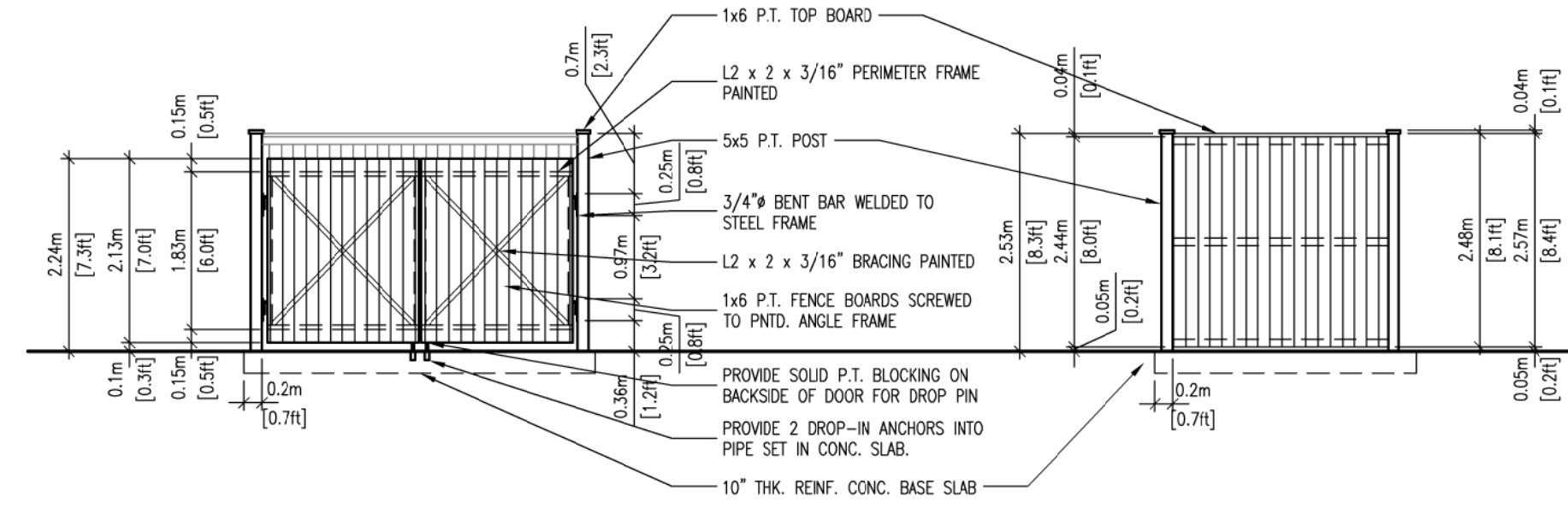
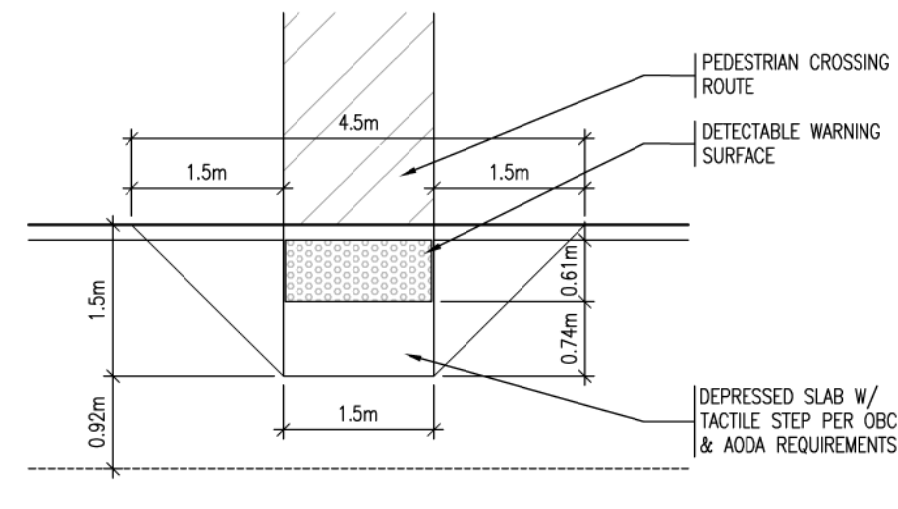


100 REFUSE ENCLOSURE
SCALE : 1 : 75



REFUSE FRONT ELEV.
SCALE : 1 : 75



TYPICAL CURB RAMP PLAN
SCALE : 1 : 75

ITEM	PROJECT DESCRIPTION	SITE DATA MATRIX	OBC REFERENCE
1	NEW RESIDENTIAL DEVELOPMENT 0 HOWARD AVENUE	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> PART 3 <input checked="" type="checkbox"/> PART 9 <input type="checkbox"/> PART 11
2	ZONING DESIGNATION:	RESIDENTIAL DISTRICT - SPECIFIC ZONING TBD	
3	EXISTING LAND USE:	VACANT	
4	MAJOR OCCUPANCY(S):	GROUP C - MULTI RESIDENTIAL	
5	BUILDING CLASSIFICATION:	3.2.2.47 - GROUP C	
6	SITE AREA	EXISTING: 2,706.76 m ²	GROSS AREA
	PROPOSED: 0.0 m ²	EXISTING: 0.0 m ²	PROPOSED: 0.0 m ²
	TOTAL: 2,706.76 m ²	TOTAL: 4667.7 m ²	TOTAL: 4,203.1 m ²
7	LOT COVERAGE	MAXIMUM: N/A %	REQUIRED: N/A m
	PROVIDED: 24.8 %	REQUIRED: X.X m	PROVIDED: 17.8 m
	TOTAL: 22 SPACES	REQUIRED: 3 SPACES	PROVIDED: 1 SPACES
8	MINIMUM FRONT YARD DEPTH	REQUIRED: X.X m	PROVIDED: X.X m
	MINIMUM REAR YARD DEPTH	REQUIRED: X.X m	PROVIDED: X.X m
	MINIMUM SIDE YARD DEPTH	REQUIRED: X.X m	PROVIDED: X.X m
9	VEHICLES SPACES (2.5m x 5.5m)	EXISTING: - SPACES	PROPOSED: 1 SPACES
	BICYCLE SPACES (0.6m x 2.5m)	EXISTING: - SPACES	PROPOSED: 3 SPACES
	LOADING SPACES (3.0m x 7.5m)	EXISTING: - SPACES	PROPOSED: 1 SPACES
10	LANDSCAPED AREA	EXISTING: - m ²	PROPOSED: 1,225.21 m ²
	CURBING LENGTH	EXISTING: - m	PROPOSED: 177.7 m
	SCREENING FENCE LENGTH	EXISTING: - m	PROPOSED: 0.0 m

2024/09/12 ZBA
2024/05/03 PC2 SUBMISSION
date (yyyy/mm/dd): issued for:

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 MEANS, METHODS OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

stamp:

A architectural
D design
A associates inc. architect

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

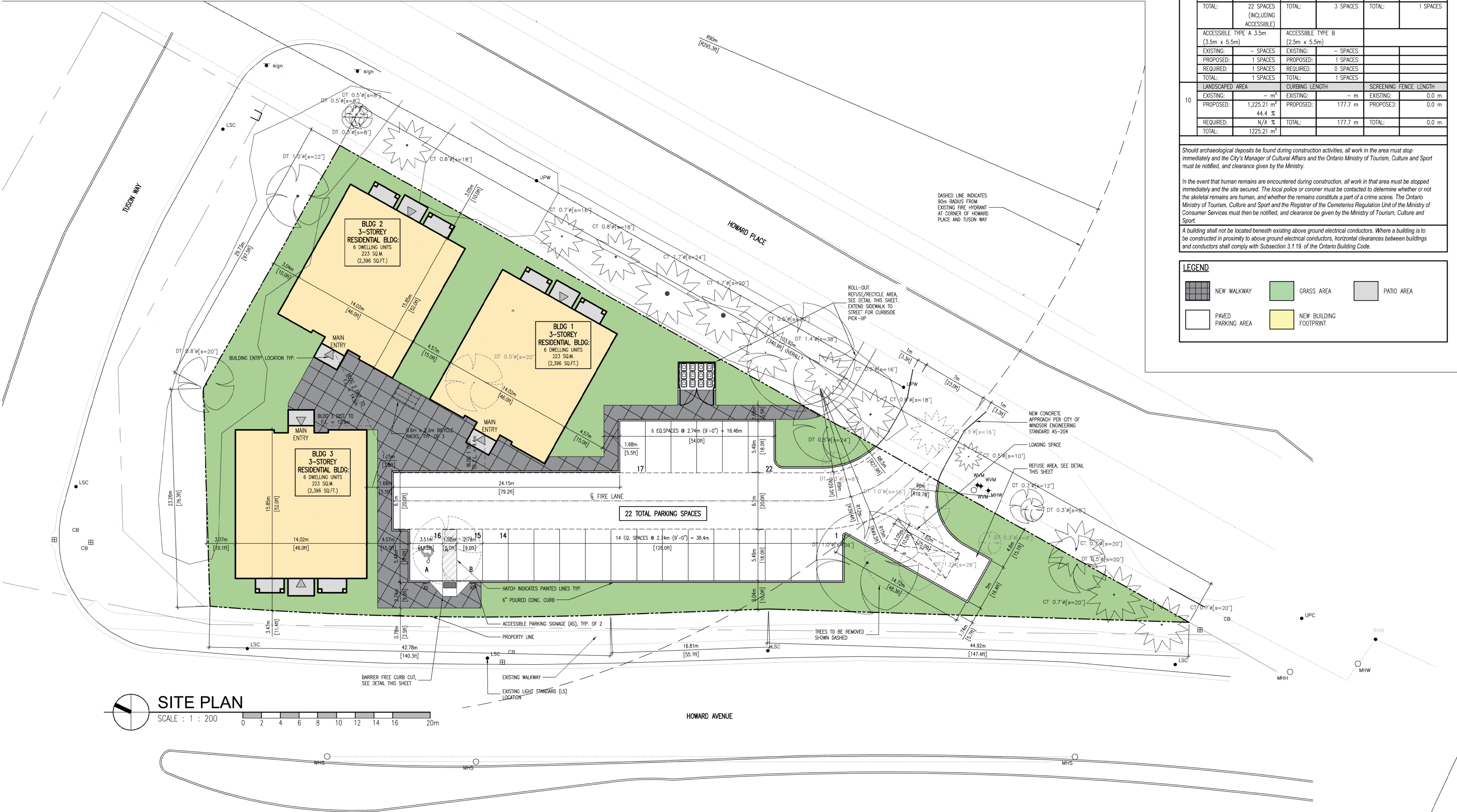
project:
0 HOWARD AVE
NEW MULTI-RESIDENTIAL DEVELOPMENT

client:
RAFCO PROPERTY TRUST LTD.

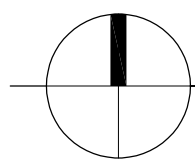
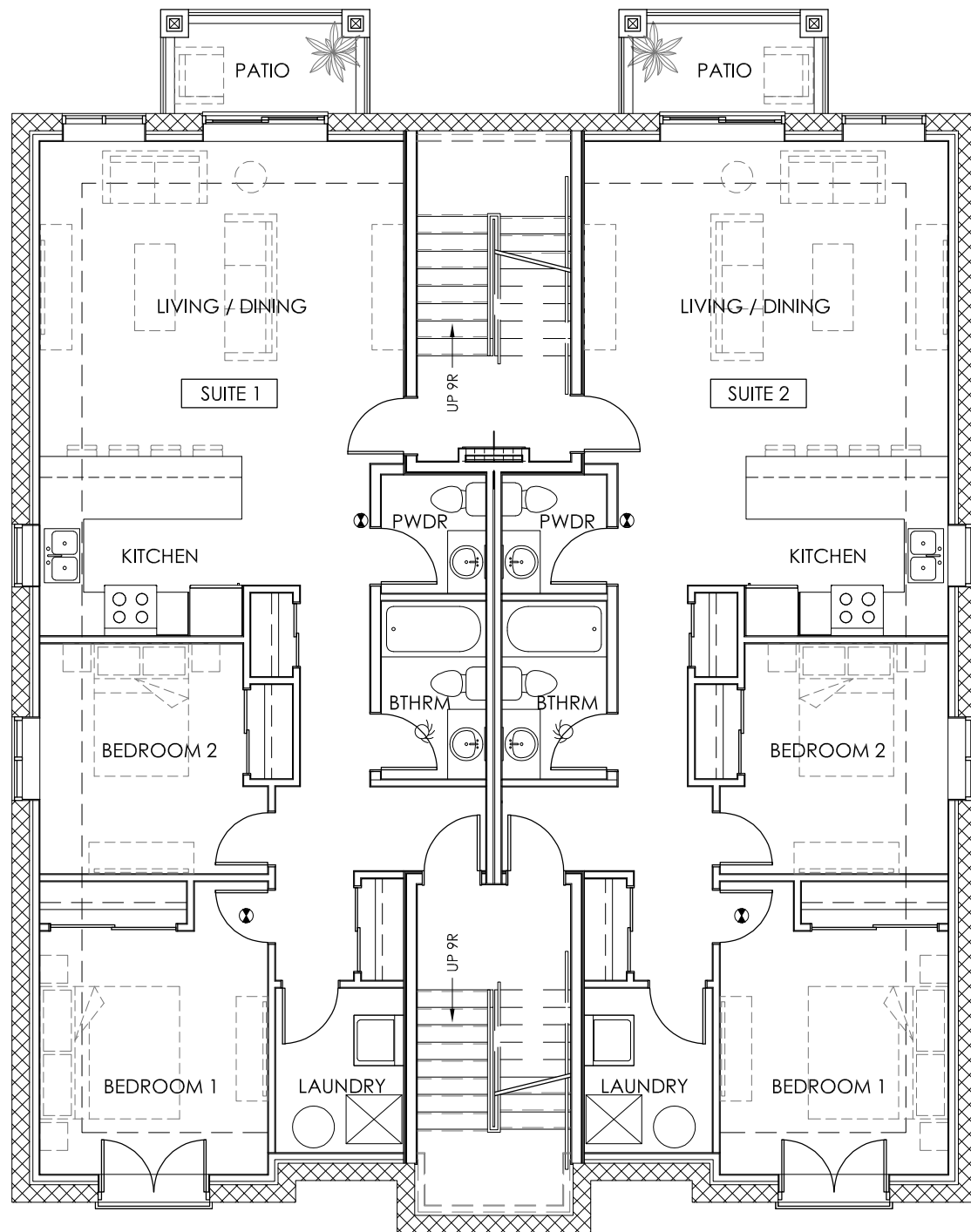
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SITE PLAN
ZONING MATRIX

scale: AS SHOWN
drawn by: OB
checked by: JBK
date: MAY 2024
comm. no.: 2021-057
sheet no.:

SPC-1.0

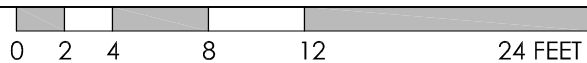


100 SITE PLAN
SCALE : 1 : 200



LOWER FLOOR PLAN

SCALE : 1/8" = 1'-0"



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info@ada-architect.ca
ada-architect.ca

project:
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
0 HOWARD AVENUE

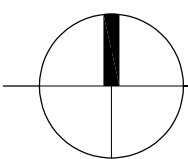
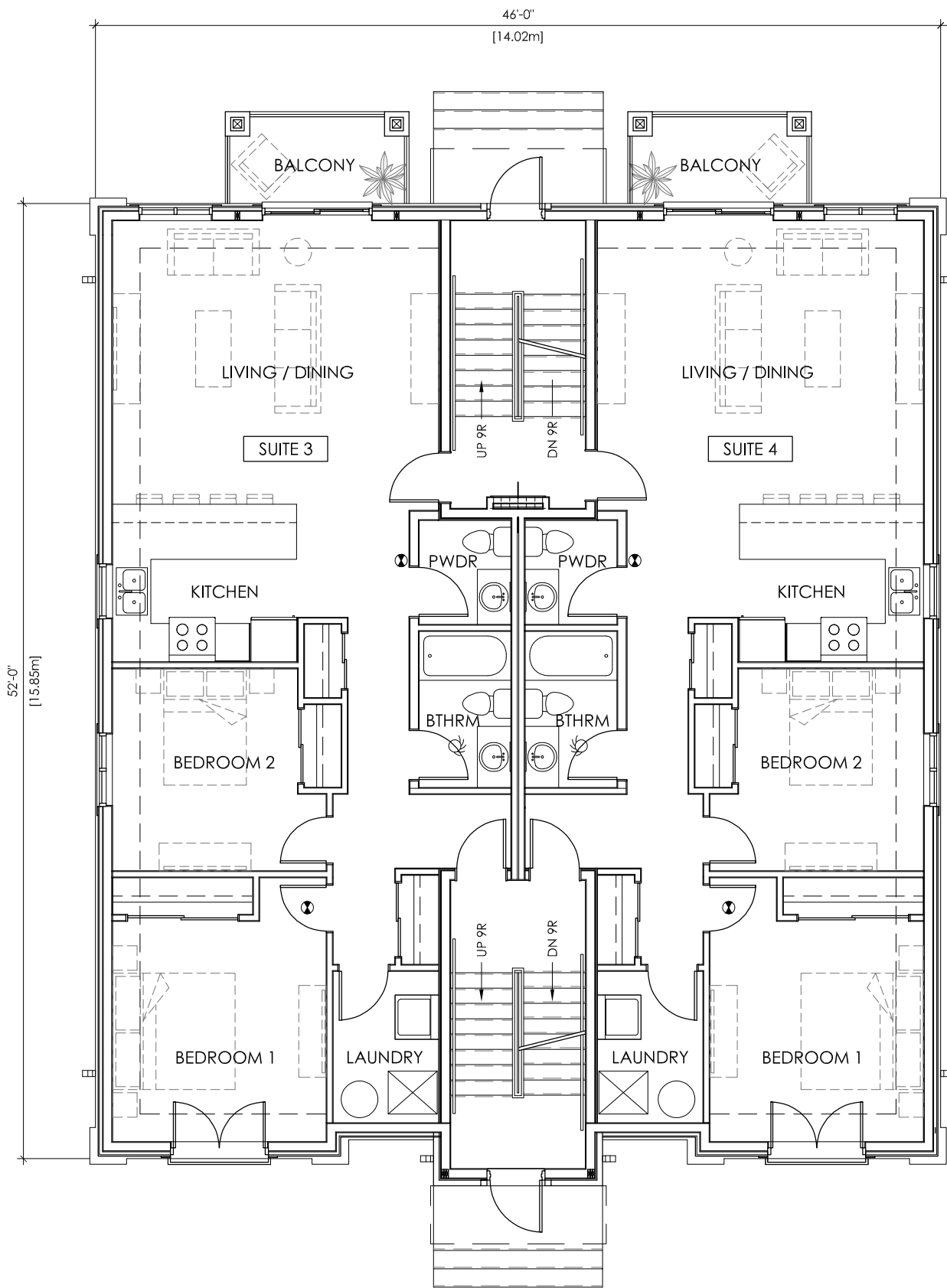
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title:
LOWER FLOOR PLAN

drawn by: OB
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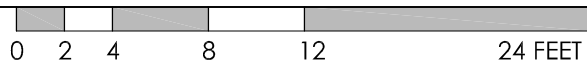
date: APR 2024
comm. no.: 2021-057

dwg. no.:
SK-1



FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"



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ada-architect.ca

project:
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
0 HOWARD AVENUE

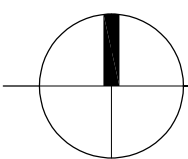
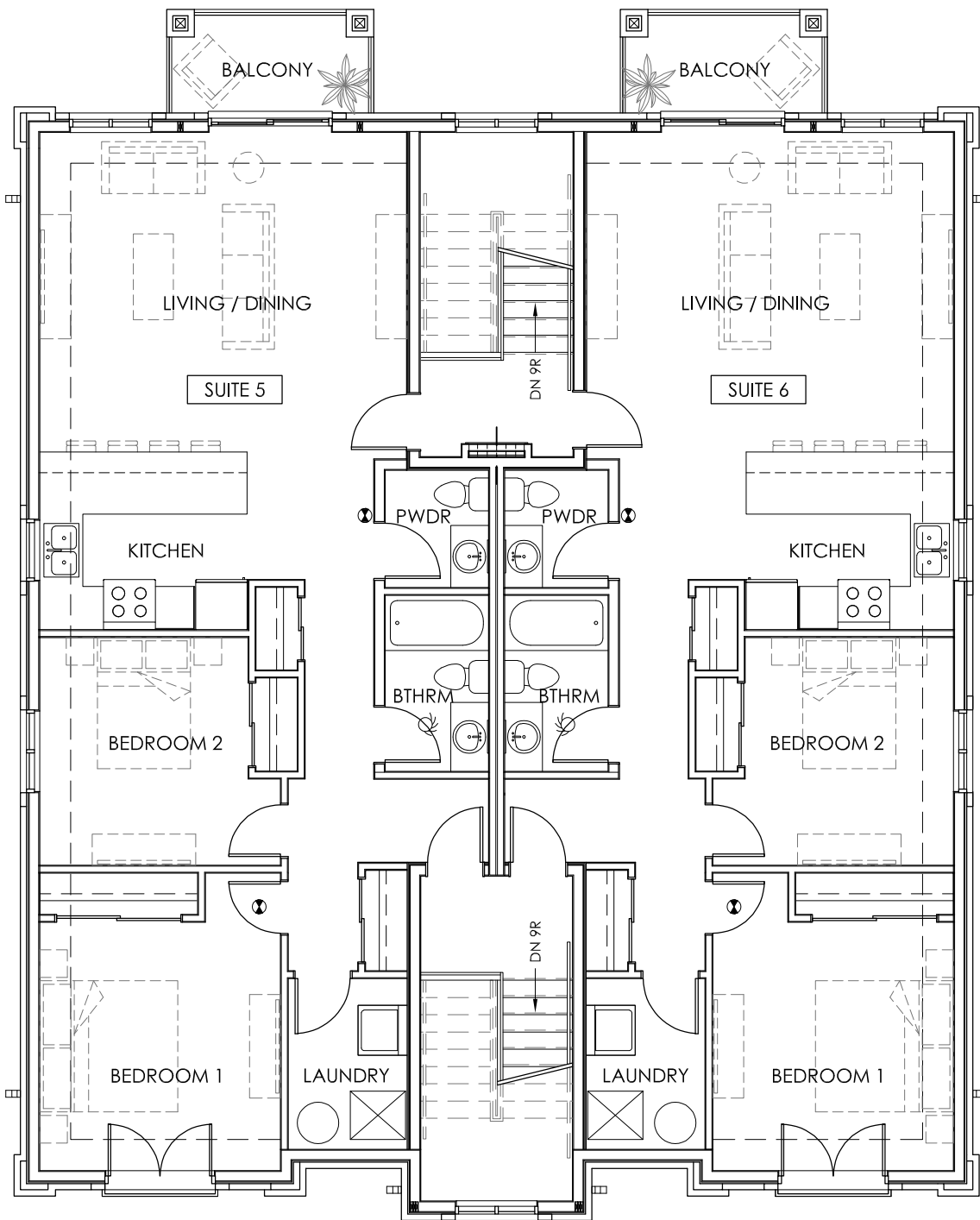
client:
RAFCO PROPERTY TRUST LTD.

title:
FIRST FLOOR PLAN

drawn by: OB
checked by: JBK

date: APR 2024
comm. no.: 2021-057

dwg. no.: SK-2



SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0"



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ada-architect.ca

project:
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
0 HOWARD AVENUE

client:
RAFCO PROPERTY TRUST LTD.

title:
SECOND FLOOR PLAN

drawn by: OB
checked by: JBK

date: APR 2024

comm. no.: 2021-057

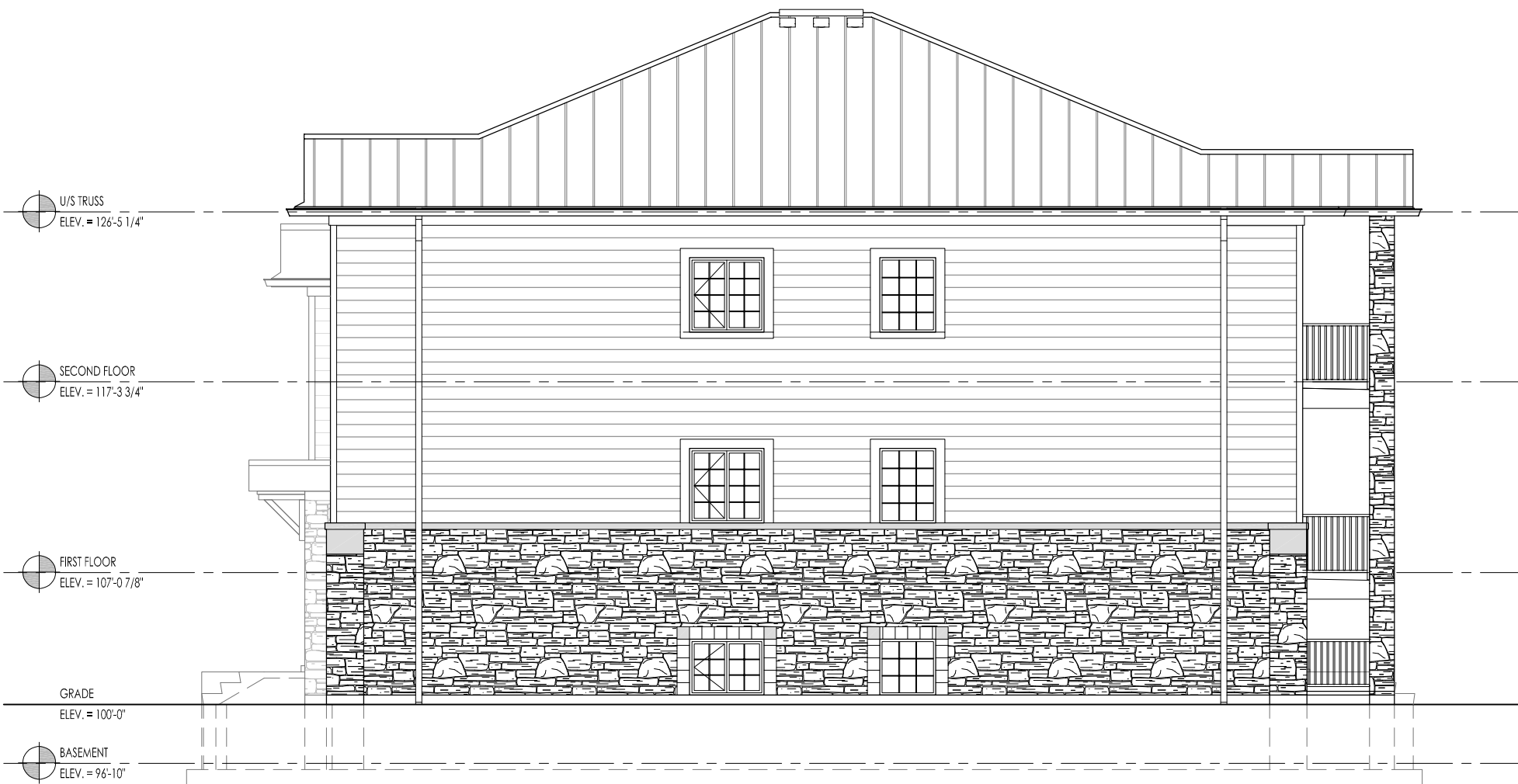
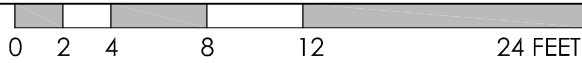
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SK-3



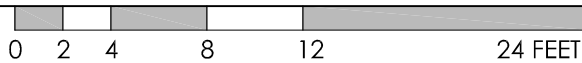
FRONT ELEVATION

SCALE : 1/8" = 1'-0"



SIDE ELEVATION

SCALE : 1/8" = 1'-0"



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ada-architect.ca

project:
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
0 HOWARD AVENUE

client:
RAFCO PROPERTY TRUST LTD.

title:
FRONT ELEVATION
SIDE ELEVATION

drawn by: OB

checked by: JBK

date: APR 2024

comm. no.: 2021-057

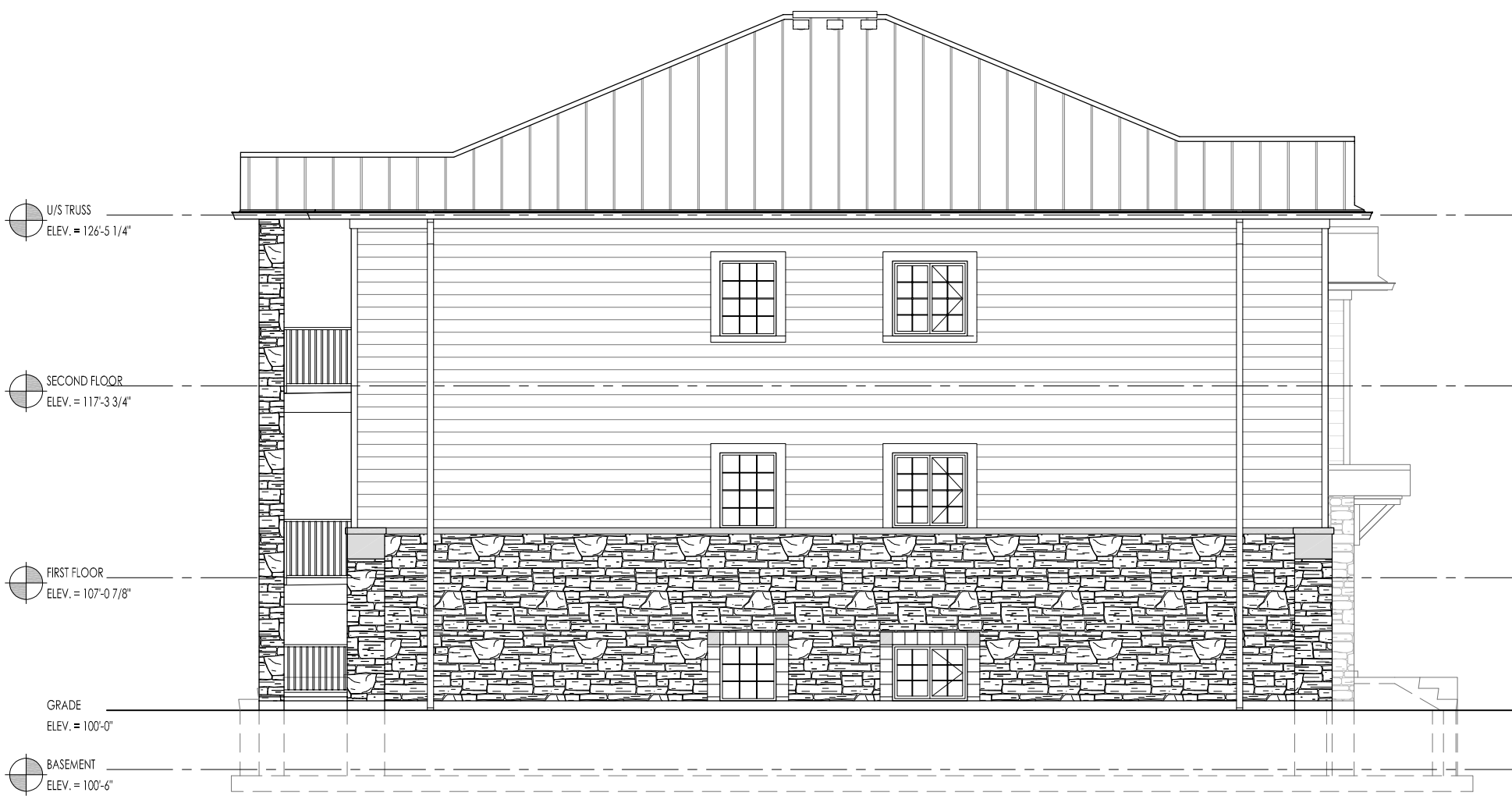
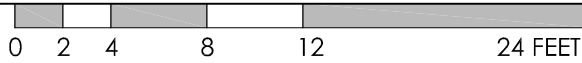
dwg. no.:

SK-4



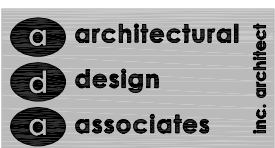
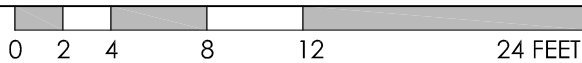
REAR ELEVATION

SCALE : 1/8" = 1'-0"



SIDE ELEVATION

SCALE : 1/8" = 1'-0"



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project:
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
0 HOWARD AVENUE

client:
RAFCO PROPERTY TRUST LTD.

title:
REAR ELEVATION
SIDE ELEVATION

drawn by: OB

checked by: JBK

date: APR 2024

comm. no.: 2021-057

dwg. no.:

SK-5