

GENERAL NOTES:

- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR AND CHIEF PLANNER OF THE PLANNING DIVISION, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT.
- FIRE ROUTE SIGNS AND MAIN 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 7.5M UNLESS OTHERWISE STATED.
- ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5M SHALL BE WITHIN 3% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 5% MAXIMUM GRADE.
- 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 PERMIT
 - SEWER PERMITS
 - RELOCATION SERVICES
 - ENCROACHMENT AGREEMENTS OF THE CITY
 - ROAD CUT PERMITS
 - APPROVAL APPROVAL PERMITS
 - COMMITTEE OF ADJUSTMENT
 - ENCROACHMENT AGREEMENTS OF THE CITY
- ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOLLIVARD RESTORED WITH 500 AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, TRANSPORTATION, OPERATIONS AND ENVIRONMENT DEPARTMENT.
- 3.0 METER BY 3.0 METER AND 2.30 METER BY 2.30 METER VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 3.0 METERS ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET.
- ALL SIGNS MUST COMPLY TO HAMILTON SIGN BY-LAW NO. 16-197.
- ALL FENCES MUST COMPLY TO HAMILTON SIGN BY-LAW NO. 16-142.
- THIS DEVELOPMENT IS SUITABLE FOR MUNICIPAL WASTE COLLECTION SUBJECT TO MEETING THE CITY'S REQUIREMENT.
- A MINIMUM OF 1.2 METRE SEPARATION MUST BE PROVIDED WITHIN THE CITY'S ROAD ALLOWANCE AREA BETWEEN DRIVEWAYS, A FENCE AND ANY POLE, UTILITY, FIRE HYDRANT, TREE, SIGN, ETC. ANY COSTS FOR TRAFFIC SIGN OR UTILITY RELOCATION ARE THE SOLE RESPONSIBILITY OF THE APPLICANT/OWNER.
- ENBRIDGE GAS HAS SERVICE LINES RUNNING WITHIN THE AREA WHICH MAY OR MAY NOT BE AFFECTED BY THE DEVELOPMENT. SHOULD THE SITE PLAN IMPACT THE SERVICES IT MAY BE NECESSARY TO RELOCATE THE LINES. ANY SERVICE RELOCATION WOULD BE AT THE COST OF THE PROPERTY OWNER.
- ELECTRA UTILITIES:
 - RELOCATION, MODIFICATION, OR REMOVAL OF ANY EXISTING HYDRO FACILITIES, SHALL BE AT THE OWNERS EXPENSE.
 - DO NOT EXCAVATE WITHIN 2 METRES OF HYDRO POLES OR ANCHORS.
 - EXCAVATION WITHIN 1 METRE OF UNDERGROUND HYDRO PLAN IS NOT PERMITTED UNLESS APPROVAL IS OBTAINED BY A HORIZON UTILITIES REPRESENTATIVE AND IS PRESENT TO PROVIDE DIRECT SUPERVISION. COST ASSOCIATED WITH THIS TASK SHALL BE AT THE OWNERS EXPENSE.
 - ELECTRA UTILITIES MUST BE CONTACTED IF REMOVAL, ISOLATION OR RELOCATION OF EXISTING PLAN IS REQUIRED. ALL COST ASSOCIATED WITH THIS WORK WILL BE AT THE OWNERS EXPENSE.
- DUE TO ENHANCED LANDSCAPING PROPOSED ON SITE, FUTURE ENCROACHMENT AGREEMENT IS PROPOSED.

RE: 804 & 818 KING STREET WEST, CITY OF HAMILTON

- I, (WE) _____ (THE OWNERS) OF THE LAND, HEREBY UNDERTAKE AND AGREE WITHOUT RESERVATION:
 - TO COMPLY WITH ALL THE CONTENT OF THIS PLAN AND DRAWINGS AND NOT TO VARY THEREFROM;
 - TO REPAIR THE FACILITIES, WORKS OR MATTERS MENTIONED IN SECTION 41(7)(a) OF THE PLANNING ACT, SHOWN ON THIS PLAN AND DRAWINGS IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL AS SET OUT IN THE LETTER OF APPROVAL DATED _____;
 - 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 DRAWINGS, INCLUDING REMOVAL OF SNOW FROM ACCESS ROADS AND DRIVEWAYS, PARKING AND LOADING AREAS AND WALKWAYS, AND;
 - 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.
 - THE OWNER AGREES TO PHYSICALLY AFFIX THE MUNICIPAL NUMBER TO BE DETERMINED UPON CONDITIONAL SITE PLAN APPROVAL OR MAIL ADDRESS TO THE BUILDING OR ON A SIGN IN ACCORDANCE WITH THE CITY'S SIGN BY-LAW, IN A MANNER THAT IS VISIBLE FROM THE STREET.
 - THE OWNER KNOWLEDGES AND AGREES TO COME AN EASEMENTS AS DEEMED NECESSARY BY BELL CANADA AS SET OUT IN AND COST TO BELL CANADA.
 - THE OWNER AGREES THAT SHOULD ANY CONFLICT ARISE WITH EXISTING BELL CANADA FACILITIES WHERE A CURRENT AND VALID EASEMENT EXISTS WITHIN THE SUBJECT AREA, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY SUCH FACILITIES OR EASEMENTS AT THEIR OWN COST.
 - THAT THE OWNER AGREES TO INCLUDE IN ALL OFFERS OF PURCHASE AND SALE, A STATEMENT THAT ADVISES THE PURCHASER:
 - THAT THE HOME/BUSINESS MAIL DELIVERY WILL BE FROM A DESIGNATED CENTRALIZED MAILBOX.
 - THAT THE DEVELOPERS/OWNERS WILL BE RESPONSIBLE FOR OFFICIALLY NOTIFYING THE PURCHASERS OF THE EXACT CENTRALIZED MAILBOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.
 - THAT THE OWNER AGREES TO ESTABLISH A CENTRALIZED MAIL FACILITY FRONT LOADING LOCK BOX ASSEMBLY AT THEIR OWN EXPENSE.
 - CAUTION, NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (MHTCI) SHOULD BE NOTIFIED IMMEDIATELY 416-212-8888. IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MHTCI AND THE REGISTRAR OF THE ONTARIO REGISTRY OF THE MINISTRY OF SMALL BUSINESS AND CUSTOMER SERVICES (416-212-7495).
 - THE OWNER IS RESPONSIBLE FOR ALL WASTE REMOVAL, UNTIL THE TIME THAT AN AGREEMENT FOR ON-SITE COLLECTION OF SOLID WASTE IS FINALIZED, AND MUNICIPAL COLLECTION SERVICES ARE INITIATED.

PRIOR TO THE START OF MUNICIPAL WASTE COLLECTION SERVICE, THE DEVELOPMENT MUST BE FREE OF CONSTRUCTION DEBRIS AND CONSTRUCTION RELATED ACTIVITIES.

IF THE DEVELOPMENT IS NOT DESIGNED ACCORDING TO MUNICIPAL WASTE COLLECTION SPECIFICATIONS, THE OWNER SHALL:

- ARRANGE A PRIVATE WASTE HAULER FOR THE REMOVAL OF ALL WASTE MATERIALS.
- AS PART OF THE PURCHASE AND SALE AGREEMENT, THE OWNER MUST DISCLOSE IN WRITING THAT THE PROPERTY IS NOT BEHOLDABLE FOR MUNICIPAL WASTE COLLECTION.
- THAT THE OWNER INCLUDE THE FOLLOWING WARNING CLAUSES ON TITLE AND IN ALL OFFERS AND AGREEMENT OF PURCHASE AND SALE OR LEASE OF ALL RESIDENTIAL UNITS:
 - PURCHASERS/TENANTS ARE ADVISED THAT DESPITE THE INCLUSION OF NOISE CONTROL FEATURES IN THE DEVELOPMENT WITHIN THE BUILDING UNITS, SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY ON OCCASION INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVELS EXCEED THE SOUND LEVEL LIMITS OF THE MUNICIPALITY AND THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS.
 - THIS DWELLING HAS BEEN EQUIPPED WITH CENTRAL AIR CONDITIONING SYSTEM WHICH WILL ALLOW WINDOWS AND EXTERIOR DOORS TO REMAIN CLOSED, THEREBY ENSURING THAT THE INDOOR SOUND LEVELS ARE WITHIN THE SOUND LEVEL LIMITS OF THE MUNICIPALITY AND THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS.
- THAT THE OWNER INCLUDE THE FOLLOWING NOISE MITIGATION MEASURES FOR THE PROPOSED DEVELOPMENT:
 - CENTRAL AIR CONDITIONING SYSTEM SHALL BE PROVIDED FOR ALL RESIDENTIAL UNITS. THE LOCATION, INSTALLATION AND SOUND RATING OF THE OUTDOOR CONDENSING UNITS MUST BE COMPLIANT WITH HOSPITAL GUIDELINE MPC-300.
 - BUILDING COMPONENTS (WINDOWS, EXTERIOR DOORS, ETC.) MUST HAVE A MINIMUM ATTENUATION OF STC 30 FOR ALL RESIDENTIAL UNITS.

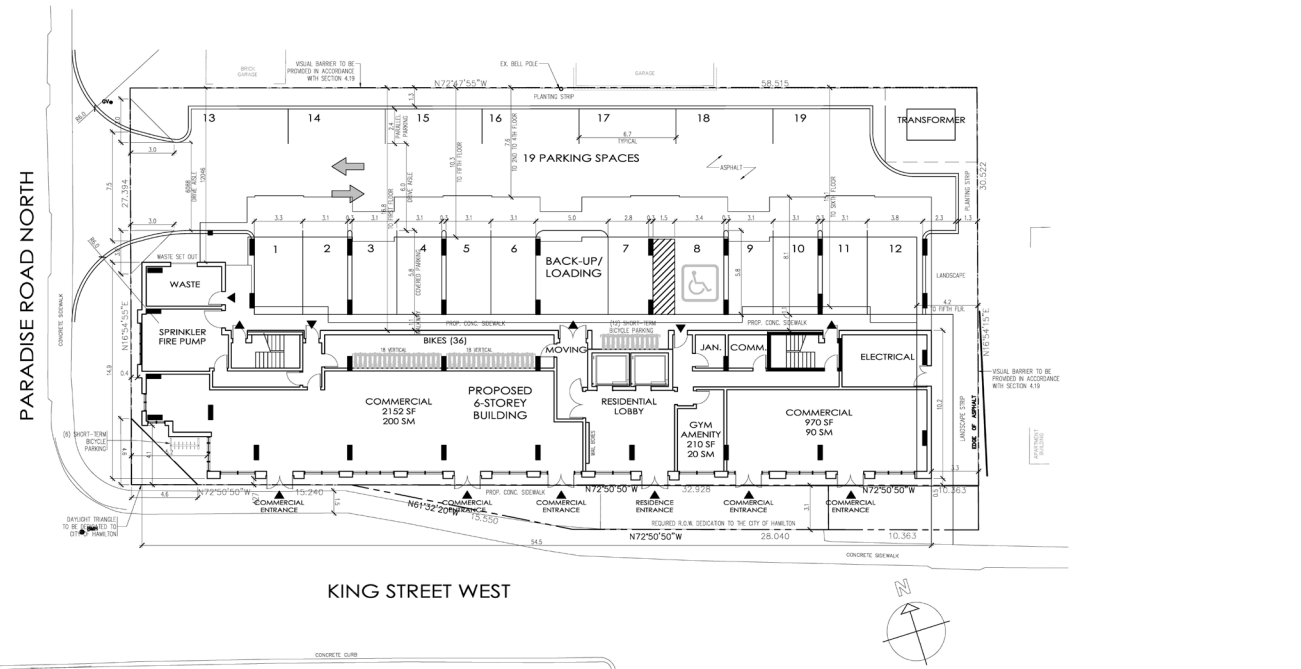
DATED THIS _____ DAY OF _____

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

WITNESS (PRINT) _____ OWNER (PRINT) _____

ADDRESS OF WITNESSES _____

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1 SITE PLAN
SCALE: 1:150

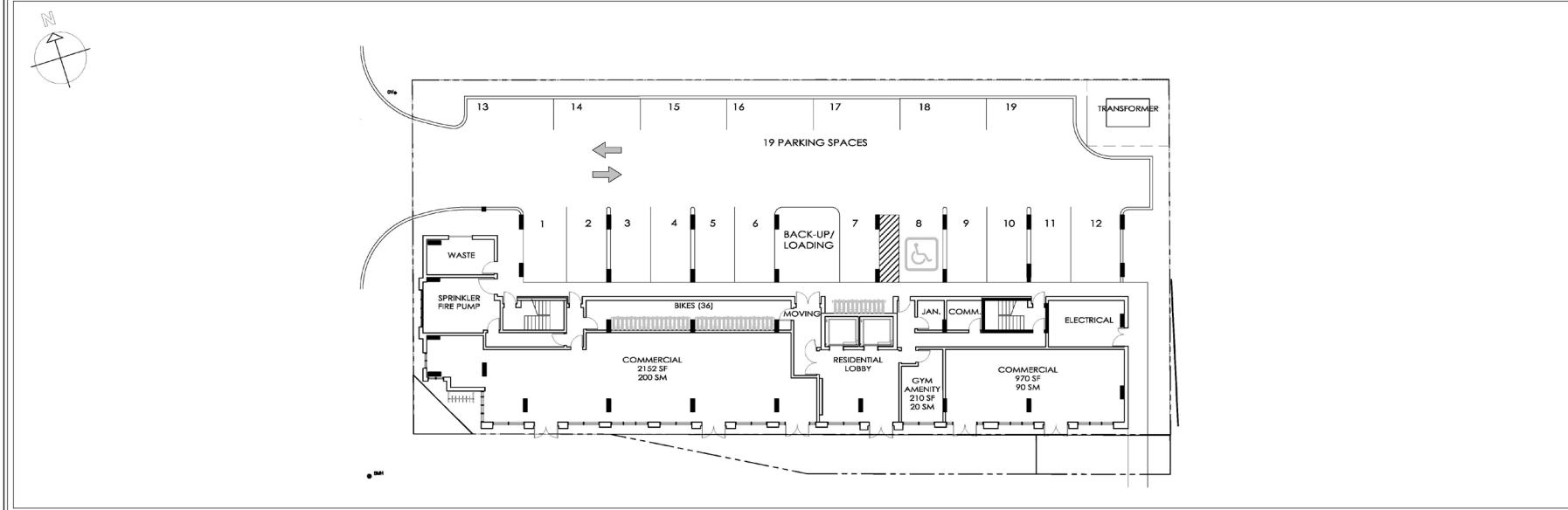
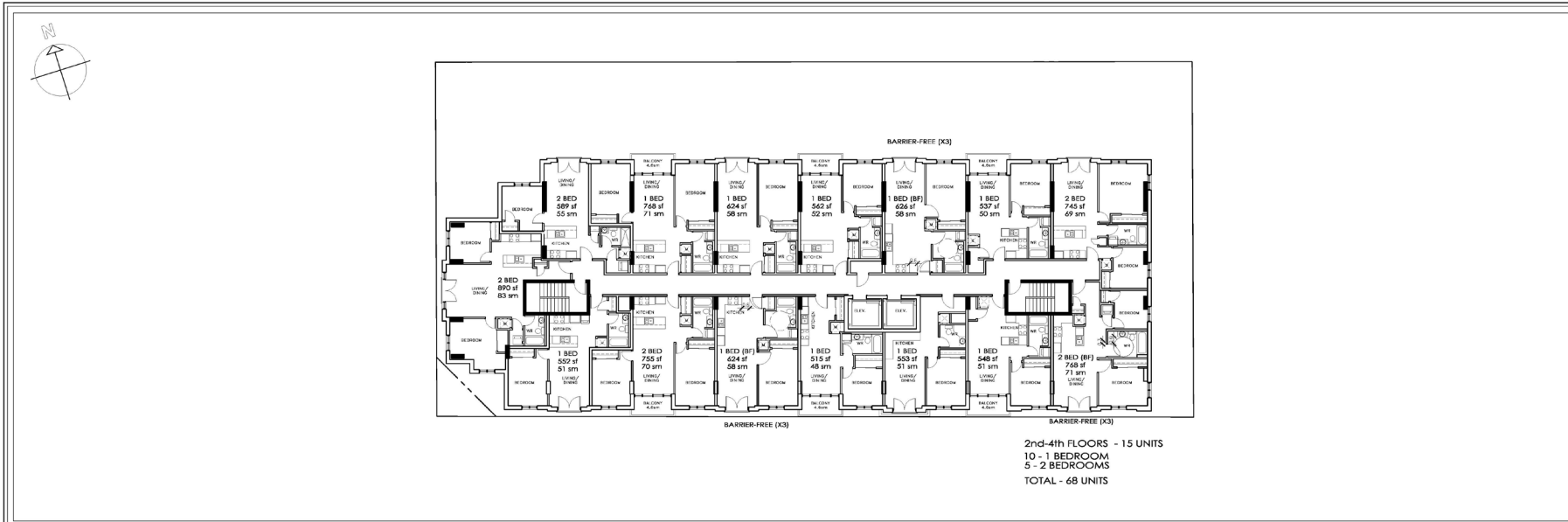
804 King Street West, Hamilton
Zone: Mixed Use Medium Density (C5-732) Zone in the City of Hamilton
Zoning By-Law: City of Hamilton, By-Law 05-200

Regulations	Required	Proposed
Number of Units	-	68
Density (Net)	-	423 units/hectare
Min. Lot Frontage	4.5m	58.5m (King)
Total Street Frontage	-	85.9m
Foyeade Width Facing Street	50%	67.5m (81%)
Lot Area (Gross)	-	1.60643 hectare (1406.63m ²)
Landscaped Area	122.4m ² (12%)	-
Building Coverage Area	-	1013.61m ²
Total Gross Floor Area	4942m ²	-
Gross Floor Area Residential	-	4652m ²
Gross Floor Area Commercial	-	290m ²
Ground Floor Area	-	560m ²
Max. Setback from Street Line (King)	4.5m	0.4m
Max. Setback from Street Line (Paradise)	4.5m	0.4m
Minimum Interior Side Yard	3.3m	3.3m
Min. Setback above 4th Storey	4.2m	4.2m
Minimum Rear Yard	-	-
To Second to Fourth Floor	7.3m	7.6m
To Fifth Floor	10.2m	10.3m
To Sixth Floor	14.8m	15.1m
Building Height	19.5m	19.5m
Number of Storeys	-	6 Storeys
Foyeade Height along a Street	Min. 7.5m	19.5m
Maximum Height	19.5m	19.5m
Amenity Area	-	-
Units Less than or Equal to 50m ²	21 Units less than 50m ² @ 4m ² per unit = 84m ²	-
Units Greater than 50m ²	47 Units greater than 50m ² @ 6m ² per unit = 282m ²	-
Total	366m ² required	393.5m ² provided
Landscaped Area	122.5m ²	-
Parking	Required	Proposed
Commercial Parking	No Parking Required (<450m ²)	0 Spaces
Residential Parking	2 Visitor Spaces plus 0.05 visitor spaces per dwelling unit: 0.05 x 68 = 3.4 (round down) + 2x3=5 spaces required	19 parking spaces
Minimum Number of Barrier Free Parking Spaces	1	1
Typical Parking Space Size	2.8m x 5.8m	2.8m x 5.8m
Barrier-free Parking Space Size	4.9m x 5.8m	4.9m x 5.8m
Short Term Bicycle Parking	Commercial - 0 Required Residential - 4 Required	18 Spaces
Long Term Bicycle Parking	Commercial - 0 Required Residential - 47 Required	48 Spaces
Minimum Aisle width	6.0m	6.0m
Number of Loading Spaces	-	1

Residential Unit Summary	Unit Type (No. of Rooms)	No. of Units
	Studio	0
	1 Bedroom	45
	2 Bedroom	20
TOTAL NO. OF SUITES		65
REG. NO. OF R.F. SUITES		19

Proposed: Yoke King & Paradise
DA-21-117
804 King Street West
Hamilton, ON

job no. 24.044
dwg. file
dw. by RL/JR
scale As Noted
date
dwg. file
Site Plan
dwg. A1.0



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NO.	REVISIONS	DATE
1	DESIGN FOR OPA	NOV 20, 2014
2	DESIGN REVIEW	NOV 24, 2014
3	DESIGN REVIEW	NOV 17, 2014
4	REV. ISSUE	NOV 17, 2014

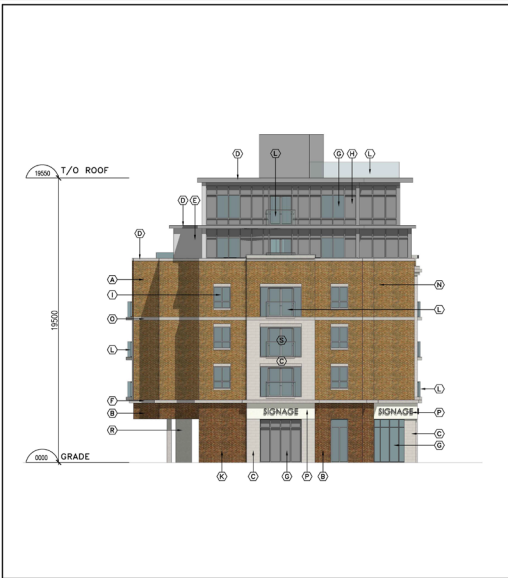
Proposed:
Yoke King & Paradise
DA-21-117
804 King Street West
Hamilton, ON

job no.	24.044
dwg. file	
dwn. by	RL/JR
scale	As Noted
date	
dwg. title	Ground Floor 2nd-4th Floors
dwg.	A2.1

A3.1 ELEVATIONS
DATE: 1.20.21



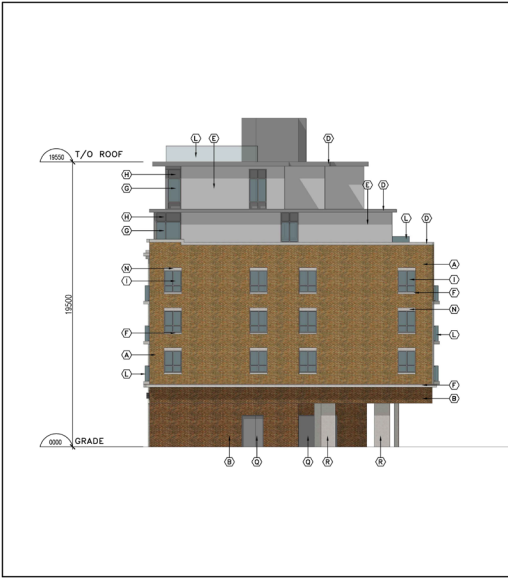
1 SOUTH ELEVATION
SCALE: 1:150



2 WEST ELEVATION
SCALE: 1:150



3 SOUTH ELEVATION
SCALE: 1:150



4 WEST ELEVATION
SCALE: 1:150

EXTERIOR FINISH LEGEND

- (A) 2" BRICK VENEER (COLOUR 1)
- COLOUR: TAN
- (B) 2" BRICK VENEER (COLOUR 2)
- COLOUR: BROWN
- (C) STONE VENEER
- COLOUR: GRAY LIMESTONE
- (D) PRE-FINISHED ALUMINUM FLASHING
- (E) EXTERIOR INSULATED FINISHING SYSTEM (EIFS)
- COLOUR: GREY
- (F) PRECAST STONE LEDGE (CLEAR COAT SEALER)
- (G) ALUMINUM CURTAIN WALL GLAZING SYSTEM EQUAL TO ALUMICOR THERMADWELL TW2000 SERIES DOUBLE GLAZED (OR APPROVED EQUAL)
- COLOUR: CLEAR ANODIZED
- (H) ALUMINUM CURTAIN WALL GLAZING SYSTEM EQUAL TO ALUMICOR THERMADWELL TW2000 SERIES INSULATED SPANDREL PANEL WITH STEEL BACK PANEL (OR APPROVED EQUAL)
- COLOUR: CLEAR ANODIZED
- (I) THERMALLY BROKEN WINDOW EQUAL TO ALUMICOR SHADOWLINE 970 SERIES DOUBLE GLAZED (OR APPROVED EQUAL)
- COLOUR: CLEAR ANODIZED
- (J) ALUMICOR INDUORCOR - DOUBLE GLAZED, TINTED, TEMPERED GLASS (OR APPROVED EQUAL)
- COLOUR: CLEAR ANODIZED
- (K) STEEL POWDER COATED ROLL-UP DOOR
- COLOUR: CHARCOAL
- (L) TEMPERED GLASS PRE-FINISHED ALUMINUM GUARD RAILINGS BY GREGO RAILINGS OR APPROVED EQUAL.
- COLOUR: SILVER
- (M) PRECAST CONCRETE CORNICE (CLEAR COAT SEALER)
- (N) PRECAST STONE HEADER (CLEAR COAT SEALER)
- (O) PRECAST BANDING (CLEAR COAT SEALER)
- (P) TENANT SIGNAGE N.I.C.
(SIGNAGE PERMIT TO BE APPLIED FOR SEPARATELY)
- (Q) HOLLOW METAL DOOR
- PAINT FINISH, COLOUR: GREY
- (R) POURED CONCRETE COLUMN
- STUCCO FINISH, COLOUR: GREY
- (S) THERMALLY BROKEN DOOR AND AJLIETTE BALCONY RAILING

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Rev.	Revision	Date
1	ISSUED FOR OPA	NOV 23, 2021
2	DESIGN REVIEW	NOV 24, 2021
3	DESIGN REVIEW	SEP 17, 2021
4	ISSUED FOR OPA	SEP 17, 2021
5	ISSUED FOR OPA	NOV 23, 2021
6	ISSUED FOR OPA	NOV 23, 2021

Proposed:
King & Paradise Student Residence
DA-21-117
804 King Street West
Hamilton, ON

job no.	18.008
dwg. file	
dwn. by	JR
scale	As Noted
date	MAY 2021
dwg. title	South & West Elevations

dwg. A3.1