

DRAWING SHEET LIST

- ARCHITECTURAL
- D1.1 SITE PLAN
- D2.1 FLOOR PLAN - LEVEL P2
- D2.2 FLOOR PLAN - LEVEL P1
- D2.3 FLOOR PLAN - LEVEL 1
- D2.4 FLOOR PLAN - LEVEL 2
- D2.5 FLOOR PLANS - LEVELS 3-4
- D2.6 FLOOR PLANS - LEVELS 5
- D2.7 FLOOR PLANS - LEVELS 6 - 12
- D3.1 ELEVATIONS
- D3.2 ELEVATIONS
- D3.3 RENDERINGS
- D3.4 RENDERINGS
- D3.5 RENDERINGS
- D3.6 RENDERINGS
- D3.7 RENDERINGS



# 175 John St N, Hamilton

REISSUED FOR ZBA

22018 |

ARCHITECT

SRM Architects Inc.  
279 King Street West, Suite 200  
Kitchener, Ontario, N2G 1B1  
T: 519.885.5600

Contact: First Last

SITE SERVICES & GRADING CONSULTANT

Company Name  
Address Line 1  
Address Line 2  
T: XXX.XXX.XXXX  
F: XXX.XXX.XXXX

Contact: First Last

STRUCTURAL CONSULTANT

Company Name  
Address Line 1  
Address Line 2  
T: XXX.XXX.XXXX  
F: XXX.XXX.XXXX

Contact: First Last

ELECTRICAL CONSULTANT

Company Name  
Address Line 1  
Address Line 2  
T: XXX.XXX.XXXX  
F: XXX.XXX.XXXX

Contact: First Last

MECHANICAL CONSULTANT

Company Name  
Address Line 1  
Address Line 2  
T: XXX.XXX.XXXX  
F: XXX.XXX.XXXX

Contact: First Last

LANDSCAPE CONSULTANT

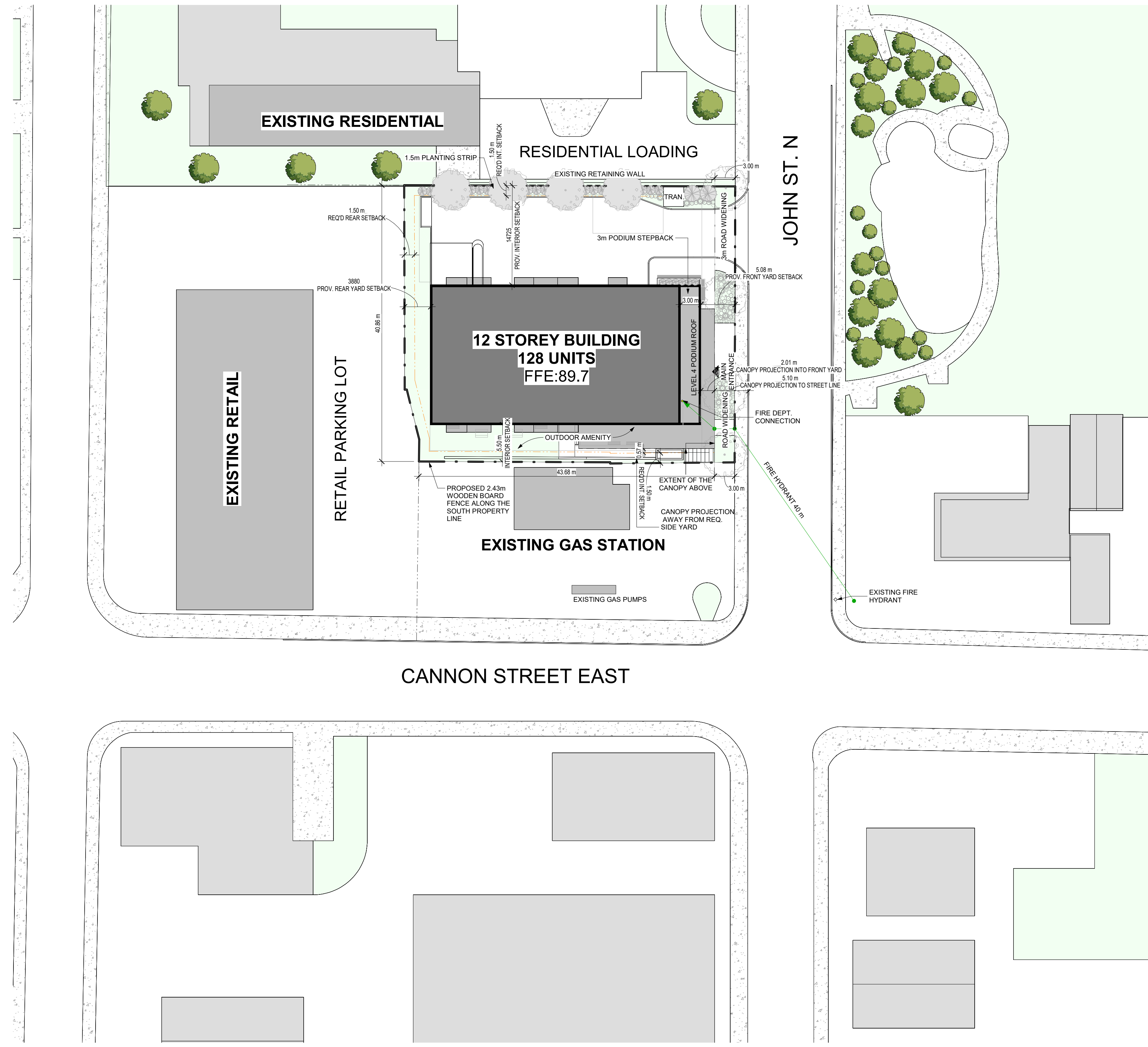
Company Name  
Address Line 1  
Address Line 2  
T: XXX.XXX.XXXX  
F: XXX.XXX.XXXX

Contact: First Last

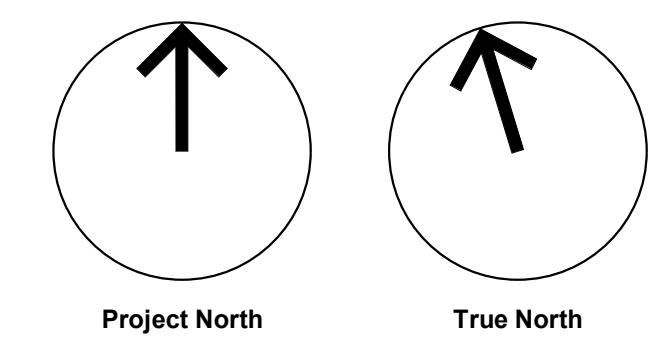




Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written 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. 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 Consultant's Documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. C:\Users\zalkas\Documents\22018 - 175 John St N, Hamilton - V17\_zalkas\sketch.rvt



**1 SITE PLAN**  
1 : 350



- GENERAL NOTES**
1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  2. All work shall comply with the 2012 Ontario Building Code and amendments.
  3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  5. All documents remain the property of 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.
  6. 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.
  7. 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.

SITE DATA	
<b>175 JOHN ST N., HAMILTON, ONTARIO</b>	
<b>DATA</b>	<b>REQUIRED PROVIDED</b>
ZONING	ZONING - M1
LOT AREA (m <sup>2</sup> )	BEFORE ROAD WIDENING 1,981m <sup>2</sup> (21,323 ft <sup>2</sup> ) WITH ROAD WIDENING 1,850m <sup>2</sup> (20,010 ft <sup>2</sup> )
<b>SETBACKS</b>	
FRONT YARD (m)	0 (m) 2.08 (m)
INTERIOR SIDE YARD (m)	1.5 (m) 5.50 (m)
INTERIOR SIDE YARD (m)	1.5 (m) 14.73 (m)
REAR YARD (m)	1.5 (m) 3.88 (m)
<b>BUILDING DATA</b>	
<b>DATA</b>	<b>REQUIRED PROVIDED</b>
LOT COVERAGE (m <sup>2</sup> )	% 44.8% (LEVEL 3)
TOTAL DENSITY (# of units)	- 128 UNITS
BUILDING AREA (GROUND FLR.)	- 571.64 m <sup>2</sup> (6,153.1 ft <sup>2</sup> )
GROSS FLOOR AREA	- 9,067.3 m <sup>2</sup> (97,599.3 ft <sup>2</sup> )
GROSS CONSTRUCTION AREA	- 12,150.7 m <sup>2</sup> (130,788.7 ft <sup>2</sup> )
NUMBER OF STOREYS	- 12
BUILDING HEIGHT (m)	- (m) MAX. 40.2 (m)
AMENITY AREA (m <sup>2</sup> )	4m <sup>2</sup> /unit < 50m <sup>2</sup> INDOOR AMENITY 4 x 48 = 192m <sup>2</sup> 177.1 m <sup>2</sup> (1906.3 ft <sup>2</sup> ) 6m <sup>2</sup> /unit > 50m <sup>2</sup> OUTDOOR AMENITY 6 x 80 = 480m <sup>2</sup> 192.2 m <sup>2</sup> (2068.8 ft <sup>2</sup> ) BALCONIES 938.3 m <sup>2</sup> (10099.8 ft <sup>2</sup> ) TOTAL 672 m <sup>2</sup> (7,233 ft <sup>2</sup> ) 1,307.6 m <sup>2</sup> (14075 ft <sup>2</sup> )
<b>LANDSCAPING DATA</b>	
<b>DATA</b>	<b>REQUIRED PROVIDED</b>
LANDSCAPE AREA (percentage)	- (%) 21 (%)
LANDSCAPE AREA (m <sup>2</sup> )	- (m <sup>2</sup> ) 411 m <sup>2</sup> (4424 ft <sup>2</sup> )
<b>VEHICLE PARKING DATA</b>	
<b>DATA</b>	<b>REQUIRED PROVIDED</b>
RESIDENTIAL PARKING	0 42
VISITOR PARKING	2 + 0.05 / UNIT = 8.4 9 (INCLUDED ABOVE)
BARRIER FREE PARKING	1 2 (INCLUDED ABOVE)
<b>BICYCLE PARKING DATA</b>	
<b>DATA</b>	<b>REQUIRED PROVIDED</b>
SHORT TERM BICYCLE PARKING	5 Stalls 13
LONG TERM BIKE PARKING	0.5 / 128 units = 64 102
<b>UNIT MIX DATA</b>	
<b>UNIT TYPE</b>	<b>UNIT COUNT PERCENTAGE</b>
STUDIO	19 15%
1 BED	39 30%
1 BED + DEN	44 35%
2 BED	20 15%
3 BED	6 5%
<b>TOTAL</b>	<b>128</b>
<b>UNIT BREAKDOWN</b>	<b>STUDIO 1 BED 1 BED + DEN 2 BED 3 BED</b>
LEVEL 2	1 PER FLR. 1 PER FLR. 4 PER FLR. 2 PER FLR. 2 PER FLR.
LEVEL 3-4	1 PER FLR. 3 PER FLR. 4 PER FLR. 1 PER FLR. 2 PER FLR.
LEVEL 5-12	2 PER FLR. 4 PER FLR. 4 PER FLR. 2 PER FLR. -
<b>TOTAL</b>	<b>19 39 44 20 6</b>

No.	Date	Revision
2	2024-11-29	Re-issued for ZBA
1	2024-02-20	Re-issued for ZBA

Client:  
Project Name / Address:

**175 JOHN ST N,  
HAMILTON**

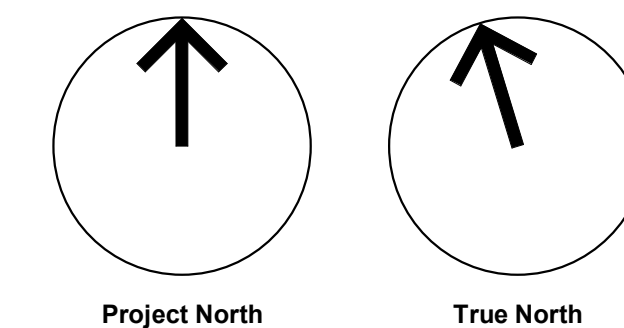
Project No: 22018  
Drawing Date: AUGUST 16, 2024  
Drawn by: ZMK Checked by: EJT  
Office Location: TORONTO  
Plot Date / Time: 2024-11-29 1:43:54 PM  
Drawing Name:

**SRM**  
architects+  
urban\*designers

Ontario Association of Architects  
Professional Seal of Edward Thomas Licence 5572

Drawing Scale: As indicated  
Status: REISSUED FOR ZBA  
Revision No.: r2  
Drawing No.: D1.1

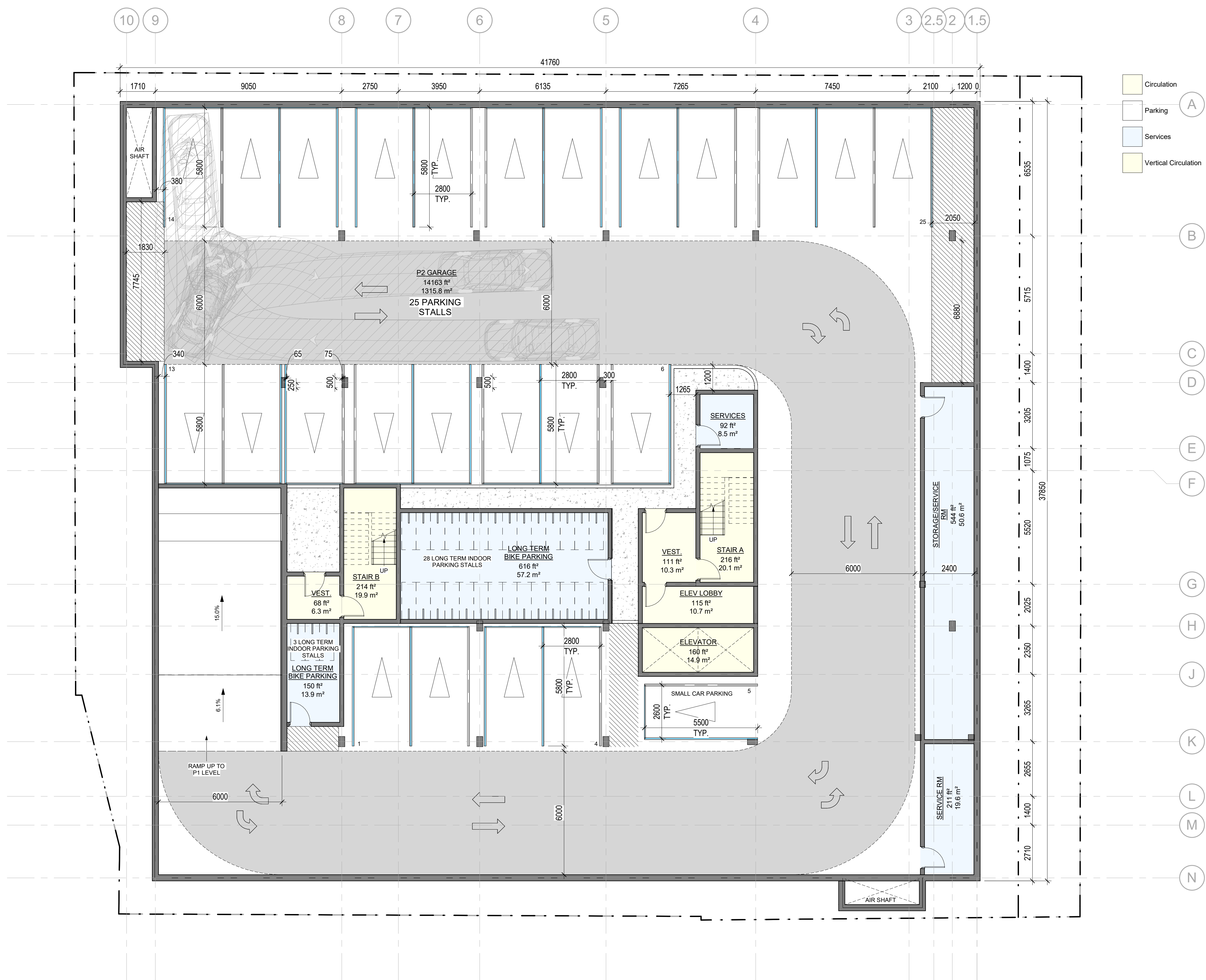




**GENERAL NOTES**

1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized 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.
6. The material contained herein reflects the consultants 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.
7. 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.

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. Unauthorized 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. C:\Users\zalkasak\Documents\22018 - 175 John St N, Hamilton - V17\_zalkasak.mxd



- Circulation
- Parking
- Services
- Vertical Circulation

No.	Date	Revision
2	2024-11-29	Re-issued for ZBA
1	2024-02-20	Re-issued for ZBA

Project Name / Address:

**175 JOHN ST N,  
HAMILTON**

**SRM**<sup>↑</sup>  
architects+  
urban\*designers

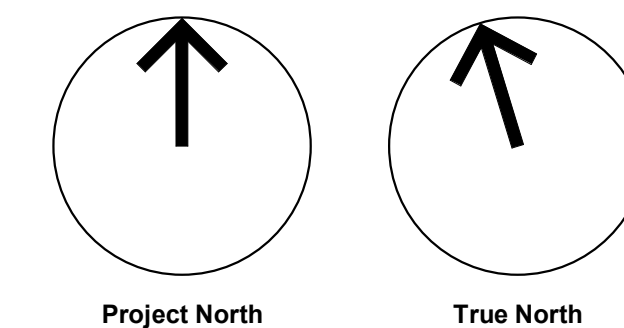
Project No: 22018  
Drawing Date: 09/15/23  
Drawn by: ZMK  
Checked by: EJT  
Office Location: TORONTO  
Plot Date / Time: 2024-11-29 1:43:55 PM

**FLOOR PLAN - LEVEL P2**

Drawing Name:

Drawing Scale: 1 : 100  
Status: REISSUED FOR ZBA  
Revision No.: r2  
Drawing No.: D2.1





**GENERAL NOTES**

1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized 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.
6. 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.
7. 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.

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect. Unauthorized 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.



- Circulation
- Parking
- Services
- Vertical Circulation

No.	Date	Revision
2	2024-11-29	Re-issued for ZBA
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: ZMK  
Checked by: EJT  
Office Location: TORONTO  
Plot Date / Time: 2024-11-29 1:43:56 PM

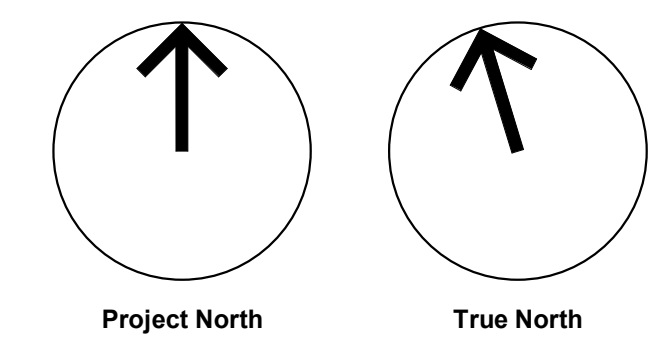
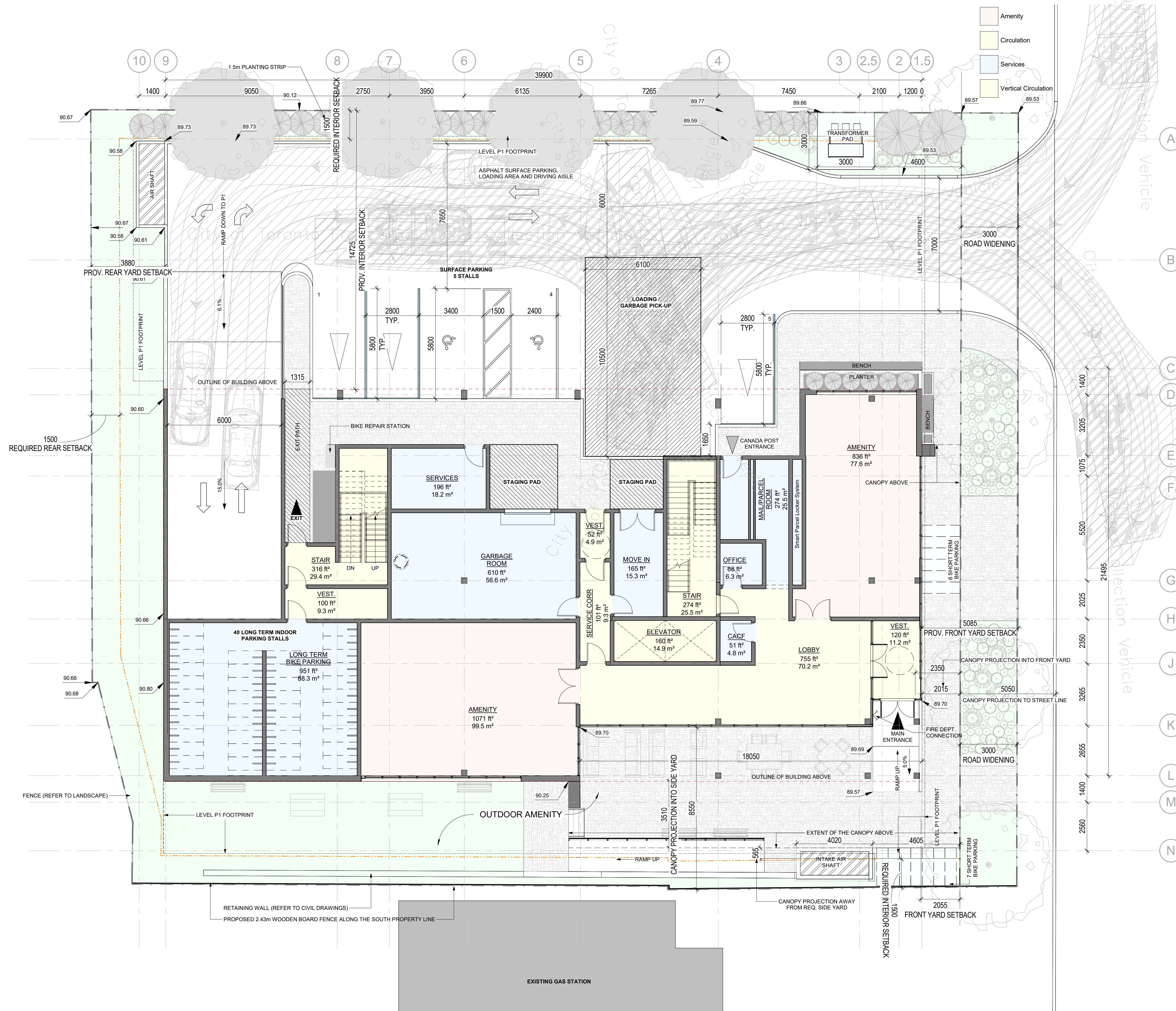
**FLOOR PLAN - LEVEL P1**

Drawing Name:

Drawing Scale: 1 : 100  
Status: REISSUED FOR ZBA  
Revision No.: r2  
Drawing No.: D2.2



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 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.  
 C:\Users\zalkasak\Documents\22018 - 175 John St N, Hamilton - V17\_zalkasak.rvt



- GENERAL NOTES**
1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  2. All work shall comply with the 2012 Ontario Building Code and amendments.
  3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  5. All documents remain the property of 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.
  6. 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.
  7. 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.

No.	Date	Revision
2	2024-11-29	Re-issued for ZBA
1	2024-02-20	Re-issued for ZBA

Client: \_\_\_\_\_  
 Project Name / Address: \_\_\_\_\_

**175 JOHN ST N,  
 HAMILTON**

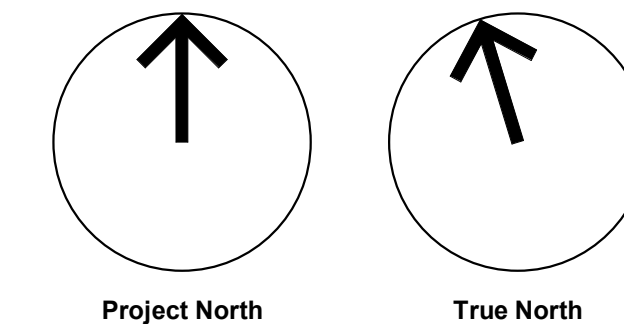
Project No: 22018  
 Drawing Date: AUGUST 16, 2024  
 Drawn by: ZMK Checked by: EJT  
 Office Location: TORONTO  
 Plot Date / Time: 2024-11-29 1:43:58 PM  
 Drawing Name: \_\_\_\_\_

**FLOOR PLAN - LEVEL 1**

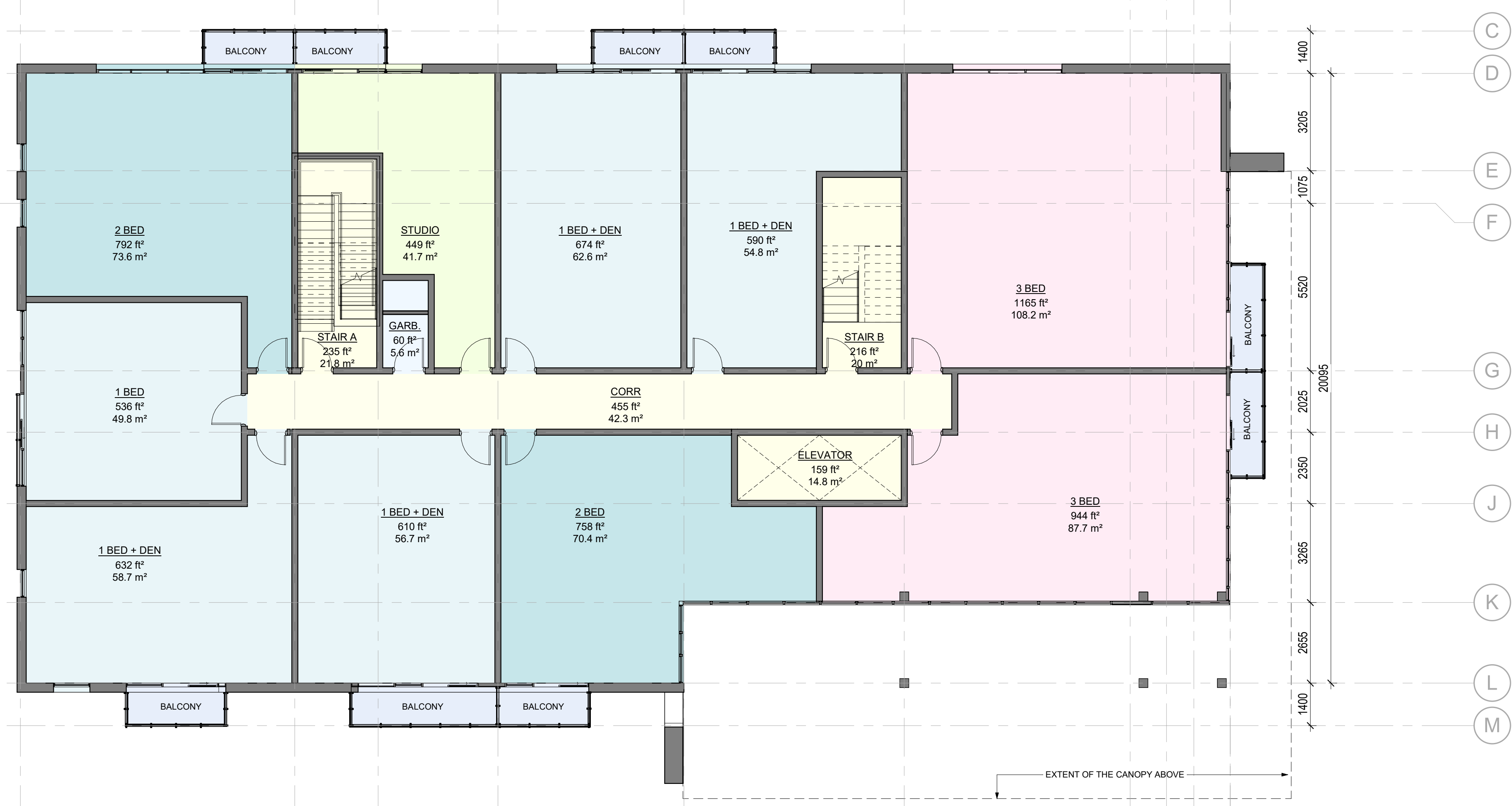
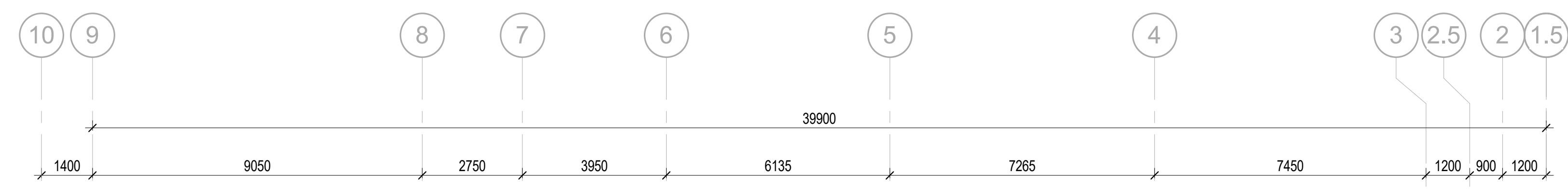
Drawing Scale: 1 : 100  
 Status: REISSUED FOR ZBA  
 Revision No.: r2  
 Drawing No.: D2.3



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 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. C:\Users\zalkasak\Documents\22018 - 175 John St N, Hamilton - V17\_zalkasak\srmm.rvt



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



- GENERAL NOTES**
1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  2. All work shall comply with the 2012 Ontario Building Code and amendments.
  3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  5. All documents remain the property of the architect. Unauthorized 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.
  6. 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.
  7. 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	2024-11-29	Re-issued for ZBA
1	2024-02-20	Re-issued for ZBA
No.	Date	Revision

Client: \_\_\_\_\_

Project Name / Address: \_\_\_\_\_

**175 JOHN ST N,  
HAMILTON**

**SRM**<sup>↑</sup>  
architects+  
urban\*designers

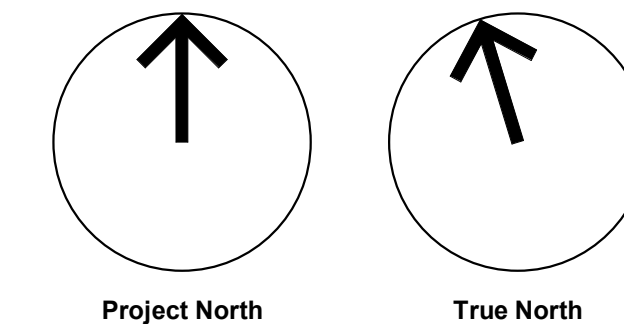
Project No: 22018  
Drawing Date: SEPTEMBER 5, 2023  
Drawn by: ZMK Checked by: EJT  
Office Location: TORONTO  
Plot Date / Time: 2024-11-29 1:44:00 PM

**FLOOR PLAN - LEVEL 2**

Drawing Scale: 1 : 100  
Status: REISSUED FOR ZBA  
Revision No.: r2  
Drawing No.: D2.4

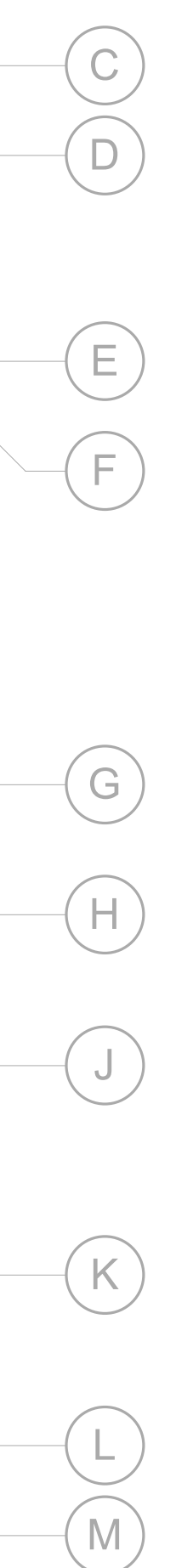
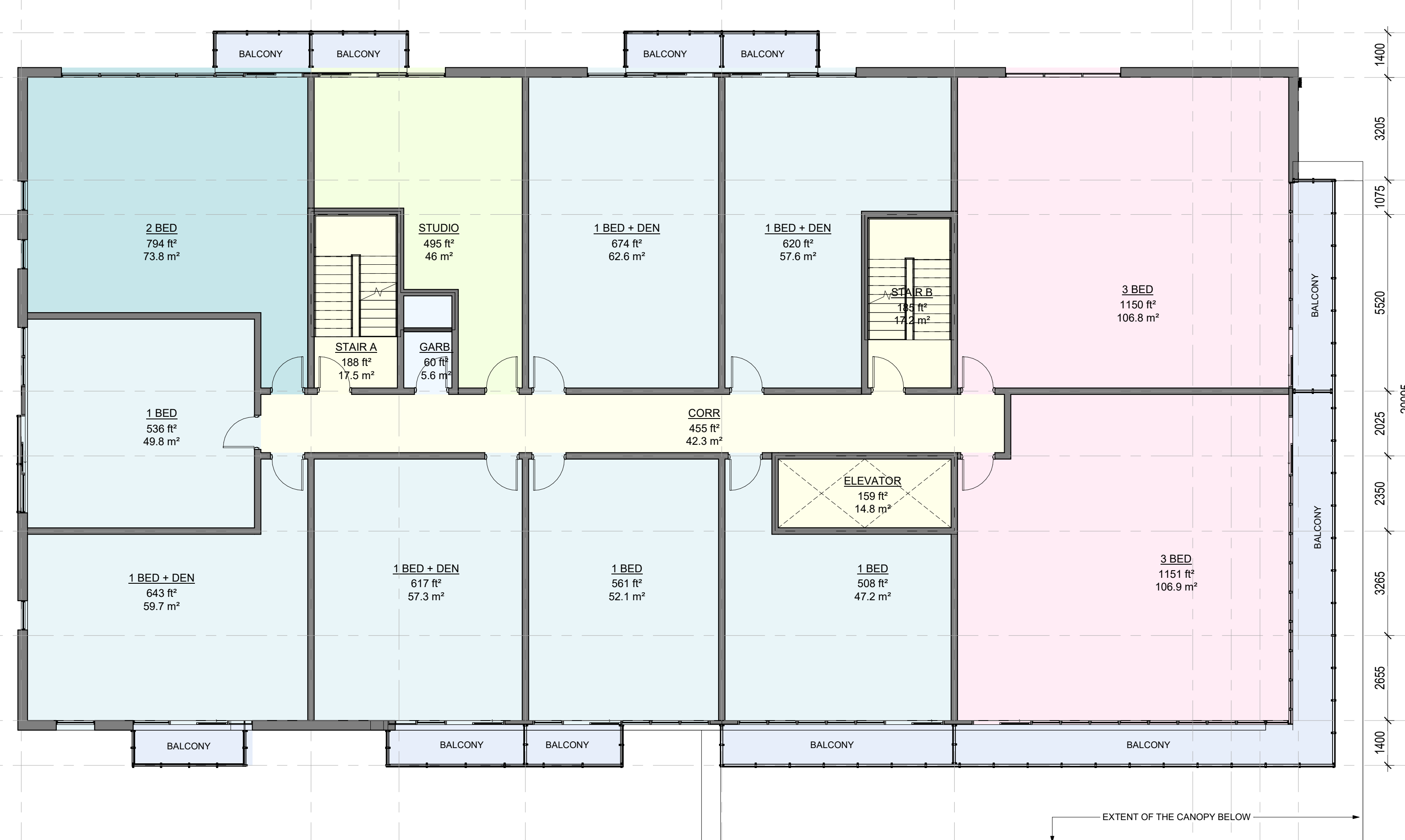
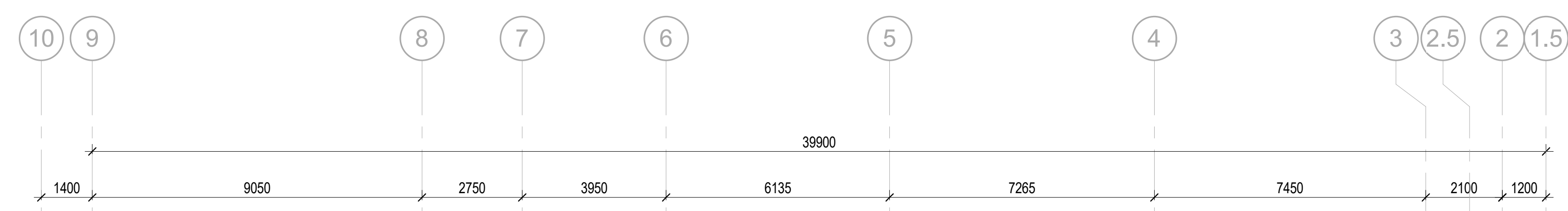


Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written permission. The 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.  
 C:\Users\zalkasak\Documents\2018 - 175 John St N, Hamilton - V17\_zalkasak\srmm.rvt



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

- GENERAL NOTES**
1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  2. All work shall comply with the 2012 Ontario Building Code and amendments.
  3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  5. All documents remain the property of the architect. Unauthorized 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.
  6. 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.
  7. 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.



No.	Date	Revision
2	2024-11-29	Re-issued for ZBA
1	2024-02-20	Re-issued for ZBA

Client: \_\_\_\_\_  
 Project Name / Address: \_\_\_\_\_

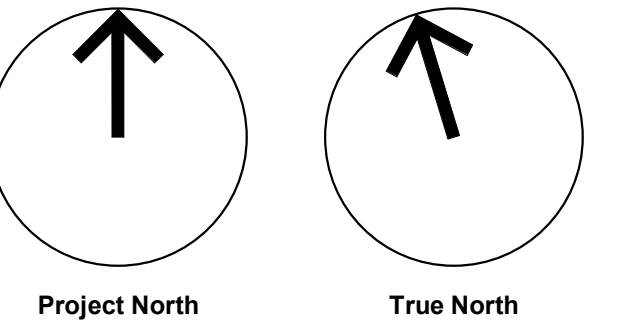
**175 JOHN ST N,  
 HAMILTON**

Project No: 22018  
 Drawing Date: SEPTEMBER 5, 2023  
 Drawn by: ZMK Checked by: EJT  
 Office Location: TORONTO  
 Plot Date / Time: 2024-11-29 1:44:02 PM

**FLOOR PLANS - LEVELS  
 3 - 4**

Drawing Name: \_\_\_\_\_  
 Drawing Scale: 1 : 100  
 Status: REISSUED FOR ZBA  
 Revision No.: r2  
 Drawing No.: D2.5





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

- GENERAL NOTES**
- Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  - All work shall comply with the 2012 Ontario Building Code and amendments.
  - Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  - All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  - All documents remain the property of the architect. Unauthorized 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 consultants best judgement 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.



No.	Date	Revision
2	2024-11-29	Re-issued for ZBA
1	2024-02-20	Re-issued for ZBA

Client: \_\_\_\_\_  
 Project Name / Address: \_\_\_\_\_

**175 JOHN ST N,  
HAMILTON**

**SRM**<sup>↑</sup>  
architects+  
urban\*designers

Project No: 22018  
 Drawing Date: 08/02/23  
 Drawn by: ZMK Checked by: EJT  
 Office Location: TORONTO  
 Plot Date / Time: 2024-11-29 1:44:05 PM

**FLOOR PLANS - LEVELS  
6 - 12**

Drawing Name: \_\_\_\_\_  
 Drawing Scale: 1 : 100  
 Status: REISSUED FOR ZBA  
 Revision No.: r2  
 Drawing No.: D2.7

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. Unauthorized 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 judgement 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.  
 C:\Users\zalkasaka\Documents\2024-11-29 - 175 John St N, Hamilton - V17\_zalkasaka.rvt



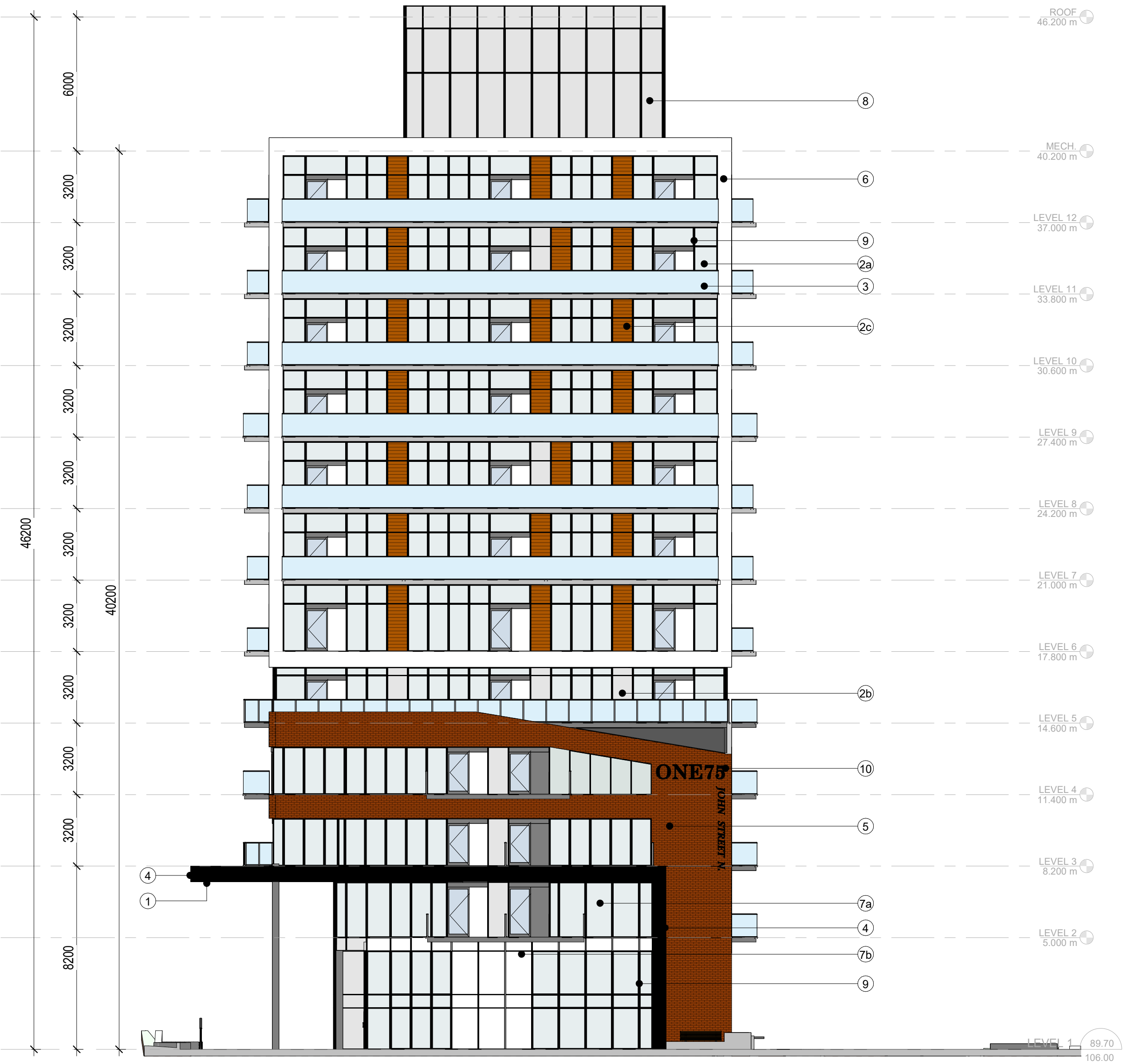
Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgement 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.  
 C:\Users\zalkasaka\Documents\2024-11-29 - 175 John St N, Hamilton - V17\_zalkasaka.rvt

ELEVATION MATERIAL LEGEND					
	1	WOOD PANEL - CANOPY SOFFIT		6	PRECAST CLADDING - WHITE
	2a	WINDOW WALL - CLEAR GLASS PANEL		7a	CURTAIN WALL - CLEAR GLASS PANEL
	2b	WINDOW WALL - SPANDREL GLASS PANEL		7b	CURTAIN WALL - SPANDREL GLASS PANEL
	2c	WINDOW WALL - WOOD PANEL		8	MECH PENTHOUSE - ILLUMINATED PANELS
	3	GLASS RAILING		9	BLACK MULLIONS
	4	METAL PANEL - BLACK		10	SIGNAGE
	5	BRICK			

- GENERAL NOTES**
- Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  - All work shall comply with the 2012 Ontario Building Code and amendments.
  - Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  - All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  - All documents remain the property of the architect. Unauthorized 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 judgement 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.



**2 NORTH ELEVATION**  
1:150



**1 EAST ELEVATION**  
1:150

No.	Date	Revision
2	2024-11-29	Re-issued for ZBA
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: 2024-11-29 1:44:12 PM

**ELEVATIONS**

Drawing Name: \_\_\_\_\_  
 Drawing Scale: As indicated  
 Status: REISSUED FOR ZBA  
 Revision No.: r2  
 Drawing No.: D3.1







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 judgement 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.  
 C:\Users\zalkasak\Documents\Documents\22018 - 175 John St N, Hamilton - V17\_zalkasak.rvt



**GENERAL NOTES**


1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized 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.
6. The material contained herein reflects the consultants best judgement 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.
7. 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	2024-11-29	Re-issued for ZBA
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: 2024-11-29 1:44:20 PM  
 Drawing Name:

**RENDERINGS**


 Drawing Scale:  
 Status: REISSUED FOR ZBA  
 Revision No.: r2  
 Drawing No.: **D3.3**



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 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.  
 C:\Users\zalkas\Documents\Documents\2018 - 175 John St N, Hamilton - V17\_zalkas\ksrmm.rvt



**GENERAL NOTES**

1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized 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.
6. 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.
7. 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	2024-11-29	Re-issued for ZBA
1	2024-02-20	Re-issued for ZBA
No.	Date	Revision

Client:

Project Name / Address:

**175 JOHN ST N,  
HAMILTON**

**SRM**<sup>↑</sup>  
 architects+  
 urban\*designers

Project No: 22018  
 Drawing Date: JAN 08, 2024  
 Drawn by: ZMK Checked by: EJT  
 Office Location: TORONTO  
 Plot Date / Time: 2024-11-29 1:44:21 PM

Drawing Name:

**RENDERINGS**

Drawing Scale:  
 Status: REISSUED FOR ZBA  
 Revision No.: r2  
 Drawing No.: D3.4



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 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.  
 C:\Users\zalkasaka\Documents\22018 - 175 John St N, Hamilton - V17\_zalkasaka.rvt



**GENERAL NOTES**

1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized 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.
6. 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.
7. 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	2024-11-29	Re-issued for ZBA
1	2024-02-20	Re-issued for ZBA
No.	Date	Revision

Client:

Project Name / Address:

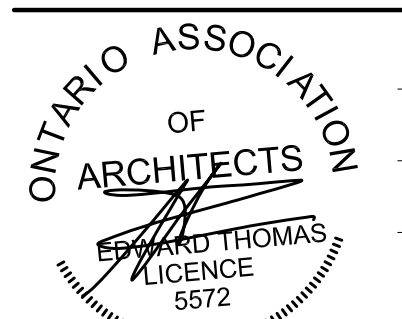
**175 JOHN ST N,  
HAMILTON**

**SRM**<sup>↑</sup>  
architects+  
urban\*designers

Project No: 22018  
 Drawing Date: JAN 08, 2024  
 Drawn by: ZMK Checked by: EJT  
 Office Location: TORONTO  
 Plot Date / Time: 2024-11-29 1:44:22 PM

Drawing Name:

**RENDERINGS**



Drawing Scale:  
 Status: REISSUED FOR ZBA  
 Revision No.: r2  
 Drawing No.: D3.5



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 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.  
 C:\Users\zalkasaka\Documents\Documents\22018 - 175 John St N, Hamilton - V17\_zalkasaka.rvt



**GENERAL NOTES**

1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized 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.
6. 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.
7. 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	2024-11-29	Re-issued for ZBA
1	2024-02-20	Re-issued for ZBA
No.	Date	Revision

Client:

Project Name / Address:

**175 JOHN ST N,  
HAMILTON**

**SRM**<sup>↑</sup>  
 architects+  
 urban\*designers

Project No: 22018  
 Drawing Date: JAN 08 2024  
 Drawn by: ZMK Checked by: EJT  
 Office Location: TORONTO  
 Plot Date / Time: 2024-11-29 1:44:22 PM

**RENDERINGS**

Drawing Name:  
 Drawing Scale:  
 Status: REISSUED FOR ZBA  
 Revision No.: r2  
 Drawing No.: **D3.6**



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 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.  
 C:\Users\zalkasak\Documents\Documents\22018 - 175 John St N, Hamilton - V17\_zalkasak.rvt



**GENERAL NOTES**

1. Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
2. All work shall comply with the 2012 Ontario Building Code and amendments.
3. Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
4. All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
5. All documents remain the property of the architect. Unauthorized 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.
6. 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.
7. 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	2024-11-29	Re-issued for ZBA
1	2024-02-20	Re-issued for ZBA
No.	Date	Revision

Client:

Project Name / Address:

**175 JOHN ST N,  
HAMILTON**

**SRM**<sup>↑</sup>  
architects+  
urban\*designers

Project No: 22018  
 Drawing Date: JAN 08 2024  
 Drawn by: ZMK Checked by: EJT  
 Office Location: TORONTO  
 Plot Date / Time: 2024-11-29 1:44:23 PM

Drawing Name:

**RENDERINGS**



Drawing Scale:  
 Status: REISSUED FOR ZBA  
 Revision No.: r2  
 Drawing No.: D3.7