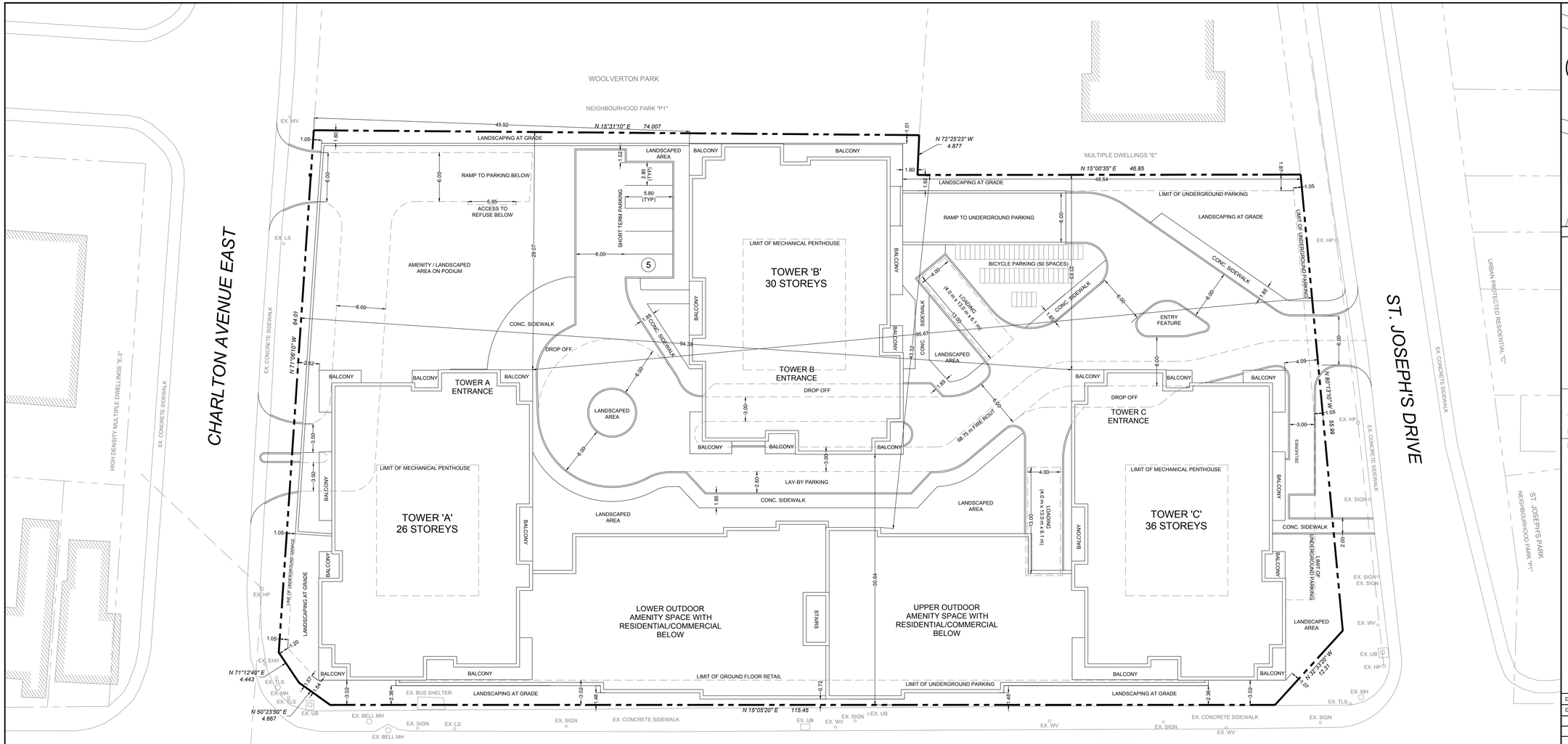

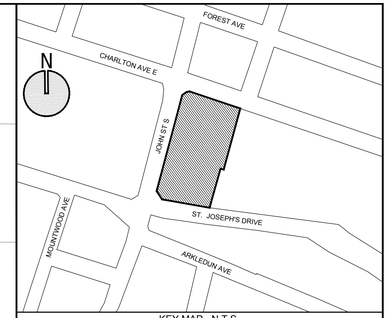

KEY MAP - N.T.S.

CONCEPT PLAN

PLAN OF SURVEY OF:
THE SAM RYCKMAN LOT
MISC. LOT, 71/100 ACRE
E/S JOHN ST (COTTAGE LOT)
PART OF MISC. LOT 30 3/100 ACRE
PART OF MISC. LOT 1 18/100 ACRE
N & S OF JOLLEY CUT/ARKLEDUN AVE.
R.J. HAMILTON SURVEY
REGISTERED PLAN 1431
IN THE CITY OF HAMILTON

SCALE 1:250

0 5 10 15 20 25 METRES

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

- SUBJECT LANDS
- EXISTING PROPERTY LINES
- EXISTING BUILDINGS
- EX. MH — EXISTING MANHOLE
- EX. LS — EXISTING LIGHT STANDARD
- EX. TLS — EXISTING TRAFFIC LIGHT STANDARD
- EX. WV — EXISTING WATER VALVE
- EX. HP — EXISTING HYDRO POLE
- EX. EHH — EXISTING ELECTRICAL HAND HOLE
- EX. UB — EXISTING UTILITY BOX

DEVELOPMENT STATISTICS	
Item	Proposed
Lot Area	8,500 m²
Lot Width	± 65 m
Building Setback (Podium)	
Front	4.09 m
Rear	1.05 m
Interior Side	1.01 m
Exterior Side	0.72 m
Building Setback (North Tower)	
Front	95.67 m
Rear	2.62 m
Interior Side	29.07 m
Exterior Side	1.64 m

Building Setback (East Tower)	
Front	48.64 m
Rear	45.92 m
Interior Side	1.01 m
Exterior Side	30.64 m
Building Setback (South Tower)	
Front	4.09 m
Rear	94.38 m
Interior Side	23.83 m
Exterior Side	1.07 m
Building Setback (Above Podium Connecting North and South Towers)	
Interior Side	43.32 m
Exterior Side	0.72 m

Building Height	
Podium	4.45 m - 11.68 m
North Tower	83.97 m
East Tower	94.00 m
South Tower	112.65 m
Above Podium Connecting North and South Towers	10.2 m
Gross Floor Area	
Residential	84,286.6 m²
Commercial	1,476.3 m²
Parking	37,998.0 m²
TOTAL	123,760.9 m²
No. of Residential Units	923
Loading Space Dimensions	13.0 m x 4.0 m x 6.1 m
No. of Parking Spaces	934 spaces

SCALE 1:250

NO.	DATE	BY	DESCRIPTION

DRAWING ISSUE RECORD

NOT FOR CONSTRUCTION

DESIGN BY: SRN Architects | CHECKED BY: S. Manchia
DRAWN BY: S. McKay | DATE: Dec. 21, 2017

PREPARED BY:

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Imagine • Inspire • Create

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PROJECT:

METRO CONDOMINIUMS
299-307 JOHN STREET SOUTH & 97 ST. JOSEPH'S DRIVE
CITY OF HAMILTON

CLIENT:

SPALLACI & SONS LIMITED

U/S FILE NUMBER: 171-16 | SHEET NUMBER: 1