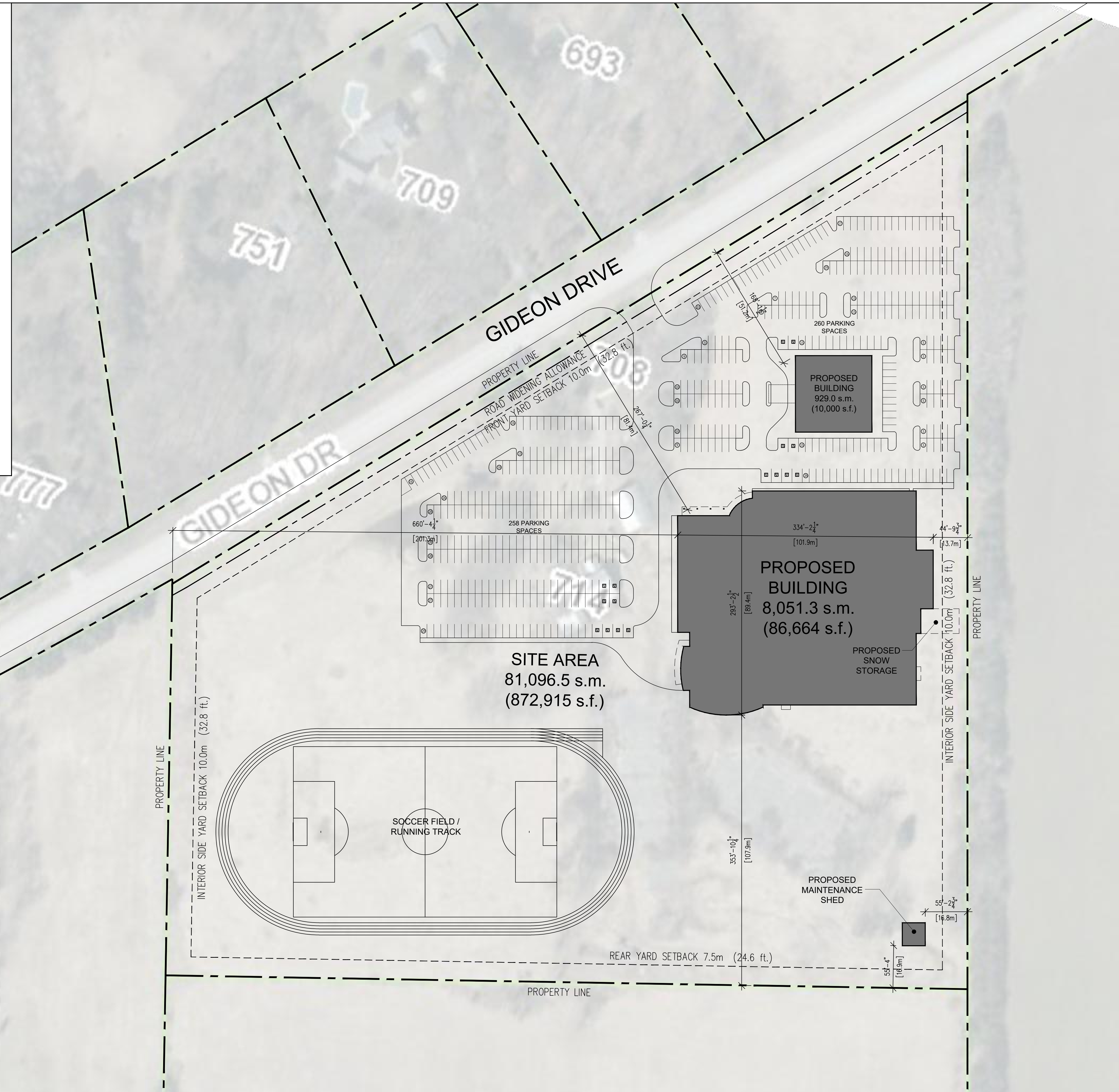


SITE DATA

SITE AREA:	872,915.4 S.F. (81,096.5 S.M.)	
RECREATION BUILDING AREA:	86,664.0 S.F. (8,051.3 S.M.)	
MEDICAL BUILDING AREA:	10,000.0 S.F. (929.0 S.M.)	
TOTAL BUILDING AREA:	96,664.0 S.F. (8,980.3 S.M.)	
ZONING	ZONING BY-LAW Z.-1 PR - PARKS & RECREATION	PROPOSED PR - PARKS & RECREATION
SETBACKS		
FRONT YARD (MIN.)	10.0m MIN.	51.2m
SIDE YARD (MIN.)	10.0m MIN.	13.7m
REAR YARD (MIN.)	7.5m MIN.	107.9m
LOT COVERAGE % (MAXIMUM)	20% OF SITE AREA = 16,219.3 s.m.	8,980.3 s.m. = 11.1%
HEIGHT (MAXIMUM)	12.0m	12.7m *VARIANCE REQ'D*
PARKING		
PLACE OF RECREATION PARKING REQUIRED:	1 space per 35 s.m.@ 4,004 s.m. = 115	502 STANDARD SPACES
RESTAURANT PARKING REQUIRED:	1 space per 10 s.m.@ 328 s.m. = 33	16 BARRIER FREE SPACES
PERSONAL SERVICE PARKING REQUIRED:	1 space per 20 s.m.@ 1,059 s.m. = 53	518 SPACES TOTAL
OFFICE PARKING REQUIRED:	1 space per 40 s.m.@ 1,188 s.m. = 30	
PRIVATE CLUB PARKING REQUIRED:	1 space per 35 s.m.@ 265 s.m. = 8	
RETAIL PARKING REQUIRED:	1 space per 20 s.m.@ 41 s.m. = 2	
CLINIC PARKING REQUIRED:	1 space per 30 s.m.@ 929 s.m. = 31	
TOTAL PARKING REQUIRED:	272 SPACES	
	8 BARRIER FREE SPACES REQUIRED	



PROPOSED SITE CONCEPT
SCALE: 1/64" = 1'-0"

NO.	DESCRIPTION	DATE	REVISIONS
1	ISSUED FOR CLIENT REVIEW	2020-10-17	
2	REVISED PER CLIENT REQUEST	2020-10-12	

Copyright. All rights reserved. No parts of these documents may be reproduced or transmitted in any form by any means, electric or mechanical, including photocopying and recording or by any information storage or retrieval system without written permission of copyright holder, MCI Design Build Corporation.

All contractors shall check and verify dimensions. Report any discrepancies to the Designer before proceeding with the work. Do not scale drawings.

PRELIMINARY



Proposed Site Concept	
Client: Proposed Building London, ON	SP1
Designer: Dr. Chris Chant London, ON	