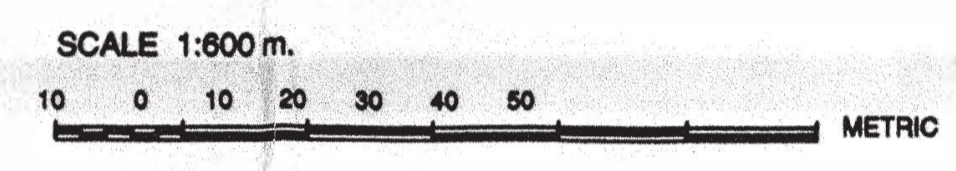




LOCATION PLAN  
N.T.S.

**PART OF LOT 6, CONCESSION 1**  
IN THE GEOGRAPHIC TOWNSHIP OF SALT FLEET  
NOW IN THE  
**CITY OF STONEY CREEK**  
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH



**STATISTICS:**

|                            |   |
|----------------------------|---|
| AREA OF SITE               | 14.3 ACRES (57,872.1 m <sup>2</sup> )       |
| AREA OF BUILDINGS:         | 206,599.62 S.F. (19,193.1 m <sup>2</sup> )  |
| LOT COVERAGE               | 33.16%                                      |
| GROSS FLOOR AREA:          |   |
| BUILDING 1                 | 113,353.12 S.F. (10,530.51 sm)              |
| BUILDING 2                 | 144,747 S.F. (13,447.0 m <sup>2</sup> )     |
| TOTAL GFA                  | 205,932.52 S.F. (19,131.11 m <sup>2</sup> ) |
| PAVING:                    |   |
| LD PAVING                  | 145,915 S.F. (13,555.5 m <sup>2</sup> )     |
| HD PAVING                  | 144,747 S.F. (13,447.0 m <sup>2</sup> )     |
| TOTAL PAVING               | 290,662 S.F. (27,002.5 m <sup>2</sup> )     |
| LOT COVERAGE               | 46.66%                                      |
| LANDSCAPING:               |   |
| LOT COVERAGE               | 125,821 S.F. (11,701.3 m <sup>2</sup> )     |
|                            | 20.22%                                      |
| PARKING:                   |   |
| AREA OF RETAIL             | 113,353.12 S.F. (10,530.51 sm)              |
| REQ'D. PARKING (1/20.5 SM) | 513.7 CARS                                  |
| WAREHOUSE                  | 92,579.4 S.F. (8,600.6 sm)                  |
| REQ'D. PARKING (1/100 SM)  | 86.0 CARS                                   |
| TOTAL PARKING REQUIRED     | 600.3 CARS                                  |
| TOTAL PARKING PROVIDED     | 561.0 CARS                                  |

**ZONING:** PRESTIGE INDUSTRIAL "MT-4" ZONE

**BENCH MARK:**  
CITY OF STONEY CREEK BENCH MARK #751228  
DEEP BENCH MARK IN MANHOLE AT CARDINAL NEWMAN SECONDARY SCHOOL  
ALONG LEWIS ROAD AT BARTON ST., IN FRONT LAWN 28.3m WEST OF CENTRE LINE  
OF LEWIS ROAD, 15.5m NORTH OF EAST CORNER OF SCHOOL  
ELEVATION = 98.001 m.

**BEARING NOTE:**  
ALL BEARINGS USED HEREIN ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT  
OF LEWIS ROAD AS SHOWN ON PLAN 62R-14644, HAVING A BEARING OF N16°44'00"E.

**NOTE:**  
FOR GRADING INFORMATION AND SITE SERVICING DETAILS REFER TO SITE  
GRADING AND SERVICING PLAN BY:  
ASHENHURST NOUWENS LIMITED.

SURVEY AND TOPOGRAPHICAL INFORMATION TAKEN FROM THE  
SURVEY AS PREPARED BY:  
ASHENHURST NOUWENS LIMITED  
PROFESSIONAL ENGINEERS & ONTARIO LAND SURVEYORS  
315 YORK BOULEVARD, SUITE 201, HAMILTON, ONTARIO L8R 3K5  
(905) 529-8916 (905) 529-4514 1-800-824-8224  
FAX: (905) 529-8851  
e-mail: arl@worldnet.com

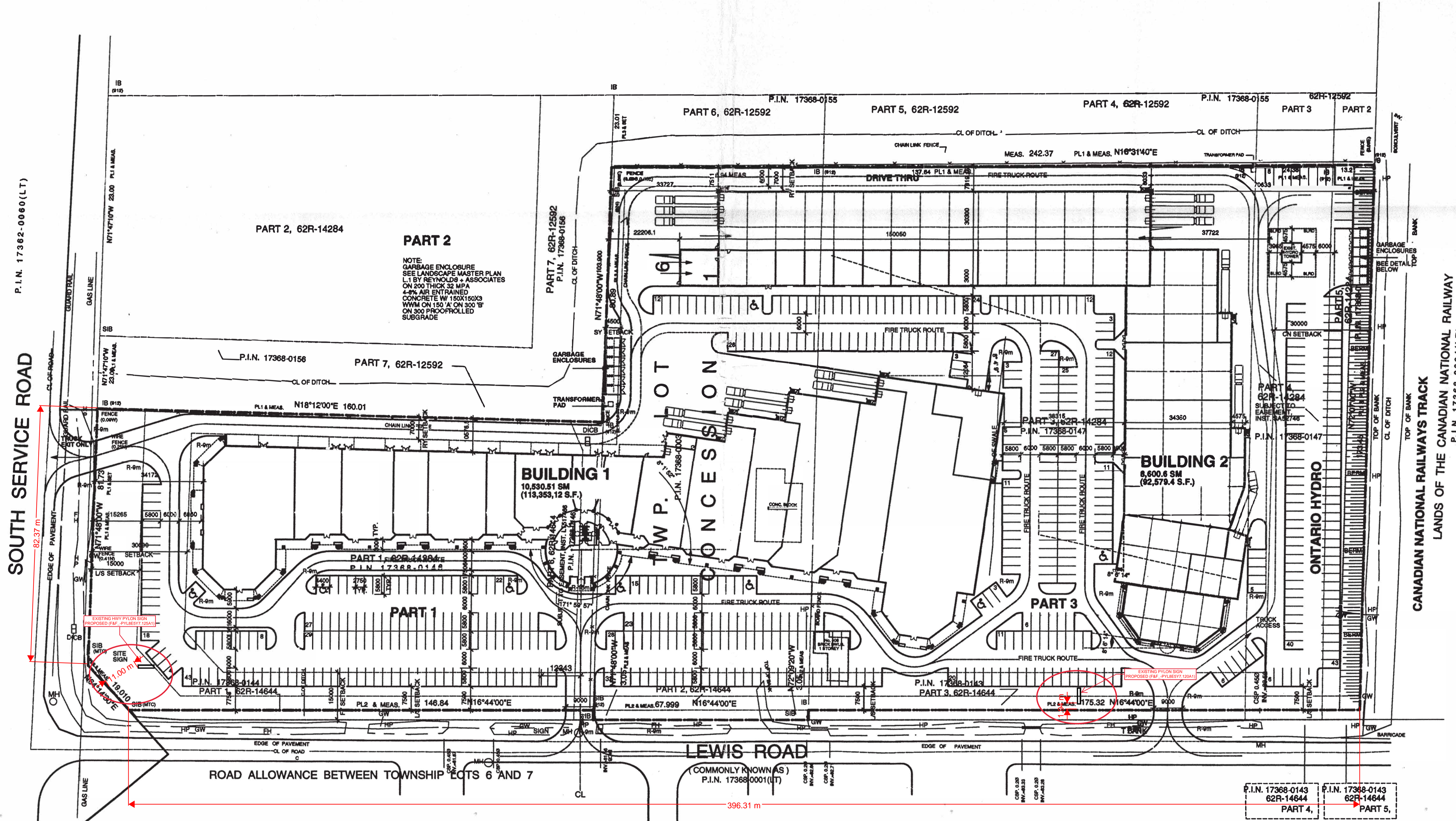
PROJECT/DRAWING NO.: 99041TPO  
DATE OF SURVEY: MARCH 4TH, 1999.

**PAVING LEGEND: (SEE SPECIFICATIONS)**

|  |   |
|--|---|
|  | HEAVY DUTY PAVING:<br>- ASPHALTIC CONCRETE SURFACE (4.3)<br>- ASPHALTIC CONCRETE BASE (PL 8)<br>- GRANULAR BASE (GRANULAR A)<br>- GRANULAR SUB-BASE (GRANULAR B - TYPE 1) |
|  | LIGHT DUTY PAVING   |

**ISSUED FOR BUILDING PERMIT ONLY**  
(OCT.25/99.)

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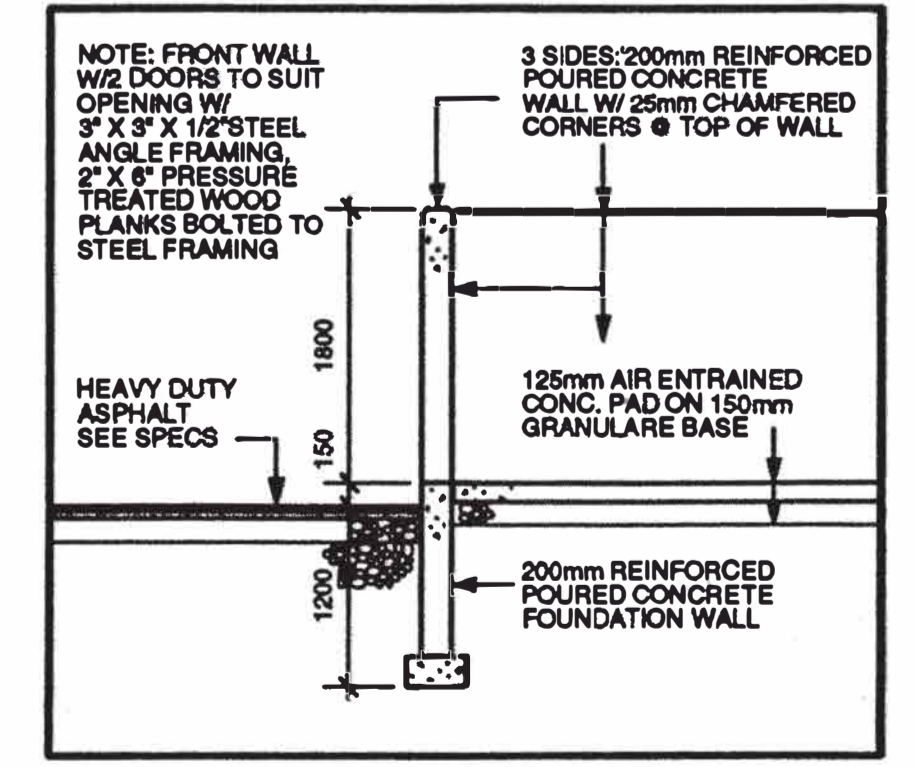


P.I.N. 17362-0060(LT)

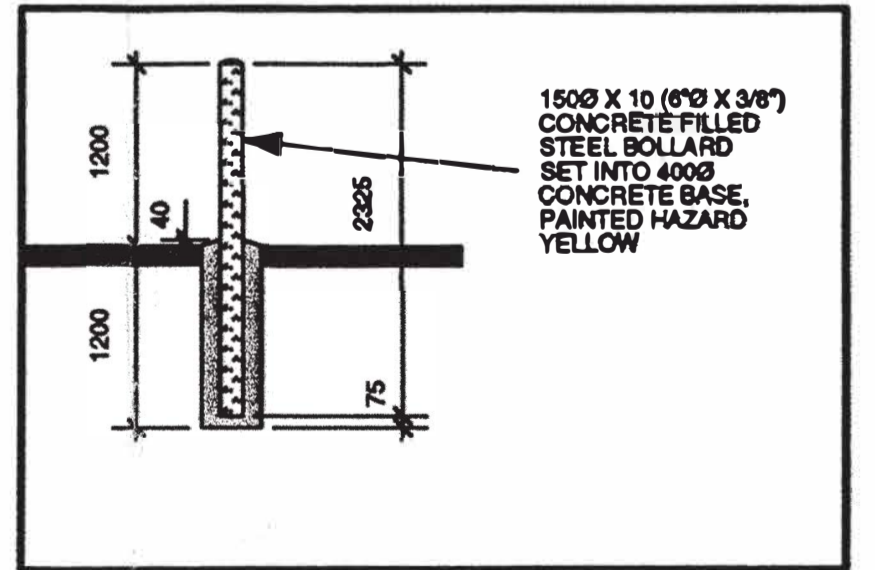
SOUTH SERVICE ROAD

CANADIAN NATIONAL RAILWAYS TRACK  
LANDS OF THE CANADIAN NATIONAL RAILWAY  
P.I.N. 17368-0034(LT)

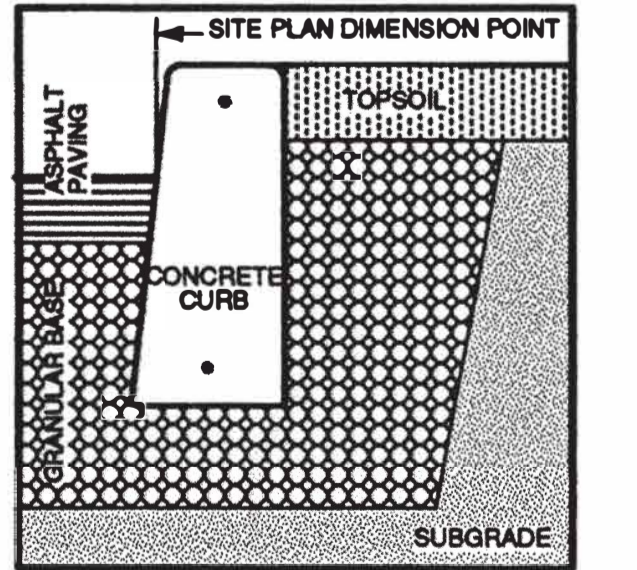
LEWIS ROAD  
(COMMONLY KNOWN AS)  
P.I.N. 17368-0001(LT)



GARBAGE ENCLOSURE DETAIL  
SCALE: 1:50



BOLLARD DETAIL - BLRD ON PLAN  
SCALE: 1:50



EDGE OF ASPHALT - CURB: SECTION  
SCALE: 1:10

**BUILDING CLASSIFICATIONS:**

**BUILDING A**  
GROUP E MERCANTILE  
SPRINKLERED  
AREA = 113,353.12 SF (10,530.51 m<sup>2</sup>)  
3.2.2.57 GROUP E, ANY HEIGHT, ANY AREA, SPRINKLERED  
NON-COMBUSTIBLE CONSTRUCTION, FLOOR ASSEMBLIES 2 HR  
MEZZANINES 1 HR, LOAD BEARING COLUMNS TO MATCH

**BUILDING B**  
GROUP F DIVISION 2, - MEDIUM HAZARD INDUSTRIAL  
SPRINKLERED  
AREA = 94,350 SF  
3.2.2.69 GROUP F DIVISION 2, UP TO 4 STOREYS, INCREASED AREA  
SPRINKLERED, TABLE 3.2.2.69B  
NON-COMBUSTIBLE CONSTRUCTION, FLOORS TO HAVE 1 HR FRR  
LOAD BEARING WALLS, COLUMNS AND ARCHES TO HAVE SAME  
RATING AS SUPPORTING ASSEMBLY

- NOTE:**
1. ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER AND/OR COMMISSIONER OF REGIONAL TRANSPORTATION/ENVIRONMENTAL SERVICES AND AT THE EXPENSE OF THE OWNER.
  2. FIRE ROUTE SIGNS AND THREE WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
  3. MAXIMUM DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 6.0 METRES UNLESS OTHERWISE STATED.
  4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 METRES SHALL BE WITHIN 6% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
  5. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS BONDING CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE NECESSARY PERMITS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITING THE FOLLOWING: ROAD CUT PERMITS, SEWER PERMITS, APPROACH APPROVAL PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, COMMITTEE OF ADJUSTMENT (IF REQUIRED).

CITY OF STONEY CREEK  
APPROVED SITE PLAN  
Pursuant to Development Control By-law No. 3265-99  
CITY ENGINEER  
R. M. Martin June 6/00  
GENERAL MANAGER PLANNING & DEVELOPMENT

**SITE PLAN**  
SCALE: 1:600



| NO. | DATE       | BY  | REVISION                    |
|-----|------------|-----|-----------------------------|
| 1   | 2000/04/07 | ARL | ISSUED FOR BUILDING PERMIT  |
| 2   | 2000/04/07 | ARL | REVISED FOR BUILDING PERMIT |
| 3   | 2000/04/07 | ARL | REVISED FOR BUILDING PERMIT |
| 4   | 2000/04/07 | ARL | REVISED FOR BUILDING PERMIT |
| 5   | 2000/04/07 | ARL | REVISED FOR BUILDING PERMIT |
| 6   | 2000/04/07 | ARL | REVISED FOR BUILDING PERMIT |
| 7   | 2000/04/07 | ARL | REVISED FOR BUILDING PERMIT |
| 8   | 2000/04/07 | ARL | REVISED FOR BUILDING PERMIT |
| 9   | 2000/04/07 | ARL | REVISED FOR BUILDING PERMIT |
| 10  | 2000/04/07 | ARL | REVISED FOR BUILDING PERMIT |

**JACKSON RYDER**  
ARCHITECTS  
INCORPORATED  
114 LAKESHORE ROAD, SUITE 20  
CAWILL, ONTARIO L4L 6K5  
TEL: (905) 848-8800  
FAX: (905) 848-7878  
EMAIL: jryder@jacksonryder.com



**The Proposed**  
**STONEY CREEK DECOR CENTRE**  
STONEY CREEK, ONTARIO

**TARBUTT**  
CONSTRUCTION LTD.  
GENERAL CONTRACTORS

410 LEWIS ROAD,  
STONEY CREEK, ONTARIO  
L4E 6Y7  
(905) 643-4633  
(905) 643-7643

**SITE PLAN**

|           |               |
|-----------|---------------|
| DATE      | APR. 7, 2000. |
| DRAWN BY  | CPT/J         |
| SCALE     | 1:600         |
| DWG. NO.  | PROJECT NO.   |
| <b>A1</b> | <b>9844</b>   |