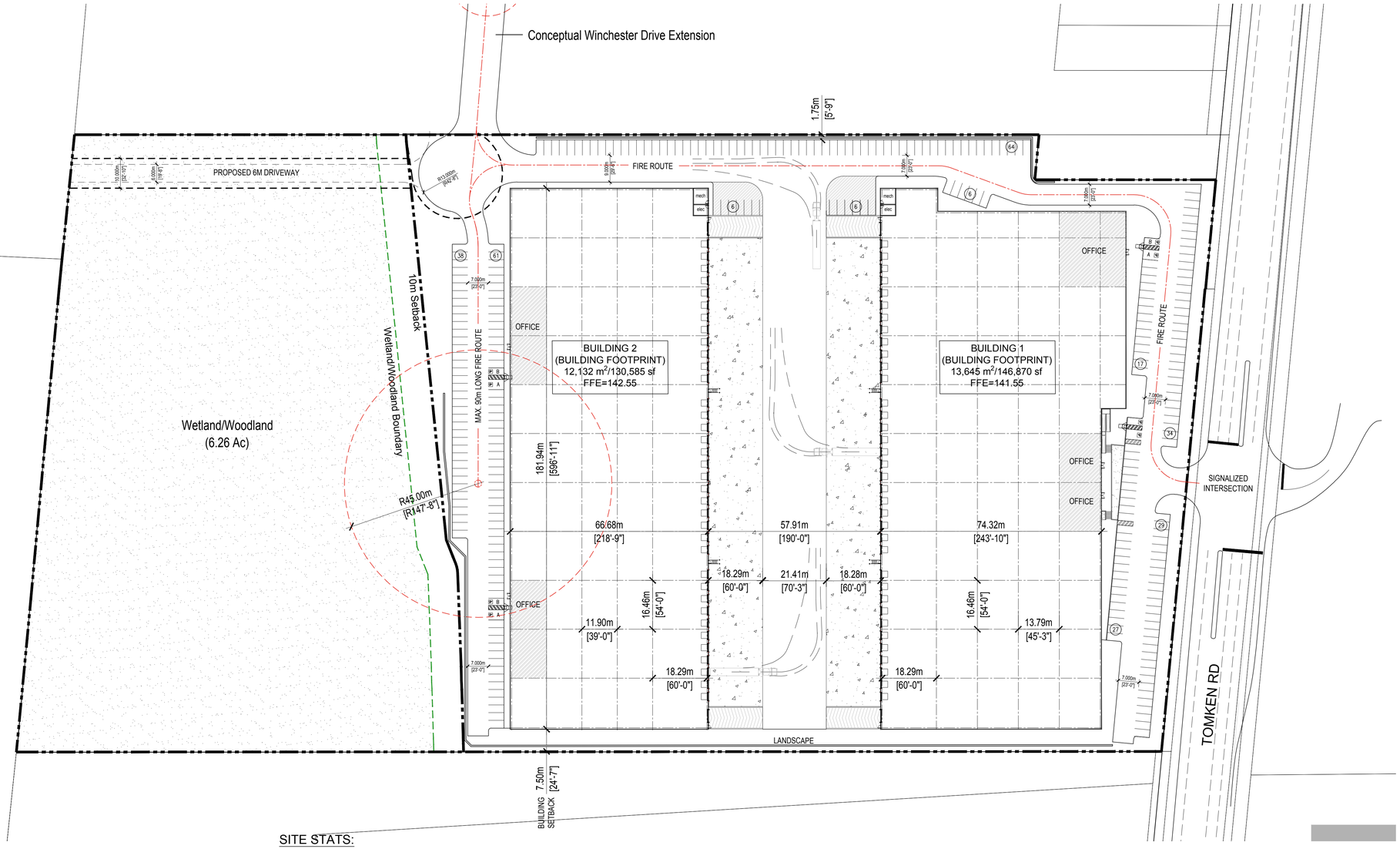
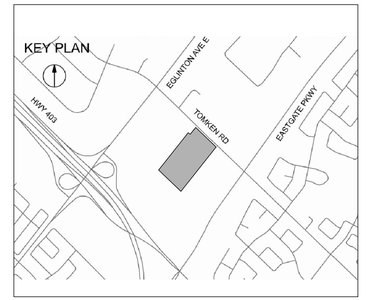


KEY PLAN (N.T.S)



PROJECT NORTH

SITE STATS:

GROSS SITE AREA:	19.55 Ac
- WETLAND AREA:	6.26 Ac
- 10m W.L. BUFFER:	0.52 Ac
- PUBLIC (CUL DE SAC):	0.18 Ac
- NET SITE AREA:	12.60 Ac
BUILDING 1 GFA:	13,645 m² / 146,870 sf
BUILDING 2 GFA:	12,132 m² / 130,585 sf
TOTAL BUILDING GFA:	25,777 m² / 277,455 sf
SITE COVERAGE (GROSS SITE):	32.58%
SITE COVERAGE (NET SITE):	48.85%

PARKING REQUIRED (BLDG 1)	151
PARKING PROVIDED	153
PARKING REQUIRED (BLDG 2)	134
PARKING PROVIDED	135

ZONING REQUIREMENT

MIN. FRONT YARD SETBACK:	7.5M
MIN. INTERIOR YARD SETBACK:	7.5M
MIN. REAR YARD SETBACK:	7.5M
MIN. LANDSCAPE FROM STREET:	4.5M
PARKING (MULTI-TENANT): -1.1 STALL PER 100 m²	
PARKING (BARRIER FREE): - 2+2% OF TOTAL REQ'D PARKING	8

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CLIENT

PROJECT

4496 TOMKEN ROAD
MISSISSAUGA, ON

SHEET TILE

CONCEPT SITE PLAN

DRAWN BY	PY
DATE	NOV 05, 2021
SCALE	1:1500
PROJECT NO.	2021 - 38
SHEET NO.	A0.01