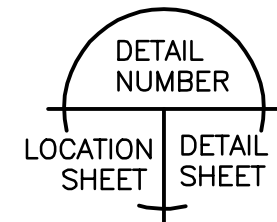


d.c. mccloskey engineering ltd.
200-5745 warden street east, warden, ontario m3a 1m6 tel (519) 977 6800

general notes:

1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ENGINEER.
2. DRAWINGS SHALL NOT BE SCALED.
3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTICED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARDS TO SUBMISSION OF SHOP DRAWINGS.
5. IN THE EVENT THE DESIGNER 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.
6. CONTRACTORS SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
7. THE DESIGNER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.



DATE (dd/mm/yy)	ISSUED FOR
21/02/25	SPA PRE-CONSULTATION
	REVISED FOR APPROVAL

PROJECT

PARKING LOT EXPANSION

340 & 346 VICTORIA STREET SOUTH
AMHERSTBURG, ONTARIO

CLIENT

WINDSOR ESSEX
COMMUNITY HOUSING
CORPORATION

DRAWING TITLE

SITE PLAN

DATE : FEB 2025

SCALE : AS NOTED

DRAWN BY : JLD

CHECKED BY : DCM

PROJECT FILE NO. M23-250C

DRAWING NO.

C1.2

SITE STATISTICS FOR 340 VICTORIA STREET SOUTH

ZONING	RESIDENTIAL MULTIPLE FIRST DENSITY ZONE (RM1)
DESIGNATED LAND USE	RESIDENTIAL
BUILDING CLASSIFICATION	GROUP "C"
ZONE REGULATIONS	
	REQUIRED: PROVIDED:
MIN. LOT AREA	1,991 sf PER UNIT 53,781 sf
MIN. LOT FRONTAGE	82.0' 148.71'
MAX. LOT COVERAGE	40% 28.2%
MIN. LANDSCAPE OPEN SPACE	30% 49.9%
MAX. BUILDING HEIGHT	<32.8 ft 32.8 ft
MIN. FRONT YARD DEPTH	20'-0" 59.88 ft
MIN. REAR YARD DEPTH	20'-0" 12.75 ft
MIN. INTERIOR SIDE YARD	10'-0" 35.08 ft (S)
	53.46 ft (N)
MIN. EXTERIOR SIDE YARD	20'-0" N/A
MAX. DWELLING UNITS	N/A 20 UNITS
MAX. DRIVEWAY WIDTH	29.53 ft 23.50 ft
SITE DATA	
SITE AREA	
TOTAL:	= 53,781 sf
BUILDING AREAS	
1ST FLOOR	= 14,646.0 sf
2ND FLOOR	= 14,646.0 sf
TOTAL BUILDING AREA	= 14,646.0 sf (28.2%)
TOTAL GROSS AREA	= 29,292.0 sf
PARKING AREA	= 11,398 (21.9%)
LANDSCAPED/OPEN SPACE	= 25,891 sf (49.9%)
LINEAR CURBING	= 345 lin. ft. (NEW)

SITE STATISTICS FOR 346 VICTORIA STREET SOUTH

ZONING	RESIDENTIAL MULTIPLE FIRST DENSITY ZONE (RM1)
DESIGNATED LAND USE	RESIDENTIAL
BUILDING CLASSIFICATION	GROUP "C"
ZONE REGULATIONS	
	REQUIRED: PROVIDED:
MIN. LOT AREA	1,991 sf PER UNIT 42,357 sf
MIN. LOT FRONTAGE	82.0' 116.42'
MAX. LOT COVERAGE	40% 21.8%
MIN. LANDSCAPE OPEN SPACE	30% 62.9%
MAX. BUILDING HEIGHT	<32.8 ft 32.8 ft
MIN. FRONT YARD DEPTH	20'-0" 59.88 ft
MIN. REAR YARD DEPTH	20'-0" 113.38 ft
MIN. INTERIOR SIDE YARD	10'-0" 39.66 ft (S)
	25.42 ft (N)
MIN. EXTERIOR SIDE YARD	20'-0" N/A
MAX. DWELLING UNITS	N/A 14 UNITS
MAX. DRIVEWAY WIDTH	29.53 ft 23.50 ft
SITE DATA	
SITE AREA	
TOTAL:	= 42,357 sf
BUILDING AREAS	
1ST FLOOR	= 9,221 sf
2ND FLOOR	= 9,221 sf
TOTAL BUILDING AREA	= 9,221 sf (21.8%)
TOTAL GROSS AREA	= 18,442 sf
PARKING AREA	= 6,509 (15.4%)
LANDSCAPED/OPEN SPACE	= 26,627 sf (62.9%)
LINEAR CURBING	= 220 lin. ft. (NEW)

PARKING REQUIREMENTS

	REQUIRED:	PROVIDED:
PARKING SPACES :	(9'-0" x 18'-0")	
FOR APARTMENT BLDGS		
1 SPACES PER UNIT (20 UNITS)		
340 VICTORIA (20 UNITS)	20 SPACES	
346 VICTORIA (14 UNITS)	14 SPACES	
TOTAL PARKING	34 SPACES	53 SPACES (incl. B.F.)
BARRIER FREE PARKING :	(TYPE A: 3.4m (11.15'); TYPE B: 2.4m (7.88'))	
FOR 13 TO 100 SPACES		
4% OF THE TOTAL PARKING SPACES		
TOTAL BARRIER FREE PARKING	1A / 1B	2A / 2B
LOADING SPACES :		
NO EXISTING LOADING SPACES		

SURFACE TREATMENT LEGEND

	INDICATES GRASS OR SODDED AREAS
	INDICATES HARD SURFACE TREATMENT (CONC. PEDESTRIAN WALKWAY)

SITE PLAN

SCALE : 1/16" = 1'-0"

0 4 8 16 24 48 FEET

