

SITE PLAN NOTES

- THE BUILDING IS TO BE SPRINKLERED.
- THE SOLID WASTE ROOMS IS 87 SM AND WILL ACCOMMODATE GARBAGE VIA USE OF ONE CHUTE. GARBAGE CHUTE ACCESS OCCURS ON LEVELS 2 TO 13. ADDITIONAL BULK STORAGE IS PROVIDED AT A MINIMUM OF 10 SM.
- COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIONS TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE CITY, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
- REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
- ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
- PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY STANDARD NO. T310-050-1 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
- THIS BUILDING IS DESIGNED WITH A SHARED LOADING SPACE. A FLASHING WARNING LIGHT SYSTEM AND / OR APPROPRIATE SIGNAGE ADJACENT TO THE SPACE, AT NO COST TO THE CITY WILL BE IN PLACE AND ACTIVATED DURING COLLECTION AND REMAIN ACTIVE UNTIL THE VEHICLE EXITS THE SITE.
- SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED. ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
- NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.

SITE PLAN LEGEND

- 00.00 EXISTING ELEVATION
- + 00.000 PROPOSED ELEVATION
- + 00.000 T.O.S.
- + 00.000 T.O.P.
- + 00.000 T.O.W.
- + 00.000 T.O.C.
- VEHICULAR EXIT/ENTRANCE
- PEDESTRIAN EXIT/ENTRANCE
- PRIMARY RES ENTRANCE
- EXISTING EXTERIOR TO REMAIN
- NEW WALLS
- ITEM ABOVE
- SCREEN REF. #
- WALL TYPE
- DOOR REF. #

NOTES:
REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE

Abbreviations:
AD AREA DRAIN
CACF CENTRAL ALARM CONTROL FACILITY
CB CATCH BASIN
FH FIRE HYDRANT
FD FLOOR DRAIN
HB HOSE BIB
HLP HYDRO LIGHT POLE
MH MAIN HOLE
TLS TRAFFIC LIGHT STANDARD

SITE PLAN INFORMATION TAKEN FROM:
TOPOGRAPHIC PLAN SURVEY OF PART OF LOT 1 CONCESSION 3, GEOGRAPHIC TOWNSHIP OF BARTON, NOW THE CITY OF HAMILTON PREPARED BY J.D.BARNES LIMITED JULY 06, 2020

103.43m = 000 ESTABLISHED GRADE
103.75m = TOS GROUND FLOOR AVERAGE

Valery Homes - Zoning Compliance Chart

Regulation in O5-200	Required/Permitted	Proposed	Compliance (Y/N)
Permitted Uses Section 10.4.1 of By-law O5-200	Multiple Dwelling, etc.	Multiple Dwelling	Y
Regulations for All Uses	4.5 metres, except where a visibility triangle is required for a driveway access	7.23m	N
Maximum Building Setback from a Street Line	Notwithstanding Section 10.4.3a(i), a minimum setback of 6.0 metres for that portion of a building providing an access driveway to a garage.	20+m	Y
Minimum Rear Yard	7.5 metres	20+m	Y
Minimum Interior Side Yard	7.5 metres	7.57m (west lot line) 10.06m (east lot line)	Y
Building Height	Minimum 11.0 metre facade height along the street; Maximum 40.0 metres.	10.5m (minimum) 41.92 metres (excluding mechanical penthouse)	N

Minimum Amenity Area for Dwelling Units and Multiple Dwellings	Compliance (Y/N)
i) An area of 4.0 square metres for each dwelling unit less than or equal to 50 square metres of gross floor area; and, ii) An area of 6.0 square metres for each dwelling unit greater than 50 square metres of gross floor area.	Y
18 units under 50 square metres = 72 square metres required 254 units over 50 square metres = 1,524 square metres required	Y
5,669 square metres (685 square metres indoor/4984 square metres outdoor)	Y
Total = 1,596 square metres	Y
Multiple dwelling unit: 1 per unit, except where a dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 per unit. Total = 259.4 spaces	Y
18 units under 50 square metres = 5.4 spaces 254 units over 50 square metres = 254 spaces	Y
374	Y
Parking (in accordance with the requirements of Section 5)	Y

Additional Requirements

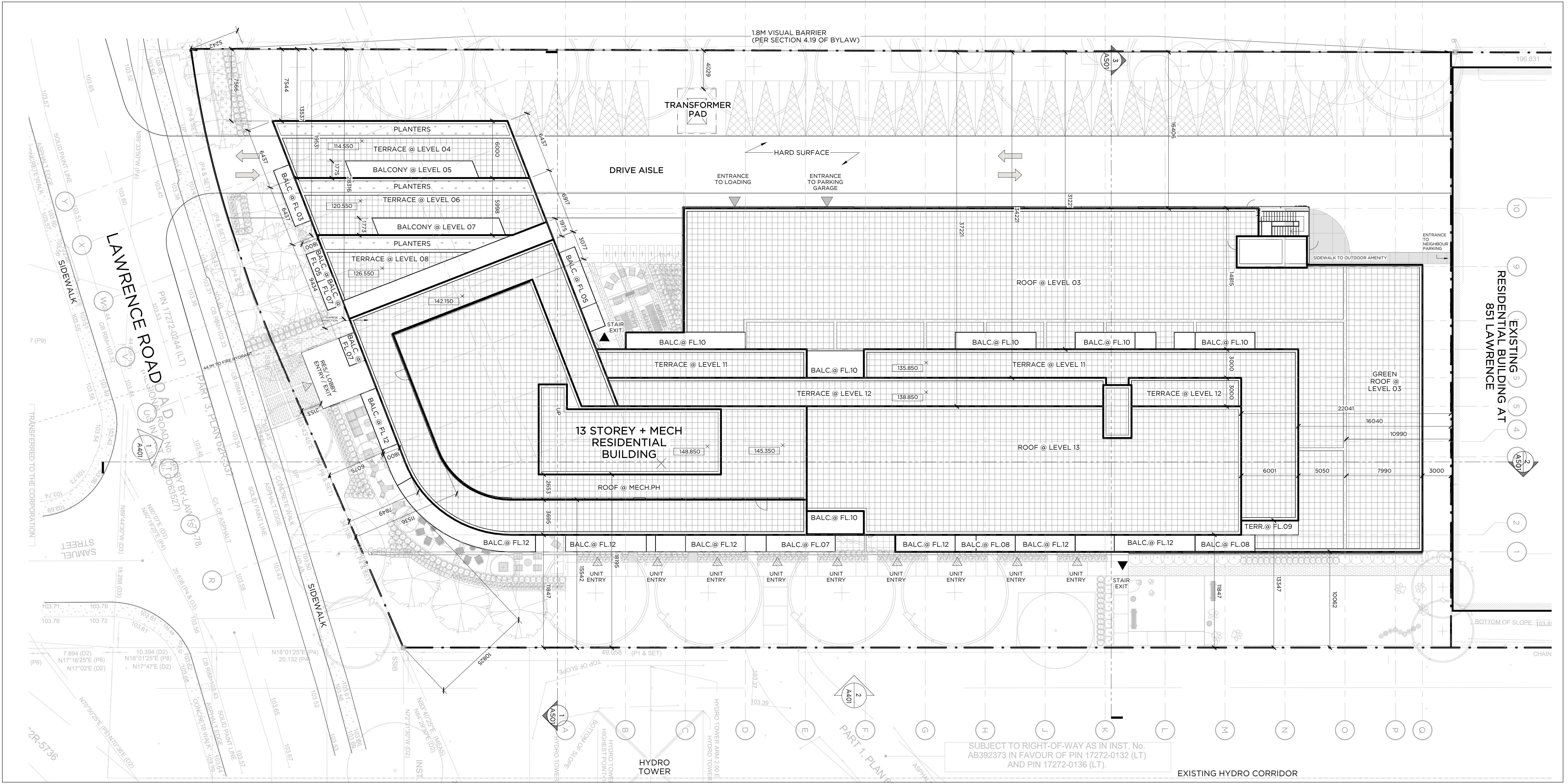
Requirement	Compliance (Y/N)
Built form for New Development (10.4.3(g)) Roof top mechanical equipment shall be located and/or screened from view of any abutting street.	Appendix "C" to Report PED23207 Y
No parking, stacking lanes, or aisles shall be located between the required building facade and the front lot line and flankage lot line. A minimum of one principal entrance shall be provided:	Y
1. Within the ground floor facade that is set back closest to a street; and, 2. Shall be accessible from the building facade with direct access from the public sidewalk.	Y
A walkway shall be permitted in a Planting Strip where required by the Bylaw.	N/A
Planting Strip Requirements (10.4.3(i)) Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.	Y
Visual Barrier Requirement (10.4.3(j)) A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.	Y
Outdoor Storage (10.4.3(k)) i) No outdoor storage of goods, materials, or equipment shall be permitted; and, ii) Notwithstanding Section 10.4.3(k)(i), the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.	Y N/A

Appendix "C" to Report PED23207
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ISSUE RECORD

REVISION RECORD



North

RAW

405-317 ADELAIDE STREET
WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

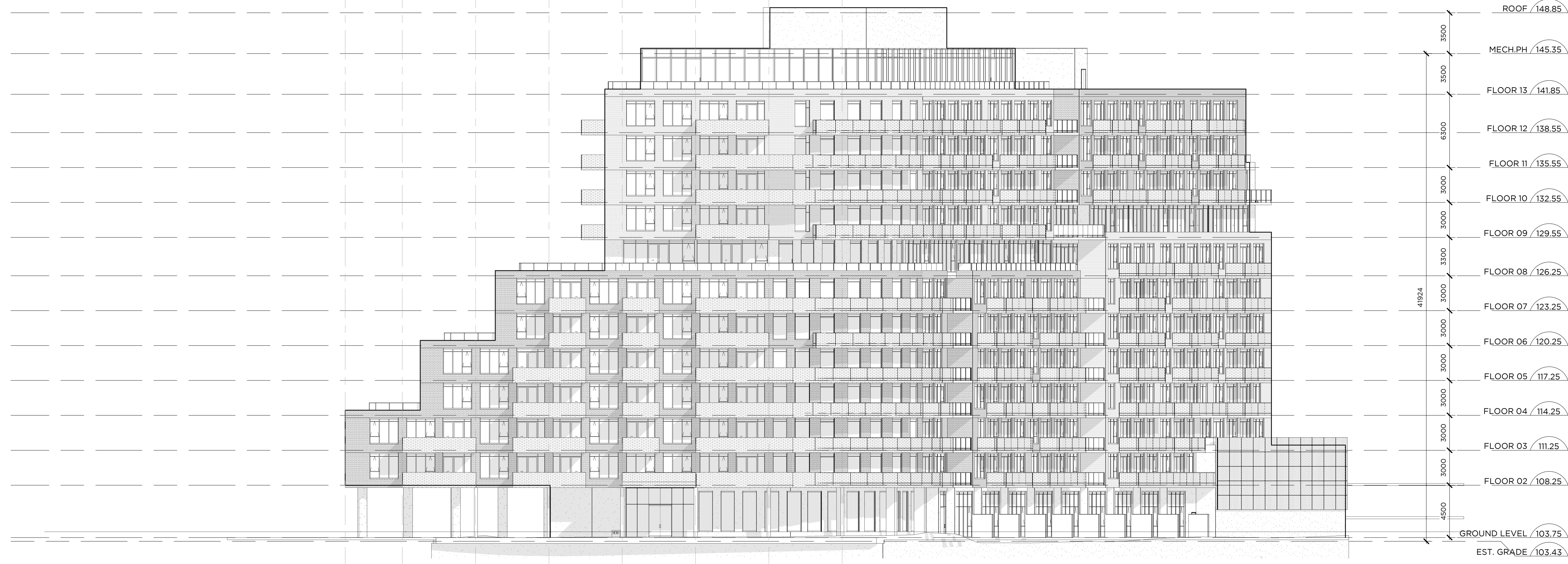
21094
851 Lawrence Road

T. Valery
Construction
Limited

SITE PLAN

As indicated
A100

Y X W V U T S R



A B C D E F G H J K L M N O P Q

PROPERTY LINE

PROPERTY LINE



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BUILDING
ELEVATIONS

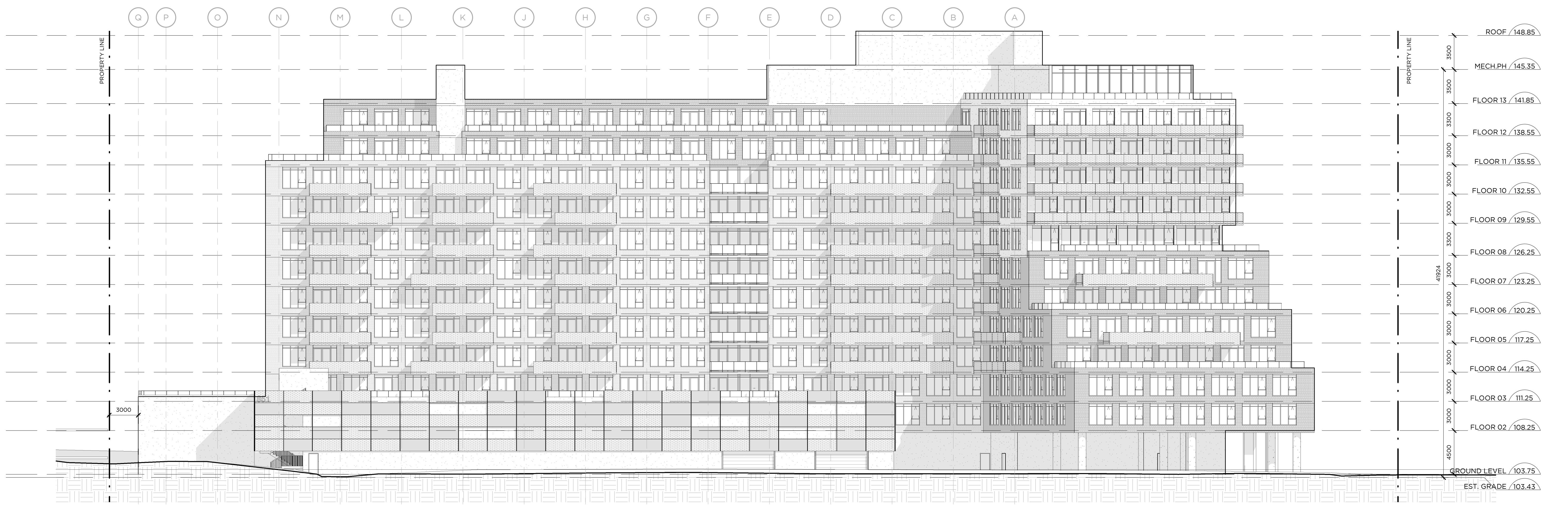
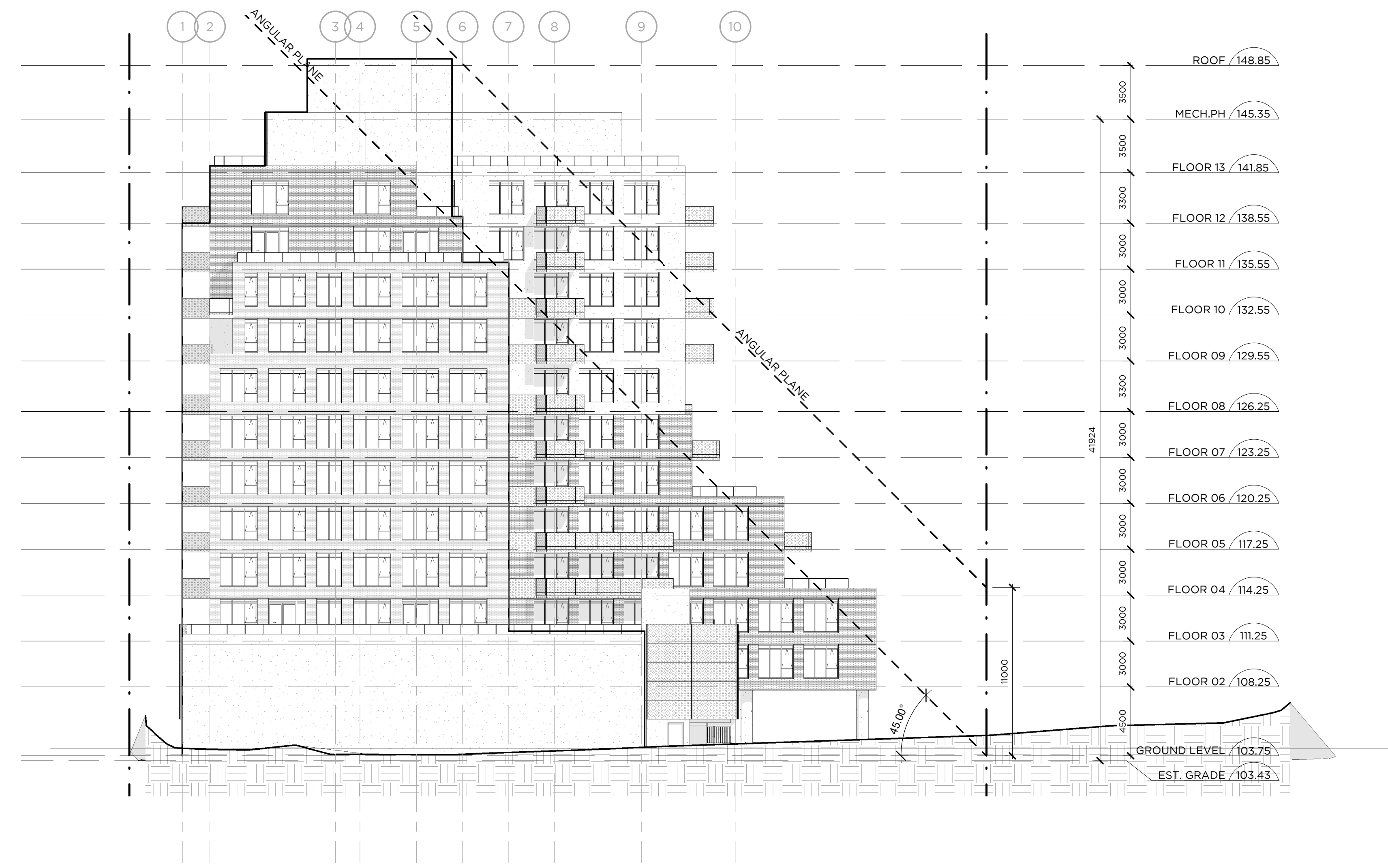
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A401

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BUILDING
ELEVATIONS

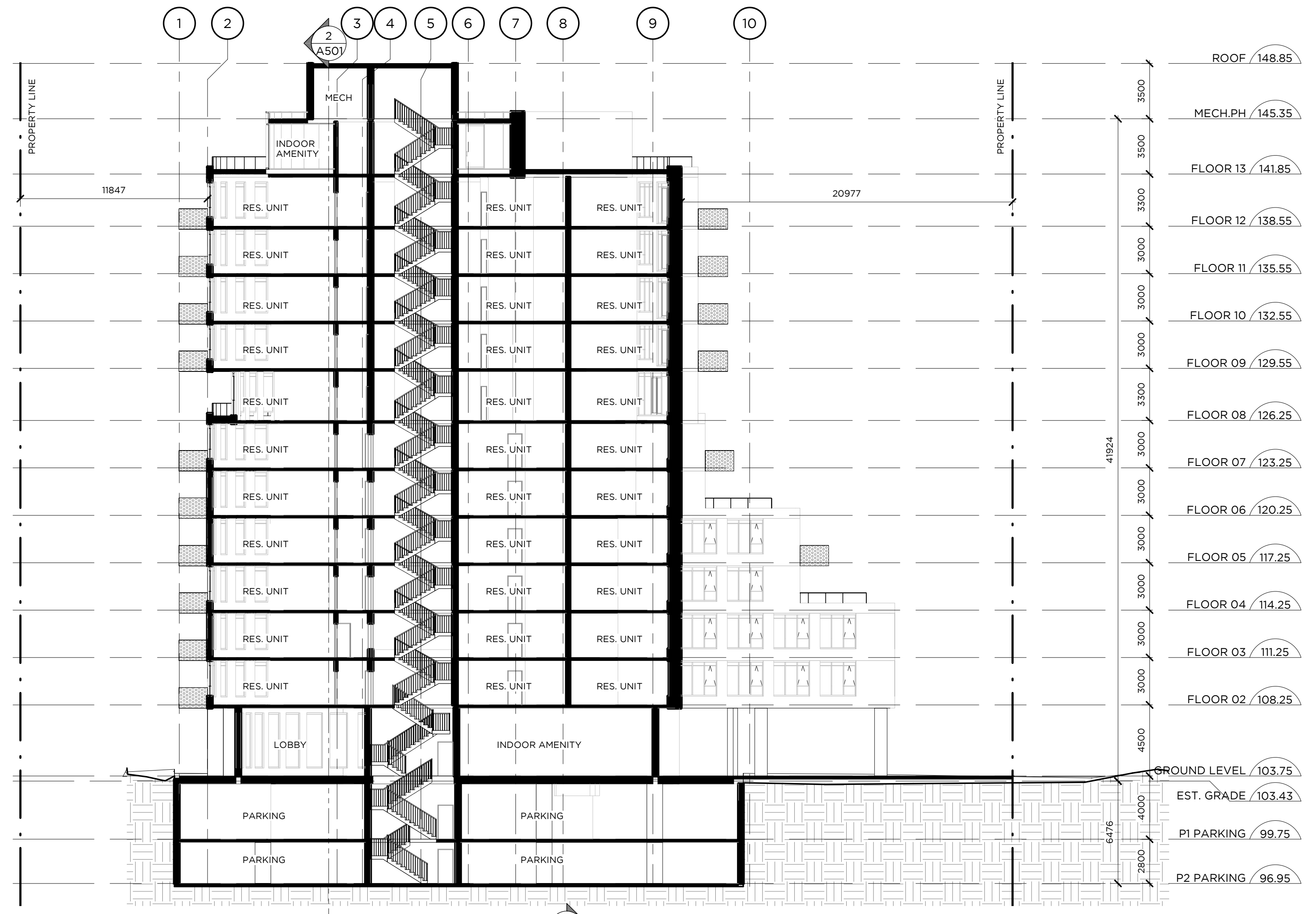
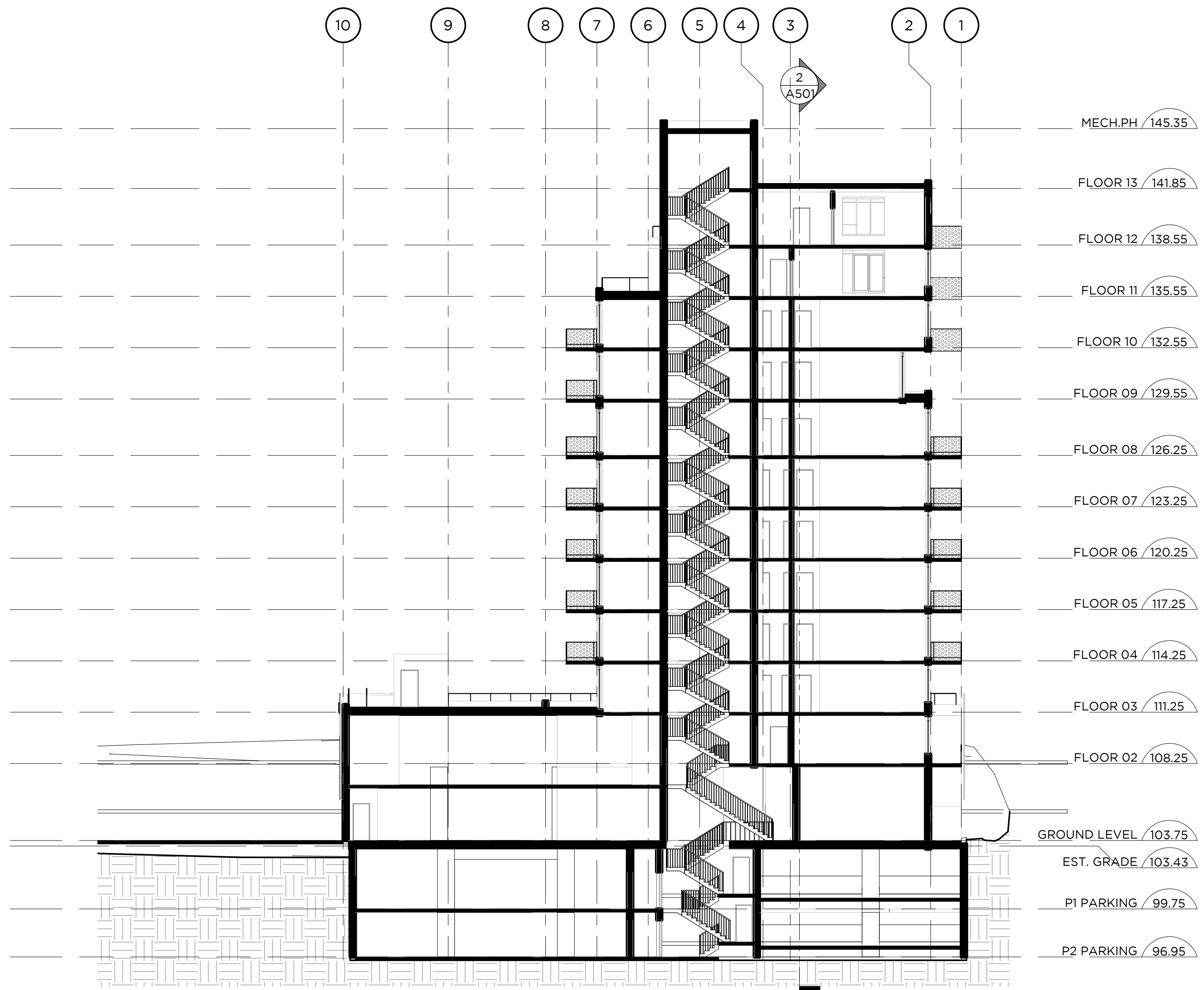
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A402

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BUILDING
SECTIONS

1: 200

A501