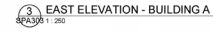




This drawing, as an instrument of service, is provided by and is the property of Turner Fletcher Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fletcher Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to appropriate contractor's drawings and/or specifications for the work. Contractors must confirm to all applicable codes and regulations of authority having jurisdiction. The user shall warrant that drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

1A	MASONRY/ PRECAST PANEL - DARK BROWN
1B	MASONRY/ PRECAST PANEL - LIGHT BROWN
1C	MASONRY/ PRECAST PANEL - GRAY
1D	MASONRY/ PRECAST PANEL - DARK GRAY
2	PRECAST/ METAL PANEL - WHITE
3A	PRECAST/ METAL PANEL - METALIC GREY
3B	PRECAST/ METAL PANEL - METALIC COPPER
4A	MULLIONS - METALLIC BRONZE
4B	MULLIONS - BLACK
5	CLEAR GLAZING
6A	SPANDREL GLASS - METALIC BRONZE
6B	SPANDREL GLASS - GRAY

Building Height shall mean the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator shaft, air conditioning or heating tower, derrick, conveyor, antenna, or flagpole, such required appearance, or a skylight, display sign, ornamental figure, parapet, bell tower, or other similar structure. Provided, however, where this By-law requires building height to be calculated to determine a minimum rear yard or a minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such required yard at that point closest to the building and the horizontal extension of the uppermost point of the building.



DRAWING NO	REV.
SPA303	2

67 Leavelle Road
Toronto, ON, M3J 2T8
T 416 425 2222
harro-fleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Pipeline Activities Inc. The contractor must verify and accept responsibility for its dimensions and conditions on site and must notify Turner Pipeline Activities Inc. of any variations from the supplied information. This drawing is not to be scaled. The contractor is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate contractors' drawings for details proceeding with the work. Contractor must confirm to the appropriate codes and requirements of applicable laws and jurisdiction. The contractor's use of drawings not specifically marked "For Contractor" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

1A	MASONRY/PRECAST PANEL - DARK BROWN
1B	MASONRY/PRECAST PANEL - LIGHT BROWN
1C	MASONRY/PRECAST PANEL - GRAY
1D	MASONRY/PRECAST PANEL - DARK GRAY
2	PRECAST/METAL PANEL - WHITE
3A	PRECAST/METAL PANEL - METALIC GREY
3B	PRECAST/METAL PANEL - METALIC COPPER
4A	MULLIONS - METALIC BRONZE
4B	MULLIONS - BLACK
5	CLEAR GLAZING
6A	SPANDREL GLASS - METALIC BRONZE
6B	SPANDREL GLASS - GRAY

CITY OF HAMILTON (By-Law No. 05-200)

Building Height shall mean the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator shaft, air conditioning or heating tower, cooling tower, condenser, conveyor, antenna, or flagpole, such required appearance, or a skylight, display sign, ornamental figure, parapet, bell tower, or other similar structure. Provided, however, where this By-law requires building height to be calculated to determine a minimum rear yard or a minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such required yard at that point closest to the building and the horizontal extension of the uppermost point of the building.



2	2023-01-31	Issued for OPA/2BA (No submission)	
1	2022-08-29	Issued for OPA/2BA (Submission)	
8	DATE	DESCRIPTION	SP

1310 South Service Road
Hamilton, ON

PROJECT NO. 00-00000-0000

22.0603PA
PROJECT DATE
2023-01-31
DRAWN BY
RYT
CHECKED BY
LLE
SCALE
As indicated

DRAWING NO	REV.
SPA304	2


This drawing, as an instrument of service, is provided by and is the property of Turner Plescher Architects Inc. The contractor must verify the accuracy and responsibility of all dimensions and contents on site and must notify Turner Plescher Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the contract documents for details regarding before conditions, and the contractor shall provide all appropriate codes and requirements of authorities having jurisdiction. The contractor warrants that drawings are specifically intended for the Construction; must assume full responsibility and bear costs for any corrections or damages resulting from his work.

1A	MASONRY/PRECAST PANEL - DARK BROWN
1B	MASONRY/PRECAST PANEL - LIGHT BROWN
1C	MASONRY/PRECAST PANEL - GRAY
1D	MASONRY/PRECAST PANEL - DARK GRAY
2	PRECAST/METAL PANEL - WHITE
3A	PRECAST/METAL PANEL - METALIC GREY
3B	PRECAST/METAL PANEL - METALIC COPPER
4	MULLIONS - METALLIC BRONZE
4B	MULLIONS - BLACK
5	CLEAR GLAZING
6A	SPANDREL GLASS - METALIC BRONZE
6B	SPANDREL GLASS - GRAY

CITY OF HAMILTON (By-Law No. 05-2003)

Building Height shall mean the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, antenna, bulkhead, ventilator, skylight, cooling tower, derrick, conveyor, antenna, or any such requisite appearance, or a flagpole, display sign, ornament, figure, post, bell tower, or other similar structure. **Priority:** however, when the height of a building height to be calculated to determine a minimum rear yard or a minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such building and at that point closest to the building and the horizontal extension of the uppermost point of the building.



PROJECT NO. 22 0605PA	
PROJECT DATE 2023-01-31	
DRAWN BY RYT	
CHECKED BY LLE	
SCALE As indicated	

CRAWLING NO.	REV.
SPA305	2

TURNER FLEISCHER

Turner Fleischer Architects Inc.
17 Leavel Road
Toronto, ON M5S 1S5
T 416 425 2222
turnerfleischer.com

This drawing has been prepared in accordance with the provisions of the Ontario Building Code and the provisions of the City of Hamilton Building By-Law No. 05-200. It is the responsibility of the client to ensure that the building is constructed in accordance with the provisions of the Ontario Building Code and the provisions of the City of Hamilton Building By-Law No. 05-200. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for ensuring that the building is constructed in accordance with the provisions of the Ontario Building Code and the provisions of the City of Hamilton Building By-Law No. 05-200. The client is also responsible for ensuring that the building is constructed in accordance with the provisions of the Ontario Building Code and the provisions of the City of Hamilton Building By-Law No. 05-200.

EXTERIOR FINISH LEGEND

1A	MASONRY PRECAST PANEL - DARK BROWN
1B	MASONRY PRECAST PANEL - LIGHT BROWN
1C	MASONRY PRECAST PANEL - GRAY
1D	MASONRY PRECAST PANEL - DARK GRAY
2	PRECAST METAL PANEL - WHITE
3A	PRECAST METAL PANEL - METALLIC GREY
3B	PRECAST METAL PANEL - METALLIC COPPER
4A	MULLIONS - BLACK
4B	MULLIONS - BLACK
5	CLEAR GLAZING
6A	SPANDREL GLASS - METALLIC BRONZE
6B	SPANDREL GLASS - GRAY

BUILDING HEIGHT DEFINITION

CITY OF HAMILTON (By-Law No. 05-200)
Building Height shall mean the vertical distance from grade to the uppermost point of the building but not including any mechanical penthouse or any portion of a building designed, adapted or used for such features as a chimney, smokestack, fire wall, stair tower, fire tower, water tower, tank, elevator bulkhead, ventilator, skylight, cooling tower, dentrick, conveyor, antenna, or any such requisite appearance, or a flagpole, display sign, ornamental figure, parapet, bell tower, or other similar structure. Provided, however, where this By-law requires building height to be calculated to determine a minimum rear yard or a minimum side yard requirement, building height shall mean the vertical distance between the lowest finished grade elevation along the lot line related to such required yard at that point closest to the building and the horizontal extension of the uppermost point of the building.

22-08-03-PA	Issued for OPA/BA (Re-submission)
22-08-03-PA	Issued for OPA/BA (Re-submission)
22-08-03-PA	Issued for OPA/BA (Re-submission)

PROJECT
1310 South Service Road
Hamilton, ON

ELEVATIONS - TOWNHOUSE

PROJECT NO.
22-08-03-PA
PROJECT DATE
2023-01-31
DESIGN BY
RVT
CHECKED BY
LLE
DATE
As indicated

CREATED BY
SPA306
REV
2

