

NOTES FOR DRAWING A1.1:

1. GARAGE ENTRANCE.
2. VISITOR PARKING SIGN.
3. BIKE RACK, SECURELY ANCHORED.
4. WOOD FENCED-IN GARBAGE ENCLOSURE.
5. DEPRESSED CURB.
6. BUILDING LIGHT FIXTURE.
7. LIGHT FIXTURE WITH CUT OFF TO ENSURE LIGHT DOES NOT SPILL ONTO NEIGHBORING PROPERTIES.
8. TACTILE WALKING SURFACE INDICATOR.
9. FIRE ROUTE SIGN.
10. PAINT LINES FOR PEDESTRIAN CROSSING.
11. RESERVED.
12. FIRE DEPARTMENT LOCK BOX TO BE INSIDE IN MAIN ENTRANCE.
13. BILINGUAL FRENCH/ENGLISH BARRIER FREE PARKING SIGNAGE.
14. CANOPY ABOVE.
15. LINE OF BALCONY ABOVE.
16. LINE OF ROOF ABOVE.
17. LIGHT FIXTURES IN CANOPY ABOVE.
18. RAMP TO UNDERGROUND PARKING.
19. LIGHT FIXTURES PARTITION.
20. WOODEN PLAY CENTRE WITH SWING, LADDER & SLIDE.

PROJECT INFORMATION

ZONING BY-LAW 2024-85	R3 - 56
SITE AREA	4284.9153 SQ.M
AVERAGE MEAN GRADE (GEODETIC ELEVATION)	72 M

GROSS FLOOR AREA

BELOW GRADE	1145.23 SQ.M (12,327.15 SQ.FT)
GROUND FLOOR	1191.30 SQ.M (12,823.05 SQ.FT)
SECOND FLOOR	1191.30 SQ.M (12,823.05 SQ.FT)
THIRD FLOOR	1191.30 SQ.M (12,823.05 SQ.FT)
TOTAL GROSS FLOOR AREA	4719.13 SQ.M (50,468.15 SQ.FT)

UNIT STATISTICS

1 BEDROOM UNIT	24
2 BEDROOM UNIT	13
2 BEDROOM UNIT (ACCESSIBLE)	3
TOTAL	40

PROJECT STATISTICS

	REQUIRED	PROVIDED
BUILDING HEIGHT	20M MAX.	11.42 M
FRONT YARD SETBACK	6M	6M
REAR YARD SETBACK	7.5M MIN.	7.5M
INTERIOR YARD SETBACK	3M	3M

LANDSCAPING

REQUIRED	PROVIDED
30%	30.05%

CAR PARKING REQUIREMENT

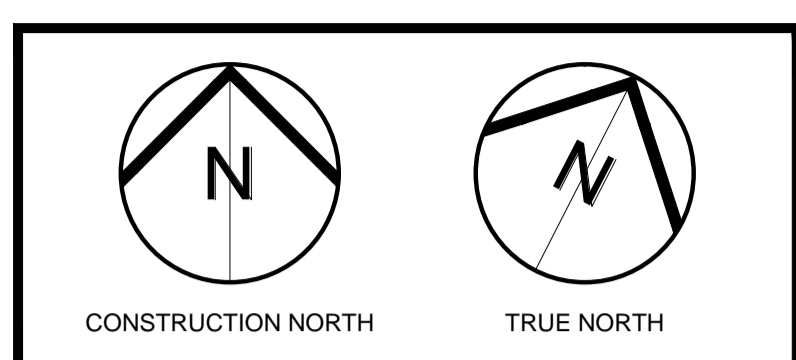
	REQUIRED	PROVIDED
TAKE OUT RESTAURANT	7 (5 / 100M ²)	7
RESIDENTIAL	40 (1 / UNIT)	53
VISITOR	8 (0.2 / UNIT)	8
BARRIER FREE - TAKE OUT RESTAURANT	1	1
BARRIER FREE - RESIDENTIAL	2	2
TOTAL PARKING	-	71

BICYCLE PARKING REQUIREMENT

	REQUIRED	PROVIDED
RESIDENTIAL	1 SPACE FOR EVERY 4 DWELLING UNITS REQUIRED: 10	10
COMMERCIAL	1 (1/500M ²)	4

AMENITY AREA

	REQUIRED	PROVIDED
TOTAL	440 SQ.M (8 UNITS x 15 SQ.M) (32 UNITS x 10 SQ.M)	150 SQ.M + 90 SQ.M + 200 SQ.M = 440 SQ.M



No	ISSUE/REVISION ÉMISSION/RÉVISION	DATE DD/MM/YY
2	Issued for Response to Township	10.01.2024
1	Issued for Building Permit	20.12.2024



PROJECT NAME: NOM DU PROJET
983 N Russell Rd Apartments
 Russell, ON

DRAWING TITLE: TITRE DU DESSIN
Site Plan

JOB No 816-24	N° DE PROJET	DATE Jul 2024	DATE
SCALE 1:200	ECHELLE	PRINTING SCALE/ ÉCHELLE D'IMPRESSION	
CONCEPTION BY SG	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
DRAWN BY SS	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.	
CHECKED BY SG	VÉRIFIÉ PAR	ARCHITECT'S STAMP	DRAWING No DESSIN N°

A1.1

SCEAU D'ARCHITECTE: REVISION No / RÉVISION N° 0