

# case study

05-2005

## Name of Project

Rouge Valley  
Retirement Home

## Product

26000 sq ft Ecoloc®  
colour: salmon

## Installed

Premier Interlocking  
Stone, Scarborough

## Application

Alternative to install-  
ing an in ground storm  
water storage tank

## Owner/Project Manager

Graywood Developments,  
Toronto, Ontario

## Engineer

Stantec Engineers,  
Markham, Ontario



## The economically beautiful choice!

Graywood Developments of Toronto, Ontario, is the owner and the project manager for a 94 unit retirement home on three acres. As an infill development project, the Town of Markham insisted that this project not add any additional load to the existing stormwater system.

There were several choices for storm water control. The idea of using a storm water pond or a flat roof water storage system, which would drive the cost of construction too high as well as restrict and limit the appearance of the buildings, was discarded. The only alternatives were an extremely expensive in ground storm water storage tank or permeable pavement. Although the initial cost of asphalt is appealingly low, when costed with the storm water storage tanks, the result was far more than permeable paving. Added to that was the durability and architectural enhancement, and Ecoloc® came out as the winner.

The engineer insisted that four catchbasins per 2300 m<sup>2</sup> be used on the site for emergency overflow.

The installation done by Premier Interlocking Stone of Scarborough, Ontario, also had some costsaving benefits to add to the project. Firstly, the base material used was of recycled concrete. This (needs some explanation). Secondly the pavers were machine installed. This saves an enormous amount of labour expense as it will install one layer of the bundle at a time.



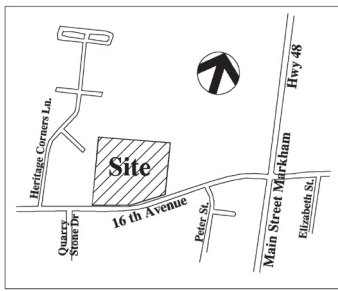
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This is equivalent to 10 square feet or 1 square metre per drop. For this project the rate of installation was approximately 6000 sq ft, 600 square metres, per day with a four man crew.

## Project Data



**KEY MAP**  
NOT TO SCALE

**PROJECT STATISTICS:**

**PROJECT AREA:**  
 TOTAL LOT AREA 1.093 Hectares 2.70 ACRES 10,926.4 m<sup>2</sup>

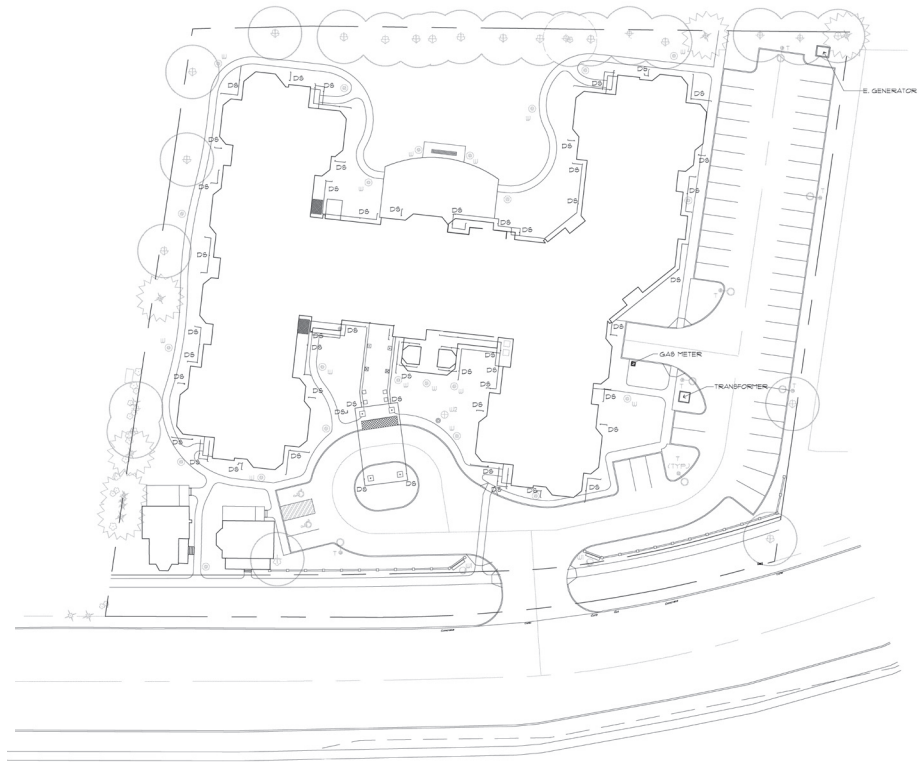
**LOT FRONTAGE:** 114.39m  
**FRONT SETBACK:** 25.0m / 18.0m  
**SIDE YARD SETBACKS:** 22.0m / 7.0m  
**REAR YARD SETBACKS:** 7.5m / 7.5m

**AREA CALCULATIONS:**  
**BUILDING COVERAGE:** 33,729 SQ. FT. 3,133.5 m<sup>2</sup>  
**RESIDENCE COVERAGE:** 1,850 SQ. FT. 171.9 m<sup>2</sup>  
**TOTAL COVERAGE:** 35,579 SQ. FT. 3,304.4 m<sup>2</sup> 30.2%  
**DRIVES / PARKING:** 24,579 SQ. FT. 2,283.5 m<sup>2</sup> 20.9%  
**WALKS:** 3,624 SQ. FT. 336.7 m<sup>2</sup> 3.1%  
**PATIO:** 1,552 SQ. FT. 144.2 m<sup>2</sup> 1.3%  
**LANDSCAPED AREA:** 52,278 SQ. FT. 4,858.5 m<sup>2</sup> 44.5%

**BUILDING GROSS FLOOR AREA:** 66,012 SQ FT 6,134.9 m<sup>2</sup>  
**FAR:** 56.1%  
**GROSS LEASABLE or NET FLOOR AREA:** 42,881 SQ FT 3,983.7 m<sup>2</sup>

Note: No roof mounted mechanical equipment is proposed.

**PARKING:**  
 2 ACCESSIBLE SPACES  
 46 OPEN SPACES  
 48 SPACES PROVIDED



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