

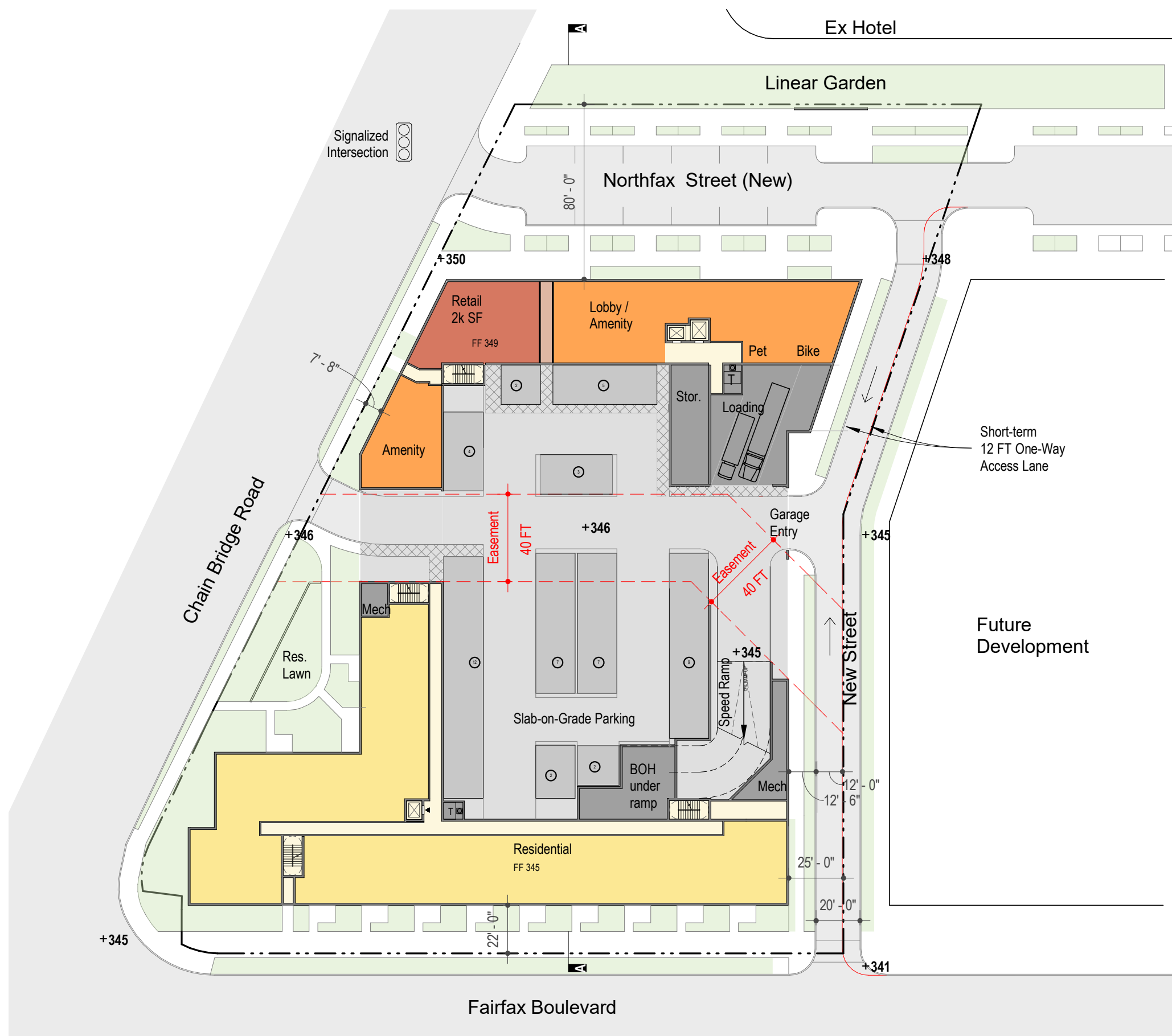
RESIDENTIAL

NORTHFAX STUDY

08/11/2023

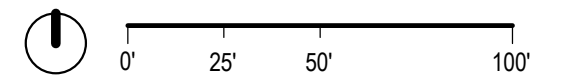
JM INTERNATIONAL

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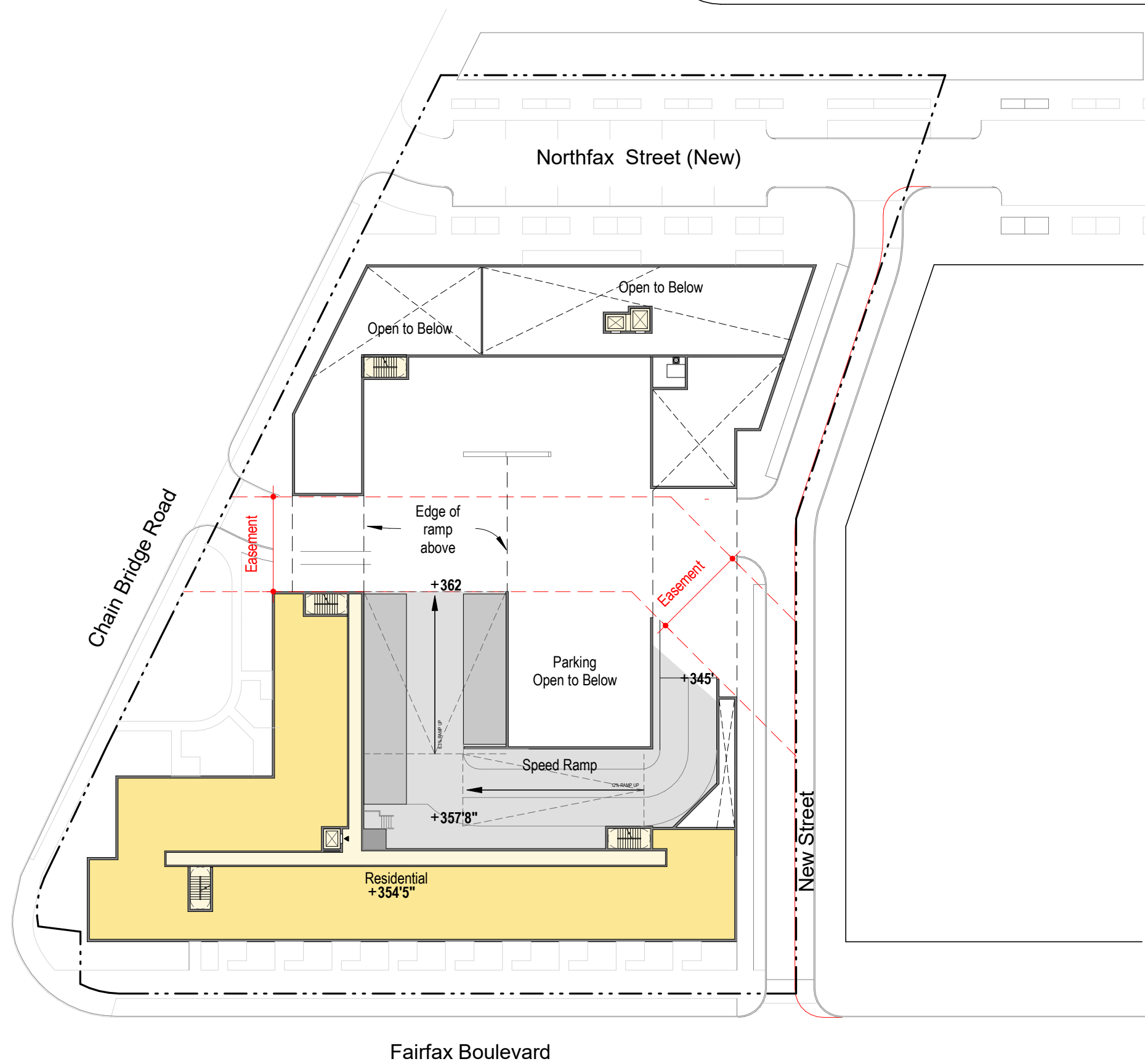


Ground Floor

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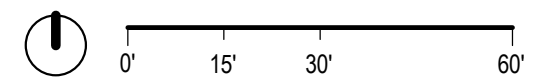


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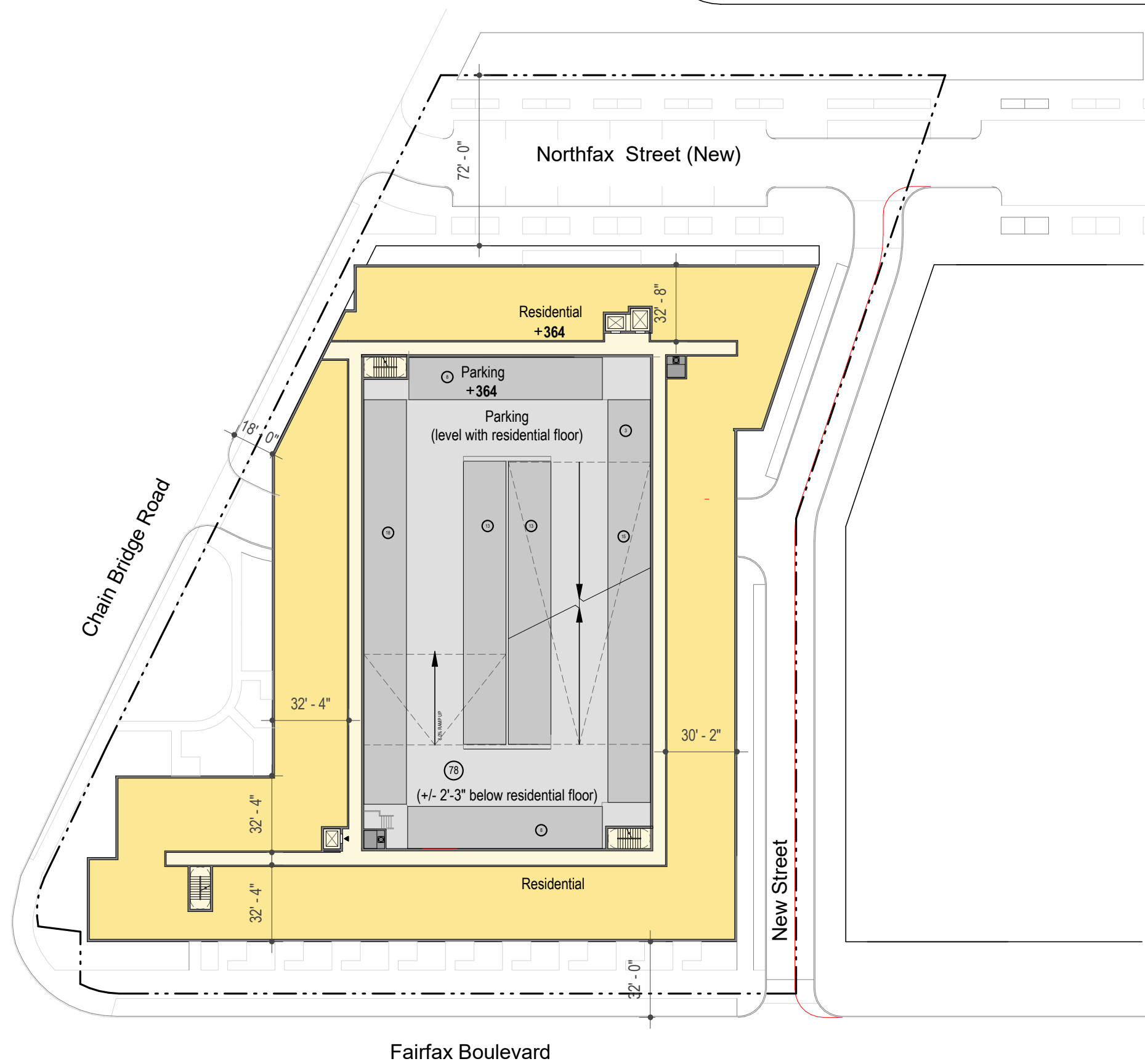


Second Floor

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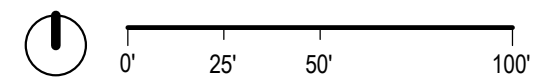


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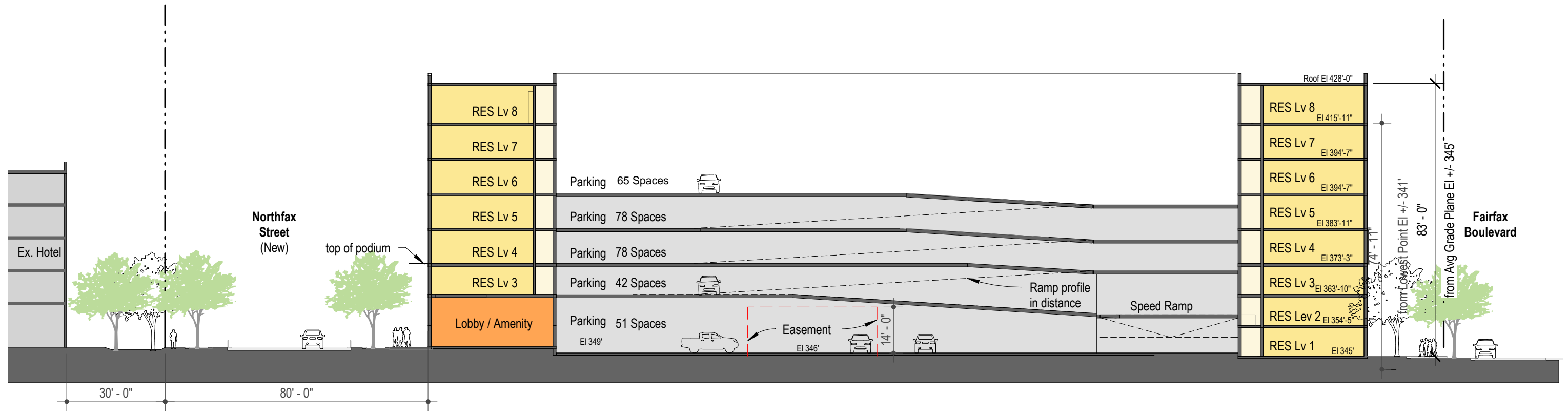


Typical Floors (3rd-8th Floors)

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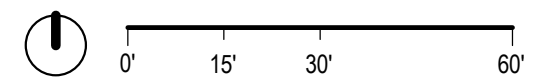


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Site Section (AA)

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| Northfax Chain Bridge Road | | | | | | | | |
|----------------------------|----------------|----------------|--------------|--------------|---------------|----------------|----------------|---------------------|
| LEVEL | Res. NRSF** | Res. Circ. | Res. Amenity | Retail | Service / BOH | Total (GSF) | Parking (GSF) | Parking Prov'd (SP) |
| LEVEL 08 | 30,233 | 5,330 | 0 | | 258 | 35,821 | | |
| LEVEL 07 | 30,233 | 5,330 | 0 | | 258 | 35,821 | | |
| LEVEL 06 | 30,233 | 5,330 | 0 | | 258 | 35,821 | 24,646 | 65 |
| LEVEL 05 | 30,223 | 5,330 | 0 | | 258 | 35,811 | 24,646 | 78 |
| LEVEL 04 | 30,223 | 5,330 | 0 | | 258 | 35,811 | 24,646 | 78 |
| LEVEL 03 | 30,223 | 5,330 | 0 | | 258 | 35,811 | 13,882 | 42 |
| LEVEL 02 | 14,006 | 3,289 | 0 | | 76 | 17,371 | 5,032 | 0 |
| LEVEL 01 | 14,149 | 3,919 | 6,203 | 2,273 | 5,347 | 31,891 | 27,657 | 53 |
| TOTAL | 209,523 | 39,188 | 6,203 | 2,273 | 6,971 | 264,158 | 120,509 | 316 |
| | | 254,914 | | | | | | |

| Unit Count per NRSF | | |
|----------------------|------------|------------|
| | 775 | Avg NSF/DU |
| Total Units | 271 | DU |
| Amenity Ratio / Unit | 22.9 | SF/DU |

| Required Parking | Parking Spaces |
|---------------------------------|----------------|
| Retail Parking (4.5 SP/1000 SF) | 11 |
| Res Parking (1.125 SP/DU) | 305 |
| Total Spaces Required | 316 |