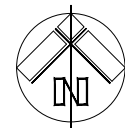
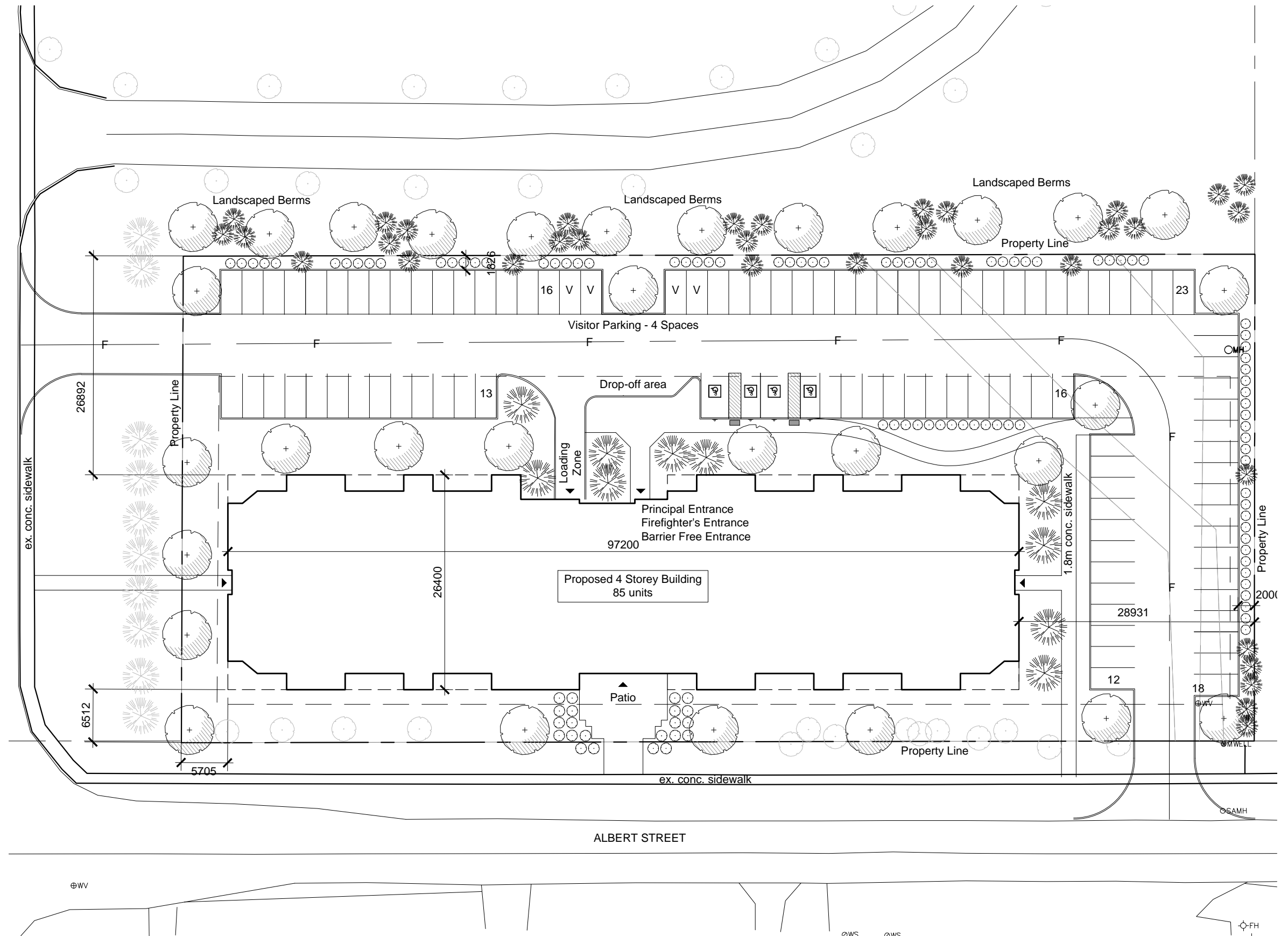


**SITE DATA**

SITE DATA: FOUR STOREY BUILDING		
PROJECT ADDRESS:	STRATHMERE APARTMENT DEVELOPMENT	
USE:	599 ALBERT ST, STRATHROY-CARADOC, ON	
ZONING:	MULTI. RESIDENTIAL	
	I - PROPOSED R-3 *	
	REQUIRED - R-3	PROPOSED
LOT AREA (m <sup>2</sup> ) (min.):	130 m <sup>2</sup>	7,880.0 m <sup>2</sup>
LOT FRONTAGE (m) (min.):	30.0 m min.	132.0 m: ALBERT ST
GROSS FLOOR AREA (m <sup>2</sup> ):		
	FOURTH FLOOR THIRD FLOOR SECOND FLOOR GROUND FLOOR:	2279.7 m <sup>2</sup> 2279.7 m <sup>2</sup> 2279.7 m <sup>2</sup> 2229.5 m <sup>2</sup>
	TOTAL:	9068.6 m <sup>2</sup>
BUILDING AREA (m <sup>2</sup> ):		2491.3 m <sup>2</sup>
	REQUIRED	PROPOSED
COVERAGE	n/a OR 80% PER 4.2.(2)	31.6 %
LANDSCAPED OPEN SPACE	20%	32.9%
AMENITY SPACE OUTDOOR INDOOR	20 m <sup>2</sup> PER UNIT = 1,700 m <sup>2</sup>	1,700 m <sup>2</sup> (incl. 980 m <sup>2</sup> Balc.) 78m <sup>2</sup>
HEIGHT	MAX 15m	14.0m
PARKING: Apartments - 85 @ 1.25/unit Visitor - 85 @ .15/unit Bach. - 6 @ 0.0 / unit 1 Bed - 41 @ 1.0 / unit 2 Bed - 38 @ 1.5 / unit	107 Spaces 13 Spaces	4.0 Spaces 0.0 Spaces 41.0 Spaces 57.0 Spaces
TOTAL SPACES REQUIRED	120 Spaces (1.40/unit)	102 Spaces (1.20/unit)
B/F - 1 + 3%	2A + 2 B	2 A + 2 B
PARKING COVERAGE	MAX 25%	35.4 %
LOADING	1	1
BICYCLE PARKING: 7% OF THE REQUIRED NUMBER OF AUTOMOBILE PARKING SPACES FOR NON-RESIDENTIAL DEVELOPMENT	101 X 7% =7.07 (8)	8 Bicycle Spaces
FRONT + EXT SIDE YD SETBACK	4.5m	6.5 m
SIDE YARD	3.0m	28.0m
REAR YARD	15.0m	26.9 m

**LEGEND**

	EXISTING TREE / PLANT TO REMAIN.
	DEMO & REMOVE EXISTING TREE / PLANT.
	PROPOSED TREE / PLANTING.
	PROPERTY LINE
	SETBACK LINE
	CENTRE LINE OF ROAD
	EXISTING FENCE
	DEMOLITION



DATE 2022-09-23

SCALE 1:500

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Site Plan - Option A  
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