



GOOGLE IMAGE OF SITE

R1 ZONING 2025-09-24

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 :

**technoarch**  
architects + designers  
2250 Bovard Drive E, Suite 612 ,  
Brampton, ON L6R 0W3, Canada  
Tel : +1-905-792-0038  
Cell : +1-416-729-9454  
Email: hbhons@technoarch.ca  
www.technoarch.ca



STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :  
SITE PLAN (LOT- 1)

DRAWN BY EM

CHECKED BY JK

APPROVED BY HB

SCALE 1:100  
SHEET NO A1.1  
PHASE 00

ISSUED DATE 2025-09-24

SIZE A1  
STAGE ZONING  
REV R1

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 : RS-XXX		
STANDARD	PERMISSIBLE AS/ ZONING	PROPOSED
LOT AREA :	285M <sup>2</sup> (3067.71 FT <sup>2</sup> )	1048.63 M <sup>2</sup> (11287.43 FT <sup>2</sup> )
LOT FRONTAGE :	9.75M (31.99 FT)	20.04 M (65-9'FT)
AVERAGE GRADE ( SHOW CALC ON SITE PLAN )		188.74
SITE STATS		
SETBACKS	PERMISSIBLE AS/ ZONING	PROPOSED
MINIMUM FRONT YARD:	3.5M (11.48 FT)	5.99 M (19.65 FT)
MINIMUM EXTERIOR SIDE YARD:		1.83M (6.0FT)
MINIMUM INTERIOR SIDE YARD:	1.2M (3.94FT)	1.80M (5.90FT)
MINIMUM REAR SIDE YARD:	7.0M (22.97 FT)	5.15 M (16.90 FT)
WOODEN DECK @ 7'-4"		
	PROPOSED	TOTAL
	140.57 FT <sup>2</sup>	140.57 FT <sup>2</sup> (13.05 M <sup>2</sup> )
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 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 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)	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		1511.78 FT <sup>2</sup> (140.44 M <sup>2</sup> )
HARD SURFACE AREAS (DRIVEWAY, WALKWAY, PORCH)	583.26 + 95.88 + 77.41	756.55 FT <sup>2</sup> (70.28 M <sup>2</sup> )
PROPOSED SOFT LANDSCAPE	707.40 +125.23	832.63 SQ.FT.
LANDSCAPE 1 + LANDSCAPE 2		
PERCENTAGE OF TOTAL SOFT LANDSCAPE		55.07 %