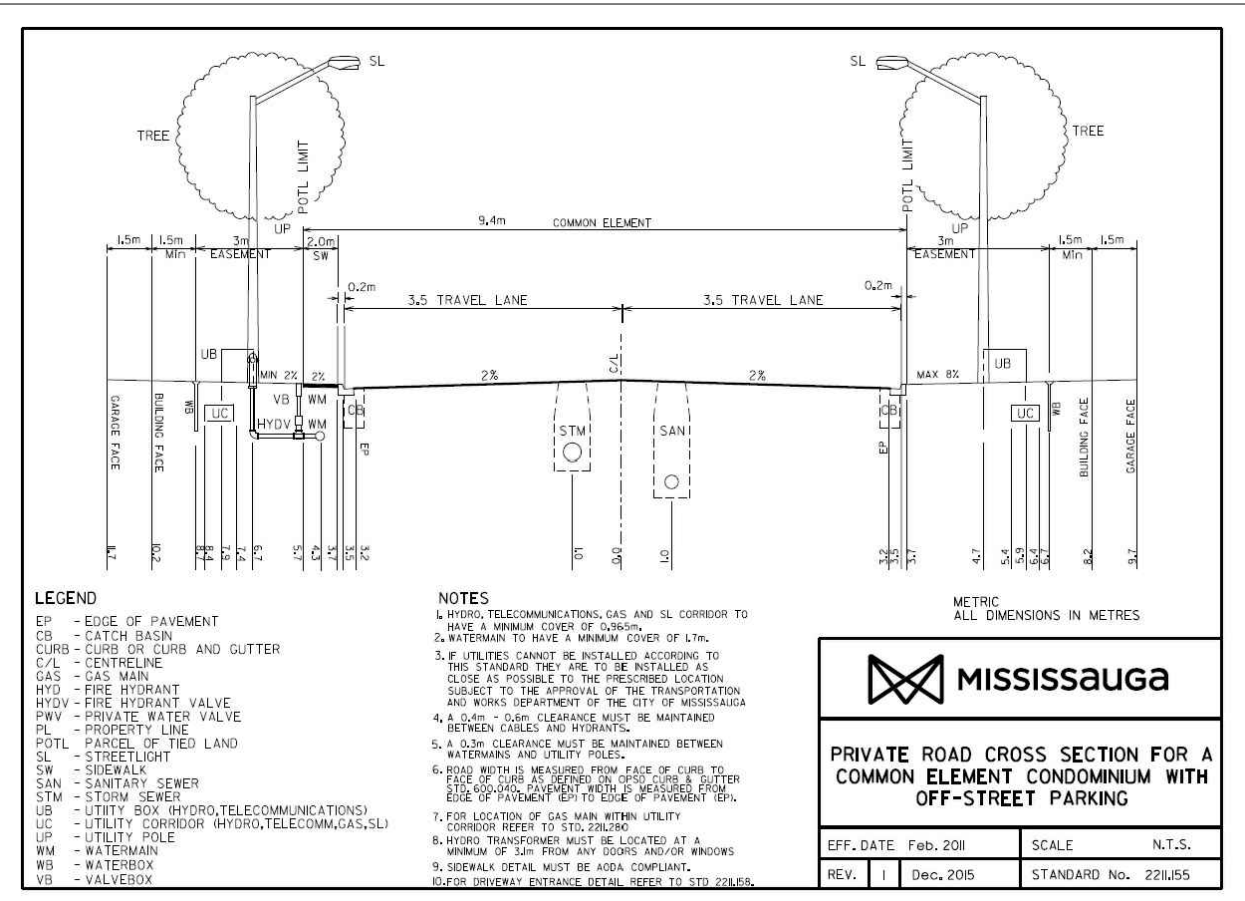




SITE STATISTICS - FOR TOTAL SITE	
GROSS SITE AREA	12659.20 m ² 3.128 Ac 1.266 Ha
MTO(EXPROPRIATED LAND),	-1180.04m ² 0.292 Ac 0.118 Ha
3m (REGION WIDENING)	- 374.05m ² 0.092 Ac 0.037 Ha
NET SITE AREA (Including common element condominium single lots 1-18 & freehold single lots 19-26)	11105.11 m ² 2.74 Ac 1.11 Ha
TOTAL PROPOSED GFA (Including common element condominium single lots 1-18 & freehold single lots 19-26)	6396.38 m ²
TOTAL DENSITY	26 UNITS/1.11 HA = 23.42 UPH 26 UNITS/2.74 AC = 9.489 UPA
FLOOR SPACE INDEX(FSI)	Gross floor area = 6396.38 Gross site area = 11105.11 = 0.576

Summary of Barrier Heights Required to Meet Various Sound Levels					
Prediction Location	55	56	57	58	59
Lot 1	2.8	2.5	2.2	2.0	--
Lot 2	--	--	--	--	--
Lot 8	2.0	--	--	--	--
Lot 7	--	--	--	--	--
Lot 9	2.0	--	--	--	--

SITE STATISTICS - COMMON ELEMENT CONDOMINIUM (LOTS 1-18)	
ZONING : R-XX	
NET SITE AREA (LOTS 1-18)	8647.05 m ² 2.14 Ac 0.864 Ha
BUILDING COVERAGE (including Porch)	1907.18 m ² 22.06%
LANDSCAPED OPEN SPACE	3697.43 m ² 42.76%
ROADS, DRIVEWAYS, PARKING (including Sidewalks, D/W visitor parking)	3042.44 m ² 35.18%
PARKING	REQUIRED: 36 PROVIDED: 36
RESIDENT PARKING PROVIDED:	1 PER LOT ON DRIVEWAY FOR LOTS 5-11,18 1 PER LOT IN ATTACHED GARAGE FOR LOTS 5-11,18 2 PER LOT ON DRIVEWAY FOR LOTS 1-4,12-17 2 PER LOT IN ATTACHED GARAGE FOR LOTS 1-4,12-17
VISITOR PARKING	18 LOTS X 0.25/LOT = 05
VISITOR PARKING PROVIDED (INCLUDED 1 REQUIRED TYPE A ACCESSIBLE PARKING)	07
TOTAL	41 63

LOT#	LOT AREA (m ²)	BUILDING COVERAGE (m ²)	GFA (m ²) (Proposed) Maximum	FRONTAGE AT 7.5 (m)	BUILDING HEIGHT Maximum (m)
1	428.98	143.53	315.87	13.00	10.40
2	304.27	124.26	288.00	10.85	10.40
3	293.68	116.11	269.42	10.85	10.40
4	284.05	108.00	246.19	10.85	10.40
5	286.36	93.96	226.75	11.95	10.40
6	249.87	98.19	236.90	10.15	10.40
7	249.87	98.19	236.90	10.15	10.40
8	325.33	98.19	236.90	15.86	10.40
9	364.73	102.43	236.90	11.14	10.40
10	252.09	94.81	228.50	9.60	10.40
11	291.53	94.81	228.50	11.40	10.40
12	345.71	114.21	255.48	11.93	10.40
13	276.00	99.25	232.26	12.00	10.40
14	276.00	99.25	232.26	12.00	10.40
15	276.00	99.25	232.26	12.00	10.40
16	276.00	99.25	232.26	12.00	10.40
17	286.60	99.30	232.26	12.00	10.40
18	398.31	124.19	241.55	11.69	10.40
ROAD WIDTH	7.00 m				
CL ROAD RADIUS	13 m				
DENSITY	18 UNITS = 20.83 UPH				
TOTAL GFA (Maximum) :	4409.16 m ²				
FLOOR SPACE INDEX (FSI)	Gross floor area = 4409.16 Gross site area = 8647.05 = 0.510				

SITE STATISTICS - FREEHOLD LOTS FRONTING ON PRIMARE ROAD (LOTS 19-26)				
ZONING : R-XX				
NET SITE AREA (LOTS 19-26)		2458.06 m ² 0.607 Ac 0.246 Ha		
BUILDING COVERAGE (including Porch)		809.20 m ² 32.92%		
LANDSCAPED OPEN SPACE		1262.46 m ² 51.36%		
ROADS, DRIVEWAYS, PARKING (including Sidewalks)		386.40 m ² 15.72%		
LOT #	LOT AREA (m ²)	BUILDING COVERAGE (m ²)	GFA (m ²) (Proposed) Maximum	BUILDING HEIGHT Maximum (m)
19	348.68	105.07	232.26	10.40
20	299.31	99.25	232.26	10.40
21	299.31	99.25	232.26	10.40
22	299.31	99.25	232.26	10.40
23	299.31	99.25	232.26	10.40
24	299.31	99.25	232.26	10.40
25	300.51	99.25	232.26	10.40
26	312.25	106.63	278.71	10.40
LOT #	FRONTAGE AT 7.5 (m)	LANDSCAPE OPEN SPACE(m ²)	FRONT LANDSCAPED AREA (m ²)	
19	17.12	243.61	60.50	
20	12.00	176.75	34.05	
21	12.00	176.75	34.05	
22	12.00	176.75	34.05	
23	12.00	176.75	34.05	
24	12.00	176.75	34.05	
25	12.00	176.75	34.05	
26	12.00	104.62	33.96	
DENSITY			$\frac{8 \text{ UNITS}}{0.246 \text{ HA}} = 32.52 \text{ UPH/A}$	
TOTAL GFA (Maximum) :			$\frac{1904.53 \text{ m}^2}{\text{Gross floor area}}$	
FLOOR SPACE INDEX (FSI)			$\frac{1904.53}{2458.06} = 0.7748$	
NOTES:				
The lot frontage, lot area, and lot coverage as currently shown are not certified.				
The lot frontage, lot area calculations will be certified by an accredited Ontario Land Surveyor at the time of creating the parcels of land through the registration of a reference plan when the Condominium application is processed.				
NOTES:				
The building coverage, landscape open space & front landscaped area as currently shown are not certified.				
The building coverage, landscape open space & front landscaped area are subject to change as per the actual grading & building footprint.				
NOTES:				
In the event of heavy snowfall excess snow which cannot be stored on site will be removed from the site at the expense of the condominium corporation.				

KEY PLAN

NTS

16/1353-SP17.DWG

Drawn: SP

Date: 04/25/17

Checked:

Approved:

Printed:

CAD File: 16/1353-SP17.DWG

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the Contract Documents. Any discrepancies prior to the verification of the work.

Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty.

Do not scale drawings.

architects inc.

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SP

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WEALTHY PLACE
PROPOSED COMMON ELEMENT
CONDOMINIUM SINGLE-
DETACHED DEVELOPMENT
(LOTS 1-18)
& FREEHOLD SINGLE-DETACHED
DEVELOPMENT (LOTS 19-26)
CITY OF MISSISSAUGA,
ONTARIO

Sheet Title: SITE PLAN

Scales: 1:300

Sheet Number: 16-1353-SP1