

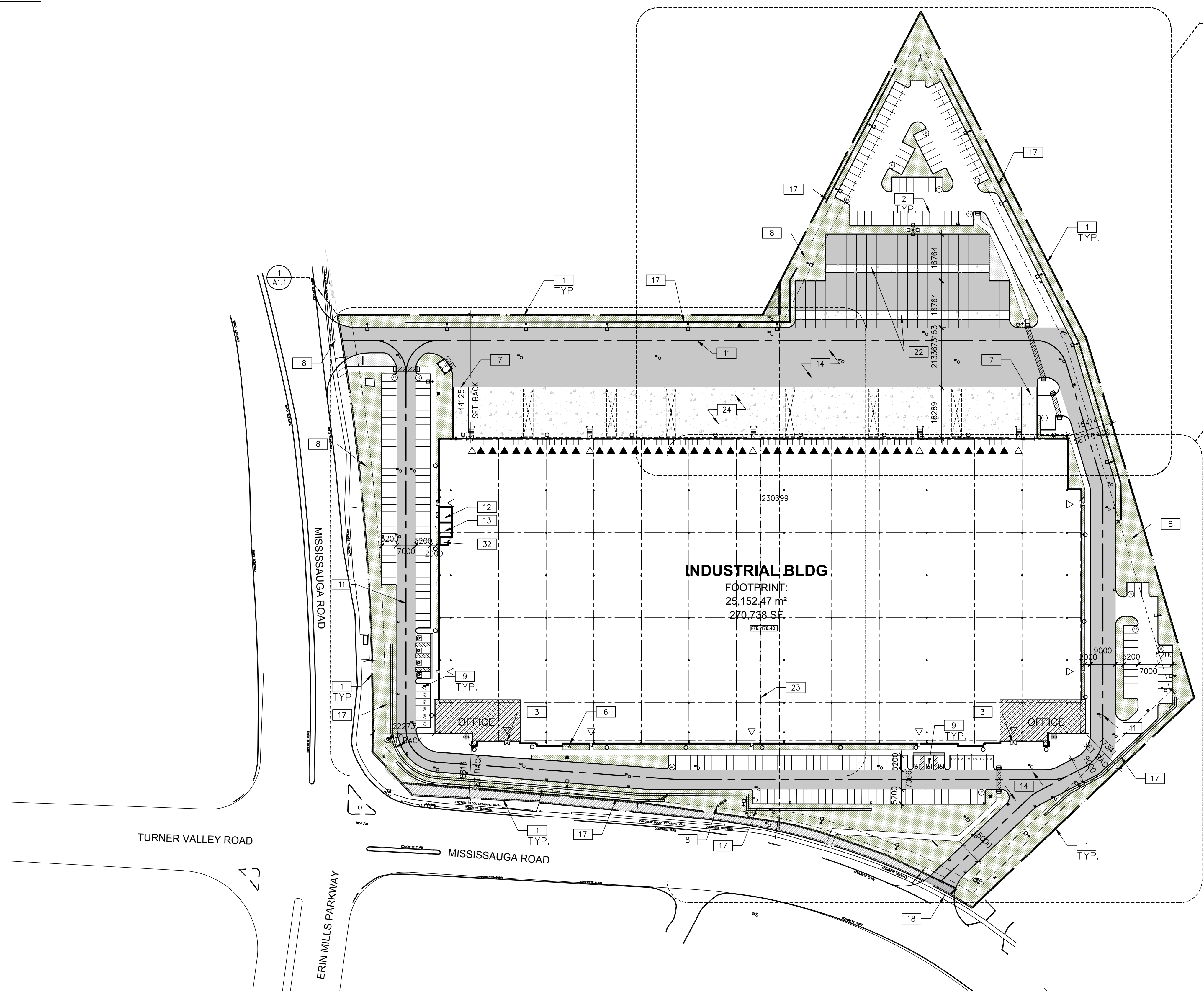
PROJECT DATA

TOR21-01069-00 MISSISSAUGA RD - OVERALL SITE		
SITE STATISTICS		
ZONING	E2-1	
GROSS SITE AREA	57,014 SM (5.70 HA)	
Zone Permitted Use (MISSISSAUGA ZONING BY-LAW NO. 0225-2007)		
Proposed Use	Industrial	
Regulations (Part 8: Employment Zones)		
	Proposed	Required
Min. Lot Frontage (m)	248 m	30.0 m
Min. Front Yard Building Setback (m)	18.61 m	7.5 m
Min. Interior Side Yard Building Setback (m)	16.41 m	7.5 m
Min. Exterior Side Yard Building Setback (m)	N/A	N/A
Min. Rear Yard Building Setback (m)	44.12 m	7.5 m
Min. Landscape Front Yard Setback (m)	4.5 m	4.5 m
Min. Landscape Side Yard Setback (m)	5.0 m	0.0 m
Min. Landscape Rear Yard Setback (m)	4.5 m	0.0 m
Min. Height	13.76 m	N/A
BUILDING FLOOR AREA		
Industrial Building		
Industrial Area	24,151.97m ²	
Office Area	1,000.50m ²	
Combined Area	25,152.47m²	
TOTAL BUILDING GFA	25,152.47m²	
PARKING REQUIREMENT		
	REQUIRED	PROPOSED
1.1 spaces per 100 m ² GFA up to 6975m ² ; 0.6 spaces per 100 m ² over 6975 m ²		
Total No. of Parking Spaces	213	238
Barrier Free Parking Spaces (2 plus 2% of Total Spaces)	7	7 (3 TYPE A AND 4 TYPE B)
Parking Stall Dimensions	2.6 m X 5.2 m	
Barrier Free Parking Stall Type A	3.4m X 5.2m	
Barrier Free Parking Stall Type B	2.4m X 5.2m	
Bicycle Parking Space Dimensions	1.8m X 0.6m	
No. Of Bicycle Parking (Short term)	N/A	24
Loading Space Dimensions	3.5m X 9.0m	
No. Of Loading Spaces (3 spaces plus 1 additional space for each 9 300 m2 GFA)	6	42
Bicycle Parking Spaces	N/A	14
Trailer Parking		37
DOCK STATISTICS		
DOCK-HIGH DOORS	Proposed	
DOCK-HIGH DOORS	42	
GRADE-LEVEL DOORS	2	

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6501-6559
MISSISSAUGA RD
 6501 - 6559 MISSISSAUGA ROAD
 NORTH
 MISSISSAUGA, ON L5N 1A6



SITE PLAN
 SCALE: 1:800
 CONSTRUCTION NORTH TRUE NORTH

SITE PLAN NOTES

- 1 PROPERTY LINE
- 2 2600x5200mm PARKING STALL, PAINTED PARKING STRIPING PER CITY OF MISSISSAUGA ZONING BY-LAW NO. 0225-2007
- 3 PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 4 150mm WIDE CURB TYPICAL
- 5 1500mm MIN. WIDE SIDEWALK TYPICAL U.N.O
- 6 FIRE DEPARTMENT/SIAMESE CONNECTION
- 7 DRIVE-IN DOOR RAMP - SEE CIVIL DRAWINGS FOR SLOPE%
- 8 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- 9 TYPICAL ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER BY-LAW MISSISSAUGA ZONING BY-LAW NO. 0225-2007. EACH PAIR OF SHARED STALLS TO HAVE TYPE A: 3.4m WIDE X 5.2m LONG WITH 2 m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- 10 12.0x3.5m TRUCK LOADING DOCK, TYPICAL
- 11 FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS () DESIGNATED PER BYLAW 1036-81 AS AMENDED
- 12 PROPOSED LOCATION OF ELECTRICAL RM
- 13 PROPOSED LOCATION OF MECHANICAL RM
- 14 HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS REQUIRED FIRE TRUCK ACCESS
- 15 BICYCLE RACK - SEE LANDSCAPE DRAWINGS
- 16 SNOW STORAGE AREA
- 17 RETAINING WALL WITH GUARDRAIL - REFER TO CIVIL DRAWINGS
- 18 ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXISTING SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED AT EACH ENTRANCE.
- 19 TACTILE INDICATOR
- 20 EXTERIOR STEEL STAIRS
- 21 BOLLARDS AT THE END OF STAIRS
- 22 CONCRETE DOLLY PAD
- 23 FUTURE TENANT DEMISING WALL. SUBJECT TO TENANT FIT UP
- 24 CONCRETE APRON
- 25 MONUMENT SIGN
- 26 EXISTING HYDRO TRANSFORMER
- 27 PAINTED SIDEWALK (TYP.)
- 28 PUBLIC SIDEWALK (TYP.)
- 29 PROPOSED LOCATION OF THE GARBAGE AREA/ENCLOSURE
- 30 EXISTING SEWER EASEMENT
- 31 EXISTING HYDRO EASEMENT
- 32 PROPOSED LOCATION OF UNIVERSAL WASHROOM
- 33 TACTILE INDICATORS NOT LESS THAN 300/MAX 610 MM

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- PAINTED DIAGONAL LINES WHERE INDICATED
- FIRE ACCESS ROUTE WITH 12.0M TURNING RADIUS
- PROPERTY LINE
- ZONING BOUNDARY
- GAS METER LOCATION.
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- LIGHT POLE
- WALL MOUNTED LIGHT
- NEW STOP SIGN
- 1500mm WIDE DEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A1.2
- MH DENOTES MANHOLE
- FIRE ROUTE SIGNAGE ON SIGN POST AS PER ONTARIO TRAFFIC MANUAL, LATEST EDITION
- PROPOSED CATCHBASIN
- TACTILE INDICATORS AT DEPRESSED CURB
- BICYCLE RACK
- FENCE
- MAN DOOR
- DOCK HIGH TRUCK DOOR
- KNOCK-OUT PANEL
- GRADE LEVEL TRUCK DOOR

OVERALL SITE PLAN

DATE	REMARKS
2022-04-01	SFA SUBMISSION

PA / PM:	AS
DRAWN BY:	WM
JOB NO.:	TOR21-0106-00

SHEET
A1.0

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