

PROPOSED ZONING RD2.2		
CLASSIFICATION OF BUILDING		
Group C, UP TO 4 STOREYS NONCOMBUSTIBLE CONSTRUCTION		
AREA (BUILD UP AREA)		
BUILDING A	1st-3th FLOORS @ SUBTOTAL (3 FLOORS)	1,700 sqft 5,100 sq.f
BUILDING B	1st-3th FLOORS @ SUBTOTAL (3 FLOORS)	1,650 sqft 4,950 sq.f
BUILDING C	1st-3th FLOORS @ SUBTOTAL (3 FLOORS)	1,650 sqft 4,950 sq.f
TOTAL FOR ALL FLOORS.....		15,000 sqft
COVERAGE	23%	
LANDSCAPE OPEN	26.3%	
ESTIMATE UNIT PER BUILDING		
BUILDING A (3STOREYS)	6 UNITS	
SUB - TOTAL		
BUILDING B (3 STOREYS)	6 UNITS	
SUB- TOTAL		
BUILDING C (3 STOREYS)	6 UNITS	
SUB- TOTAL		
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 BUILDING)
	Existing: 1,991.6sq.m	Existing: 0.0 sq.m
	Proposed: 0.0 sq.m	Proposed: 1,393.5 sq.m
7	Lot Coverage	Minimum Lot Width
	Existing: 45%	Existing: 18m
	Proposed: 23%	Proposed: 14.9m
8	Minimum Front Yard Depth	Minimum Side Yard Depth
	Required: 6 m	Required: 1.2m
	Provided: 6 m	Provided: 1.2m
9	Parking	Bicycle Spaces
	Use Classification: 1.25 /per unit	Existing: 0
	Existing: 0	Proposed: 9
10	Landscaped Area	Curbing Length
	Existing: N/A	Existing: 0.0
	Proposed: N/A	Proposed: 49m EACH

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

PROJECT TITLE

RESIDENTIAL UNITS
619 CABANA RD W. WINDSOR, ON

DRAWING TITLE

PROPOSED SITE PLAN
OPTION 1

NOTE

- KEY PLAN
- GENERAL NOTES:
- DO NOT SCALE DRAWINGS
 - VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
 - COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
 - ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL BY-LAWS.

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.

PROJECT TITLE

RESIDENTIAL UNITS
619 CABANA RD
WINDSOR, ON

DRAWING TITLE

FIRST AND SECOND
FLOOR PLANS

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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

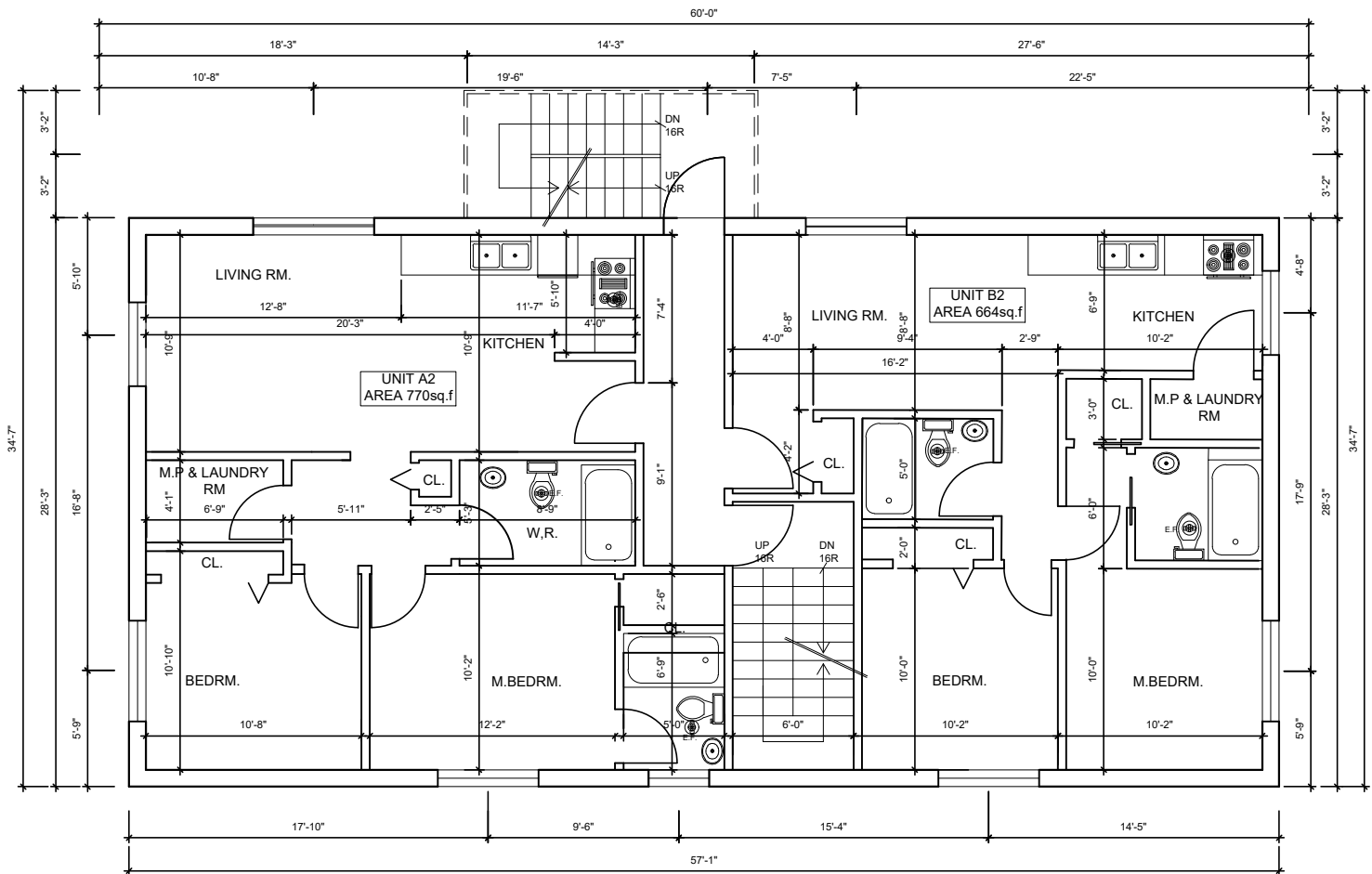
PROJECT NUMBER	24-007
DATE	2024-02
DRAWN BY	M.H.
CHECKED BY	M.H.
APPROVED BY	M.H.

SHEET SIZE
ARCH D (24" x 36")

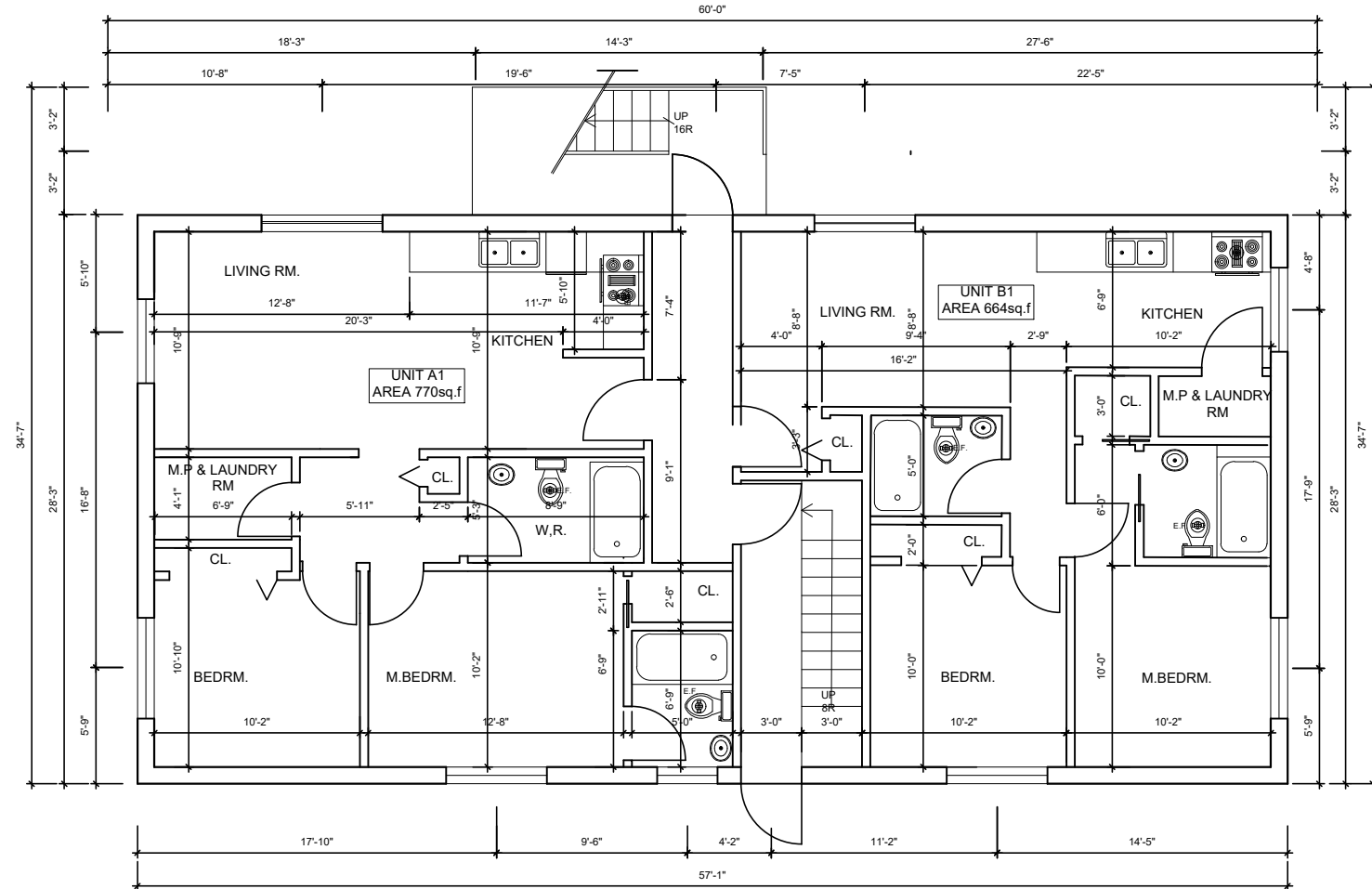
SHEET NUMBER
A-1.0

SCALE AS NOTED

DO NOT SCALE DRAWING



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



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

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619 CABANA RD
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FIRST AND SECOND
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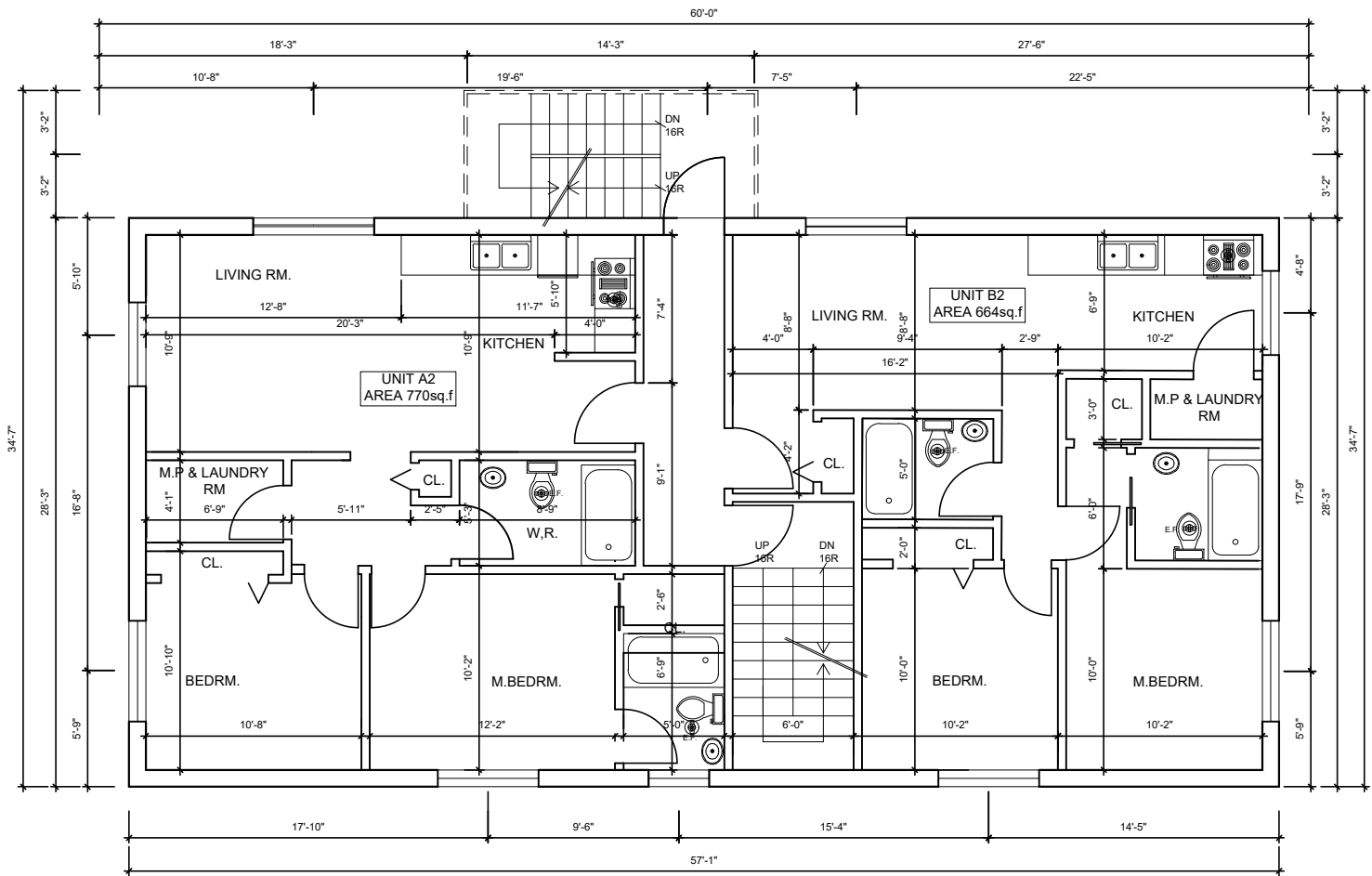
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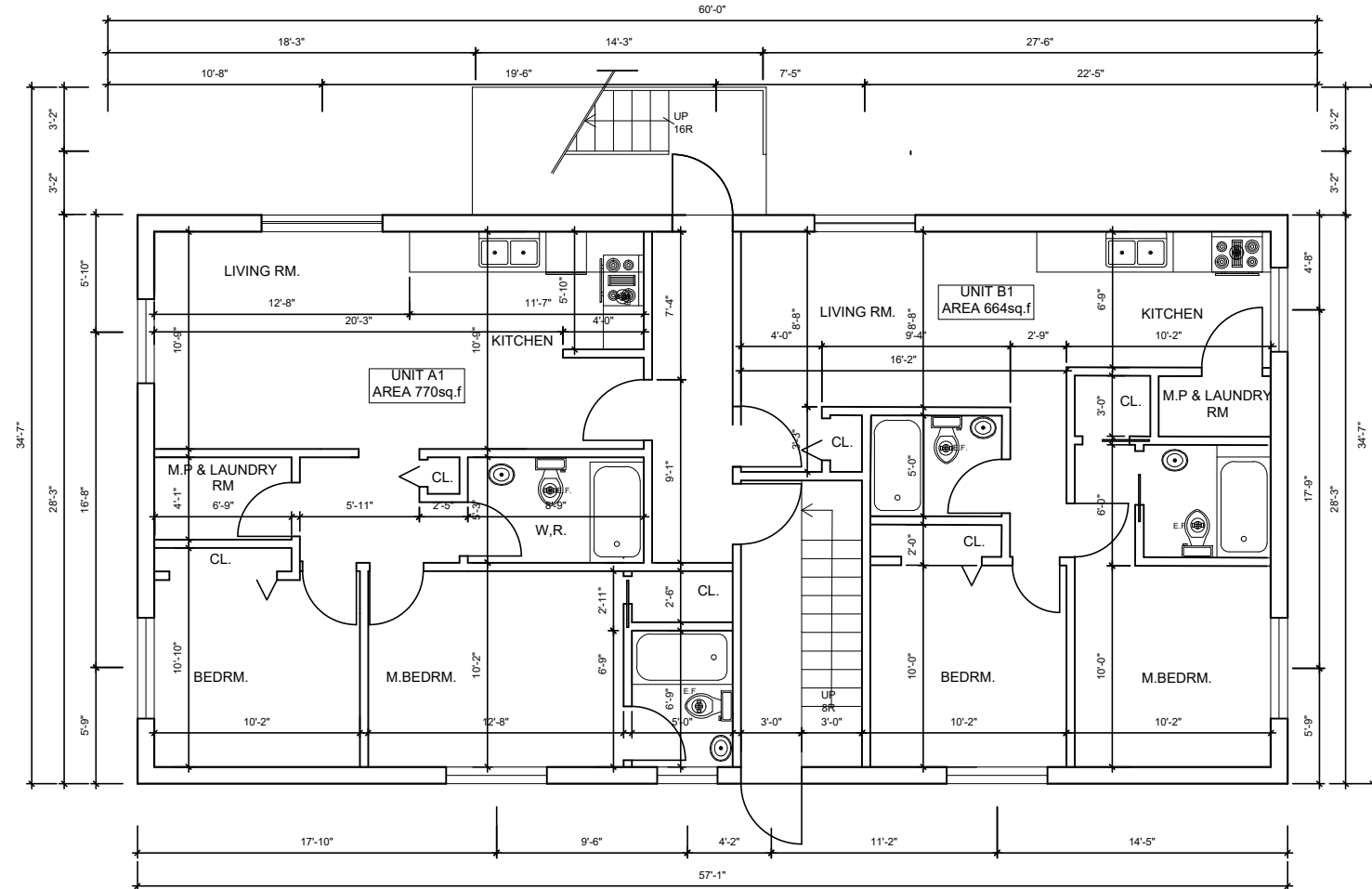
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A-2.0 1/4"=1'-0"



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

PROJECT TITLE

RESIDENTIAL UNITS
619 CABANA RD
WINDSOR, ON

DRAWING TITLE

ELEVATIONS

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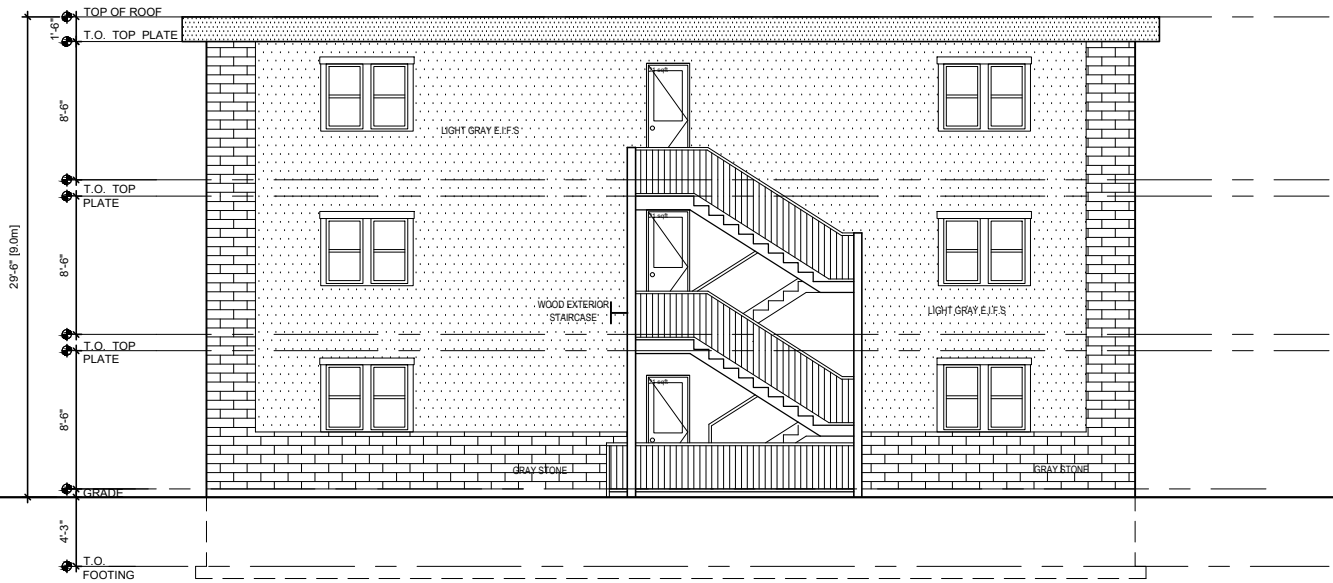
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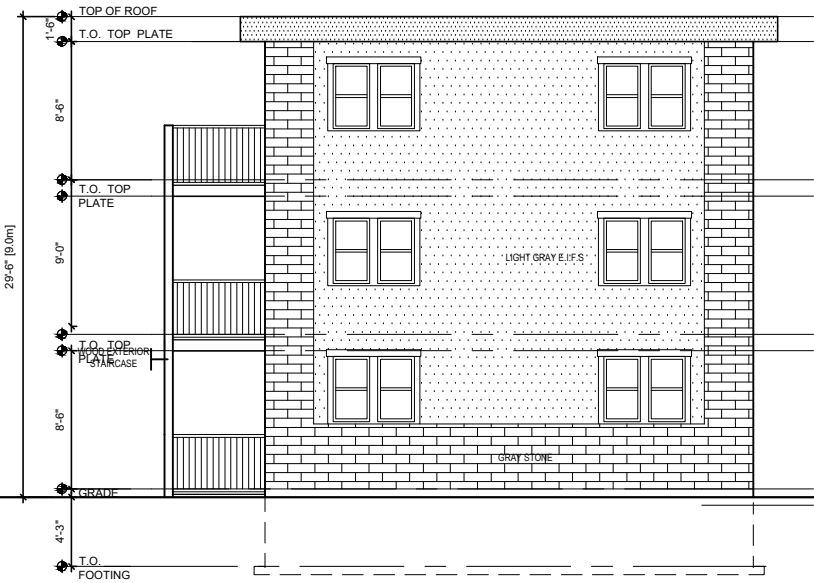
SHEET NUMBER
A-3.0

SCALE AS NOTED

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



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



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



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