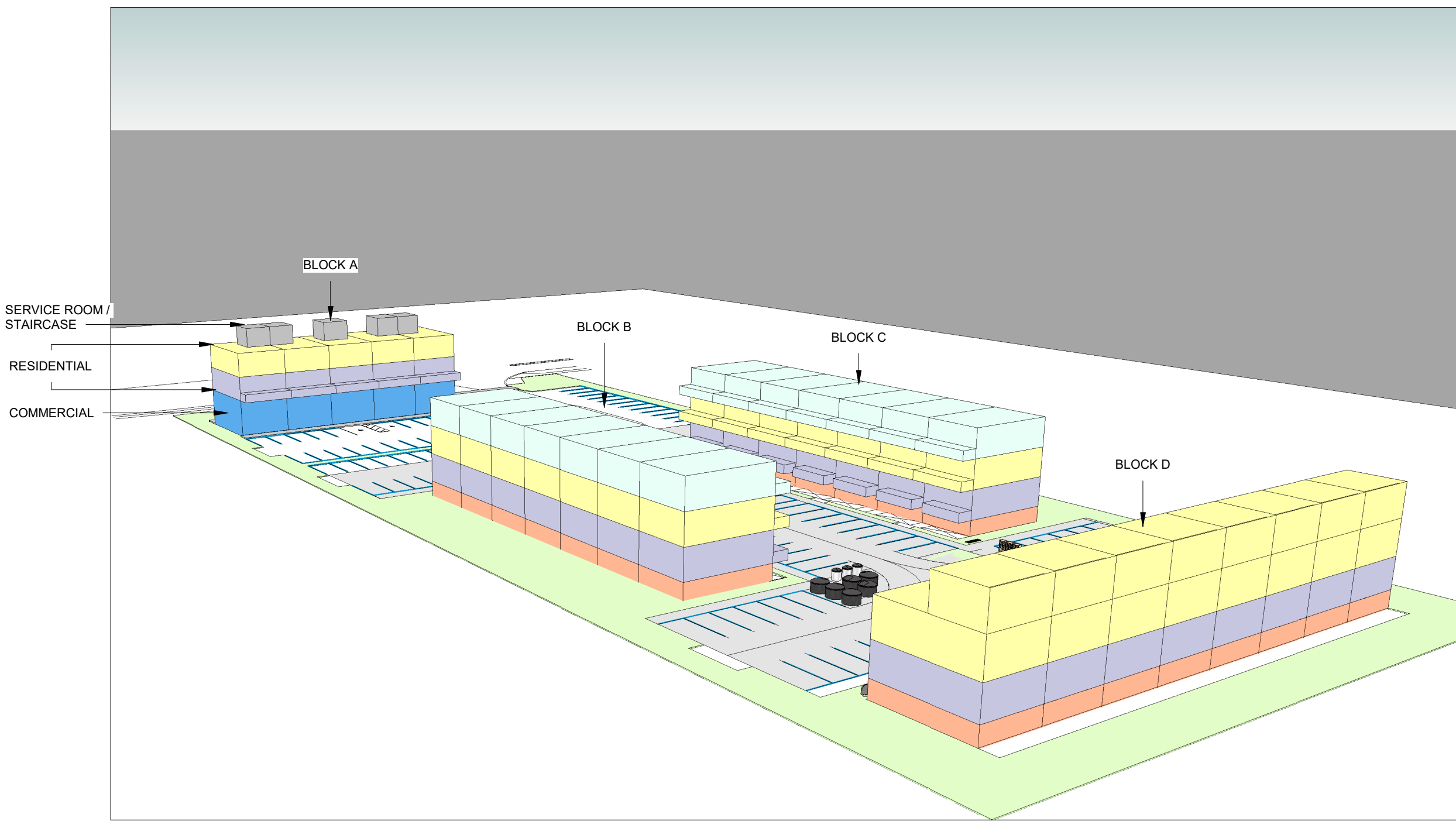
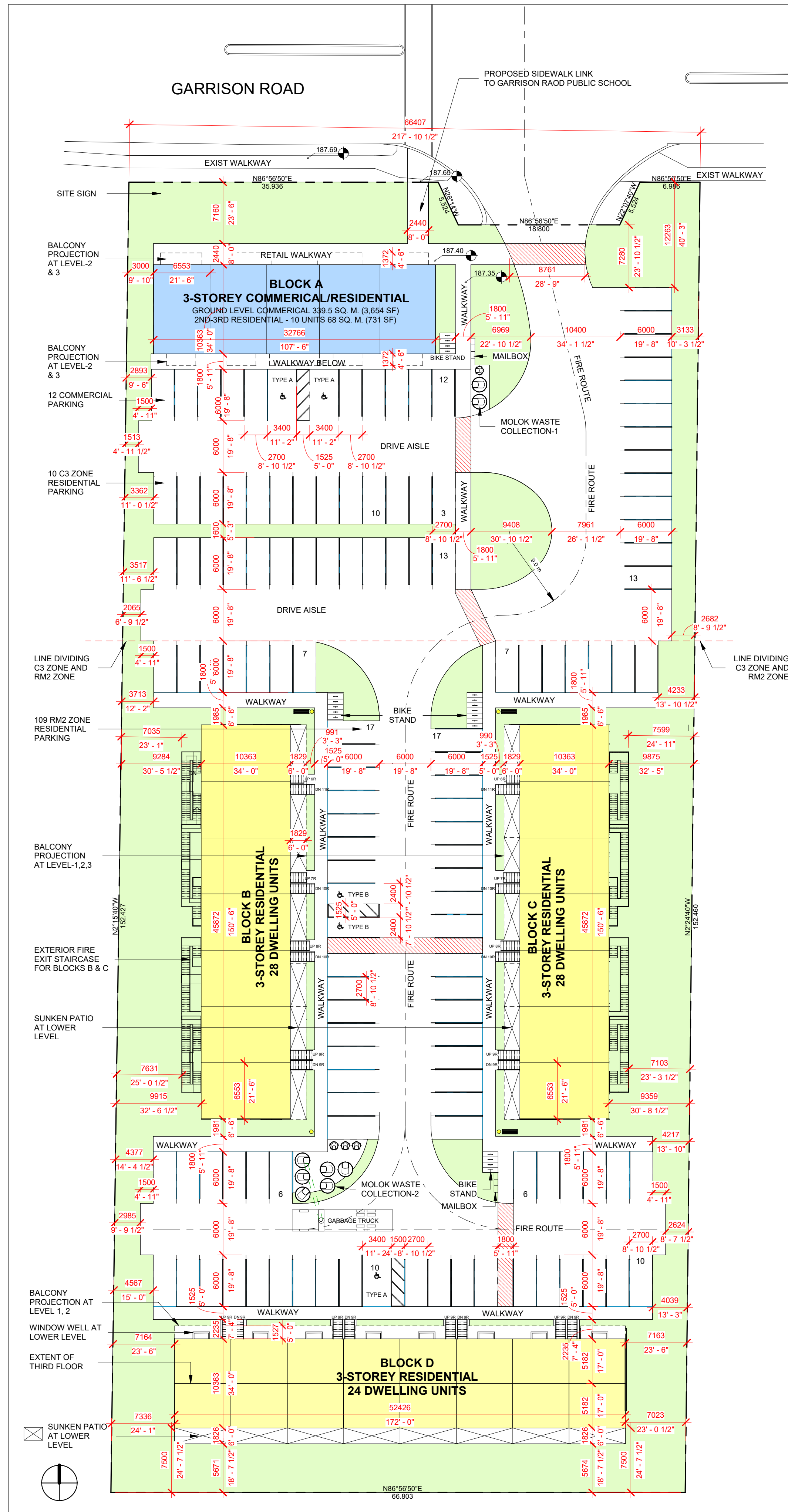


3 AERIAL PERSPECTIVE 2- Massing



4 AERIAL PERSPECTIVE 1- Massing



1 SITE PLAN
1:325

LEGEND:

- PROPOSED BUILDING(S)
- PROPOSED BUILDING(S)
- EXISTING / PROPOSED ASPHALT FINISH
- EXISTING/PROPOSED CONCRETE FINISH
- EXISTING/PROPOSED CONCRETE FINISH
- PROPOSED SOFT LANDSCAPING
- EXISTING/PROPOSED WOOD FINISH
- SUNKEN PATIO AT LOWER LEVEL
- PEDESTRIAN CROSSOVER
- PEDESTRIAN/VEHICULAR ENTRANCE POINT
- EXISTING/PROPOSED GRADE SLOPE
- EXISTING/PROPOSED GRADE ELEVATION
- D.S.
- PROPERTY LINE
- BALCONY PROJECTION ON UPPER FLOORS
- EXISTING/PROPOSED CHAIN LINK FENCE
- EXISTING/PROPOSED WOOD FENCE
- PROPOSED RETAINING WALL

CONCEPTUAL SITE STATISTICS

LOT AREA	10,047.03 SQ. M. (1.00 HECTARES)
C3 ZONE AREA	3,442.35 SQ. M.
RM2 ZONE AREA	6,604.68 SQ. M.
LOT FRONTAGE	66.40 M.
LOT COVERAGE	18.25%
LANDSCAPING	30.88%
LANDSCAPING	920 SQ.M. (3,102.92 SQ. M.)
BUILDING HEIGHT	12.0M (ALL BLOCKS)
NUMBER OF STOREYS	3 STOREYS (ALL BLOCKS)
PROPOSED UNITS	90 DWELLINGS
PROPOSED DENSITY	90 UNITS/HECTARE
PROPOSED PARKING	TOTAL 131 PARKING SPACES
	-119 RESIDENTIAL SPACES
	-12 COMMERCIAL SPACES
	(INCL 3 TYPE A ACCESSIBLE SPACES & 2 TYPE B ACCESSIBLE SPACES)

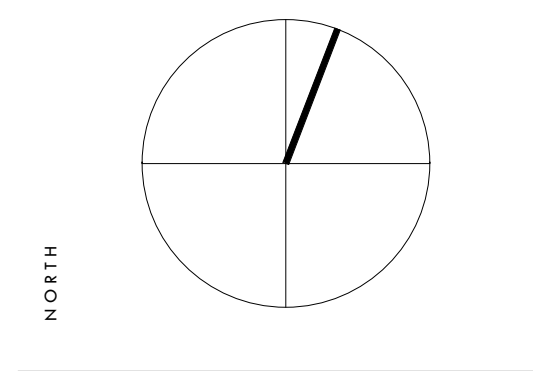
AREA SCHEDULE (GROSS BUILDING)

BLOCK	METRIC AREA	IMPERIAL AREA
A (RESIDENTIAL)	679 m ²	7308.7 ft ²
A (COMMERCIAL)	339.5 m ²	3,654 ft ²
B	1,901.5 m ²	20,468 ft ²
C	1,901.5 m ²	20,468 ft ²
D	1,901.5 m ²	20,468 ft ²
TOTAL	6,723 m²	72365.7 ft²

CONCEPTUAL UNIT AREAS:

3 BEDROOM UNITS	MIN. AREA = 79 SQ. M
2 BEDROOM UNITS	MIN. AREA = 60 SQ. M
1 BEDROOM UNITS	MIN. AREA = 50 SQ. M

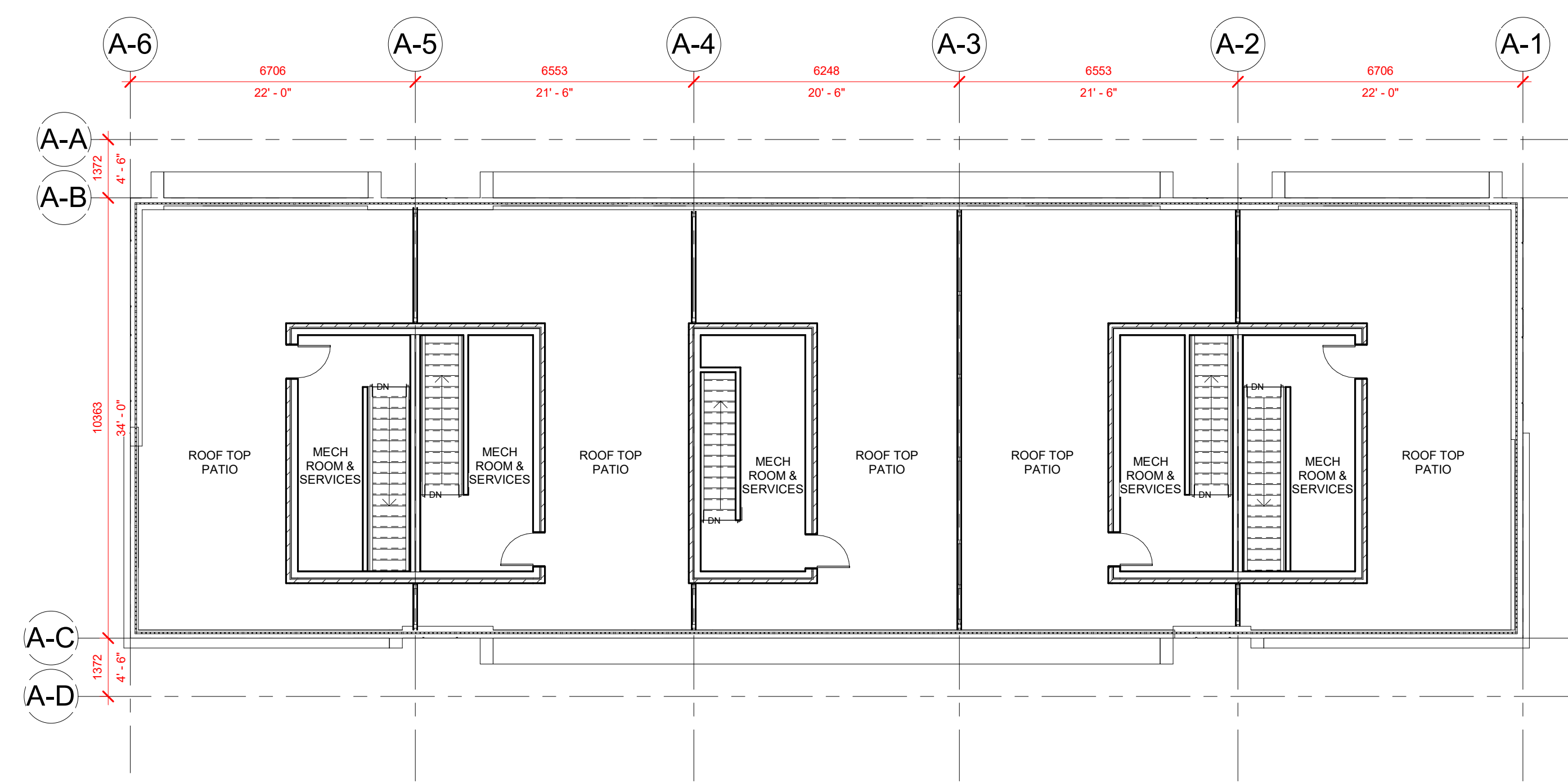
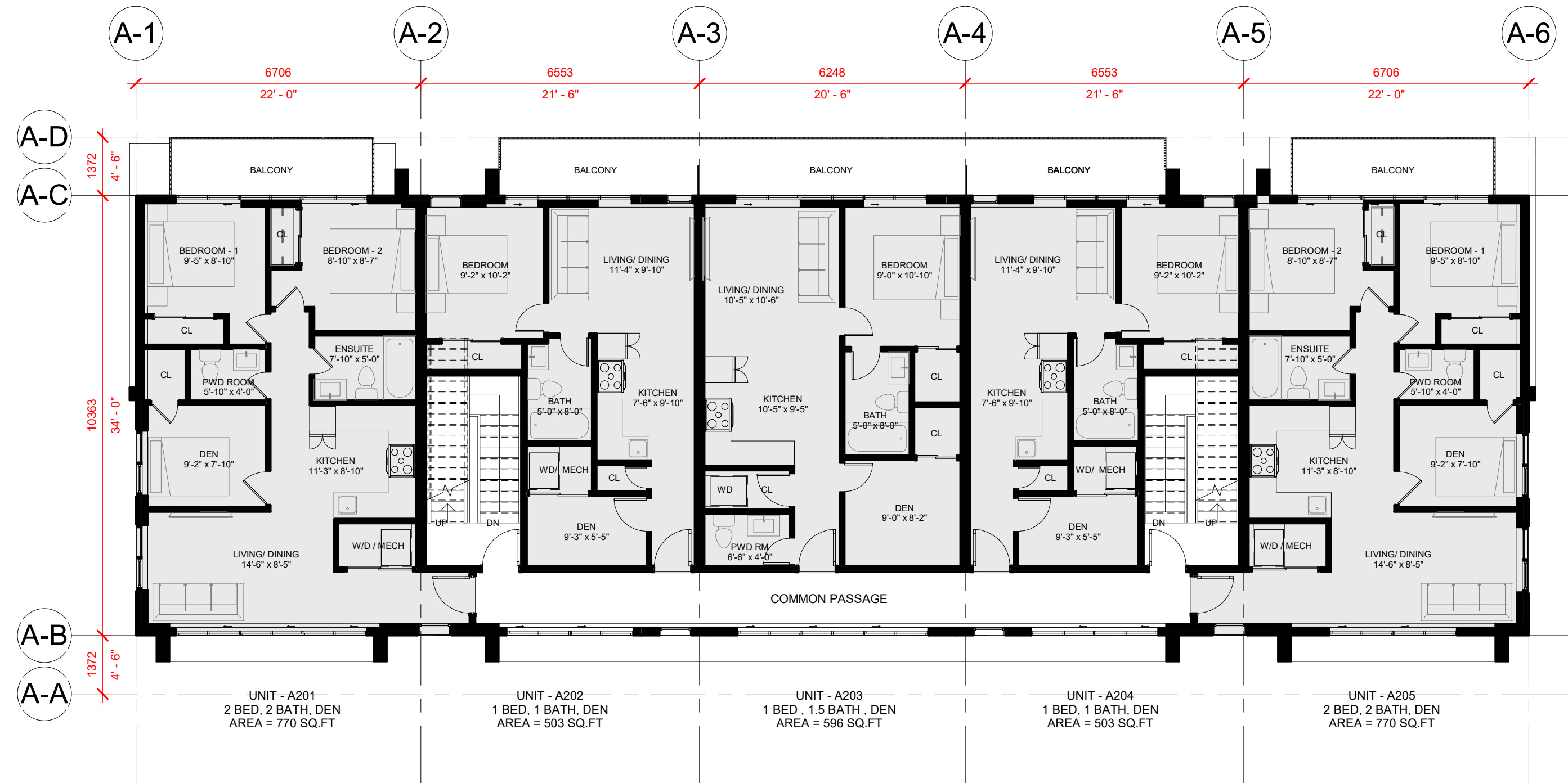
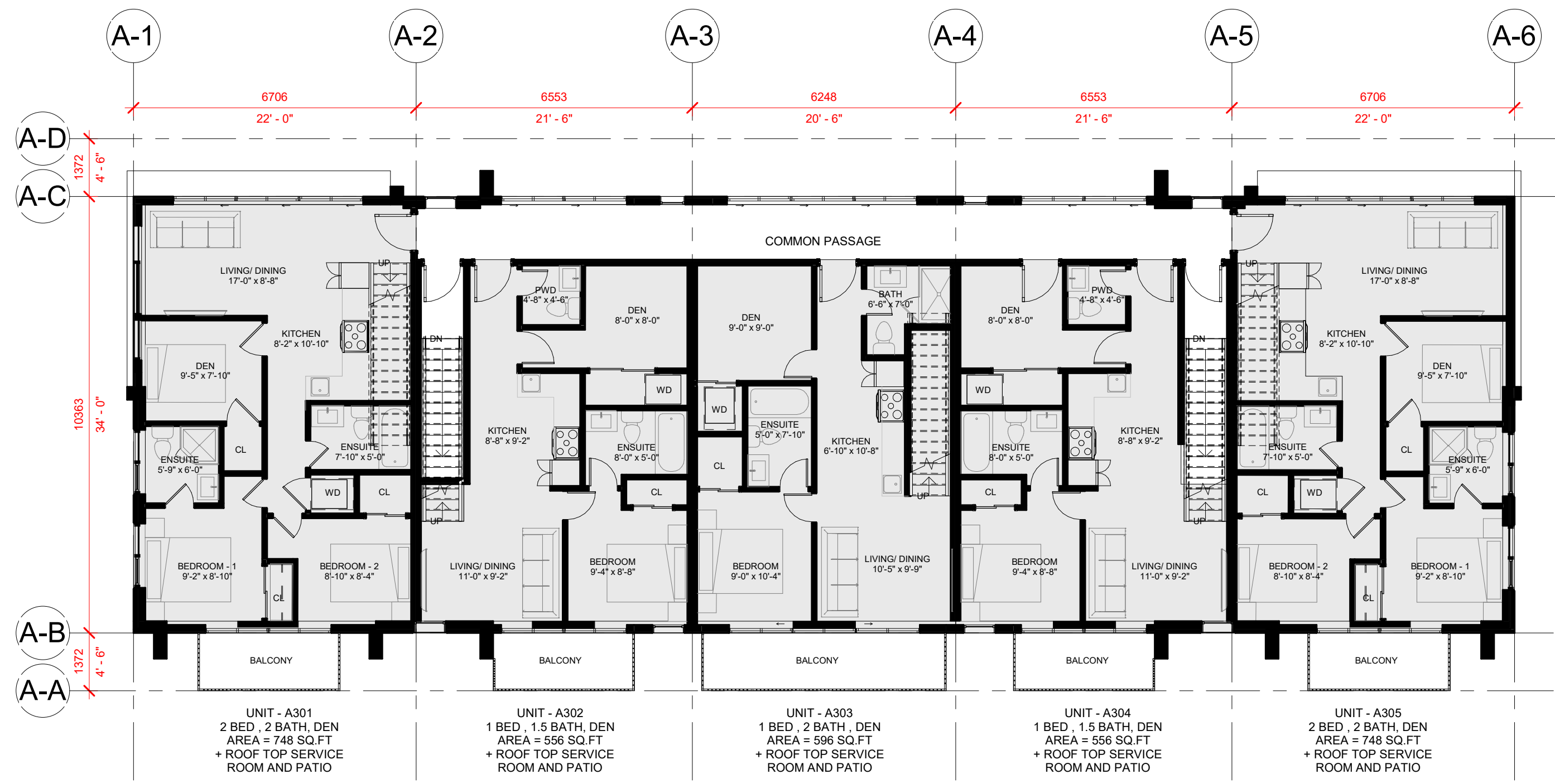
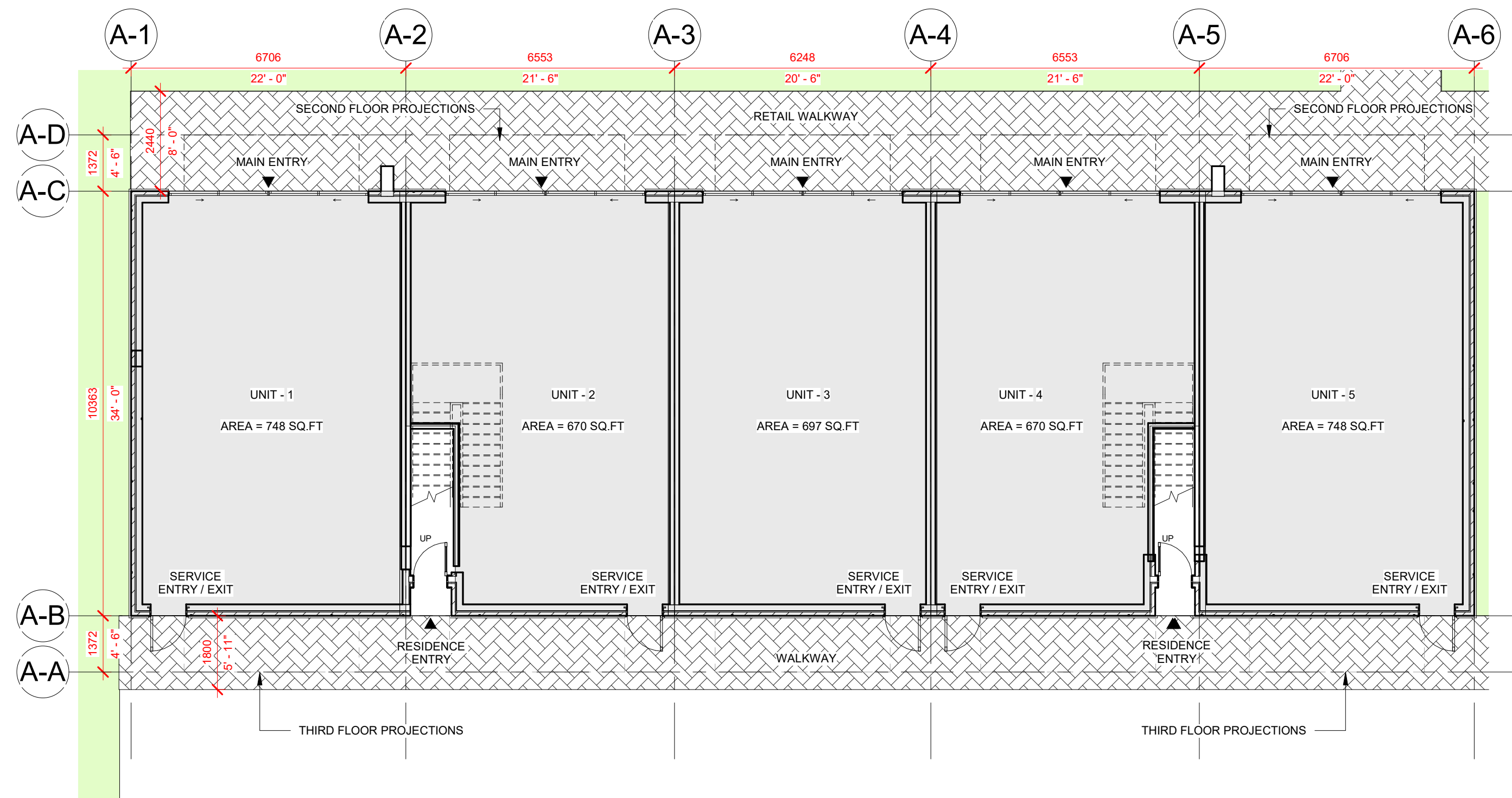
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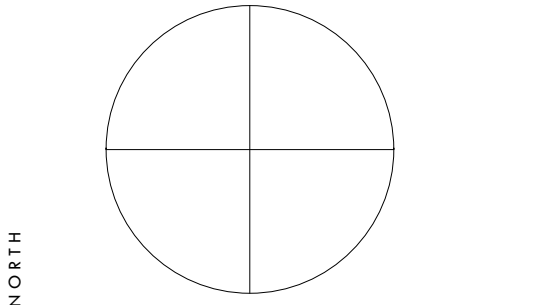
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ISSUED FOR BIA & CPA	2023/09/19	DATE
REGISTERED SITE PLAN CONSULTANT	2023/09/19	DATE
NO.		REVISION

SCALE	As Indicated
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DRAWN	DK
CHECKED	JC
PROJECT NUMBER	21084
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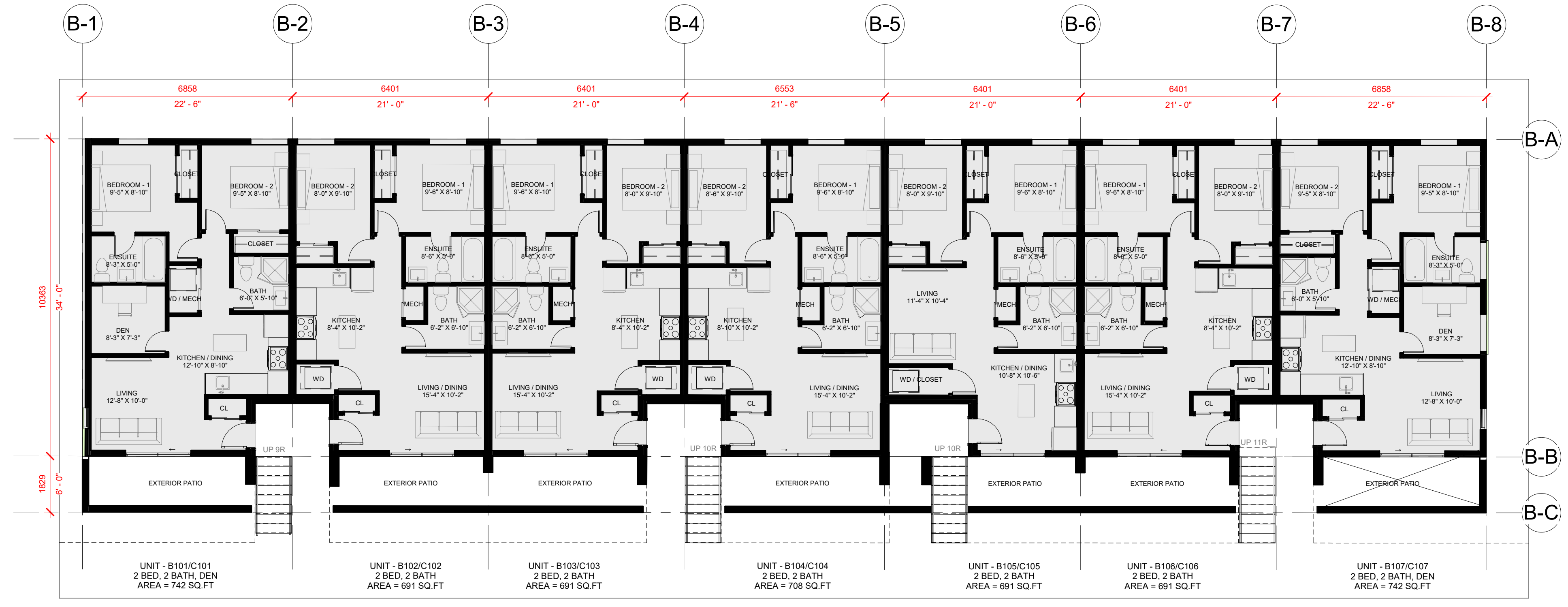
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BLOCK A - FLOOR PLANS

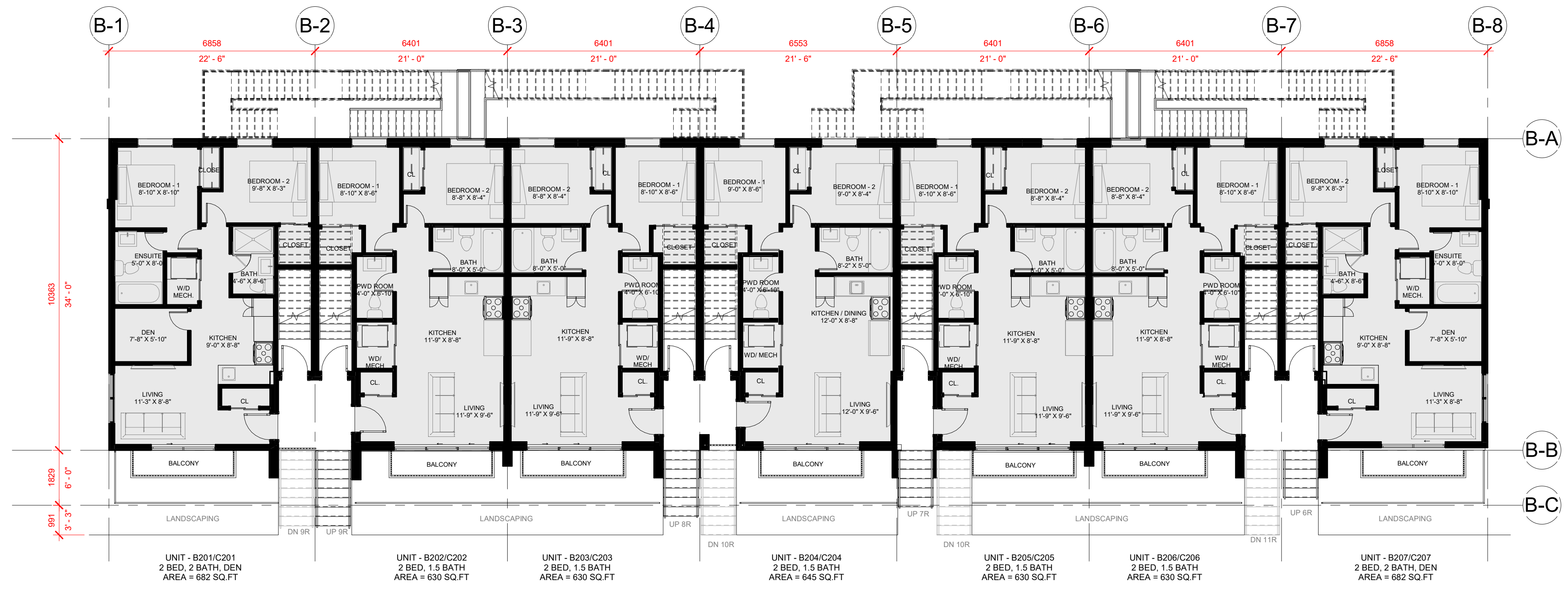
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1127 GARRISON ROAD, FORT ERIE

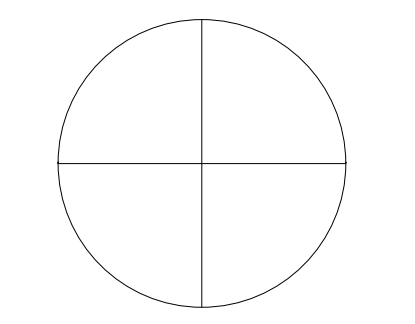
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1 Block B & C - Lower Level
1 : 100



2 Block B & C - Ground Level
1 : 100



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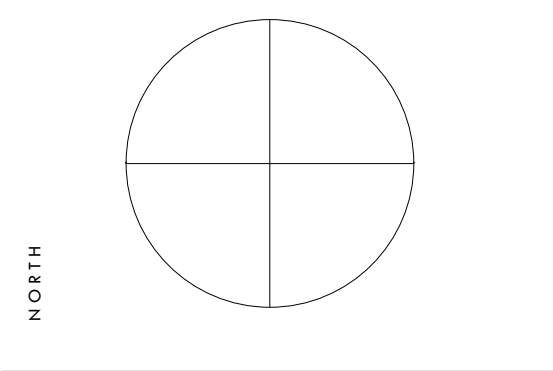
BLOCKS B & C - FLOOR PLANS

STACKED DWELLINGS

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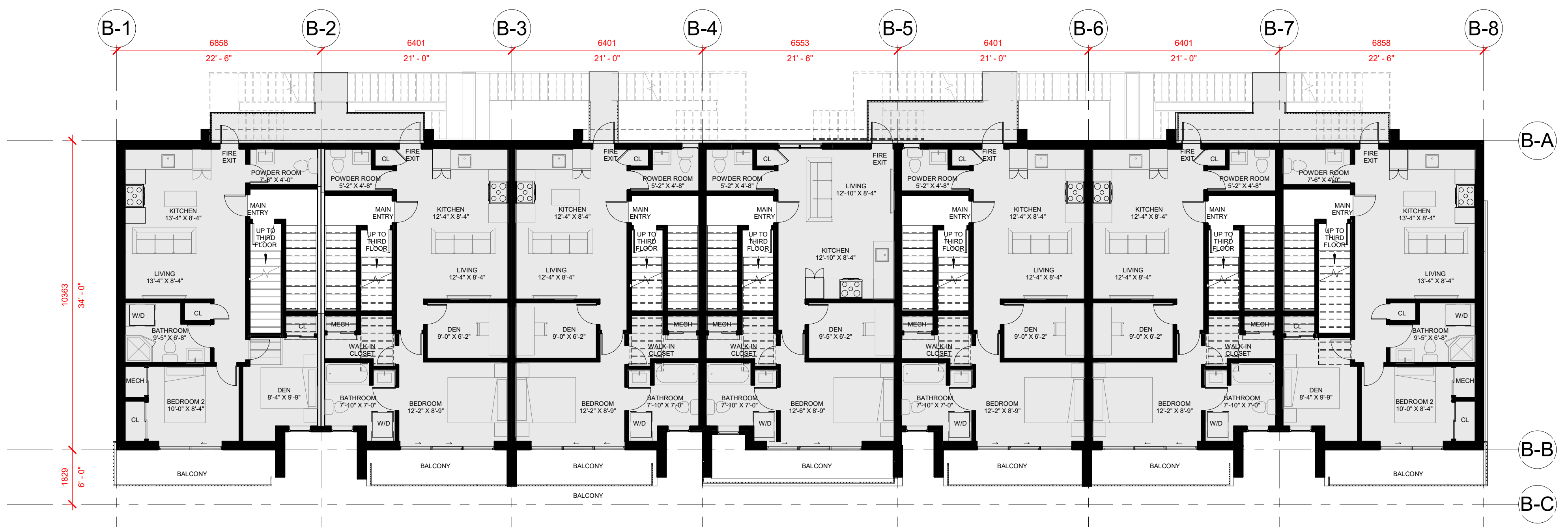
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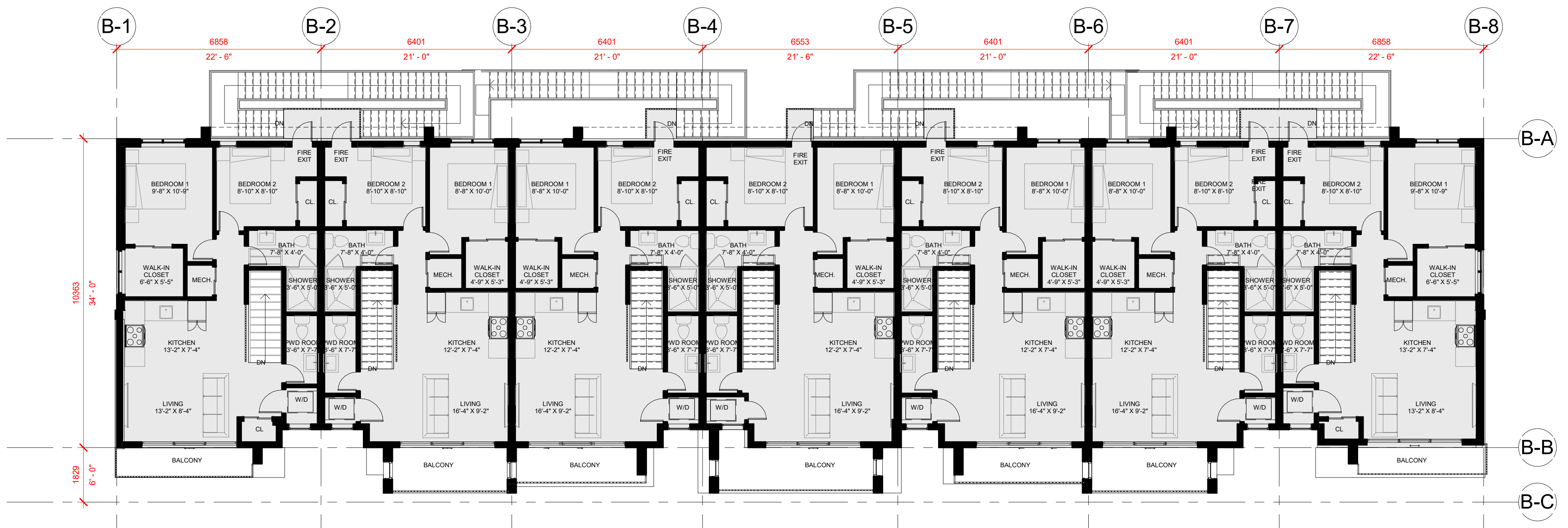


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1 Block B & C - Second Level
1 : 100



2 Block B & C - Third Level
1 : 100

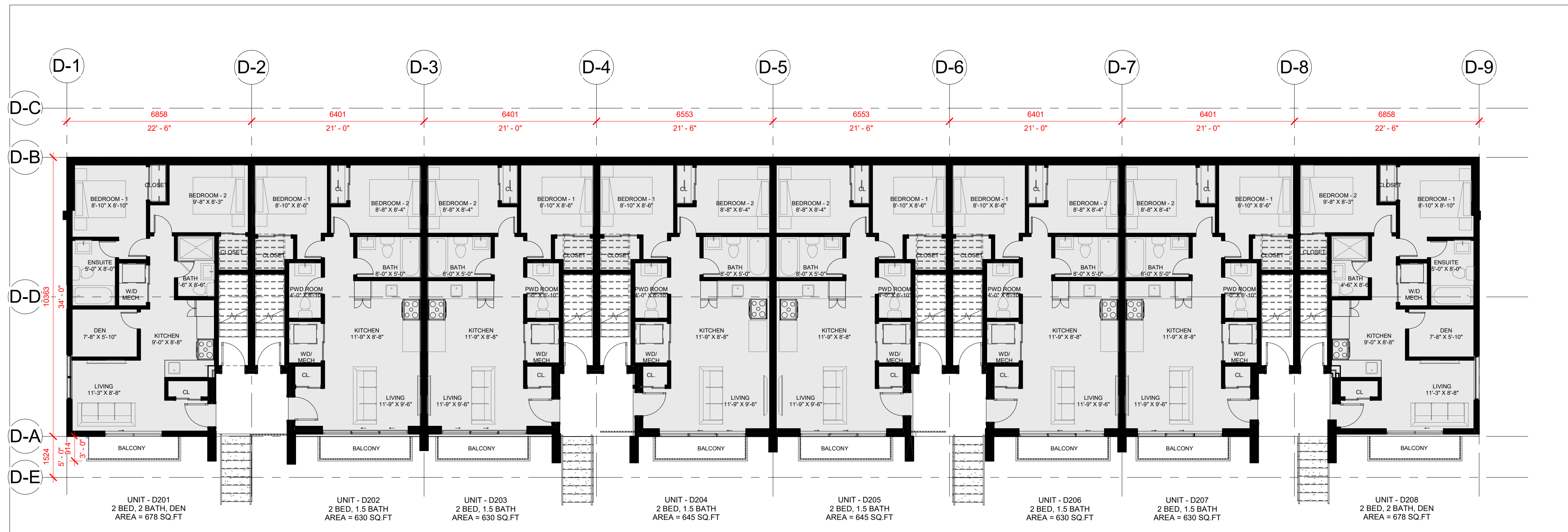
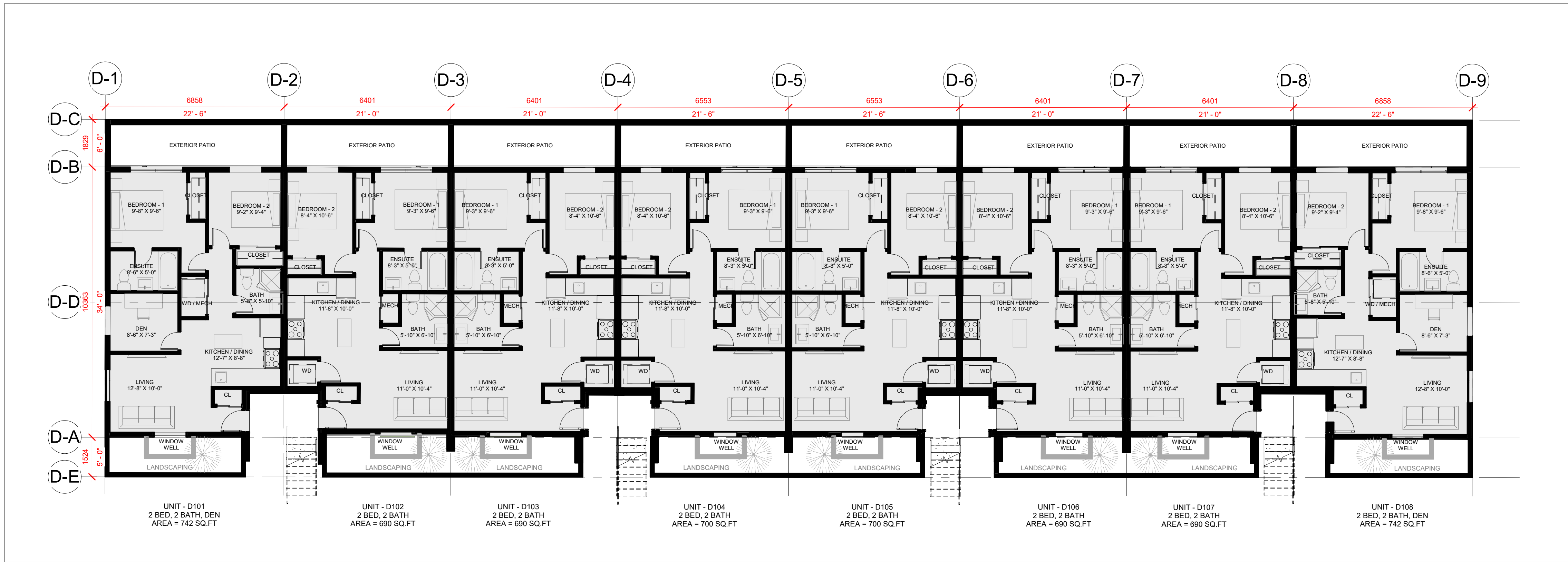
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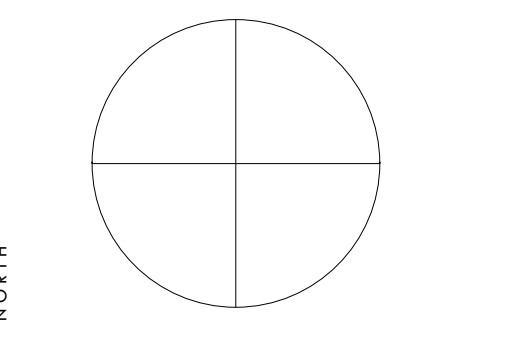
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BLOCKS D - FLOOR PLANS

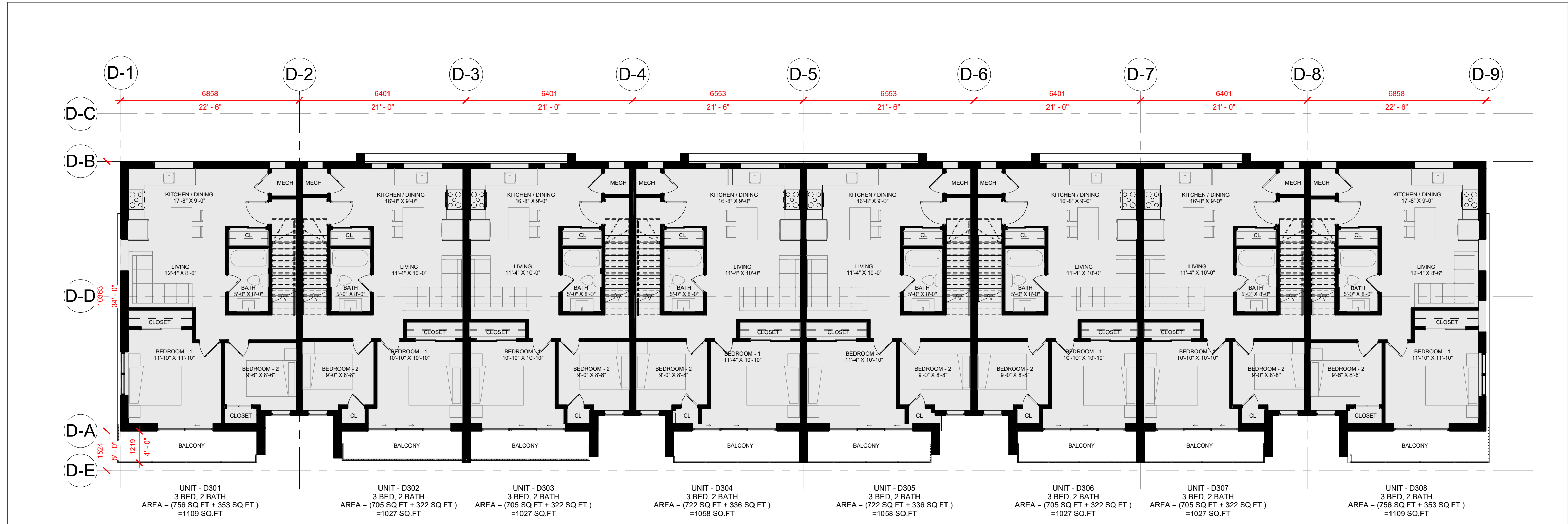
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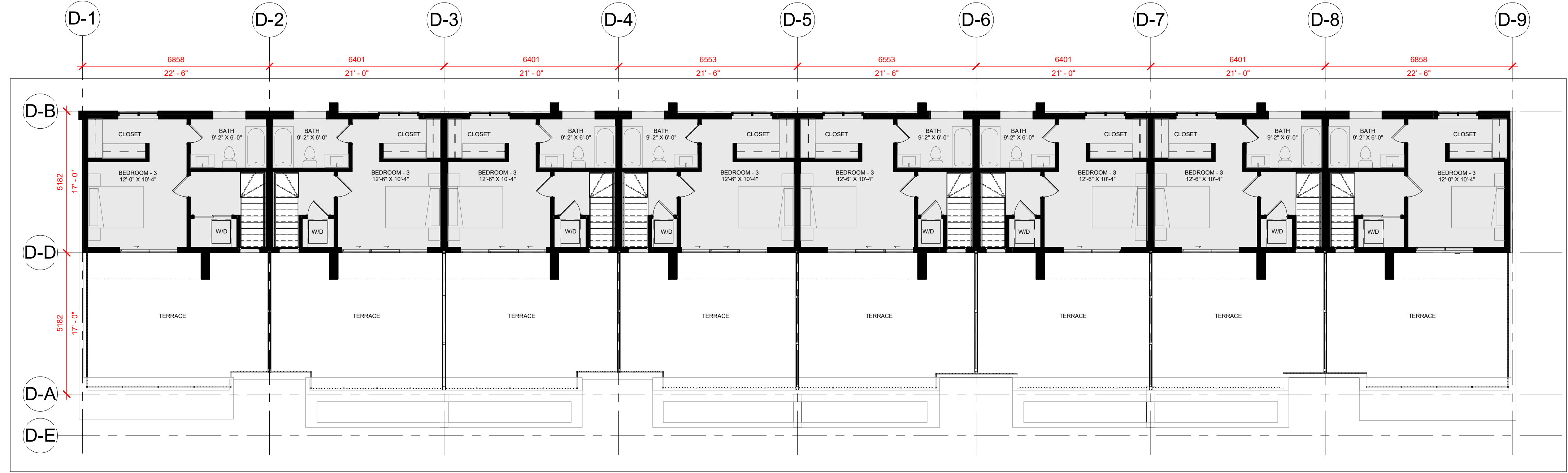
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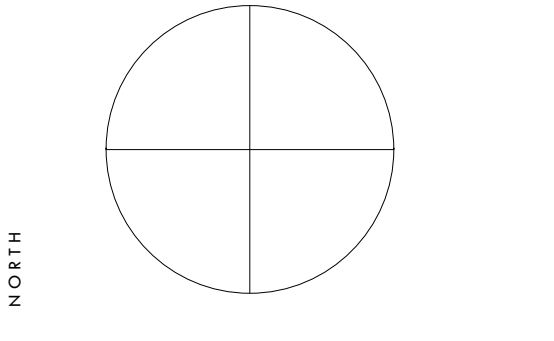
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1 Block D - Second Level
1 : 100



2 Block D - Third Level
1 : 100



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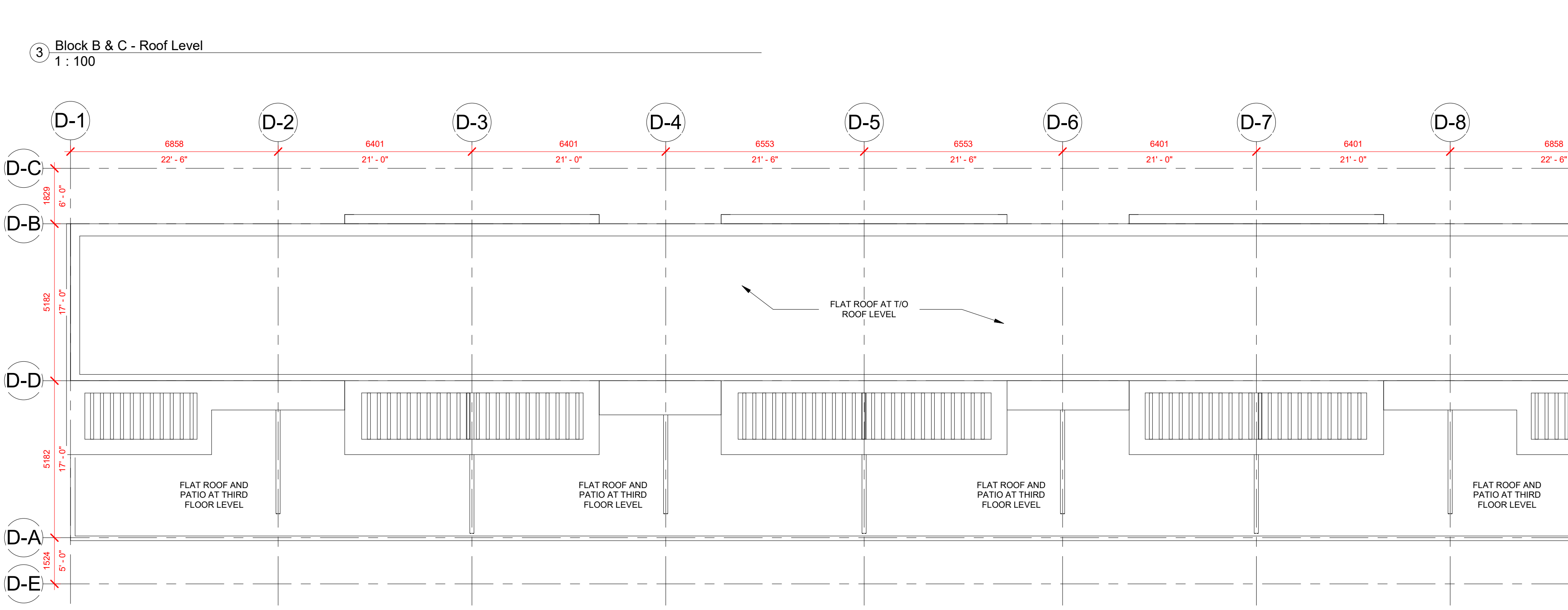
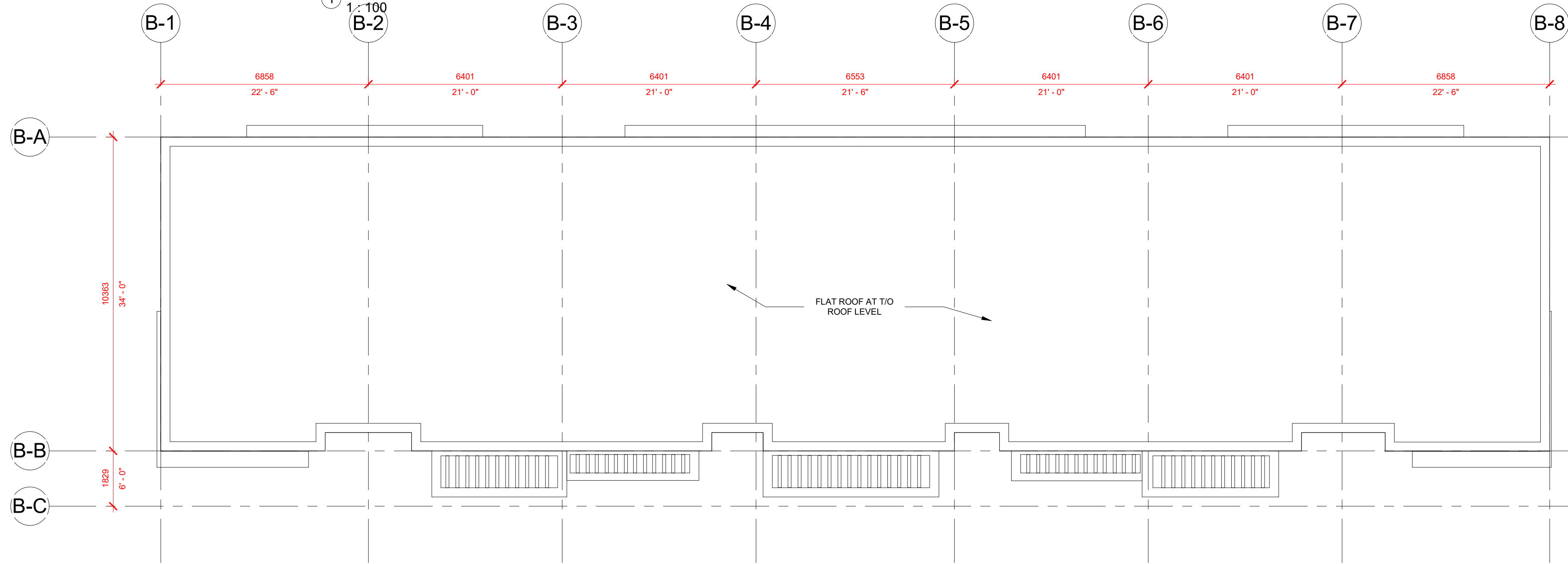
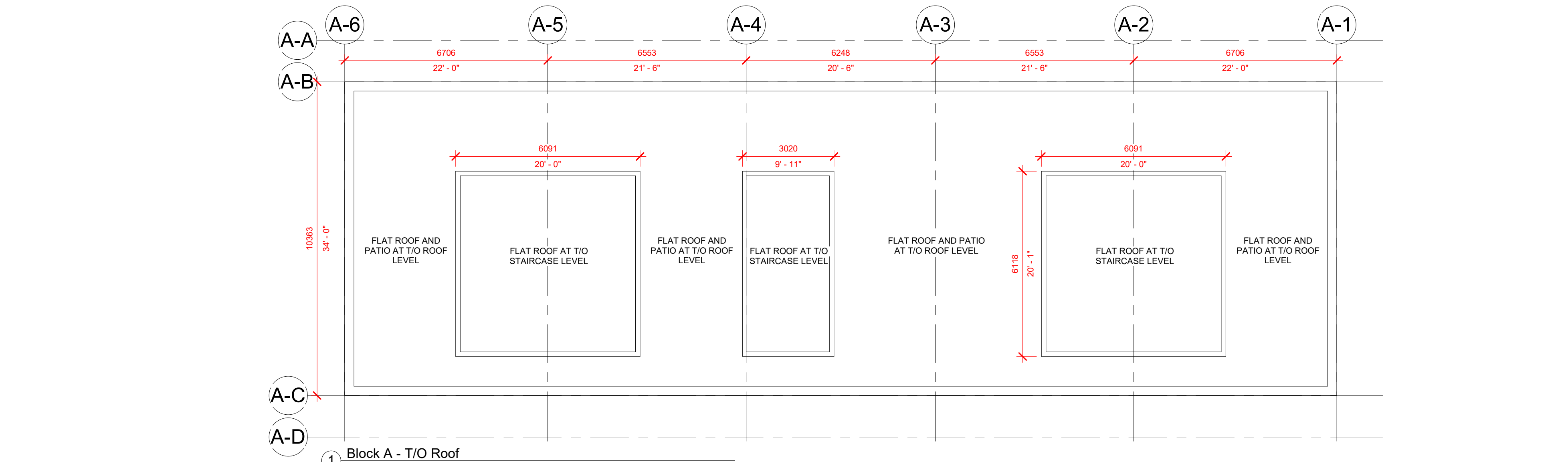
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BLOCKS D - FLOOR PLANS

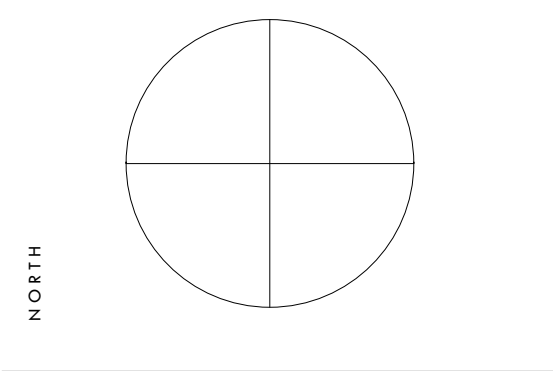
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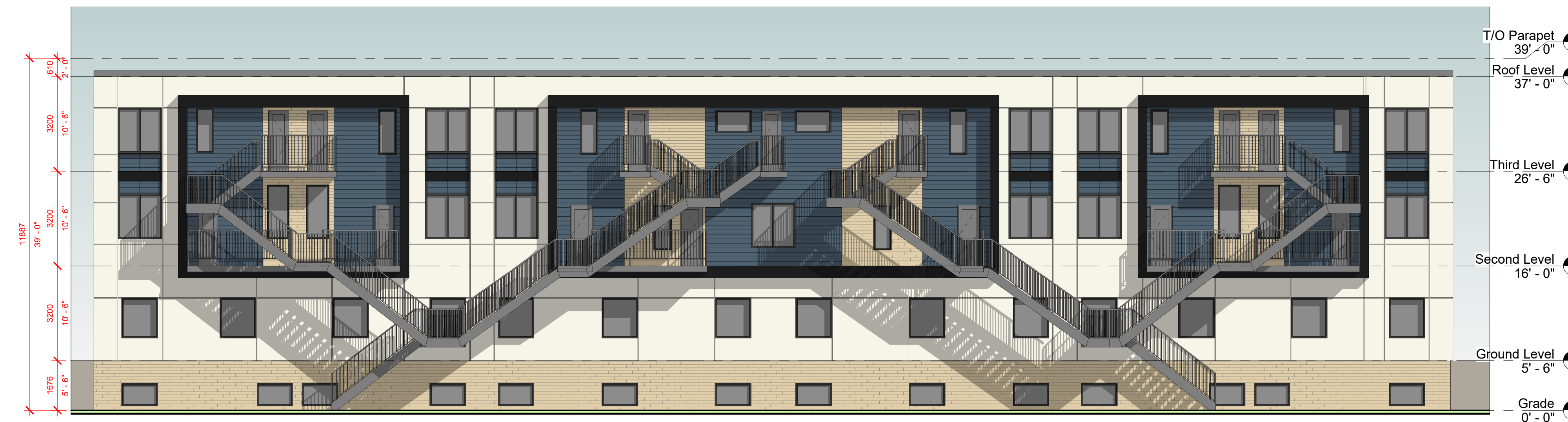
NO.	DATE	DESCRIPTION
1	2023/09/19	ISSUED FOR 3A & 3A-A

ROOF PLANS
STACKED DWELLINGS
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SCALE 1 : 100
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 DRAWN Author
 CHECKED Checker
 PROJECT NUMBER 21084
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1 Block B & C - Front Elevation
1 : 100



2 Block B & C - Rear Elevation
1 : 100

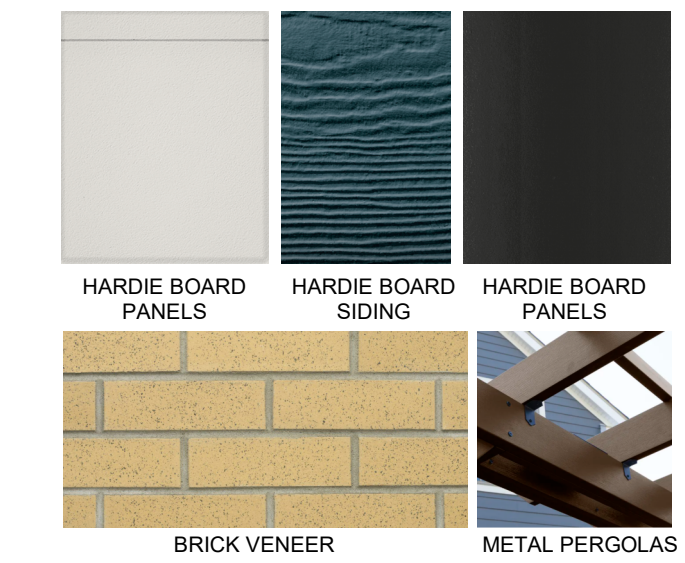


3 Block B & C - Left Elevation
1 : 100



4 Block B & C - Right Elevation
1 : 100

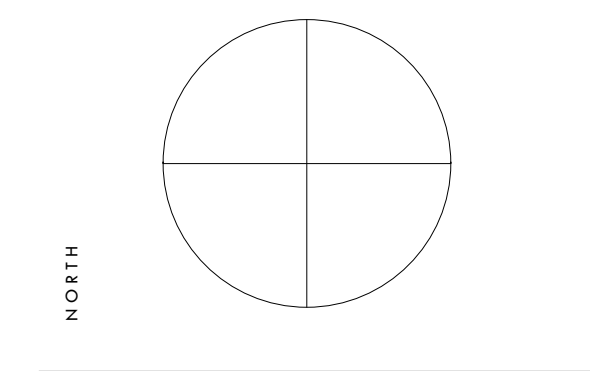
EXTERIOR FINISHES



EXTERIOR FINISHES

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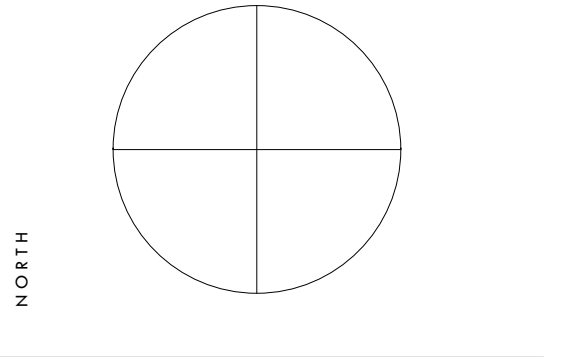


1 AERIAL PERSPECTIVE 1



2 AERIAL PERSPECTIVE 2

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PERSPECTIVE VIEWS

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