

552 Florence Ave.

Part of Lots 36 & 37 Florence Ave.,
Windsor, ON, N8P 1R7

Semi-Detached

ARCHITECTURAL SHEETS

A001 COVER SHEET
A100 FLOOR PLAN
A101 ELEVATIONS

ARCHITECTURAL LEGEND

Room name

- 101 ROOM NUMBER
- 101 DOOR NUMBER
- 12 WINDOW TYPE
- W13 WALL TYPE

Indicators:

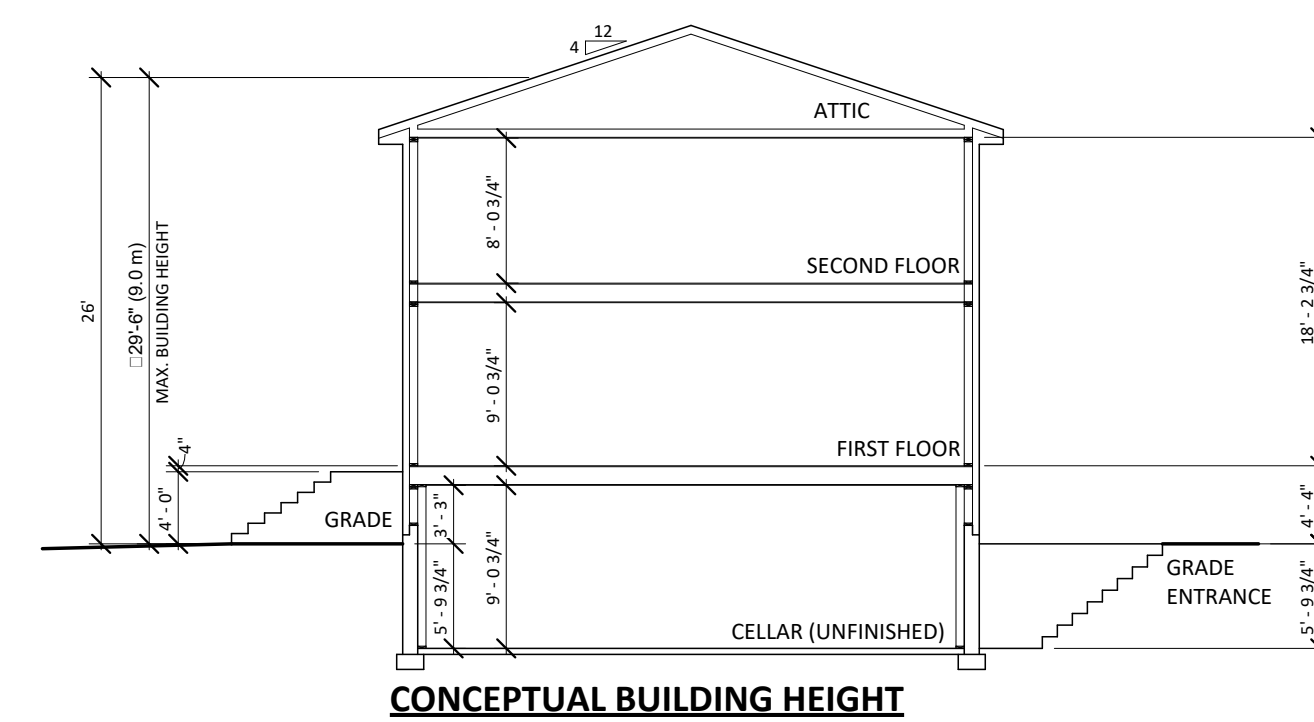
- No SHEET No EXTERIOR BUILDING ELEVATION INDICATOR
- No SHEET No INTERIOR BUILDING ELEVATION INDICATOR
- No SHEET MILLWORK ELEVATION INDICATOR
- No SHEET SECTION INDICATOR

SITE PLAN DRAWING LEGEND

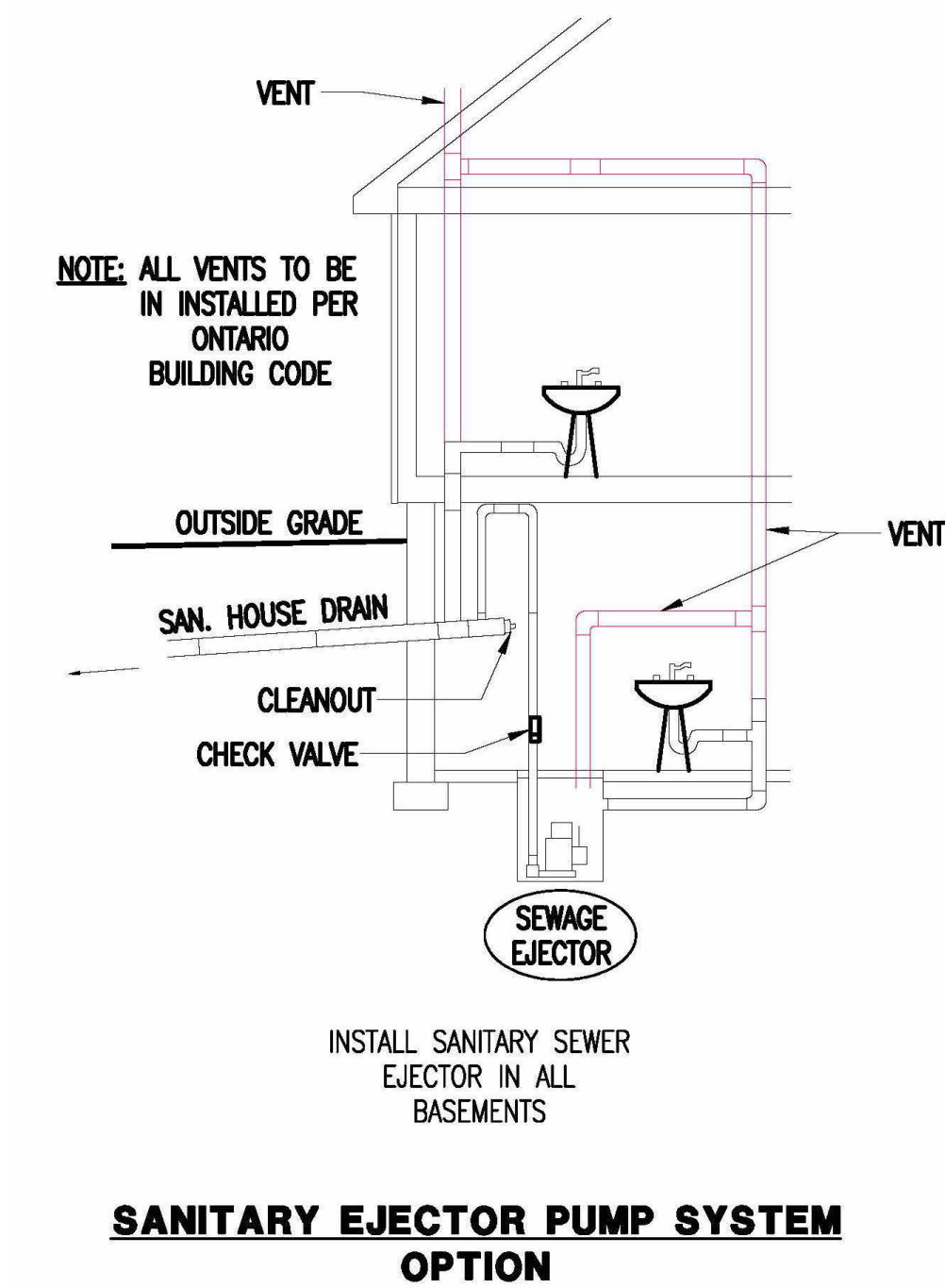
- PROPERTY BOUNDARY LINE
- - - BUILDING SETBACK LINE
- CHAINLINK FENCE
- W- DOMESTIC WATER SERVICE
- S- STORM SERVICE
- SAN- SANITARY SERVICE
- [Pattern] NEW CONCRETE
- [Pattern] NEW ASPHALT
- H.P. HYDRO POLE



CONCEPTUAL BUILDING MASSING
FINAL BUILDING FORM MAY DEVIATE SLIGHTLY

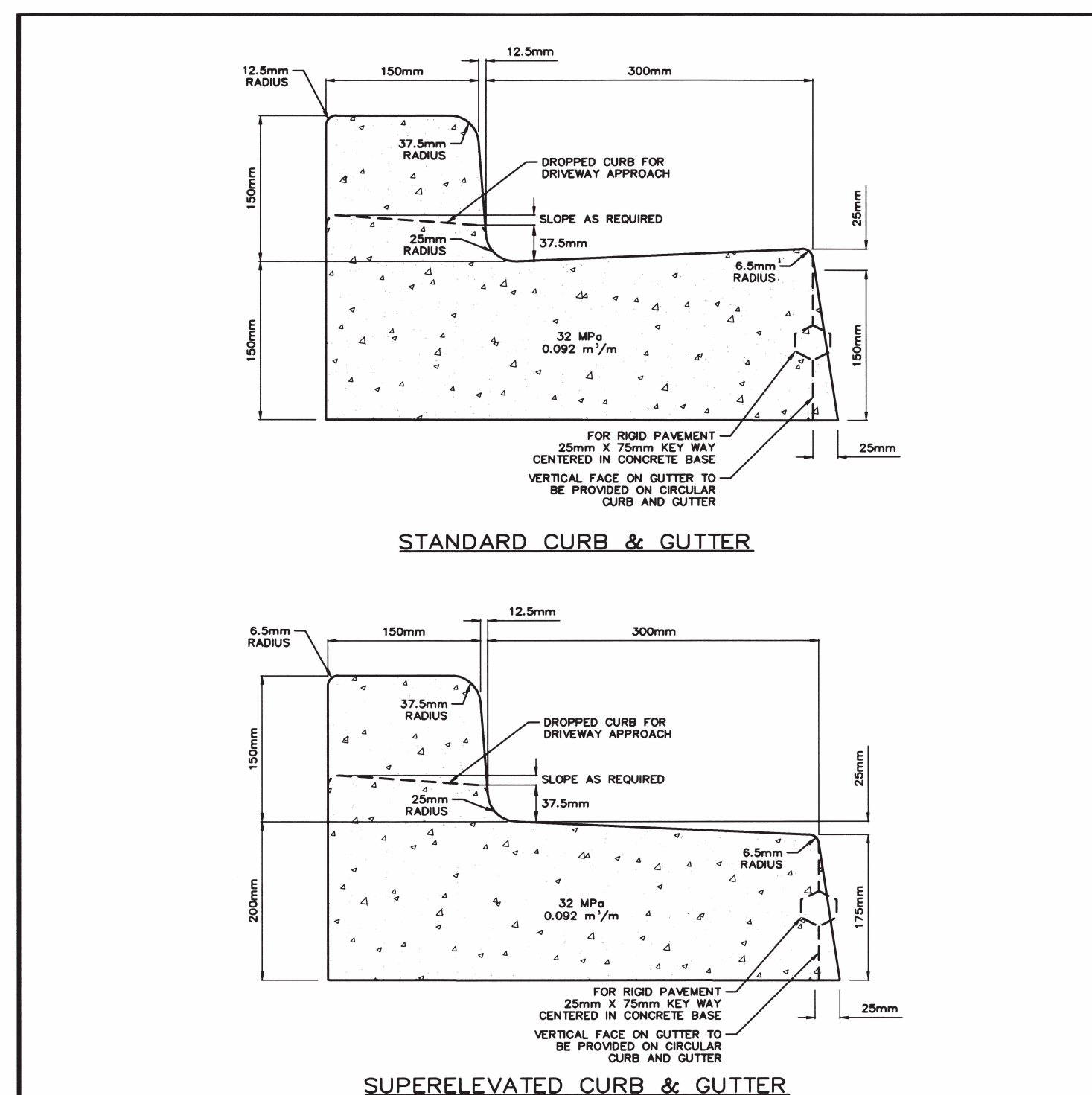


CONCEPTUAL BUILDING HEIGHT



NOTE: ALL VENTS TO BE INSTALLED PER ONTARIO BUILDING CODE

SANITARY EJECTOR PUMP SYSTEM OPTION



STANDARD CURB & GUTTER

SUPERELEVATED CURB & GUTTER

GENERAL NOTES:

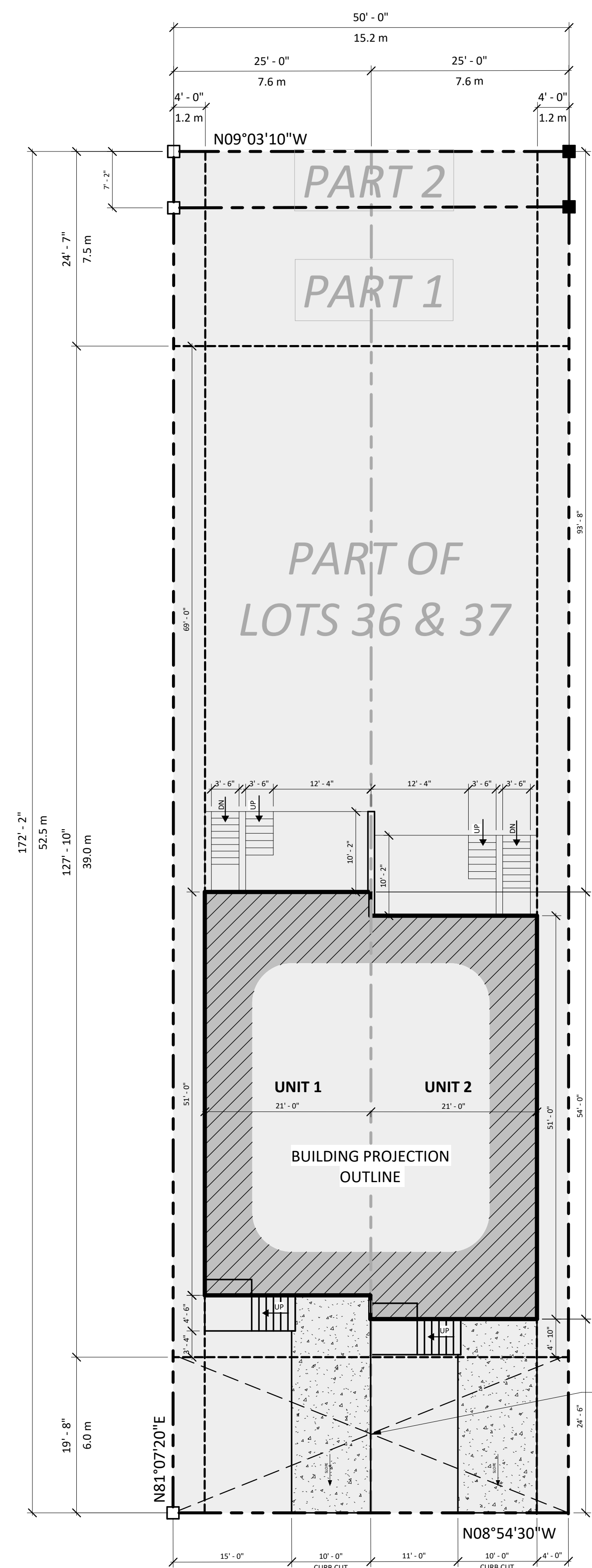
- FILLER MATERIAL SHALL BE 12-20mm THICK PIECE OF FULL DEPTH AND WIDTH OF JOINT MEETING OPSS 1308 (EXCLUDING CORK FILLER)
- MAXIMUM SPACING OF JOINTS: 3m ON CIRCULAR SECTION WITH RADIUS LESS THAN 9m; 4.9m ELSEWHERE.
- CONTRACTION JOINTS FOR ASPHALT SURFACES TO BE SPACED 5m AND COINCIDE WITH THE CONTRACTION JOINTS FOR CONCRETE PAVEMENTS.
- CROSS FALL OF GUTTER SHALL CONFORM TO PAVEMENT CROSS FALL AT CATCH BASIN.
- ALL WORK SHALL CONFORM TO CITY OF WINDSOR SPEC. S-5

CITY OF WINDSOR
ENGINEERING DEPARTMENT

STANDARD & SUPERELEVATED CURB & GUTTER FOR RESIDENTIAL ROADS

DRN BY: E.T., P.R. DATE: MARCH 2017
REVISION: FEBRUARY 2016 CHKD BY: M.C.
CHKD BY: PASSED BY: M.C.

AS-208



FLORENCE AVE.

SITEPLAN MATRIX:

PROPOSED ZONING: RD2.1	REQUIRED	PROVIDED
1. LOT WIDTH:	49'-3" (15.0 m)	50'-0" (15.2 m)
2. LOT DEPTH:	-	172'-2" (52.5 m)
3. LOT AREA:	4843.8 sq.ft. (450.0 sm)	8,608 sq.ft. (799.7 sm)
4. BUILDING AREA:	-	2,142 sq.ft. (199.0 sm)
5. LOT COVERAGE:	45%	24.9%
6. MAIN BUILDING HEIGHT:	29'-6" (9.0 m)	26'-8" (8.1 m)
7. FRONT YARD DEPTH:	19'-8" (6.0 m)	24'-6" (7.5 m)
8. REAR YARD DEPTH:	24'-7" (7.5 m)	93'-8" (28.5 m)
9. SIDE YARD WIDTH:	3'-11" (1.2 m)	3'-11" (1.2 m)
10. GROSS FLOOR AREA:	4,306 sq.ft. (400 sm)	4,284 sq.ft. (398.0 sm)

- SITEPLAN NOTES:**
- SITE INFORMATION & EXISTING OUTLINES SHOWN FOR REFERENCE ONLY. PROPERTY LINES ARE APPROXIMATED BASED ON GOOGLE AERIAL IMAGERY.
 - CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL SITE DIMENSIONS & DATUMS, PROVIDING UP TO DATE SURVEY, AND LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - NEW CONCRETE DRIVEWAYS & CURB CUTS TO BE AS PER TYPICAL CITY OF WINDSOR STANDARDS, REFER TO DETAILS.

1 Site Plan
3/32" = 1'-0"



MASOTTI
CONSTRUCTION INC.

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John Pasqualino Lucente
FIRM BCIN: 109257

Issued For:

Description	Date
Review 1	31may24
Review 2	04jun24
Review 3	09jun24

Revision No.:

Date

No. Description

COVER SHEET

552 Florence Ave.
Semi-Detached

Part of Lots 36 & 37 Florence Ave.,
Windsor, ON, N8P 1R7

Project number: 2410
Drawn by: Author
Checked by: Checker

Sheet: A001
Scale: As indicated

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Issued For:

Description	Date
Review 1	31may24
Review 3	09jun24

Revision No.:

No. **1** Description
Revision from 001 heritage coverage & building form.

Date
23mar24

FLOOR PLAN

552 Florence Ave.
Semi-Detached
Part of Lots 36 & 37 Florence Ave.,
Windsor, ON, N8P 1R7

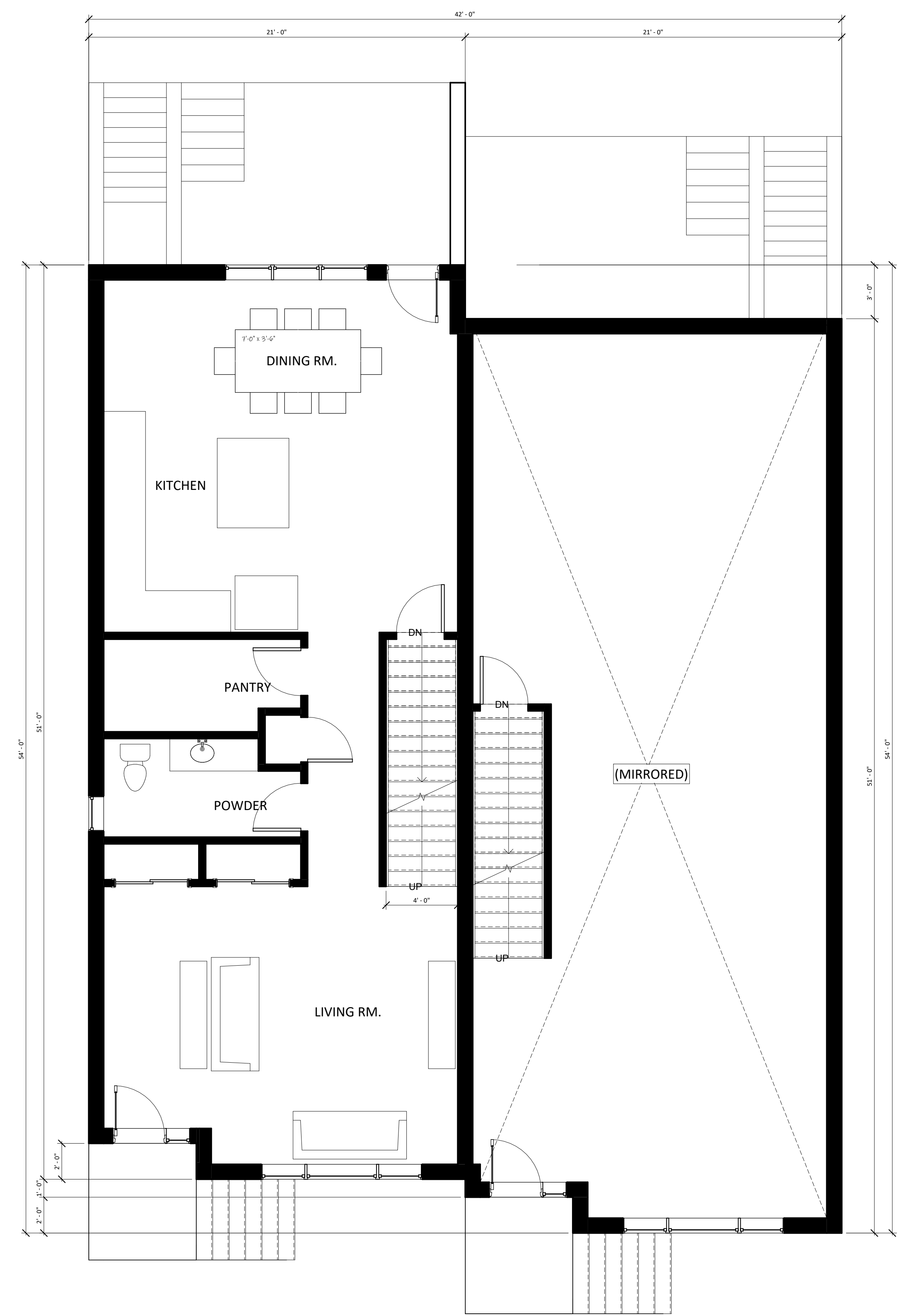
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Drawn by: Author
Checked by: Checker

Sheet: **A100**

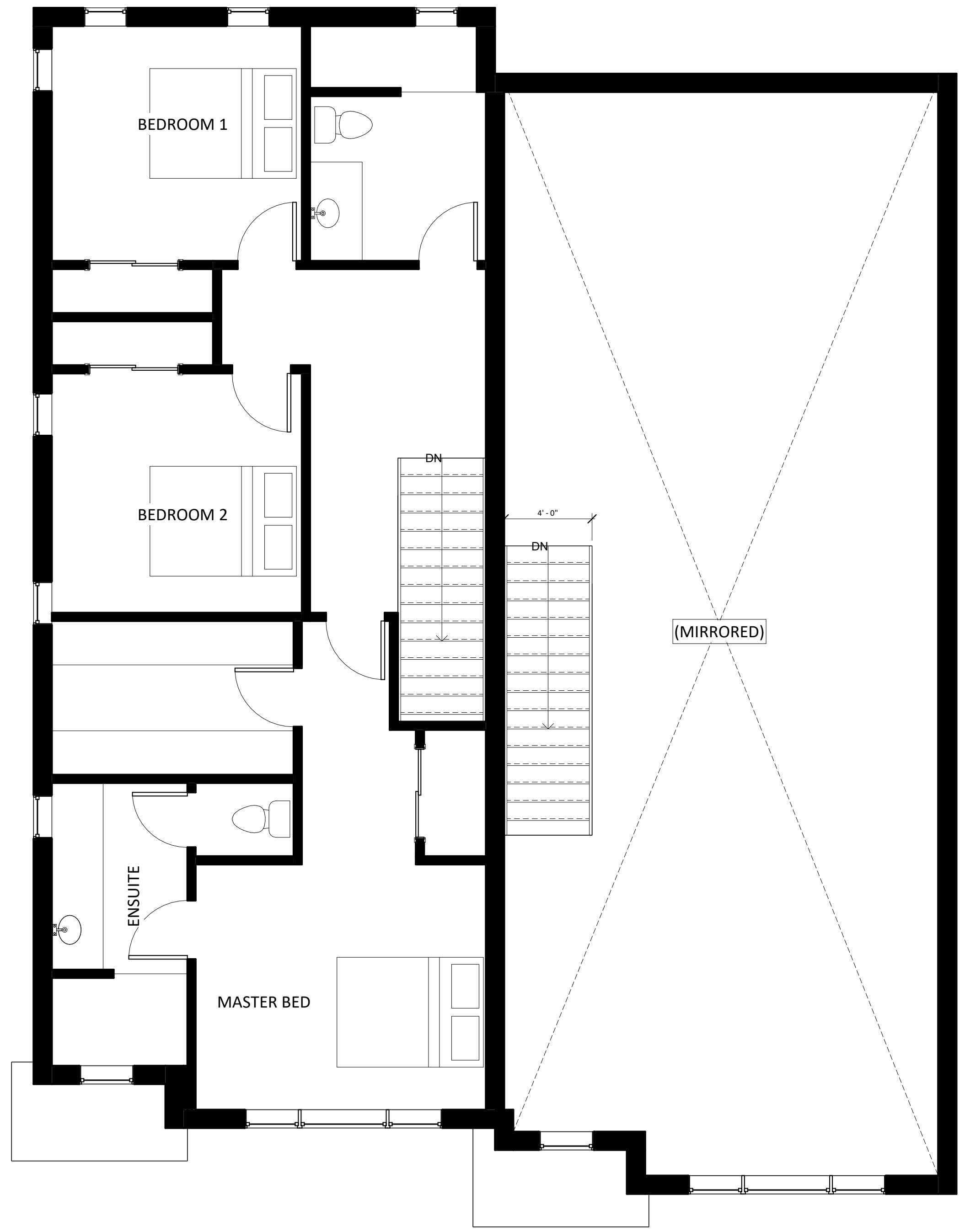
Scale: 1/4" = 1'-0"

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① T/O 1st Flr.
1/4" = 1'-0"



② T/O 2nd Flr.
1/4" = 1'-0"

Issued For:	
Description	Date
Review 1	31may24
Review 3	09jun24

Revision No.:

Date: 23mar24

No.	Description	Date
1	Revised front and landscape coverage & building form.	23mar24

ELEVATIONS

552 Florence Ave.
Semi-Detached

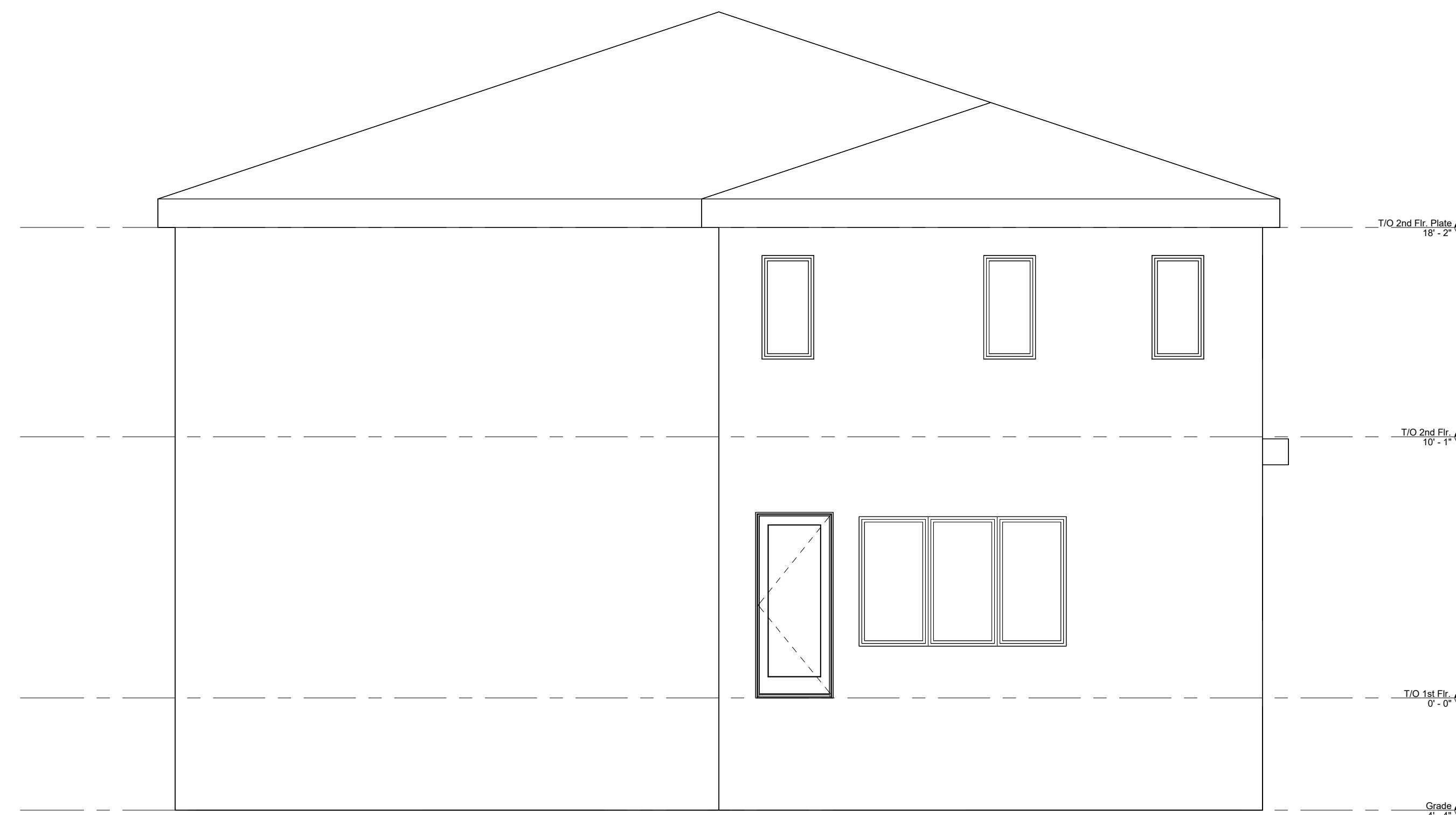
Part of Lots 36 & 37 Florence Ave.,
Windsor, ON, N8P 1R7

Project number:	2410
Drawn by:	Author
Checked by:	Checker
Sheet:	A101
Scale:	1/4" = 1'-0"

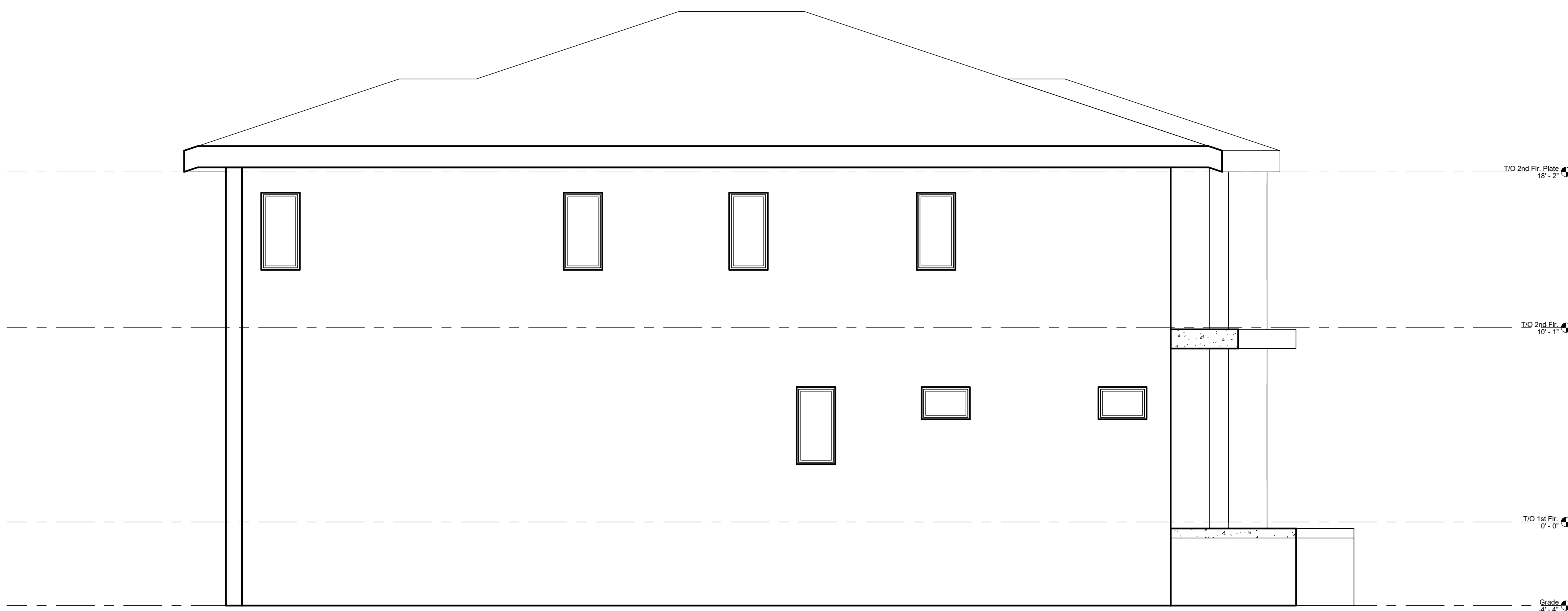
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① Elevation 1 - a
1/4" = 1'-0"



② Elevation 1 - d
1/4" = 1'-0"



③ Elevation 2 - a
1/4" = 1'-0"

GENERAL NOTE:
BUILDING ELEVATIONS SHOWN ARE OF A
CONCEPTUAL BUILDING FORM AND MAY
DEVIATE FROM FINAL APPLICATION.