

<u>LEGEND</u>	
	NEW WALKWAY
	LANDSCAPED AREA
	TENANT PATIO

— DETECTABLE WARNING SURFACE

DEPRESSED CURB W/ TACTILE

- INDICATOR PER OBC & AODA

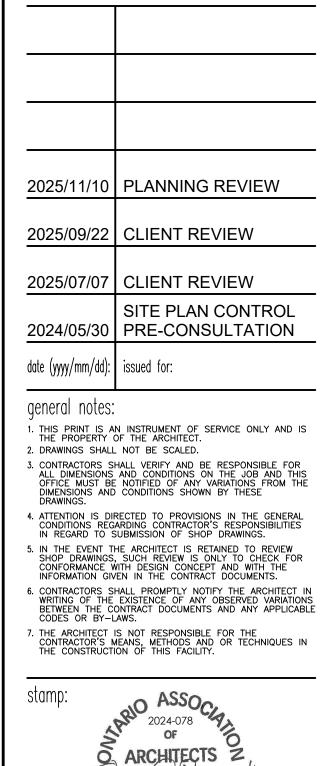
REQUIREMENTS

0.9 MN 1.5m

CURB RAMP DETAIL

SCALE: 1: 75

SITE DATA MATRIX: SITE ZONING: HRD1.1					
	REQUIRED PROPOSED			REQUIRED	PROPOSED
ı. LOT AREA	15,739.11 m ²	g.	NO. OF PARKING SPACES (INCLUDES HANDICAPPED SPACES)		
BUILDING AREA			APARTMENT		
APARTMENT BUILDING 1	1,245.37 m ²		1.25 SPACES PER UNIT		
APARTMENT BUILDING 2	1,245.37 m ²		BUILDING 1	101 SPACES	102 SPACES
TOWNHOUSE 1	330.00 m ²		BUILDING 2	101 SPACES	102 SPACES
TOWNHOUSE 2	330.00 m ²		VISITOR PARKING 15% OF UNIT PARKING SPACES		
TOWNHOUSE 3	330.00 m ²		BUILDING 1	15 SPACES	15 SPACES
TOWNHOUSE 4	330.00 m ²		BUILDING 2	15 SPACES	15 SPACES
TOTAL	3,810.74 m ²		TOTAL	202 SPACES	204 SPACES
BUILDING LOT COVERAGE (%)	24.21 %		TOWNHOUSE WITH ATTACHED GARAGE		
BUILDING GROSS FLOOR AREA (G.F.A.)			1 SPACES PER DWELLING UNIT		
APARTMENT BUILDING 1	7,472.22 m ²		BUILDING 1	4 SPACES	4 SPACES
APARTMENT BUILDING 2	7,472.22 m ²		BUILDING 2	4 SPACES	4 SPACES
TOWNHOUSE 1	642.00 m ²		BUILDING 3	4 SPACES	4 SPACES
TOWNHOUSE 2	642.00 m ²		BUILDING 4	4 SPACES	4 SPACES
TOWNHOUSE 3	642.00 m ²		TOTAL	16 SPACES	16 SPACES
TOWNHOUSE 4	642.00 m ²	h.	NO. OF ACCESSIBLE PARKING SPACES FOR APARTMENTS		
TOTAL	17,512.44 m ²		TYPE A	3 SPACES	3 SPACES
BUILDING HEIGHT	20.00 m		TYPE B	3 SPACES	3 SPACES
BUILDING SETBACKS		i.	NO. OF LOADING SPACES		
FRONT — EAST	6.00 m		MULTIPLE DWELLING	2 SPACES	2 SPACES
REAR — WEST	22.00 m	j.	NO. OF BICYCLE PARKING SPACES	11 SPACES	12 SPACES
SIDE INTERIOR — NORTH	5.73 m	k.	PAVED AREA		6,268.73 m
SIDE EXTERIOR — SOUTH	5.73 m		COVERAGE		39.83 %
•	-	Ι.	LANDSCAPED AREA		
			HARD		1,586.46 m
			SOFT		3,443.17 m
			TOTAL		5,029.63 m
			COVERAGE		31.96 %
		n.	LINEAR CONCRETE CURB		896.53 m





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2025-11-10

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ASTORIA DEVELOPMENT

WINDSOR, ONTARIO client:

HOWARD AVENUE,

project:

FORTIS GROUP

SITE PLAN & SITE DATA

Scale:
AS SHOWN

drawn by:

SJP

checked by:

SMB

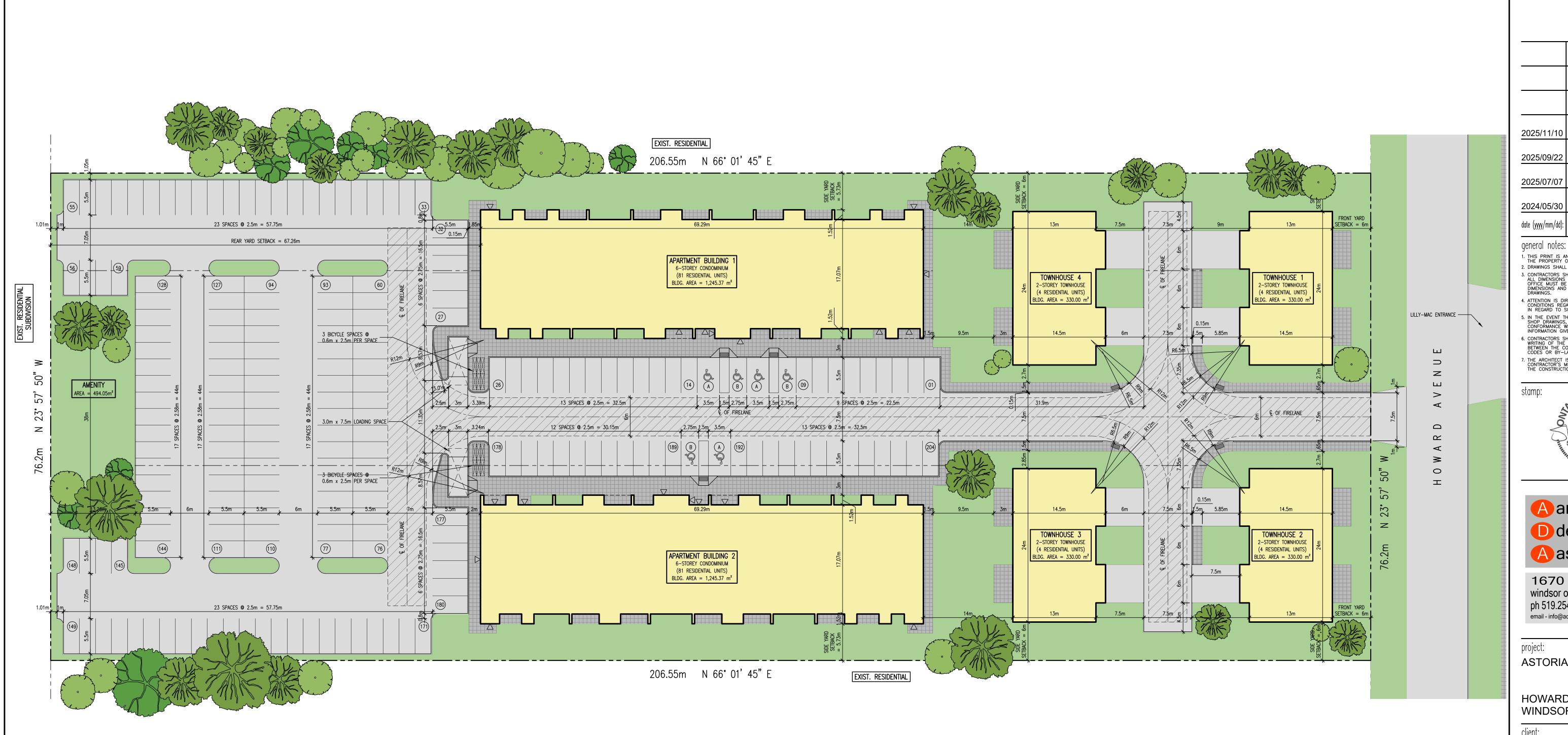
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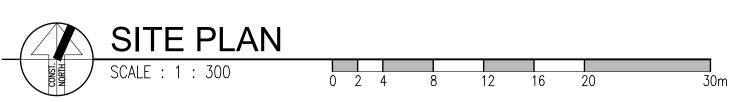
MAY, 2024

comm. no.: 2024-078

sheet no.:

SPC1.0



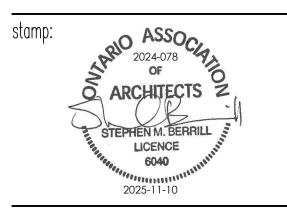


2025/11/10 PLANNING REVIEW 2025/09/22 | CLIENT REVIEW 2025/07/07 | CLIENT REVIEW SITE PLAN CONTROL 2024/05/30 PRE-CONSULTATION date (yyyy/mm/dd): issued for:

> 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: ASTORIA DEVELOPMENT

HOWARD AVENUE, WINDSOR, ONTARIO

client:

FORTIS GROUP

SITE PLAN & SITE DATA

scale: **AS SHOWN** drawn by: checked by: SMB date: MAY, 2024 comm. no.: 2024-078 sheet no.:

SPC1.0a