

Proposed Zoning - Residential 8 (R8-4*) - (Existing Zone = 'CF1' - Community Facility)

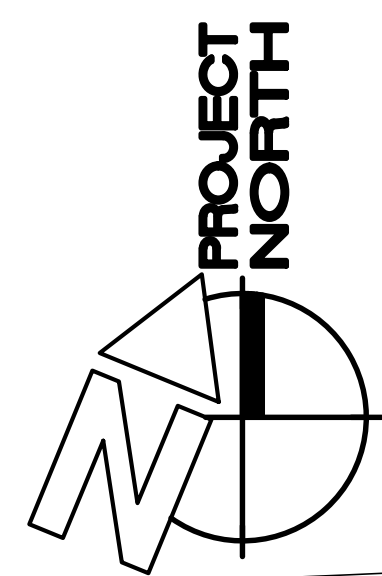
BUILDING DATA			
BUILDING HEIGHT - Max 13m ht. Permitted	Metric	Imperial	
Building 'A'	12.9 m, x 4 floors	42.0 ft	
Building 'B'	13.0 m, x 4 floors	42.0 ft	
Building 'C'	12.9 m, x 4 floors	42.0 ft	
Building 'D'	13.0 m, x 4 floors	42.0 ft	
Building 'E'	12.5 m, x 4 floors	41.0 ft	
Building 'F'	12.9 m, x 4 floors	42.0 ft	

BUILDING AREAS			
Above Grade	Metric	Imperial	
Club House (1 Storey)			
Gross Floor Area	388.3 sq m	4,179.6 sq ft	
Building 'A' (4 Storeys)			
Building Floor Area	819.0 sq m	8,815.8 sq ft	
Gross Floor Area	3,276.0 sq m	35,263.0 sq ft	
Building 'B' (4 Storeys)			
Building Floor Area	812.3 sq m	8,743.9 sq ft	
Gross Floor Area	3,249.4 sq m	34,975.7 sq ft	
Building 'C' (4 Storeys)			
Building Floor Area	547.8 sq m	5,896.5 sq ft	
Gross Floor Area	2,191.2 sq m	23,586.1 sq ft	
Building 'D' (4 Storeys)			
Building Floor Area	812.3 sq m	8,743.9 sq ft	
Gross Floor Area	3,249.4 sq m	34,975.7 sq ft	
Building 'E' (4 Storeys)			
Building Floor Area	960.5 sq m	10,338.5 sq ft	
Gross Floor Area	3,841.9 sq m	41,354.0 sq ft	
Building 'F' (4 Storeys)			
Building Floor Area	1,084.7 sq m	11,676.1 sq ft	
Gross Floor Area	4,339.0 sq m	46,704.3 sq ft	
Total Gross Floor Area	20,535.1 sq m	221,038.5 sq ft	

RESIDENTIAL UNITS				
	2 Bed	3 Bed	Total Beds	Total Units
Building 'A' (4 Storeys)	2	22	70	24
Building 'B' (4 Storeys)	2	22	70	24
Building 'C' (4 Storeys)	2	14	46	16
Building 'D' (4 Storeys)	2	22	70	24
Building 'E' (4 Storeys)	1	26	80	27
Building 'F' (4 Storeys)	2	30	94	32
Total			430	147

SITE DATA - Sherwood Forest Square				
DENSITY	Minimum	Maximum	Zone:	Provided
Units / hectare		75 ha		75
AREAS				
Gross Site Area (Min. Permitted = 1000 sqm)	19,643.3 sq m	1.96 ha		
Road widenings & Daylight Triangles	- sq m	- sq ft		
Net Site Area	19,643.3 sq m	211,445.2 sq ft		100%
Building Footprint at grade (max lot coverage 40%)	5,425.0 sq m	58,396.2 sq ft		28%
Asphalt Area	5,575.0 sq m	60,011.1 sq ft		28%
Concrete Area	1,866.4 sq m	20,090.6 sq ft		10%
Total Impervious Area	12,866.5 sq m	138,498.0 sq ft		66%
Landscaped/Sodded Area	6,776.8 sq m	72,947.2 sq ft		34%
Total Permeable Area	6,776.8 sq m	72,947.2 sq ft		34%
SETBACKS				
	Min Required	Provided		
Front Yard Setback	7.8 m	10.21 m		
Rear Yard Setback	4.8 m	5.03 m		
Exterior Side Yard Setback	7.8 m	14.83 m		
Interior Side Yard Setback	4.8 m	4.94 m		
FRONTAGE				
	Min Required	Provided		
Lot Frontage	30.0 m	21.24 m		
LANDSCAPING				
	Min Required	Provided		
Landscaped Open Space (30% of Site Area)	5,893.0 sq m	6,343.21 sq m		44%

Parking Data		
VEHICLES	REQUIRED (Zoning/By-law Parking Requirements)	SPACES
Residential Parking Required (1.25 spaces / unit)		184
Total Zoning/By-law Parking Requirements		184
Provided		
Surface Parking		184
Total Parking Provided (Includes 6 Barrier Free Spaces)		184
BICYCLES		
REQUIRED (0.75%/Unit)		
Bicycle Parking		111
PROVIDED		
Bicycle Parking		111



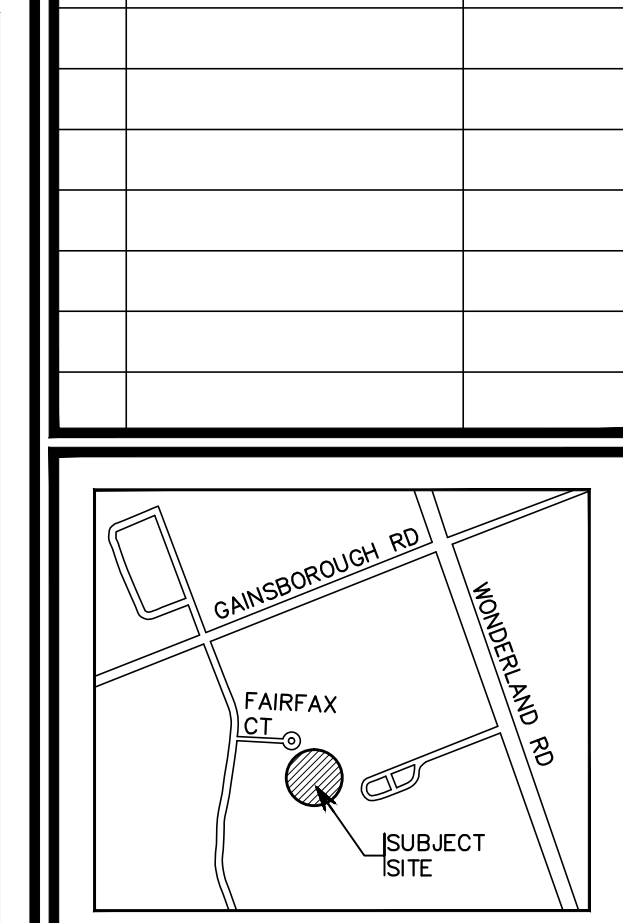
SITE PLAN NOTES

- LEGAL DESCRIPTION: PART OF BLOCK 'G' AND ALL OF BLOCK 'F', REGISTERED PLAN 975
- SITE INFORMATION TAKEN FROM SURVEY BY CALLON & DIETZ INCORPORATED LONDON, ONTARIO ONTARIO LAND SURVEYORS T: (519) 673-0220 F: (519) 673-5052 www.callondietz.com
- ALL ROADS & ISLANDS SHALL HAVE 150mm CURBS UNLESS NOTED OTHERWISE.
- CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
- STANDARD PARKING STALLS TO BE 2.7m x 5.5m
- BARRIER FREE AND LIMITED MOBILITY PARKING STALLS TO BE 2.7m X 5.5m WITH 2.0m WIDE ACCESS AISLE.
- ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE.
- TREE PROTECTION FENCING SHOULD BE ERCTED AROUND ALL EXISTING LANDSCAPED AREAS AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
- ALL ROOF-TOP EQUIPMENT TO BE SCREENED AND/OR LOCATED SO THAT IT CANNOT BE VIEWED FROM THE STREET.
- SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
- THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
- ALL GARBAGE TO BE STORED IN MULCH WASTE SYSTEM PROVIDED ON-SITE.
- LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
- EXCESS SNOW TO BE REMOVED FROM SITE.

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No.	REVISIONS	DATE
01	REZONING APPLICATION	2014.02.14
02	SITE PLAN SUBMISSION	2014.02.05



CHRONOLOGY	
DATE	DESCRIPTION
2014.09.19	SITE PLAN APPLICATION
	DATE

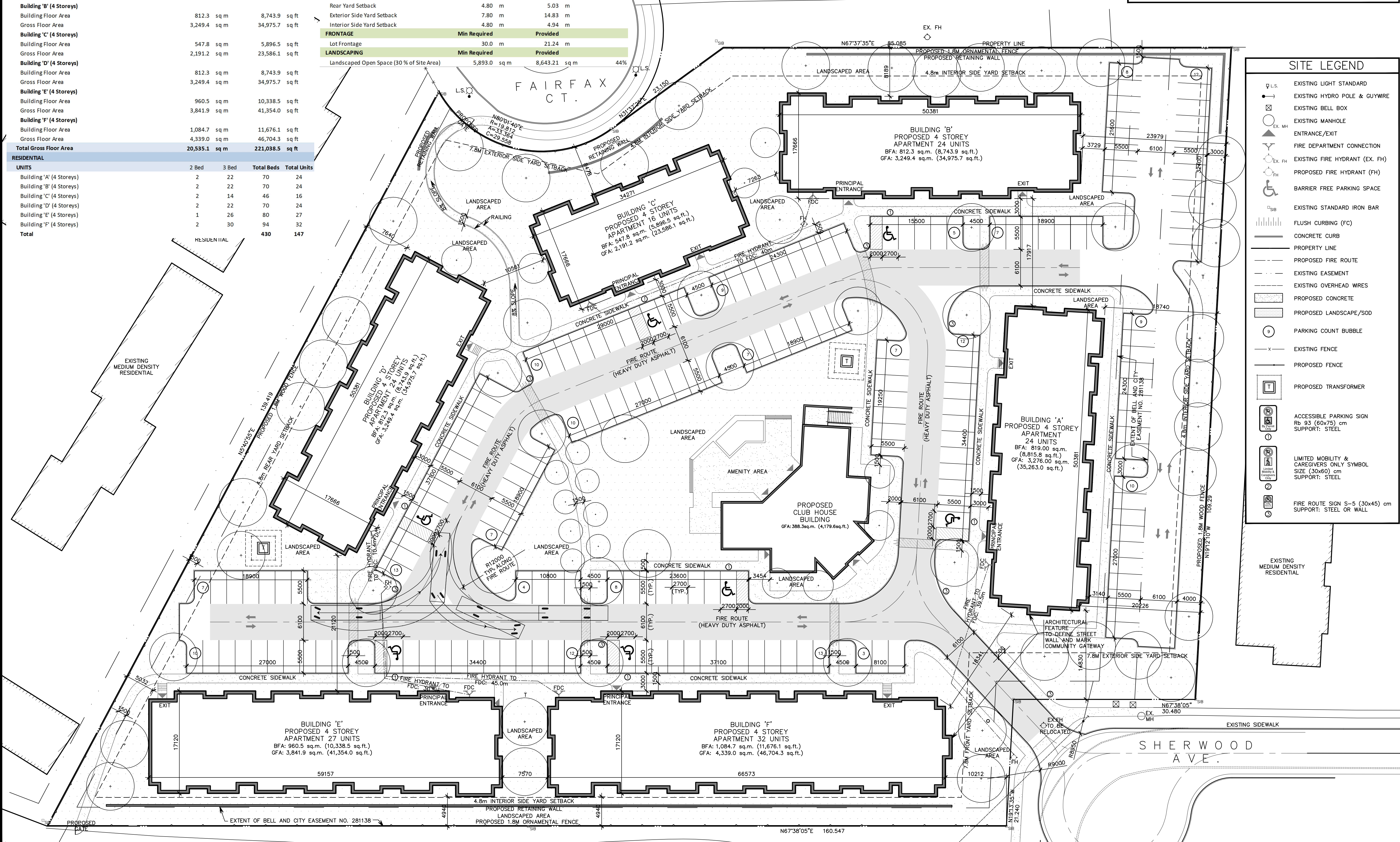
aba architectis inc.
 1000 WOODLAND RD. WOODLAND ONT. L3R 9M7 TEL: 905.884.2711 WWW.ABAARCHITECTS.COM

CLIENT: FUTURE STREETS INC.

PROJECT NAME: SHERWOOD FOREST SQUARE
 PART OF BLOCK 'G' AND ALL OF BLOCK 'F'
 REGISTERED PLAN 975
 LONDON, ON

DRAWING TITLE: SITE PLAN

SCALE	DRAWING NUMBER
1:300	SPA.01
SHEET SIZE: 610x914	PROJECT NUMBER: 2014-001



SITE LEGEND	
⊙	EXISTING LIGHT STANDARD
⊠	EXISTING HYDRO POLE & GUYWIRE
⊞	EXISTING BELL BOX
⊙	EXISTING MANHOLE
⊠	ENTRANCE/EXIT
⊞	FIRE DEPARTMENT CONNECTION
⊙	EXISTING FIRE HYDRANT (EX. FH)
⊞	PROPOSED FIRE HYDRANT (FH)
♿	BARRIER FREE PARKING SPACE
⊙	EXISTING STANDARD IRON BAR
	FLUSH CURBING (FC)
—	CONCRETE CURB
---	PROPERTY LINE
- - -	PROPOSED FIRE ROUTE
- - -	EXISTING EASEMENT
- - -	EXISTING OVERHEAD WIRES
▨	PROPOSED CONCRETE
▨	PROPOSED LANDSCAPE/SOD
⊙	PARKING COUNT BUBBLE
x	EXISTING FENCE
- - -	PROPOSED FENCE
⊞	PROPOSED TRANSFORMER
⊞	ACCESSIBLE PARKING SIGN Rb 93 (60x75) cm SUPPORT: STEEL
⊞	LIMITED MOBILITY & CAREGIVERS ONLY SYMBOL SIZE: (30x60) cm SUPPORT: STEEL
⊞	FIRE ROUTE SIGN S-5 (30x45) cm SUPPORT: STEEL OR WALL

01 SITE PLAN
 SPA.01

1:300

LAST SAVED BY: Jessica DATE: February 5, 2015 FILE LOCATION: Z:\2014\02\01\01\Sherwood Forest Square\03 Site Planning\01 SPA.01 Site Plan.dwg