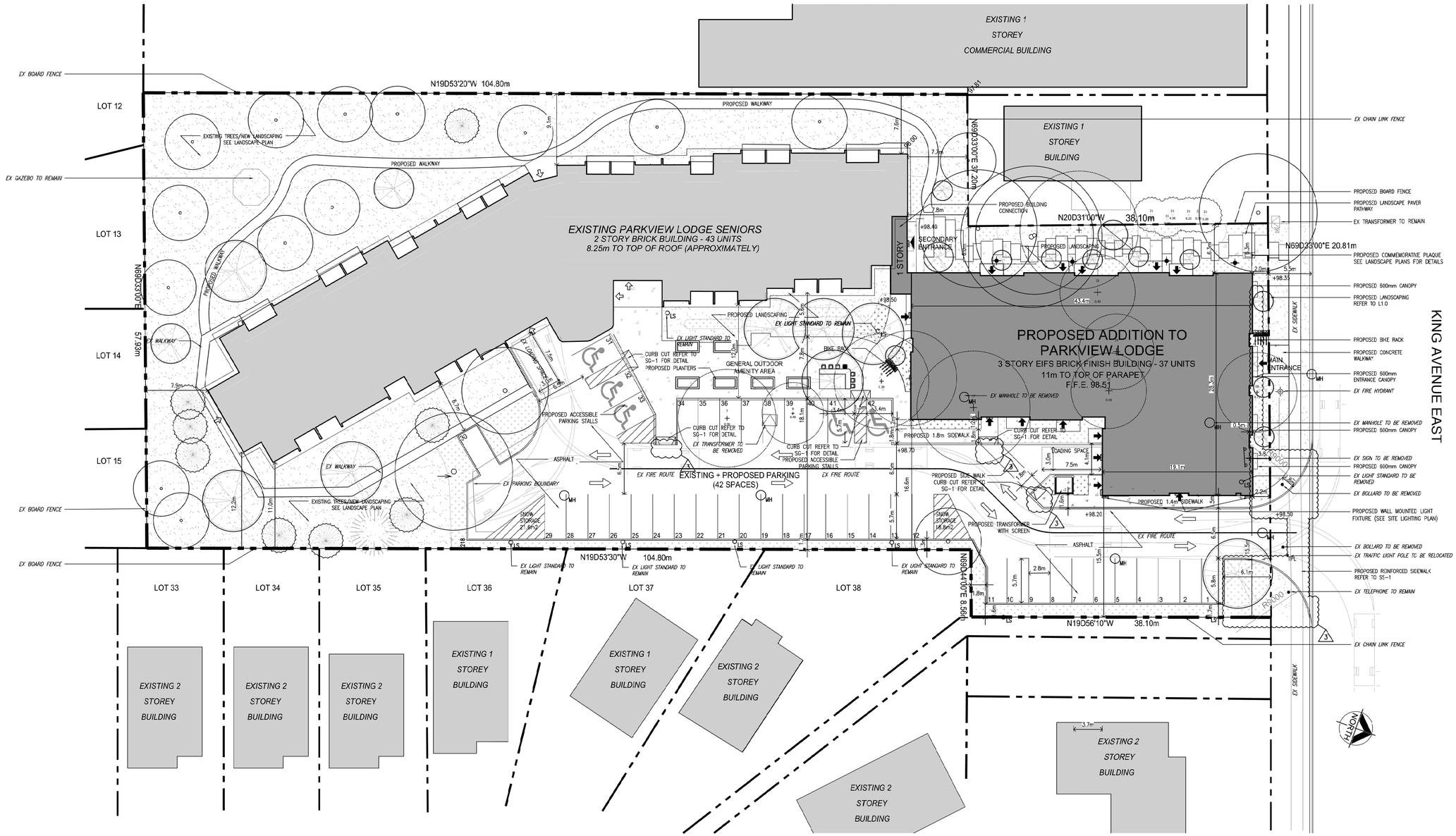

SITE STATISTICS

LEGAL DESCRIPTION: PIN 26662-0090 PART OF LOT 27, CONCESSION 1, CLARINGTON
153 KING AVE EAST, NEWCASTLE, ON

AS PER PSD-052-17

ZONING:	R4-2- URBAN RESIDENTIAL EXCEPTION	
LOT AREA:	ACTUAL	7,184.72m²
BUILDING AREA:	EXISTING	1593.93m² (17157ft²)
	PROPOSED	1005.65m² (10525ft²)
	TOTAL	2599.58m² (27982ft²)
LOT FRONTAGE	REQUIRED	50m
	ACTUAL	50m
BUILDING HEIGHT	MAX.	18m
	EXISTING	8.25m
	PROPOSED	11.62m

LOT COVERAGE

AS PER PSD-052-17

GROSS FLOOR AREA:	EXISTING	3187.86m² (34314 ft²)
	PROPOSED	2889.56m² (31113 ft²)
	TOTAL GFA	6077.44m² (65417 ft²)
FLOOR SPACE INDEX = 6077.44/7186.72 = 0.845 (FLOOR AREA RATIO)		
LOT COVERAGE:	EXISTING	19.4%
	PROPOSED	14%
	TOTAL	33.4%
TOTAL PARKING AREA:	PROVIDED	1670m²
TOTAL LANDSCAPED AREA		
LANDSCAPE OPEN SPACE:	PROVIDED	2917.14m² (40.6%)
	REQUIRED	40%
PROPOSAL IMPACT (-155 SQ.M.)		8779m² (18.7%)
REQUIRED OUTDOOR AMENITY AREA:		320m²
	EXISTING AMENITY AREA RETAINED (GAZEBO):	67m²
	NEW AMENITY AREA:	382m²
	TOTAL AMENITY AREA PROVIDED:	449m²

SETBACKS

AS PER PSD-052-17

FRONT YARD SETBACK	(NORTH)	
	PROVIDED	2.25m (GROUND AND SECOND FLOORS) 3.75m (THIRD FLOOR)
	REQUIRED	3m (GROUND AND SECOND FLOOR) 5.5m (THIRD FLOOR)
REAR YARD SETBACK	(SOUTH)	
	PROVIDED	97.3m (ADDITION)
	EXISTING	11.3m
	REQUIRED	7.5m
SIDE YARD SETBACK	(WEST)	
	PROVIDED	6.32m (ADDITION)
	REQUIRED	6.3m
SIDE YARD SETBACK	(EAST)	
	PROVIDED	15.48m
	REQUIRED	19m

NOTES:
1. AN TOPOGRAPHIC INFORMATION TAKEN FROM TOPOGRAPHIC BASE PLAN OF 165 KING AVENUE EAST MUNICIPALITY OF CLARINGTON. SURVEY PREPARED BY IBW SURVEYORS DATED JANUARY 22, 2019.
2. SEE LANDSCAPE PLANS FOR TREE PROTECTION/REMOVAL AND OTHER LANDSCAPING DETAILS.
3. SEE SITE GRADING AND SERVICING PLANS FOR TOPOGRAPHIC AND DRAINAGE INFORMATION.
4. RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO THE CLARINGTON ENGINEERING SERVICES DEPARTMENT STAFF AT 905-623-3379
5. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH.
6. ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
7. THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MMUNICIPALITY OF CLARINGTON UNLESS THE WORKS HAVE BEEN INSPECTED BY MUNICIPAL FORCES AND DEEMED TO BE COMPLETE AND SATISFACTORY.

PARKING CALCULATION

AS PER PSD-052-17

UNIT PARKING REQUIRED	
EXISTING UNITS (43 UNITS X 0.25/UNIT)	10.75
PROPOSED 1 BEDROOM APARTMENT (30 UNITS X 0.25/UNIT)	7.5
PROPOSED 2 BEDROOM APARTMENT (7 UNITS X 0.25/UNIT)	1.75
VISITOR PARKING REQUIRED	
EXISTING UNITS (43 UNITS X 0.25/UNIT)	10.75
PROPOSED 1 BEDROOM APARTMENT (30 UNITS X 0.25/UNIT)	7.5
PROPOSED 2 BEDROOM APARTMENT (7 UNITS X 0.25/UNIT)	1.75
STAFF PARKING REQUIRED	2
ACCESIBLE PARKING REQUIRED (10% OF REQUIRED PARKING)	5 (4.2 ROUNDED UP)
ACCESIBLE PARKING PROVIDED	5
TOTAL PARKING REQUIRED	42
TOTAL PARKING PROVIDED	42

LEGEND

CONC SIDEWALK	EXISTING TREE	EXISTING LIGHT STANDARD	PROPERTY LINE
SHRUBS - SEE LANDSCAPE PLAN	EXISTING TREE	BOLLARD WITH LIGHT	PROPOSED PLANTER BOXES
GRASS	EXISTING TREE TO BE REMOVED	LIGHT STANDARD	FENCE
ASPHALT	PROPOSED TREE SEE LANDSCAPE PLAN FOR DETAILS	EXISTING HYDRO POLE	136.78 ELEVATION MARK
EXISTING BUILDING	PROPOSED ENTRANCE	EXISTING TRAFFIC LIGHT POLE	STORMWATER LINE
PROPSOED BUILDING	EXISTING ENTRANCE	FIRE DEPARTMENT CONNECTION	BARRIER FREE PARKING SIGN
	BIKE RACK	PROPOSED EXISTING MANHOLE	PROPOSED CONCRETE BOLLARD
		EX. CB EXISTING CATCH BASIN	
		FIRE HYDRANT	
		WALL MOUNTED LIGHT FIXTURE	
		NO PARKING SIGN	

DO NOT SCALE THE DRAWINGS.

CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF THE CONSULTANT IS FORBIDDEN

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE CONSULTANT.

NO.	ISSUES	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	2019-02-08	
2	ISSUED FOR TENDER	2019-06-05	
3	ISSUED FOR SITE PLAN APPROVAL 2	2019-06-05	

NO.	REVISIONS	DATE	BY

PROJECT:

PARKVIEW SENIORS EXPANSION

165 KING AVE EAST, NEWCASTLE, ON
1LB 1H3

DRAWING:

SITE PLAN

BBA
BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers
250 Water Street
Suite 201
Whitby, Ontario
L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bba-archeng.com

ONTARIO ASSOCIATION OF ARCHITECTS
MICHAEL BRYAN SWORDFEGER
LICENCE 7117

DESIGN BY: CM	DOC. CONTROL DATE:
DRAWN BY: CM	% COMPLETE:
CHECKED BY: AG	INITIAL:
DATE: 2019-02-08	
SCALE: 1:250	
FILE:	

PROJECT NO: **18811**

DRAWING NO: A-101