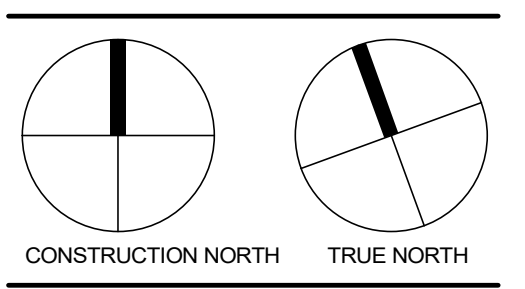


NO.	ISSUED	DATE
1	CLIENT REVIEW	FEB 21 2018
2	CLIENT REVIEW	MARCH 13 2018
3	CLIENT REVIEW	MARCH 27 2018
4	CLIENT MEETING	MARCH 26 2018
5	CLIENT REVIEW	MAY 07 2018
6	PARKING DRAWINGS	MAY 11 2018
7	SITE PLAN OPTION	MAY 15 2018
8	REVISED SITE PLAN	MAY 15 2018
9	REVISED SITE PLAN	JULY 10 2018
10	CLIENT REVIEW	AUG 28 2018
11	CLIENT REVIEW	SEPT 20 2018
12	CITY SUBMISSION	OCT 11 2018
13	CLIENT REVIEW	MAR 31 2019

DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS MARKED ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY IN WRITING 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 SUBSTANTIAL SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNERS RIGHTS. MARKING CHANGES TO PLAN AND DOES NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INDECENT REPRESENTATION IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT ©

CLIENT: **Owner**

SEAL



PROJECT: **LOSANI HOMES**

LOSANI HOMES

GRIMSBY, ONTARIO

SHEET NAME

SITE PLAN

START DATE: 2019-10-07

DRAWN BY: CMC / ME

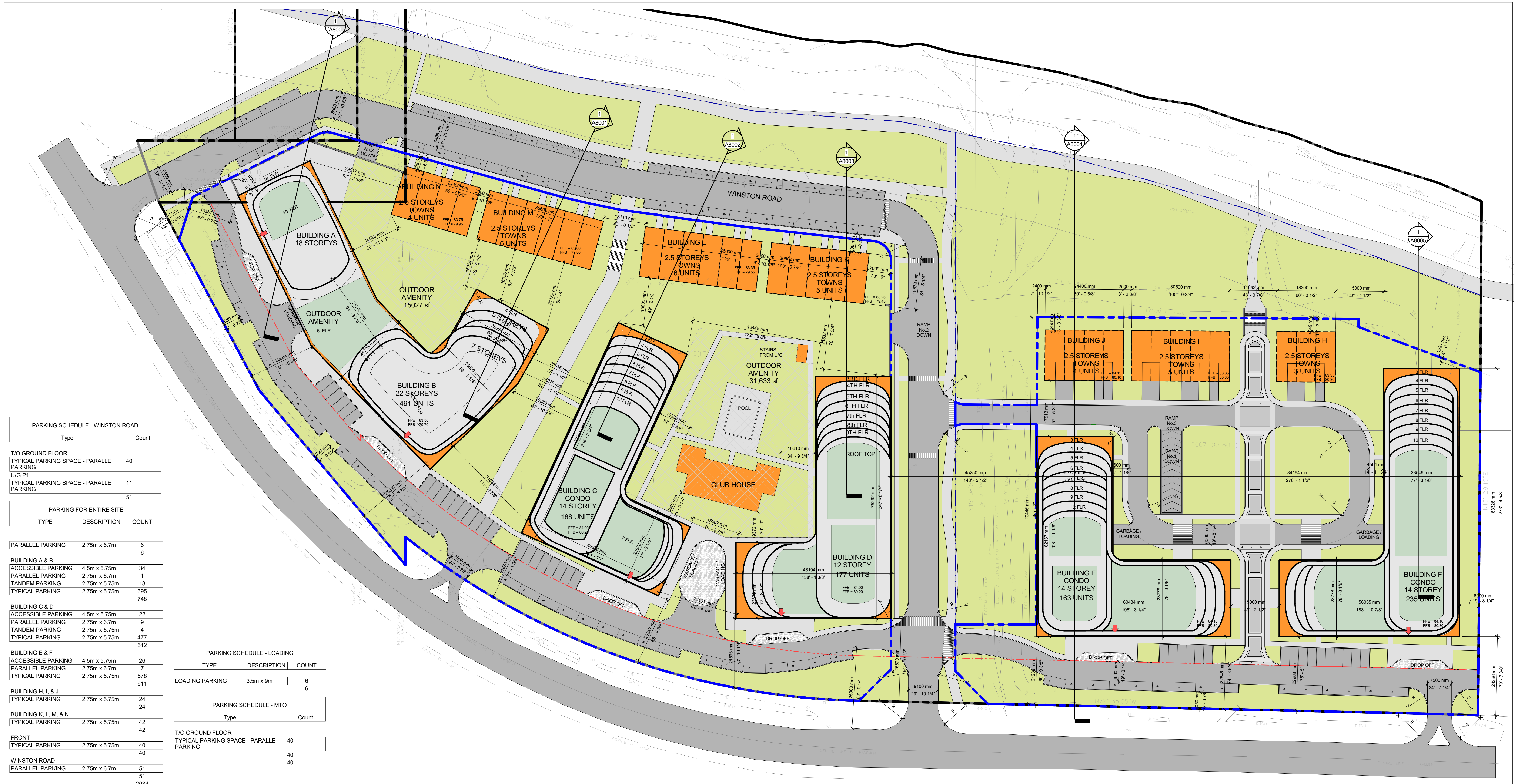
CHECKED BY: JM

SCALE: 1 : 500

PROJECT NO: 118004

DRAWING

A001



PARKING SCHEDULE - WINSTON ROAD

Type	Count
T/O GROUND FLOOR TYPICAL PARKING SPACE - PARALLEL PARKING	40
UIG P1 TYPICAL PARKING SPACE - PARALLEL PARKING	11
TOTAL	51

PARKING FOR ENTIRE SITE

TYPE	DESCRIPTION	COUNT
PARALLEL PARKING	2.75m x 6.7m	6
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	695
TOTAL		748

PARKING SCHEDULE - BUILDING A & B

Type	Count
UIG P1	11
TYPICAL PARKING SPACE	182
TANDEM PARKING	8
TOTAL	201

PARKING SCHEDULE - BUILDING C & D

Type	Count
UIG P1	11
TYPICAL PARKING SPACE	193
TANDEM PARKING	1
TOTAL	213

PARKING SCHEDULE - BUILDING E & F

Type	Count
UIG P1	12
TYPICAL PARKING SPACE	320
TANDEM PARKING	2
TOTAL	334

PARKING SCHEDULE - LOADING

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

PARKING SCHEDULE - MTO

Type	Count
T/O GROUND FLOOR TYPICAL PARKING SPACE - PARALLEL PARKING	40
UIG P1 TYPICAL PARKING SPACE - PARALLEL PARKING	40
TOTAL	80

PARKING STATISTICS

PARKING SCHEDULE - BUILDING A & B

Type	Count
UIG P1	11
TYPICAL PARKING SPACE	182
TANDEM PARKING	8
TOTAL	201

PARKING SCHEDULE - BUILDING C & D

Type	Count
UIG P1	11
TYPICAL PARKING SPACE	240
TANDEM PARKING	5
TOTAL	259

PARKING SCHEDULE - BUILDING E & F

Type	Count
UIG P1	13
TYPICAL PARKING SPACE	270
TANDEM PARKING	3
TOTAL	286

PARKING SCHEDULE - BUILDING H, I, & J

Type	Count
T/O GROUND FLOOR TYPICAL PARKING SPACE	24
UIG P1 TYPICAL PARKING SPACE	42
TOTAL	66

PARKING SCHEDULE - BUILDING K, L, M & N

Type	Count
UIG P1 TYPICAL PARKING SPACE	42
TOTAL	42

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 = 518sm / 4.5 = 115 PARKING REQUIRED IN TOTAL
EMPLOYMENT = 530sm / 28 = 19 PARKING REQUIRED IN TOTAL
TOTAL REQUIRED
614+115+19= 748

BUILDING C
188 UNITS (14 STOREYS) = 188 TOTAL
PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT
188 x 1.25 = 235
235 PARKING SPACES REQUIRED IN TOTAL
ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)
235 / 20 = 11.75 (12) ACCESSIBLE PARKING
EMPLOYMENT = 1 SPACE FOR EACH 28 SQUARE METERS
EMPLOYMENT = 838sm / 28 = 30 PARKING SPACES REQUIRED
TOTAL REQUIRED
235+30 = 265

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
EMPLOYMENT = 1 SPACE FOR EACH 28 SQUARE METERS
EMPLOYMENT = 719 m / 28 = 26 PARKING SPACES REQUIRED
TOTAL REQUIRED
221+26 = 247

BUILDING E
174 UNITS (14 STOREYS) = 174 TOTAL
PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT
174 x 1.25 = 217.5
218 PARKING SPACES REQUIRED IN TOTAL
ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)
218 / 20 = 10.9 (11) ACCESSIBLE PARKING
EMPLOYMENT = 1 SPACE FOR EACH 28 SQUARE METERS
EMPLOYMENT = 1171sm / 28 = 42 PARKING SPACES REQUIRED
TOTAL REQUIRED
218 + 42 = 260

BUILDING F
246 UNITS (14 STOREYS) = 246 TOTAL
PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT
246 x 1.25 = 307.5
308 PARKING SPACES REQUIRED IN TOTAL
ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)
308 / 20 = 15.4 (16) ACCESSIBLE PARKING
EMPLOYMENT = 1 SPACE FOR EACH 28 SQUARE METERS
EMPLOYMENT = 1201 / 28 = 43 PARKING SPACES REQUIRED
TOTAL REQUIRED
308+43 = 351

BUILDING G
174 UNITS (12 STOREYS) = 174 TOTAL
PARKING REQUIREMENTS
1.25 SPACES FOR DWELLING UNIT
174 x 1.25 = 217.5
218 PARKING SPACES REQUIRED IN TOTAL
ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED PER 20 PARKING SPACES (COUNT TOWARDS PARKING REQUIRED)
218 / 20 = 10.9 (11) ACCESSIBLE PARKING
EMPLOYMENT = 1 SPACE FOR EACH 28 SQUARE METERS
EMPLOYMENT = 1171sm / 28 = 42 PARKING SPACES REQUIRED
TOTAL REQUIRED
218 + 42 = 260

SITE STATISTICS

SITE STATISTICS - BLOCK 3

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING A & B	3223.64 m²	34699 ft²	12.2%
BUILDING C	2248.18 m²	24199 ft²	8.5%
BUILDING D	2356.53 m²	25366 ft²	8.9%
CLUB HOUSE	379.90 m²	4089 ft²	1.4%
EXTERIOR STAIRS	17.43 m²	188 ft²	0.1%
TOWNHOUSES K,L,M,N	2008.62 m²	21621 ft²	7.6%
HARD LANDSCAPE	10234.30 m²	110161 ft²	38.7%
ASPHALT	3014.46 m²	32447 ft²	11.4%
CURB	137.33 m²	1478 ft²	0.5%
SIDEWALK	2751.02 m²	29612 ft²	10.4%
SOFT LANDSCAPE	5902.81 m²	63537 ft²	22.3%
GRASS	9936.50 m²	106956 ft²	37.5%
PAVERS	392.45 m²	4224 ft²	1.5%
TOTAL	10328.95 m²	111180 ft²	39.0%
PAVERS	26466.06 m²	284878 ft²	100.0%

SITE STATISTICS - BLOCK 4

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING E	2349.54 m²	25290 ft²	13.7%
BUILDING F	2735.19 m²	29441 ft²	16.0%
TOWNHOUSES H,I,J	1147.77 m²	12355 ft²	6.7%
HARD LANDSCAPE	6232.51 m²	67086 ft²	36.4%
ASPHALT	3462.68 m²	37272 ft²	20.2%
PAVERS	81.12 m²	873 ft²	0.5%
SIDEWALK	1182.42 m²	12727 ft²	6.9%
SOFT LANDSCAPE	4846.72 m²	52170 ft²	28.3%
GRASS	5225.28 m²	56244 ft²	30.5%
PAVERS	100.74 m²	1084 ft²	0.6%
PAVERS	121.51 m²	1308 ft²	0.7%
PAVERS	306.81 m²	3302 ft²	1.8%
PAVERS	228.26 m²	2457 ft²	1.3%
PAVERS	6063.72 m²	65269 ft²	35.4%
TOTAL	17142.73 m²	184523 ft²	100.0%

SITE TOTAL

26456.34 m²	284774 ft²	100.0%
-------------	------------	--------

SITE TOTAL

17142.73 m²	184523 ft²	100.0%
-------------	------------	--------

C:\Users\cmc\Documents\118004_001_SitePlan_Rev 2019-10-07.dwg - Rev 2019-10-07 11:00:00 AM - C:\Users\cmc\Documents\118004_001_SitePlan_Rev 2019-10-07.dwg