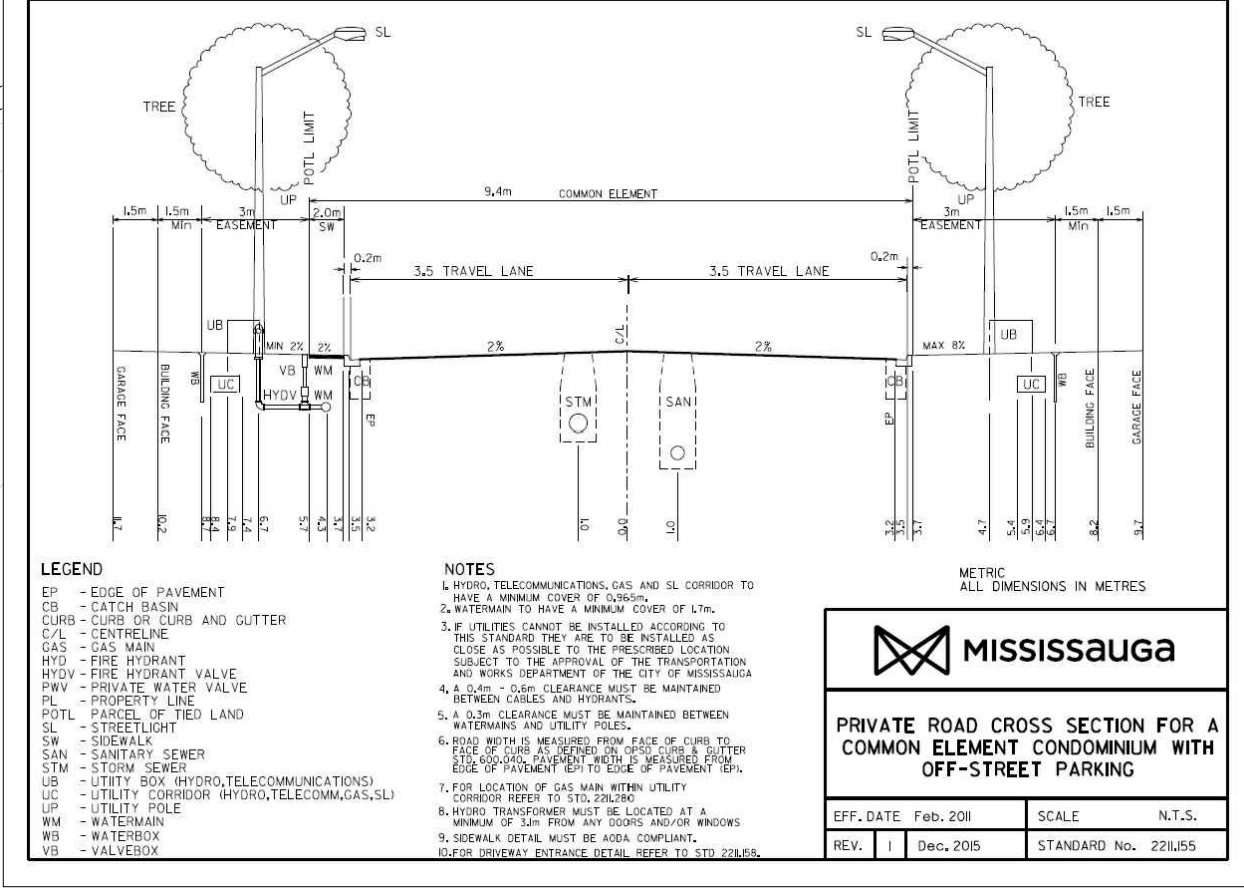




SITE STATISTICS - FOR TOTAL SITE	
GROSS SITE AREA	12659.20 m ² 3.128 Ac 1.266 Ha
MTO(EXPROPRIATED LAND),	-1180.04m ² 0.292 Ac 0.118 Ha
3m (REGION WIDENING)	- 374.05m ² 0.092 Ac 0.037 Ha
NET SITE AREA (Including common element condominium single lots 1-18 & freehold single lots 19-26)	11105.11 m ² 2.74 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	--	--	--	--

- LEGEND:**
- EXISTING ELEVATION
 - CURB ELEVATIONS
 - PROPOSED ELEVATION
 - 1.8m 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
 - HYDRO METER
 - VALVE & BOX
 - VALVE CHAMBER
 - STREET LIGHT
 - CATCH BASIN
 - TRANSFORMER
 - HYDRANT
 - WATER SERVICE
 - DIRECTION OF FLOW
 - PAVED FLOOR DRIVE
 - TOP OF FOUNDATION WALL
 - PAVED ROADWAY SURF
 - UNDERSIDE OF FOOTINGS
 - UNIT ENTRANCE
 - STW MANHOLE
 - SAN MANHOLE
 - MAILBOX
 - UNIT NUMBER
 - MUNICIPAL ADDRESS
 - EXISTING TREES TO BE SAVED TYP.
 - BUILDING ENTRANCES

* NOTE: BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE ROOF.

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 63
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 IN 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	11.15
2	304.27	124.26	288.00	10.85	11.15
3	293.68	116.11	269.42	10.85	11.15
4	284.05	108.00	246.19	10.85	11.15
5	286.36	93.96	226.75	11.95	11.15
6	249.87	98.19	236.90	10.15	11.15
7	249.87	98.19	236.90	10.15	11.15
8	325.33	98.19	236.90	15.86	11.15
9	364.73	102.43	236.90	11.14	11.15
10	252.09	94.81	228.50	9.60	11.15
11	291.53	94.81	228.50	11.40	11.15
12	345.71	114.21	255.48	11.93	11.15
13	276.00	99.25	232.26	12.00	11.15
14	276.00	99.25	232.26	12.00	11.15
15	276.00	99.25	232.26	12.00	11.15
16	276.00	99.25	232.26	12.00	11.15
17	286.60	99.30	232.26	12.00	11.15
18	398.31	124.19	241.55	11.69	11.15

ROAD WIDTH 7.00 m
CL ROAD RADIUS 13 m
DENSITY 18 UNITS = 20.83 UPH
TOTAL GFA (Maximum) : 4409.16 m²
FLOOR SPACE INDEX (FSI) Gross floor area = 4409.16 Gross site area = 8647.05 = 0.510

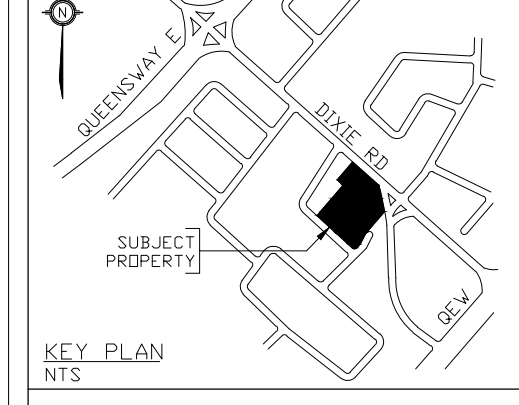
SITE STATISTICS - FREEHOLD LOTS FRONTING ON PRIMATE ROAD (LOTS 19-26)				
ZONING : R-XX				
NET SITE AREA (LOTS 19-26)		2458.06 m ² 0.607 Ac 0.246 Ha		
BUILDING COVERAGE (Including Porch)		809.20 m ² 32.92%		
LANDSCAPED OPEN SPACE		1262.46 m ² 51.36%		
ROADS, DRIVEWAYS, PARKING (including Sidewalks)		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	11.15
20	299.31	99.25	232.26	11.15
21	299.31	99.25	232.26	11.15
22	299.31	99.25	232.26	11.15
23	299.31	99.25	232.26	11.15
24	299.31	99.25	232.26	11.15
25	300.51	99.25	232.26	11.15
26	312.25	106.63	278.71	11.15
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 8 UNITS = 32.52 UPH
TOTAL GFA (Maximum) : 1904.53 m²
FLOOR SPACE INDEX (FSI) Gross floor area = 1904.53 Gross site area = 2458.06 = 0.7748

NOTE: 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.

NOTE: 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.

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
NTS

09/12/2019 SP UPDATED HEIGHT CALCULATION PER CLIENT
09/20/2019 SP UPDATED STATISTICS PER DRAFT PLAN
09/26/2019 SP ADDED BUS STOP LOCATION & RE-NAMED 19m EASEMENT
07/04/2019 SP REVISED BUILDING HEIGHT
05/09/2019 CZ REVISED LOT 19-26 FRONT SETBACK FROM 4.5M TO 6.5M
04/07/2019 SP Updated height calculation based on latest site grading
10/12/2018 CZ Added B3 in reserve, road section and fences per comments
09/24/2018 CZ Updated grading & parking info, per eng. drawing
09/13/2018 CZ Added utility easement, updated entrance & stairs. Filled holes at Lot 24
08/23/2018 CZ Updated private street layout and site plans
07/18/2018 SM LANDSCAPE CO-ORDINATION
12/16/2017 SP ADDED DRINKING WATER SYSTEM
12/01/2017 SM SITE STATISTICS REVISED AS PER PLANNER
11/28/2017 SM ENGINEERING DRAWING CO-ORDINATION
11/03/2017 SP REVISED AS PER SURVEY
09/15/2017 SP CHANGED GFA RADIUS TO 13.0m
06/12/2017 SP ADDED LOT AREA STATISTICS
06/08/2017 SP PRELIMINARY SITE PLAN W/ MTD EXPROPRIATED LANDS
04/25/2017 SP PRELIMINARY SITE PLAN

Drawn SP
Date 04/25/17
Checked
Approved
Printed
CAD File 161353-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. Single pages of documents are not to be read independently of all pages of the Contract Documents. The contractor shall verify all dimensions on the Contract Documents. Any discrepancies prior to the commencement of the work. Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty. Do not scale drawings.

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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
Scale 1:300
Sheet Number 16-1353-SP1