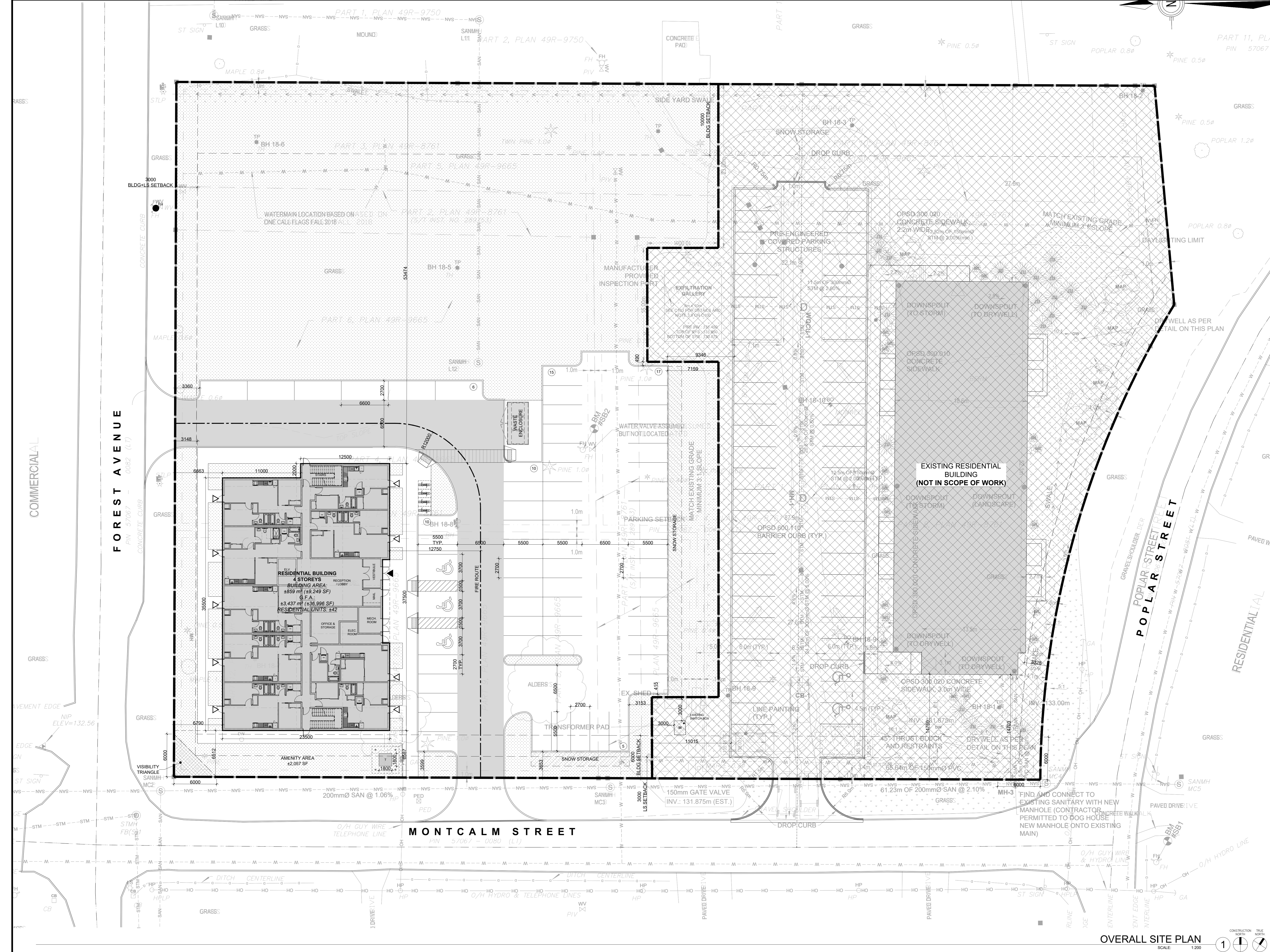


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Site Statistics

30 Montcalm St, Deep River, ON K0J 1P0

EXISTING ZONING CATEGORY	R4-64h	
(As per By-law 07-2024)	Residential Four-Exception Four-holding	
GROSS SITE AREA	3.16 ac	±12,796.49m ²
BUILDING AREA - EXISTING	10,881 SF	1,010.86 m ²
APARTMENTS BUILDING AREA - PROPOSED	9,249 SF	859.25 m ²
GROSS FLOOR AREA:		
Ground Floor	9,123 SF	847.55 m ²
Second Floor	9,249 SF	859.25 m ²
Third Floor	9,249 SF	859.25 m ²
Fourth Floor	9,249 SF	859.25 m ²
TOTAL GROSS FLOOR AREA - APARTMENTS	36,869.62 SF	3,425.30 m ²
RESIDENTIAL UNIT COUNT		
Ground Floor		9 Units
1 Bedroom Units (±525 SF)		X 1
1 Bedroom + Den Units (±625 SF)	3 Units	X 1
2 Bedroom Units (±800 SF)	6 Units	X 1
Typical Floor (2nd to 4th)		33 Units
1 Bedroom Units (±525 SF)	1 Units	X 3
1 Bedroom + Den Units (±625 SF)	3 Units	X 3
2 Bedroom Units (±800 SF)	7 Units	X 3
TOTAL UNIT COUNT		42 Units
Zoning Requirements	Proposed	Required
Min. Lot Area (Existing)	12,796.49m ²	1,000.00m ²
Min. Lot Frontage (m)	121.68m	27.00m
Max. Lot Coverage (Existing + Proposed)	14.61%	40.00%
Total Building Area (Existing + Proposed)	1,970.11m ²	5,116.59
F.S.I. (Existing + Proposed)	0.58	-
Total Gross Floor Area (Existing + Proposed)	7,468.75m ²	-
Maximum Building Height (Max) (m)	13.50m	17.00m
Min. Front Yard Building Setback (m)	6.51m	6.00m
Min. Rear Yard Building Setback (m)	53.47m	10.00m
Min. Ex. Side Yard Building Setback (m)	6.68m	3.00m
Min. Ex. Side Yard Building Setback (m) - Existing	3.33m	3.00m
Min. Landscape Area (% of Total Lot Area)	52.56%	-
Min. Landscape Area (SM)	6,726.08m ²	-
Min. Front Landscape Buffer (m)	6.51m	3.00m
Min. Rear Landscape Buffer (m)	53.47m	-
Min. Ex. Side Landscape Buffer (m)	3.60m	3.00m
Min. Ex. Side Landscape Buffer (m) - Existing	3.33m	3.00m
Parking Calculations		
Residential Apartments	@ 1.5 parking spaces per dwelling unit	
Accessible Parking	1 space per 20 required spaces	
Total no. of Parking Spaces - Apartment Units	Proposed	Required
Parking Ratio	63	63
Total no. of Accessible Parking Spaces	1.5 spaces/unit	1.5 spaces/unit
Total no. of Accessible Parking Spaces	3	3
Parking Stall Dimensions	STANDARD: 2.7m X 5.5m w/ 8.5m wide 1-way aisle ACCESSIBLE: Type-A 3.7m X 5.5m + 1.5 access aisle	

WARE MALCOMB

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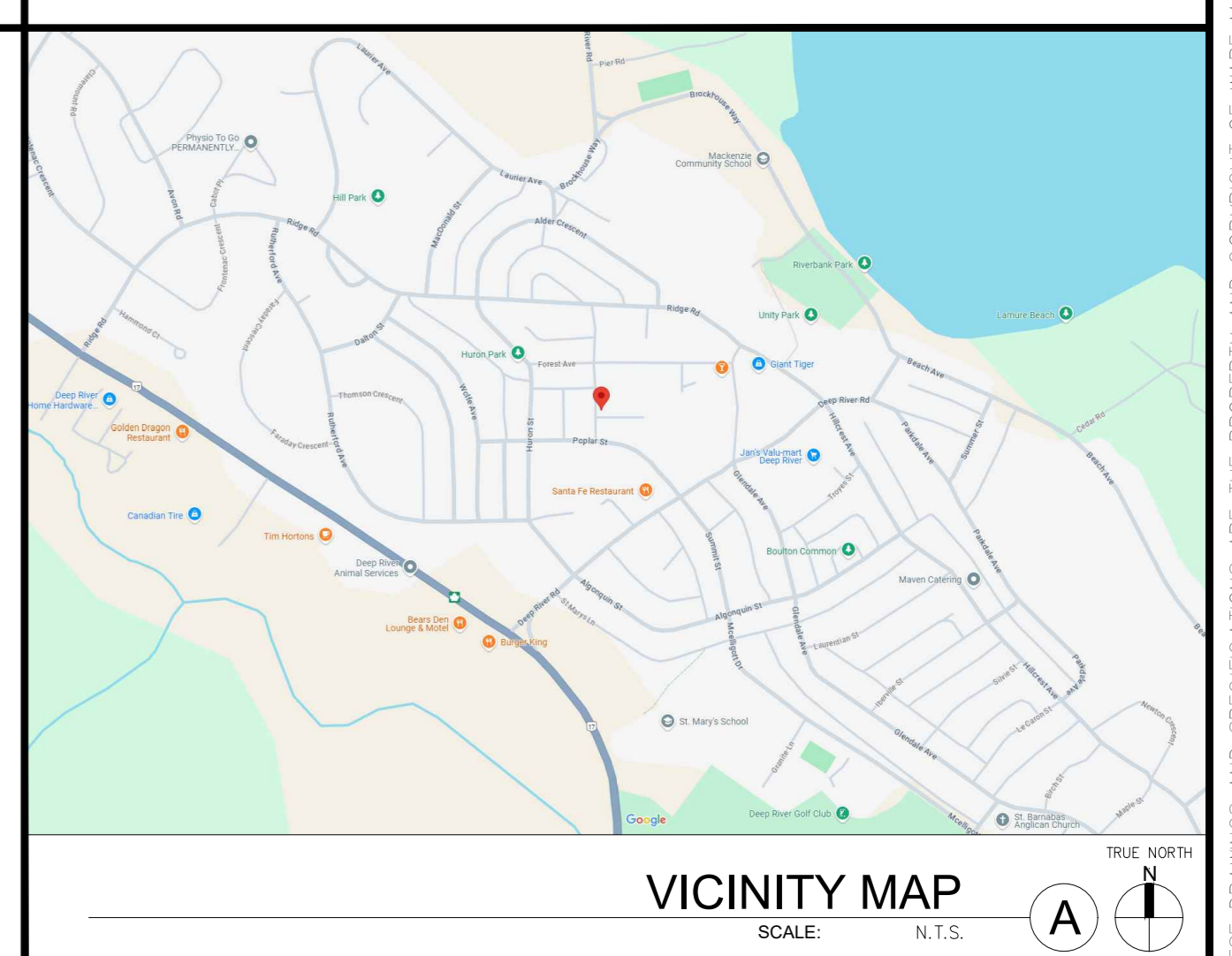
CIVIL ENGINEERING
PLANNING
LANDSCAPING
BUILDINGS
INTERIORS
BUILDING MEASUREMENT

30 MONTCALM STREET
30 MONTCALM ST.,
DEEP RIVER, ON K0J 1P0

SITE LEGEND

	NEW HEAVY DUTY ASPHALT DRIVEWAY PAVEMENT (MATCHED FOR FIRE TRUCK AND GARAGE TRUCK MOVEMENT)		WALL MOUNTED LIGHT FIXTURES REFER ELECTRICAL DWG FOR DETAILS
	LANDSCAPE AREA		LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS
	MIN. 8M WIDE FIRE ACCESS ROUTE WITH 15M TURNING RADIUS		LIGHT FIXTURES AT US OF BUILDING ENTRANCE CANOPY, REFER ELECTRICAL DWG FOR DETAILS
	PRINCIPAL BUILDING ENTRANCE		LIGHT FIXTURES AT US OF BUILDING SOFFIT, REFER ELECTRICAL DWG FOR DETAILS
	FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)		PROPOSED ELECTRICAL METER LOCATION
	EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)		PROPOSED WATER METER LOCATION

OVERALL SITE PLAN
SCALE: 1:200



OVERALL SITE PLAN

ISSUED FOR COORDINATION

DATE	REVISIONS
2024-01-30	

P/IMP: S.F.
DRAWN BY: J.S.
JOB NO.: TOR25-0034-00

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