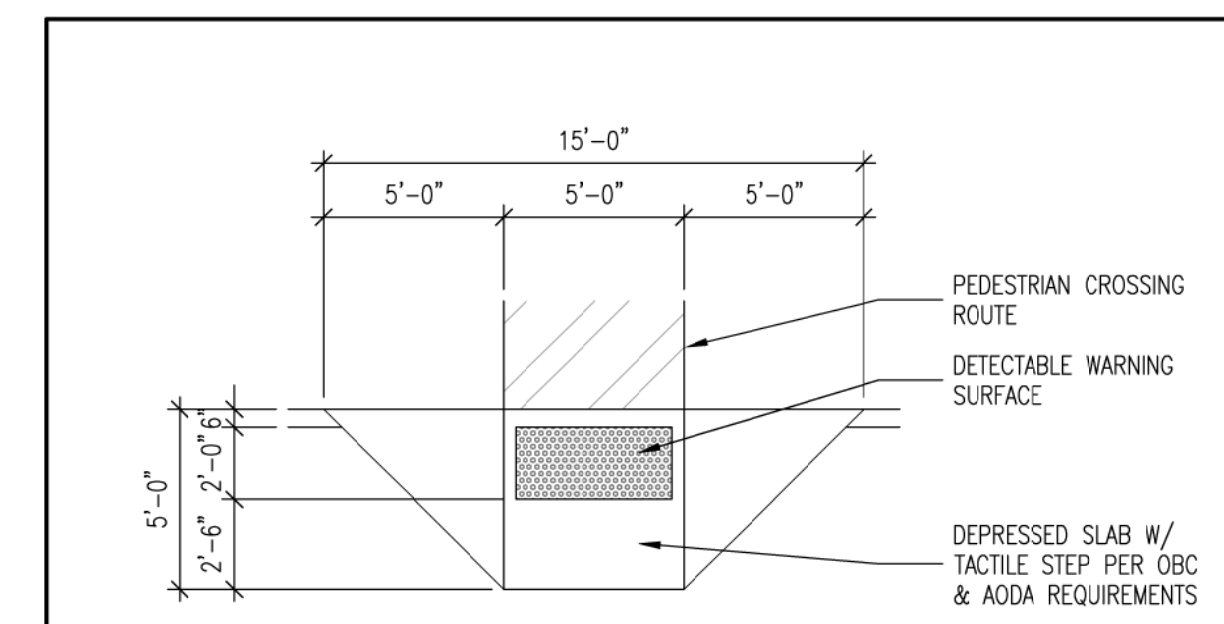
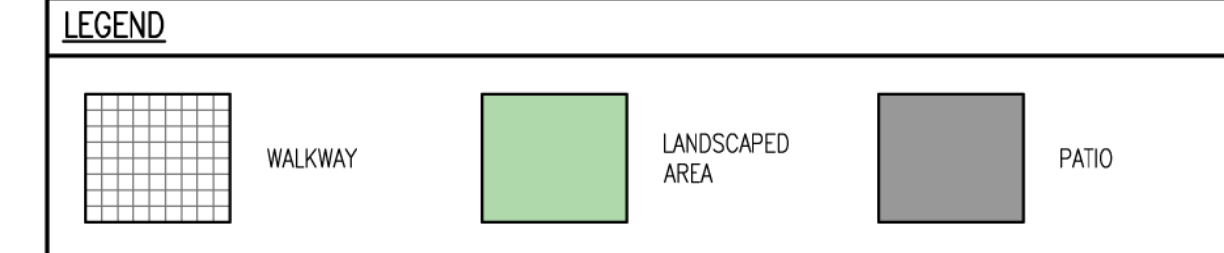


SITE DATA : ZONED CD2.1 — NEW AREA SITE SPECIFIC BASED OFF RD3.2 (BYLAW 8600)

	REQUIRED	PROPOSED
a. LOT AREA (CORNER LOT)	MIN. 4,541.0 m ²	7,836.9 m ²
b. BUILDING AREA		1,621.2 m ²
c. BUILDING LOT COVERAGE (%)	MAX. 35.0%	20.7 %
d. BUILDING GROSS FLOOR AREA (G.F.A.)		9,727.2 m ²
e. BUILDING HEIGHT (CORNER LOT)	MAX. 24.0 m	21.0 m
f. NO. OF PARKING SPACES (INCLUDES HANDICAPPED SPACES)		
1.25 SPACES PER UNIT = 1.25 x 86	108 SPACES	108 SPACES
g. NO. OF HANDICAPPED PARKING SPACES (101-200)		
TYPE A	2 SPACES	2 SPACES
TYPE B	3 SPACES	3 SPACES
h. NO. OF BICYCLE PARKING SPACES (20 OR MORE)	7 SPACES	8 SPACES
i. PAVED AREA COVERAGE		3,368.5 m ² 43.0 %
j. LANDSCAPED AREA		
HARD (INCLUDES PICKLEBALL COURT)		834.7 m ²
SOFT		1,914.0 m ²
TOTAL		2,748.7 m ²
COVERAGE	MIN. 35.0 %	35.1 %
k. LINEAR CONCRETE CURB		422.1 m
l. DWELLING UNIT DENSITY (CORNER LOT)	188/ha (MAX.)	111 UNITS/ha



TYPICAL CURB RAMP PLAN
SCALE : 3/16" = 1'-0"

UNIT COUNTS

1ST FLOOR — 1 3 BEDROOM (1,300 S.F.) (11 UNITS) — 6 2 BEDROOM (1,000 S.F.) — 4 1 BEDROOM (750 S.F.)	5TH FLOOR — 2 3 BEDROOM (1,300 S.F.) (15 UNITS) — 9 2 BEDROOM (1,000 S.F.) — 4 1 BEDROOM (750 S.F.)
2ND FLOOR — 2 3 BEDROOM (1,300 S.F.) (15 UNITS) — 9 2 BEDROOM (1,000 S.F.) — 4 1 BEDROOM (750 S.F.)	6TH FLOOR — 2 3 BEDROOM (1,300 S.F.) (15 UNITS) — 9 2 BEDROOM (1,000 S.F.) — 4 1 BEDROOM (750 S.F.)
3RD FLOOR — 2 3 BEDROOM (1,300 S.F.) (15 UNITS) — 9 2 BEDROOM (1,000 S.F.) — 4 1 BEDROOM (750 S.F.)	TOTAL — 11 3 BEDROOM — 51 2 BEDROOM (6 B.F.) — 24 1 BEDROOM (6 B.F.) = 86 UNITS (12 B.F.)
4TH FLOOR — 2 3 BEDROOM (1,300 S.F.) (15 UNITS) — 9 2 BEDROOM (1,000 S.F.) — 4 1 BEDROOM (750 S.F.)	

NOTE: A BUILDING SHALL NOT BE LOCATED BENEATH EXISTING ABOVE GROUND ELECTRICAL CONDUCTORS. WHERE A BUILDING IS TO BE CONSTRUCTED IN PROXIMITY TO ABOVE GROUND ELECTRICAL CONDUCTORS, HORIZONTAL CLEARANCE BETWEEN BUILDING AND CONDUCTORS SHALL COMPLY WITH SUBSECTION 3.1.19 OF THE O.B.C.

NOTE: FIRE-ROUTE SIGNS SHALL BE APPROVED BY THE CITY OF WINDSOR & FIRE DEPARTMENT — NEW SIGNS TO BE PLACED NO LESS THAN 50 FEET AND NOT MORE THAN 150 FEET APART. AS ACCESSIBLE PARKING SIGN FIRE ROUTE SIGN PER CITY OF WINDSOR STANDARDS

NOTE: ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.23 OF THE REGULATION 191/11 TO THE ACCESSIBILITY ON ONTARIANS WITH DISABILITIES ACT SECTIONS 3.8.1.3 AND 3.8.3.2 OF THE O.B.C.

NOTE: ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.26(1) OF ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTION 3.8.3.18 OF THE O.B.C.

2024/09/24 ZBA, STAGE 2

2024/05/17 ZBA, STAGE 1

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 OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

stamp:

A architectural
D design
A associates inc. architect

1670 mercer street
windsor ontario canada n8x 3p7
ph 519.254.3430 fax 519.254.3642
email - info@ada-architect.ca www.ada-architect.ca

project:
PROPOSED 6 STOREY APARTMENT BUILDING WYANDOTTE ST. E AND WATSON AVE., WINDSOR ON

client:
BAKER INVESTMENTS

title:
SITE PLAN

scale:
AS SHOWN

drawn by:
JT

checked by:
SMB

date:
MAY, 2024

comm. no.:
2024-083

sheet no.:

A1.0

