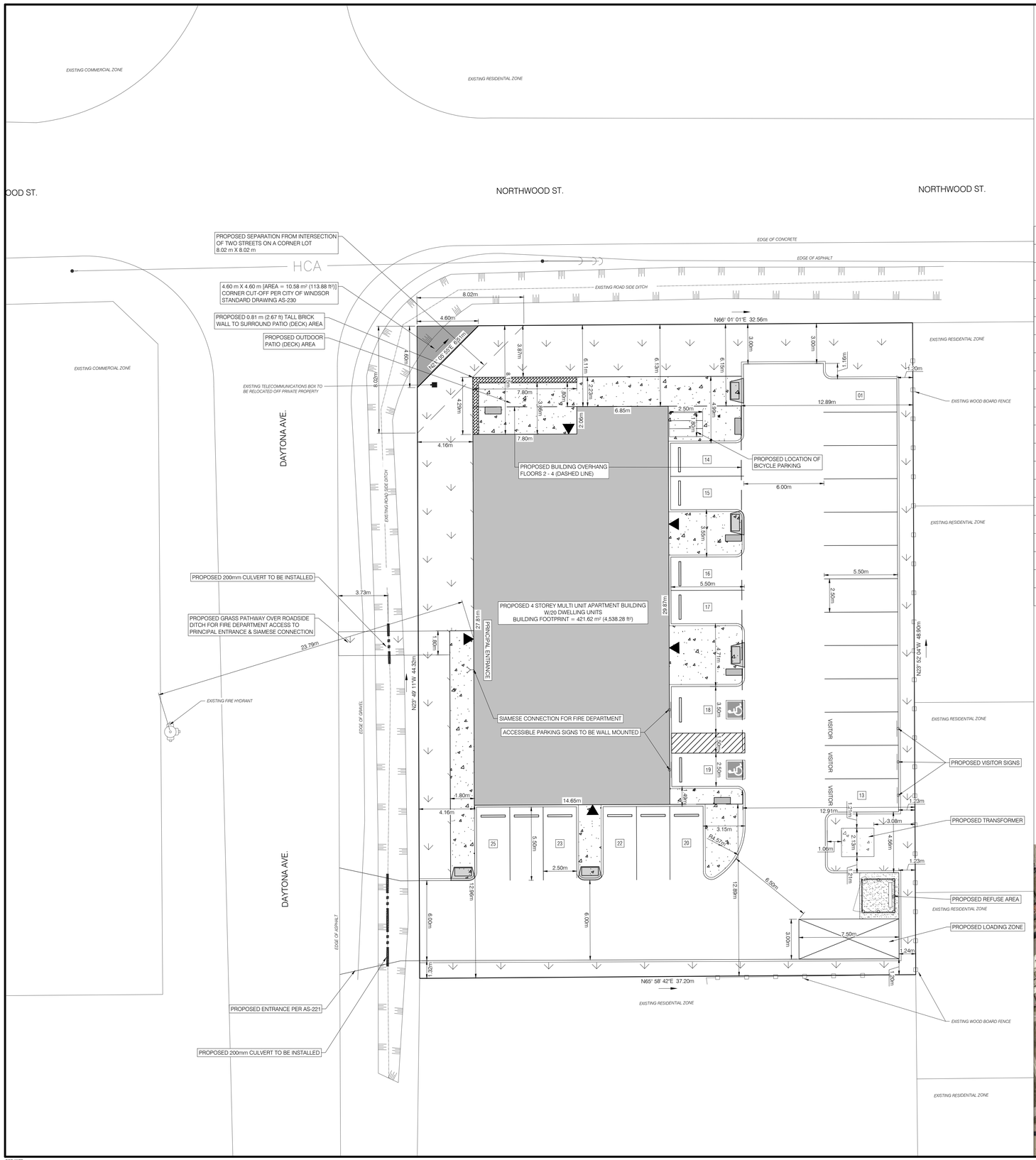


LEGEND

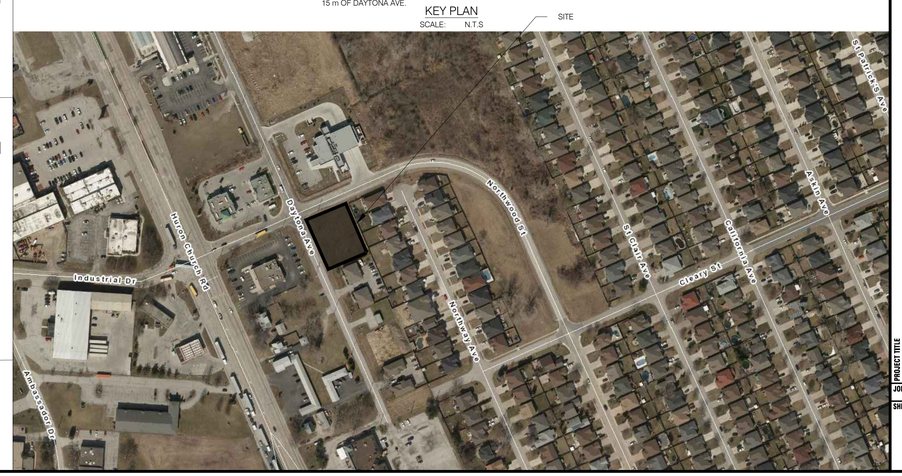
01	NUMBERED PARKING SPACES
	ROAD/PARKING SIGN
	ACCESSIBLE SPACE SYMBOL
	FIRE HYDRANT
	PROPOSED BUILDING ENTRANCE
	LANDSCAPE OPEN SPACE
	SIDEWALK/CONCRETE
	PROPOSED BRICK WALL
	EXISTING INTERNET BOX
H.P	EXISTING HYDRO POLE
	EXISTING GUY WIRE
HCA	EXISTING AERIAL HYDRO CABLES
	EXISTING WOODEN BOARD FENCE
	PROPERTY LINE
	SIAMESE CONNECTION TO BUILDING
	200mm CULVERT
	BICYCLE PARKING SPACE
	PROPOSED PARKING BLOCK
	BUILDING COLUMN
	CURB CUT

SITE DATA:

EXISTING SITE ZONING:	RESIDENTIAL DISTRICT 2.2 (RD2.2) ZONE		
PROPOSED SITE ZONING:	RESIDENTIAL DISTRICT 2.5 (RD2.5) EXCEPTION XX ZONE (RD2.5-S.20(1)XX)		
PERMITTED USE:	MULTIPLE DWELLING WITH 5 OR MORE DWELLING UNITS INCLUDING ALL OTHER USES PERMITTED IN RD2.5-S.20(1)XX ZONE		
PROPOSED USE:	MULTIPLE DWELLING WITH 5 OR MORE DWELLING UNITS		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MIN. LOT AREA:	166 m² (1,786.81 ft²) PER UNIT @ 20 UNITS = 3,320.00 m² (35,736.00 ft².)	90.38 m² (972.84 ft²) PER UNIT @ 20 UNITS = 1,807.68 m² (19,457.71 ft²)	RELIEF REQUESTED
MIN. LOT WIDTH:	20.00 m (65.62 ft)	37.18 m (121.92 ft)	COMPLIES
MAX. BUILDING HEIGHT:	18.00 m (59.055ft)	14.63 m (48.00 ft)	COMPLIES
FRONT YARD SETBACK (NORTH):	MIN: 6.00 m (19.70 ft) MAX: 7.0 m (23.0 ft)	6.11 m (20.05 ft)	COMPLIES
MIN. EXTERIOR YARD SETBACK (WEST):	2.50 m (8.20 ft)	4.16 m (13.65 ft)	COMPLIES
MIN. REAR YARD SETBACK (SOUTH)	7.50 m (24.60 ft)	12.89 m (42.29 ft)	COMPLIES
MIN. INTERIOR YARD SETBACK (EAST):	2.50 m (8.20 ft)	12.89 m (42.29 ft)	COMPLIES
MIN. PARKING SEPARATION FROM INTERIOR LOT LINE	0.90 m (2.95 ft)	1.20 m (3.94 ft)	COMPLIES
PATIO (DECK) ENCROACHMENT INTO A YARD:	PART OF A DECK HAVING A FLOOR HEIGHT OF 0.30 m OR LESS ABOVE THE GROUND ANY REQUIRED YARD - NO LIMIT	2.23 m (7.32 ft)	COMPLIES
MAX. LOT COVERAGE:	50.00%	32.72%	COMPLIES
LANDSCAPE OPEN SPACE:	N/A	19.76%	COMPLIES
SIGHT VISIBILITY TRIANGLE:	6.00 m - 6.00 m	8.02 m - 8.02 m	COMPLIES
RESIDENTIAL PARKING CALCULATED BASED DWELLING UNITS:	1.25 SPACES PER DWELLING UNIT OF TOTAL 20 DWELLING UNITS = 25 SPACES	25 SPACES	COMPLIES
VISITOR PARKING:	MIN. OF 15% OF PARKING SPACES SHALL BE MARKED FOR VISITOR PARKING @ 25 SPACES = 3 SPACES	3 SPACES	COMPLIES
ACCESSIBLE PARKING (INCLUDED IN TOTAL PARKING NUMBER CALCULATIONS):	BOTH TYPE "A" AND TYPE "B" SPACES ARE TO BE 2% OF TOTAL PARKING COUNT @ 25 SPACES = 1 TYPE "A" & 1 TYPE "B" SPACE	1 TYPE "A" SPACE 1 TYPE "B" SPACE	COMPLIES
BICYCLE PARKING:	WHEN 20 OR MORE TOTAL PARKING SPACES THERE SHALL BE 2 BICYCLE SPACES FOR THE FIRST 19 PARKING SPACES PLUS 1 BICYCLE SPACE FOR EACH ADDITIONAL 20 PARKING SPACES: 25 PARKING SPACES = 3 SPACES	3 SPACES	COMPLIES
LOADING SPACES:	FOR A MULTIPLE DWELLING WITH 9 OR MORE DWELLING UNITS THAT HAS A GFA OF 1,000m² TO 7,500m² = 1 SPACE	1 SPACE	COMPLIES
LOT/BUILDING INFO:			
LOT AREA:	*EXISTING LOT:*		*1,818.26 m² (19,571.57 ft²) 0.18 ha (0.45 ac)*
	PROPOSED LOT W/CORNER CONVEYANCE PER CITY OF WINDSOR		1,807.68 m² (19,457.71 ft²) 0.18 ha (0.45 ac)
BUILDING AREA:	421.62 m² (4,538.28 ft²)		
BUILDING GFA:	*FLOOR 1 =* 421.62 m² (4,538.28 ft²) *FLOOR 2, 3, & 4 = 591.53 m² (6,367.18 ft²) PER FLOOR* TOTAL GFA = 2,196.21 m² (23,639.81 ft²)		
TOTAL UNITS:	20 RESIDENTIAL DWELLING UNITS		
HEIGHT OF BUILDING/ NUMBER OF STOREYS:	4 STOREYS @ 14.63 m (48.00 ft)		
TOTAL PARKING SPACES:	25 TOTAL SPACES *(2 ACCESSIBLE SPACES & 23 STANDARD SPACES)*		
BUILDING USE & OCCUPANCY:	RESIDENTIAL GROUP C, UP TO 4 STOREYS SPRINKLERED (3.2.2.43)		
LATERAL LENGTH OF CONCRETE CURBING:	217.91 m (714.93 ft)		

NOTES:
1. ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 AND RB-93T SIGNS INSTALLED.
2. ALL LIGHTING TO BE DARK SKY COMPLIANT.
3. FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS & TO BE LOCATED OFF DAYTONA AVE. AS PRINCIPAL ENTRANCE IS LOCATED WITHIN 3 m & 15 m OF DAYTONA AVE.

KEY PLAN
SCALE: N.T.S



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PARTNER / CONSULTANTS

REVISIONS

Date	Revision
DEC. 12, 2023	CITY COMMENTS
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DATE:	AUGUST 23, 2023
SCALE:	1:150
DRAWN BY: CFS	[X] PRELIMINARY
CHECKED BY: B.P.	[ ] CONSTRUCTION
APPROVED BY: -----	[ ] RECORD

PROJECT TITLE
DAYTONA AVENUE APARTMENTS DEVELOPMENT
2230-2240 DAYTONA AVENUE, WINDSOR, ONTARIO

SHEET TITLE
CONCEPT SITE PLAN

JOB NUMBER 22-048

SHEET NUMBER
C101

December 12, 2023

P:\1 2022 Projects\22-048 - Daytona Ave Apartments\Engineering\Architectural\C101.dwg

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