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These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written graphic clarification or a supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as 'Issued for Construction'.

All work to be carried out in conformance with the Code and below of the applicable zoning jurisdiction.

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notes:

STATISTICS - 250 Martin st.				04-Apr		
April 4, 2019						
		m2	ft2	acres	density (F5)	
ZONING		Site Specific By-Law				
SITE AREA	TOTAL	4,191.9	45,121	1.04	1.1	
TOTAL CONST. AREA	PERMITTED	n/a	n/a			
	PROPOSED					
	P1	0.0	0			
	GND	1,168.3	12,575		amenity this floor	
	2ND	1,168.3	12,575			
	3RD	1,120.9	12,065			
	4TH	1,120.9	12,065			
	TOTAL	4,578.4	49,281		does not include parking	
GFA	PERMITTED	n/a	n/a			
	PROPOSED					
	GND	1,168.3	12,575		amenity this floor	
	2ND	1,168.3	12,575			
	3RD	1,120.9	12,065			
	4TH	1,120.9	12,065			
	TOTAL	4,578.4	49,281.4		does not include parking	
NET LEASABLE AREA	GND	830.7	8,942		amenity this floor	
	2ND	1,070.5	11,523			
	3RD	1,023.1	11,013			
	4TH	1,023.1	11,013			
	TOTAL	3,947.4	42,489			
UNITS		B	1B	1B+d	2B	TOTAL
	GND	0	3	5	4	12
	2ND	0	3	6	6	15
	3RD	0	5	6	4	15
	4TH	0	5	6	4	15
	TOTAL	0	16	23	18	57
		0%	28%	40%	32%	100%
EFFICIENCY (NLA/GFA)		86.2%				
AMENITY	REQUIRED	4m2/unit	228.0	2,454		
	PROPOSED	Indoor	0.0	0		
		Outdoor	0.0	0		
		Total	0.0	0.0		
HEIGHT	PERMITTED	-				
	PROPOSED	4 STOREYS				
PARKING	REQUIRED	res-1.3sp/unit; vis-0.25sp/unit	88			
	PROPOSED	Surface	21			
		EXISTING P1	41			
		PROPOSED P1	64			
		Total	126			

revisions: m-d-yr

architectural team :
mark zwicker
arfen pomarenko

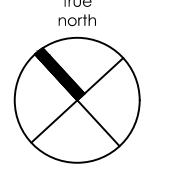
- planning:
- structural:
- electrical:
- mechanical:
- landscape:
- site services:
- owner:

project:
250 Martin St.
milton, ontario

site plan

april 03, 2019
1:200
19-02
mz

date:
scale:
project:
drawn by:



drawing number:
A100



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notes:

revisions: m-d-yr

architectural team :
mark zwicker
artem panomarenko

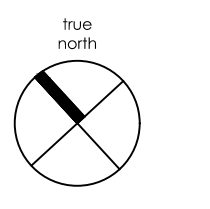
planning:
structural:
electrical:
mechanical:
landscape:
site services:
owner:

project:
250 Martin St.
milton, ontario

ground floor plan

april 03, 2019
1:125
19-02
mz

date:
scale:
project:
drawn by:



drawing number:
A301

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All work to be carried out in conformance with the Code and bylaws of the applicable taxing jurisdiction.

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notes:

revisions: m-d-yr

architectural team :

mark zwicker
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planning:

structural:

electrical:

mechanical:

landscape:

site services:

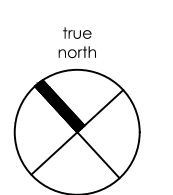
owner:

project:
250 Martin St.
milton, ontario

2nd floor plan

april 03, 2019
1:125
19-02
mz

date:
scale:
project:
drawn by:



drawing number:
A302

