



GOOGLE IMAGE OF SITE

RO FOR REVIEW 2024-05-13

REV ISSUED FOR DATE

PROJECT NAME AND ADDRESS :

PROPOSED CUSTOM HOUSE WITH
UNFINISHED BASEMENT AT
LOT-1, 44-45 LONGVIEW
PLACE, MISSISSAUGA ,ON

LEAD CONSULTANT :

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STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
SITE PLAN

DRAWN BY EM

CHECKED BY JK

APPROVED BY HB

SCALE
1:100
SHEET NO
A1.1
PHASE
00
SIZE
A1
STAGE
FOR REVIEW
REV
R0

ISSUED DATE 2024-05-13

1A KEY PLAN
1:500

LEGEND :	
	BASEMENT FLOOR LINE
	LOWER FIRST FLOOR LINE
	UPPER FIRST FLOOR LINE
	SECOND FLOOR LINE
	DEVELOPMENT LINE
	PROPERTY LINE
	LOT LINE
	ROOF LINE
	CONCRETE PAVERS ON THE PATHWAY / WALKWAY
	ENTRANCES TO THE DWELLING

PROJECT STATISTICS - RESIDENTIAL			
MUNICIPAL ADDRESS : 44-45 LONGVIEW PL, MISSISSAUGA, ON.			
ZONING : N/A			
LOT AREA :		1048.63 M² (11287.43 FT²)	
LOT FRONTAGE :		20.04 M (65'-9")	
AVERAGE GRADE (SHOW CALC ON SITE PLAN) :		198.74	
		PROPOSED	TOTAL
WOODEN DECK @ 7'-4"		140.57 FT²	140.57 FT² (13.05 M²)
EAVES PROJECTION FROM EXTERIOR WALLS		1'-4"	1'-4" (0.41 M)
PROPOSED HEIGHT (FROM AVERAGE GRADE TO TOP OF ROOF)		39'-1"	39'-1" FT (11.91 M)
GROSS FLOOR AREA			
LOWER FIRST FLOOR (INCL DECK & PORCH)		2366.71 FT²	2366.71 FT² (219.87 M²)
UPPER FIRST FLOOR (EXCL DOUBLE HEIGHT & STAIRS AREA)		2701.52 FT²	2701.52 FT² (251.88 M²)
SECOND FLOOR (EXCL TERRACE, DOUBLE HEIGHT & STAIRS AREA)		2560.94 FT²	2560.94 FT² (237.92 M²)
TOTAL GFA		7629.17 FT² (708.77 M²)	
MEANS THE PERCENTAGE OF THE LOT AREA COVERED BY ALL BUILDINGS, STRUCTURES OR PARTS THEREOF, AT OR ABOVE AVERAGE GRADE OR ESTABLISHED GRADE, EXCLUSIVE OF OVERHANGING EAVES OF 0.45 M OR LESS, AND OUTDOOR SWIMMING POOLS, BUT INCLUSIVE OF PERGOLAS AND DECKS GREATER THAN 10 M2 AND HIGHER THAN 0.81 M ABOVE ESTABLISHED GRADE. FOR LOTS HAVING TWO OR MORE ZONES, LOT COVERAGE SHALL BE DEEMED TO APPLY TO ONLY THAT PORTION OF THE LOT THAT IS LOCATED WITHIN EACH SPECIFIED ZONE. (0325-2008), (0208-2022)			
LOT COVERAGE			
DWELLING FOOT PRINT (INCL GARAGE)		2794.79 FT² (259.64 M²)	2794.79 FT² (259.64 M²)
WOODEN DECK @ 7'-4"		140.57 FT²	140.57 FT² (13.05 M²)
PORCH:		77.41 FT² (7.19 M²)	77.41 FT² (7.19 M²)
TOTAL PROPOSED LOT COVERAGE		3012.77 FT² (279.89 M²)	
PERCENTAGE OF PROPOSED LOT COVERAGE		13.59%	
LANDSCAPE SOFT AREA			
FRONT YARD AREA		1511.78 FT² (140.44 M²)	
HARD SURFACE AREAS (DRIVEWAY, WALKWAY, PORCH)		583.26 + 95.88 + 77.41	756.55 FT² (70.28 M²)
PROPOSED SOFT LANDSCAPE		832.63 SQ. FT.	
LANDSCAPE 1 + LANDSCAPE 2		707.40 +125.23	
PERCENTAGE OF TOTAL SOFT LANDSCAPE		55.07 %	

1 SITE PLAN
1:100