

ZONING INFORMATION

	REQUIRED	PROPOSED
ZONE	COMMERCIAL DISTRICT 1.3 (CD1.3)	COMMERCIAL DISTRICT 1.3 (CD1.3) W/ DWELLING UNITS IN A COMBINED USE BUILDING
LOT AREA	N/A	5,840 SF
LOT COVERAGE (MAX)	45% OF LOT AREA	91% (EXISTING)
LOT DEPTH	N/A	46'- 0"
LOT FRONTAGE	N/A	127'- 0"
GROSS FLOOR AREA	N/A	5,320 SF
NUMBER OF STOREYS	N/A	1
BUILDING HEIGHT (MAX)	32' 9 3/4" (10.0 m)	15'- 8"
FRONT YARD SETBACK	19' 8 1/4" (6.0 m)	0'- 0" (EXISTING)
REAR YARD SETBACK	24' 7 1/4" (7.5 m)	4'- 0" (EXISTING)
SIDE YARD SETBACK	3' 11 1/4" (1.2 m)	0'- 0" (EXISTING)

NORTH

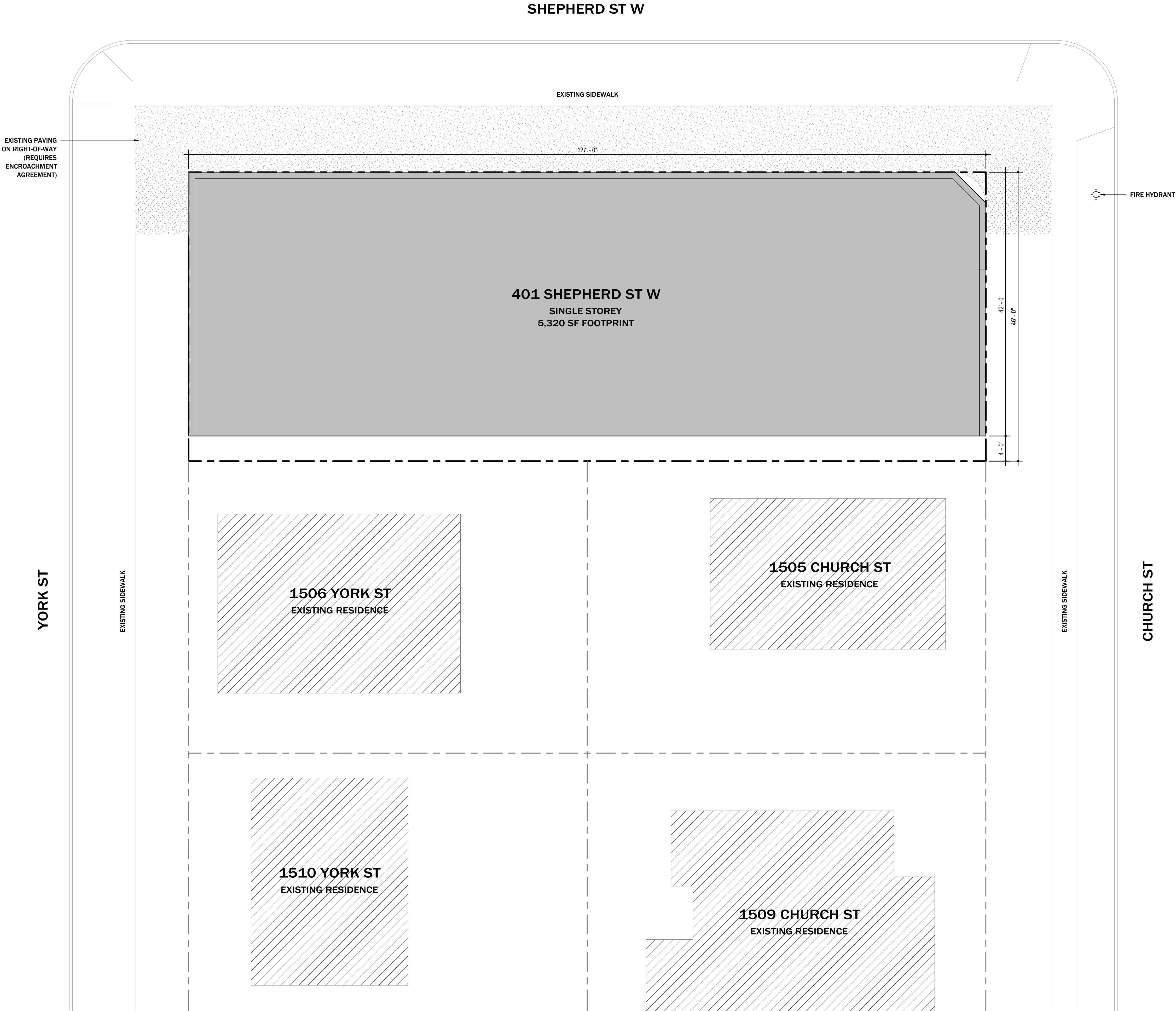
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A300

SITE PLAN

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

NOTE: ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY REFER TO SURVEY BY OTHERS FOR ALL CIVIL ENGINEERING INFORMATION



2534 Seminole St.
Windsor, Ontario N8Y 1X4
(519) 890-5773
www.felixculpaarchitecture.com

401 SHEPHERD ST W
Windsor, ON N8X 1C4

- GENERAL NOTES:
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
 - THESE DRAWINGS ARE NOT TO BE SCALED.
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 - CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
 - THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM THEIR WORK.

Revisions

Number	Date	Description
Drawn K DUPUIS		Preliminary
Checked B SMITH		Construction
Approved B SMITH		Record
		DO NOT SCALE Use figured dimensions only

Job Number

24-050

Drawing Title

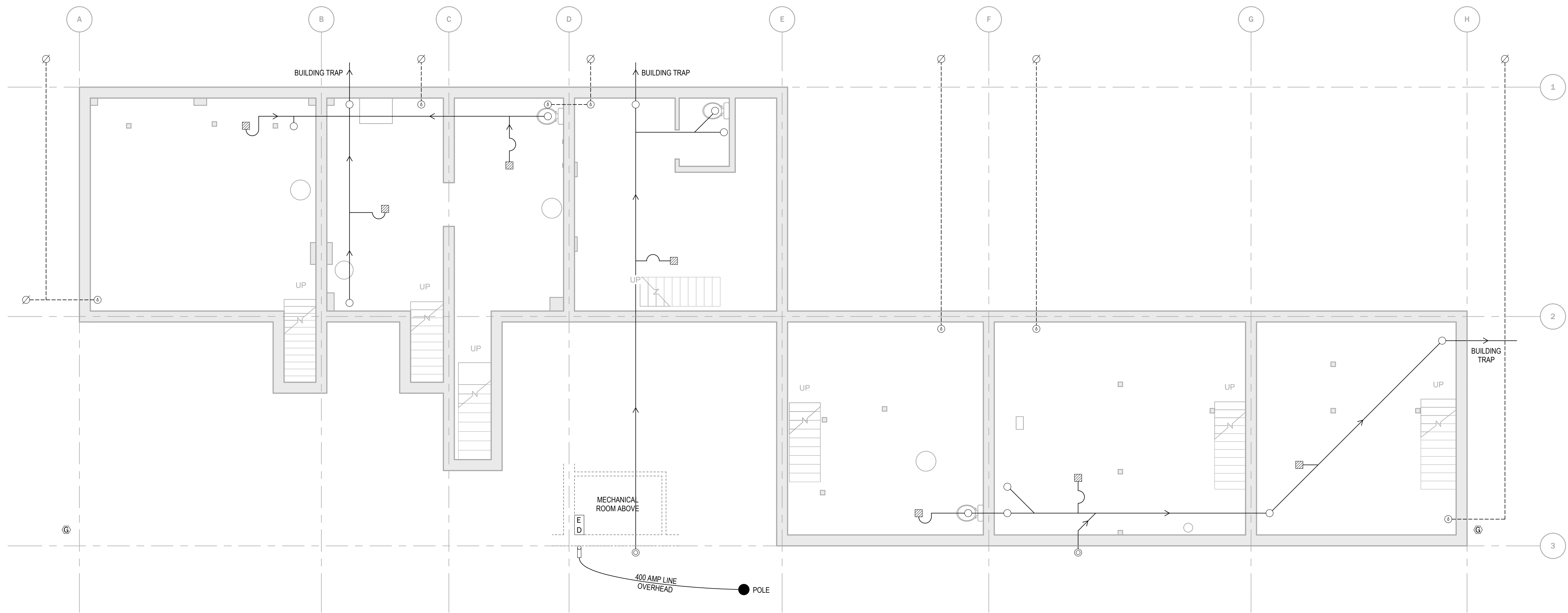
ARCHITECTURAL SITE
PLAN

Sheet Number

A100

LEGEND

- E**
D ELECTRICAL DISCONNECT
⊙ WATER METER
⊙ TOILET FLANGE / STACK
○ DOWNSPOUT
▨ FLOOR DRAIN
⊘ CURB STOP
— UNDERGROUND SANITARY
--- UNDERGROUND WATER LINE
Ⓜ GAS METER



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SITE SERVICES PLAN

Sheet Number

C100