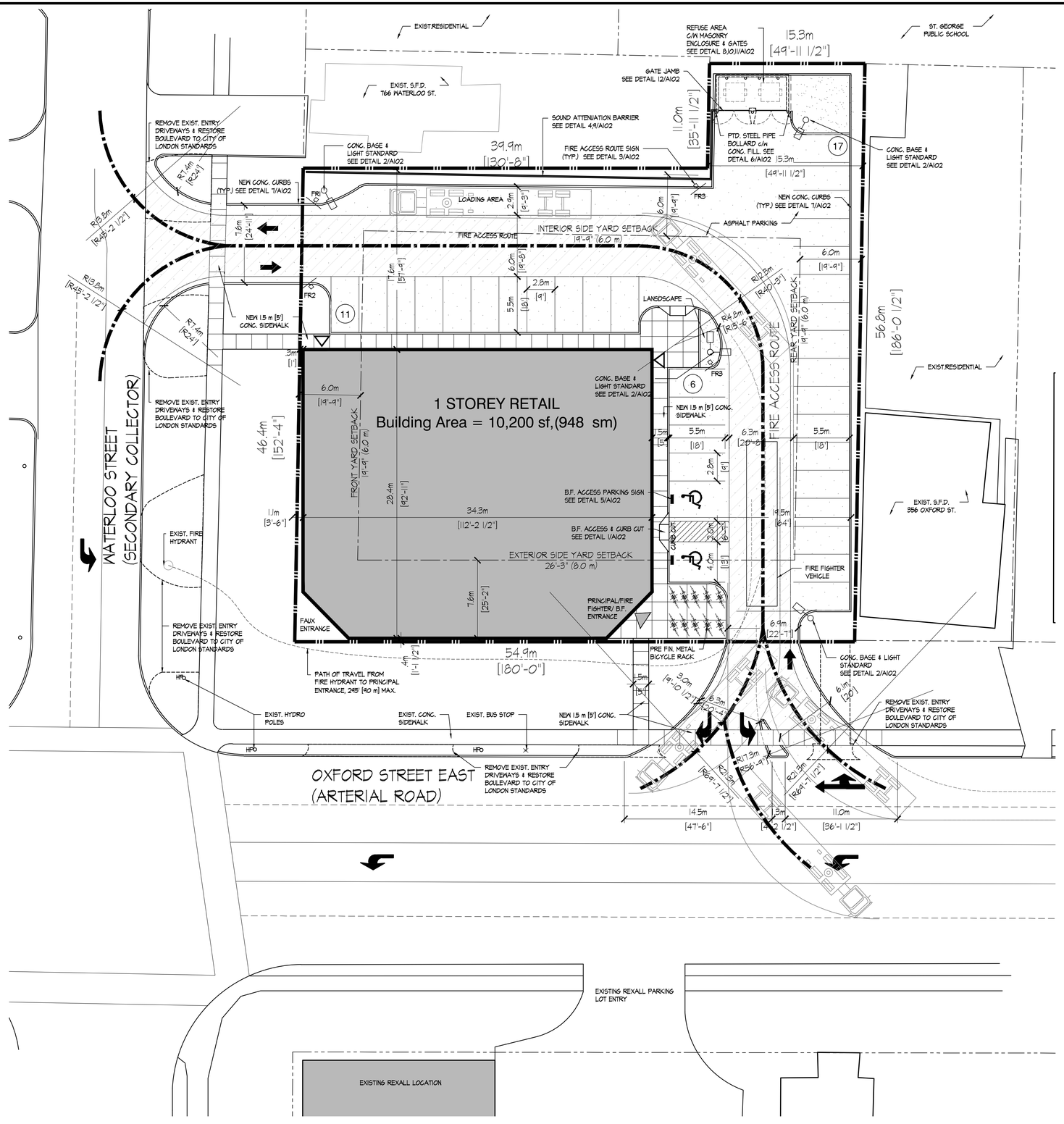



1 A101 SITE PLAN 1:200

## site data

1. GROSS SITE AREA: 29,100 s.f. (2,703 s.m.)
2. BUILDING AREA: TOTAL: 10,200 s.f. (948 s.m.)
3. ASPHALT AREA: 14,092 s.f. (1,352 s.m.)

| ITEM | A | Z-1 REQUIREMENTS | PROPOSED |
|---|---|---|---|
| 4. | ZONES | CC6 | CC6 |
| 5. | LOT AREA (MIN.) | N/A | N/A |
| 5. | LOT FRONTAGE (MIN.) | 98'-5" (30.0 m) | 152'-4" (46.4 m) |
| 6. | FRONT YARD DEPTH (MIN.) | 19'-9" (6.0 m) | 2'-4" (0.8 m)-MINOR VARIANCE REQUIRED |
| | EXTERIOR SIDEYARD DEPTH (MIN.) | 26'-3" (8.0 m) | 1'-2" (0.4 m)-MINOR VARIANCE REQUIRED |
| | INTERIOR SIDEYARD DEPTH (MIN.) | 19'-9" (6.0 m) | 19'-9" (6.0 m) |
| 6. | REAR YARD DEPTH (MIN.) | 19'-9" (6.0 m) | 19'-9" (6.0 m) |
| 8. | LANDSCAPED OPEN SPACE (%) MIN. | 15% min. | 16% |
| 9. | LOT COVERAGE MAX. (ON GROSS SITE) | 30% max. | 35%-MINOR VARIANCE REQUIRED |
| 10. | HEIGHT (MAX.) | 26'-4" (8.0 m) | 26'-4" (8.0 m) |
| 13. | PARKING REQ. | TOTAL REQUIRED PARKING: 1/269 sf = 38 SPACES, LESS 10% FOR BICYCLE RACK = 4 = 34 SPACES REQUIRED | 34 VEHICLE SPACES PROVIDED<br>20 BICYCLE SPACES PROVIDED |
| 14. | GROSS FLOOR AREA (MAX.) | 10,760 s.f. (1,000 s.m.) | 10,200 s.f. (948 s.m.) |
| 15. | MAXIMUM GROSS FLOOR AREA FOR SPECIFIC USES (PHARMACIES) | 3,229 s.f. (300 s.m.) (PHARMACY) | 10,200 s.f. (948 s.m.) MINOR VARIANCE REQUIRED |

## OBC DESIGNATION

BUILDING AREA: 10,200 s.f. (948.0 s.m.)

OCCUPANCY: GROUP E

PART 3 BUILDING 3.2.2.61.

COMBUSTIBLE / NON-COMBUSTIBLE CONSTRUCTION

FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH A MIN 45 MIN. FIRE RATING

BUILDING NOT REQUIRED TO BE SPRINKLERED

LOADBEARING WALLS/SUPPORTING STRUCTURE TO HAVE A FRR EQUAL TO THE SUPPORTED ASSEMBLY OR BE OF NON-COMBUSTIBLE CONSTRUCTION

3.2.4.5.(f) MAX. TRAVEL DISTANCE FROM ANY POINT ON A FLOOR AREA TO AN EXIT 30m (98'-5") (UNSPRINKLERED)

MAX. FLAME SPREAD RATING OF 150 FOR ALL INTERIOR WALL & CEILING SURFACES

FIRESTOP PENETRATIONS IN RATED ASSEMBLIES TO ASTME 814 AND CAN4-S115M. PROVIDE LIST OF MATERIALS USED AND THEIR LOCATIONS TO ARCHITECT & OFFICIALS.

CONCEALED CEILING SPACES USED AS RETURN AIR PLENUMS TO HAVE MAX. FLAME SPREAD RATING OF 25 AND A MAX SMOKE DEVELOPMENT CLASSIFICATION OF 50

FIRE ALARM SYSTEM, FIRE DEPARTMENT CONNECTION AND STANDPIPE SYSTEMS ARE NOT REQUIRED FOR BUILDING SIZE AND OCCUPANCY

## LEGEND

- FIRE ACCESS ROUTE
- BICYCLE RACK
- ASPHALT PAVING
- CONC. SIDEWALK
- PROPOSED BUILDING
- FIRE FIGHTER/ BARRIER FREE ENTRY
- PRINCIPAL/ FIRE FIGHTER/ BARRIER FREE ENTRY
- HPO HYDRO POLE
- CB CATCH BASIN
- MH MANHOLE
- POLE LIGHT FIXTURE
- FRS FIRE ROUTE SIGN

## LEGAL DESCRIPTION

T.B.A.

NOTE:

THE PURPOSE OF THIS DRAWING IS TO SHOW THE GENERAL LOCATION OF THE BUILDINGS, FIRE ROUTES, PARKING, SETBACKS, LIMITING DISTANCES, GARBAGE ENCLOSURES, SITE SIGNAGE AND THE GENERAL LOCATION AND ARRANGEMENT OF LANDSCAPED AREAS. IT'S INTENDED USE IS FOR BUILDING PERMIT AND SITE PLAN APPROVAL SUBMISSION ONLY.

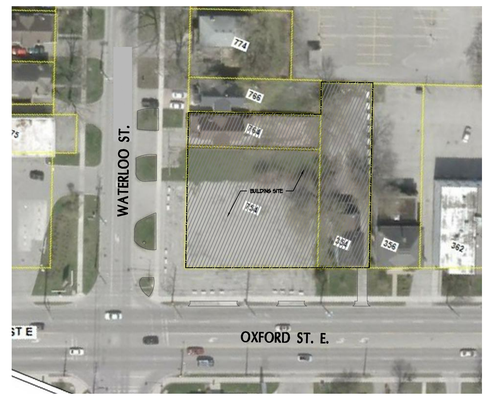
THIS DRAWING CONTAINS INFORMATION PROVIDED BY OTHERS, IT MAY NOT BE COMPLETE OR CURRENT, AND IS COMPILED HERE FOR GENERAL COORDINATION AND CONVENIENCE ONLY.

FOR ALL CONSTRUCTION PURPOSES, REFER TO THE MOST UP TO DATE COPY OF CONSTRUCTION DOCUMENTS PREPARED BY OTHER CONSULTANTS. IE: SURVEYS, SOILS REPORTS, SITE SERVICING, GRADING, SITE LIGHTING, LANDSCAPE AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

OTHER THAN FOR COMPLIANCE WITH THE ARCHITECTURAL CONCEPT, THE ARCHITECT HAS NOT REVIEWED THE DETAILS OR DESIGNS OF OTHERS AND ACCEPTS NO LIABILITY WHATSOEVER FOR INFORMATION PROVIDED BY OTHERS.

SURVEY INFORMATION IS DERIVED FROM PLANS PROVIDED BY:

TBA
FILE: xxx DATED: OCT xx/2012




2 A101 KEY PLAN NTS

All measurements to be checked by the Contractor on the job.
Construction sets have original consultant stamp and signature
This drawing and the designs incorporated in it are protected by copyright.
Check scale, print may be reduced
10 mm
1/2 inch

| | | |
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764 WATERLOO STREET
LONDON, ONTARIO

SITE PLAN

RETAIL BUILDING
754 WATERLOO STREET
LONDON, ONTARIO

| | |
|---|---|
| Project No: | 580 |
| Scale: | AS NOTED |
| Dwn/Chkd. By: | AB/KP/AR |
| Date: | OCTOBER 15/12 |

Dwg. No:
A101