



SPC-XXX/18

SITE STATISTICS:

TOTAL SITE AREA

= 0.56 ha (1.38 ac)

ZONING PROPOSED

RESIDENTIAL ZONE 4 (R4.1)MULTIPLE UNIT APARTMENT BUILDING

	REQUIRED	PROPOSED		
MIN. LOT AREA	950m²	5,585m²		
MIN. LOT FRONTAGE	25m	41.1m		
MIN. OPEN SPACE	30%	30%		
MAX. LOT COVERAGE	45%	25%		
MIN. FRONT YARD DEPTH	8m	3.9m		
MIN. REAR YARD DEPTH	10m	123.2m		
MIN. INTERIOR SIDE YARD WIDTH	4.5m	2.8m		
MAX. BUILDING HEIGHT	11m	T.B.D.		
PARKING	56 SPACES	67 SPACES		
DWELLING, APARTMENT BUILDING (1.25 SPACES/UNIT)	30 SPACES	40 SPACES		
MEDICAL OFFICE (6 SPACES/PRACTITIONER)	6 SPACES	7 SPACES		
PHARMACY/RETAIL STORE (1 SPACE/22.5m² GFA)	20 SPACES	20 SPACES		
LOADING PARKING SPACES	1 SPACE	1 SPACE		
BICYCLE PARKING SPACES	2 SPACES	4 SPACES		
BARRIER FREE PARKING SPACES	2 SPACES	5 SPACES		

LEGEND

PROPERTY BOUNDARY



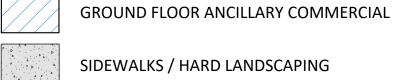
AMENITY SPACE / PATIO

BICYCLE PARKING SPACES

3 STOREY RESIDENTIAL BUILDING



EMERGENCY ACCESS (REINFORCED GRASS SURFACE)



SIDEWALKS / HARD LANDSCAPING



SOFT LANDSCAPING

ADDITIONAL NOTES:

i) MINIMUM DRIVING AISLE WIDTH = 6.1 m (20 ft);

ii) MINIMUM PARKING SPACE SIZE = 2.7 m (9 ft) x 5.5 m (18 ft);

iii) MINIMUM BARRIER FREE PARKING SPACE SIZE = 4.7 m (15.4ft) x 5.5 m (18ft),

WITH 1.5m SHARED MANEUVERING AISLE

iv) MINIMUM LOADING PARKING SPACE SIZE = 3.5 m (11.5ft) x 13.5 m (44ft);

v) MINIMUM BICYCLE PARKING SPACE SIZE = 0.6 m (2ft) x 1.8 m (6ft);

vi) TOTAL FENCING LENGTH - 135m(444 ft)

1.					SURVEY	N/A	N/A	
					DESIGN	AUG 03/18	PSG/KDT	
					DRAFTING	AUG 03/18	PSG	
					PRE-TENDER			
DILLON								
CONSULTING	1	MUNICIPAL REVIEW	OCT 2/18	PSG/MAM	1:2,000			
Deziel Drive, Suite 608, Windsor, ON N8W 5K8 none: (519) 948-5000 Fax (519) 948-5054	No.	ISSUED FOR	DATE	BY	1.2,000			

PETRETTA CONSTRUCTION INC. 140 MAIN STREET EAST SITE PLAN CONTROL 140 MAIN STREET EAST **OVERALL SITE PLAN**

SHEET NO.

17-5234-2000