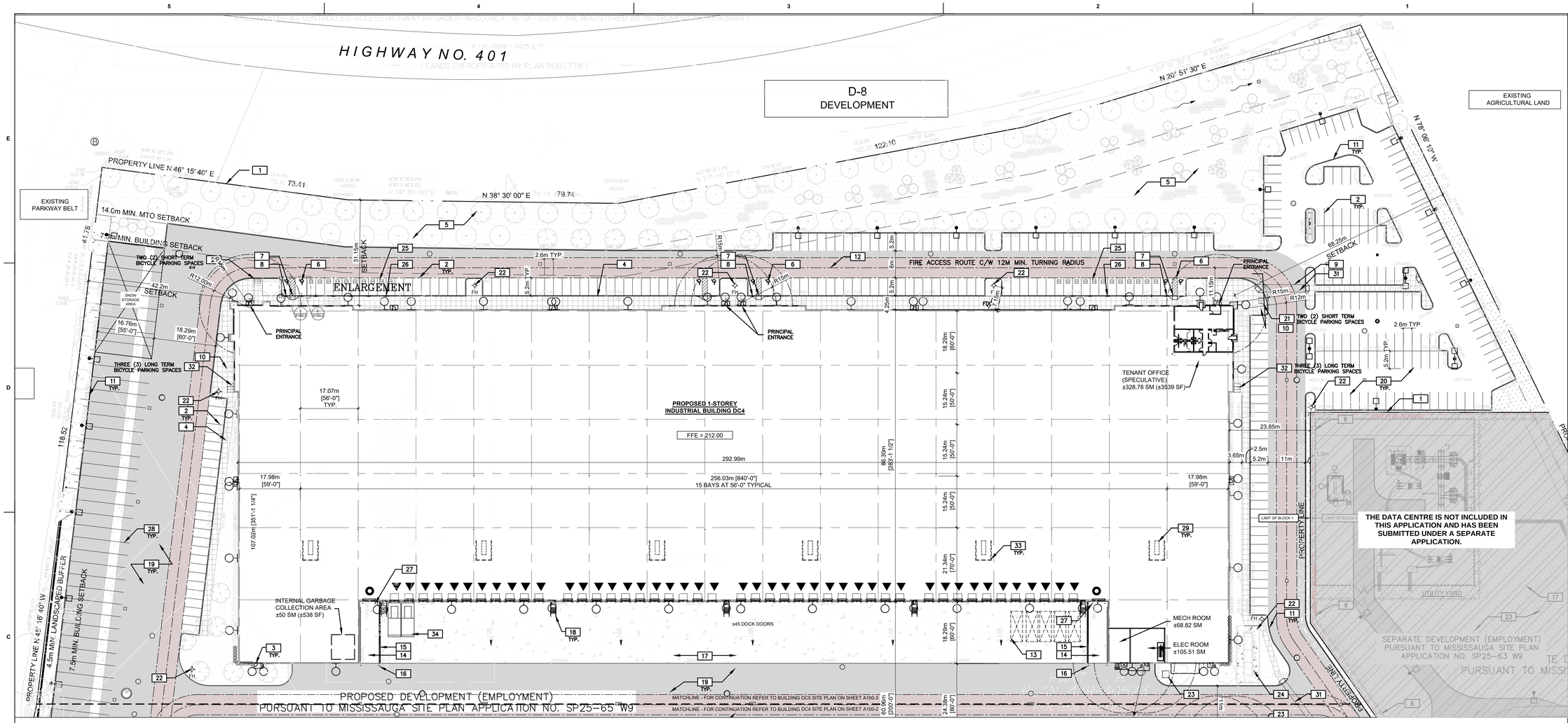
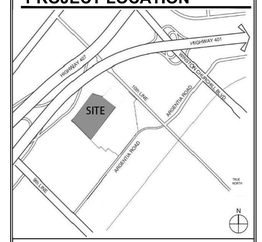


1 A100-2 SITE PLAN - BUILDING DC4
Scale 1 : 500

PETROFF
PETROFF PARTNERSHIP ARCHITECTS
10 AVIVA WAY
SUITE 400
MARKHAM, ONTARIO
L6G 0G1
T 905.470.7000
F 905.470.2500
www.petroff.com

PROJECT LOCATION



LEGAL DESCRIPTION

FOR LEGAL SURVEY INFORMATION REFER TO:
PART OF LOT 14
CONCESSION 10, NEW SURVEY
GEOGRAPHIC TOWNSHIP OF TRAFALGAR
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
PREPARED BY GENESIS LAND SURVEYING INC.,
10 FOUR SEASONS PLACE, 10TH FLOOR,
TORONTO, ON M9B 6H7 DATED OCTOBER 16, 2024,

SITE SPECIFIC ZONING TO BE VERIFIED UPON CONSULTATION WITH CITY OF MISSISSAUGA. LAYOUT IS SUBJECT TO IMPLEMENTATION OF ENVIRONMENTAL, STORM WATER MANAGEMENT, ETC. REQUIREMENTS UPON CONSULTATION WITH AUTHORITIES HAVING JURISDICTION

ADDITIONAL SITE WORKS

NOTE:
FOR LANDSCAPE AND SITE FURNITURE INFORMATION, REFER TO DRAWINGS BY MHBC LANDSCAPE.

FOR GRADING AND SERVICING INFORMATION, REFER TO DRAWINGS BY MTE CONSULTANTS.

FOR SITE PHOTOMETRIC AND ELECTRICAL INFORMATION, REFER TO DRAWINGS BY HAMMERSCHLAG & JOFFE.

FOR TRAFFIC SIGNAGE AND DESIGN REFER TO DRAWINGS BY TYLIN.

NOTE:
FIRE ACCESS ROUTE TO BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.

ROUTE TO BE DESIGNATED AS PER BYLAW 1036-81 AS AMENDED

i. I hereby certify that this drawing confirms in all respects to the site development plans. Include Architect or Engineer's Signature (if applicable) and Professional seal

ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL

ii. The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of Mississauga.
iii. All exterior lighting will be directed onto the site and will not infringe upon the adjacent properties.
iv. All rooftop mechanical units shall be screened from view by the applicant.
v. Parking spaces reserved for people with disabilities must be identified by a sign, installed at the applicant's expense, in accordance with the By-law Requirements and Building Code Requirements.
vi. The applicant will be responsible for ensuring that all plan conform to Transport Canada's restrictions.
vii. Grades will be met with a 33% maximum slope at the property lines and within the site.
viii. All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
ix. Signage shown on the site development plans is for information purposes only. All signs will be subject to the provisions of Sign by-law 0054-2002, as amended, and a separate sign application will be required through the Building Division.
x. Any fencing adjacent to municipal lands is to be located 15 cm (6.0 in.) inside the property line.
xi. Only shielded lighting fixtures are permitted for all development, except for detached and semi-detached dwellings within 60 m of a residentially zoned property and must conform to the Engineer Certified Lighting Plan.
xii. The Engineer Certified Lighting Plan must be signed by the Consulting Engineer.
xiii. The Owner covenants and agrees to construct and install shielded lighting fixtures on the subject lands, in conformity with the Site Plan and Engineer Certified Lighting Plan to the satisfaction of the City of Mississauga.
xiv. Where planting is to be located in landscaped areas on top of an underground parking structure, it is the responsibility of the applicant to arrange the coordination of the design of the underground parking structure with the Landscape Architect and the Consulting Engineering. Underground parking structures with landscaping area to be capable of supporting the following loads:
- 15 cm of drainage gravel plus 40 cm topsoil for sod
- 15 cm of drainage gravel plus 60 cm topsoil for shrubs
- 15 cm of drainage gravel plus 90 cm for trees Or
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 40 cm topsoil for sod
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 60 cm topsoil for shrubs
- Prefabricated sheet drain system* with a compressive strength of 1003 Kpa plus 90 cm topsoil for trees *Terradrain 900 or approved equal

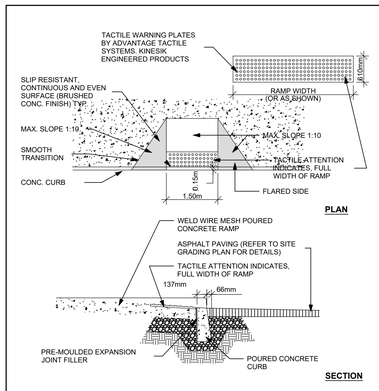
xv. The structural design of any retaining wall over 0.6 m in height or any retaining wall located on a property line is to be shown on the Site Grading plan for this project and is to be approved by the Consulting Engineer for the project.
xvi. Continuous 15 cm high barrier type poured concrete curbing will be provided between all asphalt and landscaped areas throughout the site.
xvii. All utility companies will be notified for locates prior to the installation of the hoarding that lies within the site and within the limited of the City boulevard area.

SITE PLAN NOTES

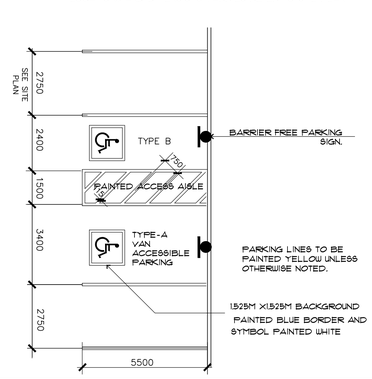
#	
1.	PROPERTY LINE.
2.	2.85m WIDE X 6.0m WIDE MIN. PARKING SPACE, PAINTED STRIPING PER MUNICIPAL STANDARDS.
3.	EXTERIOR PRECAST CONCRETE STAIRS. PROVIDE TUBE STEEL GUARDRAIL AT ALL LOCATIONS HAVING MORE THAN 3 RISERS, TYPICAL.
4.	2.2m MIN. WIDE SIDEWALK TYPICAL U.N.O.
5.	LANDSCAPED AREA SEE LANDSCAPE DRAWINGS
6.	ACCESSIBLE PARKING SPACE, PAINTED STRIPING PER MUNICIPAL STANDARDS.
7.	ACCESSIBLE PARKING SIGN. SIGNS AT TYPE A TO INCLUDE "VAN ACCESSIBLE" DESIGNATION.
8.	ACCESSIBLE CURB RAMP TYPICAL
9.	PEDESTRIAN WALKWAY, PAINTED STRIPING PER MUNICIPAL STANDARDS.
10.	EMPLOYEE AMENITY AREA. SEE LANDSCAPE DRAWINGS FOR SITE FURNITURE
11.	0.15m HIGH CONCRETE CURB. PROVIDE 0.30m HIGH CONCRETE CURB AT ALL LOCATIONS ADJACENT TO TRUCK TRAFFIC. SEE CIVIL DRAWINGS
12.	6.0m MIN. WIDE FIRE ACCESS ROUTE W/ 12.0m MIN. TURNING RADIUS
13.	3.5m WIDE X 14.5m LONG MIN. LOADING SPACE PER MUNICIPAL STANDARDS
14.	DRIVE-IN RAMP SEE CIVIL DRAWINGS FOR SLOPE %
15.	RETAINING WALL. PEDESTRIAN RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE IS GREATER THAN 0.6m TYPICAL. SEE CIVIL AND STRUCTURAL DRAWINGS
16.	PROVIDE STEEL PIPE BOLLARD AT BOTTOM OF RETAINING WALL TYPICAL
17.	REINFORCED CONCRETE APRON SEE CIVIL DRAWINGS
18.	EXTERIOR GALVANIZED STEEL STAIRS W/ TUBE STEEL GUARDRAIL TYPICAL
19.	HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS ALONG FIRE ACCESS ROUTE OR TRUCK ACCESS. SEE CIVIL DRAWINGS
20.	LIGHT DUTY ASPHALT SEE CIVIL DRAWINGS
21.	SHORT TERM BICYCLE PARKING SPACES. SEE LANDSCAPE DRAWINGS
22.	FIRE HYDRANT C/W BOLLARD PROTECTION TYPICAL. SEE CIVIL DRAWINGS
23.	TRANSFORMER C/Q BOLLARD PROTECTION TYPICAL. SEE ELECTRICAL DRAWINGS.
24.	HIGH VOLTAGE SWITCH GEAR. SEE ELECTRICAL DRAWINGS
25.	RESERVED PARKING FOR HYBRID AND LOW EMISSION VEHICLES
26.	EV CHARGER ON CONCRETE POST. SEE ELECTRICAL AND STRUCTURAL DRAWINGS
27.	PROVIDE STEEL PIPE BOLLARD ON BOTH SIDES OF DRIVE-IN DOOR
28.	TRAILER PARKING SPACE (12FT X 55FT TYPICAL) WITH 10FT CONCRETE DOLLY PAD TYPICAL
29.	DASHED LINE INDICATES LOCATION OF PROPOSED ROOF TOP UNIT AT ROOF LEVEL REFER TO ROOF PLAN
30.	PROPOSED SECURITY GATE ARM. PROVISION FOR EMERGENCY ACCESS TO BE INCLUDED AT
31.	PEDESTRIAN WALKWAY, PAINTED STRIPING PER MUNICIPAL STANDARDS
32.	LONG TERM BICYCLE PARKING SPACES. SEE LANDSCAPE DRAWINGS
33.	ROOFTOP MECHANICAL EQUIPMENT SCREEN
34.	GARBAGE COMPACTOR & RECYCLING AREA

SITE LEGEND

△	PRINCIPAL ENTRANCE		HEAVY DUTY ASPHALT
▲	LOADING DOCK DOOR		CONCRETE PAVEMENT
○	DRIVE-IN DOOR		CONCRETE SIDEWALK
	PROPERTY LINE		FIRE TRUCK ROUTE
	FENCE	□	CATCH BASIN SEE CIVIL DWGS
	FIRE ACCESS ROUTE	○	MANHOLE SEE CIVIL DWGS
	ACCESSIBLE PARKING SPACE		TRAFFIC SIGNAGE
EV	HYBRID AND LOW EMMISION VEHICLE PARKING SPACE		LIGHT STANDARD SEE ELECTRICAL DWGS
B	BOLLARD		WALL MOUNTED LIGHT FIXTURE SEE ELECTRICAL DWGS
FH	FIRE HYDRANT	FDC	FIRE DEPARTMENT CONNECTION
CP	CAR POOL VEHICLE PARKING SPACE		



3 A100-2 TYP. CURB DEPRESSION DETAIL
Scale 1 : NTS



2 A100-2 BARRIER FREE PARKING STALL LAYOUT
Scale 1 : NTS

3265 ARGENTIA ROAD - INDUSTRIAL BUILDING DC4

ZONING CATEGORY	EMPLOYMENT - E2 (EXISTING D-8)			
PROPOSED USE	INDUSTRIAL BUSINESS			
SITE AREA AND COVERAGE				
	PROPOSED			
	(m2)		(AC)	
GROSS SITE AREA	345,112.27		85.27	
BLOCK A- INDUSTRIAL LAND (BLDG DC4 & DC5)	120,843.30		29.86	
	PROPOSED			
	(m2)		(ft2)	
PROPOSED BUILDING DC4	26,823.00		288,720.37	
TOTAL BUILDING FOOTPRINT	26,823.00		288,720.37	
TOTAL BUILDING GFA	26,823.00		288,720.37	
LOT COVERAGE				
PARKING REQUIREMENTS (0225-2007 PART 3 TABLE 3.1.2.2.)				
WAREHOUSE/ DISTRIBUTION FACILITY				
- 1.1 SPACES PER 100M2 GFA UP TO 6,975 M2 GFA - 0.6 SPACES PER 100M2 GFA OVER 6,975 M2 GFA				
MIN. PARKING SPACE DIMENSIONS	STANDARD - 2.6m x 5.2m			
MIN. AISLE WIDTH	7.0m			
	PROPOSED		REQUIRED	
PROPOSED INDUSTRIAL BUILDING DC4	278		196	
TOTAL NO. OF PARKING SPACES	278		196	
ACCESSIBLE PARKING SPACES				
PROPOSED INDUSTRIAL BUILDING DC4	8		7	
TOTAL NO. OF ACCESSIBLE PARKING SPACES	8		7	
ELECTRIC VEHICLE PARKING SPACES (1 EV CHARGER PER 100,000 SF GFA)				
PROPOSED INDUSTRIAL BUILDING DC4	4		3	
TOTAL NO. OF ELECTRIC VEHICLE PARKING SPACES	4		3	
BICYCLE PARKING REQUIRMENETS (0225-2007 PART 3 TABLE 3.1.4.6.)				
	PROPOSED		REQUIRED	
PROPOSED INDUSTRIAL BUILDING DC4	14		13	
TOTAL NO. OF BICYCLE PARKING SPACES	14		13	
MIN. BICYCLE PARKING SPACE DIMENSIONS	1.8m x0.6m			
LOADING SPACE REQUIREMENTS (0225-2007 PART 3 TABLE 3.1.4.3.)				
LOADING SPACES	PROPOSED		REQUIRED	
PROPOSED INDUSTRIAL BUILDING DC4	>6		6	
TOTAL NO. OF LOADING SPACES	>6		6	
MIN. LOADING SPACE DIMENSIONS	3.5m x 9.0m			

REV #	DATE	REVISION TITLE
1	AUG 15, 2025	ISSUED FOR SPA
2	MAR 4, 2026	ISSUED FOR SPA
3	MAR 25, 2026	ISSUED FOR SPA RESUBMISSION
4	2026-09-25	ISSUED FOR SPA RESUBMISSION

PROJECT NO: 25026.00
DRAWN BY: TY
CHECKED BY: RCB

■ NOT RELEASED FOR CONSTRUCTION
□ RELEASED FOR CONSTRUCTION

PROJECT TITLE:
3261 ARGENTIA ROAD
3265 ARGENTIA ROAD,
MISSISSAUGA, ON
TOR003944
INDUSTRIAL DEVELOPMENT

PROLOGIS

Prologis Inc. (Canada)
185 The West Mall, Suite 700, Toronto
647-258-2600
Tony Nguyen: Tnguyen4@prologis.com
https://www.prologis.com

SHEET TITLE:
SITE PLAN
BUILDING DC4
SP 25-65 W9

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
ALYHAMIDY
LICENCE
6788

SHEET NO.
A.100-2