



KEY PLAN NTS



THE ENTIRE SITE TOTAL GROSS AREA		7314.55 m ²
ROAD WIDENING		-62.33 m ²
NET SITE AREA		7252.22 m ²

SITE STATISTICS - COMMON ELEMENT CONDOMINIUM (LOTS 7-21)		SITE STATISTICS - FREEHOLD LOTS FRONTING ON PRIMATE ROAD (LOTS 1-6, 22-24)	
ZONING :	R-XX	ZONING :	R-XX
NET SITE AREA	5021.01 m ² 1.2407 Ac 0.5021 Ha	SITE AREA	2293.54 m ²
BUILDING COVERAGE (including Porch)	1501.72 m ² 29.90%	ROAD WIDENING	-62.33 m ²
LANDSCAPED OPEN SPACE	1901.75 m ² 37.88%	NET SITE AREA (LOTS 1-6, 22-24)	2231.21 m ² 0.2231 Ha
ROADS, DRIVEWAYS, PARKING (including Sidewalks, D/W visitor parking)	1617.54 m ² 32.22%	BUILDING COVERAGE (including Porch)	930.19 m ² 41.63%
PARKING PROVIDED	60	LANDSCAPED OPEN SPACE	1040.15 m ² 46.55%
RESIDENT PARKING PROVIDED:	2 ON DRIVEWAY 2 IN ATTACHED GARAGE	DRIVEWAYS	264.16 m ² 11.82%
VISITOR PARKING REQUIRED (15 LOTS X 0.25/LOT)	3.75		
VISITOR PARKING PROVIDED (INCLUDED 1 REQUIRED TYPE B ACCESSIBLE PARKING)	4		
TOTAL	64		
ROAD WIDTH	6.00 m		
CL ROAD RADIUS	13 m		
DENSITY	15 UNITS = 29.892 UPHa 0.5018 HA		
TOTAL GFA (Maximum) :	3641.82 m ²		
FLOOR SPACE INDEX (FSI)	0.7258		

LOT #	LOT AREA (m ²)	BUILDING COVERAGE (m ²)	GFA (m ²) (Proposed) Maximum	FRONTAGE AT 7.5 (m)	BUILDING HEIGHT Maximum (m)
1	261.46	108.15	260.13	11.00	11.00
2	258.52	108.15	260.13	11.00	11.00
3	255.31	108.15	260.13	11.00	11.00
4	251.69	101.40	241.55	11.00	11.00
5	248.95	101.40	241.55	11.00	11.00
6	245.90	95.17	232.25	11.00	11.00
22	248.62	101.40	241.55	11.00	11.00
23	230.12	101.40	241.55	11.00	11.00
24	230.43	101.40	241.55	11.00	11.00

LOT #	FRONTAGE AT 7.5 (m)	LANDSCAPE OPEN SPACE (m ²)	FRONT LANDSCAPED AREA (m ²)
1	10.05	153.31	27.75
2	10.00	150.37	25.72
3	10.00	147.16	26.82
4	10.00	150.29	25.76
5	10.00	147.55	27.02
6	10.77	150.40	16.55
22	10.80	147.22	21.91
23	10.00	128.72	18.28
24	10.02	129.03	18.32

LOT #	LOT AREA (m ²)	BUILDING COVERAGE (m ²)	GFA (m ²) (Proposed) Maximum	FRONTAGE AT 7.5 (m)	BUILDING HEIGHT Maximum (m)
7	249.42	98.74	236.90	10.76	11.00
8	231.70	101.40	241.55	10.00	11.00
9	235.30	101.40	241.55	10.00	11.00
10	239.50	108.15	260.13	10.00	11.00
11	265.13	108.15	260.13	10.01	11.00
12	293.25	101.40	241.55	6.87	11.00
13	260.87	101.62	255.48	12.97	11.00
14	237.62	101.40	241.55	10.00	11.00
15	243.36	99.53	232.26	10.72	11.00
16	227.79	90.62	204.39	10.72	11.00
17	230.37	101.40	241.55	10.02	11.00
18	257.38	83.71	198.30	15.58	11.00
19	230.38	101.40	241.55	10.02	11.00
20	230.00	101.40	241.55	10.00	11.00
21	236.59	101.40	241.55	10.80	11.00

POTL STATISTICS						
LOT NO.	LOT AREA (m ²)	FRONT YARD LANDSCAPE AREA (m ²)	FRONT YARD LANDSCAPE AREA (%)	FRONT YARD LANDSCAPE AREA (m ²)	FRONT YARD LANDSCAPE AREA (%)	PERCENTAGE SOFT LANDSCAPE
1	10.05	261.46	59.71	27.76	23.69	46.49
2	10.00	258.52	58.49	25.71	21.64	43.96
3	10.00	255.31	58.62	26.77	22.70	45.67
4	10.00	251.69	58.54	25.70	21.63	43.90
5	10.00	248.95	59.08	27.02	22.95	45.73
6	10.77	245.90	49.75	19.02	15.03	38.23
22	10.80	248.62	45.55	21.90	17.83	48.08
23	10.00	230.12	42.00	18.35	14.28	43.69
24	10.02	230.43	42.03	18.35	14.28	43.66

Date	Ref.	Description
03.23.21	CZ	ADDED THE ENTIRE SITE AREA
03.15.21	CZ	UPDATED LOT 18 FOOTPRINT
03.12.21	CZ	UPDATED AS PER COMMENTS
02.07.21	CZ	UPDATED AS PER NEW SURVEY
01.25.21	CZ	INSERTED NEW SURVEY
11.10.20	CZ	COLOR SITE PLAN & STATS
10.16.20	FB	PRELIMINARY SITE PLAN

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. Any discrepancies are to be reported to the Architect. Single pages 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.



SP
CITY PARK HOMES
SINGLE DETACHED DWELLINGS
CAMILLA ROAD & KING ST. E.
MISSISSAUGA ONTARIO

NOTES:
In the event of heavy snowfall excess snow which cannot be stored on site will be removed from the site at the expense of the condominium corporation.

NOTE:
The building coverage, landscape open space & front landscaped area as currently shown are not certified.
The building coverage, landscape open space & front landscaped area are subject to change as per the actual grading & building footprint.

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.