



2 DATA MATRIX

A-0 NOT TO SCALE

PROJECT ADDRESS	3880 MATCHETT RD., WINDSOR, ON N9C 2A2		
ROLL NUMBER	3739-050-480-04200-0000		
LEGAL DESCRIPTION	PLAN 656; LOT 53; N PT LOT 54		
CURRENT ZONING	RD1.2 - RESIDENTIAL DISTRICT 1.2		
PROPOSED ZONING	RD2.2 - RESIDENTIAL DISTRICT 2.2		
PROPOSED USE	SEMI-DETACHED DWELLING		
LOT FRONTAGE	MINIMUM 15 m	PROPOSED 15.8 m [52'-0"]	
LOT DEPTH	36.3 m [119'-0"]		
SITE AREA	MINIMUM 450.0 m ²	PROPOSED 574.8 m ² [6,187 ft ²]	
SETBACKS	MIN. FRONT YARD MIN. READ YARD MIN. SIDE YARD	REQUIRED 6.0 m 7.5 m 1.2 m	PROPOSED 11.9 m 9.0 m 1.2 m
FOOTPRINT	239.9 m ² [2,583 ft ²]		
LOT COVERAGE	MAXIMUM 45%	PROPOSED 41.7%	
GROSS FLOOR AREA	1 st LEVEL 2 nd LEVEL TOTAL	239.9 m ² [2,583 ft ²] 239.9 m ² [2,583 ft ²] 479.8 m ² [5,166 ft ²]	
HEIGHT OF BUILDING	MAXIMUM 9.0 m [29'-6"]	PROPOSED 8.5 m [27'-10"]	
PARKING	REQUIRED PARKING SPACES: 1 PER DWELLING UNIT		REQUIRED 2 PROPOSED 2

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SUBMISSION RECORDS			PROJECT NOTES			
			SHEET SIZE ARCH D (24" x 36")			
			PROJECT ID 23-0			
			DATE 2023-07-			
			DRAWN BY J			
			CHECKED BY J			
			APPROVED BY M			
1	Site Plan Agreement	23-11-02	SCALE AS NOTED			
D.	DESCRIPTION	DATE				

NOTES	PROJECT INFORMATION	DRAWING TITLE	DISCIPLINE SEAL	PRIMARY CONSULTANT	SUB-CONSULTANT	SUBMISSION RECORDS	PROJECT NOTES																							
1. DO NOT SCALE DRAWINGS 2. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK. 3. COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK. 4. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK. 5. ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL BY-LAWS.	3880 MATCHETT RD. ZBA SITE PLAN 3880 Matchett Rd, Windsor, ON N9C 2A2	AERIAL VIEW, DATA MATRIX, SITE PLAN	The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's BOOK.	AVANTGROUP AVANT GROUP INC. 5980 TECUMSEH RD. E., WINDSOR, ON, N8T 1E3 PHONE: 519-300-9839 EMAIL: info@avantgroupincorp.com www.avantgroupincorp.com		<table><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td>1 Site Plan Agreement</td><td>23-11-02</td></tr><tr><td>NO.</td><td>DESCRIPTION</td><td>DATE</td></tr></table>																			1 Site Plan Agreement	23-11-02	NO.	DESCRIPTION	DATE	SHEET SIZE ARCH D (24" x 36") PROJECT ID23-007 DATE2023-07-17 DRAWN BYJ.N. CHECKED BYJ.N. APPROVED BYM.H. SCALEAS NOTED
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