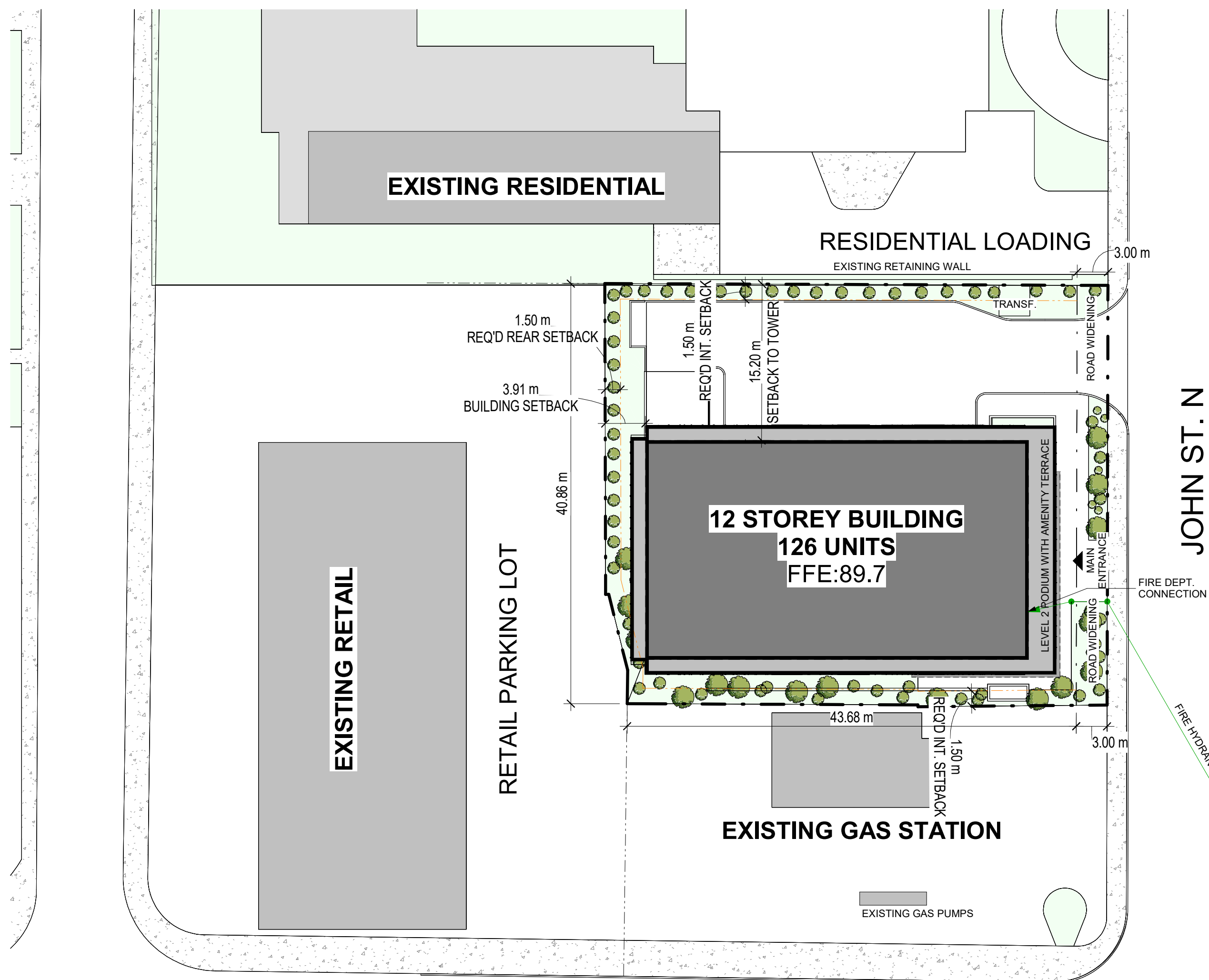
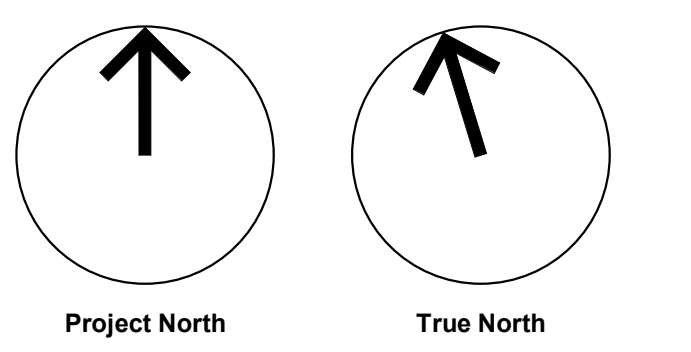
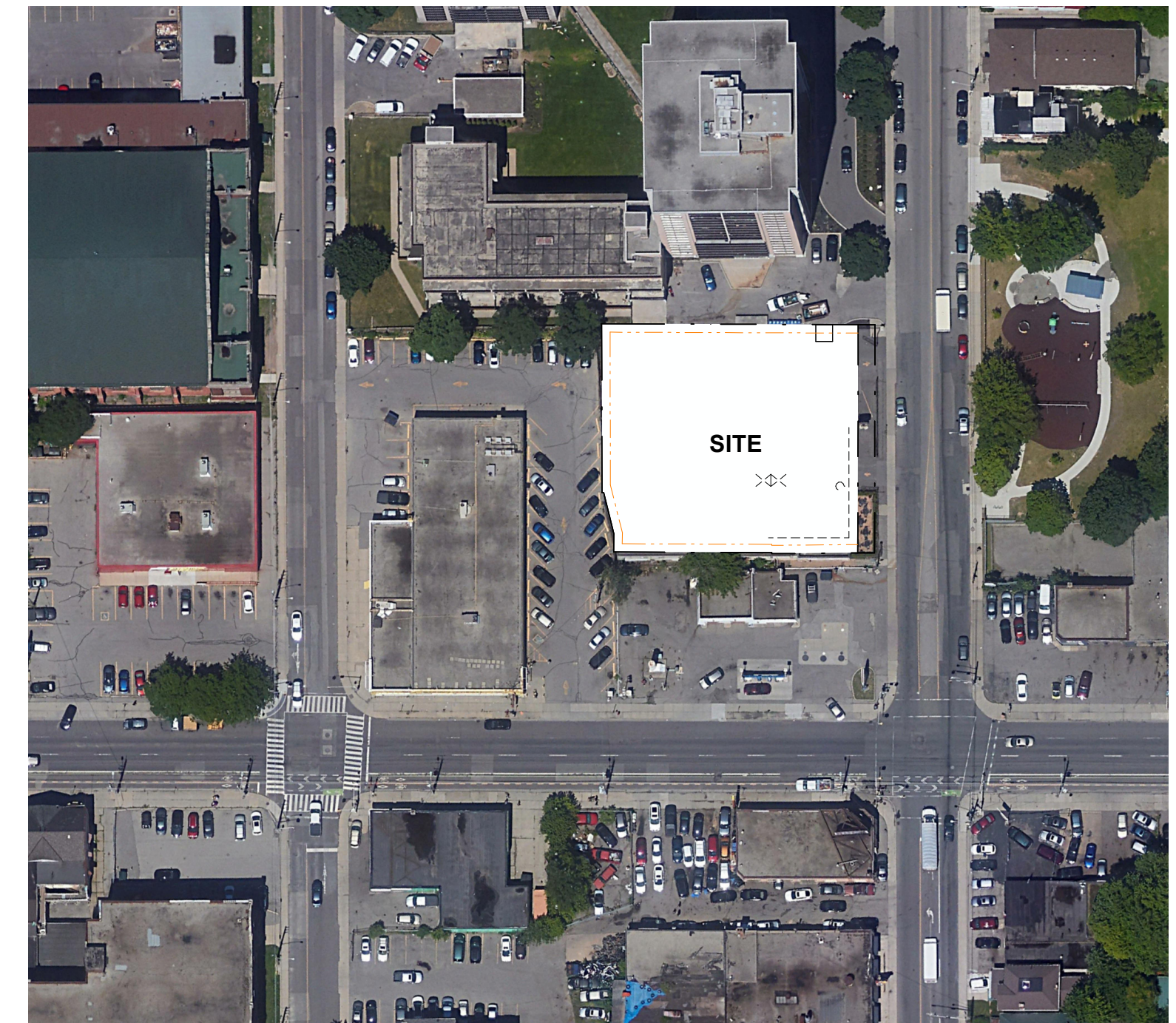


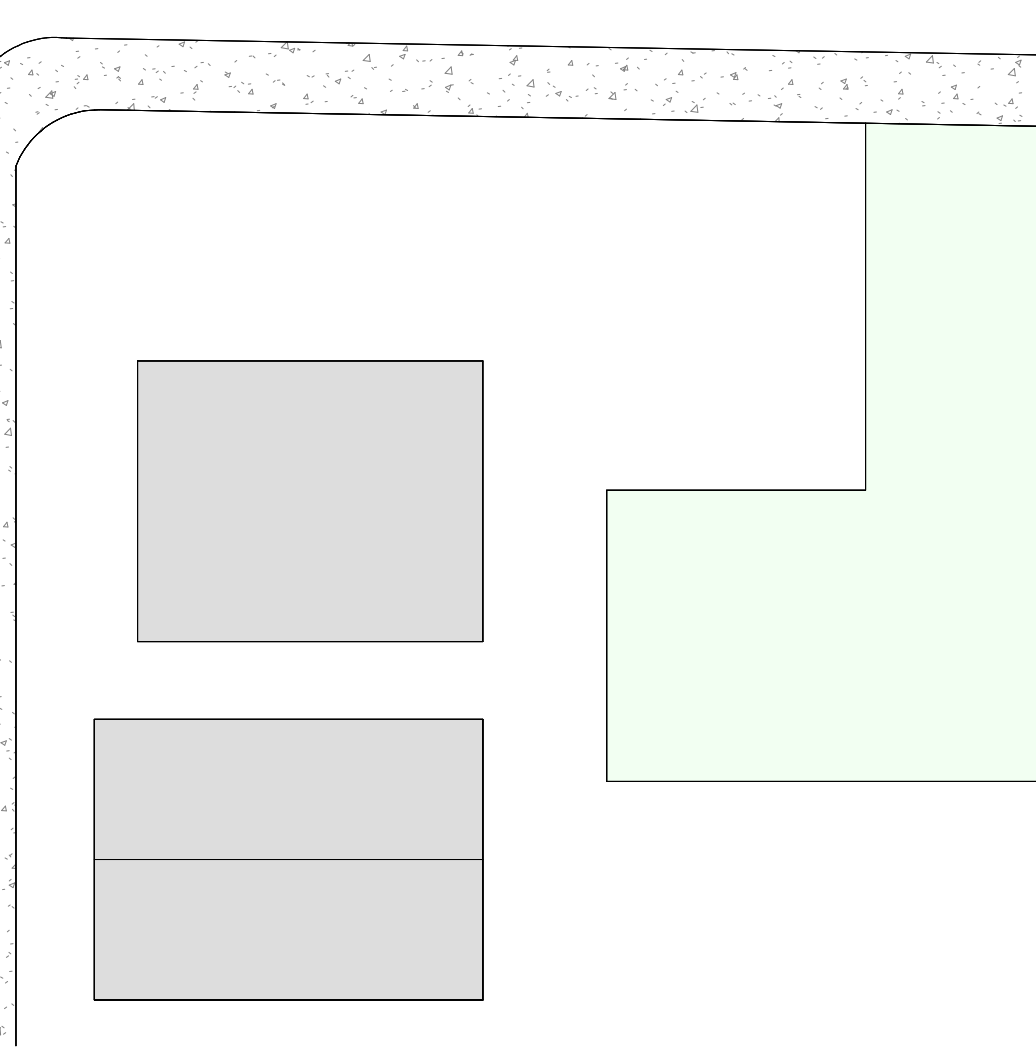
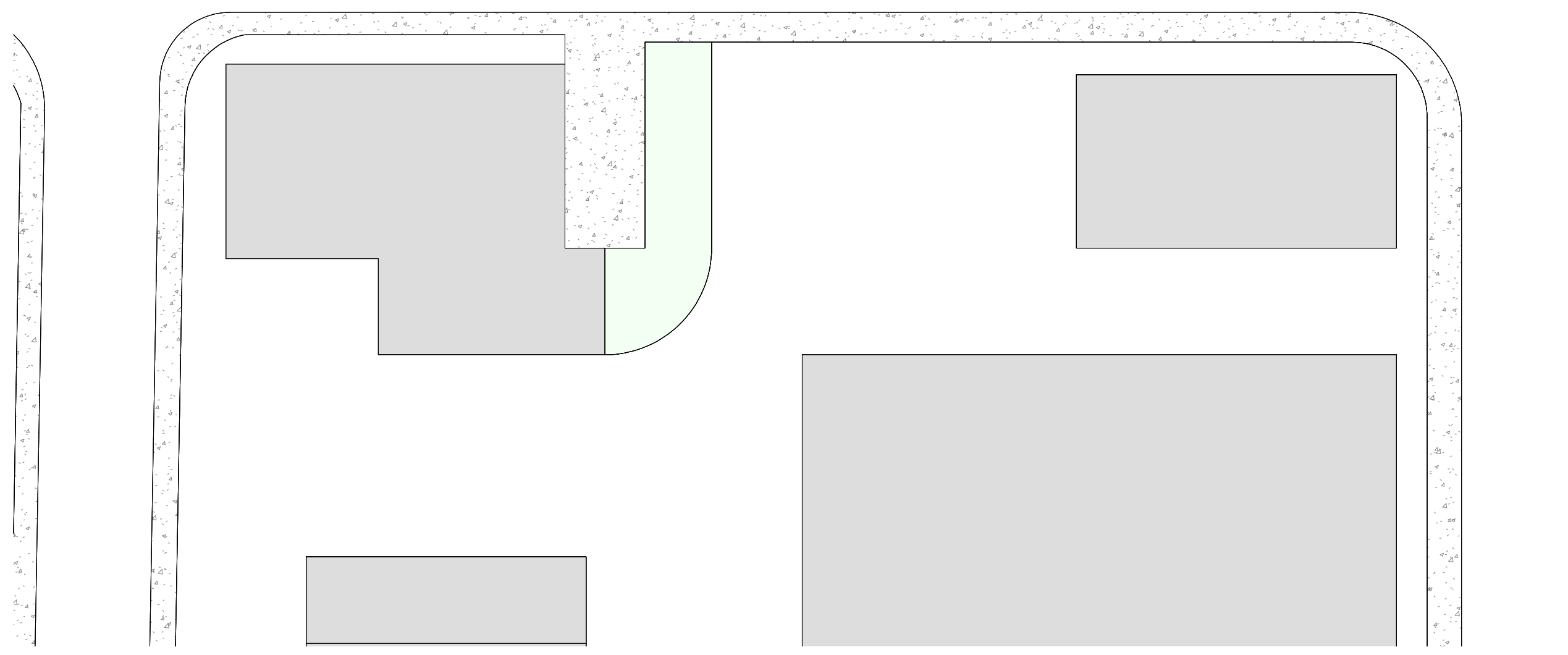
Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written permission. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Consultant's Documents.



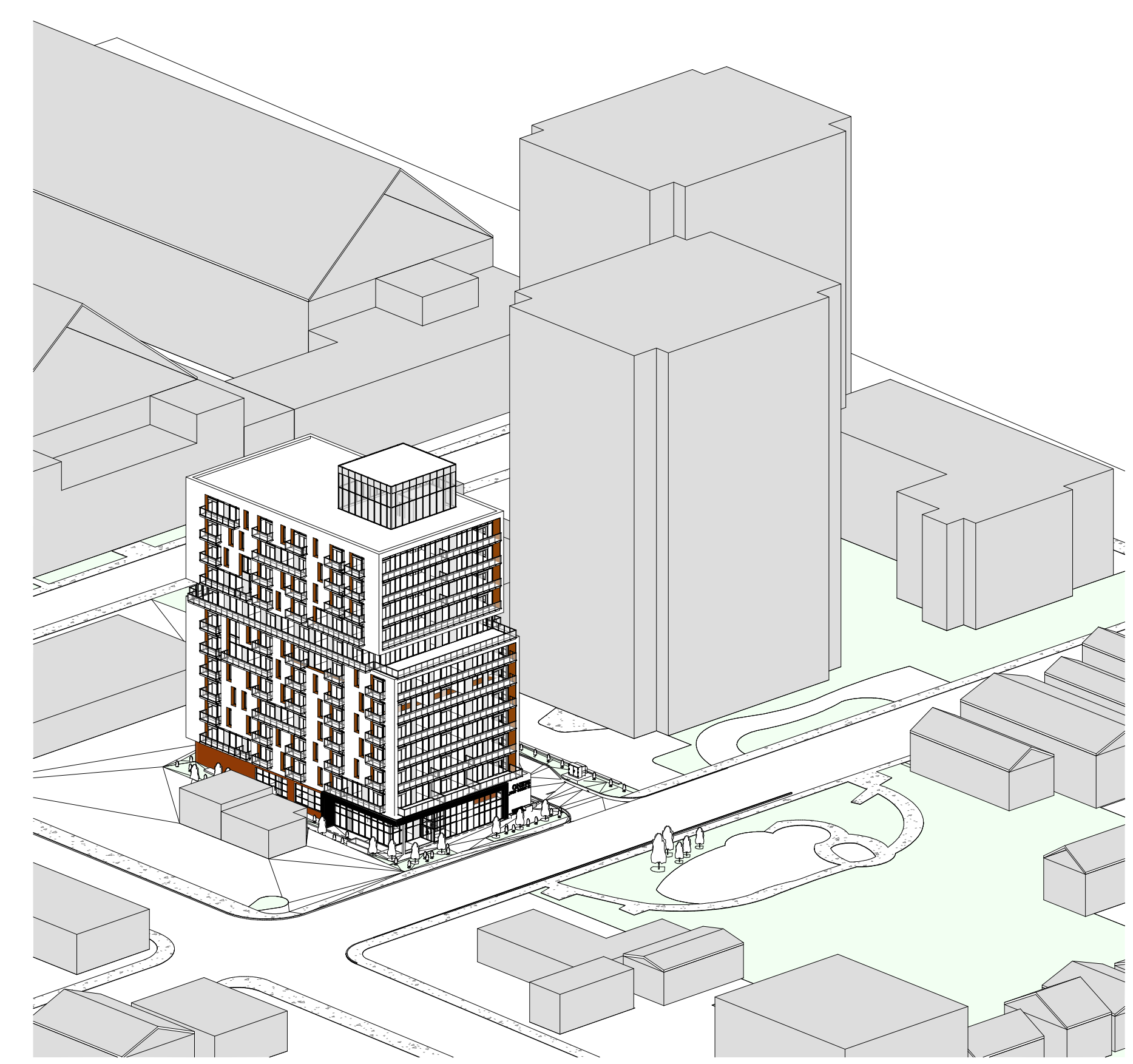
SITE DATA				
175 JOHN ST N, HAMILTON, ONTARIO				
DATA	REQUIRED	PROVIDED		
ZONING	ZONING - M1			
LOT AREA (m ²)	BEFORE ROAD WIDENING 1,961m ² (21,323 ft ²)			
	WITH ROAD WIDENING 1,859m ² (20,010 ft ²)			
SETBACKS				
FRONT YARD (m)	0 (m)	2.05 (m)		
INTERIOR SIDE YARD (m)	1.5 (m)	4.63 (m)		
INTERIOR SIDE YARD (m)	1.5 (m)	15.20 (m)		
REAR YARD (m)	1.5 (m)	3.91 (m)		
BUILDING DATA				
DATA	REQUIRED	PROVIDED		
LOT COVERAGE (m ²)	--	52% (LEVEL 2)		
TOTAL DENSITY (# of units)	--	126 UNITS		
BUILDING AREA (GROUND FLR.)	--	659.33 m ² (7096.9 ft ²)		
GROSS FLOOR AREA	--	9,185.8 m ² (98875.1 ft ²)		
GROSS CONSTRUCTION AREA	--	12,254.6 m ² (131908 ft ²)		
NUMBER OF STOREYS	--	12		
BUILDING HEIGHT (m)	-- (m) MAX.	40.2 (m)		
AMENITY AREA (m ²)	4m ² < 50m ² 4 x 44 = 176m ² 6m ² /unit > 50m ² 6 x 82 = 492m ²	INDOOR AMENITY 275.4 m ² (2964.4 ft ²) OUTDOOR AMENITY 30.8 m ² (331.5 ft ²)		
	TOTAL 668 m ² (7,190 ft ²)	BALCONIES 1,338.2 m ² (14404.7 ft ²)		
		TOTAL 1,644.4 m ² (17700.6 ft ²)		
LANDSCAPING DATA				
DATA	REQUIRED	PROVIDED		
LANDSCAPE AREA (percentage)	-- (%)	21 (%)		
LANDSCAPE AREA (m ²)	-- (m ²)	425 m ² (4,575 ft ²)		
VEHICLE PARKING DATA				
DATA	REQUIRED	PROVIDED		
RESIDENTIAL PARKING	0	40		
VISITOR PARKING	2 + 0.05 / UNIT = 8.3	9 (INC)		
BARRIER FREE PARKING	1	2 (INCLUDED ABOVE)		
BICYCLE PARKING DATA				
DATA	REQUIRED	PROVIDED		
SHORT TERM BICYCLE PARKING	5 Stalls	5		
LONG TERM BIKE PARKING	0.5 / 126 units = 63	100		
UNIT MIX DATA				
UNIT TYPE	UNIT COUNT	PERCENTAGE		
STUDIO	17	14%		
1 BED	27	21%		
1 BED + DEN	49	39%		
2 BED	33	26%		
TOTAL	126			
UNIT BREAKDOWN	STUDIO	1 BED	1 BED + DEN	2 BED
LEVEL 2	2 PER FLR.	2 PER FLR.	4 PER FLR.	3 PER FLR.
LEVEL 3-7	2 PER FLR.	2 PER FLR.	4 PER FLR.	4 PER FLR.
LEVEL 8-12	1 PER FLR.	3 PER FLR.	5 PER FLR.	2 PER FLR.
TOTAL	17	27	49	33



- GENERAL NOTES**
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1 SITE PLAN
1:350



2 3D MASSING VIEW

1	2024-02-20	Re-issued for ZBA
No.	Date	Revision

Client:

Project Name / Address:

**175 JOHN ST N,
HAMILTON**

Project No: 22018
 Drawing Date: SEPTEMBER 7, 2023
 Drawn by: ZMK Checked by: EJT
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:21 AM

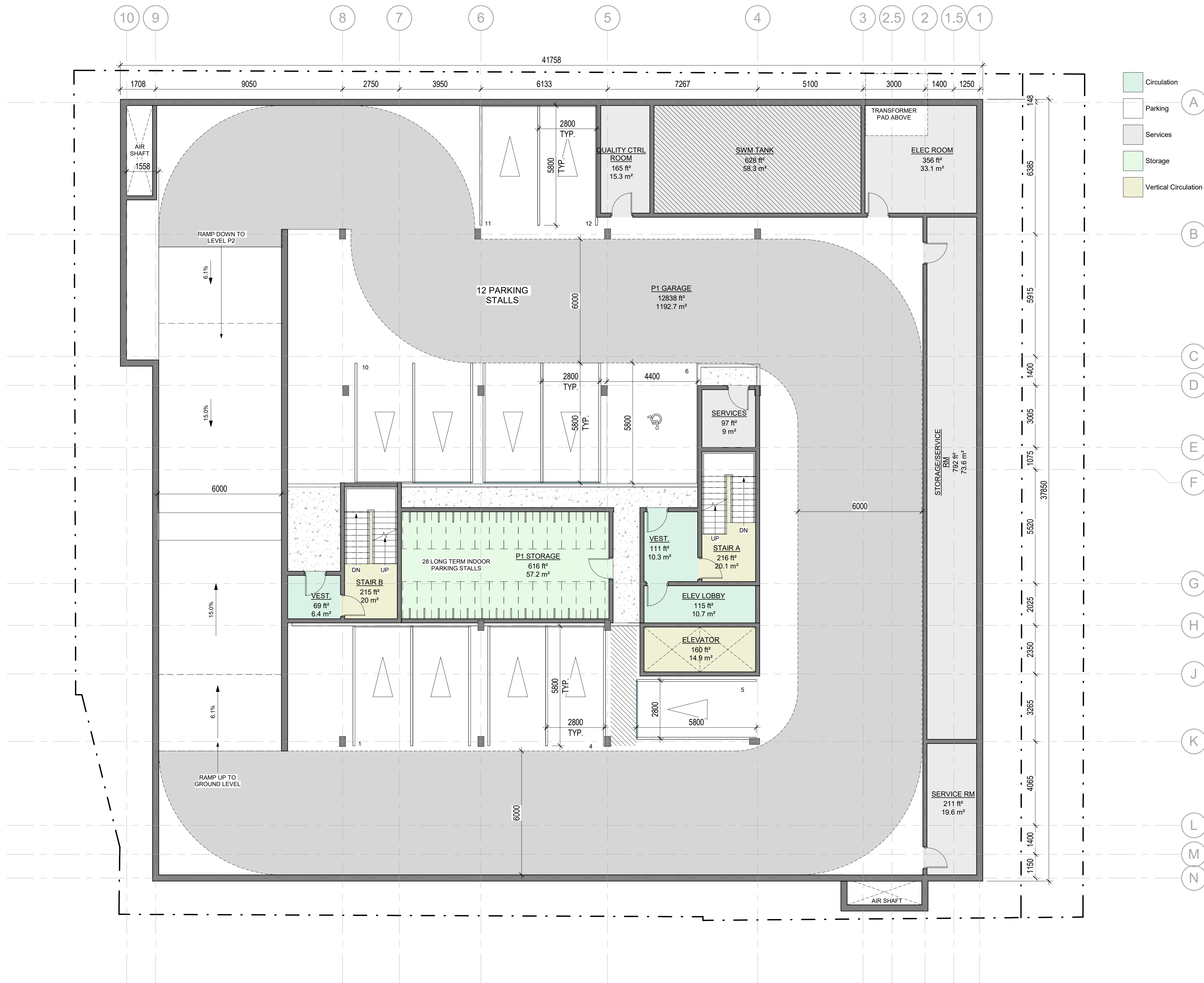
SITE PLAN

Drawing Scale: As indicated
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D1.1

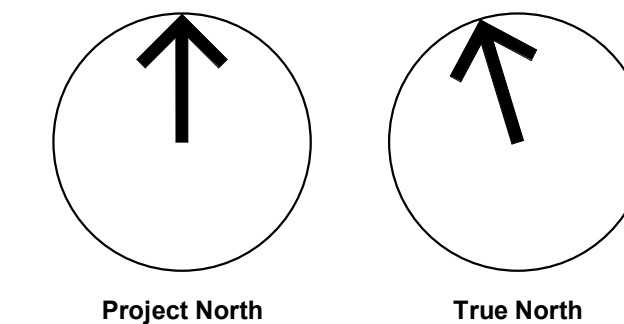
PRELIMINARY

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- Circulation
- Parking
- Services
- Storage
- Vertical Circulation



GENERAL NOTES

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No.	Date	Revision
1	2024-02-20	[Re-issued for ZBA]

Client:

Project Name / Address:

**175 JOHN ST N,
HAMILTON**

SRM
architects+
urban*designers

Project No: 22018
 Drawing Date: 09/15/23
 Drawn by: Author
 Checked by: Checker
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:22 AM

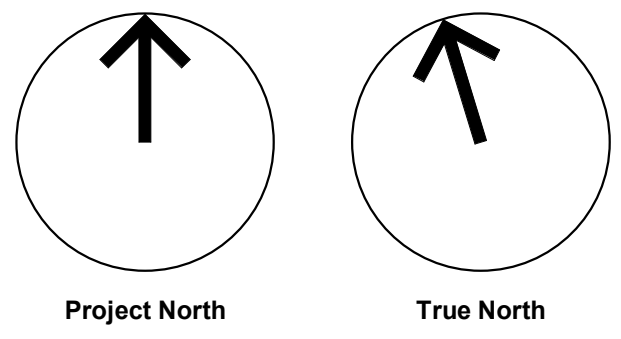
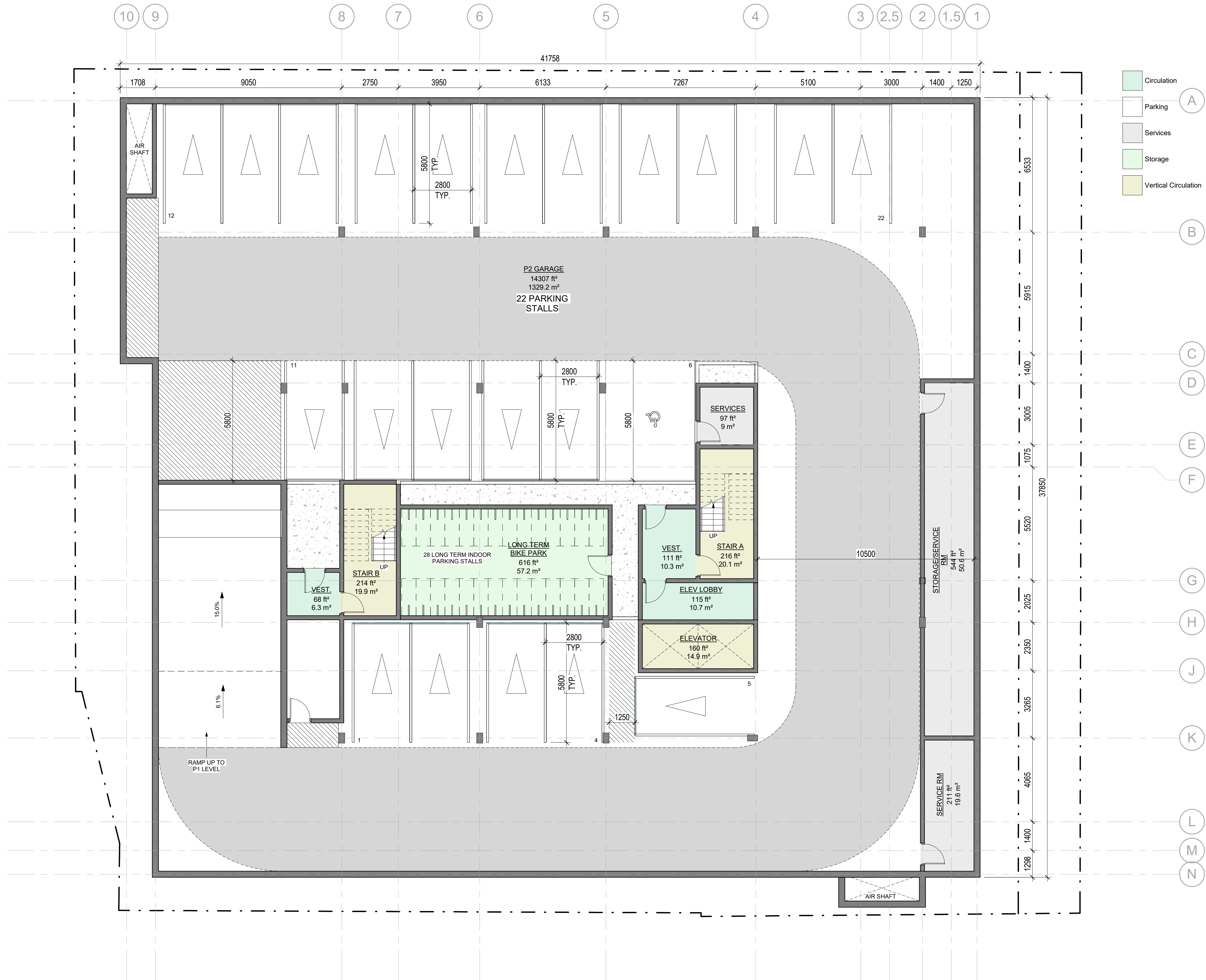
Drawing Name:

FLOOR PLAN - LEVEL P1

Drawing Scale: 1 : 100
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D2.1

PRELIMINARY

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No.	Date	Revision
1	2024-02-20	Re-issued for ZBA

Project Name / Address:

**175 JOHN ST N,
HAMILTON**

SRM
architects+
urban*designers

Project No: 22018
 Drawing Date: 09/15/23
 Drawn by: Author
 Checked by: Checker
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:23 AM

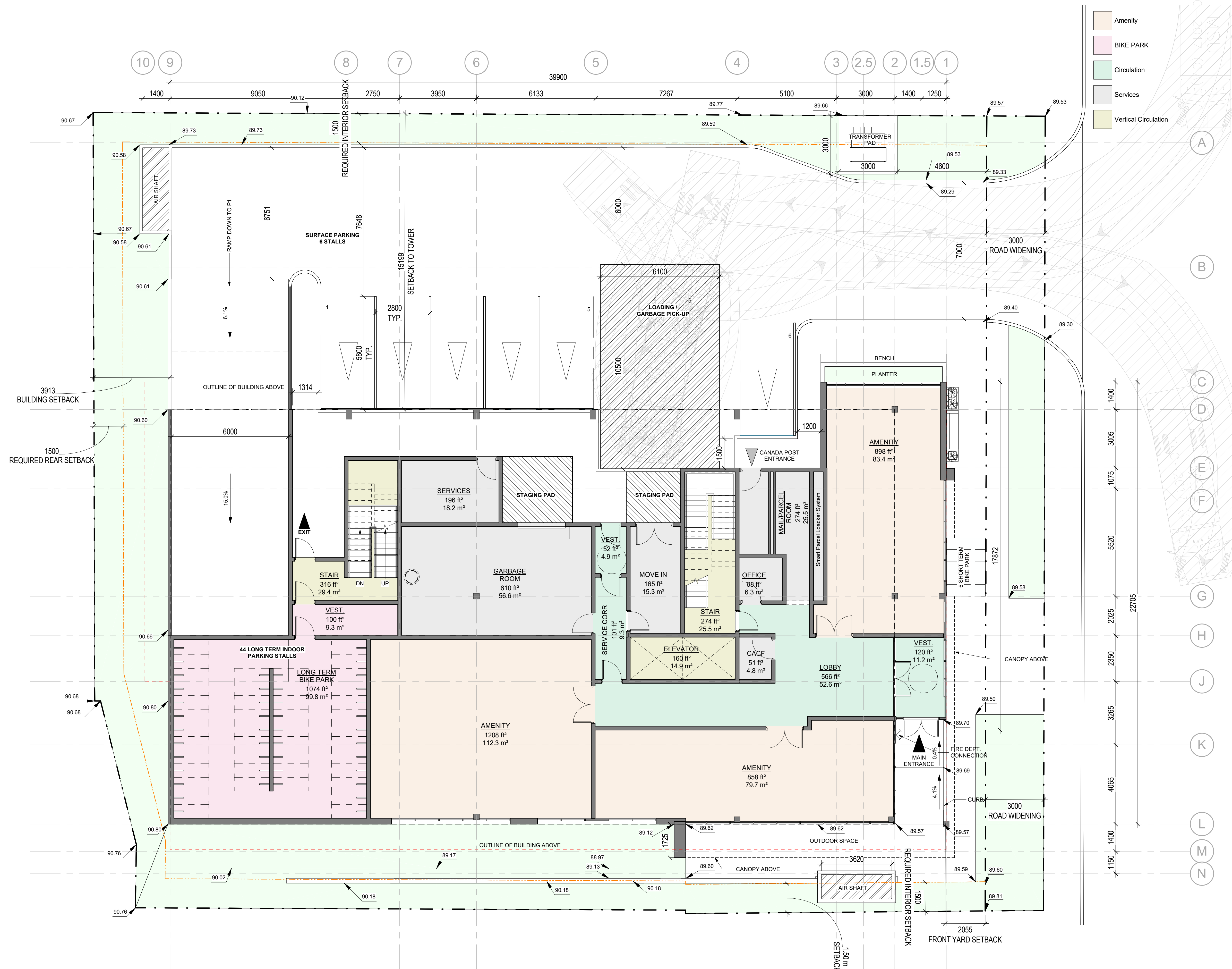
FLOOR PLAN - LEVEL P2

Drawing Name:

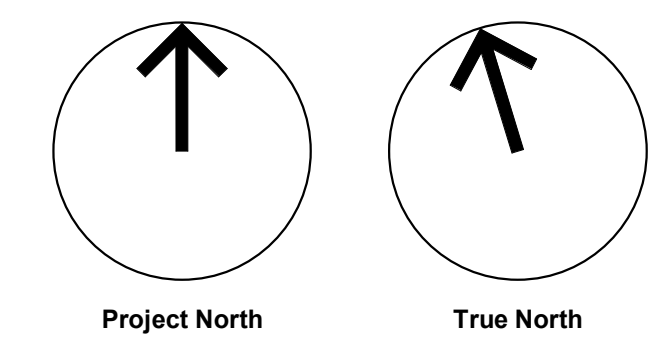
Drawing Scale: 1 : 100
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D2.2

PRELIMINARY

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- Amenity
- BIKE PARK
- Circulation
- Services
- Vertical Circulation



- GENERAL NOTES**
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1 2024-02-20 Re-issued for ZBA		
No.	Date	Revision

Client: _____

Project Name / Address: _____

**175 JOHN ST N,
HAMILTON**

SRM

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urban*designers

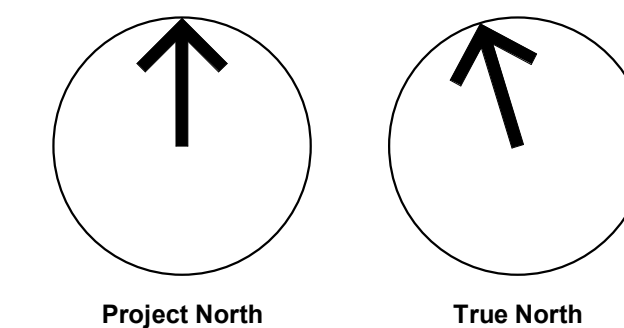
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 Drawing Date: SEPTEMBER 7, 2023
 Drawn by: NKS
 Checked by: ZMK
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:25 AM

FLOOR PLAN - LEVEL 1

Drawing Scale: 1 : 100
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D2.3

PRELIMINARY

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- 1 BED
- 2 BED
- Amenity
- BALCONY
- Circulation
- Outdoor Terrace
- Services
- STUDIO
- Vertical Circulation



- GENERAL NOTES**
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1 2024-02-20 Re-issued for ZBA		
No.	Date	Revision

Client: _____

Project Name / Address: _____

**175 JOHN ST N,
HAMILTON**

SRM

Project No: 22018
 Drawing Date: SEPTEMBER 5, 2023
 Drawn by: NKS | Checked by: ZMK
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:26 AM

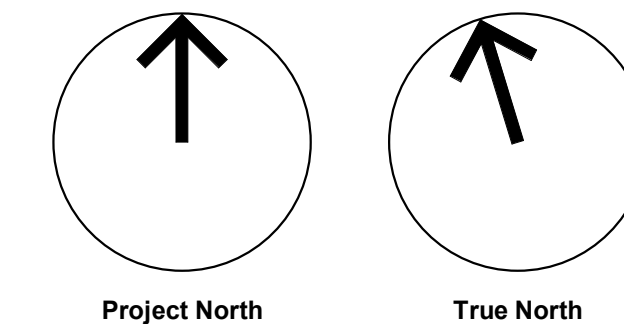
Drawing Name: _____

FLOOR PLAN - LEVEL 2

PRELIMINARY

Drawing Scale: 1 : 100
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D2.4

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- 1 BED
- 2 BED
- BALCONY
- Circulation
- Services
- STUDIO
- Vertical Circulation



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1 2024-02-20 Re-issued for ZBA		
No.	Date	Revision

Client: _____

Project Name / Address: _____

**175 JOHN ST N,
HAMILTON**

SRM

Project No: 22018
 Drawing Date: SEPTEMBER 5, 2023
 Drawn by: NKS Checked by: ZMK
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:28 AM

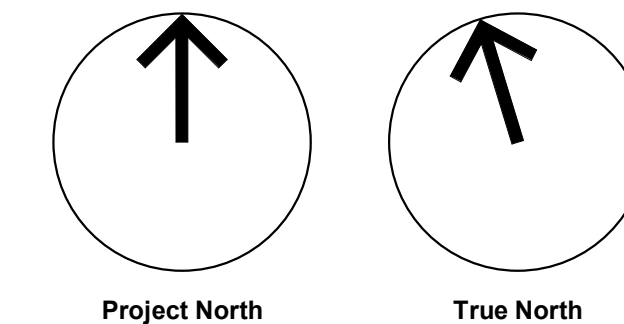
Drawing Name:

FLOOR PLANS - LEVELS
3 - 7

PRELIMINARY

Drawing Scale: 1 : 100
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D2.5

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- 1 BED
- 2 BED
- BALCONY
- Circulation
- Services
- STUDIO
- Vertical Circulation



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No.	Date	Revision
1	2024-02-20	[Re-issued for ZBA]

Client: _____

Project Name / Address: _____

**175 JOHN ST N,
HAMILTON**

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 architects+
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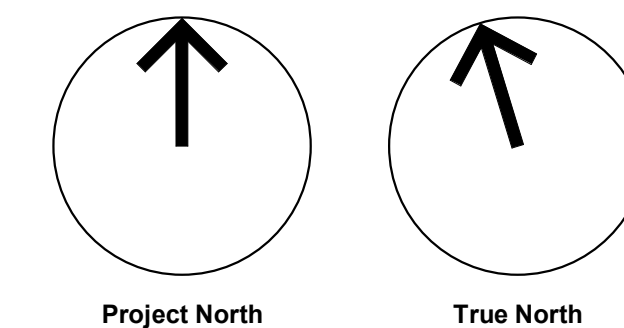
Project No: 22018
 Drawing Date: July 14, 2023
 Drawn by: NKS
 Checked by: ZMK
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:29 AM

FLOOR PLAN - LEVEL 8

Drawing Name: _____
 Drawing Scale: 1 : 100
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D2.6

PRELIMINARY

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- 1 BED
- 2 BED
- BALCONY
- Circulation
- Services
- STUDIO
- Vertical Circulation



GENERAL NOTES

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1 2024-02-20 Re-issued for ZBA		
No.	Date	Revision

Client: _____

Project Name / Address: _____

**175 JOHN ST N,
HAMILTON**

SRM[↑]
architects+
urban*designers

Project No: 22018
 Drawing Date: 08/02/23
 Drawn by: NKS
 Checked by: ZMK
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:30 AM

**FLOOR PLANS - LEVELS
9 - 12**

Drawing Name: _____

Drawing Scale: 1 : 100

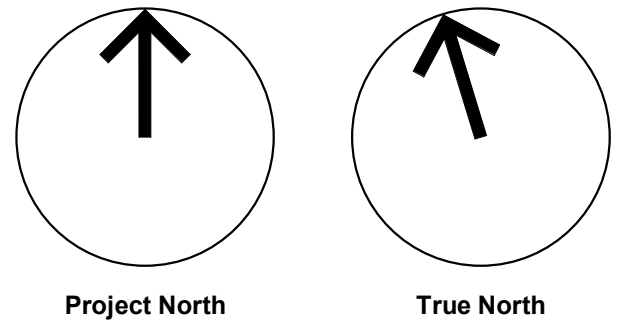
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Revision No.: r1

Drawing No.: D2.7

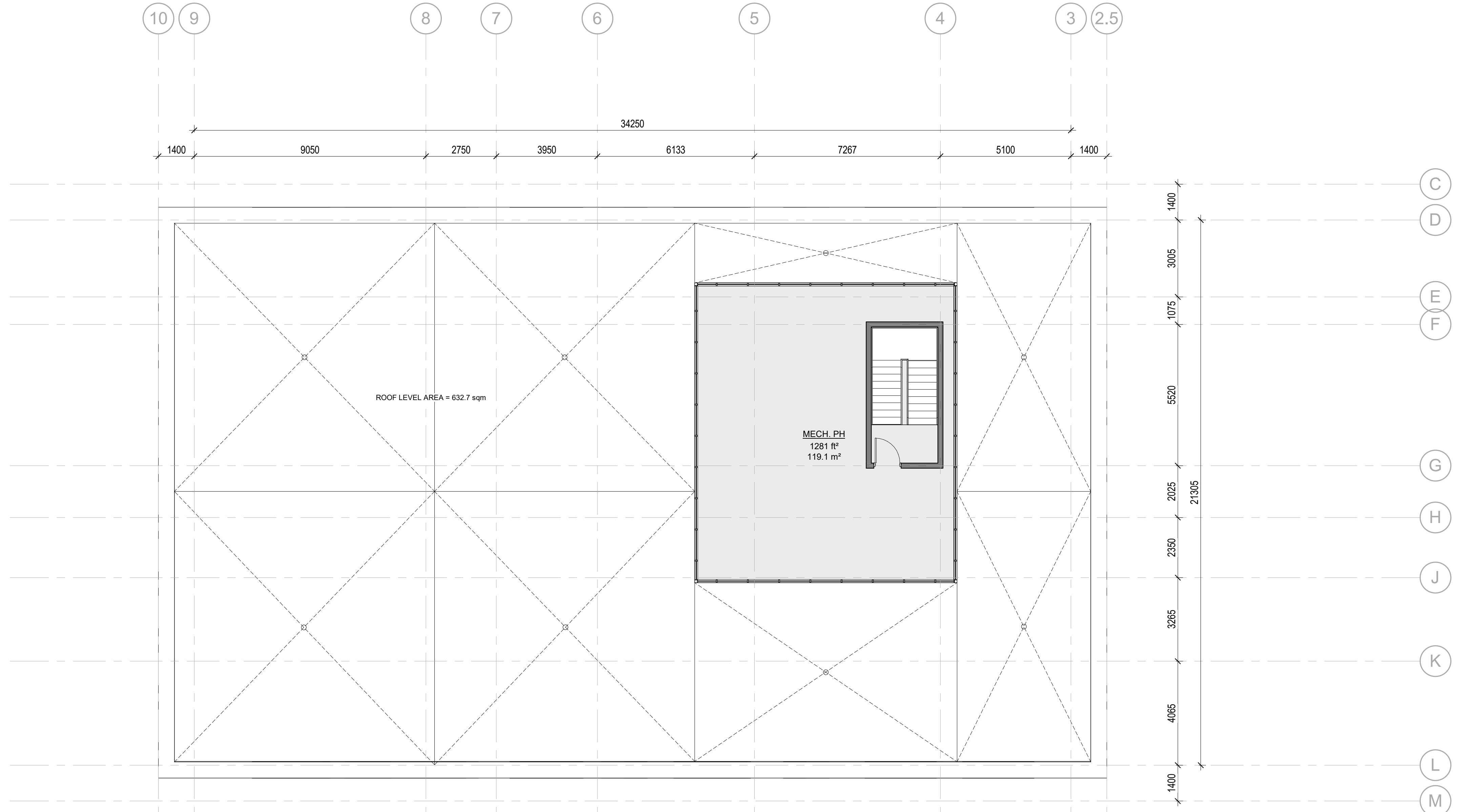
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No.	Date	Revision
1	2024-02-20	[Re-issued for ZBA]

Client: _____

Project Name / Address: _____

**175 JOHN ST N,
HAMILTON**

SRM[↑]
architects+
urban*designers

Project No: 22018
 Drawing Date: 02/20/24
 Drawn by: Author
 Checked by: Checker
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:30 AM

MPH PLAN

Drawing Name: _____

Drawing Scale: 1 : 100

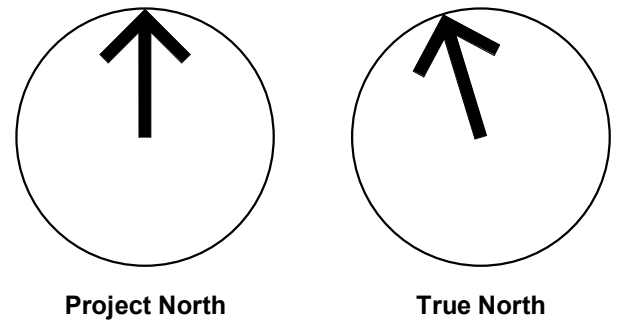
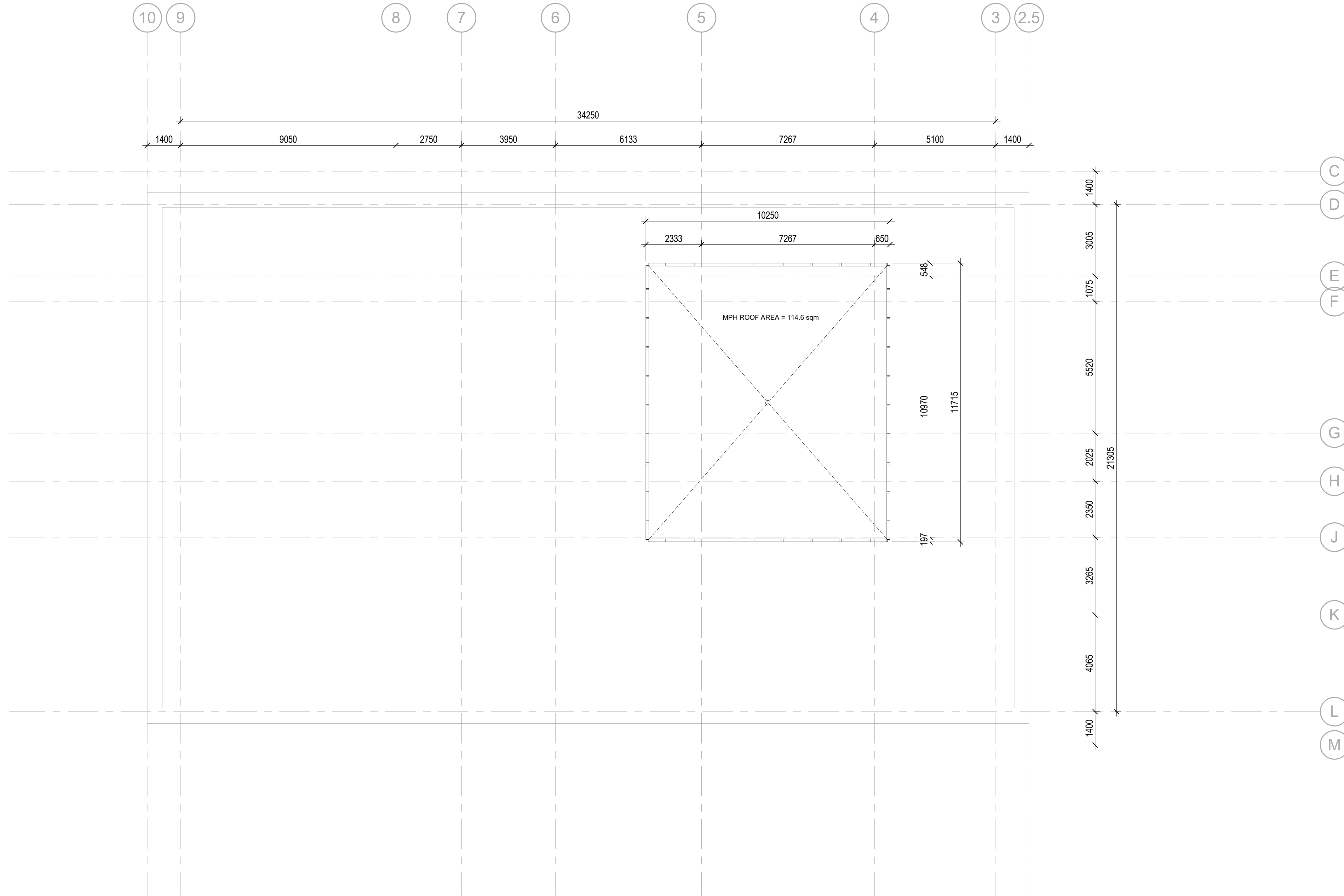
Status: REISSUED FOR ZBA

Revision No.: r1

Drawing No.: D2.8

PRELIMINARY

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- GENERAL NOTES**
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No.	Date	Revision
1	2024-02-20	Re-issued for ZBA

Client: _____

Project Name / Address: _____

**175 JOHN ST N,
HAMILTON**

SRM[↑]
architects+
urban*designers

Project No: 22018
 Drawing Date: 02/20/24
 Drawn by: Author
 Checked by: Checker
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:30 AM

MPH ROOF PLAN

PRELIMINARY

Drawing Scale: 1 : 100
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D2.9

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written permission. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
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ELEVATION MATERIAL LEGEND

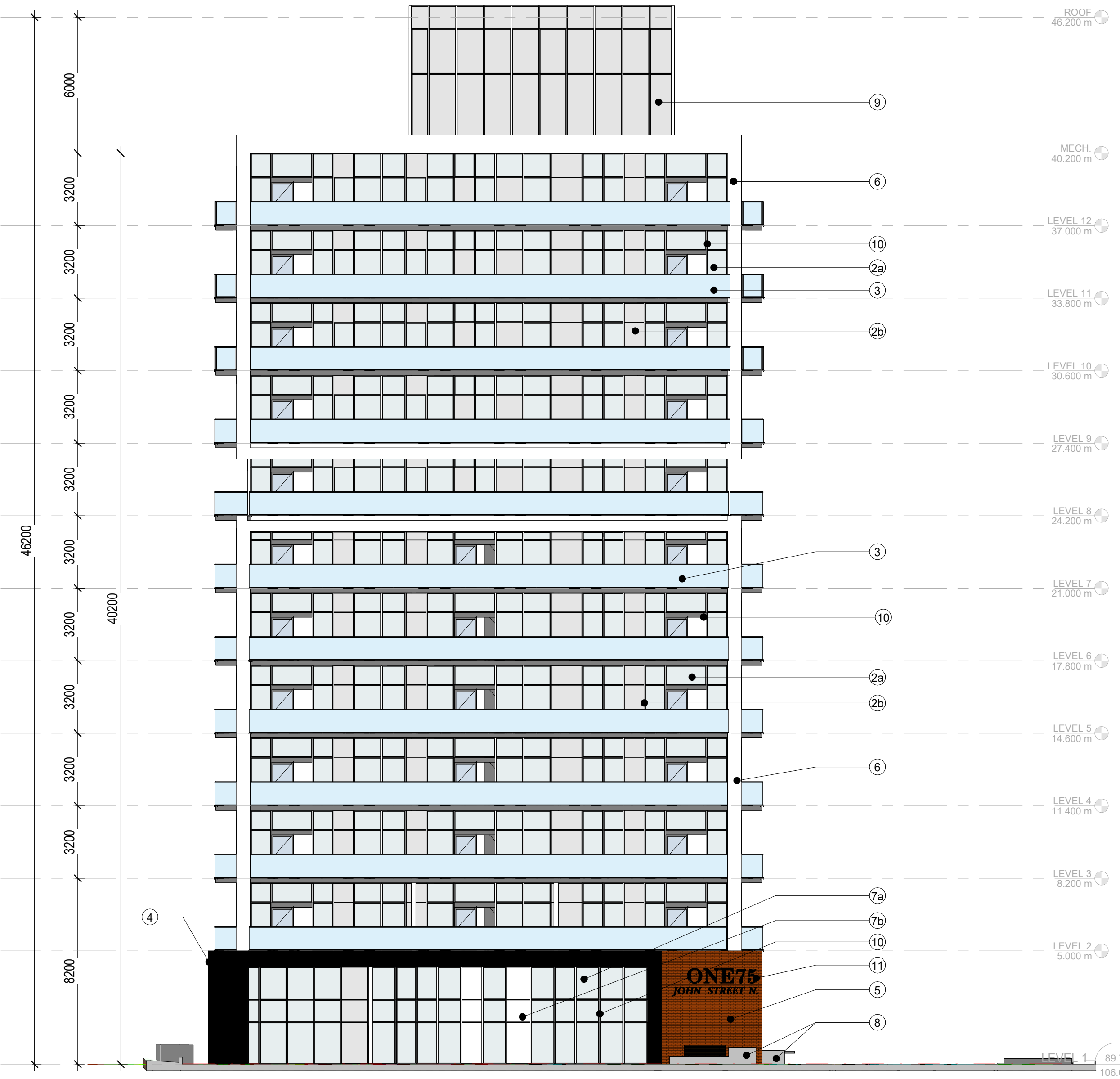
- | | | | |
|--|---------------------------------------|--|--|
| | 1 ACCENT COLOUR PAINT | | 7a CURTAIN WALL - CLEAR GLASS PANEL |
| | 2a WINDOW WALL - CLEAR GLASS PANEL | | 7b CURTAIN WALL - SPANDREL GLASS PANEL |
| | 2b WINDOW WALL - SPANDREL GLASS PANEL | | 8 BENCH |
| | 3 GLASS RAILING | | 9 MECH PENTHOUSE - ILLUMINATED PANELS |
| | 4 METAL PANEL - BLACK | | 10 BLACK MULLIONS |
| | 5 BRICK | | 11 SIGNAGE |
| | 6 PRECAST CLADDING - WHITE | | |

GENERAL NOTES

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- The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.



2 NORTH ELEVATION
1:150



1 EAST ELEVATION
1:150

No.	Date	Revision
1	2024-02-20	Re-issued for ZBA

Client: _____
 Project Name / Address: _____

**175 JOHN ST N,
HAMILTON**

Project No: 22018
 Drawing Date: JAN 08, 2024
 Drawn by: ZMK Checked by: EJT
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:35 AM

ELEVATIONS

Drawing Scale: As indicated
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D3.1

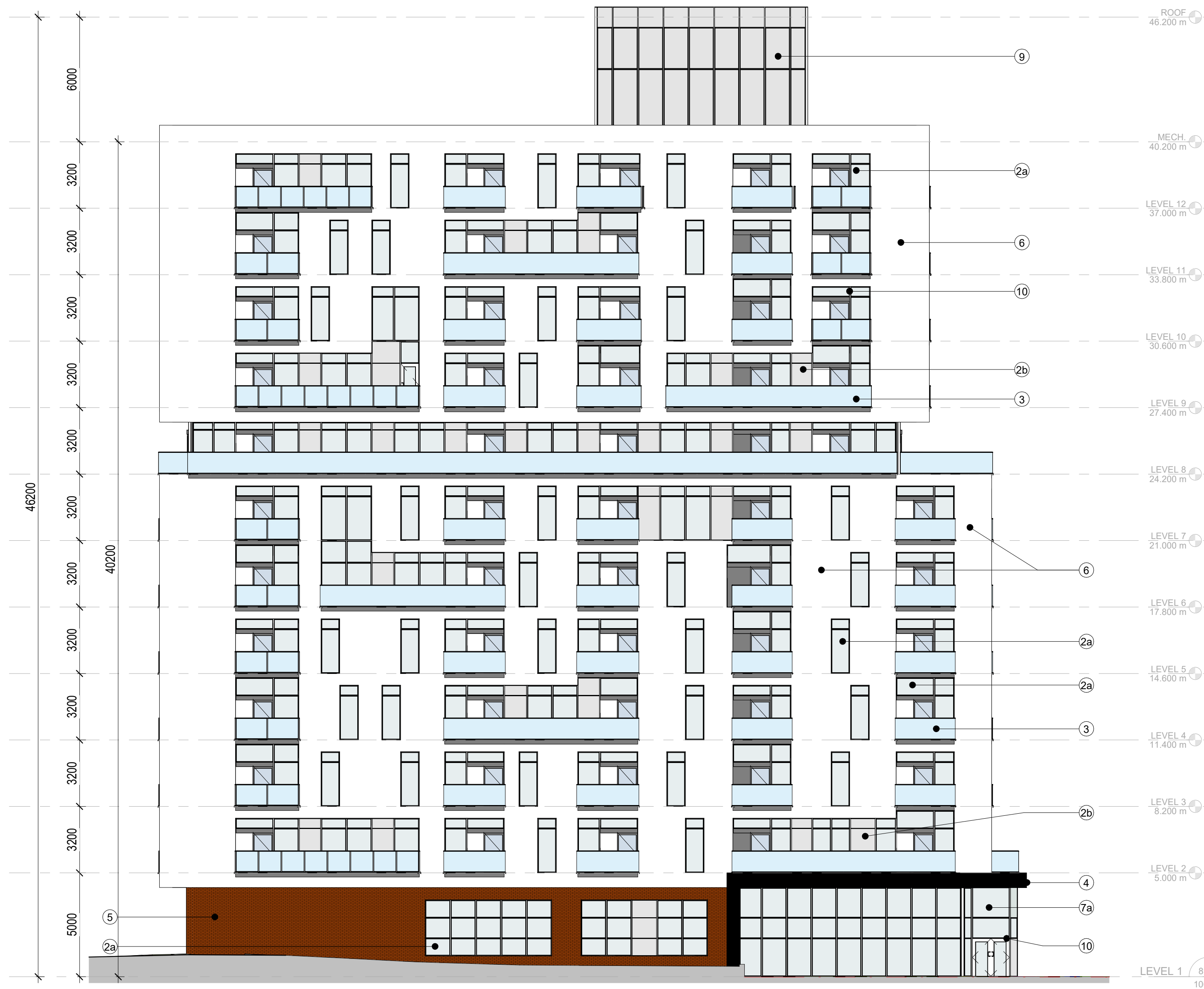
PRELIMINARY

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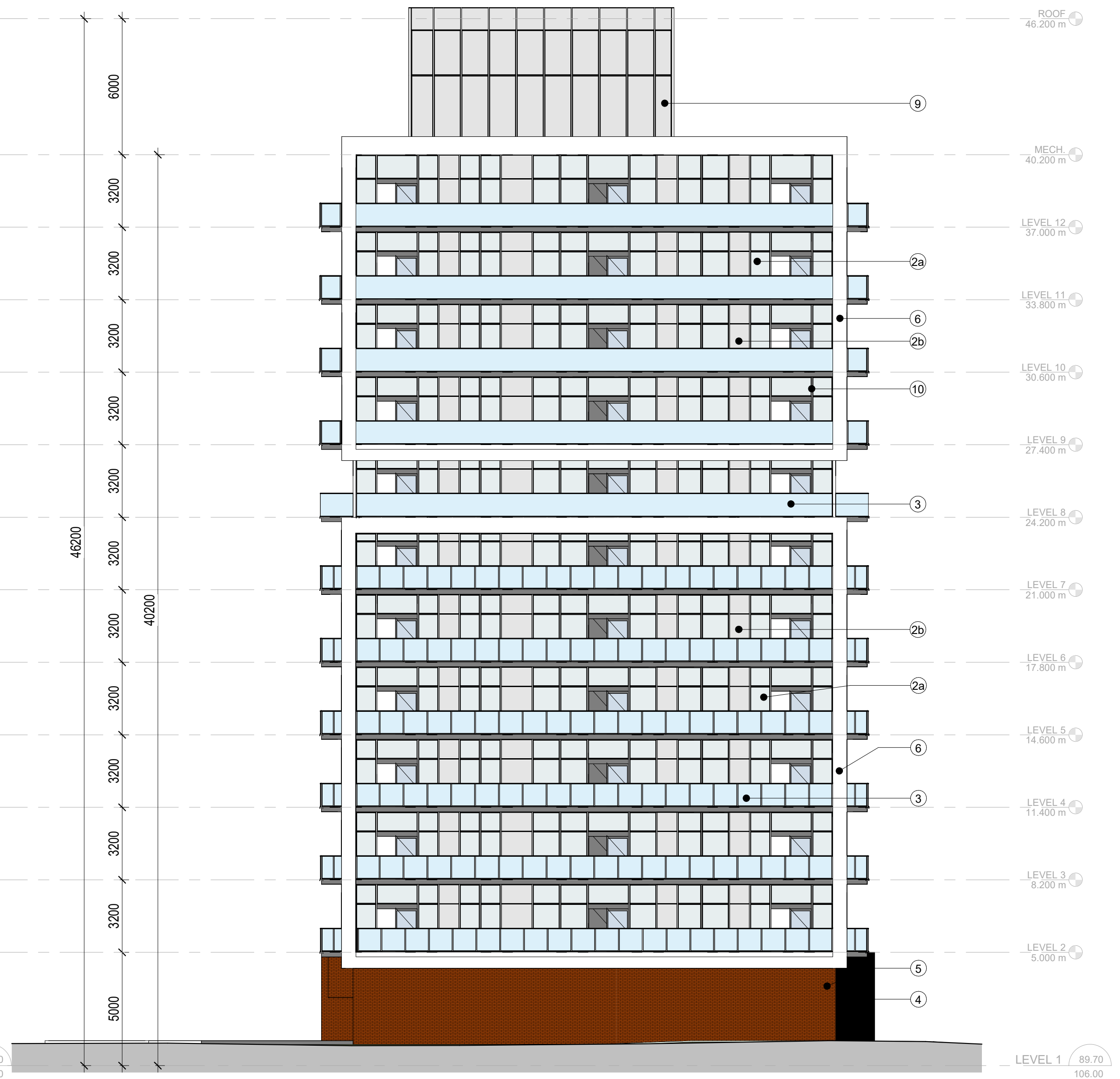
ELEVATION MATERIAL LEGEND

- 1 ACCENT COLOUR PAINT
- 2a WINDOW WALL - CLEAR GLASS PANEL
- 2b WINDOW WALL - SPANDEL GLASS PANEL
- 3 GLASS RAILING
- 4 METAL PANEL - BLACK
- 5 BRICK
- 6 PRECAST CLADDING - WHITE
- 7a CURTAIN WALL - CLEAR GLASS PANEL
- 7b CURTAIN WALL - SPANDEL GLASS PANEL
- 8 BENCH
- 9 MECH PENTHOUSE - ILLUMINATED PANELS
- 10 BLACK MULLIONS
- 11 SIGNAGE

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2 SOUTH ELEVATION
1:150



1 WEST ELEVATION
1:150

1 2024-02-20 [Re-issued for ZBA]		
No.	Date	Revision

Client: _____

Project Name / Address: _____

**175 JOHN ST N,
HAMILTON**

Project No: 22018
 Drawing Date: JAN 08, 2024
 Drawn by: ZMK
 Checked by: EJT
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:39 AM
 Drawing Name: _____

ELEVATIONS

Drawing Scale: As indicated
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D3.2

PRELIMINARY

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
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GENERAL NOTES

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1	2024-02-20	[Re-issued for ZBA]
No.	Date	Revision

Client:

Project Name / Address:

**175 JOHN ST N,
HAMILTON**

SRM[↑]
 architects+
 urban*designers

Project No:	22018
Drawing Date:	JAN 08, 2024
Drawn by:	ZMK
Checked by:	EJT
Office Location:	TORONTO
Plot Date / Time:	2024-02-20 11:30:40 AM

Drawing Name:

RENDERINGS

Drawing Scale:

Status:	REISSUED FOR ZBA
Revision No.:	r1
Drawing No.:	D3.3

PRELIMINARY

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
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GENERAL NOTES

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1	2024-02-20	[Re-issued for ZBA
No.	Date	Revision

Client:

Project Name / Address:

**175 JOHN ST N,
HAMILTON**

SRM[↑]
 architects+
 urban*designers

Project No:	22018
Drawing Date:	JAN 08, 2024
Drawn by:	Author
Checked by:	Checker
Office Location:	TORONTO
Plot Date / Time:	2024-02-20 11:30:40 AM

Drawing Name:

RENDERINGS

Drawing Scale:

Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D3.4

PRELIMINARY

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GENERAL NOTES

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1	2024-02-20	[Re-issued for ZBA
No.	Date	Revision

Client:

Project Name / Address:

**175 JOHN ST N,
HAMILTON**

SRM[↑]
architects+
urban*designers

Project No: 22018
 Drawing Date: JAN 08, 2024
 Drawn by: Author Checked by: Checker
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:41 AM

Drawing Name:

RENDERINGS

Drawing Scale:
 Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D3.5

PRELIMINARY

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No.	Date	Revision
1	2024-02-20	[Re-issued for ZBA

Client:

Project Name / Address:

**175 JOHN ST N,
HAMILTON**

SRM[↑]
architects+
urban*designers

Project No: 22018
Drawing Date: JAN 08 2024
Drawn by: Author Checked by: Checker
Office Location: TORONTO
Plot Date / Time: 2024-02-20 11:30:41 AM
Drawing Name:

RENDERINGS

Drawing Scale:
Status: REISSUED FOR ZBA
Revision No.: r1
Drawing No.: D3.6

PRELIMINARY

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1	2024-02-20	[Re-issued for ZBA]
No.	Date	Revision

Client:

Project Name / Address:

**175 JOHN ST N,
HAMILTON**

SRM[↑]
architects+
urban*designers

Project No: 22018
 Drawing Date: JAN 08 2024
 Drawn by: Author Checked by: Checker
 Office Location: TORONTO
 Plot Date / Time: 2024-02-20 11:30:42 AM

Drawing Name:

RENDERINGS

Drawing Scale:

Status: REISSUED FOR ZBA
 Revision No.: r1
 Drawing No.: D3.7

PRELIMINARY