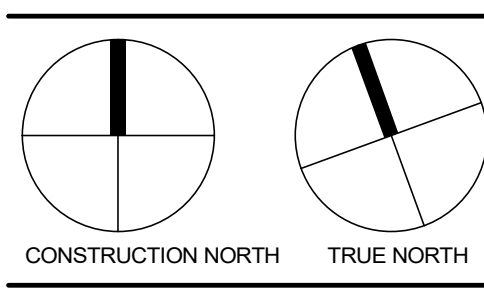


NO.	ISSUED	DATE
	CLIENT REVIEW	FEB 21 2018
	CLIENT REVIEW	MARCH 13 2018
	CLIENT REVIEW	MARCH 27 2018
	CLIENT MEETING	MARCH 26 2018
	CLIENT REVIEW	MAY 07 2018
	PARKING DRAWINGS	MAY 11 2018

DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS MARKED THEREON FOR CONSTRUCTION. VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. VERIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES. CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE EQUAL OWNERSHIP. CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT. CONSTRUCTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNERS RIGHTS. ANY REVISIONS OR CHANGES TO PLAN AND DOES NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INFRINGEMENT IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT. ©

CLIENT: **Owner**

SCALE:



PROJECT:

LOSANI HOMES

GRIMSBY, ONTARIO

SHEET NAME:

SITE PLAN

START DATE: Issue Date

DRAWN BY: CMC / ME

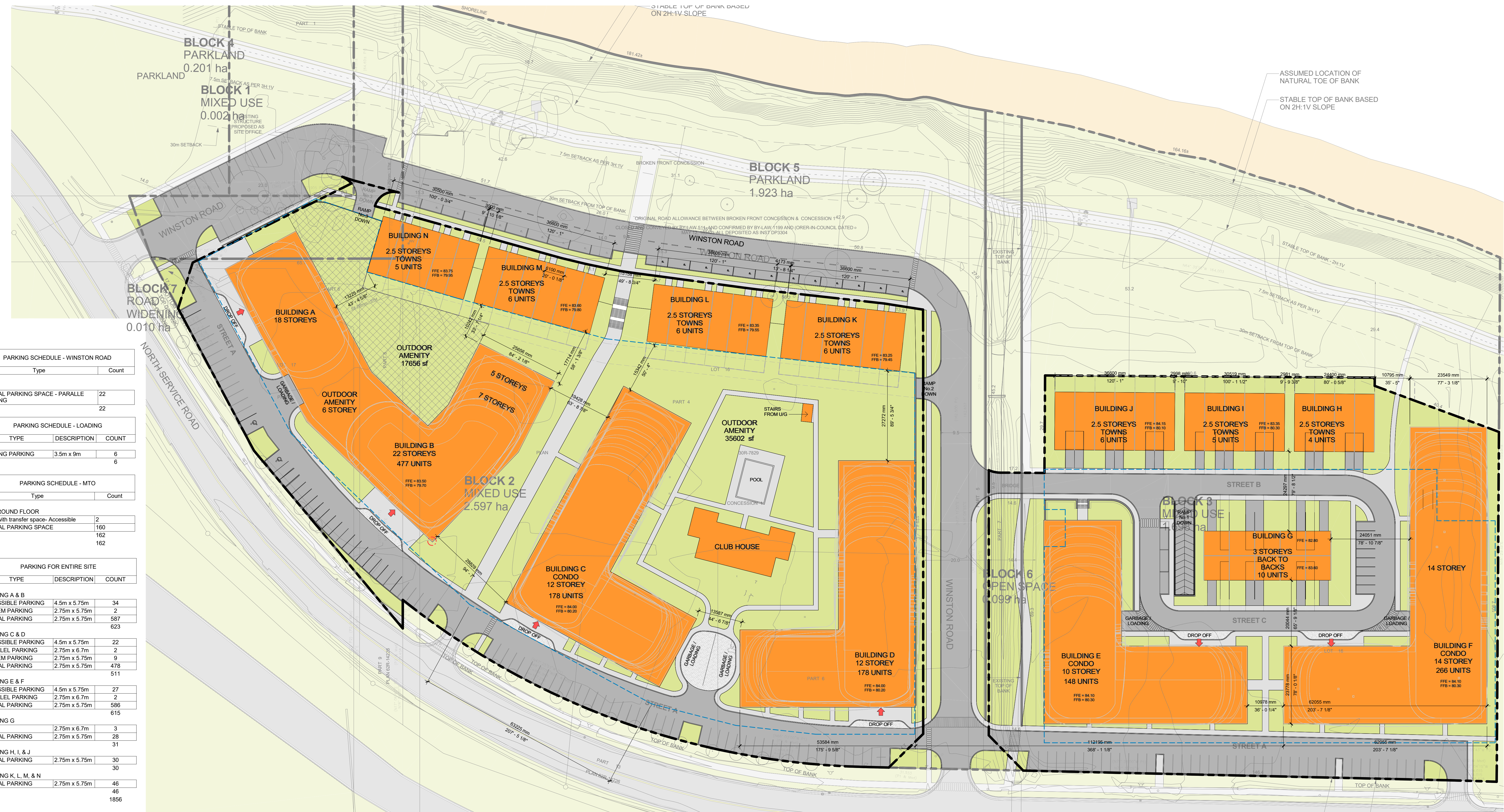
CHECKED BY: JM

SCALE: 1 : 500

PROJECT NO: 118004

DRAWING:

A001



PARKING SCHEDULE - WINSTON ROAD

Type	Count
U/G P1	
TYPICAL PARKING SPACE - PARALLEL PARKING	22
TOTAL	22

PARKING SCHEDULE - LOADING

TYPE	DESCRIPTION	COUNT
LOADING PARKING	3.5m x 9m	6
TOTAL		6

PARKING SCHEDULE - MTO

Type	Count
T/O GROUND FLOOR	
4.5 m with transfer space- Accessible	2
TYPICAL PARKING SPACE	160
TOTAL	162

PARKING FOR ENTIRE SITE

TYPE	DESCRIPTION	COUNT
BUILDING A & B		
ACCESSIBLE PARKING	4.5m x 5.75m	34
TANDEM PARKING	2.75m x 5.75m	2
TYPICAL PARKING	2.75m x 5.75m	587
TOTAL		623

BUILDING C & D

TYPE	DESCRIPTION	COUNT
ACCESSIBLE PARKING	4.5m x 5.75m	22
PARALLEL PARKING	2.75m x 6.7m	2
TANDEM PARKING	2.75m x 5.75m	9
TYPICAL PARKING	2.75m x 5.75m	478
TOTAL		511

BUILDING E & F

TYPE	DESCRIPTION	COUNT
ACCESSIBLE PARKING	4.5m x 5.75m	27
PARALLEL PARKING	2.75m x 6.7m	2
TYPICAL PARKING	2.75m x 5.75m	586
TOTAL		615

BUILDING G

TYPE	DESCRIPTION	COUNT
TYPICAL PARKING	2.75m x 6.7m	3
TOTAL		31

BUILDING H, I, & J

TYPE	DESCRIPTION	COUNT
TYPICAL PARKING	2.75m x 5.75m	30
TOTAL		30

BUILDING K, L, M, & N

TYPE	DESCRIPTION	COUNT
TYPICAL PARKING	2.75m x 5.75m	46
TOTAL		46

PARKING STATISTICS

PARKING SCHEDULE - BUILDING A & B

Type	Count
U/G P1	
4.5 m with transfer space- Accessible	14
TYPICAL PARKING SPACE	195
TYPICAL PARKING SPACE - TANDEM	1
TOTAL	210

U/G P2

Type	Count
4.5 m with transfer space- Accessible	14
TYPICAL PARKING SPACE	286
TYPICAL PARKING SPACE - TANDEM	1
TOTAL	301

U/G P3

Type	Count
4.5 m with transfer space- Accessible	6
TYPICAL PARKING SPACE	106
TOTAL	112

BUILDING A & B
477 UNITS (22 STOREYS) = 477 TOTAL
PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT
477 x 1.25 = 596.25
596 PARKING SPACES REQUIRED IN TOTAL

ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)
596 / 20 = 29.8 (30) ACCESSIBLE PARKING

COMMERCIAL = 1 SPACE FOR EACH 28 SQUARE METERS
COMMERCIAL = (5277sf + 2865sf) / 8,142sf (756sm) 756 / 28 = 27 PARKING REQUIRED IN TOTAL

TOTAL REQUIRED
596 + 27 = 623

PARKING SCHEDULE - BUILDING C & D

Type	Count
U/G P1	
4.5 m with transfer space- Accessible	11
TYPICAL PARKING SPACE	282
TYPICAL PARKING SPACE - PARALLEL PARKING	1
TYPICAL PARKING SPACE - TANDEM	7
TOTAL	317

U/G P2

Type	Count
4.5 m with transfer space- Accessible	11
TYPICAL PARKING SPACE	196
TYPICAL PARKING SPACE - PARALLEL PARKING	1
TYPICAL PARKING SPACE - TANDEM	2
TOTAL	210

BUILDING C & D
178 UNITS (12 STOREYS) = 178 x 2 = 356 TOTAL
PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT
356 x 1.25 = 445
445 PARKING SPACES REQUIRED IN TOTAL

ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)
445 / 20 = 22.25 (22) ACCESSIBLE PARKING

COMMERCIAL = 1 SPACE FOR EACH 28 SQUARE METERS
COMMERCIAL = (7162 sf + 2865sf) / 10,027sf (932sm) 932 / 28 = 33 PARKING SPACES REQUIRED PER BUILDING X 2 = 66 PARKING REQUIRED IN TOTAL

TOTAL REQUIRED
445 + 66 = 511

PARKING SCHEDULE - BUILDING E & F

Type	Count
U/G P1	
4.5 m with transfer space- Accessible	17
TYPICAL PARKING SPACE	299
TYPICAL PARKING SPACE - PARALLEL PARKING	1
TOTAL	317

U/G P2

Type	Count
4.5 m with transfer space- Accessible	10
TYPICAL PARKING SPACE	287
TYPICAL PARKING SPACE - PARALLEL PARKING	1
TOTAL	298

BUILDING E
148 UNITS (10 STOREYS) = 148 TOTAL
PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT
148 x 1.25 = 185
185 PARKING SPACES REQUIRED IN TOTAL

ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)
185 / 20 = 9.25 (10) ACCESSIBLE PARKING

COMMERCIAL = 1 SPACE FOR EACH 28 SQUARE METERS
COMMERCIAL = (10406 sf + 4162sf) / 14,568sf (1353sm) 1353 / 28 = 48 PARKING SPACES REQUIRED

TOTAL REQUIRED
185 + 48 = 233

PARKING SCHEDULE - BUILDING G

Type	Count
T/O GROUND FLOOR	
TYPICAL PARKING SPACE	28
TOTAL	28

BUILDING G
10 UNITS = 10
PARKING REQUIREMENTS
2 SPACES FOR DWELLING UNIT
10 x 2 = 20
= 20 PARKING SPACES

PER UNIT = 1639 sf
FLOOR 1 = 385 sf
FLOOR 2 = 627 sf
FLOOR 3 = 627 sf

BUILDING AREA FOR BUILDING G

PER UNIT = 3111 sf
FLOOR 1 = 385 sf
FLOOR 2 = 1161 sf
FLOOR 3 = 1161 sf

TOTAL REQUIRED
333 + 49 = 382

PARKING SCHEDULE - BUILDING H, I, & J

Type	Count
T/O GROUND FLOOR	
TYPICAL PARKING SPACE	30
TOTAL	30

BUILDING H, I, & J
15 UNITS = 15
PARKING REQUIREMENTS
2 SPACES FOR DWELLING UNIT
15 x 2 = 30
= 30 PARKING SPACES

PER UNIT = 3111 sf
FLOOR 1 = 385 sf
FLOOR 2 = 1161 sf
FLOOR 3 = 1161 sf

BUILDING AREA FOR BUILDINGS H, I, & J

PER UNIT = 2962 sf
FLOOR 1 = 650 sf
FLOOR 2 = 1161 sf
FLOOR 3 = 1161 sf

TOTAL REQUIRED
333 + 49 = 382

PARKING SCHEDULE - BUILDING K, L, M & N

Type	Count
U/G P1	
TYPICAL PARKING SPACE	46
TOTAL	46

BUILDING K, L, M & N
23 UNITS = 23
PARKING REQUIREMENTS
2 SPACES FOR DWELLING UNIT
23 x 2 = 46
= 46 PARKING SPACES

PER UNIT = 2962 sf
FLOOR 1 = 650 sf
FLOOR 2 = 1161 sf
FLOOR 3 = 1161 sf

BUILDING AREA FOR BUILDINGS K, L, M, & N

PER UNIT = 2962 sf
FLOOR 1 = 650 sf
FLOOR 2 = 1161 sf
FLOOR 3 = 1161 sf

TOTAL REQUIRED
333 + 49 = 382

SITE STATISTICS - BLOCK 3

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING A & B	3365.53 m ²	36226 ft ²	12.4%
BUILDING C	2484.15 m ²	26739 ft ²	9.1%
BUILDING D	2484.15 m ²	26739 ft ²	9.1%
CLUB HOUSE	379.90 m ²	4089 ft ²	1.4%
EXTERIOR STAIRS	17.43 m ²	188 ft ²	0.1%
TOWNHOUSES K,L,M,N	2480.71 m ²	26702 ft ²	9.1%
TOTAL	11211.86 m ²	120683 ft ²	41.3%
HARD LANDSCAPE			
ASPHALT	3330.63 m ²	35851 ft ²	12.3%
CURB	133.65 m ²	1439 ft ²	0.5%
ASPHALT	5.59 m ²	60 ft ²	0.0%
SIDEWALK	2018.84 m ²	21731 ft ²	7.4%
SIDEWALK	112.15 m ²	1207 ft ²	0.4%
SIDEWALK	77.61 m ²	835 ft ²	0.3%
SIDEWALK	5678.47 m ²	61123 ft ²	20.9%
SOFT LANDSCAPE			
GRASS	9297.56 m ²	100078 ft ²	34.2%
GRASS	528.36 m ²	5687 ft ²	1.9%
GRASS	10.20 m ²	110 ft ²	0.0%
GRASS	4.42 m ²	48 ft ²	0.0%
LANDSCAPE	49.14 m ²	529 ft ²	0.2%
PAVERS	384.85 m ²	4143 ft ²	1.4%
PAVERS	10274.52 m ²	110594 ft ²	37.8%
PAVERS	27164.85 m ²	292400 ft ²	100.0%
SITE TOTAL	27130.12 m ²	292026 ft ²	100.0%

SITE STATISTICS - BLOCK 4

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING E	2390.50 m ²	25731 ft ²	13.3%
BUILDING F	3049.84 m ²	32828 ft ²	17.0%
BUILDING G - BACK TO BACKS	581.29 m ²	6257 ft ²	3.2%
TOWNHOUSES H,I,J	1618.05 m ²	17417 ft ²	9.0%
TOTAL	7639.68 m ²	82233 ft ²	42.5%
HARD LANDSCAPE			
ASPHALT	4116.12 m ²	44306 ft ²	22.9%
CURB	185.22 m ²	1994 ft ²	1.0%
SIDEWALK	1467.56 m ²	15797 ft ²	8.2%
SIDEWALK	5768.90 m ²	62096 ft ²	32.1%
SOFT LANDSCAPE			
GRASS	4493.18 m ²	48364 ft ²	25.0%
PAVERS	51.12 m ²	547 ft ²	0.0%
PAVERS	4574.30 m ²	49237 ft ²	25.4%
PAVERS	17982.88 m ²	193566 ft ²	100.0%
SITE TOTAL	17974.43 m ²	193475 ft ²	100.0%

BICYCLE PARKING

Building	Count
Building A & B	477 x 0.3 = 143
Building C & D	Total units = 356 x 0.3 = 107
Building E	Total units = 148 x 0.3 = 44
Building F	Total units = 266 x 0.3 = 80
Total bicycle parking spaces needed = 374 spaces required	

TOTAL BIKE PARKING SCHEDULE

Count	Mark
143	BIKE BUILDING A & B
107	BIKE BUILDING C & D
124	BIKE BUILDING E & F
374	

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