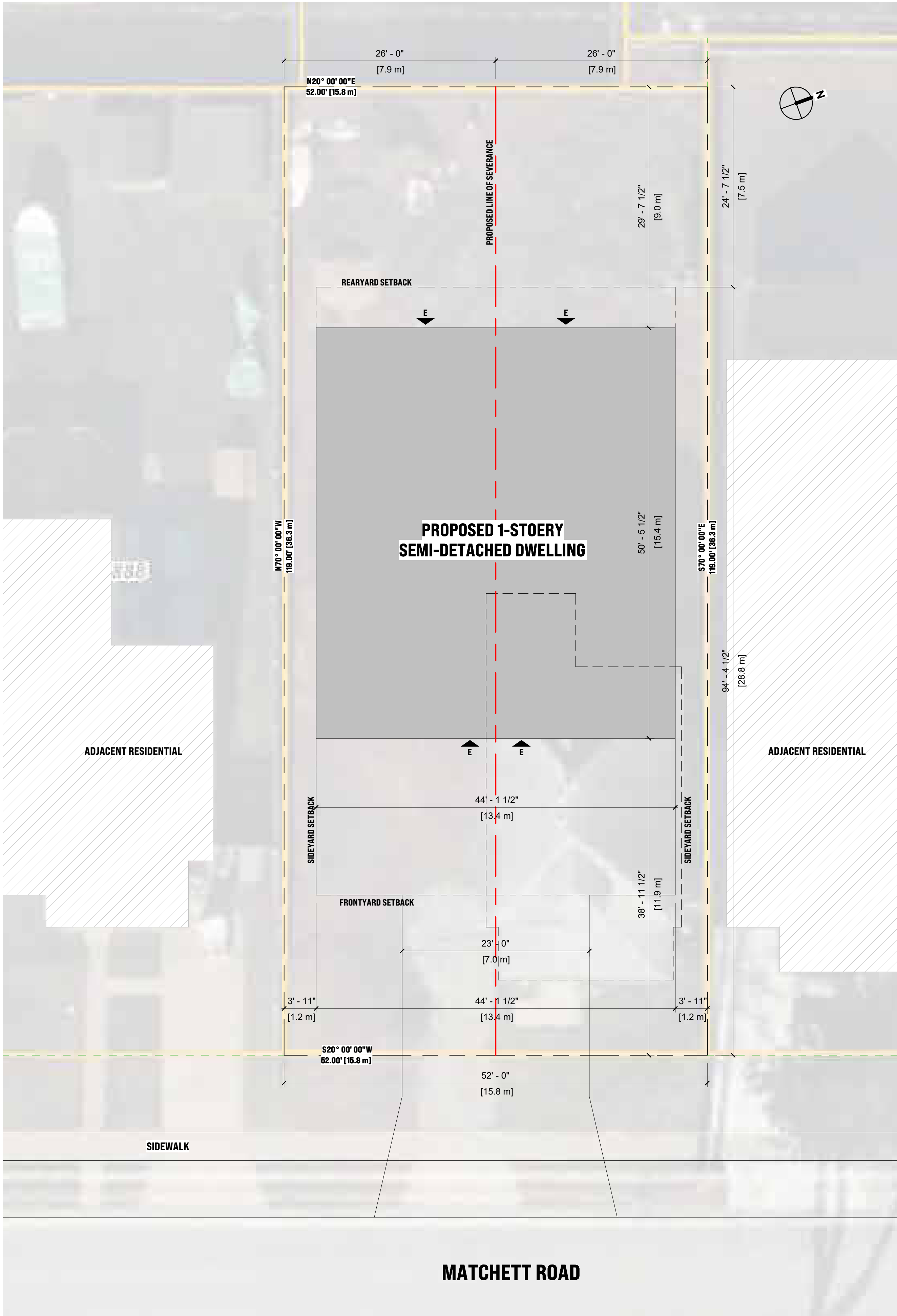




1 AERIAL VIEW
A-0 NOT TO SCALE



3 SITE PLAN
A-0 1/8" = 1'-0"

NOTES	PROJECT INFORMATION	DRAWING TITLE	DISCIPLINE SEAL	PRIMARY CONSULTANT	SUB-CONSULTANT	SUBMISSION RECORDS	PROJECT NOTES
1. DO NOT SCALE DRAWINGS 2. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK. 3. COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK. 4. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK. 5. ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL BY-LAWS.	3880 MATCHETT RD. ZBA SITE PLAN 3880 Matchett Rd, Windsor, ON N9C 2A2	AERIAL VIEW, DATA MATRIX, SITE PLAN		AVANTGROUP AVANT GROUP INC. 5980 TECUMSEH RD. E., WINDSOR, ON, N8T 1E3 PHONE : 519-300-9839 EMAIL : info@avantgroupincorp.com www.avantgroupincorp.com The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's BC20N.		1 Site Plan Agreement NO. DESCRIPTION DATE 23-11-02	SHEET SIZE ARCH D (24" x 36") PROJECT ID DATE DRAWN BY CHECKED BY APPROVED BY SCALE 23-007 2023-07-17 J.N. J.N. M.H. AS NOTED

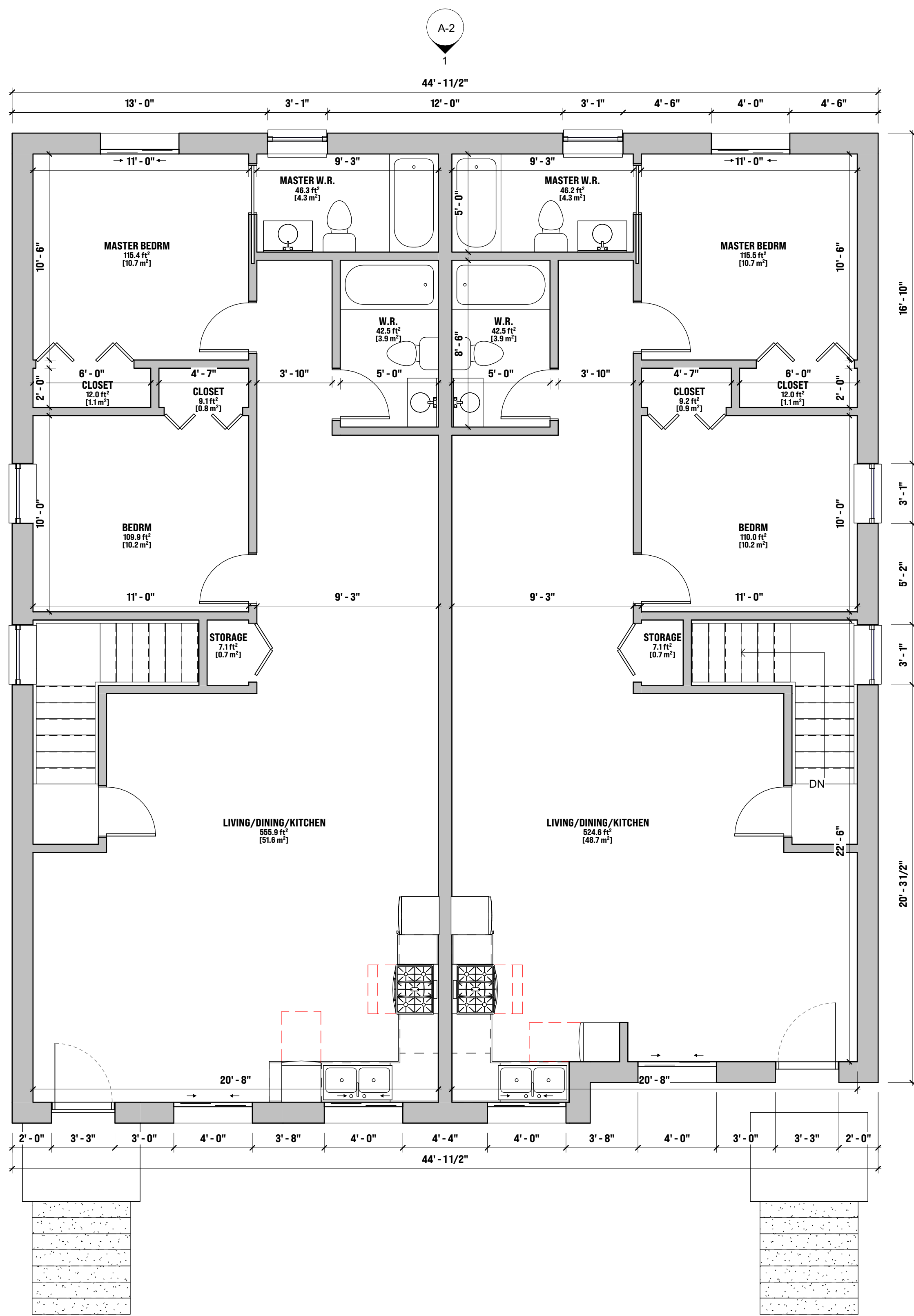
	NAME OF PROJECT: PROPOSED SEMI-DETACH DWELLING FOR ZBA APPLICATION					
	PROJECT NUMBER: 24-003					
	SITE LOCATION: 3880 Matchett Rd, Windsor, ON N9C 2A2					
ITEM	ONTARIO BUILDING CODE DATA MATRIX PART 3 or 9					OBC Reference
1	PROJECT DESCRIPTION:		☒ New ☐ Addition ☐ Change of Use ☐ Alteration	☐ Part 11 11.1 to 11.4	☐ Part 3 2.1.1 9.10.1.3	☒ Part 9 2.1.1 9.10.1.3
2	MAJOR OCCUPANCY(S) Residential					3.1.2.1.(1) 9.10.2
3	BUILDING AREA (m ²)	Existing -- m ² -- ft ²	New 257.7 m ² 2,773 ft ²	Total 257.7 m ² 2,773 ft ²	1.1.3.2	1.1.3.2
4	GROSS AREA (m ²)	Existing -- m ² -- ft ²	New 315.4 m ² 5,546 ft ²	Total 315.4 m ² 5,546 ft ²	1.1.3.2	1.1.3.2
5	NUMBER OF STOREYS	Above Grade 1	Below Grade 1		3.2.1.1 & 1.1.3.2	2.1.1.3
6	HEIGHT OF BUILDING (m) 6.0 m [19'-8"]					2.1.1.3
7	NUMBER OF STREET(S) / ACCESS ROUTE(S) 1					3.2.2.10 & 3.2.5.5
8	BUILDING CLASSIFICATION 3.2.2.47. Group C, up to 3 Storeys					3.2.2.20 - .83 9.10.4
9	SPRINKLER SYSTEM PROPOSED ☐ Entire Building ☐ Basement Only ☐ In Lieu of Roof Rating ☒ Not Required					3.2.1.5 3.2.2.17 9.10.8
10	STANDPIPE REQUIRED ☐ Yes ☒ No					3.2.9 9.10.4
11	FIRE ALARM REQUIRED ☐ Yes ☒ No					3.2.4 9.10.7.2
12	WATER SERVICE / SUPPLY IS ADEQUATE ☒ Yes ☐ No					
13	HIGH BUILDING ☐ Yes ☒ No					3.2.6
14	PERMITTED CONSTRUCTION ☐ Combustible ☐ Non-Combustible ☒ Both ACTUAL CONSTRUCTION ☐ Combustible ☐ Non-Combustible ☒ Both					3.2.2.20 - .83 9.10.6
15	MEZZANINE(S) AREA (m ²) m ²					3.2.1.1.(3) - (8) 9.10.4.1
16	OCCUPANT LOAD BASED ON ☐ m ² / person ☒ Design of Building 2 PER BEDROOM x 4 = 8					3.1.17 9.9.1.3
17	BARRIER-FREE DESIGN ☐ Yes ☒ No (Explain): RESIDENTIAL					3.8 9.5.2
18	HAZARDOUS SUBSTANCES ☐ Yes ☒ No					3.3.1.2 & 3.3.1.19 9.10.1.3.(4)
19	REQUIRED FIRE RESISTANCE RATING (F.R.R.)	HORIZONTAL ASSEMBLIES F.R.R. (HOURS)		LISTED DESIGN NO. or DESCRIPTION (S6-8)	3.2.2.20 - .83 & 3.2.1.4	9.10.8 9.10.9
		Floors	1 Hours	UL Des U419, F.R.R. (1 hr)		
		Roof	1 Hours	UL Des L510, F.R.R. (1 hr)		
		Mezzanine	-- Hours			
		F.R.R. OF SUPPORTING MEMBERS		COMPONENT UTILIZED		
		Floors	-- Hours			
		Roof	-- Hours			
		Mezzanine	-- Hours			

2 DATA MATRIX
A-0 NOT TO SCALE

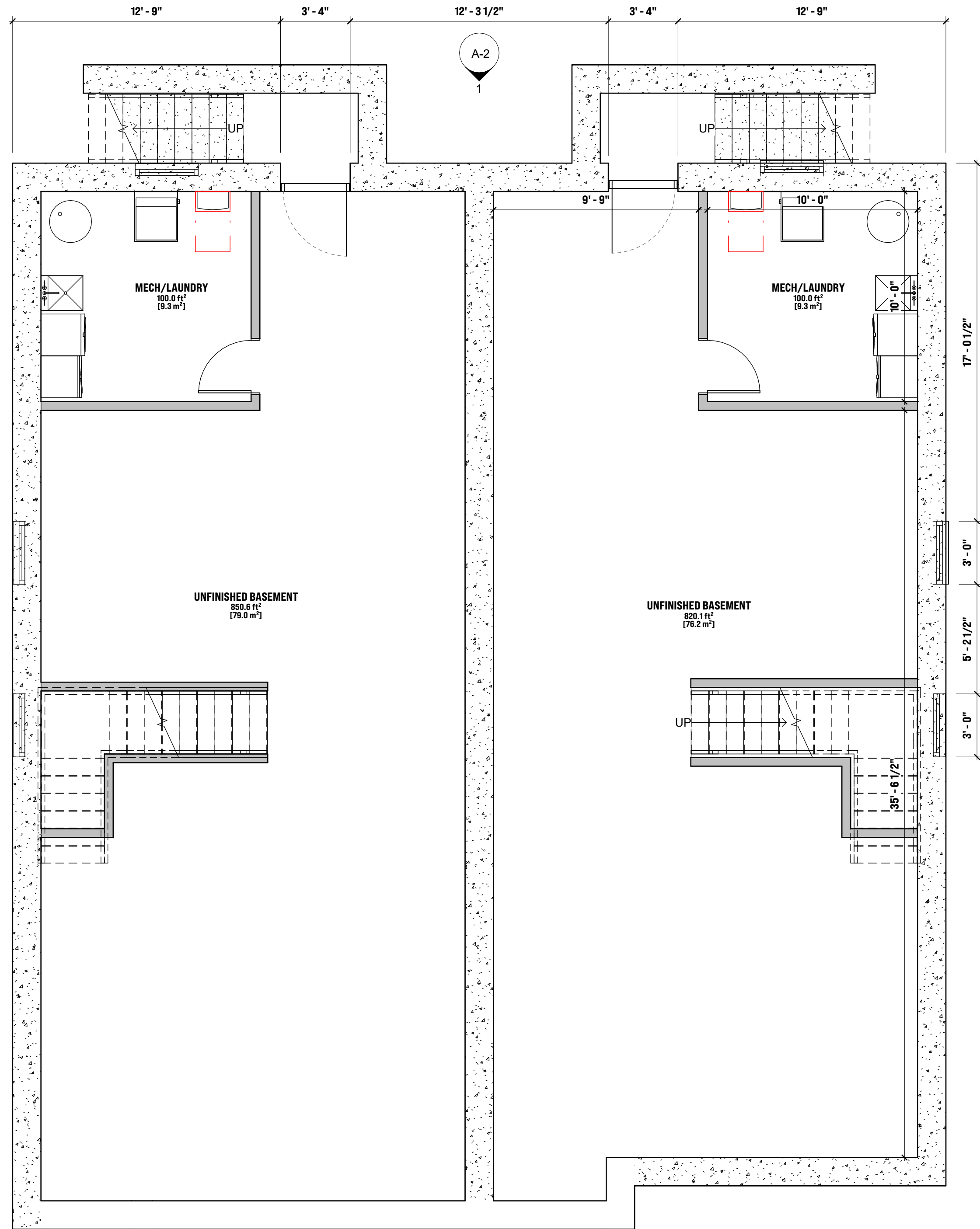
ZONING + SITE DATA

PROJECT ADDRESS	3880 MATCHETT RD., WINDSOR, ON N9C 2A2		
ROLL NUMBER	3739-050-480-04200-0000		
LEGAL DESCRIPTION	PLAN 656; LOT 53; N PT LOT 54		
CURRENT ZONING	RD1.2 - RESIDENTIAL DISTRICT 1.2		
PROPOSED ZONING	RD2.2 - RESIDENTIAL DISTRICT 2.2		
PROPOSED USE	SEMI-DETACHED DWELLING		
LOT FRONTAGE	MINIMUM 15 m	PROPOSED 15.8 m [52'-0"]	
LOT DEPTH	36.3 m [119'-0"]		
SITE AREA	MINIMUM 450.0 m²	PROPOSED 574.8 m² [6,187 ft²]	
SETBACKS	MIN. FRONT YARD MIN. REAR YARD MIN. SIDE YARD	REQUIRED 6.0 m 7.5 m 1.2 m	PROPOSED 11.9 m 9.0 m 1.2 m
FOOTPRINT	257.7 m² [2,773 ft²]		
LOT COVERAGE			
GROSS FLOOR AREA	1 st LEVEL 2 nd LEVEL TOTAL	206.8 m² [2,226 ft²] 206.8 m² [2,226 ft²] 413.6 m² [4,432 ft²]	
NUMBER OF FLOORS	1 FLOORS		
HEIGHT OF BUILDING	MAXIMUM 9.0 m [29'-6"]	PROPOSED 6.0 m [19'-8"]	
PARKING	REQUIRED PARKING SPACES: 1 PER DWELLING UNIT	REQUIRED 2	PROPOSED 2

4 ZONING + SITE MATRIX
A-0 NOT TO SCALE



1 1ST LEVEL
A-1 1/4" = 1'-0"



2 BASEMENT
A-1 1/4" = 1'-0"

NOTES

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PROJECT INFORMATION

3880 MATCHETT RD. ZBA SITE PLAN
3880 Matchett Rd, Windsor, ON N9C 2A2

DRAWING TITLE

FIRST LEVEL & BASEMENT

DESCIPLINE SEAL

The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's 820N.

PRIMARY CONSULTANT

AVANT/GROUP

AVANT GROUP INC.
5980 TECUMSEH RD. E., WINDSOR, ON, N8T 1E3
PHONE : 519-300-9839 EMAIL : info@avantgroupincorp.com
www.avantgroupincorp.com

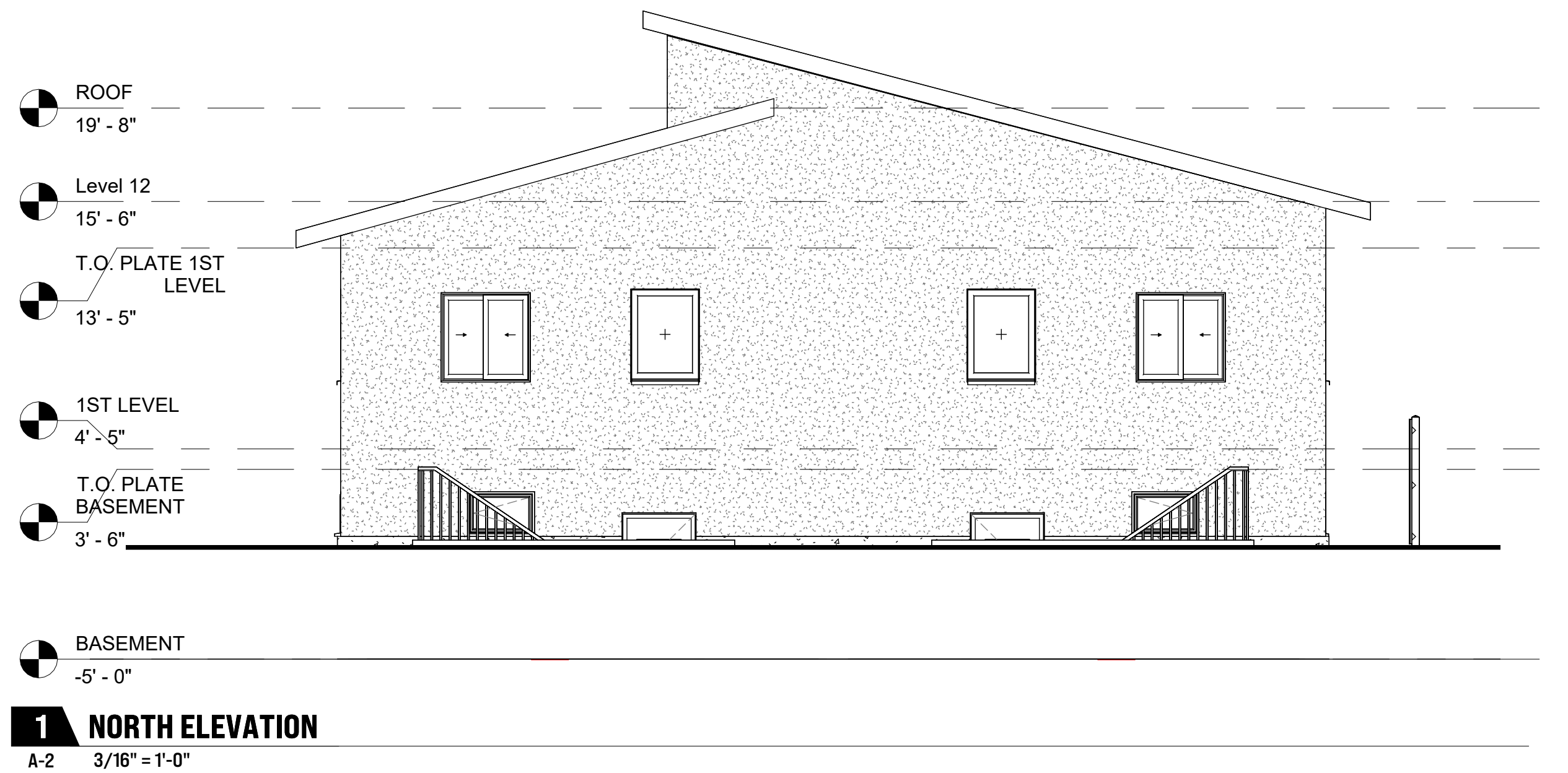
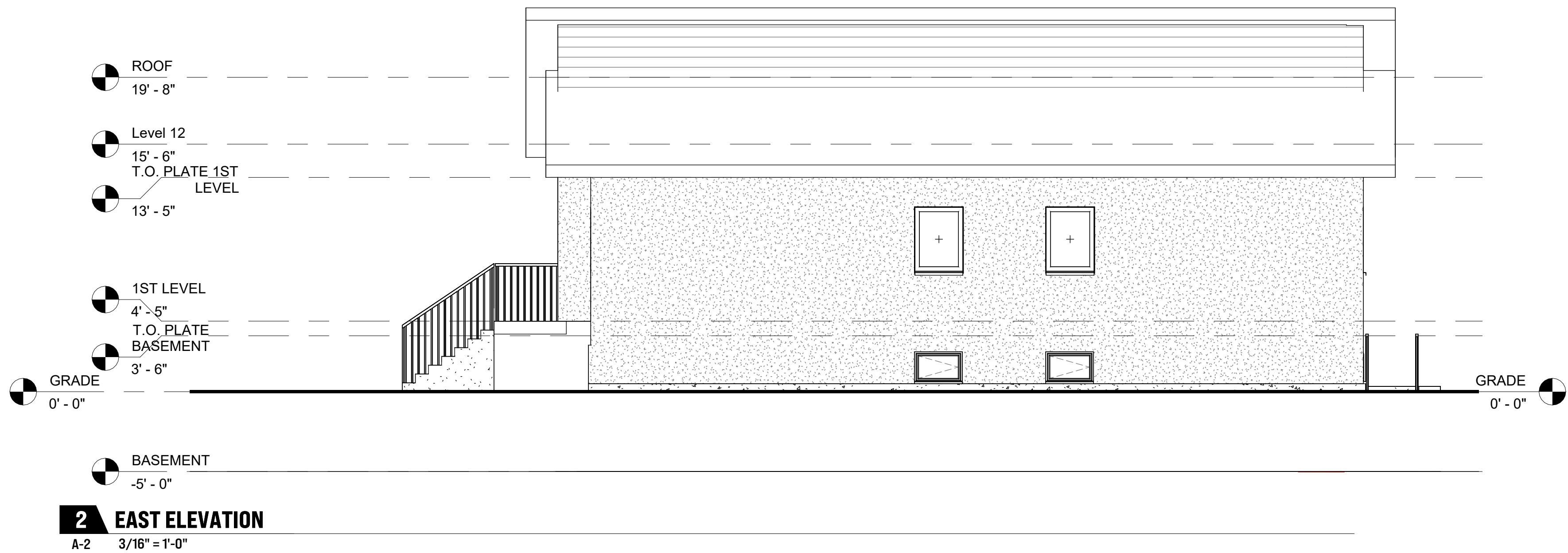
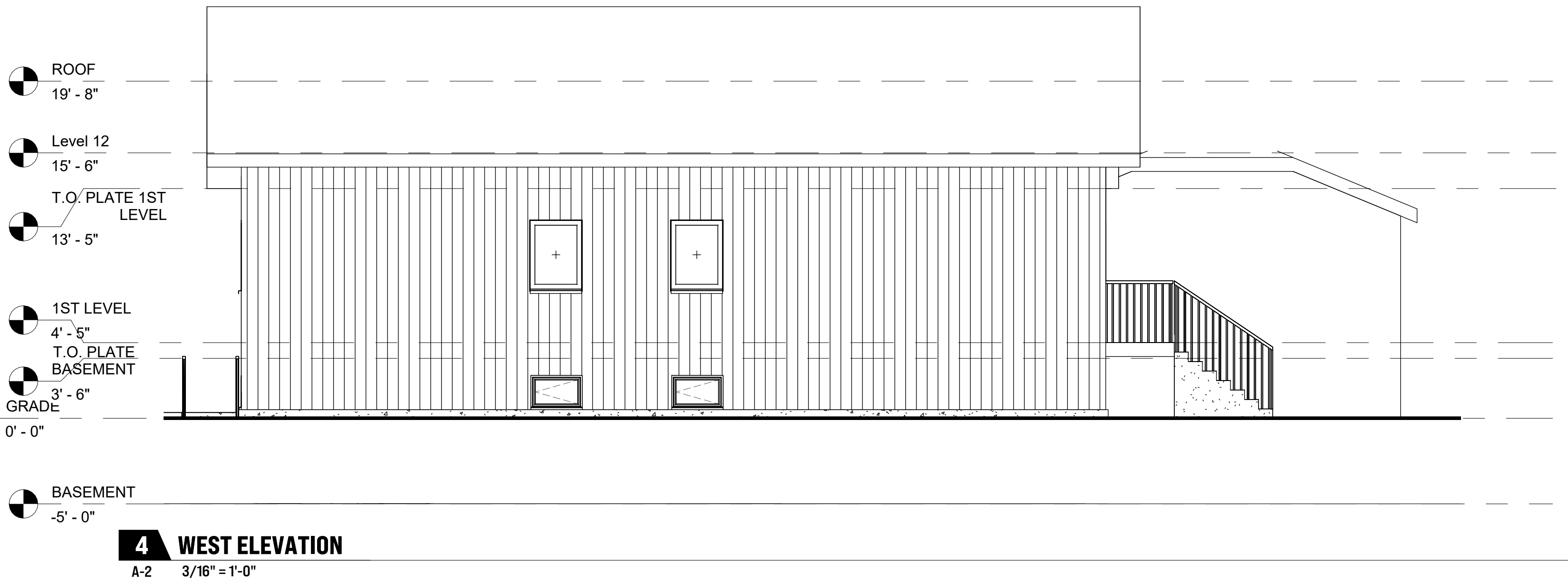
SUB-CONSULTANT

SUBMISSION RECORDS

NO.	DESCRIPTION	DATE

PROJECT NOTES

SHEET SIZE	ARCH D (24" x 36")
PROJECT ID	23-007
DATE	2023-07-17
DRAWN BY	J.N.
CHECKED BY	J.N.
APPROVED BY	M.H.
SCALE	AS NOTED



NOTES	PROJECT INFORMATION	DRAWING TITLE	DISCIPLINE SEAL	PRIMARY CONSULTANT	SUB-CONSULTANT	SUBMISSION RECORDS	PROJECT NOTES
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						NO. DESCRIPTION DATE	



1 CONCEPTUAL RENDERING LOOKING FROM SOUTHEAST
A-3 NOT TO SCALE



2 CONCEPTUAL RENDERING LOOKING FROM NORTHEAST
A-3 NOT TO SCALE

[illegible]



1 **PROPERTY LOOKING FROM EAST**
A-4 NOT TO SCALE



NOTES	PROJECT INFORMATION	DRAWING TITLE	DESCIPLINE SEAL	PRIMARY CONSULTANT		SUB-CONSULTANT	SUBMISSION RECORDS			PROJECT NOTES	
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										PROJECT ID	23-007
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										CHECKED BY	J.N.
										APPROVED BY	M.H.
										SCALE	AS NOTED