



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-3, 44-45 LONGVIEW PLACE, MISSISSAUGA ,ON**

LEAD CONSULTANT :  
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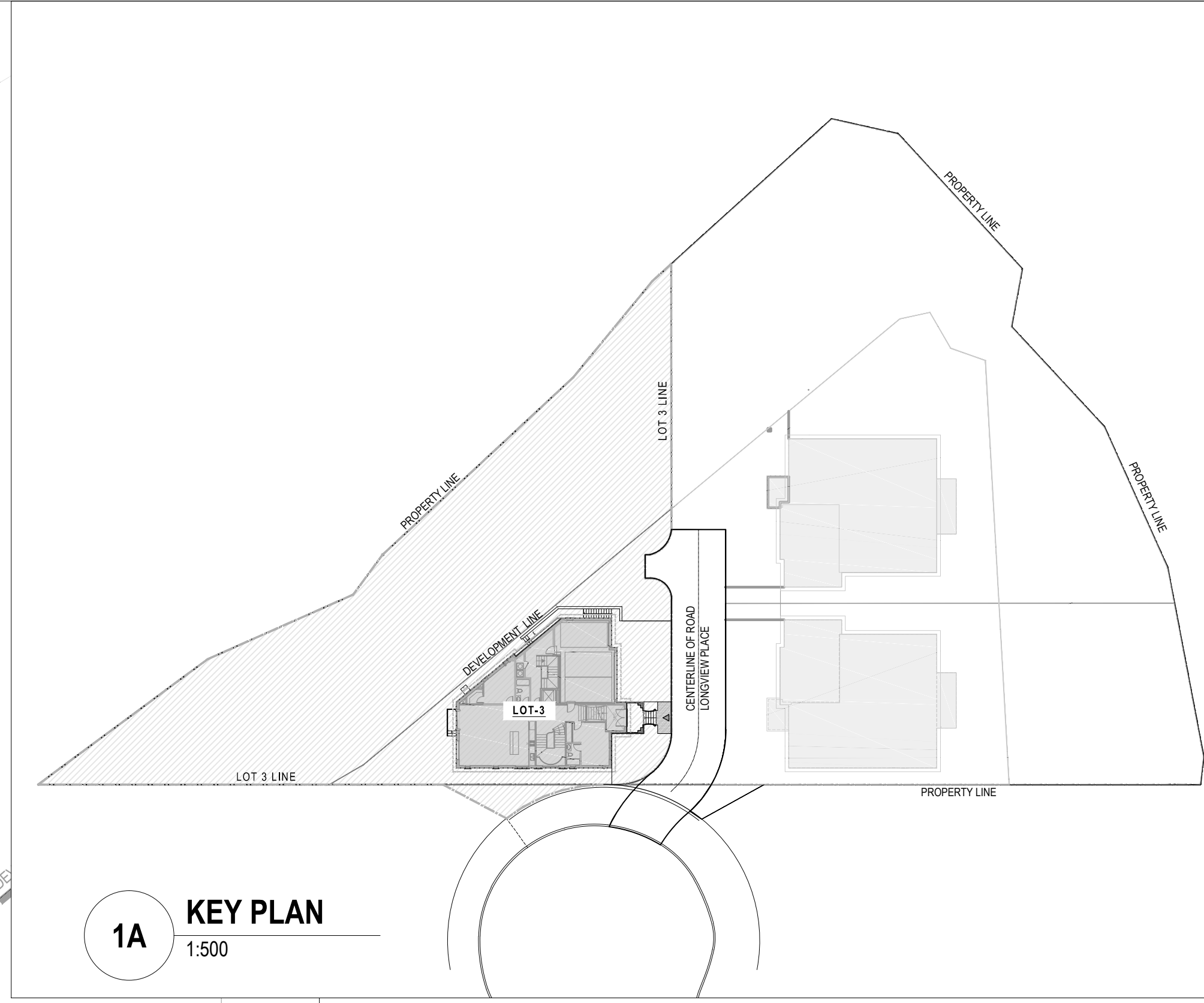


STRUCTURAL CONSULTANT :

MEP CONSULTANT :

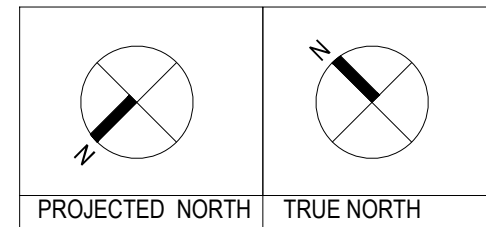
DRAWING TITLE :  
**SITE PLAN (LOT 3)**

DRAWN BY	EM
CHECKED BY	JK
APPROVED BY	HB
SCALE 1:100	SIZE A1
SHEET NO A1.1	STAGE ZONING
PHASE 00	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 :		1797.31 M <sup>2</sup> (19346.16 FT <sup>2</sup> )	
LOT FRONTAGE :		57.58 M (188'-11")	
AVERAGE GRADE ( SHOW CALC ON SITE PLAN ) :		198.71	
		PROPOSED	TOTAL
WOODEN DECK @ 2'-6"		27.79 FT <sup>2</sup>	27.79 FT <sup>2</sup> (2.58 M <sup>2</sup> )
EAVES PROJECTION FROM EXTERIOR WALLS		1'-3"	1'-3" (0.38 M)
PROPOSED HEIGHT (FROM AVERAGE GRADE TO TOP OF ROOF)		39'-3"	39'-3" (11.96 M)
GROSS FLOOR AREA			
LOWER FIRST FLOOR ( INCL PORCH)		2590.18 FT <sup>2</sup> + 66.90 FT <sup>2</sup>	2647.57 FT <sup>2</sup> (245.96 M <sup>2</sup> )
UPPER FIRST FLOOR (EXCL DOUBLE HEIGHT & STAIRS AREA)		2371.20 FT <sup>2</sup>	2371.20 FT <sup>2</sup> (220.29 M <sup>2</sup> )
SECOND FIRST FLOOR (EXCL TERRACE, DOUBLE HEIGHT & STAIRS AREA)		2413.99 FT <sup>2</sup>	2413.99 FT <sup>2</sup> (224.26 M <sup>2</sup> )
TOTAL GFA		7432.76 FT <sup>2</sup> (690.52 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 M2 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. (0325-2008), (0208-2022)			
LOT COVERAGE			
DWELLING FOOT PRINT (INCL GARAGE)		2590.18 FT <sup>2</sup> (240.63 M <sup>2</sup> )	2590.18 FT <sup>2</sup> (240.63 M <sup>2</sup> )
WOODEN DECK @ 2'-6"		27.79 FT <sup>2</sup> (2.58 M <sup>2</sup> )	27.79 FT <sup>2</sup> (2.58 M <sup>2</sup> )
PORCH:		66.99 FT <sup>2</sup> (6.22 M <sup>2</sup> )	66.99 FT <sup>2</sup> (6.22 M <sup>2</sup> )
TOTAL PROPOSED LOT COVERAGE		2684.96 FT <sup>2</sup> (249.44 M <sup>2</sup> )	
PERCENTAGE OF PROPOSED LOT COVERAGE		13.87%	
LANDSCAPE SOFT AREA			
FRONT YARD AREA		1667.36 FT <sup>2</sup> (154.90 M <sup>2</sup> )	
HARD SURFACE AREAS (DRIVEWAY, WALKWAY, PORCH)		600.38 + 60.69 + 95.77	756.84 FT <sup>2</sup> (70.31 M <sup>2</sup> )
PROPOSED SOFT LANDSCAPE		339.00 + 15.83 + 555.69	910.52 FT <sup>2</sup> (84.59 M <sup>2</sup> )
LANDSCAPE 1 + LANDSCAPE 2 + LANDSCAPE 3			
PERCENTAGE OF TOTAL SOFT LANDSCAPE		54.60%	

