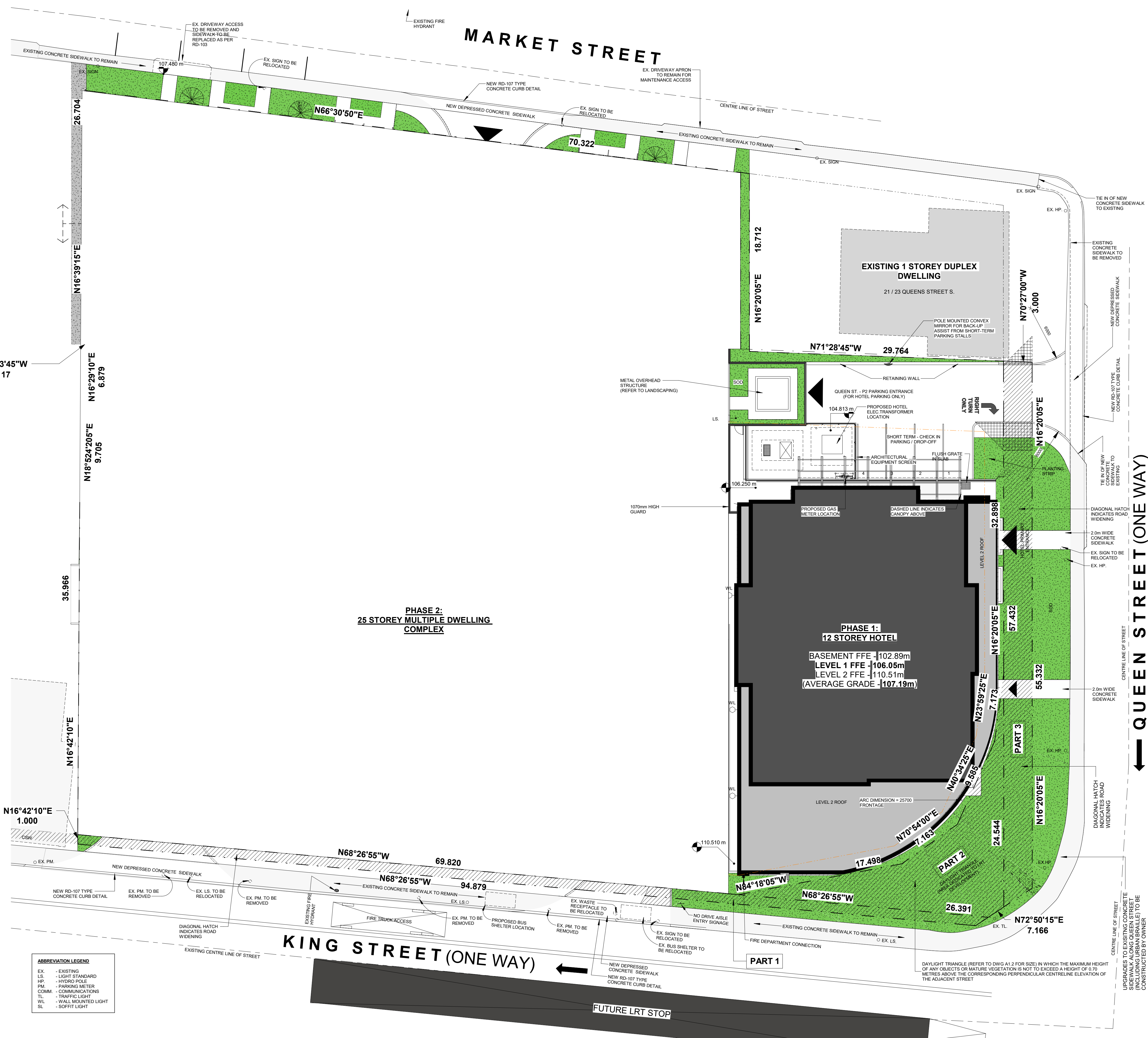


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SITE DATA			
354 King Street West, Hamilton, Ontario			
	ZONING BY-LAW	REQUIRED / PERMITTED	PROPOSED
LOT AREA	05-200		BEFORE ROAD WIDENING: 0.72 ha (7,234.5 m <sup>2</sup> ) AFTER ROAD WIDENING: 0.70 ha (6,967.8 m <sup>2</sup> )
LOT FRONTAGE	4.3 a)	4.5 m (MIN.)	69.820 m (KING ST. W.) 74.317 m (QUEEN ST. S.) 70.322 m (MARKET ST.)
NO. OF UNITS			331 MULTIPLE DWELLING UNITS 154 HOTEL SUITES
COMMERCIAL GFA			APARTMENT: 377.54 m <sup>2</sup> HOTEL: 8633.60 m <sup>2</sup>
PERMITTED USES	11.1.1	MULTIPLE DWELLING RETAIL RESTAURANT HOTEL	MULTIPLE DWELLING RETAIL RESTAURANT HOTEL
COMBINED WIDTH OF GROUND FLOOR FACADE	11.1.3 g) iii) AND iv)	MIN. 50% OF ALL LOT LINES ABUTTING THE STREET: 107.229 m	146.572 m
<b>SETBACKS</b>			
SETBACK FROM STREET LINE	SCHEDULE C - SITE SPECIFIC #295	2.0 m (MAX.)	1.96 - 2.0 m (KING ST.) 2.0 m (MARKET ST.) <0.01 - 0.75m (QUEEN ST.)
REAR YARD	11.1.3 b)	7.5 m (MIN.)	1.109m TO PARKING STRUCTURE 8.048m TO 2 STOREY MULTIPLE DWELLING 11.869m TO 25 STOREY MULTIPLE DWELLING
INTERIOR SIDE YARD	11.1.3 c)	7.5 m ABUTTING A LOT CONTAINING A RESIDENTIAL USE (MIN.)	2.08 m 1.08 m
<b>BUILDING HEIGHT</b>			
MINIMUM BUILDING HEIGHT	11.1.3 d)	11.0 m (MIN.)	7.0 m (MULTIPLE DWELLING UNITS ALONG MARKET ST.) / 2 STOREYS
MAXIMUM BUILDING HEIGHT		22.0 m (MAX.)	HOTEL = 41.78 m APARTMENT = 77.12 m
<b>PARKING</b>			
PARKING SPACE DIMENSIONS	5.2 b) i)	2.6 m x 5.5 m (MIN.) 3.0 m x 6.0 m (MAX.)	3.0 m x 5.8 m (TYPICAL SURFACE PARKING)
	5.2 b) ii)	2.8 m x 5.8 m (MIN. FOR UNDERGROUND PARKING STRUCTURE) 3.0 m x 5.8 m (MIN.) - CURRENTLY UNDER APPEAL	2.8 m x 5.8 m (TYPICAL UNDERGROUND PARKING FOR P1 AND P2 LEVELS)
PARKING SPACES	5.6 a)	<b>MULTIPLE DWELLING UNITS</b> UNITS MIN. MAX. UNITS <50 m <sup>2</sup> = 73.8 (246)	37 SPACES @ P1 LEVEL + 44 (29 RES. + 15 COMM.) SPACES @ SURFACE LEVEL = 141 TOTAL SPACES PROVIDED FOR MULTIPLE DWELLING UNITS
		UNITS 1-14 (14) UNITS 15-50 (36) UNITS 51+ (35) SUB-TOTAL 149.2	116 SPACES @ P2 LEVEL + 4 SURFACE PARKING = 120 TOTAL SPACES PROVIDED FOR THE HOTEL (25 OF THE HOTEL SPACES WILL BE DEDICATED FOR VALET HOTEL PARKING) <b>261 SPACES TOTAL</b>
		<b>HOTEL</b> SPACES/GUEST SUITE = 154 SPACES <b>COMBINED REQUIRED / PERMITTED PARKING</b> MIN.: 140 + 154 = 294.2 SPACES MAX.: 413.75 + 154 = 567.75 SPACES	* AMENDMENT TO PARKING REQUIREMENTS IS INCLUDED IN ZONING BY-LAW APPLICATION
SMALL CAR PARKING		10% OF REQUIRED PARKING SHALL BE 2.6 m x 5.5 m IF CLEARLY IDENTIFIED AS BEING RESERVED FOR THE PARKING OF SMALL CARS 10% OF 287.2 = 28.7 SPACES	20 SMALL CAR SPACES * AMENDMENT TO PARKING REQUIREMENTS IS INCLUDED IN ZONING BY-LAW APPLICATION
BARRIER FREE PARKING SPACE DIMENSIONS	5.2 f)	4.4 m x 5.8 m (MIN.)	4.4 m x 5.8 m
BARRIER FREE PARKING SPACES	5.5	MIN. 2 SPACES + 2% OF TOTAL NUMBER OF REQUIRED PARKING SPACES (293) 2 + 5.9 (2% OF 293) = 7.9 BF SPACES	8 BF PROVIDED (4 FOR HOTEL AND 4 FOR MULTIPLE DWELLING UNITS)
SHORT-TERM BICYCLE PARKING	5.7 c)	5 SHORT-TERM SPACES FOR MULTIPLE DWELLING UNITS	5 SHORT-TERM SPACES
LONG-TERM BICYCLE PARKING	5.7 c)	322 UNITS X 0.5 SPACES PER MULTIPLE DWELLING UNIT = 161 SPACES	161 LONG-TERM SPACES FOR MULTIPLE DWELLING UNITS
	5.7 c)	5 SPACES FOR THE HOTEL (BETWEEN 1,001.0 m <sup>2</sup> AND 10,000.0 m <sup>2</sup> )	5 LONG-TERM SPACES FOR HOTEL
<b>PARKING STALL BREAKDOWN</b>			
<b>PARKING GARAGE P2 - HOTEL ONLY</b>			
STANDARD PARKING - 2.8 m x 5.8 m	0	75	
VALET PARKING - 2.8 m x 5.8 m	0	22	
SMALL CAR SPACE - 2.6 m x 5.5 m	0	13	
BARRIER FREE - 4.4 m x 5.8 m	0	4	
SHORT-TERM BICYCLE PARKING	0	0	
LONG-TERM BICYCLE PARKING	0	0	
<b>PARKING GARAGE P1 - MULTIPLE DWELLING ONLY</b>			
STANDARD PARKING - 2.8 m x 5.8 m	86	0	
VALET PARKING - 2.8 m x 5.8 m	0	0	
SMALL CAR SPACE - 2.6 m x 5.5 m	9	0	
BARRIER FREE - 4.4 m x 5.8 m	0	0	
SHORT-TERM BICYCLE PARKING	0	0	
LONG-TERM BICYCLE PARKING	161	5	
<b>SURFACE PARKING</b>			
STANDARD PARKING - 2.8 m x 5.8 m	40	0	
VALET PARKING - 2.8 m x 5.8 m	0	0	
SMALL CAR SPACE - 2.6 m x 5.5 m	0	4	
BARRIER FREE - 4.4 m x 5.8 m	4	0	
SHORT-TERM BICYCLE PARKING	5	0	
LONG-TERM BICYCLE PARKING	0	0	
<b>TOTAL</b>	<b>141 VEHICLE / 161 BICYCLE</b>	<b>118 VEHICLE / 5 BICYCLE</b>	
<b>AMENITY AREA (SEE DRAWINGS AT 3, 7.4, 7.5, 7.6 &amp; 7.7 FOR AMENITY AREA PLANS)</b>			
AMENITY AREA FOR MULTIPLE DWELLING UNITS	6.1.3 f)	4.0 m <sup>2</sup> FOR EACH DWELLING UNIT < 50m <sup>2</sup> 4.0 m <sup>2</sup> x 246 UNITS = 984 m <sup>2</sup> 6.0 m <sup>2</sup> FOR EACH DWELLING UNIT > 50m <sup>2</sup> 6.0 m <sup>2</sup> x 69 UNITS = 414 m <sup>2</sup> TOTAL = 1398 m <sup>2</sup>	523.8 m <sup>2</sup> (OUTDOOR) 2121.2 m <sup>2</sup> (INDOOR) <b>2645.0 m<sup>2</sup> (TOTAL)</b>

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No.	Date	Revision
1	2020-12-17	RE-ISSUED FOR OPA/ZBA

Project No: 18025  
 Project Date: 2020-09-29  
 Drawn by: Author  
 Checked by: Checker  
 Plot Date / Time: 2020-12-16 4:31:25 PM

**354 KING STREET WEST**

**SITE PLAN - PHASE 1**

ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS  
 EDWARD THOMAS LICENCE 5572

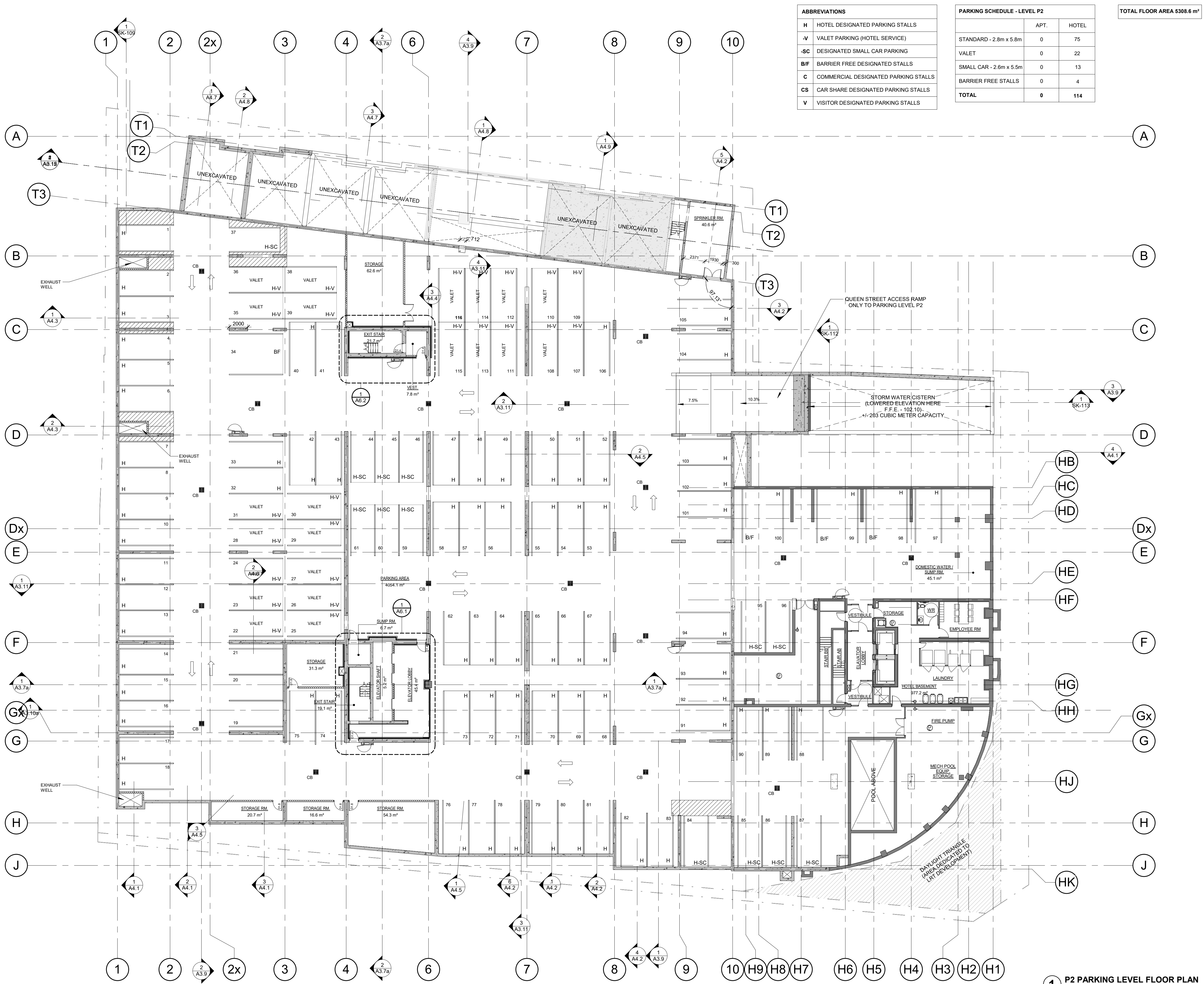
Drawing Scale: As indicated  
 Status: RE-ISSUED FOR OPA/ZBA  
 Drawing No.: Revision No.:  
**A1.1 (P.1)**

**1 SITE PLAN - PHASE 1**  
1:200





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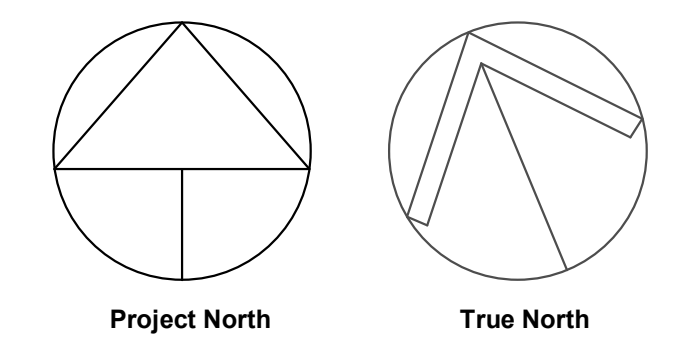
**ABBREVIATIONS**

H	HOTEL DESIGNATED PARKING STALLS
V	VALET PARKING (HOTEL SERVICE)
SC	DESIGNATED SMALL CAR PARKING
B/F	BARRIER FREE DESIGNATED STALLS
C	COMMERCIAL DESIGNATED PARKING STALLS
CS	CAR SHARE DESIGNATED PARKING STALLS
V	VISITOR DESIGNATED PARKING STALLS

**PARKING SCHEDULE - LEVEL P2**

	APT.	HOTEL
STANDARD - 2.8m x 5.8m	0	75
VALET	0	22
SMALL CAR - 2.6m x 5.5m	0	13
BARRIER FREE STALLS	0	4
<b>TOTAL</b>	<b>0</b>	<b>114</b>

TOTAL FLOOR AREA 5308.6 m<sup>2</sup>



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No.	Date	Revision
5	2020-12-17	RE-ISSUED FOR OPA/ZBA
4	2020-09-14	REISSUED FOR OPA/ZBA
3	2020-03-03	ISSUED FOR COORDINATION
2	2019-12-12	ISSUED FOR COORDINATION
1	2019-11-27	ISSUED FOR OPA/ZBA SUBMISSION

**srm**  
ARCHITECTS INC.

Project No: 18025  
Project Date: 2020-09-29  
Drawn by: JAD  
Checked by: MYV  
Per Date / Time: 2020-12-16 4:31:42 PM

354 KING STREET WEST

**BASEMENT FLOOR PLAN**

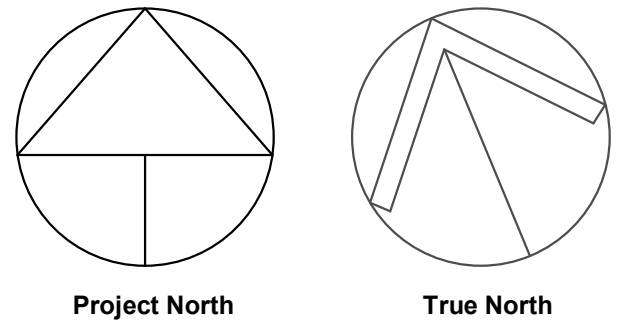
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EDWARD THOMAS LICENCE 5572

Drawing No. 18025  
Revision No. A2.1 (P.1)

Ontario Association of Architects logo

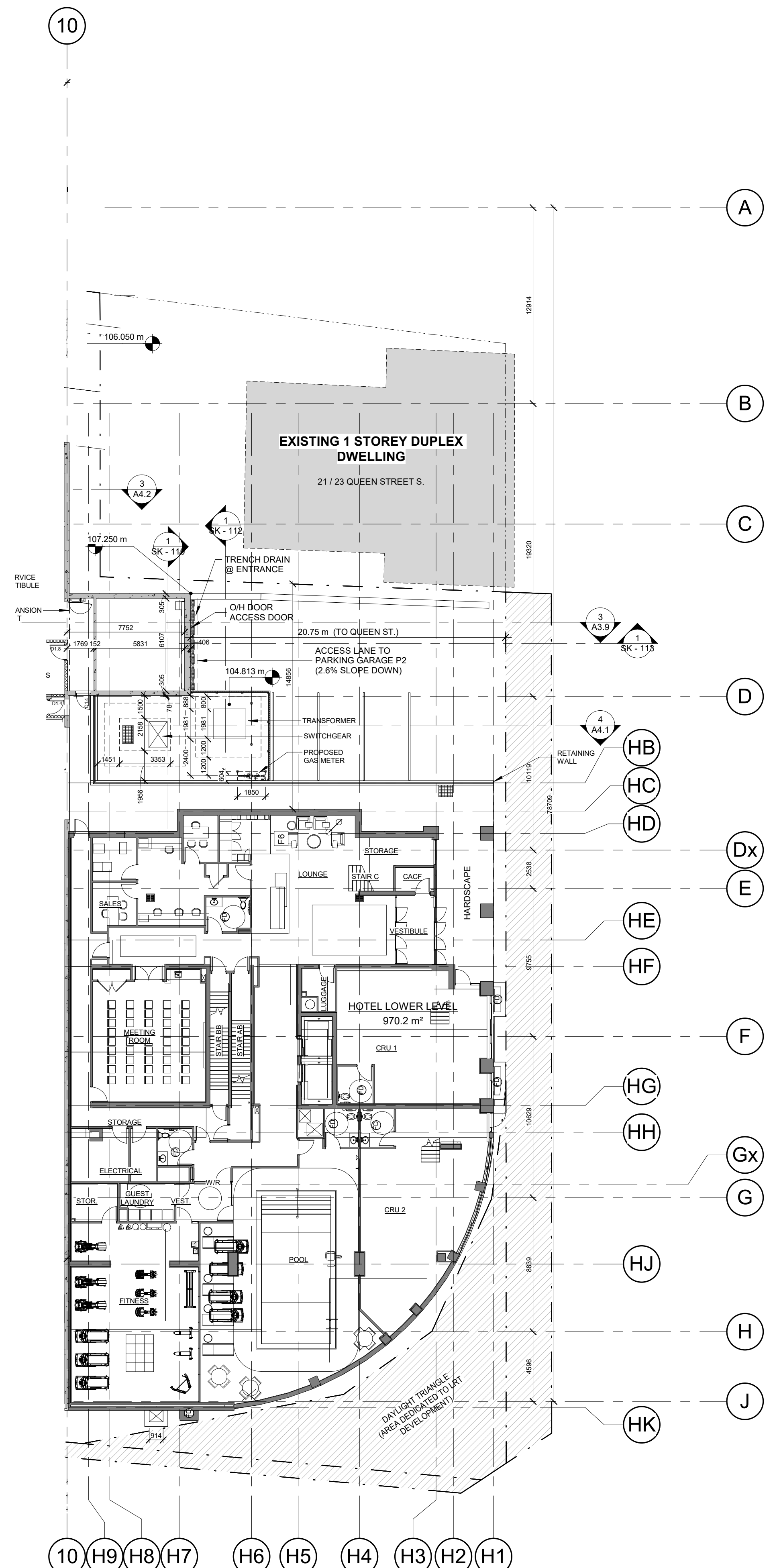
**1 P2 PARKING LEVEL FLOOR PLAN**  
1 : 200





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**1 P1 PARKING LEVEL FLOOR PLAN**  
1:200

No.	Date	Revision
5	2020-12-17	RE-ISSUED FOR OPA/ZBA
4	2020-09-14	RE-ISSUED FOR OPA/ZBA
3	2020-03-03	ISSUED FOR COORDINATION
2	2019-12-12	ISSUED FOR COORDINATION
1	2019-11-27	ISSUED FOR OPA/ZBA SUBMISSION

No.	Date	Revision

**srm** ARCHITECTS INC.

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 Project Date: 2020-09-14  
 Drawn by: JAD  
 Checked by: MYV  
 Plot Date / Time: 2020-09-15 1:35:08 PM

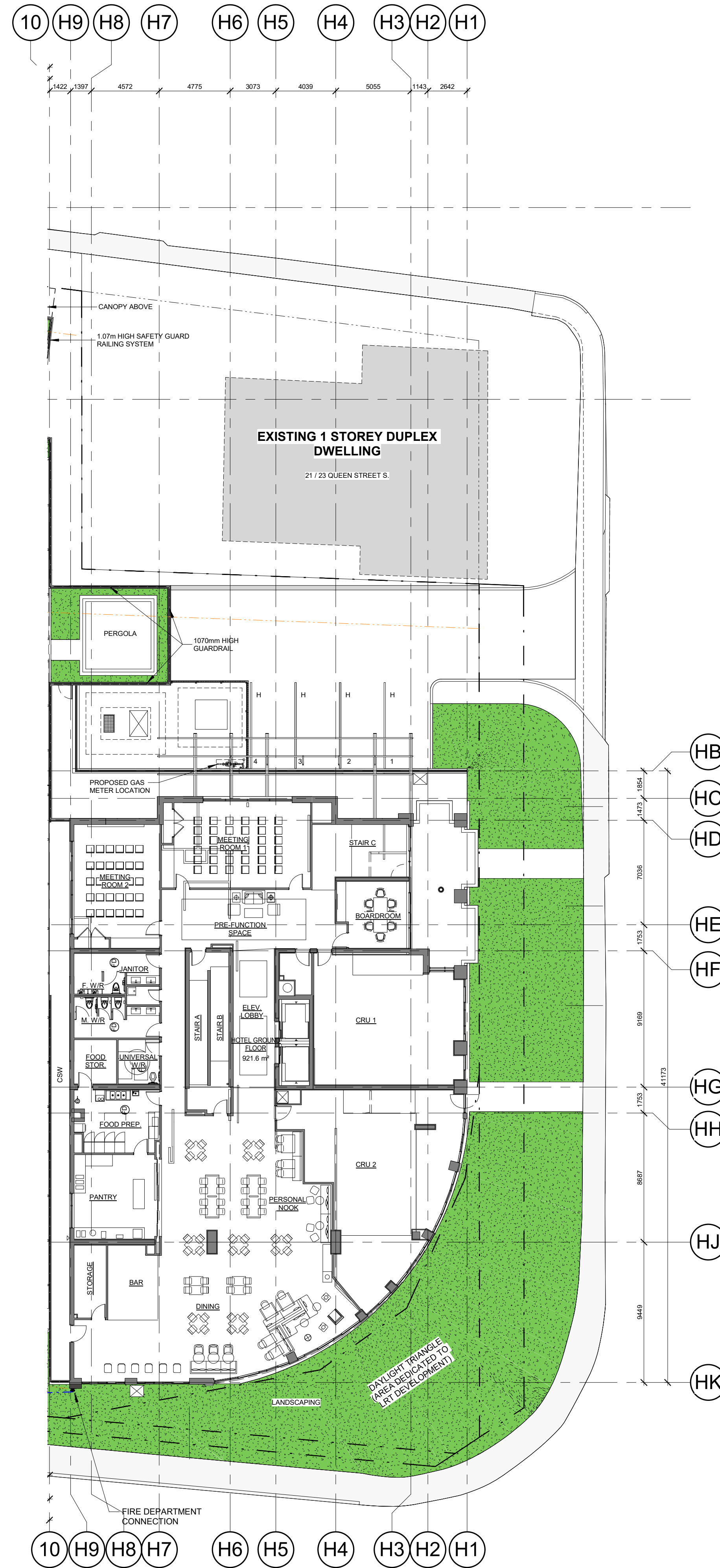
**354 KING STREET WEST**  
**LOWER LEVEL FLOOR PLAN**

Ontario Association of Architects  
 Edward Thomas Licence 5572

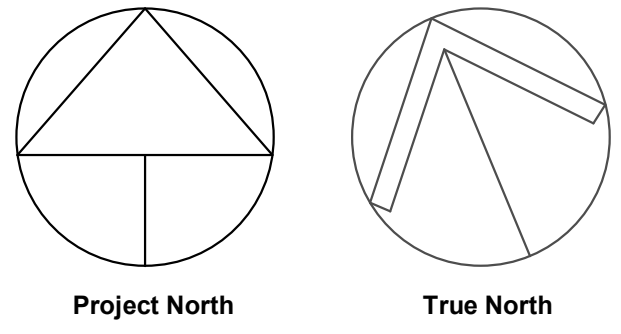
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 Status: \_\_\_\_\_  
 RE-ISSUED FOR OPA/ZBA  
**A2.2 (P.1)**

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**1 GROUND LEVEL FLOOR PLAN**  
1:200



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AREA:	1407.2 m <sup>2</sup> (25 STOREY MULTIPLE DWELLING)
	921.6 m <sup>2</sup> (HOTEL)
TOTAL AREA:	2700.4 m <sup>2</sup> (2 STOREY MULTIPLE DWELLING)

No.	Date	Revision
3	2020-12-17	RE-ISSUED FOR OPA/ZBA
2	2020-09-14	RE-ISSUED FOR OPA/ZBA
1	2019-11-27	ISSUED FOR OPA/ZBA SUBMISSION

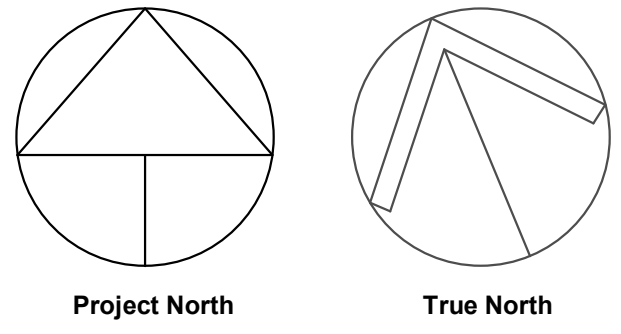
Project No.	18025
Project Date	2020-09-14
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**354 KING STREET WEST**

**GROUND LEVEL FLOOR PLAN**

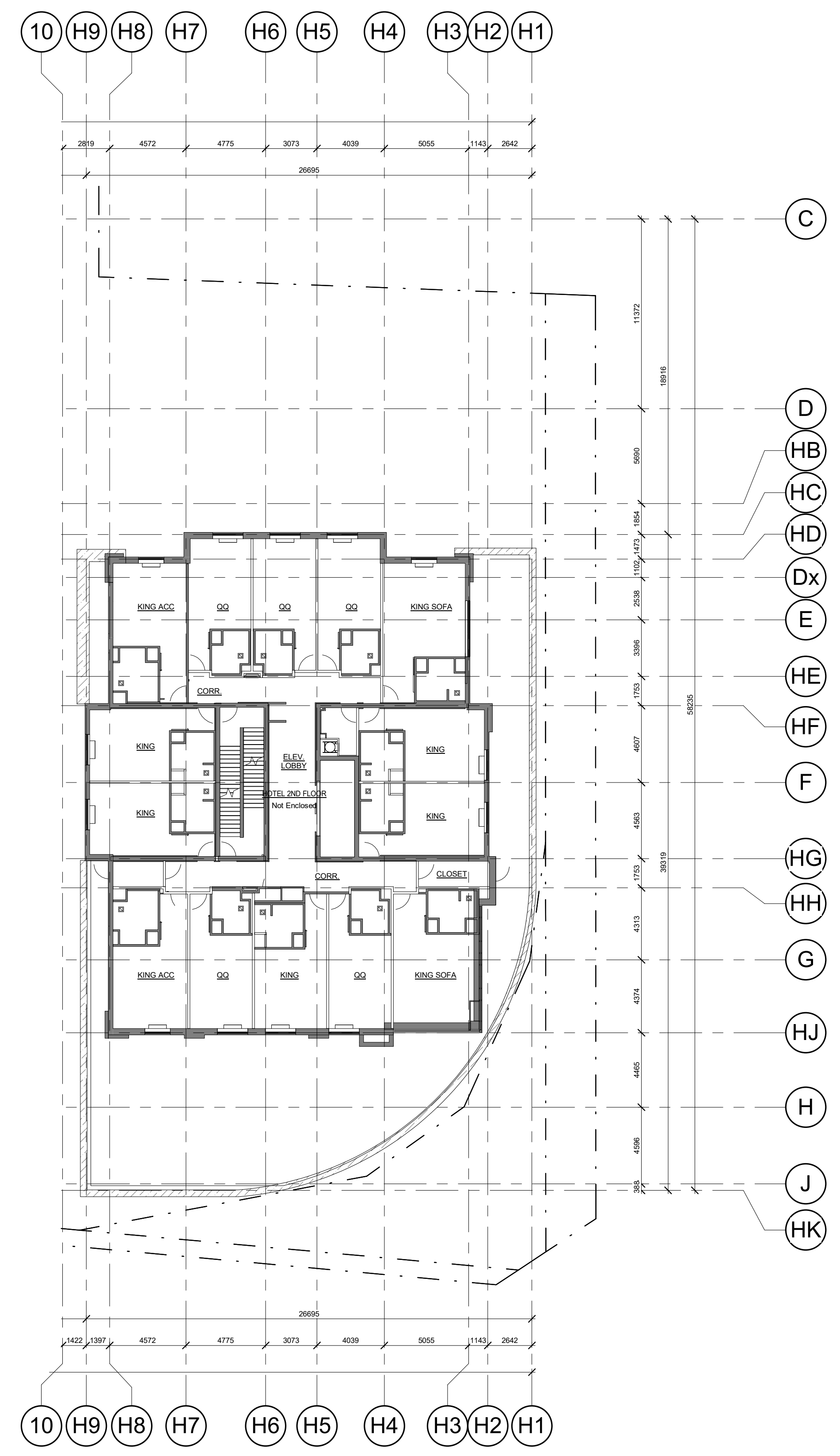
Drawing Scale: 1:200  
 Status: RE-ISSUED FOR OPA/ZBA  
 Drawing No.: 5572  
 Revision No.:  
**A2.3 (P.1)**





AREA: 1364.5 m<sup>2</sup> (25 STOREY MULTIPLE DWELLING),  
673.6 m<sup>2</sup> (HOTEL)  
TOTAL AREA: 2038.1 m<sup>2</sup>

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**1 LEVEL 2 FLOOR PLAN**  
1:200

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No.	Date	Revision
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2	2020-09-14	RE-ISSUED FOR OPA/ZBA
1	2019-11-27	ISSUED FOR OPA/ZBA SUBMISSION

Project No.	18025
Project Date	2020-09-14
Drawn by	JAD
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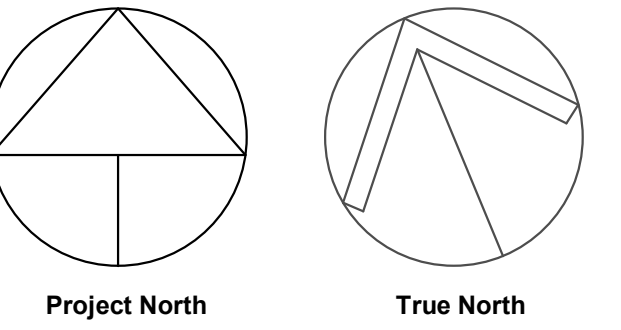
**354 KING STREET WEST**

**LEVEL 2 FLOOR PLAN**  
**OPA/ZBA**

Ontario Association of Architects  
OF ARCHITECTS  
EDWARD THOMAS  
LICENCE 5572

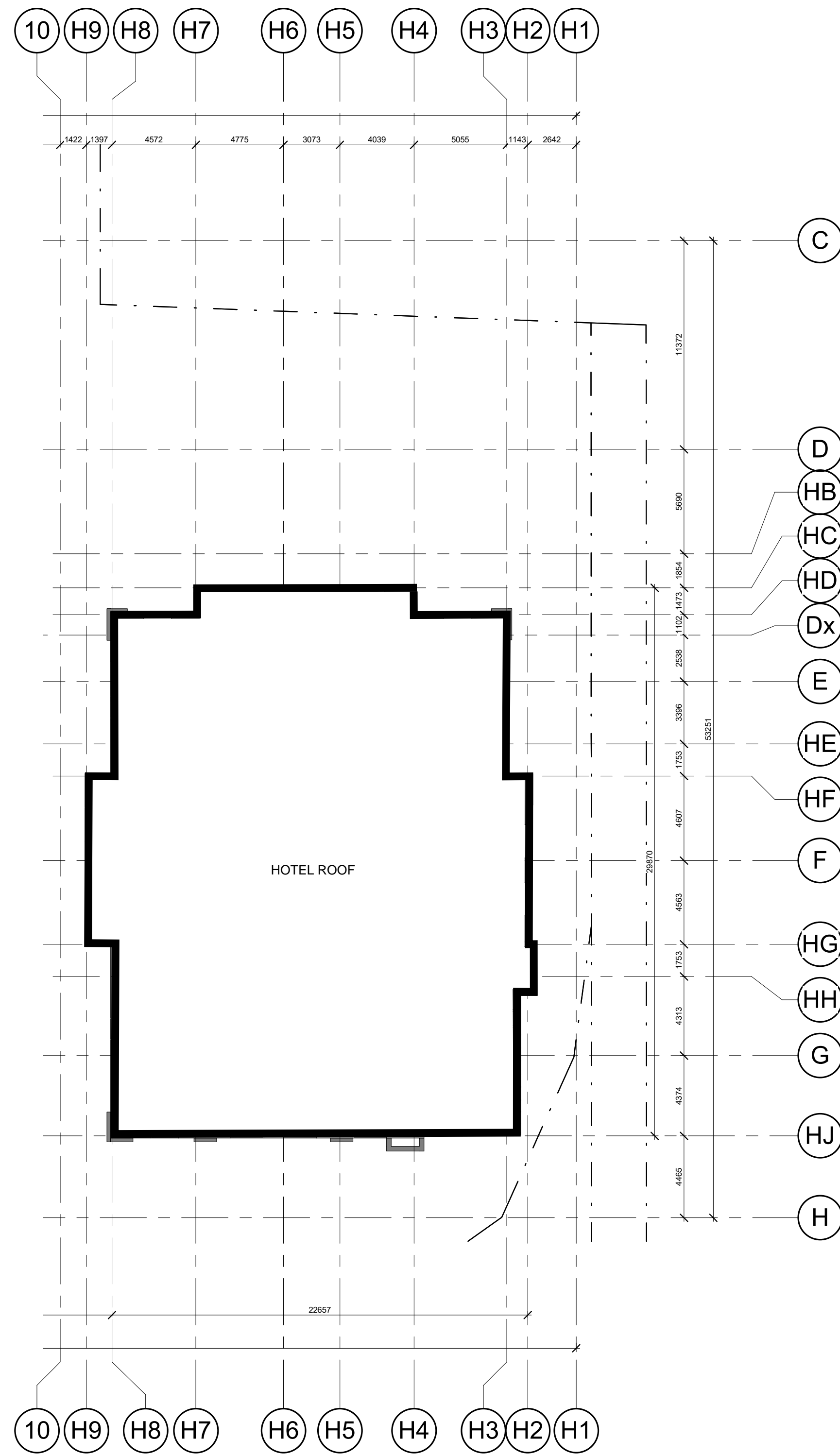
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Status: RE-ISSUED FOR OPA/ZBA  
Drawing No.: Revision No.:  
**A2.4 (P.1)**





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**1 HOTEL ROOF PLAN**  
1 : 200

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1	2020-09-14	REISSUED FOR OPA/ZBA

Project No	18025
Project Date	2020-09-1
Drawn by	Author
Checked by	Checker
Plot Date / Time	2020-09-15 1:36:53 PM

**354 KING STREET WEST**

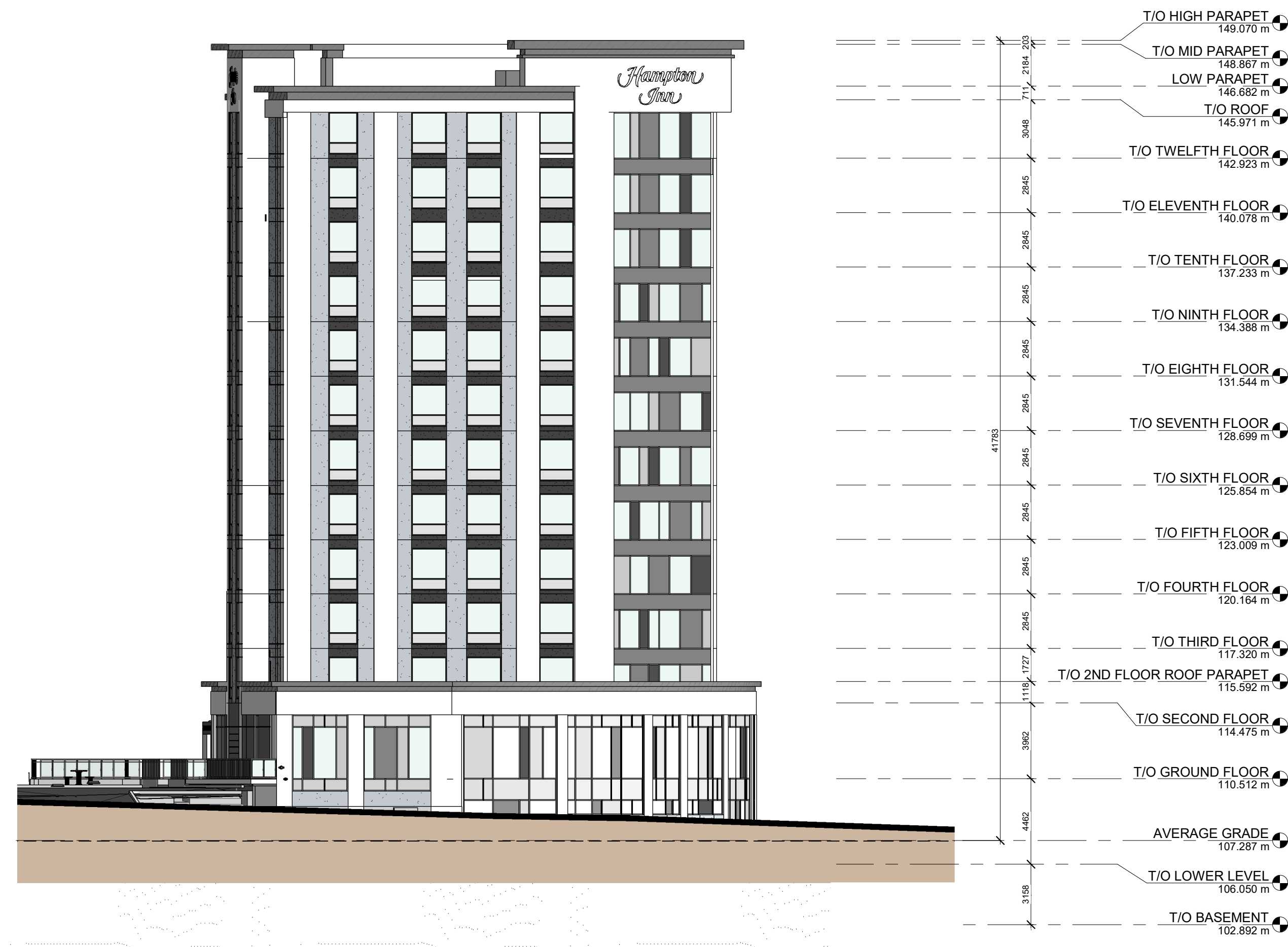
**HOTEL ROOF OPA/ZBA**

Drawing Scale: 1 : 200  
 Status: RE-ISSUED FOR OPA/ZBA  
 Drawing No.: 5572  
 Revision No.: A2.6 (P.1)





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1 SOUTH ELEVATION - KING ST. WEST  
1 - 200

MATERIAL LEGEND - HOTEL	
A	RESERVED
B	PREFABRICATED CONCRETE PANEL COLOUR - 2132-10 BLACK (BEN. MOORE)
C	PREFABRICATED CONCRETE PANEL COLOUR - 1588 GRAY PINSTRIPE (BEN. MOORE)
D	PREFABRICATED CONCRETE PANEL COLOUR - 2126-50 GRAY TIMBER WOLF (BEN. MOORE)
E	PREFABRICATED CONCRETE PANEL COLOUR - CC-68 DISTANT GRAY (BEN. MOORE)
F	PREFABRICATED CONCRETE PANEL COLOUR - CC-544 OVERCOAT (BEN. MOORE)
G	SPANDREL GLASS PANEL - COLOUR BLACK
H	SPANDREL GLASS PANEL - COLOUR DARK GRAPHITE GREY (OPACI-COAT 300 ANCHOR GREY)
J	SPANDREL GLASS PANEL - COLOUR REFLECTIVE SMOKE (OPACI-COAT 300 OCEAN AIR)
K	VISION GLASS PANEL - CLEAR GLASS
M	METAL BYPASS PANEL - COLOUR WHITE

- 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-CRONTACTORS 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
4	2020-12-17	RE-ISSUED FOR OPA/ZBA
3	2020-09-14	RE-ISSUED FOR OPA/ZBA
2	2020-03-03	ISSUED FOR COORDINATION
1	2019-11-27	ISSUED FOR OPA/ZBA SUBMISSION

Project No.	18025
Project Date	2020-09-14
Drawn by	JAD
Checked by	MYV
Plot Date / Time	2020-09-15 1:35:39 PM

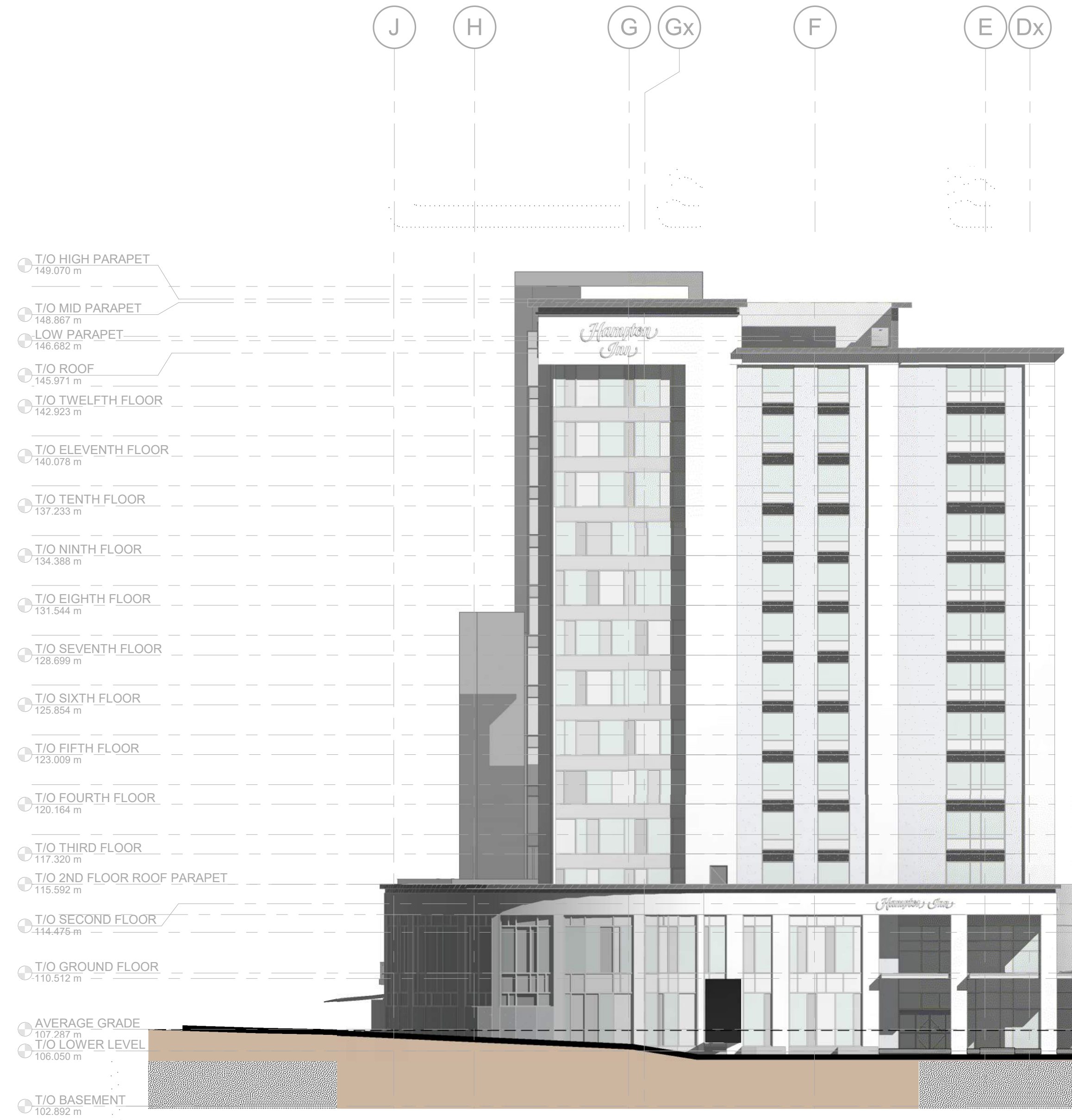


354 KING STREET WEST  
SOUTH ELEVATION - KING ST. WEST

Ontario Association of Architects  
OF ARCHITECTS  
EDWARD THOMAS  
LICENCE 5572

Drawing Scale: As indicated  
Status: RE-ISSUED FOR OPA/ZBA  
Drawing No.: A3.1 (P.1)  
Revision No.:

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**1 EAST ELEVATION - QUEEN ST. NORTH**  
 1 : 200

MATERIAL LEGEND - HOTEL	
A	RESERVED
B	PREFABRICATED CONCRETE PANEL COLOUR - 2132-10 BLACK (BEN. MOORE)
C	PREFABRICATED CONCRETE PANEL COLOUR - 1588 GRAY PINSTRIPE (BEN. MOORE)
D	PREFABRICATED CONCRETE PANEL COLOUR - 2126-50 GRAY TIMBER WOLF (BEN. MOORE)
E	PREFABRICATED CONCRETE PANEL COLOUR - OC-68 DISTANT GRAY (BEN. MOORE)
F	PREFABRICATED CONCRETE PANEL COLOUR - CC-544 OVERCOAT (BEN. MOORE)
G	SPANDREL GLASS PANEL - COLOUR BLACK
H	SPANDREL GLASS PANEL - COLOUR DARK GRAPHITE GREY (OPACI-COAT 300 ANCHOR GREY)
J	SPANDREL GLASS PANEL - COLOUR REFLECTIVE SMOKED (OPACI-COAT 300 OCEAN AIR)
K	VISION GLASS PANEL - CLEAR GLASS
M	METAL BYPASS PANEL - COLOUR WHITE


**GENERAL NOTES**

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No.	Date	Revision
4	2020-12-17	RE-ISSUED FOR OPA/ZBA
3	2020-09-14	RE-ISSUED FOR OPA/ZBA
2	2020-03-03	ISSUED FOR COORDINATION
1	2019-11-27	ISSUED FOR OPA/ZBA SUBMISSION

No.	Date	Revision
		
Project No.	18025	
Project Date	2020-09-29	
Drawn by	JAD	
Checked by	MYV	
Plot Date / Time	2020-12-17 9:28:03 AM	

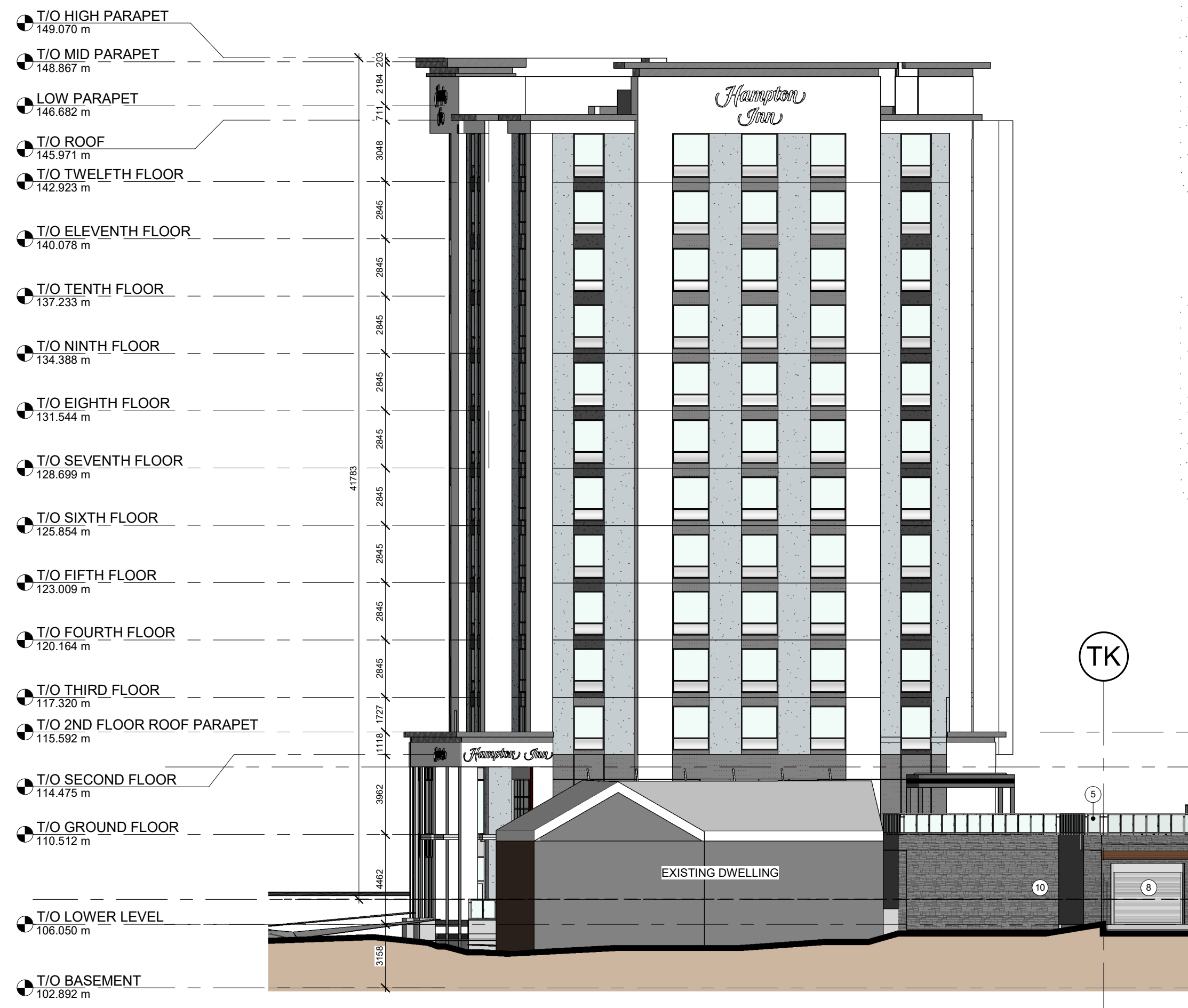
**354 KING STREET WEST**  
**EAST ELEVATION - QUEEN ST. N.**

	Drawing Scale	As indicated
	Status	RE-ISSUED FOR OPA/ZBA
	Drawing No.	Revision No.
	<b>A3.2 (P.1)</b>	



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**1 NORTH ELEVATION - MARKET STREET**  
 1 : 200

MATERIAL LEGEND - HOTEL	
A	RESERVED
B	PREFABRICATED CONCRETE PANEL COLOUR - 2132-10 BLACK (BEN. MOORE)
C	PREFABRICATED CONCRETE PANEL COLOUR - 1588 GRAY PINSTRIPE (BEN. MOORE)
D	PREFABRICATED CONCRETE PANEL COLOUR - 2126-50 GRAY TIMBER WOLF (BEN. MOORE)
E	PREFABRICATED CONCRETE PANEL COLOUR - OC-68 DISTANT GRAY (BEN. MOORE)
F	PREFABRICATED CONCRETE PANEL COLOUR - CC-544 OVERCOAT (BEN. MOORE)
G	SPANDREL GLASS PANEL - COLOUR BLACK
H	SPANDREL GLASS PANEL - COLOUR DARK GRAPHITE GREY (OPACI-COAT 300 ANCHOR GREY)
J	SPANDREL GLASS PANEL - COLOUR REFLECTIVE SMOKED (OPACI-COAT 300 OCEAN AIR)
K	VISION GLASS PANEL - CLEAR GLASS
M	METAL BYPASS PANEL - COLOUR WHITE

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No.	Date	Revision
4	2020-12-17	RE-ISSUED FOR OPA/ZBA
3	2020-09-14	RE-ISSUED FOR OPA/ZBA
2	2020-03-03	ISSUED FOR COORDINATION
1	2019-11-27	ISSUED FOR OPA/ZBA SUBMISSION

Project No.	18025
Project Date	2020-09-14
Drawn by	JAD
Checked by	MYV
Plot Date / Time	2020-09-15 1:36:33 PM



**354 KING STREET WEST**  
**NORTH ELEVATION - MARKET ST.**

Drawing Scale: As indicated  
 Status: RE-ISSUED FOR OPA/ZBA  
 Drawing No.: EDWARD THOMAS LICENCE 5572  
 Revision No.: A3.3 (P.1)

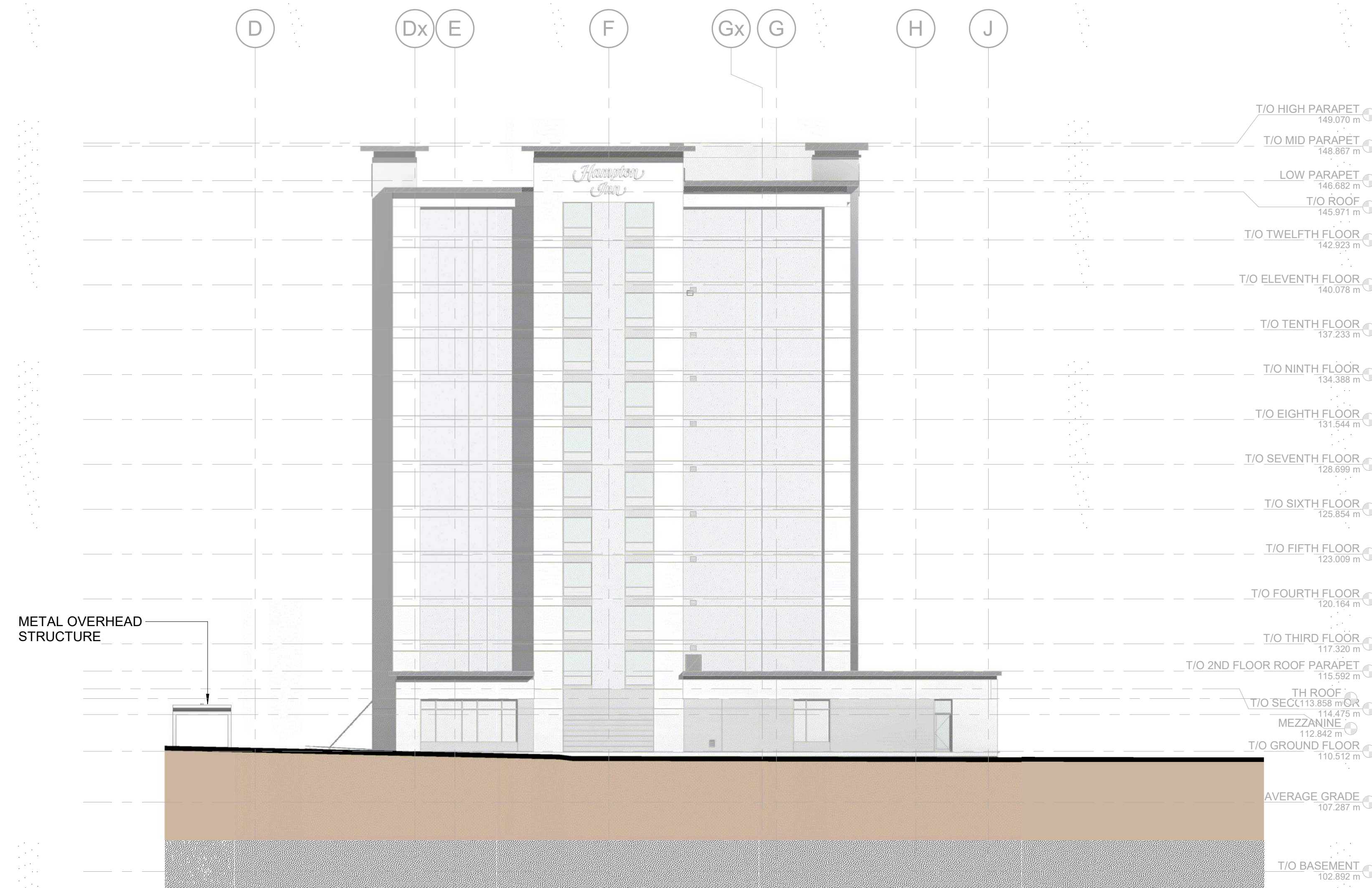


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MATERIAL LEGEND - HOTEL	
A	RESERVED
B	PREFABRICATED CONCRETE PANEL COLOUR - 2132-10 BLACK (BEN. MOORE)
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**1 WEST ELEVATION (NO MULTIPLE STOREY DWELLING)**  
1:200

No.	Date	Revision
3	2020-12-17	RE-ISSUED FOR OPA/ZBA
2	2020-03-03	ISSUED FOR COORDINATION
1	2019-11-27	ISSUED FOR OPA/ZBA SUBMISSION

**srm**  
ARCHITECTS INC.

Project No: 18025  
 Project Date: 2020-09-29  
 Drawn by: JAD  
 Checked by: MYV  
 Plot Date / Time: 2020-12-17 12:38:39 PM

**354 KING STREET WEST**

**WEST ELEVATION  
(NO MULTIPLE DWELLING)**

Ontario Association of Architects  
 Edward Thomas  
 Licence 5572

Drawing Scale: As indicated  
 Status: RE-ISSUED FOR OPA/ZBA  
 Drawing No.: 5572

**A3.5**