

LAND INTENDED TO BE SEVERED AS SHOWN SHADED:

945 Fanshawe Park Rd. W	PROPOSED
PROPOSED USE	CC5
LOT AREA	3990 SM (0.39 HA)
LOT FRONTAGE	40 M
LOT DEPTH	98.2 M

SITE DATA: Existing Zone "Convenience Commercial (CC5)"

945 Fanshawe Park Rd. W	REQ'D. / MAX. / MIN.	PROPOSED
PROPOSED USE	CC5	CONVENIENCE COMMERCIAL
LOT AREA		3,934.9 SM (0.393 HA)
LOT FRONTAGE	30M MIN.	40.07 M
LOT DEPTH	30M MIN.	98.2 M
FRONT & EXTERIOR SIDE YARD DEPTH	LOCAL STREET	6M MIN.
	ARTERIAL	8M MIN. 0.150 M
	PRIMARY COLLECTOR	6M MIN.
	SECONDARY COLLECTOR	6M MIN. 1.5 M
INTERIOR SIDE & REAR YARD DEPTH	ABUTTING A RESIDENTIAL ZONE	6M MIN.
	ABUTTING NON RESIDENTIAL ZONE	3M MIN.
LANDSCAPED OPEN SPACE (%) MIN.	15% MIN.	22 %
LOT COVERAGE (%) MAX.	30% MAX.	26.4 %
BUILDING HEIGHT	8M	6.4 M
GROSS FLOOR AREA	1000SM MAX.	994.6 SM
PARKING	1/15 SM OFFICE MED. DENTAL (67 REQ'D.)	68 STALLS PROVIDED
BICYCLE PARKING	7% OF THE REQ'D # OF AUTOMOBILE PARKING SPACES (5 REQ'D)	6 PROVIDED

MAXIMUM GROSS FLOOR AREA FOR INDIVIDUAL TENANT SIZE: 300 SM (3,229 SQ. FT.)

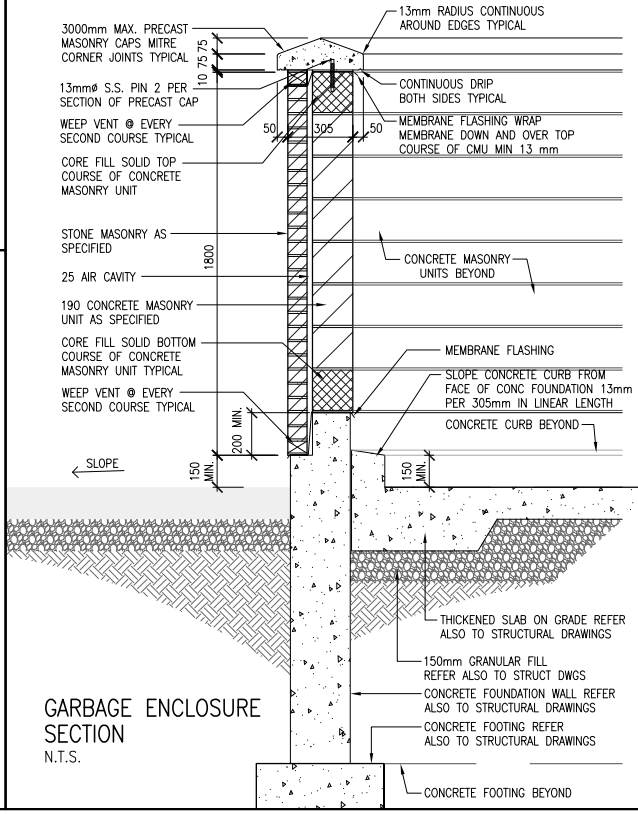
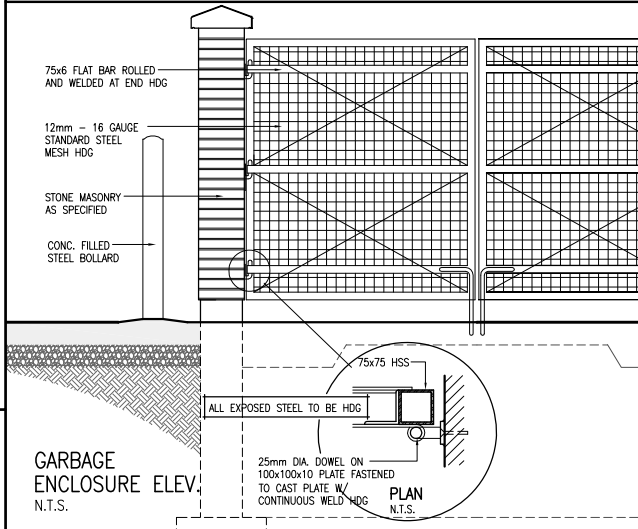
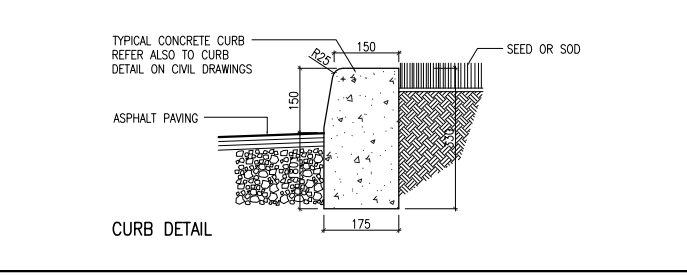
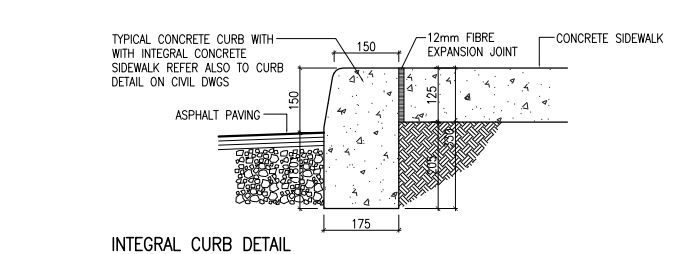
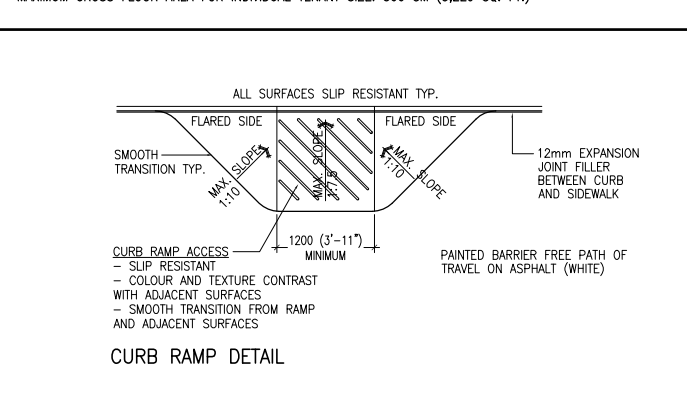


KEY PLAN
N.T.S.

LAND INTENDED TO BE RETAINED

943 Fanshawe Park Rd. W	PROPOSED
USE	CC5 (EXISTING)
LOT AREA	6668.4 SM (0.66 HA)
LOT FRONTAGE	55.8 M
LOT DEPTH	108.8 M

No.	Revision	Date



NICHOLSON SHEFFIELD ARCHITECTS INC.

1040 Dundas Street West
 Toronto, Ontario M6J 1G4
 416-593-1100
 info@nicholson-sheffield.com
 nicholson-sheffield.com

ONTARIO ASSOCIATION OF ARCHITECTS

JOHN R. NICHOLSON
 LICENCE 3841

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Project
Proposed Commercial Development
943-945 Fanshawe Park Rd. W

London, Ontario

Drawing
Proposed Site Plan

Project No. 14-59 Drawing No.
 Scale 1:400
 Drawn By TP SP-1
 Chk'd By
 Date Jul. 20, 15