

2026/04/17	SPC REVISION
2025/11/10	PLANNING REVIEW
2025/09/22	CLIENT REVIEW
2025/07/07	CLIENT REVIEW
2024/05/30	SITE PLAN CONTROL PRE-CONSULTATION

general notes:  
 1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.  
 2. DRAWINGS SHALL NOT BE SCALED.  
 3. 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.  
 4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.  
 5. 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.  
 6. 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.  
 7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S METHODS, TECHNIQUES OR THE CONSTRUCTION OF THIS FACILITY.

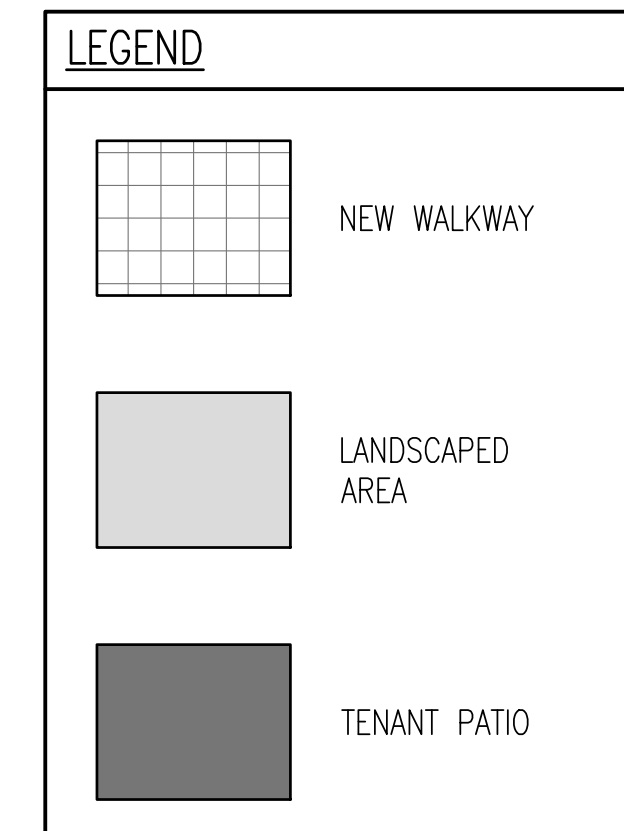


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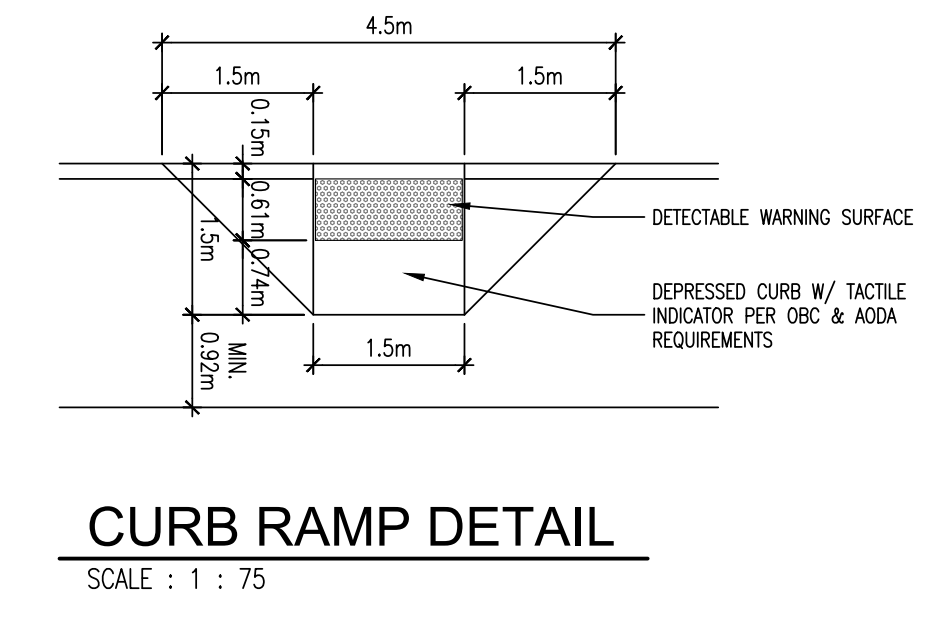
project:  
**ASTORIA DEVELOPMENT**  
 HOWARD AVENUE,  
 WINDSOR, ONTARIO  
 client:  
**FORTIS GROUP**  
 title:  
**SITE PLAN & SITE DATA**

scale:  
**AS SHOWN**  
 drawn by:  
**SJP**  
 checked by:  
**SMB**  
 date:  
**MAY, 2024**  
 comm. no.:  
**2024-078**  
 sheet no.:

**SPC1.0**



SITE DATA MATRIX : SITE ZONING : HRD1.1		REQUIRED	PROPOSED	REQUIRED	PROPOSED
a.	LOT AREA		15,739.11 m <sup>2</sup>		
b.	BUILDING AREA				
	APARTMENT BUILDING 1		1,245.37 m <sup>2</sup>		
	APARTMENT BUILDING 2		1,245.37 m <sup>2</sup>		
	TOWNHOUSE 1		330.00 m <sup>2</sup>		
	TOWNHOUSE 2		330.00 m <sup>2</sup>		
	TOWNHOUSE 3		330.00 m <sup>2</sup>		
	TOWNHOUSE 4		330.00 m <sup>2</sup>		
	TOTAL		3,810.74 m <sup>2</sup>		
c.	BUILDING LOT COVERAGE (%)		24.21 %		
d.	BUILDING GROSS FLOOR AREA (G.F.A.)				
	APARTMENT BUILDING 1		7,472.22 m <sup>2</sup>		
	APARTMENT BUILDING 2		7,472.22 m <sup>2</sup>		
	TOWNHOUSE 1		642.00 m <sup>2</sup>		
	TOWNHOUSE 2		642.00 m <sup>2</sup>		
	TOWNHOUSE 3		642.00 m <sup>2</sup>		
	TOWNHOUSE 4		642.00 m <sup>2</sup>		
	TOTAL		17,512.44 m <sup>2</sup>		
e.	BUILDING HEIGHT		20.00 m		
f.	BUILDING SETBACKS				
	FRONT - EAST		6.00 m		
	REAR - WEST		22.00 m		
	SIDE INTERIOR - NORTH		5.73 m		
	SIDE EXTERIOR - SOUTH		5.73 m		
g.	NO. OF PARKING SPACES (INCLUDES HANDICAPPED SPACES)				
	APARTMENT				
	1.25 SPACES PER UNIT				
	BUILDING 1	101 SPACES		102 SPACES	
	BUILDING 2	101 SPACES		102 SPACES	
	VISITOR PARKING 15% OF UNIT PARKING SPACES				
	BUILDING 1	15 SPACES		15 SPACES	
	BUILDING 2	15 SPACES		15 SPACES	
	TOTAL	202 SPACES		204 SPACES	
	TOWNHOUSE WITH ATTACHED GARAGE				
	1 SPACES PER DWELLING UNIT				
	BUILDING 1	4 SPACES		4 SPACES	
	BUILDING 2	4 SPACES		4 SPACES	
	BUILDING 3	4 SPACES		4 SPACES	
	BUILDING 4	4 SPACES		4 SPACES	
	TOTAL	16 SPACES		16 SPACES	
h.	NO. OF ACCESSIBLE PARKING SPACES FOR APARTMENTS				
	TYPE A	3 SPACES		3 SPACES	
	TYPE B	3 SPACES		3 SPACES	
i.	NO. OF LOADING SPACES				
	MULTIPLE DWELLING	3 SPACES		3 SPACES	
j.	NO. OF BICYCLE PARKING SPACES	11 SPACES		12 SPACES	
k.	PAVED AREA COVERAGE		6,203.70 m <sup>2</sup>		39.42 %
l.	LANDSCAPED AREA				
	HARD		1,225.71 m <sup>2</sup>		
	SOFT		4,004.06 m <sup>2</sup>		
	TOTAL		5,229.77 m <sup>2</sup>		33.23 %
n.	LINEAR CONCRETE CURB				899.07 m



**CURB RAMP DETAIL**  
 SCALE : 1 : 75