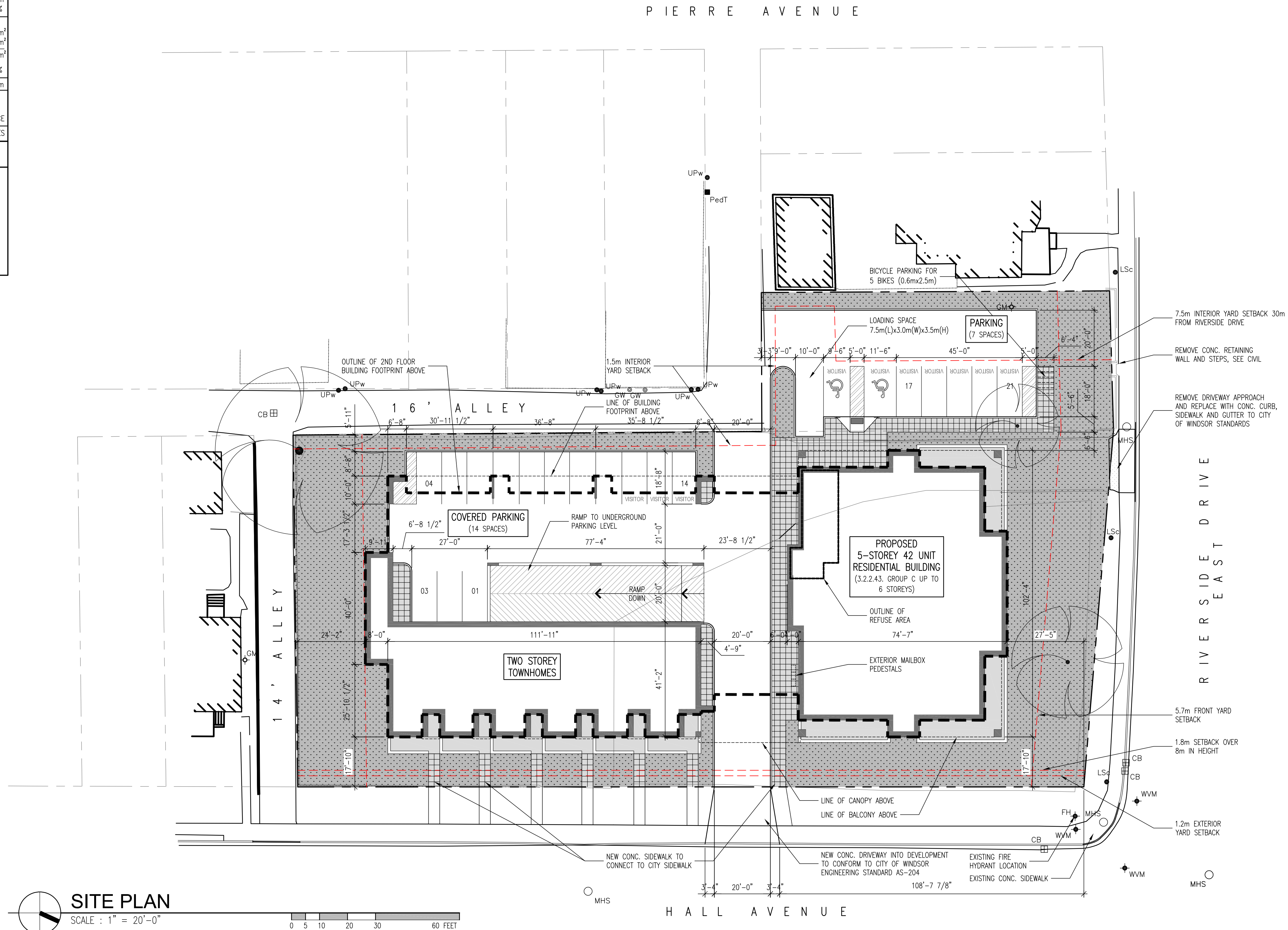
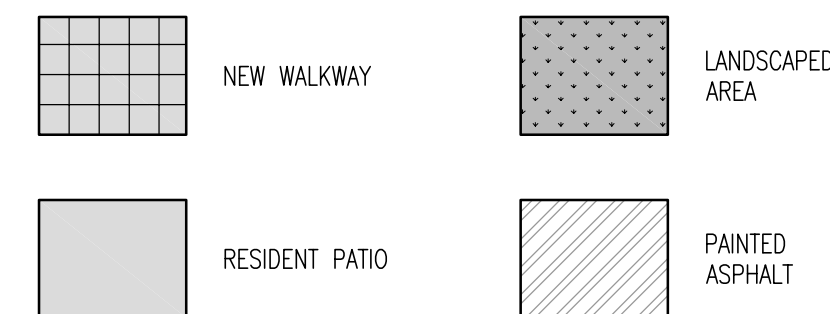


SITE DATA : SITE ZONING : RD2.2 - S20(1)310		
	REQUIRED	PROPOSED
a. LOT AREA		3,951.6 m ²
b. SITE DENSITY		9.08 UNITS/HA
c. LOT FRONTAGE		85.6 m
d. BUILDING AREA (PROJECTED FROM 2ND)		1,761.4 m ²
e. BLDG LOT COVERAGE	MAX. 45%	44.6 %
f. BUILDING GROSS FLOOR AREA (G.F.A.) (ABOVE GRADE)		6,572.6 m ²
g. BUILDING HEIGHT (VARIANCE REQ'D)	MAX. 14.0 m	24.5 m
h. BUILDING SETBACKS		
NORTH 1	MIN. 6.0 m	9.4 m
NORTH 2 -OVER 8m IN HEIGHT	MIN. 8.0 m	9.4 m
SOUTH	MIN. 7.5 m	7.5 m
EAST 1	MIN. 1.2 m	5.4 m
EAST 2 -OVER 8m IN HEIGHT	MIN. 3.2 m	5.4 m
WEST 1 -30m FROM RIVERSIDE	MIN. 15.0 m	17.4 m
WEST 2	MIN. 1.5 m	4.8 m
i. NO. OF PARKING SPACES		ABOVE GRADE 21 BELOW GRADE 42 63 TOTAL SPACES
1.25 SPACES PER UNIT = 1.25 x 42	53 SPACES	
j. NO. OF ACCESSIBLE PARKING SPACES		4 SPACES - 2 U/G (2 'A' & 2 'B')
26 TO 100 SPACES 2% OF NO. OF SPACES	4 SPACES (2 'A' & 2 'B')	
k. PAVED AREA COVERAGE		1,044.3 m ² 26.4 %
l. LANDSCAPED AREA		
HARD		376.5 m ²
SOFT		1,249.3 m ²
TOTAL		1,625.8 m ²
COVERAGE	MIN. 15%	41.1 %
m. LINEAR CONCRETE CURB		201.2 m
n. NO. OF LOADING SPACE		1 SPACE
GFA 1,000m ² -7,500m ² = 1 SPACE SIZE = 3.0mX7.5mX3.5m	1 SPACE	
o. NO. OF BICYCLE PARKING SPACE	5 SPACES	5 SPACES

LEGEND



SITE PLAN
SCALE : 1" = 20'-0"
0 5 10 20 30 60 FEET

2022/09/07 ZONING AMENDMENT

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 AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

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project:
PROPOSED 5-STORY RESIDENTIAL DEVELOPMENT 1247 RIVERSIDE DRIVE E.

client:
ST. CLAIR RHODES DEVELOPMENT CORP.

title:
SITE PLAN

scale:
AS SHOWN

drawn by:
JT

checked by:
SMB

date:
JUNE, 2022

comm. no.:
2022-076

sheet no.: