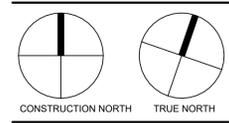


NO.	ISSUED	DATE
1	CLIENT REVIEW	2019-08-08
2	CLIENT REVIEW	2019-08-27
3	CLIENT REVIEW	2019-09-13
4	CLIENT REVIEW	2022-05-13
5	CLIENT REVIEW	2022-05-27
6	CLIENT REVIEW	2022-06-01

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.  
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STEVENS ROAD

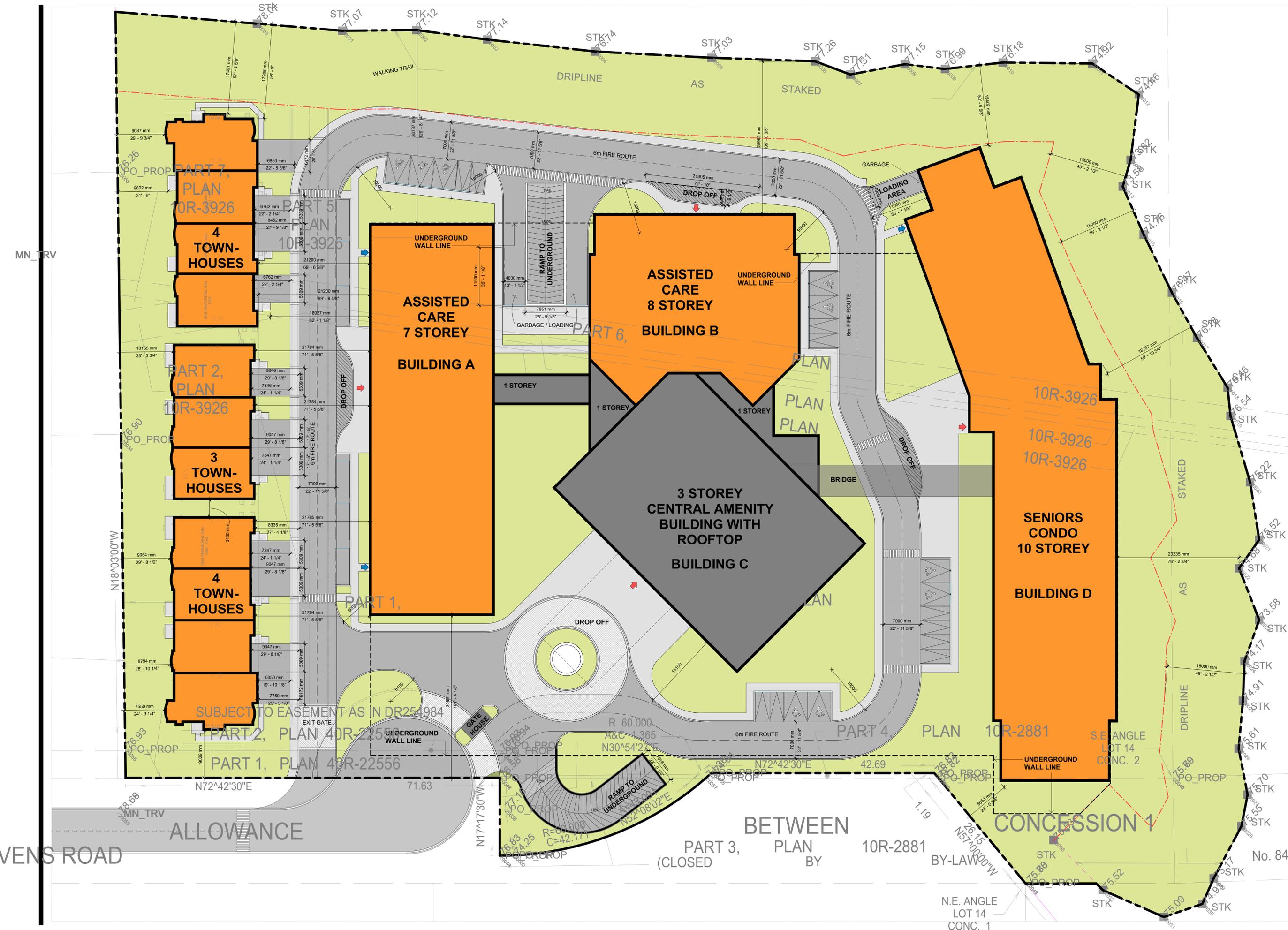
46 STEVENS ROAD,  
BOWMANVILLE, ONTARIO

SHEET NAME

SITE PLAN

START DATE	2019-08-05
DRAWN BY	CMC, NAL
CHECKED BY	JM
SCALE	1 : 300
PROJECT NO.	119044

**A001**



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NO.	ISSUED	DATE
1	CLIENT REVIEW	2019-08-08
2	CLIENT REVIEW	2019-08-27
3	CLIENT REVIEW	2019-09-13
4	CLIENT REVIEW	2022-05-13
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**DEFINITIONS:**

**AMENITY AREA**

SHALL MEAN AN AREA THAT IS DESIGNED AND INTENDED PRIMARILY FOR THE LEISURE AND RECREATION OF THE OCCUPANTS OF A BUILDING OR SITE.

**BICYCLE PARKING FACILITY, INDOOR**

SHALL MEAN A SECURE ROOM OR BICYCLE LOCKERS WITHIN A BUILDING CAPABLE OF STORING A MINIMUM OF 6 INDEPENDENTLY-SECURED BICYCLES AND WHICH IS READILY ACCESSIBLE FOR EMPLOYEES OR RESIDENTS OF THE BUILDING.

**DWELLING, LINK TOWNHOUSE**

SHALL MEAN ONE OF A GROUP OF THREE OR MORE DWELLING UNITS SEPARATED VERTICALLY.

**LOT COVERAGE**

SHALL MEAN THAT PERCENTAGE OF THE LOT AREA AT FINISHED GRADE COVERED BY ALL BUILDINGS OR STRUCTURES, AN OUTDOOR SWIMMING POOL; AND A PATIO OR DECK NO MORE THAN 200 MILLIMETERS ABOVE FINISHED GRADE, AT ITS HIGHEST POINT, SHALL NOT BE CONSIDERED AS A STRUCTURE OF THE PURPOSE OF CALCULATING LOT COVERAGE. WHERE A LOT IS DIVIDED INTO MORE THAN ONE ZONE, THE LOT COVERAGE IN EACH ZONE SHALL BE CALCULATED AS IT APPLIES ONLY TO THE PORTION OF THE LOT THAT OS LOCATED WITHIN THE SPECIFIC ZONE.

**FLOOR SPACE INDEX (FSI)**

SHALL MEAN THE RATIO OF THE TOTAL FLOOR AREA OF A BUILDING OR BUILDINGS (EXCLUDING ENCLOSED PARKING AREAS, LOADING FACILITIES AND GARBAGE ROOMS) TO THE AREA OF THE LOT ON WHICH THE BUILDING OR BUILDINGS ARE LOCATED. FOR EXAMPLE, A FLOOR SPACE INDEX (FSI) OF 2.0 WOULD INDICATE THAT THE TOTAL FLOOR AREA OF A BUILDING COULD BE UP TO TWO TIMES THE AREA OF THE LOT ON WHICH IT IS LOCATED.

**PARKING REQUIREMENTS:**

**BUILDING A (NURSING HOME)**

1 PARKING SPACE FOR EACH 4 BEDS OR FRACTION THEREOF

1 BR 110  
 2 BR 28

166 BEDS

166 / 4 41.5 (42 PARKING SPACES)

**BUILDING B (NURSING HOME) - MEMORY WING)**

1 PARKING SPACE FOR EACH 4 BEDS OR FRACTION THEREOF

STUDIOS 154

154 BEDS

154 / 4 38.5 (39 PARKING SPACES)

**BUILDING C (AMENITY FOR BUILDINGS)**

BUILDING C IS FOR AMENITY AREAS FOR OTHER BUILDINGS

**BUILDING D (SENIORS CONDO)**

1 PARKING SPACE FOR EACH UNIT

1 BR 200  
 2 BR 89

289 UNITS

289 X 1 289 (289 PARKING SPACES)

**TOTAL PARKING SPACES REQUIRED 370**

**TOWNHOUSES**

2 PARKING SPACES PER DWELLING, PLUS 0.25 VISITOR SPACES PER DWELLING, 10% OF WHICH ARE TO BE ACCESSIBLE PARKING SPACES

11 UNITS

11 x 2 22  
 22 x 0.25 5.5 (6)

28 x 0.10 2.8 (3 WILL BE ACCESSIBLE)

**TOTAL TOWNHOUSE PARKING REQUIRED 28 (3 WILL BE ACCESSIBLE)**

**ACCESSIBLE PARKING SPACES**

EACH ACCESSIBLE PARKING SPACE SHALL BE A MINIMUM 4.5 METES WIDE AND 5.7 METES LONG.

WHEN PAIRED, THE WIDTH CAN BE REDUCED TO 3.4 METES, PROVIDED A 1.5 METRE ACCESS AISLE IS LOCATED BETWEEN THE PAIRED SPACES.

370 PARKING SPACES NEEDED  
 8 ACCESSIBLE PARKING SPACES NEEDED

NURSING HOMES, RETIREMENT HOMES, HOSPITALS, MEDICAL AND DENTAL CLINICS SHALL PROVIDE TWICE THE NUMBER OF ACCESSIBLE PARKING SPACES AS SHOWN IN THE COLUMN ABOVE

**TOTAL OF 12 ACCESSIBLE PARKING SPACES NEEDED**

**LOADING SPACE REGULATIONS**

NURSING HOME, RETIREMENT HOME 1 SPACE PER BUILDING (11m x 4m)

TOTAL LOADING SPACES NEEDED 4

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
<b>BUILDING FOOTPRINT</b>			
ASSISTED CARE BUILDING FOOTPRINT	1796.82 m <sup>2</sup>	19341 ft <sup>2</sup>	5.9%
ASSISTED CARE MEMORY WING BUILDING FOOTPRINT	3357.84 m <sup>2</sup>	36143 ft <sup>2</sup>	11.1%
SENIORS CONDO BUILDING FOOTPRINT	2842.60 m <sup>2</sup>	30598 ft <sup>2</sup>	9.4%
TOWNHOUSES BUILDING FOOTPRINT	1730.42 m <sup>2</sup>	18626 ft <sup>2</sup>	5.7%
	9727.69 m <sup>2</sup>	104708 ft <sup>2</sup>	32.2%
<b>HARD LANDSCAPE</b>			
ASPHALT	5162.55 m <sup>2</sup>	55569 ft <sup>2</sup>	17.1%
PAVER CURBING	64.01 m <sup>2</sup>	689 ft <sup>2</sup>	0.2%
CURB	216.44 m <sup>2</sup>	2330 ft <sup>2</sup>	0.7%
PAVERS	435.77 m <sup>2</sup>	4691 ft <sup>2</sup>	1.4%
SIDEWALK	2000.02 m <sup>2</sup>	21528 ft <sup>2</sup>	6.6%
	7878.79 m <sup>2</sup>	84807 ft <sup>2</sup>	26.0%
<b>SOFT LANDSCAPE</b>			
GRASS	12648.01 m <sup>2</sup>	136142 ft <sup>2</sup>	41.8%
	12648.01 m <sup>2</sup>	136142 ft <sup>2</sup>	41.8%
	30254.49 m <sup>2</sup>	325657 ft <sup>2</sup>	100.0%
<b>SITE TOTAL</b>			
SITE TOTAL	30272.57 m <sup>2</sup>	325851 ft <sup>2</sup>	100.0%

UNIT MIX (TOTALS)		TOWNHOUSE BUILDINGS	
Name	Count	Name	Count
BUILDING A		TOWNHOUSE 1	1
1 BR	110	TOWNHOUSE 2	1
2 BR	28	TOWNHOUSE 3	1
		TOWNHOUSE 4	1
BUILDING B	138	TOWNHOUSE 5	1
STUDIO	154	TOWNHOUSE 6	1
	154	TOWNHOUSE 7	1
BUILDING D		TOWNHOUSE 8	1
1 BR	200	TOWNHOUSE 9	1
2 BR	89	TOWNHOUSE 10	1
	289	TOWNHOUSE 11	1
	581	Grand total: 11	

PARKING SCHEDULE - WITH LOADING		
Type	DESCRIPTION	COUNT
<b>T/O BASEMENT</b>		
90° - 5.7m x 2.75m	6.0m X 2.75m	343
90° - ACC - 5.7M X 4.5M	6m X 4.75m	8
loading space - 3m x 7.5m	4m x 11m LOADING SPACE	4
		355
<b>T/O GROUND FLOOR</b>		
7m x 2.75m - PARALLEL	7m x 2.75m PARALLEL SPACE	6
90° - 5.7m x 2.75m	6.0m X 2.75m	32
90° - ACC - 5.7M X 4.5M	6m X 4.75m	9
loading space - 4m x 11m	4m x 11m LOADING SPACE	3
		50
		405

PARKING SCHEDULE - (NO LOADING)		
Type	DESCRIPTION	COUNT
<b>T/O BASEMENT</b>		
90° - 5.7m x 2.75m	6.0m X 2.75m	343
90° - ACC - 5.7M X 4.5M	6m X 4.75m	8
		351
<b>T/O GROUND FLOOR</b>		
7m x 2.75m - PARALLEL	7m x 2.75m PARALLEL SPACE	6
90° - 5.7m x 2.75m	6.0m X 2.75m	32
90° - ACC - 5.7M X 4.5M	6m X 4.75m	9
		47
		398

**LOT COVERAGE**

LOT COVERAGE TOTAL BUILDING AREA FOOT PRINT 9727.7 0.32  
 SITE AREA 30272.6

**FSI**

FSI TOTAL BUILDING AREAS 72931 2.40  
 SITE AREA 30272.6

STEVENS ROAD

46 STEVENS ROAD,  
 BOWMANVILLE, ONTARIO

SHEET NAME

PROJECT STATS

START DATE	2019-08-05
DRAWN BY	NAL, CMC
CHECKED BY	JM
SCALE	
PROJECT NO.	119044

DRAWING

A001b

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