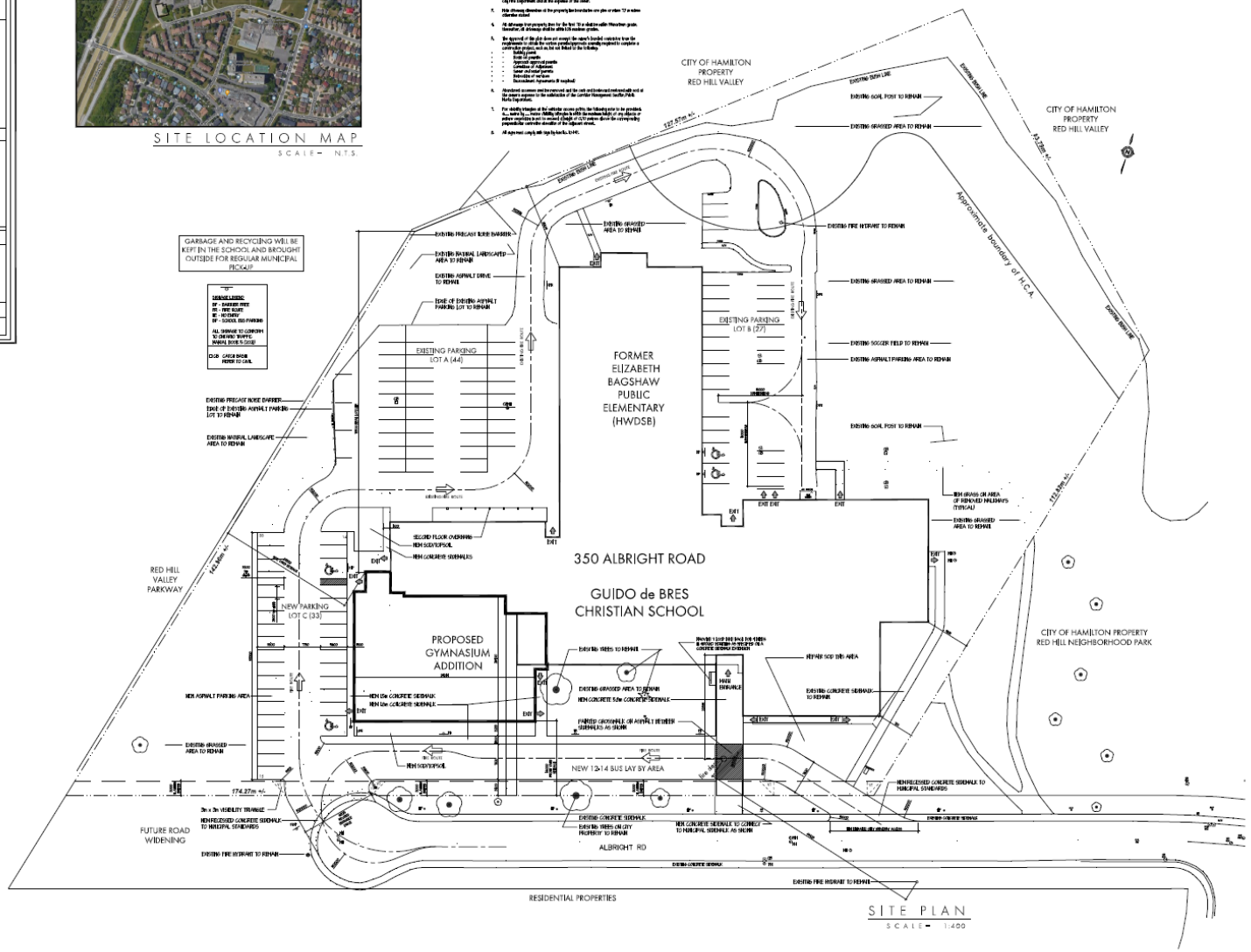
Site Plan and Building Statistics:

Zoning:	I2	
Legal Description:	350 Albright Road Concession 4 Pt. Lot 32 City of Hamilton	
Current Occupancy:	Elementary School (closed)	
Proposed Occupancy:	Secondary School	
Net Lot Area:	24256 m2	100%
Existing School GFA (Building A)	5103 m2	21%
Proposed Gymnasium GFA (Building B)	1051 m2	4,3 %
Total Building Coverage:	6154 m2	25,4%
Existing Hard Surface:	5702 m2	23,5%
Proposed Hard Surface:	6726 m2	27,7%
Existing Landscape Area:	13,451 m2	55,4%
Proposed Landscape Area:	11,376 m2	46,9%
	Required	Provided
Maximum Building Height:	11,5 m	9,0 m
Minimum Landscaped Area:	10% of lot area	46,9% of lot area
Minimum Lot Width:	30,0 m	174 m
Minimum Front Yards:	3,0 m	14,3 m
Minimum Side Yard:	6,0 m	20,5m
Minimum Rear Yard:	7,5 m	73,5m
Parking Statistics	Required	Provided
School Building (3.0 per classroom) 29 classrooms	87	44 existing Lot A 27 existing Lot B 33 new Lot C
Total Parking	87	104
Barrier Free (4%)	3,5	4 (incl. above)
Loading Spaces	not required	

SITE LOCATION MAP
SCALE – N.T.S.

1. All work located in the corridor the exclusive repair of sanitary sewers by the City of Hamilton shall be approved of by the Director of Planning and Chief Planner, Public and Private Transportation Engineer.
2. The Water Sign and Fire Hydrants shall be established to the satisfaction of the City Fire Department and at the expense of the owner.
3. With driveway dimension at the property line boundaries are plus or minus 1.5 m unless otherwise stated.
4. All driveway from property line to the kerb: To a distance under Minimum grade. Therefore, all driveways shall be within 1.5% maximum grades.
5. Re: Approval of the plan does not exempt the owner's bonded contractor from the requirements to obtain a written permit/approval or permits/approvals required to complete a construction project, such as, but not limited to the following:
   - Building permit
   - Road cut permits
   - Approval agreement permits
   - Sewer connection permits
   - Water connection permits
   - Sewer and water permits
   - Relocation of services
   - Encroachment/Agreements (if required)
6. Abandoned sewers must be removed and the rock and bituminous material only out of the project expense to the satisfaction of the Corridor Management Section/Public Works Department.
7. For visibility triangles at the intersection corners, public the following prior to the permitted, ... water, fog, ... Water, building, shrubs in with the maximum height of any objects or surface variations to not to exceed a length of 0.70 meters above the curb or roadway perpendicular corner elevation of the adjacent street.
8. All signs must comply with Sign By-Law No. 10-197.


GARBAGE AND RECYCLING WILL BE KEPT IN THE SCHOOL AND BROUGHT OUTSIDE FOR REGULAR MUNICIPAL PICKUP
CITY OF HAMILTON PROPERTY RED HILL VALLEY
CITY OF HAMILTON PROPERTY RED HILL VALLEY
Approximate boundary of N.C.A.
EXISTING PARKING LOT A (44)
EXISTING PARKING LOT B (27)
FORMER ELIZABETH BAGSHAW PUBLIC ELEMENTARY (HWDSB)
350 ALBRIGHT ROAD
GUIDO de BRES CHRISTIAN SCHOOL
PROPOSED GYMNASIUM ADDITION
NEW PARKING LOT C (33)
RED HILL VALLEY PARKWAY
CITY OF HAMILTON PROPERTY RED HILL NEIGHBORHOOD PARK
FUTURE ROAD WIDENING
ALBRIGHT RD
RESIDENTIAL PROPERTIES
NEW 12-14 BUS LAY BY AREA
174.27m +/-
122.57m +/-
112.84m +/-
112.84m +/-
EXISTING FIRE HYDRANT TO REMAIN
EXISTING GRASSED AREA TO REMAIN
EXISTING SOCCER FIELD TO REMAIN
EXISTING ASPHALT PARKING AREA TO REMAIN
EXISTING SOIL POST TO REMAIN
EXISTING PRECAST NOISE BARRIER
EXISTING NATURAL LANDSCAPED AREA TO REMAIN
EXISTING ASPHALT DRIVE TO REMAIN
EDGE OF EXISTING ASPHALT PARKING LOT TO REMAIN
SECOND FLOOR OVERHANG
NEW SOD/TOPSOIL
NEW CONCRETE SIDEWALKS
NEW ASPHALT PARKING AREA
NEW 15m CONCRETE SIDEWALK
NEW 15m CONCRETE SIDEWALK
EXISTING TREES TO REMAIN
EXISTING GRASSED AREA TO REMAIN
NEW CONCRETE 5.0m CONCRETE SIDEWALK
PAINTED CROSSWALK ON ASPHALT BETWEEN SUMMARIES AS SHOWN
REPAIR SOD DIRT AREA
EXISTING CONCRETE SIDEWALK TO REMAIN
NEW RECESSED CONCRETE SIDEWALK TO MUNICIPAL STANDARDS
3m x 3m VISIBILITY TRIANGLE
NEW RECESSED CONCRETE SIDEWALK TO MUNICIPAL STANDARDS
EXISTING CONCRETE SIDEWALK
EXISTING TREES ON CITY PROPERTY TO REMAIN
NEW CONCRETE SIDEWALK TO CONNECT TO MUNICIPAL SIDEWALK AS SHOWN
EXISTING FIRE HYDRANT TO REMAIN
EXISTING FIRE HYDRANT TO REMAIN
EXISTING CONCRETE SIDEWALK
EXISTING CONCRETE SIDEWALK
EXISTING BUS STOP
EXISTING BUS LINE
EXISTING BUS LINE
EXISTING BUS LINE
EXISTING BUS LINE
EXIT
EXIT
EXIT