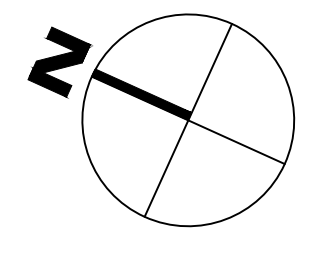


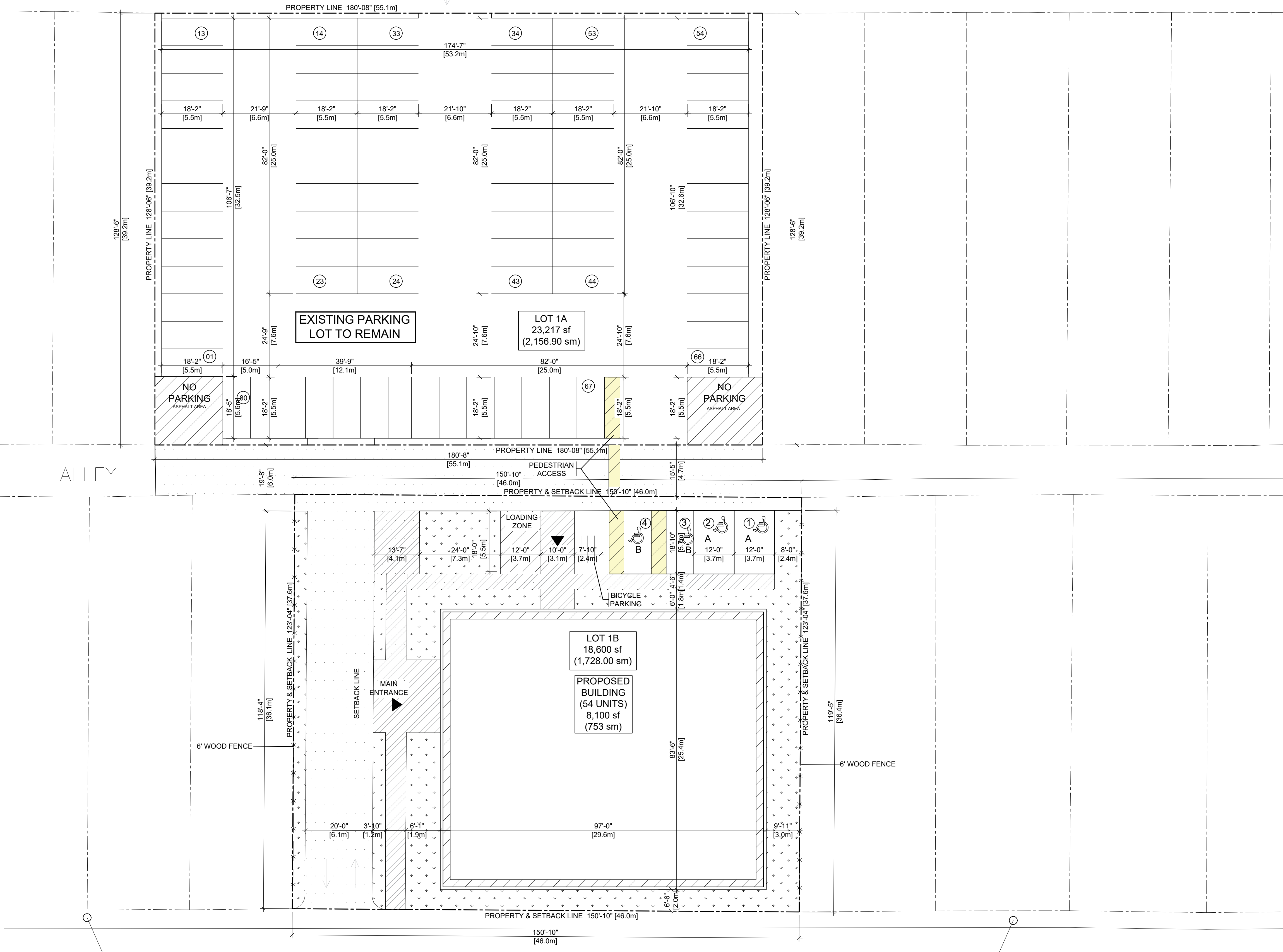
INFRINGEMENT OF COPYRIGHT: Copyright for this electronic drawing belongs to and remains the property of the MAA Architect Inc. Their alteration by the Client, client's forces, or companies hired by the client is strictly PROHIBITED. The Client may retain copies, including electronic or digital and other reproducible copies, of this drawing for information and reference in connection with the Client's use and occupancy of the Project. Copies may only be used for the purposes intended and for a one-time use, and for the same Project. By the Client only and may not be offered for sale or transfer without the express written consent of the Architect. Except for reference purposes, the Architect's electronic or digital files and information, shall not be used for renovations, additions or alterations to the Project or on any other project without a written license from the Architect for the limited or repeat use of the documents.

[Pattern] = New Asphalt Pavement
 [Pattern] = Existing Asphalt Pavement
 [Pattern] = Pedestrian Concrete Pavement
 [Pattern] = Landscaping
 [Pattern] = Pedestrian Crossing Aisle

WINDSOR AVENUE



ENTRANCE



FIRE HYDRANT

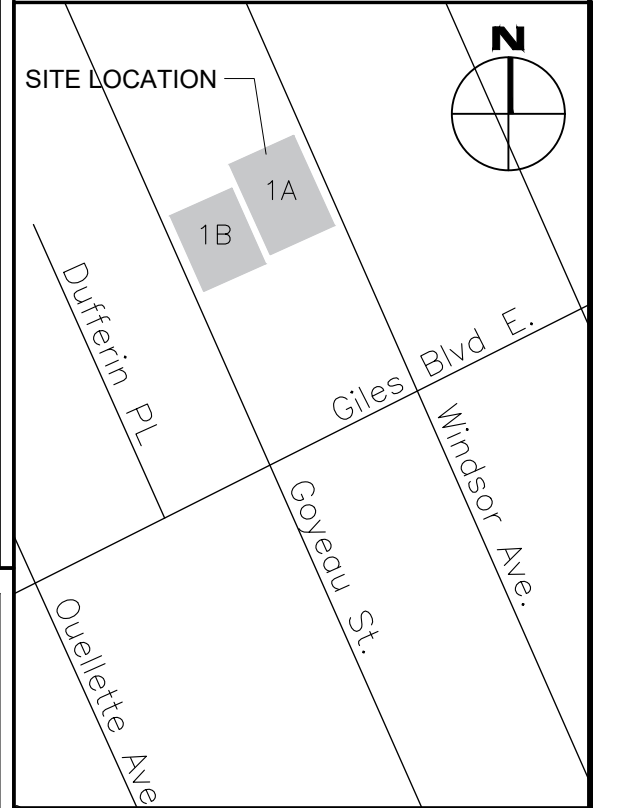
FIRE HYDRANT

GOYEAU STREET

1 FIRST FLOOR PLAN
 SP-1R1 3/16" = 1'-0"

Item	Site Data Matrix Lot (A)	OBC Reference																					
1	Project Description: 1140 GOYEAU ST. & 0 WINDSOR AVE. ON Canada	New Addition Alteration Change of Use Part 3 Part 9 Part 11																					
2	Zoning Proposed: Residential District RD 3.3																						
3	Existing Land Use: Parking Lot																						
4	Major Occupancy(s): Parking Lot																						
5	Building Classification: N/A																						
6	<table border="1"> <tr> <th>Site Area</th> <th>Building Area</th> <th>Gross Area</th> </tr> <tr> <td>Existing: 2,156.9sq.m</td> <td>Existing: 0.0 sq.m</td> <td>Existing: 0.0 sq.m</td> </tr> <tr> <td>Proposed: 0.0 sq.m</td> <td>Proposed: 0.0 sq.m</td> <td>Proposed: 0.0 sq.m</td> </tr> <tr> <td>Total: 2,156.9sq.m</td> <td>Total: 0.0sq.m</td> <td>Total: 0.0 sq.m</td> </tr> </table>	Site Area	Building Area	Gross Area	Existing: 2,156.9sq.m	Existing: 0.0 sq.m	Existing: 0.0 sq.m	Proposed: 0.0 sq.m	Proposed: 0.0 sq.m	Proposed: 0.0 sq.m	Total: 2,156.9sq.m	Total: 0.0sq.m	Total: 0.0 sq.m										
Site Area	Building Area	Gross Area																					
Existing: 2,156.9sq.m	Existing: 0.0 sq.m	Existing: 0.0 sq.m																					
Proposed: 0.0 sq.m	Proposed: 0.0 sq.m	Proposed: 0.0 sq.m																					
Total: 2,156.9sq.m	Total: 0.0sq.m	Total: 0.0 sq.m																					
7	<table border="1"> <tr> <th>Lot Coverage</th> <th>Minimum Lot Width</th> <th>Building Height</th> </tr> <tr> <td>Maximum: 35%</td> <td>Required: 45m</td> <td>Maximum: N/A</td> </tr> <tr> <td>Provided: N/A</td> <td>Provided: 55.1m</td> <td>Provided: N/A</td> </tr> </table>	Lot Coverage	Minimum Lot Width	Building Height	Maximum: 35%	Required: 45m	Maximum: N/A	Provided: N/A	Provided: 55.1m	Provided: N/A													
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Minimum Front Yard Depth	Minimum Rear yard Depth	Minimum Side Yard Depth																					
Required: N/A	Required: N/A	Required: N/A																					
Provided: N/A	Provided: N/A	Provided: N/A																					
9	<table border="1"> <tr> <th>Parking</th> <th>Bicycle Spaces</th> <th>Loading Spaces</th> </tr> <tr> <td>Use Classification: 1.25</td> <td>Existing: 0</td> <td>Existing: 0</td> </tr> <tr> <td>/per unit</td> <td>Proposed: 0</td> <td>Proposed: 0</td> </tr> <tr> <td>Existing: 80</td> <td>Required: 0</td> <td>Required: 0</td> </tr> <tr> <td>Proposed: 0</td> <td>Total: 0</td> <td>Total: 0</td> </tr> <tr> <td>Required: 67</td> <td></td> <td></td> </tr> <tr> <td>Total: 80</td> <td></td> <td></td> </tr> </table>	Parking	Bicycle Spaces	Loading Spaces	Use Classification: 1.25	Existing: 0	Existing: 0	/per unit	Proposed: 0	Proposed: 0	Existing: 80	Required: 0	Required: 0	Proposed: 0	Total: 0	Total: 0	Required: 67			Total: 80			
Parking	Bicycle Spaces	Loading Spaces																					
Use Classification: 1.25	Existing: 0	Existing: 0																					
/per unit	Proposed: 0	Proposed: 0																					
Existing: 80	Required: 0	Required: 0																					
Proposed: 0	Total: 0	Total: 0																					
Required: 67																							
Total: 80																							
10	<table border="1"> <tr> <th>Landscaped Area</th> <th>Curbing Length</th> <th>Screening Fence Length</th> </tr> <tr> <td>Existing: 188sq.m</td> <td>Existing: EXISTING</td> <td>Existing: EXISTING</td> </tr> <tr> <td>Proposed: 0.0</td> <td>Proposed: EXISTING</td> <td>Proposed: EXISTING</td> </tr> <tr> <td>Total: 188sq.f</td> <td>Total: EXISTING</td> <td>Total: EXISTING</td> </tr> </table>	Landscaped Area	Curbing Length	Screening Fence Length	Existing: 188sq.m	Existing: EXISTING	Existing: EXISTING	Proposed: 0.0	Proposed: EXISTING	Proposed: EXISTING	Total: 188sq.f	Total: EXISTING	Total: EXISTING										
Landscaped Area	Curbing Length	Screening Fence Length																					
Existing: 188sq.m	Existing: EXISTING	Existing: EXISTING																					
Proposed: 0.0	Proposed: EXISTING	Proposed: EXISTING																					
Total: 188sq.f	Total: EXISTING	Total: EXISTING																					

1179 LAUZON RD, WINDSOR, ONTARIO, N8S 3M9
 E-mail: ap.nufusion@gmail.com Cell: 519-890-9614



KEY PLAN
N.T.S.

Item	Site Data Matrix Lot (B)	OBC Reference																					
1	Project Description: 1140 GOYEAU ST. & 0 WINDSOR AVE ON Canada	X New Addition Alteration Change of Use X Part 3 Part 9 Part 11																					
2	Zoning Proposed: Residential District RD 3.3																						
3	Existing Land Use: Vacant																						
4	Major Occupancy(s): Residential																						
5	Building Classification: Group (C) 3.2.2. (48) up to 6 Storeys, Sprinklered, Noncombustible																						
6	<table border="1"> <tr> <th>Site Area</th> <th>Building Area</th> <th>Gross Area</th> </tr> <tr> <td>Existing: 1,728.0 sq.m</td> <td>Existing: 0.0 sq.m</td> <td>Existing: 0.0 sq.m</td> </tr> <tr> <td>Proposed: 0.0sq.m</td> <td>Proposed: 753 sq.m</td> <td>Proposed: 4,518 sq.m</td> </tr> <tr> <td>Total: 1,728.0sq.m</td> <td>Total: 753sq.m</td> <td>Total: 4,518 sq.m</td> </tr> </table>	Site Area	Building Area	Gross Area	Existing: 1,728.0 sq.m	Existing: 0.0 sq.m	Existing: 0.0 sq.m	Proposed: 0.0sq.m	Proposed: 753 sq.m	Proposed: 4,518 sq.m	Total: 1,728.0sq.m	Total: 753sq.m	Total: 4,518 sq.m										
Site Area	Building Area	Gross Area																					
Existing: 1,728.0 sq.m	Existing: 0.0 sq.m	Existing: 0.0 sq.m																					
Proposed: 0.0sq.m	Proposed: 753 sq.m	Proposed: 4,518 sq.m																					
Total: 1,728.0sq.m	Total: 753sq.m	Total: 4,518 sq.m																					
7	<table border="1"> <tr> <th>Lot Coverage</th> <th>Minimum Lot Width</th> <th>Building Height</th> </tr> <tr> <td>Maximum: 35%</td> <td>Required: 45m</td> <td>Maximum: 6 storeys</td> </tr> <tr> <td>Provided: 43.5%</td> <td>Provided: 46m</td> <td>Provided: 22.9 (6 storeys)</td> </tr> </table>	Lot Coverage	Minimum Lot Width	Building Height	Maximum: 35%	Required: 45m	Maximum: 6 storeys	Provided: 43.5%	Provided: 46m	Provided: 22.9 (6 storeys)													
Lot Coverage	Minimum Lot Width	Building Height																					
Maximum: 35%	Required: 45m	Maximum: 6 storeys																					
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Minimum Front Yard Depth	Minimum Rear yard Depth	Minimum Side Yard Depth																					
Required: N/A	Required: N/A	Required: N/A																					
Provided: 6.1m	Provided: 6.1m	Provided: 5.0m																					
9	<table border="1"> <tr> <th>Parking</th> <th>Bicycle Spaces</th> <th>Loading Spaces</th> </tr> <tr> <td>Use Classification: 1.25</td> <td>Existing: 0</td> <td>Existing: 0</td> </tr> <tr> <td>/per unit</td> <td>Proposed: 4</td> <td>Proposed: 1</td> </tr> <tr> <td>Existing: 0</td> <td>Required: 4</td> <td>Required: 1</td> </tr> <tr> <td>Proposed: 4</td> <td>Total: 4</td> <td>Total: 1</td> </tr> <tr> <td>Required: 67</td> <td></td> <td></td> </tr> <tr> <td>Total: 4</td> <td></td> <td></td> </tr> </table>	Parking	Bicycle Spaces	Loading Spaces	Use Classification: 1.25	Existing: 0	Existing: 0	/per unit	Proposed: 4	Proposed: 1	Existing: 0	Required: 4	Required: 1	Proposed: 4	Total: 4	Total: 1	Required: 67			Total: 4			
Parking	Bicycle Spaces	Loading Spaces																					
Use Classification: 1.25	Existing: 0	Existing: 0																					
/per unit	Proposed: 4	Proposed: 1																					
Existing: 0	Required: 4	Required: 1																					
Proposed: 4	Total: 4	Total: 1																					
Required: 67																							
Total: 4																							
10	<table border="1"> <tr> <th>Landscaped Area</th> <th>Curbing Length</th> <th>Screening Fence Length</th> </tr> <tr> <td>Existing: 0.0sq.m</td> <td>Existing: 0.0 m</td> <td>Existing: 0.0m</td> </tr> <tr> <td>Proposed: 489 sq.m (28%)</td> <td>Proposed: 57 m</td> <td>Proposed: 58m</td> </tr> <tr> <td>Total: 489 sq.m (28%)</td> <td>Total: 57 m</td> <td>Total: 58m</td> </tr> </table>	Landscaped Area	Curbing Length	Screening Fence Length	Existing: 0.0sq.m	Existing: 0.0 m	Existing: 0.0m	Proposed: 489 sq.m (28%)	Proposed: 57 m	Proposed: 58m	Total: 489 sq.m (28%)	Total: 57 m	Total: 58m										
Landscaped Area	Curbing Length	Screening Fence Length																					
Existing: 0.0sq.m	Existing: 0.0 m	Existing: 0.0m																					
Proposed: 489 sq.m (28%)	Proposed: 57 m	Proposed: 58m																					
Total: 489 sq.m (28%)	Total: 57 m	Total: 58m																					

DATE	NO.	ISSUED FOR
10 MAY '24		PRE-APPLICATION
20 MAY '23		PRE-APPLICATION
16 JUN. '22		PRE-APPLICATION
16 NOV. '21		PRE-APPLICATION
29 MAY. '21		CLIENT REVIEW

Item	Site Data Matrix Lot (A&B)	OBC Reference																					
1	Project Description: 1140 GOYEAU ST. & 0 WINDSOR AVE. ON Canada	X New Addition Alteration Change of Use X Part 3 Part 9 Part 11																					
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5	Building Classification: Group (C) 3.2.2. (48) up to 6 Storeys, Sprinklered, Noncombustible																						
6	<table border="1"> <tr> <th>Site Area</th> <th>Building Area</th> <th>Gross Area</th> </tr> <tr> <td>Existing: 3,884.9 sq.m</td> <td>Existing: 0.0 sq.m</td> <td>Existing: 0.0 sq.m</td> </tr> <tr> <td>Proposed: 0.0sq.m</td> <td>Proposed: 753 sq.m</td> <td>Proposed: 4,518 sq.m</td> </tr> <tr> <td>Total: 3,884.9sq.m</td> <td>Total: 753 sq.m</td> <td>Total: 4,518 sq.m</td> </tr> </table>	Site Area	Building Area	Gross Area	Existing: 3,884.9 sq.m	Existing: 0.0 sq.m	Existing: 0.0 sq.m	Proposed: 0.0sq.m	Proposed: 753 sq.m	Proposed: 4,518 sq.m	Total: 3,884.9sq.m	Total: 753 sq.m	Total: 4,518 sq.m										
Site Area	Building Area	Gross Area																					
Existing: 3,884.9 sq.m	Existing: 0.0 sq.m	Existing: 0.0 sq.m																					
Proposed: 0.0sq.m	Proposed: 753 sq.m	Proposed: 4,518 sq.m																					
Total: 3,884.9sq.m	Total: 753 sq.m	Total: 4,518 sq.m																					
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Parking	Bicycle Spaces	Loading Spaces																					
Use Classification: 1.25	Existing: 0	Existing: 0																					
/per unit	Proposed: 4	Proposed: 1																					
Existing: 0.0	Required: 4	Required: 1																					
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Proposed: 677 sq.m	Proposed: 57 m	Proposed: EXISTING																					
Total: 677 sq.m	Total: 57 m	Total: EXISTING																					

PROJECT
NEW RESIDENTIAL BUILDING COMPLEX
 1140 GOYEAU ST.
 WINDSOR, ONTARIO N9A 1J1
 DWG. TITLE
 PROPOSED PROPERTY SITE PLAN

DATE : MAY 2021
 SCALE : AS NOTED
 DESIGNED BY : JF
 DRAWN BY : JF
 CHECKED BY : AP
 APPROVED BY :
 PROJECT NO. : 20-147
 DWG. NO.

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.
 In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism.

S-1R2