

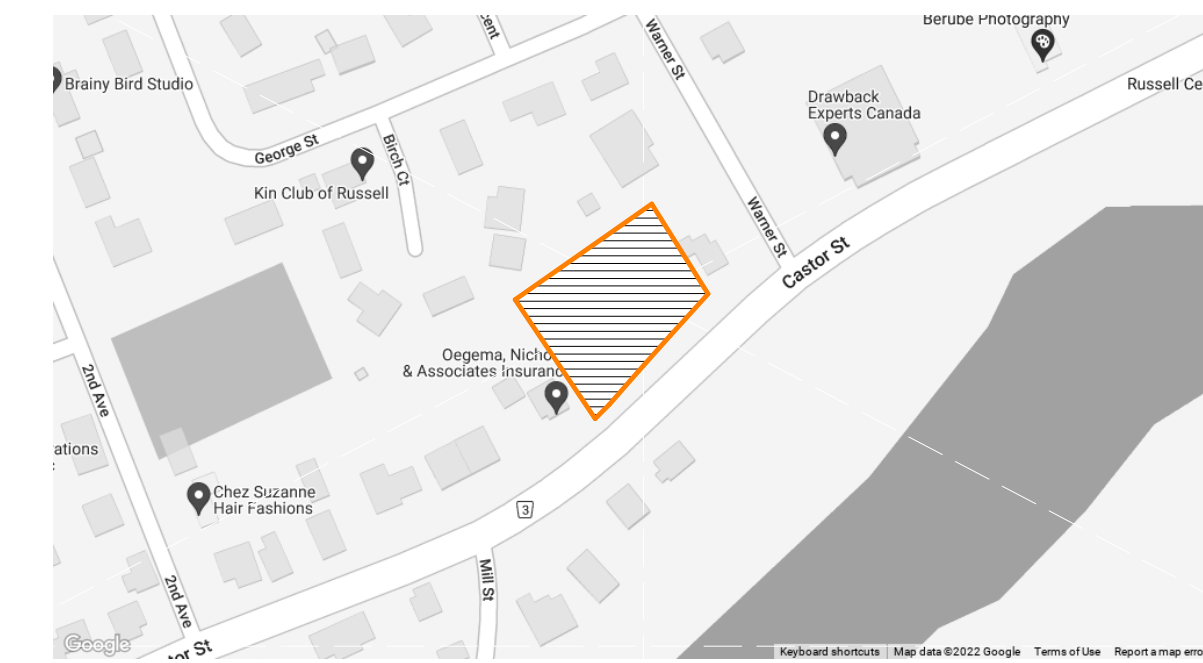
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PROJECT TEAM / ÉQUIPE DU PROJET :

**SITE CONTEXT**



**LEGEND**

**SURFACES**

- GRASS
- RIVERSTONE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED

**LINES**

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

**VEGETATION**

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

**SYMBOLS**

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

**PARKING**

- BIKE PARKING
- CAR PARKING
- BF PARKING
- BF PARKING (TYPE A)
- BF PARKING (TYPE B)

**GENERAL NOTES**

- NOTE-A :**  
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE-B :**  
ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE-C :**  
CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE-D :**  
REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE-E :**  
DO NOT SCALE DRAWINGS.
- NOTE-F :**  
ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

**SURVEY INFO**

TOPOGRAPHIC SURVEY OF :  
Castor Rd, Russell, ON

**PROJECT INFORMATION**

**SITE SUMMARY**  
ADDRESS: 255 Castor Rd, Russell, ON  
CURRENT ZONING: R1  
SITE AREA: 2626.50 m<sup>2</sup> TO BE VERIFIED  
PROPOSED USE: R3 - HIGH DENSITY  
BUILDING AREA: 2675.20 m<sup>2</sup>

ZONING SUMMARY	REQUIRED	PROPOSED
LOT AREA	115.00 m <sup>2</sup>	2626.50 m <sup>2</sup>
LOT WIDTH	22.00 m	60.23 m
MIN. LOT DEPTH	n/a	37.50 m
MAX. BUILDING HEIGHT	12.00 m	11.4 m - 3 storeys
MAX. PARAPET HEIGHT	n/a	0.50 m

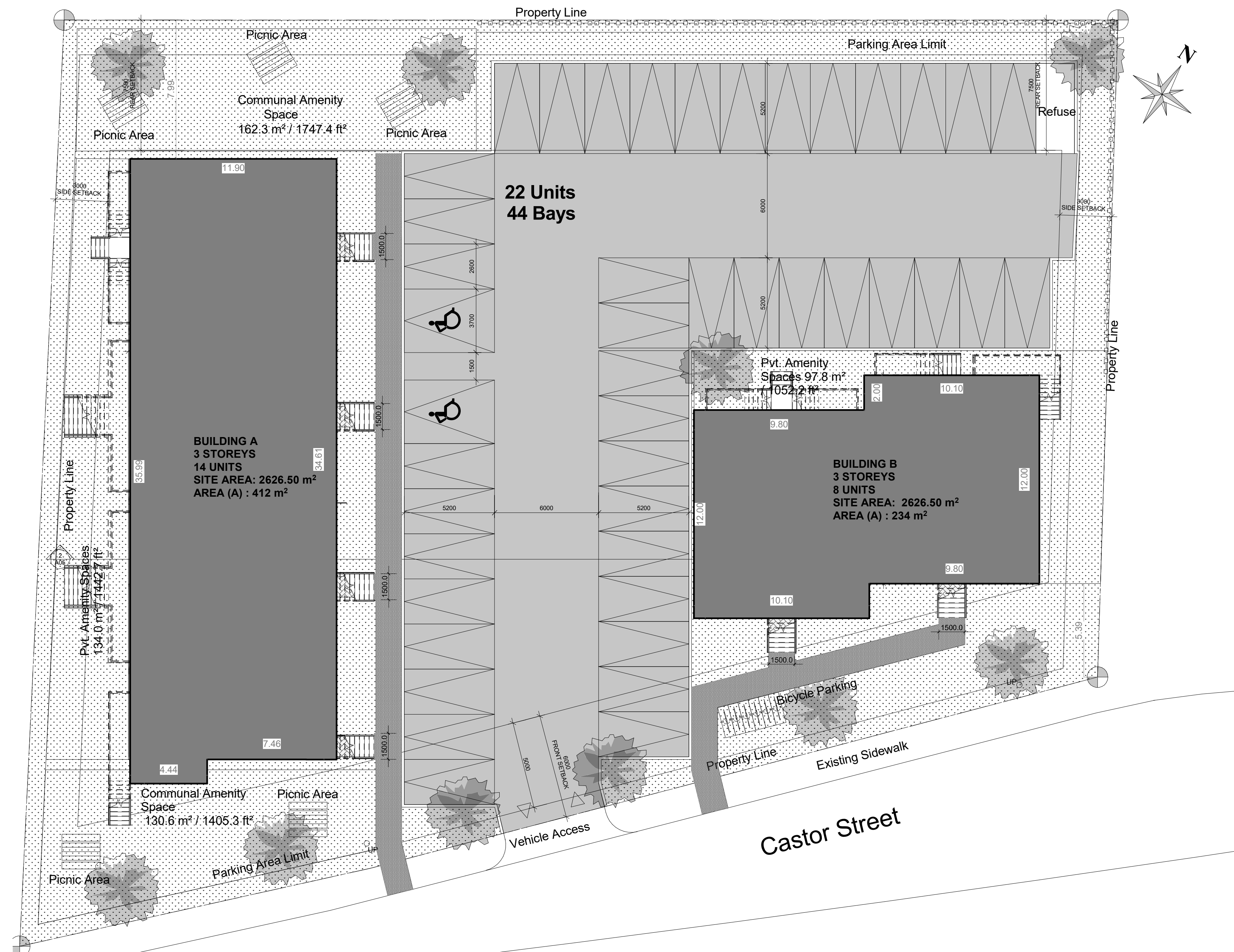
SET BACKS :	REQUIRED	PROPOSED
- FRONT YARD	6.00 m (min.) 0.00 m (max.)	6.00 m 0.00 m
- CORNER SIDE YARD	4.50 m (min.) 0.00 m (max.)	n/a 0.00 m
- INTERIOR SIDE YARD	3.00 m (min.)	3.00 m
INTERIOR SIDE YARD 2	3.00 m (min.)	3.00 m
- REAR YARD	7.50 m (min.) 0.00 m (max.)	7.50 m 0.00 m
MIN LANDSCAPED AREA	788.00 m <sup>2</sup>	1012.00 m <sup>2</sup>
COVERAGE	0.35 (min.) 0.8 (max.)	0.41
UNITS PER BUILDING	16 (max.)	148

VEHICULAR PARKING	REQUIRED	PROPOSED
MIN PARKING SPACES	22	38
MIN VISITOR PARKING SPACES	4	6
MIN ACCESSIBLE PRKG SPACES	2	2

WASTE CONTAINERS	REQUIRED	PROPOSED
GARBAGE (0.11 y <sup>3</sup> / unit)	2.42	TBD
RECYCLING (0.038 y <sup>3</sup> / unit)	0.836	TBD
ORGANICS	TBD	TBD

AMENITY AREA	REQUIRED	PROPOSED
PRIVATE	0.00 m <sup>2</sup>	199.00 m <sup>2</sup>
COMMUNAL	260.00 m <sup>2</sup>	273.00 m <sup>2</sup>

BUILDING SUMMARY	UNITS		GFA - OBC
	BUILDING A	BUILDING B	
BUILDING A	14	8	408.30 m <sup>2</sup>
SEMI-BASEMENT	7	4	357.58 m <sup>2</sup>
GROUND	0	0	0
LEVEL 2	7	4	381.27 m <sup>2</sup>
LEVEL 3	0	0	393.44 m <sup>2</sup>
TOTAL	28	12	1540.00 m <sup>2</sup>



1 SITE PLAN  
A050 1:150

**KEY PLAN / PLAN CLÉ :**



**CLIENT :**



Tel : XXX-XXX-XXXX | www.WEBSITE.com

revision	description	date
1.0	ISSUED FOR 33%	22-09-22

**PROJECT NAME / NOME DU PROJET :**

**Russell**

**DRAWING NAME / NOM DU DESSIN :**

**SITE PLAN**

**DRAWING INFORMATION / INFORMATION DU DESSIN :**

PROJECT NO. / NO. DE PROJET : **21106**  
DATE : **10/08/19**  
DRAWN BY / DESSINÉ PAR : **ET, AM**  
REVIEWED BY / VÉRIFIÉ PAR : **LG**  
SCALE / ÉCHELLE : **As indicated**  
PROJECT PHASE / PHASE DU PROJET : **1**  
DWG NO. / NO. DESSIN : **A050**

**A050**

REVISION NO. / NO. DE RÉVISION : 1.0