

FOR SPA

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
 - DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.
 - DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS FOR CONSTRUCTION AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.
 - CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

#	DATE	DESCRIPTION
1	2020-07-08	ISSUED FOR PRELIMINARY REVIEW
2	2020-08-12	ISSUED FOR PRELIMINARY REVIEW
3	2020-03-25	FOR DISCUSSION PURPOSES
4	2020-03-25	FOR DISCUSSION PURPOSES
5	2020-04-01	FOR DISCUSSION PURPOSES
6	2020-08-08	FOR COORDINATION
7	2020-08-25	FOR COORDINATION
8	2020-08-31	ISSUED FOR SPA
9	YYYY-MM-DD	REVISIONS

DESIGNER: _____

CIVIL: _____

ELECTRICAL: _____

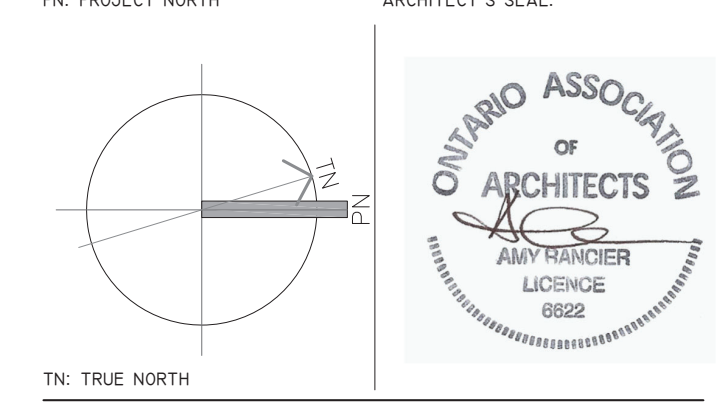
MECHANICAL: _____

STRUCTURAL: _____

PLANNER AND LANDSCAPE: _____



CLIENT:
SMARTCENTRES
 3200 HIGHWAY 7, SUITE 230
 VAUGHAN, ON, L4K 5Z5
 TEL: 905 326 6400

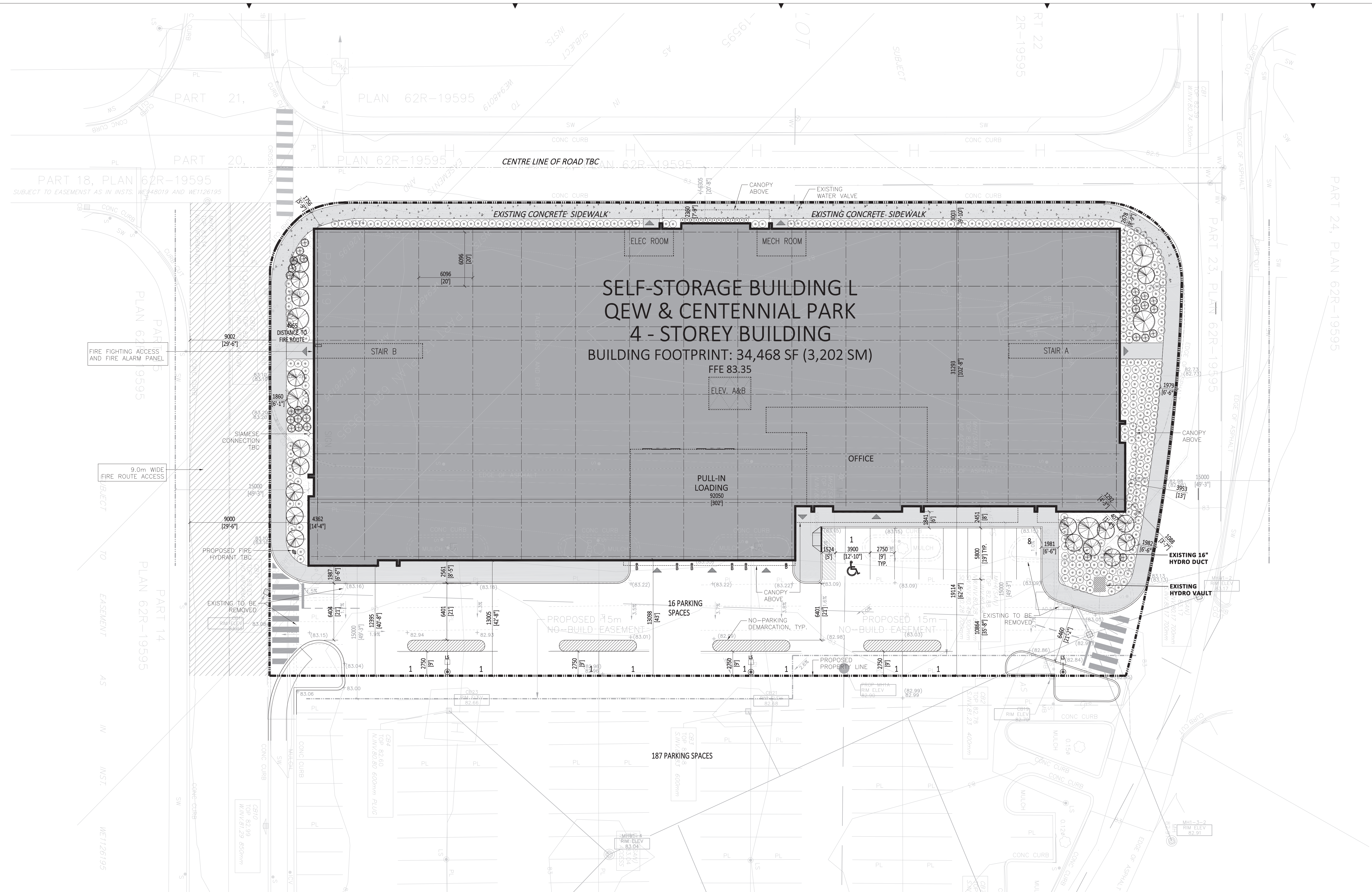


WPT PROJECT #: 2020-0029-01
 MUNICIPAL #: _____
 CLIENT PROJECT #: _____
 CLIENT CONTRACT #: _____

PROJECT NAME AND LOCATION: **SMARTSTOP QEW & CENTENNIAL PARK HAMILTON, ONTARIO**

SHEET NAME: **ARCHITECTURAL SITE PLAN**

SCALE: 1:200
 SHEET #: **A101**
 DRAWN BY: XGM



1 ARCHITECTURAL SITE PLAN
 SCALE: 1:200

SITE STATISTICS: SELF-STORAGE BUILDING

LEGAL DESCRIPTION OF PROPERTY:
 510 CENTENNIAL PARKWAY
 SURVEY BY HOLDING JONES VANDERVEEN INC.
 DATED AUGUST 04, 2021

PROPOSED SELF-STORAGE BUILDING

ITEM	ACRES	SF	SM
SITE AREA:	35.54	298,572	143,837
EXISTING HOME DEPOT SITE (*)	1.32	57,640	5,355
PROPOSED SEVERANCE FOR SMARTSTOP	34.22	1,490,607	138,482
PROPOSED HOME DEPOT SITE TO REMAIN (*)	OVERALL SITE LOT FOR REFERENCE ONLY		

FLOOR AREAS	SF	SM
GROUND	34,468.00	3,202
SECOND	34,468.00	3,202
THIRD	34,468.00	3,202
FOURTH	34,468.00	3,202

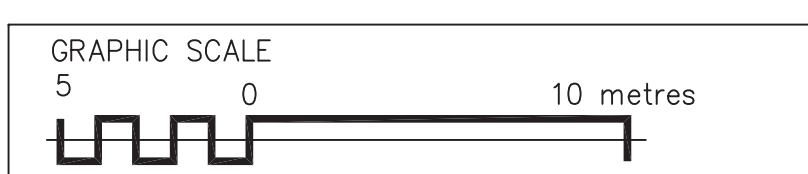
TOTAL FLOOR AREA:	137,872.00	12,808
OFFICE AREA:	(1,741) SF	(161) SM
TOTAL GFA:	134,351 SF	12,482 SM

GFA EXCLUDES MECHANICAL & ELECTRICAL ROOM, ELEVATOR SHAFT, STAIRWAYS, INCLUDED DRIVE-IN LOADING

ZONING REGULATION	REQUIRED	PROPOSED
LOT AREA	4,000 SM	PROPOSED DEVELOPMENT AREA TO BE SEVERED IN FUTURE: 15,365 SM
PERMITTED USES	WAREHOUSE (DEFINITION DOES NOT INCLUDE A MINI-STORAGE FACILITY)	WAREHOUSE (SPECIFICALLY, A MINI-STORAGE FACILITY)
MAX. GFA	A MAXIMUM TOTAL GFA OF 45,058 SM SHALL BE PERMITTED	CURRENT GFA OF ALL DEVELOPMENT: 36,636 SM SELF-STORAGE FACILITY: 12,808 SM TOTAL GFA: 49,444 SM
MIX. HEIGHT	BUILDING: 12 STOREYS STRUCTURE: 60.0 METERS	BUILDING: 4 STOREYS STRUCTURE: 18.28 METERS
MIN. SETBACKS	CENTENNIAL PARKWAY: 6 METERS WARRINGTON STREET: 2 METERS SOUTH SERVICE ROAD: 13 METERS	PROPOSED DEVELOPMENT AREA LOCATED WITHIN THE INTERIOR OF THE SITE
PARKING REQUIREMENTS WAREHOUSE PARKING REQUIREMENT	1 SPACE PER 115 SM OF FLOOR AREA TOTAL FLOOR AREA: 12,808 SM 12,808 SM / 115 = 111.3 (112) SPACES	19 PARKING SPACES BY-LAW 05-200 REQUIRES 1 SPACE FOR EACH 30.0 SM ACCOMMODATING THE OFFICE COMPONENT OFFICE = 161 SM 161M ² / 30 = 5.3
RETAIL & SERVICES PARKING REQUIREMENT	1 PARKING SPACE PER 20 SM OF FLOOR AREA	SEE OVERALL SITE PARKING REQUIREMENTS REQUIRED PARKING: 1,303 PROVIDED PARKING: 1,378
RESTAURANT PARKING REQUIREMENT	1 SPACE PER 6 PERSONS	CURRENT SURPLUS: 75 POST-DEVELOPMENT SURPLUS: 52
PARKING SPACE DIMENSIONS	2.6 METERS x 5.5 METERS	2.75 METERS x 5.8 METERS

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDINGS ON SITE
- LANDSCAPED AREA
- CONCRETE/SIDEWALK
- BARRIER FREE PARKING CLEARANCE
- CURB
- BARRIER FREE PARKING
- EXISTING CONCRETE/ SIDEWALK
- SIAMESE CONNECTION
- ENTRANCE AND / OR EXIT DOOR
- FIRE HYDRANT



SITE PLAN BASED ON:
 SURVEY BY HOLDING JONES VANDERVEEN INC.
 DATED AUGUST 04, 2021