



GRADING NOTES:

CIVIL DRAWINGS GOVERN FOR GRADING INFORMATION. NOTIFY ARCHITECT OF DESCREPENCIES. REFER TO LANDSCAPE DRAWINGS FOR PLANTINGS.

	LEGEND
DRAWING	LEGEND

DRAWING LEGEND	
	EXTENT OF ROOF TOP MECHANICAL ROOM
	EXTENT OF 1ST TO 4TH FLOOR
DC	DEPRESSED CURB
_AD	AREA DRAIN
	ENTRY DOOR (PRINCIPAL)
	ENTRY/EXIT DOOR
	GARAGE DOOR
	SERVICE ENTRANCE
\boxtimes	FIRE HYDRANT(S)
$\overline{}$	FIRE DEPARTMENT SIAMESE CONNECTION(S)
	BOLLARD

WASTE REQUIREM	ENTS:			
CITY OF HAMILTON WASTE F DESIGN OF NEW DEVELOPM Revision Date: November 10, 2021				
NUMBER OF RESIDENTIAL UNITS	160 UNITS			
	REQ'D # OF BINS	PROVIDED # OF BINS	REQ'D AREA (m²)	PROVIDED AREA (m²)
Waste - Compacted Garbage 6 YD ³ BIN 1.8 x 1.8m	2.5 BINS	3 BINS	15	
Recyclable Material - Chute 6 YD ³ BIN 1.8 x 1.8m	4 BINS	4 BINS	20	
Organics - Chute 2 YD ³ BIN 1.04 x 1.8m	2 BINS	2 BINS	10	
BULK STORAGE			10	
TOTAL STORAGE AREA			55	55.25

SCALE 1:250 METRIC

S.D. McLAREN O.L.S. - 2021

· · - · - · - · - · - · - ·	BLE AREA TIAL SUITES)	COMMON AREA	GROSS AREA .	FLOOR SPACE INDEX	EFFICIE	ENCY FLOOR A	AREA
Level	Area SF	Area sf	Area SF	FSI	Туре	Area SF	Percentage
1st FLOOR	21,067 SF	7,545 SF	28,612 SF	0.480		120,583 SF	87.27%
2nd FLOOR	25,522 SF	3,356 SF	28,878 SF	0.484	COMMON AREA	15,876 SF	11.49%
3rd FLOOR	25,528 SF	3,346 SF	28,875 SF	0.484	AMENITY	1,718 SF	1.24%
4th FLOOR	25,529 SF	3,346 SF	28,875 SF	0.484	GRAND TOTAL	138,176 SF	100.00%
GRAND TOTAL	97,646 SF	17,594 SF	115,240 SF	1.933	SITE AREA	8	3,743 SF

TOPOGRAPHIC SURVEY OF PART OF THIS SITE PLAN IS BASED ON AND MUST BE READ IN CONJUNCTION LOT 17 WITH TOPO PLAN, Dwg No. 36688 PREPARED BY A.T. McLAREN LIMITED. KNYMH ACCEPTS NO CONCESSION 8 GEOGRAPHIC RESPONSIBILITY FOR ACCURACY OR COMPLETENESS OF DATA TOWNSHIP OF BARTON IN THE CITY OF HAMILTON

GENERAL NOTES

THE OWNER IS REQUIRED TO REMOVE SNOW OFF SITE AND MAINTAIN REQUIRED PARKING UNENCUMBERED BY SNOW DURING MAJOR SNOW EVENTS. THE OWNER IS REQUIRED TO REMOVE SNOW AND ICE FROM ALL EXIT PATHS AND STAIRS. SNOW WILL BE REMOVED FROM SITE BY PRIVATE COMPANY.

DRIVEWAYS ARE TO BE 1.2 CLEAR OF UTILITY STRUCTURES AND HYDRANTS. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS, AND OTHER SERVICES.

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 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 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

SITE PLAN NOTES:

1. 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.

2. 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.

3. MAIN DRIVEWAY DIMENSION (S) AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 8.0M UNLESS OTHERWISE STATED.

4. 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

5. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.

6. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE "5.0 METER BY 5.0M 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."

7. PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN AND OTHER DEVICES

8. LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR

ZONING AND SITE STATISTICS:

REQUIRED

GENERAL PROVISIONS REGULATION

PROVISION	REQUIRED	PROPOSED / PROVIDED:	CONFORMITY
PERMITTED USES (11B.vi)	Multiple Dwelling	Multiple Dwelling	Yes
MAX HEIGHT (11B.2.ii)	8 Storeys or 26.0m	4 Storeys or 13.66m (19.2m Inlc Mechanical Roof)	Yes
MIN FRONT YARD (11B.3.i.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	4.8m	No
MIN SIDE YARD (11B.3.ii.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.iii.b)	19.2m (H) x 41.3m (W) / 120 = 6.6m + 3m (Habitable Window) = 9.6m	9.0m	No
INTENSITY OF USE (11B.4.iv)	Min. Lot Width: 15.0m Min. Lot Area: 540.0m ²	Lot Width: 54.7m Lot Area: 7,705.3m ²	Yes
MAX FLOOR AREA RATIO (11B.5)	1.19 = 9,169.3m ²	1.4 = 10,706.35m ²	No
MIN LANDSCAPE AREA (11B.6)	25% of Lot Area = 2,024m ²	2,580.3m ² (31.9%)	Yes

1.0m Into Req Front Yard & 1.5m	1m Into Req Front Yard & 3.4m	Yes
1.5m Into Req Rear Yard	1m Into Req Rear Yard	Yes
1.0m Into Req Side Yard	0.7m Into Req Side Yard	Yes
REQUIREMENTS		
REQUIRED	PROPOSED / PROVIDED:	CONFORMITY
2.7m Wide	2.8m Wide	Yes
6.0m Long	5.8m Long Additional 0.3m Width	No
	Abutting an Obstruction	N/A
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		No
1 Space (9m x 3.7m x 4.3m) 1 Space (18m x 3.7m x 4.3m)	1 Space (9m x 3.7m x 4.3m)	No
6.0m	6.0m	Yes
	1.0m Into Req Side Yard REQUIREMENTS REQUIRED 2.7m Wide 6.0m Long 1.25 Spaces Per Class A Dwelling (Incl Visitor Parking) = 202 Spaces 0.25 Spaces Per Class A Dwelling = 41 spaces 1 Space (9m x 3.7m x 4.3m) 1 Space (18m x 3.7m x 4.3m)	1.5m Into Req Rear Yard 1m Into Req Rear Yard 1.0m Into Req Side Yard 0.7m Into Req Rear Yard 0.7m Into Req Side Yard 0.7m Into Req Rear Yard REQUIREMENTS PROPOSED / PROVIDED: 2.7m Wide 2.8m Wide 5.8m Long Additional 0.3m Width Abutting an Obstruction 1.25 Spaces Per Class A Dwelling (Incl Visitor Parking) = 202 Spaces 1.34 Spaces Per Class A Dwelling = 215 Spaces 0.25 Spaces Per Class A Dwelling = 41 spaces 0.22 Spaces Per Class A Dwelling = 36 Spaces 1 Space (9m x 3.7m x 4.3m) 1 Space (9m x 3.7m x 4.3m) 1 Space (18m x 3.7m x 4.3m) 1 Space (9m x 3.7m x 4.3m)

PROPOSED / PROVIDED:

CONFORMITY

SUITE TYPES SUMMAF	RY					GROSS FLOOR	AREA
Level	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den	Units	1ST FLOOR	2658.14 m²
						2ND FLOOR	2677.37 m ²
1st FLOOR	3	19	11	1	34	3RD FLOOR	2685.42 m ²
2nd FLOOR	5	25	11	1	42	4TH FLOOR	2685.42 m ²
3rd FLOOR	5	25	11	1	42	GFA	10706.35 m²
4th FLOOR	5	25	11	1	42	ROOF	2685.42 m²
TOTAL	18	94	44	4	160	UG PARKING	6055.66 m²

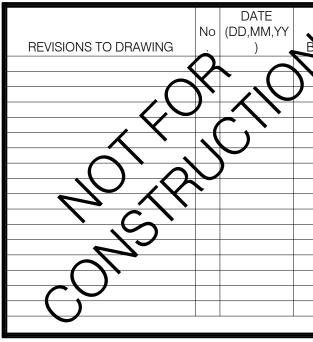
TOTAL LOCKERS		PROVIDED 184 LOCKERS
BIKE STORAGE (Long-Term)		PROVIDED 72 SPACES @ U.G. LEVEL
BIKE STORAGE (Short-Term)		PROVIDED 5 SPACES @ GRADE
AMENITY AREA CALCULATION	AREA	
CO-WORK ROOM	45.7 m²	
FITNESS	56.9 m²	
LANDSCAPE AMENITY	1264.6 m²	
PARTY ROOM	56.9 m²	
ROOF TERRACE	888.3 m ² .	
TOTAL	2312.5 m²	
TOTAL REQUIRED (160 Unit x 5m2)	805 m²	

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK L DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS OM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHOURIT ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE HITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK E CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKE R CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COS

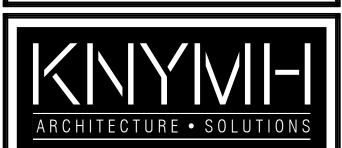




		DATE			
DRAWING SETS ISSUED	No.	(DD,MM,YY)	BY		
-	1.	-	-		
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED					
		DATE			



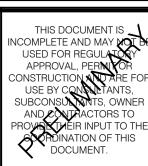
BUILDING PERMIT NUMBER: NOT FOR CONSTRUCTION WITHOUT PERMI



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251 STONECHURCH

251 STONE CHURCH, HAMILTON, ON.

CONCEPT PLAN

DRAWING SCALE:	PROJECT NUMBER:
As indicated	2102

DRAWN BY: CHECKED BY: DRAWING SHEET NUMBER: Author