



No.	DATE	DRAWING ISSUE DESCRIPTION
1	MAY 06, 2019	ISSUED FOR REZONING

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
P1	DENOTES TOPOGRAPHIC SURVEY BY T. STAUASKAS O.L.S. DATED MARCH 2, 2012
F.C.	DENOTES FINISHED FLOOR ELEVATION
N.D.S.	DENOTES NORTH OF DUNDAS STREET
S.D.S.	DENOTES SOUTH OF DUNDAS STREET
F.F.E.	DENOTES FINISHED FLOOR ELEVATION
MH	DENOTES MANHOLE
CB	DENOTES CATCH BASIN
FH	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
GM	DENOTES GAS METER
BOL	DENOTES BOLLARD
BC	DENOTES BACK OF CONCRETE CURB
EP	DENOTES EDGE OF PAVEMENT
CLF	DENOTES CHAIN LINK FENCE
WHP	DENOTES WOOD HYDRO POLE
WHP/LS	DENOTES WOOD HYDRO POLE WITH LIGHT STANDARD
CHP/LS	DENOTES CONCRETE HYDRO POLE WITH LIGHT STANDARD
ANC	DENOTES ANCHOR
CMK	DENOTES BURIED COMMUNICATIONS MARKER
OHW	DENOTES OVERHEAD WIRES
○	DENOTES DECIDUOUS TREE
→	DENOTES EXISTING OVERLAND FLOW
2.2%	DENOTES EXISTING SLOPE
+ 118.47	DENOTES EXISTING ELEVATION
○ S-MH	DENOTES EXISTING SANITARY MANHOLE
○ ST-MH	DENOTES EXISTING STORM MANHOLE
---	DENOTES EXISTING SANITARY SEWER
---	DENOTES GASMAIN
---	DENOTES EXISTING WATERMAIN
---	DENOTES EXISTING STORM SEWER

SITE STATISTICS

SITE AREA	4318.42
ZONING	U
USE	MOTOR VEHICLE REPAIR FACILITY

FLOOR AREAS (SQ.M)

BUILDING 1 (MAIN BUILDING)	947.86
BUILDING 2	122.65
TOTAL GFA	1070.51

REQUIRED PARKING

4.3 SPACES/100 SQ.M GFA for MOTOR VEHICLE REPAIR FACILITY
 TOTAL GFA = 1070.51/100 x 4.3 = 46 SPACES

PARKING PROVIDED

SURFACE	= 47 SPACE
TOTAL	= 47 SPACE

REQUIRED ACCESSIBLE PARKING SPACES

13-100 OF REQUIRED PARKING
 4% OF TOTAL REQUIRED PARKING = 2 SPACE

PROVIDED ACCESSIBLE PARKING SPACES

TYPE 'A' = 2 SPACE

REQUIRED LOADING SPACES

SEE BY-LAW 3.1.4.3 = 0 SPACE

PROVIDED LOADING SPACES

= 1 SPACE

BENCHMARK:
 ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 344, HAVING AN ELEVATION OF 120.223 METRES (LOCAL DATUM). TO OBTAIN GEODETIC VALUES, SUBTRACT 0.121 METRES FROM THE VALUES SHOWN HEREON.

TOPOGRAPHIC SURVEY PROVIDED BY TONY STAUASKAS SURVEYING INC., FILE NO 12-09B, DATED MAY 4, 2015

EXISTING INFORMATION TAKEN FROM REGION OF PEEL, PROJECT No. 00-1350, PLAN No. 26718-D



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DEMAN CONSTRUCTION CORPORATION

PROJECT:

MOTOR SERVICES REZONING
 473 HENSALL CIRCLE, MISSISSAUGA

DRAWING:

SITE PLAN

DRAWN BY:	CHECKED BY:	JOB CAPTAIN:
CS	CD	JB
SCALE:	PROJECT NO.:	DATE:
1:300	2018-008	MAY-05-2018
CURRENT ISSUE:	CURRENT REV.:	SHEET NO.:
1	0	SP-1