

RIVERWOODS HOMES

RIVER ROAD WEST WASAGA BEACH



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3	SEPT. 1/22	REISSUED FOR SPA	HW
2	MAR 22/22	REISSUED FOR SPA	HW
1	AUG 26/20	ISSUED FOR SPA	HW
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Project :
RIVERWOODS HOMES

RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
COVER

Date	JUNE 2019	Project No :	18026
Scale :			
Drawn by :	Author	Drawing No :	A0
Checked by	Checker		

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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

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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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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



1 SITE PLAN
 1 : 400

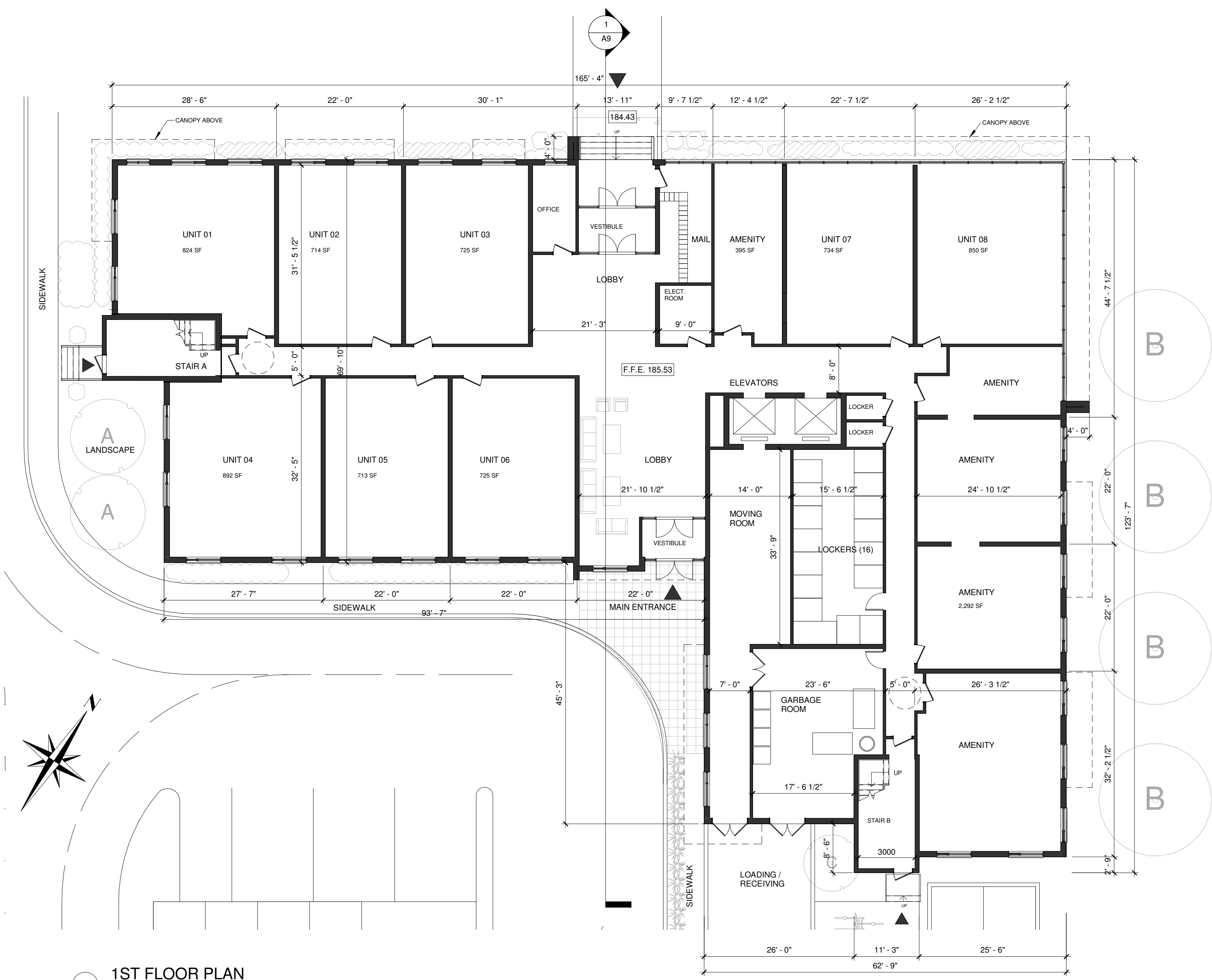
Project :
RIVERWOODS HOMES
 RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
SITE PLAN

Date	JUNE 2019	Project No :	18026
Scale :	As indicated		
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1 1ST FLOOR PLAN
1 : 150

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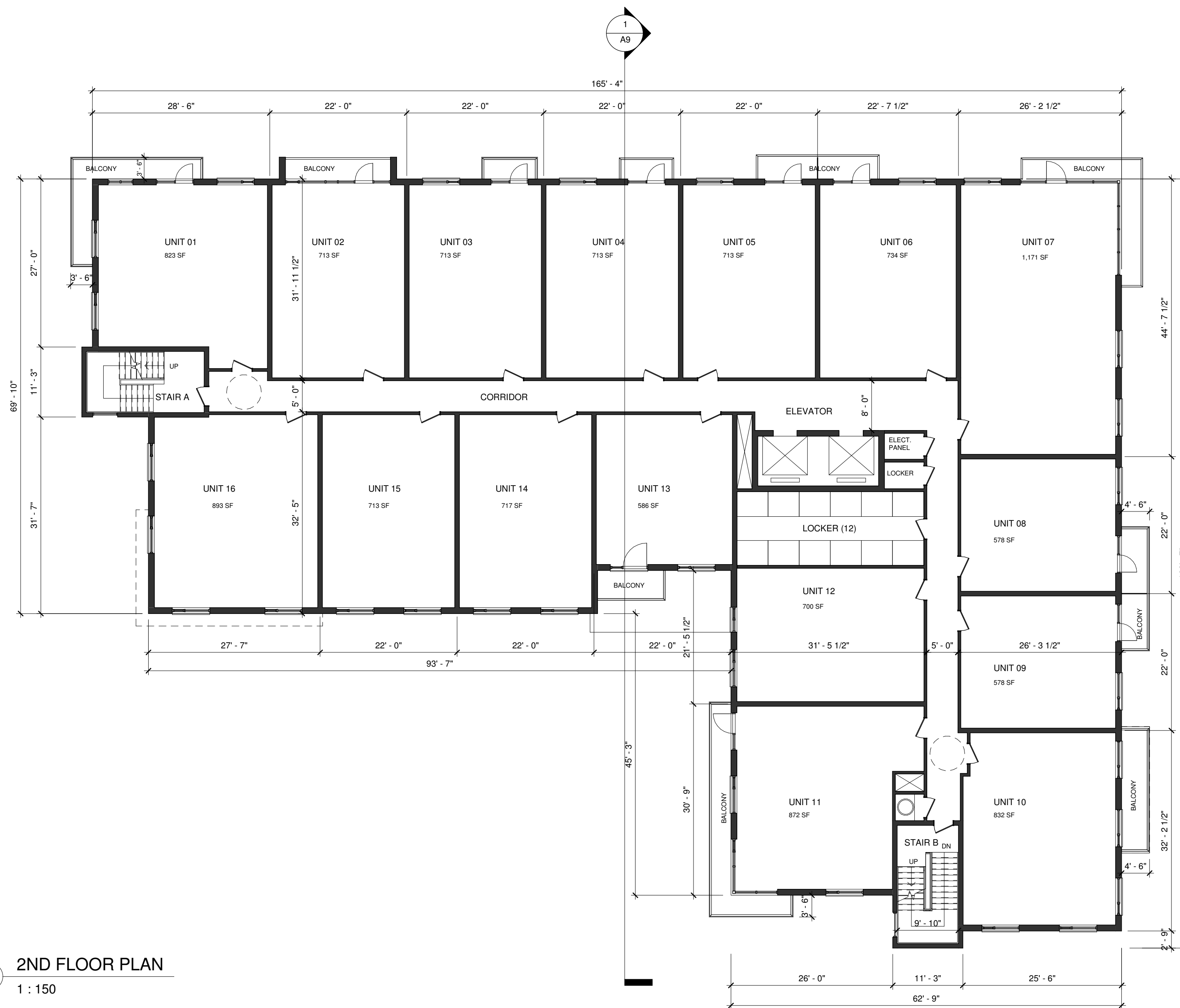
Project :
RIVERWOODS HOMES
 RIVER ROAD WEST
 WASAGA BEACH, ON

Drawing Name :
1ST FLOOR PLAN

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150		
Drawn by :	Author	Drawing No :	A2
Checked by	Checker		

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1 2ND FLOOR PLAN
1 : 150

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Project :
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RIVER ROAD WEST
WASAGA BEACH, ON

Drawing Name :
2ND FLOOR PLAN

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150		
Drawn by :	Author	Drawing No :	A3
Checked by :	Checker		

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Drawing Name :
3RD & 4TH FLOORS

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150		
Drawn by :	Author	Drawing No :	A4
Checked by	Checker		

1 3RD & 4TH FLOORS
 1 : 150

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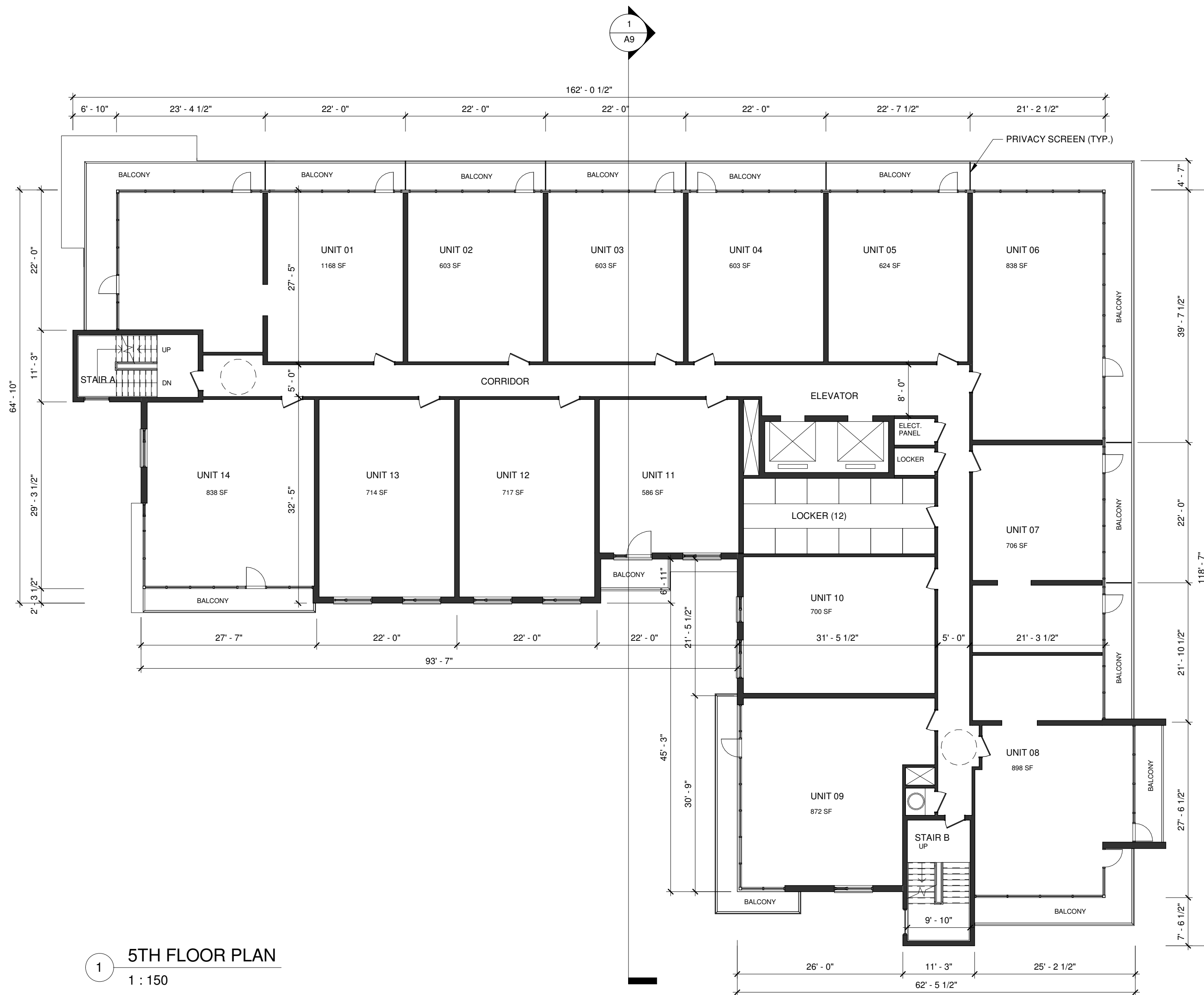
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Project :
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RIVER ROAD WEST
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Drawing Name :
5TH FLOOR PLAN

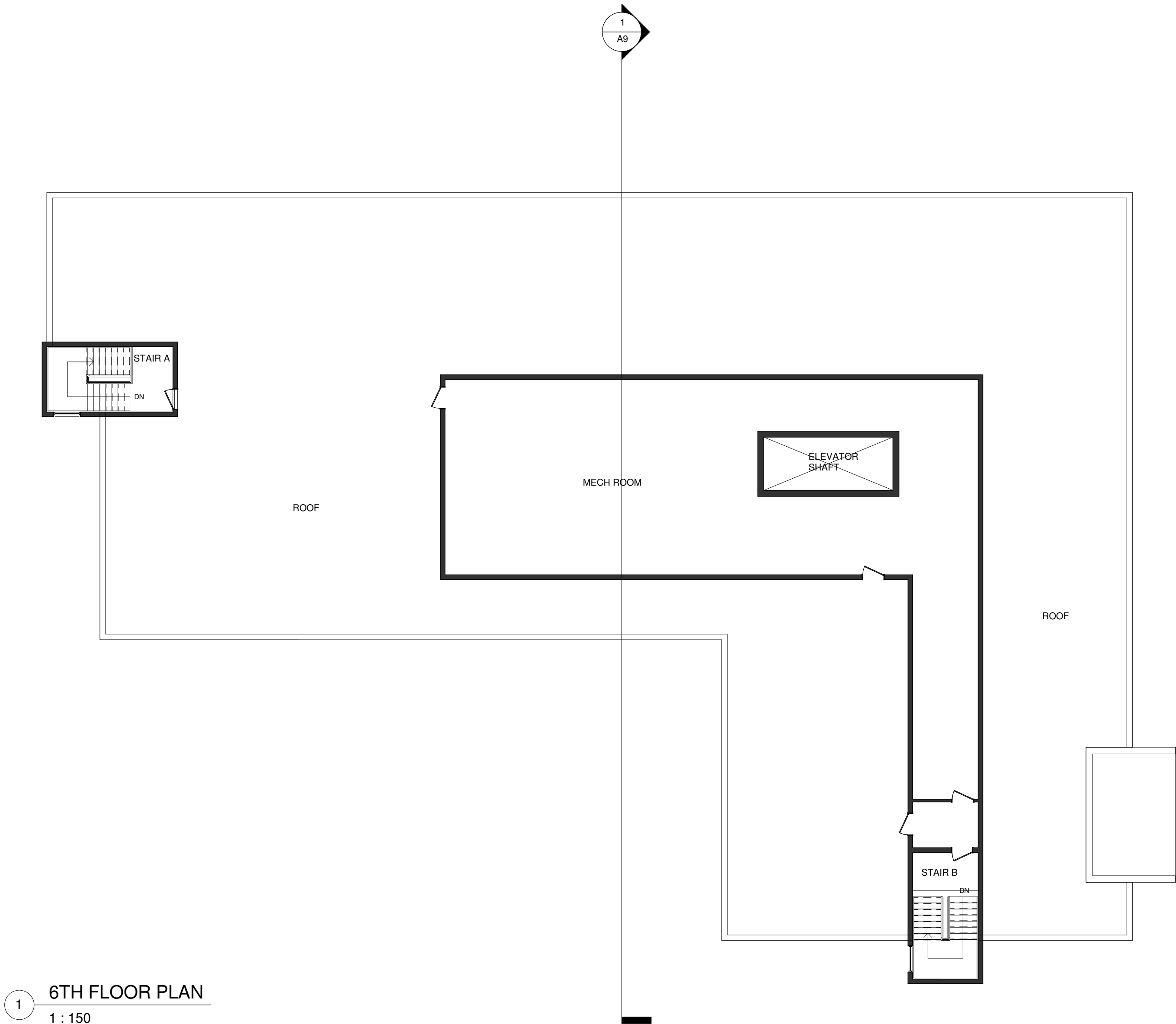
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Drawn by :	Author	Drawing No :	A5
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1 5TH FLOOR PLAN
 1 : 150

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1 6TH FLOOR PLAN
1 : 150

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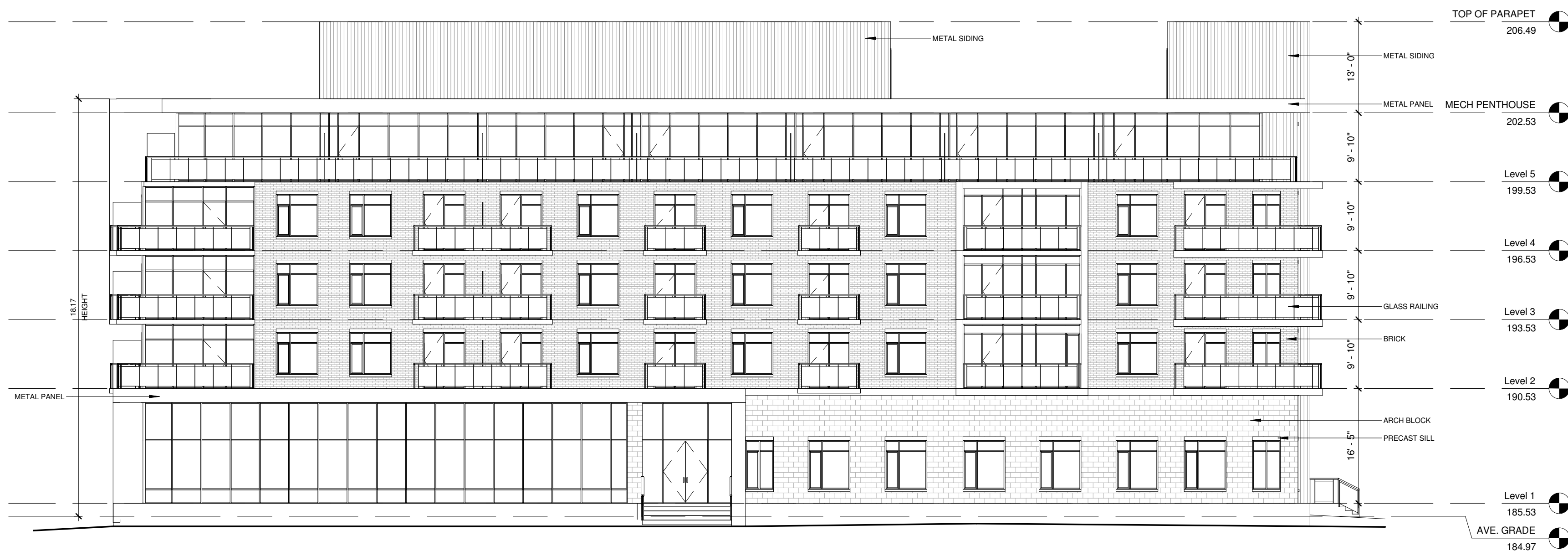
RIVER ROAD WEST
WASAGA BEACH, ON

Drawing Name :
MECH PENTHOUSE PLAN

Date	JUNE 2019	Project No :	18026
Scale :	1 : 150		
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1 NORTH ELEVATION
1 : 150



2 SOUTH ELEVATION
1 : 150

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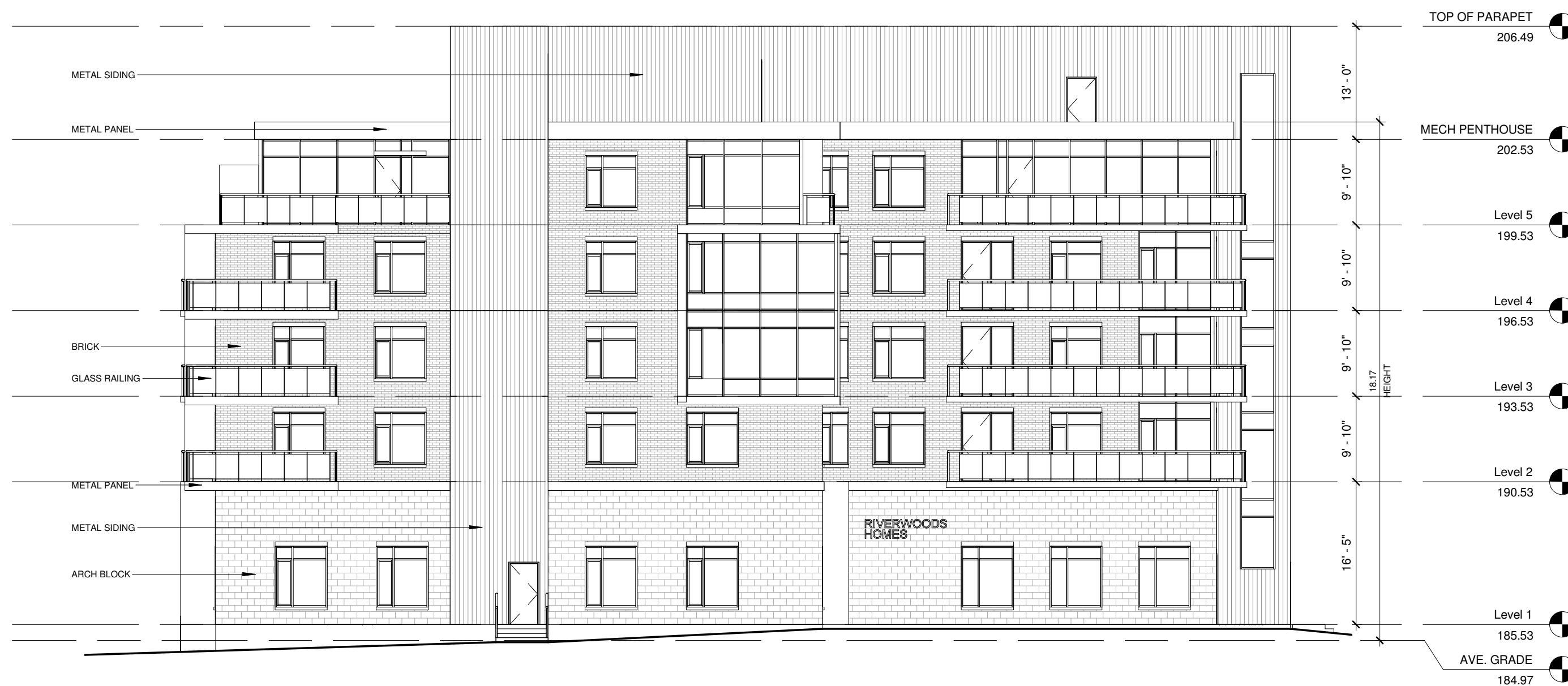
Drawing Name :
NORTH & SOUTH ELEVATIONS

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1 EAST ELEVATION
1 : 150



2 WEST ELEVATION
1 : 150

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Drawing Name :
EAST & WEST ELEVATIONS

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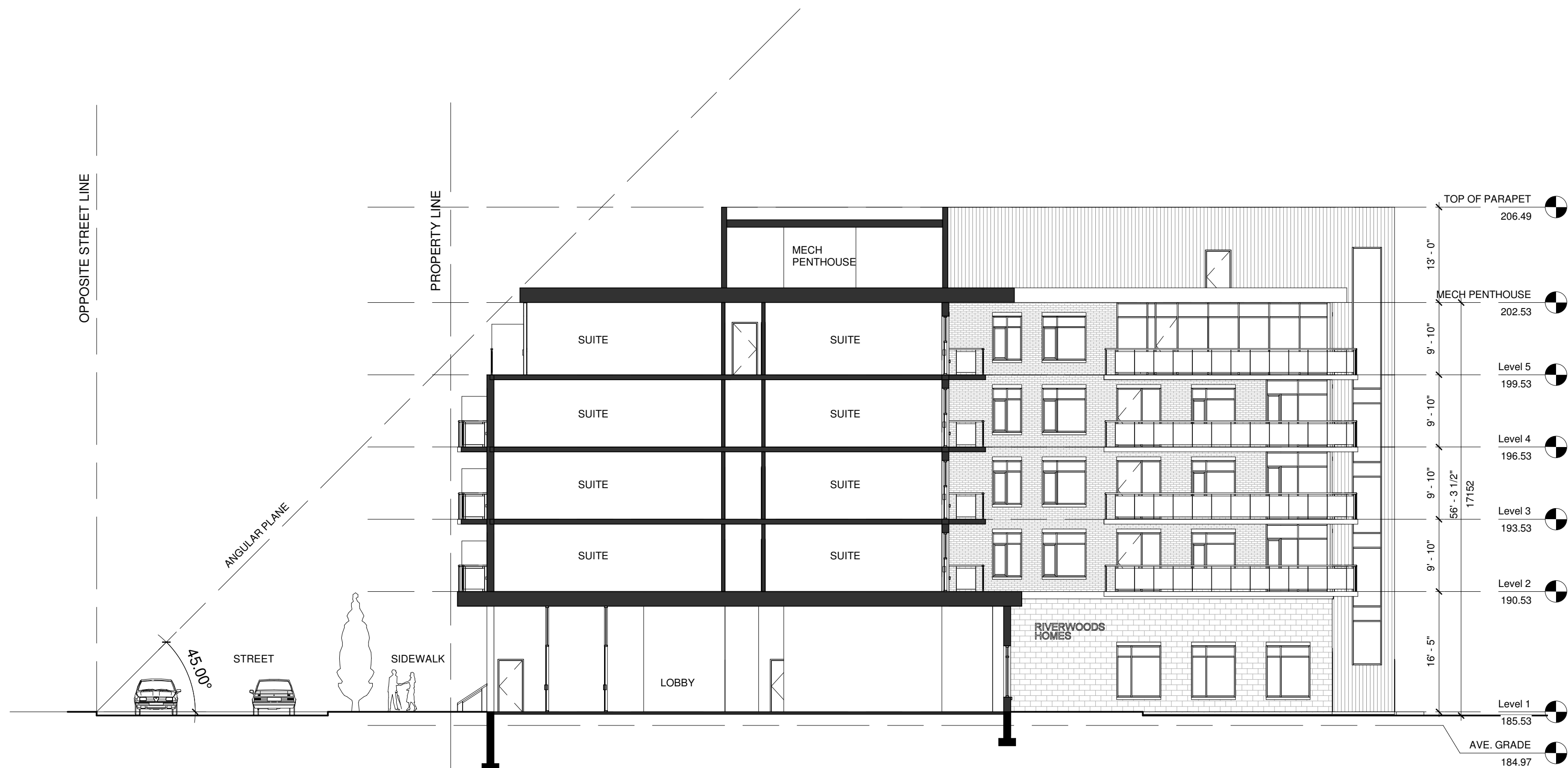
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Drawing Name :
BUILDING SECTION

Date	JUNE 2019	Project No :	18026
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1 BUILDING SECTION
 1 : 150

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RIVER ROAD WEST
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Drawing Name :
3D VIEW

Date	JUNE 2019	Project No :	18026
Scale :			
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3D VIEW

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