

2782 BARTON STREET EAST
Hamilton, Ontario

ARCHITECTURAL DRAWINGS

- A000 COVER SHEET
- A101 PLAN P1
- A102 PLAN P2
- A201 PLAN GROUND FLOOR
- A202 PLAN LEVEL 2 - 12
- A213 PLAN TOWER LEVEL 13
- A214 MECHANICAL PENTHOUSE
- A401 ELEVATIONS - NORTH AND SOUTH
- A402 ELEVATIONS - EAST AND WEST
- A501 BUILDING SECTION

PROJECT CONSULTANTS

ARCHITECT
RAW DESIGN INC.
405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
416.599.9729



2 3D VIEW
SCALE NTS



3 Context Plan
SCALE 1:1000

RAW

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16073
Barton Street
Hamilton, ON

PRELIMINARY SITE STATISTICS
26 November, 2018

Official Plan	Commercial	SITE AREA GROSS	5,655.0	sq.m.	60870	sq.ft.
Avenue Width	26	ROAD DEDICATION	74.3	sq.m.	799.77	sq.ft.
Character Area	N/A	PARKLAND	0.0	sq.m.	0	sq.ft.
Policy Area		SITE AREA NET	5,580.7	sq.m.	60071	sq.ft.
Established District						
Current Zoning		PROPOSED FSI		Allowed FSI	3.15	
		Residential	2.9			
		Retail	0.1			
		Total	3.0			

AREA CALCULATIONS

FLOOR	1B <50m2	1B	1B+D	2B	2B+D	3B	TOTAL	RES GFA	RETAIL GFA	OFFICE GFA	AMENITY	GCA	GFA EXCLUSIONS						
								m ²	m ²	m ²	m ²			m ²	m ²				
1	0	0					0	274	2,949	765	8,234	0	0	294	3,165	1370	14,747	343	3,687
2	10	7	4				21	1313	14,133							1313	14,133	34	361
3	10	7	4				21	1313	14,133							1313	14,133	34	361
4	10	7	4				21	1313	14,133							1313	14,133	34	361
5	10	7	4				21	1313	14,133							1313	14,133	34	361
6	10	7	4				21	1313	14,133							1313	14,133	34	361
7	10	7	4				21	1313	14,133							1313	14,133	34	361
8	10	7	4				21	1313	14,133							1313	14,133	34	361
9	10	7	4				21	1313	14,133							1313	14,133	34	361
10	10	7	4				21	1313	14,133							1313	14,133	34	361
11	10	7	4				21	1313	14,133							1313	14,133	34	361
12	10	7	4				21	1313	14,133							1313	14,133	34	361
13	5		2		6		13	1192	12,825							1192	12,825	1192	12,825
14																			
15																			
16																			
MECH																			
TOTAL	115	77	0	46	0	6	244	15,909	171,238	765	8,234	0	0	309	3,165	17,005	183,035	1,903	20,478
	47%	32%	0%	19%	0%	2%	100%												

AVERAGE UNIT SIZE

65.2 m2

Landscape Open Space

Required23%Provided

INDOOR AMENITY

REQUIRED488 m2

OUTDOOR AMENITY

2 m2/unitPROVIDED309 m2

TOTAL AMENITY

488 m2239 m2548 m2

PARKING CALCULATIONS

VEHICLE PARKING

RATIO	0.30	1.02	1.02	1.02	1.02	1.02	0.23	Total	PROVIDED
RESIDENT	35	78.5	0.0	46.9	0.0	6.1		166	65
VISITOR							Surface Retail	67	82
Retail at 1/23m2 to be shared with visitors							P1	82	86
TOTAL							P2	86	
							ALL	67 168	233
									*includes two barrier free spaces

BICYCLE PARKING

PER TORONTO GREENE STANDARD

	REQUIRED	PROVIDED	
RESIDENTIAL LONG-TERM	INDOORS (0.68)	166	166
RESIDENTIAL VISITOR/SHORT-TERM	AT GRADE (0.07)	18	18
TOTAL		184	184

1 Statistics
SCALE N/A

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- 2018.02.02 - SPA RE-SUBMISSION

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COVER

SEE NOTED

A000

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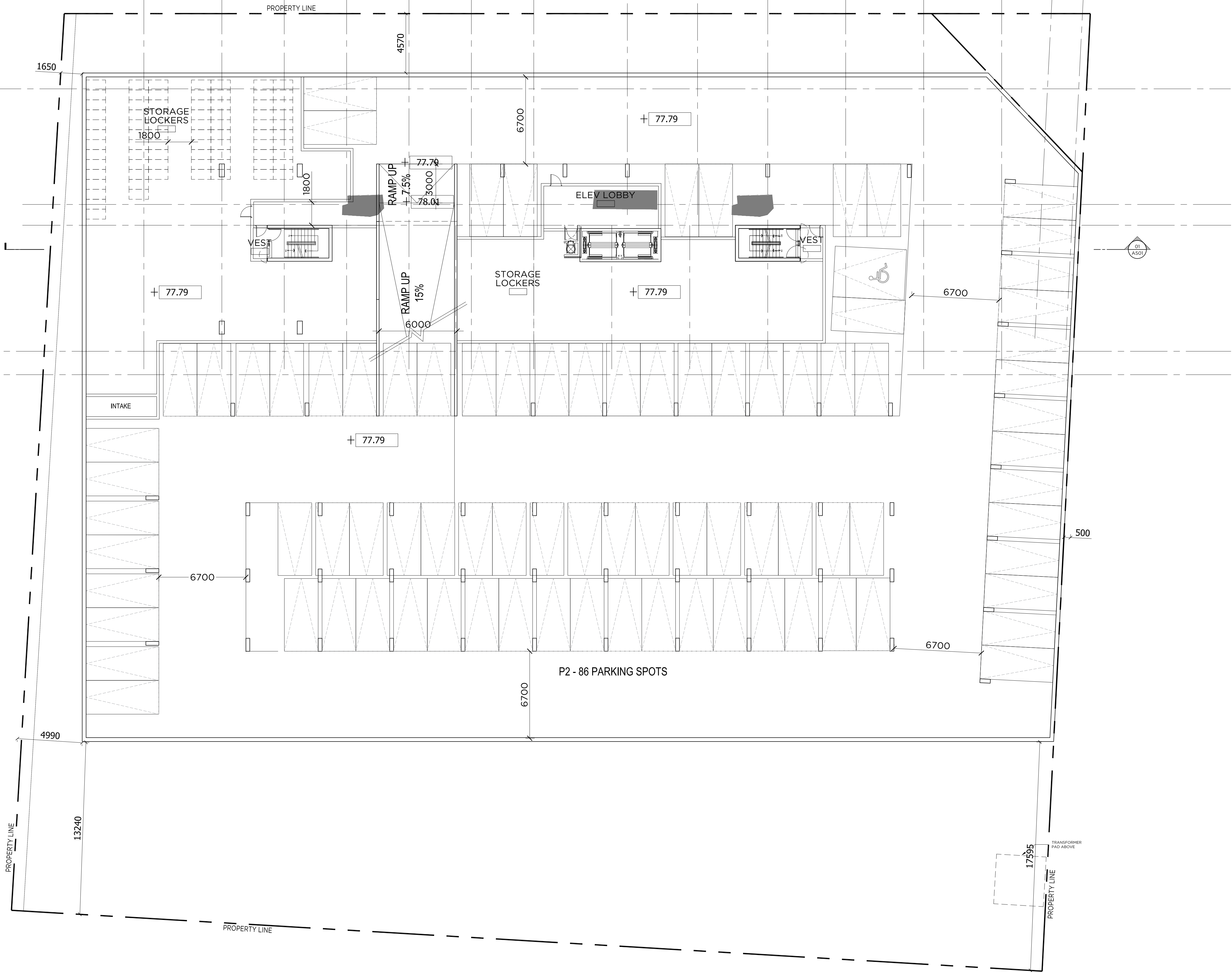
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LEVEL P1 PLAN

1:150

A101

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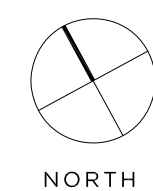


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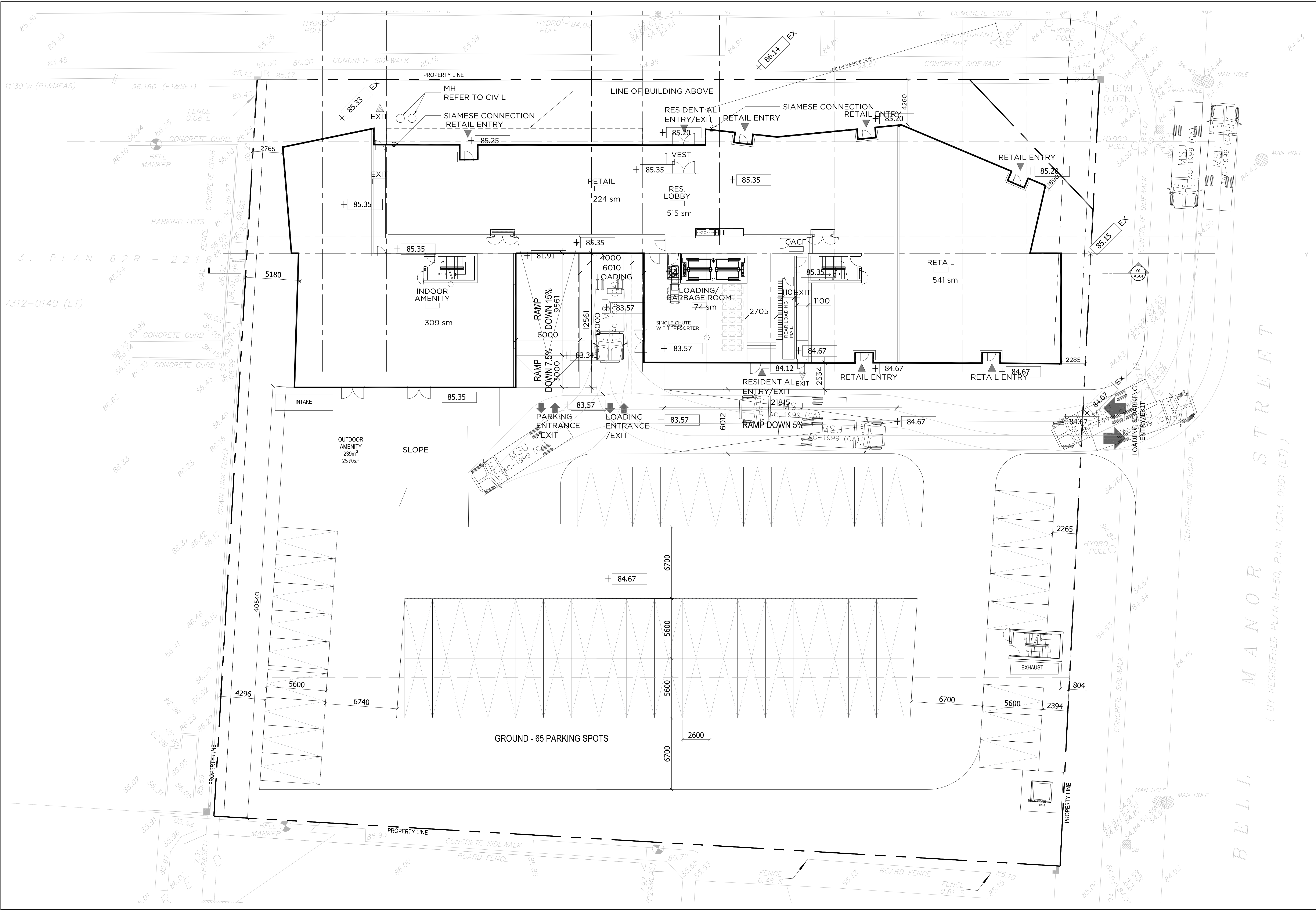
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LEVEL P2 PLAN

1:150

A102

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REVISION RECORD



NORTH



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GROUND PLAN

1:150

A20



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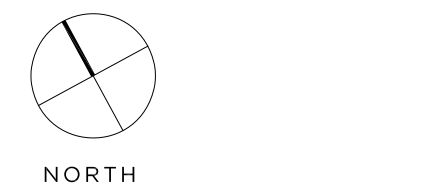
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LEVEL 2 - 12
TYPICAL FLOOR
PLAN

1:150

A20

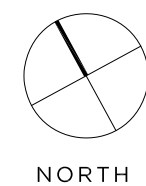
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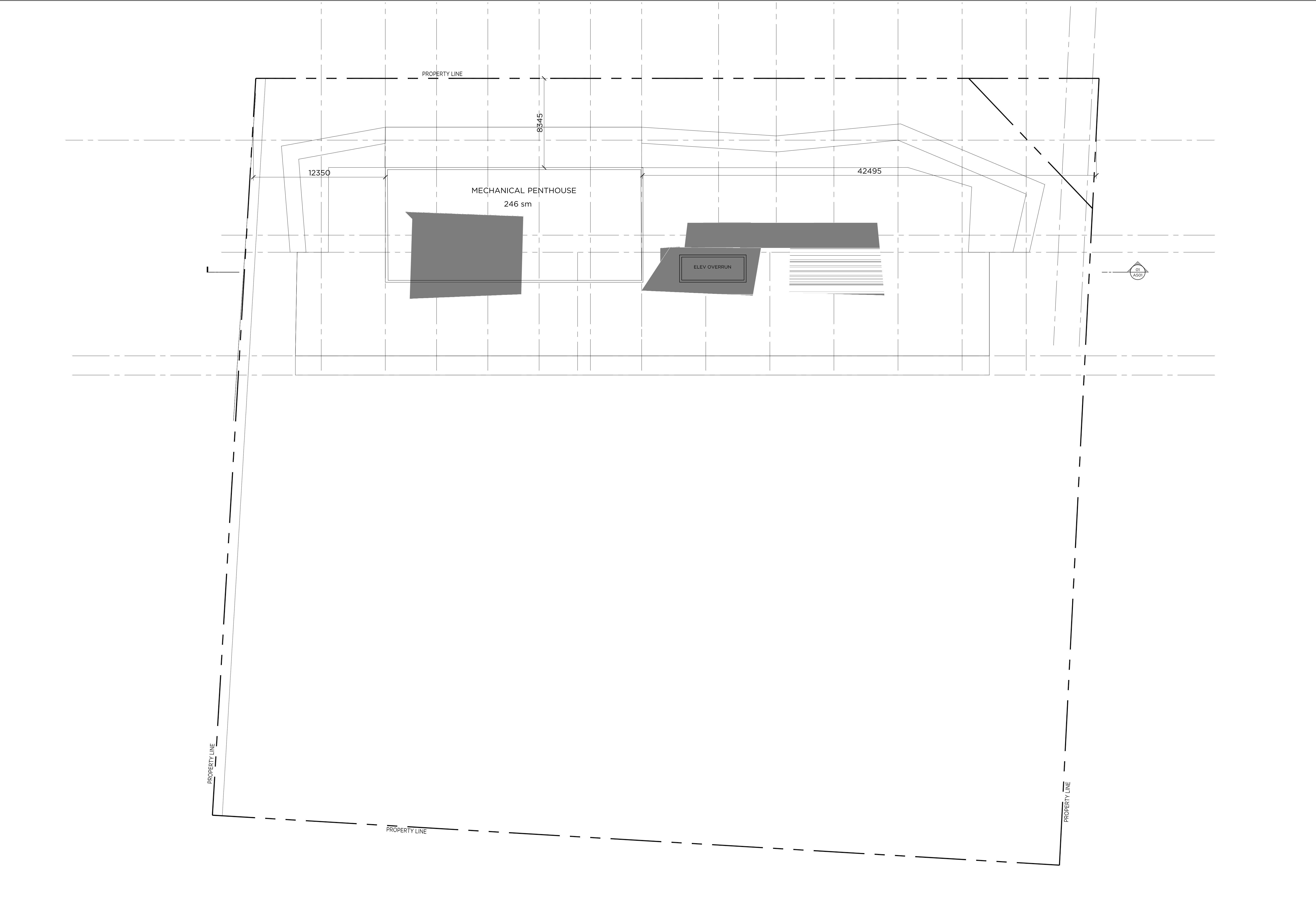


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LEVEL 13
TYPICAL FLOOR
PLAN
1:150

A213
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MECHANICAL
PENTHOUSE

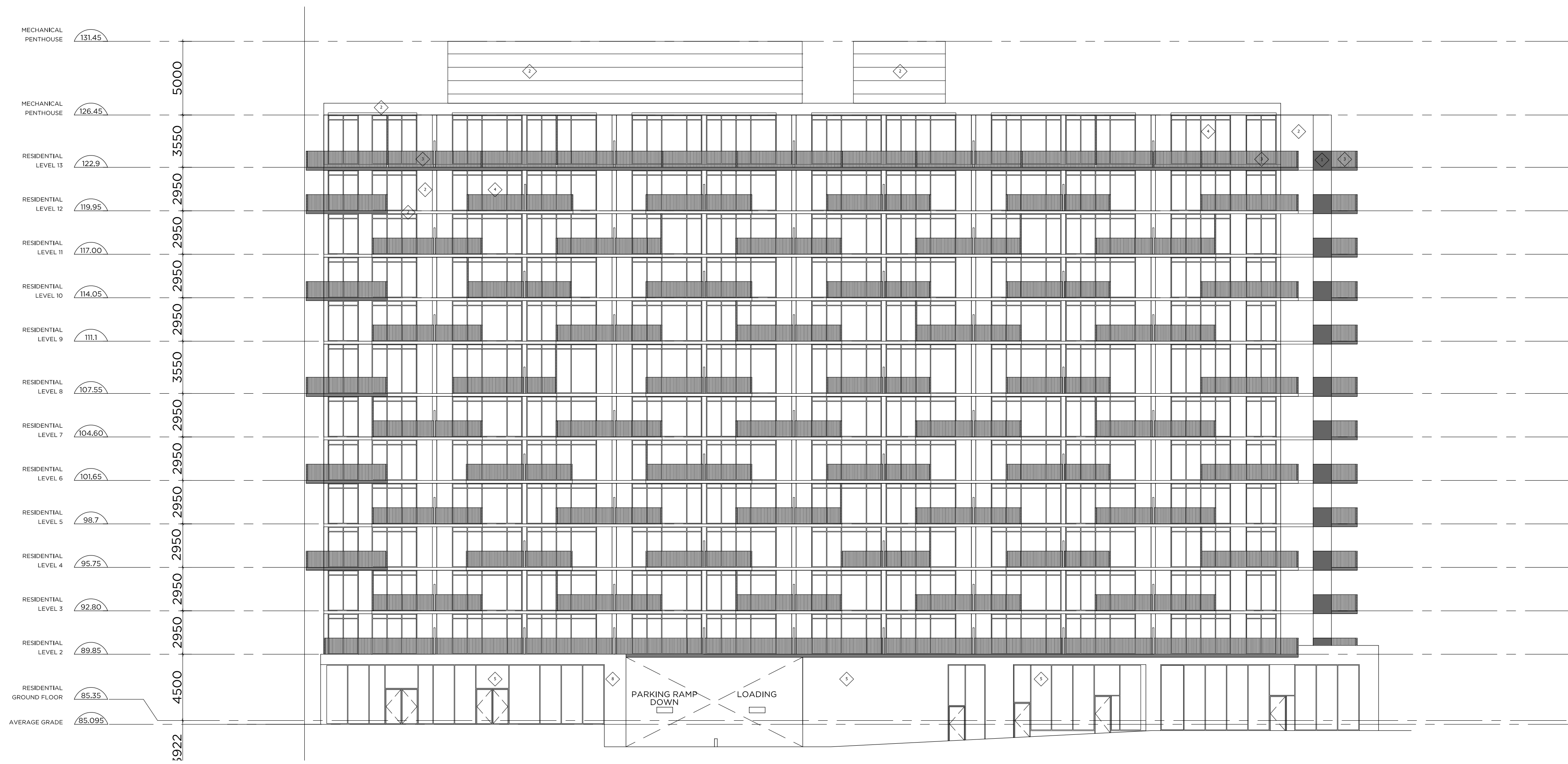
1:150

A214



1 North Elevation
SCALE 1:200

MATERIAL LEGEND	
1	GREY METAL PANEL
2	WHITE METAL PANEL
3	ALUMINIUM + GLASS RAILING
4	VISION GLASS WINDOW WALL
5	VISION GLASS CURTAIN WALL
6	UNUSED
7	UNUSED
8	GREY MASONRY

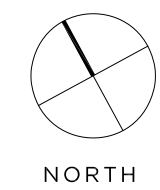


2 South Elevation
SCALE 1:200

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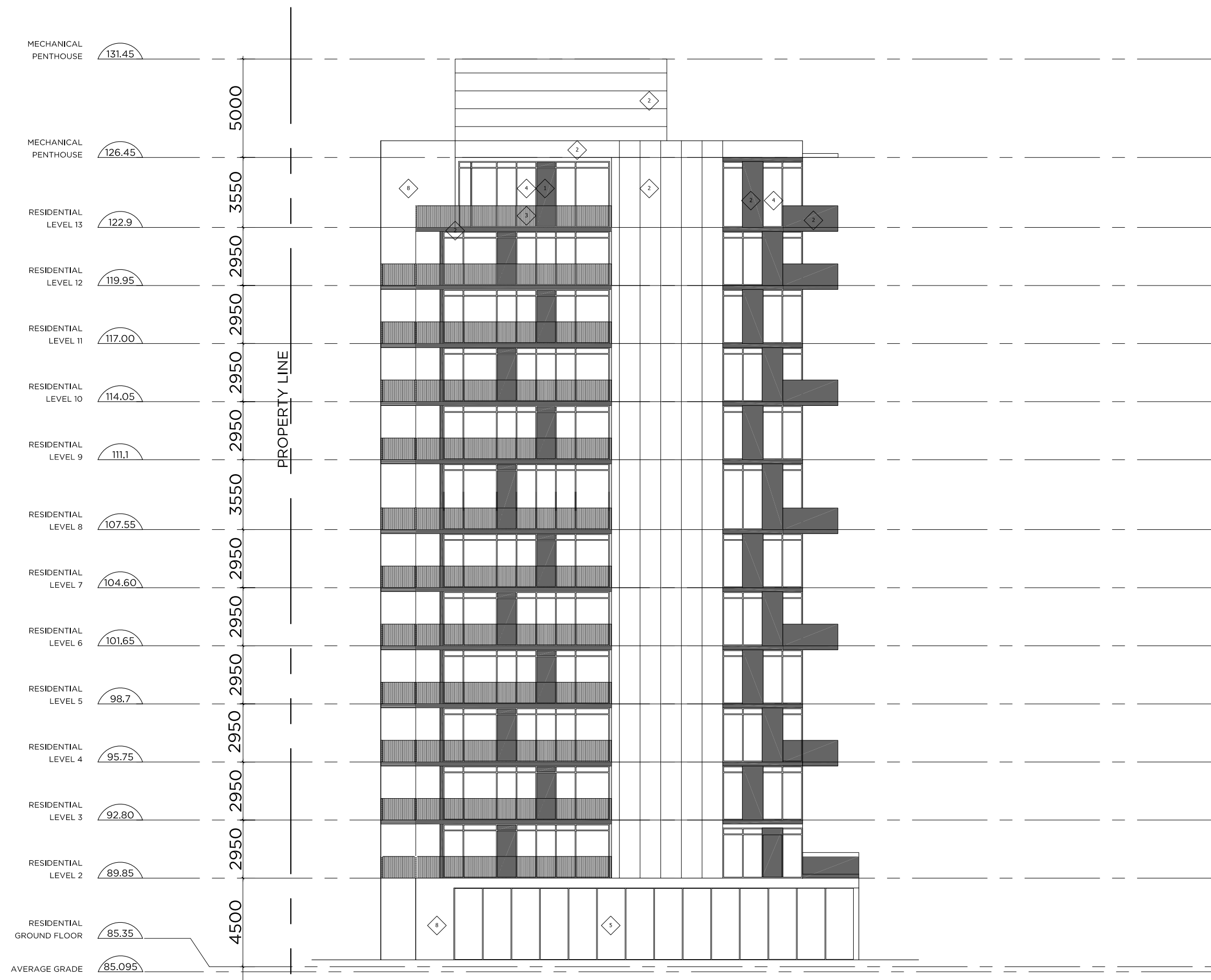
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ELEVATIONS
1:200

A400
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1 East Elevation
SCALE 1:200



1 West Elevation
SCALE 1:200

MATERIAL LEGEND	
1	GREY METAL PANEL
2	WHITE METAL PANEL
3	ALUMINIUM + GLASS RAILING
4	VISION GLASS WINDOW WALL
5	VISION GLASS CURTAIN WALL
6	UNUSED
7	UNUSED
8	GREY MASONRY

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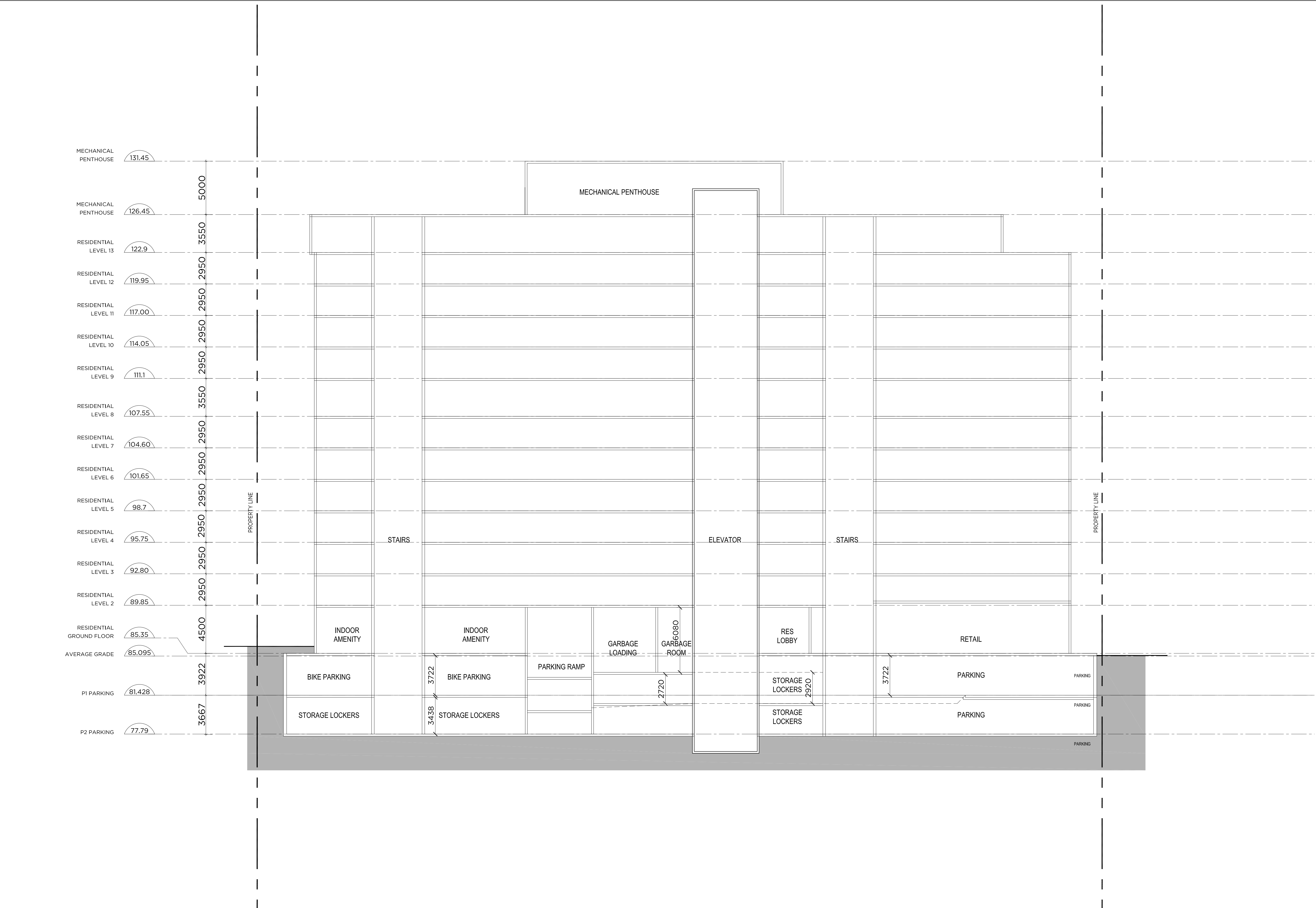
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ELEVATIONS

1:200

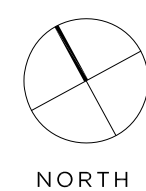
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BUILDING SECTION

1:250

A500

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