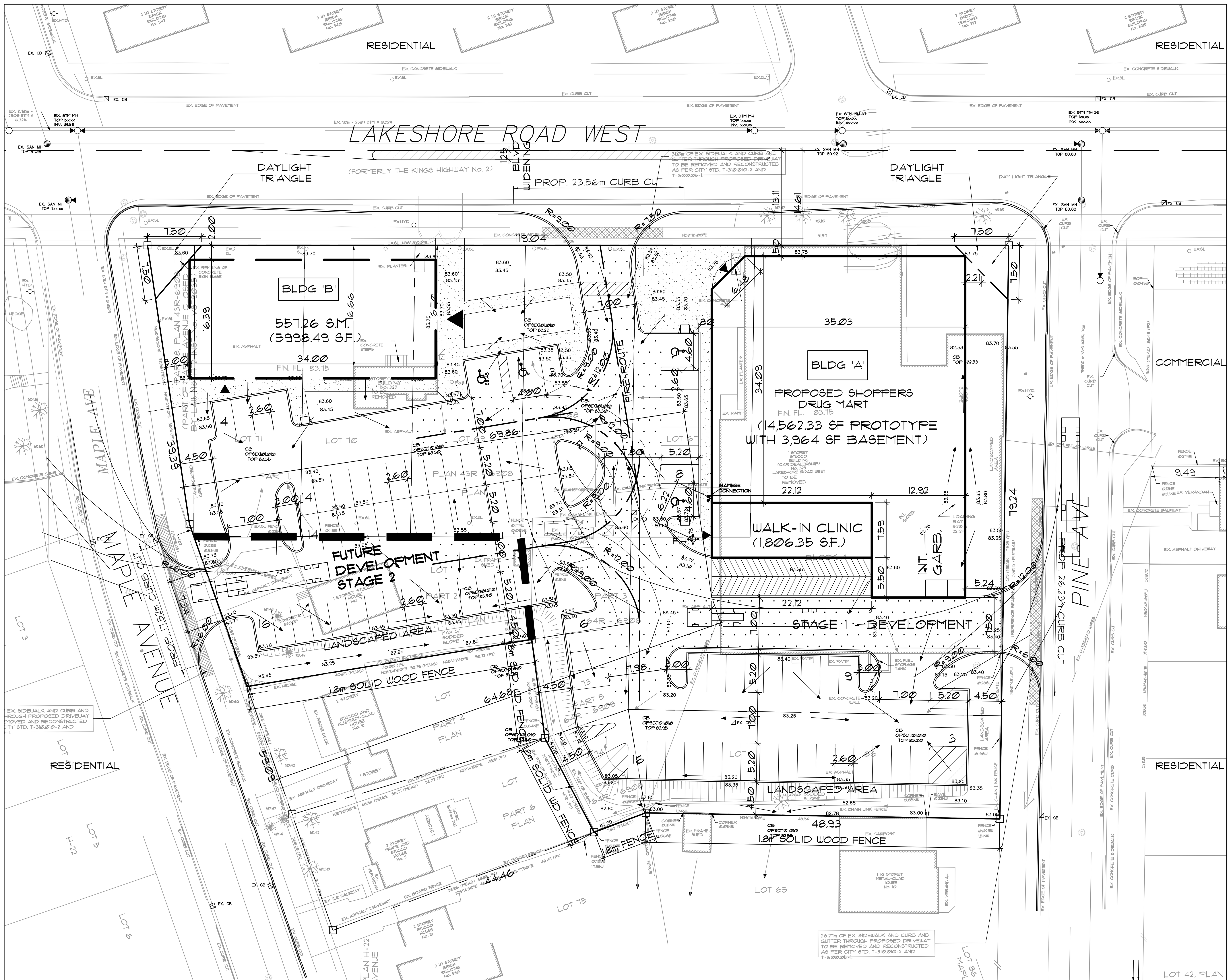
PLAN OF TOPOGRAPHICAL SURVEY OF
LOTS 66 TO 71 INCL., PART OF LOTS 72, 73 AND 74, BLOCK A AND PART OF BLOCK B AND PART OF MAPLE AVENUE,
CLOSED BY BY-LAW No. 1772 (INST. No. VS 79035)
PLAN H-22
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

BENNETT YOUNG LIMITED
PROFESSIONAL LAND SURVEYORS

DATE: JULY 17, 2008

PELICAN (LAKESHORE) COMMERCIAL INC.
250 LESMILL ROAD
NORTH YORK, ON
M3B 2T5

PH: 416-445-8552



1 MASTER SITE PLAN
A-100 SCALE: 1:250

SITE ANALYSIS

ZONING :	= C-4 / 13	
LOT AREA :	= 7,820.36 S.M.	(1.93 ACRES)
NET LOT AREA :	= 7,820.36 S.M.	(1.93 ACRES)
BUILDING AREA:		
SHOPPERS	= 1,352.82 S.M.	(14,562.11 S.F.)
BANK	= 557.26 S.M.	(5,998.49 S.F.)
MEDICAL OFFICE	= 167.81 S.M.	(1,806.35 S.F.)
TOTAL GFA:	= 2,077.89 S.M.	(22,366.95 S.F.)
COVERAGE:	= 26.57 %	
PARKING REQUIRED :		
RETAIL:	1,352.84 S.M. @ 4 / 100 S.M.	= 54 CARS
MEDICAL OFFICE:	167.79 S.M. @ 6.5 / 100 S.M.	= 11 CARS
BANK:	557.26 S.M. @ 5.5 / 100 S.M.	= 31 CARS
TOTAL PARKING REQ'D:		= 96 CARS
PARKING PROVIDED:		= 96 CARS
HANDICAPPED PARKING REQUIRED:		= -- CARS
HANDICAPPED PARKING PROVIDED:		= 4 CARS
LOADING SPACE REQUIRED:		= -- SPACE
LOADING SPACE PROVIDED:		= 1 SPACE
LANDSCAPED AREA:		= 1538.52 S.M. (19.67%)
PAVED AREA:		= 4203.95 S.M. (53.76%)

FLOOR SPACE INDEX: (2,164.38 / 7,820.36 S.M.)= 0.28

GENERAL NOTES

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 SPØ 8/212 WI

ARCHITECT'S SIGNATURE

(PROFESSIONAL SEAL)

THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION, PLANNING AND BUILDING DEPARTMENT 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 PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.

ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

ALL DAMAGED AREAS ARE TO REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.

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.

PRIOR TO ANY CONSTRUCTION TAKING PLACE, STRUCTURALLY CERTIFIED OVERHEAD HOARDING WITHIN THE RIGHT-OF-WAY AS SHOWN ON THE SITE PLAN (AS APPLICABLE), HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATION HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

GRADES WILL BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

PARKING SPACE(S) RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF FIGURE 1 TO SCHEDULE 1 OF BY-LAW 134-83.

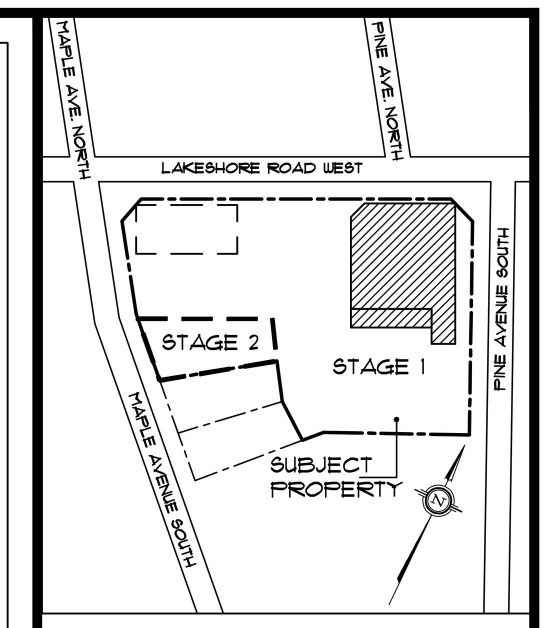
CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPING AREAS THROUGHOUT THE SITE.

ALL ROOF TOP MECHANICAL UNITS WILL BE SCREENED FROM VIEW.

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.

IT IS INTENDED THAT THE SITE GRADING PLAN AND THE SITE SERVICING PLAN ARE TO BE ASSOCIATED WITH THE SITE PLAN.

THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASE 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.



KEY PLAN
NTS

NO.	DATE	REVISIONS	BY
8	MAR.24.09	GENERAL REVISIONS	DWL
7	MAR.6.09	ISSUED FOR 50% REVIEW	ET
6	FEB.9.09	ISSUED FOR SPA	ET
5	OCT.20.08	GENERAL REVISIONS	DWL
4	OCT.08.08	GENERAL REVISIONS	RTA
3	Aug.20.08	GENERAL REVISIONS	ET
2	July7.08	DARC REVISIONS	ET
1	July7.08	DARC REVISIONS	ET

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
--	Issued for Site Plan Approval	--
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwgs.	

This drawing, as an instrument of service, is provided by and is the property of Venchiarutti Gagliardi Architect Inc.
The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Venchiarutti Gagliardi Architect Inc. of any variations from the supplied information.
Venchiarutti Gagliardi Architect Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc, engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work.
Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

This drawing is not to be scaled.

All architectural symbols indicated are graphic representations only.

This drawing is not to be used for construction purposes until the architectural seal is signed by the Architect of Record

ONTARIO ASSOCIATION OF ARCHITECTS
RONALD D. GAGLIARDI
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www.vgarch.net

PROJECT
PROPOSED SHOPPERS DRUG MART DEVELOPMENT FOR PELICAN PROPERTIES
325 LAKESHORE ROAD
MISSISSAUGA, ONTARIO

DRAWING NAME
MASTER SITE PLAN

SCALE	DATE OF DWG.	PROJECT NO.
1:250	MAY 19/2009	07106
DRAWN BY	SHEET NO.	
S.S.	A-100	
CHKD BY	CITY FILE NO.	SPØ 8/212 WI
RDG		