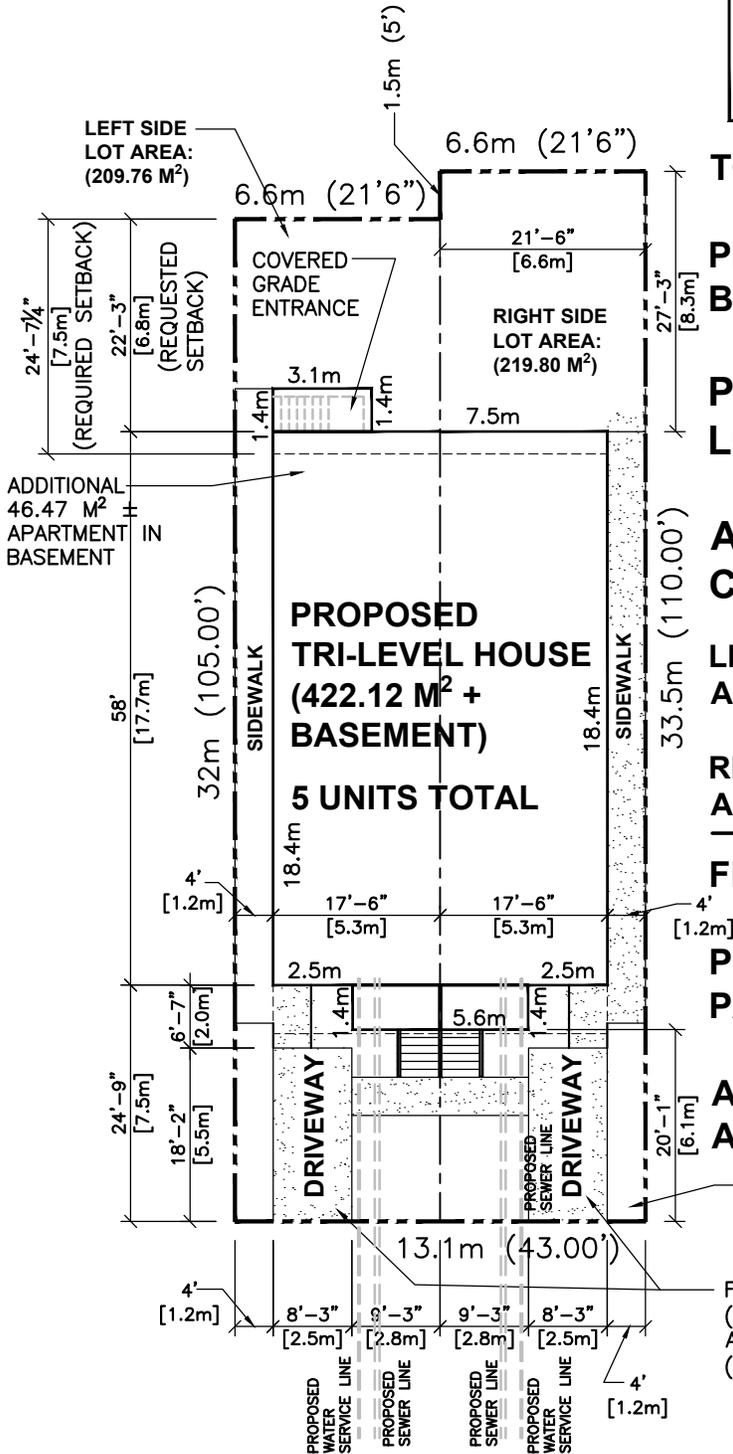


SITE PLAN
687 BRIDGE AVE.
CITY OF WINDSOR



**687 BRIDGE
AVE.**

TOTAL LOT AREA: 429.60 M² ± / 4622.50 Sq. Ft.

PROPOSED BUILDING AREA: 200.96 M² / 2162.29 Sq. Ft.

PROPOSED LOT COVERAGE: 46.78 %

ALLOWABLE LOT COVERAGE: 45.00 %

LEFT SIDE BUILDING AREA: 102.56 M² / 1103.51 Sq. Ft.
(LOT COVERAGE: 48.88 %)

RIGHT SIDE BUILDING AREA: 98.32 M² / 1058.01 Sq. Ft.
(LOT COVERAGE: 44.74 %)

FRONT YARD AREA: 78.63 M² ± / 846.12 Sq. Ft.

PROPOSED PAVED AREA: 58.43 %

ALLOWABLE PAVED AREA: 50%

LOT WIDTH 13.1m
(REQUIRED WIDTH 15 m
FOR SEMI-DETACHED UNITS)

FRONT YARD AREA PAVES
(50.48 %)
ALLOWED PAVED AREA
(50%)

APARTMENT UNIT AREA:

- UNIT 1: 94.33 M² + BASEMENT
- UNIT 2: 94.33 M² + BASEMENT
- UNIT 3: 94.33 M²
- UNIT 4: 94.33 M²
- UNIT 5: 44.85 M²

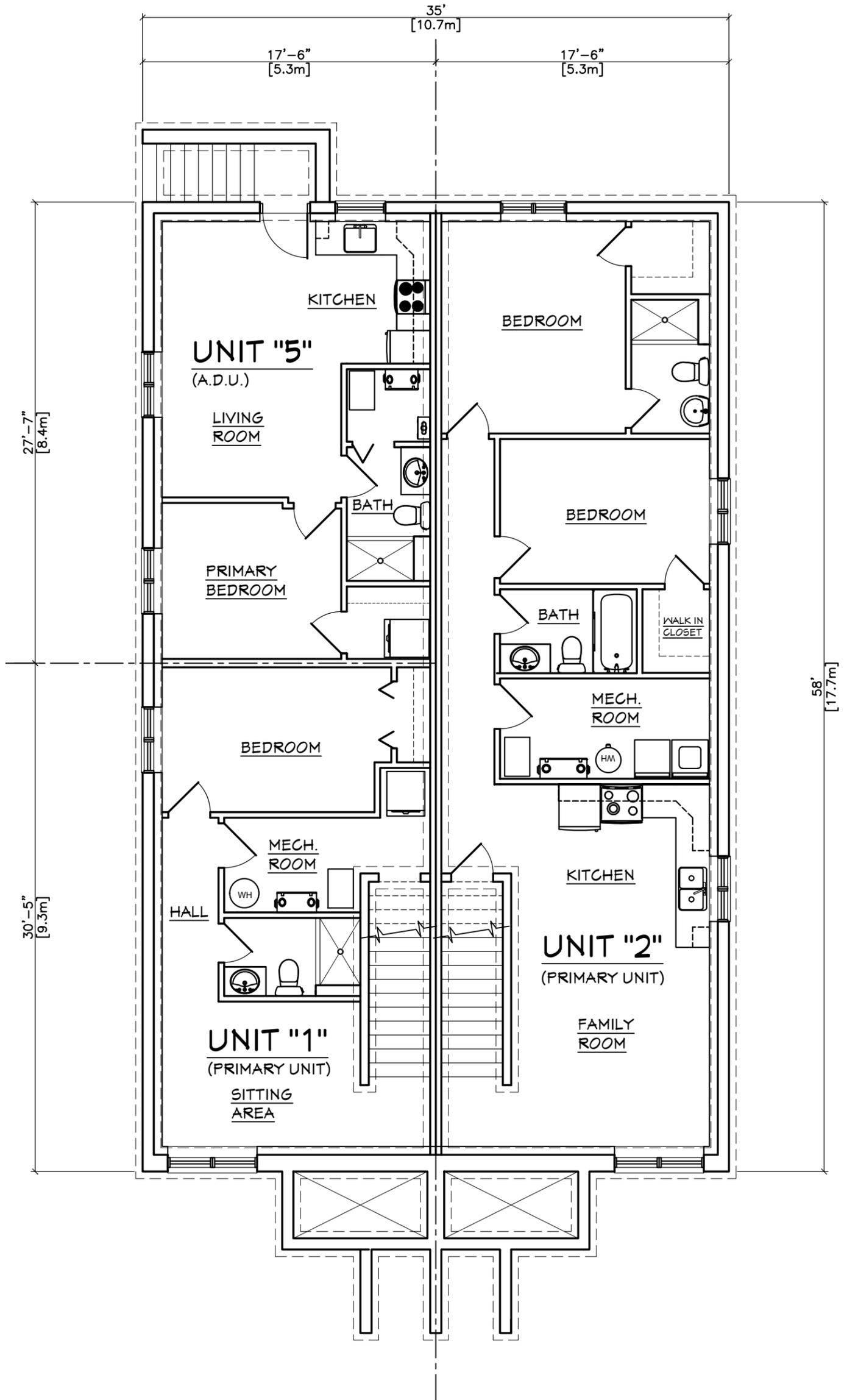
TOTAL AREA: 421.74 M² (4537.92 Sq. Ft.)

**Ⓢ MATTHEWS
design**
6 - 2557 Dougall Ave, Suite 1600
WINDSOR ONTARIO, CANADA
N8X 1T5
(519) 915 - 3275
E-MAIL: cmatthewsdesignwindsor@gmail.com

BCIN
38359
DESIGNS C C.MATTHEWS DESIGN 2025

SITE PLAN-5

FOR: RICKY JIN.
DATE: FEB. 27, 2026



FOUNDATION PLAN

687 BRIDGE AVE. - DRAFT 2

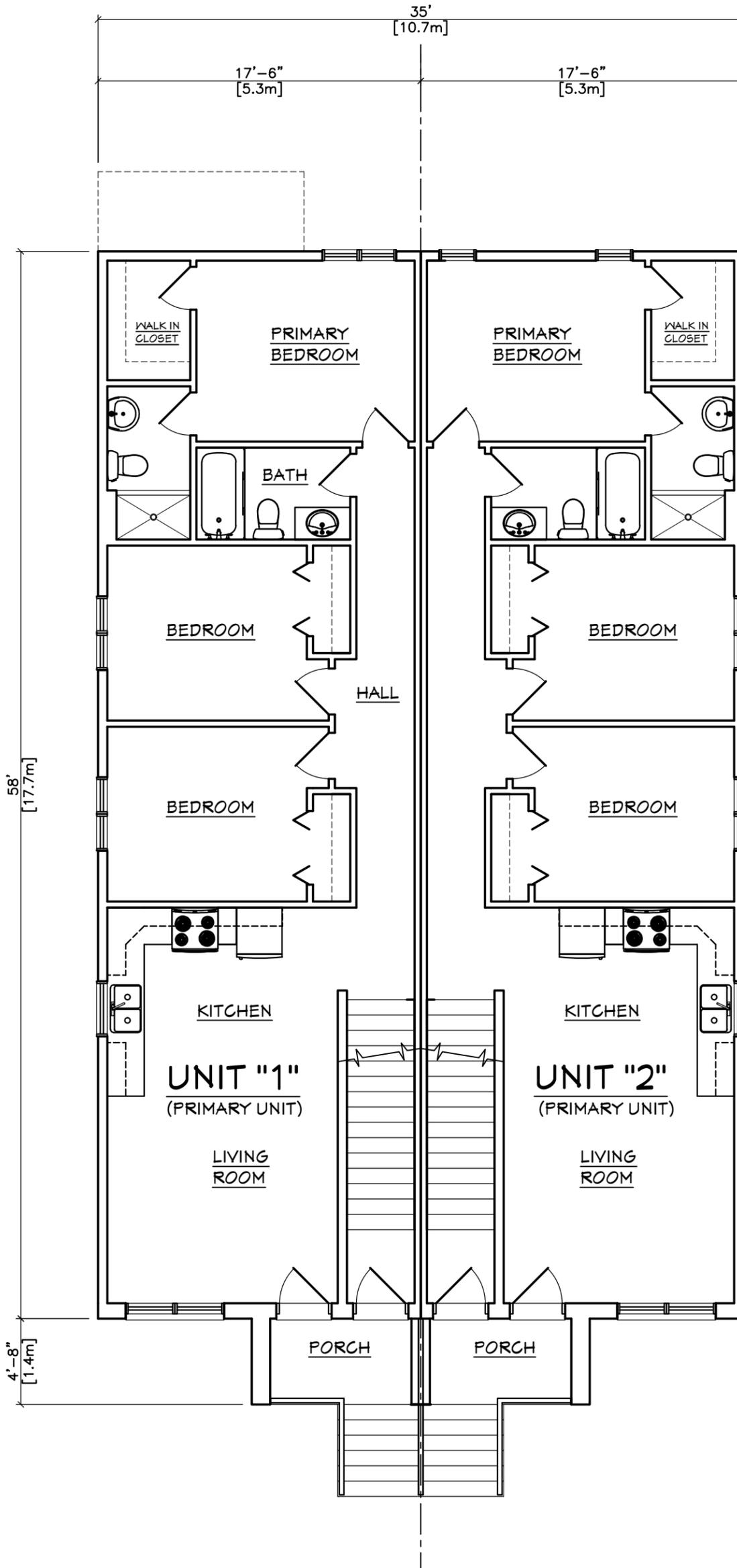
TOTAL AREA: 188.66 M²/ 2030.00 Sq. Ft.

UNIT 1 BASEMENT AREA (PRIMARY UNIT) 49.47 M²/ 532.33 SQ.FT

UNIT 2 BASEMENT AREA: (PRIMARY UNIT) 188.66 M²/ 2030.00 Sq. Ft.

UNIT 5 AREA 44.85 M²/ 482.67 SQ.FT

DATE: FEB. 27/ 2026



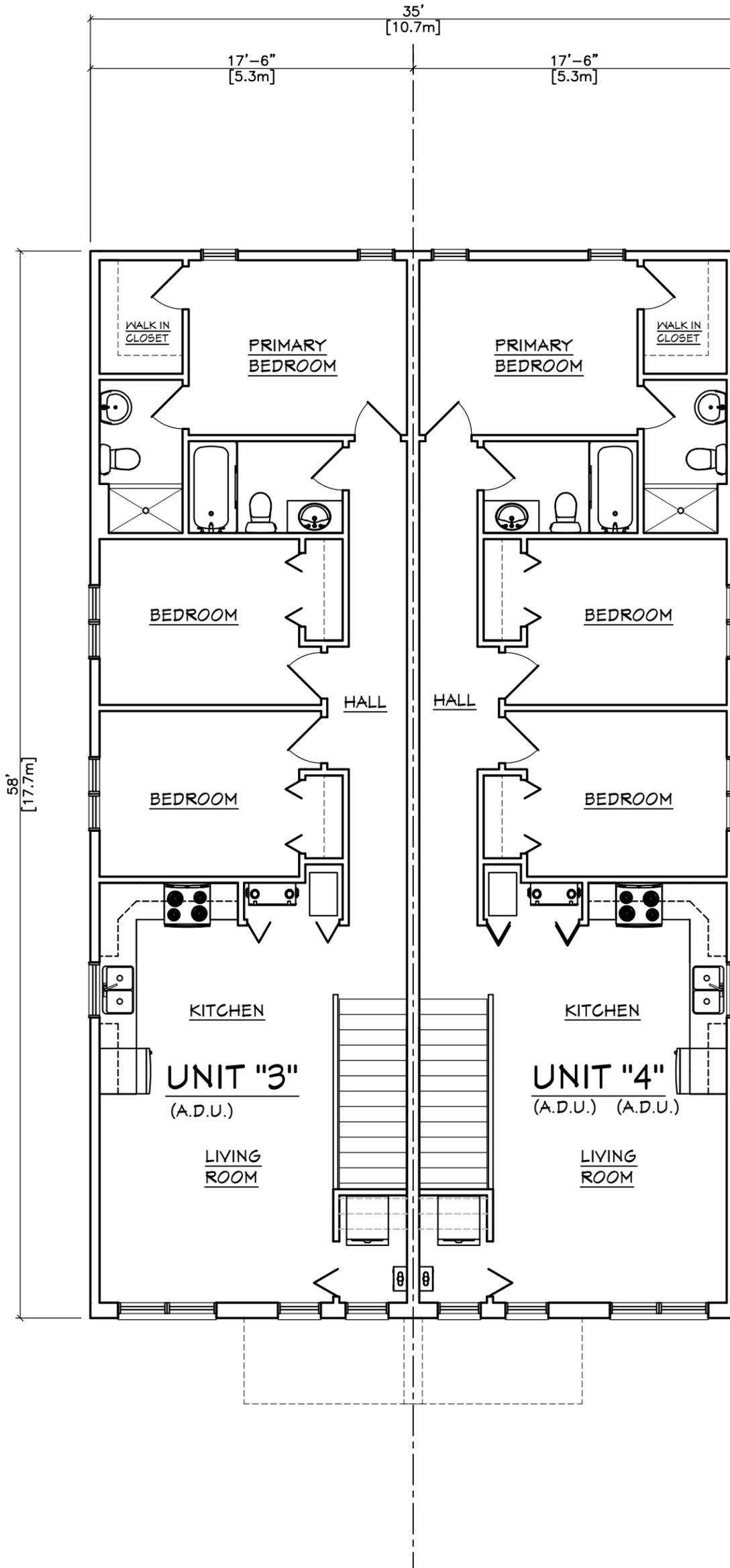
FIRST FLOOR PLAN

687 BRIDGE AVE. - DRAFT 2

TOTAL AREA: 188.66 M² / 2030.00 Sq. Ft.

APPROXIMATE 94.33 M² / 1015 Sq. Ft. PER UNIT

DATE: FEB. 27/ 2026



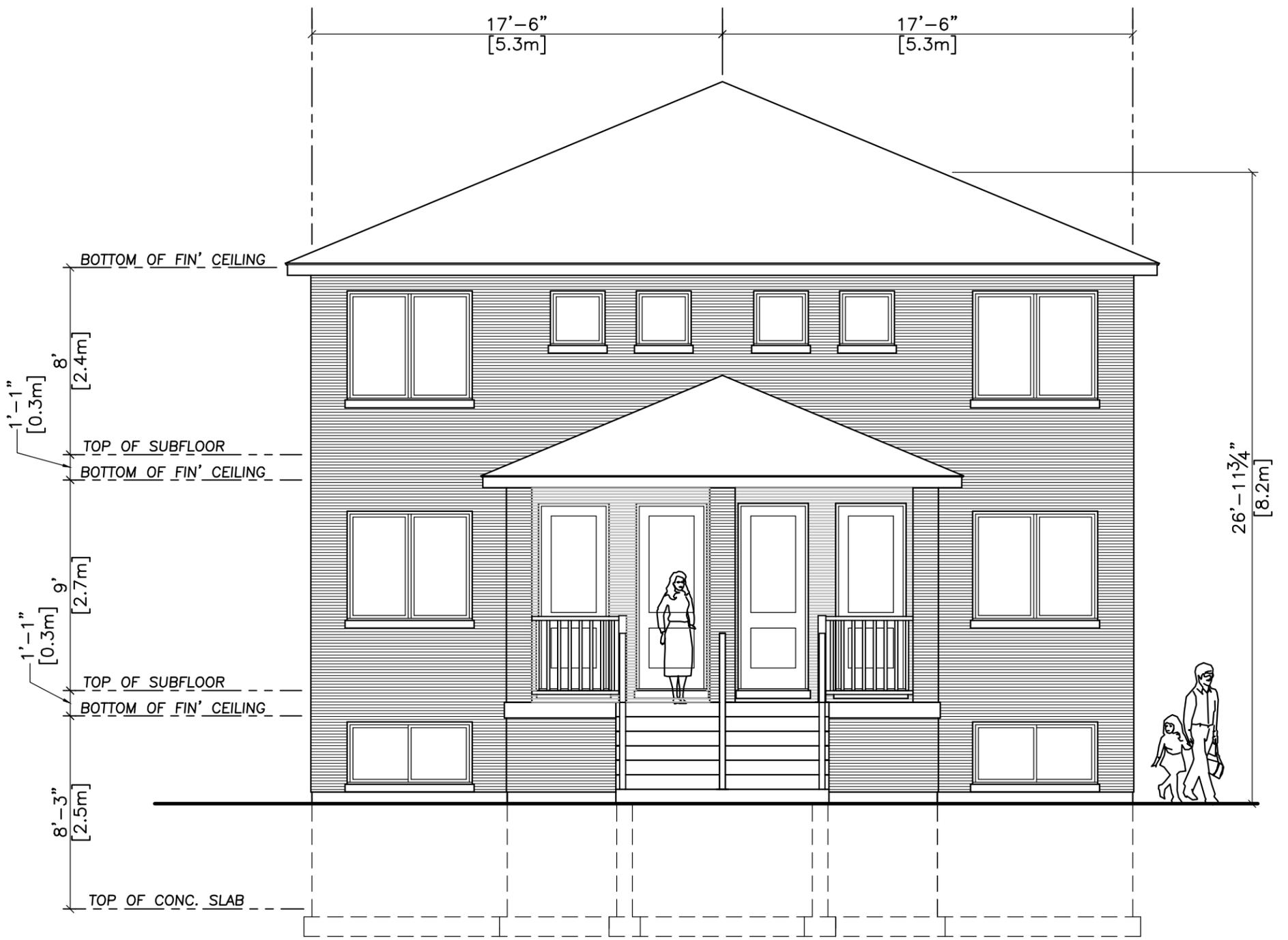
SECOND FLOOR PLAN

687 BRIDGE AVE. - DRAFT 2

TOTAL AREA: 188.66 M² / 2030.00 Sq. Ft.

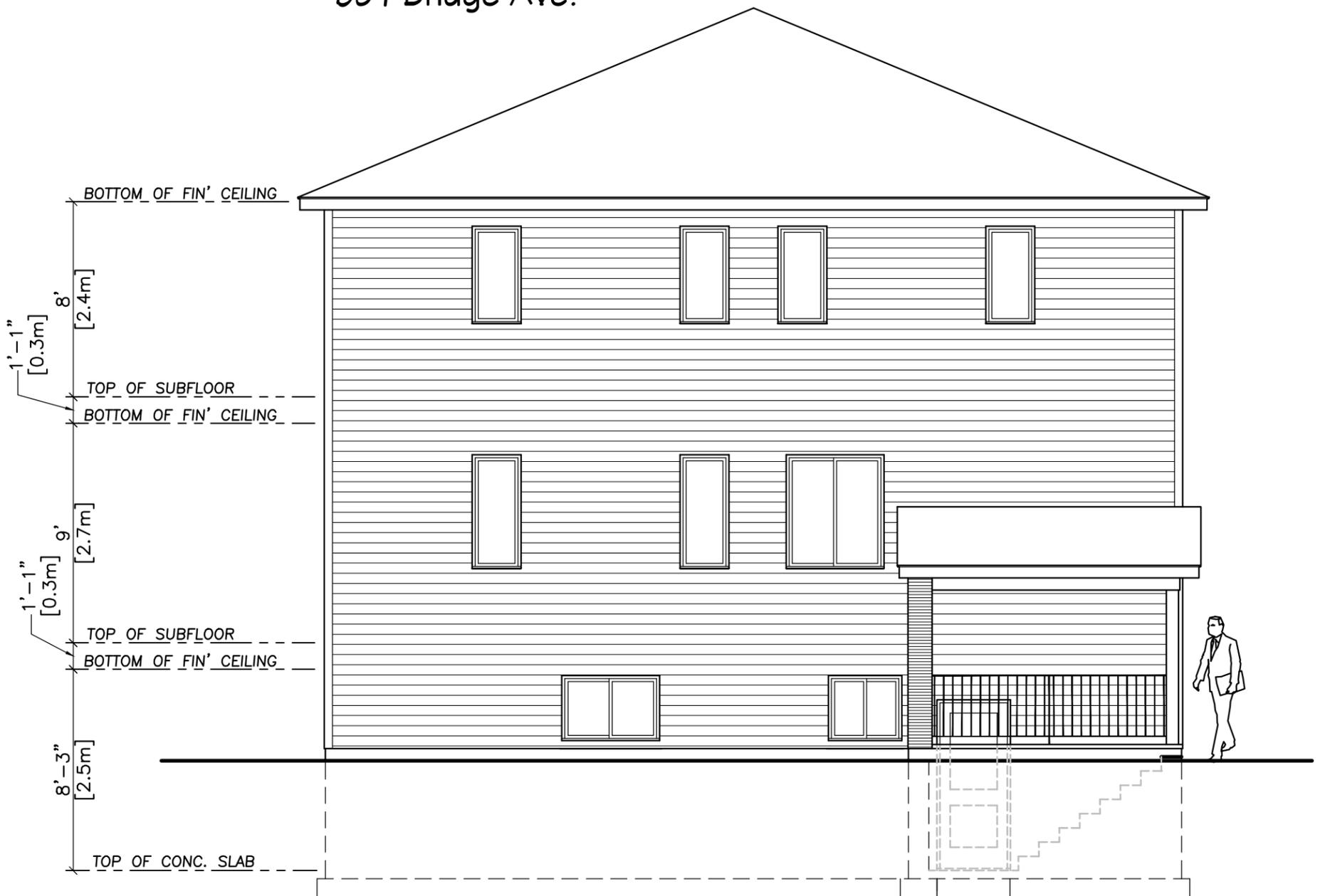
APPROXIMATE 94.33 M² / 1015 Sq. Ft. PER UNIT

DATE: FEB. 27 / 2026



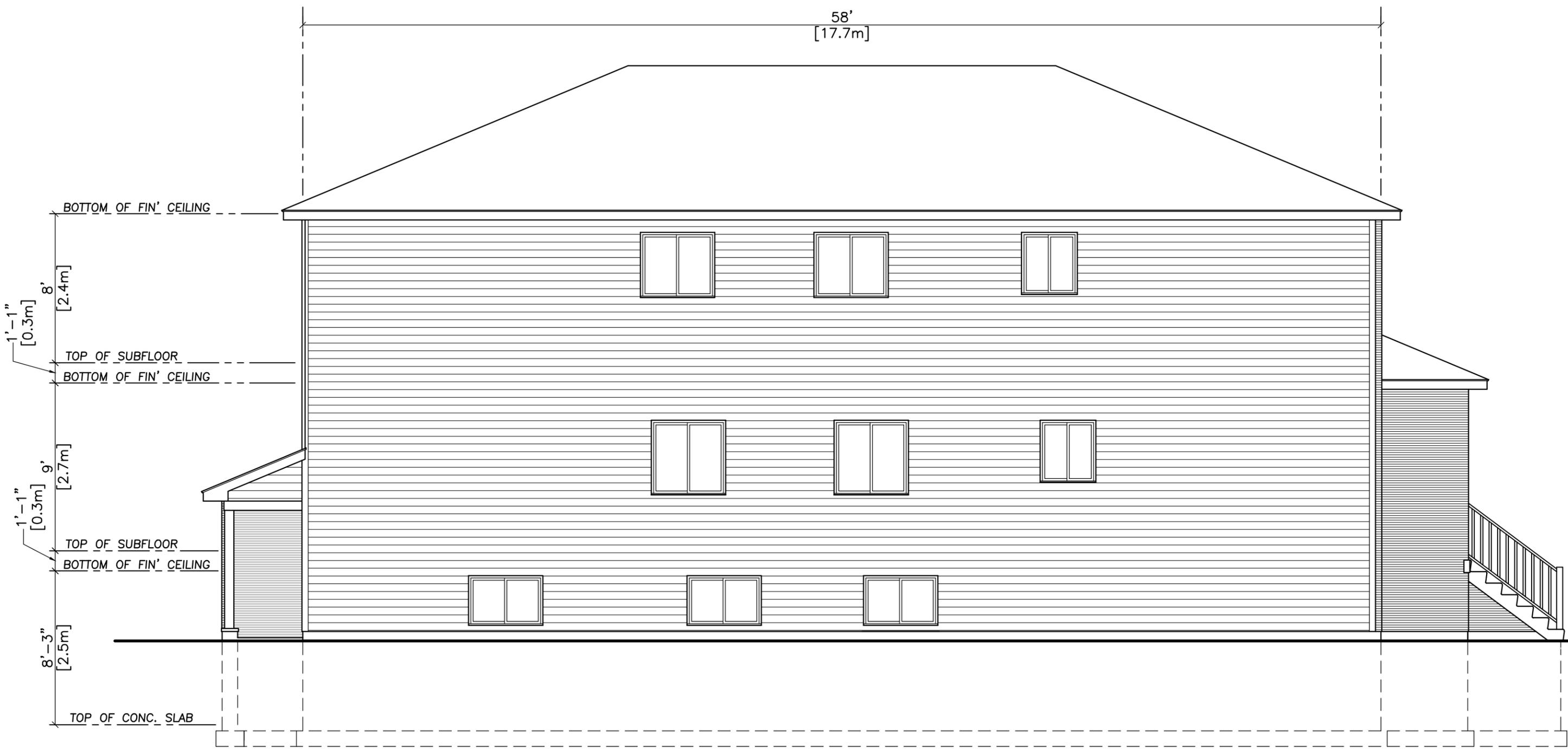
FRONT ELEVATION

687 Bridge Ave.



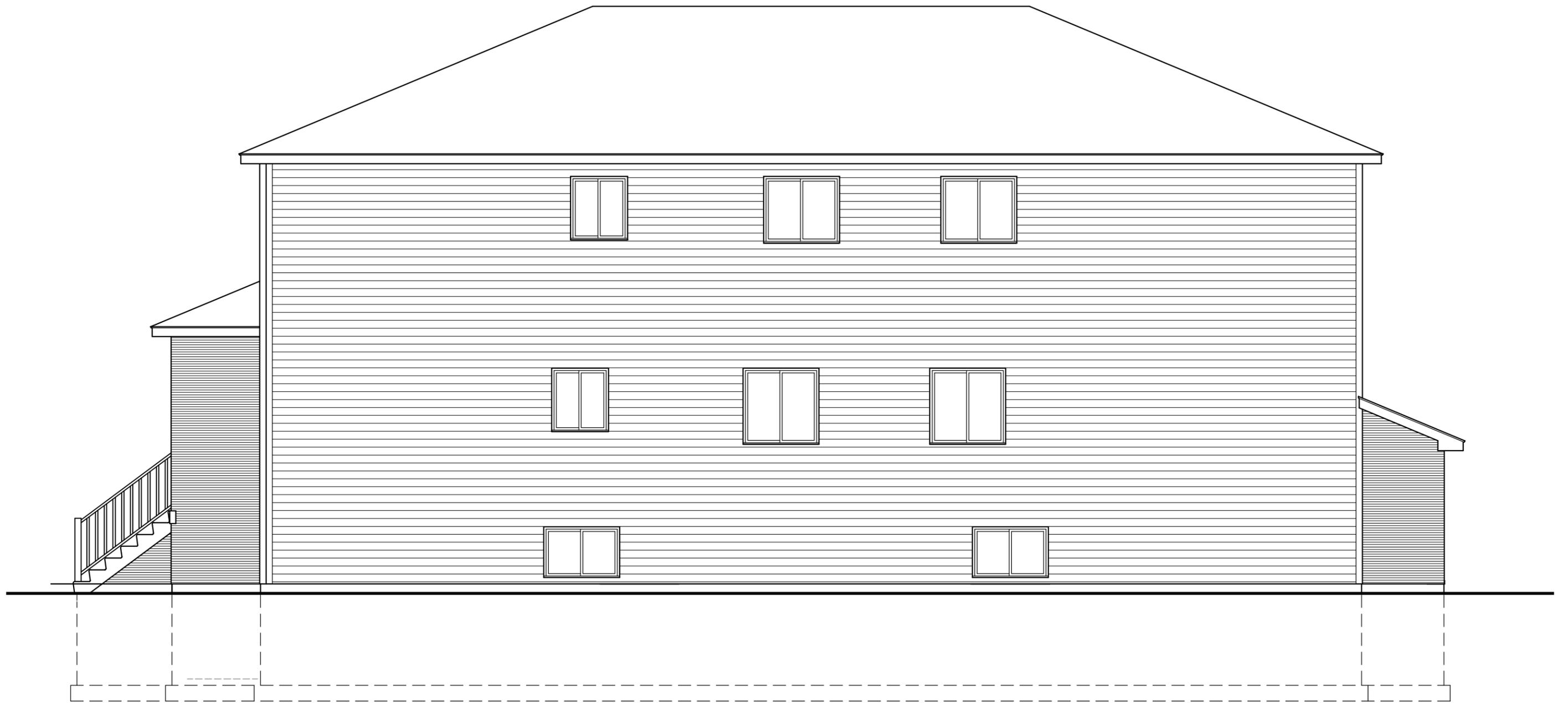
REAR ELEVATION

687 Bridge Ave.



LEFT ELEVATION

687 Bridge Ave.



RIGHT ELEVATION

687 Bridge Ave.