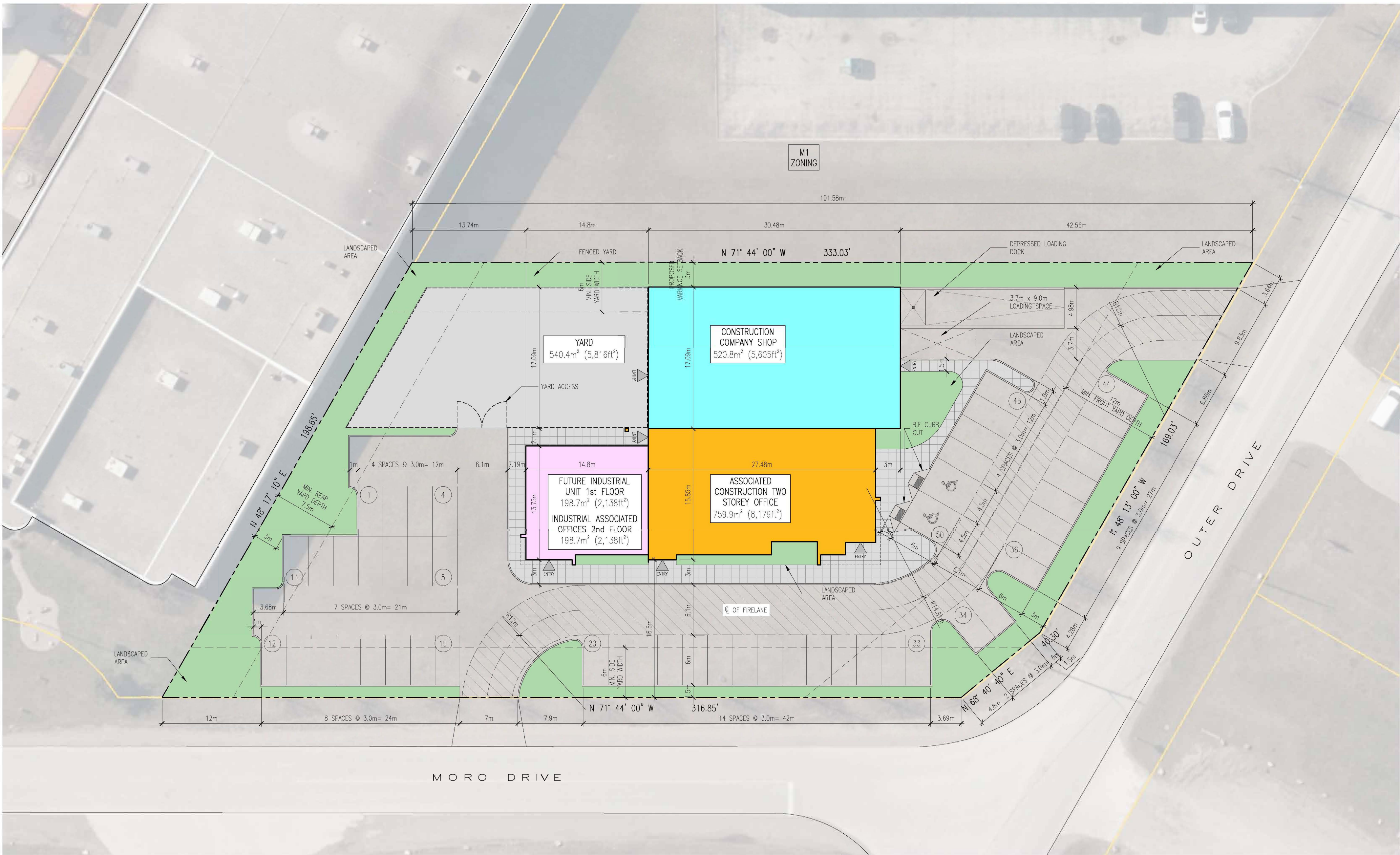


Application for Minor Variance

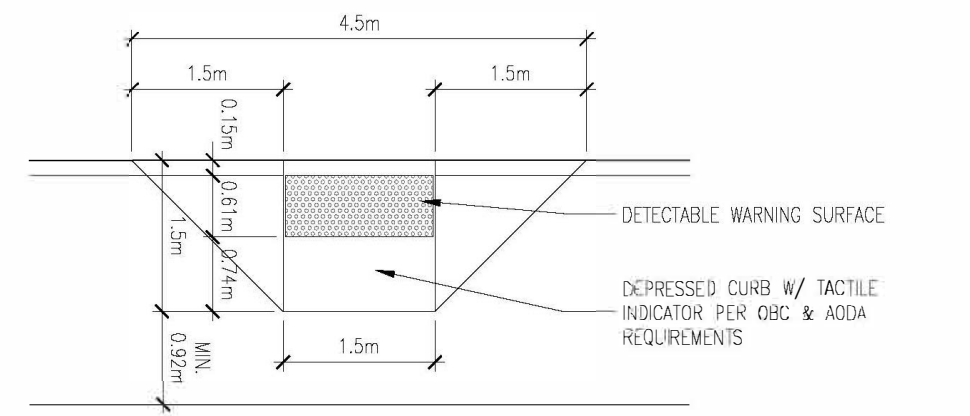
5330 Outer Drive

A-11-24



SITE DATA MATRIX : SITE ZONING : M1 ZONING			
		REQUIRED	PROPOSED
a. MIN. LOT AREA		2000.0m²	5317.8m²
b. MIN. LOT FRONTAGE		30.0 m	160.4 m
c. BUILDING AREA			
CONSTRUCTION COMPANY SHOP			520.8m²
ASSOCIATED CONSTRUCTION OFFICES			407.7m²
FUTURE INDUSTRIAL & ASSOCIATED OFFICES			198.7m²
TOTAL			1127.2m²
d. MAX. LOT COVERAGE		40.0 %	21.1 %
e. MIN. LANDSCAPED AREA		10.0 %	25.3 %
f. BUILDING SETBACKS			
FRONT- NORTH		MIN. 6.0m	16.7m
REAR- WEST		MIN. 12.0m	42.5m
SIDE- EAST		MIN. 7.5m	13.7m
SIDE- SOUTH		MIN. 6.0m	3.0m
g. GROSS FLOOR AREA			
SHOP			520.8m²
OFFICE			759.9m²
LEASABLE OFFICE			397.4m²
TOTAL			1578.1m²
h. PARKING REQUIRED			
i) INDUSTRIAL ESTABLISHMENTS (1 PER EVERY 9.3m²)		5.6 SPACES	
CONSTRUCTION COMPANY SHOP (520.8/9.3)			
j) OFFICES (1 PER EVERY 18.5m²)		41 SPACES	
ASSOCIATED CONSTRUCTION TWO STOREY OFFICE (759.9/18.5)			
k) FUTURE INDUSTRIAL UNIT 1st FLOOR (1 PER EVERY 9.3m²)		2.1 SPACES	
(198.7/9.3)			
l) INDUSTRIAL ASSOCIATED OFFICES 2nd FLOOR (1 PER EVERY 18.5m²)		11 SPACES	
(198.7/18.5)			
TOTAL SPACES REQUIRED		60 SPACES	50 SPACES
DEFICIENT BY:			10 SPACES
i. BARRIER FREE PARKING REQUIRED			
TOTAL NUMBER OF PARKING SPACES IN AREA: 26 TO 99		2 SPACES	2 SPACES

LEGEND	
	HARD SURFACE LANDSCAPED AREA
	SOFT SURFACE LANDSCAPED AREA



CURB RAMP DETAIL
SCALE : 1 : 75

2024/04/15 MINOR VARIANCE

2024/03/15 REVIEW

date (yyyy/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 COPIED.
 - 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:
**OFFICE/ WAREHOUSE
DEVELOPMENT
5330 OUTER DRIVE
TECUMSEH, ON**

client:
HABIB

title:
SITE PLAN

scale:
AS SHOWN

drawn by:
DM

checked by:
SMB

date:
JANUARY 2024

comm. no.:
2024-028

sheet no.: