



**1 SITE PLAN**  
SP1.01 1:250

**GRADING NOTES:**  
CIVIL DRAWINGS GOVERN FOR GRADING INFORMATION.  
NOTIFY ARCHITECT OF DISCREPANCIES.  
REFER TO LANDSCAPE DRAWINGS FOR PLANTINGS.

**DRAWING LEGEND**

[Symbol]	EXTENT OF ROOF TOP MECHANICAL ROOM
[Symbol]	EXTENT OF 1ST TO 4TH FLOOR
[Symbol]	DEPRESSED CURB
[Symbol]	AREA DRAIN
[Symbol]	ENTRY DOOR (PRINCIPAL)
[Symbol]	ENTRY/EXIT DOOR
[Symbol]	GARAGE DOOR
[Symbol]	SERVICE ENTRANCE
[Symbol]	FIRE HYDRANT(S)
[Symbol]	FIRE DEPARTMENT SIAMSESE CONNECTION(S)
[Symbol]	BOLLARD

**WASTE REQUIREMENTS:**  
CITY OF HAMILTON WASTE REQUIREMENTS FOR DESIGN OF NEW DEVELOPMENTS AND COLLECTION.  
Revision Date: November 10, 2021

NUMBER OF RESIDENTIAL UNITS	160 UNITS
Waste - Compacted Garbage	2.5 BINS
5 YD <sup>3</sup> BIN 1.8 x 1.8m	3 BINS
Recyclable Material - Chute	4 BINS
4 YD <sup>3</sup> BIN 1.8 x 1.8m	4 BINS
Organics - Chute	2 BINS
2 YD <sup>3</sup> BIN 1.04 x 1.8m	2 BINS
BULK STORAGE	10
TOTAL STORAGE AREA	55

Level	SALEABLE AREA (RESIDENTIAL SUITES)		COMMON AREA		GROSS AREA		FLOOR SPACE INDEX		EFFICIENCY FLOOR AREA	
	Area SF	Area sf	Area sf	Area SF	Area SF	Area SF	FSI	Type	Area SF	Percentage
1st FLOOR	21,067 SF	7,545 SF	28,612 SF	0.480				COMMON AREA	120,583 SF	87.27%
2nd FLOOR	25,522 SF	3,350 SF	28,872 SF	0.484				AMENITY	1,718 SF	11.49%
3rd FLOOR	25,528 SF	3,346 SF	28,874 SF	0.484				GRAND TOTAL	138,176 SF	1.24%
4th FLOOR	25,529 SF	3,346 SF	28,875 SF	0.484						100.00%
GRAND TOTAL	97,646 SF	17,594 SF	115,240 SF	1.933				SITE AREA	83,743 SF	

**NOTE:**  
THIS SITE PLAN IS BASED ON AND MUST BE READ IN CONJUNCTION WITH TOPO PLAN, Dwg No. 36688 PREPARED BY A.T. McLAREN LIMITED. KNYMH ACCEPTS NO RESPONSIBILITY FOR ACCURACY OR COMPLETENESS OF DATA SUPPLIED.

**TOPOGRAPHIC SURVEY OF PART OF LOT 17 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF BARTON IN THE CITY OF HAMILTON SCALE 1:250 METRIC S.D. McLAREN O.L.S. - 2021**

**GENERAL NOTES**

THE OWNER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNOCCUPIED BY SNOW DURING MAJOR SNOW EVENTS. THE OWNER IS REQUIRED TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS, AND OTHER SERVICES.

DRIVEWAYS ARE TO BE 1.2 CLEAR OF UTILITY STRUCTURES AND HYDRANTS. BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.

IF MINIMUM DIMENSION IS NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE. BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.

PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE, SNOW FENCE IS INSTALLED ON THE PERIMETER OF THE PROPERTY AND AT LOCATIONS AS DETERMINED BY THE MANAGER, DEVELOPMENT ENGINEERING. THE SNOW FENCE SHALL REMAIN IN PLACE UNTIL SUCH TIME AS OTHERWISE DIRECTED BY THE MANAGER, DEVELOPMENT ENGINEERING.

PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING SERVICE DEPARTMENT, CITY OF HAMILTON, FOR THE PURPOSE OF VEHICULAR ACCESS TO THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING EXCAVATIONS (ROAD ALLOWANCE PERMIT) WITHIN THE PROPERTY, (ENTRANCE PERMIT), AND SERVICING.

PARKING STALL DELINEATION TO BE 100MM WIDE WHITE OR YELLOW MARKINGS. VISITOR PARKING TO BE MARKED WITH A PAINTED 'V' LETTER. RESIDENT PARKING TO BE MARKED WITH PAINTED NUMBERS.

ALL REFUSE WILL BE STORED INTERNALLY. WASTE TO BE COLLECTED FROM HALTON REGION.

LOCATION OF GUARDS PROTECTING OPENINGS TO ACCESS UNDERGROUND PARKADE ARE IDENTIFIED ON PLAN - DETAIL AND CONSTRUCTION OF GUARD TO BE PART OF FUTURE COMPLETE ARCHITECTURAL DRAWINGS & ENGINEERED SHOP DRAWINGS BY SYSTEM MANUFACTURER ISSUED FOR CONSTRUCTION.

**SITE PLAN NOTES:**

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
- MAIN DRIVEWAY DIMENSION (S) AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 8.0M UNLESS OTHERWISE STATED.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:  
-BUILDING PERMIT  
-SEWER AND WATER PERMIT  
-ROAD CUT PERMITS  
-RELOCATION OF SERVICES  
-APPROACH APPROVAL PERMITS  
-ENCROACHMENT AGREEMENTS (IF REQUIRED)  
-COMMITTEE OF ADJUSTMENT
- ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNERS EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
- FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:  
"5.0 METER BY 5.0 METER VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METERS ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
- PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN AND OTHER DEVICES BY-LAW NO. 10-197.
- LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.

**ZONING AND SITE STATISTICS:**

251 STONE CHURCH ROAD WEST  
PROPOSED ZONE: E-2 (MULTIPLE DWELLINGS) DISTRICT OF ZONING BY-LAW NO. 6593

PROVISION	REQUIRED	PROPOSED / PROVIDED:	CONFORMITY
PERMITTED USES (11B.2)	Multiple Dwelling	Multiple Dwelling	Yes
MAX HEIGHT (11B.2.1)	8 Storeys or 26.0m	4 Storeys or 13.66m (19.2m Intc Mechanical Roof)	Yes
MIN FRONT YARD (11B.3.1.b)	Where a deeper front yard is required for any lot in another district on the same side of the street between two intersecting streets, the front yard shall be as required in such other district = 12.0m	4.6m	No
MIN SIDE YARD (11B.3.1.b)	19.2m (H) x 113.6m (L) / 120 = 18.5m + 3m (Habitable Window) = 21.2m = Max 13.5m	7.2m 3.1m to the Hypotenuse of a Daylight Triangle	No
MIN REAR YARD (11B.3.1.b)	19.2m (H) x 41.3m (W) / 120 = 6.6m + 3m	9.0m	No
INTENSITY OF USE (11B.4.v)	Min. Lot Width: 15.0m Min. Lot Area: 540.0m <sup>2</sup>	Lot Width: 54.7m Lot Area: 7,705.3m <sup>2</sup>	Yes
MAX FLOOR AREA RATIO (11B.5)	1.19 = 9,169.3m <sup>2</sup>	1.4 = 10,706.35m <sup>2</sup>	No
MIN LANDSCAPE AREA (11B.6)	25% of Lot Area = 2,024m <sup>2</sup>	2,580.3m <sup>2</sup> (31.9%)	Yes

  

REGULATION	REQUIRED	PROPOSED / PROVIDED:	CONFORMITY
MAX ENCROACHMENT OF BALCONY (18.3.v.c.c)	1.0m Into Req Front Yard & 1.5m From Street Line 1.5m Into Req Rear Yard 1.0m Into Req Side Yard	1m Into Req Front Yard & 3.4m From Street Line 1m Into Req Rear Yard 0.7m Into Req Side Yard	Yes Yes Yes

  

REGULATION	REQUIRED	PROPOSED / PROVIDED:	CONFORMITY
MIN PARKING SPACE DIMENSION (18A.7)	2.7m Wide 6.0m Long	2.8m Wide 5.8m Long Additional 0.3m Width Abutting an Obstruction	Yes No N/A
MIN VISITOR PARKING (18A. Table 1)	1.25 Spaces Per Class A Dwelling (Incl Visitor Parking) = 202 Spaces	1.34 Spaces Per Class A Dwelling = 215 Spaces	Yes
MIN VISITOR PARKING (18A. Table 2)	0.25 Spaces Per Class A Dwelling = 41 spaces	0.22 Spaces Per Class A Dwelling = 36 Spaces	No
MIN LOADING SPACE (18A. Table 3)	1 Space (9m x 3.7m x 4.3m) 1 Space (10m x 3.7m x 4.3m)	1 Space (9m x 3.7m x 4.3m)	No
MIN MANEUVERING SPACE (18A. Table 6)	6.0m	6.0m	Yes

  

Level	SUITE TYPES SUMMARY				GROSS FLOOR AREA	
	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	Units	Area
1st FLOOR	3	19	11	1	34	2658.14 m <sup>2</sup>
2nd FLOOR	5	25	11	1	42	2677.37 m <sup>2</sup>
3rd FLOOR	5	25	11	1	42	2685.42 m <sup>2</sup>
4th FLOOR	5	25	11	1	42	2685.42 m <sup>2</sup>
TOTAL	18	94	44	4	160	8055.66 m <sup>2</sup>

  

AMENITY AREA CALCULATION	AREA
CO-WORK ROOM	45.7 m <sup>2</sup>
FITNESS	56.9 m <sup>2</sup>
LANDSCAPE AMENITY	1264.6 m <sup>2</sup>
PARTY ROOM	56.9 m <sup>2</sup>
ROOF TERRACE	888.3 m <sup>2</sup>
TOTAL	2312.5 m <sup>2</sup>
TOTAL REQUIRED (160 Unit x 5m <sup>2</sup> )	805 m <sup>2</sup>

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK.  
ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY.  
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.  
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
1		

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

**REVISIONS TO DRAWING**

No.	DATE (DD,MM,YY)

**NOT FOR CONSTRUCTION**

BUILDING PERMIT NUMBER:  
NOT FOR CONSTRUCTION WITHOUT PERMIT

**KNYMH- ARCHITECTURE • SOLUTIONS**

KNYMH INC.  
1006 SKYVIEW DRIVE • SUITE 101  
BURLINGTON, ONTARIO • L7P 0V1  
T 905.639.6595  
F 905.639.0394  
www.knymh.com info@knymh.com

**TRUE NORTH**

THIS DOCUMENT IS INCOMPLETE AND MAY BE USED FOR REGULATORY APPROVAL PURPOSES ONLY. CONSTRUCTION SHALL BE FOR USE BY CONTRACTORS, SUBCONTRACTORS, OWNER AND CONTRACTORS TO PROVIDE THEIR INPUT TO THE DETERMINATION OF THIS DOCUMENT.

**251 STONECHURCH**

251 STONE CHURCH, HAMILTON, ON.

DRAWING SHEET TITLE:  
**CONCEPT PLAN**

DRAWING SCALE:  
As indicated

PROJECT NUMBER:  
**21029**

DRAWN BY: Author  
CHECKED BY: Checker

DRAWING SHEET NUMBER:  
**SP1.01**

DRAWING VERSION:  
PLOT DATE: