

# 428 UNIT RESIDENTIAL PLUS 2030 SM COMMERCIAL PROJECT

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK

ALL DRAWINGS MUST BE SUBJECT TO CHANGE DUE TO DOCUMENTS FROM MUNICIPAL GOVERNMENTS AND OTHER AGENCIES WITH AUTHORITY. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED BY THE CONTRACTOR AT THE END OF THE PROJECT. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND RISK FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM THE WORK.

KEY TO DETAIL LOCATION	
No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED			
DATE	NO.	DESCRIPTION	BY
08.11.2020	1	INITIAL CONCEPT	MMH
08.11.2020	2	CONCEPT B	MMH
08.11.2020	3	CONCEPT C	MMH
08.11.2020	4	CONCEPT C WITH STATISTICS	MMH
08.11.2020	5	FOR RECORDS/LOCATION	MMH
08.06.2021	6	CONSULTANT BASE PLAN	MMH
31.10.2021	7	2 STOREY PLAN	MMH
18.11.2021	8	2 STOREY PLAN	MMH
07.02.2022	9	PROPOSAL SUBMISSION	MMH
06.06.2022	10	FOR RECORDS/AMENITIES	MMH
15.09.2022	11	CITY TRANSPORTATION COMMENTS	MMH
27.09.2022	12	CITY TRANSPORTATION COMMENTS	MMH
11.11.2022	13	2 STOREY TOWNHOUSES	MMH
15.09.2022	14	2 STOREY TOWNHOUSES	MMH

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING			
DATE	NO.	DESCRIPTION	BY

BUILDING PERMIT NUMBER:  
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**MIXED USE DEVELOPMENT**  
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HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
**SITE PLAN**

DRAWING SCALE:	PROJECT NUMBER:
	<b>20056</b>
DRAWN BY:	DRAWING SHEET NUMBER:
	<b>SP1</b>
PLLOT DATE:	
December 9, 2022	

**1 SITE PLAN SP1**

PARKING PROVIDED  
LEVEL 2 ENCLOSED 64 SPACES  
LEVEL 1 SURFACE 60 SPACES  
LEVEL 1 ENCLOSED 43 SPACES  
LEVEL A UNDERGROUND 376 SPACES  
TOTAL 543 SPACES  
PARKING PROVIDED 1,288 SPACES PER UNIT = 543 SPACES

BIKES PROVIDED  
LEVEL 1 SURFACE 10 SHORT TERM BIKE SPACES  
LEVEL 1 ENCLOSED 28 SHORT TERM BIKE SPACES  
LEVEL A UNDERGROUND 471 BIKE SPACES  
TOTAL 509 TOTAL BIKE SPACES

LOT AREA = 14687 SM = 1.4796 HA  
FRONTAGE 104.3 M  
SIDE LENGTH 142.2 M  
GFA 31,916 SM CONDO PLUS 5721.4 SM TOWNHOUSES = 37,637.4 SM TOTAL  
NET SELLABLE AREA 24,062 SM CONDO PLUS 2030 COMMERCIAL PLUS 5721.4 SM TOWNHOUSES = 31,813.4 SM TOTAL

AMENITY AREA 1970 SM  
BALCONIES 1309 SM  
INDOOR AMENITY 346 SM  
AT GRADE OUTDOOR AMENITY 2814 LANDSCAPE - 367 SM PLANTING STRIP = 2447 SM  
TOTAL AMENITY 6072 SM

ASPHALT AREA 2781 SM  
BUILDING AREA 9033 SM  
UTILITY AREA 188 SM  
HARD AND SOFT LANDSCAPED AREA 2814 SM



**LEGEND**

GL	GLAZING PANEL
SP	SPANDREL PANEL
LV	LOUVRED PANEL
MP	METAL PANNELLING
MD	METAL PANNELLING
BR1	BRICK VENEER COLOUR 1
BR2	BRICK VENEER COLOUR 2
STN	STONE
E1	EIFS COLOUR 1
AR	ALUMINUM RAILING W/ GLASS
AB	ALUMINUM BALCONY COLOUR

NOTE: BALCONIES, COLUMNS TO BE EIFS COLOUR 1

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KEY TO DETAIL LOCATION

No. DETAIL NUMBER  
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED

No.	DATE (DD.MM.YY)	BY

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING

No.	DATE (DD.MM.YY)

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**DEVELOPMENT CONCEPT**  
570 UPPER OTTAWA STREET  
HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
**SOUTH ELEVATION**

DRAWING SCALE: As indicated	PROJECT NUMBER: <b>21608</b>
DRAWN BY: Author	CHECKED BY: Checker
DRAWING VERSION: 000	SPONSOR PROJECT NUMBER: <b>A400</b>
PLOT DATE:	



LEGEND	
GL	GLAZING PANEL
SP	SPANDREL PANEL
LV	LOUVRED PANEL
MP	METAL PANNELLING
MD	METAL PANNELLING
BR1	BRICK VENEER COLOUR 1
BR2	BRICK VENEER COLOUR 2
STN	STONE
E1	EIFS COLOUR 1
AR	ALUMINUM RAILING W/ GLASS
AB	ALUMINUM BALCONY COLOUR

NOTE: BALCONIES, COLUMNS TO BE EIFS COLOUR 1



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KEY TO DETAIL LOCATION	
No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE		BY
		Iss.	Rev.	

ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING		DATE	
No.		Iss.	Rev.

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**DEVELOPMENT CONCEPT**  
570 UPPER OTTAWA STREET  
HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
**NORTH ELEVATION**

DRAWING SCALE: As indicated		PROJECT NUMBER: 21608	
CHECKED BY: Author	CHECKED BY: Checker	DRAWING NUMBER: A401	
DRAWING VERSION		PLOT DATE:	



**LEGEND**

GL	GLAZING PANEL
SP	SPANDREL PANEL
LV	LOUVRED PANEL
MP	METAL PANNELLING
MD	METAL PANNELLING
BR1	BRICK VENEER COLOUR 1
BR2	BRICK VENEER COLOUR 2
STN	STONE
E1	EIFS COLOUR 1
AR	ALUMINUM RAILING W/ GLASS
AB	ALUMINUM BALCONY COLOUR

NOTE: BALCONIES, COLUMNS TO BE EIFS COLOUR 1

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
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KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY

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REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)

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PRELIMINARY

**DEVELOPMENT CONCEPT**  
570 UPPER OTTAWA STREET  
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

**EAST ELEVATION**

DRAWING SCALE: As indicated	PROJECT NUMBER: <b>21608</b>
DRAWN BY: Author	CHECKED BY: Checker
DRAWING VERSION:	DRAWING SHEET NUMBER: <b>A402</b>
PLLOT DATE:	

DRAWING PROVIDED BY: KNYMH ARCHITECTURE • SOLUTIONS, 1006 SKYVIEW DRIVE, SUITE 101, BURLINGTON, ONTARIO L7P 0V1



- LEGEND**
- GL GLAZING PANEL
  - SP SPANDREL PANEL
  - LV LOUVRED PANEL
  - MP METAL PANNELLING
  - MD METAL PANNELLING
  - BR1 BRICK VENEER COLOUR 1
  - BR2 BRICK VENEER COLOUR 2
  - STN STONE
  - E1 EIFS COLOUR 1
  - AR ALUMINUM RAILING W/ GLASS
  - AB ALUMINUM BALCONY COLOUR
- NOTE: BALCONIES, COLUMNS TO BE EIFS COLOUR 1

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGREED UPON AUTHORITY.

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KEY TO DETAIL LOCATION

No. DETAIL NUMBER  
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)

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**PRELIMINARY**

**DEVELOPMENT CONCEPT**

570 UPPER OTTAWA STREET  
HAMILTON, ONTARIO

DRAWING SHEET TITLE:

**WEST ELEVATION**

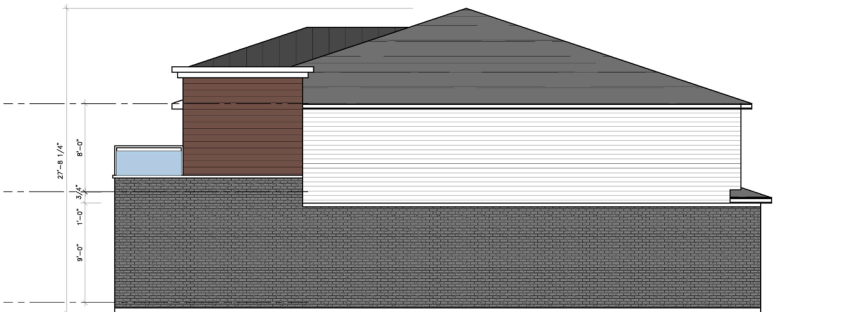
DRAWING SCALE: As indicated	PROJECT NUMBER: 21608
DRAWN BY: Author	CHECKED BY: Checker
DRAWING VERSION:	SPRING NUMBER: A403
PILOT DATE:	



1 BUILDING B.E - FRONT ELEVATION  
A5 3/16"=1'-0"



2 BUILDING B.E - REAR ELEVATION  
A5 3/16"=1'-0"



3 BUILDING B.E - INTERIOR SIDE ELEVATION  
A5 3/16"=1'-0"



4 BUILDING B.E - EXTERIOR SIDE ELEVATION  
A5 3/16"=1'-0"

CONTRACTOR MUST CHECK ALL SUPPLY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL GOVERNMENTS AND/OR REGULATORY AGENCIES

KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
INITIAL CONCEPT	1	06.10.2021	WHI
CONCEPT B	2	08.11.2021	WHI
CONCEPT C	3	08.11.2021	WHI
CONCEPT C WITH STATISTICS	4	08.11.2021	WHI
SCOPING PROPOSAL FACTOR	5	18.11.2021	WHI
CONSULTANT BASE PLAN	6	06.04.2021	WHI
3D SITE VISIT PLAN	7	31.10.2021	WHI
PROPOSAL ANALYSIS	8	15.11.2021	WHI
PERMITTING SUBMISSION	9	07.02.2022	WHI
LOCAL PANEL AMENDMENTS	10	02.06.2022	WHI
CITY TRANSPORTATION COMMENTS	11	15.09.2022	WHI
CITY TRANSPORTATION COMMENTS	12	27.09.2022	WHI
4 STOREY TOWNHOUSES	13	11.11.2022	WHI

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
DATE:		01.10.2022	WHI

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Blank space for notes or additional information.

ELITE M D DEVELOPMENTS  
MIXED USE DEVELOPMENT  
570 UPPER OTTAWA  
HAMILTON, ONTARIO

DRAWING SHEET NUMBER:  
BUILDING B.E  
2 STOREY TOWNSES ELEVATIONS

DRAWING SCALE: PROJECT NUMBER:  
20056

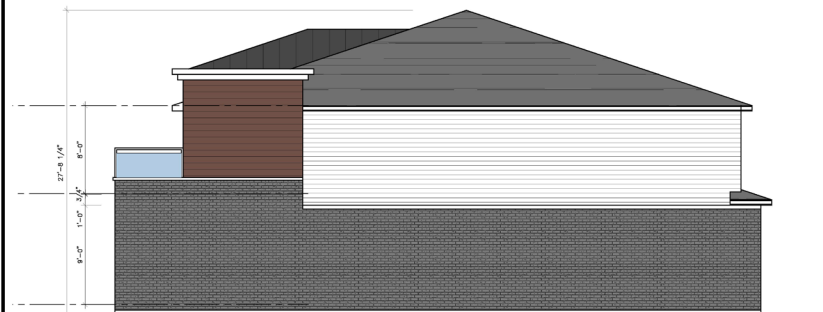
DRAWN BY: CHECKED BY: DRAWING SHEET NUMBER:  
A5  
PLOT DATE: November 14, 2022



1 BUILDING C.D - FRONT ELEVATION  
3/16" = 1'-0"



2 BUILDING C.D - REAR ELEVATION  
3/16" = 1'-0"



3 BUILDING C.D - INTERIOR SIDE ELEVATION  
3/16" = 1'-0"



4 BUILDING C.D - EXTERIOR SIDE ELEVATION  
3/16" = 1'-0"

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KEY TO DETAIL LOCATION

No.	DETAIL NUMBER	DATE
No.		

DRAWING SETS ISSUED	No.	DATE	BY
FINAL CONCEPT	1	08-20-2023	WH
CONCEPT B	2	09-11-2023	WH
CONCEPT C	3	04-11-2023	WH
CONCEPT C WITH STATISTICS	4	04-11-2023	WH
CDP PRE-CONSTRUCTION	5	08-11-2023	WH
CONSISTANT BASE PLAN	6	08-22-2023	WH
1-1 STOREY PLAN	7	01-10-2024	WH
2-2 STOREY PLAN	8	01-10-2024	WH
PERFORMING SUBMISSION	9	07-26-2024	WH
CDP - TRAIL AMPLIFIER	10	08-08-2024	WH
CITY TRANSPORTATION COMMENTS	11	08-08-2024	WH
CITY TRANSPORTATION COMMENTS	12	07-29-2024	WH
2 STOREY TOWNHOUSES	13	11-11-2024	WH

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REVISIONS TO DRAWING	No.	DATE	BY
REVISION	01	10-25-2023	WH/WH

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HAMILTON, ONTARIO

DRAWING SHEET NUMBER:  
BUILDING C.D  
2 STOREY TOWNSES  
ELEVATIONS

DRAWING SCALE: PROJECT NUMBER:  
20056

DRAWN BY: CHECKED BY: DRAWING SHEET NUMBER:  
A6

DRAWING VERSION: PLOT DATE:  
November 14, 2024