



  
**URBAN SOLUTIONS**  
 PLANNING & LAND DEVELOPMENT

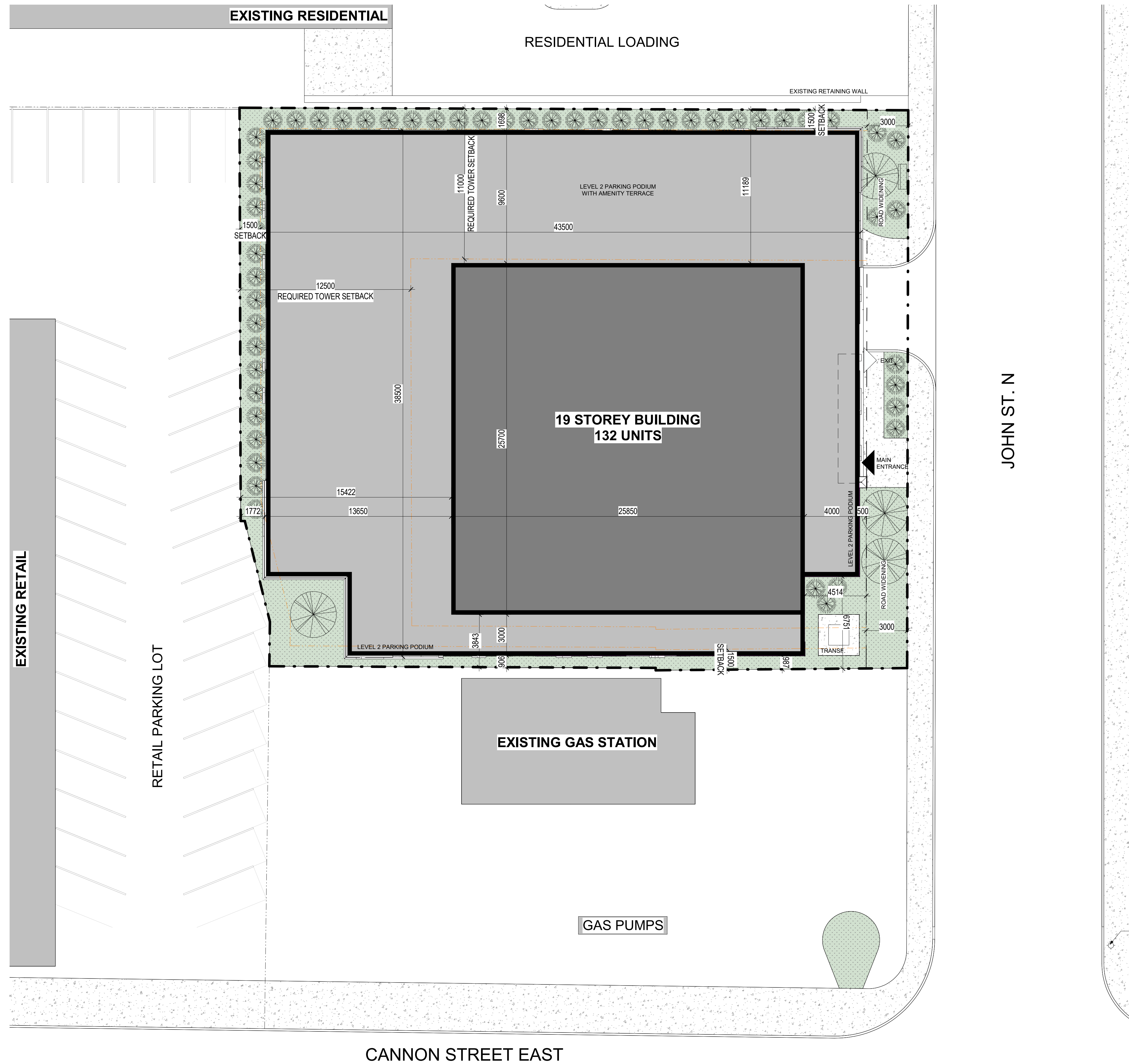
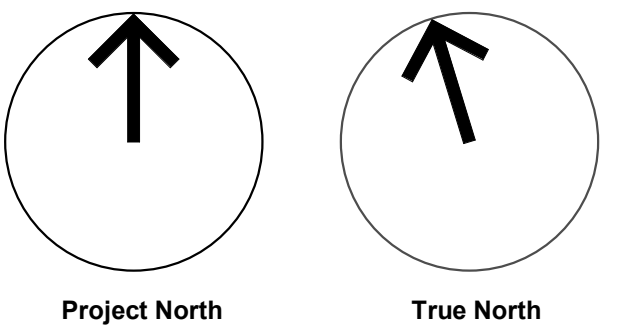
**Matt Johnston**  
 PLANNER

**SRM**  architects+  
 urban\*designers

**Edward Thomas**  
 ARCHITECT

  
**WHITEHOUSE URBAN DESIGN**  
 LANDSCAPE ARCHITECTS & URBAN DESIGNERS

**Le' Ann Whitehouse Seely**  
 LANDSCAPE ARCHITECT



SITE DATA		
175 JOHN ST N., HAMILTON, ONTARIO		
DATA	REQUIRED	PROVIDED
ZONING	ZONING - M1	
LOT AREA (m <sup>2</sup> )	1,981 (m <sup>2</sup> )	
FRONT YARD (m)	0 (m)	0.51 (m)
INTERIOR SIDE YARD (m)	1.5 (m)	1.50 (m)
INTERIOR SIDE YARD (m)	1.5 (m)	0.81 (m) / 0.55
REAR YARD (m)	1.5 (m)	1.86 (m)

BUILDING DATA		
DATA	REQUIRED	PROVIDED
LOT COVERAGE (m <sup>2</sup> )	%	79% (LEVEL 2)
TOTAL DENSITY (# of units)	--	132 (units)
BUILDING AREA (m <sup>2</sup> )	--	1,567 (m <sup>2</sup> ) (LEVEL 2)
GROSS FLOOR AREA (m <sup>2</sup> )	--	12,708 (m <sup>2</sup> )
GROSS CONSTRUCTION AREA (m <sup>2</sup> )	--	14,322 (m <sup>2</sup> )
NUMBER OF STOREYS	--	19
BUILDING HEIGHT (m)	-- (m) MAX.	60 (m)
AMENITY AREA (m <sup>2</sup> )	4m <sup>2</sup> < 50m <sup>2</sup> = 64m <sup>2</sup> 6m <sup>2</sup> > 50m <sup>2</sup> = 696m <sup>2</sup>	INTER. - 413 (m <sup>2</sup> ) EXTER. - 1,482 (m <sup>2</sup> )

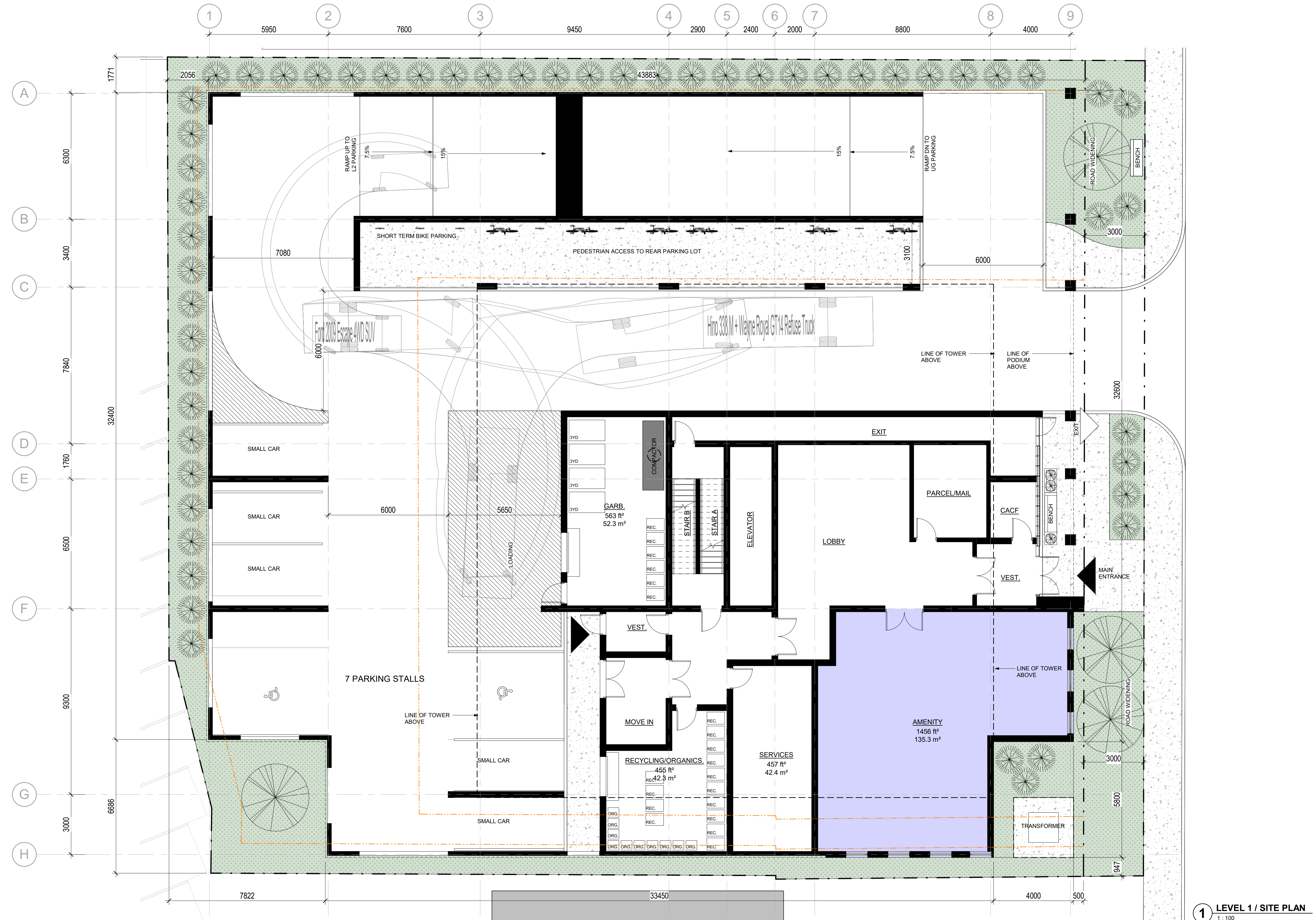
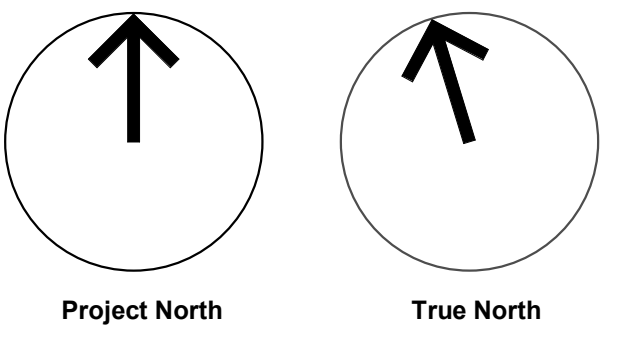
LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	-- (%)	16.1 (%)
LANDSCAPE AREA (m <sup>2</sup> )	-- (m <sup>2</sup> )	320 (m <sup>2</sup> )

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	0.60 PER UNIT	79
SMALL CAR PARKING	10% of Parking = 8.0	7 (INCL.)
BARRIER FREE PARKING	4% = 3.2	4 (INCL.)
<b>TOTAL</b>		<b>79</b>

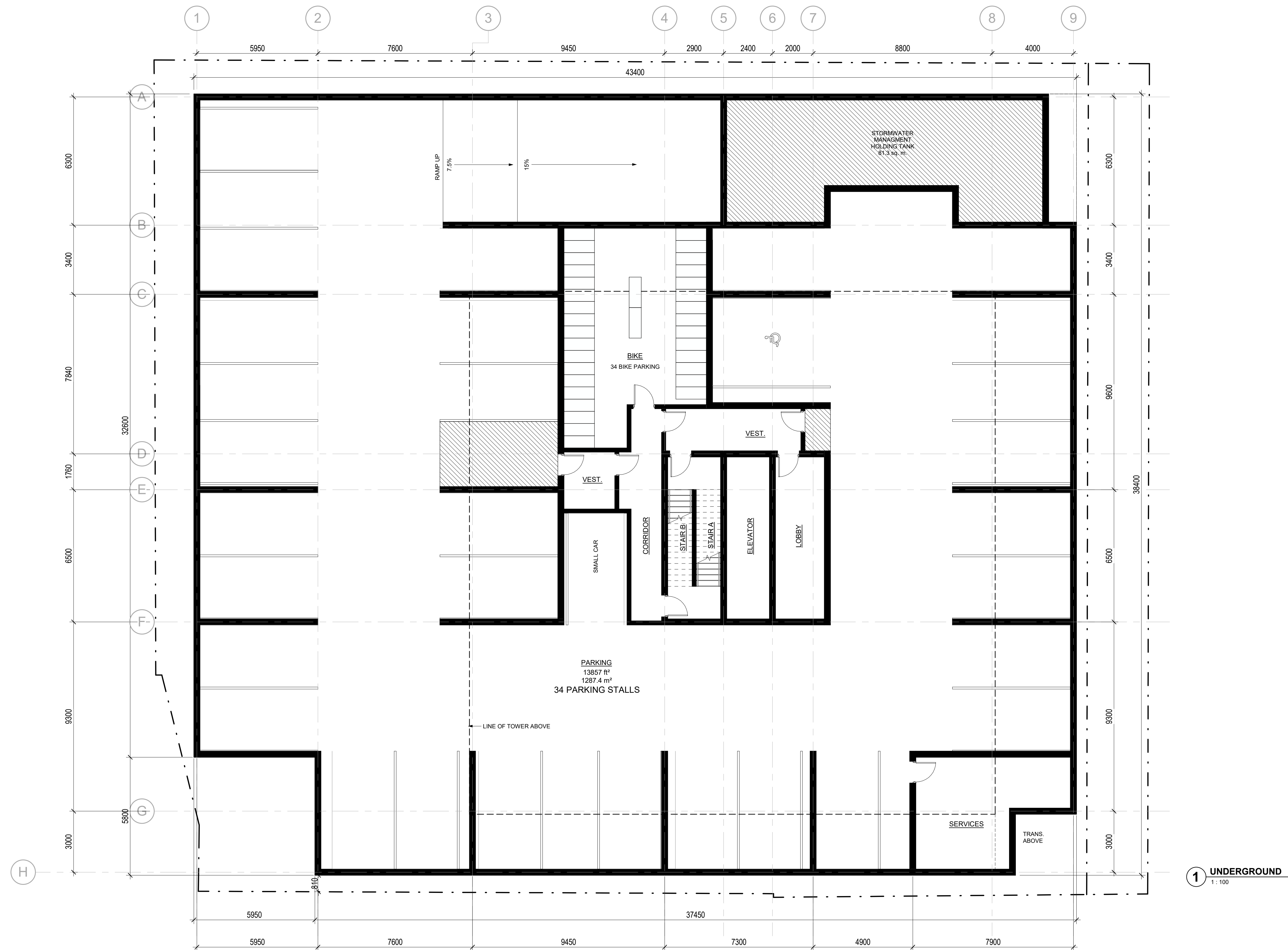
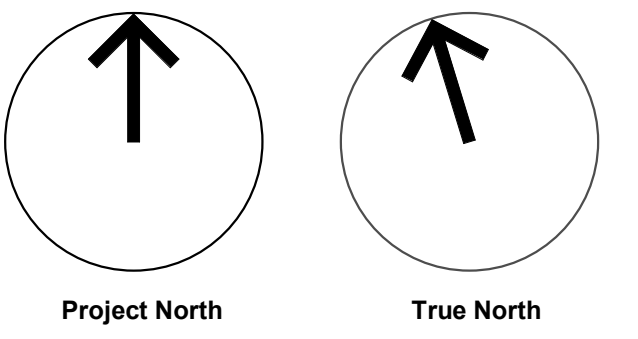
BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
SHORT TERM BICYCLE PARKING	5 Stalls	14
LONG TERM BICYCLE PARKING	0.5 / 132 units = 66	65
<b>TOTAL</b>		<b>79</b>

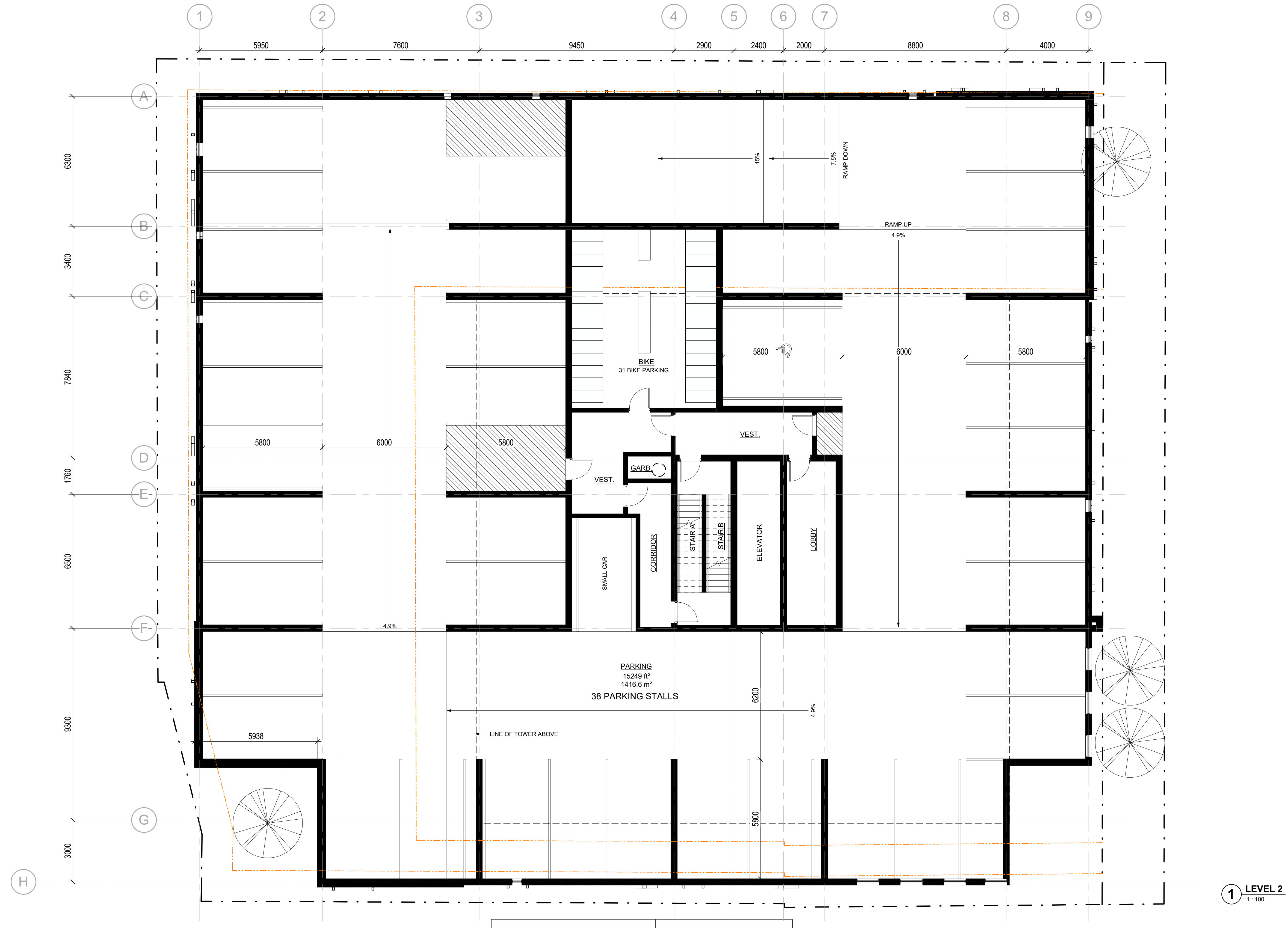
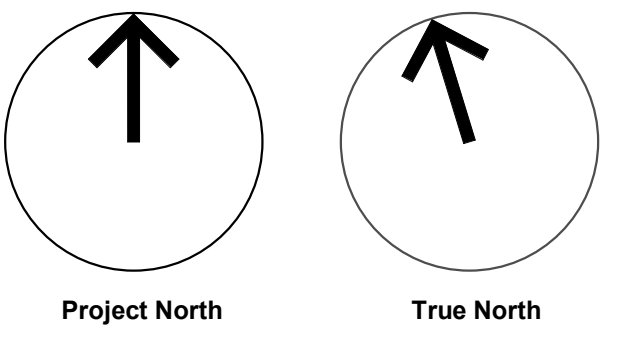
UNIT MIX DATA			
UNIT TYPE	UNIT COUNT	PERCENTAGE	
1 BED	50	37.9%	
1 BED + DEN	16	12.1%	
2 BED	66	50.0%	
<b>TOTAL</b>	<b>132</b>		
UNIT BREAKDOWN	1 BED 500SF-610SF	1 BED+DEN 660SF	2 BED 890SF-940SF
LEVEL 3	2 PER FLOOR	0 PER FLOOR	2 PER FLOOR
LEVEL 4-19	3 PER FLOOR	1 PER FLOOR	4 PER FLOOR
<b>TOTAL</b>	<b>50</b>	<b>16</b>	<b>66</b>
TOWER FLOOR AREA	684 (m <sup>2</sup> )		
RENTABLE AREA	556 (m <sup>2</sup> )		
FLOOR PLATE EFFICIENCY	83.7%		
<b>TOTAL RENTABLE AREA</b>	<b>9,244 (m<sup>2</sup>)</b>		

1 SITE PLAN  
1:150

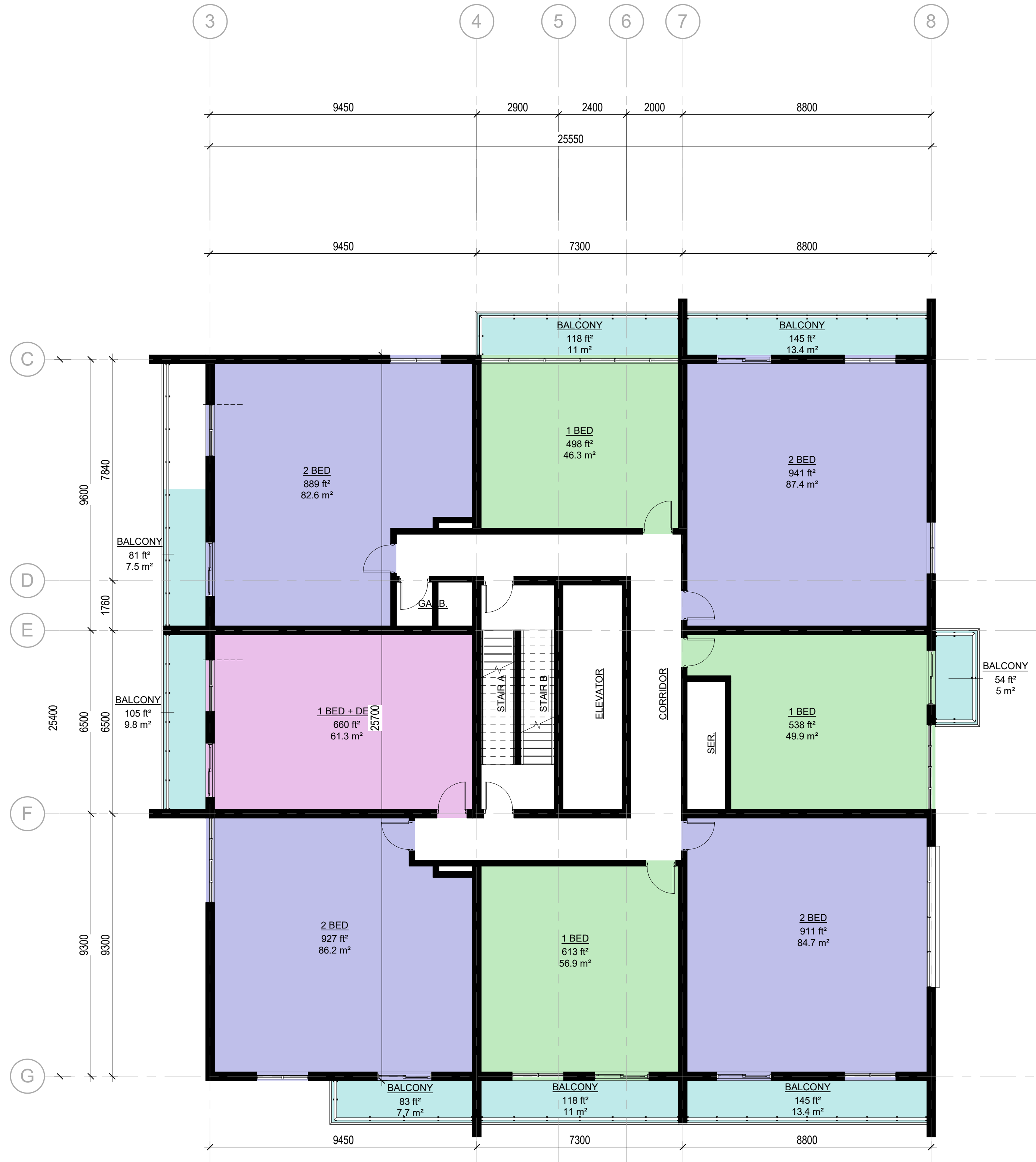
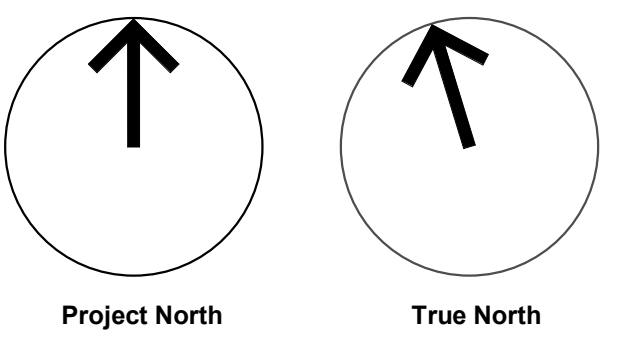


1 LEVEL 1 / SITE PLAN  
1:100





1 LEVEL 2  
1:100





VIEW LOOKING NORTH



VIEW LOOKING NORTHEAST



VIEW LOOKING EAST



VIEW LOOKING SOUTHWEST



VIEW FROM JOHN STREET



PODIUM VIEW FROM JOHN STREET LOOKING NORTHWEST



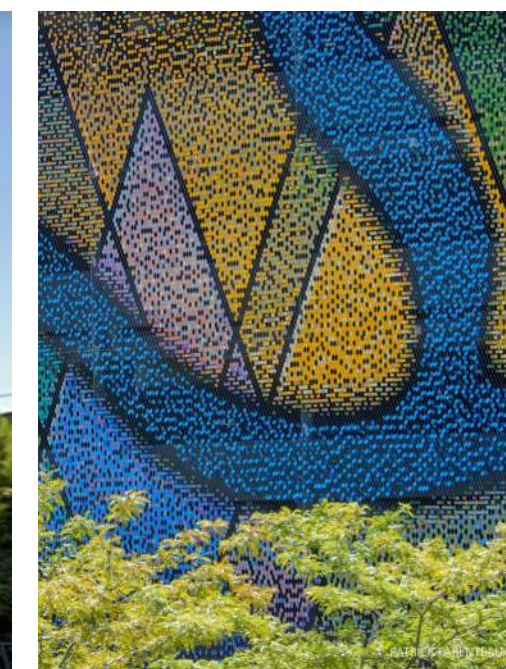
PODIUM VIEW FROM JOHN STREET LOOKING SOUTHWEST



VIEW OF THE ENTRANCE



STREETSCAPE VIEW ALONG JOHN STREET TO THE NORTH OF 75 JOHN

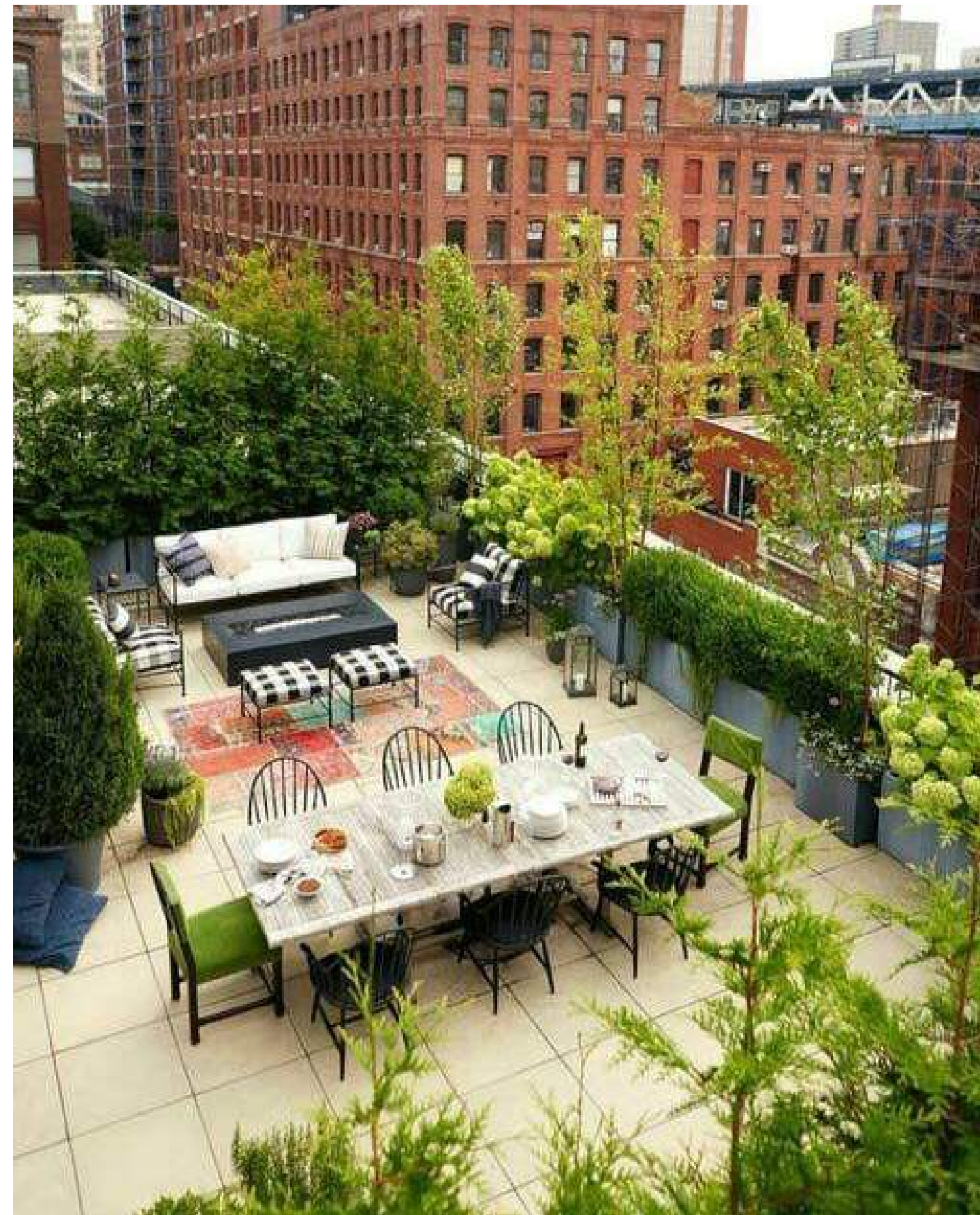


SAMPLE OF WEBNET PRODUCT

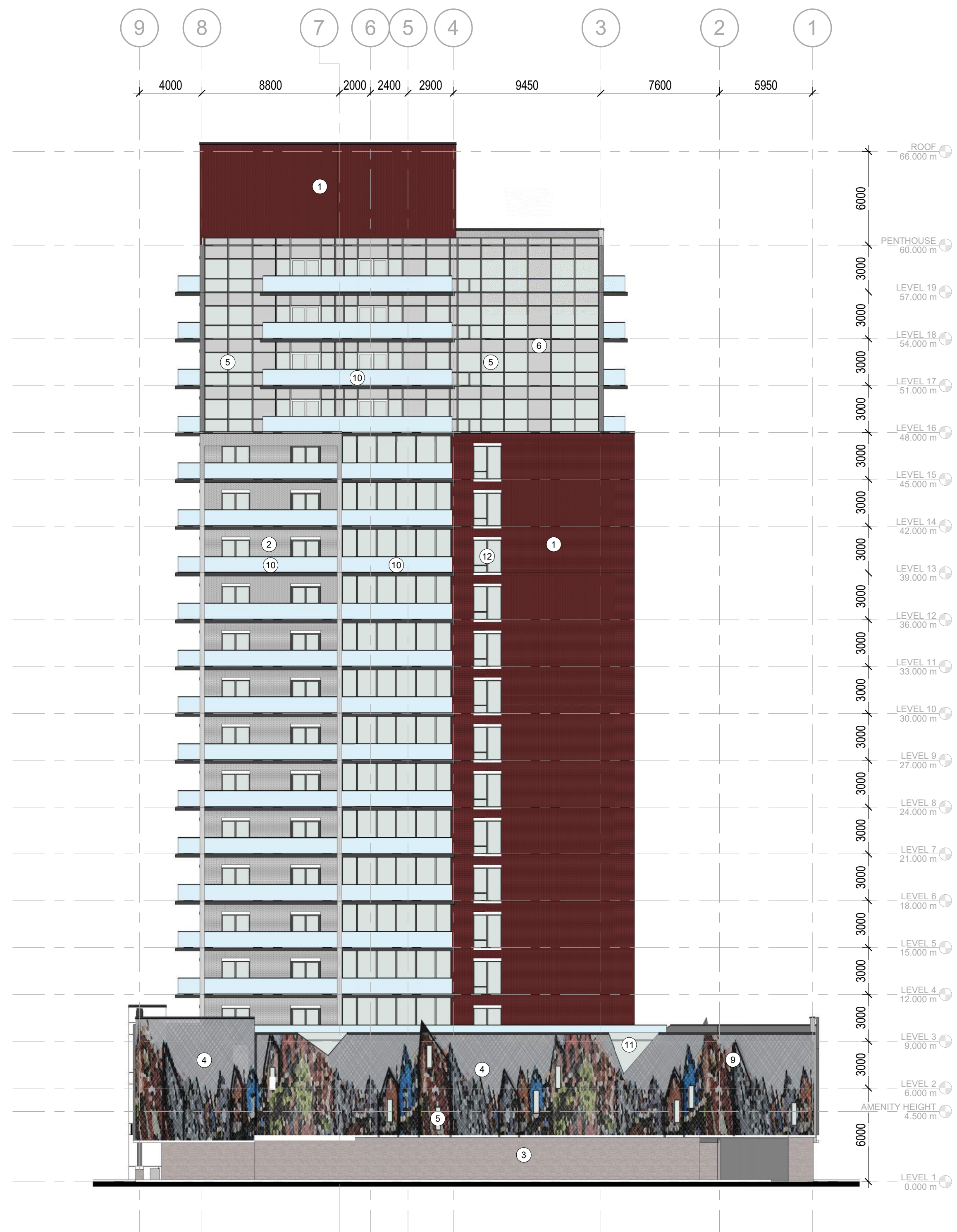


VIEW OF PATH TO REAR PARKING

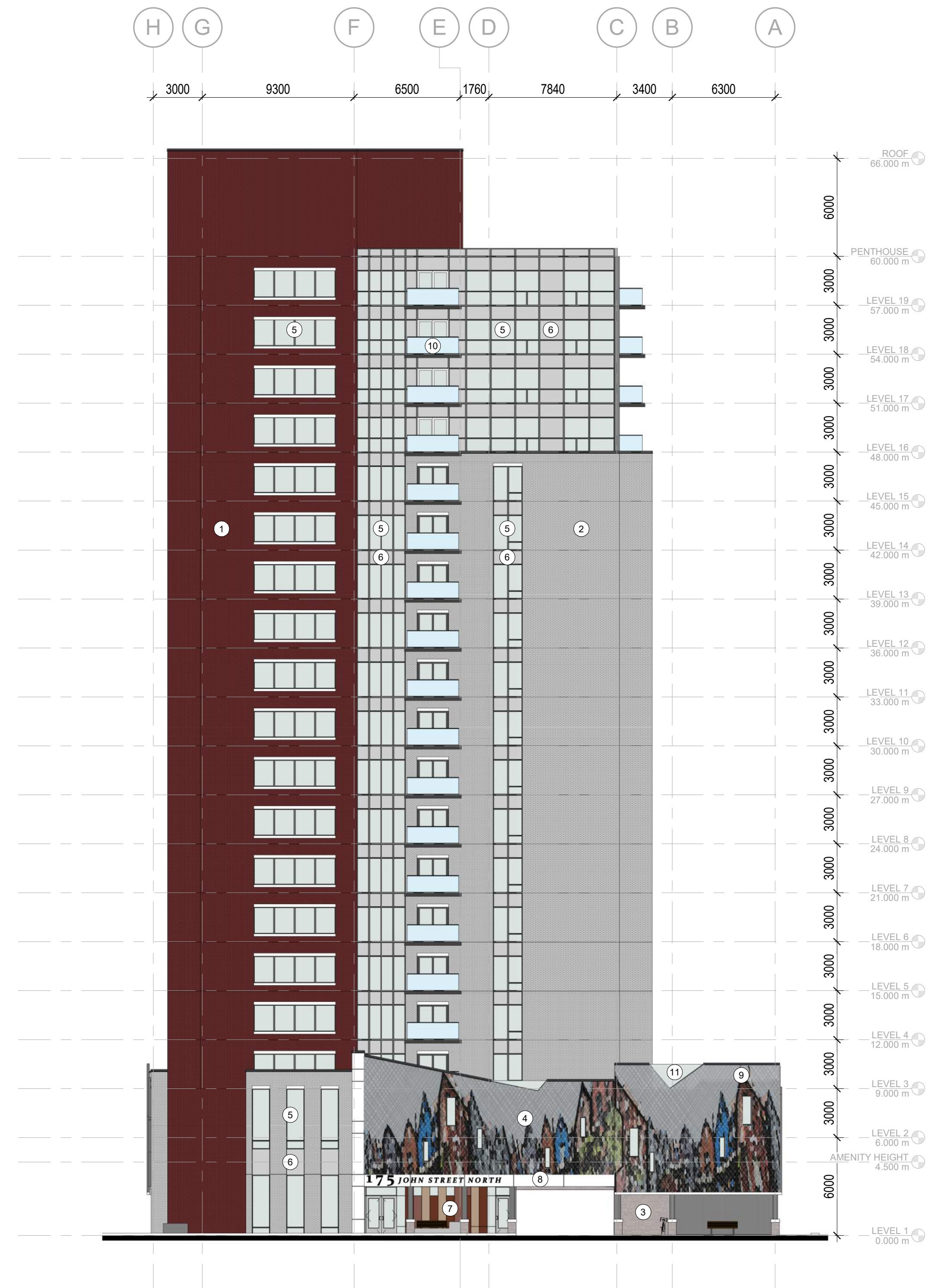







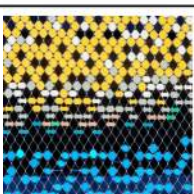

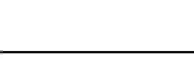
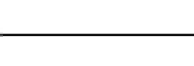
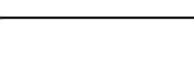

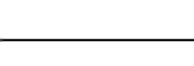
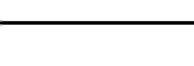

INSPIRATIONAL IMAGES FOR AMENITY TERRACE

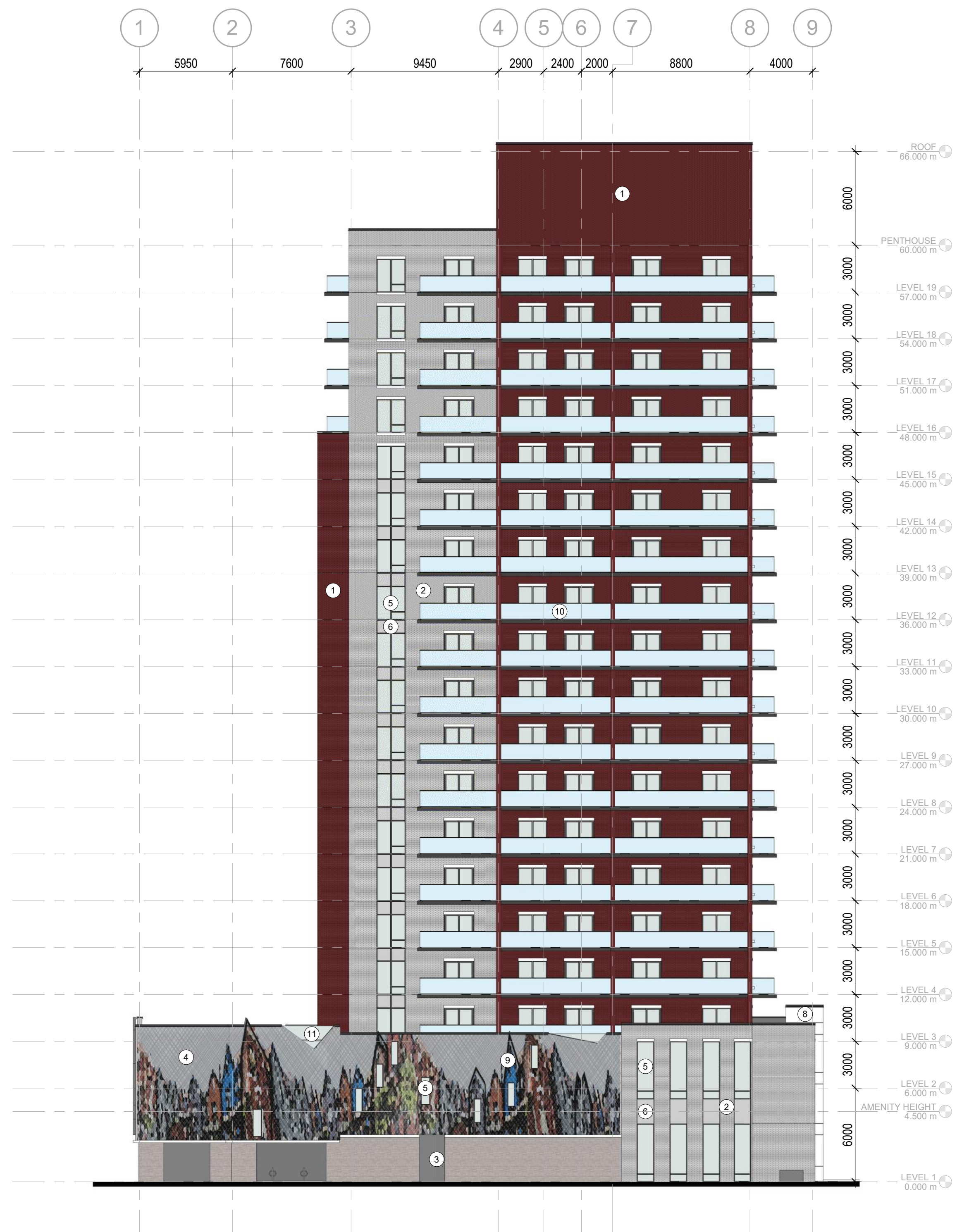


2 NORTH ELEVATION  
1:200

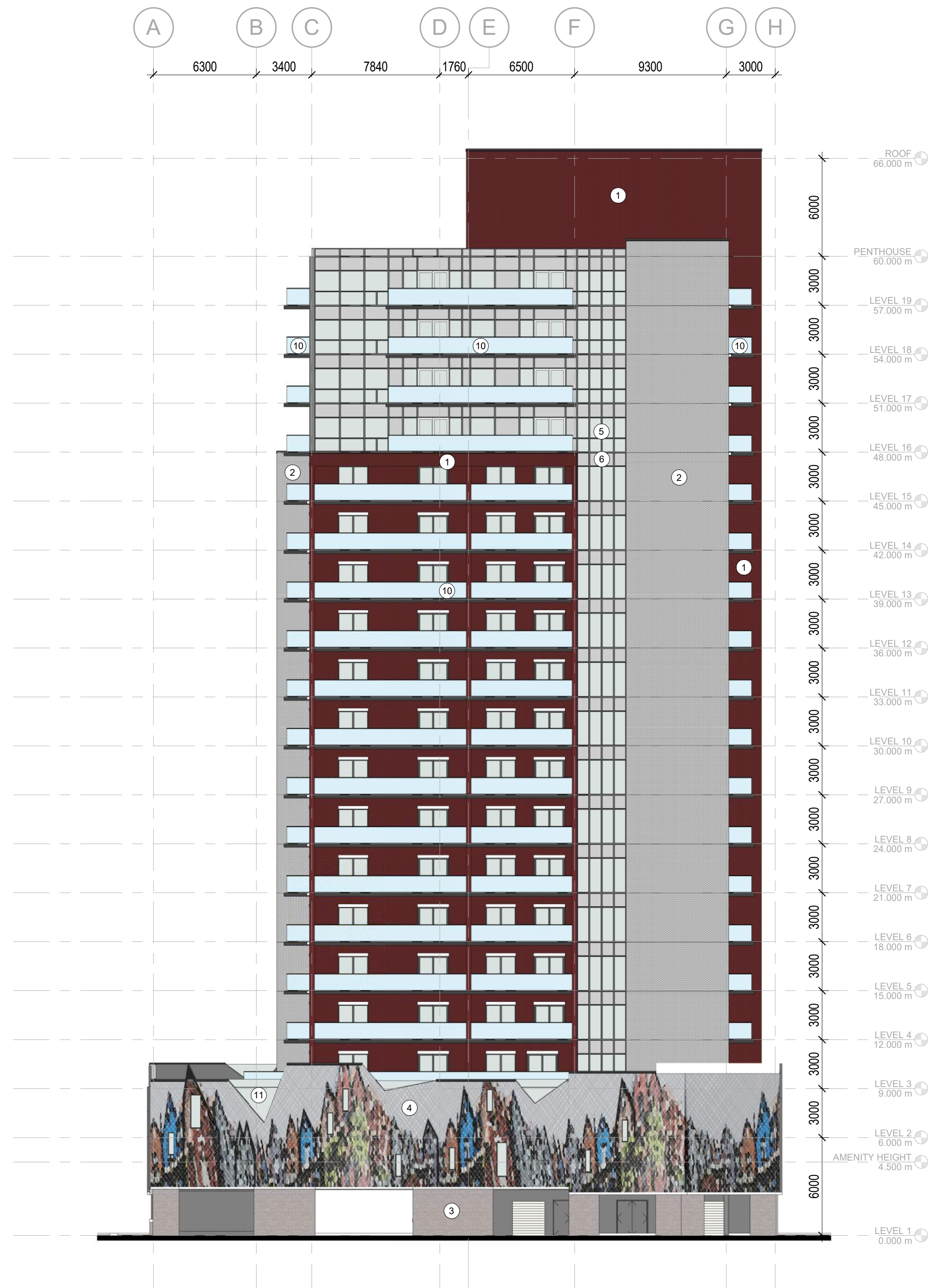


1 EAST ELEVATION  
1:200

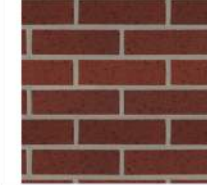
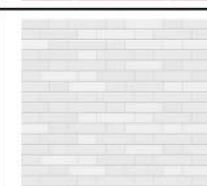


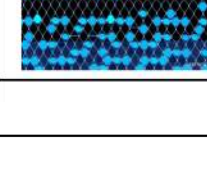
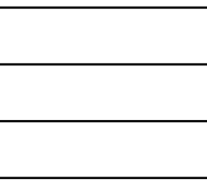
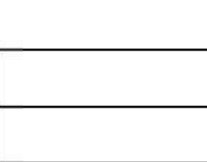





MATERIAL LEGEND	
	1 MASONRY - RED BRICK
	2 MASONRY - LIGHT BRICK
	3 MASONRY - LARGE LIGHT BLOCK
	4 KINETIC METAL SCREEN
	5 WINDOW WALL
	6 SPANDRAL - COLOUR 1
	7 SPANDRAL - FEATURE COLOURS
	8 CANOPY
	9 FEATURE FRAMES
	10 RAILING
	11 FEATURE RAILING
	12 WINDOW, WITH HEADER & SILL



2 SOUTH ELEVATION  
1:200



1 WEST ELEVATION  
1:200

MATERIAL LEGEND	
	1 MASONRY - RED BRICK
	2 MASONRY - LIGHT BRICK
	3 MASONRY - LARGE LIGHT BLOCK
	4 KINETIC METAL SCREEN
	5 WINDOW WALL
	6 SPANDRAL - COLOUR 1
	7 SPANDRAL - FEATURE COLOURS
	8 CANOPY
	9 FEATURE FRAMES
	10 RAILING
	11 FEATURE RAILING
	12 WINDOW, WITH HEADER & SILL