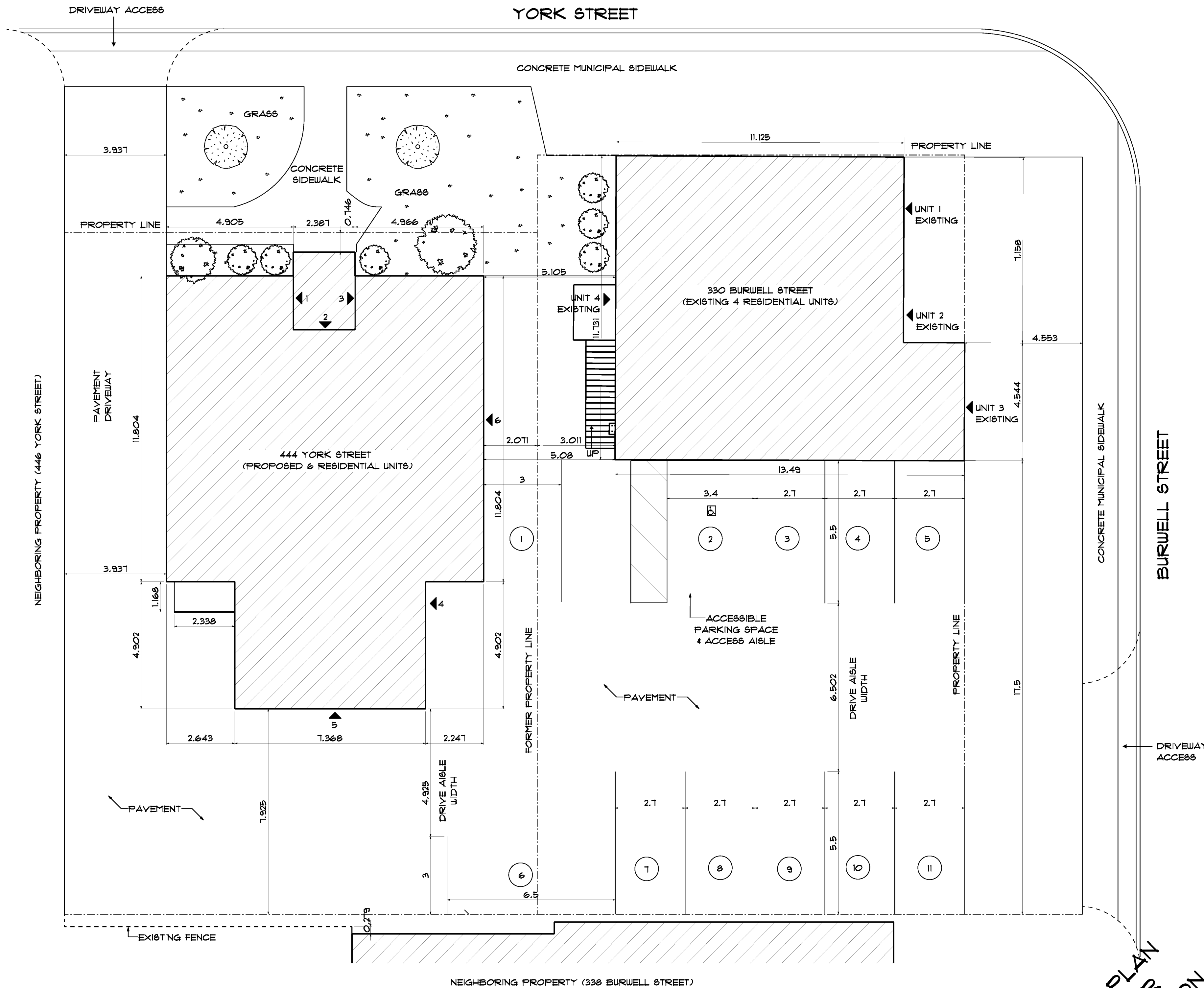


SITE DATA TABLE (R6-5(_))		
REGULATIONS	REQUIRED	PROPOSED
PERMITTED USES:	SUBSECTION 10.3	CLUSTER HOUSING
LOT AREA:	850m ² (MIN)	953.55m ²
LOT FRONTAGE:	10m (MIN)	34.39m
FRONT YARD DEPTH:	8m (MIN)	0m (AS EXISTING)
EXTERIOR SIDE YARD DEPTH:	6m (MIN)	0m (AS EXISTING)
REAR YARD DEPTH:	0.4m (1.3ft) PER 1m (3.28ft) OF THE MAIN BUILDING HEIGHT OR FRACTION THEREOF, BUT IN NO CASE LESS THAN 3m (9.8ft) WHEN THE END WALL OF A UNIT CONTAINS NO WINDOWS TO HABITABLE ROOMS, OR 6.0m (19.7ft) WHEN THE WALL OF A UNIT CONTAINS WINDOWS TO HABITABLE ROOMS	7.92m
INTERIOR SIDE YARD DEPTH:	0.4m (1.3ft) PER 1m (3.28ft) OF THE MAIN BUILDING HEIGHT OR FRACTION THEREOF, BUT IN NO CASE LESS THAN 3m (9.8ft) WHEN THE END WALL OF A UNIT CONTAINS NO WINDOWS TO HABITABLE ROOMS, OR 6.0m (19.7ft) WHEN THE WALL OF A UNIT CONTAINS WINDOWS TO HABITABLE ROOMS	3.93m (AS EXISTING)
LOT COVERAGE:	45% (MAX)	323.76m ² (34%)
LANDSCAPED OPEN SPACE:	30% (MIN)	31.78m ² (3.34%) (AS EXISTING)
BUILDING HEIGHT:	12m (MAX)	9.05m
DENSITY:	35UPH (MAX)	112UPH
PARKING SPACES:	1 STALL PER UNIT	11 STALLS



SITE PLAN
SCALE: 1/36

GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- DRAWINGS ARE TO BE READ AND NOT TO BE SCALED
- ALL CONSTRUCTION MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVELS (4'-0" MIN. BELOW GRADE)
- REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES.
- 1 1/2" MIN. CONC. REBAR COVERAGE
- MIN. CONC. STRENGTH (28 DAYS) - 30 MPa (3000 psi)
- STEEL STRENGTH - 420 MPa (60 ksi)
- ASSUMED SOIL BEARING CAPACITY - 15'0 psf
- CONSTRUCTION SEQUENCING:
 - BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 1' (300mm) LIFTS
 - EVENLY AROUND STRUCTURE.
 - COMPACT BACKFILL TO 98% STANDARD PROCTOR.
 - ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
 - PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

DESIGN NOTES

DESIGN DATA LOCATION: LONDON

GROUND SNOW LOAD: 1.8 KPA (39.1 psf)

SPECIFIED SNOW LOAD: 1.48 KPA (30.3 psf)

DEAD LOAD: 0.48 KPA (10 psf)

WIND LOAD (150): 0.41 KPA (8.8 psf)

1/2" PERIMETER EXPANSION JOINT FOR FOURED CONC. SLABS

1/4" CONTROL JOINTS @ 20' O.C. E.W. IN FOURED CONC. SLABS

ALL WOOD NO. 2 SPRUCE OR BETTER

ALL BOLTS GALVANIZED STEEL

MAX. BRICK LINTEL SPANS
4" BRICK/STONE O.B.C. 9.20.5.2

BL-1 4" x 3 1/2" H x 1/4" T 8'-2"

BL-2 5" x 3 1/2" H x 5/16" T 10'-1"

BL-3 6" x 3 1/2" H x 7/16" T 11'-1"

BL-4 6" x 3 1/2" H x 1/2" T 12'-4"

STAIR INFO. LEGEND

RISE: MAX. 7 1/8"

RUN: MIN. 10 1/16"

TREAD: MIN. 11"

NOISING: MAX. 1"

HEADROOM: MIN. 6'-5"

UNIFORM RISE/RUN

SOLID BEARING

SB FOR GIRDER

POINT LOAD

S.J. SINGLE JOIST

D.J. DOUBLE JOIST

T.J. TRIPLE JOIST

D.C.J. DOUBLE CEILING JOIST

STRUCTURAL NOTES

- ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. (2) FLY 240 C/W 2x4 DRYWALL NAILER & PLYWOOD FILLERS BETWEEN EACH FLY, UNLESS NOTED OTHERWISE.
- ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES.
- PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE.

DESIGNER DISCLAIMER

- THESE PLANS WERE PRODUCED WITH INFORMATION PROVIDED ON OR BEFORE THE PRINTED DATE.
- IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWINGS, THE DESIGNER IS TO BE INFORMED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR TO THE WORK PROCEEDING.
- HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH THE HVAC INSTALLER.

PLAN AREAS

PROPOSED SITE PLAN FOR

TYLER GILES
444 YORK STREET, LONDON

PROJECT NUMBER

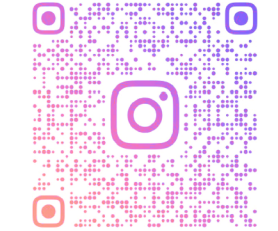
1210-24-03



Architectural • Energy • HVAC

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Website: www.djdesign.ca

318 Hunter Street
Woodstock, ON
N4S 4G2



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.7.1.1 OF THE BUILDING CODE

DEREK JUKEMA 217B9
NAME BCIN

SIGNATURE

SITE PLAN

scale:	1/36
date:	2026-07-09
drawn by:	LM
designed by:	LIVY AND DESIGN.CA
checked by:	AB

S-1

DRAFT PLAN
NOT FOR
CONSTRUCTION