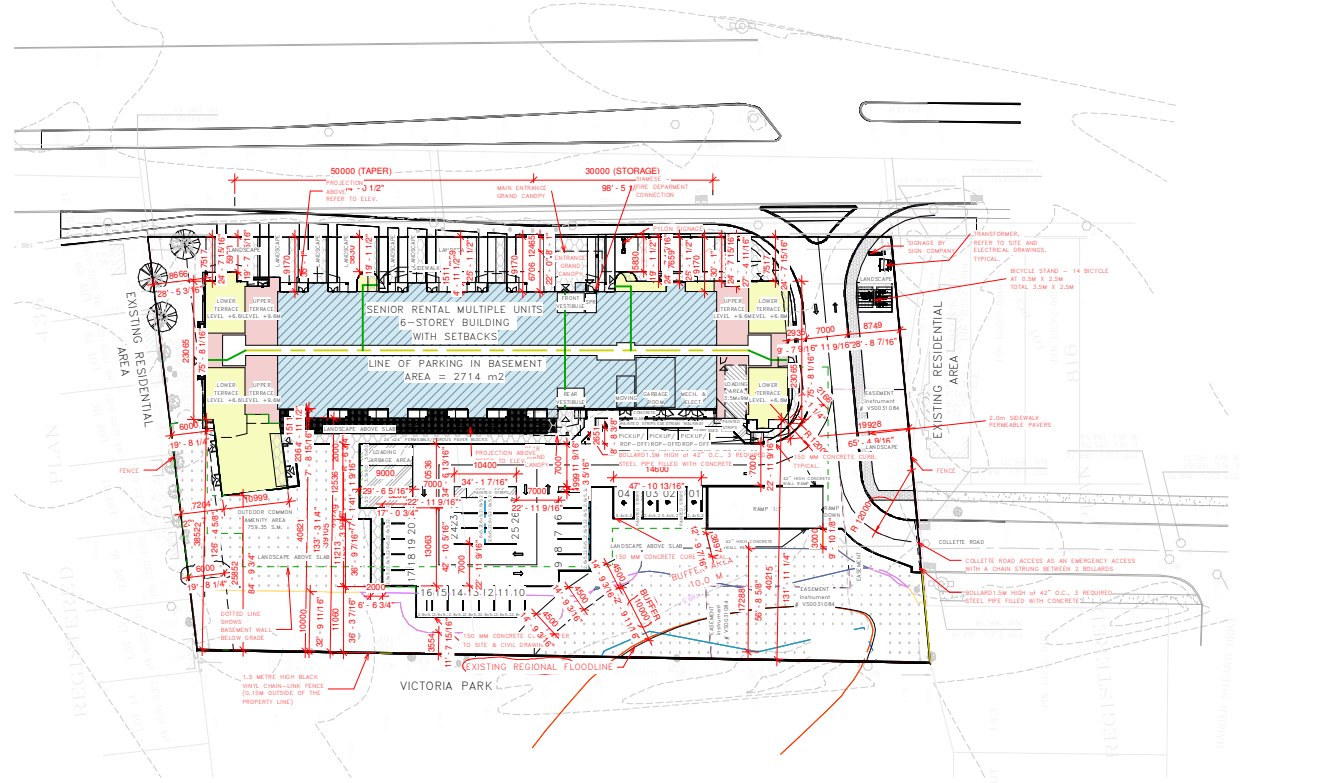


KEY PLAN
SCALE: 1:5000

MEANS		LEGEND	
	EXISTING STREET		PROPOSED PAVEMENT AREA
	EXISTING PARKING		EXISTING LANDSCAPE
	EXISTING BUILDING		PROPOSED BUILDING
	EXISTING FENCE		PROPOSED FENCE
	EXISTING SIDEWALK		PROPOSED SIDEWALK
	EXISTING PARKING LINE		PROPOSED PARKING LINE
	EXISTING AREA LINE		PROPOSED AREA LINE



0.6 G.C. M/F UNIT IS REQUIRED FOR AMENITY AREA 125 UNITS @ 700 S.M.
 REQUIRED TOTAL PARKING = 118 SPACES
TOTAL AMENITY AREA = 883.0 S.M.

1 SITE PLAN
1:350

BUILT-UP AREA STATISTICS	AREA (Sq.m)	EXISTING AREA (Sq.m)	DEMOLISH AREA (Sq.m)	TOTAL EXISTING AREA (Sq.m)	PROPOSED AREA (Sq.m)	TOTAL AREA (Sq.m)
SITE AREA	8,556.00	-	-	-	1,184.28	8,556.00
BASEMENT BELOW FIRST FLOOR	-	-	-	-	3,323.13	3,323.13
BASEMENT PARKING (BELOW GRADE)	-	-	-	-	4,202.45	4,202.45
BASEMENT AREA - TOTAL	-	-	-	-	7,525.58	7,525.58
FIRST FLOOR AREA	2,171.00	-	-	2,171.00	1,952.35	4,123.35
SECOND FLOOR AREA	2,085.00	-	-	2,085.00	1,725.18	3,810.18
THIRD FLOOR AREA	1,840.00	-	-	1,840.00	1,542.18	3,382.18
FOURTH FLOOR AREA	1,488.18	-	-	1,488.18	1,205.35	2,693.53
FIFTH FLOOR AREA	1,488.18	-	-	1,488.18	1,317.22	2,805.40
SIXTH FLOOR AREA	1,488.18	-	-	1,488.18	1,317.22	2,805.40
TOTAL GROSS BUILDING AREA	10,888.54	-	-	10,888.54	8,618.93	19,507.47
TOTAL LOT COVERAGE	21,711.00	-	-	21,711.00	17,136.46	38,847.46
LANDSCAPE AREA STATISTICS						
ASPHALT PAVEMENT AREA	1,965.10	-	-	1,965.10	-	1,965.10
SOFT LANDSCAPE AREA	3,742.18	-	-	3,742.18	-	3,742.18
HARD LANDSCAPE AREA	6,060.00	-	-	6,060.00	-	6,060.00
TOTAL LANDSCAPE AREA	10,767.28	-	-	10,767.28	-	10,767.28
CONCRETE CURB = 377.00 L.M.	-	-	-	-	4,519.90	4,519.90

SINGLE BEDROOM UNITS = 1.00 SPACES FOR RESIDENTS - TOTAL UNITS = 15 + 26 + 22 + 18 + 16 + 10 = 117
 TWO BED ROOM UNITS = 1.00 SPACES FOR RESIDENTS - TOTAL UNITS = 08
 TOTAL UNITS = 125 UNITS
 PERSONAL SERVICE SHOPS/ RETAIL = 5.0 SPACES PER 100M² G.F.A. COMMERCIAL AREA = 228.70 S.M.
 PARKING SPACES REQUIRED FOR RESIDENTIAL (PERCENT 4) = 125 X 1.00 = 125 SPACES
 VISITOR PARKING SPACES = 0.20 PER UNIT = 128 X 0.20 = 25 SPACES - FOR VISITORS
 PARKING SPACES REQUIRED FOR SHOPS/RETAIL = 228.70 S.M. @ 100
 TOTAL REQUIRED SPACES = 125 + 25 + 11 = 228.70 S.M. @ 143 = 161 SPACES
 REQUIRED REGULAR PARKING = 134 SPACES
 REQUIRED HANDICAPPED PARKING = 5 SPACES
 REQUIRED TOTAL PARKING = 141 SPACES
 PROVIDED HANDICAPPED PARKING = 07 SPACES (BASEMENT 3 + 4 ON GRADE)
 PROVIDED REGULAR PARKING = 111 SPACES (BASEMENT 88 + 23 ON GRADE)
 PROVIDED TOTAL PARKING = 118 SPACES
 PARKING DEFICIENCY = 161-118 = 43 SPACES - VARIANCE REQUIRED OR NOT, TO DEPEND ON NEW ZONING BY-LAWS.
 REFER TO NEW ZONING BY-LAWS PREPARED BY WESTON CONSULTING.

FLOOR	UNITS
FIRST FLOOR	15 UNITS - ALL 1 BED ROOM + 15 UNITS OF 1 BED ROOM
SECOND FLOOR	26 UNITS - 2 UNITS OF 2 BED ROOM + 26 UNITS OF 1 BED ROOM
THIRD FLOOR	22 UNITS - 2 UNITS OF 2 BED ROOM + 20 UNITS OF 1 BED ROOM
FOURTH FLOOR	18 UNITS - 2 UNITS OF 2 BED ROOM + 16 UNITS OF 1 BED ROOM
FIFTH FLOOR	16 UNITS - 2 UNITS OF 2 BED ROOM + 14 UNITS OF 1 BED ROOM
SIXTH FLOOR	10 UNITS - 2 UNITS OF 2 BED ROOM + 8 UNITS OF 1 BED ROOM

LOT AREA: 8,556 S.M.
 LOT COVERAGE = 21,711.00 S.M.
 LOT COVERAGE IN PRESENT ZONING
 FLOOR SPACE INDEX PERMISSIBLE: 1.0 @ 8,556.00 S.M.
 FLOOR SPACE INDEX (S.M.) @ 8,556.00 S.M.
 LANDSCAPE AREA IN PRESENT ZONING
 HEIGHT OF BUILDING: 18.00 M.
 MINIMUM CONTIGUOUS LANDSCAPE AREA (451500 M²)
 FRONTAGE = 124.60 M.
 DEPTH OF LOT = 70.43 M.

288 HWY CRESSID
 SUITE 100
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 TOLL FREE: (1-800-461-4000)
 EMAIL: CHINTAN@CHINTANVIRANI.COM
 WWW.CHINTANVIRANI.COM

NO.	REVISION	DATE
12	REVISED AS PER COMMENTS - FENCE ADDED EAST SIDE	JAN 16/2023
11	REVISED	APR 06/2023
10	REVISED SUBMISSION	SEP 09/2022
9	REVISED - AS PER WESTON COMMENTS	JAN 27/2021
8	REVISED - AS PER COMMENTS	DEC 07/2020
7	REVISED - AS PER WESTON COMMENTS	SEP 23/2019
6	REVISED	14/2019
5	REVISED AS PER WESTON - FENCE REMOVED	08/2019
4	REVISED - AS PER WESTON COMMENTS	09/2018
3	REVISED - AS PER WESTON COMMENTS	06/2018
2	REVISED - AS PER CITY & WESTON COMMENTS	13/2018
01	ISSUED FOR	DATE

PROJECT

PROPOSED SENIOR RENTAL BUILDING
 7211 & 7233 AIRPORT ROAD
 PARTS # 1, 2 & 3
 MISSISSAUGA, ONTARIO

DRAWING TITLE

SITE PLAN

NOTE:
 NOT TO SCALE DRAWINGS
 ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE.
 ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
 ALL DIMENSIONS REMAIN THE PROPERTY OF THE ARCHITECT.

NO.	REVISION	DATE
1	ISSUED FOR	DATE

A-100