

CONTEXT PLAN SCALE N.T.S.

DERRY ROAD WEST

## **LEGAL DESCRIPTION**

PART OF LOT 10 CONCESSION 1

WEST OF HURONTARIO STREET

**CITY OF MISSISSAUGA** REGIONAL MUNICIPALITY OF PEEL

BOUNDARY AND BUILDING SURVEY BY: THAM SURVEYING LIMITED ONTARIO LAND SURVEYORS

## SITE DATA

LOT AREA: (2 PARCELS) 25,716 sq. m. 2.57 ha. 390 DERRY RD + 376 DERRY RD. ROAD WIDENING = 395 sq.m.

**SUMMARY OF RESIDENTIAL UNITS** 

LANE TOWN HOUSES

NET LOT AREA = 25,321 sq.m.

2.32 ha.

PROPOSAL: APPROX. 49 UPH

TOTAL GFA:

LANE TOWNHOUSES: 23,411 Sq.M. ( 252,000 Sq.Ft.)

COMMERCIAL

Stage 1 = 0.17 ha. COMMERCIAL LAND: Stage 2 = 0.23 ha.

GFA Stage 1: = 323 Sq.M. (3476 Sq.Ft.) Commercial Office = 300 Sq.M. (3229 Sq.Ft.) Total Commercial = 623 Sq.M. (6705 Sq.Ft.)

= 518 Sq.M. (5575 Sq.Ft.) GFA Stage 2: Commercial Office = 300 Sq.M. (3229 Sq.Ft.)

Total Commercial = 818 Sq.M. (8804 Sq.Ft.)

**SETBACKS** 

7.4 m./ 11.7 m.

NORTH SIDE (DERRY ROAD) 3,0 m. FRONT YARDS 6.0 m. REAR YARDS 7.5 m. FLANKING YARDS 1,2-3.0 m.

SOUTH SIDE: OAKTREE CIRCLE / ARROWSMITH DR

**PARKING** PARKING STANDARD: SPACE TYPICAL DIMENSIONS: 2.60M X 5.20M PARALLEL PARKING DIMENSIONS: 2.60M X 6.70M

VISITOR PARKING:

(RESIDENTIAL Stage 1 & 2 ):

DRIVEWAYS: 6.0 M MIN.

REQUIRED: 0.2 Per Unit = 26 SPACES PROVIDED: Total 28 Spaces North Lot (15), Lane Space (6), Lay-By Space (7)

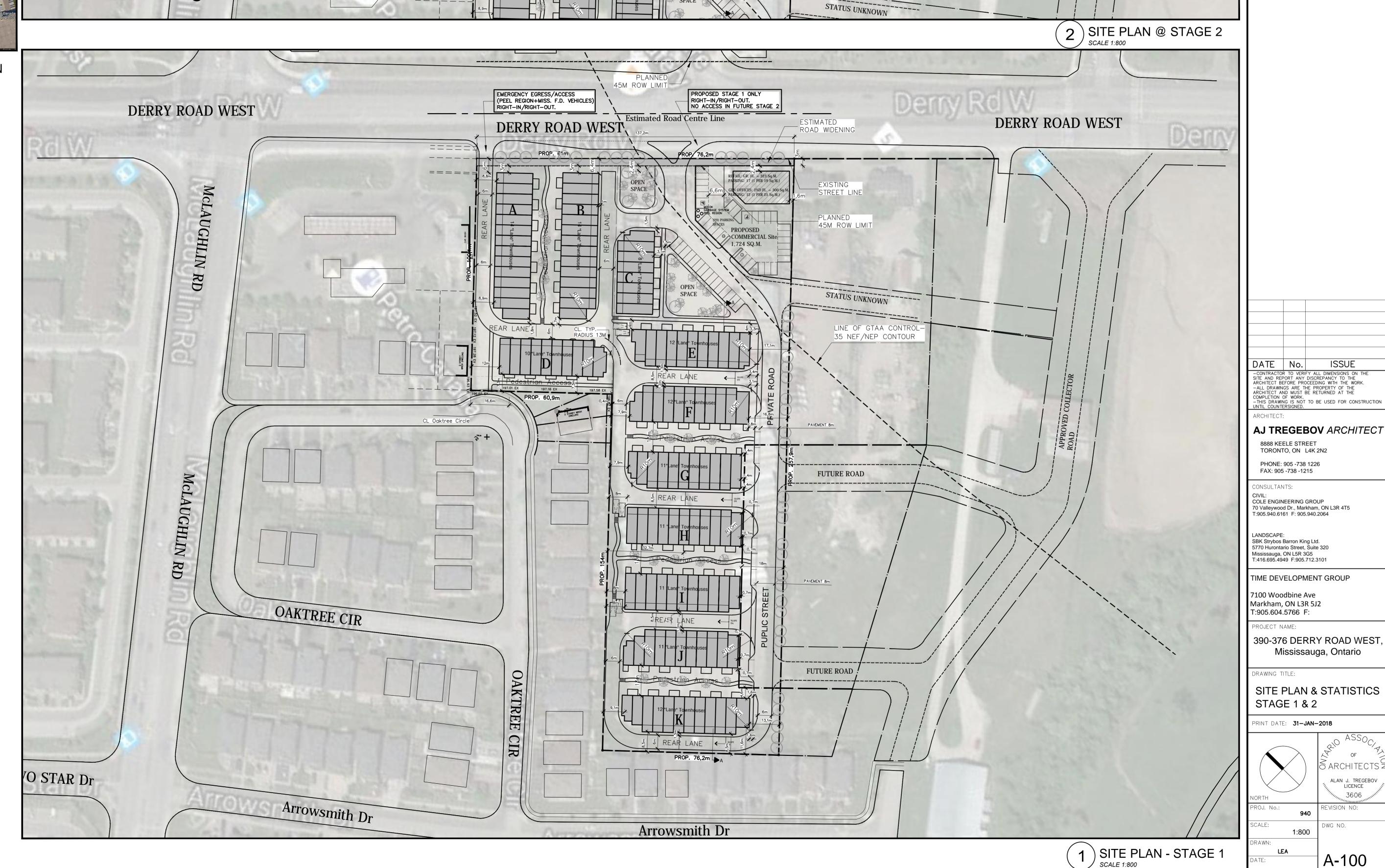
COMMERCIAL STAGE 1 | STAGE 2 REQUIRED: (Retail) 1 Per 19 Sq.M. 29 Spaces | 40 Spaces |

(Office) 1 Per 25 Sq.M. PROVIDED: 29 Spaces | 40 Spaces |

LAND USE:

BUILDINGS: 9404 Sq.M. (37% of Land Area) ROADS: 5855 Sq.M. (23% of Land Area) LANDSCAPE: 10457 Sq.M. (40% of Land Area)

SITE STATISTICS SCALE N.T.S.



EMERGENCY EGRESS/ACCESS
(PEEL REGION+MISS. F.D. VEHICLES)
RIGHT-IN/RIGHT-OUT.

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DERRY ROAD WEST,

Estimated Road Centre Line

ROAD WIDENING

45M ROW LIMIT

INE OF GTAA CONTROL-35 NEF/NEP CONTOUR

PROP 76,2m

REVISION

ISSUE

S ARCHITECTS

ALAN J. TREGEBOV LICENCE

3606

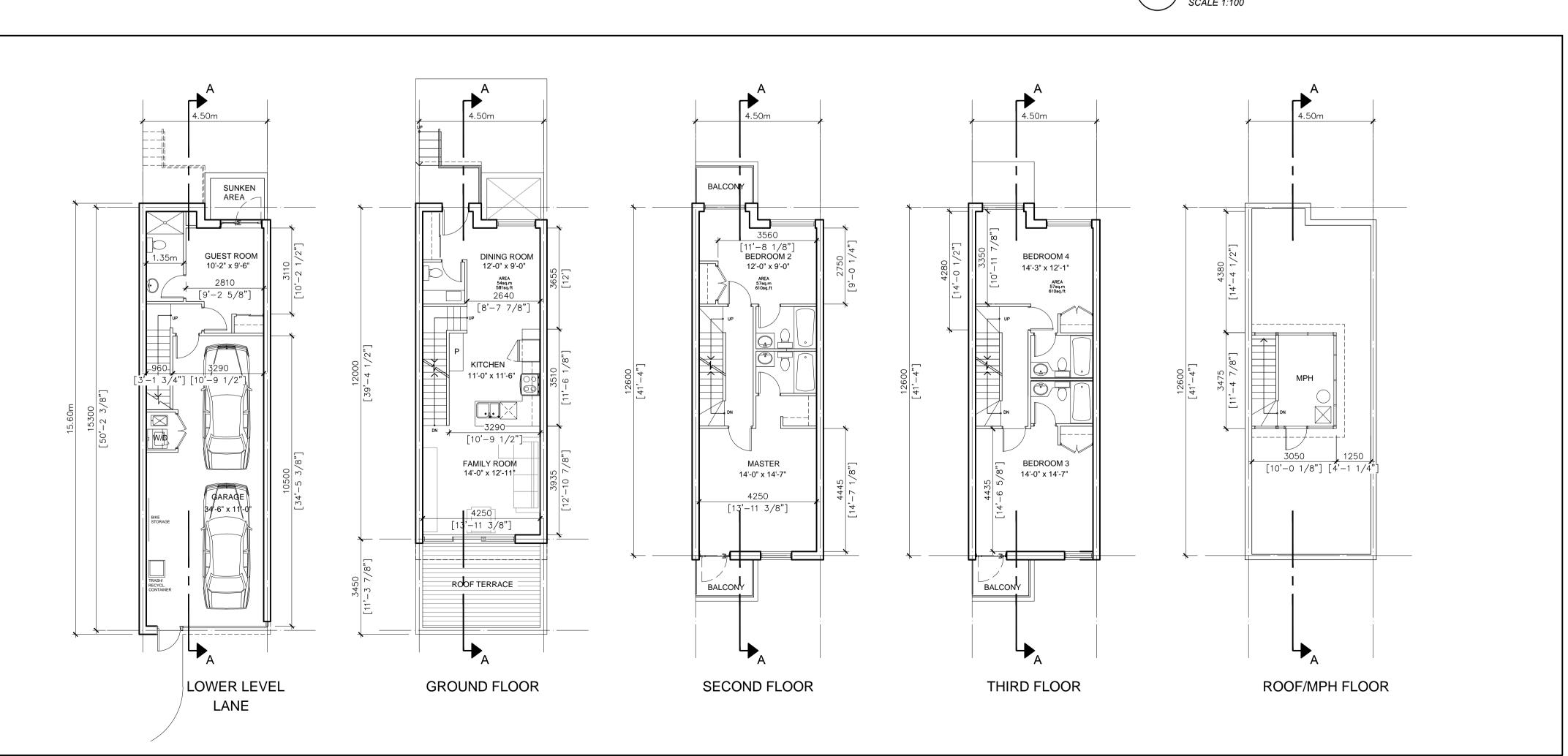
REVISION NO:

A-100

1:800

DERRY ROAD WEST





2 FRONT ELEVATION @ OAKTREE CIRCLE ISSUE DATE No. -CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
-ALL DRAWNGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.
-THIS DRAWNG IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED. ARCHITECT: **AJ TREGEBOV** ARCHITECT 8888 KEELE STREET TORONTO, ON L4K 2N2 PHONE: 905 -738 1226 FAX: 905 -738 -1215 CONSULTANTS: COLE ENGINEERING GROUP
70 Valleywood Dr., Markham, ON L3R 4T5
T:905.940.6161 F: 905.940.2064 LANDSCAPE: SBK Strybos Barron King Ltd. 5770 Hurontario Street, Suite 320 Mississauga, ON L5R 3G5 T:416.695.4949 F:905.712.3101 TIME DEVELOPMENT GROUP 7100 Woodbine Ave Markham, ON L3R 5J2 T:905.604.5766 F: PROJECT NAME: 390-376 DERRY ROAD WEST Mississauga, Ontario DRAWING TITLE: TYPICAL UNIT FLOOR PLANS, ELEVATIONS PRINT DATE: **21-AUG-2017** OF S ARCHITECTS ALAN J. TREGEBOV LICENCE 3606 REVISION NO: DWG NO. 1:100 1 TYPICAL TOWNHOUSE FLOOR PLANS
SCALE 1:100 DRAWN: LEA A-501

REVISION



3 TOWNHOUSES REAR (LANE) ELEVATION
SCALE 1:100





1 TOWNHOUSES FRONT ELEVATION

BRICK 1 BRICK 2 GLASS SPANDREL

GLASS GUARDRAIL STEEL PANEL DOOR DARK GRAY MULLIONS

CLEAR GLASS

METAL GARAGE DOOR W/ POWDER COATING

10. TRANSLUCENT GLASS
11. METAL GARAGE DOOR W/ POWDER COATING
12. METAL PANEL CLADDING

TRANSLUCENT PRIVACY SCREEN

REVISION

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**AJ TREGEBOV** ARCHITECT

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TIME DEVELOPMENT GROUP

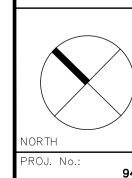
7100 Woodbine Ave Markham, ON L3R 5J2 T:905.604.5766 F:

PROJECT NAME: 390-376 DERRY ROAD WEST

Mississauga, Ontario

TYPICAL UNIT'S ELEVATIONS

PRINT DATE: 21-AUG-2017



OF S ARCHITECTS 3606 REVISION NO:

1:100 LEA

A-502

