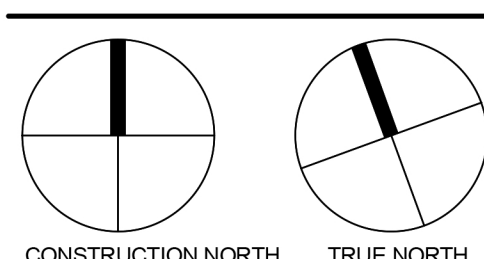


NO.	ISSUED	DATE
	CLIENT REVIEW	FEB. 21 2018
	CLIENT REVIEW	MARCH 13 2018
	CLIENT REVIEW	MARCH 21 2018
	CLIENT MEETING	MARCH 26 2018
	CLIENT REVIEW	MAY 01 2018
	PARKING DRAWINGS	MAY 11 2018
	SITE PLAN OPTION	MAY 15 2018
	REVISED SITE PLAN	MAY 15 2018
	REVISED SITE PLAN	JULY 10 2018
	CLIENT REVIEW	AUG. 20 2018
	CLIENT REVIEW	SEPT. 20 2018
	CITY SUBMISSION	OCT. 11 2018

DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS MARKED THEREON FOR CONSTRUCTION. VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES. CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SHARED OWNERSHIP. CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT. CONSTRUCTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNERS RIGHTS. NECESSARY AND APPROPRIATE INFRINGEMENT NOTICES WILL BE PROVIDED TO THE COPYRIGHT OWNER. CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS SHARED OWNERSHIP.

CLIENT: **Owner**

SCALE: **1" = 15.34'**



PROJECT: **LOSANI HOMES**

LOSANI HOMES

GRIMSBY, ONTARIO

SHEET NAME: **SITE PLAN**

START DATE: **2019-10-07**

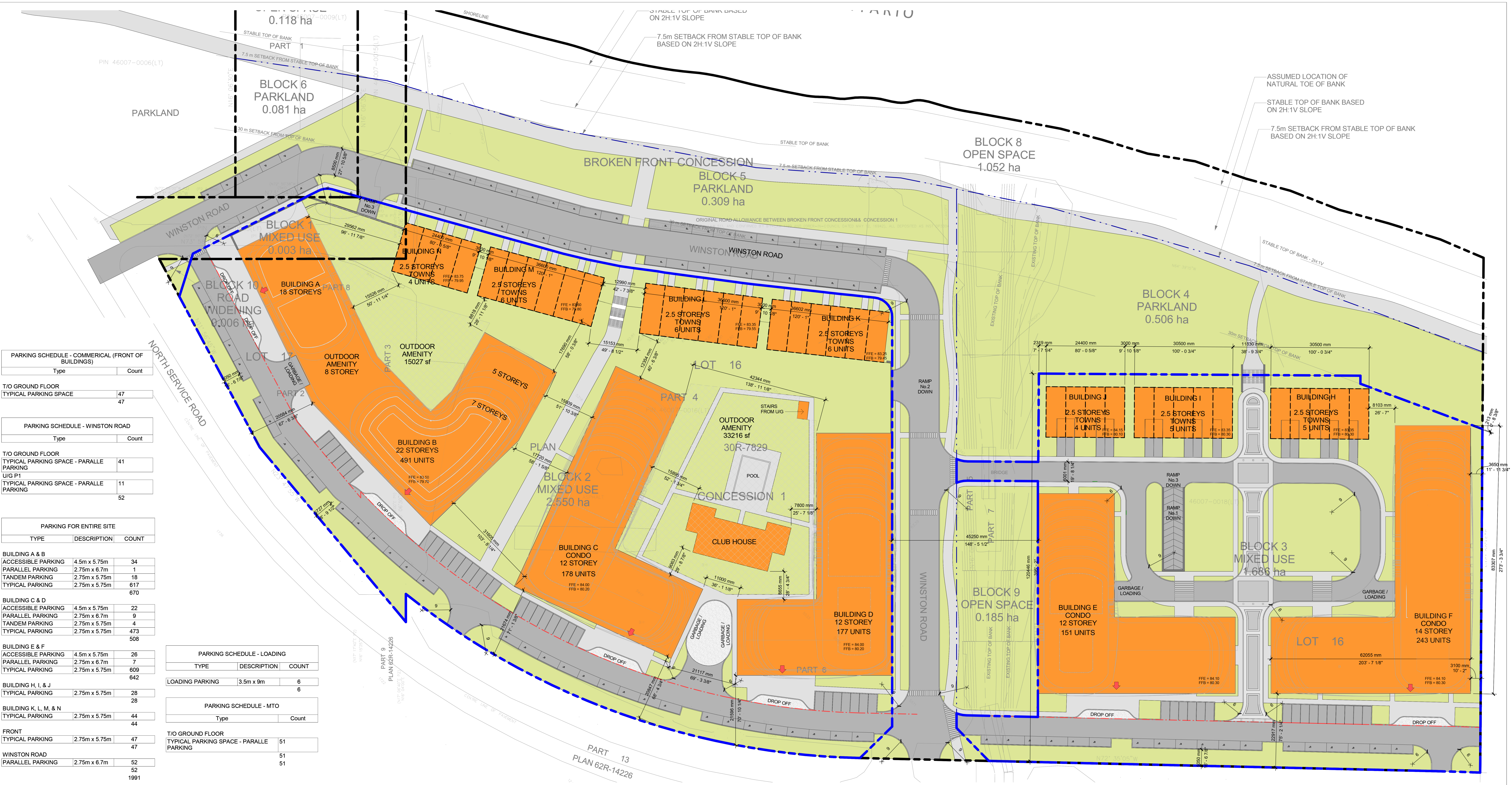
DRAWN BY: **CMC / ME**

CHECKED BY: **JM**

SCALE: **1 : 500**

PROJECT NO: **118004**

DRAWING: **A001**



PARKING SCHEDULE - COMMERCIAL (FRONT OF BUILDINGS)

Type	Count
T/O GROUND FLOOR	47
TYPICAL PARKING SPACE	47

PARKING SCHEDULE - WINSTON ROAD

Type	Count
T/O GROUND FLOOR	41
TYPICAL PARKING SPACE - PARALLEL PARKING	7
U/G P1	11
TYPICAL PARKING SPACE - PARALLEL PARKING	52

PARKING FOR ENTIRE SITE

TYPE	DESCRIPTION	COUNT
------	-------------	-------

BUILDING A & B

ACCESSIBLE PARKING	4.5m x 5.75m	34
PARALLEL PARKING	2.75m x 6.7m	1
TANDEM PARKING	2.75m x 5.75m	18
TYPICAL PARKING	2.75m x 5.75m	617
TOTAL		670

BUILDING C & D

ACCESSIBLE PARKING	4.5m x 5.75m	22
PARALLEL PARKING	2.75m x 6.7m	9
TANDEM PARKING	2.75m x 5.75m	473
TYPICAL PARKING	2.75m x 5.75m	508

BUILDING E & F

ACCESSIBLE PARKING	4.5m x 5.75m	26
PARALLEL PARKING	2.75m x 6.7m	609
TYPICAL PARKING	2.75m x 5.75m	642

BUILDING H, I, & J

TYPICAL PARKING	2.75m x 5.75m	28
TOTAL		28

BUILDING K, L, M, & N

TYPICAL PARKING	2.75m x 5.75m	44
TOTAL		44

FRONT

TYPICAL PARKING	2.75m x 5.75m	47
WINSTON ROAD	2.75m x 6.7m	52
TOTAL		1991

PARKING SCHEDULE - LOADING

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

PARKING SCHEDULE - MTO

Type	Count
T/O GROUND FLOOR	51
TYPICAL PARKING SPACE - PARALLEL PARKING	51

PARKING STATISTICS

PARKING SCHEDULE - BUILDING A & B

Type	Count
------	-------

U/G P1

4.5 m with transfer space- Accessible	11
TYPICAL PARKING SPACE	182
TYPICAL PARKING SPACE - TANDEM	8
TOTAL	201

U/G P2

4.5 m with transfer space- Accessible	11
TYPICAL PARKING SPACE	192
TYPICAL PARKING SPACE - PARALLEL PARKING	1
TYPICAL PARKING SPACE - TANDEM	8
TOTAL	212

U/G P3

4.5 m with transfer space- Accessible	12
TYPICAL PARKING SPACE	243
TYPICAL PARKING SPACE - TANDEM	2
TOTAL	257

BUILDING A & B
491 UNITS (22 STOREYS) = 491 TOTAL

PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT

491 x 1.25 = 613.75

614 PARKING SPACES REQUIRED IN TOTAL

ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)

614 / 20 = 30.70 (31) ACCESSIBLE PARKING

EMPLOYMENT= 1 SPACE FOR EACH 28 SM RESTAURANT = 1 SPACE FOR EACH 4.5 SM

RESTAURANT= 517.62sm / 4.5 = 115 PARKING SPACES REQUIRED IN TOTAL

EMPLOYMENT = 530.49sm / 28 = 19 PARKING SPACES REQUIRED IN TOTAL

TOTAL REQUIRED
614+115+19= 748

PARKING SCHEDULE - BUILDING C & D

Type	Count
------	-------

U/G P1

4.5 m with transfer space- Accessible	11
TYPICAL PARKING SPACE	240
TYPICAL PARKING SPACE - PARALLEL PARKING	5
TYPICAL PARKING SPACE - TANDEM	3
TOTAL	259

U/G P2

4.5 m with transfer space- Accessible	11
TYPICAL PARKING SPACE	233
TYPICAL PARKING SPACE - PARALLEL PARKING	4
TYPICAL PARKING SPACE - TANDEM	1
TOTAL	508

BUILDING C
178 UNITS (12 STOREYS) = 178 TOTAL

PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT

178 x 1.25 = 222.5

223 PARKING SPACES REQUIRED IN TOTAL

ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)

223 / 20 = 11.15 (11) ACCESSIBLE PARKING

COMMERCIAL= 1 SPACE FOR EACH 28 SQUARE METERS

COMMERCIAL = 966.72sm / 28 = 34 PARKING SPACES REQUIRED

TOTAL REQUIRED
223+34 = 257

PARKING SCHEDULE - BUILDING E & F

Type	Count
------	-------

U/G P1

4.5 m with transfer space- Accessible	13
TYPICAL PARKING SPACE	270
TYPICAL PARKING SPACE - PARALLEL PARKING	3
TOTAL	286

U/G P2

4.5 m with transfer space- Accessible	15
TYPICAL PARKING SPACE	270
TYPICAL PARKING SPACE - PARALLEL PARKING	3
TOTAL	286

U/G P3

TYPICAL PARKING SPACE	69
TYPICAL PARKING SPACE - PARALLEL PARKING	1
TOTAL	70

BUILDING D
177 UNITS (12 STOREYS) = 177 TOTAL

PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT

177 x 1.25 = 221.25

221 PARKING SPACES REQUIRED IN TOTAL

ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)

221 / 20 = 11.05 (11) ACCESSIBLE PARKING

COMMERCIAL= 1 SPACE FOR EACH 28 SQUARE METERS

COMMERCIAL = 950.29sm / 28 = 30 PARKING SPACES REQUIRED

TOTAL REQUIRED
221+30 = 251

PARKING SCHEDULE - BUILDING E & F

Type	Count
------	-------

U/G P1

4.5 m with transfer space- Accessible	13
TYPICAL PARKING SPACE	270
TYPICAL PARKING SPACE - PARALLEL PARKING	3
TOTAL	286

U/G P2

4.5 m with transfer space- Accessible	15
TYPICAL PARKING SPACE	270
TYPICAL PARKING SPACE - PARALLEL PARKING	3
TOTAL	286

U/G P3

TYPICAL PARKING SPACE	69
TYPICAL PARKING SPACE - PARALLEL PARKING	1
TOTAL	70

BUILDING E
161 UNITS (12 STOREYS) = 161 TOTAL

PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT

161 x 1.25 = 188.75

189 PARKING SPACES REQUIRED IN TOTAL

ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)

189 / 20 = 9.45 (10) ACCESSIBLE PARKING

EMPLOYMENT= 1 SPACE FOR EACH 28 SQUARE METERS

EMPLOYMENT = 2035sm / 28 = 73 PARKING SPACES REQUIRED

TOTAL REQUIRED
189 + 73 = 262

PARKING SCHEDULE - BUILDING F

Type	Count
------	-------

U/G P1

4.5 m with transfer space- Accessible	13
TYPICAL PARKING SPACE	270
TYPICAL PARKING SPACE - PARALLEL PARKING	3
TOTAL	286

U/G P2

4.5 m with transfer space- Accessible	15
TYPICAL PARKING SPACE	270
TYPICAL PARKING SPACE - PARALLEL PARKING	3
TOTAL	286

U/G P3

TYPICAL PARKING SPACE	69
TYPICAL PARKING SPACE - PARALLEL PARKING	1
TOTAL	70

BUILDING F
243 UNITS (14 STOREYS) = 243 TOTAL

PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT

243 x 1.25 = 303.75

304 PARKING SPACES REQUIRED IN TOTAL

ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)

304 / 20 = 15.2 (15) ACCESSIBLE PARKING

EMPLOYMENT= 1 SPACE FOR EACH 28 SQUARE METERS

EMPLOYMENT= 2127 / 28 = 76 PARKING SPACES REQUIRED

TOTAL REQUIRED
304+76 = 380

PARKING SCHEDULE - BUILDING H, I, & J

Type	Count
------	-------

T/O GROUND FLOOR

TYPICAL PARKING SPACE	28
TOTAL	28

U/G P1

TYPICAL PARKING SPACE	44
TOTAL	44

BUILDING H, I, & J
14 UNITS = 14

PARKING REQUIREMENTS
2 SPACES FOR DWELLING UNIT

14 x 2 = 28

28 PARKING SPACES

BUILDING AREA FOR BUILDINGS H, I, & J

PER UNIT = 2709 sf
FLOOR 1 = 655 sf
FLOOR 2 = 1027 sf
FLOOR 3 = 1027 sf

PARKING SCHEDULE - BUILDING K, L, M & N

Type	Count
------	-------

U/G P1

TYPICAL PARKING SPACE	44
TOTAL	44

BUILDING K, L, M & N
22 UNITS = 22

PARKING REQUIREMENTS
2 SPACES FOR DWELLING UNIT

22 x 2 = 44

44 PARKING SPACES

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

PER UNIT = 2580 sf
FLOOR 1 = 526 sf
FLOOR 2 = 1027 sf
FLOOR 3 = 1027 sf

SITE STATISTICS

SITE STATISTICS - BLOCK 3

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
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BUILDING FOOTPRINT	3365.53 m ²	36226 ft ²	12.7%
BUILDING A & B	2484.15 m ²	26739 ft ²	9.4%
BUILDING C	2356.53 m ²	25366 ft ²	8.9%
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	2104.27 m ²	22650 ft ²	8.0%
HARD LANDSCAPE	10707.81 m ²	115298 ft ²	40.5%
ASPHALT	3139.03 m ²	33788 ft ²	11.9%
CURB	138.23 m ²	1488 ft ²	0.5%
SIDEWALK	2576.26 m ²	27731 ft ²	9.7%
SOFT LANDSCAPE	5853.52 m ²	63007 ft ²	22.1%
GRASS	9484.17 m ²	102087 ft ²	35.8%
PAVERS	410.62 m ²	4420 ft ²	1.6%
TOTAL	9894.79 m ²	106507 ft ²	37.4%
PAVERS	26456.12 m ²	284771 ft ²	100.0%

SITE TOTAL 26456.34 m² 284771 ft² 100.0%

SITE STATISTICS - BLOCK 4

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
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BUILDING FOOTPRINT	2370.38 m ²	25515 ft ²	14.0%
BUILDING E	2877.86 m ²	30977 ft ²	17.1%
BUILDING F	1339.07 m ²	14414 ft ²	7.9%
TOWNHOUSES H,I,J	6587.32 m ²	70905 ft ²	39.0%
HARD LANDSCAPE	3565.92 m ²	38383 ft ²	21.1%
ASPHALT	199.16 m ²	2144 ft ²	1.2%
CURB	1128.50 m ²	12158 ft ²	6.7%
SIDEWALK	4894.58 m ²	52685 ft ²	29.0%
SOFT LANDSCAPE	4552.36 m ²	49001 ft ²	27.0%
GRASS	81.12 m ²	873 ft ²	0.5%
PAVERS	100.74 m ²	1084 ft ²	0.6%
PAVERS	121.53 m ²	1308 ft ²	0.7%
PAVERS			