

LEGAL INFORMATION

PART OF
LOTS XX & PART LOT XX,
 IN THE
CITY OF LONDON
 REGIONAL MUNICIPALITY OF MIDDLESEX



KEY PLAN

N.T.S.

LIST OF DRAWINGS

SHEET SP1	SITE PLAN & ZONING CHART
SHEET SP2	DETAILS

REFERENCE DOCUMENTS:

- LEGAL INFO OBTAINED FROM CITY OF LONDON PARCEL PLAN

ZONING DATA CHART

GROSS LOT AREA:	22,784.3m ²	BUILDING AREA:	5956.3m ²
NET LOT AREA:	22,387.1m ²		
SHARED ACCESS AREA:	2,482.8m ²		

ASPHALT:	9905.8m ²	LANDSCAPE AREA:	6525.0m ²
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No. ITEM	REQUIRED	PROPOSED
1 ZONES	NSA, NEIGHBOURHOOD SHOPPING AREA	
2 LOT AREA		22784.3m ²
3 LOT WIDTH		134.8m
4 LOT DEPTH		164.4m
5 FRONT YARD SETBACK		
6 INTERIOR SIDE YARD SETBACK		
7 REAR YARD SETBACK		
8 LOT COVERAGE (%)		
9 HEIGHT (MAXIMUM)		

*DENOTES SPECIAL PROVISION NEEDED

PARKING DATA CHART

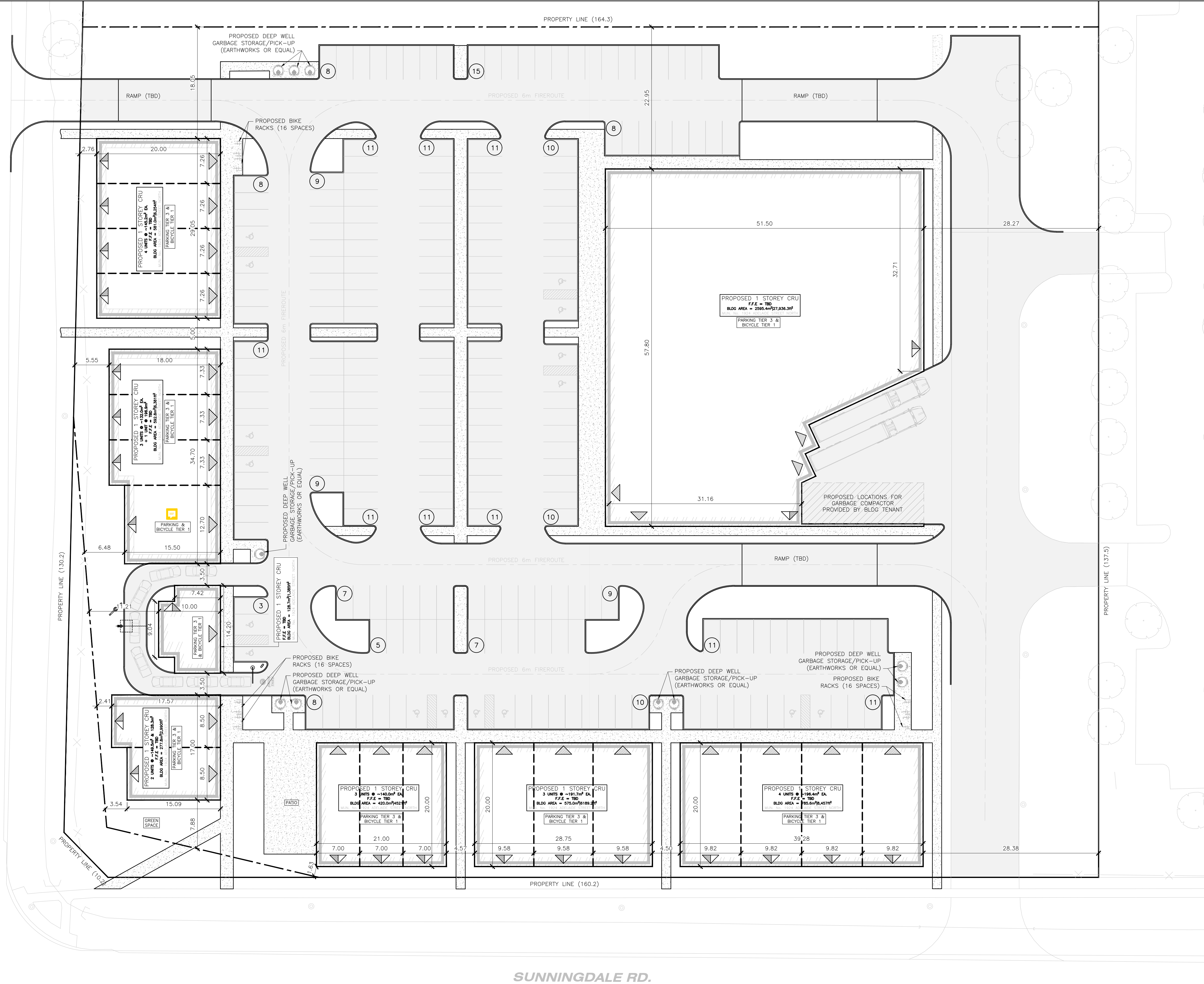
OFF-STREET VEHICLE PARKING			
No. ITEM	REQUIREMENT	REQUIRED	PROPOSED
1 TIER 1	1/20m ² (196.9m ²)	10 SPACES	225 SPACES (~1/26.5m ²)
2 TIER 3	1/50m ² (5759.5m ²)	115 SPACES	
3 B.F. PARKING	2+2% OF TOTAL REQUIRED PARKING (356 SPACES)	6 SPACES (4 TYPE A, 4 TYPE B)	8 SPACES (4 TYPE A, 4 TYPE B)
4 TOTAL	SEE ABOVE	125 SPACES	225 SPACES + 8 STACKING SPACES

BICYCLE PARKING			
No. ITEM	REQUIREMENT	REQUIRED	PROPOSED
1 TIER 1	3+0.3/100m ² (5956.3m ²)	20 SPACES	48 SPACES

LEGEND

SYMBOL:	DESCRIPTION:
	PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
	LOADING DOOR
	EMERGENCY EXIT
	PROPOSED SIGNAGE: REFER TO DETAILS FOR MORE INFO. ALL SIGNAGE TO BE ATTACHED TO ADJACENT WALL OR CURB NO SIGN SHALL IMPEDE THE SIDEWALK CLEAR WIDTHS
	PROPOSED BUILDING
	PROPOSED SNOW STORAGE
	PROPOSED BARRIER FREE S/W ACCESS CURB RAMP, REFER TO DETAILS FOR ADDITIONAL INFO.
	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT

ADELAIDE ST.



SUNNINGDALE RD.

#	ISSUED FOR	DATE
01	ISSUED FOR CLIENT REVIEW	2022.12.16
02	ISSUED FOR CLIENT REVIEW	2023.01.09
03	ISSUED FOR CLIENT REVIEW	2023.01.16
04	ISSUED FOR CLIENT REVIEW	2023.03.01
05	ISSUED FOR CLIENT REVIEW	2023.03.14
06	ISSUED FOR CLIENT REVIEW	2023.08.16
07	ISSUED FOR CLIENT REVIEW	2023.10.23

PROJECT:
SITE DEVELOPMENT
 1924 ADELAIDE ST. N.
 LONDON, ONTARIO

CLIENT:

303 RICHMOND ST.
SUITE #201
LONDON, ON.
N6B 2H8
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PRELIMINARY FOR REVIEW ONLY

DRAWING DESCRIPTION
SITE PLAN & ZONING CHART

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO WORK. DRAWINGS REMAIN PROPERTY OF PTDARCHITECT.

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