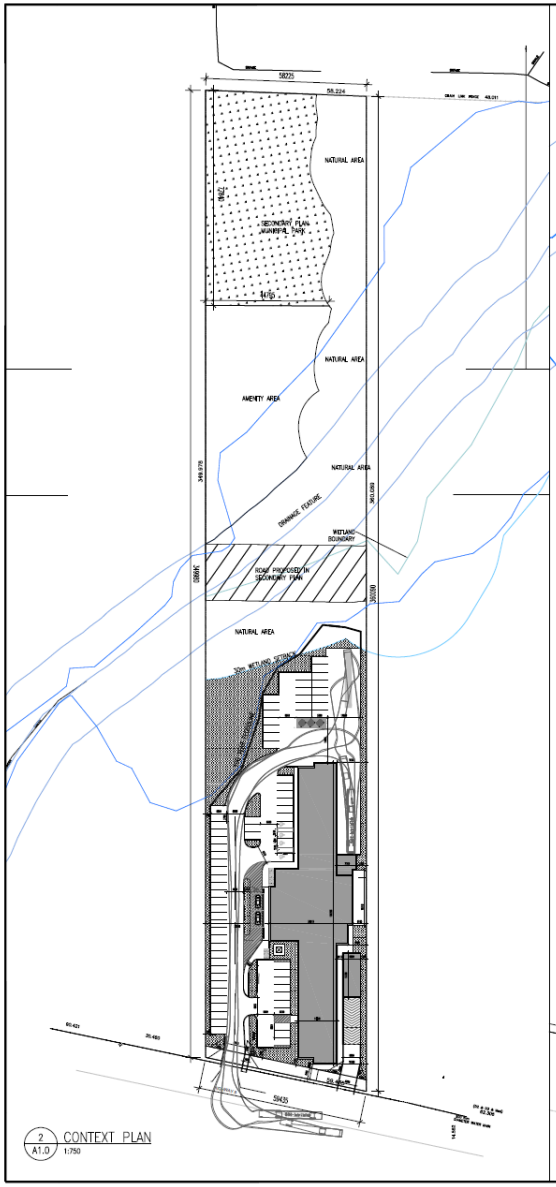
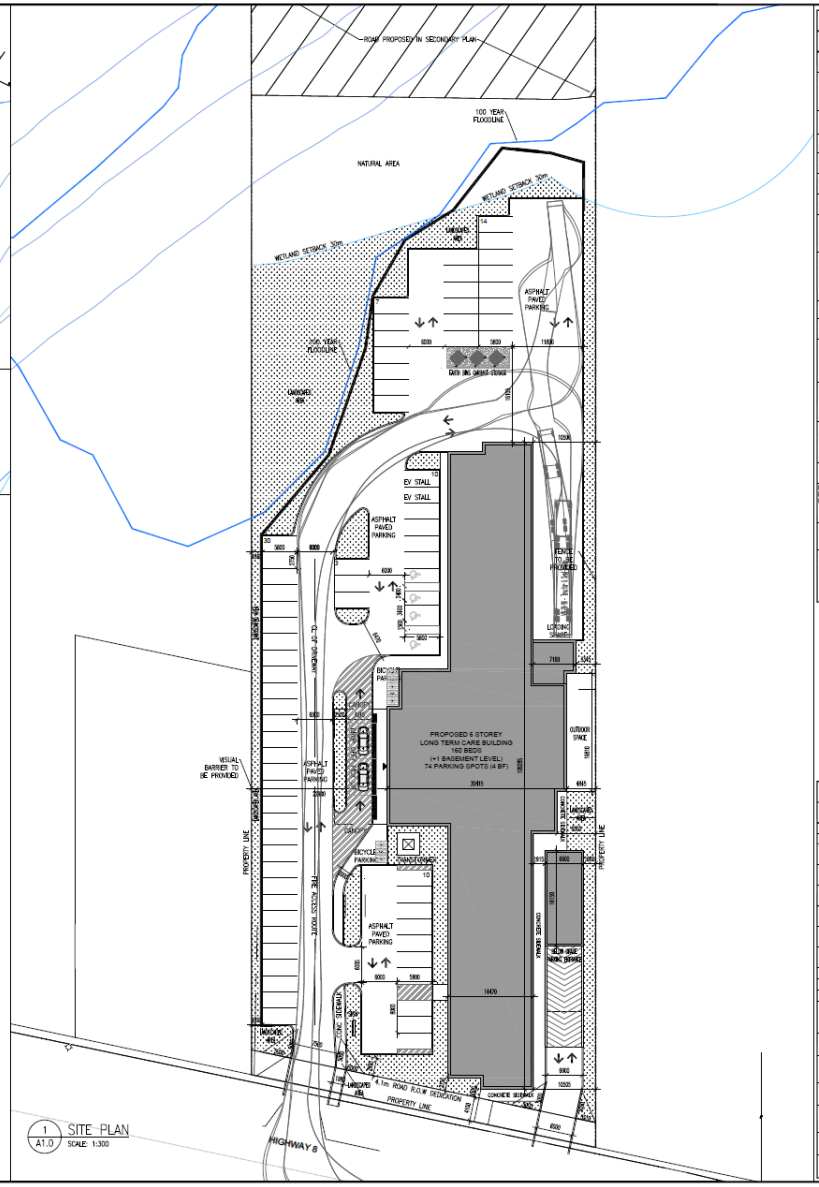


2 A1.0 CONTEXT PLAN
1:750



1 A1.0 SITE PLAN
SCALE: 1:300

SITE STATISTICS:

	REQUIREMENTS	PROPOSED
ZONING DESIGNATION	D ZONE	D ZONE
MINIMUM LOT AREA	N/A	OVERALL SITE= 20,059.09 SQ.M. (2.06 HECTARES) REVISED LOT AREA= 8,730 SQ.M. (.90 HECTARES)
GROSS FLOOR AREA (GFA)		11,769m²
GROUND FLOOR AREA		2004m²
MINIMUM LOT FRONTAGE	30.0m	OVERALL SITE= 59.45m
MINIMUM LOT COVERAGE	N/A	OVERALL SITE = 9.98% REVISED SITE = 24%
MINIMUM GROSS LEASABLE FLOOR AREA	N/A	2,004 SQ.M.
MINIMUM GROSS LEASABLE FLOOR AREA	N/A	2,004 SQ.M.
MINIMUM YARD REQUIREMENTS	MINIMUM SIDE YARD: 7.0m MINIMUM REAR YARD: 7.0m	EAST SIDE: 1.9m WEST SIDE: 22.9m REAR SIDE: 242.4m FRONT SIDE: 1.5m
MAXIMUM BUILDING HEIGHT	18.0m	23.0m
MINIMUM No. OF PARKING SPACES PER LOT	N/A	N/A
BICYCLE PARKING	SHORT-TERM =.15/100m² GFA 1769 X .15 = 18 SPOTS LONG-TERM = 1/100m² GFA 1769 X .1 = 12 SPOTS	18 SHORT-TERM PROVIDED 12 LONG-TERM PROVIDED
LANDSCAPED PARKING AREA	10% OF PARKING AREA LANDSCAPED ISLANDS MUST BE MINIMUM 10m²	PARKING AREA =4,381m² PARKING LANDSCAPE AREA =432m² REMAINING LANDSCAPE AREA=1,300m²
MINIMUM LANDSCAPED OPEN SPACE	10%	FULL SITE (1,300m²/20055.09)X100 = 6% REVISED SITE BOUNDARY (1,300m²/8730m²)X100 = 15%
PARKING	64 SPACES (1 FOR EACH 3 PATIENT BEDS)	MIN SIZE = 2.75m x 5.8m (4 SPACES AT GRADE PROVIDED 41 SPACES BELOW GRADE PROPOSED)
DESIGNATED BARRIER FREE PARKING SPACES	4 BARRIER FREE	4 BARRIER FREE SPOTS 2 2.4mX5.8m+1.5m TRANSFER 2 2.4mX5.8m+1.5m TRANSFER
LOADING	N/A	8.3m LOADING SPACE WITHIN SIDE YARD
MIN ELECTRIC VEHICLE PARKING	SIZE OF ALL PARKING SPACES 2600X5.8 = 42.5 X 43	2 EV SPACES PROVIDED

SITE LEGEND:

SYMBOL	DESCRIPTION
	PROPERTY LINE
	NEW CONTINUOUS CONCRETE CURB
	NEW LANDSCAPE SETBACK
	BUILDING FOOTPRINT
	LANDSCAPING. SEE LANDSCAPE DRAWINGS FOR DETAILS.
	"ACTILE WARNING STRIP" "ADVOCAT CAST-IN-PLACE DETECTABLE WARNING SYSTEM IN BLACK, TRUNCATED DOME PATTERN, AS PER AOA DESIGN STANDARDS, OR APPROVED EQUAL.
	NO PARKING PAINT
	PEDESTRIAN CROSSWALK
	DIRECTION OF TRAFFIC
	PRIMARY BUILDING ACCESS LOCATION
	SECONDARY BUILDING ACCESS LOCATION
B	BOLLARD. SEE LANDSCAPE DRAWINGS FOR DETAILS.
	FIRE ROUTE
	BICYCLE RACK. SEE LANDSCAPE DRAWINGS FOR DETAILS
	"PARENT WITH YOUNG CHILD" PARKING SPACE. COMPLETE WITH SIGNAGE AT THE END OF THE STALL. SEE DETAIL 4 ON A1.0 FOR SIGN DETAILS.
	BARRIER FREE ACCESSIBLE PARKING STALL COMPLETE WITH ACCESSIBLE PARKING SIGNAGE AT THE END OF EACH STALL. SEE DETAIL 2 ON A1.0 FOR SIGN DETAILS.
OW	"ONE WAY" SIGNAGE
FR	"FIRE ROUTE" SIGNAGE SEE DETAIL 3 ON DRAWING A1.0 FOR FURTHER SIGN DETAILS.

NO DRAWING DIVISION SHALL BE VIEWED INDEPENDENTLY. CONTRACTOR AND ALL SUB CONTRACTORS TO REVIEW AND BE FAMILIAR WITH ENTIRE DRAWING SET.

Revisions

No.:	For:	Date:
CLIENT	REVIEW 1	2020.06.10
To (Issue):	For:	Date:

Issue Table

NOTE:
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Seal:

North Arrow:

NORTH

Architect:

SAM ESPOSTO | ARCHITECT INC.
348 Upper James St. Hamilton, on. L9C 3V4
T. 905.383.7500 F. 905.383.6700

Project:

PROPOSED LONG TERM CARE FACILITY 861 HWY 8, STONEY CREEK.

Drawing Title:

SITE PLAN

Drawn By: NR	Scale:
Checked By: SE	Plot Date: 2025.10.28
Project Date: SEPT 2022	
Project No: 22-117	
Drawing No: A1.0	Sheet Version: 0

2 A4.0 EAST ELEVATIONS
SCALE: 1:150

1 A4.0 WEST ELEVATIONS
SCALE: 1:150

LEGEND

SYMBOL	DESCRIPTION
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[illegible]	[illegible]

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Revisions

No.	Rev.	Date
[illegible]	[illegible]	[illegible]

Issue Table

Issue	Rev.	Date
[illegible]	[illegible]	[illegible]

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Seal:

North Arrow:

NORTH

Architect:

SAM ESPOSTO ARCHITECT INC.

[illegible] T. 905.383.7500 F. 905.383.5700

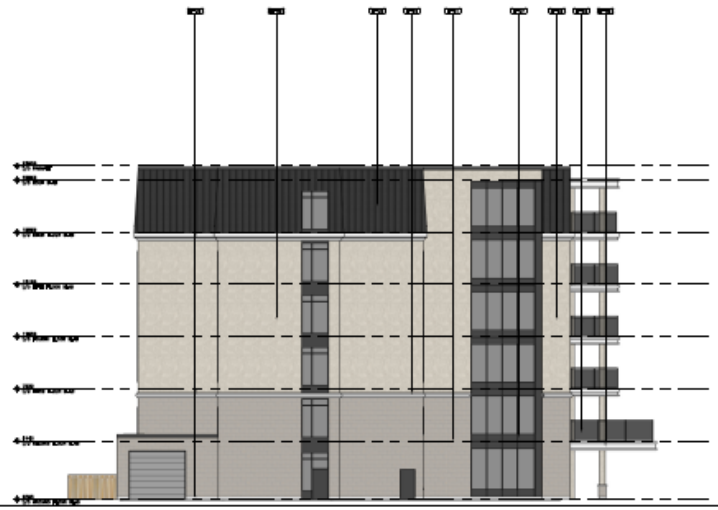
Project:

PROPOSED LONG TERM CARE FACILITY 861 HWY 8, STONEY CREEK.

Drawing Title:

E W ELEVATIONS

Drawn By:	NR	Scale:	
Checked By:	SE	Plot Date:	2025.10.28
Project Date:	SEPT 2022		
Project No:	22-117		
Drawing No:	A4.0	Sheet Variation:	0



2 A4.1 NORTH ELEVATION
SCALE: 1:150

1 A4.1 SOUTH ELEVATION
SCALE: 1:150

LEGEND:

SYMBOL	DESCRIPTION
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Revisions

No.	Rev.	Date

Issue	Reason	Date
[illegible]	[illegible]	[illegible]

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Project:

PROPOSED LONG TERM CARE FACILITY 861 HWY 8, STONEY CREEK.

Drawing Title:

N S ELEVATIONS

Drawn By: NR	Scale:
Checked By: SE	Plot Date: 2025.10.28
Project Date: SEPT 2022	
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