



- ### GENERAL NOTES
1. For landscaping, refer to landscape drawings.
 2. For proposed grading, refer to landscape drawings and approved grading plan.
 3. All perimeter existing information indicated taken from survey.
 4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended)

SURVEY INFORMATION

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- ### LIST OF DRAWINGS
- A 100 Cover Page
 - A 101 Site Plan
 - A 201 Underground Plan
 - A 301 Ground Floor Plan
 - A 302 2nd Floor Plan
 - A 303 3rd Floor Plan
 - A 304 4th-5th Floor Plan
 - A 305 6th Floor Plan
 - A 306 7th Floor Plan
 - A 307 8th-25th Floor Plan
 - A 308 26th-34th Floor Plan
 - A 309 Mechanical
 - A 310 Roof Plan
 - A 401 Exterior Elevations
 - A 402 Exterior Elevations
 - A 501 Building Sections

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on this drawing. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site. This drawing is not to be used for construction purposes until countersigned by the Architect.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Parking Chart

Type	#units/GFA	ratio	required
Residential unit (over 50m2)	507	1.0 space per unit	507
Residential unit (under 50m2)	0	0.3 space per unit	0
Commercial use		1 per 30 m2 in excess of 450 m2	62
Total Parking required			568
Total Parking Proposed			376

Job #:1388.16 - King Street E				
Date: Sep.09, 2017				
Project Statistics				
	Permitted / Required	Tower A	Tower B	Total
01. Site Area				3922.45m2 42221ft2
02. T.F.A				
Residential				
Above Grade		2179.9m2	41867.3 m2	44047.2m2
Below Grade				
Retail				
Above Grade				1852m2
Office				
Above Grade				610m2
Total				46509.2m2
03. G.F.A				T.B.D
03. F.S.I				11.86
04. Setbacks (m) *				
Tower				
North	0	5.5m	44.9m	
East	0	10m	4m	
South	0	20.5m	3.5m	
West	0	10.5m	4m	
Podium				
North	0	2m	2m	
East	0	0	0	
South	0	2m	2m	
West	0	2m	2m	
05. Unit Count **				
1 Bedroom		73	118	191 38%
2 Bedroom		170	146	316 62%
Total		243	264	507 100%
06. Parking				
Residential				376
Visitor/Retail				
Total				376
07. Bike Parking				
Residential				
Visitor				
Total				
08. Lockers				
09. Building Height				
(To Main Roof Slab)		30STY - 89M	30STY - 89M	
(To Mech. Penthouse)		95M	95M	
10. Amenity Space				
Indoor				
Outdoor				
Total	20m2/unit=10140m2			10140m2

* Setbacks to main building face
 ** Final unit count may vary depending on market demand

issued for revisions



RESIDENTIAL DEVELOPMENT

43 King St

Hamilton ONTARIO

Project Architect: B.GRAZIANI
 Assistant Designer: R.LINCOLN
 Drawn By: R.LINCOLN
 Checked By: D.BIASE
 Plot Date: Sep. 13, 2017
 Job #: 1388.16

SITE PLAN AND STATS