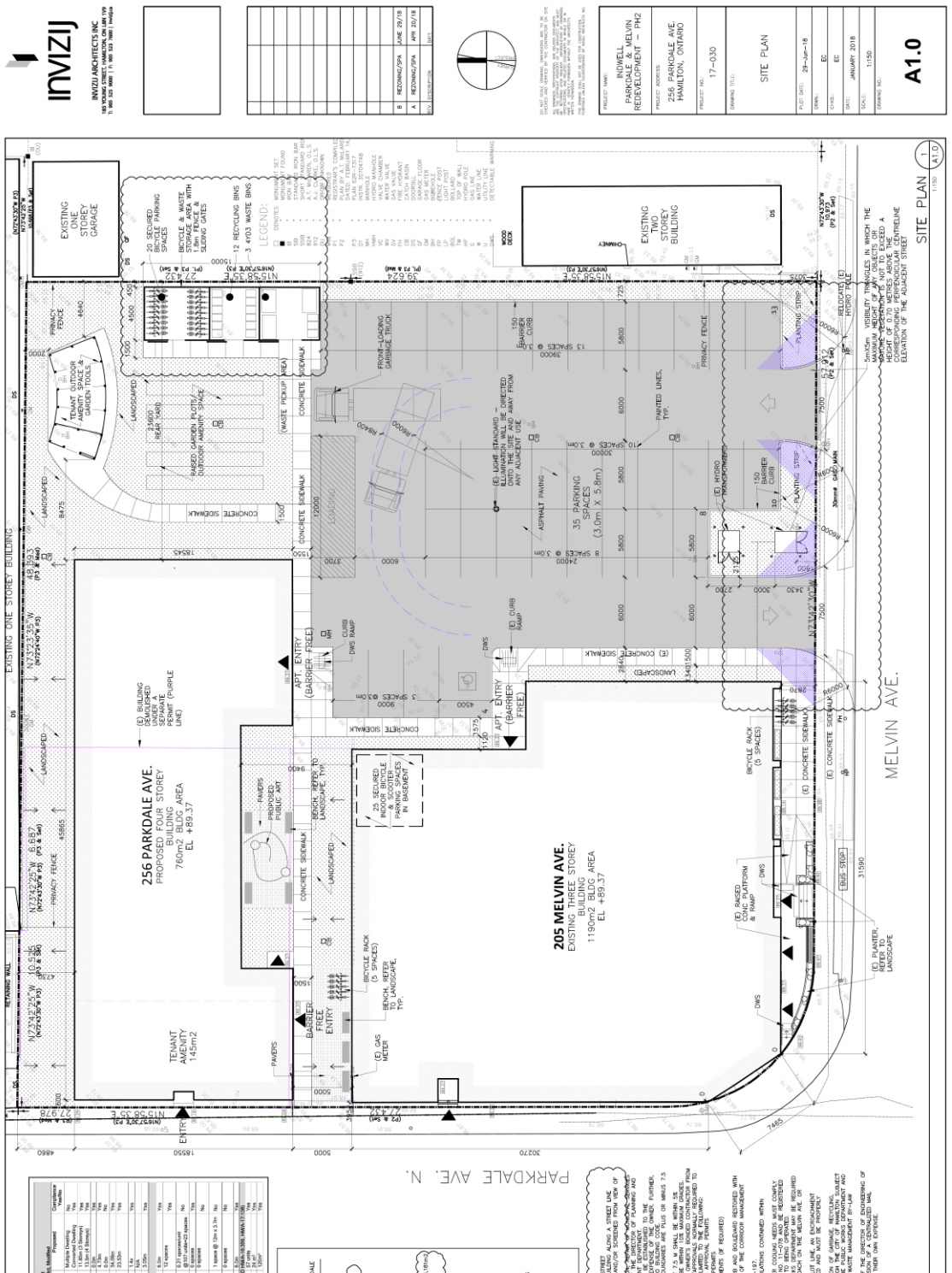
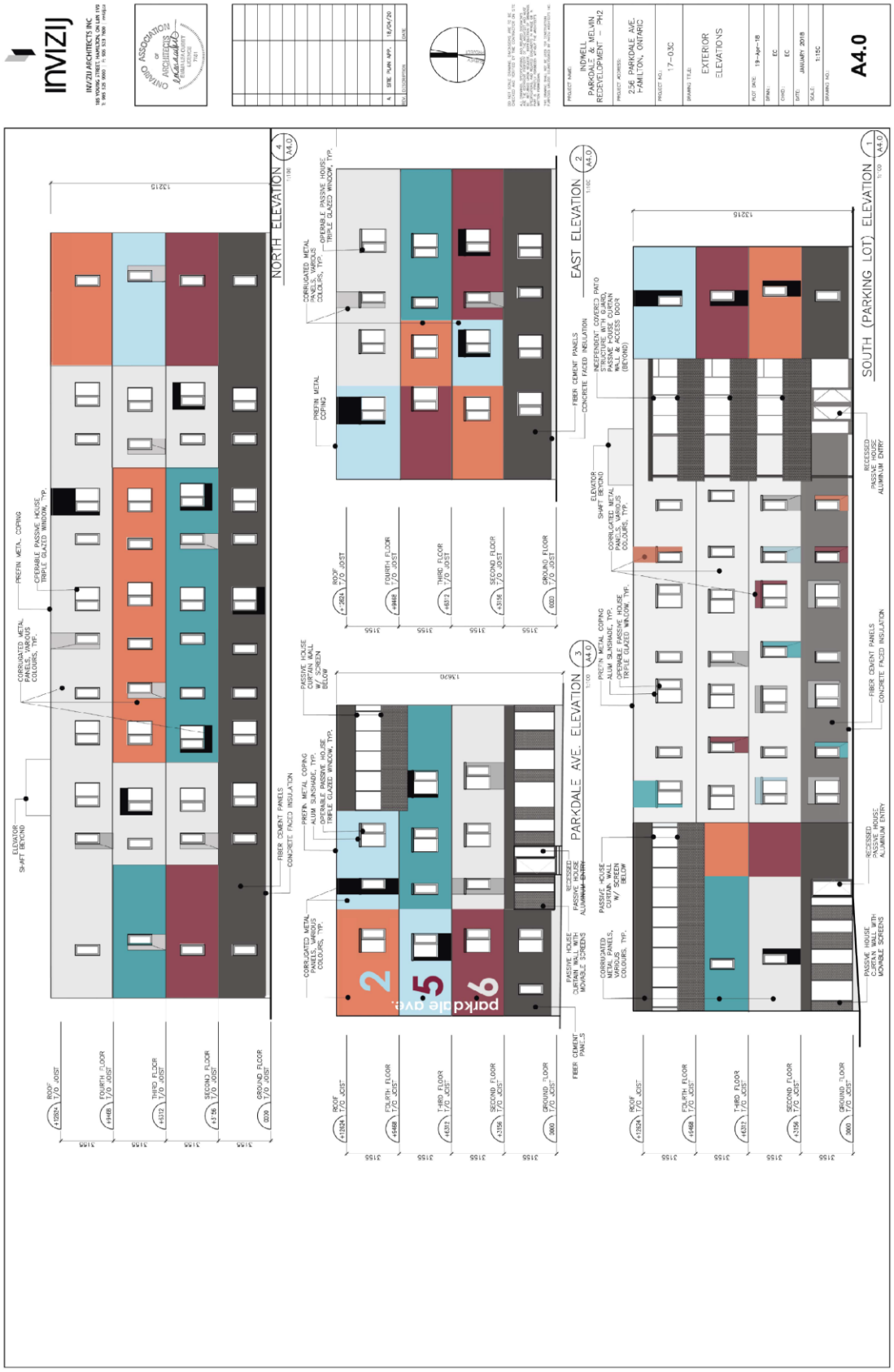

INVIZIJ
INVIZIJ ARCHITECTS INC
185 YOUNG STREET, HAMILTON, ON L8N 1Y9
T: 905 333 3003 | F: 905 333 7488 | invizij.ca
REVISIONS
B REZONING/SPA JUNE 29/18
A REZONING/SPA APR 20/18
PROJECT NAME: INDWELL PARKDALE & MELVIN REDEVELOPMENT – PH2
PROJECT ADDRESS: 256 PARKDALE AVE. HAMILTON, ONTARIO
PROJECT NO.: 17–030
DRAWING TITLE: SITE PLAN
PLOT DATE: 29–Jun–18
DRAWN: EC
CHKD: EE
DATE: JANUARY 2018
SCALE: 1:150
DRAWING NO.: A1.0
SITE PLAN
EXISTING ONE STOREY BUILDING
256 PARKDALE AVE.
PROPOSED FOUR STOREY BUILDING
760m2 BLDG AREA
EL +89.37
205 MELVIN AVE.
EXISTING THREE STOREY BUILDING
1190m2 BLDG AREA
EL +89.37
MELVIN AVE.
PARKDALE AVE. N.
EXISTING ONE STOREY GARAGE
EXISTING TWO STOREY BUILDING
35 PARKING SPACES (3.0m X 5.8m)
20 SECURED BICYCLE PARKING SPACES
BICYCLE & WASTE STORAGE AREA WITH 1.8m FENCE & SLIDING GATES
12 RECYCLING BINS
3 4Y03 WASTE BINS
TENANT OUTDOOR AMENITY SPACE & GARDEN TOOLS
RAISED GARDEN PLOTS/ OUTDOOR AMENITY SPACE
TENANT AMENITY 145m2
(E) BUILDING TO BE DEMOLISHED UNDER A SEPARATE PERMIT (PURPLE LINE)
PROPOSED PUBLIC ART
BICYCLE RACK (5 SPACES)
BENCH, REFER TO LANDSCAPE, TYP.
25 SECURED INDOOR BICYCLE & SCOOTER PARKING SPACES IN BASEMENT
BICYCLE RACK (5 SPACES)
(E) RAISED CONCRETE PLATFORM & RAMP
(E) PLANTER, REFER TO LANDSCAPE
(E) CONCRETE SIDEWALK
(E) CURB RAMP
(E) HYDRO TRANSFORMER
(E) GAS METER
(E) HYDRO POLE
(E) LIGHT STANDARD — ELUMINATION SHALL BE DIRECTED ONTO THE SITE AND AWAY FROM ANY ADJACENT USE
FRONT–LOADING GARBAGE TRUCK
PAINTED LINES, TYP.
PRIVACY FENCE
RETAINING WALL
LANDSCAPED
CONCRETE SIDEWALK
ASPHALT PAVING
PAVERS
CURB RAMP
APT. ENTRY (BARRIER–FREE)
BARRIER FREE ENTRY
BUS STOP
DWS
MH
CB
HYDRO
GAS
BELL
PLANTING STRIP
DETAILS OF DEVELOPMENT
REQUIREMENT — 205 MELVIN PROVIDED — 256 PARKDALE PROPOSED
NET LOT AREA: – 4687m2
LANDSCAPED AREA: – 1281m2
(MIN. PER ZONE REQUIREMENT: 813m2 (17.3% OF LOT AREA) + 75% OF REQUIRED LANDSCAPED AREA IN PARKING LOT)
% LANDSCAPED AREA: – 26.9%
% LANDSCAPED AREA IN PARKING LOT: – 20.2%
FLOOR AREA RATIO: – <2.1
DWELLING UNITS: 57 + 50=107
AIR GRADE: 2021 2042
TOTAL GFA OF DWELLING UNITS: 1,434m2 + 1,747m2= 3,181m2
TOTAL AMENITY AREA (INDOOR & OUTDOOR): 1,840m2
BARRIER FREE SUITES: 8 + 7=15
BLDG AREA (FOOTPRINT): 1,189 m2 760m2
GROSS FLOOR AREA: 4,324m2 3,250m2
RESTAURANT GFA: 200m2 –
RETAIL UNITS A + B GFA: 280m2 –
BUILDING HEIGHT: 11.85 m 13.9m
NO. OF STOREYS: 3 STOREYS 4 STOREYS
PARKING SPACES: – 35
B/F PARKING SPACES: – 1
LOADING SPACES (3.7m X 12m): – 1
SITE PLAN NOTES:
1. ALL GARBAGE UNITS ON GROUND FLOOR FACING A STREET.
2. MIN. 7.5m FACADE HEIGHT FOR ANY PORTION OF A BUILDING ALONG A STREET LINE.
3. ROOFTOP MECHANICAL EQUIPMENT SHALL BE LOCATED AND/OR SCREENED FROM VIEW OF ADJACENT PROPERTIES.
4. ALL SIGNAGE SHALL BE THE SUBJECT MATTER OF THE DIRECTOR OF PLANNING AND CHIEF BUILDING OFFICIAL'S APPROVAL AND SHALL COMPLY WITH THE CITY'S SIGN BY–LAW PRIOR TO THE INSTALLATION OF ANY SIGNAGE.
5. ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND INSTALLED TO BE DIRECTED ONTO THE SITE AND AWAY FROM ADJACENT PROPERTIES.
6. WHERE ONE–WAY DRIVEWAYS ARE PROVIDED, THE DIRECTION OF TRAFFIC FLOW SHALL BE CLEARLY MARKED.
7. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 6.0 M SHALL BE WITHIN 3.0 M OF THE PROPERTY LINE.
8. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S ENGINEERING CONTRACTOR FROM OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AUTHORITIES HAVING JURISDICTION TO COMPLETE A CONSTRUCTION PROJECT SUCH AS, NOT LIMITED TO THE FOLLOWING:
– MINISTRY OF TRANSPORTATION (MTO) – ENCROACHMENT AGREEMENTS (IF REQUIRED)
– COMMITTEE OF ADJUSTMENT –
– HAMILTON WATER – SEWER AND WATER PERMITS
– ACCESS PERMITS
9. ALL GARBAGE AND RECYCLING SHALL BE STORED INDOORS WITH ADEQUATE ACCESS FOR PICK–UP. THE ENCLOSURE AND CURB SHALL BE DESIGNED WITH SECTION, PUBLIC WORKS DEPARTMENT.
10. ALL SIGNAGE SHALL BE THE SUBJECT MATTER OF A SEPARATE SIGN BY–LAW NO. 10–197.
11. ALL FENCES PROPOSED MUST COMPLY WITH THE REGULATIONS CONTAINED WITHIN SECTION 4.12 OF ZONING BY–LAW 05–200.
12. ALL COOLING TOWERS FOR AIR CONDITIONING OR OTHER COOLING NEEDS MUST COMPLY WITH PUBLIC HEALTH AND SAFETY DEPARTMENT PAMPHLET #74. ALL SUCH UNITS ARE REQUIRED FOR ANY PORTION OF THE BUILDING SHOWN TO ENCROACH ON THE MELVIN AVE. OR PARKDALE AVE. ROW.
13. IF THE FOOTING OR EAVES OVERHANG ON THE SIDE LOT LINE, AN ENCROACHMENT AGREEMENT OR EASEMENT AGREEMENT ARE REQUIRED AND MUST BE PROPERLY REGISTERED ON TITLE.
14. THIS DEVELOPMENT IS ELIGIBLE FOR WEEKLY COLLECTION THE GARBAGE MUST BE STORED IN AN ENCLOSED STRUCTURE AND PLACED AT THE CURB FOR COLLECTION TO COMPLY WITH SPECIFICATIONS INDICATED BY THE PUBLIC WORKS DEPARTMENT AND THE CITY OF HAMILTON AND GARAGA POST. THE PROVISION OF A CENTRALIZED MAIL FACILITY (A FOUR–UNIT/6 LOCK BOX ASSEMBLY) AT THEIR OWN EXPENSE.
15. THIS DEVELOPMENT IS ELIGIBLE FOR WEEKLY COLLECTION THE GARBAGE MUST BE STORED IN AN ENCLOSED STRUCTURE AND PLACED AT THE CURB FOR COLLECTION TO COMPLY WITH SPECIFICATIONS INDICATED BY THE PUBLIC WORKS DEPARTMENT AND THE CITY OF HAMILTON AND GARAGA POST. THE PROVISION OF A CENTRALIZED MAIL FACILITY (A FOUR–UNIT/6 LOCK BOX ASSEMBLY) AT THEIR OWN EXPENSE.
16. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING OF THE CITY OF HAMILTON AND GARAGA POST.
SHADOW VISIBILITY TRIANGLES IN WHICH THE HEIGHT OF ANY OBSTRUCTION IS NOT TO EXCEED A HEIGHT OF 0.6m ABOVE THE ADJACENT CENTRELINE ELEVATION OF THE ADJACENT STREET
SITE PLAN 1:150
A1.0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INVIZIJ ARCHITECTS INC
ONTARIO ASSOCIATION OF ARCHITECTS
A SITE PLAN APP. 18/04/20
INDWELL PARKDALE & MELVIN REDEVELOPMENT - PH2
256 PARKDALE AVE. HAMILTON, ONTARIO
17-03C
EXTERIOR ELEVATIONS
19-Apr-18
EC
EC
JANUARY 2018
1:15C
A4.0
NORTH ELEVATION
EAST ELEVATION
SOUTH (PARKING LOT) ELEVATION
PARKDALE AVE. ELEVATION
parkdale ave.
2
5
6
ROOF T/O JOIST
FOURTH FLOOR T/O JOIST
THIRD FLOOR T/O JOIST
SECOND FLOOR T/O JOIST
GROUND FLOOR T/O JOIST
PREFIN METAL COPING
OPERABLE PASSIVE HOUSE TRIPLE GLAZED WINDOW, TYP.
CORRUGATED METAL PANELS, VARIOUS COLOURS, TYP.
FIBER CEMENT PANELS
CONCRETE FACED INSULATION
RECESSED PASSIVE HOUSE ALUMINUM ENTRY
PASSIVE HOUSE CURTAIN WALL WITH MOVABLE SCREENS
ELEVATOR SHAFT BEYOND
ELEVATOR SHAFT BEYOND
INDEPENDENT COVERED PATIO STRUCTURE WITH GUARD, PASSIVE HOUSE CURTAIN WALL & ACCESS DOOR (BEYOND)
ALUM SUNSHADE, TYP.
PASSIVE HOUSE CURTAIN WALL W/ SCREEN BELOW