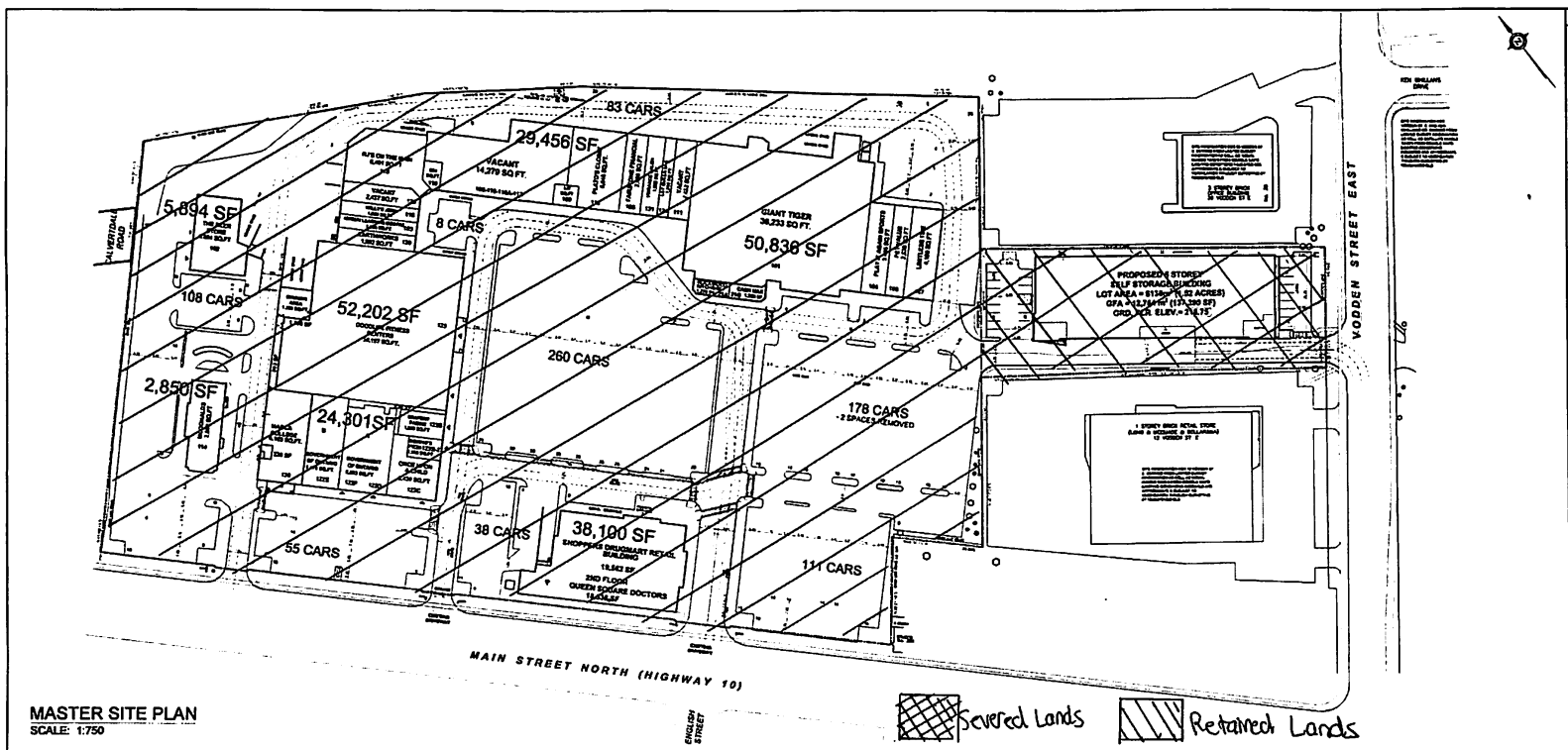


MASTER SITE PLAN
SCALE: 1:750

BUILDING CODE CLASSIFICATION

THIS BUILDING IS CLASSIFIED AS GROUP F, DIVISION 2, UNDER OBC 3.2.2.69, UP TO SIX STOREYS IN BUILDING HEIGHT AND REQUIRED TO BE FULLY SPRINKLERED

NOTES

ADDITIONAL PARKING SPACES AS INDICATED AND REVISIONS TO SITE PLAN BASED ON INFORMATION ACQUIRED FROM GOOGLE MAPS SATELLITE IMAGES AND VISUAL REVIEW OF SUCH CONDITIONS IN JUNE OF 2019. BUILDING, EXISTING PARKING SPACES, AND DRIVE AISLE LAYOUTS BASED ON INFORMATION TAKEN FROM SITE PLAN BY PETROFF PARTNERSHIP ARCHITECT, PROJECT NUMBER 12225 DRAWING SD-016, ISSUED JANUARY 3, 2019

LEGEND

- PRINCIPAL ENTRANCE
- OTHER PEDESTRIAN ENTRANCES
- EXISTING DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- EXISTING FIRE ROUTE
- 9.0 M FIRE ROUTE (SELF-STORAGE ONLY) 6m-12.0 m MIN (AT CENTRE)
- EXISTING PARKING SPACES (5.4m x 2.7m TYP.)
- TRUCK TURNING RADII (TRACTOR TRAILER 17.5 m 5 AXLE)

MASTER SITE STATISTICS

TOTAL SITE AREA (INCLUDING SELF STORAGE)	799,216 SF – 18.72 ACRES
TOTAL BUILDING GFA (EXCLUDING SELF STORAGE)	309,882 SF
TOTAL BUILDING GLA (EXCLUDING SELF STORAGE)	293,639 SF

PARKING SPACE QUANTITIES

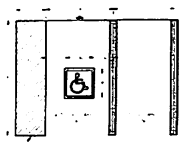
(EXCLUDING SELF- STORAGE PARCEL)

ACTUAL VERIFIED QUANTITIES	641
REMOVED SPACES FOR ADDITION OF SELF STORAGE BUILDING DRIVE AISLE	-2
REVISED SPACES	639
PARKING REQUIRED (AS PER BRAMPTON ZONING BY LAW BASED ON CLASSIFICATION OF PLAZA AS A SHOPPING CENTRE HAVING A GLA OF GREATER THAN 20000M2)	796
+SURPLUS/-DEFICIENCY FROM BY-LAW (10% LESS THAN BY LAW REQUIREMENTS)	-157
BARRIER FREE PARKING SPACES REQUIRED	6
BARRIER FREE PARKING SPACES PROVIDED	10

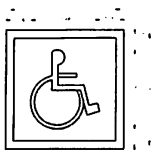
PARKING SPACE QUANTITIES

(SELF-STORAGE PARCEL)

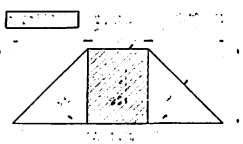
PROPOSED	21
PARKING REQUIRED (AS PER BRAMPTON ZONING BY-LAW) +SURPLUS/-DEFICIENCY FROM BY-LAW	SITE SPECIFIC AMENDMENT TO ZONING BY LAW 270-2004
BARRIER FREE PARKING SPACES REQUIRED	1
BARRIER FREE PARKING SPACES PROVIDED	1
BIKE PARKING PROVIDED	5



ACCESSIBLE & TYP. PARKING
NTS.



ACC. PAVEMENT MARKING
NTS



ACCESSIBLE RAMP
NTS

ACCESSIBLE PARKING SIGN
NTS

SUMMARY STATISTICS

	EXISTING/REQUIRED	PROPOSED	NOTES
ZONING	C3	NO CHANGE	
LOT AREA	8139 m² (87647 ft²)	NO CHANGE	
LOT COVERAGE	N/A	45.24% (3697 m²)	
LOT FRONTAGE	N/A	45.69 m (149.84 ft)	
LOT DEPTH	N/A	131.66 m (431.89 ft)	MAXIMUM LOT DEPTH
BUILDING HEIGHT	N/A	18.37 m (60.26 ft)	
MAXIMUM TENANCIES	N/A	1	
TOTAL GFA/GLA AREA (FSI)	N/A	3.49	SELF STORAGE USE IS THROUGHOUT
GFA BY FLOOR			
FRONT (SOUTH SIDE)	N/A	13.12 m (42.72 ft)	
REAR (NORTH SIDE)	N/A	30.12 m (98.74 ft)	
EAST SIDE	N/A	3.66 m (11.91 ft)	
WEST SIDE	N/A	11.94m (37.80 ft)	
GROSS FLOOR AREA			
GROUND FLOOR	N/A	3795 m² (40851 ft²)	NO EXISTING BUILDING
SECOND FLOOR	N/A	3672 m² (39531 ft²)	
THIRD FLOOR	N/A	3657 m² (39372 ft²)	
FOURTH FLOOR	N/A	3657 m² (39372 ft²)	
FIFTH FLOOR	N/A	1645 m² (17704 ft²)	
TOTAL GFA	N/A	12734 m² (137,290 ft²)	
PARKING			
NUMBER OF PARKING SP	116	21	
SIZE OF PARKING SP	116 at 3.0m/5.6 m	20 at 3.66m/5.6 m, 1 at 3.4m/5.6 m	
ACCESSIBLE PARKING SPACES		1	
ASPHALT AREA	4848 m² (52,180 ft²)	3665.5 m² (39,456 ft²)	
LANDSCAPING (SELF-STORAGE)			
NORTH DRIVEWAY	VODDEN ST. E.	VODDEN ST. E.	
DRIVEWAY WIDTH	10.20 m (33.46 ft)	9.20 m (30.18 ft)	
FRONT YARD LANDSCAPE	N/A	1,115.5 m² (12,000.9 ft²)	
SOFT	N/A	915.50 m² (9,853.70 ft²) 82.0%	INCLUDES ASPHALT AREA
HARD	N/A	200.0 m² (2,153.20 ft²) 18.0%	
WEST SIDE YARD LANDSCAPE	N/A	1,140.0m² (12,270.1 ft²)	
SOFT	N/A	1,013.71 m² (10,912.53 ft²) 88.9%	INCLUDES ASPHALT AREA
HARD	N/A	126.29 m² (1,357.76 ft²) 11.0%	
EAST SIDE YARD LANDSCAPE	N/A	1,012.00 m² (10,891.6 ft²)	
SOFT	N/A	872.16 m² (9,387.4 ft²) 86.2%	INCLUDES ASPHALT AREA
HARD	N/A	139.84 m² (1,504.18 ft²) 13.8%	
SOUTH YARD LANDSCAPE	N/A	2,198.00 m² (23,658.3 ft²)	
SOFT	N/A	1,647.17 m² (17,728.18 ft²) 74.9%	INCLUDES ASPHALT AREA
HARD	N/A	550.83 m² (5,929.12 ft²) 25.0%	
TOTAL LANDSCAPE	N/A	5,465.5 m² (58,821.0 ft²)	
SOFT	N/A	4,448.54 m² (47,882.31 ft²) 81.4%	INCLUDES ASPHALT AREA
HARD	N/A	1,016.96 m² (10,945.69 ft²) 18.6%	

SmartStop Self Storage

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M9V 3W7
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TITLE
MASTER SITE PLAN
SITE STATISTICS
KEY PLAN
NOTES
LEGEND
PARKING SPACE QUANTITIES
ACCESSIBLE PARKING DETAILS

PROJECT NAME
PROPOSED SELF STORAGE FACILITY AT
370 MAIN ST. NORTH
BRAMPTON, ONTARIO

SCALE AS SHOWN	DWG NO A100
DATE 20-JUNE-2019	
CKD BY F.S. / DWG BY L.Y.	
CITY FILE NO OZS-2020-0003 (PRE19.004)	FSA PROJECT NO 19-010
CITY FILE NO SPA-2020-0053	