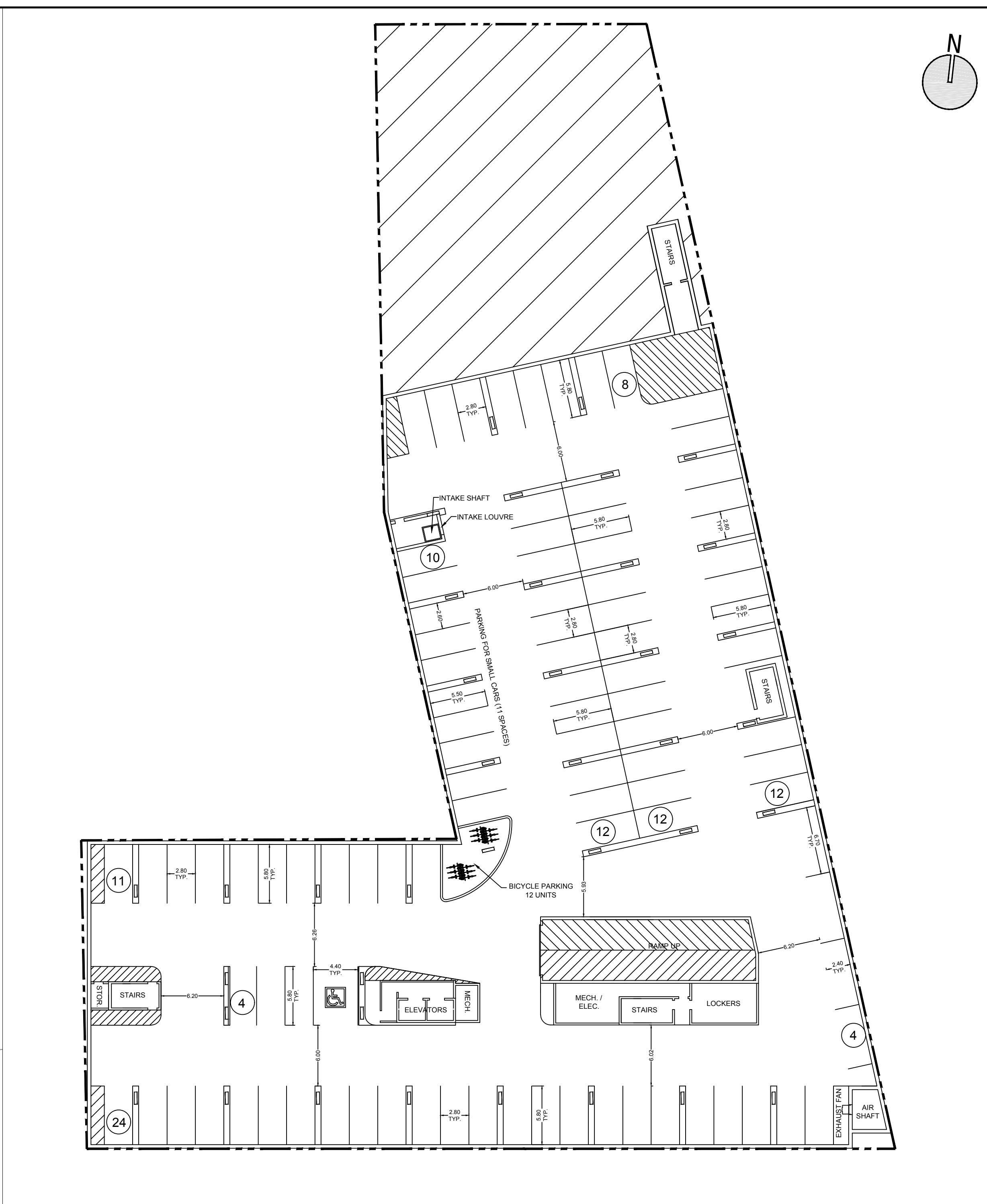
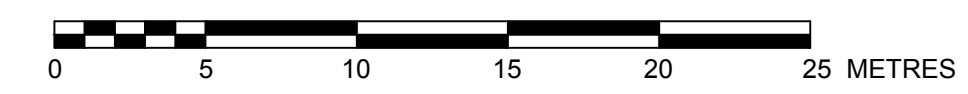
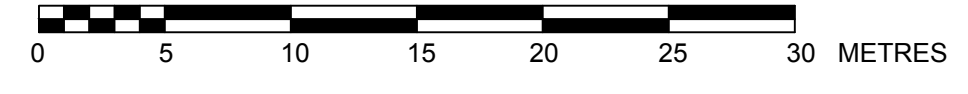




GROUND FLOOR - SCALE 1:250



UNDERGROUND PLAN - SCALE 1:300



DEVELOPMENT STATISTICS (BUILDING 1)

Item	Required	Proposed
Max. Height	22.0 m	28.95 m
Max. Building Setback from a Street Line		
Underground Parking Garage	4.5 m	0.0 m
Ground Floor	4.5 m	3.05 m
Floors 2-9	4.5 m	0.05 m
Min. Interior Side Yard		
Underground Parking Garage	7.5 m	0.0 m
Ground Floor	7.5 m	8.29 m
Floors 2-9	7.5 m	6.46 m
No. of Units	N/A	154 units

DEVELOPMENT STATISTICS (BUILDING 4)

Item	Required	Proposed
Max. Height	22.0 m	12.5 m
Min. Interior Side Yard	7.5 m	4.33 m
Min. Rear Yard	7.5 m	4.54 m
No. of Units	N/A	6 units

DEVELOPMENT STATISTICS (BUILDING 2)

Item	Required	Proposed
Max. Height	22.0 m	12.5 m
Min. Interior Side Yard	7.5 m	4.10 m
No. of Units	N/A	8 units

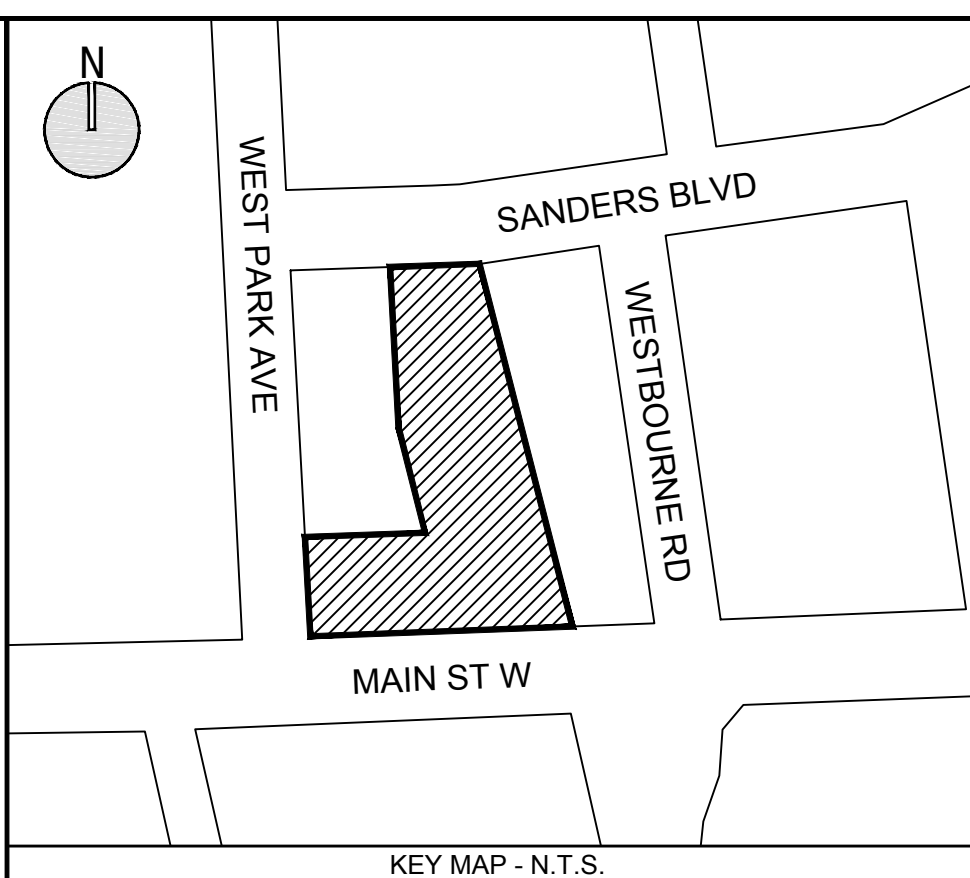
DEVELOPMENT STATISTICS (OVERALL)

Proposed Zoning: Mixed Use Medium Density (C5) Zone

Item	Required	Proposed
Lot Width	N/A	79.79 m
Lot Area	N/A	5,053.28 m ²
Landscaped Area	N/A	1,162.06 m ²
Total No. of Units	N/A	176
Parking Spaces	144	106 (0.6/unit)
Short-term bicycle Parking	5	24
Long-term bicycle Parking	N/A	12
Bicycle Parking within Planting Strip	N/A	6.04 m ²
Gross Floor Area	N/A	12,284 m ²
Commercial	N/A	414.3 m ²

DEVELOPMENT STATISTICS (BUILDING 3)

Item	Required	Proposed
Max. Height	22.0 m	12.5 m
Min. Interior Side Yard	7.5 m	3.38 m
No. of Units	N/A	8 units



CONCEPT PLAN
 LOTS 1, 2 AND 3
 REGISTERED PLAN 904
 AND OF LOT 20
 REGISTRAR'S COMPILED PLAN 1475
 IN THE CITY OF HAMILTON

- LEGEND:**
- SUBJECT LANDS
 - EXISTING PROPERTY LINES
 - PROPOSED BUILDING
 - EXISTING BUILDINGS
 - PROPOSED ENTRANCE
 - PROPOSED FENCE

DESIGN BY: Architectural Design Co Inc. CHECKED BY: M. Johnston
 DRAWN BY: M. Gowers DATE: January 15, 2019

NO.	DATE	BY	DESCRIPTION

DRAWING ISSUE RECORD

NOT FOR CONSTRUCTION

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PROJECT:
MAIN AND SANDERS
 1630 MAIN STREET WEST & 69 SANDERS BOULEVARD
 CITY OF HAMILTON

CLIENT:
SANDERS GARDEN INC.