 4	3 x	1,087	38,113	
	Level 5	1 x	886	9,535	
	Levels 6 to 26	21 x	886	200,233	
	Level 1	1 x	445	4,790	
Proposed Above Ground TFA			24,281	261,361	

2.3	Total Proposed TFA				
		sq.m	sq.ft		
2.3	Underground TFA	7,179	77,274		
	Above Ground TFA	24,281	261,361		
Total Proposed TFA		31,460	338,635		

3.0	Proposed GFA (Gross Floor Area)				
		floors	sq.m	sq.ft	
3.1	Residential GFA				
	Level P3	1 x	50	538	
	Level P2	1 x	50	538	
	Level P1	1 x	50	538	
	Level 1	1 x	570	6,135	
3.1	Levels 2 to 4	3 x	1,019	32,000	
	Level 5	1 x	393	4,230	
	Levels 6 to 26	21 x	818	17,178	
Proposed Residential GFA			21,348	228,786	

3.2	Total Proposed GFA				
		sq.m	sq.ft		
3.2	Underground GFA	21,348	228,786		
	Total Proposed GFA	21,348	228,786		

4.0	Proposed Floor Space Index				
4.0	Proposed Floor Space Index				
	Floor Space Index: the gross floor area of all buildings on a lot divided by the lot area.				

5.0	Amenity GFA				
5.0	Amenity GFA				
	The greater of 5.6 m ² per dwelling unit or 10% of the site area				

5.1	Required Amenity GFA				
5.1	Required Amenity GFA				
	Indoor & Outdoor Amenity	5.6 sqm / unit	1,971	21,216	
Total Required Amenity GFA			1,971	21,216	

5.2	Proposed Amenity GFA				
5.2	Proposed Amenity GFA				
	Indoor Amenity				

5.3	Indoor Amenity				
5.3	Indoor Amenity				
	Level 1				

5.4	Outdoor Amenity				
5.4	Outdoor Amenity				
	Level 1				

5.5	Total Proposed Amenity GFA				
5.5	Total Proposed Amenity GFA				
	Indoor Amenity	0.98 sq.m / Unit	339	3,509	

5.6	Outdoor Amenity				
5.6	Outdoor Amenity	2.58 sq.m / Unit	902	9,709	
	Total Proposed Amenity GFA		1,241	13,218	
Proposed Amenity Ratio			3.53 sq.m/Unit		

6.0	Unit Count				
6.0	Unit Count				
	Level 1				

6.1	Level 1				
6.1	Level 1				
	Level 2 to 4				

6.2	Level 5				
6.2	Level 5				
	Levels 6 to 26				

6.3	Total Unit Count				
6.3	Total Unit Count				
	Level 1	141	93	17	101

6.4	Parking				
6.4	Parking				
	Level 1				

6.5	Proposed Parking Ratio				
6.5	Proposed Parking Ratio				
	Residential	0.29 /unit			

6.6	Visitor				
6.6	Visitor				
	Accessible	0.10 /unit			

6.7	Total Parking Required				
6.7	Total Parking Required				
	Accessible Parking as per AODA Requirements				

6.8	Parking Provided				
6.8	Parking Provided				
	Residents	48	0	2	50

6.9	Visitors				
6.9	Visitors	48	0	2	50
	Accessible	4	33	2	39

7.0	Total Bicycle Parking Required				
7.0	Total Bicycle Parking Required				
	Residential: Long Term	0.60			

7.1	Visitor: Short Term				
7.1	Visitor: Short Term	0.05			
	Total Bicycle Parking Required				

7.2	Bicycle Parking Provided				
7.2	Bicycle Parking Provided				
	Long Term	171			

7.3	Short Term				
7.3	Short Term	40	18		
	Total Bicycle Parking Provided	211			

Survey 3
NTS dA1.01

Site Statistics 1
NTS dA1.01

Authorities Having Jurisdiction

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Do not scale the drawings.

This Drawing is Not To Be Used For Construction Until Signed By The Architect.

Date:



KIRKOR
ARCHITECTS AND PLANNERS
20 De Boers Drive Suite 400
Toronto, ON M3J 0H1

Revisions:
No.: Revision: Date:

No.: Revision: Date:

No.: Revision: Date:

No.: Revision: Date: