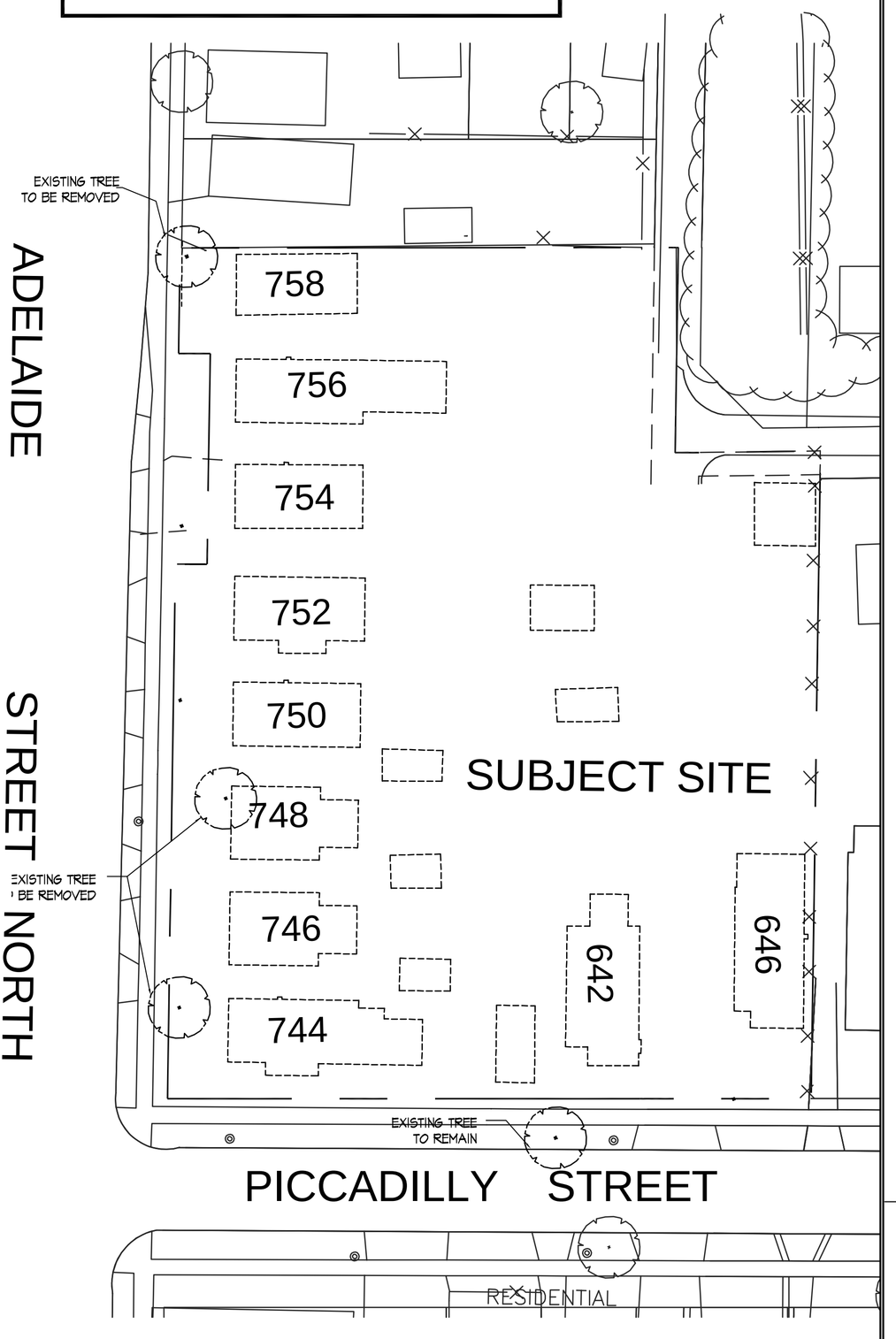
SITE DATA

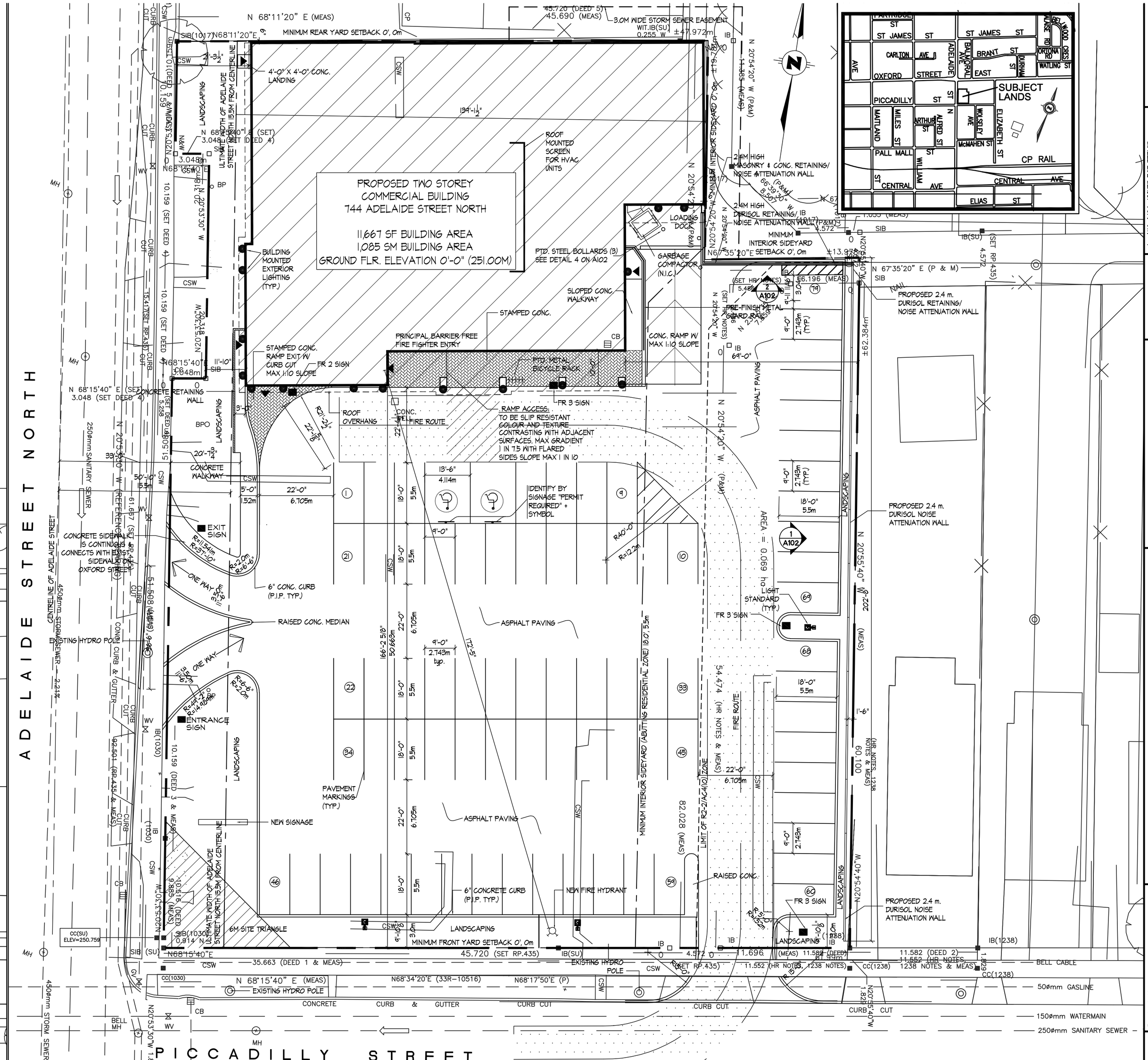
EXISTING ZONE	AC4*AC4(7)*R2-2/AC4(10)	
REGULATION	REQUIRED	PROPOSED/PROVIDED
LOT AREA MINIMUM	4843.9 SQ. FT. (450 SM)	51,024 SQ. FT. (4 742 SM)
LOT FRONTAGE MINIMUM	44'-2" (15.0 M)	203'-4 1/2" (61.990 M)
FRONT YARD SETBACK MINIMUM (PICCADILLY STREET)	0" FT. (0 M)	166'-2 5/8" (50.663 M)
EXTERIOR SIDE YARD SETBACK MINIMUM (ADELAIDE STREET N.)	0" FT. (0 M)	3'-3 1/4" (0.996 M)
INTERIOR SIDE YARD SETBACK MINIMUM	0" FT. (0 M)	6" (0.152 M)
(EXCEPT WHERE IT ABUTS A RESIDENTIAL ZONE)	18 FT. (5.5 M)*	24'-7 5/8" (7.508 M)
REAR YARD DEPTH MINIMUM	0" FT. (0 M)**	0" FT. (0 M)
LANDSCAPE OPEN SPACE MINIMUM	10 %	15 %
LOT COVERAGE MAXIMUM	40 %	23 %
BUILDING HEIGHT MAXIMUM	10 M	32'-10" (10 M)
GROUND FLOOR GROSS AREA		11,671 SF (1 085 SM)
SECOND FLOOR GROSS AREA		1764 SF (164 SM)
TOTAL GROSS FLOOR AREA:	MAXIMUM 1252 SM**	13, 441 SF (1 244 SM)
PARKING SPACES	MINIMUM 63 SPACES	74 SPACES

* SEE COMMITTEE OF ADJUSTMENT APPLICATION NO. A118/02
** SEE COMMITTEE OF ADJUSTMENT APPLICATION NO. A174/03

BUILDING CODE CLASSIFICATION:
3.2.2.54 RETAIL, 2 STREETS, UP TO 16,100 S.F. AND 2 STOREY MAX.

FOR LANDSCAPING REFER TO FINAL LANDSCAPING DWG
FOR SITE SERVICING AND GRADING REFER TO FINAL SITE SERVICE DWG





SITE DEMOLITION PLAN
SCALE: 1" = 30'-0"

SITE PLAN
SCALE: 1" = 15'-0"

All measurements to be che
By the contractor prior to the
Construction sets have origir
consultant stamp and signat
This drawing and the design
represented in it are protect
by copyright
Check scale, print may be re
1/2 inch

1	AUG 6/04 - ISSUED FOR PERMIT
2	SEPT 28/04 - ISSUED FOR TENDER

philip agar architect inc.
283 piccadilly street, london, ontario n6a 1s3
telephone: 519 432-7368 facsimile: 519 432-2258

SITE PLAN
SUNRIPE MARKET
744 ADELAIDE STREET NORTH
LONDON, ONTARIO

Project No:	0181
Scale:	AS NOTED
Dwn/Chkd. By:	DH/PA
Date:	AUG 15/04

Dwg. No:

A101