



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
	ENTRANCE TO THE DWELLING

PROJECT STATISTICS - RESIDENTIAL		
MUNICIPAL ADDRESS : 44-45 LONGVIEW PL, MISSISSAUGA, ON.		
ZONING : RS-XXX		
STANDARD		
LOT AREA :	285M <sup>2</sup> (3067.71 FT <sup>2</sup> )	2058.37 M <sup>2</sup> (22156.11 FT <sup>2</sup> )
LOT FRONTAGE :	9.75M (31.99 FT)	37.54 M (123.16 FT)
AVERAGE GRADE ( SHOW CALC ON SITE PLAN) :		198.36
SITE STATS		
SETBACKS	PERMISSIBLE AS/ ZONING	PROPOSED
MINIMUM FRONT YARD:	3.5M (11.48 FT)	6.0 M (19.68 FT)
MINIMUM EXTERIOR SIDE YARD:		13.26M (43.50FT)
MINIMUM INTERIOR SIDE YARD:	1.2M (3.94FT)	1.80M (5.90FT)
MINIMUM REAR SIDE YARD:	7.9M (22.97 FT)	4.13 M (13.55 FT)
WOODEN DECK @ 7'-4"		
	PROPOSED	TOTAL
EAVES PROJECTION FROM EXTERIOR WALLS	140.57 FT <sup>2</sup>	140.57 FT <sup>2</sup> (13.05 M <sup>2</sup> )
PROPOSED HEIGHT (FROM AVERAGE GRADE TO TOP OF ROOF)	1'-4"	1'-4" ( 0.41 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 0.81 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 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		1569.69 FT <sup>2</sup> (145.82 M <sup>2</sup> )
HARD SURFACE AREAS (DRIVEWAY, WALKWAY, PORCH)	536.15 + 54.90 + 77.41 + 51.16	719.62 FT <sup>2</sup> (66.85 M <sup>2</sup> )
PROPOSED SOFT LANDSCAPE		
LANDSCAPE 1 + LANDSCAPE 2	724.81 + 125.24	850.05 SQ.FT.
PERCENTAGE OF TOTAL SOFT LANDSCAPE		54.15 %



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 :		
 <p>2250 Bovaird 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</p>		
 <p>2025-09-24 ARCHITECTS HARPREET SINGH BHONS LICENCE 6942</p>		
STRUCTURAL CONSULTANT :		
MEP CONSULTANT :		
DRAWING TITLE :		
SITE PLAN (LOT -2)		
DRAWN BY	EM	
CHECKED BY	JK	
APPROVED BY	HB	
SCALE 1:100	SIZE A1	
SHEET NO A1.1	STAGE ZONING	
PHASE 00	REV R1	
ISSUED DATE	2025-09-24	