

OBC DESIGNATION

BUILDING AREA: 1,617 S.M.
OCCUPANCY: GROUP C RESIDENTIAL
PART 3 BUILDING 3.2.2.4.8
NON-COMBUSTIBLE CONSTRUCTION
FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH A 1 HR FIRE RATING
BUILDING IS REQUIRED TO BE SPRINKLERED.
LOAD-BEARING WALLS/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 45m (147'-9") (SPRINKLERED)
MAX. FLAME SPREAD RATINGS OF 60 FOR ALL INTERIOR WALL & CEILING SURFACES
FIRESTOP PENETRATIONS IN RATED ASSEMBLIES TO ASHTE 84 AND CANM-S1811 PROVIDE LIST OF MATERIALS USED AND THEIR LOCATIONS TO ARCHITECT & OFFICIALS
CONCEALED CEILING SPACES USED AS RETURN AIR PLenums TO HAVE MAX. FLAME SPREAD RATINGS OF 25 AND A MAX. SMOKE DEVELOPMENT CLASSIFICATION OF 50

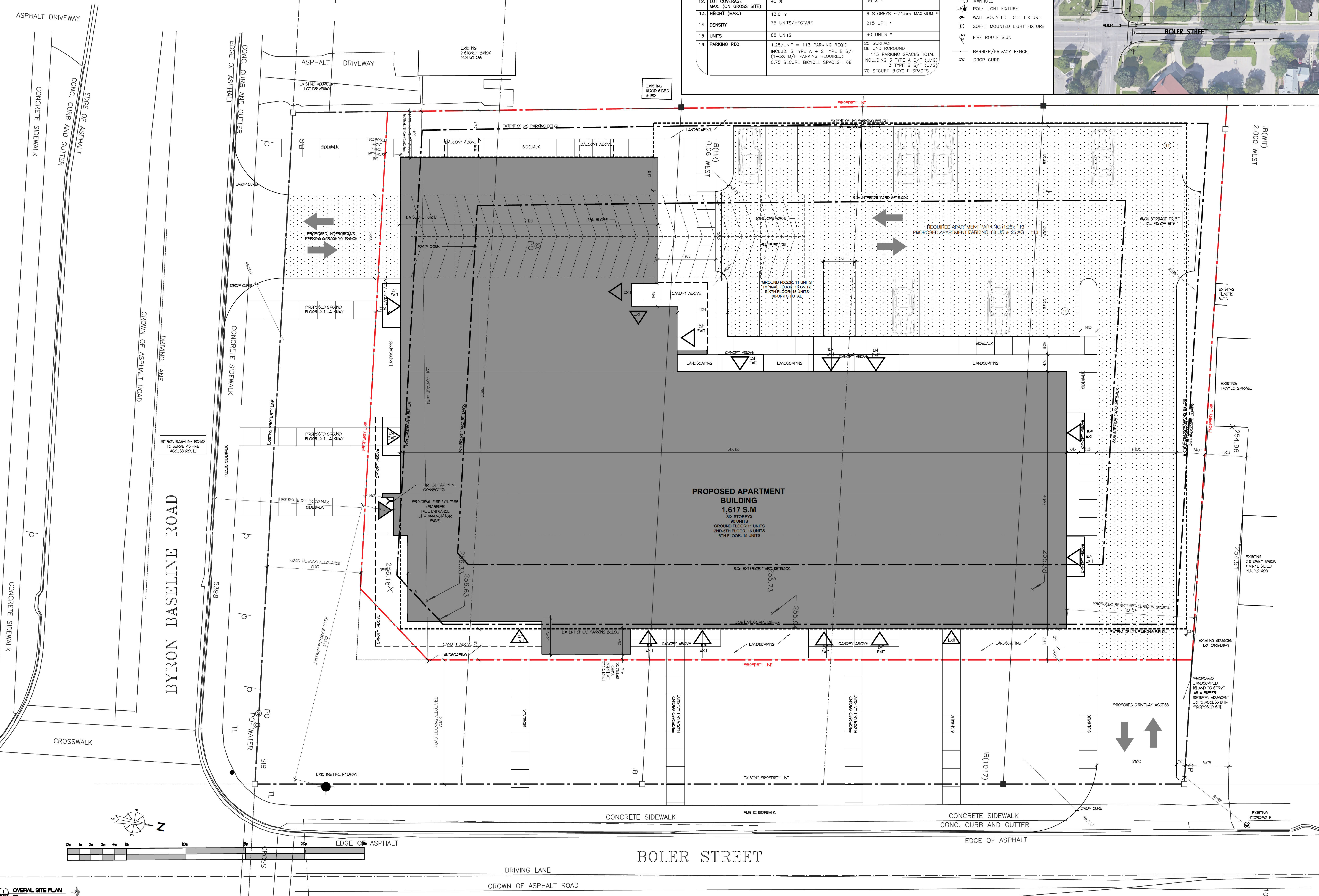
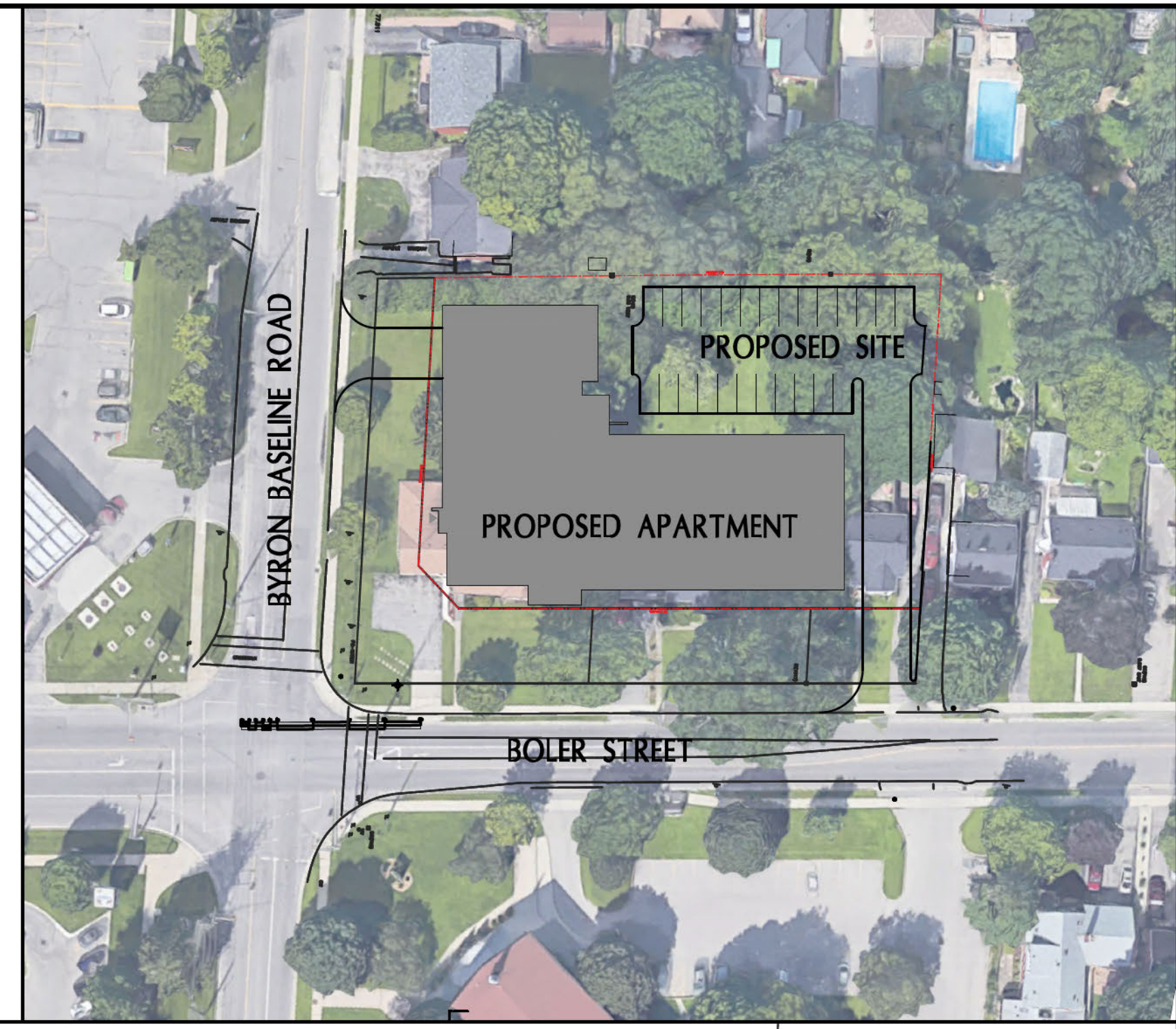
site data

1. GROSS SITE AREA: 4,464 s.m. (0.446 HECTARES) AFTER RW : 3,261 s.m. (0.326 HECTARES)
2. BUILDING AREA (BA): 1,617 s.m.
3. ASPHALT AREA: 932 s.m.

ITEM	A	ZONING REQUIREMENTS	PROPOSED APARTMENTS
4. ZONES	R8-4		TYPE 2 BONUS
5. LOT AREA (MIN.)	1,000 s.m.		4,464 s.m. *
6. LOT FRONTAGE (MIN.)	30.0 m		46.214 m
7. FRONT YARD SETBACK	8.0 m		SOUTH: 1,312 m
8. REAR YARD SETBACK	8.0 m		NORTH: 10,709 m
9. SIDE YARD SETBACK	8.0 m		WEST: 3,861 m
10. EXTERIOR YARD SETBACK	8.0 m		EAST: 0.478 m
11. LANDSCAPED OPEN SPACE	30 %		42 % *
12. LOT COVERAGE MAX. (ON GROSS SITE)	40 %		36 % *
13. HEIGHT (MAX.)	13.0 m		6 STOREYS ~24.5m MAXIMUM *
14. DENSITY	75 UNITS/HECTARE		215 UPH *
15. UNITS	88 UNITS		90 UNITS *
16. PARKING REQ.	1.25/UNIT = 113 PARKING REQ'D INCL. 3 TYPE A + 2 TYPE B B/F (1+3% B/F PARKING REQUIRED) 0.75 SECURE BICYCLE SPACES= 68		25 SURFACE 88 UNDERGROUND = 113 PARKING SPACES TOTAL INCLUDING 3 TYPE A B/F (U/G) 3 TYPE B B/F (U/G) 70 SECURE BICYCLE SPACES

LEGEND

- FIRE ACCESS ROUTE
- BICYCLE RACK
- ASPHALT PAVING
- CONC. SIDEWALK
- PROPOSED BUILDING
- FIRE FIGHTER/BARRIER FREE ENTRY
- PRINCIPAL/FIRE FIGHTER/BARRIER FREE ENTRY
- HYDRO POLE
- CATCH BASIN
- MANHOLE
- POLE LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SOFFIT MOUNTED LIGHT FIXTURE
- FIRE ROUTE SIGN
- BARRIER/PRIVACY FENCE
- DROP CURB



1180
AS NOTED
SN/PA
SEPT 2021

OVERALL SITE PLAN
PROPOSED APARTMENT BUILDING
415 BOLTER ROAD
LONDON, ONTARIO

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