



2023-08-24	3	SPC REVISION
2022-12-05	2	SPC REVISION
2022-08-12	1	SPC REVISION
2022-05-03		OWNER REVIEW
2022-03-15		COORDINATION
2022-03-09		COORDINATION
2022-02-25		CLIENT REVIEW
date (yyy/mm/dd):	issued for:	

general notes:

- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
- DRAWINGS SHALL NOT BE SCALED.
- CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
- IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
- CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

stamp:



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project:
PROPOSED 3 STOREY MULTI
RES. DEVELOPMENT
LESPERANCE RD.
client:
BROTTO FAMILY HOLDINGS

title:
SITE PLAN

scale:
AS SHOWN

drawn by:
OB

checked by:
SMB

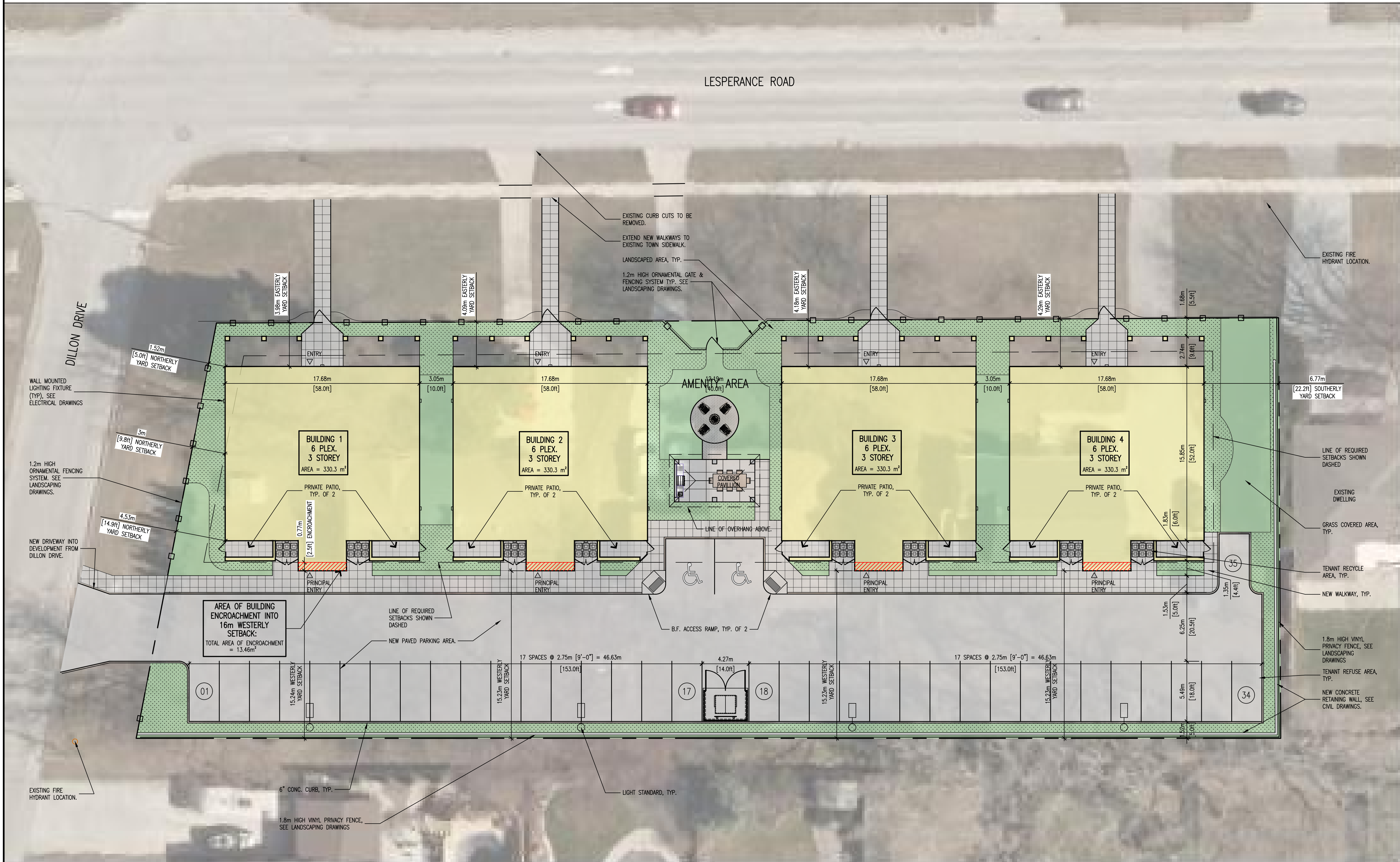
date:
JAN 2022

comm. no.:
2022-017

sheet no.:

A1.0

Application for Minor Variance A-21-23 205-227 Lesperance Road



SITE DATA : LESPERANCE 6 PLEX DEVELOPMENT - SITE ZONING : R3 - 22		
	REQUIRED	PROPOSED
a. LOT AREA		3,810.39 m ²
b. BUILDING AREA		1,321.14 m ²
c. BUILDING LOT COVERAGE (%)		34.7 %
d. BUILDING GROSS FLOOR AREA (G.F.A.)		3,856.97 m ²
e. BUILDING HEIGHT	MAX. 10.6 m	± 11.44 m
f. BUILDING SETBACKS		
NORTHERLY YARD	MIN. 3.0 m	1.52 m
SOUTHERLY YARD	MIN. 6.0 m	6.77 m
EASTERLY YARD	MIN. 3.0 m	3.98 m
WESTERLY YARD	MIN. 16.0 m	15.23 m
g. NO. OF PARKING SPACES (INCLUDES HANDICAPPED SPACES)		
1.5 SPACES PER UNIT = 1.5 x 24 =		
REGULAR	36 SPACES	35 SPACES
B.F. ACCESSIBLE		2 SPACES
TOTAL		37 SPACES
h. NO. OF HANDICAPPED PARKING SPACES (26-99)	2 SPACES	2 SPACES
i. PAVED AREA		1,212.23 m ²
COVERAGE		31.81 %
j. LANDSCAPED AREA		
HARD		390.53 m ²
SOFT		805.71 m ²
TOTAL		1,196.24 m ²
COVERAGE	MIN. 30 %	31.39 %
k. LINEAR CONCRETE CURB		253.29 m
l. DWELLING UNIT DENSITY		62.99 UNITS/ha

LEGEND

