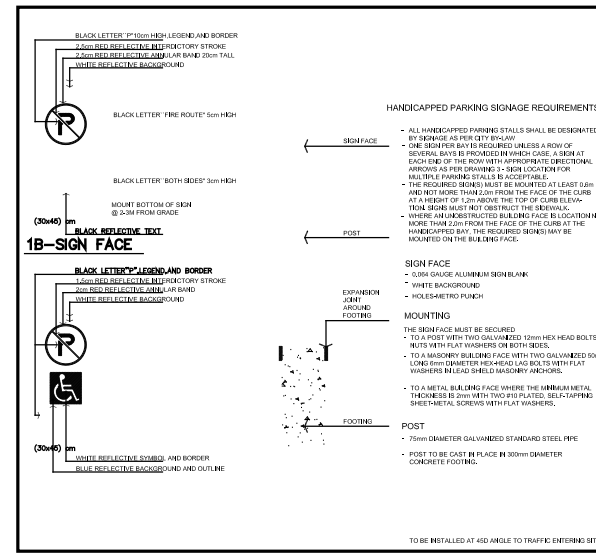
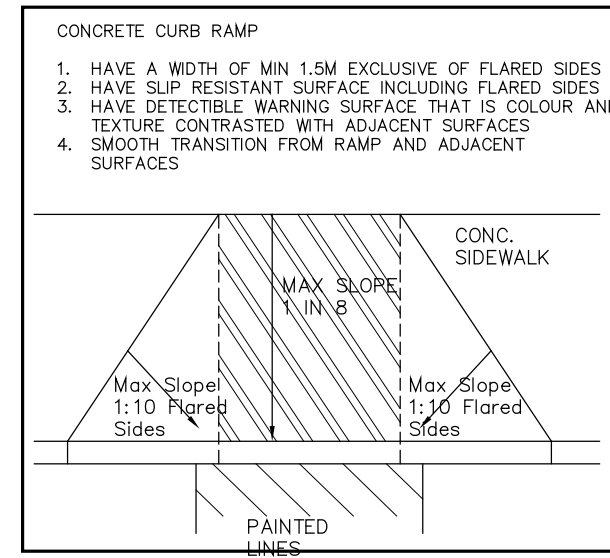
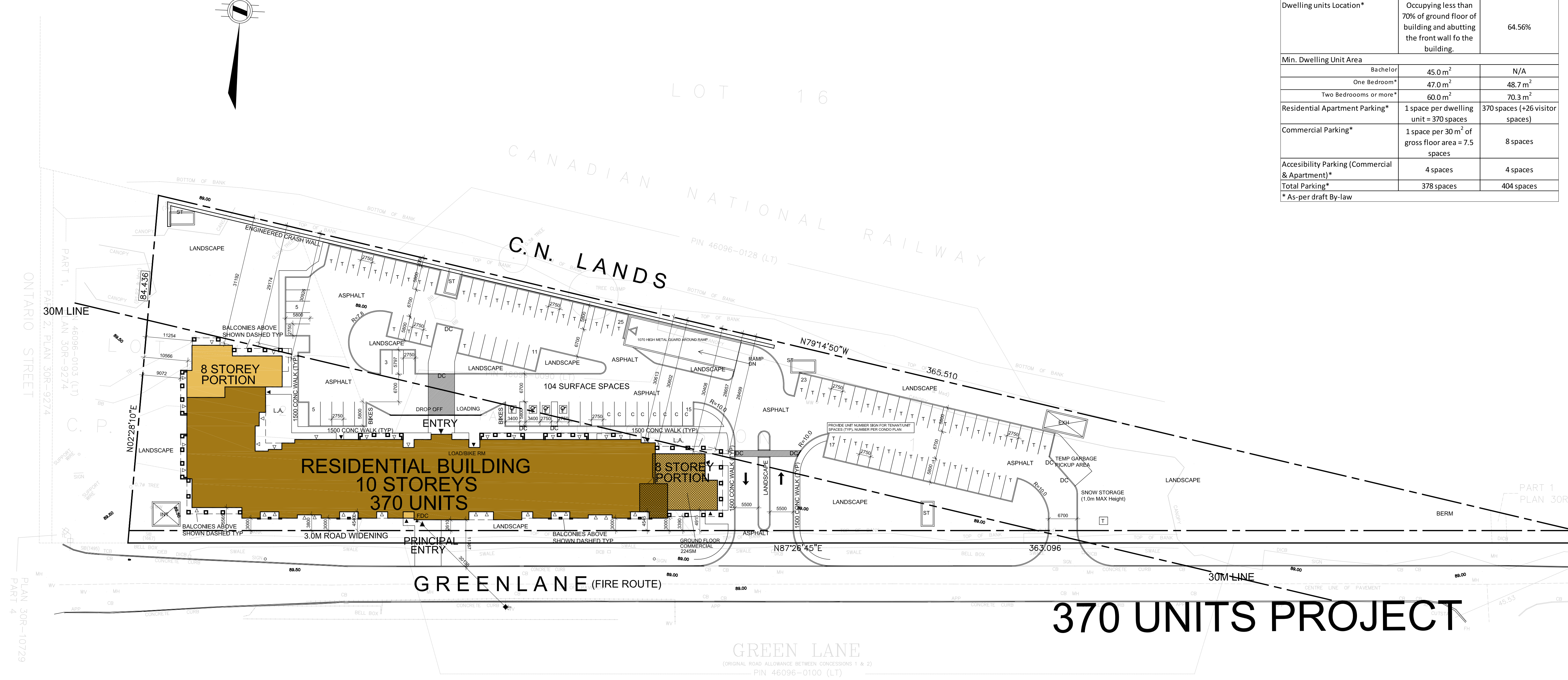
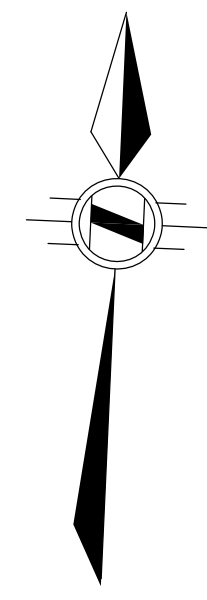


LEGEND	
	ENTRANCE/EXIT
	PATIO DOOR
	PRINCIPAL ENTRY
	GARAGE ENTRY
	FIRE DEPARTMENT SIAMSE CONNECTION
	DEPRESSED CURB
	FIRE HYDRANT
	FIRE ROUTE SIGN (TO LINDOLN BYLAW 2017-33)
	NO PARKING SIGN



3 PLAN DETAIL
 SP1
 1:50

4 DETAIL
 SP1
 1:50



1 SITE PLAN
 SP1
 SCALE: 1:500

370 x 1.0
 = 370 REQUIRED PARKING RESIDENTIAL SPOTS
 221 SM / 30 SM
 = 8 REQUIRED PARKING COMMERCIAL SPOTS
 TOTAL
 = 378 REQUIRED PARKING SPOTS

PARKING PROVIDED
 104 SURFACE SPACES
 300 UNDERGROUND SPACES
 404 TOTAL SPACES
 = PROVIDES 26 ADDITIONAL SPACES BEYOND REQUIRED

DEVELOPMENT STATISTICS		
Zoning: General Commercial (GC) Zone		
Item	Required	Proposed
Permitted Use*	Apartment Dwelling & Commercial	Apartment Dwelling & Commercial
Min. Lot Frontage	20.0 metres	350.12 metres
Min. Lot Area	1,000.0 m ²	14,202.16 m ²
Min. Front Yard (Greenlane)*	2.25 metres	2.56 metres
Min. Exterior Side Yard	3.0 metres	N/A
Min. Interior Side Yard	0 metres	10.56 metres
Min. Rear Yard	7.5 metres	30.29 metres
Max. Front and Exterior Side Yard*	N/A	N/A
Min. Landscaped Open Space	20%	44.50%
Max. Lot Coverage	40%	18.97%
Max. Building Height*	33 metres	+/- 31.0 metres
Min. percentage of windows and doors along any façade facing Greenlane (Commercial Use)	25%	25%
Min. Window height on windows facing Greenlane. (Commercial Use)	1.8 metres	2.1 metres
Max. Window sill height on windows facing Greenlane (Commercial Use)	1.2 metres	0.3 metres
Min. setback for residential abutting railway	30.0 metres	30.0 metres
Dwelling Units	N/A	370 units
Dwelling units Location*	Occupying less than 70% of ground floor of building and abutting the front wall fo the building.	64.56%
Min. Dwelling Unit Area		
Bachelor	45.0 m ²	N/A
One Bedroom*	47.0 m ²	48.7 m ²
Two Bedrooms or more*	60.0 m ²	70.3 m ²
Residential Apartment Parking*	1 space per dwelling unit = 370 spaces	370 spaces (+26 visitor spaces)
Commercial Parking*	1 space per 30 m ² of gross floor area = 7.5 spaces	8 spaces
Accessibility Parking (Commercial & Apartment)*	4 spaces	4 spaces
Total Parking*	378 spaces	404 spaces

* As-per draft By-law

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
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 THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

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

DRAWING SETS ISSUED	No.	DATE (DD.MM.YY)	BY
CLIENT REVIEW	1	08.04.2021	WH
CLIENT REVIEW	2	20.04.2021	WH
CONSULTANT COORD SET	3	29.04.2021	WH
REZONING	4	26.05.2021	MB

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
NOT FOR CONSTRUCTION			

BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH
 ARCHITECTURE • SOLUTIONS

KNYMH INC.
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 BURLINGTON, ONTARIO • L7P 0V1
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ONTARIO ASSOCIATION
 OF ARCHITECTS

PRZEMYSŁAW MYSZKOWSKI
 LICENCE 7384

GREENLANE JOINT VENTURE INC

ONTARIO ST AND GREENLANE ROAD
 BEAMSVILLE, ONTARIO

DRAWING SHEET TITLE:
 SITE PLAN
 CONCEPT 2

DRAWING SCALE:
 PROJECT NUMBER:
 21500

DRAWN BY: CHECKED BY:
 DRAWING VERSION:
 PLOT DATE:
 May 28, 2021

DRAWING SHEET NUMBER:
 SP1

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 Drawn: 21-05-28
 Checked: 21-05-28
 Date: 21-05-28
 File Path: C:\Users\mshah\OneDrive - Greenlane Joint Venture Inc\Documents\21-05-28\SP1 - 21-05-28.dwg
 User: mshah
 Title: 21-05-28

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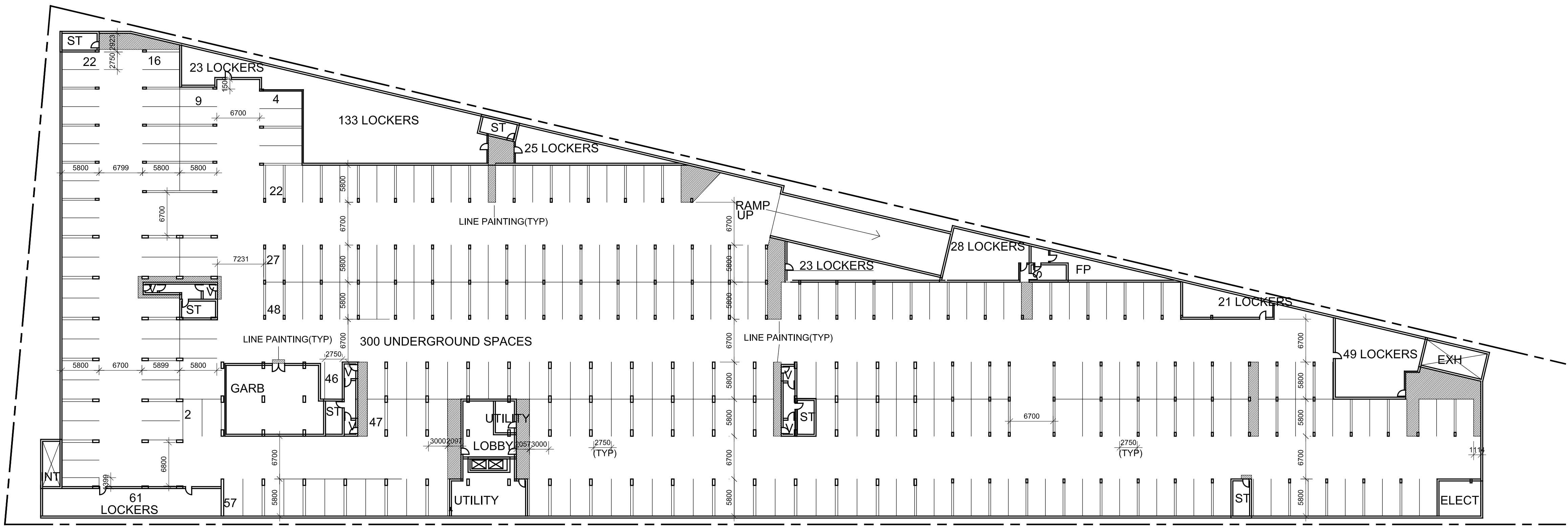
GREENLANE JOINT VENTURE INC

ONTARIO ST AND GREENLANE ROAD
 BEAMSVILLE, ONTARIO

DRAWING SHEET TITLE:
 UNDERGROUND PLAN

DRAWING SCALE:
 PROJECT NUMBER:
 21500

DRAWN BY: CHECKED BY:
 DRAWING VERSION:
 PLOT DATE:
 May 28, 2021
 DRAWING SHEET NUMBER:
 A100



1 UNDERGROUND PLAN
 A100 SCALE: 1:400

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CLIENT REVIEW	1	08.04.2021	WH
CLIENT REVIEW	2	20.04.2021	WH

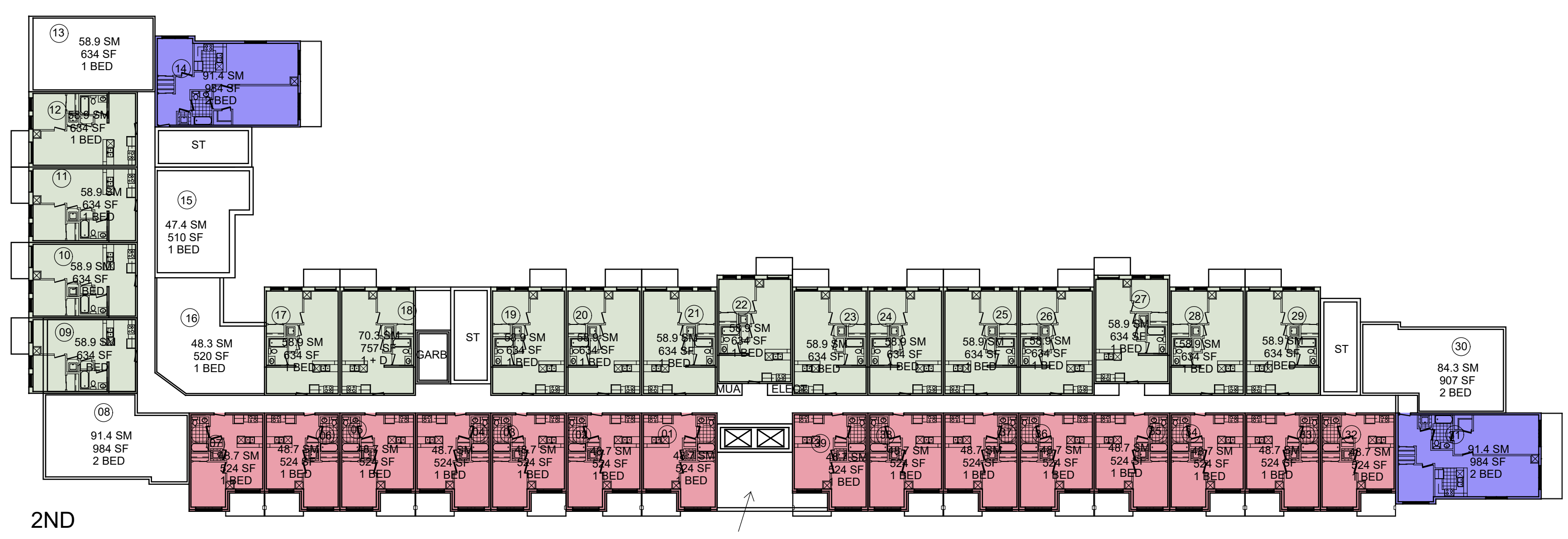
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REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
NOT FOR CONSTRUCTION			

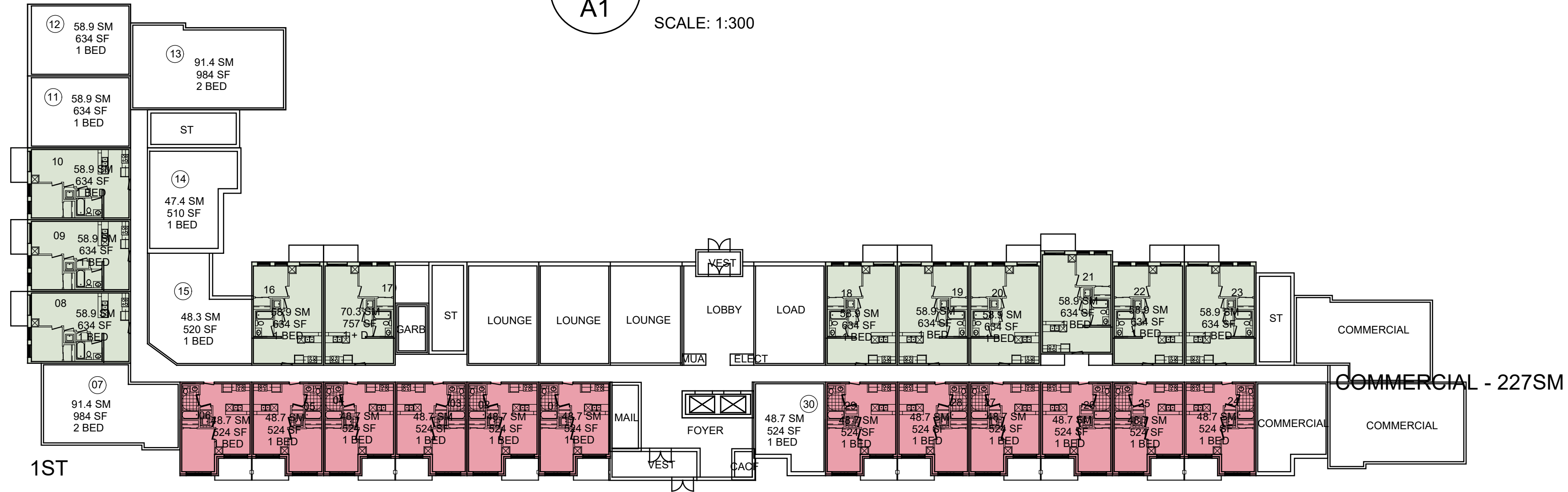
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1 FLOOR 2
 A1 SCALE: 1:300



1 GROUND FLOOR
 A1 SCALE: 1:300

STATISTICS TOTAL

	1 BED	1+D	2 BED	TOTAL SUITES	TOTAL AREA	TOTAL COMMON	TOTAL COMMERCIAL	TOTAL SUITE AREA	TOTAL COMMERCIAL+ SUITE PERCENTAGE
10TH FLOOR	29 UNITS	1 UNIT	3 UNITS	33	2231 SM	327 SM	0 SM	1904 SM	85.3 %
9TH FLOOR	30 UNITS	1 UNIT	3 UNITS	34	2293 SM	329 SM	0 SM	1964 SM	85.7 %
8TH FLOOR	32 UNITS	1 UNIT	6 UNITS	39	2690 SM	339 SM	0 SM	2351 SM	87.4 %
7TH FLOOR	32 UNITS	1 UNIT	6 UNITS	39	2690 SM	339 SM	0 SM	2351 SM	87.4 %
6TH FLOOR	32 UNITS	1 UNIT	6 UNITS	39	2690 SM	339 SM	0 SM	2351 SM	87.4 %
5TH FLOOR	32 UNITS	1 UNIT	6 UNITS	39	2690 SM	339 SM	0 SM	2351 SM	87.4 %
4TH FLOOR	32 UNITS	1 UNIT	6 UNITS	39	2690 SM	339 SM	0 SM	2351 SM	87.4 %
3RD FLOOR	32 UNITS	1 UNIT	6 UNITS	39	2690 SM	339 SM	0 SM	2351 SM	87.4 %
2ND FLOOR	34 UNITS	1 UNIT	4 UNITS	39	2690 SM	356 SM	0 SM	2334 SM	86.8 %
1ST FLOOR	27 UNITS	1 UNIT	2 UNITS	30	2692 SM	722 SM	227 SM	1743 SM	73.1 %
TOTAL	312 UNITS	10 UNITS	48 UNITS	372 UNITS	26046 SM	3768 SM	227 SM	22501 SM	86.4 %

**DESANTIS HOMES
 GREENLANE CONDOS**
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:
FLOOR PLANS

DRAWING SCALE:
 PROJECT NUMBER:
21500

DRAWN BY: CHECKED BY:
 DRAWING VERSION:
 PLOT DATE:
 April 20, 2021

DRAWING SHEET NUMBER:
A1

