

**SITE KEY PLAN**  
SCALE: 1" = 100'-0"

EXISTING PARKING BREAKDOWN		
<b>EXISTING PARKING REQUIRED</b>		
CABOTO CLUB (P1, 852, 866) (8,533,411m)	8,533,412.5	379 spaces
Accessible Parking for 201 to 1,000 spaces		
TYPE 'A' (0.5 space + 1% of parking spaces)	0.5 + (379 x 0.01)	5 spaces TYPE 'A'
TYPE 'B' (1 space + 1% of parking spaces)	1 + (379 x 0.01)	5 spaces TYPE 'B'
CABOTO CLUB TOTAL PARKING REQ'D =		
389 Regular spaces (2.5m X 5.5m MIN.)		
5 TYPE 'A' spaces (3.5m X 5.5m MIN.)		
5 TYPE 'B' spaces (2.5m X 5.5m MIN.)		
<b>EXISTING PARKING</b>		
CABOTO SITE	813 spaces (602 reg, 11 B.F.)	
DELETED SPACES IN AREA OF DEVELOPMENT	-76 spaces	
DELETED SPACES ON RAILWAY PROPERTY	-13 spaces	
TOTAL PARKING SPACES	524 total spaces (513 reg, 11 B.F.)	

DESIGN DATA TABLE		BUILDING CLASSIFICATION - O.B.C. 3.2.2.42 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED ZONING - CD 3.3, RD 1.3	
DESCRIPTION/REGULATION	REQUIRED	PROPOSED	
INTENDED USE		Lot Area	
LOT AREA	Minimum For the first 19 dwelling units 1,825 s.m., for each additional unit 45 s.m. 54 units - 19 units = 35 units (35 units x 45 s.m.) + 1,825 s.m. = 3,400 s.m.	Lot Area	53,583.58 s.f. (4,978.08 s.m.) 1.23 acres (0.498 ha.)
LOT FRONTAGE	Minimum 147'-7" (45.00 m)	Tecumseh Rd.	308'-0" (93.88m)
BUILDING AREA		New Apartment	10,580.00 s.f. (982.94 s.m.)
LOT COVERAGE	Maximum 35%	Total Building	= 19.74%
PAVED AREA		Paving	23,208.87 s.f. (2,156.23 s.m.)
LENGTH OF CURB		Curb	1,095'-0" (333.76m)
LANDSCAPE AREA	Minimum 35%		19,794.71 s.f. (1,839.03 s.m.) 36.94%
DWELLING UNIT DENSITY	Maximum 180 units per ha		0.498 ha x 180 = 90 units
LENGTH OF FENCE		(South)	84'-8" (25.81m)
		(East)	20'-11" (6.38m)
GROSS BUILDING AREA		1st Floor	10,580.00 s.f. (982.94 s.m.)
		2nd Floor	10,580.00 s.f. (982.94 s.m.)
		3rd Floor	10,580.00 s.f. (982.94 s.m.)
		4th Floor	10,580.00 s.f. (982.94 s.m.)
		5th Floor	10,580.00 s.f. (982.94 s.m.)
		6th Floor	10,580.00 s.f. (982.94 s.m.)
		Total	63,480.00 s.f. (5,897.64 s.m.)
NUMBER OF FLOORS		6 Floors	
MAX. BUILDING HEIGHT	78'-9" (24.00 m)	78'-9" (24.00 m)	
SETBACKS	Front Yard 19'-8" (6.00 m) Rear Yard 24'-7" (7.50 m) Side Yard 19'-8" (6.00 m for room window) 9'-10" (3.00 m for any other)	See Site Plan	
PARKING SPACES	Regular (MN. SIZE: 8'-3" X 18'-0" 2.5m X 5.5m) Barrier Free Type A (MN. SIZE: 11'-6" X 18'-0" 3.5m X 5.5m) Barrier Free Type B (MN. SIZE: 8'-3" X 18'-0" 2.5m X 5.5m)  Number Of Regular Spaces Req'd 54 Apartments x 1.25 spaces per unit = 67 spaces  Number Of B.F. Spaces Req'd For 26 to 100 Type A = 2.0% of 67 parking spaces = 1 space Type B = 2.0% of 67 parking spaces = 1 space Total Provided = 64 Regular + 4 B.F. = 68 spaces 15% of 68 provided spaces shall be marked as visitor spaces. = 10 spaces	Number Of Regular Spaces Provided = 64  Type A Provided = 2 spaces Type B Provided = 2 spaces Total Provided = 64 Regular + 4 B.F. = 68 spaces 15% of 68 provided spaces shall be marked as visitor spaces. = 10 spaces	
BICYCLE PARKING	Regular (MN. SIZE: 2'-0" X 8'-3" 0.6m X 2.5m)  Min. req'd bicycle spaces for 20 or more parking spaces: 2 for the first 19 spaces + 1 for each additional 20 parking spaces Total Required = 5 spaces	Total bicycle parking provided 5	
LOADING AREA	Loading Area (MN. SIZE: 9'-10" X 24'-8" 3.0m X 7.5m) Gross floor area 1,000sm to 7,500sm requires 1 loading spaces.	Loading spaces provided 1	



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A. DETAIL NO.  
B. LOCATION SHEET  
C. DETAILED ON

ISSUE DATE ISSUED FOR

NOV. 22, 2023 PLANNING PRE-SUB 1  
FEB. 21, 2024 PLANNING PRE-SUB 2

PROJECT

APARTMENT FOR CABOTO CLUB

WINDSOR ONTARIO

DRAWING TITLE

SITE KEY PLAN  
SITE PLAN  
DESIGN DATA TABLE

DRAWING DATE:

DRAWN BY:

CHECKED BY:

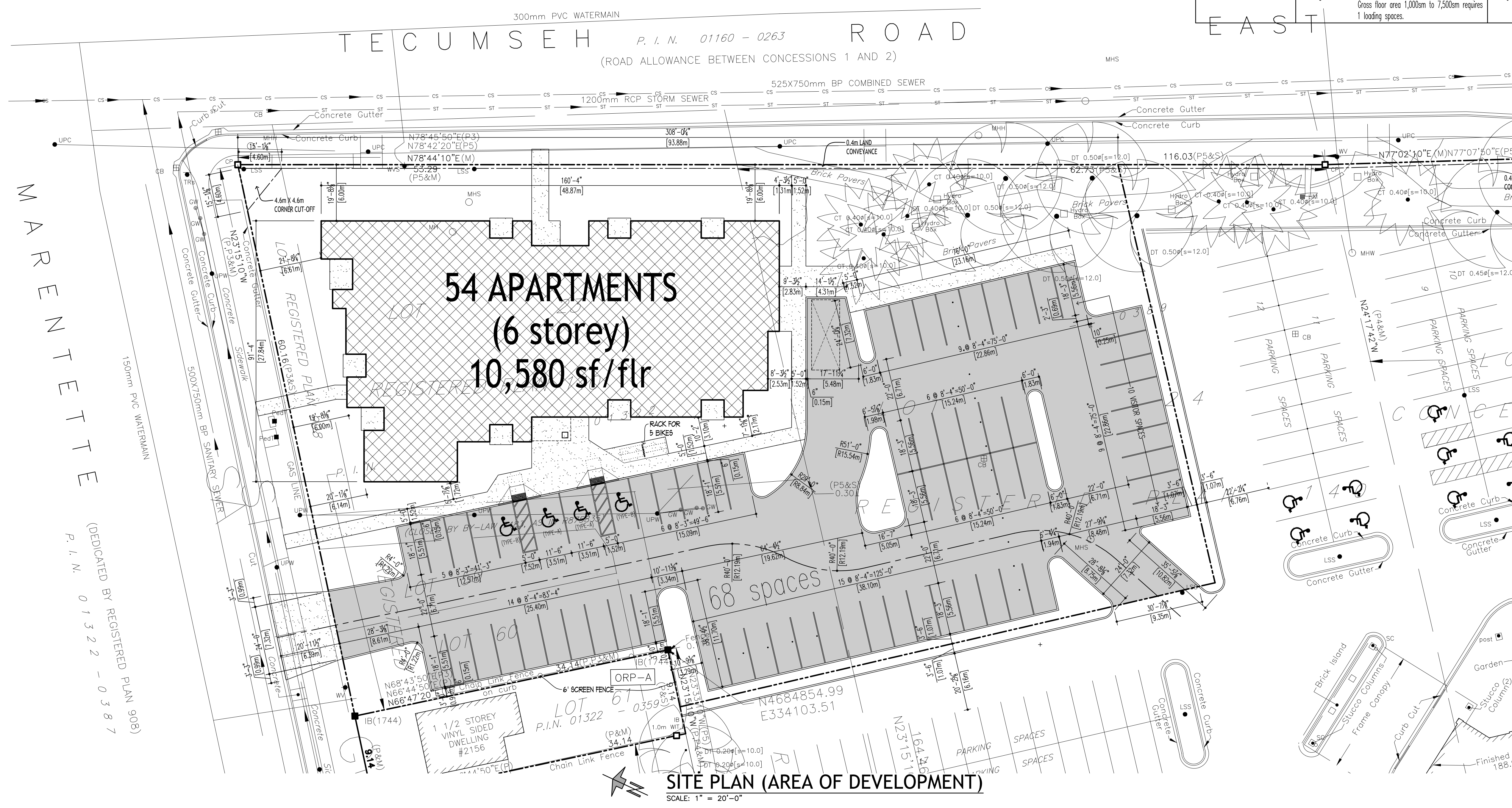
SCALE: AS SHOWN

JOB FILE NO.:

22108

DRAWING NO.:

A-100



**SITE PLAN (AREA OF DEVELOPMENT)**  
SCALE: 1" = 20'-0"