

PROJECT SUMMARY CHART

<b>Site Area</b>	Total Site Area	14521	m2
	Net Site Area (excludes daylight triangle and road widening)	14269	m2
<b>FAR (GFA/Net Site Area)</b>		2.92	
<b>Site Coverage (based on net site area)</b>	Ground Floor Area	5580	m2 39%
	Paved Area	2725	m2 19%
	Landscaped Open Space	5964	m2 42%
<b>Setbacks (Refer to Siteplan)</b>	North	14.0m Min	
	South	1.0m Min	
	West	2.0m Min	
	East	2.5m	

<b>GFA and Amenity Summary</b>		Total (m2)	BLDG A (m2)	BLDG B (m2)	Townhouse (m2)
<b>Residential GFA</b>		38820	16650	16820	5350
<b>Non-Residential GFA</b>		975	975		
<b>Below Grade GFA</b>		1841	885	956	
<b>Total GFA</b>		41636			
<b>Amenity Area</b>	Indoor Amenity	758	511	247	
	Outdoor Amenity	2292			
	<b>Total Amenity</b>	3050			
<b>Amenity Summary</b>		No. of Units	Required SQM/Unit	SQM	Provided SQM
	Units <50sqm	158	4	632	
	Units =>50sqm	395	6	2370	
	<b>Total Amenity</b>			3002	3050

<b>Number of Units</b>		Total	BLDG A	BLDG B	Townhouse
	Bachelor	42	8%	32	10
	1B	239	43%	101	138
	2B	192	35%	98	94
	3B	28	5%	14	14
	Town House	52	9%		52
	<b>Total</b>	553		245	256

<b>Total Parking Supply</b>	502	spaces	445 Residential, 57 Visitor+Retail (13 BF included)
<b>Residential Bicycle Parking Spaces</b>	284	spaces	7 short term, 262 long term
<b>Retail Bicycle Parking Spaces</b>	5	spaces	5 short term
<b>Proposed Loading</b>	2 type G/B		4.0mx13.0mx6.1m min clearance
<b>Building Heights</b>	Measured from FFE, Building A @ 118.8, Building B @ 119.5, TH Blocks @120.6		As shown on Siteplan, 2 midrises @ 12 storeys/ 42m (36.5m+5.5m MPH), 2 TH blocks @ 4 storeys/12.0m

<b>Parking Summary</b>		Required		Provided
		No. of Units	Rate	Spaces
Units <50sqm	158	0.3	47	
Units >50sqm (1-14)	14	0.7	9	
Units >50sqm (15-50)	36	0.85	30	
Units >50sqm (51+)	345	1	345	
Residential			431	445
Visitor + Retail	975 m2	1/17 m2	57	57
<b>Total Parking</b>			488	502
Barrier Free Stalls		2% of stalls + 2	12	13

<b>Bicycle Summary</b>		Required		Provided	
		Rate	Spaces	Rate	Spaces
<b>Residential</b>	Long Term	-	0	0.5	277
	Short Term	-	7	-	7
<b>Retail</b>	Long Term	-	0	-	0
	Short Term	-	5	-	5

\*Long term residential bikes can be horizontal, vertical, or stacker



CONTEXT PLAN

BASED ON TOPOGRAPHIC SURVEY OF:  
PART 1, PLAN OF  
BLOCK "B" REGISTERED PLAN M-157  
IN THE CITY OF HAMILTON  
PREPARED BY S.D McLAREN, O.L.S - 2021



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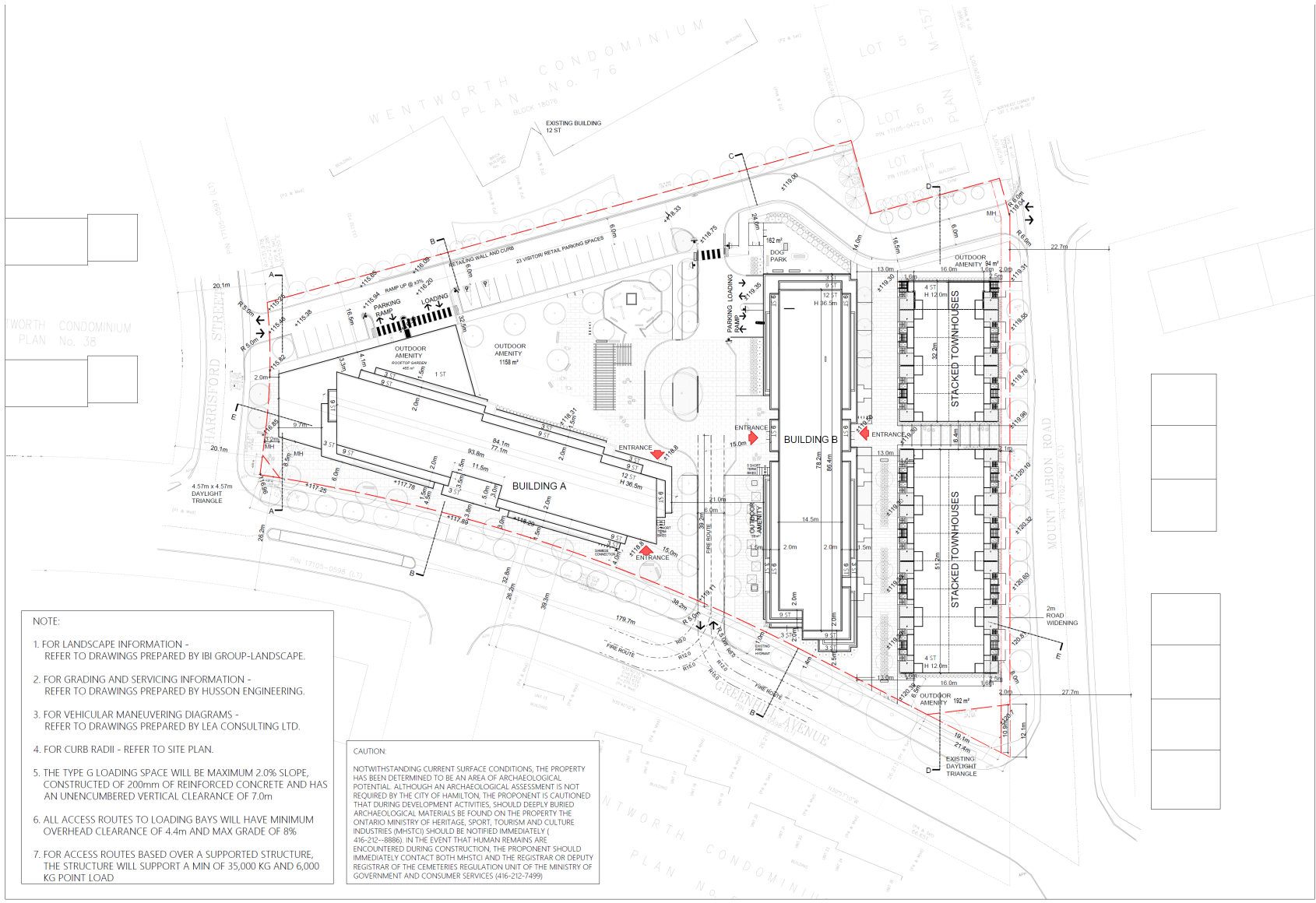


399 GREENHILL , HAMILTON

PROJECT STATISTICS

PROJECT No. 122615 SEPT 18, 2023

01



- NOTE:**
1. FOR LANDSCAPE INFORMATION - REFER TO DRAWINGS PREPARED BY IBI GROUP-LANDSCAPE.
  2. FOR GRADING AND SERVICING INFORMATION - REFER TO DRAWINGS PREPARED BY HUSSON ENGINEERING.
  3. FOR VEHICULAR MANEUVERING DIAGRAMS - REFER TO DRAWINGS PREPARED BY LEA CONSULTING LTD.
  4. FOR CURB RADII - REFER TO SITE PLAN.
  5. THE TYPE G LOADING SPACE WILL BE MAXIMUM 2.0% SLOPE, CONSTRUCTED OF 200mm OF REINFORCED CONCRETE AND HAS AN UNENCUMBERED VERTICAL CLEARANCE OF 7.0m
  6. ALL ACCESS ROUTES TO LOADING BAYS WILL HAVE MINIMUM OVERHEAD CLEARANCE OF 4.4m AND MAX GRADE OF 8%
  7. FOR ACCESS ROUTES BASED OVER A SUPPORTED STRUCTURE, THE STRUCTURE WILL SUPPORT A MIN OF 35,000 KG AND 6,000 KG POINT LOAD

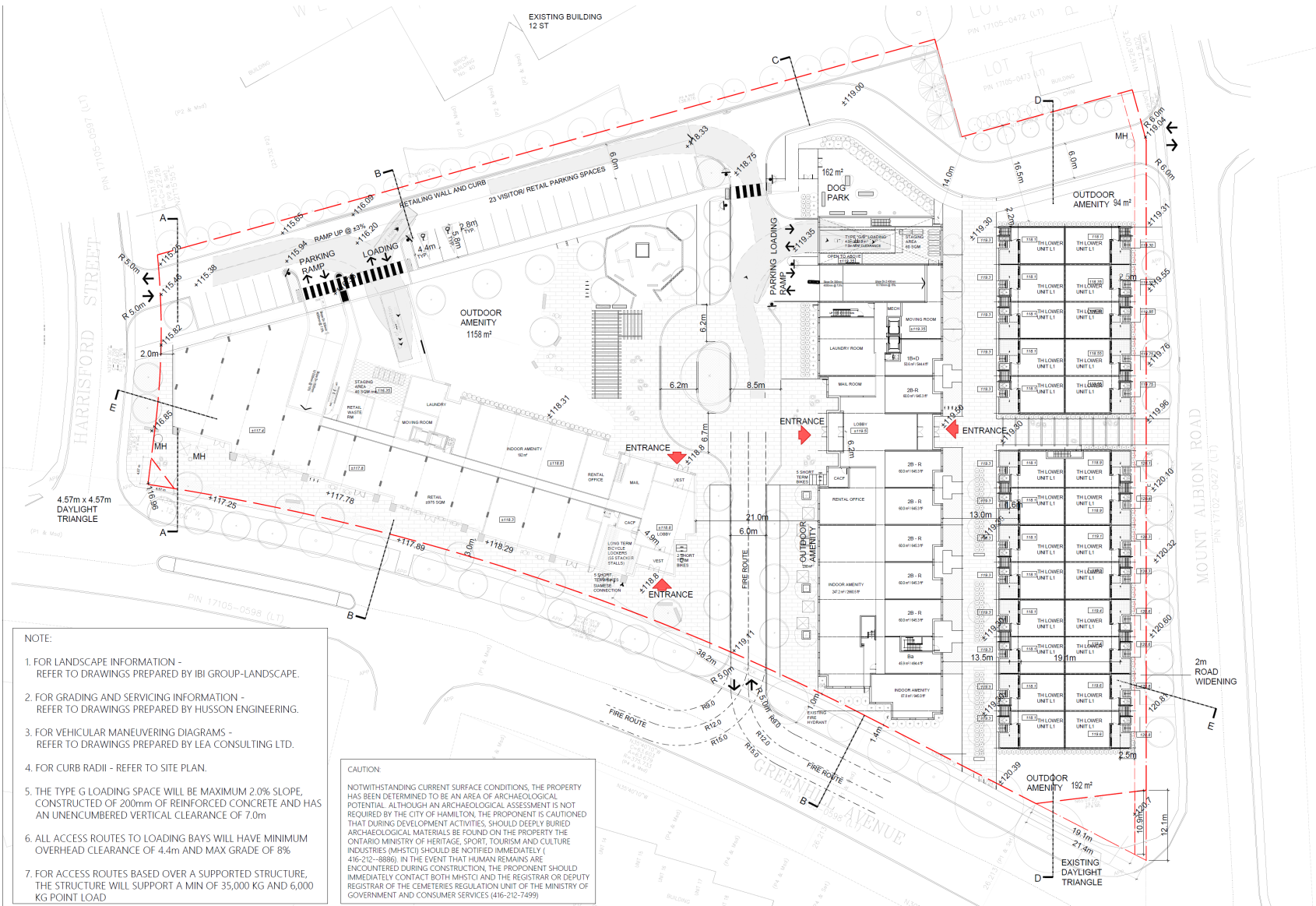
**CAUTION:**  
NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (MHSTCI) SHOULD BE NOTIFIED IMMEDIATELY (416-212-8886). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MHSTCI AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF GOVERNMENT AND CONSUMER SERVICES (416-212-7499)

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399 GREENHILL , HAMILTON  
**SITE PLAN**  
PROJECT No. 122615      SEPT 18, 2023      SCALE : 1:500

02



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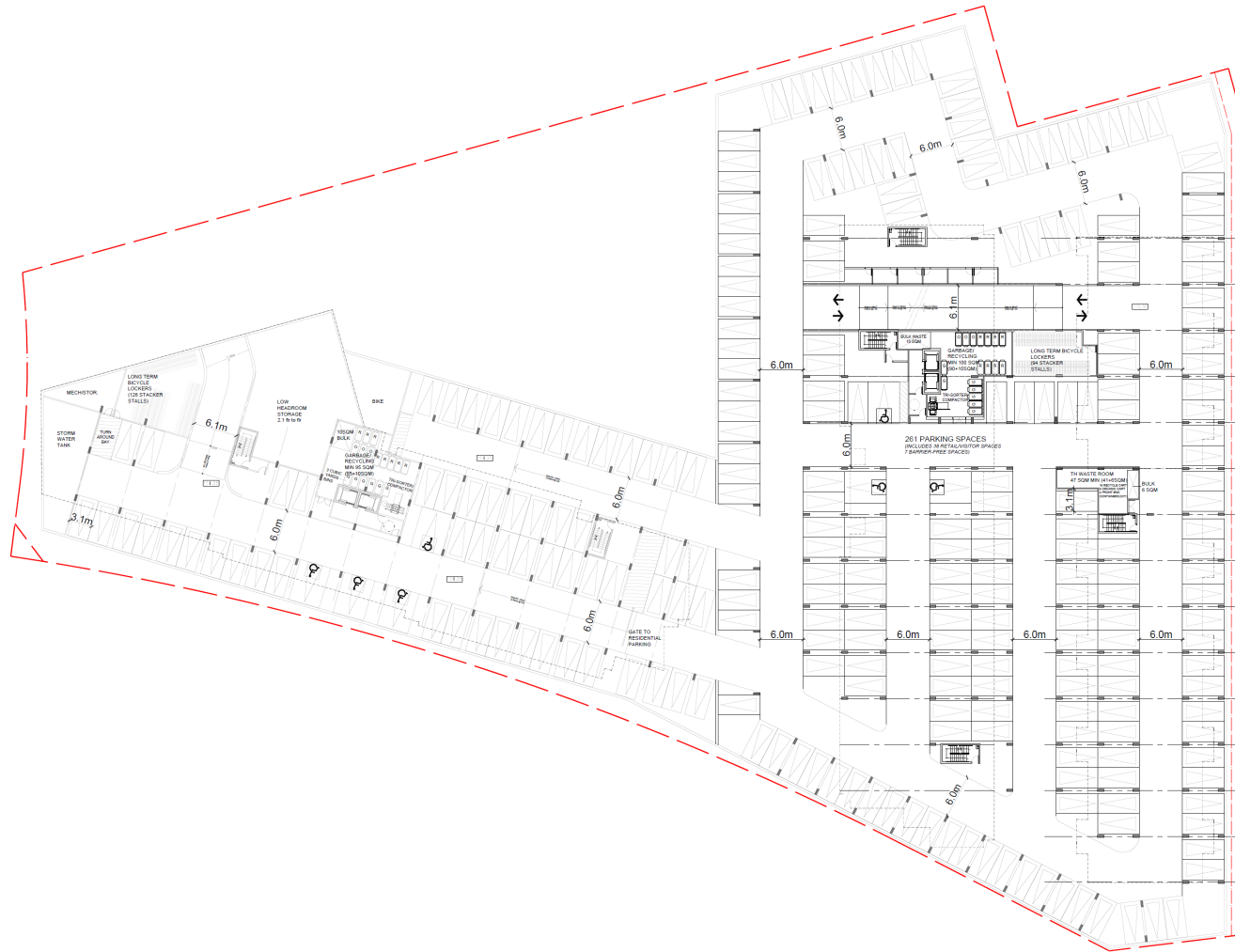
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**GROUND FLOOR PLAN**  
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03

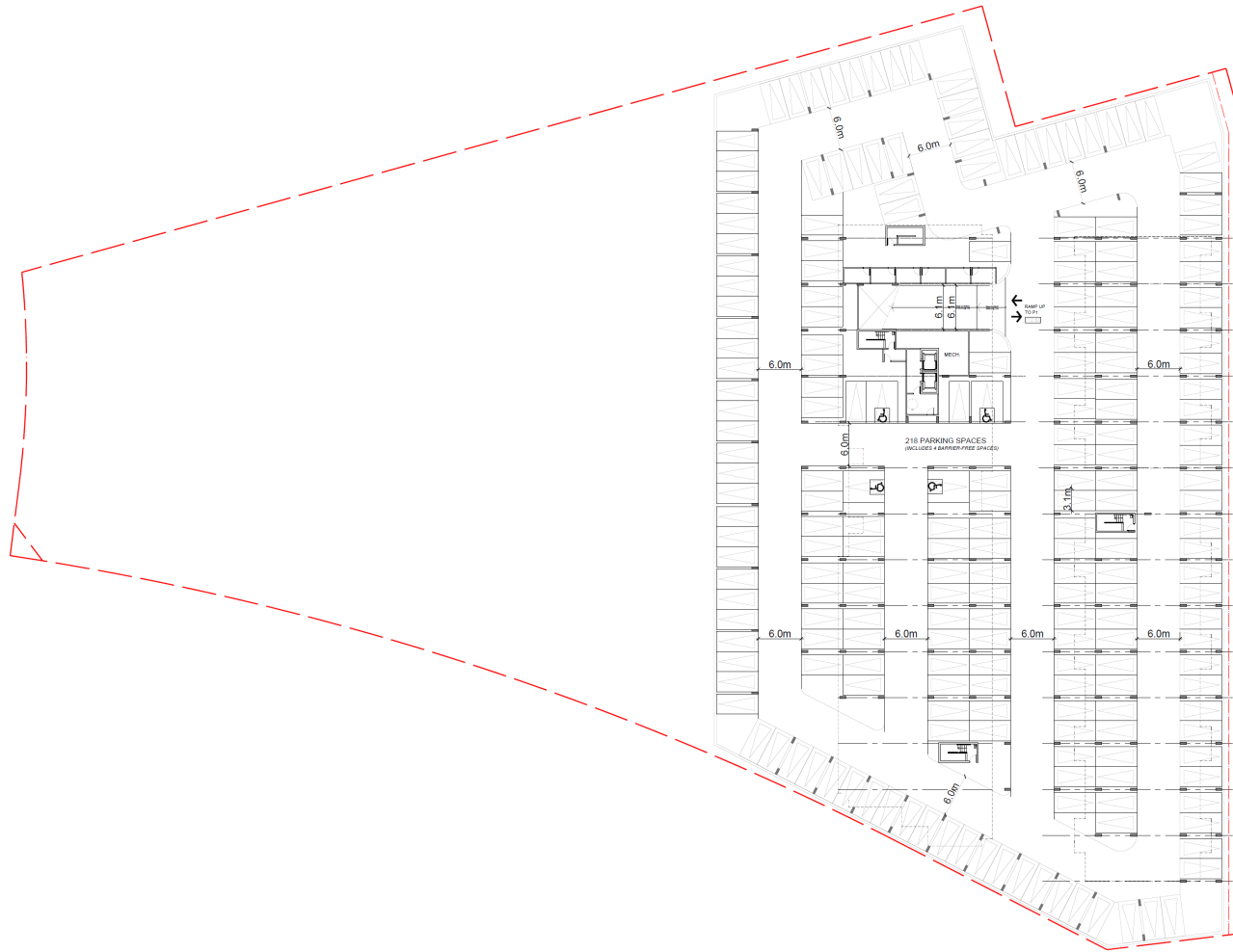


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P1 FLOOR PLAN

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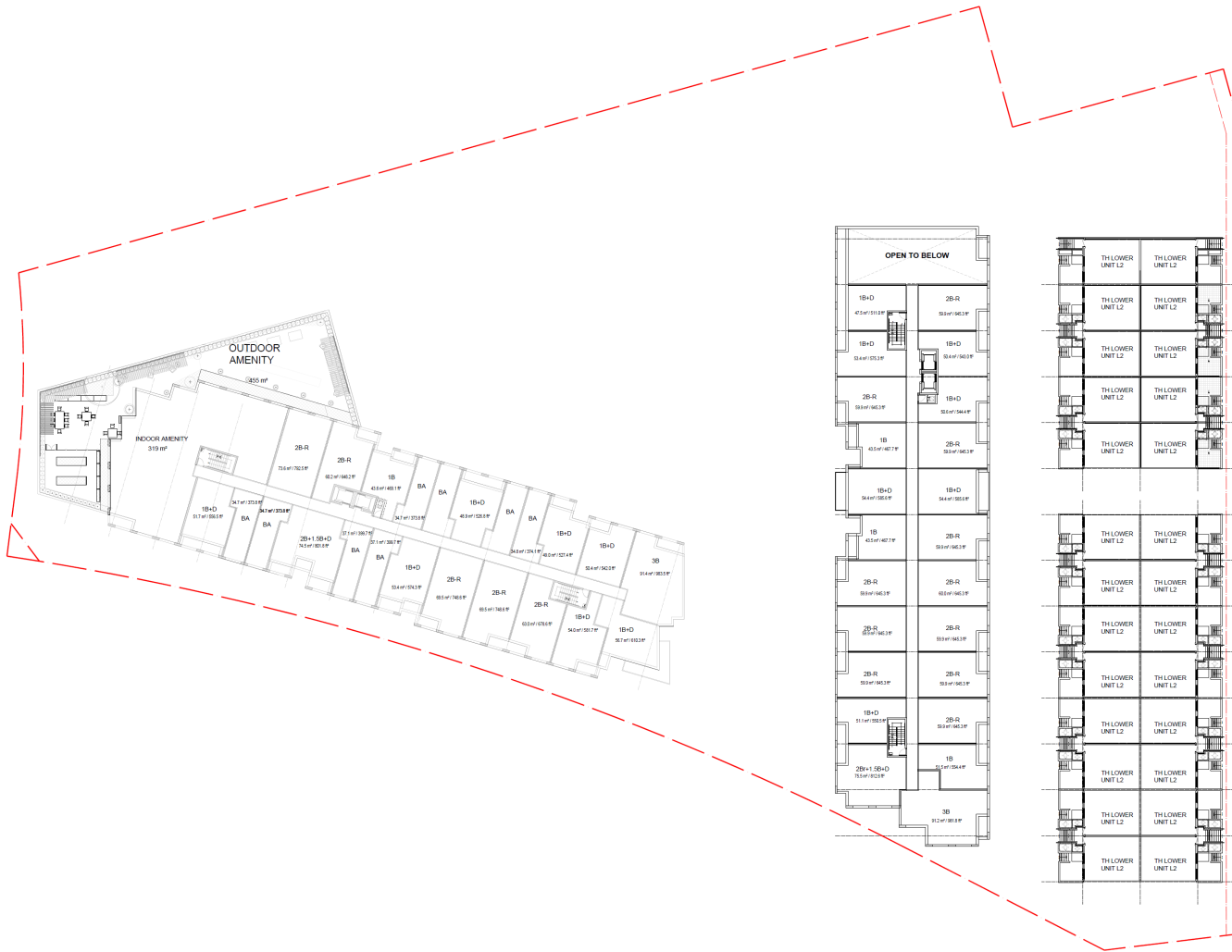
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**P2 FLOOR PLAN**

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05



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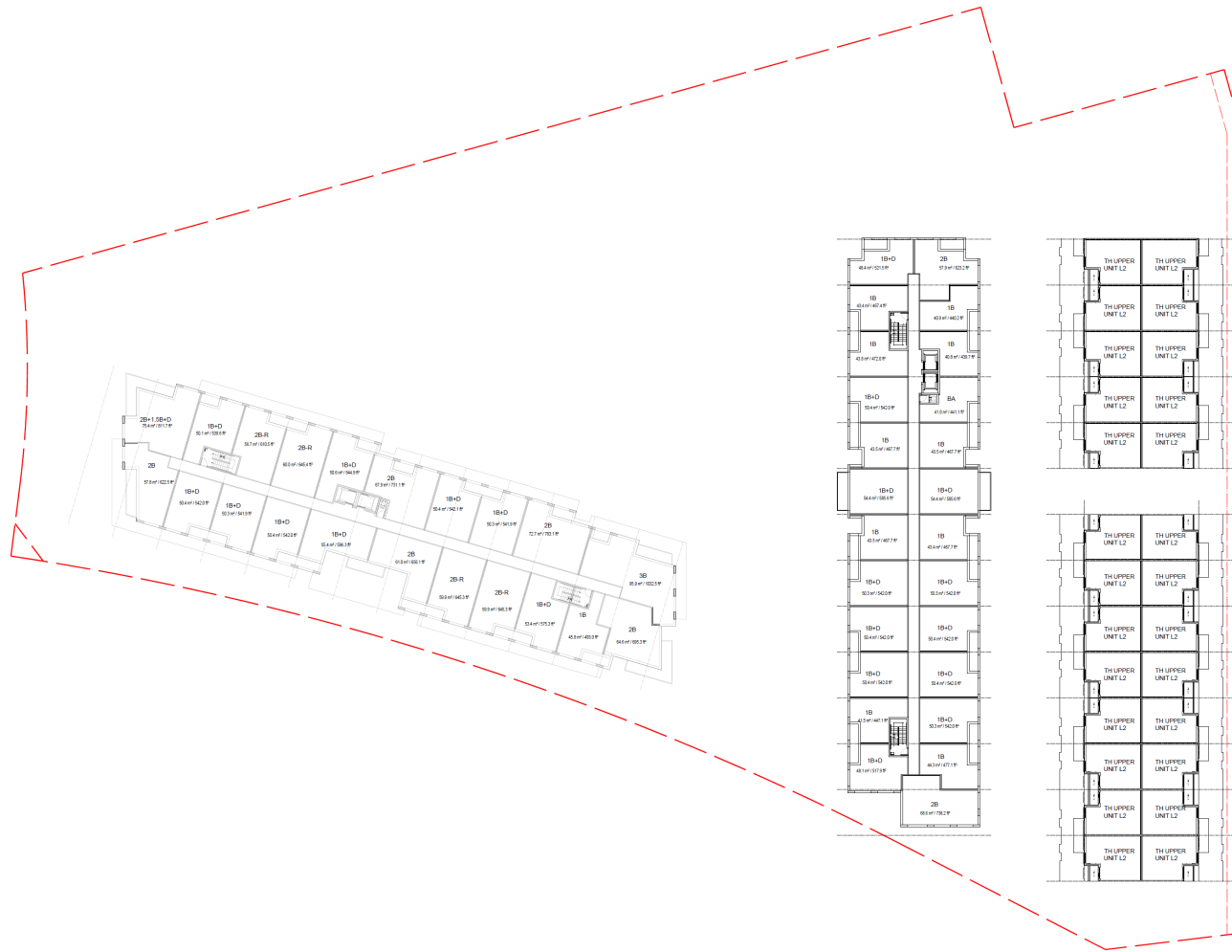
399 GREENHILL , HAMILTON  
**2ND FLOOR PLAN**

PROJECT No. 122615

SEPT 18, 2023

SCALE : 1:400





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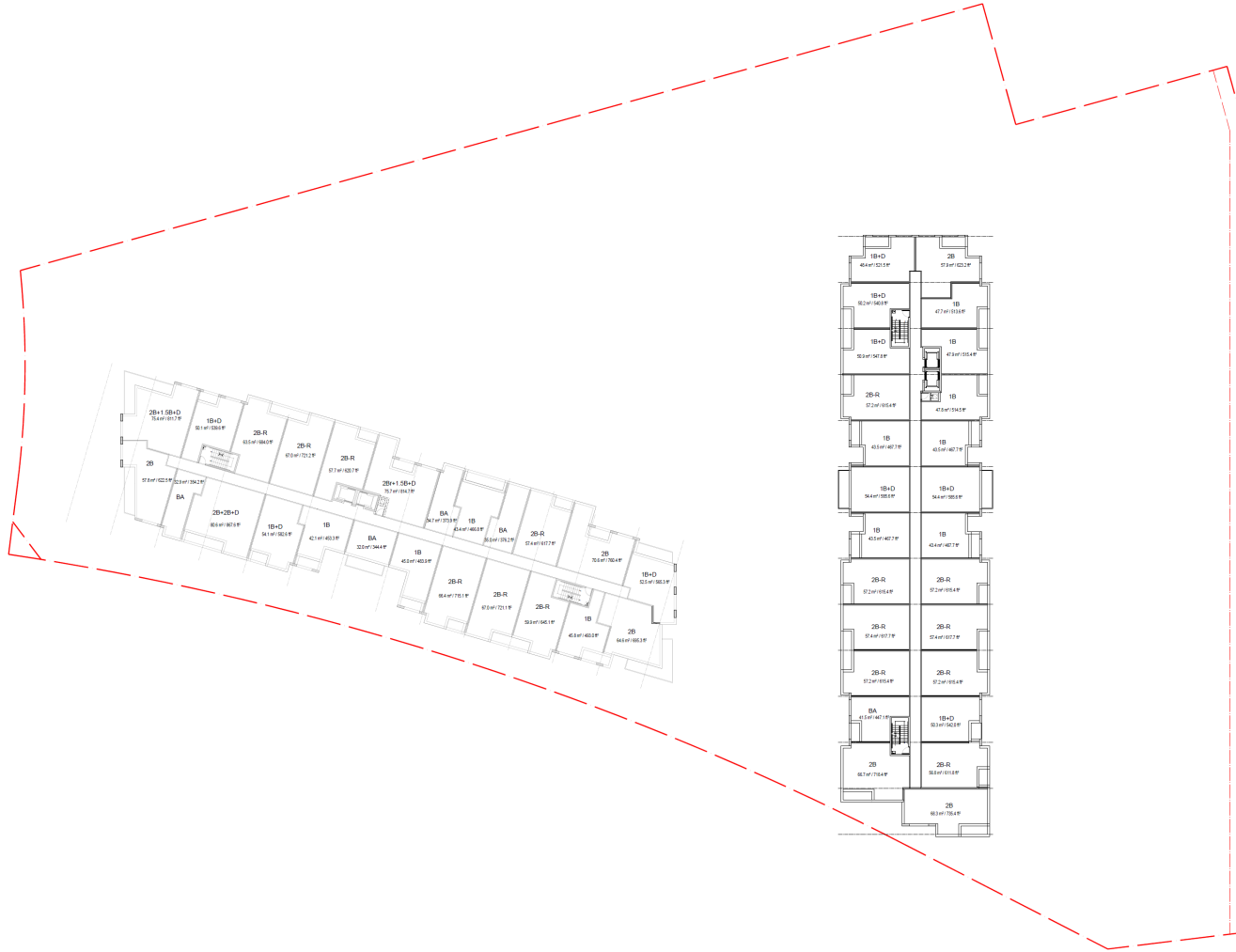


399 GREENHILL , HAMILTON  
4TH FLOOR & 9TH FLOOR PLAN

PROJECT No. 122615      SEPT 18, 2023      SCALE : 1:400

08





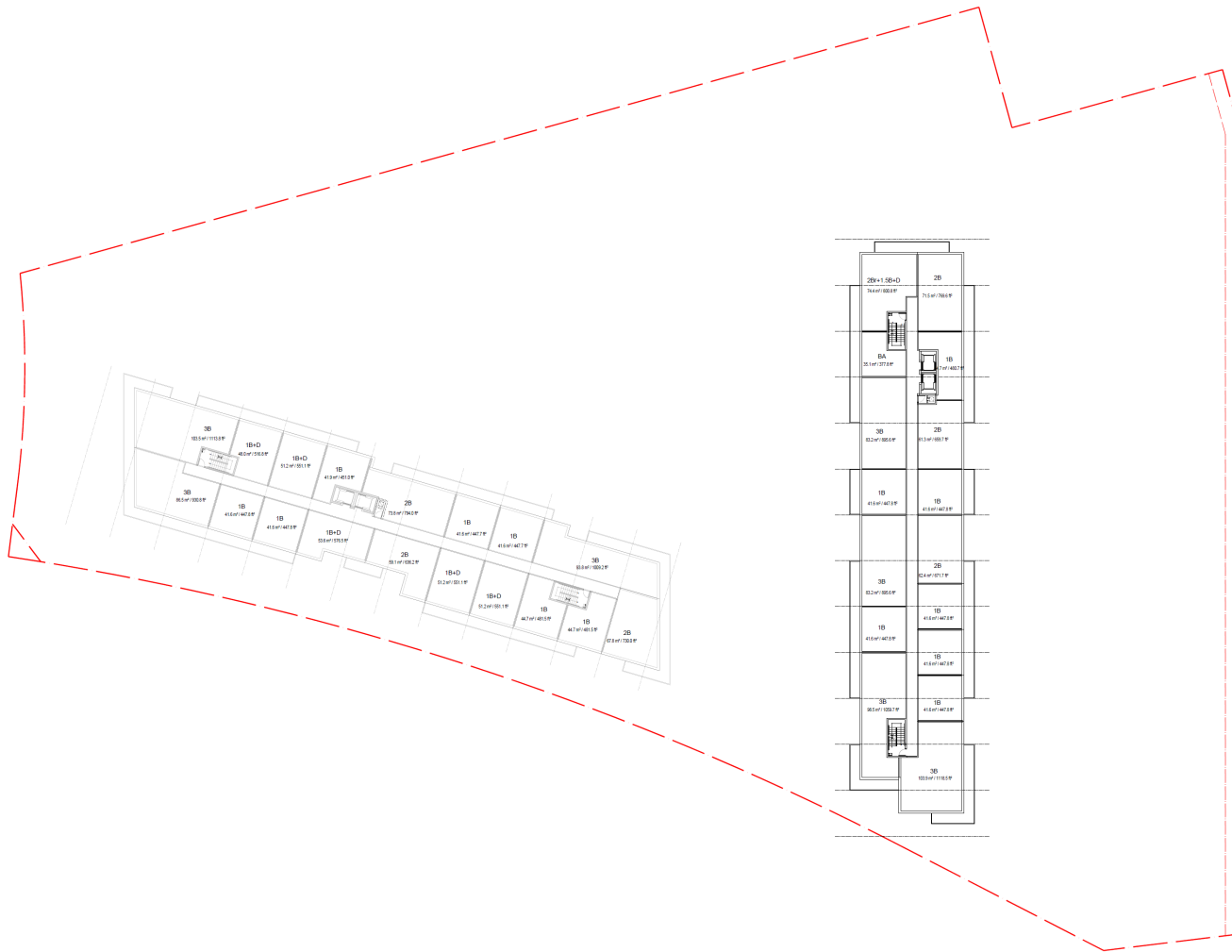
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5TH-8TH FLOOR PLAN

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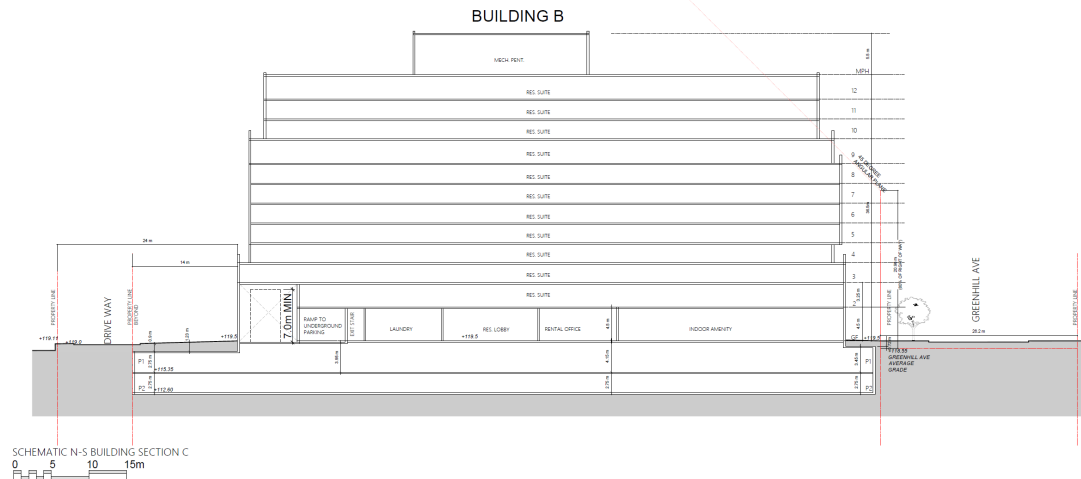
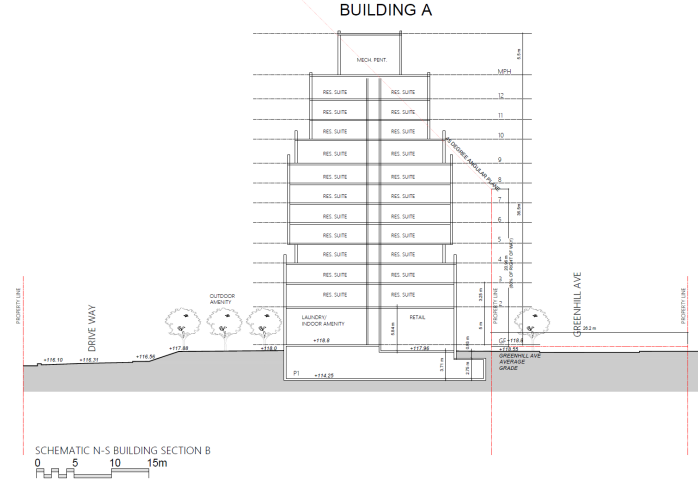
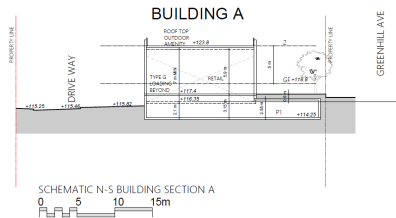
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**10TH-12TH FLOOR PLAN**  
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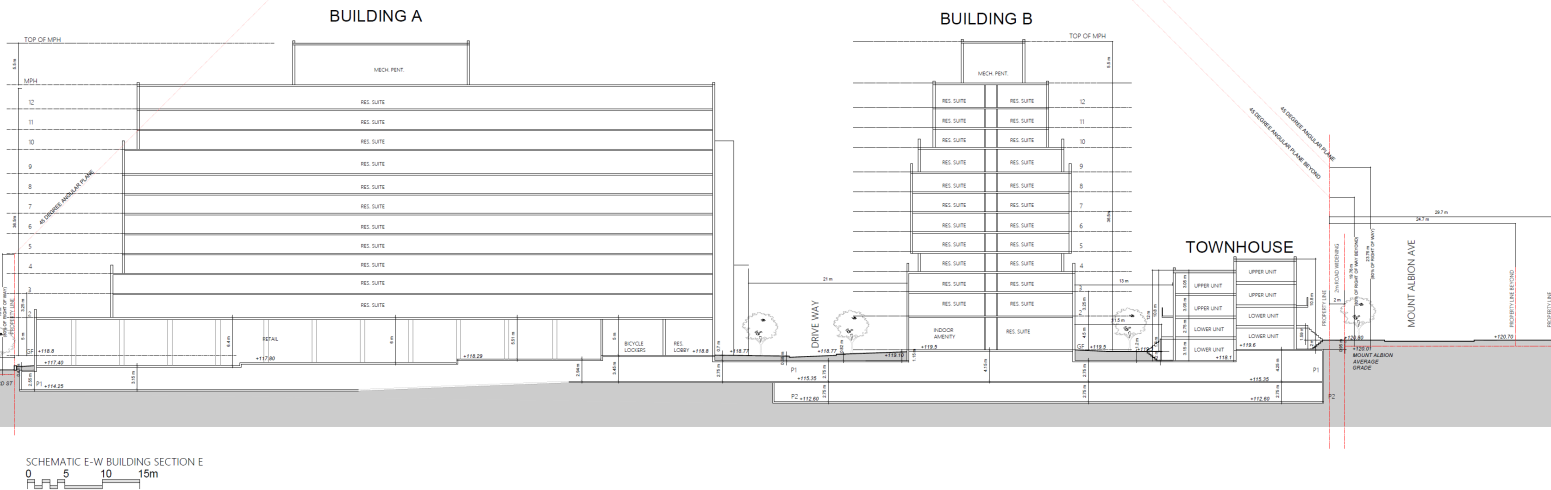
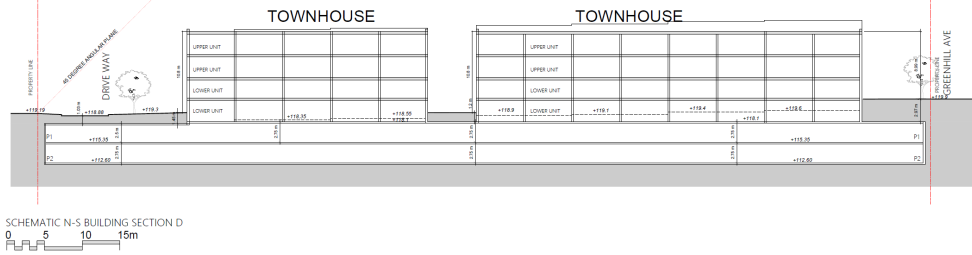


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SITE SECTIONS A,B & C

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399 GREENHILL, HAMILTON  
**SITE SECTIONS D&E**

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