



GOOGLE IMAGE OF SITE

R0 ZONING 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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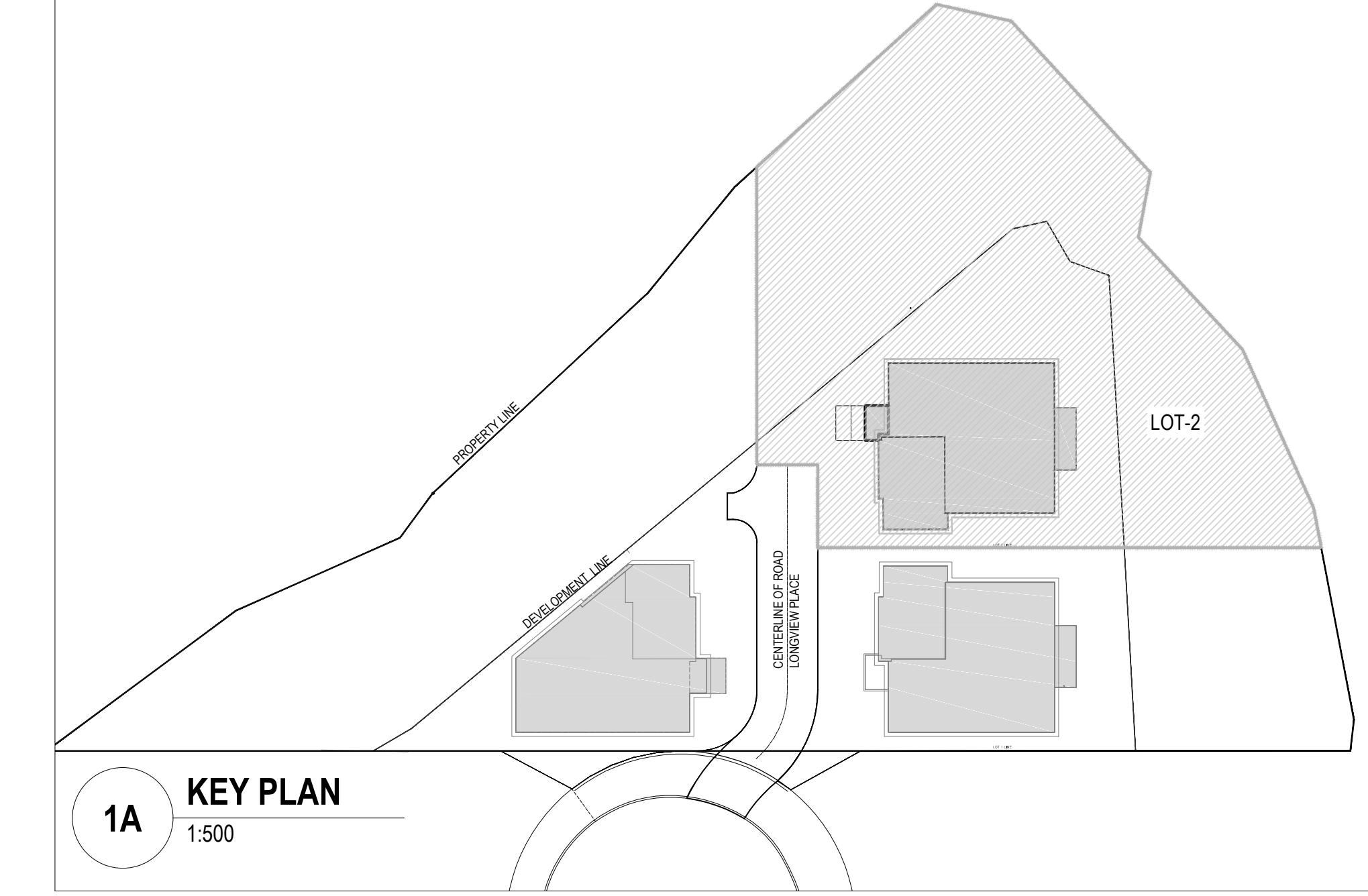


STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :  
SITE PLAN

DRAWN BY	EM
CHECKED BY	JK
APPROVED BY	HB
SCALE	SIZE
1:100	A1
SHEET NO	STAGE
A1.1	ZONING
PHASE	REV
00	R0
ISSUED DATE	2024-05-13



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 :		
LOT FRONTAGE :	2058.37 M <sup>2</sup> (22156.11 FT <sup>2</sup> )	37.54 M (123' 2")
AVERAGE GRADE (SHOW CALC ON SITE PLAN) :	198.36	
PROPOSED	TOTAL	
WOODEN DECK @ 7'4"	140.57 FT <sup>2</sup> (13.05 M <sup>2</sup> )	140.57 FT <sup>2</sup> (13.05 M <sup>2</sup> )
EAVES PROJECTION FROM EXTERIOR WALLS	1'4" (0.41 M)	1'4" (0.41 M)
PROPOSED HEIGHT (FROM AVERAGE GRADE TO TOP OF ROOF)	41'0"	41'0" FT (12.50 M)
GROSS FLOOR AREA		
LOWER FIRST FLOOR (INCL DECK & PORCH)	2366.71 FT <sup>2</sup>	2366.71 FT <sup>2</sup> (219.87 M <sup>2</sup> )
UPPER FIRST FLOOR (EXCL DOUBLE HEIGHT & STAIRS AREA)	2701.52 FT <sup>2</sup>	2701.52 FT <sup>2</sup> (251.88 M <sup>2</sup> )
SECOND FLOOR (EXCL TERRACE, DOUBLE HEIGHT & STAIRS AREA)	2560.94 FT <sup>2</sup>	2560.94 FT <sup>2</sup> (237.92 M <sup>2</sup> )
TOTAL GFA	7629.17 FT <sup>2</sup> (708.77 M <sup>2</sup> )	
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 M <sup>2</sup> AND HIGHER THAN 0.61 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. (0205-2008, 0208-2022)		
LOT COVERAGE		
DWELLING FOOT PRINT (INCL GARAGE)	2794.79 FT <sup>2</sup> (259.64 M <sup>2</sup> )	2794.79 FT <sup>2</sup> (259.64 M <sup>2</sup> )
WOODEN DECK @ 7'4"	140.57 FT <sup>2</sup>	140.57 FT <sup>2</sup> (13.05 M <sup>2</sup> )
PORCH:	77.41 FT <sup>2</sup> (7.19 M <sup>2</sup> )	77.41 FT <sup>2</sup> (7.19 M <sup>2</sup> )
TOTAL PROPOSED LOT COVERAGE	3012.77 FT <sup>2</sup> (279.89 M <sup>2</sup> )	
PERCENTAGE OF PROPOSED LOT COVERAGE	13.59%	
LANDSCAPE SOFT AREA		
FRONT YARD AREA		
HARD SURFACE AREAS (DRIVeway, WALKWAY, PORCH)	536.15 + 54.90 + 77.44	1569.69 FT <sup>2</sup> (145.82 M <sup>2</sup> )
PROPOSED SOFT LANDSCAPE	724.81 + 125.24	850.05 SQ.FT.
PERCENTAGE OF TOTAL SOFT LANDSCAPE	54.15 %	



SITE PLAN

1:100

PIN 13214-0751  
R16