

# 4409 ERIE ROAD DEVELOPMENT

4409 ERIE ROAD, FORT ERIE



**KEYPLAN**

NOT TO SCALE



**SITE PLAN**

1" = 30'-0"

SITE STATISTICS		
LOT AREA	5876 m <sup>2</sup> (63249 SF)	100%
PROPOSED LANDSCAPE AREA	2903 m <sup>2</sup> (26086 SF)	41.2%
PROPOSED LOT COVERAGE	1558m <sup>2</sup> (16774SF)	26.4%
PROPOSED ASPHALT/DRIVEWAY	2399 m <sup>2</sup> (30683SF)	32.4%
PROPOSED PARKING - 16 PARKING DRIVEWAY		
LOT COVERAGE CALCULATION		
PROPOSED LOT 1	217.1m <sup>2</sup> (2337SF)	3.7%
PROPOSED LOT 2	217.1m <sup>2</sup> (2337SF)	3.7%
PROPOSED LOT 3	186.9m <sup>2</sup> (2012SF)	3.2%
PROPOSED LOT 4	185.0m <sup>2</sup> (1992SF)	3.1%
PROPOSED LOT 5	186.9m <sup>2</sup> (2012SF)	3.2%
PROPOSED LOT 6	184.2m <sup>2</sup> (1983SF)	3.1%
PROPOSED LOT 7	184.2m <sup>2</sup> (1983SF)	3.1%
PROPOSED LOT 9	196.8m <sup>2</sup> (2118SF)	3.3%
<b>TOTAL LOT COVERAGE</b>	<b>1558.2m<sup>2</sup> (16774SF)</b>	<b>26.4</b>

SITE AREA STATISTICS LOT 1		
LOT AREA	527.0m <sup>2</sup> (56733F)	100%
PROPOSED DWELLING UNIT	138.0m <sup>2</sup> (14853F)	27.8%
PROPOSED GARAGE	40.0m <sup>2</sup> (4313F)	8.1%
PROPOSED COVERED PORCH AND COVERED TERRACE	39.1m <sup>2</sup> (4215F)	7.9%
LANDSCAPE COVERAGE	261.5m <sup>2</sup> (28153F)	52.8%
PAVING COVERAGE	43.1m <sup>2</sup> (5215F)	9.8%
LOT COVERAGE	217.1m <sup>2</sup> (2337SF)	43.8%

SITE AREA STATISTICS LOT 2		
LOT AREA	503.2m <sup>2</sup> (54163F)	100%
PROPOSED DWELLING UNIT	138.0m <sup>2</sup> (14853F)	27.4%
PROPOSED GARAGE	40.0m <sup>2</sup> (4315F)	8.0%
PROPOSED COVERED PORCH AND COVERED TERRACE	33.6m <sup>2</sup> (3625F)	7.8%
LANDSCAPE COVERAGE	237.6m <sup>2</sup> (25585F)	47.2%
PAVING COVERAGE	48.3m <sup>2</sup> (5205F)	9.6%
LOT COVERAGE	217.1m <sup>2</sup> (2337SF)	43.2%

SITE AREA STATISTICS LOT 3		
LOT AREA	424.8m <sup>2</sup> (45723F)	100%
PROPOSED DWELLING UNIT	116.3m <sup>2</sup> (12523F)	27.4%
PROPOSED GARAGE	37.0m <sup>2</sup> (3985F)	8.7%
PROPOSED COVERED PORCH AND COVERED TERRACE	33.6m <sup>2</sup> (3625F)	7.9%
LANDSCAPE COVERAGE	199.5m <sup>2</sup> (21475F)	47.0%
PAVING COVERAGE	38.4m <sup>2</sup> (4135F)	9.0%
LOT COVERAGE	186.9m <sup>2</sup> (2012SF)	44.0%

SITE AREA STATISTICS LOT 4		
LOT AREA	339.5m <sup>2</sup> (36553F)	100%
PROPOSED DWELLING UNIT	114.4m <sup>2</sup> (12323F)	33.7%
PROPOSED GARAGE	37.0m <sup>2</sup> (3985F)	10.9%
PROPOSED COVERED PORCH AND COVERED TERRACE	32.9m <sup>2</sup> (3545F)	9.7%
LANDSCAPE COVERAGE	117.8m <sup>2</sup> (12685F)	34.7%
PAVING COVERAGE	37.4m <sup>2</sup> (4035F)	11.0%
LOT COVERAGE	184.2m <sup>2</sup> (19845F)	54.3%

SITE AREA STATISTICS LOT 5		
LOT AREA	429.3m <sup>2</sup> (4621F)	100%
PROPOSED DWELLING UNIT	116.3m <sup>2</sup> (12523F)	30.0%
PROPOSED GARAGE	37.0m <sup>2</sup> (3985F)	9.5%
PROPOSED COVERED PORCH AND COVERED TERRACE	33.6m <sup>2</sup> (3625F)	8.7%
LANDSCAPE COVERAGE	203.0m <sup>2</sup> (21855F)	41.8%
PAVING COVERAGE	39.4m <sup>2</sup> (4245F)	10.0%
LOT COVERAGE	186.9m <sup>2</sup> (2012SF)	43.5%

SITE AREA STATISTICS LOT 6		
LOT AREA	492.8m <sup>2</sup> (71433F)	100%
PROPOSED DWELLING UNIT	156.1m <sup>2</sup> (15603F)	21.8%
PROPOSED GARAGE	36.1m <sup>2</sup> (3895F)	5.4%
PROPOSED COVERED PORCH AND COVERED TERRACE	36.4m <sup>2</sup> (3925F)	5.4%
LANDSCAPE COVERAGE	408.3m <sup>2</sup> (43955F)	61.5%
PAVING COVERAGE	71.1m <sup>2</sup> (7645F)	5.9%
LOT COVERAGE	184.2m <sup>2</sup> (19835F)	32.6%

SITE AREA STATISTICS LOT 7		
LOT AREA	603.8m <sup>2</sup> (65003F)	100%
PROPOSED DWELLING UNIT	156.1m <sup>2</sup> (15603F)	24.0%
PROPOSED GARAGE	36.1m <sup>2</sup> (3895F)	6.0%
PROPOSED COVERED PORCH AND COVERED TERRACE	36.4m <sup>2</sup> (3925F)	6.0%
LANDSCAPE COVERAGE	345.0m <sup>2</sup> (37135F)	57.1%
PAVING COVERAGE	46.1m <sup>2</sup> (49585F)	6.9%
LOT COVERAGE	184.2m <sup>2</sup> (19835F)	36.0%

SITE AREA STATISTICS LOT 8		
LOT AREA	476.7m <sup>2</sup> (51313F)	100%
PROPOSED DWELLING UNIT	128.2m <sup>2</sup> (13803F)	26.9%
PROPOSED GARAGE	38.2m <sup>2</sup> (4115F)	8.0%
PROPOSED COVERED PORCH AND COVERED TERRACE	30.4m <sup>2</sup> (3275F)	6.4%
LANDSCAPE COVERAGE	236.0m <sup>2</sup> (25403F)	49.5%
PAVING COVERAGE	43.9m <sup>2</sup> (4735F)	9.2%
LOT COVERAGE	196.8m <sup>2</sup> (21185F)	41.3%

SITE AREA STATISTICS EXISTING		
LOT AREA	989.7m <sup>2</sup> (10653 SF)	100%
EXISTING DWELLING UNIT	173.9m <sup>2</sup> (18723F)	17.6%
EXISTING COVERED PORCH AND COVERED TERRACE	41.4m <sup>2</sup> (6635F)	6.2%
LANDSCAPE COVERAGE	581.7m <sup>2</sup> (62615F)	58.8%
PAVING COVERAGE	172.5m <sup>2</sup> (18573F)	17.4%
LOT COVERAGE	235.5m <sup>2</sup> (25353F)	23.8%

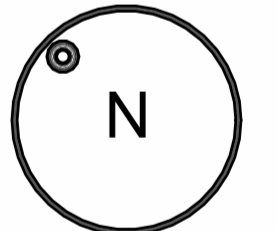
GENERAL NOTES

NO.	DATE	REVISION	BY
1	01/25/2022	CONCEPT SITEPLAN R1	SVP
2	02/16/2022	CONCEPT SITEPLAN R2	SVP
3	02/24/2022	CONCEPT SITEPLAN R3	SVP
4	04/01/2022	CONCEPT SITEPLAN R4	SVP
5	04/28/2022	CONCEPT SITEPLAN R5	SVP
6	06/16/2022	CONCEPT SITEPLAN R6	IC
7	07/28/2022	CONCEPT SITEPLAN R7	SVP
8	08/18/2022	CONCEPT SITEPLAN R8	SVP
9	09/20/2022	CONCEPT SITEPLAN R8	SVP

COMMISSION:

## 4409 ERIE ROAD DEVELOPMENT

4409 ERIE ROAD, FORT ERIE



**A · C · K**  
architects  
STUDIO INC.

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290 Glenade Ave. St. Catharines, ON L2T 2J3  
905 984 5545

SHEET TITLE:

## SITE PLAN

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit

Issued for Tender

Issued for Construction

DRAWN BY: SVP DWG. No.

CHECKED BY: MDA/JMR

DATE: JAN 2022

SCALE: AS SHOWN

PROJECT No.: 2021-307

**.SP1**