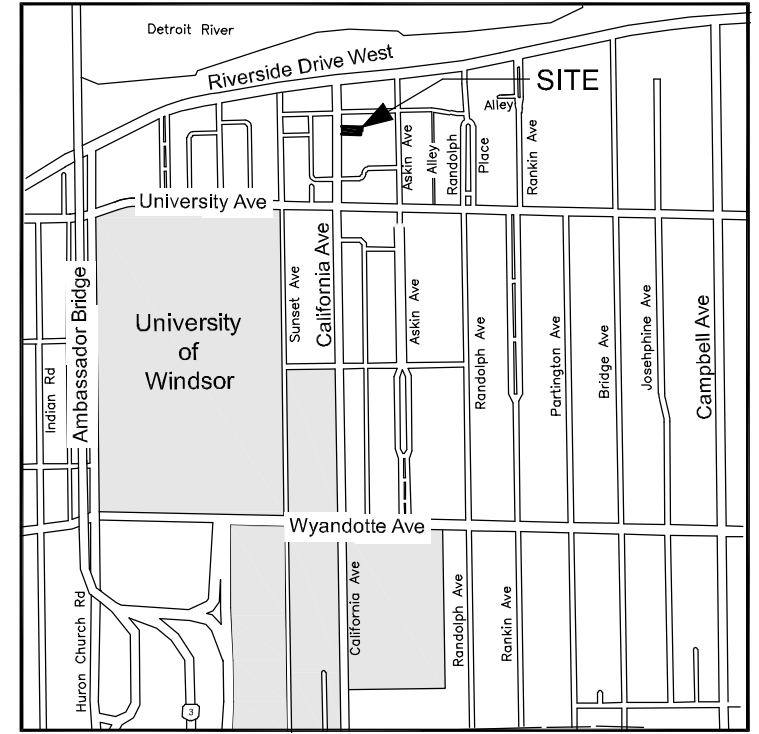
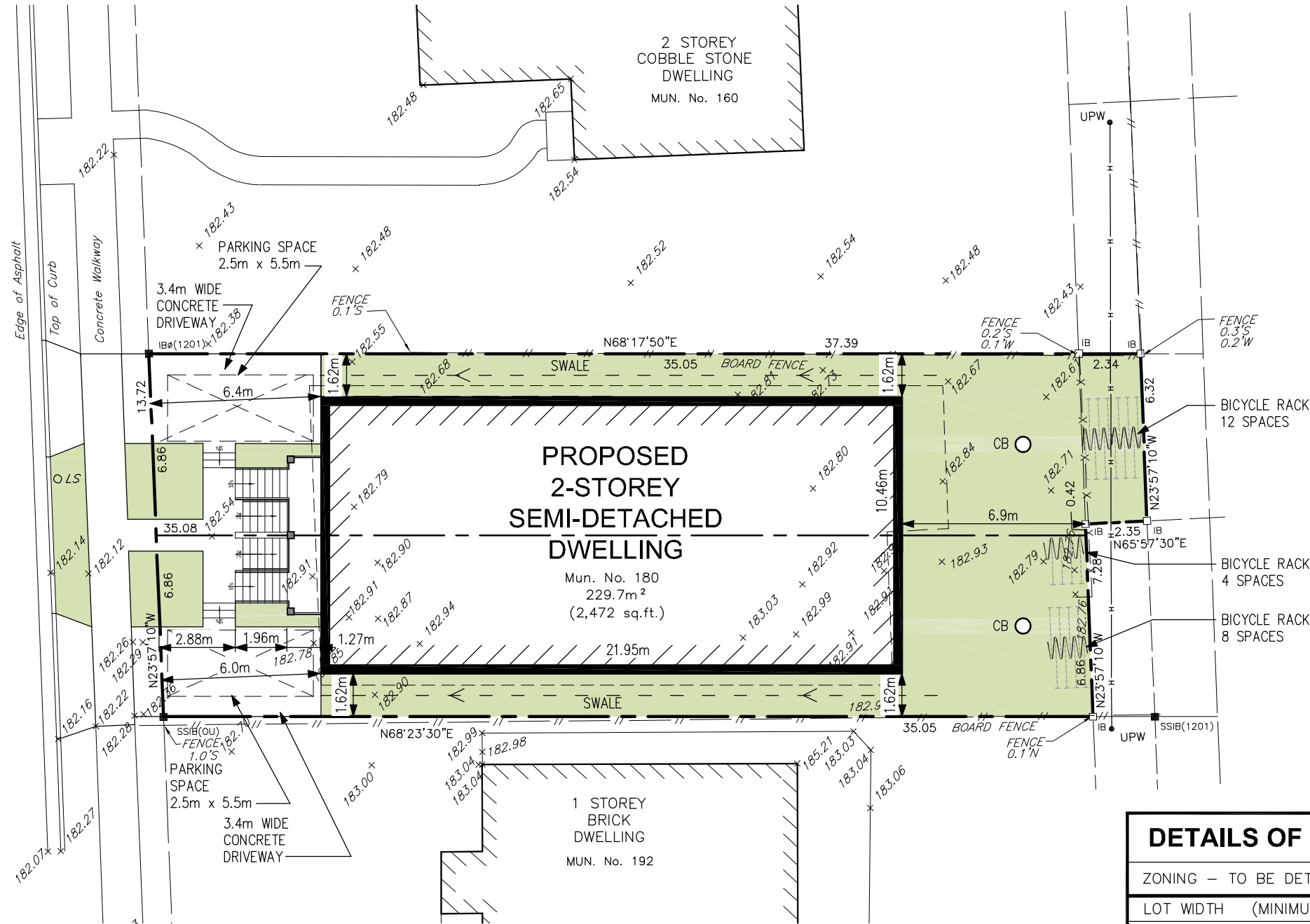


CALIFORNIA AVENUE



Location Map

SCALE: Not to scale

Site Plan

SCALE: 1:200



LEGAL DESCRIPTION:
 LOT 5,
 REGISTERED PLAN 804,
 And
 PART OF ALLEY
 REGISTERED PLAN 51
 In The
 CITY OF WINDSOR,
 COUNTY OF ESSEX, ONTARIO

DETAILS OF DEVELOPMENT (SEMI-DETACHED)				
ZONING - TO BE DETERMINED	RD2.2 REQUIRED	PROVIDED	COMMENTS	VARIANCE REQUIRED
LOT WIDTH (MINIMUM)	15.0m	13.72m		✓
LOT AREA (MINIMUM)	450m ²	496m ²		
LOT COVERAGE (MAXIMUM)	45%	46.3%		✓
BUILDING HEIGHT	9.0m	9.0m (FROM GRADE)	9.75m FROM CROWN	
FRONT YARD (MINIMUM)	6.0m	6.0m		
REAR YARD (MINIMUM)	7.5m	6.9m		✓
SIDE YARD (MINIMUM)	1.2m	1.62m		
DWELLING UNITS		6	2 ADU PER DWELLING	
PARKING SPACES	2	2		
BICYCLE SPACES	-	24		
BUILDING AREA	-	229.7m ² (2,472 sq.ft.)		
GROSS FLOOR AREA	400m ²	757.4m ² (8,151.4 sq.ft.)		✓

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CLIENT:
AGBABA HOLDINGS CORPORATION

PROJECT:
180 CALIFORNIA AVENUE
 Windsor

DRAWING TITLE:
PRELIMINARY SITE PLAN
 SCALE: 1:200 ACAD REFERENCE: 4761 -P1- Site Plan

DATE:
May 10, 2024
 DRAWN BY:
 I.A.Z.

ISSUED FOR:

PROJECT NUMBER:
4761

SHEET NUMBER:
P1