

**SITE LEGEND:**

SYMBOL	DESCRIPTION
—	PROPERTY LINE
→	BUILDING ACCESS POINT
—	DIRECTION OF TRAFFIC
▭	CONTINUOUS 200mm CONCRETE CURB
▭	CURB CUT C/W DEPRESSED CURB
▭	BUILDING FOOTPRINT
▭	LANDSCAPED AREA

**SITE STATISTICS:**

REQUIREMENTS	PROPOSED
ZONING DESIGNATION	MULTIPLE DWELLINGS, LODGES, CLUBS, ETC. (P-5-124)
LOT AREA (M <sup>2</sup> )	2405 s.m. (24,055 s.f.)
LOT FRONTAGE	98.037m
LOT COVERAGE (MAX)	35.2%
BUILDING AREA	7687.3 TYPICAL DWELLING UNIT
BUILDING HT (MAX)	ANY OTHER USE LISTED IN THE ZONE 28.5m (6 STOREYS)
SOUTH YARD (MIN)	3.0m (9'-10" USE ZONING)
EAST YARD (MIN)	3.0m TO 13.5m (SEE ZONING)
WEST YARD (MIN)	3.0m TO 13.5m (SEE ZONING)
NORTH YARD (MIN)	3.4m (9'-10" USE ZONING)

**SITE STATISTICS CONT'D:**

REQUIREMENTS	PROPOSED
GFA (MAX)	1.7 TIMES THE LOT AREA = 4,088.5 s.m. (44,059 s.f.)
LANDSCAPE (MIN)	14.82 (357 s.m.)
PARKING (MIN)	RESIDENTIAL = 1.25/ DWELLING UNIT
MEDICAL OFFICE	1/1.9 s.m.
GENERAL OFFICE/ MEDICAL LAB	1/31 s.m. AFTER 450 s.m.
SALES / RETAIL OFFICE	1/31 s.m. AFTER 450 s.m.
COMMERCIAL USE AREA	1.06m
SPACES	89
BR PARKING (MIN)	89
LOADING SPACE (MIN)	1.06m
NB. OF DWELLING UNITS	34

NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTORS TO REVIEW AND BE RESPONSIBLE FOR THE DRAWING SET.

**Revisions**

NO.	DATE	DESCRIPTION
1	2014.02.28	ISSUE TABLE

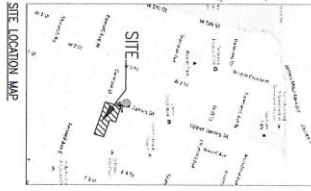
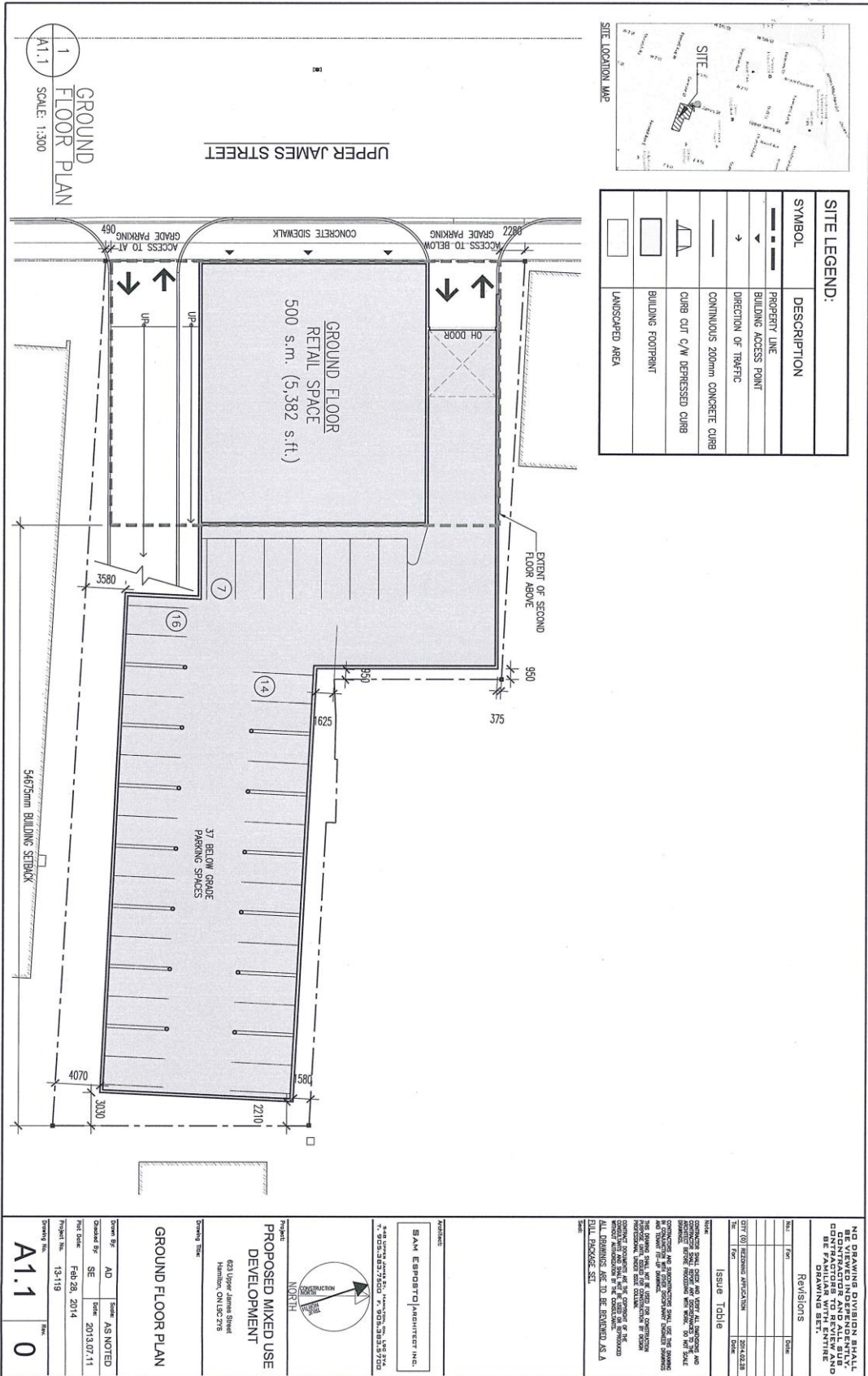
SAV ESPRIMO ARCHITECT INC.  
548 COMMERCE ST. N. UNIT 203, MISSISSAUGA, ON L5V 1L7  
TEL: 905.853.7900 FAX: 905.853.5700

PROPOSED MIXED USE DEVELOPMENT  
623 Upper James Street  
Hamilton, ON L8C 2V8

**SITE PLAN**

Drawn By: AD  
Checked By: SE  
Title: 2013.07.11  
Date: 04/20/14  
Drawing No.: 13-119

**A1.0 0**



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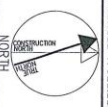
**Revisions**

NO.	REV.	DATE

**Issue Table**

REV.	DESCRIPTION	DATE

THIS DRAWING SHALL BE USED FOR ALL PURPOSES AND CONDITIONS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DRAWING SHALL BE USED FOR CONSTRUCTION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL DIMENSIONS ARE TO BE INDICATED AS A MINIMUM.



**PROPOSED MIXED USE DEVELOPMENT**  
623 Upper James Street  
Hamilton, ON L8C 2Y8

**GROUND FLOOR PLAN**

Drawn By	Scale	AS NOTED
Checked By	SE	2013.07.11
Print Date	Feb 26, 2014	
Project No.	13-119	

Sheet No. **A1.1** of **0**