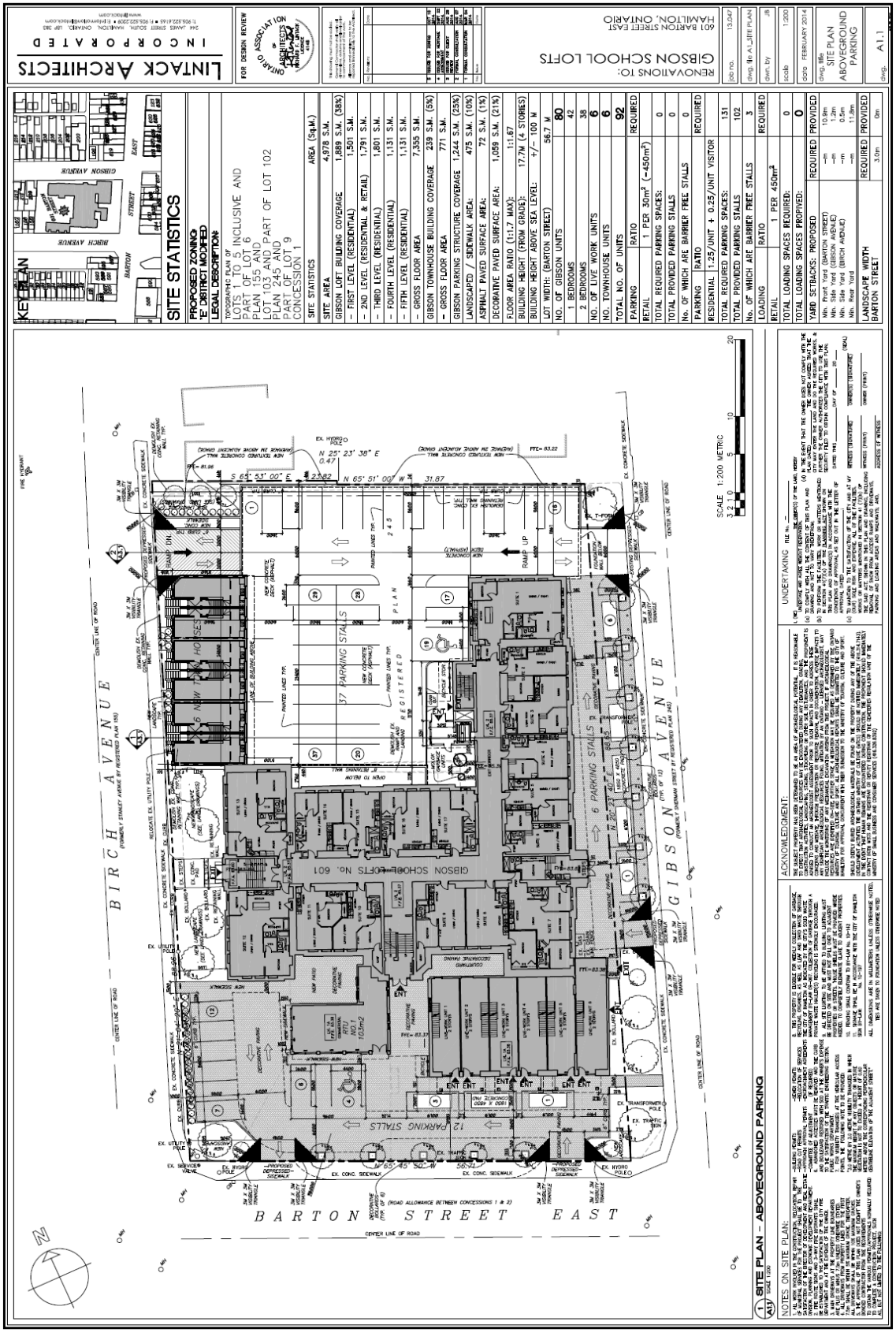
LINTACK ARCHITECTS
INCORPORATED
FOR DESIGN REVIEW
RENOVATIONS TO:
GIBSON SCHOOL LOFTS
601 BARTON STREET EAST
HAMILTON, ONTARIO
SITE PLAN
ABOVEGROUND PARKING
A1.1
SITE STATISTICS
PROPOSED ZONING
'E' DISTRICT MODIFIED
LEGAL DESCRIPTION:
LOTS 1 TO 5 INCLUSIVE AND PART OF LOT 6 PLAN 155 AND LOT 103 AND PART OF LOT 102 PLAN 245 AND PART OF LOT 9 CONCESSION 1
SITE STATISTICS
AREA (Sq.M.)
SITE AREA 4,978 S.M.
GIBSON LOFT BUILDING COVERAGE 1,889 S.M. (38%)
- FIRST LEVEL (RESIDENTIAL) 1,501 S.M.
- 2ND LEVEL (RESIDENTIAL & RETAIL) 1,791 S.M.
- THIRD LEVEL (RESIDENTIAL) 1,801 S.M.
- FOURTH LEVEL (RESIDENTIAL) 1,131 S.M.
- FIFTH LEVEL (RESIDENTIAL) 1,131 S.M.
- GROSS FLOOR AREA 7,355 S.M.
GIBSON TOWNHOUSE BUILDING COVERAGE 239 S.M. (5%)
- GROSS FLOOR AREA 771 S.M.
GIBSON PARKING STRUCTURE COVERAGE 1,244 S.M. (25%)
LANDSCAPED / SIDEWALK AREA: 475 S.M. (10%)
ASPHALT PAVED SURFACE AREA: 72 S.M. (1%)
DECORATIVE PAVED SURFACE AREA: 1,059 S.M. (21%)
FLOOR AREA RATIO (1:1.7 MAX): 1:1.67
BUILDING HEIGHT (FROM GRADE): 17.7M (4 STORIES)
BUILDING HEIGHT ABOVE SEA LEVEL: +/- 100 M
LOT WIDTH: (BARTON STREET) 56.7 M
NO. OF GIBSON UNITS 80
1 BEDROOMS 42
2 BEDROOMS 38
NO. OF LIVE WORK UNITS 6
NO. TOWNHOUSE UNITS 6
TOTAL NO. OF UNITS 92
PARKING RATIO REQUIRED
RETAIL 1 PER 30m² (~450m²)
TOTAL REQUIRED PARKING SPACES: 0
TOTAL PROVIDED PARKING STALLS 0
No. OF WHICH ARE BARRIER FREE STALLS 0
PARKING RATIO REQUIRED
RESIDENTIAL 1.25/UNIT + 0.25/UNIT VISITOR
TOTAL REQUIRED PARKING SPACES: 131
TOTAL PROVIDED PARKING STALLS 102
No. OF WHICH ARE BARRIER FREE STALLS 3
LOADING RATIO REQUIRED
RETAIL 1 PER 450m²
TOTAL LOADING SPACES REQUIRED: 0
TOTAL LOADING SPACES PROPOSED: 0
YARD SETBACKS: PROPOSED REQUIRED PROVIDED
Min. Front Yard (BARTON STREET) -m 10.9m
Min. Side Yard (GIBSON AVENUE) -m 1.2m
Min. Side Yard (BIRCH AVENUE) -m 0.5m
Min. Rear Yard -m 11.8m
LANDSCAPE WIDTH REQUIRED PROVIDED
BARTON STREET 3.0m 0m
BIRCH AVENUE
GIBSON AVENUE
BARTON STREET EAST
GIBSON SCHOOL LOFTS No. 601
37 PARKING STALLS
6 PARKING STALLS
12 PARKING STALLS
SCALE 1:200 METRIC
NOTES ON SITE PLAN:
ACKNOWLEDGMENT:
UNDERTAKING