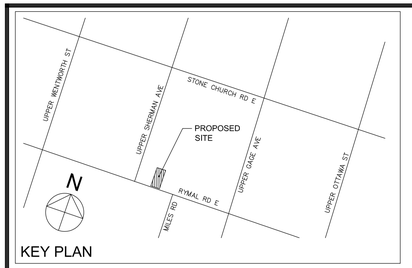

KEY PLAN

Note: THIS SITE PLAN IS BASED ON AND MUST BE READ IN CONJUNCTION WITH TOPO PLAN PREPARED BY A.T. McLAREN LIMITED, KNYMH ACCEPTS NO RESPONSIBILITY FOR ACCURACY OR COMPLETENESS OF DATA SUPPLIED:

TOPOGRAPHIC SURVEY OF PART OF LOT 8 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF BARTON IN THE CITY OF HAMILTON

GENERAL NOTES

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND CHIEF PLANNER, 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 DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE PLUS OR MINUS 7.5 m UNLESS OTHERWISE STATED.
4. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M 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 PERMIT
   - ROAD CUT PERMITS
   - APPROACH APPROVAL PERMITS
   - ENCROACHMENT AGREEMENTS (IF REQUIRED)
   - SEWER AND WATER PERMITS
   - RELOCATION OF SERVICES
   - COMMITTEE OF ADJUSTMENT
6. ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE CORRIDOR MANAGEMENT SECTION, PUBLIC WORKS DEPARTMENT.
7. FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:
   "5 METRE BY 5 METRE VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRE ABOVE THE CORRESPONDING PERPENDICULAR CENTRELINE ELEVATION OF THE ADJACENT STREET."
8. ALL SIGNS MUST COMPLY WITH SIGN BY-LAW No. 10-197

BUILDING BLOCK	AREA (m2) GROUND FLOOR
A	527.1
B	615.7
C	527.3
D	527.3
E	703.4
F	703.4

NET RESIDENTIAL HECTARE
=8805m2 (lot area) - 1056m2 (street)
= 7749m2 (0.775 ha)

NET RESIDENTIAL DENSITY
= 41 units / 0.775 ha
= 52.9 units per hectare

UNIT TYPE	AREA (m2) GROUND FLOOR	AREA (m2) SECOND FLOOR	AREA (m2) TOTAL
INTERIOR - TYPE 1	87.7	91.0	178.7
INTERIOR - TYPE 2	88.0	91.4	179.4
END -TYPE 3	87.9	91.0	178.9
END -TYPE 4	87.7	90.3	178.0

RT-30 Districts Zone

Section #	Regulations	Required	Provided
10F.(2)(a)	Permitted Use	A Street Townhouse Dwelling or Street Townhouse Dwellings	Street Townhouse Dwellings
10F.(3)	Building Height	3 storeys/11 metres	2 Storey / 9.6 m
10F.(4)(a)	Front Yard	A front yard of a depth of not less than 6.0 metres (19.69 feet)	3.25 m
10F.(4)(b)	Rear Yard	A rear yard of a depth not less than 7.5 metres (24.61 feet)	6.025 m
10F.(4)(c)(ii)	Side Yard	2.0 metres (6.56 feet) for a Street Townhouse Dwelling, not exceeding two storeys in height	3.0 m
10F.(5)(b)	Distance Between Buildings	not exceeding two storeys in height, of not less than 3.5 metres (11.48 feet)	Minimum 2.41m
10F.(6)(i)	Lot Area	A lot area not less than 180.0 square metres (1,937.56 square feet)	155 m2
10F.(6)(ii)	Lot Width	A width of not less than 6.0 metres (19.69 feet)	6.007 m
10F.(9)	Dwelling Unit Placement	Not more than eight single family dwelling units shall be attached in a continuous row	Maximum 8 dwelling units in a row
Table 1-1(e)	Parking	1 space per dwelling unit	2 per dwelling
Table 2-5	Visitor Parking	0.30 of a space per dwelling unit	0.25 space per dwelling unit. (0.25 x 41 = 11 spaces)
18A.(7)	Parking Stall Size	2.7 metres wide and 6.0 metres long	2.8 m wide x 5.8m long

RYMAL ROAD EAST

SITE BENCHMARK

3.1 M WIDE ROAD WIDENING

BLDG A
2 STOREY 6 UNIT TOWNHOUSES

BLDG B
2 STOREY 7 UNIT TOWNHOUSES

BLDG C
2 STOREY 6 UNIT TOWNHOUSES

BLDG D
2 STOREY 6 UNIT TOWNHOUSES

BLDG E
2 STOREY 8 UNIT TOWNHOUSES

BLDG F
2 STOREY 8 UNIT TOWNHOUSES

FIRE ROUTE

GARBAGE IN GROUND SYSTEM
(G-GARBAGE, R-RECYCLABLES)

PROPOSED HYDRANT

5M X 5M VISIBILITY TRIANGLES IN WHICH THE MAXIMUM HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS TO NOT EXCEED 0.70M ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET

RETAINING WALL -REFER TO CIVIL

CONC PAD FOR COMMUNITY MAILBOX SYSTEM (4 MODULES)

CURB DEPRESSION

3.0x6.0 Min. DRIVEWAY TYP

3.0x6.0 Min. GARAGE TYP

DECK/STAIR (TYP)

DECK (TYP)

SNOW TO BE REMOVED FROM SITE

LEGEND
- ▼ ENTRY DOOR
- ▽ GARAGE DOOR
- ◬ PATIO DOOR
- W/O WALK OUT BASEMENT
- T TRANSFORMER

N

1 / SP1 SITE PLAN
1:250

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK

ALL DRAWINGS MAY BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED AT THE COMPLETION OF THE WORK

THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED "FOR CONSTRUCTION" MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION
No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

BUILDING PERMIT NUMBER:
NOT FOR CONSTRUCTION WITHOUT PERMIT

DRAWING SETS ISSUED	No.	DATE	BY
CLIENT REVIEW	3.	27.09. 2019	WH
CLIENT REVIEW	4.	12.03. 2020	WH
CLIENT REVIEW	5.	08.09. 2020	WH
SUBMISSION	6	10.09. 2020	WH
OPA and Rezoning Applications	7	22.03. 2021	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)	BY

ONTARIO ASSOCIATION OF ARCHITECTS
PRZEMYSLAW MYSZKOWSKI
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RYMAL TOWNHOMES

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HAMILTON, ONTARIO

DRAWING SHEET TITLE: SITE PLAN

DRAWING SCALE: AS NOTED
PROJECT NUMBER: 19039
DRAWN BY:
CHECKED BY:
DRAWING VERSION:
PLOT DATE: April 14, 2021
DRAWING SHEET NUMBER: SP1

TIMESTAMP:2021-04-14 2:26:19 PM - ELEPATH D:\2019\19039 - Rymal Living - Rymal Stacked Towns\4_Drawings\4.03 Schematic Design\19039 - 2021-04-14 SITE PLAN.dwg