

52 Front St South, Mississauga ON

Appendix 1

Scope : Proposed 2 storey new Single Family Dwelling

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- A102** MAIN FLOOR PLAN
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General Notes

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**MINOR VARIANCE
FILE NUMBER #A95/21
(45 JOHN ST S)**

**DR BESHAY PROFESSIONAL
CORPORATION**

**APPLICATION FOR NEW 2
STOREY SF DWELLING**

| REVISION | | |
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PROPERTY ADDRESS
**52 Front St S,
Mississauga, ON L5H 2C8**

COVER SHEET

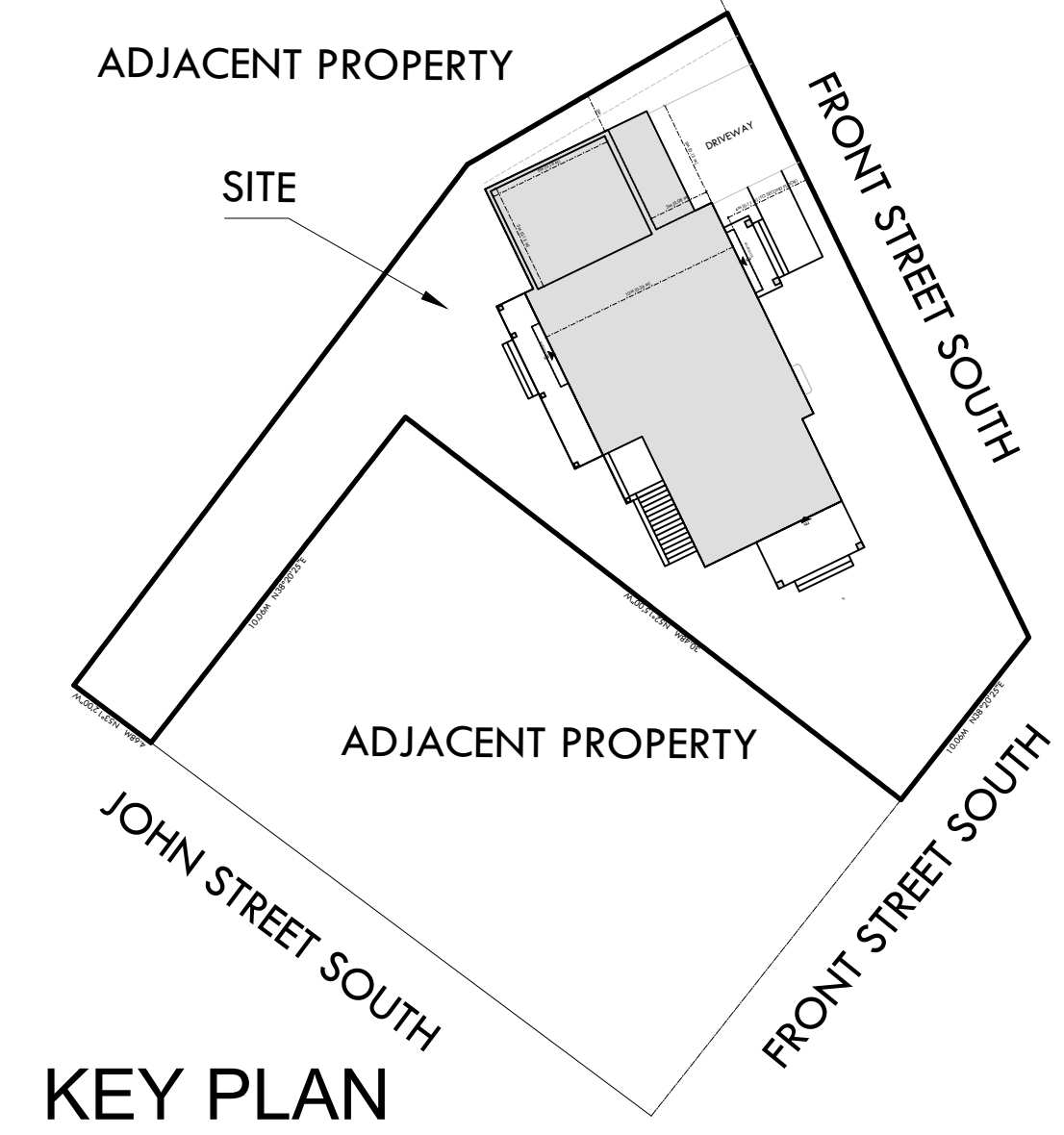
A99

HOME OWNER'S NAME: SANA BESHAY
EMAIL: sanabeshay@hotmail.com

SCALE: AS NOTED.
 PLOT DATE: 2023-06-24
 DRAWN BY: AR
 CHECKED BY: HS

| SITE DATA | |
|--|-----------------------------|
| ADDRESS : 52 FRONT ST SOUTH, MISSISSAUGA | |
| ZONE : R15-1 | |
| LOT AREA : 729.26 sq m | |
| BUILDING HEIGHT | PROPOSED DEVELOPMENT |
| HEIGHT TO HIGHEST RIDGE | 8.88 m |
| HEIGHT TO UNDERSIDE OF EAVES | 6.40 m |

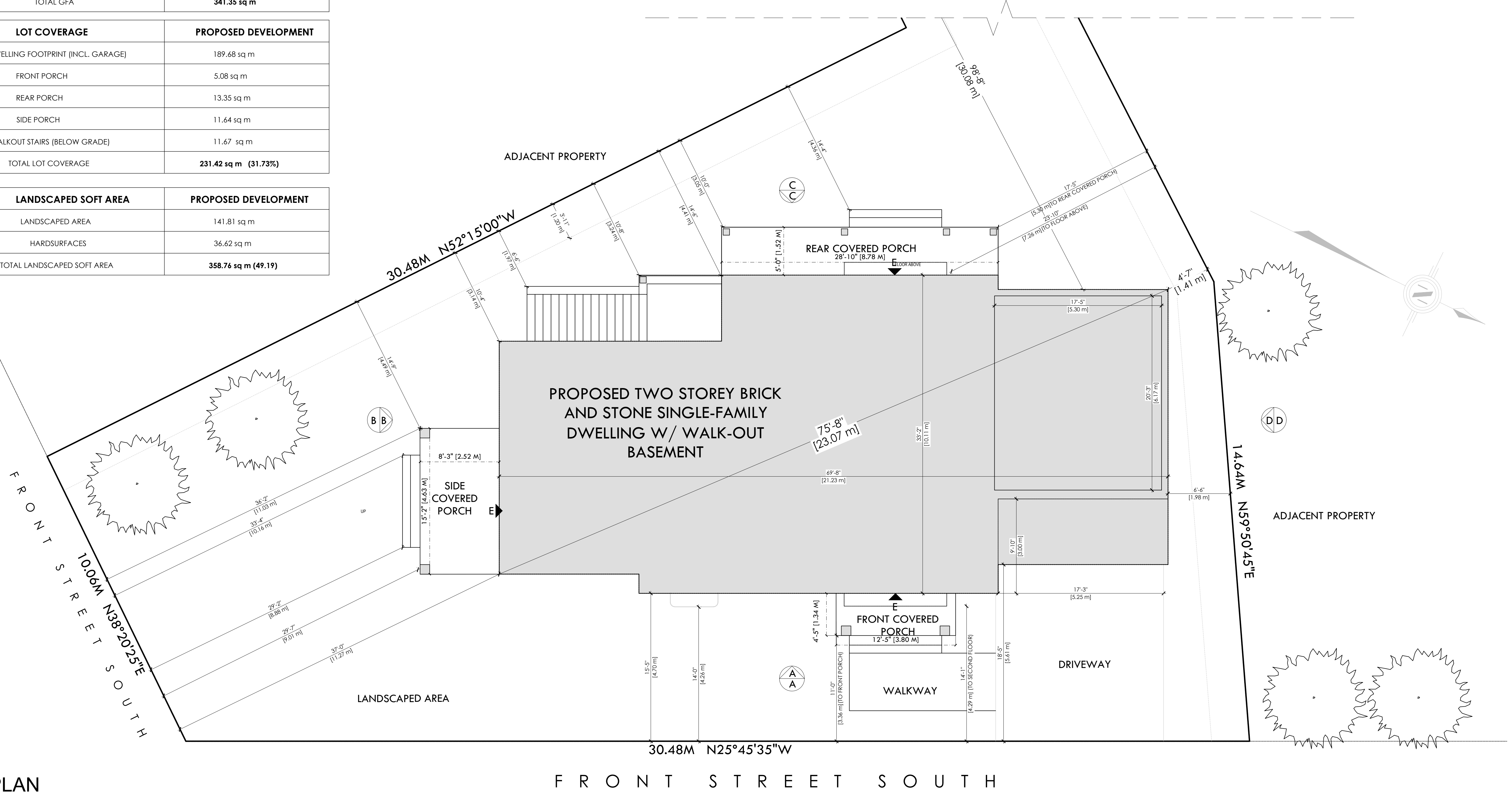
| LIST OF VARIANCES REQUESTED | PROPOSED | REQUIRED |
|--------------------------------------|----------|----------|
| REAR YARD SETBACK TO ATTACHED GARAGE | 1.41 m | 7.5 m |
| REAR YARD SETBACK TO SECOND STOREY | 1.41 m | 7.5 m |
| DWELLING DEPTH PROPOSED | 23.07 m | 20 m |
| GROSS FLOOR AREA PROPOSED | 341.35 m | 305 sq m |



| GROSS FLOOR AREA - INFILL RESIDENTIAL | PROPOSED DEVELOPMENT |
|---------------------------------------|----------------------|
| MAIN FLOOR | 177.87 sq m |
| SECOND FLOOR | 163.48 sq m |
| TOTAL GFA | 341.35 sq m |

| LOT COVERAGE | PROPOSED DEVELOPMENT |
|-----------------------------------|----------------------|
| DWELLING FOOTPRINT (INCL. GARAGE) | 189.68 sq m |
| FRONT PORCH | 5.08 sq m |
| REAR PORCH | 13.35 sq m |
| SIDE PORCH | 11.64 sq m |
| WALKOUT STAIRS (BELOW GRADE) | 11.67 sq m |
| TOTAL LOT COVERAGE | 231.42 sq m (31.73%) |

| LANDSCAPED SOFT AREA | PROPOSED DEVELOPMENT |
|----------------------------|----------------------|
| LANDSCAPED AREA | 141.81 sq m |
| HARDSURFACES | 36.62 sq m |
| TOTAL LANDSCAPED SOFT AREA | 358.76 sq m (49.19) |



SITE PLAN
SC: 3/16" - 1'-0"

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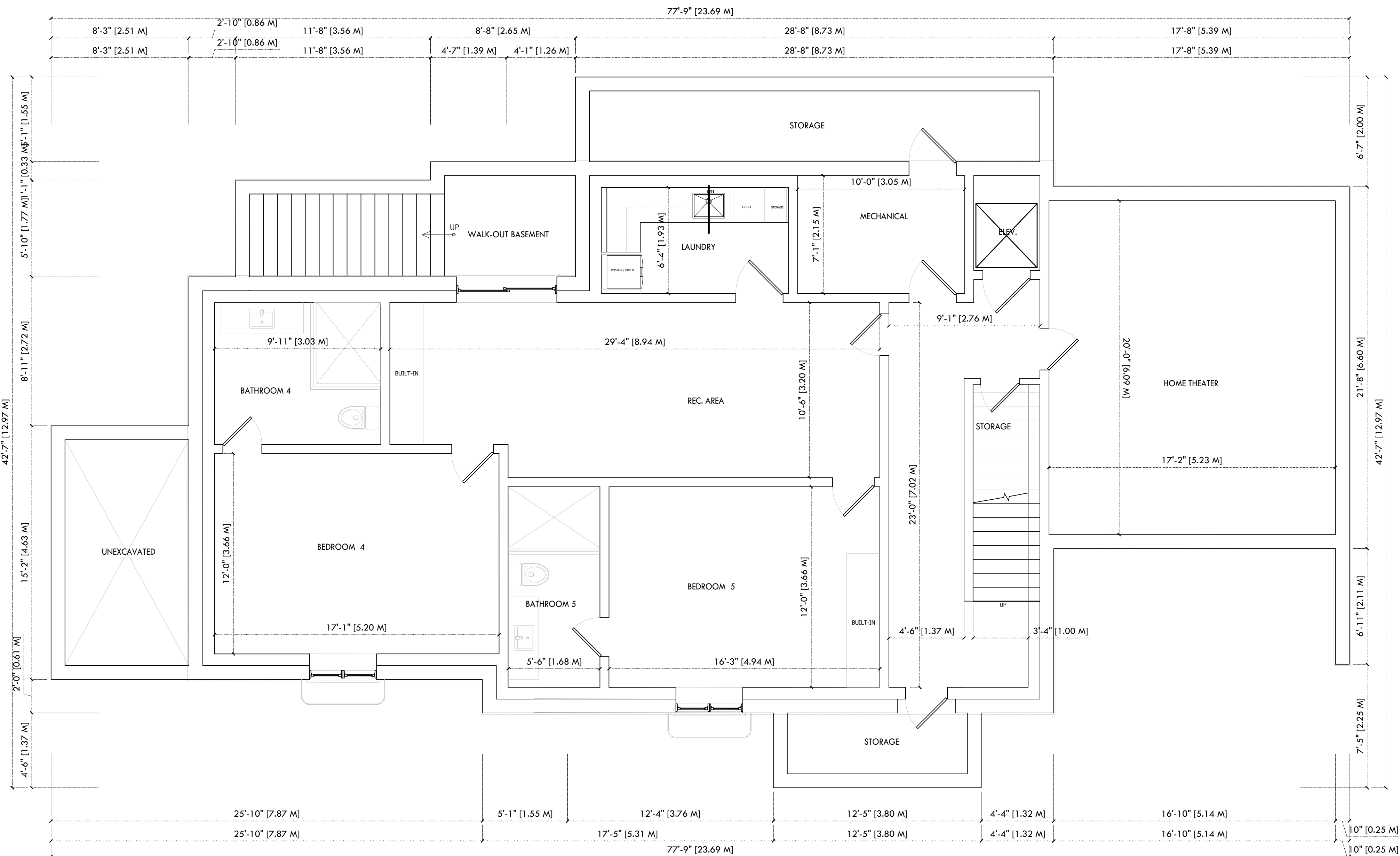
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A100

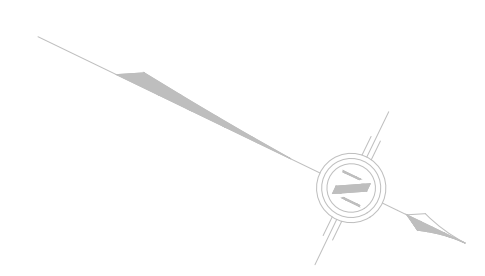
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BASEMENT FLOOR PLAN

SC: 1/4" - 1'-0"



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A101

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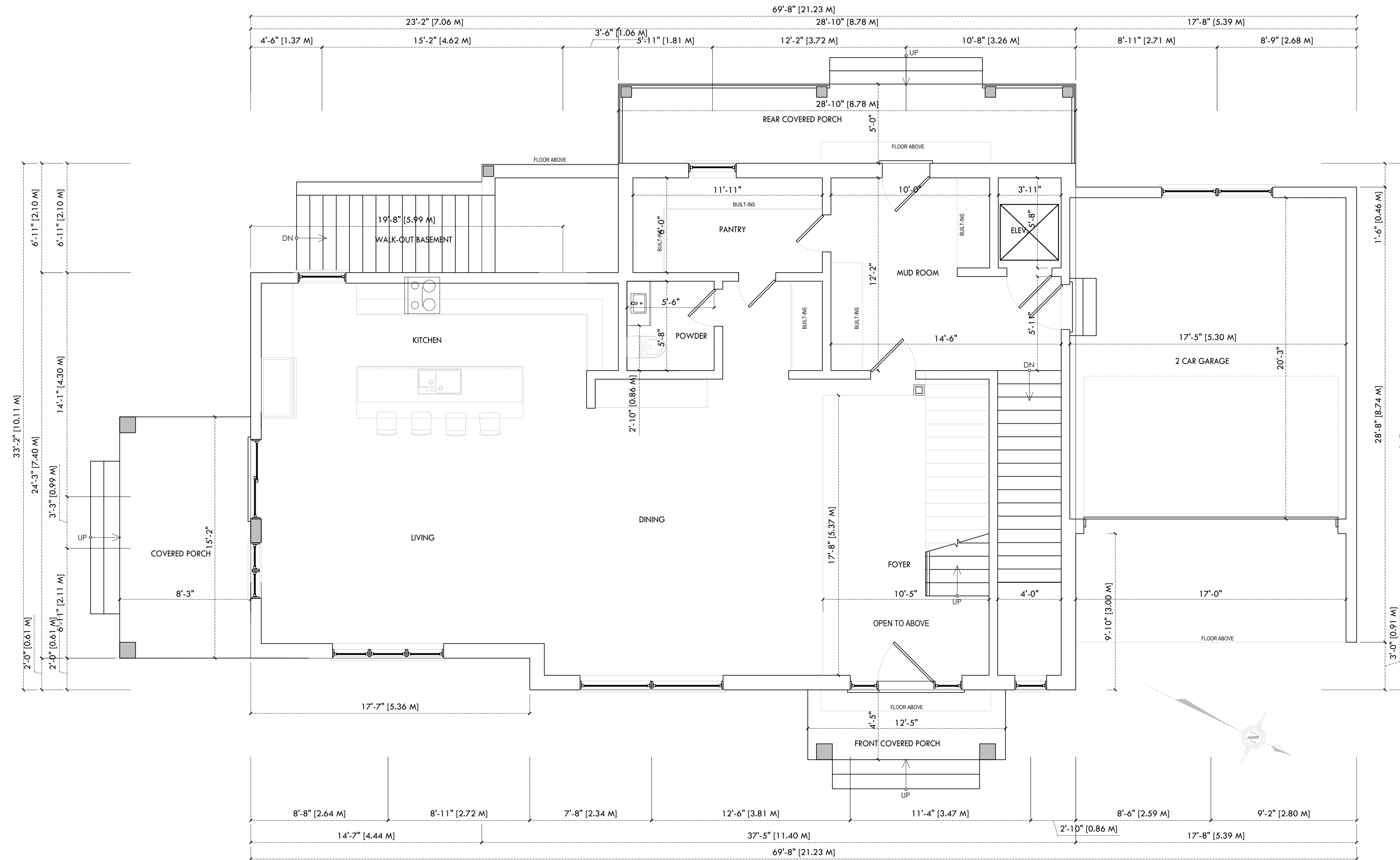
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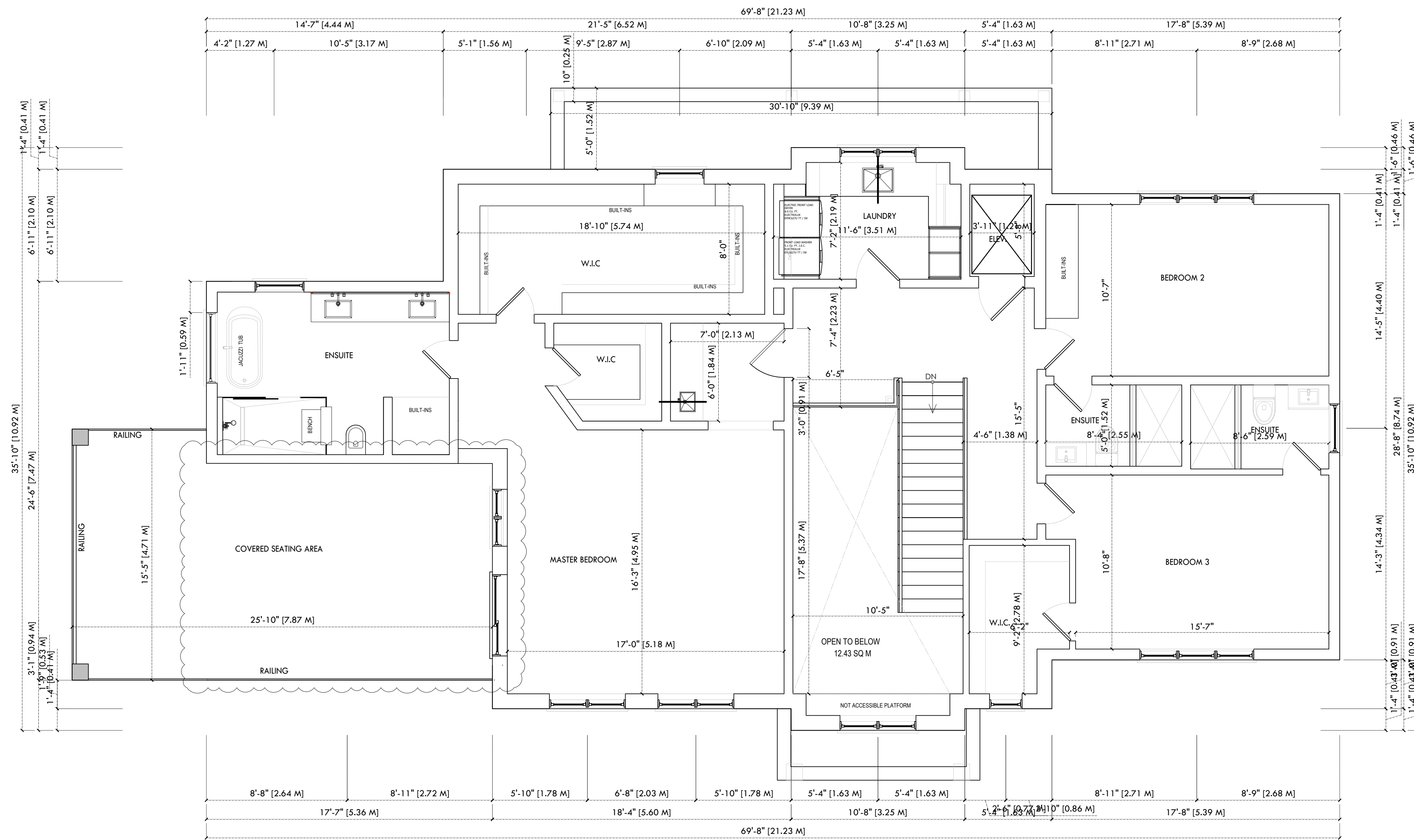
A102

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 EMAIL: sanabeshay@hotmail.com

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MAIN FLOOR PLAN

SC: 1/4" - 1'-0"



SECOND FLOOR PLAN

SC: 1/4" - 1'-0"

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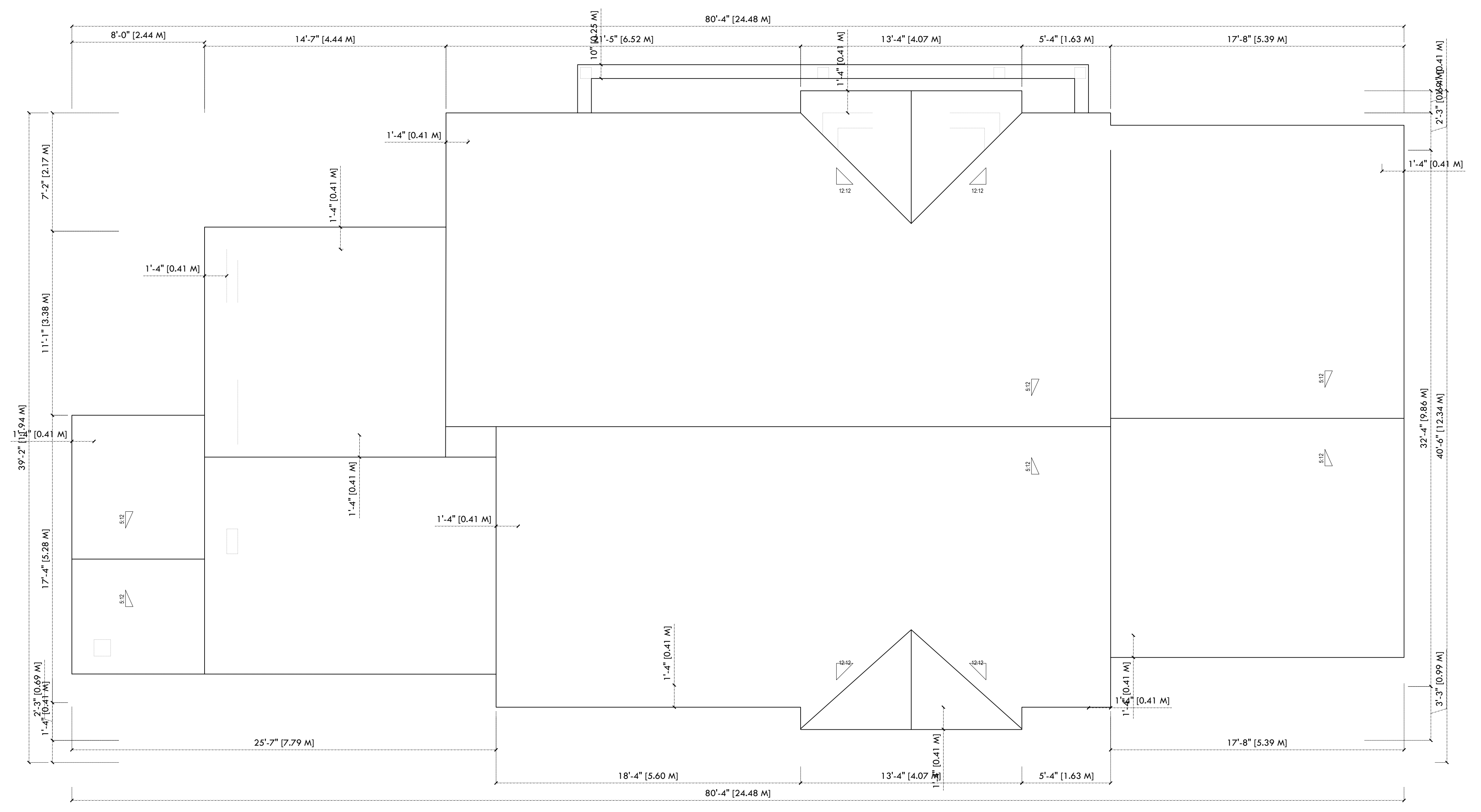
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A104

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ROOF PLAN
 SC: 1/4" - 1'-0"

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ELEVATION A-A

SC: 1/4" - 1'-0"

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ELEVATION B-B

SC: 1/4" - 1'-0"

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ELEVATION C-C

SC: 1/4" - 1'-0"

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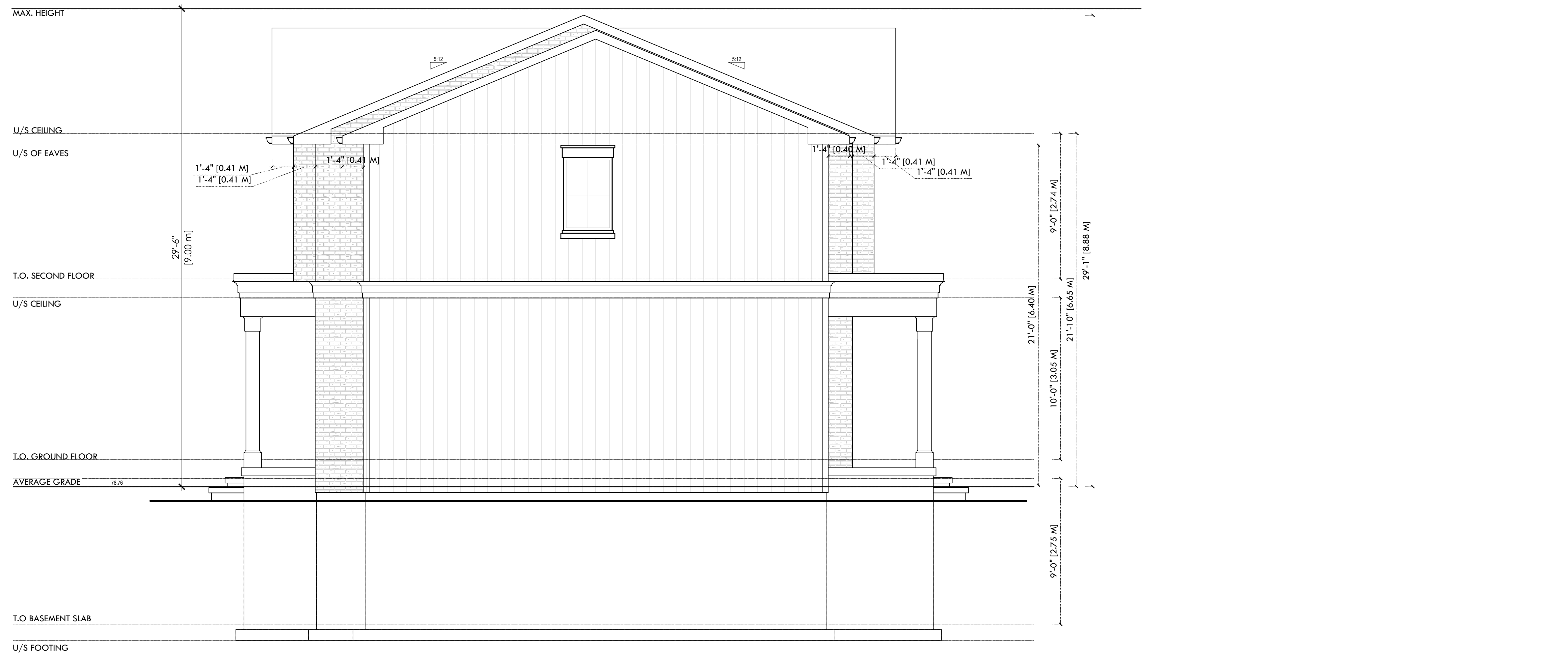
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A108

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SCALE: **AS NOTED.**
 PLOT DATE: **2023-06-24**
 DRAWN BY: **AR**
 CHECKED BY: **HS**



ELEVATION D-D

SC: 1/4" - 1'-0"