



DO NOT SCALE DRAWINGS.  
 CONTRACTOR AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS AND REPORT TO THE OWNERS ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.  
 ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.C. AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.  
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**Key Plan**  
 NTS  
 TOPOGRAPHICAL PLAN OF SURVEY  
 OF ALL OF  
 BLOCKS 62, 64, & 65  
 PLAN 33M-499  
 IN THE  
 CITY OF LONDON  
 COUNTY OF MIDDLESEX

No.	DATE	REVISION
5	AUG. 10/12	PRELIM. REVISIONS
6	AUG. 28/12	PRESENT SCHEME B TO OWNER
7	AUG. 31/12	SCHEME C
8	OCT. 15/12	REVISION PER NEW SITE SURVEY
9	DEC. 11/12	REVISION PER BLDG FOOTPRINT CHANGE
10	JAN. 11/13	REVISION PER STANTEC PRELIM. GRADING REVIEW CHANGE BLDGS. TO 20 UNIT /5 STOREY FLOOR PLATE
11	FEB. 1/13	SITE DATA REVISION
12	JUN. 11/13	REMOVE BLDG. 2 ENTRY LANE@GARIBALDI PER CITY
13	AUG. 16/13	REVISIONS AS PER MEETING WITH LAVERNE AND GEORGE
14	NOV. 1/13	REVISIONS PER MTG. WITH ALLAN/LAVERNE/GEORGE
15	NOV. 8/13	SCENARIOS PER COMM. REP'S COMMENTS/INPUT
16	NOV. 12/13	REVISIONS PER MTG. WITH ALLAN/LAVERNE/GEORGE
17	NOV. 16/13	REVISIONS PER MTG. WITH ALLAN/LAVERNE/GEORGE
18	NOV. 26/13	REVISIONS PER MTG. WITH ALLAN/LAVERNE/GEORGE



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DREWLO HOLDINGS  
 R.R.#3 KOMOKA ON N0L1R0

**Project Name**  
 Uplands Phase One  
 Block 62, 64, 65

Sunningdale Rd./Adelaide St. N.  
 London, Ontario

**Drawing Title**  
 Site Plan Proposal  
 Scenario Seven

DATE: March 12, 2012  
 SCALE: AS NOTED  
 DRAWN: STU/CT  
 REVIEWED: R.T.  
 FILE No: 12-0000A1.DWG  
 PROJECT No: 12-0000

**A1.9**

**Site Plan**

SCALE: 1:500  
 SURVEY & BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CALLOM DIETZ, DWG. NO. 12-18725, DATED OCT. 11, 2012  
 THIS PLAN TO READ IN CONJUNCTION WITH SITE SERVING AND GRADING PLAN.  
 REFER TO LANDSCAPE PLANS FOR ALL LANDSCAPE FEATURES, DETAILS & SPEC. INCLUDING FENCING AND MASONRY PIERS.  
 FIRE ROUTE WILL NOT HAVE ANY CENTRE LINE TURNING RADI OF LESS THAN 12m OR A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.  
 NOTE:  
 GARBAGE PICK-UP PAD  
 GARBAGE TO BE STORED INDOORS UNTIL COLLECTION DAY AND MOVED TO PICK-UP AREA.

**Site Data Block 64, 65**

	PERMITTED/REQUIRED (WHERE APPLICABLE)	PROPOSED
<b>ZONING</b>	R6-S1S1 APARTMENT	
<b>PROPOSED USE</b>		4 STOREY APARTMENT BUILDING (CLASSIFIED GROUP "C" NUMBER OF ACCESSIBLE STREETS - 2 SPRINKLERED FIRE ALARM - YES
<b>LOT AREA</b>		2814.28m <sup>2</sup> (2.8141 ha)
<b>APARTMENT BUILDING AREA</b>		4814.0 m <sup>2</sup> (POOL, PAVIL. 521.91 m <sup>2</sup> N/C)
<b>BUILDING/SITE COVERAGE</b>	45% (MAX.)	17.28%
<b>BUILDING HEIGHT</b>	12.00 m (MAX.)	11.850m @ 4TH STOREY PARAPET
<b>PARKING DATA</b>	176 UNITS x 15 = 264 SPACES	268 SPACES (INCL'G 4 H/C)
<b>DWELLING UNITS</b>	98 UNITS (MAX.)	BUILDING 1 88 UNITS BUILDING 2 88 UNITS TOTAL: 176 UNITS
<b>DENSITY</b>	35.00 UNITS/ha (PER ZONING) 75.00 UNITS/ha (PER OFFICIAL PLAN)	62.54 UNITS/ha

**Site Data Block 62**

	PERMITTED/REQUIRED (WHERE APPLICABLE)	PROPOSED
<b>ZONING</b>	R6-S1S1 APARTMENT	
<b>PROPOSED USE</b>		8 STOREY APARTMENT BUILDING (CLASSIFIED GROUP "C" NUMBER OF ACCESSIBLE STREETS - 1 SPRINKLERED FIRE ALARM - YES
<b>LOT AREA</b>		13972.02m <sup>2</sup> (1.3972 ha)
<b>APARTMENT BUILDING AREA</b>		1836.25 m <sup>2</sup>
<b>BUILDING/SITE COVERAGE</b>	45% (MAX.)	13.14%
<b>BUILDING HEIGHT</b>	12.00 m (MAX.)	22.90m @ 8TH STOREY PARAPET 25.70m FROM WALK-OUT
<b>PARKING DATA</b>	138 UNITS x 15 = 207 SPACES	157 SURFACE SPACES 77 U/G SPACES 234 SPACES (INCL'G 4 H/C)
<b>DWELLING UNITS</b>	48 UNITS (MAX.)	BUILDING 3 138 UNITS
<b>DENSITY</b>	35.00 UNITS/ha (PER ZONING) 75.00 UNITS/ha (PER OFFICIAL PLAN)	98.77 UNITS/ha

- Legend**
- G.P.P. GARBAGE PICK-UP PAD. GARBAGE TO BE STORED INDOORS
  - B.F.C. BARRIER-FREE CURB WITH CURB TRANSITION AND SLIP RESISTANT SURFACE
  - STBS SHORT TERM BICYCLE STORAGE RACK
  - S.C. SIAMESE CONNECTION
  - ARMOR STONE RETAINING WALL REFER TO GRADING PLAN
  - INDICATES FIRE ROUTE (6700 WIDE)
  - HPS INDICATES BARRIER-FREE PARKING SPACE SIGN
  - FRS FIRE ROUTE SIGN - FR1, FR2 & FR3 AS PER CITY OF LONDON BY-LAW/GUIDELINES, TABLE 6.2, DESIGN STANDARDS FOR FIRE ROUTES