

Appendix "D" to Report PED23233

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THIS DRAWING IS AN INSTRUMENT OF SERVICE, AS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI CORAZZA ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND COORDINATIONS ON SITE AND MUST NOTIFY GRAZIANI CORAZZA ARCHITECTS INC. OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. GRAZIANI CORAZZA ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ENGINEERING, MECHANICAL, ELECTRICAL AND OTHER ENGINEERING INFORMATION SHOWN ON THE DRAWING, NOR FOR THE APPROPRIATE REGULATORY AGENCIES' REVIEW OF THE INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS BY THE APPLICABLE JURISDICTION. UNLESS OTHERWISE NOTED, NO REVISIONS OR CHANGES TO THE INFORMATION REPORTED ON BY THIS OFFICE IN RELIANCE TO THE TOWNSHIPS' CONSTRUCTION OF THIS SITE.

THIS DRAWING IS NOT TO BE SCALED. ALL ARCHITECTURAL SYMBOLS INDICATED ON THIS DRAWING ARE GRAPHIC REPRESENTATIONS ONLY.

CONDITIONS FOR ELECTRIC INFORMATION TRANSFER:
ELECTRIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED PARTS TO ACCESS THERE IN THE EXECUTION OF THEIR WORK. REVIEW THE RECEIVED PARTS MUST ESTABLISH THE CORRECTNESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

GRAZIANI CORAZZA ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:
1. EROSION CONTROL MEASURES PRIOR TO USE OF INFORMATION IN WHILE ON PART WHEN INFORMATION IS TRANSFERRED.
2. DISCREPANCIES OF ANY KIND OR DAMAGE TO THE RECEIVING ELECTRIC SYSTEM WHEN INFORMATION IS TRANSFERRED.

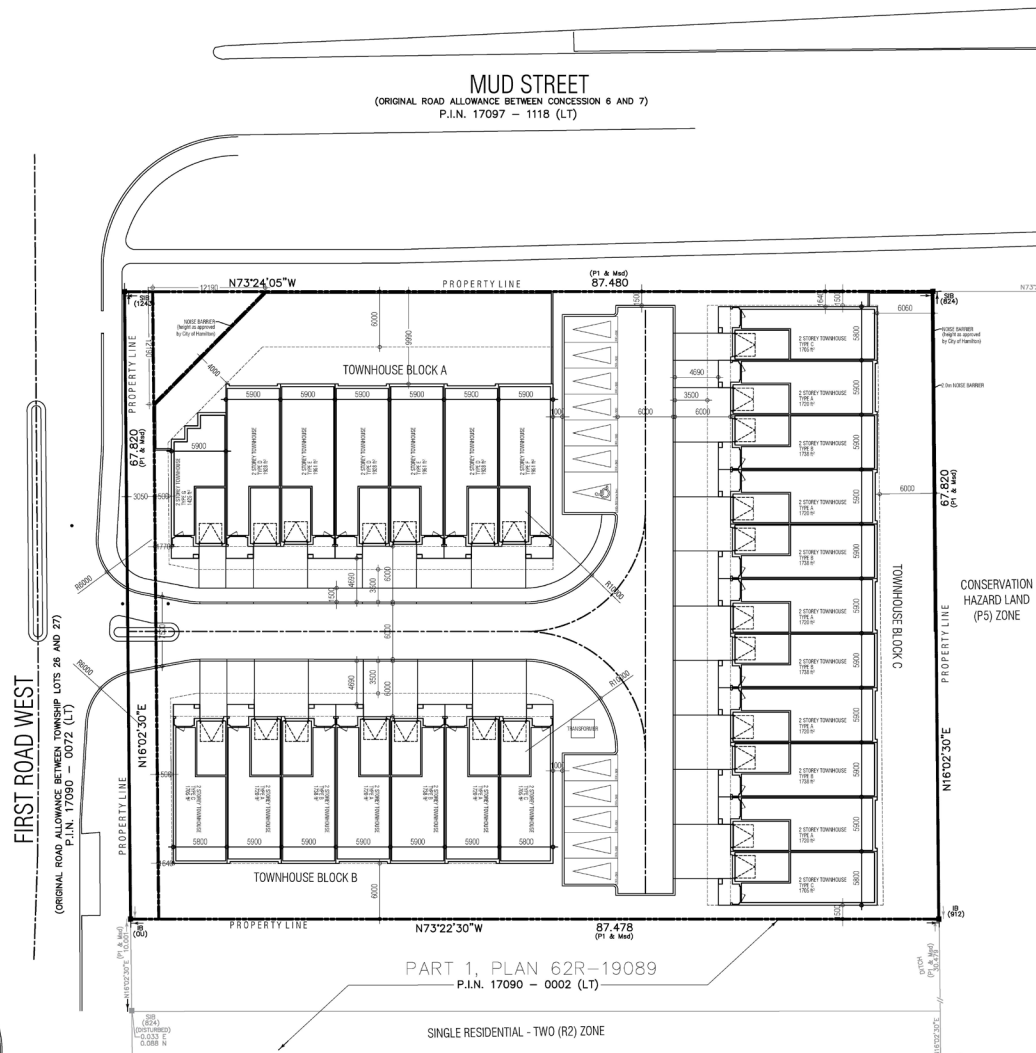
L APR.23.2022 CSDR FOR S.P.A. 06

STATISTICS					
DATE	22-Apr-22				
01. SITE AREA	(m ²)	(ha)	(ft ²)	(ac)	
	ROAD WIDENING	206.7	0.02	2225	0.05
	DAYLIGHT TRIANGLE	74.3	0.01	800	0.02
	DEVELOPABLE SITE	5934.7	0.57	63956	1.40
TOTAL	5934.7	0.59	63881	1.47	
02. MIN. LOT AREA (m ²)	PROPOSED	By-Law 3692-92 Zone RM3-70(P)			
	4053	4000			
03. MAX. DENSITY	PROPOSED	By-Law 3692-92 Zone RM3-70(P)			
	25 units	44 u/ha	45 u/ha		
04. MAX. LOT COVERAGE	PROPOSED	By-Law 3692-92 Zone RM3-70(P)			
	40%	40%			
05. SETBACKS (m)	PROPOSED	By-Law 3692-92 Zone RM3-70(P)			
	FRONT YARD	1.50	1.5		
	GARAGE	6.00	6.0		
	SIDE YARD	1.50	1.5		
	REAR YARD	6.00	6.0		
06. MAX. BUILDING HEIGHT (m)	PROPOSED	By-Law 3692-92 Zone RM3-70(P)			
	9.33	11			
07. MIN. LANDSCAPED OPEN SPACE	PROPOSED	By-Law 3692-92 Zone RM3-70(P)			
	34%	30%			
08. PARKING	PROPOSED	By-Law 3692-92 Zone RM3-70(P)			
	RESIDENTIAL	90	2 spaces/unit	90	
	VISITOR	12	0.45 spaces/unit	11	
	TOTAL	62		61	

LIST OF DRAWINGS	
A.101 - Site Plan & Statistics	
A.301 - Townhouse Floor Plans 1	
A.302 - Townhouse Floor Plans 2	
A.401 - Block A Elevations	
A.402 - Block B Elevations	
A.403 - Block C Elevations	

<p>TOPOGRAPHIC SURVEY</p> <p>OF PART OF LOT 26 CONCESSION 7 GEOGRAPHIC TOWNSHIP OF SALTLEET IN THE CITY OF HAMILTON REGIONAL MUNICIPALITY OF HAMILTON</p>	<p>A.T. McLaren Limited</p> <p>Legal and Engineering Surveys 69 John Street South, Suite 230 Hamilton, Ontario L8N 2B9</p> <p>Tel: (905) 527-8559 Fax (905) 527-0032 E-MAIL: admin@atmlcmclaren.com</p>
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- GENERAL NOTES**
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OR MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
 - 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.
 - MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5mm UNLESS OTHERWISE STATED.
 - ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 0% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
 - THE APPROVAL OF THE 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 PERMITS
ROAD CUT PERMITS
RELOCATION SERVICES
APPROACH APPROVAL PERMITS
ENCROACHMENT AGREEMENTS (IF REQUIRED)
COMMITTEE OF ADJUSTMENT
 - ABANDONED ACCESS MUST BE REMOVED AND THE CURB BOULEVARD RESTORED WITH SOG AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
 - FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE MUST BE PROVIDED:
"5 METRE BY 5 METRE VISIBILITY TRIANGLES IN WHICH A MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.7 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE OF THE ADJACENT STREET."
 - PROPOSED SIGNAGE SHALL CONFORM TO THE CITY'S SIGN AND OTHER DEVICES BY LAW NO. 10-119
 - LIGHTING MUST BE DIRECTED ON SITE AND MUST NOT SPILL OVER TO ADJACENT PROPERTIES OR STREETS.
 - ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY'S FENCE BY LAW NO. 10-142
 - THE OWNER AGREES TO DISPLAY THE MUNICIPAL NUMBER AT THE FRONT ENTRANCE WITH EITHER THE MUNICIPAL NUMBER OR FULL ADDRESS IN A MANNER THAT IS VISIBLE FROM THE STREET.
 - ENROUTE GAS INC. OPERATING AS UNION GAS, HAS SERVICE LINES RUNNING IN THE AREA WHICH MAY OR MAY NOT BE IMPACTED BY THE PROPOSED DEVELOPMENT. SHOULD THE PROPOSED DEVELOPMENT IMPACT THESE SERVICES, IT MAY BE NECESSARY TO TERMINATE THE GAS SERVICE AND RELOCATE THE LINE. ANY SERVICE RELOCATION WOULD BE AT THE COST OF THE PROPERTY OWNER. CALL BEFORE YOU DIG, ARRANGE FOR UNDERGROUND UTILITY LOCATES BEFORE BEGINNING CONSTRUCTION BY CONTACTING ONTARIO ONE CALL @ 1-800-469-2256



issued for revisions

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 WWW.GC-ARCHITECTS.COM

PROPOSED TOWNHOUSE DEVELOPMENT

256 FIRST ROAD WEST

HAMILTON	256 FIRST ROAD WEST	ONTARIO
PROJECT ARCHITECT:	B. Graziani	
ASSISTANT DESIGNER:	RL	
DRAWN BY:	SH	
CHECKED BY:		
PILOT DATE:	APR.22.2022	
JOB #:	1973.22	

SITE PLAN