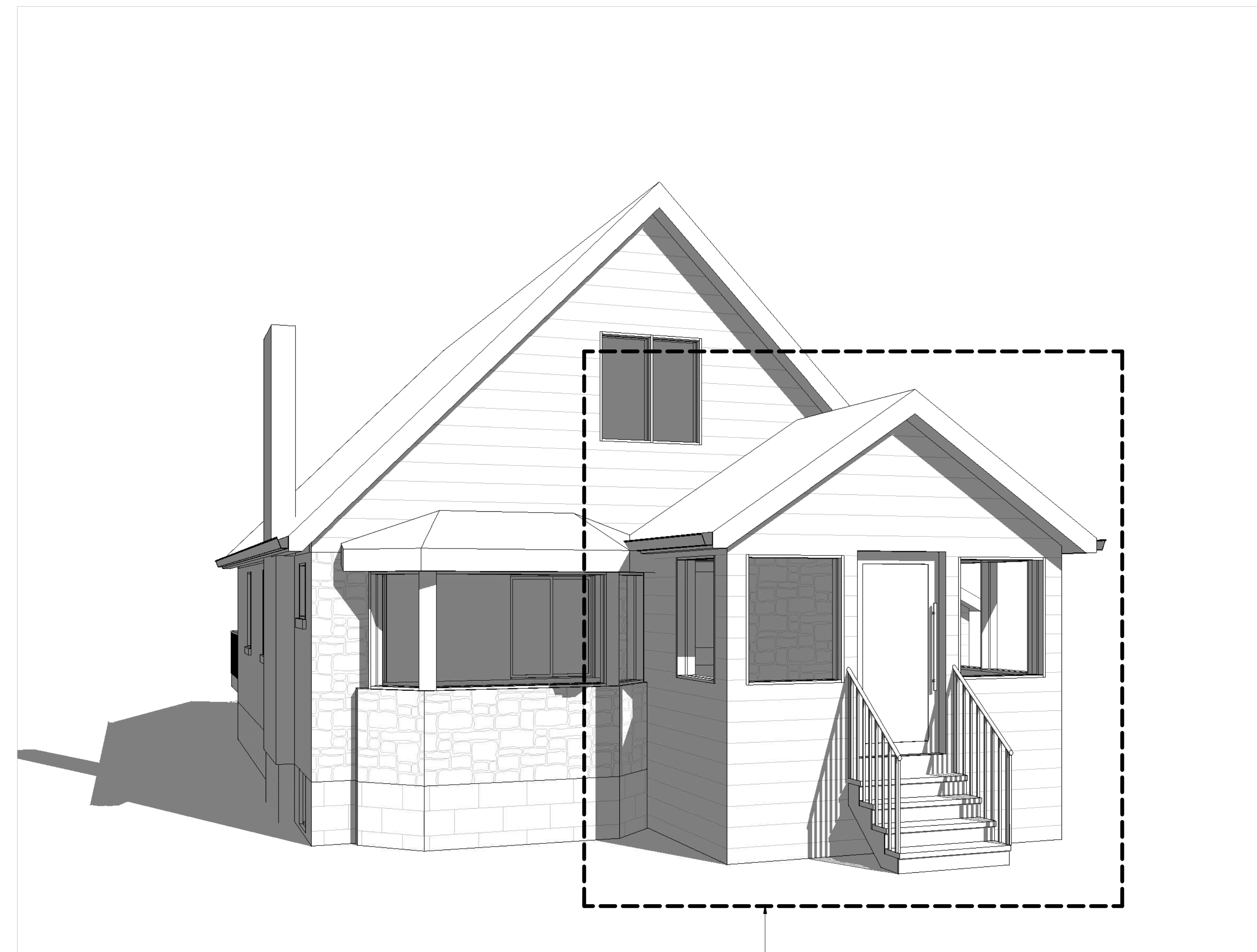


PROPOSED ENCLOSED & UNHEATED FRONT PORCH

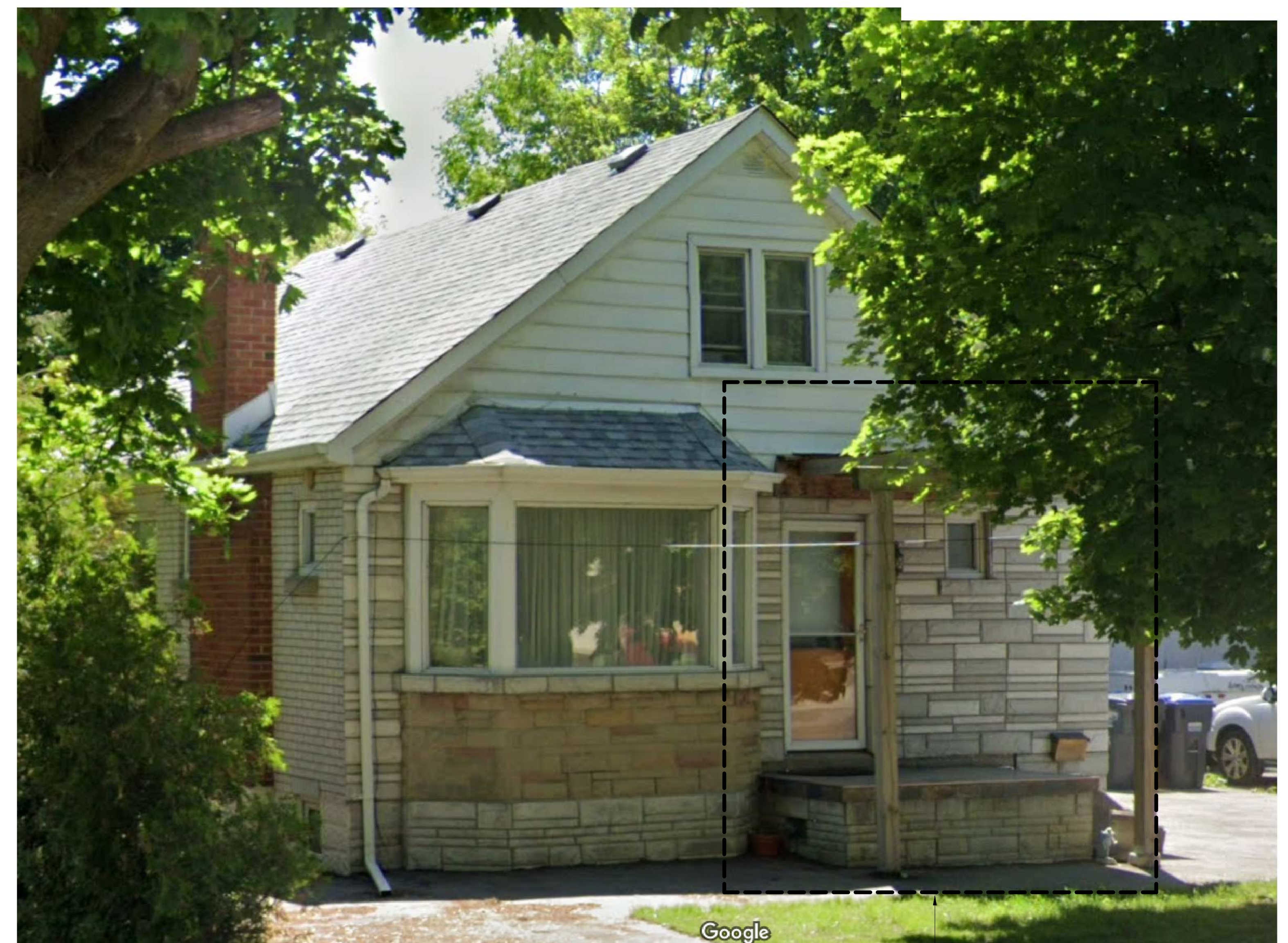
57 PORT STREET WEST MISSISSAUGA, ONTARIO L5H 1E2

2024 09 10



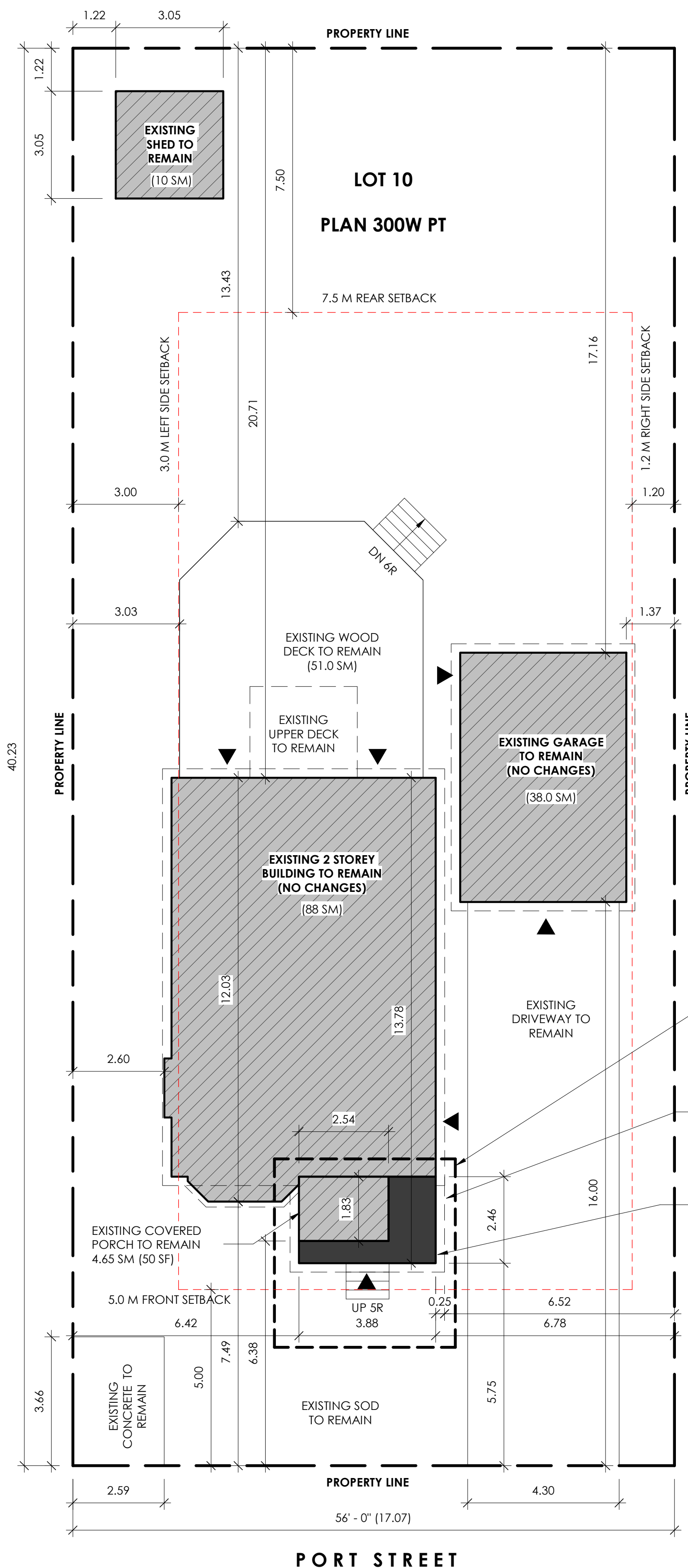
PROPOSED FRONT VIEW

PROPOSED AREA OF WORK



EXISTING FRONT VIEW

PROPOSED AREA OF WORK



PROPOSED SITE PLAN
1/8" = 1'-0"

PROJECT STATISTICS			
ADDRESS:	57 PORT STREET WEST MISSISSAUGA, ONTARIO L5H 1E2		
ZONING:	R15 - 1		
	BY-LAW	EXISTING	PROPOSED
MIN. LOT AREA:	460 SM	686.74 SM	N/A
MIN. LOT FRONTAGE:	12.0 M	17.07 M	N/A

GROSS FLOOR AREA - INFILL RESIDENTIAL				
	EXISTING (SM)	PROPOSED (SM)	PROPOSED (SF)	TOTAL (SM)
BASEMENT FLOOR (NOT...)	87.13	N/A	N/A	87.13
GARAGE	33.33	N/A	N/A	33.33
GROUND FLOOR	87.13	N/A	N/A	87.13
ENCLOSED UNHEATED PORCH	N/A	9.53	102.58	9.53
SECOND FLOOR	51.72	N/A	N/A	51.72
TOTAL GFA:				181.71 SM
MAX. ALLOWABLE GFA: (169 SM + [0.2 X LOT AREA]) TO A MAX. OF 305 SM				305.0 SM

SETBACKS			
	BY-LAW	EXISTING	PROPOSED
FRONT		5.0 M	6.38 M
REAR		7.5 M	20.71 M
INTERIOR (LEFT)		3.0 M	2.8 M
INTERIOR (RIGHT)		1.2 M	1.37 M

ZONING REQUIREMENTS			
	BY-LAW	EXISTING	PROPOSED
MAX. HEIGHT OF EAVES		6.4 M	3.05 M
MAIN ENTRANCE HEIGHT			0.97 M
MAX. BUILDING DEPTH		20.0 M	12.03 M
MAX. LOT COVERAGE		40 %	31.82 %

PERMITTED ENCROACHMENTS			
	BY-LAW	EXISTING	PROPOSED
COVERED PORCH INTO REQ'D FRONT AND SIDE YARDS		1.8 M BUT NOT CLOSER THAN 0.2M TO LOT LINE	6.38 M
			5.75 M

LOT COVERAGE		
	AREA	PERCENTAGE
BUILDING FOOTPRINT	88.0 SM	12.81 %
PROPOSED ENCLOSED PORCH	9.53 SM	1.39 %
EXISTING DETACHED GARAGE	38.0 SM	5.53 %
EXISTING WOOD DECK	51.0 SM	7.43 %
EXISTING SHED	10.0 SM	1.46 %
TOTAL LOT COVERAGE:	196.53 SM	28.62 %

LANDSCAPE STATISTICS		
	AREA	PERCENTAGE
BUILDING FOOTPRINT	110.0 SM	16.02 %
DETACHED GARAGE	38.0 SM	5.53 %
ENCLOSED PORCH	9.53 SM	1.39 %
WOOD DECK	51.0 SM	7.43 %
SHED	10.0 SM	1.46 %
CONCRETE	9.5 SM	1.38 %
DRIVEWAY	69.0 SM	10.05 %
TOTAL HARD LANDSCAPE	297.03 SM	43.25 %
TOTAL SOFT LANDSCAPE AREA: (MIN 40% OF LOT...)	389.71 SM	56.75 %

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Mississauga, Ontario		
L4Y 0G4		
647 242 0164		
dan@dadesigninc.ca		
CONSULTANT'S STAMP:		
ENGINEER'S STAMP:		
HVAC CONSULTANT:		
STRUCTURAL CONSULTANT:		

OWNER CONTACT INFORMATION:

PROJECT:
PROPOSED ENCLOSED & UNHEATED FRONT PORCH
57 PORT STREET WEST
MISSISSAUGA,
ONTARIO L5H 1E2

DATE: _____ SCALE: 1/8" = 1'-0"
DRAWN BY: _____ REVIEWED BY: _____
SC: _____ DA
TITLE: _____ DRAWING NO. _____

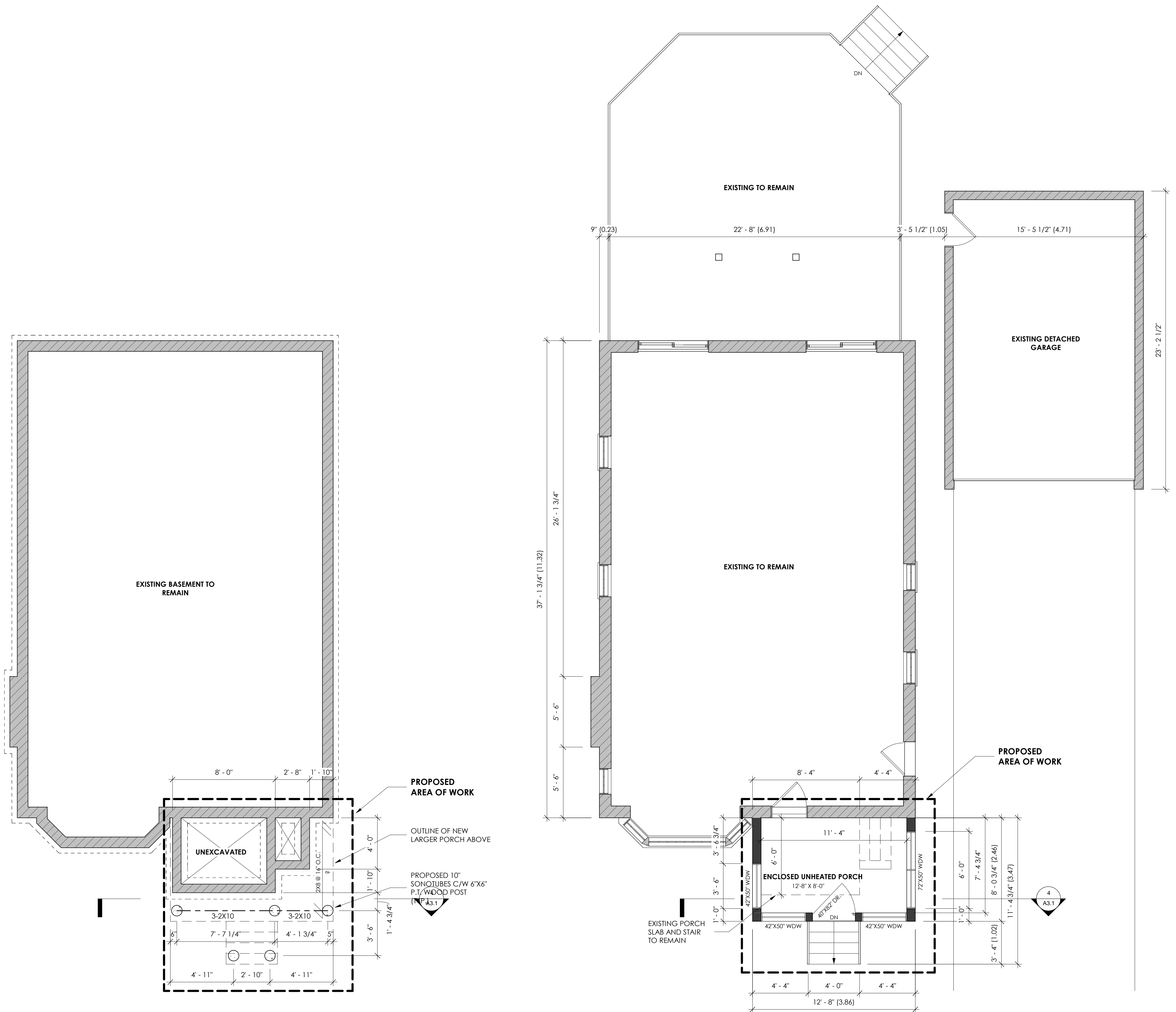
SITE PLANS

A1.0

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PROPOSED BASEMENT FLOOR
1/4" = 1'-0"

PROPOSED GROUND FLOOR
1/4" = 1'-0"

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HVAC CONSULTANT:		
STRUCTURAL CONSULTANT:		

OWNER CONTACT INFORMATION:

PROJECT:
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57 PORT STREET WEST
MISSISSAUGA,
ONTARIO L5H 1E2

DATE	SCALE
	1/4" = 1'-0"
DRAWN BY	REVIEWED BY
SC	DA
TITLE	DRAWING NO.

BASEMENT AND GROUND FLOOR PLANS

A2.0

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CONSULTANT'S STAMP: ENGINEER'S STAMP:

HVAC CONSULTANT: STRUCTURAL CONSULTANT:

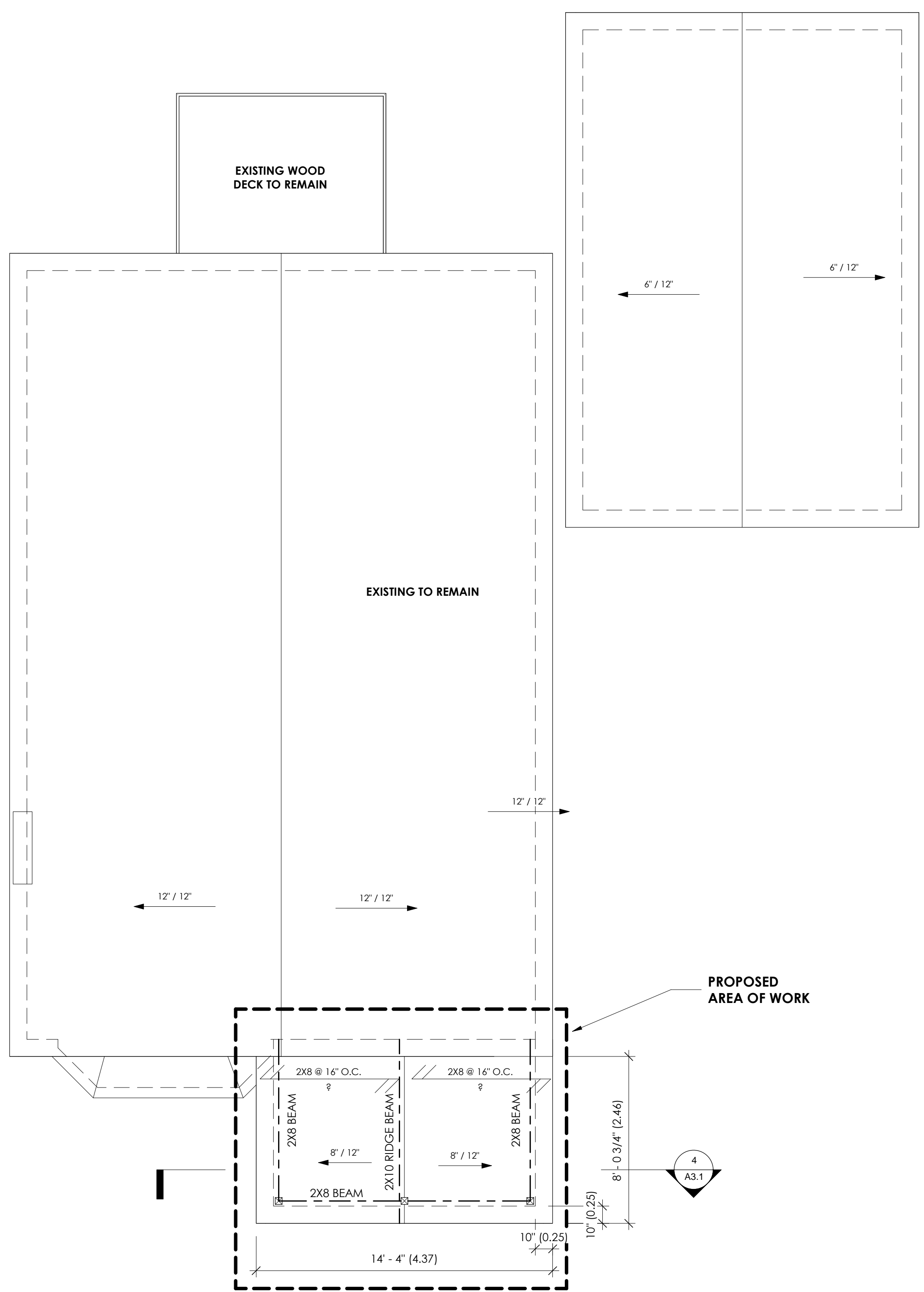
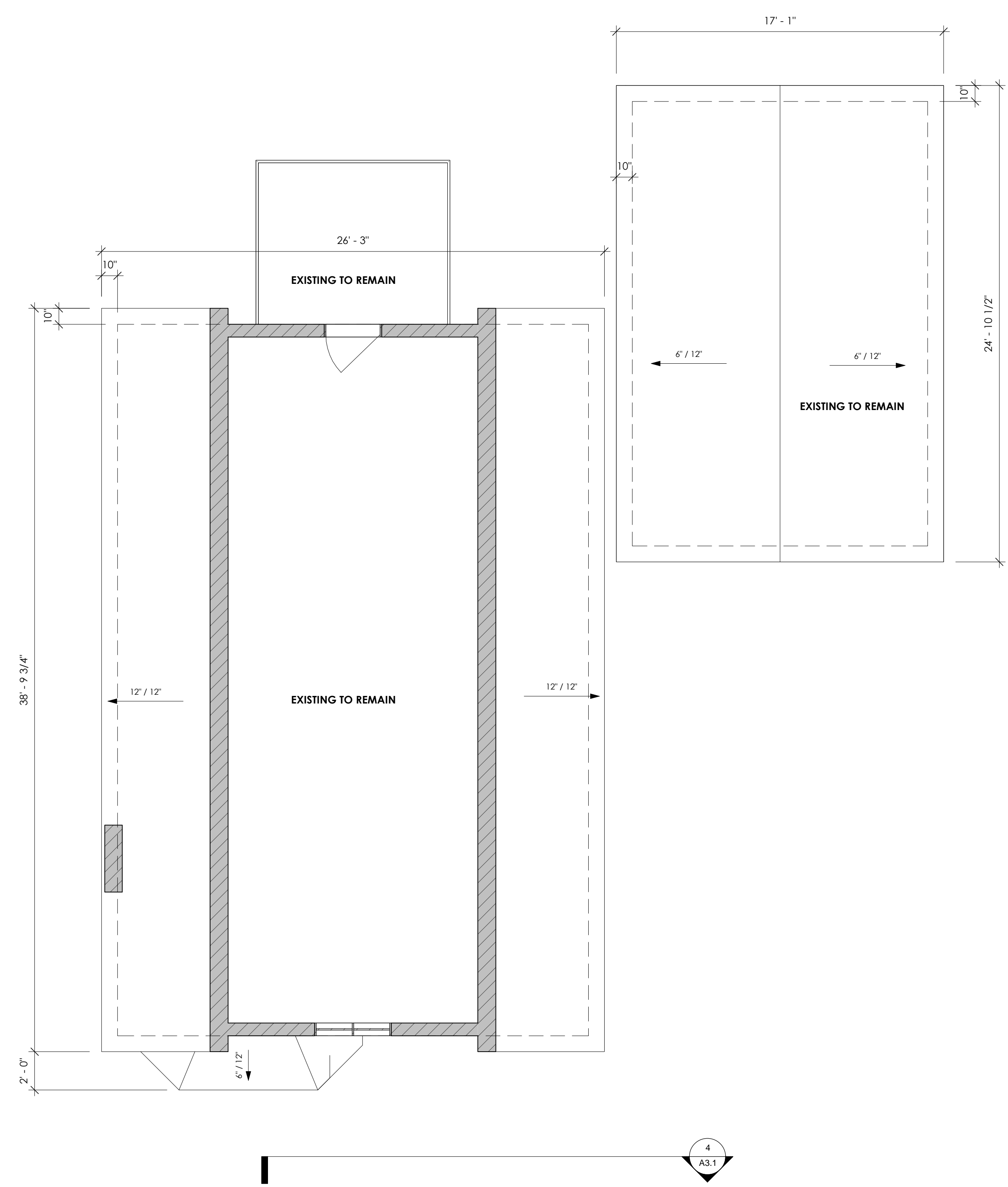
OWNER CONTACT INFORMATION:

PROJECT:
PROPOSED ENCLOSED & UNHEATED FRONT PORCH
 57 PORT STREET WEST
 MISSISSAUGA,
 ONTARIO L5H 1E2

DATE	SCALE
	1/4" = 1'-0"
DRAWN BY	REVIEWED BY
SC	DA
TITLE	DRAWING NO.

SECOND FLOOR AND ROOF PLANS

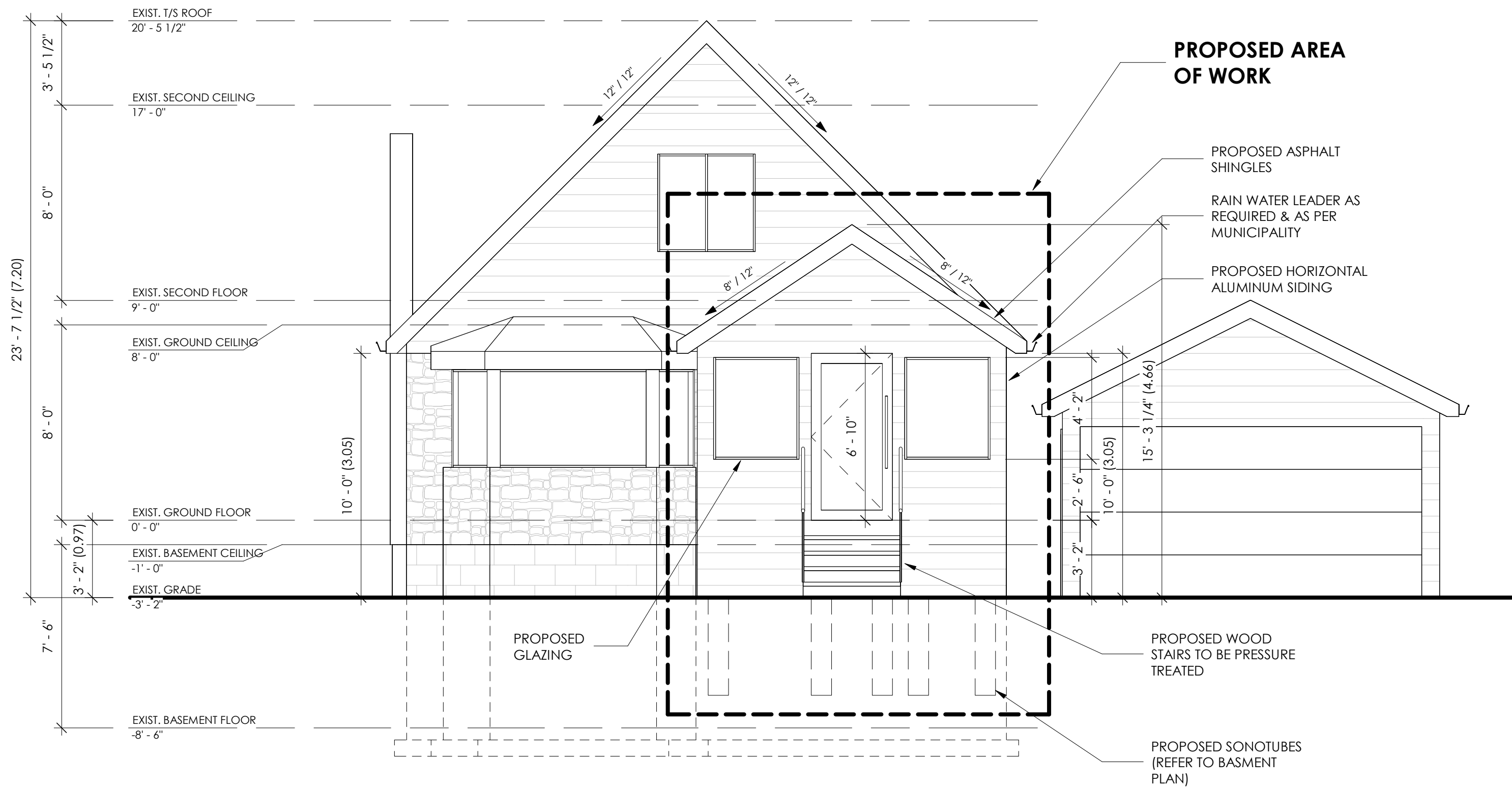
A2.1



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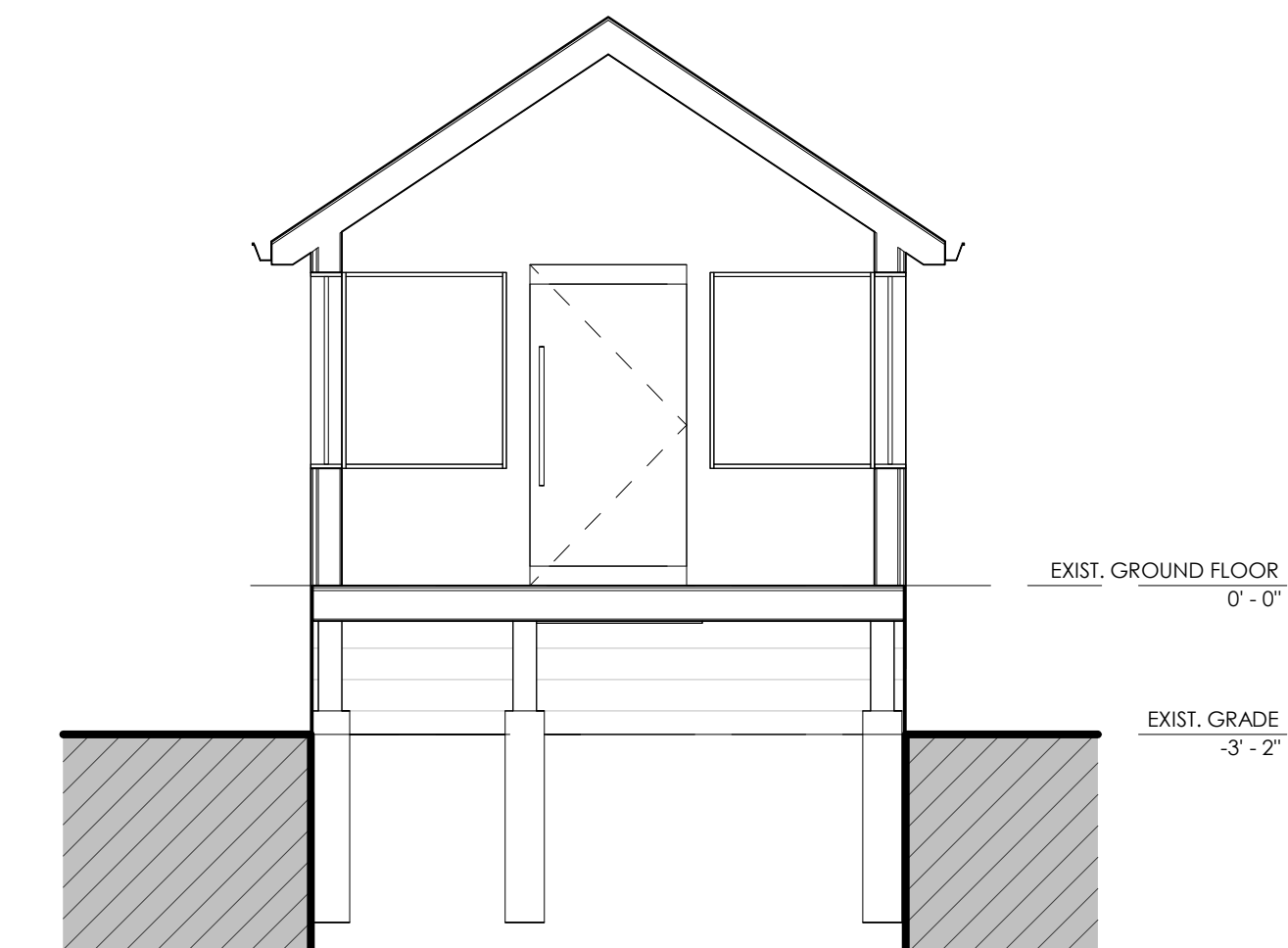
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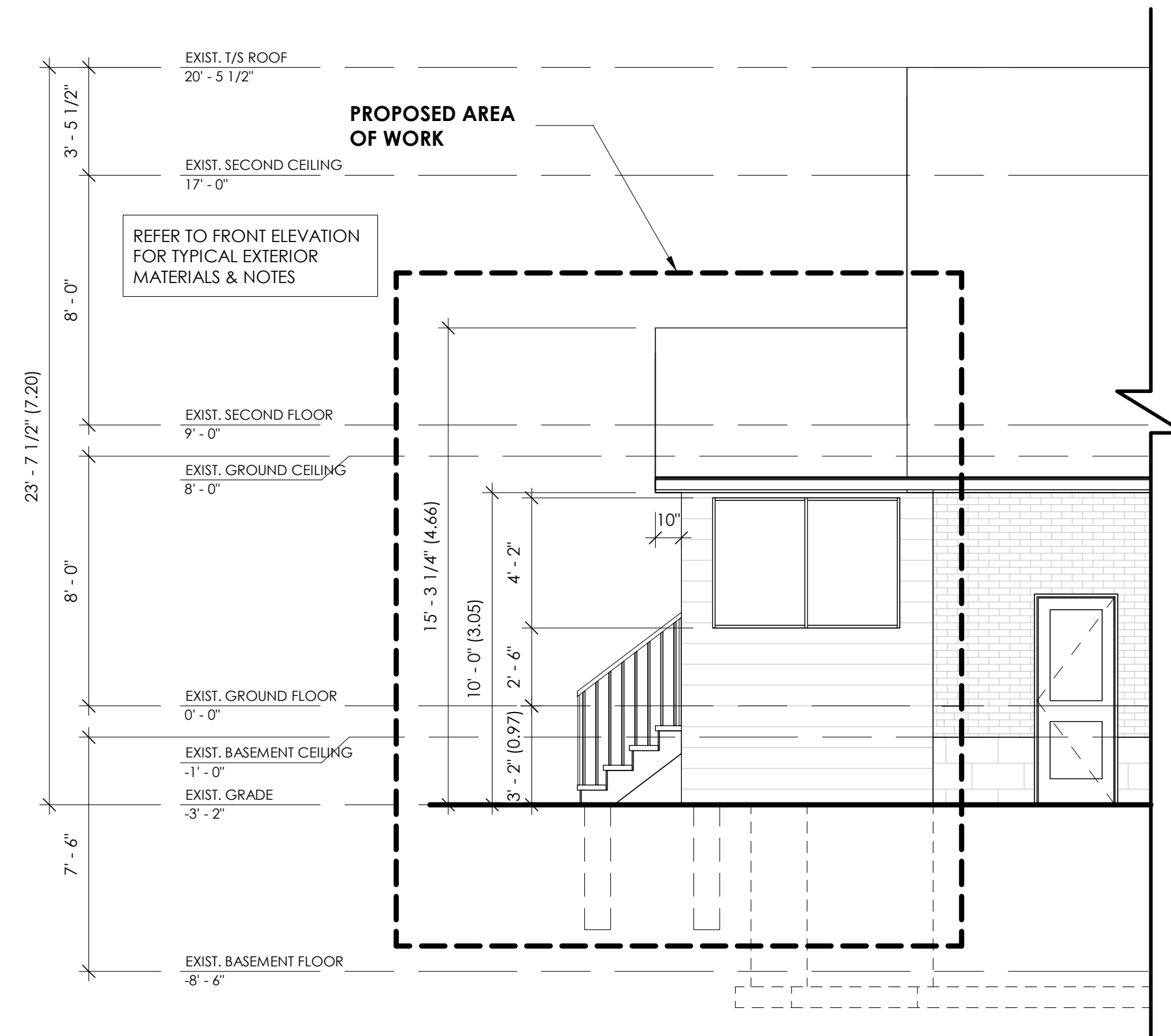
PROPOSED FRONT ELEVATION

1/4" = 1'-0"



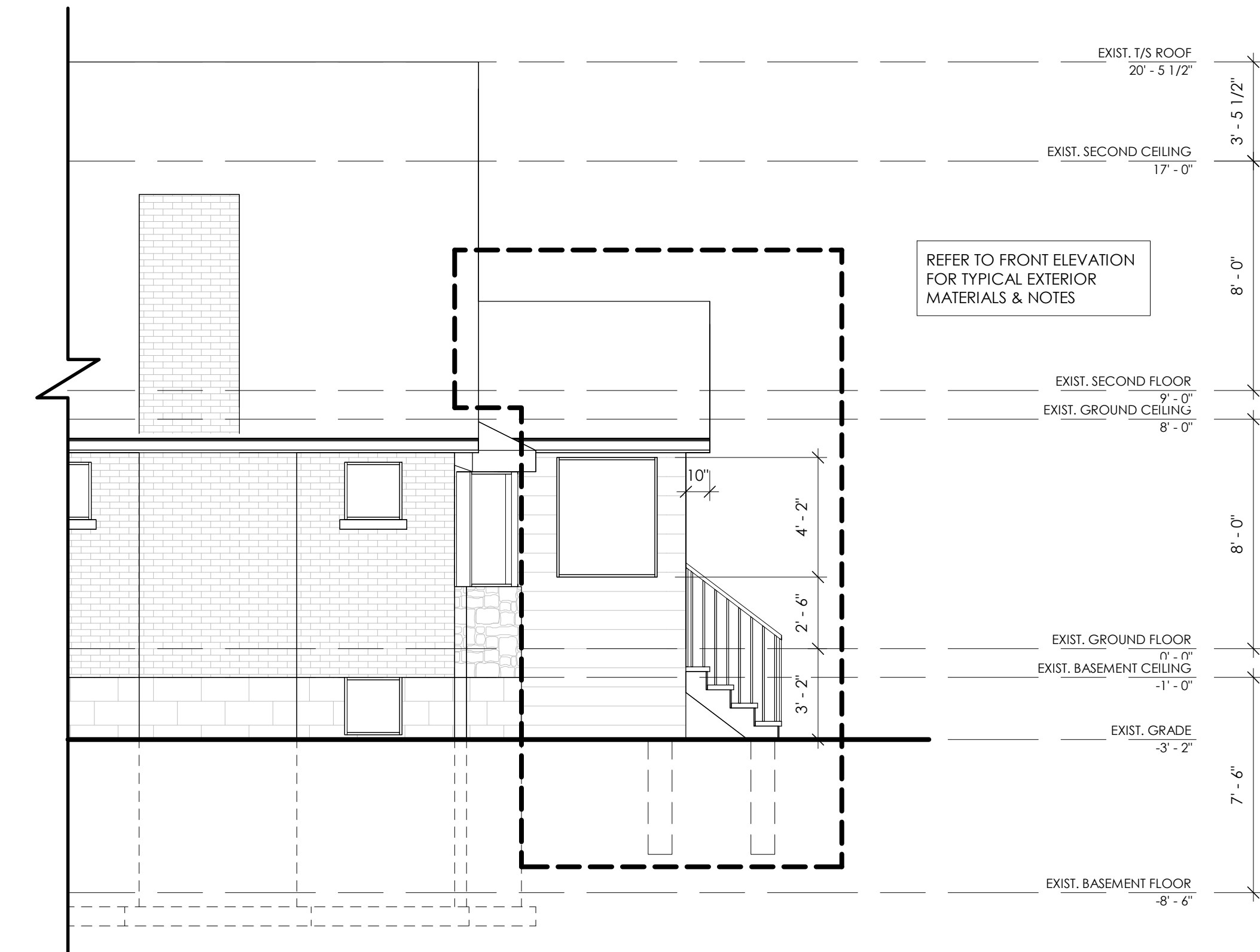
Section 1

1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

1/4" = 1'-0"



PROPOSED LEFT ELEVATION

1/4" = 1'-0"

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TITLE	DRAWING NO.

ELEVATIONS

A3.1