



1 SITE PLAN - BUILDING DC5
Scale 1 : 500

- ### SITE PLAN NOTES
- PROPERTY LINE.
 - 2.85m WIDE X 6.0m WIDE MIN. PARKING SPACE, PAINTED STRIPING PER MUNICIPAL STANDARDS.
 - EXTERIOR PRECAST CONCRETE STAIRS. PROVIDE TUBE STEEL GUARDRAIL AT ALL LOCATIONS HAVING MORE THAN 3 RISERS, TYPICAL.
 - 2.2m MIN. WIDE SIDEWALK TYPICAL U.N.O.
 - LANDSCAPED AREA SEE LANDSCAPE DRAWINGS.
 - ACCESSIBLE PARKING SPACE, PAINTED STRIPING PER MUNICIPAL STANDARDS.
 - ACCESSIBLE PARKING SIGN. SIGNS AT TYPE A TO INCLUDE "VAN ACCESSIBLE" DESIGNATION.
 - ACCESSIBLE CURB RAMP TYPICAL.
 - PEDESTRIAN WALKWAY, PAINTED STRIPING PER MUNICIPAL STANDARDS.
 - EMPLOYEE AMENITY AREA. SEE LANDSCAPE DRAWINGS FOR SITE FURNITURE.
 - 0.15M HIGH CONCRETE CURB. PROVIDE 0.30M HIGH CONCRETE CURB AT ALL LOCATIONS ADJACENT TO TRUCK TRAFFIC. SEE CIVIL DRAWINGS.
 - 6.0m MIN. WIDE FIRE ACCESS ROUTE W / 12.0m MIN. TURNING RADIUS.
 - 3.5m WIDE X 14.5m LONG MIN. LOADING SPACE PER MUNICIPAL STANDARDS.
 - DRIVE-IN RAMP SEE CIVIL DRAWINGS FOR SLOPE %.
 - RETAINING WALL. PEDESTRIAL RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE IS GREATER THAN 0.6m TYPICAL. SEE CIVIL AND STRUCTURAL DRAWINGS.
 - PROVIDE STEEL PIPE BOLLARD AT BOTTOM OF RETAINING WALL TYPICAL.
 - REINFORCED CONCRETE APRON SEE CIVIL DRAWINGS.
 - EXTERIOR GALVANIZED STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
 - HATCHED AREA DENOTES HEAVY DUTY ASPHALT. TYPICAL FOR ALL AREAS ALONG FIRE ACCESS ROUTE OR TRUCK ACCESS. SEE CIVIL DRAWINGS.
 - LIGHT DUTY ASPHALT. SEE CIVIL DRAWINGS.
 - SHORT TERM BICYCLE PARKING SPACES. SEE LANDSCAPE DRAWINGS.
 - FIRE HYDRANT C/W BOLLARD PROTECTION TYPICAL. SEE CIVIL DRAWINGS.
 - TRANSFORMER C/W BOLLARD PROTECTION TYPICAL. SEE ELECTRICAL DRAWINGS.
 - HIGH VOLTAGE SWITCHGEAR. SEE ELECTRICAL DRAWINGS.
 - RESERVED PARKING FOR HYBRID AND LOW EMISSION VEHICLES.
 - EV CHARGER ON CONCRETE POST. SEE ELECTRICAL AND STRUCTURAL DWGS.
 - PROVIDE STEEL PIPE BOLLARD ON BOTH SIDES OF DRIVE-IN DOOR.
 - PROPOSED MONUMENT SIGNAGE BY OTHER IN SEPARATE APPLICATION.
 - TRAILER PARKING SPACE (12FT X 55FT TYPICAL) WITH 10FT CONCRETE DOLLY PAD TYPICAL.
 - PROPOSED CONCRETE PAD FOR FUTURE PREFAB GUARD SHACK AND GATE OPERATOR IN SEPARATE APPLICATION. SEE STRUCTURAL AND ELECTRICAL DRAWINGS.
 - DASHED LINE INDICATES LOCATION OF PROPOSED ROOF TOP UNIT AT ROOF LEVEL REFER TO ROOF PLAN.
 - PROPOSED FENCE AT PERIMETER. SEE LANDSCAPE DRAWINGS.
 - PROPOSED SECURITY GATE ARM. PROVISION FOR EMERGENCY ACCESS TO BE INCLUDED AT LOCATIONS WITHIN FIRE ACCESS ROUTE.
 - PROPOSED PARKING MODIFICATIONS AT EXISTING INDUSTRIAL BUILDING DC2 (3255 ARGENTIA ROAD). REMOVE EXISTING LANDSCAPING AND CONCRETE CURBS AROUND FOURTEEN (14) EXISTING PARKING SPACES. PROVIDE NEW LANDSCAPING AND CONCRETE CURB PER MODIFIED LAYOUT. SEE CIVIL AND LANDSCAPE DRAWINGS.
 - EXISTING LIGHT STANDARD TO BE REMOVED AND RELOCATED TO SUIT MODIFIED LAYOUT. SEE ELECTRICAL DRAWINGS.
 - SCREEN WALL AT GENERATOR YARD. MATERIAL TO BE SELECTED BY OWNER.
 - SECURE ENCLOSURE AT UTILITY YARD. FENCING AND / OR BARRIER MATERIAL TO BE SELECTED BY OWNER.
 - CONCRETE PAD (MIN. 1.525m x 1.525m) SET 150mm BELOW FIN. FLOOR LEVEL TYPICAL.

- ### SITE LEGEND
- | | | | |
|-----|---|-----|----------------------------|
| △ | PRINCIPAL ENTRANCE | ■ | HEAVY DUTY ASPHALT |
| ▲ | LOADING DOCK DOOR | ■ | CONCRETE PAVEMENT |
| ○ | DRIVE-IN DOOR | ■ | CONCRETE SIDEWALK |
| —○— | PROPERTY LINE | ■ | CATCH BASIN SEE CIVIL DWGS |
| —○— | FENCE | ○ | MANHOLE SEE CIVIL DWGS |
| —○— | FIRE ACCESS ROUTE | —○— | TRAFFIC SIGNAGE |
| ○ | ACCESSIBLE PARKING SPACE | □ | LIGHT STANDARD |
| ○ | HYBRID AND LOW EMISSION VEHICLE PARKING SPACE | ○ | WALL MOUNTED LIGHT FIXTURE |
| ○ | BOLLARD | ○ | SEE ELECTRICAL DWGS |
| ○ | FIRE HYDRANT | | |

7564 TENTH LINE WEST - INDUSTRIAL BUILDING DC5			
ZONING CATEGORY	EMPLOYMENT - E2 (EXISTING D-8)		
PROPOSED USE	INDUSTRIAL BUSINESS		
SITE AREA AND COVERAGE	PROPOSED		
	(m2)	(AC)	
GROSS SITE AREA	161,717.70	39.96	
BLOCK A - INDUSTRIAL LAND	120,943.30	29.96	
	PROPOSED		
	(m2)	(ft²)	
TOTAL BUILDING GFA	30,503.00	328,332	
LOT COVERAGE	0.25		
PARKING REQUIREMENTS (0225-2007 Part 3 Table 3.1.2.2.)			
Warehouse / Distribution Facility			
- 11 SPACES PER 100m2 GFA UP TO 6,975 m2 GFA			
- 0.6 SPACES PER 100m2 GFA OVER 6,975 m2 GFA			
TOTAL NO. OF PARKING SPACES	PROPOSED		REQUIRED
	218		218
ACCESSIBLE PARKING SPACES			
TOTAL NO. OF ACCESSIBLE PARKING SPACES			
ELECTRIC VEHICLE PARKING SPACES (1 EV CHARGER PER 100,000 SF GFA)			
TOTAL NO. OF ELECTRIC VEHICLE PARKING SPACES			
MIN. PARKING SPACE DIMENSIONS			
STANDARD - 2.6m X 5.2m			
MIN. AISLE WIDTH			
7.0m			
BICYCLE PARKING REQUIREMENTS (0225-2007 Part 3 Table 3.1.6.6.)			
BICYCLE PARKING SPACES	PROPOSED		REQUIRED
	16		15
MIN. BICYCLE PARKING SPACE DIMENSIONS			
1.8m X 0.6m			
LOADING SPACE REQUIREMENTS (0225-2007 Part 3 Table 3.1.4.3.)			
LOADING SPACES	PROPOSED		REQUIRED
	6		6
TOTAL NO. OF LOADING SPACES			
MIN. LOADING SPACE DIMENSIONS			
3.5m X 9.0m			

PETROFF
PETROFF PARTNERSHIP ARCHITECT

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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 PEELE
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 MHEC LANDSCAPE.

FOR GRADING AND SERVING 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.

KEY PLAN

REVISION

REV #	DATE	REVISION TITLE
1	AUG 15, 2025	ISSUED FOR SPA

PROJECT NO: 25026 00
DRAWN BY: TY
CHECKED BY: RCB

☒ NOT RELEASED FOR CONSTRUCTION
☐ RELEASED FOR CONSTRUCTION

PROJECT TITLE:

7564 TENTH LINE WEST,
MISSISSAUGA, ON
TOR000394

SHEET TITLE:

SITE PLAN
BUILDING DC5

SEAL:

SHEET NO.

A.100-3