Urban Design Brief

200 Centennial Parkway N., Hamilton, ON

Zoning By-Law Amendment

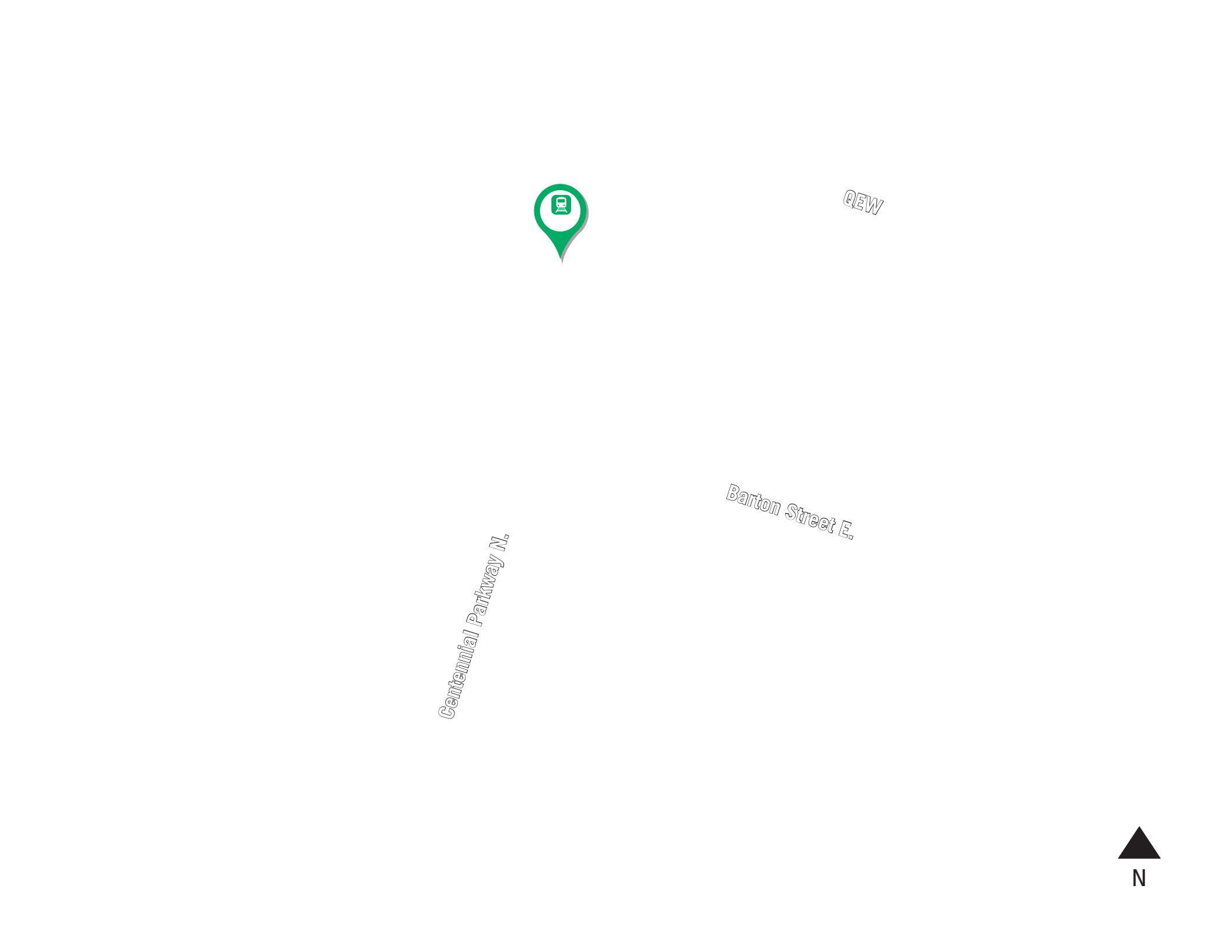
December, 2021

GSP group

Prepared for:

Calloway REIT (Stoney Creek) Inc.

Prepared by:
GSP Group Inc.
200 Locke Street South,
Suite 200
Hamilton, ON
L9P 4A9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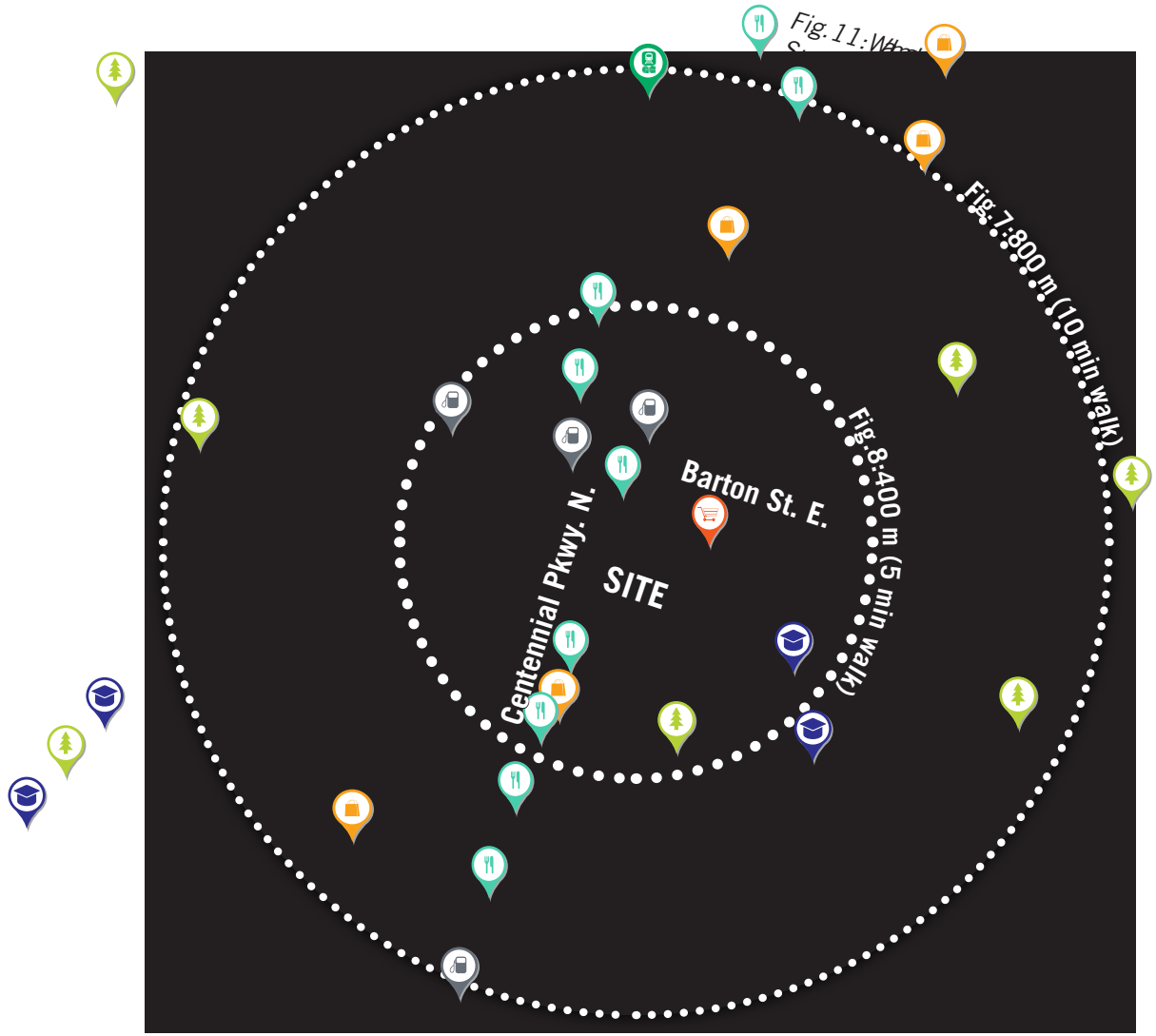
3. SITE AND SURROUNDING CONTEXT

3.1 Immediate Site Context and Land Uses



Legend

Residential Designations

Commercial and Mixed Use Designations

Parks and Open Space Designations

Other Designations

Other Features

Park
Retail
School
Restaurant
Groceries
Gas Station

N

4.3 City-Wide Corridor Planning Principles and Design Guidelines

The City-Wide Corridor Planning Principles and Design guidelines provide direction for designated corridors in the city.

These guidelines are applicable for development applications along Centennial Parkway, together with other applicable city design guidelines. Section 4.0 outlines the design guidelines for development along corridors. The following sections of policies are relevant and referred as part of the proposed design:

- Maximum building height (4.3).
- Minimum building height (4.4).
- Landscaping (4.5).
- Parking and loading (4.6).
- Street relationship (4.7).
- Side yards, walls and step-backs (4.8).
- Sidewalks and streetscapes (4.10).
- Land assembly (4.11).
- Shadow Impacts (4.12).

4.4 Tall Building Guidelines

The Downtown Hamilton Tall Building Guidelines implement the design direction for taller buildings in Downtown Hamilton, defined as those over 12 storeys in height. Although the site is not captured within the study area for the Tall Building Guidelines, they have been referred as best practices for tall building design. The Tall Building Guidelines has two core components for the design process.

The first component establishes recommended minimum site dimensions that inform evaluation of a site's appropriateness for a tall building. This recommended minimum for a hybrid building is an 80m width and 80m depth (Fig.24). The subject site satisfies these minimum recommendations with a frontage of 100 m along Centennial Parkway and 241 m of depth. The site's frontage on a major arterial road and proximity to higher order transit, additionally lends to site's suitability for a hybrid tall building as expressed in the guidelines.

The second component provides design guidelines related to contextual considerations, building form and articulation, and public realm relationships in the arrangement and design of tall buildings. These guidelines are meant to offer flexibility and not limit creativity or contextually appropriate designs. The following sections of the Guidelines are relevant and referenced as part of the proposed design:

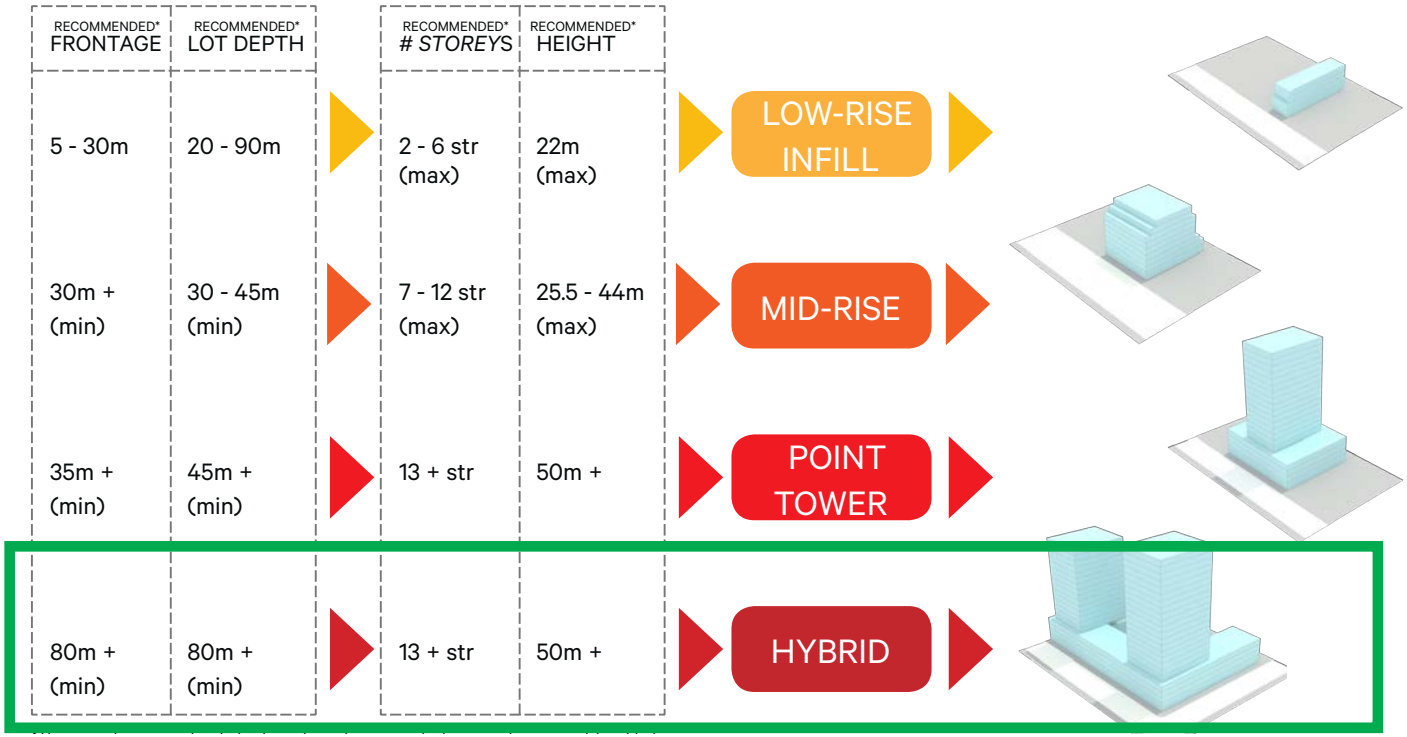
- Neighbourhood transition (3.2).
- Vibrant streets (3.4).
- Transit proximity (3.5).
- Site organization and building base (4.2).
- Building tower (4.3).
- Streetscape and landscape design (5.1).

- Sidewalk zone (5.2).
- Pedestrian weather protection (5.3).

4.5 Site Plan Guidelines

The Site Plan Guidelines provide broad design guidance for developments subject to Site Plan Approval. The Guidelines provide guidance concerning contextual considerations (Section 2.0), site design (Section 3.0) and general building design (Section 4.0). Section 6.4 provides more specific design guidance for apartment buildings, the goal of which is to achieve a "high standard of site and building design…to create a quality living environment, contribute to the streetscape, and integrate higher density housing into existing neighbourhoods".

Fig.24:Minimum Site Dimension for Tall Buildings



5. PROPOSED DESIGN RESPONSE

The development is proposed to be built in 4 phases as follows: 1A, 1B, 2B, and 2A. The following sections will asses each Phase individually unless otherwise specified.

Fig.25:Development Phasing

5.1 Site Access and Circulation

Vehicles

Phase 1A and 1B: There is one vehicular access point to the proposed buildings from the existing private road along North of the property which connects to the Centennial Parkway to the West. The location of the access points is away from the intersection, approx. 73 m, leaving enough room for cars to safely enter/exit from Centennial Parkway. The internal driveway provides access to loading areas, garbage pickup, ramps and is safe, intuitive, creating smooth access into and out of the Site. The parking and servicing areas are located inside of the buildings, and not between the building and public street. The parking areas are screened from view by having active frontage and residential units wrapping around the parking garage.

Phase 2B and 2A: Only one vehicular access point is proposed for this Phase as well from the existing private road along North. The location of the access points is 85 m from the Phase 1A/B garage entrance, leaving enough room for cars to safely enter/exit. Similar to Phase 1A/B, the parking and servicing areas are located inside of the buildings, and are screened from public view by having active frontage and residential units wrapping around the parking garage. There is a vehicular cul-de-sac proposed at the East end of the site for drop off and service access.

Pedestrians

Phase 1A: With the main building entrance fronting the Centennial Parkway, the pedestrians will access the buildings directly from the public sidewalk. The building's lobby entrance is prominently located and linked to the public realm along Centennial Parkway. There are multiple entrances proposed for the retail area along Northern part of the building as well as Centennial Pkwy., and residential units along the South side with individual entrances connecting directly to the public sidewalk.

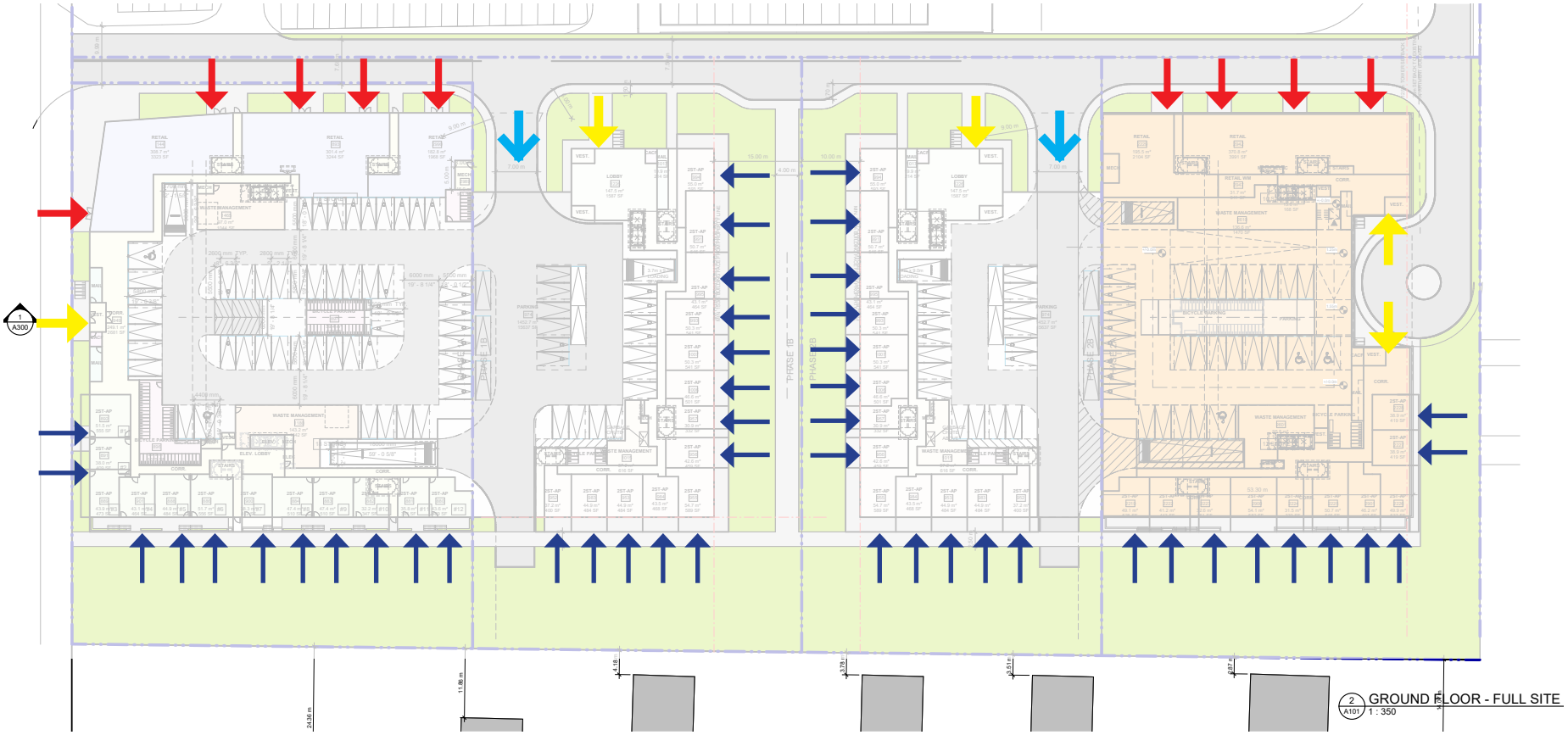
Phase 1B and 2B: The main building entrance of these building fronts on the existing private road along North with generous setbacks from the road to break the overall massing, provide for landscaping, and accentuate the entrances. The entrances are connected directly to a pedestrian walkway and framed with landscaping. The ground floor residential units have their individual entrances fronting on wide landscaped corridor with walkways, creating a pedestrian mews between the two buildings. Phase

2A: The main building entrances are fronting on to a vehicular cul-de-sac with pedestrian drop off point. The building entrances are prominently located and are connected to the pedestrian network running through the site. There are multiple entrances proposed for the retail area along Northern part of the building and residential units along South side with individual entrances connecting directly to a pedestrian walkway.

Cyclists

Visitors can easily access the conveniently located short-term bicycle parking near the primary building entrances directly from pedestrian walkways. Residents can easily access the long-term secure indoor bicycle storage room located at ground floor and close to building entrances.

Fig.26:Building Entrances



The proposed development has multiple retail entrances, ground floor units with individual entrances, prominent main building entrances and minimal vehicular entrances, promoting active frontage and eyes on the street throughout the development.

5.3 Building Base Design

Positioning and Setbacks

Phase 1A/B: The building is positioned to balance a consistent and intimate street edge. The built form edge occupies virtually the entirety of the abutting public street edge, to provide street presence and enclosure, as suggested by the relevant design guidelines. The building positioning maintains a generous public realm depth of ~11m from the curb to the building along Centennial Parkway and ~4.25m along the North side to provide for adequate space for landscaping and pedestrian walkways. This setback further increases to ~11m near the mid point of the development to provide a break in the overall site massing. Along the south side, the building is setback 20m from the property line to provide a generous landscape buffer to the existing low-rise development. From the East side, the building is positioned so that there is a 25m building separation to the buildings of Phase 2A/B. These generous setbacks from the East and South side help to mitigate any shadowing and overlook impacts (Fig.35).

Phase 2A/B: The building is positioned identical to Phase 1A/B. It maintains a generous ~22m setback from south side, a 25m separation distance from Phase 1 building and continues similar setback along North side of the property. From the East side of the Phase 2A/B property, the building has a setback of 11.5m in order to provide a 25m building separation to the existing residential building.

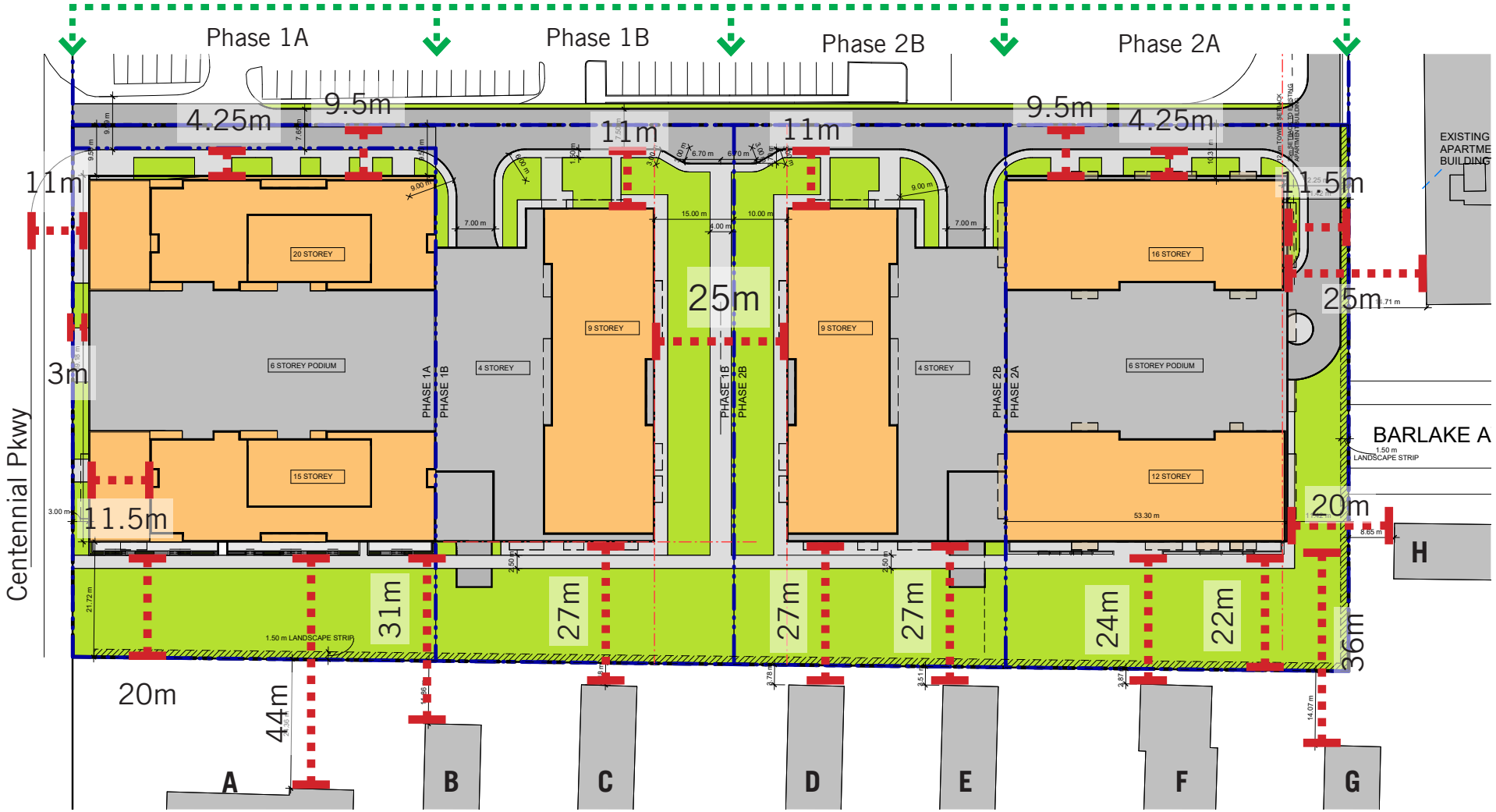
The above building positioning of both the Phases and resulting setback space is defined with landscaped edges to the streetscape, adding to the pedestrian comfort and public realm of Centennial Parkway. These elements will be discussed further in Landscape plans at the Site Plan stage.

Upper Storey Step-backs

Phase 1A/B: Along Centennial Parkway, the building has a significant step back of 1.5m and 11.5m after 5th and 9th storey of the podium respectively. This is provided for sky view and for the podium to meet the angular plane from Centennial Parkway. Above the 6th storey podium, there is a large rooftop amenity space between the two residential towers. The podium floors have recessed balconies from 2nd floor to 6th floor. Similarly, along the South and East side, the building steps back after the 5th and 9th storey, breaking up the building mass and creating a gradual transition. On the North side, the building steps back after the 3rd storey to reflect the scale of the street.

Phase 2A/B: The building steps are consistent with the step backs of Phase 1A/B. The building steps back after the 5th and 6th storey creating a defined lower podium and creating a visual transition. Above the 6-storey podium, there is a large outdoor amenity area proposed for the residents.

Fig.35:Building Setbacks and Step-backs



Building Entrances

Phase 1A: The residential building's entrance door is prominently positioned at the centre of the building fronting the Centennial Parkway. The door faces the street and is recessed from the building walls. The proposed design includes a continuous and uninterrupted paved area leading from the public sidewalk to this principal entrance. A deep canopy over the entrance provides a weather-protected area underneath. Two-storey ground floor units on the South and South West side have their own individual entrances connected directly to a pedestrian walkway network. The commercial areas along the North side have multiple entrances located prominently and fronting the internal street on the North side and Centennial Parkway as well.

Phase 1B & 2B: The building's entrance door is prominently positioned facing the internal street, connected directly to a pedestrian walkway, has a canopy proving weather protection. The ground floor units have their individual entrances connected directly to a pedestrian walkway.

Phase 2A: There are two main building entrances proposed, one in the North side for the North tower and one on the South side for the South tower. Both the entrances are prominently located, fronting a cul-de-sac drop off point. The entrances are connected directly to pedestrian walkways and a deep overhang provides a large weather-protected area underneath.

Ground Floor Design

All Phases: The proposed taller floor-to-floor height of the building (4.5 m) provides the flexibility of use as suggested by the Tall Building Guidelines. This taller ground floor is

Fig.36:Entrance Along Centennial Pkwy.

Fig.37:Phase 1B/2B Entrance

suitable to accommodate the proposed commercial and lobby space in the interior which provides for active uses along both Centennial Parkway and internal street facing the existing commercial plaza. The commercial areas are proposed to be recessed from upper floors, creating a continuous, weather protected active frontage. The ground floor building elevations are comprised of significant proportions of transparent glass to provide interaction and surveillance between interior spaces and exterior public realm spaces. These ground floor building elevations significantly exceed the minimum ground floor frontage width suggested in the Tall Building Guidelines in the interest of maximizing built form presence along the public street edges.

Fig.38:Phase 2A Cul-de-sac and Building Entrance

Fig.39:Taller Ground Floor Design

Articulation and Detailing

All Phases: The building base is articulated in a distinguishing fashion between the ground floor, lower base (2nd through 5th storey) and the upper base (6th to 9th storey). The ground floor has a taller height and utilizes a lot a of glass in the commercial and common areas to enhance the ground floor and public realm interaction(Fig.40). The ground floor residential units have a post and beam articulation which creates a rhythmic arcade along the ground floor with recessed patio space for the residents (Fig.41). The main building entrances are recessed with a contrasting canopy over the landing spaces. Glazed windows and doors, overhanging canopy and municipal address signage accentuate the ground floor plane.

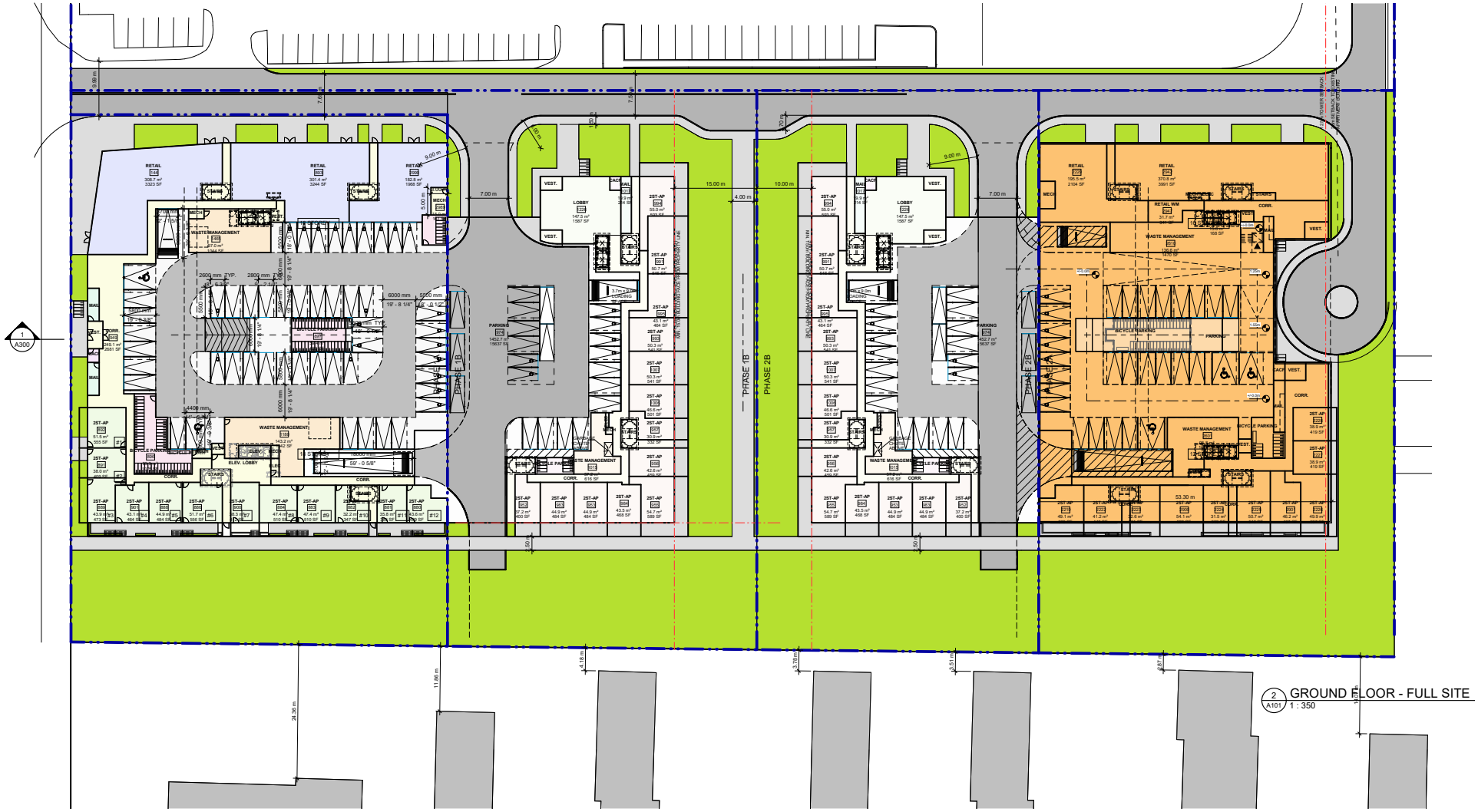
The lower base incorporates recessed balconies and frames that spans over two storeys creating a visual impression of reduced height. The projecting portions of the walls bounding the recessed balconies are clad with brick to establish a distinguished lower base and tie the materials into the surrounding neighbourhood fabric. Colour differentiation of the brick and the projected balconies distinguishes the lower base the from upper base. A regular pattern and placement of transparent windows finishes the aesthetic and ties the interior to the exterior.

The upper base is distinguished from the lower base with a complementary and unifying treatment. It features long white bands, projected balconies and white brick inserts distinguishing the building base from the towers above.

Fig.40:Building Articulation Along Centennial Parkway

Fig.41:Building Articulation Along Southern Lot Line

Fig.42:Ground Floor Plan



5.4 Tower Design

Placement and Separation

Phase 1A: The taller 20-storey tower is consciously placed on the North side and the 15-storey tower on the southern side, to provide transition to the abutting townhouse development to the South. The distance between the North and South towers is 26m. The South tower is set back ~21m from the southerly lot line shared with the townhouses and has a separation distance of ~35m from between the South tower and townhouses.

Phase 2A: Similar to Phase 1A, the 16-storey tower is placed on the North side and the smaller 12-storey tower on the southern side, to provide transition to the abutting low-rise development to the South. The distance between the North and South towers is 26m. The South tower is set back approximately 21m from the southerly lot line with a separation distance of ~21m from the townhouses. Both the towers are setback 12.5m from the Easterly property line.

This positioning and separation satisfies the suggested, 25m separation between towers and the 12.5m tower setback from abutting property line, in the Tall Building Guidelines concerning shadow and privacy considerations on abutting residential properties.

Tower Floor Plate

All Phases: The towers have a articulated floor plate with a mix of juliet, recessed and projected balconies. The floor plate area ranges from ~1030sqm and measuring 21m by 54m. The floor plate area is larger than the 750 sqm referenced by the Tall Building Guidelines; the design guidance does contemplate larger floor plates where the other guidelines

Fig.43:Phase 1A 20-Storey Tower

Fig.44:Phase 1A 15-Storey Tower

can be satisfied. This is the case for the proposed design considering the demonstrated minimal visual, shadow, and wind impacts; building separation distances; the street-reinforcing podium placement and design; uninterrupted building base line with active frontages; use of lighter material for the tower portion to reduce perceived mass; and the overall quality of the architectural expression.

Step-backs

Phase 1A: The towers design incorporates step-backs where they rises above the building base after 9th storey. From Centennial Parkway, the towers recedes from the building base by a generous 11.5m. From the Southern lot line, the tower steps back 1.5m.

Phase 2A: A 1.5m tower step-back is provided above the 5th storey from all sides.

Although, the Southern step-back is less than the recommended 3m in the Tall Building Guidelines, the intent of this guideline is justified as the tower and the building base are setback 19-21m from the Southern lot line, creating a large buffer and transition to the low-rise development to the South. Furthermore, there is a building separation of ~21m from Phase 2A and ~35m from Phase 1A between the townhouses and the proposed towers.

Articulation and Detailing

All Phases: The towers articulation is complementary to that of the building base. The towers are clad with a glass skin to create a lighter top volume and distinction from the building base. The window pattern is simple and regular in shape and composition. The towers have a wide notch with dark coloured recessed balcony running through the middle

Fig.45:Building Setbacks Along Southern Property Line

Fig.46:Phase 2A 16-Storey Tower

of the facade, creating a break in the tower massing. Balcony variety and transparent glass balcony railings contribute to the simple yet refined aesthetic.

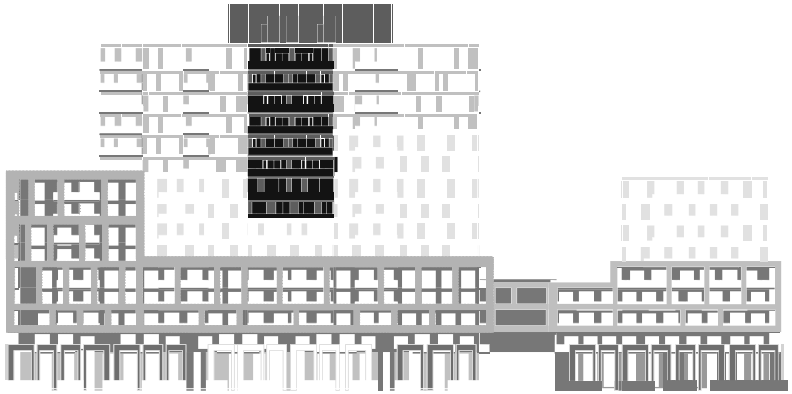
Tower Top

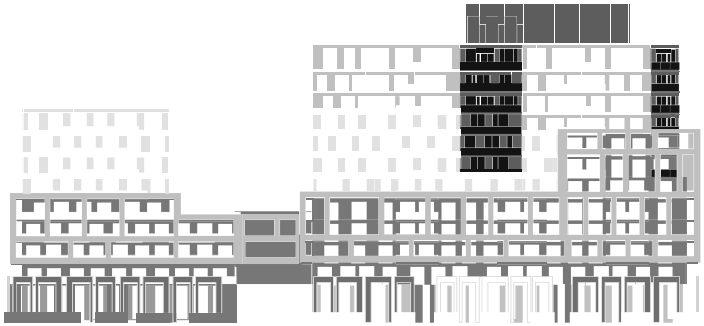
All Phases: Design of the tower top consists of a distinguishing treatment for the rooftop. A mechanical penthouse encloses all rooftop equipment, situated centrally on the rooftop with setbacks from all four sides to reduce views. The penthouse is clad with dark grey glass material to distinguish from the remainder of the tower and diminish visual perspective from the storeys below.

Balconies

All Phases: The towers design includes a combination of juliet, fully recessed and partially recessed balconies integrated as cohesive elements throughout the building's architecture. The podium has wider balconies, which provides more active communal space facing the public street edge. Juliet balconies are proposed on the tower to reduce the perceived building mass. Projected and recessed balconies are at least 1.5 m deep to be useful outdoor sitting areas in keeping with the minimum suggested in the Tall Building Guidelines.

Fig.47:View Along Northern Lot Line





5.5 Materials

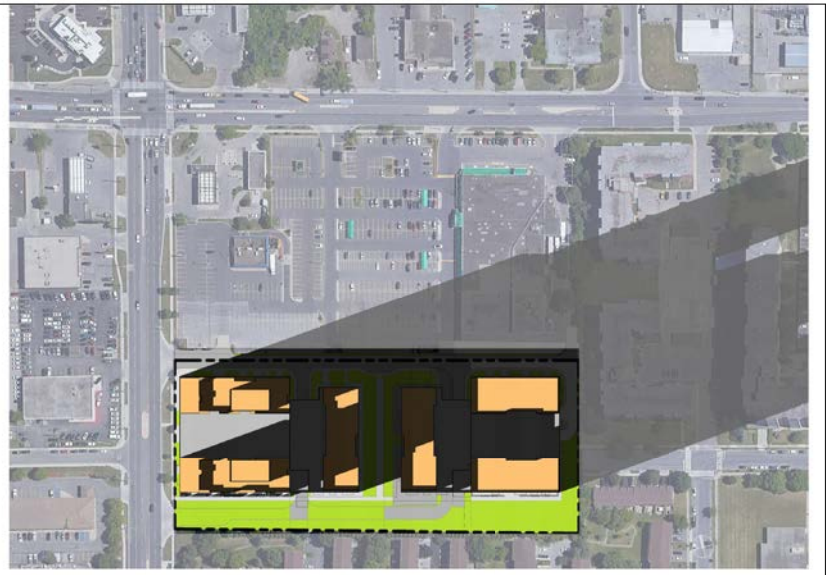
All Phases: The material palette for the proposed development consists of varied, durable and high quality finishes. Materials are used consciously to achieve several different architectural effects and contributions. This includes accentuating architectural details, distinguishing the building base from the tower mass and reflecting surrounding context.

The choice of materials moves from heavy to light from the ground to the top floors. Glass is used on the ground floor commercial and common areas to connect the interior of the building with the exterior, expanding the public realm along Centennial Parkway. The podium introduces a combination of solid and transparent elements to mark a distinct expression between tower and lower base. The podium design engages material changes to reflect surrounding scale with appropriate finishes. The upper podium employs lighter materials including window wall and aluminum framing, with white bands. The tower employs transparent components to add lightness to the overall massing.

The combination of solid and light materials is intended to create a distinct design and appropriately reflect tones that are current and of this design era. The podium has a high solid-to-glazing ratio compared to the towers, which further helps to anchor the building base and enhances its street presence.

Fig.53:Phase 1 Building Materials

Fig.54:Phase 2 Building Materials



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SITE PLAN - PHASE 4 (2B) - MARCH 21ST - 0445PM
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Chamberlain
Architects
Constructors
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Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
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Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

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