

PROJECT STATISTICS

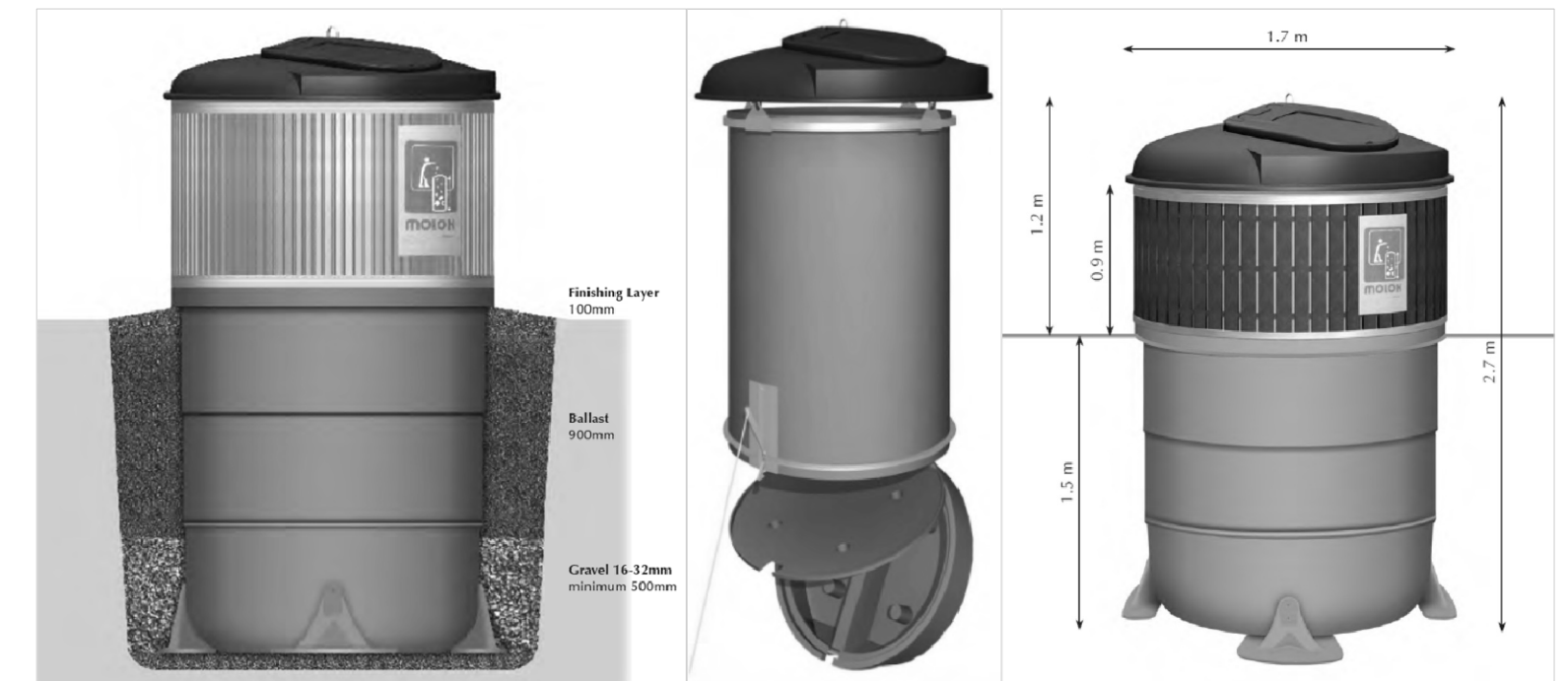
ADDRESS- 1480 DERRY ROAD EAST, MISSISSAUGA, ONTARIO		
ZONING - D, TABLE BASED ON ZONE C5 STANDARDS		
	REQUIRED-MIN.	PROVIDED
MIN. LOT AREA	N/A	1762.70SQM. (0.43Acre)
MIN. LOT FRONTAGE	48.0M	55.57M
PROPOSED C-STORE	-	167.25 SQM.
PROPOSED TAKE OUT RESTAURANT	-	92.90 SQM.
MAX. GROSS FLOOR AREA (G.F.A.)	-	260.15 SQM.
LANDSCAPED AREA	N/A	287.51 SQM.(16.31%)
BUILDING COVERAGE	-	260.15 SQM.(14.75%)
MAX. BUILDING HEIGHT	6M	1 STOREY (5.9M)
PAVED AND ASPHALT AREA	-	1215.04 (68.93%)
FLOOR SPACE INDEX : GROSS FLOOR AREA / LOT AREA	= 260.15 / 1762.70	= 0.14 < 0.45
MAX INT SIDE YARD	4.5M	10.25 ON WEST, 1.55M ON EAST
MAX REAR YARD	4.5M	1.5M
MIN. BUFFER STRIP REQUIRED FROM THE STREET LINE	4.5M	1.5M
MIN. BUFFER STRIP REQUIRED FROM ADJACENT EMPLOYMENT USE	3.0M	1.5M

BUILDING SETBACK

	REQUIRED-MIN.	PROVIDED
FRONT YARD (NORTH)	4.5 M.	28.60 M.
REAR YARD (SOUTH)	4.5 M.	1.50 M.
SIDE YARD (WEST)	4.5 M.	10.25 M.
SIDE YARD (EAST)	4.5 M.	1.74 M.

PARKING CALCULATIONS

	REQUIRED-MIN.	PROVIDED
C-STORE (5.4/100 SQM.)	9	7
TAKE-OUT RESTAURANT (6/100 SQM.)	6	6
TOTAL	15	13
BARRIER FREE PARKING	2	2 (3400X5200MM) (2400X5200MM)
LOADING SPACE MIN.	1	1



WASTE TYPE- MIXED WASTE, PAPER, MIXED RECYCLABLES, CARDBOARD
 LID- STANDARD USER OPENING-FULL OPEN- 69 cm DIAMETER
 CARDBOARD- LID MODIFIED WITH SLOT OPENING FOR CARDBOARD
 LIFTING BAG- HARD-SIDED LIFTING CONTAINER



2 GARBAGE ENCLOSURES
 A-1.0 MOLOK DEEP COLLECTION - M5000

LEGEND

- EXISTING BUILDING
- PROP. BUILDING
- LANDSCAPING
- PAINTED LINES NO PARKING
- ASPHALT DRIVEWAY
- CONCRETE STAMP
- CONCRETE WALKWAY 150 MM RAISED
- SIDEYARD SETBACK
- HANDICAP PARKING
- MAN DOOR
- OVERHEAD DOOR
- FIRE ROUTE
- CATCH BASIN
- PERMEABLE PAVING (ALL SIDEWALKS PERMEABLE)

1 SITE PLAN
 A-1.0 SCALE- 1:200

All pedestrian walkways must be raised approximately 15cm (6 in.) from vehicular traffic to provide definition & protection for pedestrian.

I hereby certify that this drawing conforms in all respects to the site development plans as approved by the City of Mississauga under file number _____ Architect's or Engineer's Signature (if applicable) and Professional Seal

All proposed curbing within the municipal boulevard area for the site is to suit as follows:
 * for Industrial, Commercial & condominium developments, all entrances to the site are to be in accordance with O.P.S.D. 350.0.10.
 The site plan is to be read in conjunction with the "site statics details & specifications" plan prepared by n Architecture Inc. & grading plan prepared by C.Ramamthan

Fire access route will be designed to support a load of not less than 11,363kg per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15.0m.
 * fire route will be designed as per by law- 1036-81 as amended

Note: If the final course of asphalt paving is delayed, install a temporary lift of asphalt and ramps or curb cuts to provide barrier free access.

It is recommended that the applicant contact this Department to determine our position on the variances.

- "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."

- "All roof top mechanical units shall be screened from view by the applicant."

- "All Exterior lighting will be directed onto the site and will not infringe upon the adjacent properties."

- Only "shielded" lighting fixtures are permitted.

- The Owner covenants and agrees to install "shielded" lighting fixtures on the subject lands.

- "The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions."

The applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two (2) years following completion of all site works. Hoarding must be prior to the removal of any tree hoarding from the site.

SURVEY INFORMATION TAKEN FROM:
 GREATER TORONTO ACRES SURVEYING INC.
 7003 STEELES AVE. WEST, UNIT12, TORONTO ON M9W 0A2
 TEL: (416) 679-0572
 EMAIL: jw@gtasurveying.ca
 PROJECT: 17208

APPLICANT:
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 n ARCHITECTURE INC.
 9120 LESLIE STREET, SUITE-208,
 RICHMOND HILL, ONTARIO, L4B 3J9
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OWNER:
 Vicky Aulakh(Gurwinder Singh Aulakh)
 Prabh Aulakh Ltd.
 1480 Derry Rd E, Mississauga, ON.
 Email : aulakh.1@hotmail.com

MUNICIPAL ADDRESS & LEGAL DESCRIPTION:
 1480 Derry Road East, Mississauga, ON.
 Part of LOT 10, CONCESSION 3 EAST OF HURONTARIO STREET, 43R31711, PTS 5, 6 (Geographic Township Of Toronto), CITY OF MISSISSAUGA, Regional Municipality Of Peel

n Architecture Inc
 PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
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PROJECT NORTH

19TH FEB. 2020
 ISSUED FOR ZBA
 NOT FOR CONSTRUCTION

No.	Date	Version	Dwn.
1.	21 NOV. 2019	ISSUED FOR ZBA	MG

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PROPOSED GAS STATION
 1480 DERRY ROAD EAST,
 MISSISSAUGA, ON.

SITE PLAN

DRAWN BY: MG	DATE: 21 NOV. 2019
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.: 16-90	DRAWING NO.: A-1.0