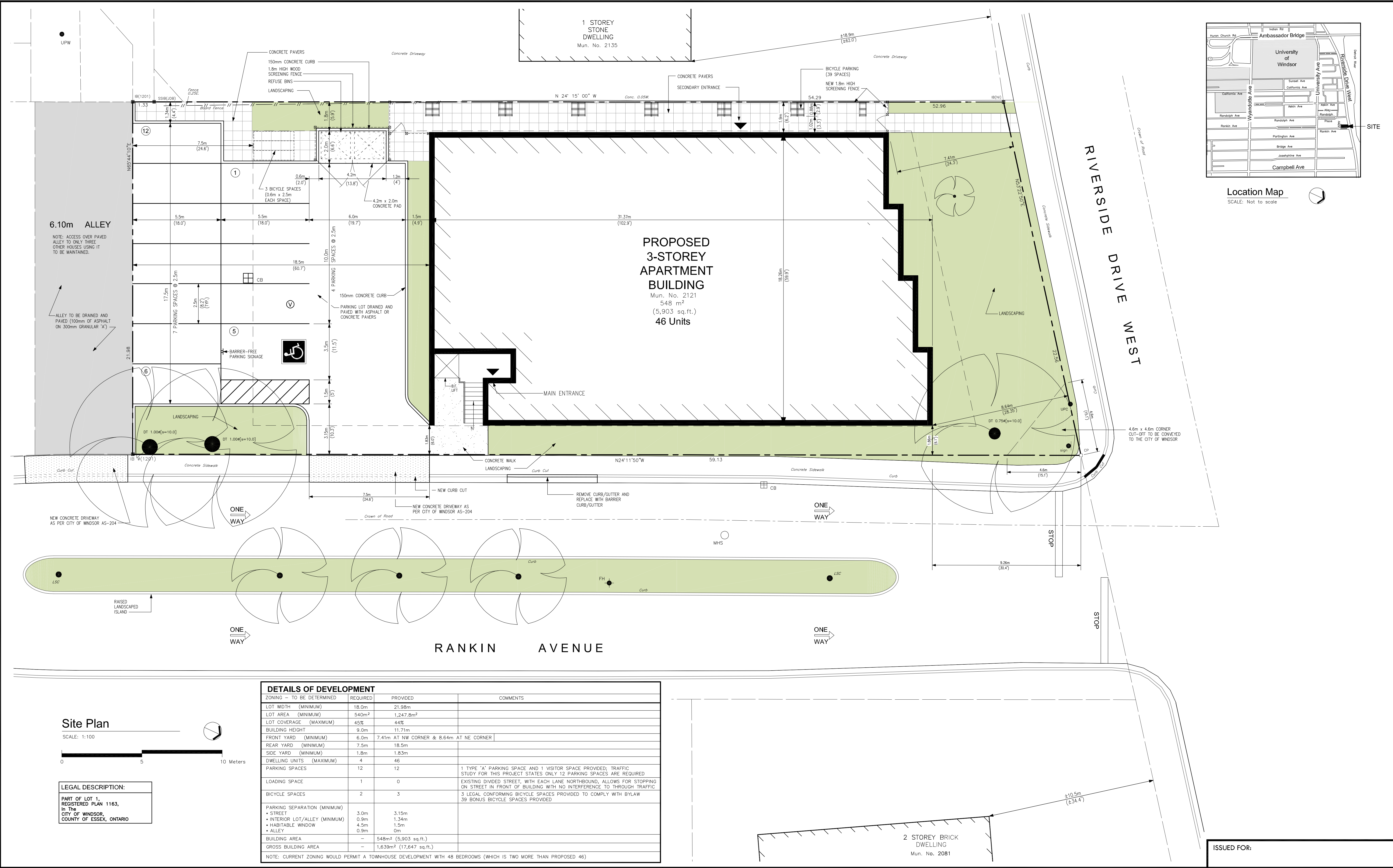




DETAILS OF DEVELOPMENT			
ZONING - TO BE DETERMINED	REQUIRED	PROVIDED	COMMENTS
LOT WIDTH (MINIMUM)	18.0m	21.98m	
LOT AREA (MINIMUM)	540m ²	1,247.8m ²	
LOT COVERAGE (MAXIMUM)	45%	44%	
BUILDING HEIGHT	9.0m	11.71m	
FRONT YARD (MINIMUM)	6.0m	7.41m AT NW CORNER & 8.64m AT NE CORNER	
REAR YARD (MINIMUM)	7.5m	18.5m	
SIDE YARD (MINIMUM)	1.8m	1.83m	
DWELLING UNITS (MAXIMUM)	4	46	
PARKING SPACES	12	12	
LOADING SPACE	1	0	1 TYPE 'A' PARKING SPACE AND 1 VISITOR SPACE PROVIDED; TRAFFIC STUDY FOR THIS PROJECT STATES ONLY 12 PARKING SPACES ARE REQUIRED
BICYCLE SPACES	2	3	EXISTING DIVIDED STREET, WITH EACH LANE NORTHBOUND, ALLOWS FOR STOPPING ON STREET IN FRONT OF BUILDING WITH NO INTERFERENCE TO THROUGH TRAFFIC
PARKING SEPARATION (MINIMUM)			3 LEGAL CONFORMING BICYCLE SPACES PROVIDED TO COMPLY WITH BYLAW 39 BONUS BICYCLE SPACES PROVIDED
• STREET	3.0m	3.15m	
• INTERIOR LOT/ALLEY (MINIMUM)	0.9m	1.34m	
• HABITABLE WINDOW	4.5m	1.5m	
• ALLEY	0.9m	0m	
BUILDING AREA	-	548m ² (5,903 sq.ft.)	
GROSS BUILDING AREA	-	1,639m ² (17,647 sq.ft.)	
NOTE: CURRENT ZONING WOULD PERMIT A TOWNHOUSE DEVELOPMENT WITH 48 BEDROOMS (WHICH IS TWO MORE THAN PROPOSED 46)			

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PROJECT:
2121 RIVERSIDE DRIVE W. APARTMENTS
Windsor, Ontario

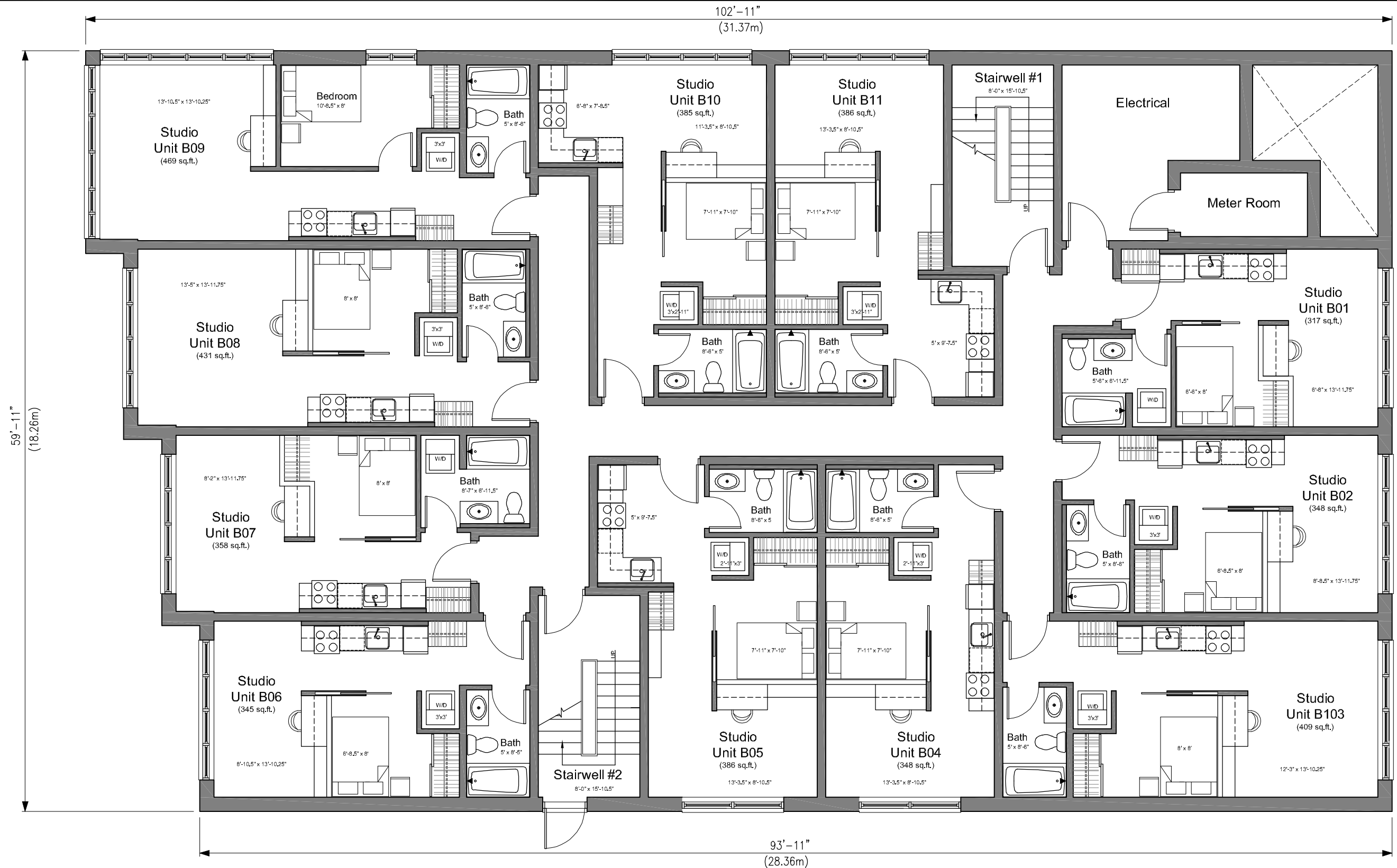
DRAWING TITLE:
PRELIMINARY SITE PLAN
SCALE: 1:100
ACAD REFERENCE: 4758 -P1- Site Plan

DATE: MAY 21, 2025
DRAWN BY: I.A.Z.

ISSUED FOR:

PROJECT NUMBER:
4758

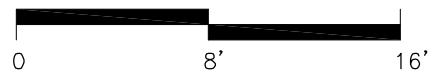
SHEET NUMBER:
P1



Basement Plan

SCALE: 1/8"=1'-0"

Basement = 11 Units
AREA = 5,713 sq.ft. (531m²)



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DRAWING TITLE:
BASEMENT PLAN
SCALE: 1/8" = 1'-0"

ACAD REFERENCE:
4758 -P2- FI Plan

DATE:
FEBRUARY 24, 2025
DRAWN BY:
I.A.Z.

ISSUED FOR:

PROJECT NUMBER:
4758

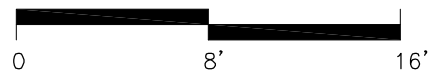
SHEET NUMBER:
P2



1st Floor Plan

SCALE: 1/8"=1'-0"

1st Floor = 11 Units
AREA = 5,841 sq.ft. (543m²)



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DRAWING TITLE:
1st FLOOR PLAN
SCALE:
1/8" = 1'-0"

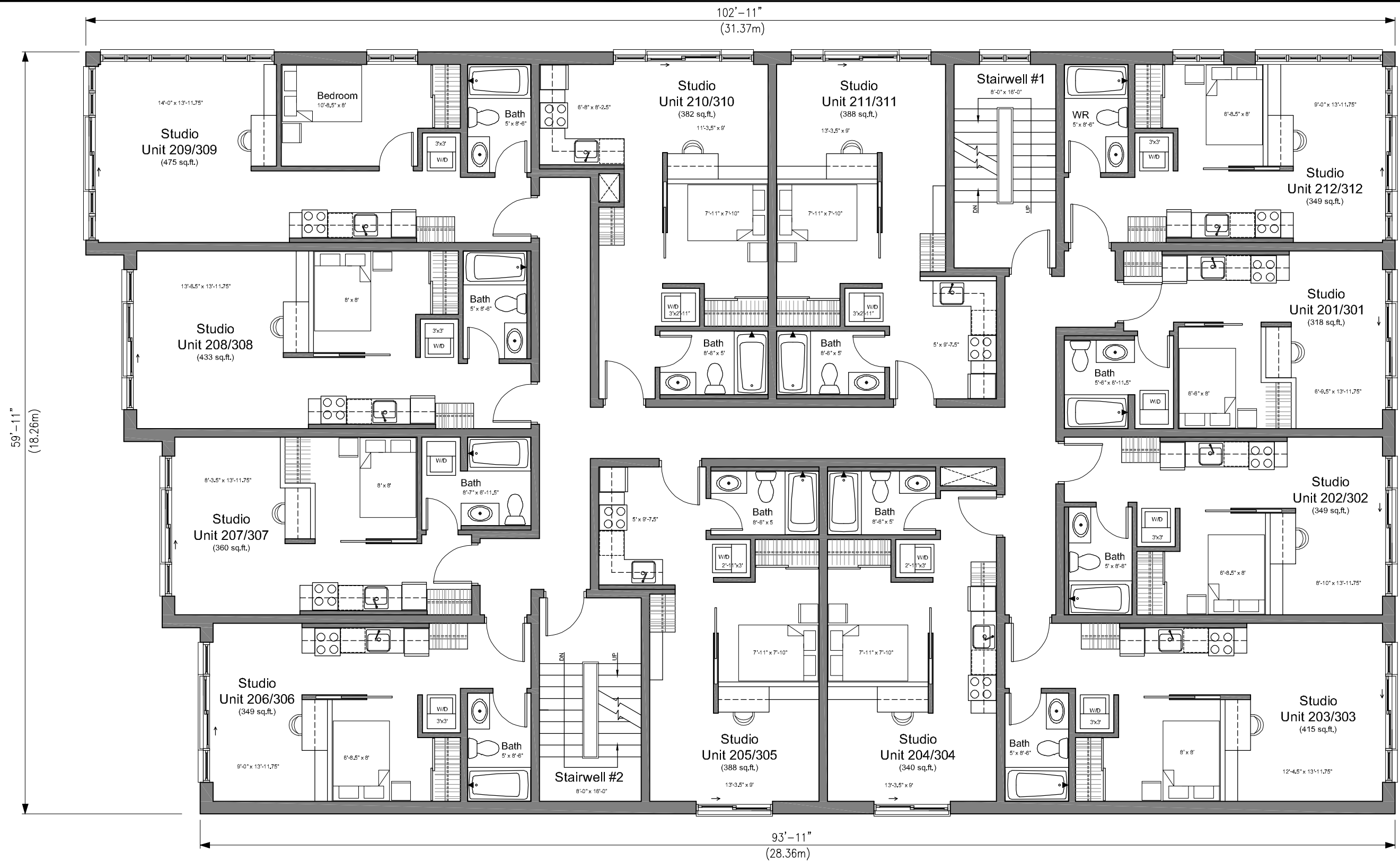
ACAD REFERENCE:
4758 -P2- FI Plan

DATE:
FEBRUARY 24, 2025
DRAWN BY:
I.A.Z.

ISSUED FOR:

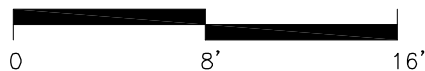
PROJECT NUMBER:
4758

SHEET NUMBER:
P3



2nd & 3rd Floor Plan

SCALE: 1/8"=1'-0"



2nd Floor = 12 Units
3rd Floor = 12 Units
AREA = 5,903 sq.ft. (548m²)



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DRAWING TITLE:
2nd & 3rd FLOOR PLAN
SCALE: **1/8" = 1'-0"**
ACAD REFERENCE:
4758 -P2- FI Plan

DATE:
FEBRUARY 24, 2025
DRAWN BY:
I.A.Z.

ISSUED FOR:

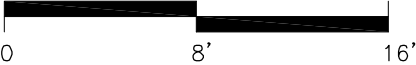
PROJECT NUMBER:
4758

SHEET NUMBER:
P4



Roof Plan

SCALE: 1/8"=1'-0" TERRACE ROOFTOP AREA = 1,287 sq.ft. (120m²)



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				SCALE: 1/8" = 1'-0"	ACAD REFERENCE: 4758 -P2- FI Plan	DRAWN BY: I.A.Z.	PROJECT NUMBER: 4758	SHEET NUMBER: P5



East Elevation

SCALE: 1/8"=1'-0"

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DRAWING TITLE:
EAST ELEVATION
SCALE: 1/8" = 1'-0"

DATE:
FEBRUARY 24, 2025
DRAWN BY:
I.A.Z.

ISSUED FOR:

PROJECT NUMBER:
4758

SHEET NUMBER:
P6



North Elevation

SCALE: 1/8"=1'-0"

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DRAWING TITLE:
NORTH ELEVATION
SCALE:
1/8" = 1'-0"

ACAD REFERENCE:
4758 -P6- Elevs

DATE:
FEBRUARY 24, 2025
DRAWN BY:
I.A.Z.

ISSUED FOR:

PROJECT NUMBER:
4758

SHEET NUMBER:
P7



West Elevation

SCALE: 1/8"=1'-0"

4758 -P6- Elevs.dwg, (West Elevation) Feb 24, 2025 - 3:55pm

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Windsor Ontario

DRAWING TITLE:
WEST ELEVATION
SCALE: 1/8" = 1'-0"

DATE:
FEBRUARY 24, 2025
DRAWN BY:
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PROJECT NUMBER:
4758

SHEET NUMBER:
P8



South Elevation

SCALE: 1/8"=1'-0"

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Windsor Ontario

DRAWING TITLE:
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
ACAD REFERENCE:
4758 -P6- Elevs

DATE:
FEBRUARY 24, 2025
DRAWN BY:
I.A.Z.

ISSUED FOR:

PROJECT NUMBER:
4758

SHEET NUMBER:
P9