

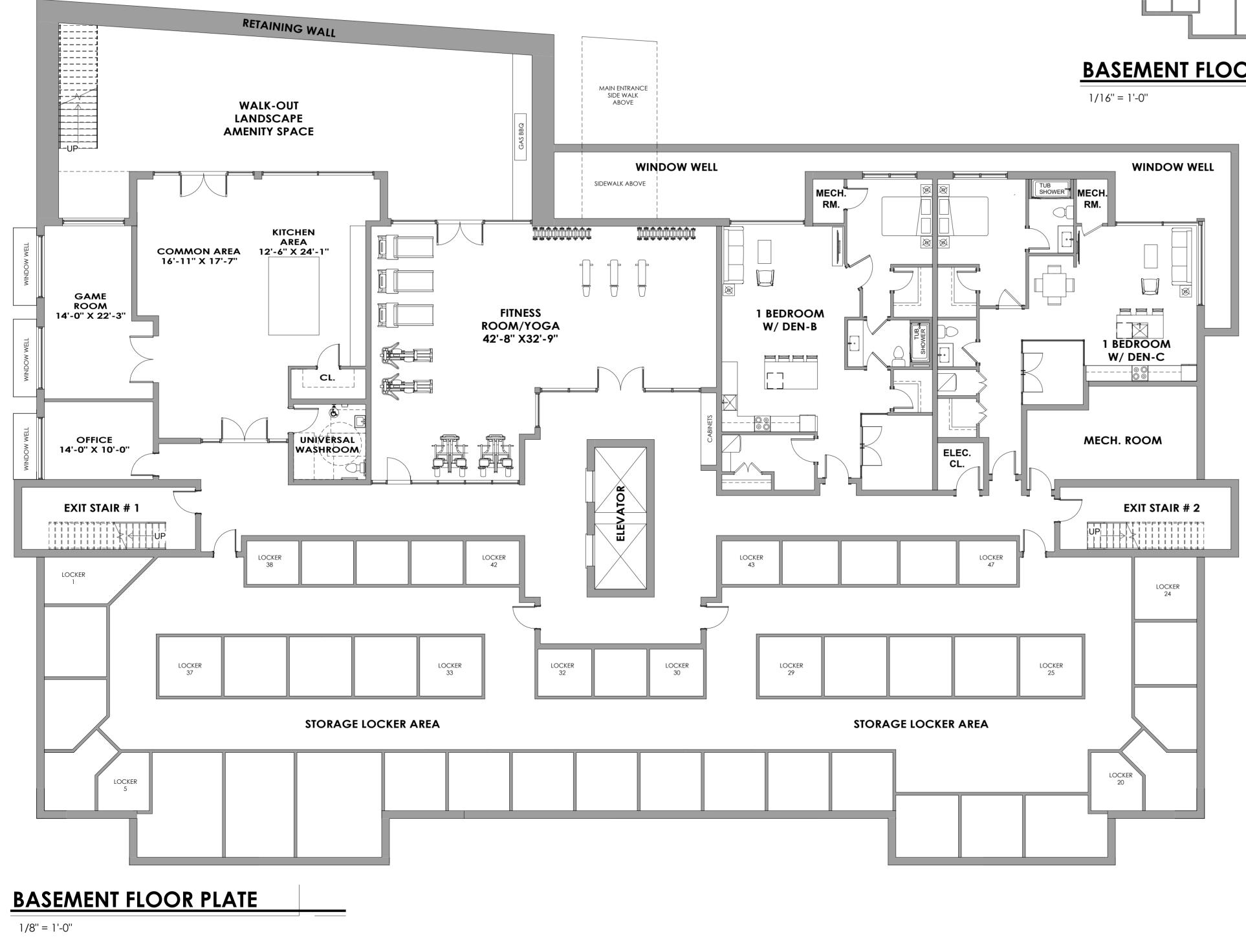
	FALLINGBROOK DRIVE	LOCATION INTERVENCE STEVE BAUER TRAIL STEVE BAUER TRAIL STEVE BAUER TRAIL
	LEGAL DESC BLOCK 13, REGISTERED TOWN OF PELI REGIONAL MUNICIPALIT	PLAN 59M-405 HAM Y OF NIAGARA
	BUILDING (47 units)OROADWAY/PARKINGOLANDSCAPEOTOTALO	na % COVERAGE 0.127 25.40 0.201 40.20 0.172 34.40 0.500 100.00 un/ha
	MINIMUM LOT AREA150nMINIMUM LOT FRONTAGE30.0rMINIMUM LOT DEPTH38.0rMAXIMUM DENSITY65 uMAXIMUM LOT COVERAGE30.0rMINIMUM FRONT YARD8.65rMINIMUM REAR YARD12.0rMINIMUM INTERIOR YARD8.65rMINIMUM EXTERIOR YARD8.65rMINIMUM LANDSCAPE AREA35.00	JIRED PROVIDED n²/UNIT 106.30m²/UN m MIN 80.60m m MIN 59.26m un/ha 94 un/ha 0% 25.40% m MIN 6.03m m MIN 28.39m m MIN 6.20m m MIN N/A
	GENERAL PROVISION – PARKING ARE (APARTMENT) 6.16 (i) – ALL YARDS PROVIDED TH PARKING AREA, OTHER THAN A DRIV THAN 7.5m (24.61 ft) TO ANY STRI THAN 3.0m (9.84 ft) TO ANY SIDE LINE. REQUIRED – 7.5m REQUIRED – 3.0m	DWELLING) HAT NO PART OF ANY WAY, IS LOCATED CLOSER EET LINE AND NO CLOSER LOT LINE OR REAR LOT PROVIDED – 1.54m
TANNER DRIVE	PARKING STAREQUIRED (EXCLUDING CAR WASH1.0 SPACE PER UNIT + 1 SPACHTWO UNITS FOR VISITOR PARKING= 47 X 1.5 = 70.5 SPACESPROVIDED70 PARKING SPACES INCLUDING	H) E FOR EVERY G
 0 ISSUED FOR REVIEW # REVISION # REVISION UPPER CONSUL CONSUL ENGINEERS / 1	
	DRAWING TITLE 1145 PELHAM STREET SITE PLAN	DRAFTING TA DATE JULY 13, 2022 PRINTED JULY 15, 2022 SCALE 1:200 DWG No. REV 21135-SP 0

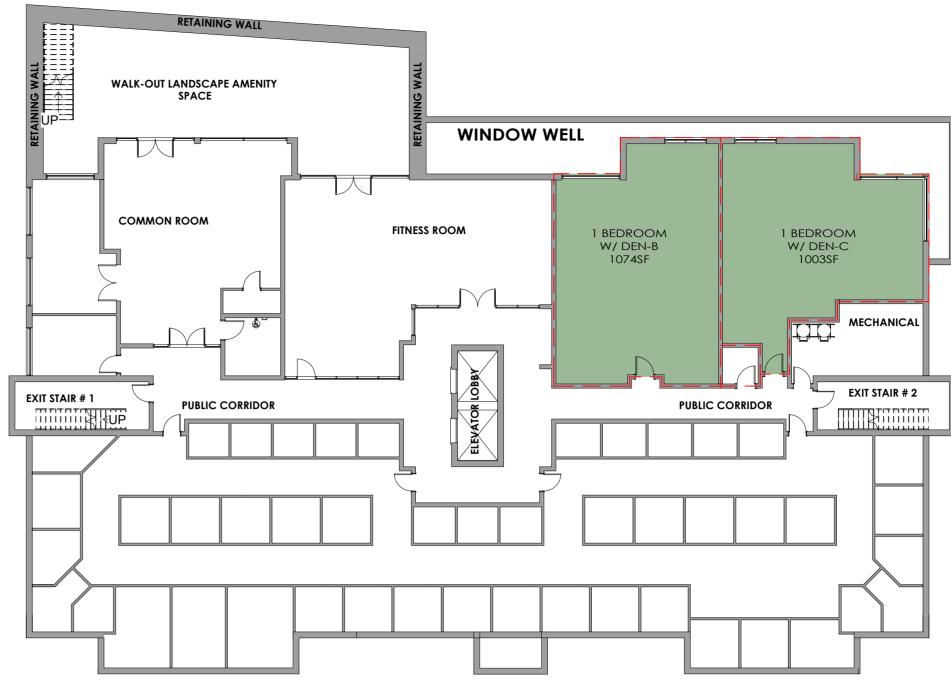
THE THOMAS BUILDING

#1145 PELHAM STREET | PELHAM | ONTARIO

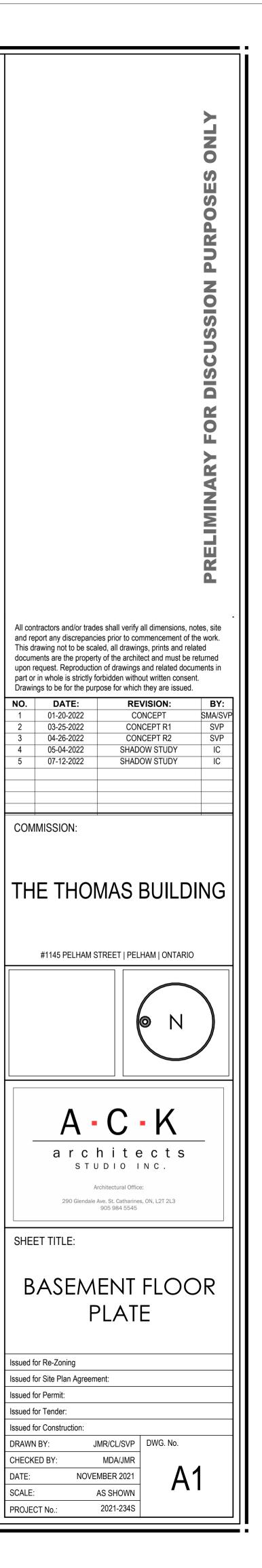
TABLE OF CONTENTS

- **BASEMENT FLOOR PLATE A1**
- **A2** MAIN FLOOR PLATE
- **A3 SECOND - FOURTH FLOOR PLATE**
- **A4 ROOFTOP TERRACE FLOOR PLATE**
- **A5 SUITE PLANS-1**
- **A6 SUITE PLANS-2**
- **SUITE PLANS-3 A7**
- **A8 FRONT ELEVATION**
- **SS1** SHADOW STUDY- WINTER SOLSTICE AND SPRING EQUINOX
- SHADOW STUDY- SUMMER SOLSTICE & FALL EQUINOX SS2
- SS3 SHADOW STUDY





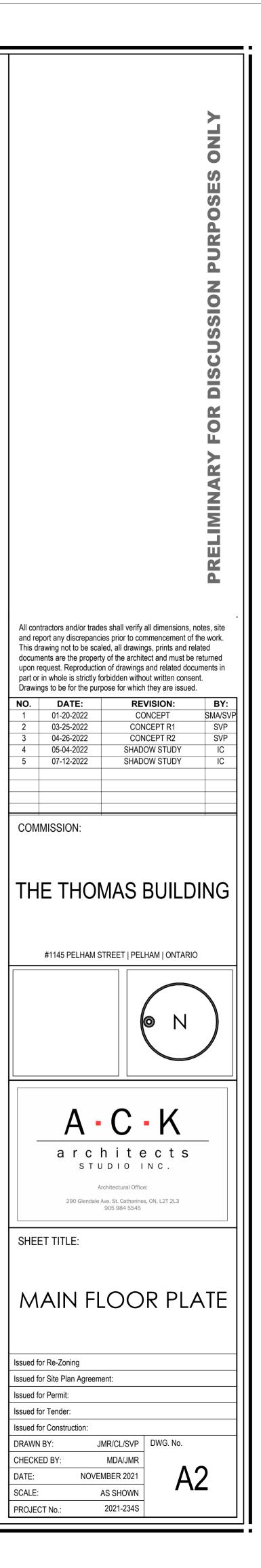
BASEMENT FLOOR AREA PLAN

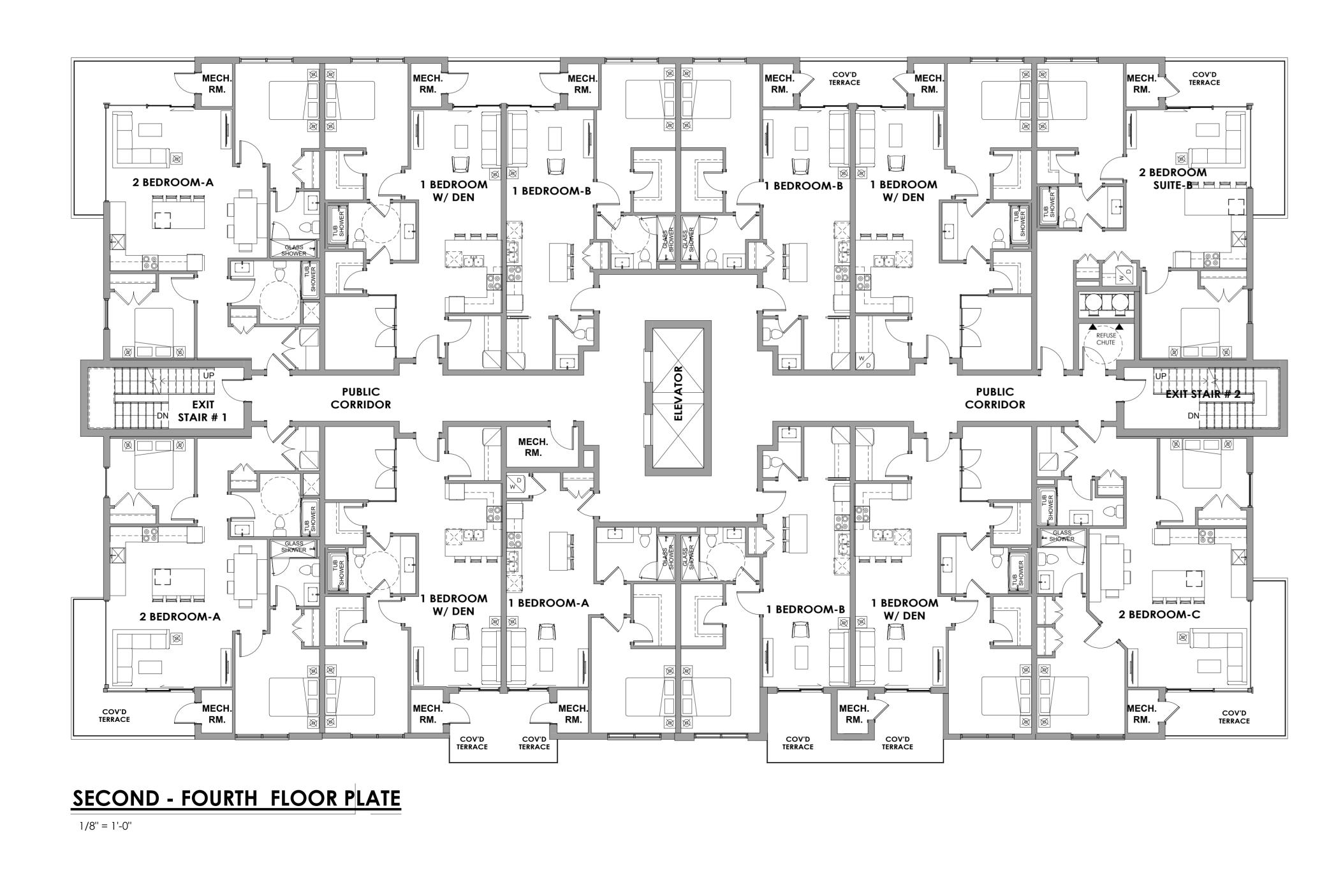


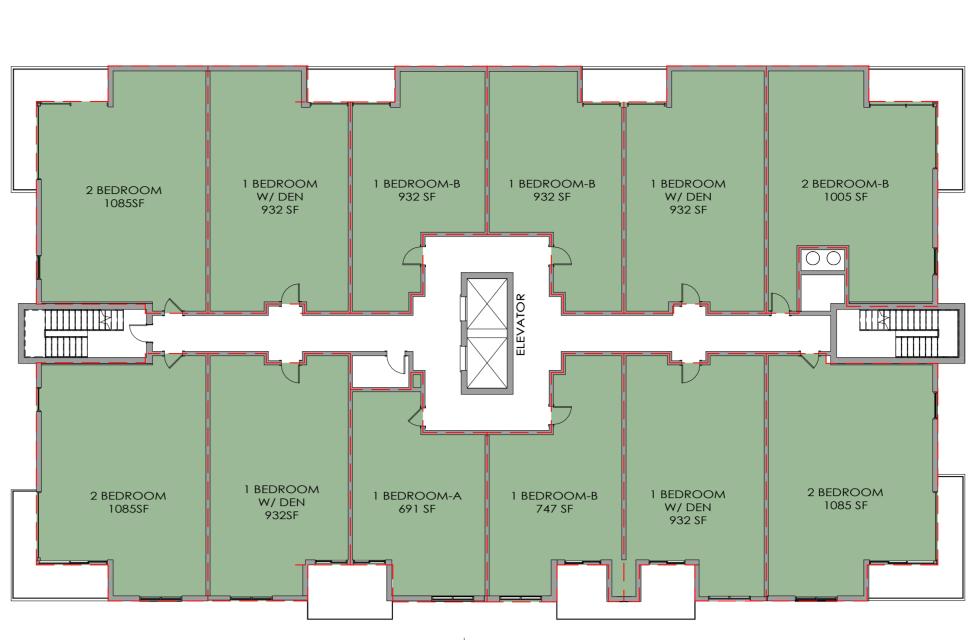




MAIN FLOOR AREA PLAN







SECOND - FOURTH AREA PLAN

1/16'' = 1'-0''

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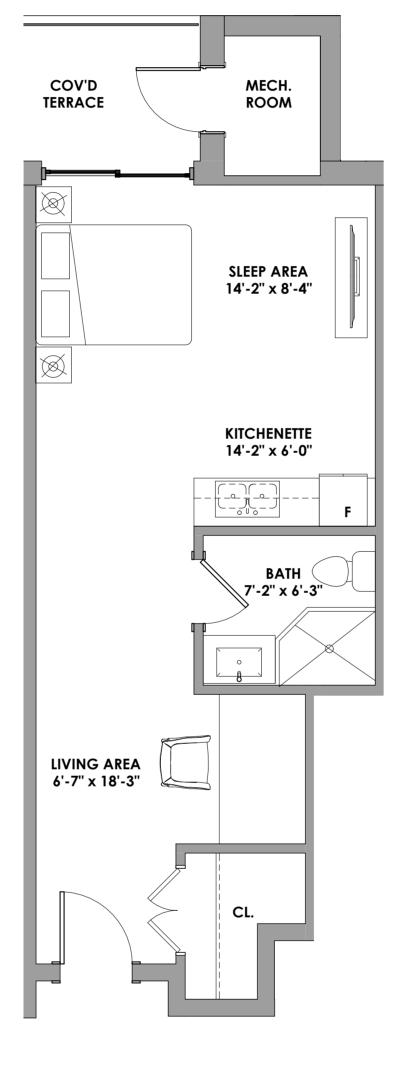


ROOFTOP TERRACE FLOOR

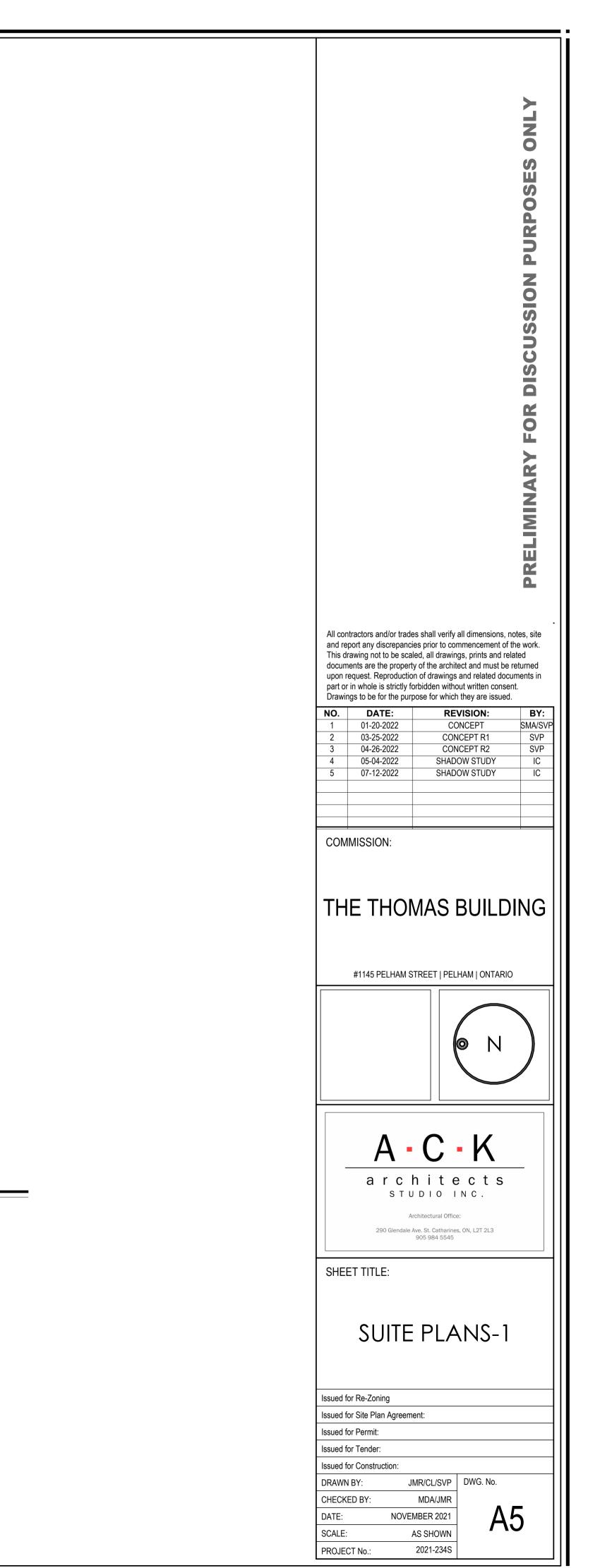
1/8" = 1'-0"

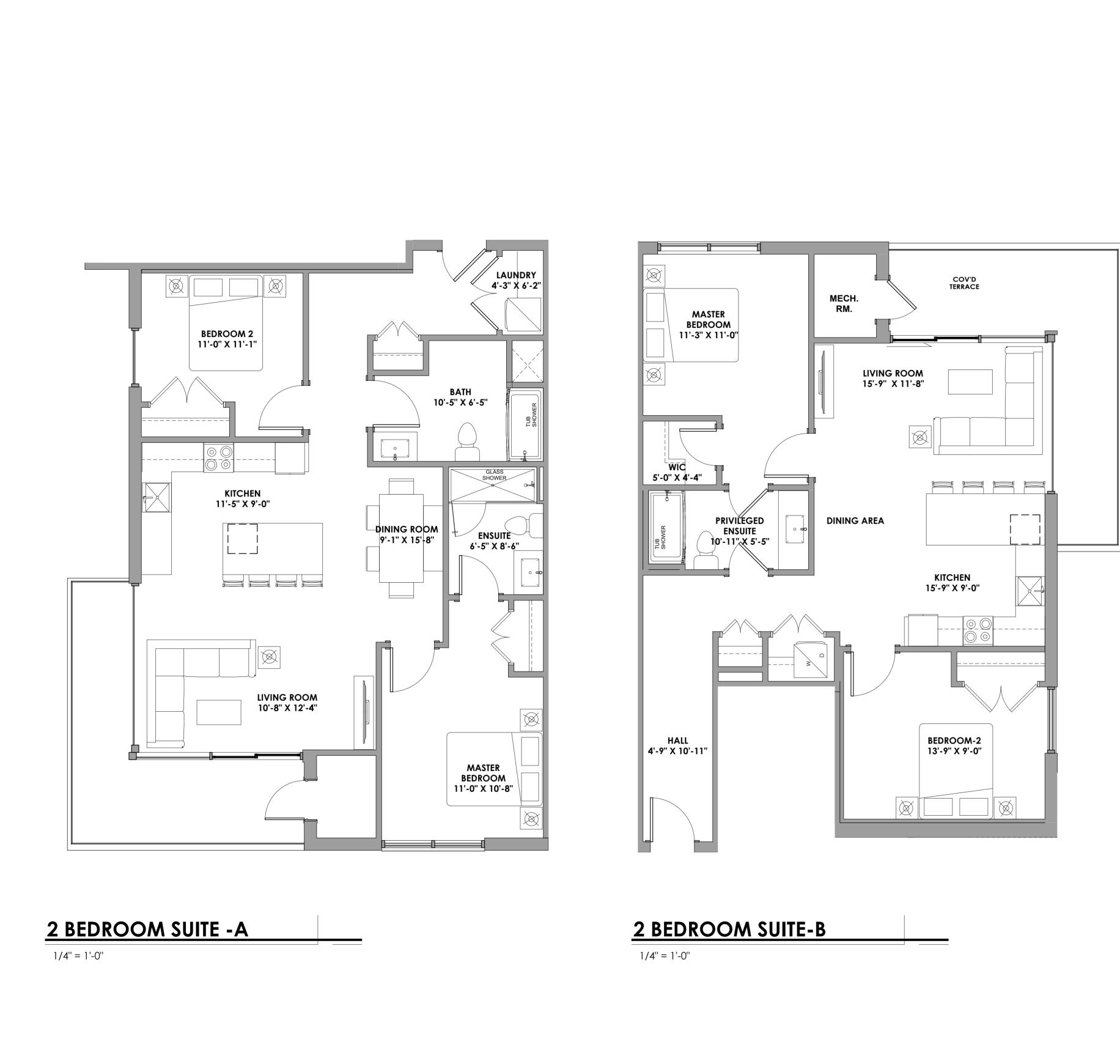
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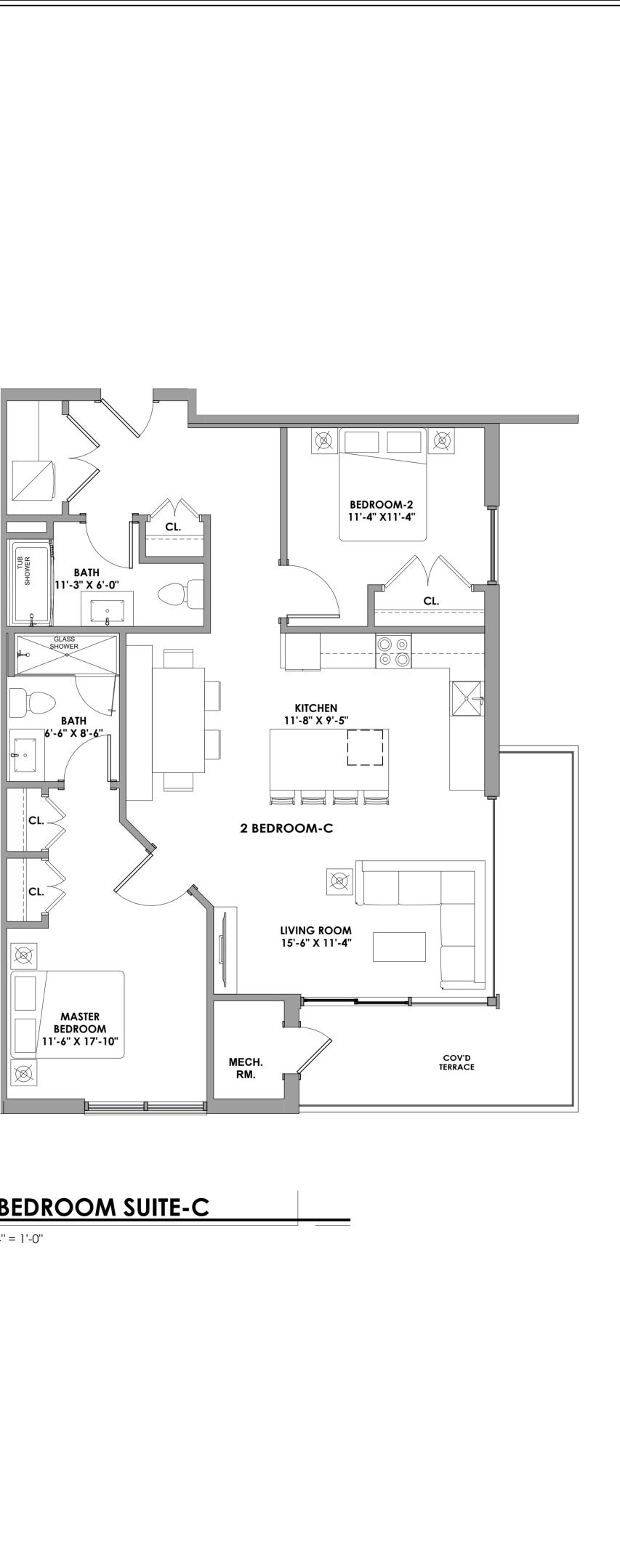




GUEST	SUITE
1/4" = 1'-0"	







2 BEDROOM SUITE-C

1/4'' = 1'-0''

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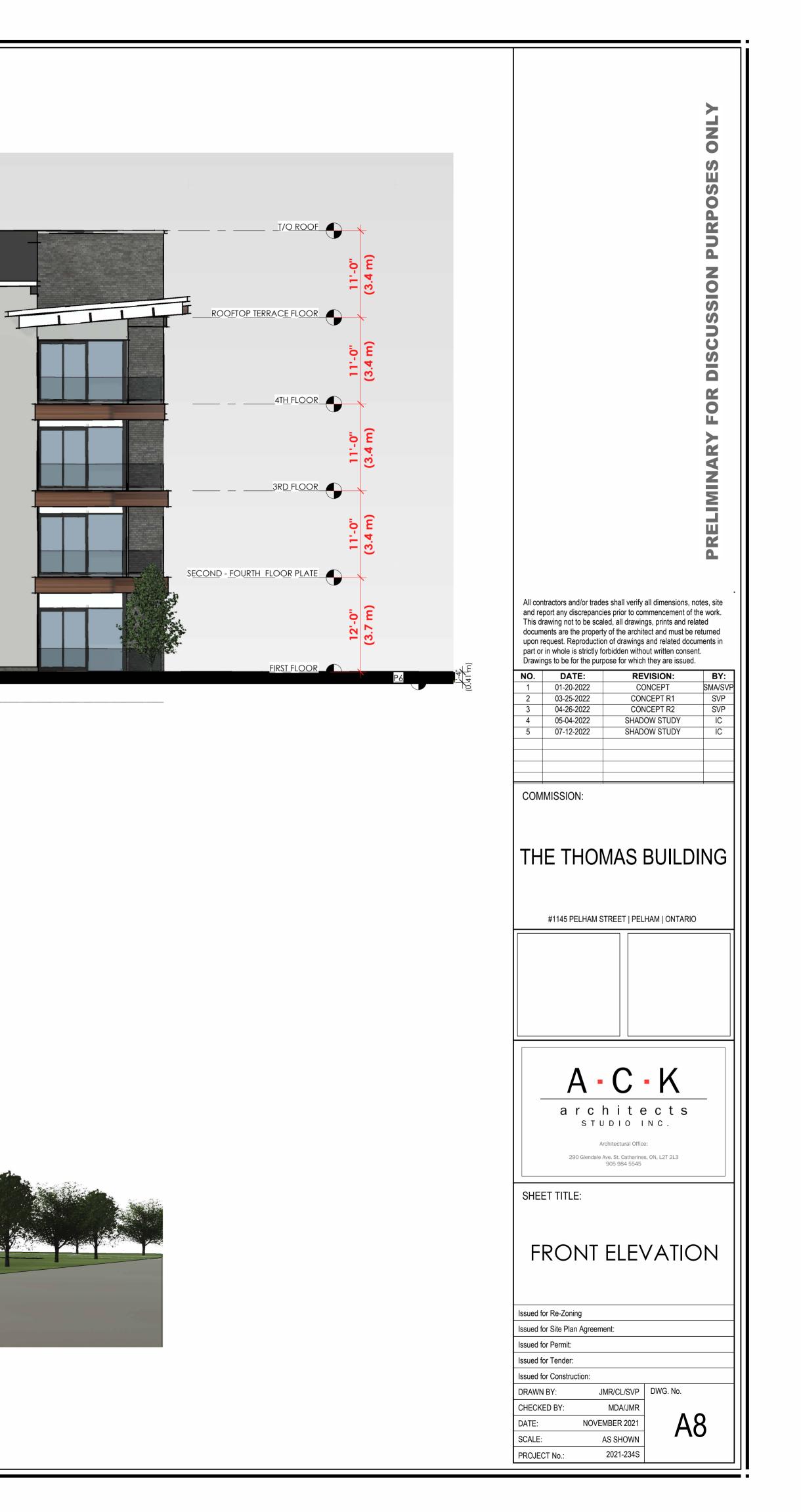


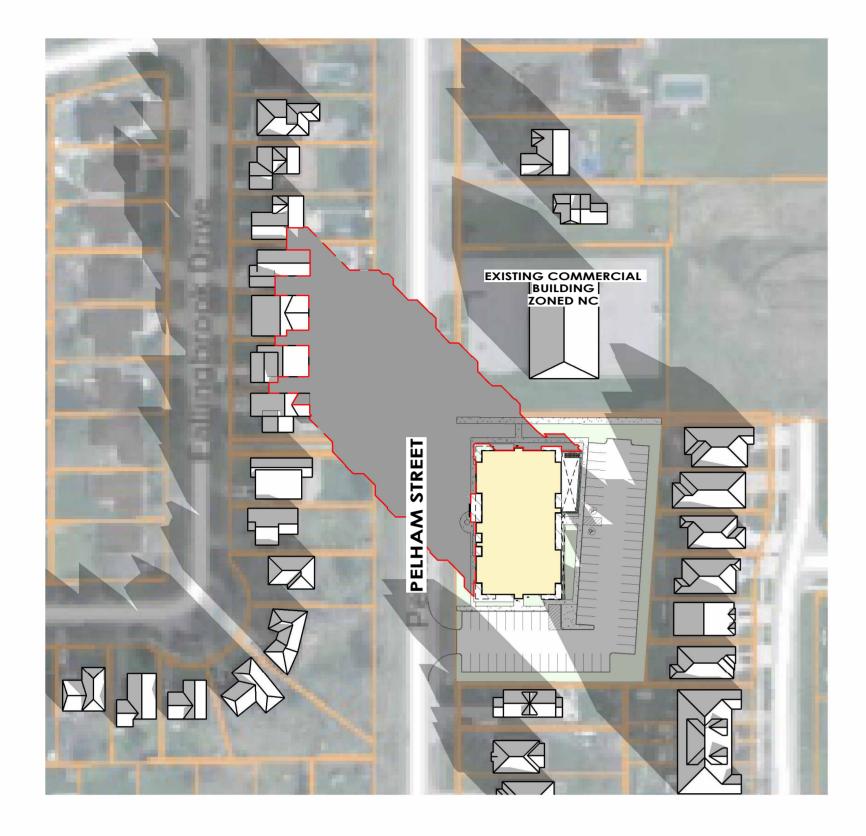
FRONT (PELHAM STREET) ELEVATION

1/8'' = 1'-0''

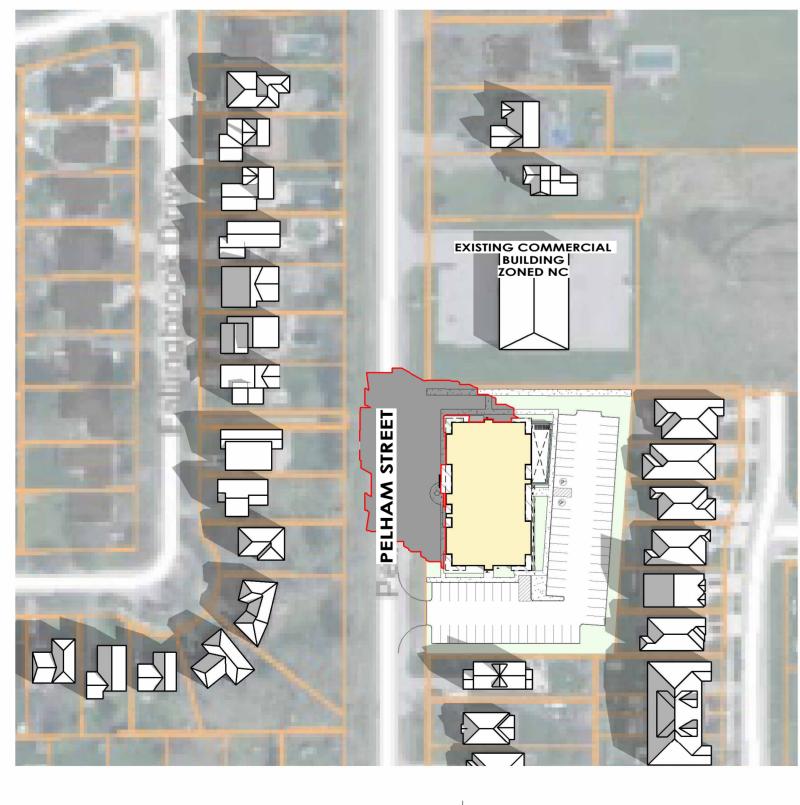


FRONT PERSPECTIVE

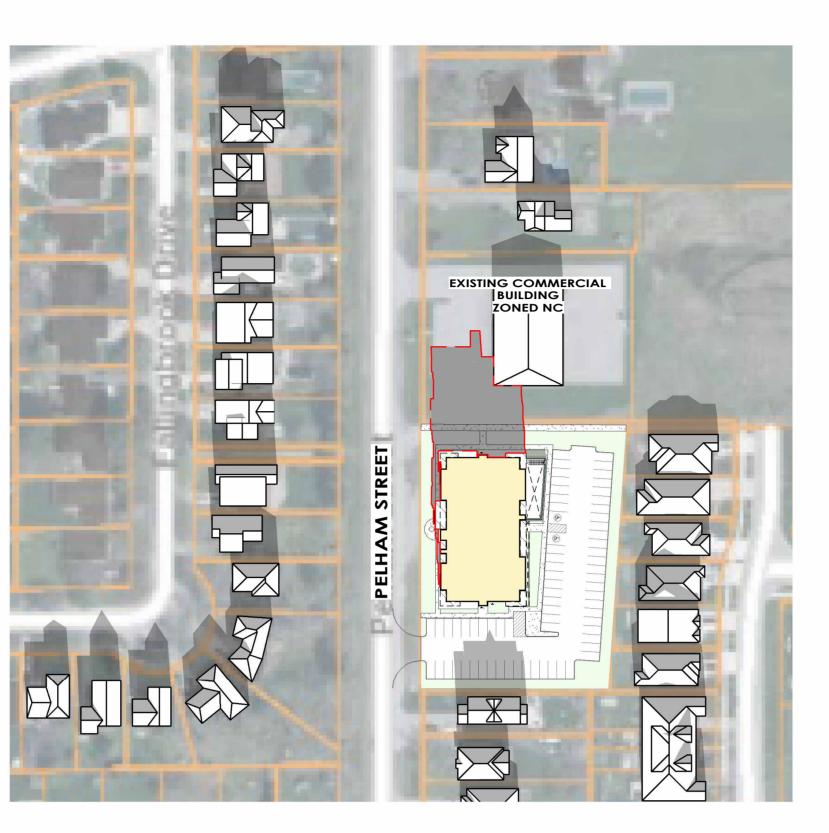




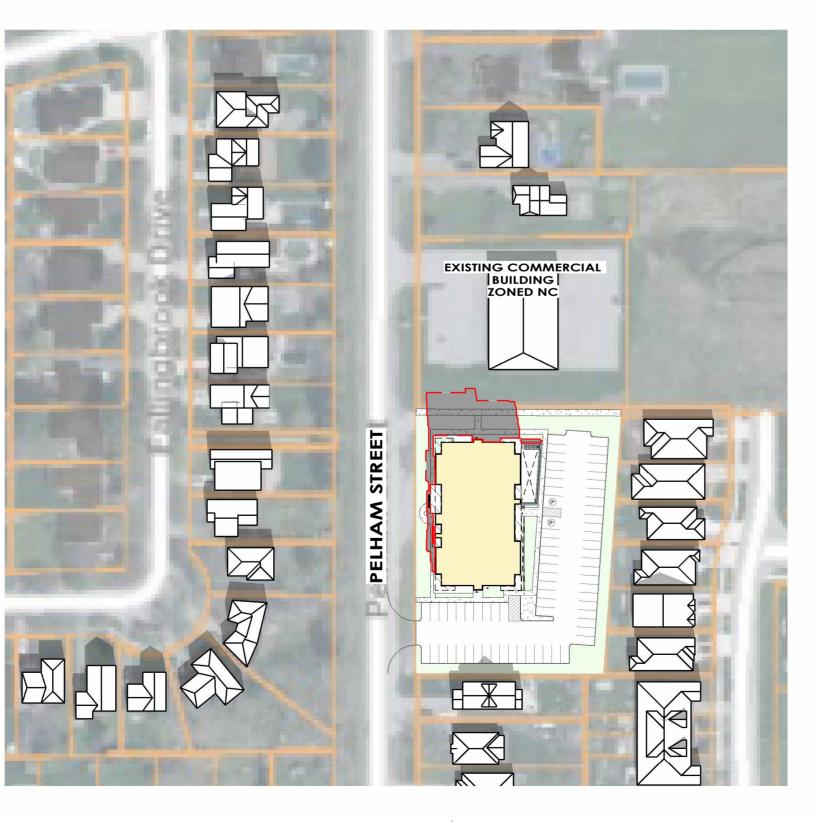
DEC 21 9AM



MARCH 20 9AM



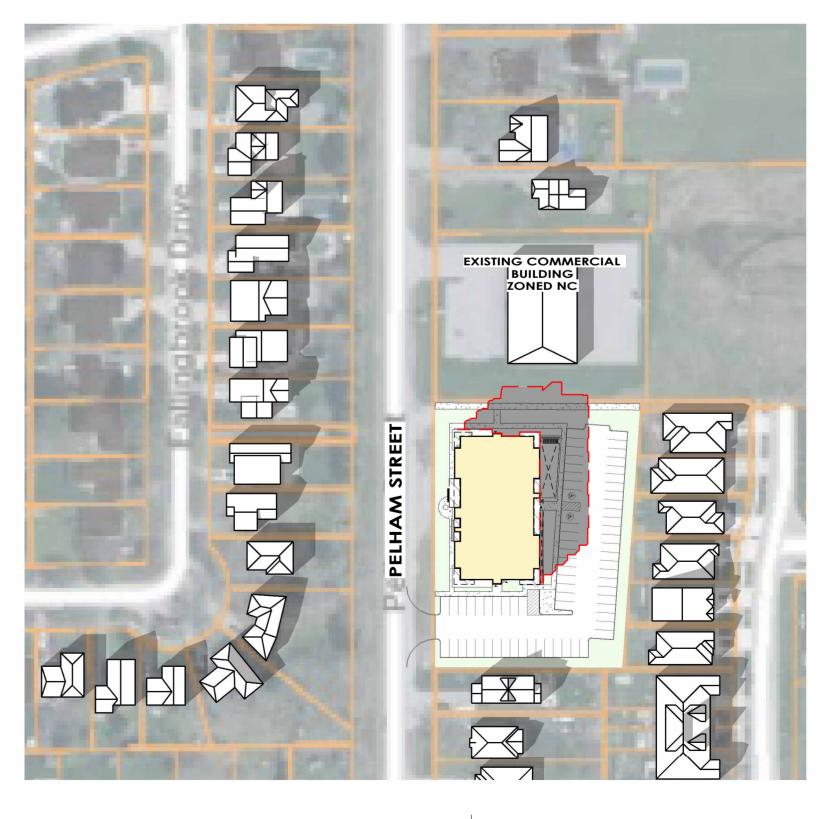
DEC 21 12PM



MARCH 20 12PM

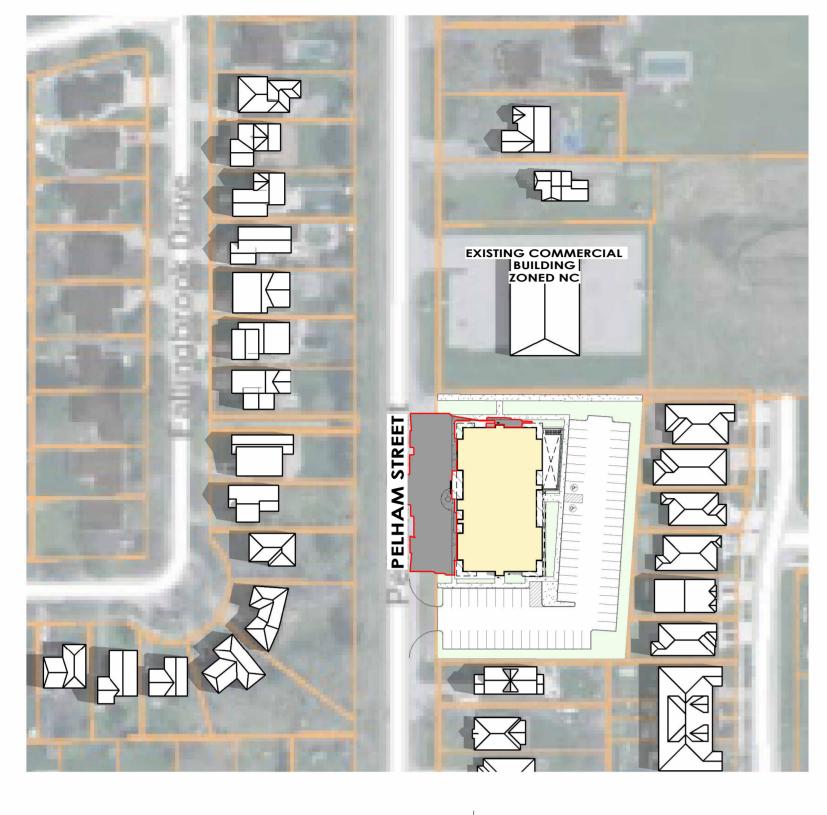


DEC 21 3PM

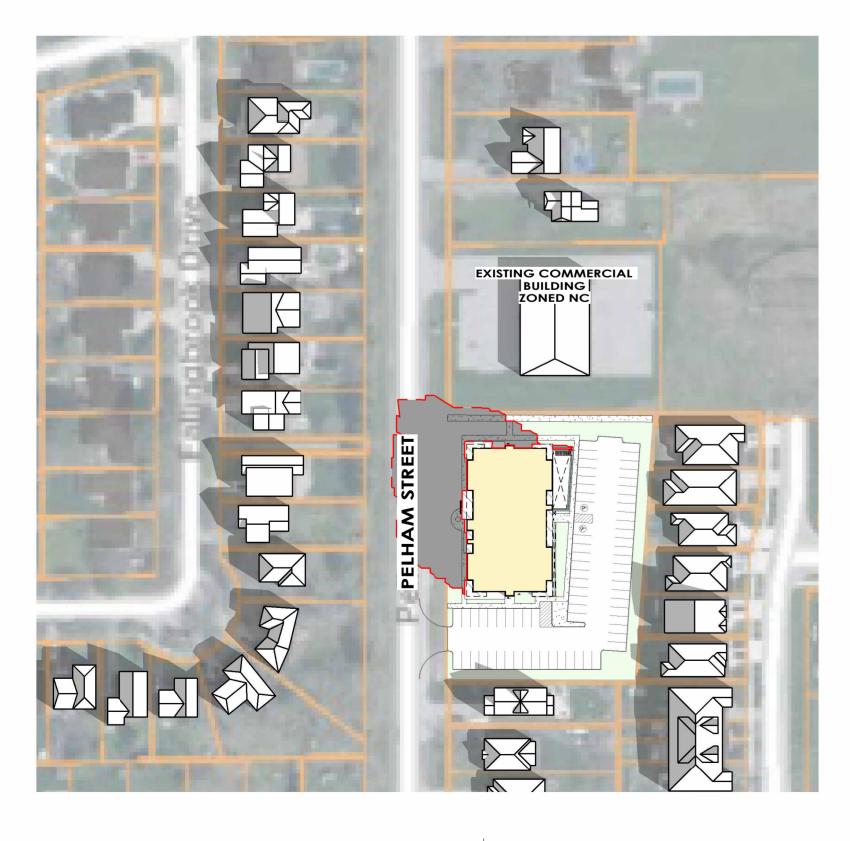


MARCH 20 3PM

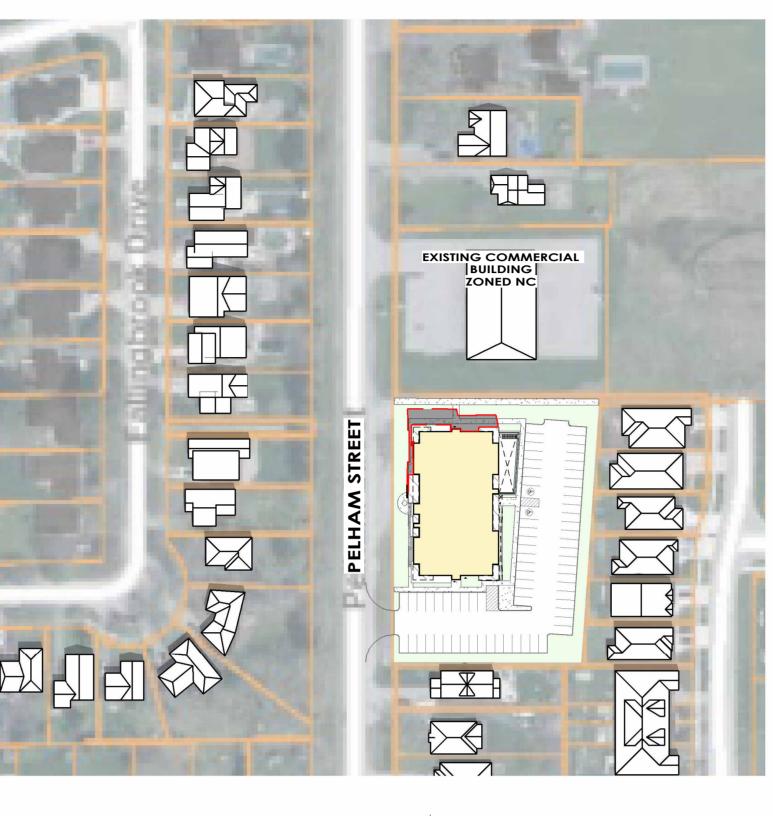
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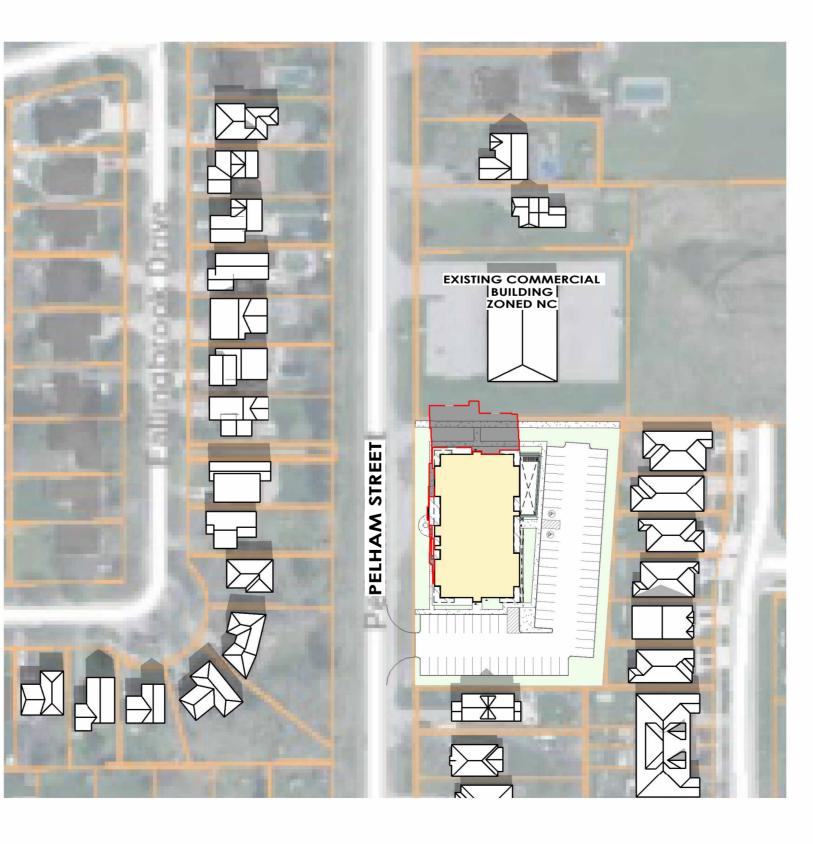
JUNE 21 9AM



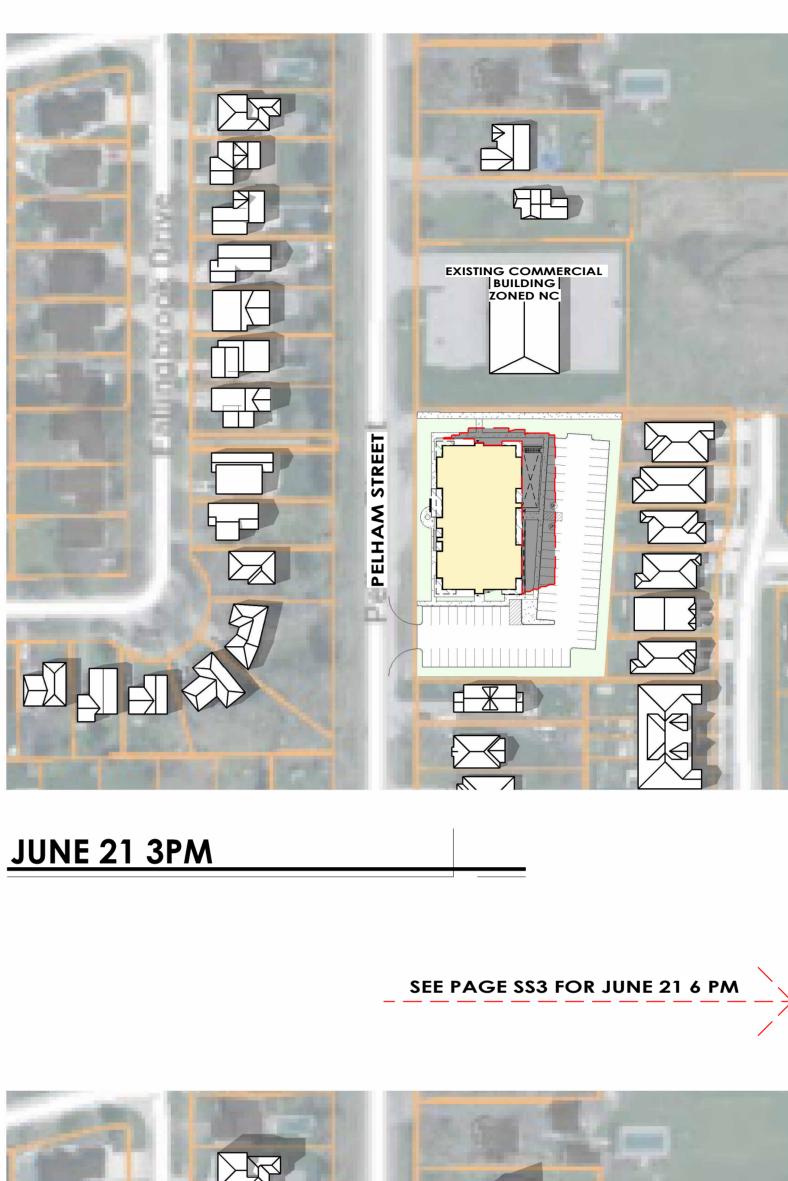
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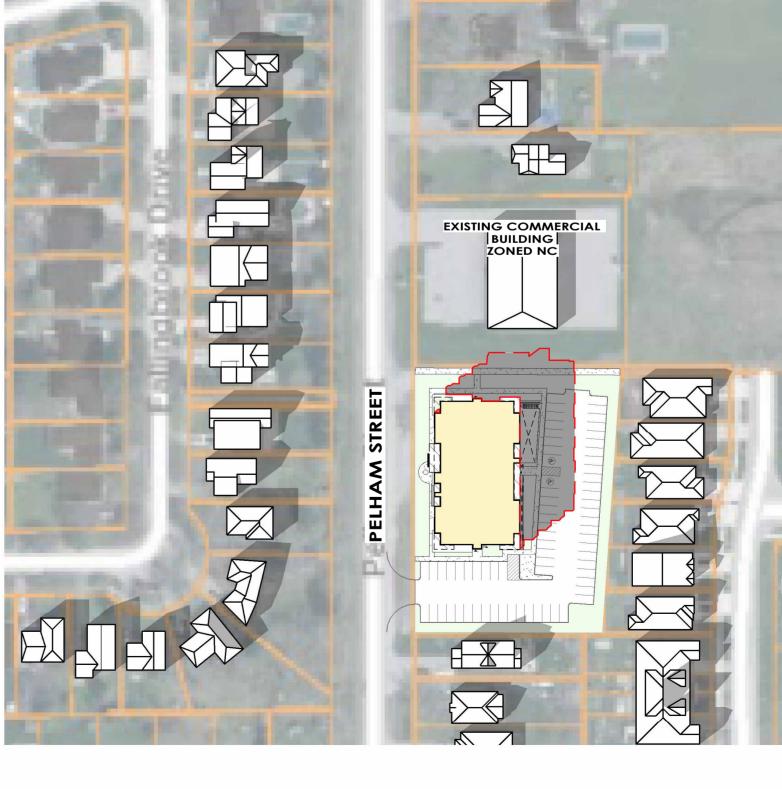


JUNE 21 12PM



SEPT 22 12PM

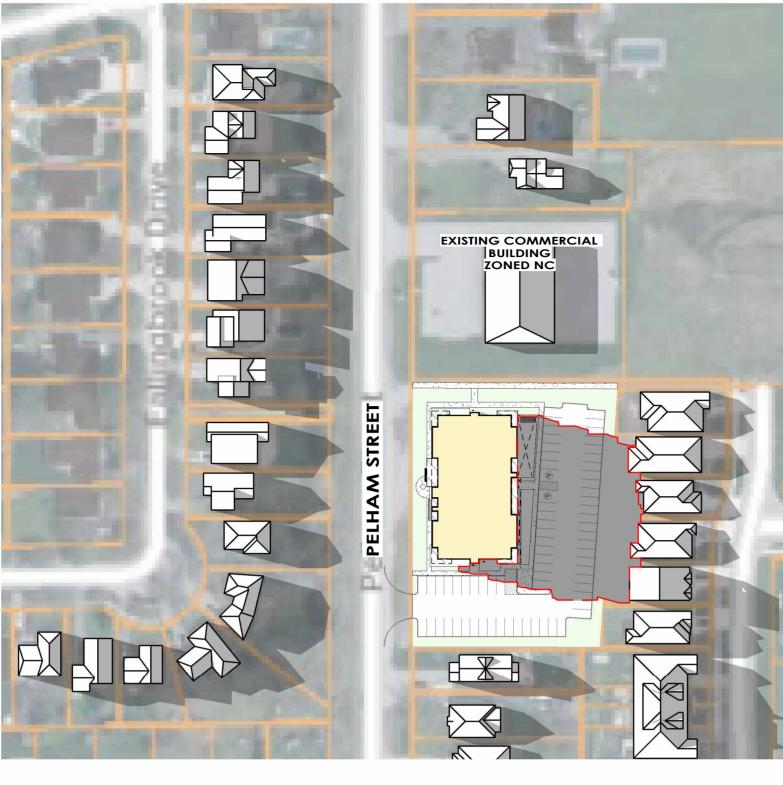


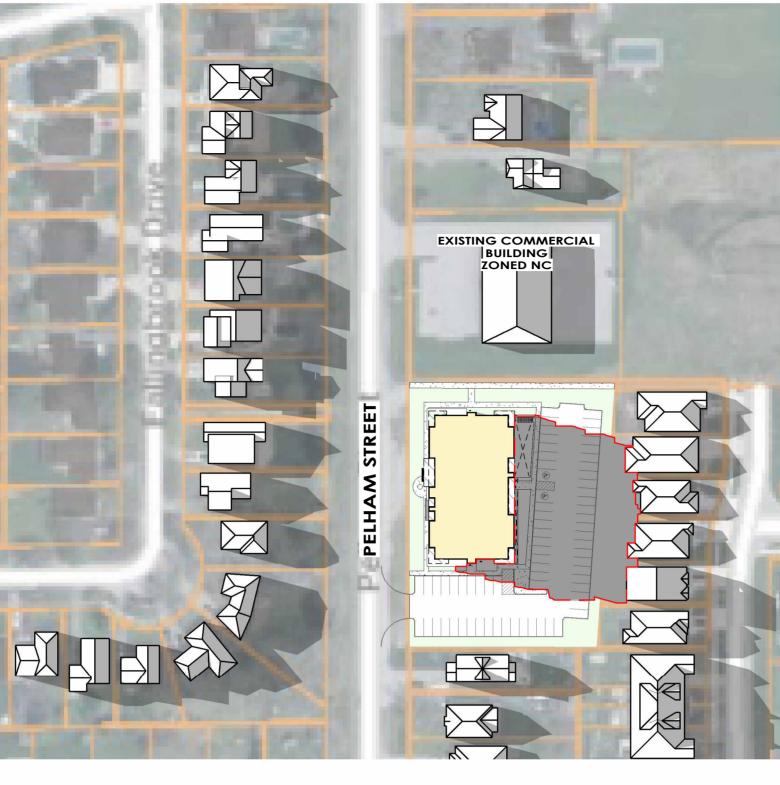


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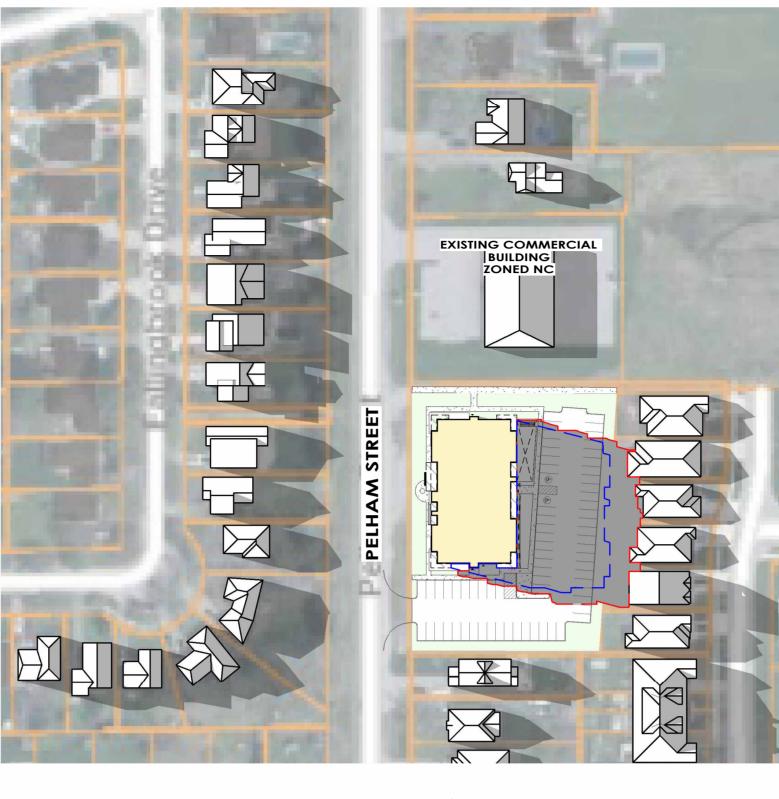


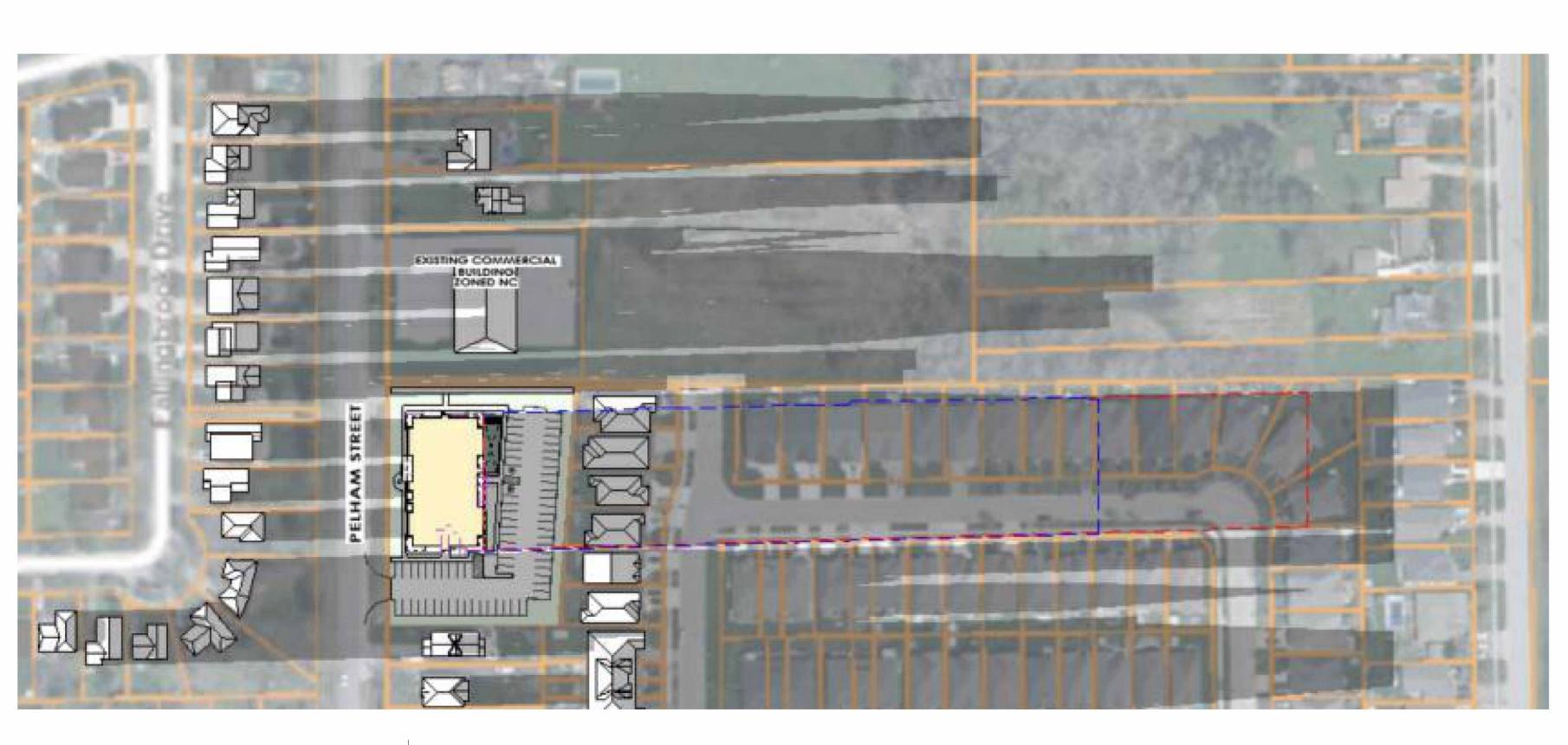
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All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents. Drawings to be for the purpose for which they are issued. NO. DATE: REVISION: SWP 1 01-20-202 CONCEPT RI SVP 3 04-26-2022 SHADOW STUDY ICC 6 07-12-2022 SHADOW STUDY </th <th>Al contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued. 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