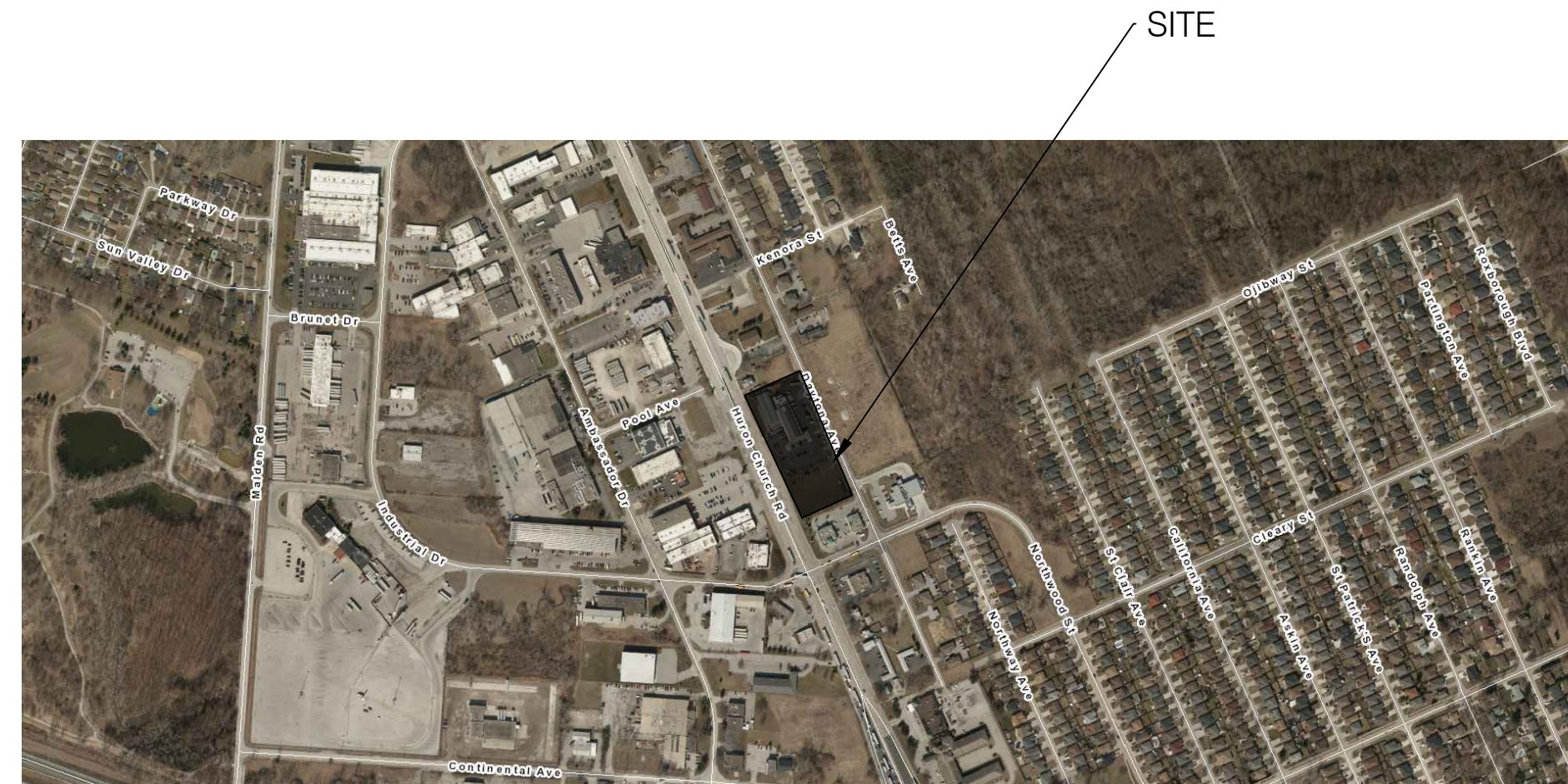


General Notes

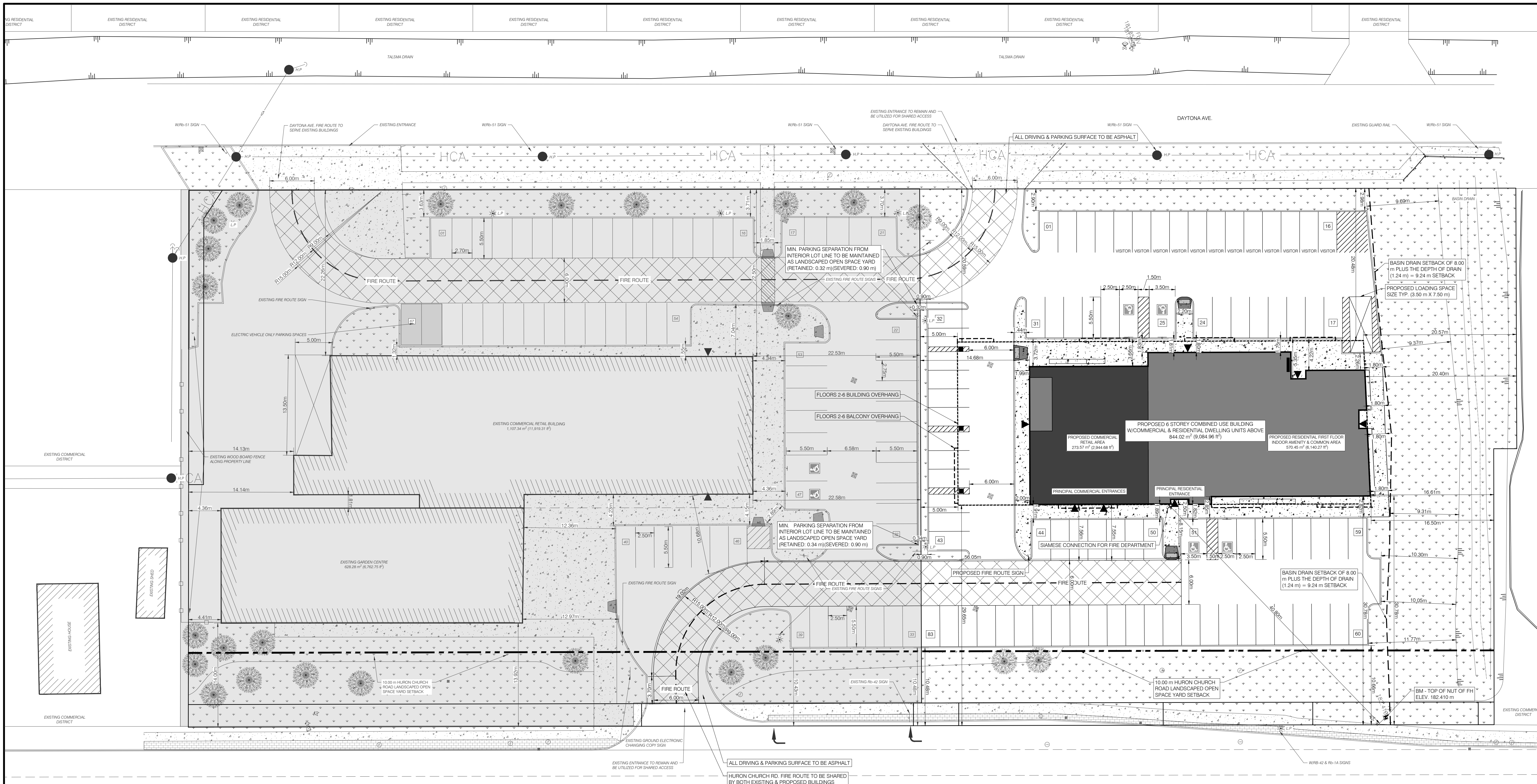
- 1) Owner and BairdAE do not guarantee the accuracy of the utilities shown on the drawings. Other utilities may be present or the utilities shown may differ in location shown. The Contractor assumes full responsibility to contact the various utility companies and to repair any damage he may cause to these utilities or to other third parties. The Contractor agrees to indemnify the Owner and BairdAE against any claims which may arise from his/her actions.
- 2) All work shall be done in accordance with the Standards and Specifications of the City of Windsor. Where no such standards or specifications exist, the Ontario Provincial Standards and Specifications will govern.
- 3) The following is a partial list of abbreviations found in these drawings:
 OPSS - Ontario Provincial Standard Specification
 OPSD - Ontario Provincial Standard Drawing
 MECP - Ministry of the Environment Conservation & Parks (Ontario)



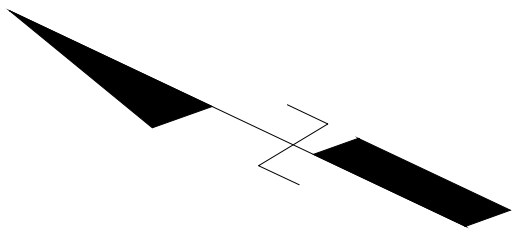
KEY PLAN
N.T.S

SHEET LIST TABLE	
Sheet Number	Sheet Title
01	OVERALL SITE
02	CONCEPT SITE PLAN - RETAINED PARCEL
03	CONCEPT SITE PLAN - SEVERED PARCEL
04	GRADING PLAN
05	SITE SERVICING PLAN
06	STORM SEWER DRAINAGE AREA PLAN
07	STORM SEWER DESIGN SHEET
08	SANITARY SEWER DRAINAGE AREA PLAN
09	SANITARY SEWER DESIGN SHEET

BENCHMARK LOCATED IN SOUTHWEST CORNER
OF SITE NEAR HURON CHURCH RD. & BASIN DRAIN
TOP OF NUT OF FH - ELEV. 182.410 m



LOT/BUILDING INFO	
[Hatched Box]	RETAINED PARCEL
[White Box]	SEVERED PARCEL
LOT AREA:	SEVERED PARCEL: 5,670.22 m ² (61,033.74 ft ² , 0.57 ha, 1.40 ac) RETAINED PARCEL: 7,108.18 m ² (76,511.81 ft ² , 0.71 ha, 1.76 ac) TOTAL LOT AREA: 12,778.40 m ² (137,545.55 ft ² , 1.28 ha, 3.16 ac)
BUILDING AREA:	EXISTING BUILDINGS: 1,735.62 m ² (18,682.06 ft ²) PROPOSED BUILDING: 844.02 m ² (9,084.96 ft ²) TOTAL BUILDING AREA: 2,550.19 m ² (27,450.02 ft ²)



PARTNER / CONSULTANTS

REVISIONS	
Date	Revision



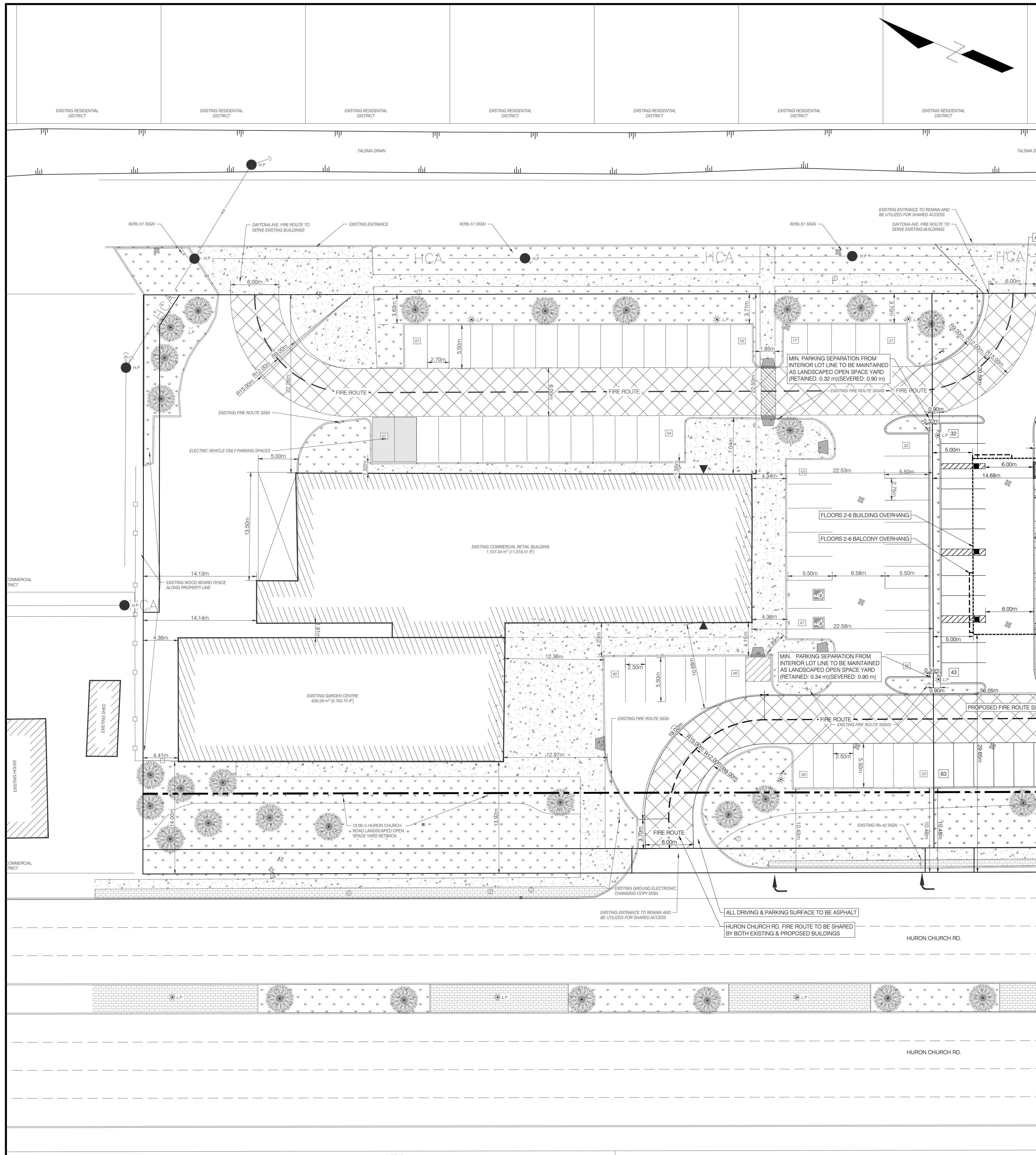
DATE: MAY 08, 2023
SCALE: 1:250
DRAWN BY: CFS
CHECKED BY: BP
APPROVED BY: [Signature]

PRELIMINARY
 CONSTRUCTION
 RECORD

PROJECT TITLE: **FRED'S FARM FRESH CONDOS**
2144 HURON CHURCH RD., CITY OF WINDSOR, ONTARIO
SHEET TITLE: **OVERALL SITE**

JOB NUMBER: 22-072
SHEET NUMBER

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7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES PRIOR TO COMMENCING WORK.
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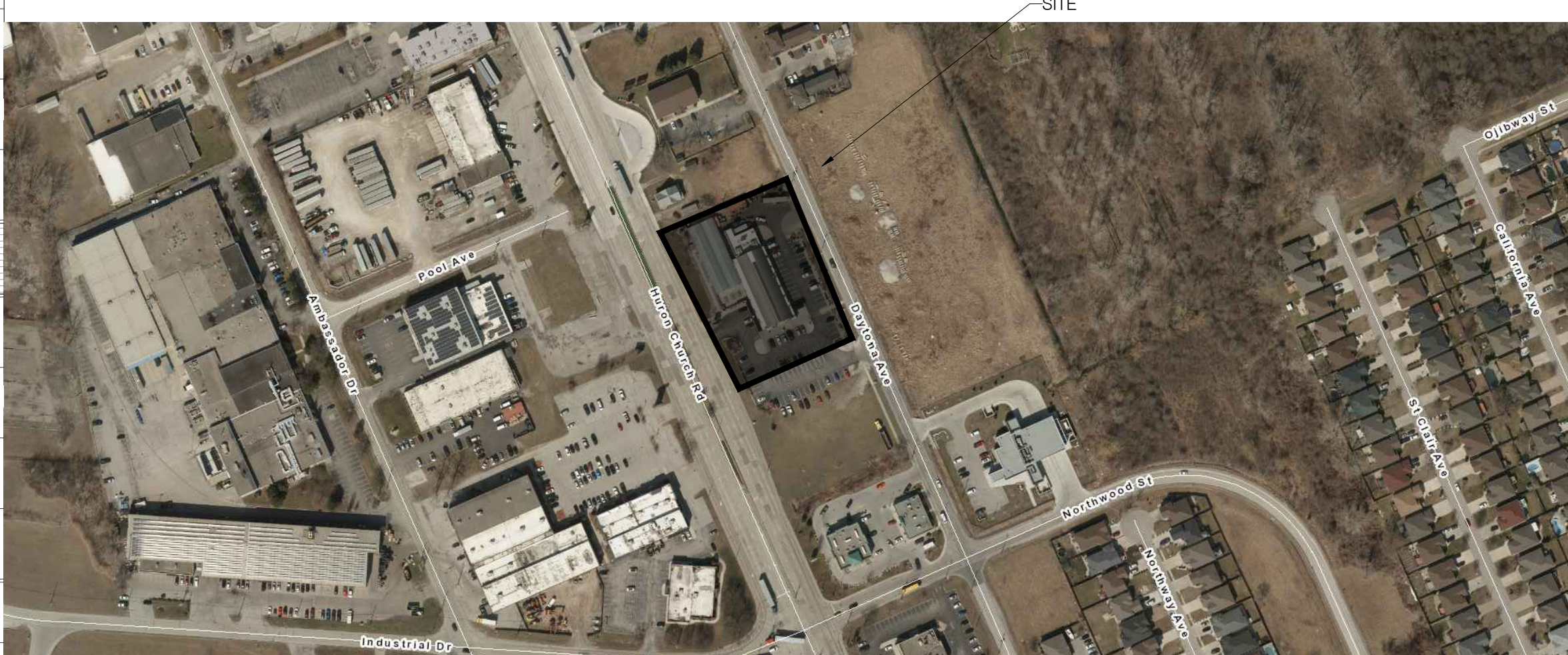


LEGEND	
	EXISTING NUMBERED PARKING SPACES
	PROPOSED NUMBERED PARKING SPACES
	PARKING/ROAD SIGN
	ACCESSIBLE SPACE SYMBOL
	BICYCLE PARKING SPACE SIZE TYP. (0.60 m X 2.50 m)
	CURB CUT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED BUILDING ENTRANCE
	PROPOSED OVERHEAD DOOR
	FLOORS 2-6 BUILDING OVERHANG
	FLOORS 2-6 BALCONY OVERHANG
	EXISTING BUILDING
	PROPOSED RESIDENTIAL GROUND FLOOR
	PROPOSED COMMERCIAL RETAIL GROUND FLOOR
	LANDSCAPE OPEN SPACE
	SIDEWALK/CONCRETE
	FIRE ROUTE
	EXISTING TREE
	EXISTING LIGHT POLE (LP)
	EXISTING HYDRO POLE (HP)
	GUY WIRE
	EXISTING CATCH BASIN
	EXISTING UTILITY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED SUPPORT COLUMN FOR CANTILEVERED FLOORS
	EXISTING HYDRO CABLE
	EXISTING WOODEN BOARD FENCE
	PROPERTY LINE
	DRAIN SETBACK
	10.00 m HURON CHURCH ROAD LANDSCAPED OPEN SPACE YARD SETBACK

SITE DATA:			
EXISTING SITE ZONING:	COMMERCIAL DISTRICT 2.1 (CD2.1) SITE SPECIFIC EXCEPTION 278(CD2.1-S.20(1))		
PROPOSED ZONING:	COMMERCIAL DISTRICT 2.1 SITE SPECIFIC EXCEPTION XX (CD2.1-S.20(1)XX)		
EXISTING USE:	GARDEN CENTRE & RETAIL STORE, AMONGST OTHER USES PERMITTED WITHIN THE CD2.1-S.20(1)ZONING		
PROPOSED USE:	GARDEN CENTRE & RETAIL STORE, AMONGST OTHER USES PERMITTED WITHIN THE CD2.1-S.20.1.XX		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MIN. LOT AREA:	0.00 m ² (0.00 ft ²)	7,108.18 m ² (76,511.81 ft ²) 0.71 ha (1.76 ac)	COMPLIES
MIN. FRONTAGE:	0.00 m (0.00 ft)	98.62 m (323.56 ft)	COMPLIES
MAX. BUILDING HEIGHT:	14.00 m (45.93 ft)	≤ 14.00 m (45.93 ft) EXISTING	COMPLIES
MIN. FRONT YARD SETBACK (WEST):	0.00 m (0.00 ft)	13.92 m (45.67 ft) EXISTING	COMPLIES
MIN. INTERIOR YARD SETBACK (SOUTH):	0.00 m (0.00 ft)	22.53 m (73.92 ft)	COMPLIES
MIN. REAR YARD SETBACK (EAST):	0.00 m (0.00 ft)	22.26 m (73.03 ft) EXISTING	COMPLIES
MIN. INTERIOR YARD SETBACK (NORTH):	0.00 m (0.00 ft)	4.36 m (14.30 ft) EXISTING	COMPLIES
MIN. HURON CHURCH ROAD LANDSCAPED OPEN SPACE YARD:	10.00 m (32.81 ft)	10.43 m (34.22 ft) EXISTING	COMPLIES
MIN. PARKING SEPARATION FROM INTERIOR LOT LINE TO BE MAINTAINED AS LANDSCAPED OPEN SPACE YARD:	0.90 m (2.95 ft)	0.32 m (1.05 ft)	RELIEF REQUESTED
LOT COVERAGE:	0.00% MAX.	24.42% (1,735.62 m ² ; 18,682.06 ft ²)	COMPLIES
COMMERCIAL PARKING CALCULATED BASED ON GFA (GARDEN CENTRE):	1 SPACE PER 22.50 m ² (242.19 ft ²) OF GFA; 628.28 m ² (6,762.75 ft ²) = 27 SPACES	27	COMPLIES
COMMERCIAL PARKING CALCULATED BASED ON GFA (RETAIL STORE):	1 SPACE PER 22.50 m ² (242.19 ft ²) OF GFA; 1,107.34 m ² (11,919.31 ft ²) = 49 SPACES	40	RELIEF REQUESTED
ACCESSIBLE PARKING (INCLUDED IN TOTAL PARKING NUMBER CALCULATIONS):	BOTH TYPE 'A' & TYPE 'B' SPACES ARE TO BE 2% OF TOTAL PARKING COUNT; 60 TOTAL SPACES = 2 TYPE 'A' & 2 TYPE 'B' SPACES	1 TYPE 'A' & 1 TYPE 'B' EXISTING	COMPLIES
BICYCLE PARKING:	WHEN 20 OR MORE TOTAL PARKING SPACES THERE SHALL BE 2 BICYCLE SPACES FOR THE FIRST 19 PARKING SPACES PLUS 1 BICYCLE SPACE FOR EACH ADDITIONAL 20 PARKING SPACES; 60 PARKING SPACES = 5 BICYCLE SPACES	0 SPACES	RELIEF REQUESTED
LOADING SPACES:	FOR ANY NON-RESIDENTIAL BUILDING WITH GFA OF 275 m ² TO 2,500 m ² 1 LOADING SPACE; EXISTING BUILDING AREA OF 1,706.17 m ² = 1 SPACE	1 SPACE	COMPLIES
LOT/BUILDING INFO:			
LOT AREA:	RETAINED PARCEL: 7,108.18 m ² (76,511.81 ft ²), 0.71 ha, 1.76 ac)		
BUILDING AREA:	EXISTING BUILDING AREA: 1,735.62 m ² (18,682.06 ft ²)		
INDOOR GROSS FLOOR AREA (GFA):	RETAIL STORE: 1,107.34 m ² (11,919.31 ft ²) GARDEN CENTRE: 628.28 m ² (6,762.75 ft ²) TOTAL BUILDING GFA: 1,735.62 m ² (18,682.06 ft ²)		
TOTAL UNITS:	1 COMMERCIAL (RETAIL & GARDEN CENTRE UNIT)		
HEIGHT OF BUILDING/ NUMBER OF STOREYS:	2 SINGLE STOREY BUILDINGS @ MAX 14.00 m (45.93 ft)		
TOTAL PARKING SPACES:	67 TOTAL SPACES (2 ACCESSIBLE SPACES & 65 STANDARD SPACES)		
BUILDING USE, OCCUPANCY, & CLASSIFICATION:	EXISTING		

- NOTES
1. ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
 2. FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS.
 3. ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 SIGNS INSTALLED (TYPE 'A' TO HAVE RB-93I SIGN INSTALLED & TYPE 'B' TO HAVE RB-93 SIGN INSTALLED).
 4. PARKING AREA TO BE CLOSED IN WITH 0.150 m BARRIER CURBING.
 5. GARBAGE DISPOSAL UNIT LOCATED IN NORTH-EAST REAR CORNER OF LOT FOR PICK UP.
 6. ALL LIGHTING TO BE DARK SKY COMPLIANT.

KEY PLAN
1:1,750



BAIRDIAE
architecture + engineering
27 Princess Street, Unit 102, Leamington ON N8H 2B8
1350 Provincial Road, Unit 700, Windsor ON N8W 5W1
www.bairdiae.ca
519-356-4101

PARTNER / CONSULTANTS

REVISIONS	
Date	Revision

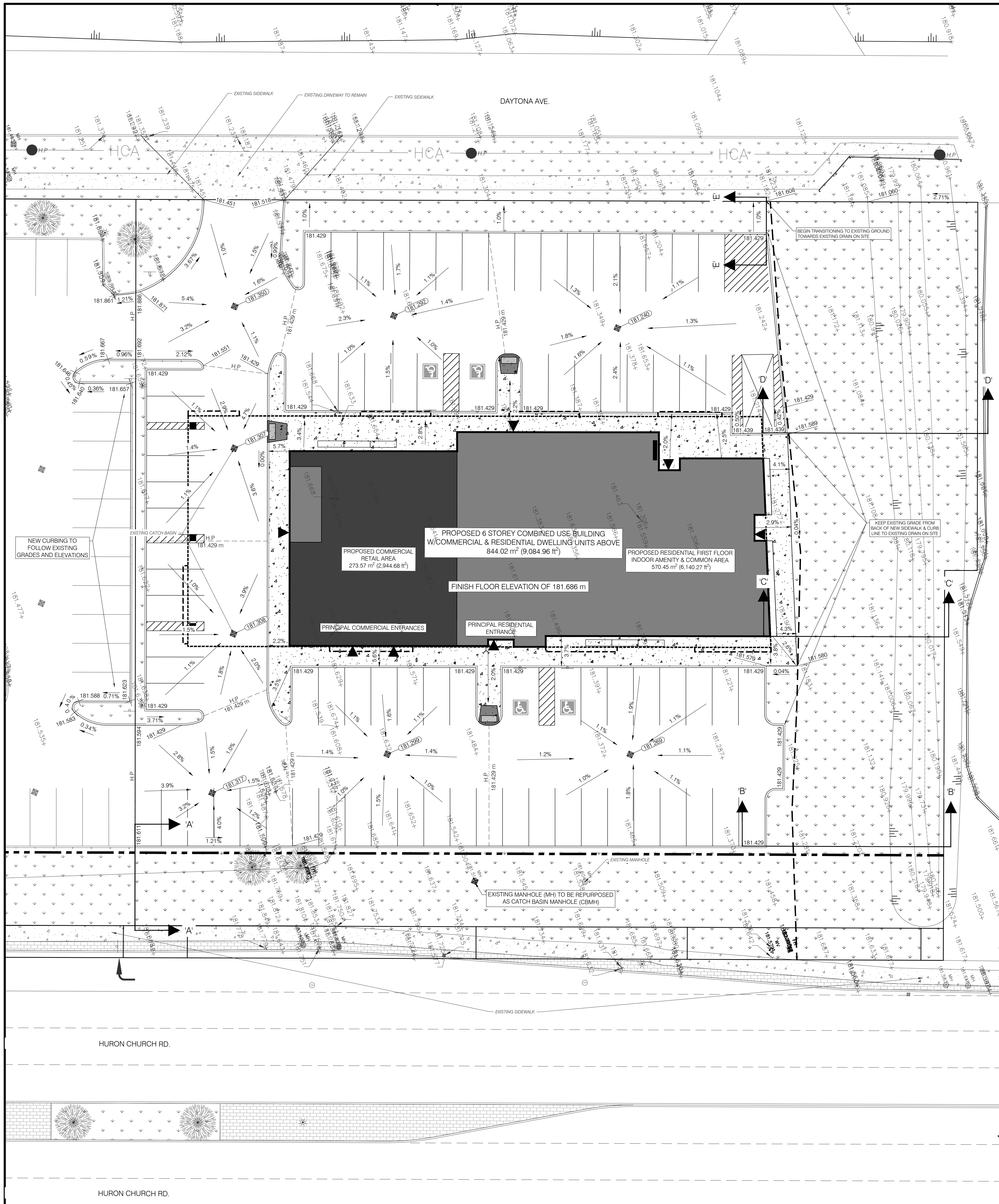
PROFESSIONAL ENGINEER
S. TUNIO
100125071
PROVINCE OF ONTARIO

DATE: MAY 08, 2023
SCALE: 1:250
DRAWN BY: CFS
CHECKED BY: BP
APPROVED BY: ---

PRELIMINARY
 CONSTRUCTION
 RECORD

FRED'S FARM FRESH CONDOS
2144 HURON CHURCH RD., CITY OF WINDSOR, ONTARIO
CONCEPT SITE PLAN - RETAINED PARCEL

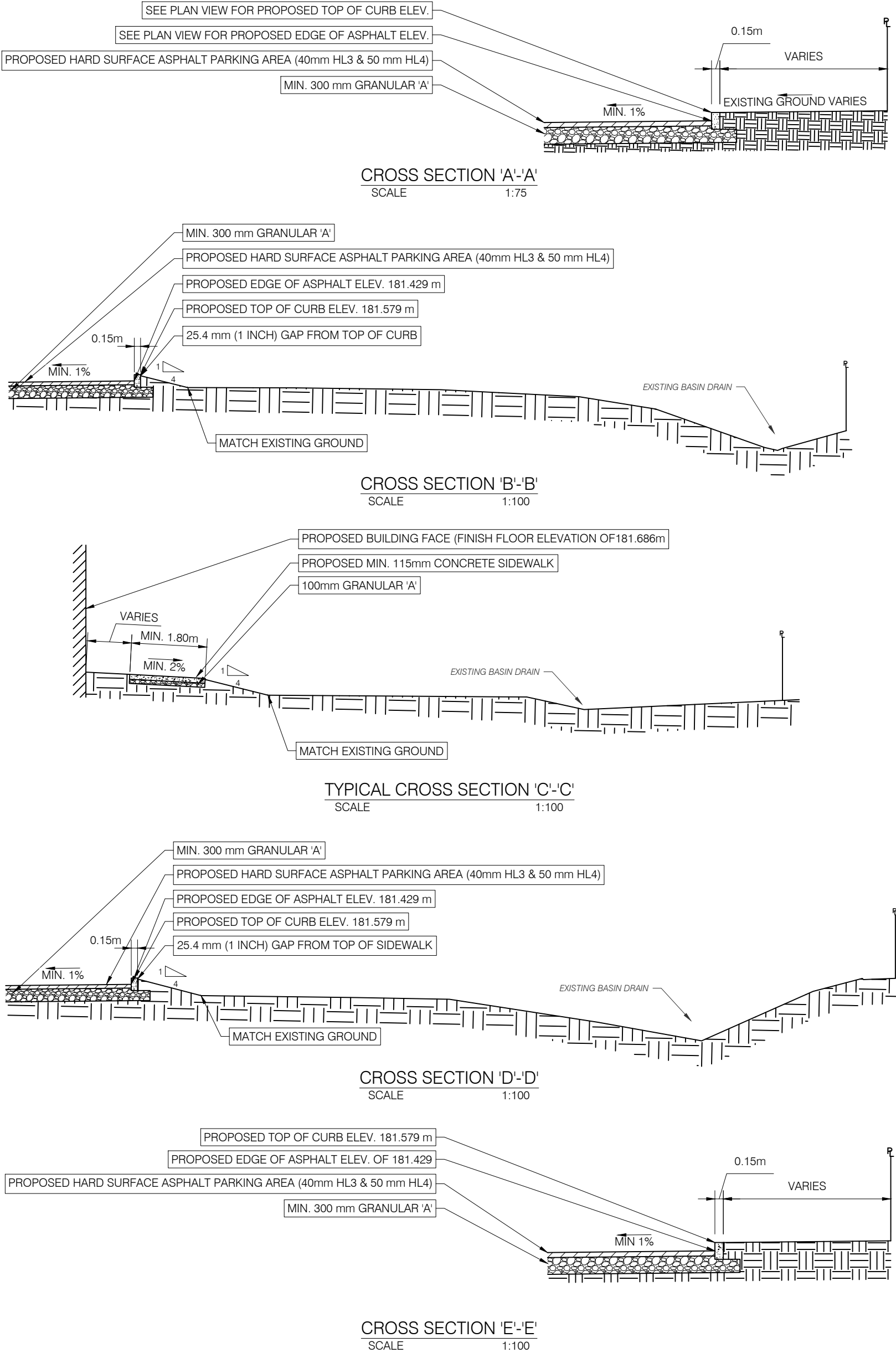
JOB NUMBER: 22-072
SHEET NUMBER: 02



LEGEND

	EXISTING NUMBERED PARKING SPACES
	PROPOSED NUMBERED PARKING SPACES
	PARKING/ROAD SIGN
	ACCESSIBLE SPACE SYMBOL
	BICYCLE PARKING SPACE SIZE TYP. (0.60 m X 2.50 m)
	CURB CUT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED BUILDING ENTRANCE
	PROPOSED OVERHEAD DOOR
	FLOORS 2-6 BUILDING OVERHANG
	FLOORS 2-6 BALCONY OVERHANG
	EXISTING BUILDING
	PROPOSED RESIDENTIAL GROUND FLOOR
	PROPOSED COMMERCIAL RETAIL GROUND FLOOR
	LANDSCAPE OPEN SPACE
	SIDEWALK/CONCRETE
	FIRE ROUTE
	EXISTING TREE
	EXISTING LIGHT POLE (LP)
	EXISTING HYDRO POLE (HP)
	GUY WIRE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING UTILITY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED SUPPORT COLUMN FOR CANTILEVERED FLOORS
	EXISTING HYDRO CABLE
	EXISTING WOODEN BOARD FENCE
	PROPERTY LINE
	DRAIN SETBACK
	10.00 m HURON CHURCH ROAD LANDSCAPED OPEN SPACE YARD SETBACK

NOTES:
 1. CURBING TO BE 150 mm (6 INCHES) ABOVE ASPHALT SURFACE



PARTNER / CONSULTANTS

REVISIONS

Date	Revision



DATE: MAY 08, 2023
 SCALE: 1:200
 DRAWN BY: CFS [X] PRELIMINARY
 CHECKED BY: BP [] CONSTRUCTION
 APPROVED BY: [] RECORD

PROJECT TITLE: **FRED'S FARM FRESH CONDOS**
 2144 HURON CHURCH RD., CITY OF WINDSOR, ONTARIO
 SHEET TITLE: **GRADING PLAN**

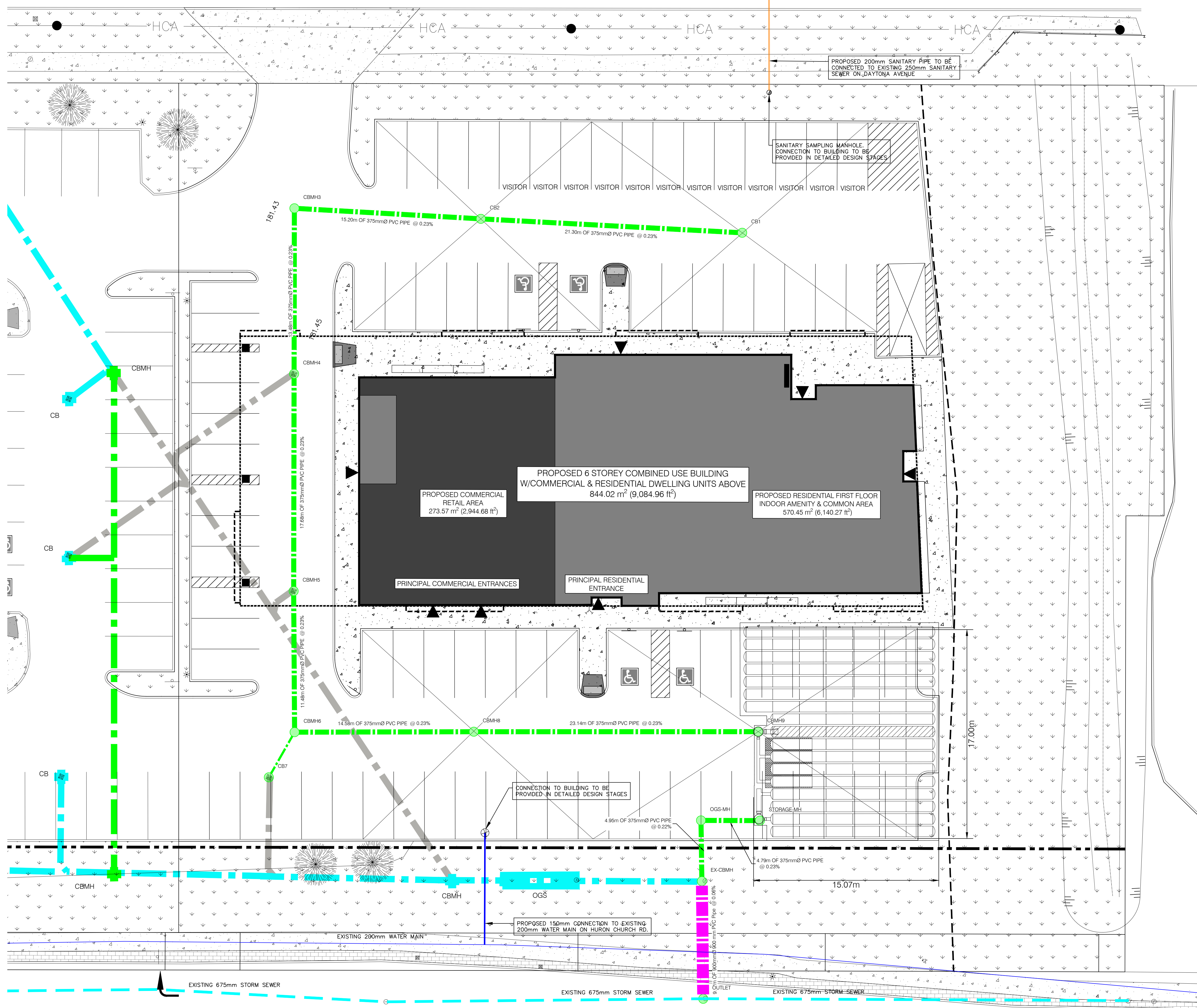
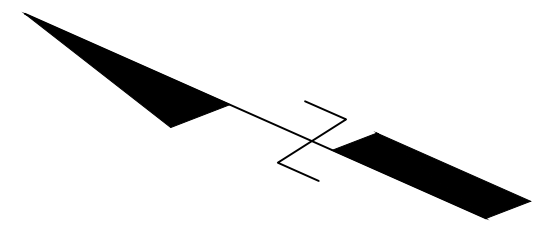
JOB NUMBER: 22-072
 SHEET NUMBER

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EXISTING 250mm SANITARY SEWER

DAYTONA AVE.

EXISTING 250mm SANITARY SEWER



PROPOSED 200mm SANITARY PIPE TO BE CONNECTED TO EXISTING 250mm SANITARY SEWER ON DAYTONA AVENUE

SANITARY SAMPLING MANHOLE CONNECTION TO BUILDING TO BE PROVIDED IN DETAILED DESIGN STAGES

PROPOSED 6 STOREY COMBINED USE BUILDING W/COMMERCIAL & RESIDENTIAL DWELLING UNITS ABOVE 844.02 m² (9,084.96 ft²)

PROPOSED COMMERCIAL RETAIL AREA 273.57 m² (2,944.68 ft²)

PROPOSED RESIDENTIAL FIRST FLOOR INDOOR AMENITY & COMMON AREA 570.45 m² (6,140.27 ft²)

PRINCIPAL COMMERCIAL ENTRANCES

PRINCIPAL RESIDENTIAL ENTRANCE

CONNECTION TO BUILDING TO BE PROVIDED IN DETAILED DESIGN STAGES

PROPOSED 150mm CONNECTION TO EXISTING 200mm WATER MAIN ON HURON CHURCH RD.

LEGEND

EXISTING PIPES	
PROPOSED PIPES	
EXISTING PIPES TO BE REMOVED	
EXISTING PIPES TO BE REPLACED	



PARTNER / CONSULTANTS

REVISIONS

Date	Revision



DATE: MAY 08, 2023
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APPROVED BY: RECORD

PROJECT TITLE: **FRED'S FARM FRESH CONDOS**
2144 HURON CHURCH RD., CITY OF WINDSOR, ONTARIO
SHEET TITLE: **SITE SERVICING PLAN**
JOB NUMBER: **22-072**
SHEET NUMBER

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PARTNER / CONSULTANTS

REVISIONS

Date	Revision



DATE: MAY 08, 2023

SCALE: N.T.S.

DRAWN BY: NNN PRELIMINARY

CHECKED BY: BP CONSTRUCTION

APPROVED BY: --- RECORD

PROJECT TITLE: FRED'S FARM FRESH CONDOS
2144 HURON CHURCH RD., CITY OF WINDSOR, ONTARIO
SHEET TITLE: SANITARY SEWER DESIGN SHEET
JOB NUMBER: 22-072
SHEET NUMBER: 09

**FRED'S FARM FRESH CONDOS
SANITARY SEWER DESIGN SHEET (Ultimate D.A Design)
EXISTING**

CATCHMENT AREA			DESIGN AREA				DESIGN POPULATION				Ult. Flow Factor	DESIGN FLOW			SEWER DATA							
Area Included	From Node	To Node	Residential (ha)	Commercial (ha)	Institutional (ha)	Total Area (ha)	Residential 1	Commercial 2	Institutional	Total		Sewage (L/s)	Infiltration Flow (L/s)	Q Total Flow (L/s)	Dia. (m) Actual	Dia. (mm)	Slope (%)	Length (m)	Capacity (L/s)	Velocity (m/s)	Flow Time (min)	Ratio Q/Q full
A1,A3	MH0	MH1	0.505	5.937		6.441	161	439	0	601	6.00	15.13	1.00	16.14	0.250	250	0.32	100.31	33.6	0.68	2.44	48.0%
A1,A3, A4,A5,A6	MH1	MH2	1.072	6.446	0.970	8.487	161	479	21	662	6.00	16.67	1.32	18.00	0.250	250	0.42	99.15	38.5	0.78	2.11	46.7%
A1,A3, A4,A5,A6,A7,A8	MH2	MH3	1.611	7.265		8.876	188	540	0	728	6.00	18.34	1.38	19.73	0.250	250	0.42	97.74	38.5	0.78	2.08	51.2%
A1,A3, A4,A5,A6,A7,A8,A9,A10	MH3	MH4	2.069	7.983		10.052	211	593	0	804	6.00	20.26	1.57	21.82	0.250	250	2.09	87.13	85.9	1.75	0.83	25.4%
A1, A2, A3, A4,A5,A6,A7,A8,A9,A10,A11	MH4	MH5	221.631	9.021	10.085	240.737	11189	670	222	12081	3.60	182.66	37.55	220.21	0.600	600	0.13	81.25	221.2	0.78	1.73	99.5%

Average Flow per Person (l/day) = 362.88
 Infiltration (l/s/ha) = 0.156
 Pipe Friction "n" = 0.013
 Pipe velocity range (m/s) = 0.75 - 3.00
 Pipe Type = P.V.C. SDR-35

Population Density
 Residential = 50 persons/ha
 Commercial = 74 persons/ha
 Institutional = 22 persons/ha

Proposed Development Population
 = 2.34 person/unit x 58 units
 = 136 (Residential)
 = 2 (Commercial)



Date:	May 8, 2023
Design By:	Nii Nartei Nartey
Project No:	22-072
Dwg. Reference:	Fred's Farm Fresh
Reviewed By:	Gowtham Sivakumar

1 Proposed development area excluded and estimated population added
 2 Proposed development commercial space added

AREAS	RESIDENTIAL	COMMERCIAL	INSTITUTIONAL	TOTAL
A1		5.9365		5.9365
A2	45.5468			45.5468
A3	0.5045			0.5045
A4	0.567			0.567
A5		0.5095		0.5095
A6			0.9696	0.9696
A7		0.8194		0.8194
A8	0.5395			0.5395
A9		0.7176		0.7176
A10	0.4575			0.4575
A11	174.0157	1.0382	9.1152	184.1691
				240.737

1 This is area of severed lot for proposed development

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