

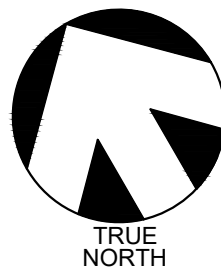
REGISTERED PLAN No. R - 3506
PART OF LOT 5
PLAN 62R-12162, PART 7,8,9
HAMILTON
TOWNSHIP OF GLANFORD

OWNERS

BOZZO HOMES
25 RYMAL RD. WEST,
HAMILTON, ON L9B 1B5
PHONE #:

APPLICANT

REINDERS + LAW LTD.
64 ONTARIO STREET NORTH,
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SITE STATISTICS

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	C5 (EXCEPTION 318)	C5 (EXCEPTION 318)
LOT AREA (ha)	0.4272	4,272 sq. m
LOT WIDTH (sm)	76.2 m	76.2 m
GROUND FLOOR AREA (sm)	N/A	975.1 sq. m
LOT COVERAGE (max.)	75%	22.8% *
FRONT YD. (min.)	0 m	0.6 m
REAR YARD (min.)	7.5 m	8.87 m
SIDE YARD EAST (min.)	7.5 m	5.11 m *
SIDE YARD WEST (min.)	7.5 m	7.5 m
NUMBER OF PARKING SPACES	116	120
88 UNITS = 88 PARKING SPACES	88	89
RESTAURANT = 1 PER 6.0 SQ.M. = 223.8 sq. m/80 = 28 PARKING SPACES	31	31
NUMBER OF ACCESSIBLE PARKING SPACES	4.5	5
101 - 200 MIN. 1 SPACE + 3% TOTAL REQUIRED SPACES	116 * 3% = 3.5 + 1 = 4.5	
PARKING STALL DIMENSIONS (m)	2.8 m X 5.8 m	2.8 m X 5.8 m
PARKING WHEN ABUTTED BY COLUMN (m)	3.1 m X 5.8 m	3.1 m X 5.8 m
BARRIER FREE PARKING	4.4 m X 5.8 m	2.4 m X 6.0 m
PARKING AISLE	6.0 m	6.0 m
LOADING SPACE DIMENSIONS (m)	3.5 m X 12.0 m	3.50 m X 12.0 m
LOADING SPACE	1	1
PERCENTAGE OF LOT LANDSCAPED	20%	19.2% (818.9 sm)
MAX. BUILDING HEIGHT	22 m	36.0 m *
AMENITY AREA (sm PER DWELLING UNIT)	502 sm	627 sm
4.0 sq. m PER UNIT LESS OR EQUAL TO 30 sq. m		
6.0 sq. m PER UNIT GREATER OR EQUAL TO 30 sq. m		
PLANTING STRIPS AND FENCING SETBACK	1.5 m	1.5 m

* MINOR VARIANCE MAY BE REQUIRED

COVERAGE		
BUILDING FOOTPRINT AREA	= 975.1 m ²	22.8%
ASPHALT PAVING	= 2,478.0 m ²	58.0%
LANDSCAPE / OPEN SPACE	= 818.9 m ²	19.2%
TOTAL	= 4,272 m ²	100.00%

	1 BED	2 BED	3 BED	TOTAL
3RD FLOOR	1	8	1	10
4TH FLOOR	1	8	1	10
5TH FLOOR	1	8	1	10
6TH FLOOR	1	8	1	10
7TH FLOOR	2	7	0	9
8TH FLOOR	2	7	0	9
9TH FLOOR	2	7	0	9
10TH FLOOR	1	6	0	7
11TH FLOOR	1	6	0	7
12TH FLOOR	1	6	0	7
TOTAL	13	71	4	88

LEGEND:

	PROPERTY LINE
	BUILDING SETBACK LINE
	LINE OF BUILDING ABOVE
	PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	CONCRETE PAD OR SIDEWALK
	PROPOSED CONCRETE CURB
	NEW BUILDING AREA (FOOTPRINT)
	EXISTING BUILDING AREA (FOOTPRINT)
	PRINCIPAL ENTRANCE TO THE BUILDING
	SECONDARY ENTRANCES TO, OR EGRESS FROM THE BUILDING
	FIRE ROUTE SIGNS
	BARRIER FREE SIGNS (R893)
	BARRIER FREE LOGO (PAVED ON ASPHALT)
	STOP SIGNS
	EXISTING CATCHBASIN AND STRUCTURE
	PROPOSED CATCHBASIN AND STRUCTURE
	PROPOSED SIAMESE CONNECTION TO SPRINKLER SYSTEM
	PROPOSED DRAINAGE FLOW
	PROPOSED FENCE
	EXISTING BOARD FENCE

SURVEY BENCHMARK

MONUMENT 07720020068
ROUND IRON BAR WITH BRASS CAP
ELEVATION 229.005

no. revisions date init.

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drawn

designed GR

reviewed KR

date 2024-02-22

scale 1:150

project

25 RYMAL RD. WEST
HAMILTON, ON

drawing

ARCHITECTURAL
SITE PLAN

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ARCHITECTURE . ENGINEERING

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ARCHITECTURE . ENGINEERING
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