


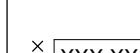








This drawing is provided by and is the property of AND Architecture Inc. The contractor must verify all dimensions and conditions on site and must notify AND Architecture Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for other consultants' information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND

-  FS FIRE ROUTE SIGN
-  FIRE DEPARTMENT CONNECTION
-  MEN DOOR (ENTRANCES & EXITS)
-  XXX.XX PROPOSED GRADING
-  MH MANHOLES
-  LIGHT STANDARD
-  CB CATCH BASIN
-  FH FIRE HYDRANT
-  XX INDICATE NUMBER OF PARKING SPACES
-  ACCESSIBLE PARKING SPACES

SITE STATISTICS

ZONING CATEGORIES: DOWNTOWN CORE
 LOT AREA: 9886.4 m² (2.44 ACRE)
 NET LOT AREA: 9678.5 m² (2.39 ACRE)

	PERMITTED / REQUIRED	PROPOSED / PROVIDED
BUILDING AREA		1,337.48 M ² (14,396 SF)
GROSS FLOOR AREA		6,492.16 M ² (69,881 SF)
LOT COVERAGE	75% MAX.	13.8%
LANDSCAPE AREA	30% MIN.	45.77%
BUILDING HEIGHT	4 STOREYS MAX.	5 STOREYS (18.17m)
LOT FRONTAGE	25m MIN.	69.32m
LOT AREA	1,000m ² MIN.	9,678.5m ²
FRONT YARD	0m MIN.	1.22m
INTERIOR YARD	1.2m MIN.	5.96m / 12.08m
REAR YARD	7.5m MIN.	48.56 m
AMENITY SPACE	1BD: 14X5=70 M ² 1BD+DEN & 2BD: 56X10=560 M ² TOTAL: 630 m²	249 m ² (INDOOR) 397 m ² (OUTDOOR) TOTAL: 646 m²
RESIDENTIAL UNITS		1-BEDROOM: 14 UNITS 1-BEDROOM + DEN: 33 UNITS 2-BEDROOM: 23 UNITS TOTAL: 70 UNITS
DENSITY	74 UNITS/HECTARE MAX.	72 UNITS/HECTARE
LOCKERS		70
PARKING	RESIDENCE: 88 SPACES (1.25 SPACE/UNIT) VISITOR: 11 SPACES (0.15 SPACE/UNIT) TOTAL 99 SPACES	88 SPACES 11 SPACES 99 SPACES
BICYCLE PARKING	18 SPACES (0.25 SPACE/UNIT)	18 SPACES
		BARRIER-FREE: 5 SPACES 5 SPACES

No.	Date:	Issued/Revision:	By
9	SEPT. 1/22	REISSUED FOR SPA	HW
8	MAR 22/22	REISSUED FOR SPA	HW
7	OCT 20/21	ISSUED FOR REVIEW	HW
6	NOV 23/20	REISSUED FOR SPA	HW
5	AUG 26/20	ISSUED FOR SPA	HW
4	MAY 06/20	ISSUED FOR REVIEW	HW
3	APR. 08/20	ISSUED FOR REVIEW	HW
2	AUG. 08/18	ISSUED FOR REVIEW	HW
1	AUG. 03/18	ISSUED FOR REVIEW	HW



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Project :
RIVERWOODS HOMES
 RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
SITE PLAN

Date	JUNE 2019	Project No :	18026
Scale :	As indicated		
Drawn by :	JW	Drawing No :	A1
Checked by :	HW		



1 SITE PLAN
 1 : 400

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