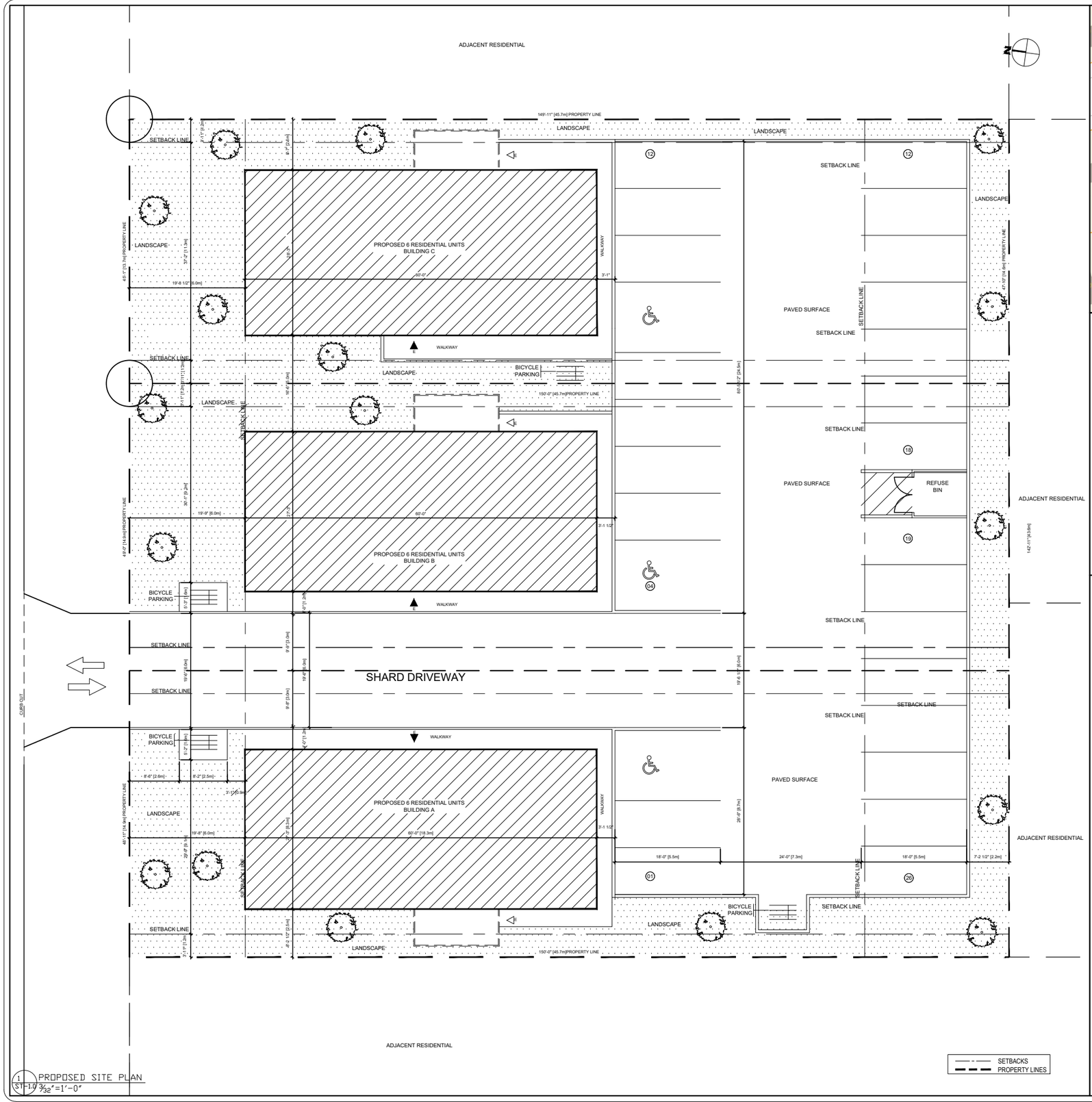
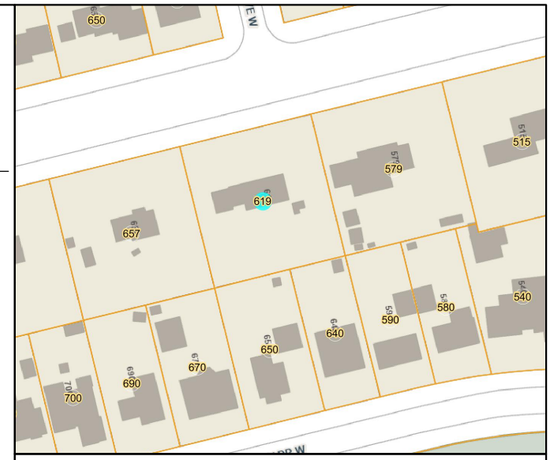


1 PROPOSED SITE PLAN
ST-1.0 3/32"=1'-0"



PROPOSED ZONING RD2.2

CLASSIFICATION OF BUILDING
Group C, UP TO 4 STORYS NONCOMBUSTIBLE CONSTRUCTION
AREA (BUILD UP AREA)

BUILDING A	1st-3th FLOORS @	1,700 sqft
	SUBTOTAL (3 FLOORS)	5,100 sq.f
BUILDING B	1st-3th FLOORS @	1,650 sqft
	SUBTOTAL (3 FLOORS)	4,950 sq.f
BUILDING C	1st-3th FLOORS @	1,650 sqft
	SUBTOTAL (3 FLOORS)	4,950 sq.f
TOTAL FOR ALL FLOORS.....		15,000 sqft

COVERAGE	23%
LANDSCAPE OPEN	26.3%

ESTIMATE UNIT PER BUILDING

BUILDING A (3STOREYS) SUB - TOTAL	6 UNITS
BUILDING B (3 STOREYS) SUB- TOTAL	6 UNITS
BUILDING C (3 STOREYS) SUB- TOTAL	6 UNITS
TOTAL	18 UNITS

REQUIRED PARKING
(2.5m X5.5m) 18 X1.25 = 22 PARKING SPACE EACH BUILDING
ACCESSIBLE PARKING TYPE A 1 EACH BUILDING

Item	Site Data Matrix 3 Lots					OBC Reference
1	Project Description: 619 CABANA RD W ON Canada		X New Addition Alteration Change of Use			Part 3 X Part 9 Part 11
2	Zoning Proposed :		Residential District RD2.2			
3	Existing Land Use:		Residential Unit			
4	Major Occupancy(s):		Residential Units			
5	Building Classification:		3.2.2.44. Group C, up to 4 Storeys (each building)			
6	**Site Area**		**Building Area (3 BULDING)**		**Gross Area (3 BULDING)**	
	Existing:	1,991.6sq.m	Existing:	0.0 sq.m	Existing:	0.0 sq.m
	Proposed:	0.0 sq.m	Proposed:	454.5 sq.m	Proposed:	1,393.5 sq.m
	Total:	1,991.6sq.m	Total (3 buildings) :	454.5sq.m	Total (3 building):	1,393.5 sq.m
7	**Lot Coverage**		**Minimum Lot Width**		**Building Height**	
	Maximum:	45%	Required:	18m	Maximum:	9 m
	Provided:	23%	Provided:	Lot (A) 14.9m Lot (B) 14.9m Lot (C) 13.7m	Provided:	9 m
8	**Minimum Front Yard Depth**		**Minimum Rear yard Depth**		**Minimum Side Yard Depth**	
	Required:	6 m	Required:	7.5m	Required:	1.2m
	Provided:	6 m	Provided:	PROVIDED	Provided:	1.2m
9	**Parking**		**Bicycle Spaces**		**Loading Spaces**	
	Use Classification: 1.25 /per unit		Existing:	0	Existing:	0
	Existing:	0	Proposed:	9	Proposed:	0
	Proposed:	26	Required:	3	Required:	0
	Required:	22	Total:	9	Total:	0
	Total:	26				
10	**Landscaped Area**		**Curbing Length**		**Screening Fence Length**	
	Existing:	N/A	Existing:	0.0	Existing:	0.0
	Proposed:	N/A	Proposed:	49m EACH	Proposed:	122m EACH
	Total:	N/A	Total:	147m	Total:	366 m

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.
In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism,
Culture and Sport.

A building shall not be located beneath existing above ground electrical conductors. Where a building is to
be constructed in proximity to above ground electrical conductors, horizontal clearances

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PROJECT TITLE

RESIDENTIAL UNITS
619 CABANA RD W. WINDSOR, ON

DRAWING TITLE

PROPOSED SITE PLAN
OPTION 1

NOTE

KEY PLAN

GENERAL 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.

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REVISION RECORD

#	DESCRIPTION	DATE
1	CLIENT REVIEW	2024-04-02
2	CLIENT REVIEW	2024-05-31
3	CLIENT REVIEW	2025-02-20
4	CLIENT REVIEW	2025-06-12

PROJECT NOTE

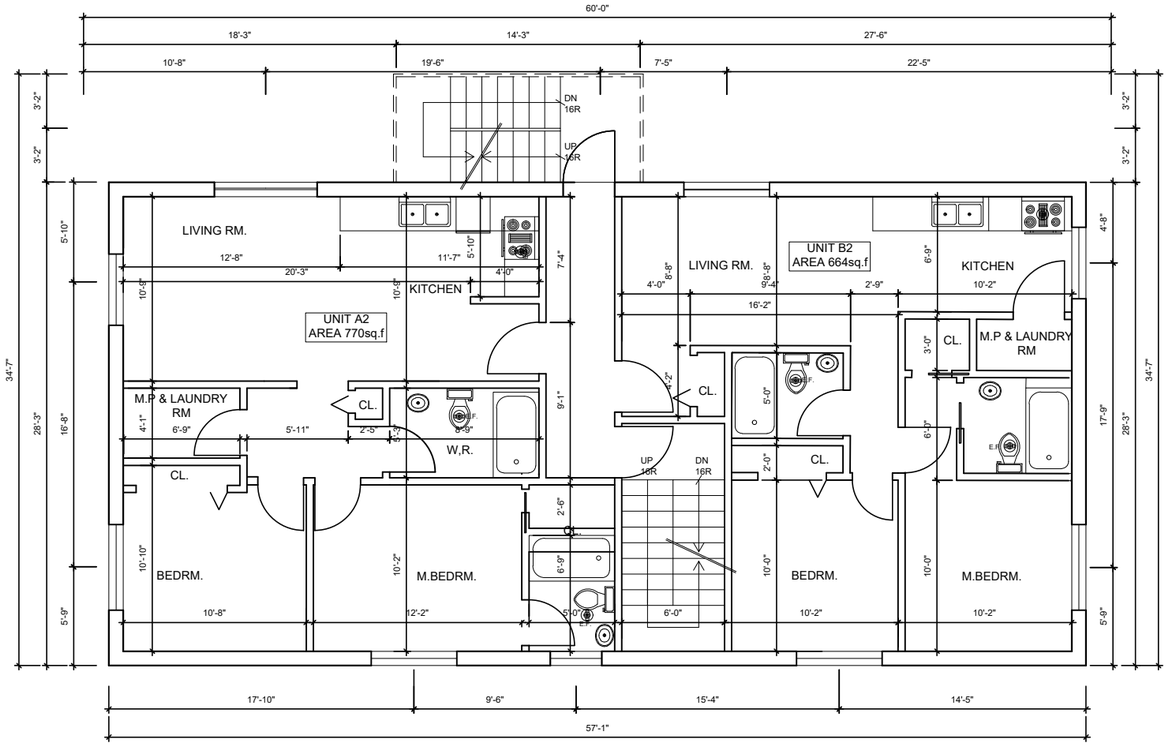
PROJECT NUMBER	23-017
DATE	2022-01-10
DRAWN BY	M.H.
CHECKED BY	M.H.
APPROVED BY	M.H.

SHEET SIZE
ARCH D (24" x 36")

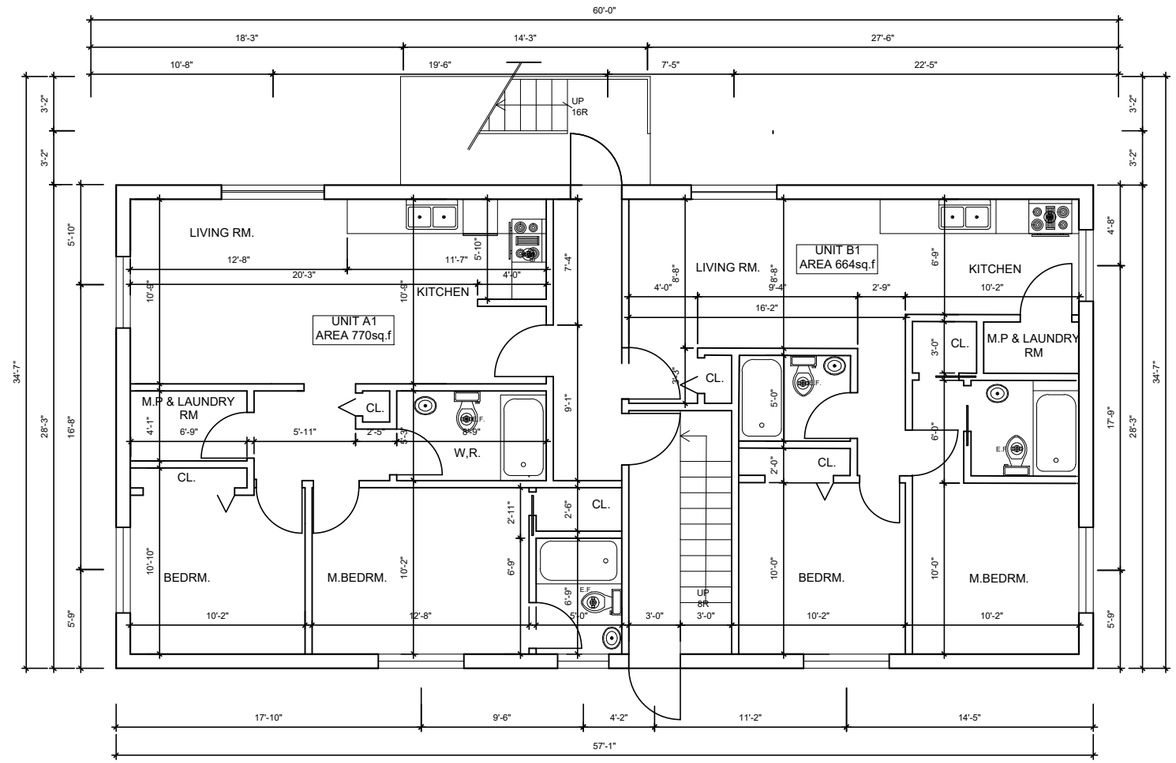
SHEET NUMBER
ST-1.0

SCALE **AS NOTED**

DO NOT SCALE DRAWING



2 A-2.0 SECOND FLOOR
1/4"=1'-0"



1 A-2.0 FIRST FLOOR
1/4"=1'-0"

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PROJECT TITLE

RESIDENTIAL UNITS
619 CABANA RD
WINDSOR, ON

DRAWING TITLE

FIRST AND SECOND FLOOR PLANS

NOTE

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REVISION RECORD

#	DESCRIPTION	DATE
1	CLIENT REVIEW	2024-03-14
2	CLIENT REVIEW	2025-02-20
3	CLIENT REVIEW	2025-06-12

PROJECT NOTE

PROJECT NUMBER	24-007
DATE	2024-02
DRAWN BY	M.H.
CHECKED BY	M.H.
APPROVED BY	M.H.

SHEET SIZE
ARCH D (24" x 36")

SHEET NUMBER
A-1.0

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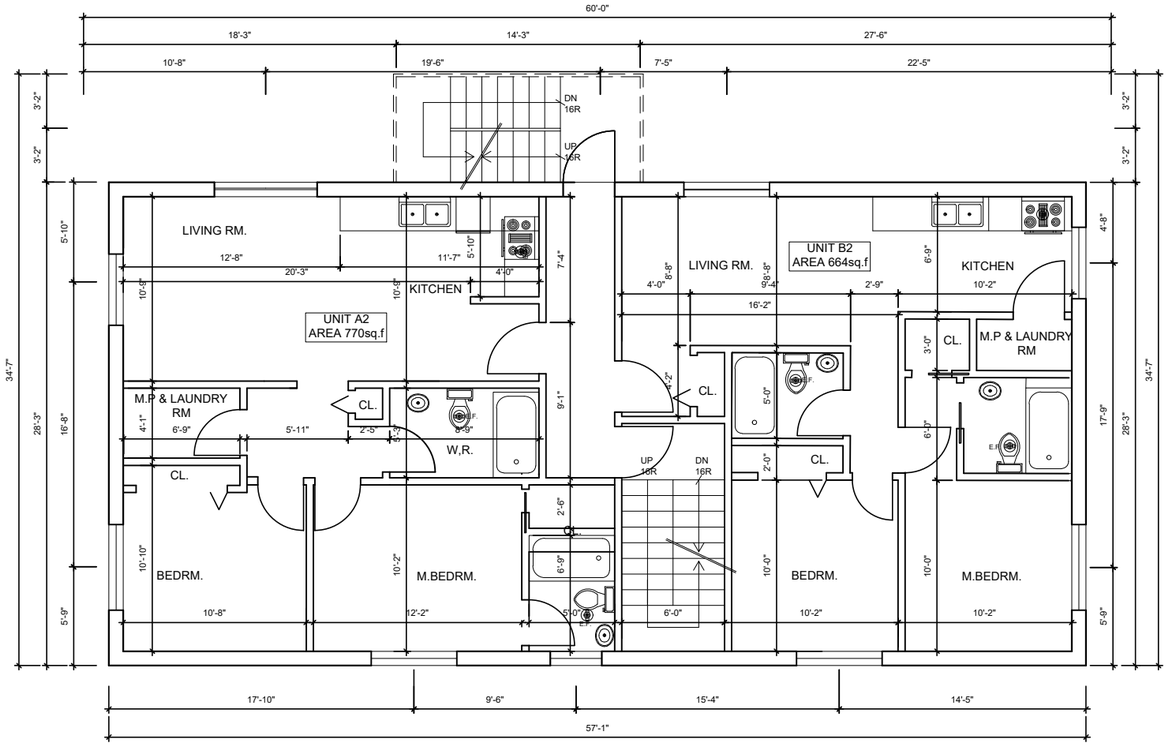

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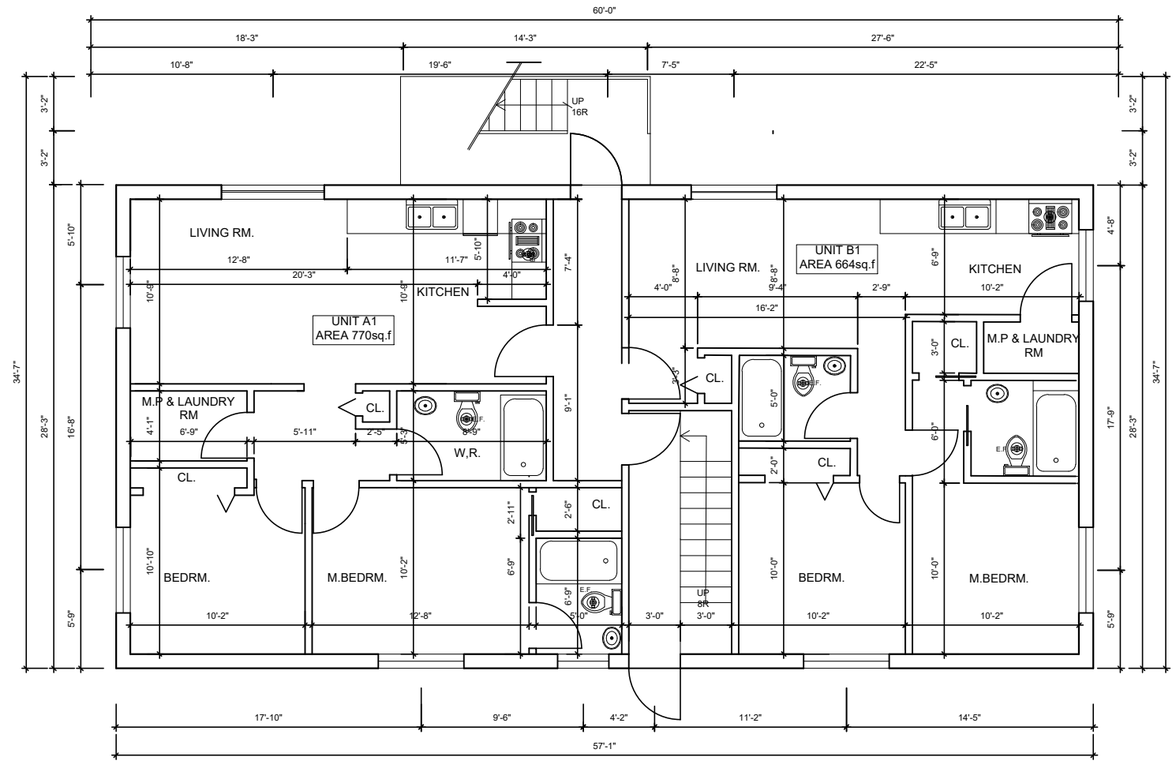

1 A-2.0 FIRST FLOOR
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RESIDENTIAL UNITS
619 CABANA RD
WINDSOR, ON

DRAWING TITLE

FIRST AND SECOND FLOOR PLANS

NOTE

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PROJECT NOTE

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DRAWN BY	M.H.
CHECKED BY	M.H.
APPROVED BY	M.H.

SHEET SIZE
ARCH D (24" x 36")

SHEET NUMBER
A-1.0

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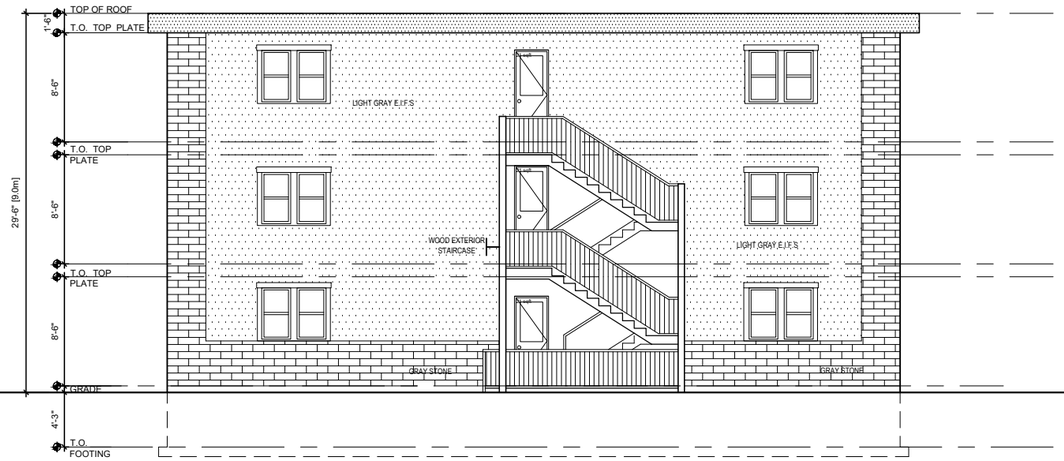
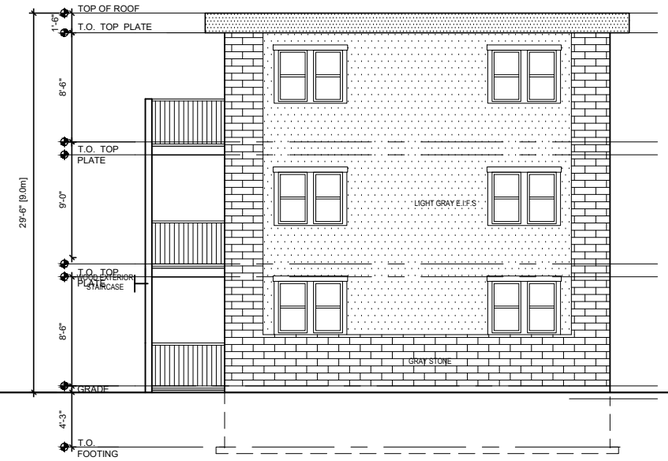
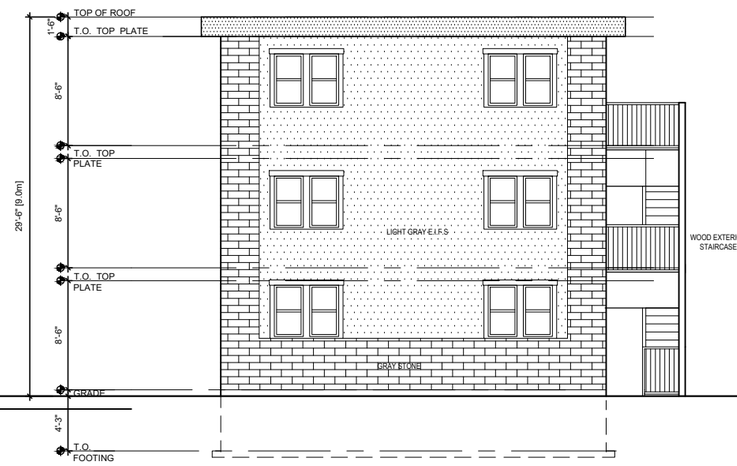


4 A-3.0 REAR ELEVATION
3/16"=1'-0"



3 A-3.0 SIDE ELEVATION
3/16"=1'-0"

1 A-3.0 FRONT ELEVATION
3/16"=1'-0"



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PROJECT TITLE

RESIDENTIAL UNITS
619 CABANA RD
WINDSOR, ON

DRAWING TITLE

ELEVATIONS

NOTE

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