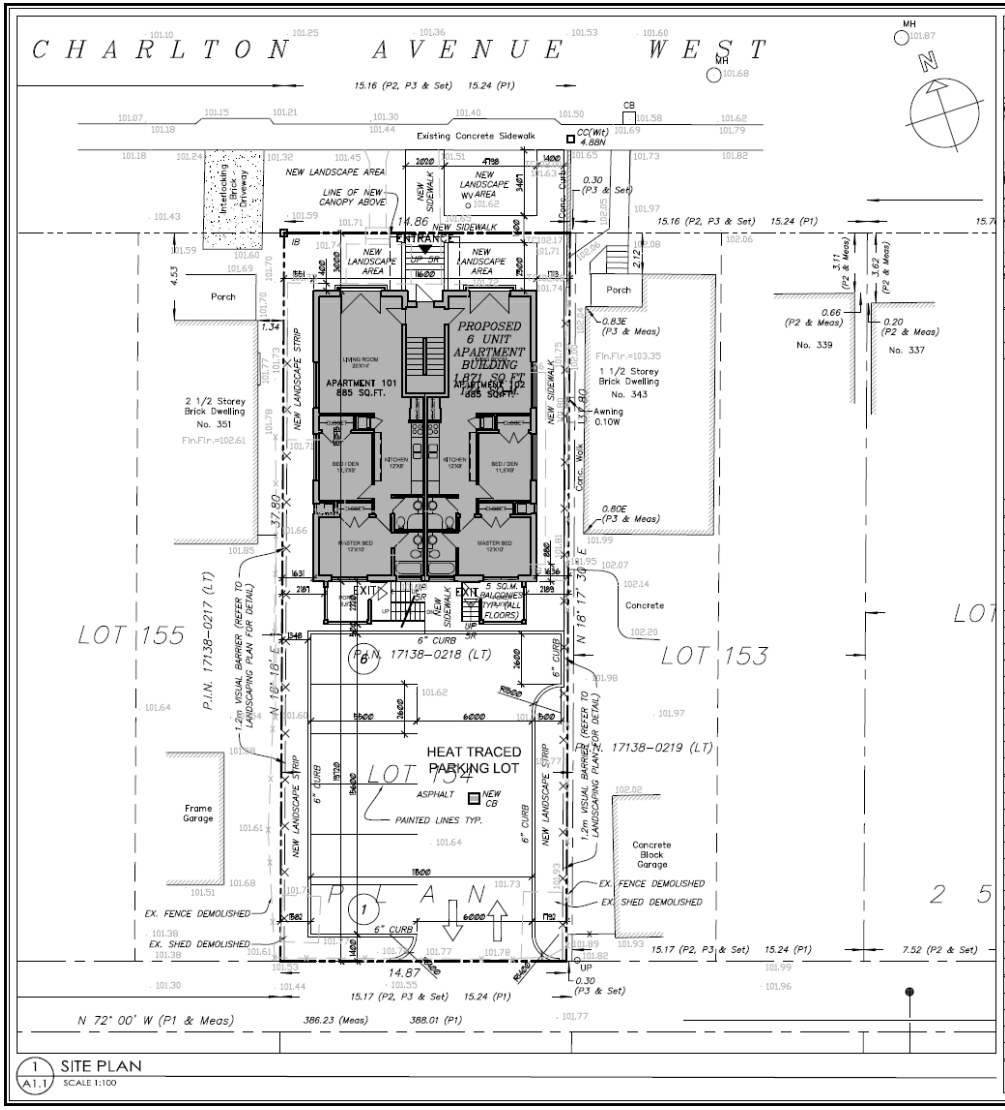
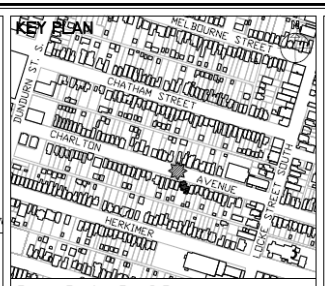


1 / A1.1 SITE PLAN
SCALE 1:100



SITE STATISTICS

PROPOSED ZONING: 'D'
FORMER CITY OF HAMILTON BY-LAW No. 6593

LEGAL DESCRIPTION:

SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF
PART OF LOT 154
BLOCK "D"
REGISTERED PLAN 253
B.A. JACOBS SURVEYING LTD.
ONTARIO LAND SURVEYOR
CITY OF HAMILTON
SCALE 1:100 METRIC
5 4 3 2 1 0 5 10

SITE STATISTICS	AREA (Sq.M.)
SITE AREA	561.9 SQ.M.
BUILDING COVERAGE	173.9 SQ.M. (31%)
REQUIRED LANDSCAPED AREA	N/A
PROPOSED LANDSCAPED AREA	189.0 SQ.M. (34%)
– AREA OF WHICH IS EXTERIOR BALCONIES & STAIRS	24.4 SQ.M. (4%)
PAVED SURFACE AREA:	193.0 SQ.M. (35%)
GROSS FLOOR AREA:	513.4 SQ.M.
– FIRST FLOOR AREA:	173.9 SQ.M.
– SECOND FLOOR AREA:	173.9 SQ.M.
– THIRD FLOOR AREA:	165.6 SQ.M.
BASEMENT FLOOR AREA (CELLAR):	173.9 SQ.M.
ROOF TOP AMENITY SPACE:	43.7 SQ.M.
MAXIMUM BUILDING HEIGHT:	14m (3 STOREYS)
PROPOSED BUILDING HEIGHT:	10.2m (3 STOREYS)
BUILDING HEIGHT ABOVE SEA LEVEL:	+/– 112m

PARKING	RATIO	REQUIRED
RESIDENTIAL	1.25 PER UNIT	
TOTAL REQUIRED PARKING SPACES		6
TOTAL PROVIDED PARKING STALLS		6
VISITOR		
TOTAL REQUIRED PARKING SPACES		2
TOTAL PROVIDED PARKING STALLS		0
No. OF WHICH ARE BARRIER FREE STALLS		N/A

LOADING	RATIO	REQUIRED
RESIDENTIAL	1 AS PER 5 TO 30	
TOTAL REQUIRED LOADING SPACES		1
TOTAL PROVIDED LOADING SPACES		0

YARD SETBACKS:	REQUIRED	PROVIDED
MIN. Front Yard (NORTH)	6.0m	3.0m
MIN. Side Yard (EAST)	2.7m	1.7m
MIN. Side Yard (WEST)	2.7m	1.6m
MIN. Rear Yard (SOUTH)	7.5m	19.7m

MINIMUM WIDTH OF LOT REGULATION	REQUIRED	ESTABLISHED
	12m OR 18m	14.86m

UNDERTAKING FILE No. —

I, (WE) _____ THE OWNER(S) OF THE LANDS, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION,

(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)(c) OF THE SAID ACT, SHOWN IN 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, AND FURTHER THE OWNER AUTHORIZES THE CITY TO USE THE SECURITY FILED TO OBTAIN COMPLIANCE WITH THIS PLAN;

(e) PURCHASERS/TENANTS ARE ADVISED THAT SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY OCCASIONALLY INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVELS MAY EXCEED THE MUNICIPALITY'S AND THE MINISTRY OF ENVIRONMENT'S NOISE CRITERIA;

(f) PURCHASERS/TENANTS ARE ADVISED THAT PARKING IS LIMITED WITHIN THE SURROUNDING AREA. RESIDENTS OF MULTIPLE DWELLINGS ARE NOT ELIGIBLE FOR PARKING PERMITS. RESIDENTS ARE ADVISED TO ENSURE THEIR PARKING REQUIREMENTS ARE SATISFIED THROUGH THE NECESSARY MEANS.

DATED THIS _____ DAY OF _____ 20____

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

WITNESS (PRINT) OWNER (PRINT)

ADDRESS OF WITNESS

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 ESTABLISHED 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 7.5m UNLESS OTHERWISE STATED.

4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.

5. 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
—APPROACH APPROVAL PERMITS
—COMMITTEE OF ADJUSTMENT
—SEWER PERMITS
—RELOCATION OF SERVICES
—ENCROACHMENT AGREEMENTS (IF REQUIRED)

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 0.60 METRES ABOVE THE CORRESPONDING PERPENDICULAR (ENTHELINE ELEVATION OF THE ADJACENT STREET."

8. THIS PROPERTY IS ELIGIBLE FOR WEEKLY COLLECTION OF GARBAGE, RECYCLING, ORGANICS, AS WELL AS LEAF AND YARD WASTE THROUGH THE CITY OF HAMILTON SUBJECT TO COMPLIANCE WITH SPECIFICATIONS INDICATED BY THE PUBLIC WORKS DEPARTMENT AND SUBJECT TO COMPLIANCE WITH THE CITY'S SOLID WASTE MANAGEMENT BY-LAW 09-067, AS AMENDED (GARBAGE WILL BE BROUGHT TO THE CURB ON COLLECTION DAY).

9. ALL SITE LIGHTING TO BE AFFIXED TO BUILDING. EXISTING MUST BE DIRECTED AWAY FROM 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:

11. 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 DEMOLITION, GRADING, CONSTRUCTION ACTIVITIES, LANDSCAPING, DRAINS, EXCAVATIONS OR OTHER SOIL DISTURBANCES, AND THE PROPONENT IS ADVISED TO CONDUCT ARCHAEOLOGICAL ASSESSMENTS PRIOR TO ANY SOIL DISTURBANCE 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 IDENTIFIED ON-SITE, FURTHER STAGE 4 MITIGATION MAY BE REQUIRED AS DETERMINED 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 OF DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416.326.8392)

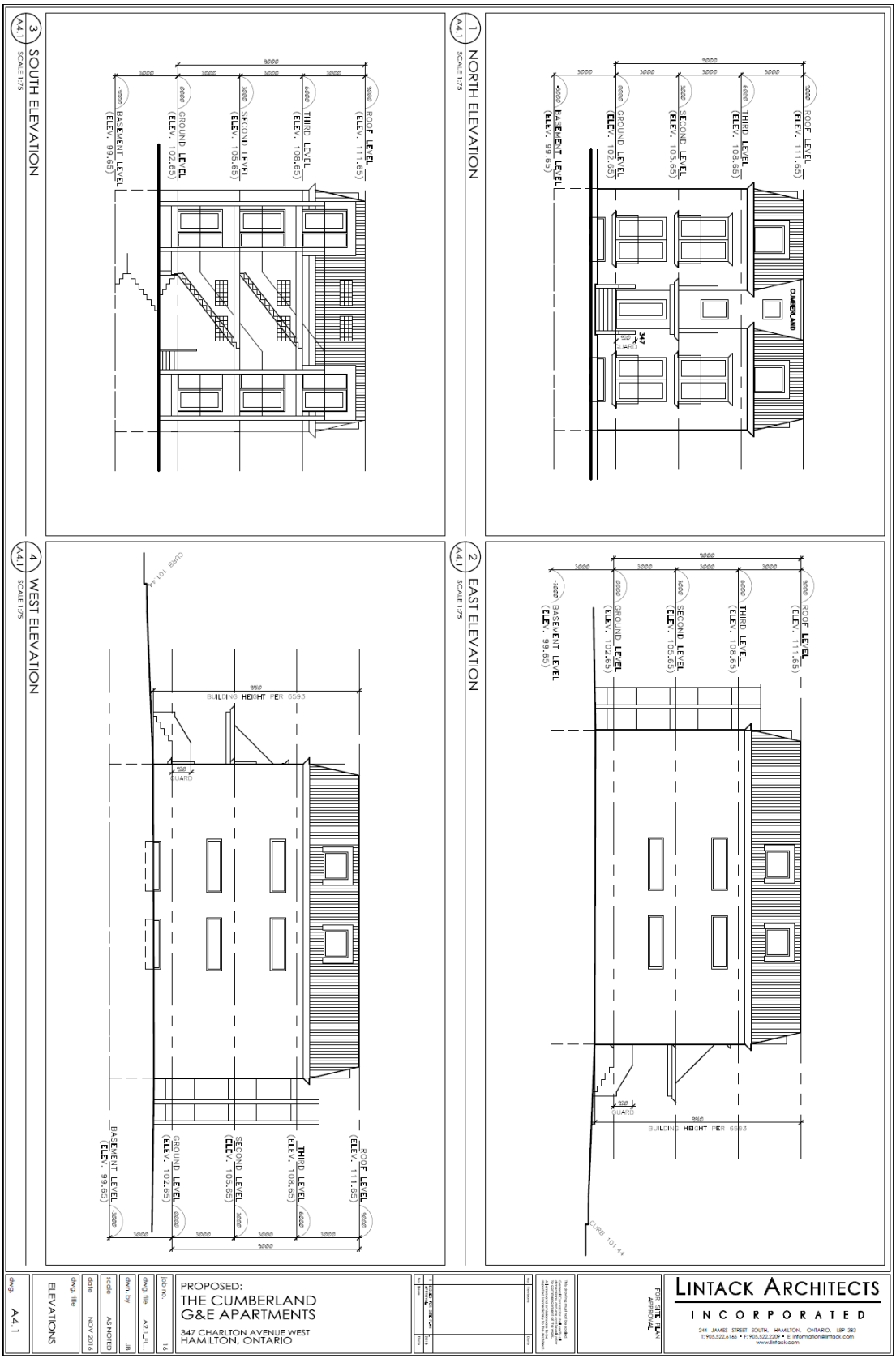
LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.2148 F: 905.522.2148 E: lintackarch@bell.net
www.lintack.com

FOR SITE PLAN APPROVAL

No.	Revisions	Date
1	ISSUED FOR SITE PLAN APPROVAL	2016
2		

PROPOSED:
THE CUMBERLAND
G&E APARTMENTS
347 CHARLTON AVENUE WEST
HAMILTON, ONTARIO

job no.	16
dwg. file	A1.1_SITE...
dwn. by	JB
scale	AS NOTED
date	NOV 2016
dwg. title	SITE PLAN
dwg.	A1.1


1 A4.1 NORTH ELEVATION
SCALE 1:75
2 A4.1 EAST ELEVATION
SCALE 1:75
3 A4.1 SOUTH ELEVATION
SCALE 1:75
4 A4.1 WEST ELEVATION
SCALE 1:75
BASEMENT LEVEL (ELEV. 99.65)
GROUND LEVEL (ELEV. 102.65)
SECOND LEVEL (ELEV. 105.65)
THIRD LEVEL (ELEV. 108.65)
ROOF LEVEL (ELEV. 111.65)
CUMBERLAND
347
GUARD
BUILDING HEIGHT PER 6593
CURB 101.44
PROPOSED:
THE CUMBERLAND
G&E APARTMENTS
347 CHARLTON AVENUE WEST
HAMILTON, ONTARIO
job no. 16
dwg. file A2.1_FL...
dwn. by JB
scale AS NOTED
date NOV 2016
dwg. title ELEVATIONS
dwg. A4.1
FOR SITE PLAN APPROVAL
LINTACK ARCHITECTS
INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
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