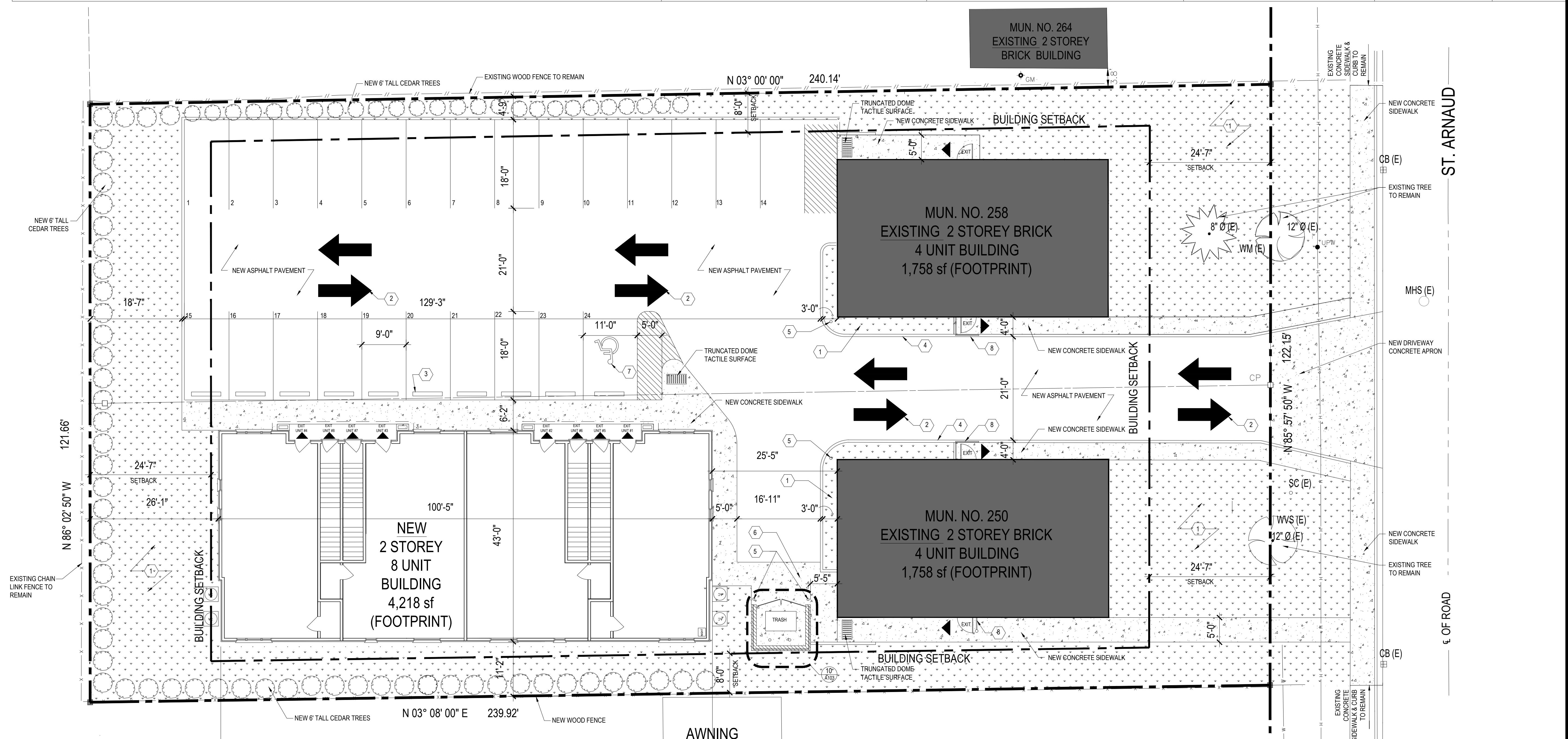


ST. ARNAUD APARTMENTS

250 & 258 ST ARNAUD STREET
AMHERSTBURG ONTARIO, N9V 2P2

SITE PLAN LEGEND		SITE PLAN GENERAL NOTES		ZONING		PARKING REQUIREMENTS:	
PROPERTY LINE		1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL PROPOSED SITE WORK W/ ALL REQUIRED DEMOLITION WORK AS INDICATED ON THESE DRAWINGS AND AS REQUIRED TO PRODUCE A COMPLETE AND FINISHED PROJECT.		250 ST ARNAUD STREET AMHERSTBURG ONTARIO, N9V 2P2 258 ST ARNAUD STREET AMHERSTBURG ONTARIO, N9V 2P23	e) Exterior Side Yard Width (Minimum) or half the height of the building whichever is greater	6 m (19.68 ft)	Section 23. (b) (i) Apartment Building 1 per unit 8 units = 8 parking spaces
LINE OF EASEMENT		2. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE PATCHING AND REPAIRING OF ALL MUNICIPAL LAWN AREAS, SIDEWALKS, CURBS & GUTTERS, ROADS, SIGNAGE, EQUIPMENT, INFRASTRUCTURE, ETC., TO MAKE GOOD AND MATCH EXISTING ALL AREAS WHICH HAVE BEEN DAMAGED OR AFFECTED DURING THE COURSE OF WORK SEE SPECIFICATIONS.		f) Rear Yard Depth (Minimum)	7.5 m (24.60 ft)	(e) Dimensions of Parking Spaces: A parking space required hereby shall have minimum rectangular dimensions of 2.8 meters by 5.5 meters (9 ft x 18 ft)	
EXISTING CURBING TO REMAIN		3. GENERAL CONTRACTOR TO REFER TO ALL OTHER DRAWINGS ON THIS PROJECT TO COORDINATE ALL PROPOSED SITE WORK.		g) Lot Coverage (Maximum)	40%	(h) Parking Structures: (i) Access to parking areas and spaces, (ii) Driveways and parking aisles shall have a minimum unobstructed width of 6 metres (19.68ft) where two-way traffic is permitted and 3 metres (11.04ft) where only one-way direction of traffic flow is permitted and is clearly indicated by signs, pavement markings or both, except that the minimum width required for any driveway accessory to a single dwelling shall be 3 metres. (By-Law 2018-88)	
EXISTING ABOVE-GRADE HYDRO LINE TO REMAIN		4. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND BETWEEN FIELD CONDITIONS AND ANY INFORMATION NOTED ON THIS DRAWING. GENERAL CONTRACTOR MUST PROVIDE NOTIFICATION PRIOR TO COMMENCING ANY WORK.		h) Landscape Open Space (Minimum)	30%		
EXISTING UNDERGROUND HYDRO LINE TO REMAIN		5. REFER TO SITE SURVEY DRAWING FOR SITE BENCHMARK INFORMATION.		i) Bachelor dwelling area	35 sqm (376.73 sqft)		
EXISTING UNDERGROUND TELEPHONE LINE TO REMAIN				ii) Dwelling unit containing one bedroom	50 sqm (538.19 sqft)		
EXISTING NATURAL GAS LINE TO REMAIN				iii) Dwelling unit containing two bedroom	65 sqm (699.65 sqft)		
EXISTING WATER LINE TO REMAIN				iv) Dwelling unit containing three bedroom	80 sqm (861.12 sqft)		
EXISTING STORM LINE TO REMAIN				v) Dwelling unit containing more than three bedrooms - 80 sqm plus 10 sqm for each bedroom in excess of 3.			
EXISTING SANITARY LINE TO REMAIN				j) Height (Maximum)	22 m (72.17 ft)		
EXISTING CIVCO LINE TO REMAIN				k) Dwelling Units Per Lot (Maximum)	1 only		
CROWN OF THE ROAD							
EXISTING BUILDING							
NEW CONCRETE PAVEMENT AS REQUIRED; COORDINATE w/ CIVIL DRAWINGS							
NEW LANDSCAPE & GRASS AS REQUIRED; COORDINATE w/ CIVIL DRAWINGS							



ISSUE DATE:	
2022.07.07	PRE-LIM SPC MEETING
2023.10.18	FORMAL PRE-SPC APP SUBMITTAL
2024.10.16	PRE-SPC SITE PLAN REVISION
2025.03.25	PLANNING JUSTIFICATION REPORT
2025.04.29	PLANNING JUSTIFICATION REPORT
2025.07.14	UPDATED FOR PJR