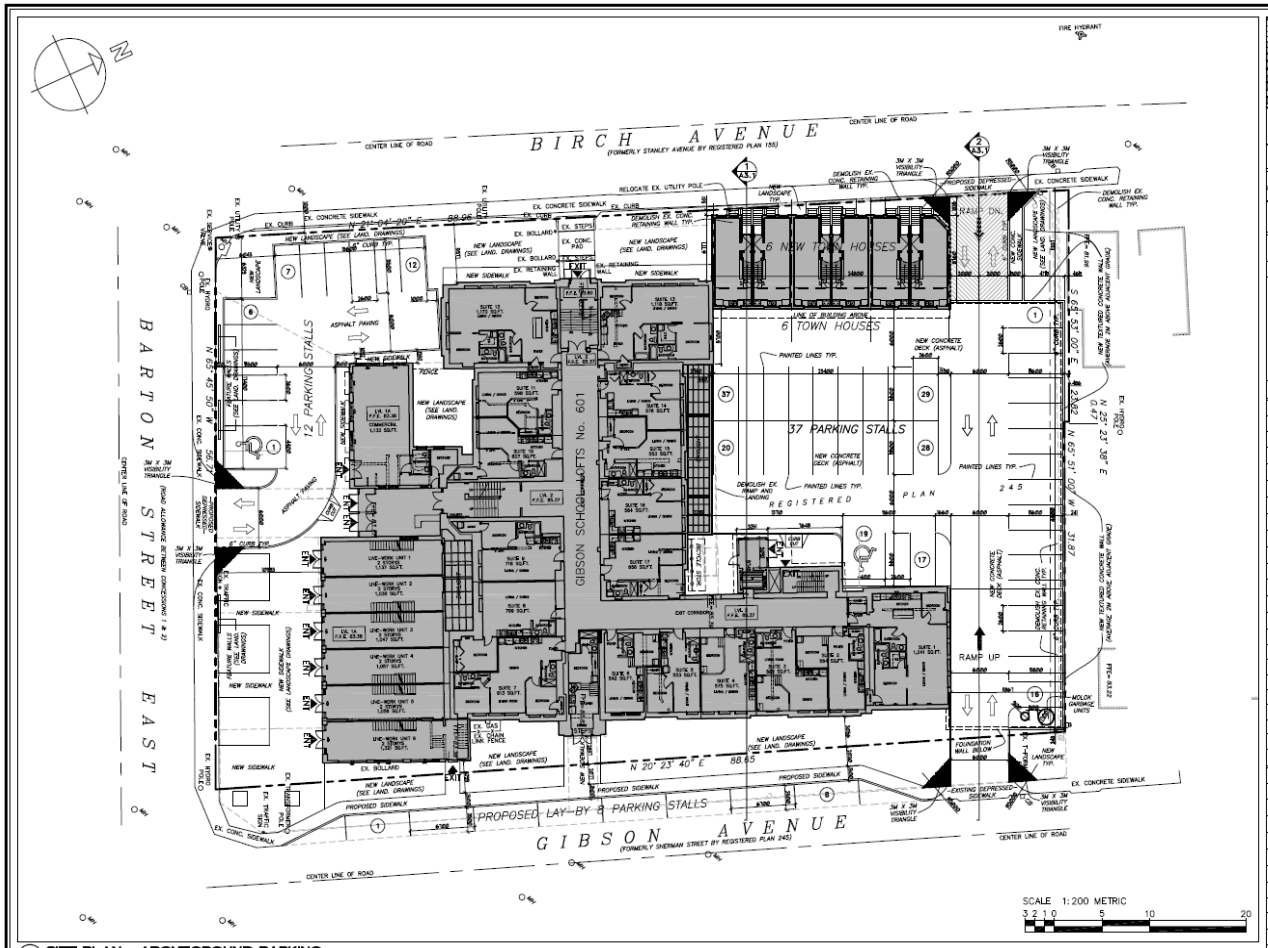


1 SITE PLAN – ABOVEGROUND PARKING
A1.1 SCALE 1:200

NOTES ON SITE PLAN:

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF DEVELOPMENT AND REAL ESTATE DIVISION, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE REINSTALLED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
3. MAIN DRIVEWAYS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.3m UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.0m SHALL BE WITHIN THE PUBLIC RIGHT OF WAY.
5. ALL DRIVEWAYS TO BE WITHIN THE MUNICIPAL RIGHT OF WAY.
6. 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 PERMITS
-ROAD CUT PERMITS
-APPROVAL APPROVAL PERMITS
-COMMITTEE OF ADJUSTMENT

6. 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.
7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:
"3.0 METRE BY 3.0 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.450 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET."

-SEWER PERMITS
-RELOCATION OF SERVICES
-ENCROACHMENT AGREEMENTS (IF REQUIRED)

8. THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING, ORGANICS, AS WELL AS LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON AS INDICATED BY THE CITY'S SOLID WASTE MANAGEMENT BY-LAW 09-067. COLLECTION OF GARBAGE THROUGH A PRIVATE WASTE HAULER(S) RECYCLING IS STRONGLY ENCOURAGED.
9. ALL SITE LIGHTING TO BE ARRANGED TO BUILDING LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS. "HOUSE SHIELDS" MUST BE PROVIDED WHERE NEEDED, TO COMPLETELY ELIMINATE GLARE TO ADJACENT PROPERTIES.
10. FENCING SHALL CONFORM TO BY-LAW No. 10-142
11. SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF HAMILTON SIGN BY-LAW No. 10-197

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED

ACKNOWLEDGMENT:

THE SUBJECT PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. IT IS REASONABLE TO EXPECT THAT ARCHAEOLOGICAL RESOURCES MAY BE ENCOUNTERED DURING ANY EXCAVATION, GRADING, CONSTRUCTION ACTIVITIES, LANDSCAPING, STAGING, STOCKPILING OR OTHER SOIL DISTURBANCES, AND THE PROPONENT IS ADVISED TO CONDUCT AN ARCHAEOLOGICAL ASSESSMENT PRIOR TO SOIL IMPACTS IN ORDER TO ADDRESS THESE CONCERNS AND MITIGATE THROUGH PRESERVATION OR RESOURCE REMOVAL AND DOCUMENTATION, ADVERSE IMPACTS TO ANY SIGNIFICANT ARCHAEOLOGICAL RESOURCES FOUND. MITIGATION BY AN ONTARIO – LICENSED ARCHAEOLOGIST, MAY INCLUDE THE MONITORING OF ANY MECHANICAL EXCAVATION ARISING FROM THIS PROJECT IF ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED ON-SITE. FURTHER STAGE 4 MITIGATION MAY BE REQUIRED AS ACCORDED BY THE ONTARIO MINISTRY OF TOURISM, CULTURE AND SPORT. ALL ARCHAEOLOGICAL REPORTS SHALL BE SUBMITTED TO THE CITY OF HAMILTON FOR APPROVAL CONCURRENT WITH THEIR SUBMISSION TO THE MINISTRY OF TOURISM, CULTURE AND SPORT.

SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY DURING ANY OF THE ABOVE DEVELOPMENT ACTIVITIES THE ONTARIO MINISTRY OF CULTURE (MTCS) SHOULD BE NOTIFIED IMMEDIATELY (416.314.7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MTCS AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CONSUMER RELATIONS UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.326.8392)

UNDERTAKING

FILE No. –

(a) (NOT) THE OWNER(S) OF THE LAND, HEREBY UNDERTAKE AND AGREE HEREBY REGISTRATION,

(a) TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWING AND NOT TO VARY THEREFROM.

(b) TO PERFORM THE FACILITIES, WORK OR MATTERS MENTIONED IN SECTION 41(7)(a) OF THE PLANNING ACT SHOWN ON THIS PLAN AND DRAWING(S) IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____

(c) TO MAINTAIN TO THE SATISFACTION OF THE CITY AND AT MY (OUR) SOLE RISK AND EXPENSE, ALL OF THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41 (7)(b) OF THE SAID ACT, SHOWN ON THIS PLAN AND DRAWING, INCLUDING REMOVAL OF SNOW FROM ACCESS RAMPS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS, AND,

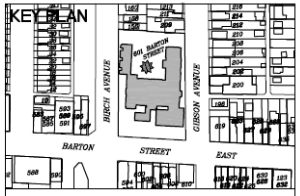
(d) IN THE EVENT THAT THE OWNER DOES NOT COMPLY WITH THE PLAN DATED _____ THE OWNER AGREES THAT THE CITY MAY ENTER THE LAND AND DO THE REQUIRED WORKS, & FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN.

DATED: THIS _____ DAY OF _____, 20 ___

WITNESS (SIGNATURE) _____ OWNER(S) (SIGNATURE) _____ (SEAL)

WITNESS (PRINT) _____ OWNER (PRINT) _____

ADDRESS OF WITNESS _____



SITE STATISTICS

PROPOSED ZONING:
"E" DISTRICT MODIFIED
LEGAL DESCRIPTION:

TOPOGRAPHIC PLAN OF
LOTS 1 TO 5 INCLUSIVE AND
PART OF LOT 6
PLAN 155 AND
LOT 103 AND PART OF LOT 102
PLAN 245 AND
PART OF LOT 9
CONCESSION 1

SITE STATISTICS	AREA (Sq.M.)
SITE AREA	4,978 S.M.
GIBSON LOFT BUILDING COVERAGE	2,029 S.M. (41%)
– FIRST LEVEL (RESIDENTIAL)	1,579 S.M.
– 2ND LEVEL (RESIDENTIAL & RETAIL)	1,955 S.M.
– THIRD LEVEL (RESIDENTIAL)	1,791 S.M.
– FOURTH LEVEL (RESIDENTIAL)	1,134 S.M.
– FIFTH LEVEL (RESIDENTIAL)	1,134 S.M.
– GROSS FLOOR AREA	7,593 S.M.
GIBSON TOWNHOUSE BUILDING COVERAGE	238 S.M. (5%)
– GROSS FLOOR AREA	770 S.M.
GIBSON PARKING STRUCTURE COVERAGE	1,226 S.M. (24%)
LANDSCAPED / SIDEWALK AREA:	986 S.M. (20%)
ASPHALT PAVED SURFACE AREA:	499 S.M. (10%)
FLOOR AREA RATIO (1:1.7 MAX):	1:1.68
BUILDING HEIGHT (FROM GRADE):	17.7M (4 STORIES)
BUILDING HEIGHT ABOVE SEA LEVEL:	+/– 100 M
LOT WIDTH: (BARTON STREET)	56.7 M

NO. OF GIBSON UNITS		**88**
1 BEDROOMS		72
2 BEDROOMS		16
NO. OF LIVE WORK UNITS		**6**
NO. TOWNHOUSE UNITS		**6**
TOTAL NO. OF UNITS		**100**
PARKING	RATIO	REQUIRED
RETAIL	1 PER 30m² (–450m²)	
TOTAL REQUIRED PARKING SPACES:		0
TOTAL PROVIDED PARKING STALLS		0
No. OF WHICH ARE BARRIER FREE STALLS		0
PARKING	RATIO	REQUIRED
RESIDENTIAL	1.25/UNIT + 0.25/UNIT VISITOR	
TOTAL REQUIRED PARKING SPACES:		150
TOTAL PROVIDED PARKING STALLS		95
No. OF WHICH ARE BARRIER FREE STALLS		3
PROPOSED OFF SITE LAY-BY PARKING STALLS		8
LOADING	RATIO	REQUIRED
RETAIL	1 PER 450m²	
TOTAL LOADING SPACES REQUIRED:		0
TOTAL LOADING SPACES PROPIVED:		**0**

YARD SETBACKS: PROPOSED	REQUIRED	PROVIDED
Min. Front Yard (BARTON STREET)	–m	10.9m
Min. Side Yard (GIBSON AVENUE)	–m	1.2m
Min. Side Yard (BIRCH AVENUE)	–m	0.5m
Min. Rear Yard	–m	11.8m
LANDSCAPE WIDTH BARTON STREET	REQUIRED	PROVIDED
	3.0m	0m

LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH – HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6100 ✉ F: 905.522.2935 ✉ E: jlintack@lintackarch.com
www.lintackarch.com

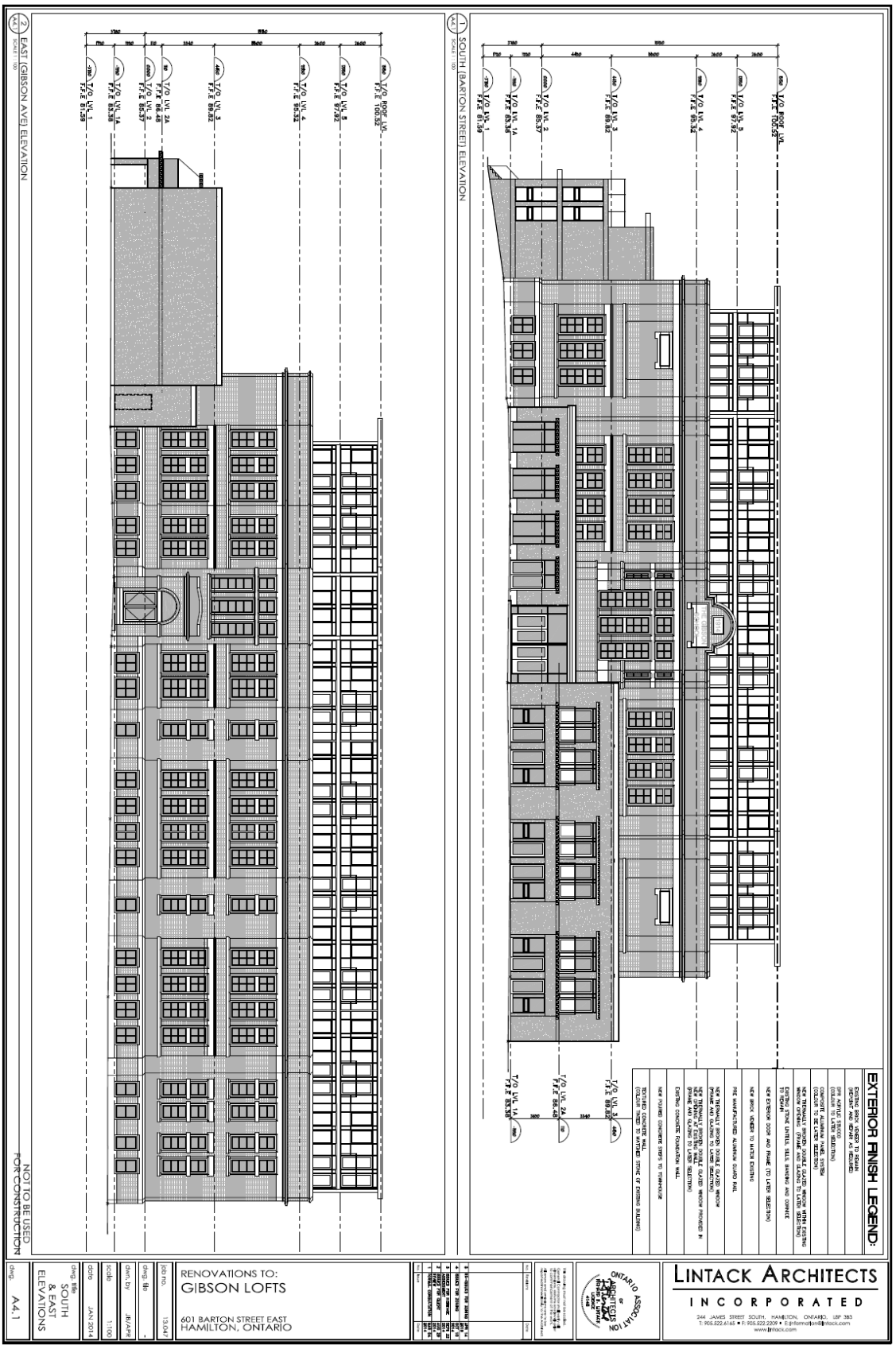
ONTARIO ASSOCIATION OF ARCHITECTS
JOHN C. LINTACK
LICENCE 4148

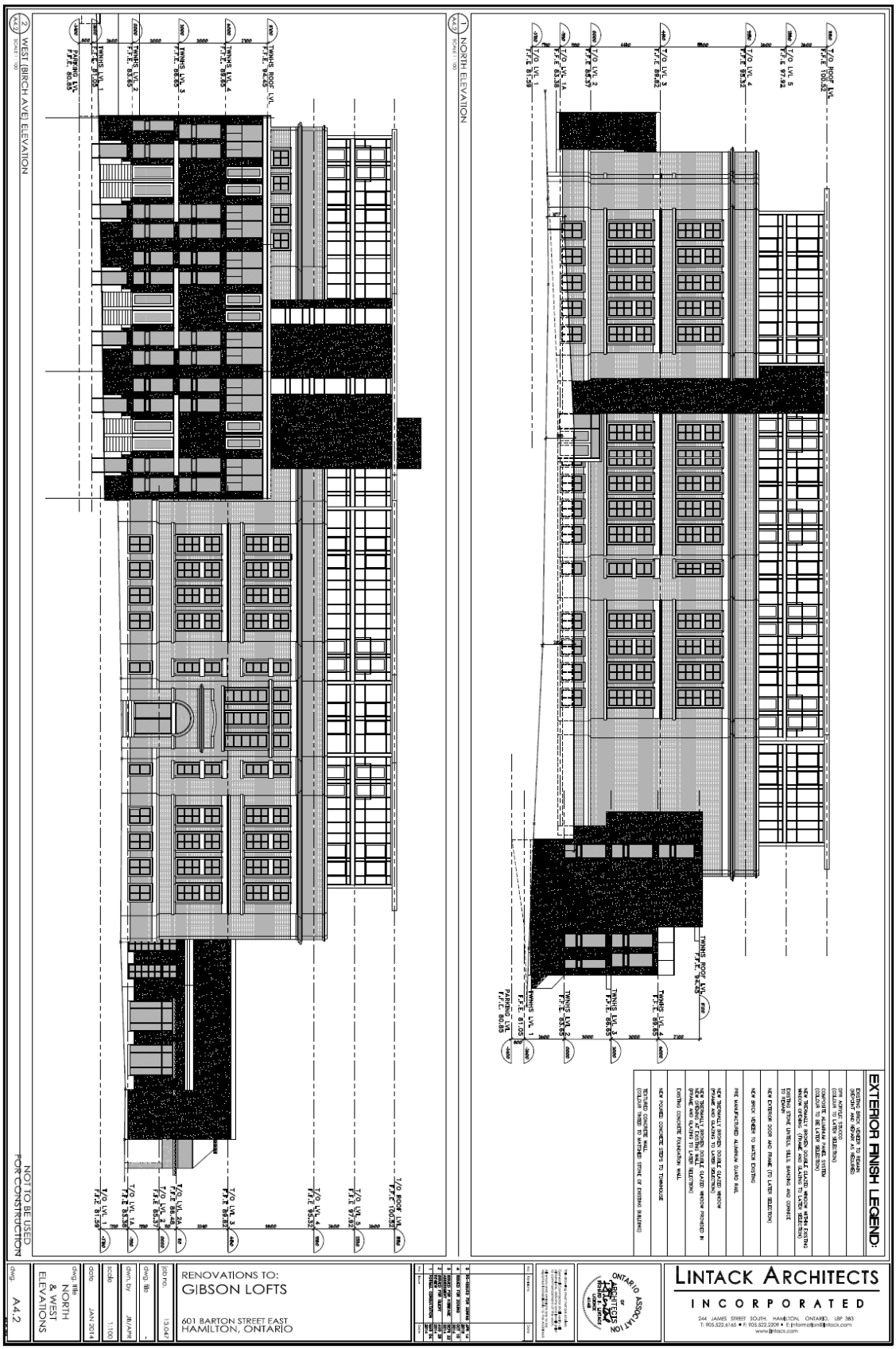
This drawing must not be scaled.
General Contractor shall verify all dimensions and report any discrepancies to the Architect before proceeding with the work.
Drawings and specifications are the Architect's property and must be returned to him on request.

No.	Issue	Date
5	RE-ISSUED FOR ZONING	APR 14 2014
4	ISSUED FOR ZONING	MAR 18 2014
3	ISSUED FOR HERITAGE ASSESSMENT	SEPT 03 2014
2	ISSUED FOR CLIENT REVIEW	AUG 29 2014
1	FORMAL CONSULTATION	AUG 07 2014
0	FORMAL CONSULTATION	MAR 04 2014

RENOVATIONS TO:
GIBSON SCHOOL LOFTS
601 BARTON STREET EAST
HAMILTON, ONTARIO

job no.	13.047
dwg. file	A1_SITE PLAN
dwn. by	JB
scale	1:200
date	FEBRUARY 2014
dwg. title	SITE PLAN ABOVEGROUND PARKING
dwg.	A1.1


EXTERIOR FINISH LEGEND:
EXISTING BRICK VENEER TO REMAIN (REPAIRS AND REPAIR AS REQUIRED)
SPR ACRYLIC STUCCO (COLOUR TO LATER SELECTION)
COLOURED CONCRETE PANEL (COLOUR TO BE LATER SELECTION)
NEW THERMALLY BROKEN DOUBLE GLAZED WINDOW WITH EXISTING WINDOW OPENING (FRAME AND GLAZING TO LATER SELECTION)
EXISTING STONE LINTELS, SILLS, BANDING AND CORNICE TO REMAIN
NEW EXTERIOR DOOR AND FRAME (TO LATER SELECTION)
NEW BRICK VENEER TO MATCH EXISTING
PRE MANUFACTURED ALUMINUM GUARD RAIL
NEW THERMALLY BROKEN DOUBLE GLAZED WINDOW (COLOUR TO BE LATER SELECTION)
NEW THERMALLY BROKEN DOUBLE GLAZED WINDOW PAINTED IN EXISTING WALL (FRAME AND GLAZING TO LATER SELECTION)
EXISTING CONCRETE FOUNDATION WALL
NEW POURED CONCRETE STEPS TO TOWNHOUSE
REPAIRED CONCRETE WALL (COLOUR TINTED TO MATCHED STONE OF EXISTING BUILDING)
T/O ROOF LVL F.F.E 100.52
T/O LVL 5 F.F.E 97.26
T/O LVL 4 F.F.E 95.26
T/O LVL 3 F.F.E 89.82
T/O LVL 2 F.F.E 86.57
T/O LVL 2A F.F.E 86.48
T/O LVL 1A F.F.E 83.38
T/O LVL 1 F.F.E 81.96
SOUTH (BARTON STREET) ELEVATION
EAST (GIBSON AVE) ELEVATION
NOT TO BE USED FOR CONSTRUCTION
RENOVATIONS TO:
GIBSON LOFTS
601 BARTON STREET EAST
HAMILTON, ONTARIO
LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6163 ■ F: 905.522.2209 ■ E: information@lintack.com
www.lintack.com
ONTARIO ASSOCIATION OF ARCHITECTS
SOUTH & EAST ELEVATIONS
A4.1
JAN 2014
1:100
JB/APR
13.044


EXTERIOR FINISH LEGEND:
EXISTING BRICK VENEER TO REMAIN (REPAIR AND REPAIR AS REQUIRED)
NEW BRICK VENEER (COLOUR TO LATER SELECTION)
COMPOSITE ALUMINUM PANEL SYSTEM (COLOUR TO BE LATER SELECTION)
NEW ORNAMENTAL STEEL GUARD AND HANDRAIL (COLOUR TO BE LATER SELECTION)
EXISTING STONE LINTELS, SILLS, BANDING AND CORNICE TO REMAIN
NEW EXTERIOR DOOR AND FRAME (TO LATER SELECTION)
NEW BRICK VENEER TO MATCH EXISTING
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NEW THERMALLY BROKEN DOUBLE GLAZED WINDOW (FRAME AND GLAZING TO LATER SELECTION)
NEW THERMALLY BROKEN DOUBLE GLAZED WINDOW PROVIDED IN (FRAME AND GLAZING TO LATER SELECTION)
EXISTING CONCRETE FOUNDATION WALL
NEW POURED CONCRETE STEPS TO TOWNHOUSE
TEXTURED CONCRETE WALL (COLOUR TINTED TO MATCHED STYLE OF EXISTING BUILDING)
NORTH ELEVATION
WEST (BIRCH AVE) ELEVATION
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