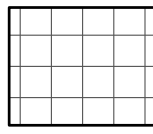


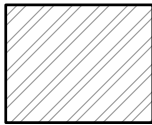
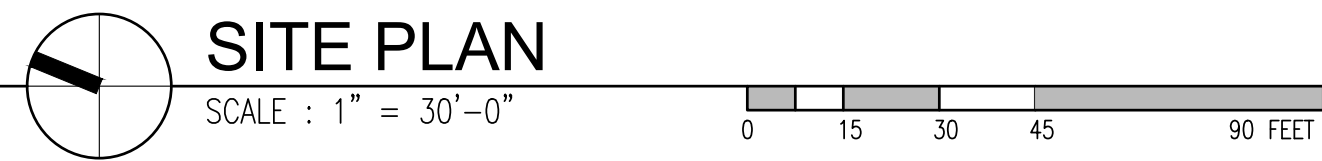
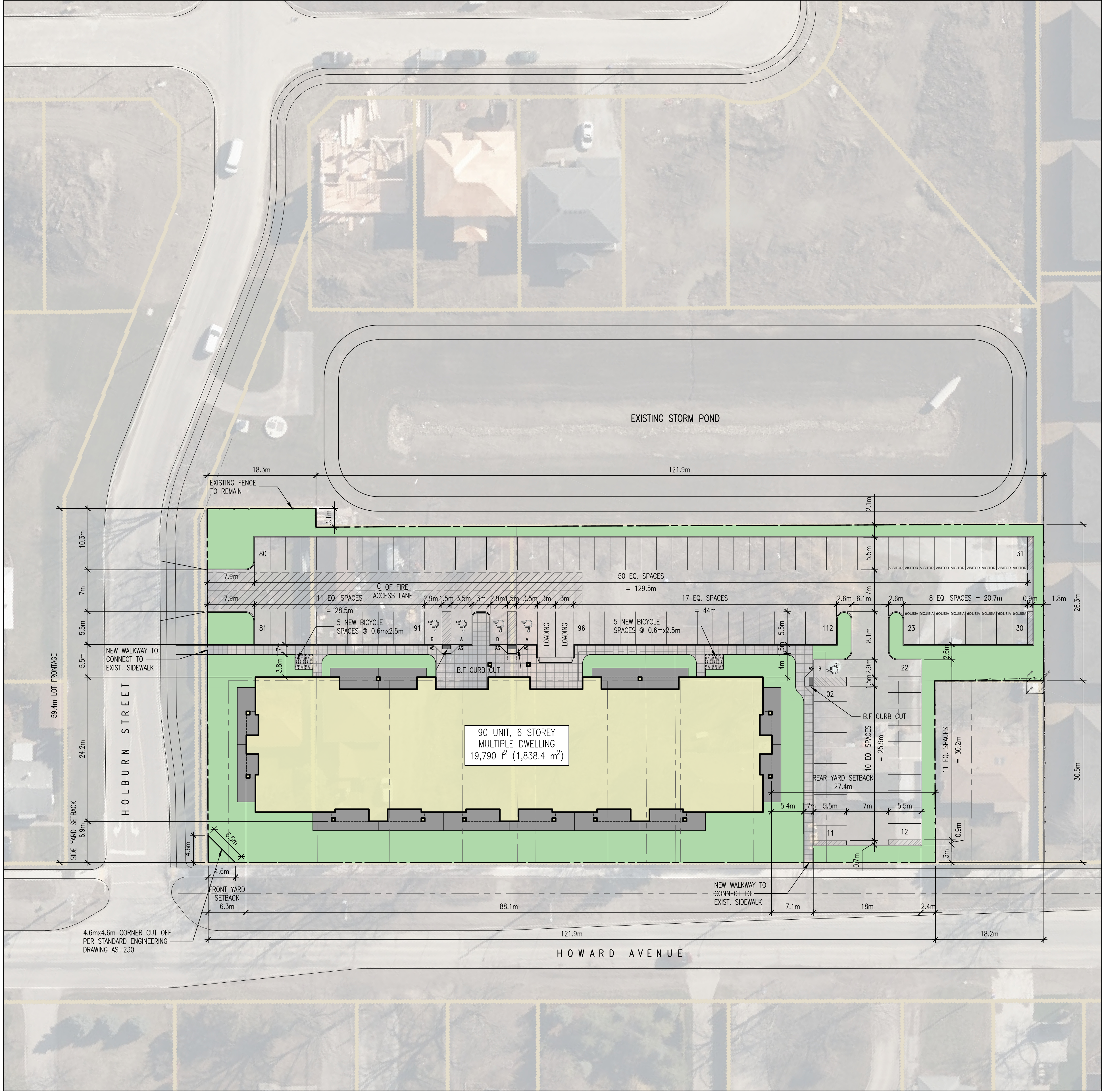


SITE DATA : ZONED HRD1.1 (BYLAW 8600) (STATS BASED OFF RD3.2)				
		REQUIRED	PROPOSED	VARIANCE
a.	LOT AREA	MIN. 4,629.0 m ²	7,413.7 m ²	-
b.	LOT FRONTAGE (CORNER LOT)	MIN. 30.0 m	59.4 m	-
c.	BUILDING AREA	-	1,838.4 m ²	-
d.	BUILDING LOT COVERAGE	MAX. 35.0 %	24.7 %	-
e.	BUILDING GROSS FLOOR AREA (G.F.A.)	-	11,030.4 m ²	-
f.	BUILDING HEIGHT (CORNER LOT)	MAX. 24.0 m	20.0 m	-
g.	BUILDING SETBACKS			
	FRONT - NORTH	-	6.3 m	-
	REAR - SOUTH	-	27.4 m	-
	SIDE EXTERIOR - WEST	-	6.9 m	-
	SIDE INTERIOR - EAST	-	25.2 m	-
h.	NO. OF PARKING SPACES (INCLUDES ACCESSIBLE SPACES) 1.25 SPACES PER UNIT	112 SPACES	112 SPACES	-
i.	NO. OF ACCESSIBLE PARKING SPACES 101 TO 200 SPACES TYPE 'A' TYPE 'B'	2 SPACES 2 SPACES	2 SPACES 3 SPACES	- -
j.	NO. OF LOADING SPACE G.F.A. 7,500m ² TO 15,000m ² SIZE = 3.0mX7.5mX3.5m	2 SPACE	2 SPACE	-
k.	NO. OF REQUIRED BICYCLE PARKING SPACES 20 OR MORE	7 SPACES	10 SPACES	-
l.	PAVED AREA COVERAGE	-	2,980.9 m ² 40.2 %	-
m.	LANDSCAPED OPEN SPACE			
	HARD	-	798.3 m ²	-
	SOFT	-	1,796.1 m ²	-
	TOTAL	-	2,594.4 m ²	-
	COVERAGE	MIN. 35.0 %	35.0 %	-
n.	LINEAR CONCRETE CURB	-	425.3 m	-
o.	SITE DENSITY (CORNER LOT) 188 UNITS PER HECTARE	MAX. 140 UNITS	90 UNITS	-

LEGEND

	WALKWAY		LANDSCAPED AREA
	RESIDENT PATIO		PAINTED ASPHALT

UNIT COUNTS			
1ST FLOOR (14 UNITS)	- 4(1A) 1-BED (830 f ²) - 6(2A) 2-BED (1,135 f ²) - 4(2B) 2-BED (1,135 f ²)	5TH FLOOR (14 UNITS)	- 6(2A) 2-BED (1,135 f ²) - 4(2B) 2-BED (1,135 f ²) - 2(2C) 2-BED (1,055 f ²) - 2(3A) 3-BED (1,660 f ²)
2ND FLOOR (16 UNITS)	- 4(1A) 1-BED (830 f ²) - 6(2A) 2-BED (1,135 f ²) - 4(2B) 2-BED (1,135 f ²) - 2(2C) 2-BED (1,055 f ²)	6TH FLOOR (14 UNITS)	- 6(2A) 2-BED (1,135 f ²) - 4(2B) 2-BED (1,135 f ²) - 2(2C) 2-BED (1,055 f ²) - 2(3A) 3-BED (1,660 f ²)
3RD FLOOR (16 UNITS)	- 4(1A) 1-BED (830 f ²) - 6(2A) 2-BED (1,135 f ²) - 4(2B) 2-BED (1,135 f ²) - 2(2C) 2-BED (1,055 f ²)	TOTAL	- 16 1-BEDROOM - 70 2-BEDROOM = 4 3-BEDROOM = 90 UNITS
4TH FLOOR (16 UNITS)	- 4(1A) 1-BED (830 f ²) - 6(2A) 2-BED (1,135 f ²) - 4(2B) 2-BED (1,135 f ²) - 2(2C) 2-BED (1,055 f ²)		



2026/01/05 REVISED PARKING

2025/11/05 REVISED PARKING

2025/09/30 SPC STAGE 2 REVISION

2025/08/25 SPC STAGE 2 REVISION

2025/03/13 OWNER REVIEW

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:

PROPOSED RESIDENTIAL
DEVELOPMENT
3694-3738 HOWARD AVENUE
WINDSOR, ON

client:

RAUTI

title:

SITE PLAN

scale:

AS SHOWN

drawn by:

JT, DM

checked by:

JBK

date:

APRIL, 2024

comm. no.:

2024-072

sheet no.:

A1.0