

**SITE STATISTICS**

SITE AREA: 594 m<sup>2</sup> (6,393 sq ft)  
 PROPOSED ZONE: R3 - 1  
 BUILDING AREA: TOWNHOUSE - 147.6 m<sup>2</sup>  
 ASPHALT AREA: 234.8 m<sup>2</sup>  
 LANDSCAPE AREA: 177 m<sup>2</sup>  
 TOTAL UNITS: 4 UNITS

ZONING INFORMATION		
PROPOSED ZONE VARIATION - R3-1		
	REQUIRED	PROPOSED
LOT AREA	550 m <sup>2</sup>	594 m <sup>2</sup>
LOT FRONTAGE	12.0 m	19.6 m
LOT DEPTH	N/A	31.4m
FRONT YARD SETBACK	4.5 m	2.2 m to 3.0 m
INT. SIDEYARD SETBACK (E)	2.4 m	1.2 m
INT. SIDEYARD SETBACK (W)	3.0 m	5.8 m to 6.3 m
GREEN AREA	20 %	30%
COVERAGE (MAX)	45%	25%
HEIGHT (MAX)	12.0 m	11.5 m
PARKING COVERAGE AREA	35%	39.5%
NUMBER OF UNITS PER LOT	4	4
AMENITY SPACE	N/A	60 m <sup>2</sup>

**WASTE REMOVAL**

GARBAGE TO BE STORED INTERNALLY AND PICKUP PROVIDED BY THE CITY OF LONDON

**PARKING REQUIREMENTS**

MINIMUM PARKING SPACE DIMENSIONS 2.7m x 5.5m  
 ACCESSIBLE TYPE TYPE A 3.4m x 5.5m, TYPE B 2.4m x 5.5m

**PARKING PROVIDED:**

STACKED TOWN HOUSE 4 RESIDENTIAL UNITS = 4 SPACES (1 SPACE PER UNIT)

TOTAL REQUIRED PARKING = 4 SPACES

TOTAL PROVIDE PARKING = 5 SPACES (INC. BARRIER FREE PARKING SPACE)

PARKING RATIO = 1 : 1.25

**BARRIER FREE PARKING:**

REQUIRED: 1 OF TOTAL PARKING REQUIRED = 1 SPACES  
 \* O. Reg. 191/11: INTEGRATED ACCESSIBILITY STANDARDS 80.36, ONTARIO.

PROVIDED: 1 TYPE 'A' = 1 SPACES

**BUILDING CLASS**

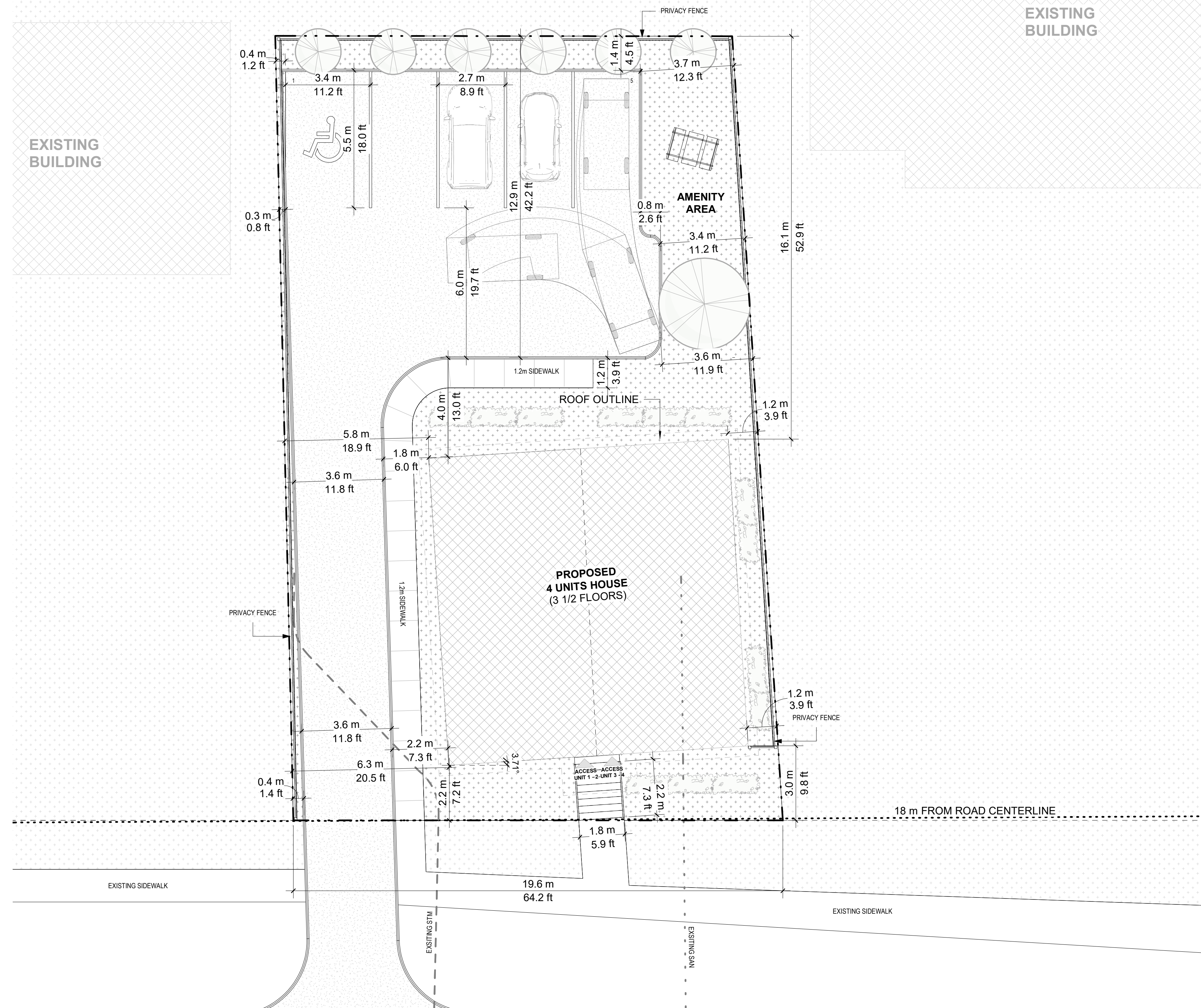
GROUP C / PART 9 - HOUSING AND SMALL BUILDINGS - STACKED TOWNHOUSE

**REFERENCE DOCUMENTS**

1. TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOT 32 CONCESSION 1 BY MTE ONTARIO LAND SURVEYORS LTD. DATED JAN 13, 2020



ORTHO BASEMAP BY THE CITY OF LONDON - 2023



**SITE PLAN**

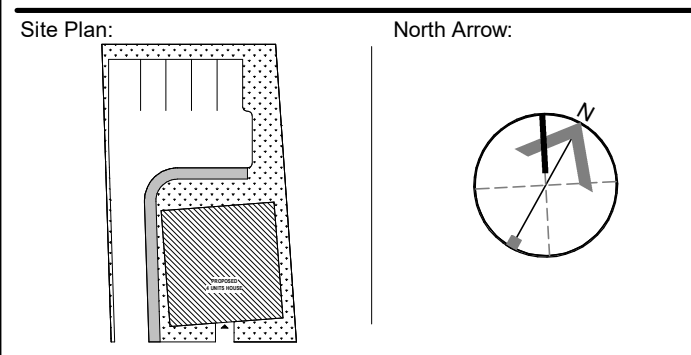
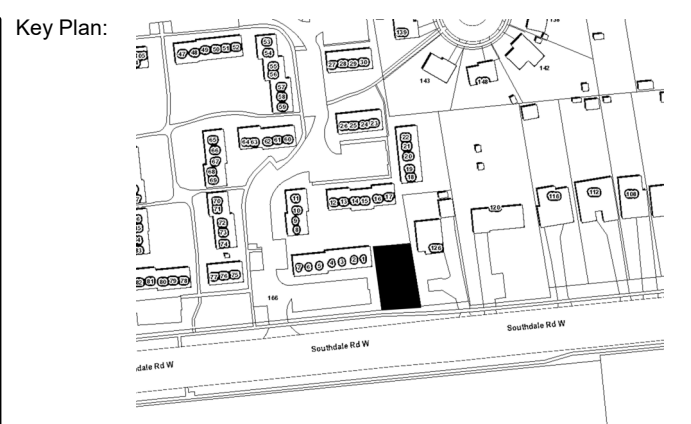
SCALE: 1 : 100

130 SOUTHDALE RD W

**LINES LEGEND**

- — — — — PROPERTY LINES
- - - - - OTHER PROPERTIES
- ..... 18m FROM ROAD CENTERLINE
- - - - - EXISTING STM
- - - - - EXISTING SAN

\* STM AND SAN INFORMATION ARE FROM ENGINEERING PLAN DONE BY MTE JULY 2021.



Seal: Seal:

General Notes:  
 IT IS THE RESPONSIBILITY OF THE OWNER, GENERAL AND/OR TENANT CONTRACTOR AND ALL SUB-TRADES TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO CREATIVE STRUCTURES (CS) PRIOR TO COMMENCING ANY WORK.  
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**PRELIMINARY PLAN FOR REVIEW ONLY NOT FOR OFFICIAL SUBMISSIONS, PRICING OR CONSTRUCTION**

No.	Date	Revision
11	AUG. 17 - 2023	ISSUED FOR COORDINATION
10	AUG. 08 - 2023	ISSUED FOR COORDINATION
9	MAY. 04 - 2023	ISSUED FOR CLIENT REVIEW
8	APR. 27-2023	ISSUED FOR CLIENT REVIEW
7	APR. 17 - 2023	ISSUED FOR CLIENT REVIEW
5	FEB. 03 - 2023	ISSUED FOR CLIENT REVIEW
4	JAN. 19 - 2023	ISSUED FOR CLIENT REVIEW
3	JAN. 18 - 2023	ISSUED FOR CLIENT REVIEW
2	JAN. 12 - 2023	ISSUED FOR CLIENT REVIEW
1	JAN. 05 - 2023	ISSUED FOR CLIENT REVIEW

**ISSUES/REVISION TABLE**

Project:

**STACKED 4 UNITS HOUSE - ALORA HOMES**

130 SOUTHDALE, LONDON, ONTARIO.

Drawing Title:

**PRELIMINARY SITE PLAN PROPOSAL**

Drawn By: D.H. Scale: AS INDICATED

Checked By: Plot Date: Aug 17, 2023

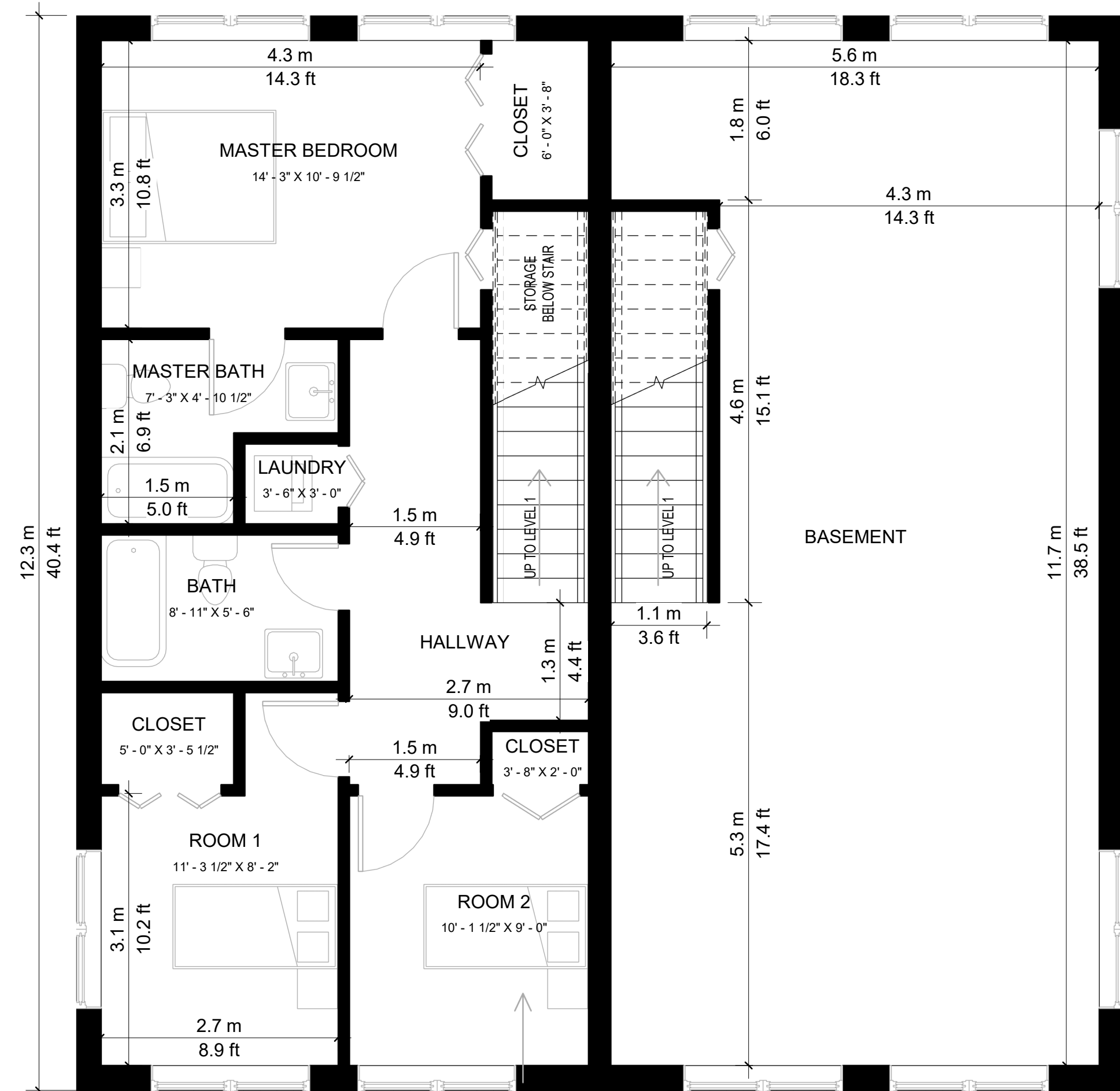
Project Date: JAN 2023

Project No: 2023-02

Drawing No: Revision

**A-1.0 11**



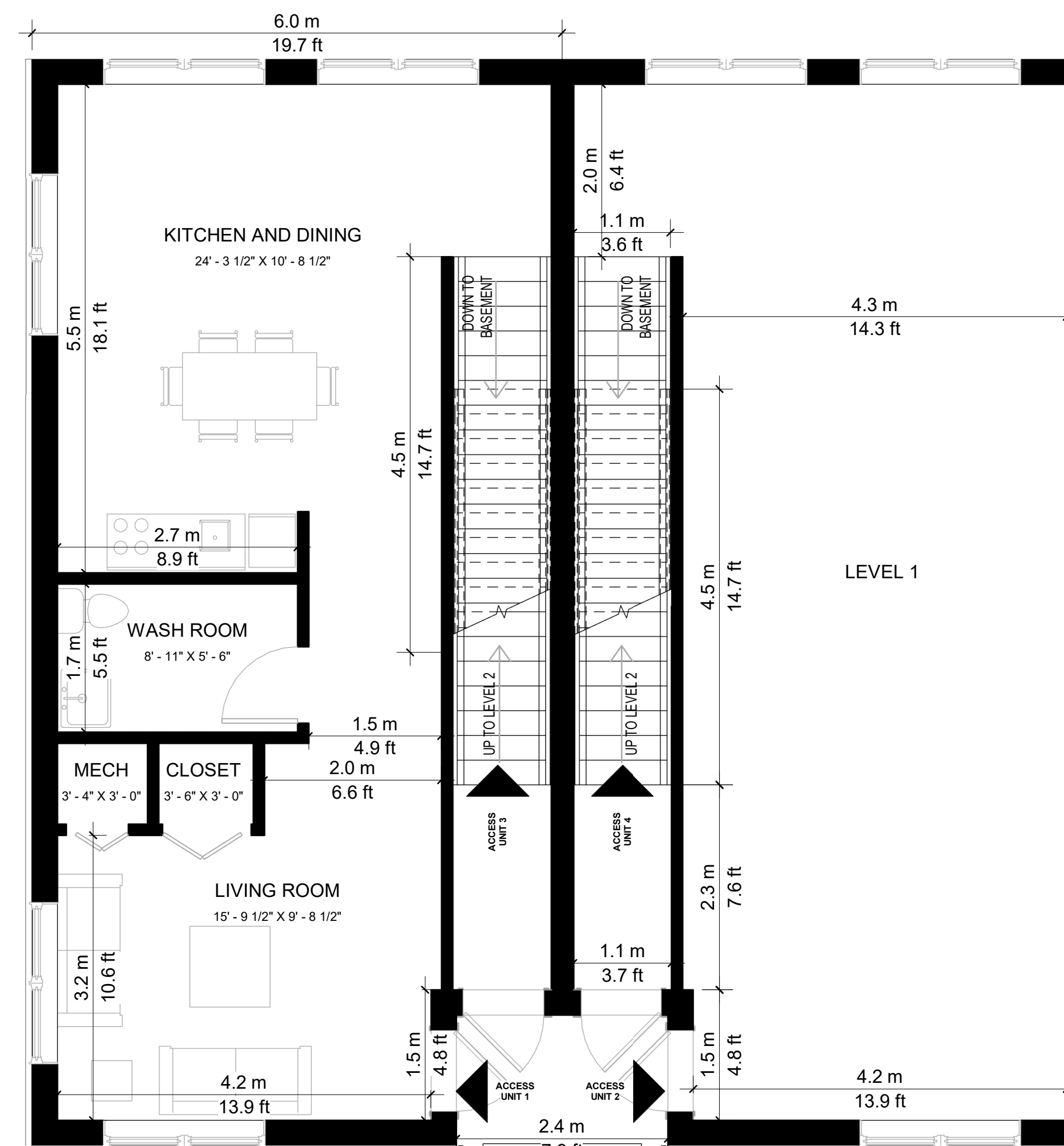


**BASEMENT UNIT 1  
PLAN INFORMATION**

LIVING AREA  
60.18 sq m (647.77 sq ft)  
STAIR AREA  
5.34 sq m (57.47 sq ft)  
**TOTAL AREA**  
65.52 sq m (705.25 sq ft)

**BASEMENT PLAN**

SCALE: 1 : 50

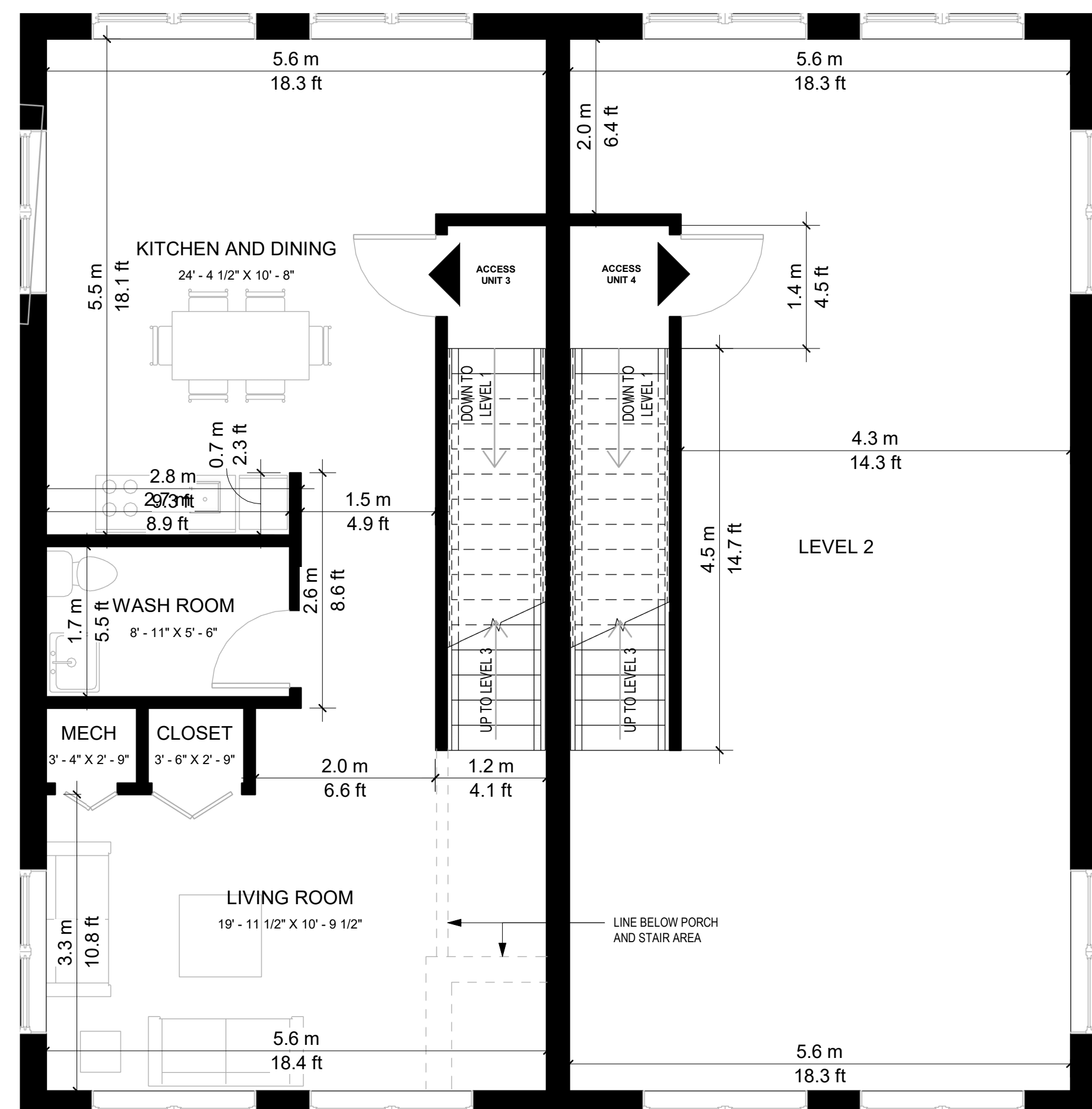


**LEVEL 1 UNIT 1  
PLAN INFORMATION**

LIVING AREA  
54.02 sq m (581.46 sq ft)  
STAIR AREA  
9.93 sq m (106.88 sq ft)  
PORCH AREA  
2.08 sq m (22.38 sq ft)  
**TOTAL AREA**  
66.03 sq m (710.74 sq ft)

**LEVEL 1 PLAN**

SCALE: 1 : 50

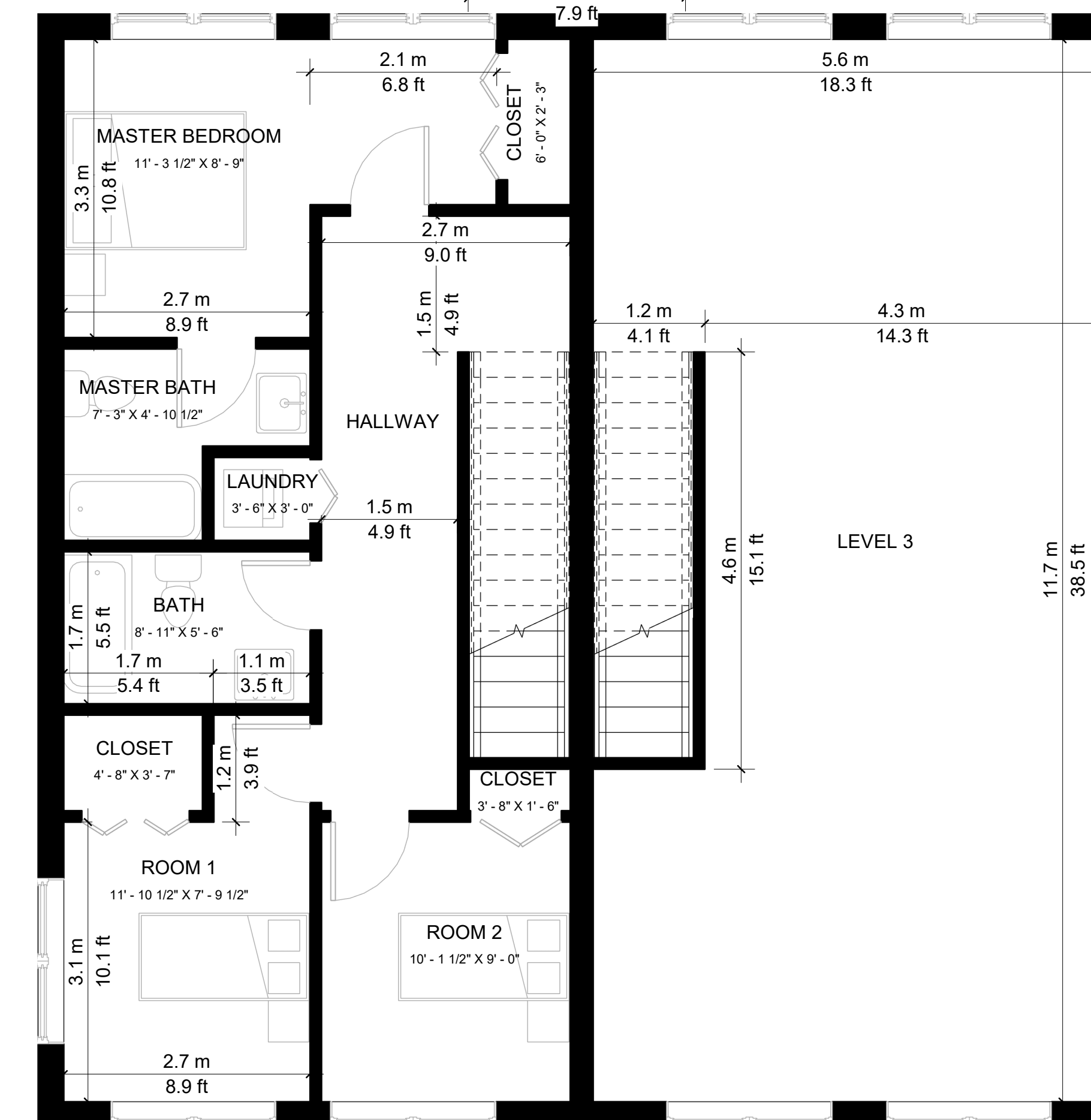


**LEVEL 2 UNIT 3 PLAN  
INFORMATION**

FLOOR AREA  
58.56 sq m (630.33 sq ft)  
STAIR AREA  
6.96 sq m (74.91 sq ft)  
**UNIT TOTAL**  
65.52 sq m (705.25 sq ft)

**LEVEL 2 PLAN**

SCALE: 1 : 50

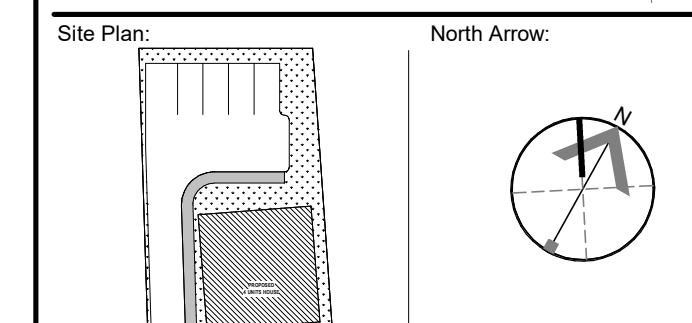
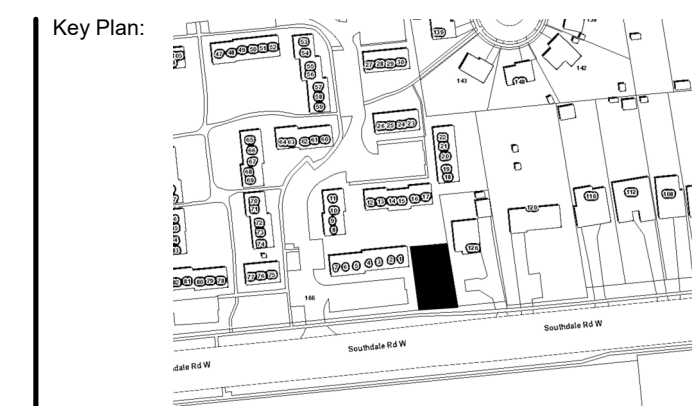


**LEVEL 3 UNIT 3 PLAN  
INFORMATION**

LIVING AREA  
60.18 sq m (647.77 sq ft)  
STAIR AREA  
5.34 sq m (57.47 sq ft)  
**UNIT TOTAL**  
65.52 sq m (705.25 sq ft)

**LEVEL 3 PLAN**

SCALE: 1 : 50



Seal: Seal:

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**ISSUES/REVISION TABLE**

Project:

**STACKED 4 UNITS HOUSE -  
ALORA HOMES**

130 SOUTHDIALE, LONDON, ONTARIO.

Drawing Title:

**PRELIMINARY STACKED  
TOWNS PLAN**

Drawn By: D.H. Scale: AS INDICATED

Checked By: Plot Date: Aug 17, 2023

Project Date: JAN 2023

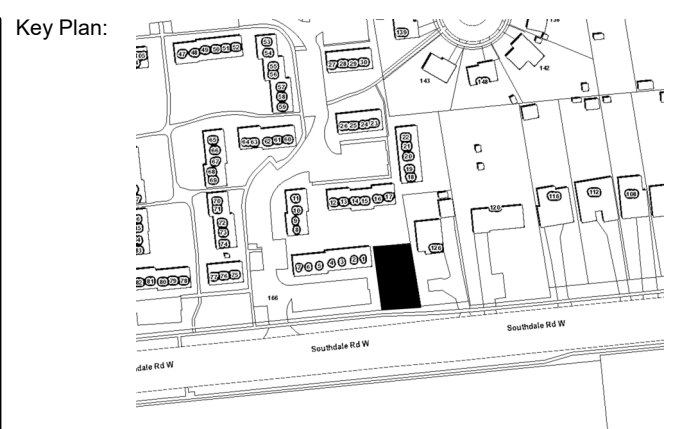
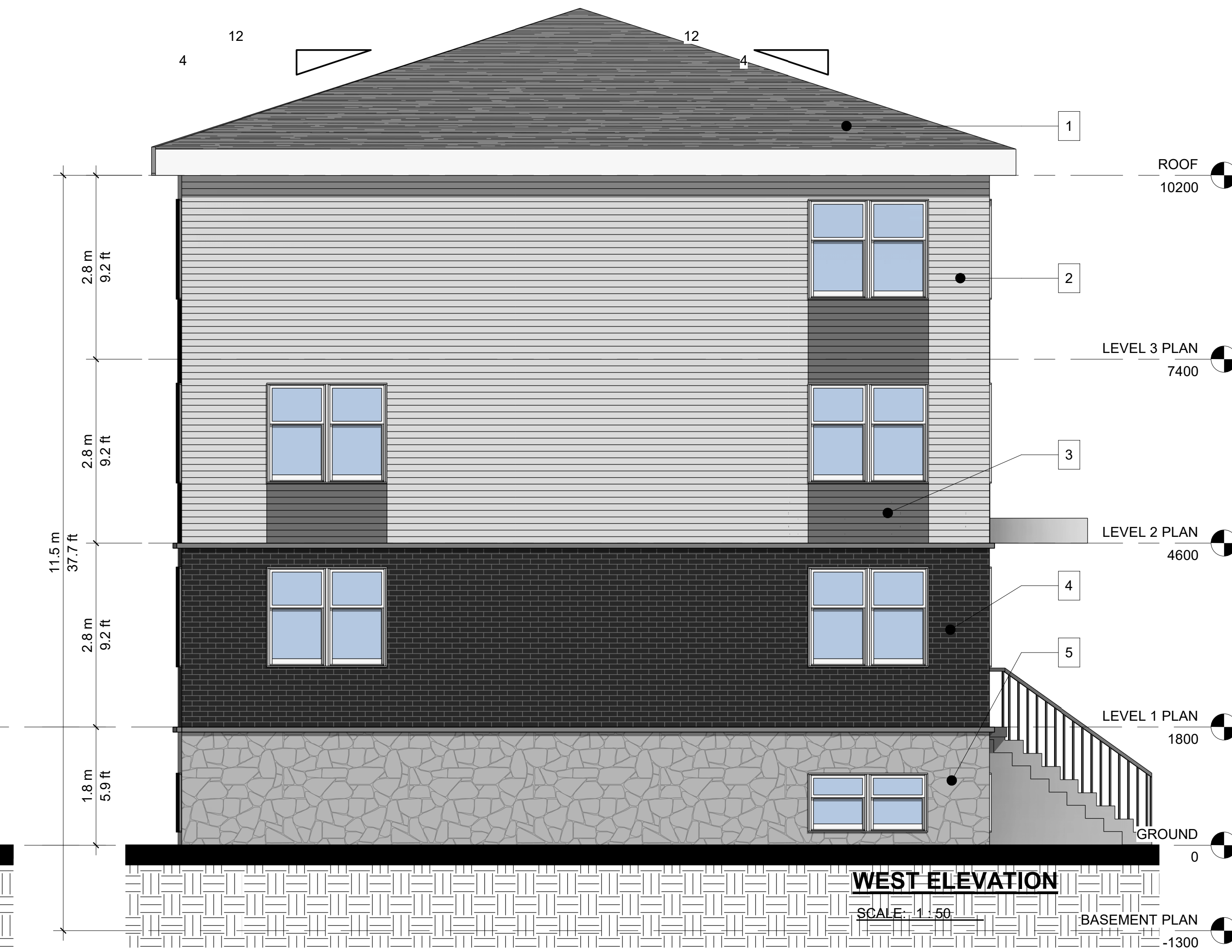
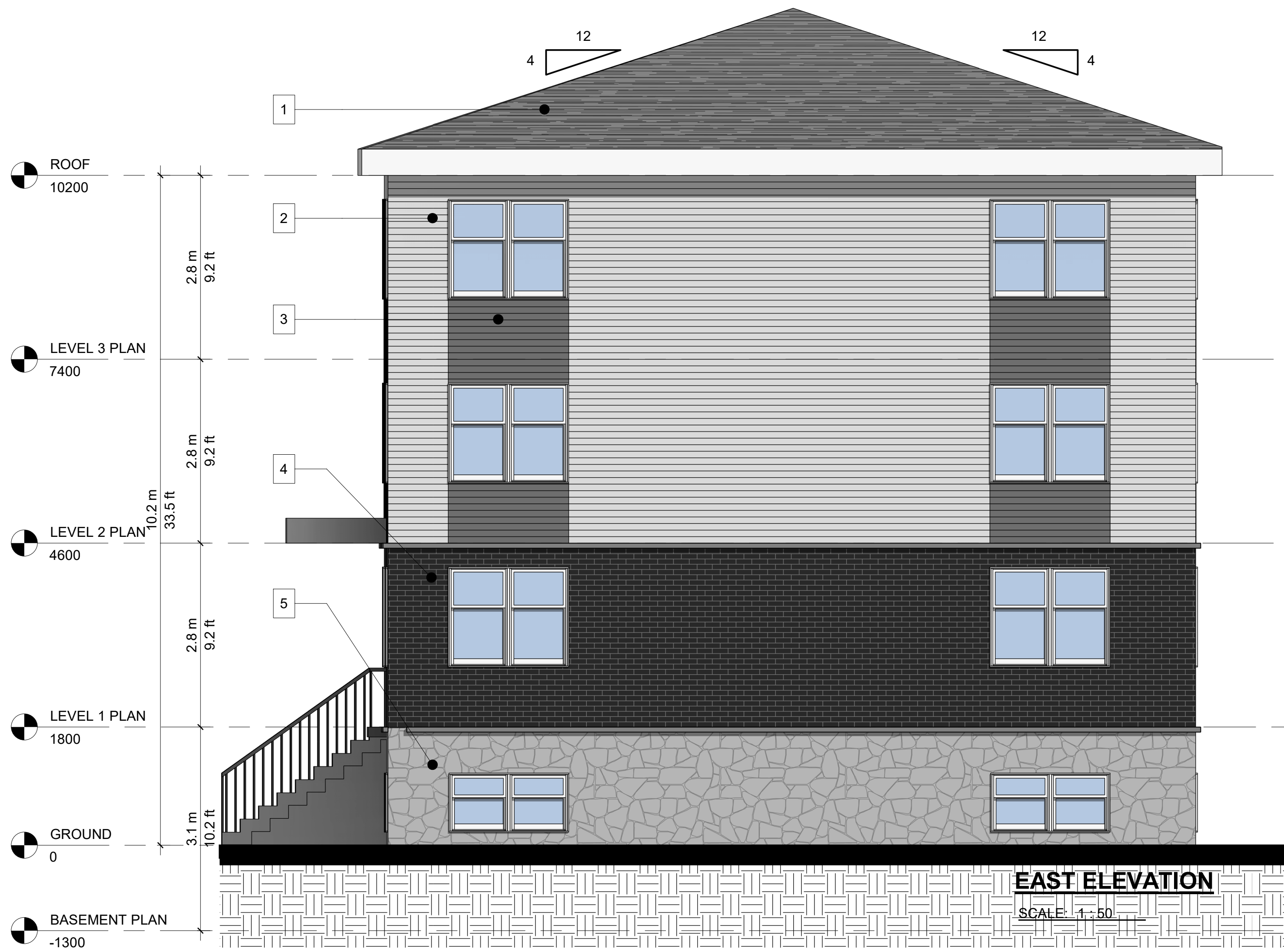
Project No: 2023-02

Drawing No: Revision



**MATERIAL LEGEND**

- 1 GRAY ROOF SHINGLE
- 2 WHITE WOOD SIDING
- 3 BLACK WOOD SIDING
- 4 DARK BRICK VENEER
- 5 WHITE SPLITFIELDSTONE



Site Plan: North Arrow



Seal: \_\_\_\_\_ Seal: \_\_\_\_\_

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Project:  
**STACKED 4 UNITS HOUSE - ALORA HOMES**  
 130 SOUTHDALE, LONDON, ONTARIO.

Drawing Title:  
**PRELIMINARY STACKED TOWNS ELEVATIONS**

Drawn By: D.H. Scale: AS INDICATED  
 Checked By: \_\_\_\_\_ Plot Date: Aug 17, 2023  
 Project Date: JAN 2023  
 Project No: 2023-02

Drawing No: **A-1.2** Revision: **11**