

KEY PLAN SCALE: NTS



LEGAL DESCRIPTION
 LOT 7 CONCESSION 3
 (GEOGRAPHIC TOWNSHIP OF LONDON)
 IN THE CITY OF LONDON
 COUNTY OF MIDDLESEX

SITE PLAN DATA CHART - SSVPLANDS

PROPERTY ADDRESS: TBD
 PROPERTY ZONING: EXISTING: R8
 REZONED: RESIDENTIAL R8 SPECIAL PROVISION (R8-4(L))

R8-4(L) REGULATIONS	REQUIRED:	PROPOSED:
LOT AREA (MIN.)	1,000.0 m ²	4,041.52 m ² / 0.4 ha / 0.998 acre
LOT FRONTAGE (MIN.)	30.0 m	84.8 m
BUILDING HEIGHT (MAX.)	13.0 m	22.0 m
LOT COVERAGE (MAX.)	40%	27%
NUMBER OF DWELLING UNITS (MAX.)	75 UPH	182.5 UPH (-73 UNITS)
LANDSCAPED OPEN SPACE (MIN.)	30%	39%

SITE SETBACKS

FRONT YARD DEPTH (MIN.)	7.0 m	4.3 m
REAR YARD DEPTH (MIN.)	8.0 m	22.8 m
INTERIOR SIDE YARD DEPTH (MIN.)	7.2 m	3.0 m / 26.8m

DWELLING UNIT FLOOR AREA

ONE BEDROOM AREA (MIN.)	52.5 m ²	60.3 m ²
TWO BEDROOM AREA (MIN.)	80.0 m ²	86.9 m ² - 90.5m ²

PARKING REQUIREMENTS

NUMBER OF PARKING SPACES (MIN.)	REQUIRED	STANDARD PARKING SPACES:
0.5 SPACES PER UNIT	37 SPACES REQUIRED	35 SPACES
		ACCESSIBLE PARKING SPACES: 2 TYPE 'B' SPACES
		TOTAL: 37 SPACES

SITE PLAN NOTES

ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.

THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO MUNICIPAL STANDARDS.

ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.

ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.

ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.

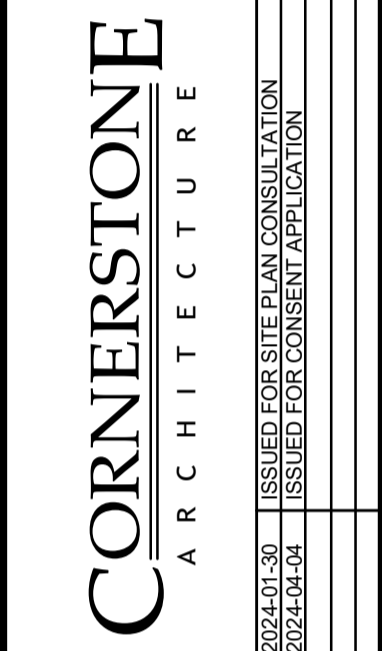
SITE SYMBOL LEGEND

	PRINCIPAL / FIRE FIGHTER ENTRANCE		NEW CONC. SIDEWALK / PATIO (SIDEWALKS 1.5m WIDE UNLESS INDICATED) BROOM FINISH
	EXIT / ENTRANCE		CONCRETE SIDEWALK - BARRIER FREE PATH OF TRAVEL
	FIRE ROUTE		DROP CURB (SEE SITE SERVICES DWGS)
	FIRE DEPARTMENT CONNECTION (SEE MECH. DWGS)		BOLLARD (SEE DETAIL XXXXX)
	BIKE RACK		ACCESSIBLE PARKING PERMIT SIGN (SEE DETAIL)
	FIRE HYDRANT (SEE SITE SERVICES DWGS)		FIRE ROUTE SIGN (SEE DETAIL)
	NEW ASPHALT PAVING		BOREHOLE LOCATION (SEE GEOTECHNICAL REPORT)
	PAINTED LINES		ACCESSIBLE PARKING SPACE PAINTED SOLID (SUPERIMPOSE PAINTED HANDICAPPED SYMBOL) / B.F. ENTRANCE
	CURB RAMP (SEE DETAIL)		HATCH INDICATES NEW PARKING SPACES IN EXISTING CHURCH LOT
	LIGHT STANDARD (SEE ELECTRICAL DWGS)		TRANSFORMER (SEE ELECTRICAL DWGS)
	UTILITY EASEMENT		GARBAGE TRUCK PATH OF TRAVEL



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Society of Saint Vincent de Paul Housing Initiative

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Project No.: 1092
 Drawn By: SFH
 Plot Date: 04/04/24

SITE PLAN

A1.01

