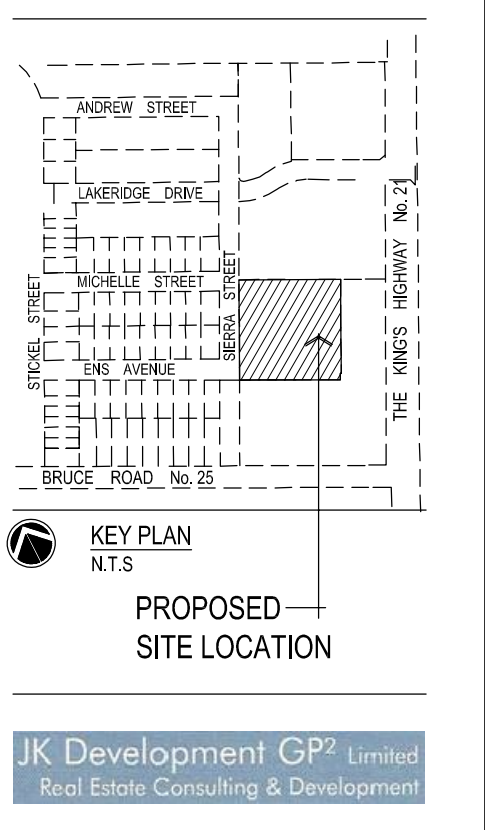


SITE DATA: RESIDENTIAL FOURTH DENSITY (R4) ZONE

PROPOSED ZONED USE	REQ'D./ MAX./ MIN.	PROPOSED
RESIDENTIAL	RESIDENTIAL	TWO 4 STOREY APARTMENTS
LOT AREA (MIN.): 200 SQ. M / UNIT FOR THE FIRST 4 UNITS, PLUS 100 SQ. M FOR EACH ADDITIONAL UNIT THEREAFTER UP TO A MAX. DENSITY OF 90 UNITS / GROSS HA.	12,800 SQ. M REQ'D FOR 124 UNITS (90 UNITS MAX.)	10,308 ± SQ. M 124 UNITS TOTAL (62 UNITS / BUILDING)
LOT FRONTAGE (MIN.)	30 M	100 M
FRONT SIDE YARD DEPTH (MIN.)	4.5 M	23.4 M
INTERIOR SIDE YARD DEPTH (MIN.)	7 M	7.11 M
REAR YARD DEPTH (MIN.)	7.5 M	7.7 M
LOT COVERAGE (MAX.)	35%	28%
BUILDING HEIGHT (MAX.)	15 M	14 M
LANDSCAPED OPEN SPACE (MIN.)	30%	32%
PARKING (MIN.): 1 SPACE / DWELLING UNIT; PLUS 1 SPACE FOR EVERY 4 DWELLING UNITS, OR FRACTION THEREOF, TO BE SET ASIDE FOR VISITOR PARKING	155	136
BICYCLE PARKING: 10% OF REQ'D VEHICLE PARKING	15	16



C2
A100 **SITE DATA**
Scale: N.T.S.

SITE LEGEND

- ▲ MAIN ENTRANCE
- △ SECONDARY ENTRANCE / EXIT
- ♿ BARRIER FREE PARKING SYMBOL
- ← VEHICULAR DIRECTION ARROW
- ▨ BARRIER FREE PATH OF TRAVEL PAVEMENT MARKING
- ⌵ SIAMOSE CONNECTION (WALL MOUNTED)
- ▨ FIRE ROUTE (CENTRE LINE)
- ▨ NEW FENCE
- ⊕ FH FIRE HYDRANT - REFER TO CIVIL DWGS
- ▨ NEW CONCRETE SIDEWALK (SWIRL BROOM FINISH)
- TREE (REFER TO LANDSCAPE PLAN)
- LS LIGHT STANDARD - REFER TO ELECT. DWGS
- ▨ FR# FIRE ROUTE (NO PARKING) SIGN TYPICAL

A2
A100 **SITE LEGEND**
Scale: N.T.S.

NO. DATE: ISSUED FOR: BY:

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, FINISHES AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.

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SEAL:

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Project Title:
PORT ELGIN DEVELOPMENT

Sierra Street Port Elgin, ON.

Sheet Name:
SITE PLAN, SITE DATA

Scale: AS SHOWN Project No: 21-005
Sheet No: A100

A1
A100 **SITE PLAN**
Scale: 1:300