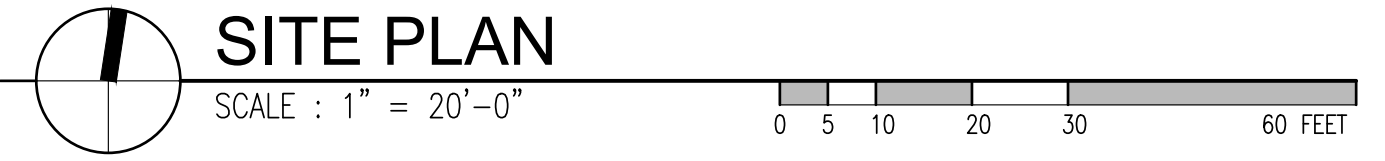
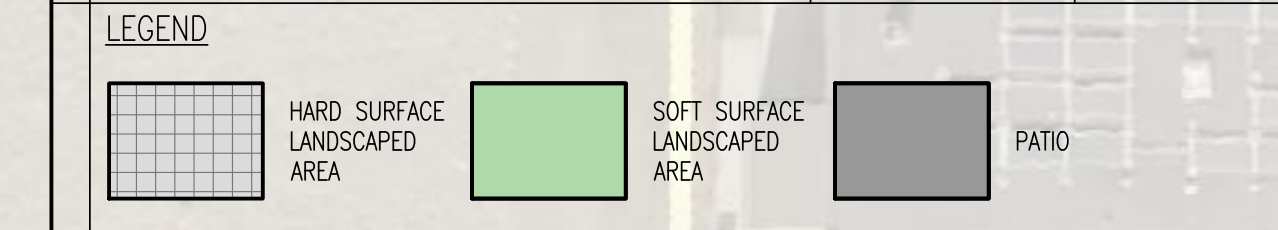


PROPOSED 4 STOREY,
54 UNIT APARTMENT
15,450 ft² (1,435m²)

SITE DATA - ZONED H-RD2.3 (BYLAW 8600) (STATS BASED OFF RD3.1)		
	REQUIRED	PROPOSED
a. LOT AREA		
540.0m ² FIRST 4 UNITS	2,160 m ²	4,250 m ²
85m ² ADDITIONAL 50 UNITS		
TOTAL	MIN 6,410 m ²	6,659.5 m ²
b. BUILDING AREA		1,435.3 m ²
c. LOT FRONTAGE	MIN. 18.0 m	119.8 m
d. LOT COVERAGE	MAX. 35.0 %	21.5 %
f. BUILDING HEIGHT	MAX. 10.0 m	13.7 m
g. FRONT YARD DEPTH	MIN 6.0 m	6.1 m
h. REAR YARD DEPTH	MIN 7.5 m	34.4 m
i. SIDE YARD DEPTH	MIN 6.0 m	6.0 m
g. NO. OF PARKING SPACES (INCLUDES ACCESSIBLE SPACES)		
= 1.25 SPACES PER UNIT	=67 SPACES	76 SPACES
h. NO. OF BICYCLE SPACES		
20 OR MORE	5 SPACES	6 SPACES
i. PAVED AREA		2681.1 m ²
COVERAGE		40.2 %
j. LANDSCAPED AREA		
HARD		323.7 m ²
SOFT		2,141.6 m ²
TOTAL		2465.3 m ²
COVERAGE	MIN 35.0 %	37.0 %
k. LINEAR CONCRETE CURB		439.5 m

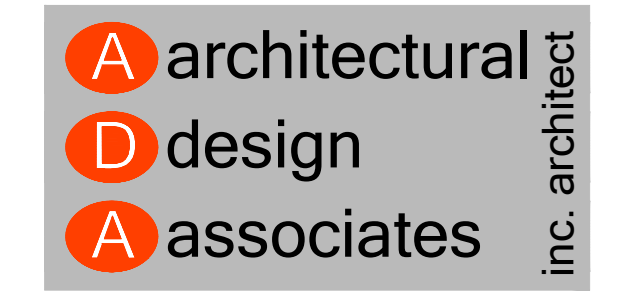


2024/08/28 PRE-CONSULTATION

date (yyyy/mm/dd): issued for:

- general notes:
- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
 - DRAWINGS SHALL NOT BE SCALED.
 - CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
 - ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
 - IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
 - CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
 - THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

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project:
RESIDENTIAL DEVELOPMENT
WINDSOR, ON

client:
RAFIH GROUP
DEVELOPMENTS

title:
SITE PLAN

scale:
AS SHOWN

drawn by:
JT

checked by:
JBK

date:
2023-09-12

comm. no.:
2023-088

sheet no.:

A1.0