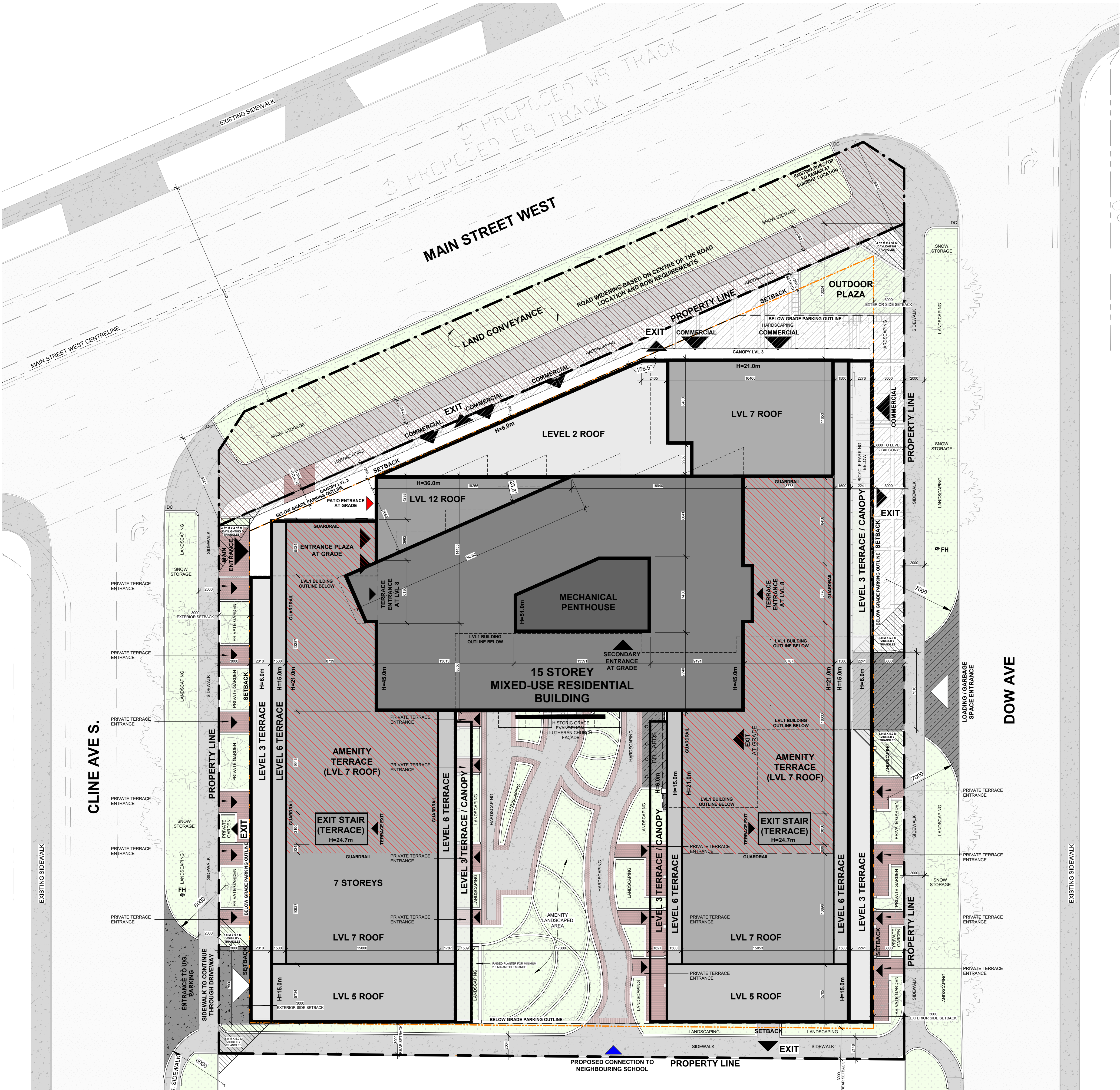


Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account 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 and 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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1 SITE PLAN
1 : 200

SITE DATA		
1107 MAIN STREET WEST, HAMILTON, ONTARIO		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - TOC-1	
LOT AREA - PRE ROAD WIDENING	N/A	5,169.3 m ²
LOT AREA - POST ROAD WIDENING	N/A	4,517.0 m ²
SETBACKS	FRONT YARD (meters)	4.5 (m)
	EXTERIOR SIDE YARD (m)	6 (m) CLINE AVE S.
	EXTERIOR SIDE YARD (m)	6 (m) DOW AVE
	REAR YARD (m)	7.5 (m)

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	XX (units)	295 units
BUILDING AREA (m ²)	XX (m ²)	2,426.71 m ² / 26,120.94 SF
GROSS FLOOR AREA - ABOVE GRADE (m ²)	XX (m ²)	21,165.68 m ² / 238,589.41 SF
PROJECT FAR	XX	4.84 (As per pre road) / 5.31 (As per post road)
UG PARKING FLOOR AREA (m ²)	XX (m ²)	7,940.0 m ² / 85,466 SF
NUMBER OF STOREYS	—	15
BUILDING HEIGHT (m)	22 (m) MAX.	45 m (to roof)
COMMERCIAL/RETAIL AREA (m ²)	XX (m ²)	558.3 m ² / 6000.5 SF
RESIDENTIAL SALEABLE AREA (M ²)	XX (m ²)	17,380.67 m ² / 187,084 SF
INTERIOR AMENITY AREA (m ²)	XX (m ²)	158 m ² / 1,699 SF

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING		
a) DWELLING UNITS LESS THAN 50 SQ. M IN GFA	191	
UNITS 1-12	0/12	0
UNITS 13+	0.3/179	54
b) DWELLING UNITS GREATER THAN 50 SQ. M IN GFA	81	
UNITS 1-12	0/12	0
UNITS 13-50	0.5/38	19
UNITS 51+	0.7/31	22
c) UNITS WITH 3 OR MORE BEDROOMS	23	
UNITS 1-12	0/12	0
UNITS 13+	0.3/11	4
TOTAL RESIDENTIAL PARKING	99	155
VISITOR PARKING	0.1 / units = 30	30
COMMERCIAL PARKING	0 (incl'd as Visitors)	XX
TOTAL 129		185

PARKING STALL BREAKDOWN		
BARRIER FREE PARKING (INCL.)	1 + 3% = 7.51	7
UNDER GROUND - LEVEL 3		146 to 185 STALLS
UNDER GROUND - LEVEL 2		66 to 145 STALLS
UNDER GROUND - LEVEL 1		1 to 65 STALLS

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING		
SHORT TERM	5	5
LONG TERM	0.5 / units = 295x 0.5=	115
COMMERCIAL BICYCLE PARKING		
SHORT TERM	5	5
LONG TERM		
TOTAL	153	125

UNIT BREAKDOWN	
UNITS	UNITS NO
1 BED	69
1 BED + DEN	101
2 BED	70
2 BED + DEN	16
3 BED	12
3 BED + DEN	9
2 BED TOWNS	16
3 BED TOWNS	2
TOTAL	295

21	2021-06-11	RE-ISSUED FOR ZBA
18	2021-04-26	ISSUED FOR COORDINATION
17	2021-04-21	ISSUED FOR REVIEW
15	2020-12-01	ISSUED FOR OPA/ZBA
14	2020-11-17	ISSUED FOR REZONING
13	2020-09-09	ISSUED FOR CLIENT REVIEW
10	2020-02-11	ISSUED FOR REZONING
No.	Date	Revision

	Project No.	19052
	Project Date	2021-05-27
	Drawn by	KMJ
	Checked by	MYV
	Plot Date / Time	2021-06-14 2:39:14 PM

1107 MAIN ST. W.
HAMILTON

SITE PLAN

	Drawing Scale	As indicated
	Status	
	ISSUED FOR REVIEW	
	Drawing No.	Revision No.
	EDWARD THOMAS LICENCE 5572	A1.1 - r21