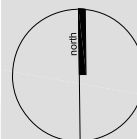


Figure 1  
Location Map

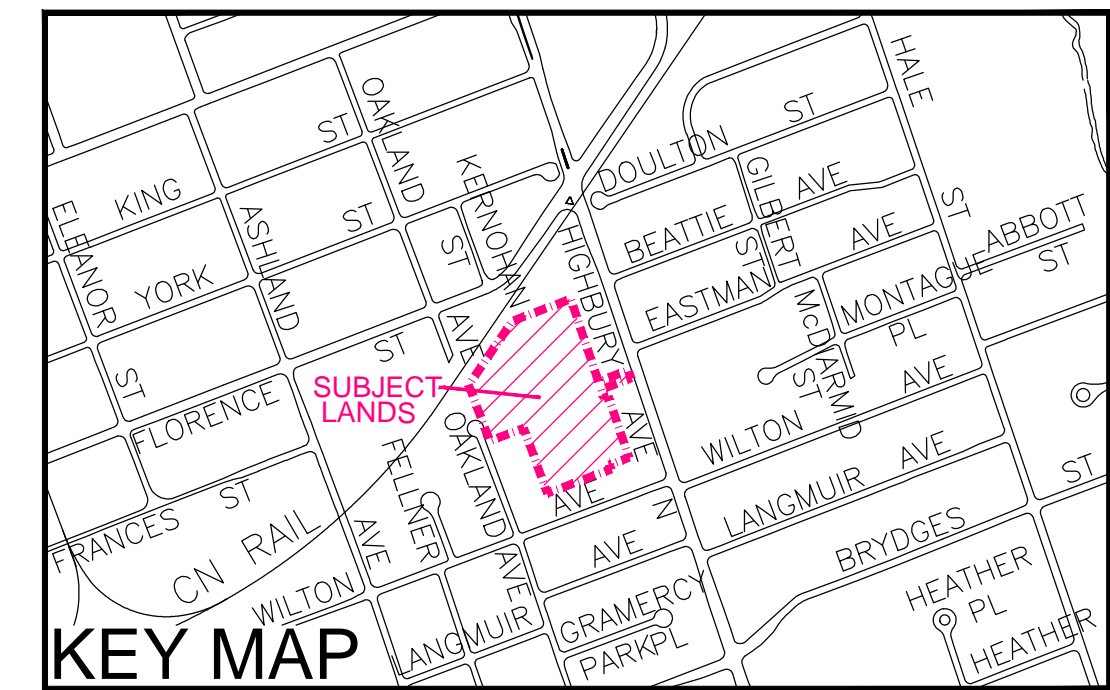
 SUBJECT LANDS







Legal Description



#### SITE DATA

PROPOSED USE:

APARTMENT/STACKED TOWNHOUSES/TOWNHOUSES

EXISTING : 121 APARTMENT UNITS  
PROPOSED : 47 APARTMENT UNITS + 66 TOWNHOUSE UNITS  
TOTAL : 168 APARTMENT UNITS + 66 TOWNHOUSE UNITS = 234 UNITS

ZONE:

REGULATION

REQUIRED

PROPOSED

MINIMUM LOT AREA:

1000 sq.m.

31322.6 sq.m.

MINIMUM LOT FRONTAGE:

30.0 m

11,272 m (HIGHBURY AVE.N.)

MINIMUM FRONT YARD DEPTH

6.0m plus 1.0m per 10.0m main building height (or fraction thereof) above first 3.0m = 7.0 m required

109.1m (HIGHBURY AVE.N.)

MINIMUM EXTERIOR SIDE YARD DEPTH

6.0m plus 1.0m per 10.0m main building height (or fraction thereof) above first 3.0m = 7.0 m required

9.7m (OAKLAND AVE.)

MINIMUM INTERIOR SIDE YARD AND REAR YARD DEPTH

1.2m per 3.0m of main building height (or fraction thereof) above 3.0m. But in no case less than 4.5m  
2 storey requires 4.5m  
3 storey requires 4.5m  
4 storey requires 4.8m

5.4m (proposed 2 storey townhouse)  
8.29m (existing 3 storey apartment)  
8.08m (proposed 3 1/2 storey townhouse)

MINIMUM LANDSCAPED OPEN SPACE

30.0%

45.4%

MAXIMUM LOT COVERAGE

40.0%

21.8%

MAXIMUM HEIGHT

13.0 m

13.0 m

MAXIMUM DENSITY

75 UNITS/HA

74.7 UNITS/HA

PARKING OFF STREET

APARTMENT 1.25/UNIT ~210 SPACES  
TOWNHOUSES 1.5/UNIT = 99 SPACES  
TOTAL SPACES = 309


264 SPACES (1,128/UNIT)

Revision No.

Date


Issued / Revision

By

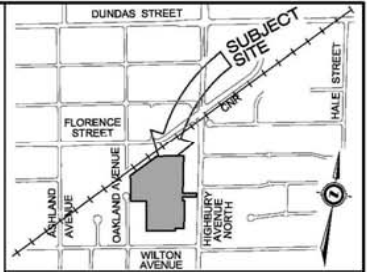


PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

202-630 COLBORNE STREET LONDON, ON, N6B 2V2 | P: 519 858 2797 F: 519 858 2920 | WWW.MHBCPLAN.COM

Date	November 3, 2015
Drawn By	L.M.
Plan Scale	1:500
File No.	13184'B'
	
232-240 OAKLAND AVE SITE PLAN	
Dwg No.	1 of 1





**KEY PLAN**  
N.T.S.

**LEGAL INFORMATION**  
PART OF  
LOTS 69, 70, 71 & 72  
REG. PLAN No. 413(C)  
IN THE  
CITY OF LONDON  
COUNTY OF MIDDLESEX

- LEGEND:**
- FR-2 PROPOSED SIGN, TYPE OF SIGN
  - PROPOSED BARRIER FREE ROUTE
  - PROPOSED RAMP (SEE DETAIL ON SP3)
  - EXISTING HYDRANT
  - PROPOSED HYDRANT
  - BUILDING ENTRANCE
  - PROPOSED ASPHALT (LIGHT-DUTY)
  - PROPOSED ASPHALT (HEAVY-DUTY)
  - PROPOSED CONCRETE
  - SNOW STORAGE AREA
  - 6.0m WIDE FIRE ROUTE
  - PROPOSED BUILDING
  - EXISTING BUILDING
  - LIMITS OF PROPERTY

**LIST OF DRAWINGS**

SHEET SP1	SITE PLAN
SHEET SP2	ENLARGED SITE PLANS
SHEET SP3	SITE PLAN NOTES AND DETAILS

REFER TO NOTES, LEGEND AND DETAILS ON SHEET SP3

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JSF	1	SITE PLAN FOR CLIENT REVIEW/APPROVAL	20/07/18	JSF	
DRAWN	JSF	2	GRADING PLAN ISSUED FOR COORDINATION	27/07/18	JSF	
CHECKED	JSE/TT	3	90% DRAWINGS FOR CLIENT REVIEW/APPROVAL	01/08/18	JSF	
APPROVED	KAM	4	99% DRAWINGS FOR COORDINATION	13/08/18	JSF	
DATE	28/08/2018	5	ISSUED FOR SITE PLAN APPROVAL	28/08/18	JSF	
		6	ISSUED FOR COORDINATION	24/10/18	JSF	
CAD	17-2862	7	ISSUED FOR SITE PLAN APPROVAL No.2	20/11/18	JSF	

**STRIK BALDINELLI MONIZ**  
CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL  
14361 Midway Rd, PO Box #29 Ave, Ontario  
Tel: (519) 471-6667 Fax: (519) 471-0034  
Email: sbm@sbmtd.ca



ENGINEER'S STAMP  
SEALED FOR GENERAL CONFORMANCE WITH THE O.B.C., MUNICIPAL SITE PLAN CONTROLS, AND ZONING BY-LAWS



SCALE  
5.0 10.0m  
SCALE - 1:500

TITLE  
**SITE PLAN**  
**250 OAKLAND AVENUE**  
232-240 OAKLAND AVENUE  
LONDON, ONTARIO

PROJECT No.  
**SBM-17-2862**  
SHEET No.  
**SP1**  
PLAN FILE No.  
**SPA18-098**





<b>GENERAL NOTES</b> 1. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO STRIK BALDINELLI MONIZ LTD. 2. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION. 3. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN SIGNED BY STRIK BALDINELLI MONIZ LTD. AND A BUILDING PERMIT HAS BEEN ISSUED. 4. CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE. 5. DO NOT SCALE DRAWINGS. WHEN REQUIRED REQUEST WRITTEN VERIFICATION OF DIMENSIONS WITH STRIK BALDINELLI MONIZ LTD. 6. ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF STRIK BALDINELLI MONIZ LTD. & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT. 7. THIS DRAWING & ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK. 8. CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION. 9. ANY MATERIAL ALTERNATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS EFFECTED.	<b>DETAIL SYMBOL</b>  A - DETAIL NUMBER B - LOCATION/DETAIL SHEET	<b>ELEVATION SYMBOL</b>  A - ELEVATION NUMBER B - LOCATION/DETAIL SHEET	 <b>STRIK BALDINELLI MONIZ</b> CIVIL • STRUCTURAL ENGINEERS 14361 Midway Rd., PO Box #29, Arva, Ontario Tel: (919) 471-4567 Fax: (919) 471-0034 Email: sbm@sbmltd.ca	PRELIMINARY FOR REVIEW ONLY Approver	PROJECT/CLIENT: <b>BLUESTONE RESIDENTIAL DEVELOPMENT 250 OAKLAND AVE. LONDON, ON.</b>	DRAWING TITLE <b>ELEVATIONS</b>	NO.	DATE	ISSUED / REVISIONS	FILE	17-2862	PROJ. NO.	17-2862
							01	2017-12-14	ISSUED FOR CLIENT REVIEW	SCALE	AS NOTED	DRAWING NO. <b>A3.0</b>	REVISION NO. 05
							02	2018-01-08	ISSUED FOR CLIENT REVIEW	DATE	2018-05-01		
							03	2018-04-19	ISSUED FOR CLIENT REVIEW	DRAWN	OMP/ZRJE		
							04	2018-05-01	ISSUED FOR S.P.C	CHECKED	MJB		
							05	2018-08-13	ISSUED FOR 99% CLIENT REVIEW	PRINTED	2018-05-01		

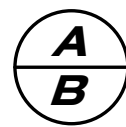




GENERAL NOTES

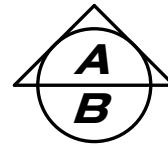
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DETAIL SYMBOL



A - DETAIL NUMBER  
B - LOCATION/DETAIL SHEET

ELEVATION SYMBOL



A - ELEVATION NUMBER  
B - LOCATION/DETAIL SHEET

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BALDINELLI  
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PRELIMINARY FOR  
REVIEW ONLY

Approver

PROJECT/CLIENT:

**BLUESTONE  
RESIDENTIAL  
DEVELOPMENT  
250 OAKLAND AVE.  
LONDON, ON.**

DRAWING TITLE

**RENDERING**

NO.	DATE	ISSUED / REVISIONS	FILE	17-2862	PROJ. NO.	17-2862
01	2017-12-14	ISSUED FOR CLIENT REVIEW	SCALE	AS NOTED	DRAWING NO. <b>A3.1</b>	
02	2018-01-08	ISSUED FOR CLIENT REVIEW	DATE	2018-05-01		
03	2018-04-19	ISSUED FOR CLIENT REVIEW	DRAWN	OMP/ZRUE		
04	2018-05-01	ISSUED FOR S.P.C	CHECKED	MJB	REVISION NO.	05
05	2018-08-13	ISSUED FOR 99% CLIENT REVIEW	PRINTED	2018-05-01		