

GARRISON ROAD - REGIONAL ROAD No. 3

1 SITE & GROUND FLOOR PLAN 1:250

ALL SURFACES, WALK SURFACE DATUM = +200 mm MAX. SLIP RESISTANT SMOOTH TRANSITION REQUIRED

2 BARRIER FREE RAMP 1:25

- DETECTABLE WARNING SURFACE, (TACTILE WALKING SURFACE INDICATORS) FLARED FLARED ADJACENT WALK/ROAD SURFACE DATUM = 0 mm SIDE

SITE STATISTICS

LOT AREA:	5733.5 m2 (1.4168 ACRES)
BUILDING COVERA	GE: (82%) 4688 m ²
GROSS FLOOR AR	EA: 29710 m ² (INCUDES BALCONIES)
DENSITY: 230 F	RES. UNITS / 1.4168 ACRES = 162.34
BUILDING HEIGHT:	12 STOREY (+/- 42m)
MIN. UNIT AREAS:	1 BEDROOM 50 m ² 2 BEDROOM 60 m ² 3 BEDROOM 70 m ²

MIN. PRIVATE OPEN-AIR BALCONY AREA PER UNIT:

10.5 m²

IASON PIZZICAROLA DESIGN - ARCHITECTS INC 209 RIDGE ROAD N RIDGEWAY, ONTARIO, LOS 1NO T. 905-894-8300

F. 905-894-8400 e-mail jpizzicarola@jpdesign.ca **CERTIFICATE OF PRACTICE: #4053**

JASON MATTAEWPIZZICAROLA

SETBACKS			
	REQ'D	PROVID	
FRONT SETBACK (GARRISON ROAD)	0 m	0.4 m 0.5 m	
EXTERIOR SIDE SETBACK (CENTRAL AVE)	0 m		
REAR SETBACK (NORTH PROPERTY LINE)	4.5 m	4.5 m	
INTERIOR SIDE 1 (WEST / NORTHERN)	0 m	13.7 r	
INTERIOR SIDE 1 (WESTERN)	0 m	0.2 m	
INTERIOR SIDE 1 (WEST / SOUTHERN)	0 m	1.3 m	
		1/	

REQ'D COMMERCIAL PARKING: 879.9 m2 / 20 m2 = 44 PARKING SPACES

REQ'D RESIDENTIAL PARKING: 1 x 230 UNITS = 230 PARKING SPACES

TOTAL PARKING:

RESIDENTIAL PARKING SPACES: 230 COMMERCIAL PARKING SPACES: 4-**ADDITIONAL PARKING: 2**

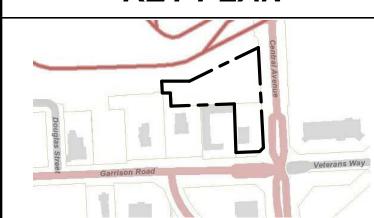
MUNICIPAL ADDRESS

7 CENTRAL AVENUE, PART OF LOT 1, NP 505 FORT ERIE, ONTARIO

BUILDING DESCRIPTION

MAJOR OCCUPANCY GROUP C - RESIDENTIAL OCCUPANCY

KEY PLAN



GENERAL NOTES

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE CITY AND AT THE SOLE EXPENSE OF THE OWNER.

2. THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO CONTRARY, ALL THE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

GARRISON RD, FORT ERIE, ON

ACCESSIBLE PARKING **PERMIT SIGN**

1. THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 2m TO 3m. MEASURED FROM THE TOP OF THE CURB TO THE BOTTOM OF THE SIGN. 2. THE SIGN MUST NOT INTERFERE WITH PASSENGERS

ENTERING OR LEAVING THE VEHICLE. 3. THE SIGN MUST BE PLACED ADJACENT TO THE STALL WITHIN ITS LONGITUDINAL LIMITS. 4. THE SIGN PLACEMENT MUST CLEARLY INDICATE WHICH STALL THE SIGN APPLIES TO.



SHEET TITLE:

SITE PLAN & STATISTICS

SITE

COMPASS HEIGHTS -

230 RESIDENTIAL

UNIT BUILDING

Description

1 SP Revision 1

Date

06/10/2021

₩ℬ DATE: 08/10/21 DRAWN BY: SCALE: As indicated JOB #: 19081 SP01 SHEET NO:

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