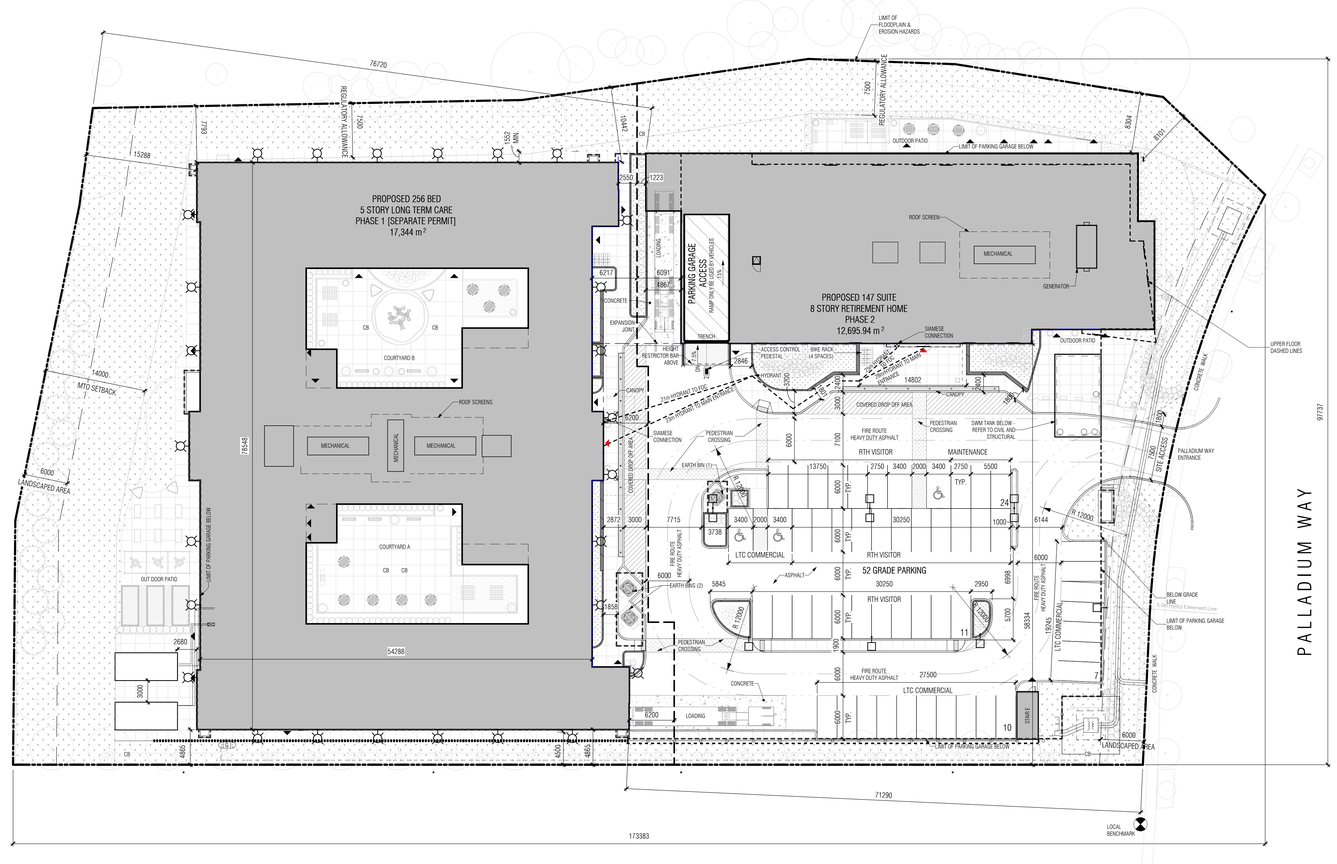


1 A100 SITE PLAN

1 : 300



2 A100 LOCATION MAP - NTS

1 : 50

SITE STATISTICS

	REQUIREMENTS	PROPOSED	CONFORMS TO MUNICIPAL BY-LAW
ZONING DESIGNATION	BUSINESS CORRIDOR, EMPLOYMENT ZONE, BC1-005	BUSINESS CORRIDOR, EMPLOYMENT ZONE, BC1-XXX	YES
MINIMUM LOT AREA	0.4 ha	OVERALL SITE = 14.833 m² / (1.48 HECTARES)	YES
MINIMUM LOT FRONTAGE	45 m	80.7 m	YES
MINIMUM LOT WIDTH	45 m	97.7 m	YES
MINIMUM LOT DEPTH	N/A	173.4 m	YES
MINIMUM LOT COVERAGE	N/A	35% (USING BUILDING AREA)	YES
BUILDING AREA	N/A	LTC: 3,510 m² RETIREMENT: 1,694.95 m² TOTAL: 5,204.95m²	YES
MAXIMUM GROSS FLOOR AREA	L1: 3,509.76 m² L2-L5: 3,459.68 m² x 4 FLOORS = 13,834.72 m² LTC=17,344.5 m² L1: 1,691.26 m² L2-L5: 1,564.98 m² x 5 FLOORS = 7,824.9 m² RETIREMENT = 9,516.2 m² TOTAL = 26, 860.7 m² F.A.R. 26,861 m² / 14,833 m² =1.82:1	L1: 3,509.76 m² L2 - L5: 3,408.68 m² x 4 FLOORS = 13,634.72 m² LTC = 17,344.5 m² R1: 1,654.95 m² R2 - R8: 1,571.57 m² x 7 FLOORS = 11,000.99 m² RETIREMENT = 12,695.94 m² TOTAL = 30,040.44 m² F.A.R. 30,040.44 m² / 14,833 m² =2.03	NO
MAXIMUM LOT COVERAGE	N/A	35% (USING BUILDING AREA)	YES
MINIMUM YARD REQUIREMENTS	FRONT YARD (E) = 6m - 9m REAR YARD (W) = 14m SIDE YARD (S) = 3.5m SIDE YARD (N) = 7.5m	LTC FRONT YARD (E) = 71.2m REAR YARD (W) = 15.2m SIDE YARD (S) = 4.8m SIDE YARD (N) = 7.8m RETIREMENT FRONT YARD (E) = 6.8m REAR YARD (W) = 70.7m SIDE YARD (S) = 58.3m SIDE YARD (N) = 8.3m	YES
MAXIMUM BUILDING HEIGHT	LTC: 5 STOREYS RETIREMENT: 6 STOREYS	LTC: 5 STOREYS RETIREMENT: 8 STOREYS	NO
MINIMUM LANDSCAPED OPEN SPACE	25% OF LOT AREA	25% OF LOT AREA	YES
MINIMUM LANDSCAPED BUFFER	6m ABUTTING A STREET GREATER THAN 26m (MAA 2m WALKWAY)	6m ABUTTING A STREET GREATER THAN 26M (ABUTTING PALLADIUM WAY: MAA 2m WALKWAY WITHIN BUFFER	YES
PARKING	MIN SIZE = 2.75m + 6 m LTC: 0.35 x 256 BEDS = 90 *RETIREMENT (1.6UNIT + 0.25VISITOR) =0.85 x 147 UNITS = 125 *MAINTENANCE SPACES = 3 *MED OFFICE (142m²/100)x6=9 *PHARMACY/RETAIL (92.9m²/100)x3.5= 4 *OFFICE (469m²/100)x3= 14 TOTAL = 245 SPACES	MIN SIZE = 2.75m x 6m 52 AT GRADE 184 UNDERGROUND PARKING AT GRADE PARKING: - 51 RECD VISITOR SPOTS - 3 MAINTENANCE SPOTS - 12 COMMERCIAL PARKING GARAGE: - 164 LTC & RTH (RTH RATED PROPOSED AT 0.53) - 20 COMMERCIAL TOTAL 236 SPACES PROVIDED	NO
DESIGNATED BARRIER FREE PARKING SPACES	TYPE A: (3.4m WIDE + 2m ACCESS) MIN 4 REQ'D TYPE B: (2.75m WIDE + 2m ACCESS) MIN 3 REQ'D	4 TYPE A PROVIDED (VAN ACCESSIBLE) 3 TYPE B PROVIDED TOTAL 7 BF SPACES PROVIDED WITH 2000 ACCESS AISLES	YES
MIN. DRIVING LANE WIDTH	6m	6m	YES
MIN. DRIVING LANE WIDTH	6m	6m	YES
MIN. NO OF LOADING SPACES	N/A	2 LOADING SPACES PROVIDED	YES
MIN. NO OF BICYCLE PARKING SPACES	4 SPACES REQ'D	8 SPACES PROVIDED	YES

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, 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 THE 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, SEWER AND WATER PERMITS, ROAD CUT PERMITS, RELOCATION OF SERVICES, APPROACH APPROVAL PERMITS, ENCROACHMENT AGREEMENTS (IF REQUIRED), 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 TRAFFIC AND ENGINEERING 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 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTERLINE ELEVATION OF THE ADJACENT STREET."

8. ALL SIGNS SHALL COMPLY TO SIGN BY-LAW No. 10-197

9. ALL FENCES SHALL COMPLY TO FENCE BY-LAW No. 10-142

10. "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 HALTON REGION, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEERY'S BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY, THE MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (MHSTCI) SHOULD BE NOTIFIED IMMEDIATELY (416.314.7143). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MHSTCI AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF SMALL BUSINESS AND CONSUMER SERVICES (416-326-8392)."

NOTES:

1. SIDEWALKS SHALL BE A MINIMUM OF 1.5m WIDE THROUGHOUT THE SITE, UNLESS OTHERWISE NOTED.

2. MINIMUM PARKING SPACE SIZE SHALL BE 2.75m X 6m WITH AN AISLE WIDTH OF 6m.

3. FIRE ROUTE SHALL HAVE A MINIMUM CENTERLINE TURNING RADIUS OF 12m

4. ALL PEDESTRIAN SIDEWALKS TO HAVE A SLOPE NO GREATER THAN 5%.

5. SIGN PERMITS ARE REQUIRED FOR ALL SIGNS ON SITE, INCLUDING CONSTRUCTION OR DEVELOPMENT SIGNS.

6. BARRIER-FREE PARKING POST & SIGNAGE TO COMPLY WITH MUNICIPALITY ACCESSIBILITY DESIGN STANDARDS

7. ACCESSIBILITY PAVEMENT MARKING TO COMPLY WITH MUNICIPALITY ACCESSIBILITY DESIGN STANDARDS

8. DURABLE TRAFFIC PAINT TO BE USED FOR ALL PAVEMENT MARKINGS

9. PROVIDE TACTILE WARNING SURFACE INDICATOR AT CURB, COMPLY WITH MUNICIPALITY ACCESSIBILITY DESIGN STANDARDS. TACTILE WARNING STRIP: 'ALERTCAST CAST-IN-PLACE, DETECTABLE WARNING SYSTEM, COLOUR TBD. TRUNCATED DOME PATTERN, AS PER ADA DESIGN STANDARDS. OR APPROVED EQUAL

10. GAS METER LOCATION, REFER TO MECHANICAL DRAWINGS

11. DIRECTIONAL SIGNAGE REQUIRED.

12. BIKE RACK LOCATIONS, REFER TO LANDSCAPE DRAWINGS

13. BENCH LOCATIONS, REFER TO LANDSCAPE DRAWINGS

14. FIRE ACCESS ROUTE SIGN, GRAPHICS TO COMPLY WITH MUNICIPALITY AND FIRE DEPARTMENT STANDARDS

15. IN-GROUND GARBAGE BINS, REFER TO STRUCTURAL DRAWINGS. COORDINATE INSTALLATION AND CONCRETE PAD

16. STORM WATER, REFER TO CIVIL DRAWINGS

17. TRANSFORMER ON CONCRETE PAD, REFER TO ELECTRICAL DRAWINGS

18. EXTERIOR LIGHT STANDARD, REFER TO ELECTRICAL FOR CONCRETE BASE

19. FOR FUTURE ELECTRIC VEHICLE CHARGING STATION, REFER TO ELECTRICAL DRAWINGS

20. WATERLINE TO BE INSTALLED BEFORE GAS LINE, TO BE COORDINATED BY GC

SITE LEGEND:

SYMBOL	DESCRIPTION
	PROPERTY LINE
	NEW CONTINUOUS CONCRETE CURB
	NEW LANDSCAPE SETBACK
	BUILDING FOOTPRINT
	LANDSCAPING. SEE LANDSCAPING DRAWINGS FOR DETAILS.
	TACTILE WARNING STRIP: 'ALERTCAST CAST-IN-PLACE, DETECTABLE WARNING SYSTEM IN BLACK, TRUNCATED DOME PATTERN, AS PER ADA DESIGN STANDARDS OR APPROVED EQUAL.
	NO-PARKING PAINT
	BF PARKING ACCESS AISLE
	PEDESTRIAN CROSSWALK
	SNOW STORAGE
	PRIMARY BUILDING ACCESS LOCATION
	SECONDARY BUILDING ACCESS LOCATION
B	BOLLARD, SEE LANDSCAPE DRAWINGS FOR DETAILS.
	FIRE ROUTE.
	BICYCLE RACK. SEE LANDSCAPE DRAWINGS FOR DETAILS
	BARRIER FREE ACCESSIBLE PARKING STALL COMPLETE WITH ACCESSIBLE PARKING SIGNAGE AT THE END OF EACH STALL.
	"ONE WAY" SIGNAGE
	"FIRE ROUTE" SIGNAGE.
	AREA DRAIN (AS PER CIVIL)
CB	CATCH BASIN (AS PER CIVIL)
	UNDERSLAB DRAIN (REFER TO STRUCTURAL)
	CONCRETE SLAB SLOPES (REFER TO STRUCTURAL)
	AREA LIGHT - EXTERIOR POLE
	WALL SCONCE - EXTERIOR WALL
	DOWNLIGHT - EXTERIOR RECESSED
	PLANTER / SEATING WALL - SEATING WALL 400MM WIDE / 350MM HIGH - PLANTER WALL 200MM WIDE / 350MM HIGH - PARKING PLANTER WALLS, 200MM WIDE / HEIGHT TO BE COORDINATED WITH GRADING AS REQUIRED BY PLANTING DEPTHS ALL PLANTER WALLS TO BE COORDINATED WITH STRUCTURAL, GRADING AND LANDSCAPING

NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTOR AND ALL SUB CONTRACTORS TO REVIEW AND BE FAMILIAR WITH ENTIRE DRAWING SET.

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Issue Table

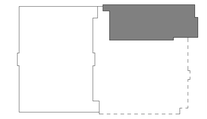
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DATE:

ARCHITECT SIGNATURE:

DATE:

Seal:

North Arrow:

PROJECT NORTH
TRUE NORTH

Architect:

Owner:

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548 UPPER JAMES ST. HAMILTON, ON. L9C 2Y4
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Project:

PROPOSED RETIREMENT HOME -
BETTER LIFE MAPLE VILLA

4103 PALLADIUM WAY

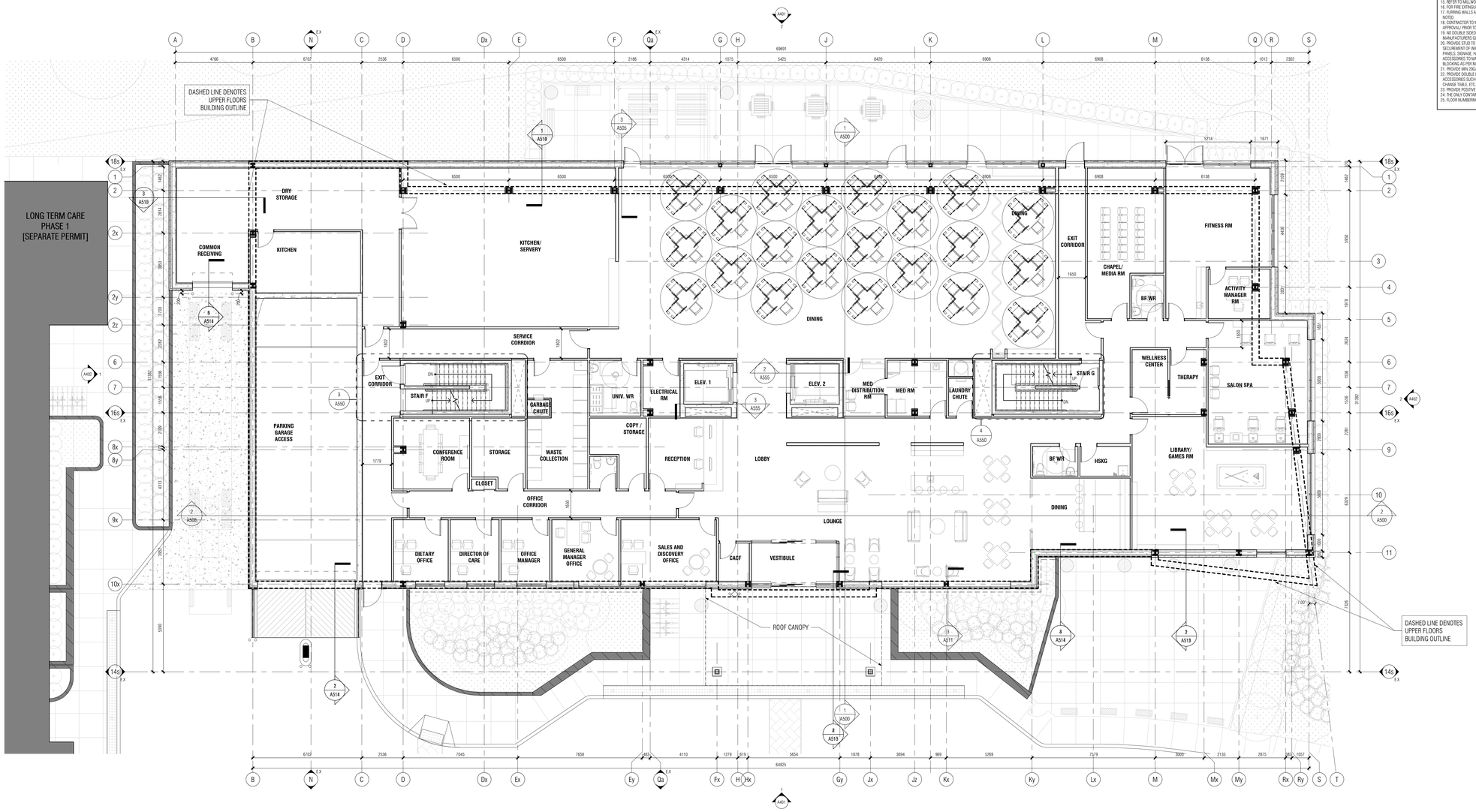
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SITE PLAN

DRAWN By:	HN	SCALE:	As indicated
Checked By:	MS	Plot Date:	2023.09.18
Project Date:	2023.09.18		
Project No.	23008		

Drawing No. A100

Sheet version. 1



1 GROUND FLOOR PLAN
A202
1 : 100

GENERAL NOTES:

1. ALL OVERALL CONSTRUCTION PLANS TO BE READ IN CONJUNCTION WITH ENLARGED PLANS.
2. DIMENSIONS UNLESS OTHERWISE NOTED ARE MEASURED IN ORDER OF IMPORTANCE TO GRID LINES
FACE OF CONCRETE/PARTITION
3. CONTRACTOR SHALL PROTECT EXISTING FINISHES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR AND MAKE GOOD ANY SURFACES AFFECTED BY DEMOLITION AND/OR CONSTRUCTION.
4. CONTRACTOR TO CORE SLAB FOR IN SLAB RECESSED FLOOR BOXES. REFER TO ELECTRICAL DRAWINGS FOR TYPE/QUANTITY. CONTRACTOR TO SCAN SLAB AS REQUIRED AND CONFIRM FINAL LOCATIONS FOR EACH FIXTURE WITH ELECTRICAL CONSULTANT PRIOR TO INSTALLATION OF ANY FURNITURE.
5. CONTRACTOR SHALL PROVIDE PARTITION LAYOUT PLANS FOR REVIEW AND APPROVAL BY DESIGNER PRIOR TO PROCEEDING WITH INSTALLATION OF TRACK AND STUDS.
6. SOUND ATTENUATION BLANKETS SHALL BE INSTALLED CONTINUOUSLY BEHIND ALL POWER, VOICE, AND DATA OUTLETS AND OTHER DEVICES RECESSED INTO PARTITIONS.
7. COORDINATE ALL BASE TYPES WITH GWB CONSTRUCTION. REFER TO ROOM FINISH SCHEDULE AND DRAWINGS.
8. ALL PARTITIONS SCHEDULED TO RECIEVE RESILIANT BASE ARE TO BE COMPLETELY FINISHED SMOOTH TO THE SLAB
9. CONTRACTOR SHALL REFER TO ROOM FINISH SCHEDULE AND FINISH SPECIFICATIONS FOR ALL BASE TYPES AND HEIGHTS
10. UNLESS NOTED OTHERWISE, DOOR LOCATIONS SHALL BE 50mm FROM FACE OF WALL TO OUTSIDE OF DOOR FRAME AND NOT LESS THEN 50mm
11. WHERE FIRE SEPERATIONS OCCUR, EXTEND PARTITIONS TO UNDERSIDE OF SLAB, PACK ANY OPENINGS BETWEEN STRUCTURE OR ROOF AND PARTITIONS WITH FIRE STOPPING MATERIAL. PACK AROUND PENETRATIONS THROUGH FIRE SEPERATIONS WITH FIRE STOPPING MATERIAL.
12. AT RECESSED PANELS AND EQUIPMENT IN FIRE SEPERATIONS, MAINTAIN THE CONTINUITY OF THE REQUIRED FIRE SEPARATIONS BEHIND THE EQUIPMENT.
13. WRAP PLUMBING PIPES WITH NON-COMBUSTIBLE INSULATION TO MUFFLE SOUND TRANSMISSION.
14. WHERE PARTIONS OF VARYING THICKNESS ALIGN, STEP THE FLOOR AND CEILING TRACKS AS REQUIRED TO ENSURE A FLUSH FINISHED CONDITION ON THE EXPOSED FACE.
15. REFER TO MILLWORK REFERENCE PLAN FOR MILLWORK DETAILS.
16. FOR FIRE EXTINGUISHER CABINETS, REFER ALSO TO MECHANICAL DRAWINGS.
17. FURRING WALLS AROUND COLUMNS AND PIPES TO BE BUILT AS TIGHT AS POSSIBLE UNLESS OTHERWISE NOTED
18. CONTRACTOR TO MARK OUT ALL THERMOSTAT AND SWITCHING LOCATIONS ON SITE FOR DESIGNER APPROVAL PRIOR TO INSTALLATION.
19. NO DOUBLE SIDED TAPE FOR CORNER GUARDS OR DOOR PLATES, ONLY PL ADHESIVE OR AS PER MANUFACTURERS GLUE RECOMMENDATION.
20. PROVIDE STUD TO STUD SOLID PLYWOOD BLOCKIGN WITHIN PARITIONS ASSEMBLIES AS REQUIRED FOR SECUREMENT OF WALL MOUNTED FIXTURES SUCH AS BUT NOT LIMITED TO WALL MOUNTED EQUIPMENT, PANELS, SIGNAGE, HANDRAIL BRACKETS AND ACCESSORIES. GC TO COORDINATE LOCATIONS, AREAS AND ACCESSORIES TO MANUFACTURERS INSTALLATION INSTRUCTIONS UNLESS OTHERWISE NOTED. INSTALL BLOCKING AS PER MANUFACTURERS INSTRUCTIONS.
21. PROVIDE MIN 20GA SHEET METAL FOR ALL TOILET ACCESSORIES MOUNTED IN GWB PARTITIONS.
22. PROVIDE DOUBLE HEAVY 18 GUAGE STEEL STUDS TO U/S OF STRUCTURE WITH BLOCKING BY FOLD DOWN ACCESSORIES SUCH AS BUT NOT LIMITED TO FOLD DOWN GRAB BARS, FOLD DOWN SHOWER SEAT, ADULT CHANGE TABLE, ETC.
23. PROVIDE POSITIVE DRAINAGE TO ALL FLOOR DRAINS.
24. THE ONLY CONTAINED USE AREAS ARE BEING PROVIDED ARE THE TWO RHA ON THE SECOND FLOOR
25. FLOOR NUMBERING SHALL COMPLY TO OBC 3.4.6.19

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548 UPPER JAMES ST. HAMILTON, ON. L9C 2Y4
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Owner:

Project:

PROPOSED RETIREMENT HOME - BETTER LIFE MAPLE VILLA

4103 PALLADIUM WAY

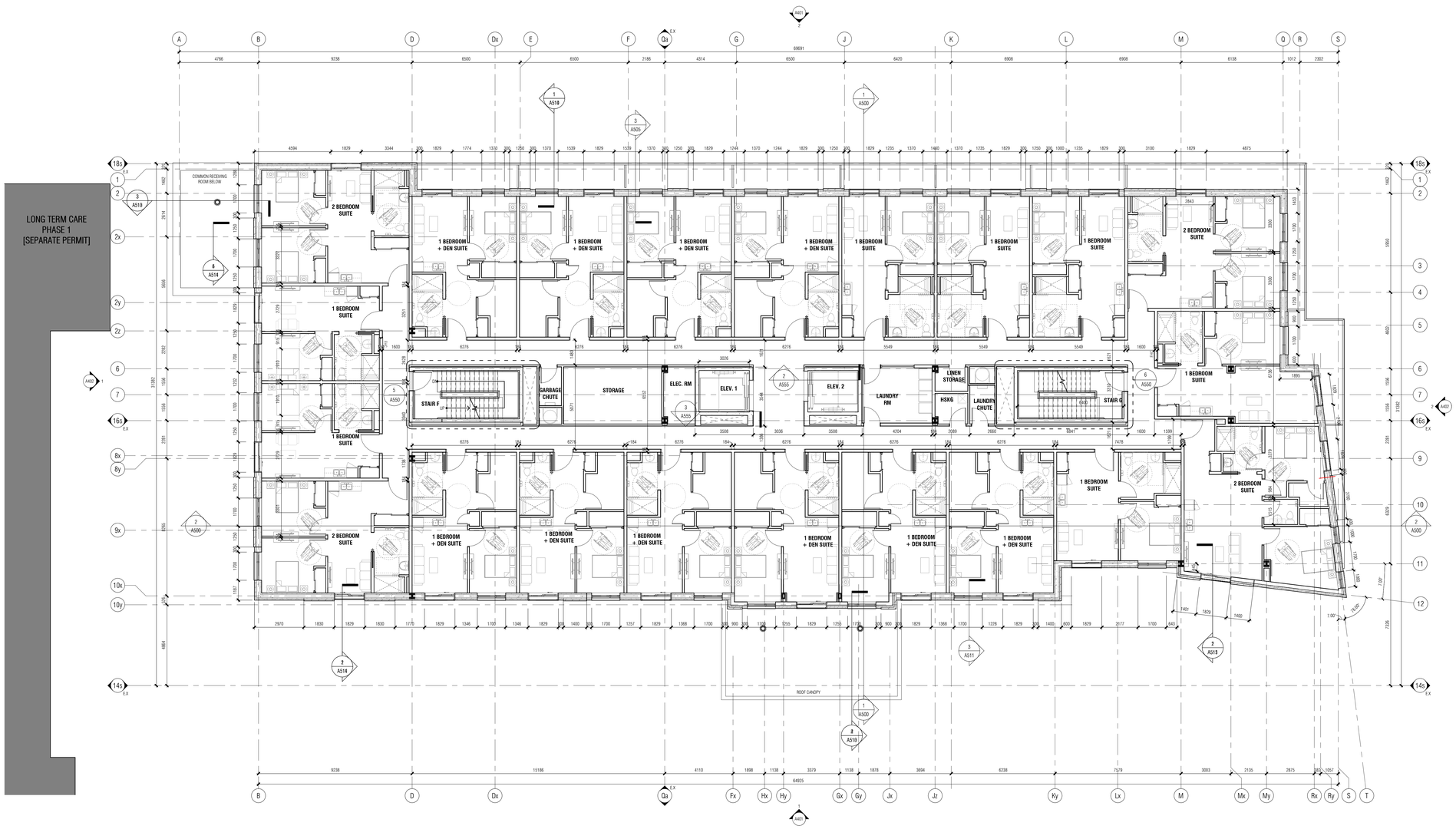
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GROUND FLOOR PLAN

DRAWN By:	HN	SCALE:	As indicated
Checked By:	MS	Plot Date:	2023.09.18
Project Date:	2023.09.18		
Project No.	23008		

Drawing No.: A202

Sheet version.: 1



1 SECOND FLOOR
A203
1 : 100

GENERAL NOTES:

1. ALL OVERALL CONSTRUCTION PLANS TO BE READ IN CONJUNCTION WITH ENLARGED PLANS.
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T. 905.383.7500 F. 905.383.5700

Owner:

Project:

PROPOSED RETIREMENT HOME - BETTER LIFE MAPLE VILLA

4103 PALLADIUM WAY

Drawing Title:

SECOND FLOOR PLAN

DRAWN By:	HN	SCALE:	As indicated
Checked By:	MS	Plot Date:	2023.09.18
Project Date:	2023.09.18		
Project No.	23008		

Drawing No. A203

Sheet version. 1



1
A401

SOUTH ELEVATION

1 : 100



2
A401

NORTH ELEVATION

1 : 100

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Architect:

Owner:

SAM ESPOSTO | ARCHITECT INC.
548 UPPER JAMES ST. HAMILTON, ON. L9C 2Y4
T. 905.383.7500 F. 905.383.5700

Project:

PROPOSED RETIREMENT HOME -
BETTER LIFE MAPLE VILLA

4103 PALLADIUM WAY

Drawing Title:

EXTERIOR ELEVATIONS

DRAWN By:	HN	SCALE:	1 : 100
Checked By:	MS	Plot Date:	2023.09.18
Project Date:	2023.09.18		
Project No.	23008		

Drawing No.
A401

Sheet version.
2



1 A402 WEST ELEVATION

1 : 100



2 A402 EAST ELEVATION

1 : 100



3 A402 PERSPECTIVE VIEW FROM LEFT HAND

1 : 1



4 A402 PERSPECTIVE VIEW FROM RIGHT HAND

1 : 1

NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTOR AND ALL SUB CONTRACTORS TO REVIEW AND BE FAMILIAR WITH ENTIRE DRAWING SET.

REVISIONS

No.	For:	Date:
2	ISSUED FOR COORDINATION	2024.04.10
1	ISSUED FOR COORDINATION	2024.01.31
To: (version)	For:	Date:

Issue Table

Note:
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.

CONTRACTORS AND SUBCONTRACTORS SHALL USE THIS DRAWING IN CONJUNCTION WITH OTHER DISCIPLINARY ENGINEER DRAWINGS AND TENANT FIT-UP DRAWINGS.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNTIL ISSUED FOR CONSTRUCTION BY DESIGN PROFESSIONAL UNDER ISSUE COLUMN.

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ALL DRAWINGS ARE TO BE REVIEWED AS A FULL PACKAGE SET.

Design Sign-Off

PRINT NAME:

CLIENT SIGNATURE:

DATE:

ARCHITECT SIGNATURE:

DATE:

Seal:

North Arrow:

Architect:

Owner:

SAM ESPOSTO | ARCHITECT INC.
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Project:

PROPOSED RETIREMENT HOME - BETTER LIFE MAPLE VILLA

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EXTERIOR ELEVATIONS

DRAWN By:	HN	SCALE:	As indicated
Checked By:	MS	Plot Date:	2023.09.18
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Sheet version. 2