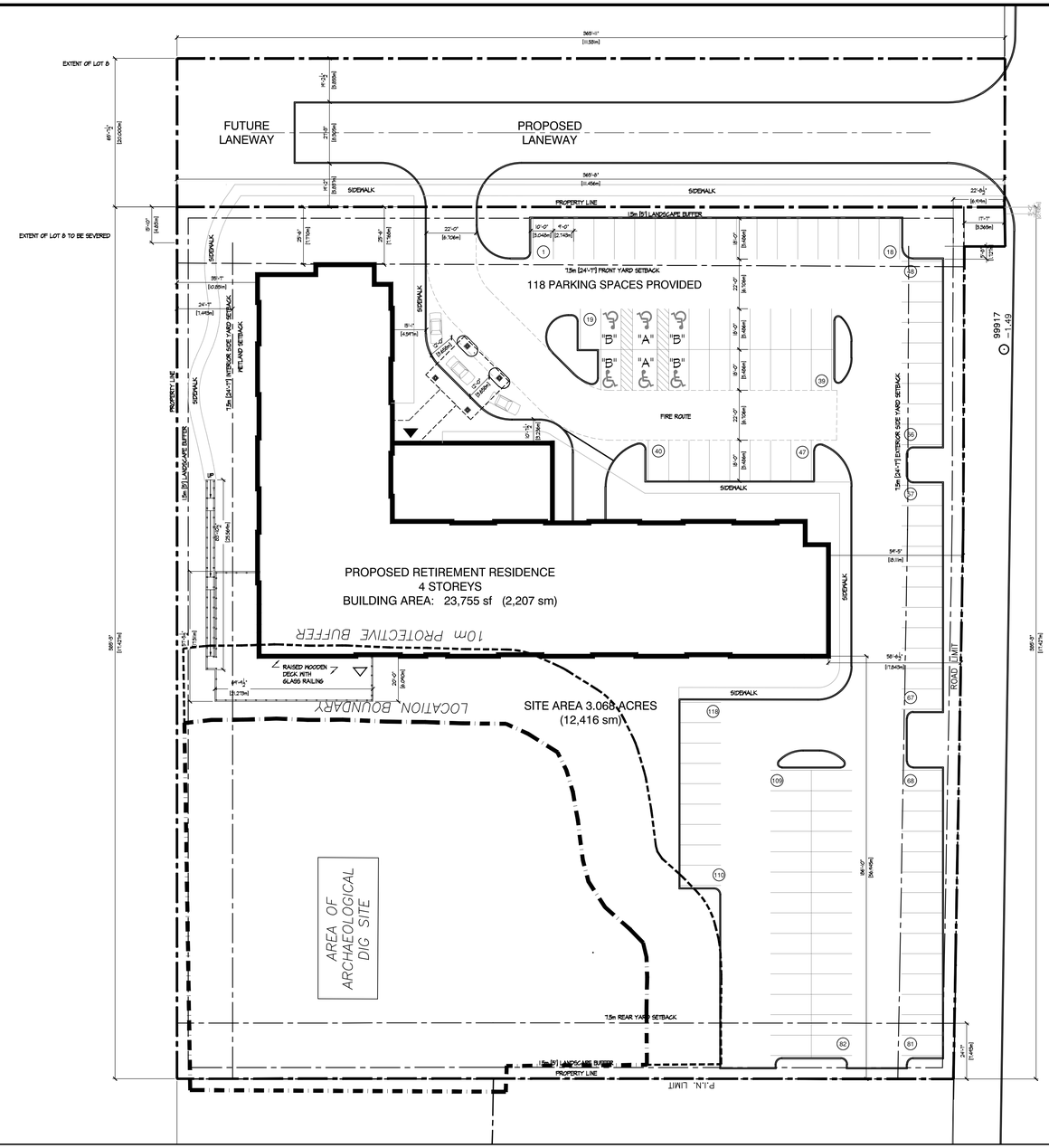
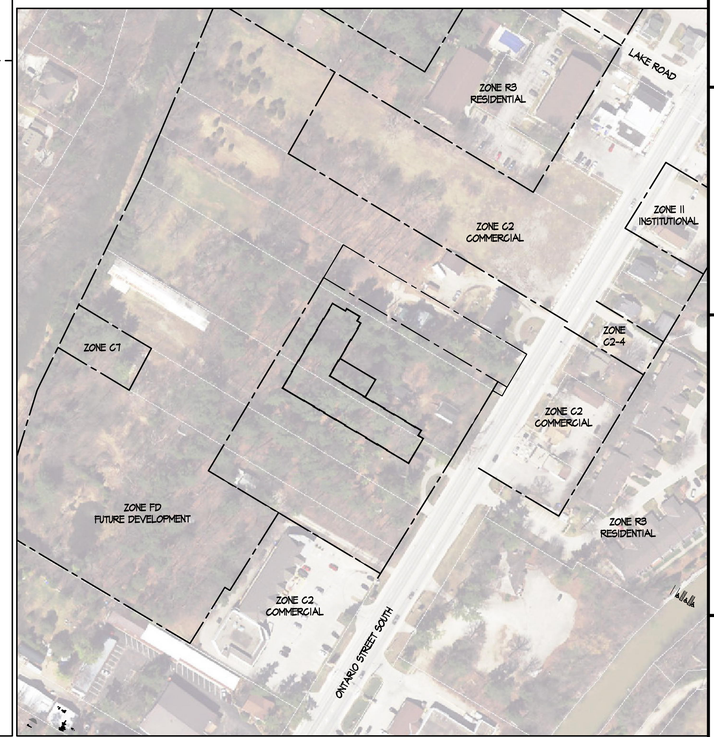


1 A101 SITE PLAN
SCALE : 1:250

SITE DATA MATRIX

1. GROSS SITE AREA: 133,648 s.f. (12,416 s.m.) (1.2416 HECTARES) (3.068 ACRES)
2. BUILDING AREA: 23,755 s.f. (2,207 s.m.)
3. ASPHALT AREA: 39,807 s.f. (3,698 s.m.)

ITEM	A	REQUIREMENTS	PROPOSED
4.	ZONES	R8-2	R8-2
5.	LOT AREA (MIN)	26,910 s.f. (2,500 s.m.)	133,648 s.f. (12,416s.m.) 3.068 ACRES
6.	LOT FRONTAGE (MIN)	98'-5" (30.0 m)	365'-8" (111.465 m)
7.	LOT DEPTH (MIN)	N/A	385'-3" (117.427 m)
8.	FRONT YARD SETBACK (MIN)	24'-7" (7.5 m)	25'-6" (7.70 m)
9.	INTERIOR SIDE YARD SETBACK (MIN)	24'-7" (7.5 m)	35'-7" (10.851 m)
10.	EXTERIOR SIDE YARD SETBACK (MIN)	24'-7" (7.5 m)	58'-6 1/2" (17.843 m)
11.	REAR YARD SETBACK (MIN)	24'-7" (7.5 m)	186'-10" (56.945 m)
12.	LANDSCAPED OPEN SPACE (% MAX (SHOULD BYLAW BE MIN)	30%	49.8%
13.	LOT COVERAGE MAX. (ON GROSS SITE)	50%	18.6%
14.	HEIGHT (MAX)	4 STOREYS (SPA)	52'-6" (16.0 m) / 4 STOREYS
15.	PARKING REQUIRED	1 PARKING SPACE PER 3 BEDS	118 VEHICLE SPACES PROVIDED
16.	GROSS FLOOR AREA (MIN)	N/A	87,581 s.f. (8,136 s.m.)
17.	DWELLING UNIT AREA (MIN)	398 s.f. (37 s.m.) (BACHELOR APARTMENT UNIT)	426 s.f. (39 s.m.)



2 A101 KEY PLAN
SCALE : 1:6000

LEGEND

- PRINCIPLE / FIRE FIGHTER / BARRIER FREE ENTRY
- BF — FIRE FIGHTER / BARRIER FREE ENTRY
- LIGHT STANDARD
- WALL MOUNTED LIGHT FIXTURE
- CONCRETE SIDEWALK
- BFI — BARRIER FREE ONLY PARKING SIGN
- FRS — FIRE ROUTE SIGN
- FH — FIRE HYDRANT
- FIRE ROUTE - ASPHALT
- PAINTED PAVEMENT DIRECTION MARKER

GENERAL NOTES

THE PURPOSE OF THIS DRAWING IS TO SHOW THE GENERAL LOCATION OF THE BUILDINGS, FIRE ROUTES, PARKING, SETBACKS, LIMITING DISTANCES, GARBAGE ENCLOSURES, SITE SIGNAGE AND THE GENERAL LOCATION AND ARRANGEMENT OF LANDSCAPED AREAS. IT'S INTENDED USE IS FOR BUILDING PERMIT AND SITE PLAN APPROVAL SUBMISSION ONLY.

THIS DRAWING CONTAINS INFORMATION PROVIDED BY OTHERS, IT MAY NOT BE COMPLETE OR CURRENT, AND IS COMPILED HERE FOR GENERAL COORDINATION AND CONVENIENCE ONLY.

FOR ALL CONSTRUCTION PURPOSES, REFER TO THE MOST UP TO DATE COPY OF CONSTRUCTION DOCUMENTS PREPARED BY OTHER CONSULTANTS. IE. SURVEYS, SOILS REPORTS, SITE SERVICING, GRADING, SITE LIGHTING, LANDSCAPE AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

OTHER THAN FOR COMPLIANCE WITH THE ARCHITECTURAL CONCEPT, THE ARCHITECT HAS NOT REVIEWED THE DETAILS OR DESIGNS OF OTHERS AND ACCEPTS NO LIABILITY WHATSOEVER FOR INFORMATION PROVIDED BY OTHERS.

SURVEY & SITE INFORMATION IS DERIVED FROM PLANS PROVIDED BY:
ARCHIBALD, GRAY & MCKAY ENGINEERING LTD.
FILE: 1945-1 DATED: MAY 2018

OBC DESIGNATION

BUILDING AREA: REFER TO SITE DATA MATRIX

OCCUPANCY: GROUP C RESIDENTIAL
PART 3 BUILDING - 3.2.2.43 GROUP C UP TO 6 STOREYS SPRINKLERED
NON-COMBUSTIBLE CONSTRUCTION
FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH A 1 HR FIRE RATING

LOAD-BEARING WALLS AND SUPPORTING STRUCTURE TO HAVE A FRR EQUAL TO THE SUPPORTED ASSEMBLY

3.4.2.5(c) MAX. TRAVEL DISTANCE FROM ANY POINT ON A FLOOR AREA TO AN EXIT IS 45m (147'-8") (SPRINKLERED)

MAX. FLAME SPREAD RATING OF 150 FOR ALL INTERIOR WALL AND CEILING SURFACES

FIRESTOP PENETRATIONS IN RATED ASSEMBLIES TO ASTME 814 AND CAN4-S115M. PROVIDE LIST OF MATERIALS USED AND THEIR LOCATIONS TO ARCHITECT & OFFICIALS.

CONCEALED CEILING SPACES USED AS RETURN AIR PLENUMS TO HAVE MAX. FLAME SPREAD RATING OF 25 AND A MAX. SMOKE DEVELOPMENT CLASSIFICATION OF 50.

LEGAL DESCRIPTION

PLAN OF PART OF LOTS 4, 5, 6 & 7

REGISTERED PLAN NO. 540

(FORMERLY VILLAGE OF GRAND BEND)
NOW THE
MUNICIPALITY OF LAMBTON SHORES

COUNTY OF LAMBTON

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1	2021-04-21	ISSUED FOR CLIENT REVIEW
2	2021-04-23	ISSUED FOR CLIENT REVIEW
3	2021-07-14	ADDED ARCHAEOLOGICAL DIG SITE

All survey information, existing & proposed measurements are to be confirmed on site by the contractor. The contractor shall immediately notify the architect of all inconsistencies, errors or omissions in this, or other documents, or in their relation in whole or in part. Do not proceed where there is any discrepancy. These documents are the property of the architect and may not be reproduced or used in any manner whatsoever without permission. All rights are protected by copyright & may not be stored electronically, reproduced in whole or part without the author firms permission.
Check scale, print may be reduced. 12 inch 10 mm

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tel: 519 432 7388 info@agararch.com

SITE PLAN
RIVERDALE RETIREMENT RESIDENCE
GRAND BEND, ON

Project No:	970
Scale:	AS NOTED
Dwn/Chkd. By:	ES/PA
Date:	NOV 15/2018

Dwg. No:
A101

Last Saved: Tuesday, August 10, 2021
Plotted: Tuesday, August 10, 2021
File: I:\Dwgs-Shapes\1141-QC3 Shep Rel Village G Blend\1141 Inbox AGM\ACAD-GB\1945R1\19 21 08 09.dwg