

- SITE PLAN NOTES:**
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE BUILDING OFFICIAL.
  - FIRE ROUTE SIGNS AND 3-WAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE CITY FIRE DEPARTMENT AND AT THE EXPENSE OF THE OWNER.
  - MAIN DRIVEWAY DIMENSIONS AT THE PROPERTY LINE BOUNDARIES ARE AT MINIMUM 6.00 M UNLESS OTHERWISE STATED.
  - ALL DRIVEWAYS FROM PROPERTY LINES FOR THE 7.5M SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
  - THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
    - BUILDING PERMIT - SEWER AND WATER PERMITS
    - ROAD CUT PERMITS - RELOCATION OF SERVICES
    - APPROACH APPROVAL PERMITS
    - ENCROACHMENT AGREEMENTS (IF REQUIRED)
    - COMMITTEE OF ADJUSTMENT
  - ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE OWNER'S EXPENSE TO THE SATISFACTION OF THE TRAFFIC ENGINEERING SECTION, PUBLIC WORKS DEPARTMENT.
  - FOR VISIBILITY TRIANGLES AT THE VEHICULAR ACCESS POINTS, THE FOLLOWING NOTE TO BE PROVIDED:
 

"5.0 METRE BY 5.0 METRE VISIBILITY TRIANGLES IN WHICH THE MAX. HEIGHT OF ANY OBJECTS OR MATURE VEGETATION IS NOT TO EXCEED A HEIGHT OF 0.70 METRES ABOVE THE CORRESPONDING PERPENDICULAR CENTRE LINE ELEVATION OF THE ADJACENT STREET".
  - ALL SIGNAGE SHALL CONFORM TO BY-LAW NO. 06-243
  - GARBAGE COLLECTION FOR BLOCKS I, J AND K TO BE CURBSIDE PICK-UP BY CITY. ALL OTHER BLOCKS TO BE PRIVATE INTERNAL COLLECTION.

**SITE PLAN LEGEND**

IRON BAR	□
PROPERTY LINE	— · — · —
MAN DOOR ENTRANCE / EXIT	▽
6.0m WIDE FIRE ROUTE	---
PAINTED CROSS WALK	▨
FIRE HYDRANT	● <sub>HYD.</sub>
AREA STREET LIGHT - REFER TO ELECTRICAL DRAWINGS	●
STOP SIGN	SS
FIRE ROUTE PARKING SIGN	F.R.
DENOTES PROPERTY PRIMARY ADDRESS	144
DEPRESSED CURB	▬
SUMP PUMP LOCATION	⊙
PREMANUFACTURED DECTECTIBLE WARNING MAT. REFER TO SHEET A1.2	■

**PROPOSED ZONING - R5-5**  
28 BLOCKS, 142 UNITS  
2 STOREY UNITS TOWNHOMES

REGULATION	REQUIRED	PROPOSED
LOT AREA	1,500 sq.m./0.15 ha	34,323.91 sq.m./3.43 ha
LOT FRONTAGE (MINIMUM)	10 m	160.82 m
FRONT YARD (MINIMUM)	6.0 m	6.05 m
SIDE YARD (MINIMUM)	6.0 m	6.07 m
REAR YARD	6.0 m	6.01 m
LANDSCAPE OPEN SPACE (MIN.)	11,670.13 sq.m. (35%)	15,240.25 sq.m. (44.40%)
LOT COVERAGE (MAXIMUM)	13,729.56 sq.m. (40%)	12,328.07 sq.m. (35.91%)
BUILDING HEIGHT (MAXIMUM)	12.0 m	9.0 m
DENSITY BLOCK 613 (MAXIMUM)	45 UNITS/HECTARE (45x3.43 = 154.3 UNITS)	42 UNITS/HECTARE 142 UNITS

**PARKING REQUIREMENTS:**  
TOTAL SPACES REQUIRED 1.5 SPACES PER UNIT  
BLOCKS A-BB = 142 UNITS x 1.5 = 213 SPACES  
TOTAL SPACES PROVIDED = 213 SPACES

**BARRIER FREE PARKING REQUIREMENTS:**  
REQUIRED: 2 SPACES + 2% OF REQUIRED PARKING SPACES = 213 x 2% = 4 SPACES PLUS 2 = 7 SPACES  
REQUIRED TYPE 'A' SPACES = 4 SPACE  
REQUIRED TYPE 'B' SPACES = 3 SPACE  
TOTAL PARKING PROVIDED = 306 SPACES

**PROVIDED:**  
SPACES PROVIDED = 142 WITHIN GARAGE  
SPACES PROVIDED = 142 WITHIN DRIVEWAY  
SPACES PROVIDED = 22 VISITOR  
TOTAL PARKING PROVIDED = 306 SPACES

**PROVIDED:**  
TYPE 'A' SPACES = 4 SPACE  
TYPE 'B' SPACES = 3 SPACE

**Set Issuance**

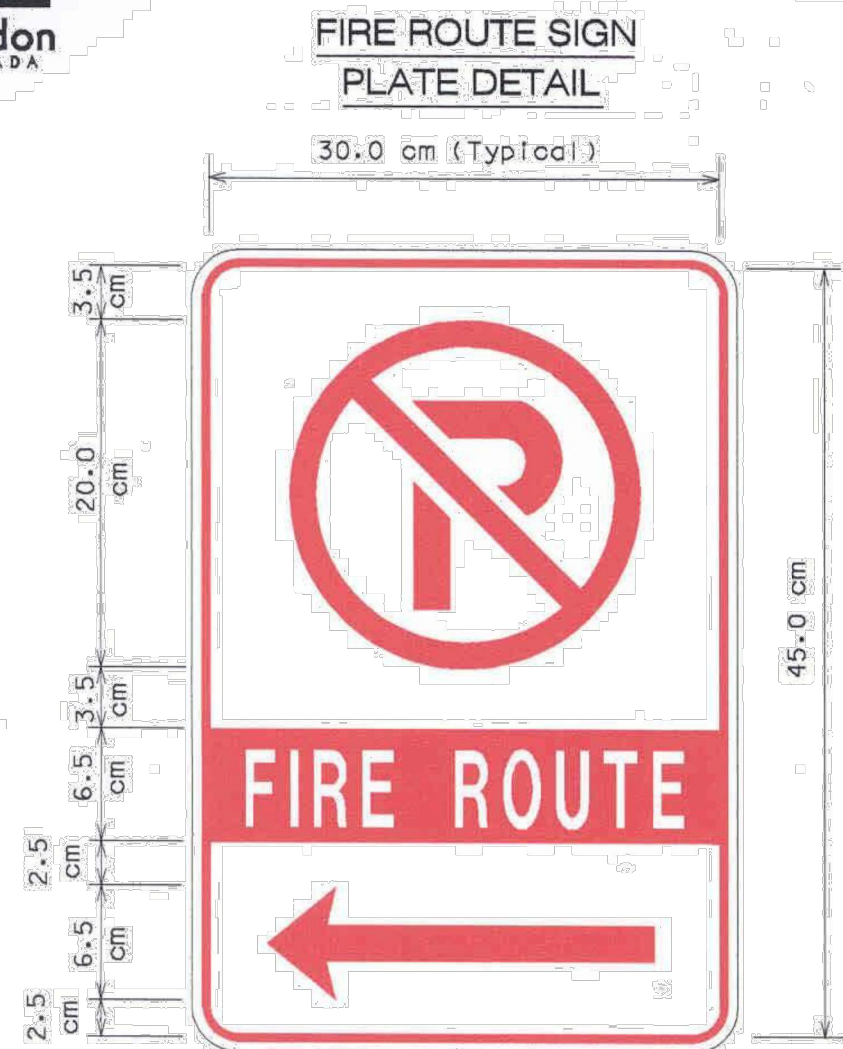
No.	Date	Description
1	2022.05.04	ISS. FOR PRE-CONSUL.
2	2023.11.14	ISSUED TO CONSULTANTS
3	2023.12.12	ISSUED FOR SPA

*C. Wehle*

Signature Individual BCIN: 37253

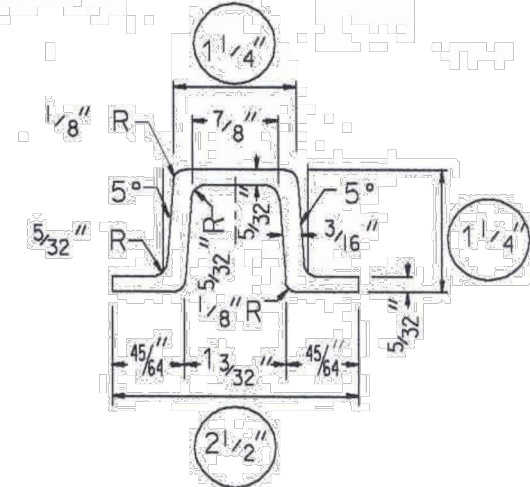
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# FIRE ROUTE SIGN DETAILS



## SIGN POST DETAIL

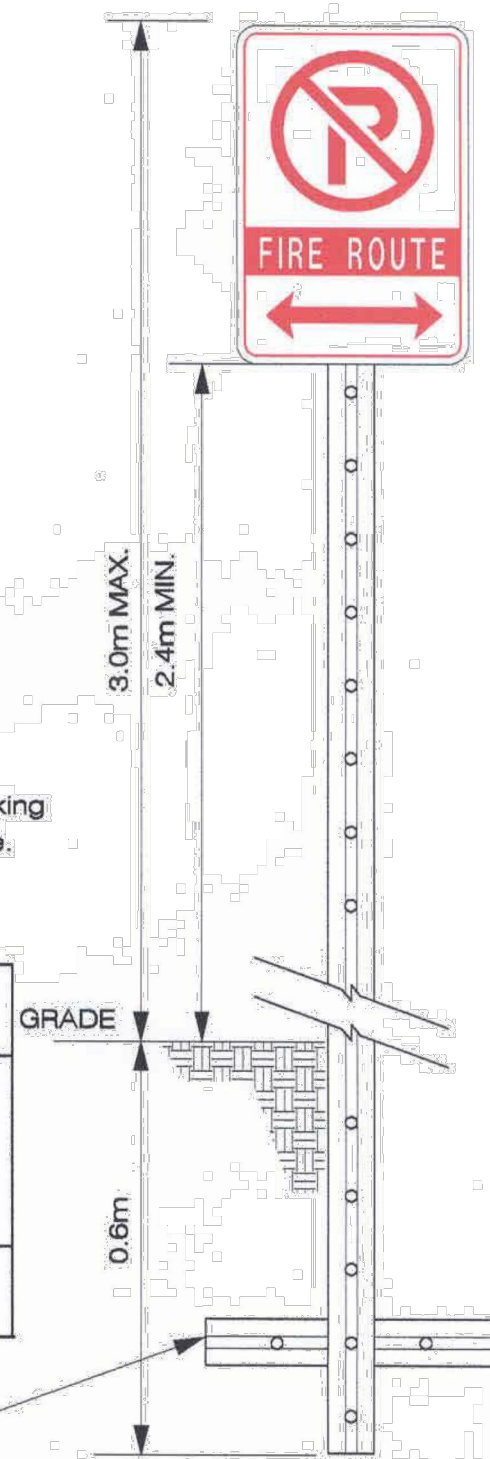
N.T.S.



(DISTANCES ARE IN INCHES)  
**TOLERANCES**  
- CIRCLED DIMENSIONS +/- 1/16"  
- THICKNESS +/- 0.015"  
- ALL OTHER DIMENSIONS +/- 1/32"

## SIGN MOUNTING DETAIL

N.T.S.



COLOUR		BLANK		SUPPORTS	
Circle, Slash And 'P'	Red	Number	Aluminum Blank 6	Size and Type	City Standard
Border, Bar And Arrow	Red				
Background and Message	Reflective Silver	Colour of Back	Aluminum	Colour	Aluminum

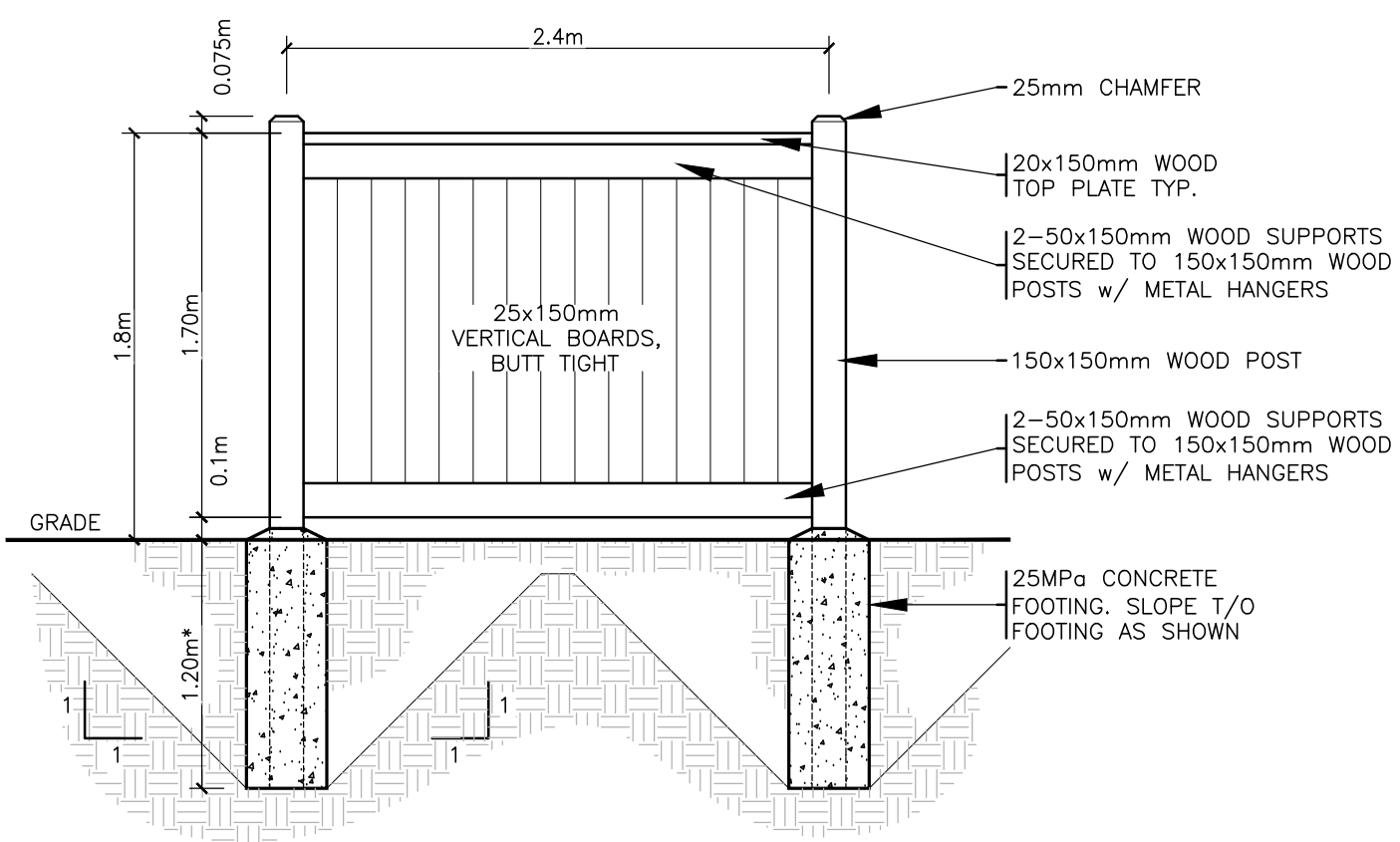
NOTE: These details are prepared for easy reference and information purposes only. Copies of the City's Traffic and Parking By-Law P.S. - 109 and the City Site Plan Control By-Law C.P. - 1213 - 340 are available from the City Clerks office at Room 308 at London City Hall.

8" BOOT - FOR ANCHORING PURPOSES

(Revised - February 2014)

## 1 FIRE ROUTE SIGN DETAILS

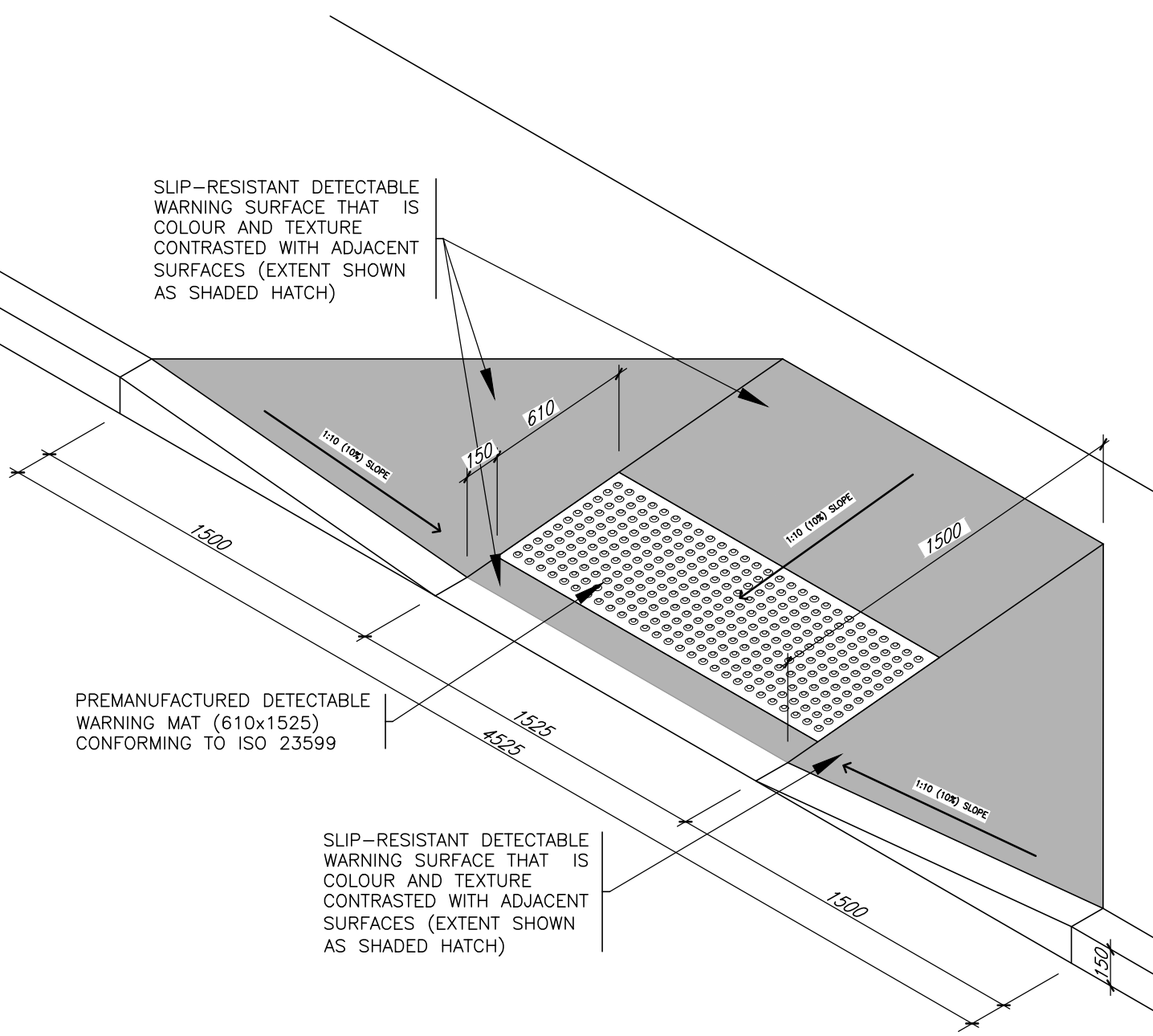
A1.1 N.T.S.



NOTES:  
1. ALL WOOD (BOARDS, POSTS, ETC.) SHALL BE PRESSURE TREATED, FREE FROM CRACKS, WARPS AND SPLITS.  
2. ALL FASTENERS (INCLUDING HANGERS) TO BE HOT DIPPED GALVANIZED.  
3. FROST DEPTH PER GEOTECHNICAL REPORT OR ELSE BY OPSD 3090.101 OR OPSD 3090.100.

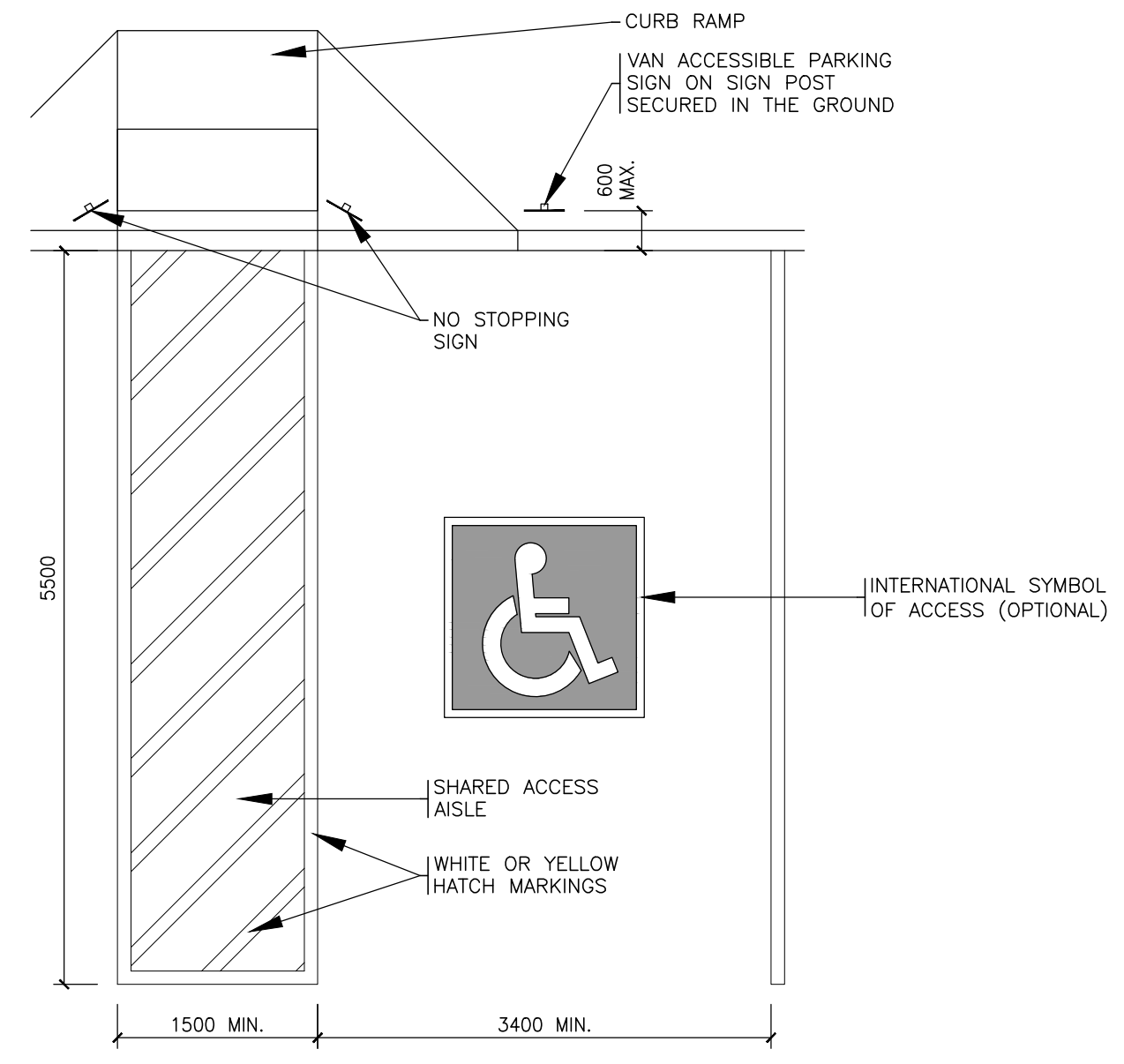
## 3 TYPICAL BOARD FENCE DETAIL

A1.2 N.T.S.



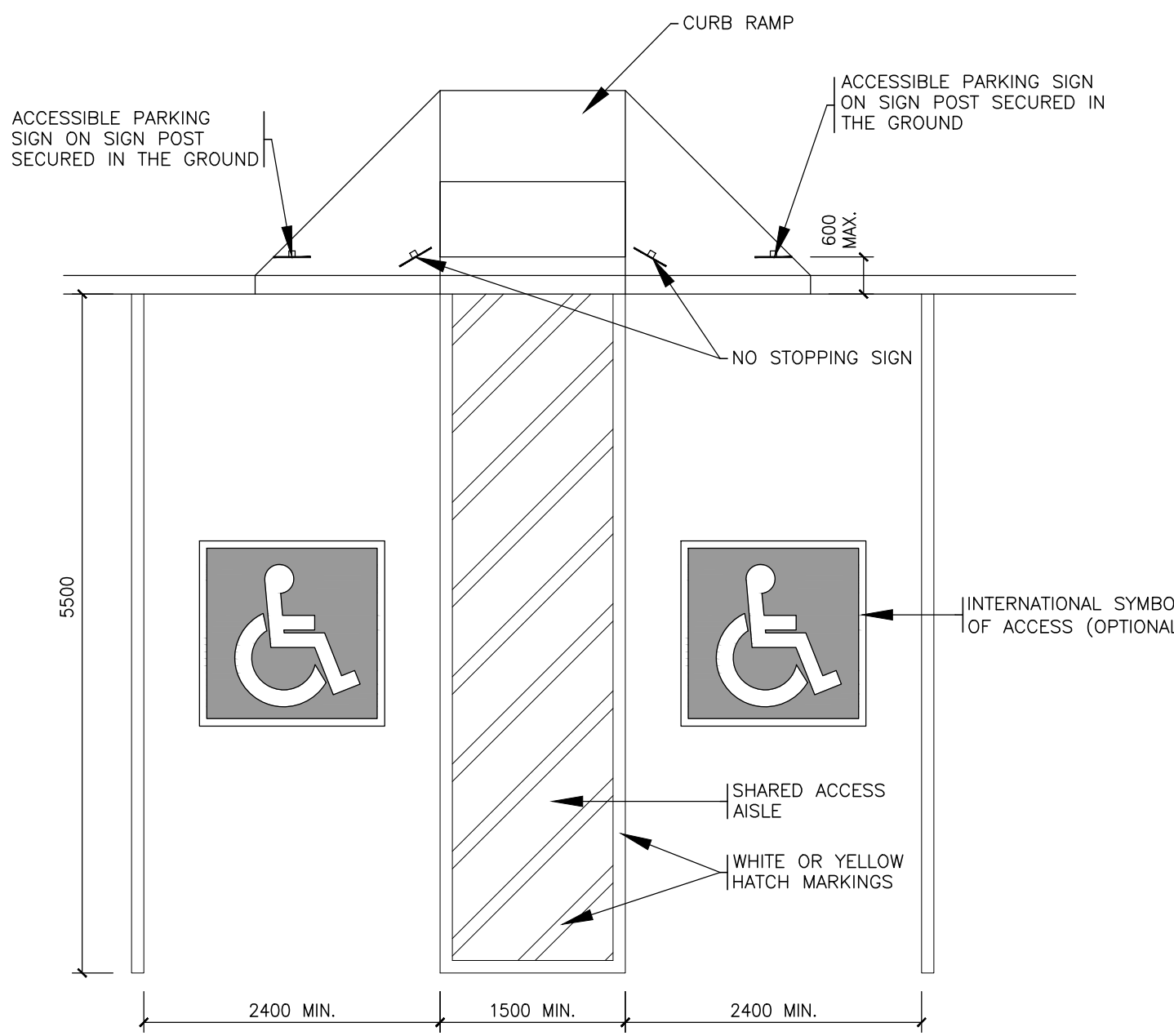
## 5 DROPPED CURB DETAIL

A1.2 N.T.S.



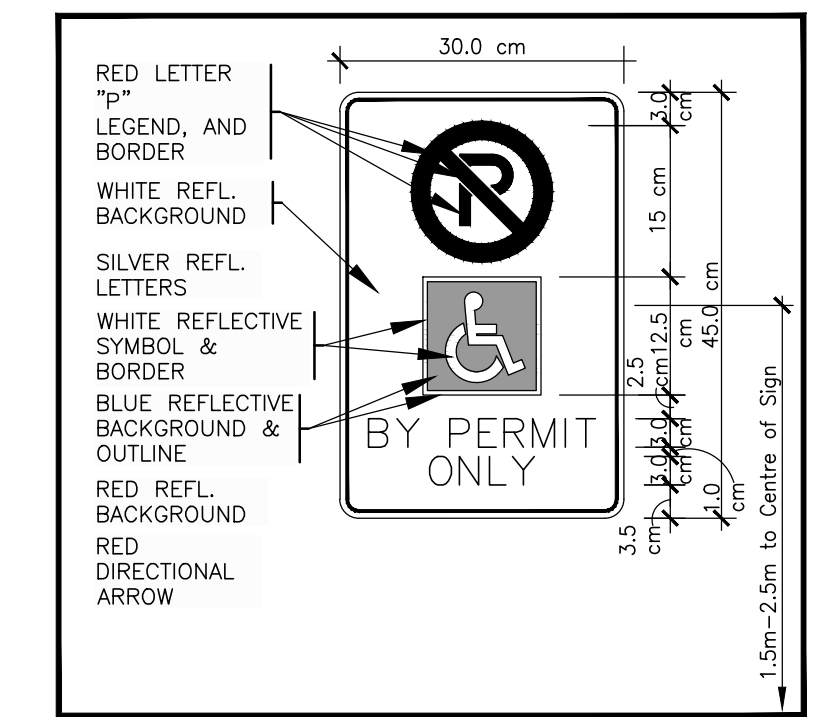
## 4 TYPE 'A' BARRIER FREE PARKING DETAILS

A1.2 N.T.S.



## 6 TYPE 'B' BARRIER FREE PARKING DETAILS

A1.2 N.T.S.



## 2 BARRIER FREE SIGN DETAIL

A1.2 N.T.S.

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