



CONCEPT PLAN
 THE SMALL BUSINESS MANSION LOT
 MISC. LOT 71/100 ACRE
 555 ADRIAN (COTTAGE LOT)
 PART OF MISC. LOT 30 3/400 ACRE
 PART OF MISC. LOT 1 18/100 ACRE
 R.J. HAMILTON SURVEY
 REGISTERED PLAN 1431
 IN THE CITY OF HAMILTON

SCALE 1:250
 0 5 10 15 20 25 30 METRES
 0 5 10 15 20 25 30 FEET

- LEGEND**
- SUBJECT LANDS
 - EXISTING PROPERTY LINES
 - EXISTING BUILDINGS
 - EXISTING MANHOLE
 - EXISTING TRAFFIC LIGHT STANDARD
 - EXISTING WATER VALVE
 - EXISTING HYDRO POLE
 - EXISTING ELECTRICAL HAND HOLE
 - EXISTING UTILITY BOX

NO.	DATE	BY	DESCRIPTION

NOT FOR CONSTRUCTION

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Urban Solutions
 Planning & Land Development Consultants Inc.
 105 Main Street East, Suite 501
 905-546-1197 • UrbanSolutions.info

METRO CONDOMINIUMS
 298-307 ADRIAN STREET, CONDOMINIUM UNIT 1, JOSEPH PPE DRIVE
 CITY OF HAMILTON

CLIENT
 SPALLACCI & SONS LIMITED

DATE NUMBER
 171-19

SHEET NUMBER
 1

SCALE 1:250

DEVELOPMENT STATISTICS

Item	Proposed
Lot Area	8,500 m ²
Lot Width	± 65 m
Building Setback (Podium)	4.09 m
Building Setback (North Tower)	1.01 m
Building Setback (East Tower)	48.64 m
Building Setback (South Tower)	4.09 m
Building Setback (Above Podium Connecting North and South Towers)	43.32 m

Item	Front	Rear	Interior Side	Exterior Side
Podium	4.45 m - 11.68 m	83.97 m	94.00 m	112.65 m
North Tower	83.97 m	94.00 m	112.65 m	10.2 m
East Tower	94.00 m	112.65 m	10.2 m	84.286 m
South Tower	112.65 m	10.2 m	84.286 m	1,476.3 m ²
Above Podium Connecting North and South Towers	10.2 m	84.286 m	1,476.3 m ²	37,589.0 m ²
Gross Floor Area	84.286 m ²	1,476.3 m ²	37,589.0 m ²	123,760.9 m ²
No. of Residential Units	923	13.0 m x 4.0 m x 6.1 m	923	923
Loading Space Dimensions	923	13.0 m x 4.0 m x 6.1 m	923	923
No. of Parking Spaces	923	923	923	923

Item	Front	Rear	Interior Side	Exterior Side
Building Setback (East Tower)	48.64 m	45.92 m	1.01 m	30.64 m
Building Setback (South Tower)	4.09 m	4.09 m	23.83 m	1.07 m
Building Setback (North Tower)	1.01 m	1.01 m	29.07 m	1.64 m



JOHN STREET SOUTH

CHARLTON AVENUE EAST

ST. JOSEPH'S DRIVE

