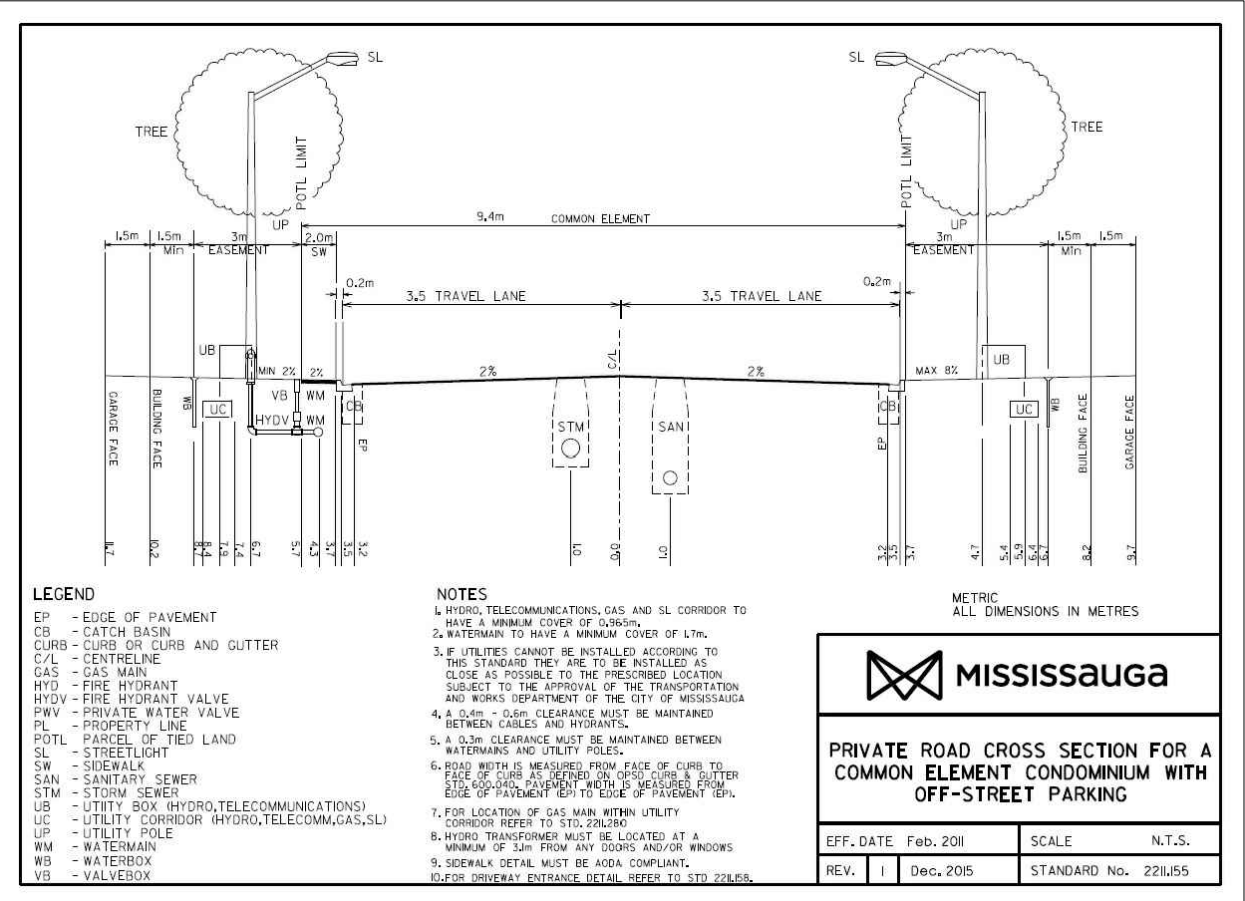




SITE STATISTICS - FOR TOTAL SITE

GROSS SITE AREA	12659.20 m ²
MTO(EXPROPRIATED LAND),	-1180.02m ²
3m (REGION WIDENING)	-374.05m ²
16m EASEMENT	-296.87m ²
NET SITE AREA	10808.26 m ²
(Including common element condominium	2,671 Ac
single lots 1-18 & freehold single lots 19-26)	0.118 Ha
TOTAL PROPOSED GFA	6396.38 m ²
(Including common element condominium	2,671 Ac
single lots 1-18 & freehold single lots 19-26)	0.118 Ha
TOTAL DENSITY	26 UNITS/1,081 HA = 24.05 UPH
26 UNITS/2,671 AC = 9.734 UPA	
FLOOR SPACE INDEX(FSI)	Gross floor area = 6,396.38
Gross site area = 10808.27	= 0.592

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)	8523.96 m ²
	2,106 Ac
	0.852 Ha
BUILDING COVERAGE (including Porch)	3377.26 m ²
	39.62%
LANDSCAPED OPEN SPACE	2104.26 m ²
	24.66%
ROADS, DRIVEWAYS, PARKING (including Sidewalks, D/W visitor parking)	3042.44 m ²
	35.70%
PARKING	REQUIRED PROVIDED
REQUIRED PARKING @ 2 SPACES PER UNIT (18 LOTS)	36
RESIDENT PARKING PROVIDED:	
1 PER LOT ON DRIVEWAY FOR LOTS 5-11,18	08
1 PER LOT IN ATTACHED GARAGE FOR LOTS 5-11,18	08
2 PER LOT ON DRIVEWAY FOR LOTS 1-4,12-17	20
2 PER LOT IN ATTACHED GARAGE FOR LOTS 1-4,12-17	20
VISITOR PARKING	
VISITOR PARKING REQUIRED 18 LOTS X 0.25/LOT	05
VISITOR PARKING PROVIDED (INCLUDED IN 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	428.98 140.63 315.87 12.94 10.20
2	304.27 124.26 288.00 10.85 10.20
3	293.68 116.11 269.42 10.85 10.20
4	284.05 108.00 246.19 10.94 10.20
5	296.35 94.03 226.75 11.95 10.20
6	249.87 98.24 236.90 10.15 10.20
7	249.87 98.24 236.90 10.15 10.20
8	325.33 98.24 236.90 14.05 10.20
9	364.87 98.49 236.90 11.21 10.20
10	252.09 94.76 228.50 9.60 10.20
11	291.53 94.76 228.50 11.40 10.20
12	345.71 114.21 255.48 12.61 10.20
13	276.00 99.80 232.26 12.00 10.20
14	276.00 99.80 232.26 12.00 10.20
15	276.00 99.80 232.26 12.00 10.20
16	276.00 99.80 232.26 12.00 10.20
17	286.60 99.80 232.26 12.00 10.20
18	387.09 104.35 241.55 12.27 10.20
ROAD WIDTH	7.00 m
CL ROAD RADIUS	13 m
DENSITY	18 UNITS = 21.127 UPH
	0.852 HA
TOTAL GFA (Maximum) :	4409.16 m ²
FLOOR SPACE INDEX (FSI)	Gross floor area = 4409.16
Gross site area = 8523.96	= 0.517

SITE STATISTICS - FREEHOLD LOTS FRONTING ON PRIMATE ROAD (LOTS 19-26)

ZONING : R-XX	
NET SITE AREA (LOTS 19-26)	2284.30 m ²
	0.564 Ac
	0.228 Ha
BUILDING COVERAGE (including Porch)	823.40 m ²
	36.05%
LANDSCAPED OPEN SPACE	1170.50 m ²
	51.24%
ROADS, DRIVEWAYS, PARKING (including Sidewalks)	290.40 m ²
	12.71%
LOT #	LOT AREA (m ²) BUILDING COVERAGE (m ²) GFA (m ²) (Proposed) Maximum BUILDING HEIGHT Maximum (m)
19	314.32 101.12 232.26 10.20
20	276.00 99.80 232.26 10.20
21	276.00 99.80 232.26 10.20
22	276.00 99.80 232.26 10.20
23	276.00 99.80 232.26 10.20
24	276.00 99.80 232.26 10.20
25	276.00 99.80 232.26 10.20
26	313.98 123.48 278.71 10.20
LOT #	FRONTAGE AT 7.5 (m) LANDSCAPE OPEN SPACE (m ²) FRONT LANDSCAPED AREA (m ²)
19	15.85 176.90 40.82
20	12.00 139.90 23.92
21	12.00 139.90 23.92
22	12.00 139.90 23.92
23	12.00 139.90 23.92
24	12.00 139.90 23.92
25	12.00 139.90 23.92
26	13.00 154.22 26.84
DENSITY	8 UNITS = 35.09 UPH
	0.228 HA
TOTAL GFA (Maximum) :	1904.53 m ²
FLOOR SPACE INDEX (FSI)	Gross floor area = 1904.53
Gross site area = 2284.30	= 0.834
NOTE:	The lot frontage, lot area, and lot coverage as currently shown are not certified.
NOTE:	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.
NOTE:	The building coverage, landscape open space & front landscaped area as currently shown are not certified.
NOTE:	The building coverage, landscape open space & front landscaped area are subject to change as per the actual grading & building footprint.
NOTE:	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

MISSISSAUGA

PRIVATE ROAD CROSS SECTION FOR A COMMON ELEMENT CONDOMINIUM WITH OFF-STREET PARKING

LEGEND:

- EXISTING ELEVATION
- CURB ELEVATIONS
- PROPOSED ELEVATION
- 1.5m WOOD PRIVACY FENCE
- 1.5m BLACK CHAIN LINK FENCE
- TREE HOARDING
- 600x600 CONCRETE SLABS
- UNIT PAVERS
- CENTRAL AIR CONDITIONING UNITS
- PROVISION FOR THE ADDITION OF AIR CONDITIONING
- AIR CONDITIONING UNIT
- GAS METER
- CATCH BASIN
- HYDRANT
- WATER SERVICE
- DIRECTION OF FLOW
- FINISHED FLOOR ENTRY
- TOP OF FOUNDATION WALL
- PROPOSED RADIANT HEAT
- UNDERGROUND OF FOOTINGS
- BUILDING ENTRANCE
- STAIR MANHOLE
- SAN MANHOLE
- MAILBOX
- UNIT NUMBER
- MUNICIPAL ADDRESS
- EXISTING TREES TO BE SAVED
- BUILDING ENTRANCES

Revisions

Date	SP	Description
04/25/17		

architects inc.
70 Sifton Road, Unit #01,
Woodbridge, Ontario, L4L 8B9
(905) 265-2688

CITY PARK (DIXIE RD.) HOMES INC.

950 Nashville Road Kleinburg,
Ontario L0J 1C9
Tel: 905-552-5300
Fax: 905-552-5201

WEALTHY PLACE
PROPOSED COMMON ELEMENT
CONDOMINIUM SINGLE-
DETACHED DEVELOPMENT
(LOTS 1-18)
& FREEHOLD SINGLE-DETACHED
DEVELOPMENT (LOTS 19-26)

CITY OF MISSISSAUGA, ONTARIO

SITE PLAN

Sheet Title

Scale 1:300

Sheet Number 16-1353-SP1