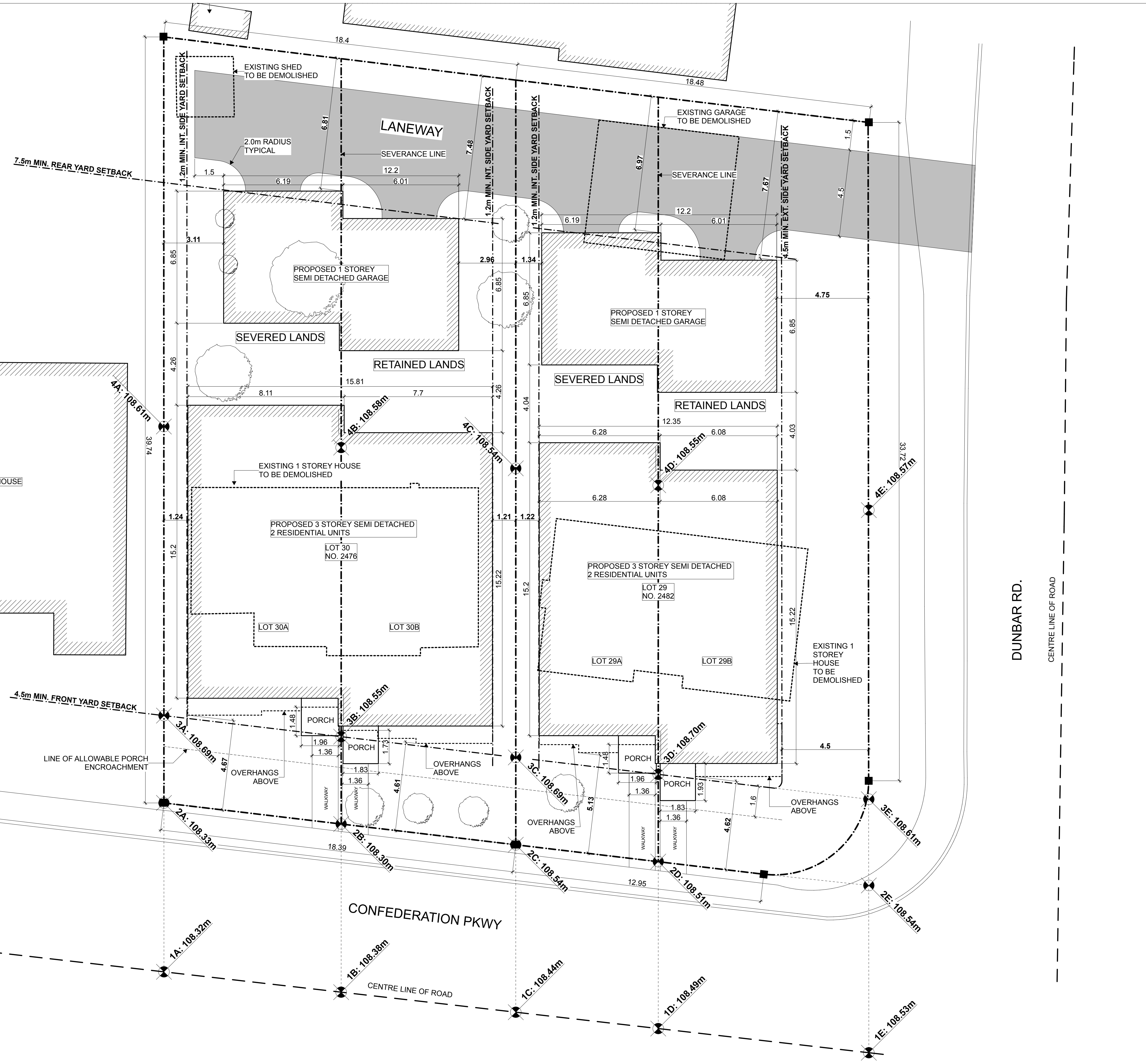


PROJECT STATISTICS					
LOT:	30A	30B	29A	29B	
ADDRESS:	2476 Confederation Parkway Severed	2478 Confederation Parkway Retained	2482 Confederation Parkway Severed	2482 Confederation Parkway Retained	
ZONING:	RM2	RM2	RM2	RM2	
LOT AREA:	365.49m ²	359.68m ²	293.27m ²	425.85m ²	
LOT FRONTAGE:	9.20m	9.13m	7.44m	10.99m	
BUILDING HEIGHT					
ESTABLISHED GRADE:	108.47m	108.50m	108.56m	108.59m	
HEIGHT TO HIGHEST RIDGE:	9.60m	9.63m	9.57m	9.57m	
GROSS FLOOR AREA					
	EXISTING	PROPOSED	PROPOSED	PROPOSED	PROPOSED
GROUND FLOOR:	0m ²	102.3m ²	101.4m ²	80.2m ²	80.8m ²
SECOND FLOOR:	0m ²	125.0m ²	124.3m ²	96.0m ²	97.8m ²
THIRD FLOOR:	0m ²	116.0m ²	113.9m ²	89.1m ²	88.5m ²
GARAGE:	0m ²	41.9m ²	41.9m ²	41.5m ²	42.4m ²
TOTAL GFA:	0m²	385.2m²	381.5m²	306.8m²	309.5m²
LOT COVERAGE					
	EXISTING	PROPOSED	PROPOSED	PROPOSED	PROPOSED
DWELLING FOOTPRINT:	0m ²	125.0m ²	124.7m ²	96.0m ²	97.7m ²
GARAGE FOOTPRINT:	0m ²	41.9m ²	41.9m ²	41.5m ²	42.4m ²
PORCH:	0m ²	2.9m ²	3.2m ²	2.9m ²	3.5m ²
DECK (≤0.6m HEIGHT AND 10m ²):	0m ²	0m ²	0m ²	0m ²	0m ²
OTHER (INCLUDE PROJECTIONS BEYOND DWELLING FOOTPRINT):	0m ²	0m ²	0m ²	0m ²	0m ²
TOTAL LOT COVERAGE:	0%	47%	47%	48%	34%
ESTABLISHED GRADE CALCULATIONS					
	A	B	C	D	E
SIDE LOT LINE PROJECTED TO CENTRELINE OF STREET:	108.32	108.38	108.38	108.44	108.49
SIDE LOT LINE @ FRONT LOT LINE:	108.33	108.30	108.30	108.54	108.51
SIDE LOT LINE @ FRONT YARD SETBACK:	108.69	108.50	108.55	108.69	108.70
SIDE LOT LINE @ 15.0m BACK FROM PREVIOUS ELEV.:	108.61	108.58	108.54	108.54	108.55
AVERAGE GRADE:	108.47m	108.50m	108.56m	108.55m	108.56m
LANDSCAPED OPEN SPACE					
FRONT YARD AREA:	54.9m ²	50.9m ²	44.9m ²	50.0m ²	
HARD SURFACES AREA - PORCH:	2.9m ²	3.2m ²	2.9m ²	3.5m ²	
TOTAL LANDSCAPED OPEN SPACE (FRONT YARD):	52.0m ² (94%)	47.7m ² (94%)	42.0m ² (94%)	52.5m ² (94%)	
SIDE YARD AREA:	18.9m ²	18.4m ²	18.5m ²	17.2m ²	
HARD SURFACES AREA:	0m ²	0m ²	0m ²	0m ²	
TOTAL LANDSCAPED OPEN SPACE (SIDE YARD):	18.9m ² (100%)	18.4m ² (100%)	18.5m ² (100%)	17.2m ² (100%)	
REAR YARD AREA:	170.7m ²	170.5m ²	136.8m ²	204.0m ²	
HARD SURFACES AREA - GARAGE:	41.9m ²	41.9m ²	41.5m ²	42.4m ²	
HARD SURFACES AREA - LANEWAY:	38.0m ²	47.4m ²	38.3m ²	56.3m ²	
TOTAL LANDSCAPED OPEN SPACE (REAR YARD):	90.2m ² (53%)	81.2m ² (48%)	56.0m ² (41%)	105.3m ² (52%)	



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2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be used for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect immediately upon discovery.

4. Positions of proposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those not clearly indicated will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issued for Construction".

6. All work is to be carried out in conformance with the Code and Bylaws of the authority having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the buildings represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

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Rev ID	Issue Name	Change ID	Change Name	Date
01	Issued for Zoning By-Law Amendment			2019-04-16

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NOT FOR CONSTRUCTION

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SITE PLAN

