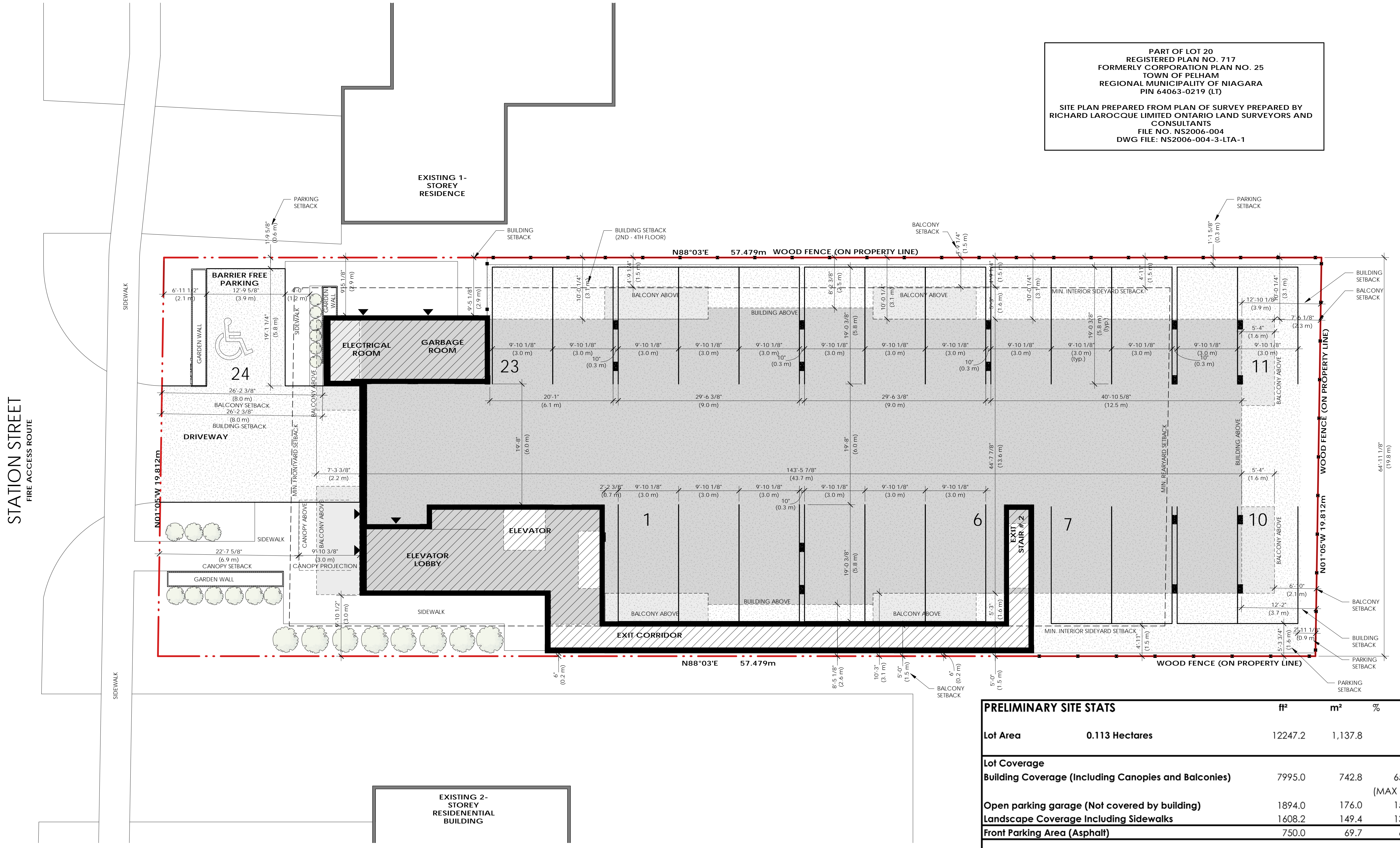


PART OF LOT 20
 REGISTERED PLAN NO. 717
 FORMERLY CORPORATION PLAN NO. 25
 TOWN OF PELHAM
 REGIONAL MUNICIPALITY OF NIAGARA
 PIN 64063-0219 (LT)
 SITE PLAN PREPARED FROM PLAN OF SURVEY PREPARED BY
 RICHARD LAROCQUE LIMITED ONTARIO LAND SURVEYORS AND
 CONSULTANTS
 FILE NO. NS2006-004
 DWG FILE: NS2006-004-3-LTA-1



SITE PLAN
 1 : 100

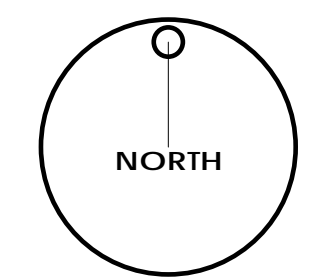
PRELIMINARY FOR DISCUSSION PURPOSES ONLY

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 in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
1	SCHEMATIC CONCEPT	APRIL 2/2020
2	SCHEMATIC CONCEPT REVISIONS	APRIL 3/2020
3	REV. AS PER PRE-CONSULT	JUNE 4/2020
4	REV. AS PER PLANNER REVIEW	JUNE 9/2020
5	REV. AS PER PLANNER REVIEW	OCT 4/2020
6	REV. AS PER CITY REVIEW/COMMENTS	FEB 4/2021
7	REV. AS PER CLIENT COMMENTS	MAR 5/2021
8	REV. SPI AS PER CLIENT COMMENTS	MAR 26/2021
9	REV. AS PER CLIENT COMMENTS	APRIL 9/2021

PROPOSED 4-STOREY RESIDENTIAL BUILDING

1365 STATION STREET, PELHAM, ONTARIO



A | C | K
 architects
 www.ackarchitects.com

studio office: 442 Macpherson Ave., Suite 102, Toronto, Ontario M5S 1A2
 architectural office: 100 Sunning Ave., Suite 102, Toronto, Ontario M6E 1S3

SHEET TITLE

SITE PLAN

PROJECT NUMBER:	2020-105
DATE:	JAN 2021
DRAWN BY:	JMR/SR
CHECKED BY:	MDA
SCALE:	AS SHOWN

PRELIMINARY SITE STATS		ft ²	m ²	%
Lot Area	0.113 Hectares	12247.2	1,137.8	
Lot Coverage				
Building Coverage (Including Canopies and Balconies)		7995.0	742.8	65.28%
				(MAX 50%)
Open parking garage (Not covered by building)		1894.0	176.0	15.46%
Landscape Coverage Including Sidewalks		1608.2	149.4	13.13%
Front Parking Area (Asphalt)		750.0	69.7	6.12%
1st Floor (Open Parking Area - Covered and Uncovered)		8163.0	758.4	66.65%
Estimated Floor Areas				
1st Floor (Elevator Lobby, stairs and Service Rooms)		1400.0	130.1	11.43%
2nd Floor		6605.0	613.6	53.93%
3rd Floor		6475.0	601.5	52.87%
4th Floor		6475.0	601.5	52.87%
Gross Floor Area (not included open parking)		20955.0	1,946.8	171.10%
Building Height	13.8m (4 Storeys) (15.8m TO ELEVATOR AND STAIR PENTHOUSE)			
Parking	Interior: 23 Spaces Exterior: 1 Space Total Spaces: 24 Spaces Parking Provided: 1 Spaces/unit			
PROJECTED RESIDENTIAL UNIT COUNTS/STATS (T.B.D AT DESIGN DEVELOPMENT STAGE)				
2ND FLOOR - 8 UNITS - 3x2-Bedroom 5x1-Bedroom				
3RD FLOOR - 8 UNITS - 3x2-Bedroom 5x1-Bedroom				
4TH FLOOR - 8 UNITS - 3x2-Bedroom 5x1-Bedroom				
TOTAL RESIDENTIAL UNITS = 24 UNITS				

.SP1

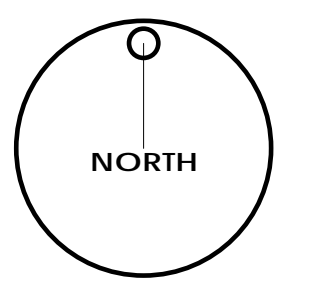
PRELIMINARY FOR DISCUSSION PURPOSES ONLY

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 in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
1	SCHEMATIC CONCEPT	APRIL 2/2020
2	SCHEMATIC CONCEPT REVISIONS	APRIL 3/2020
3	REV. AS PER PRE-CONSULT	JUNE 4/2020
4	REV. AS PER PLANNER REVIEW	JUNE 9/2020
5	REV. AS PER PLANNER REVIEW	OCT 6/2020
6	REV. AS PER CITY REVIEW/COMMENTS	FEB 4/2021
7	REV. AS PER CLIENT COMMENTS	MAR 5/2021
8	REV. SP1 AS PER CLIENT COMMENTS	MAR 26/2021
9	REV. AS PER CLIENT COMMENTS	APRIL 9/2021

PROPOSED 4-STOREY RESIDENTIAL BUILDING

1365 STATION STREET, PELHAM, ONTARIO



A | C | K
architects
www.ackarchitects.com

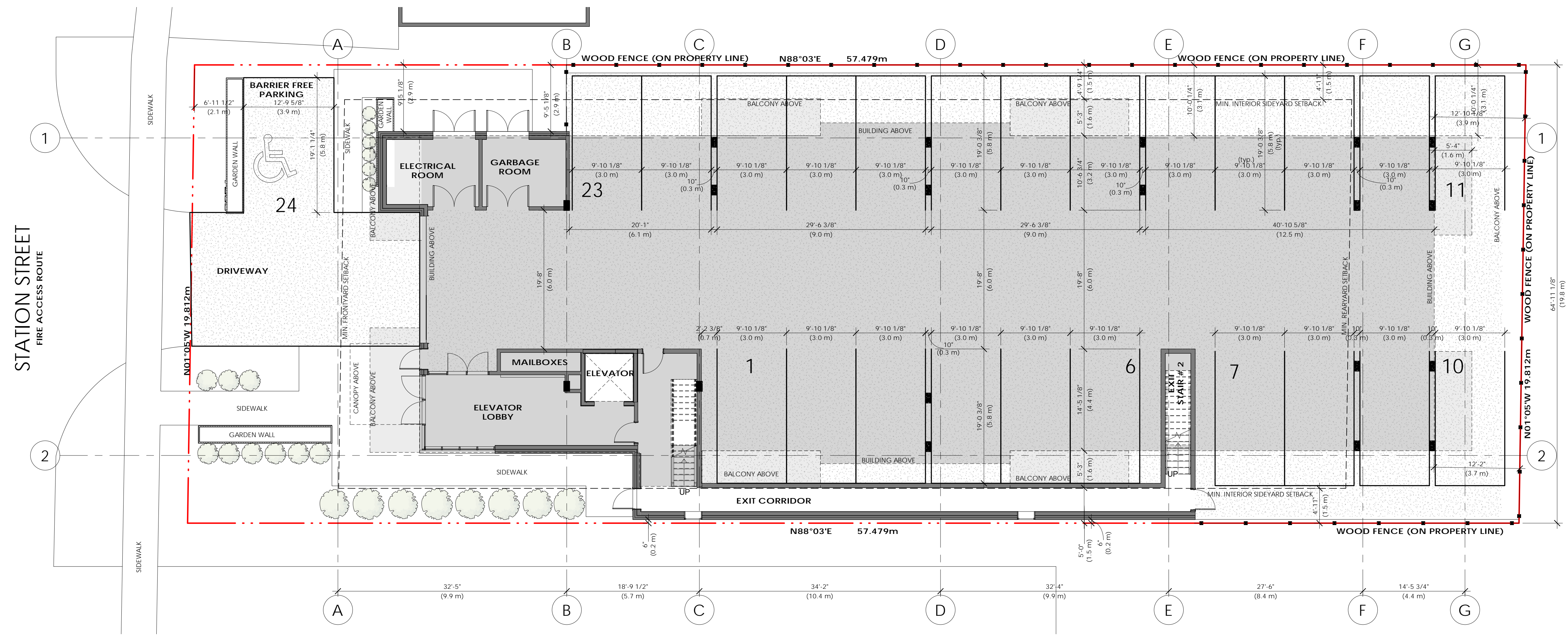
studio office: 412 Macpherson Ave., Suite 102, Toronto, Ontario M5S 1A2
architectural office: 100 Sunnyside Ave., Suite 102, Toronto, Ontario M6E 1S3

SHEET TITLE

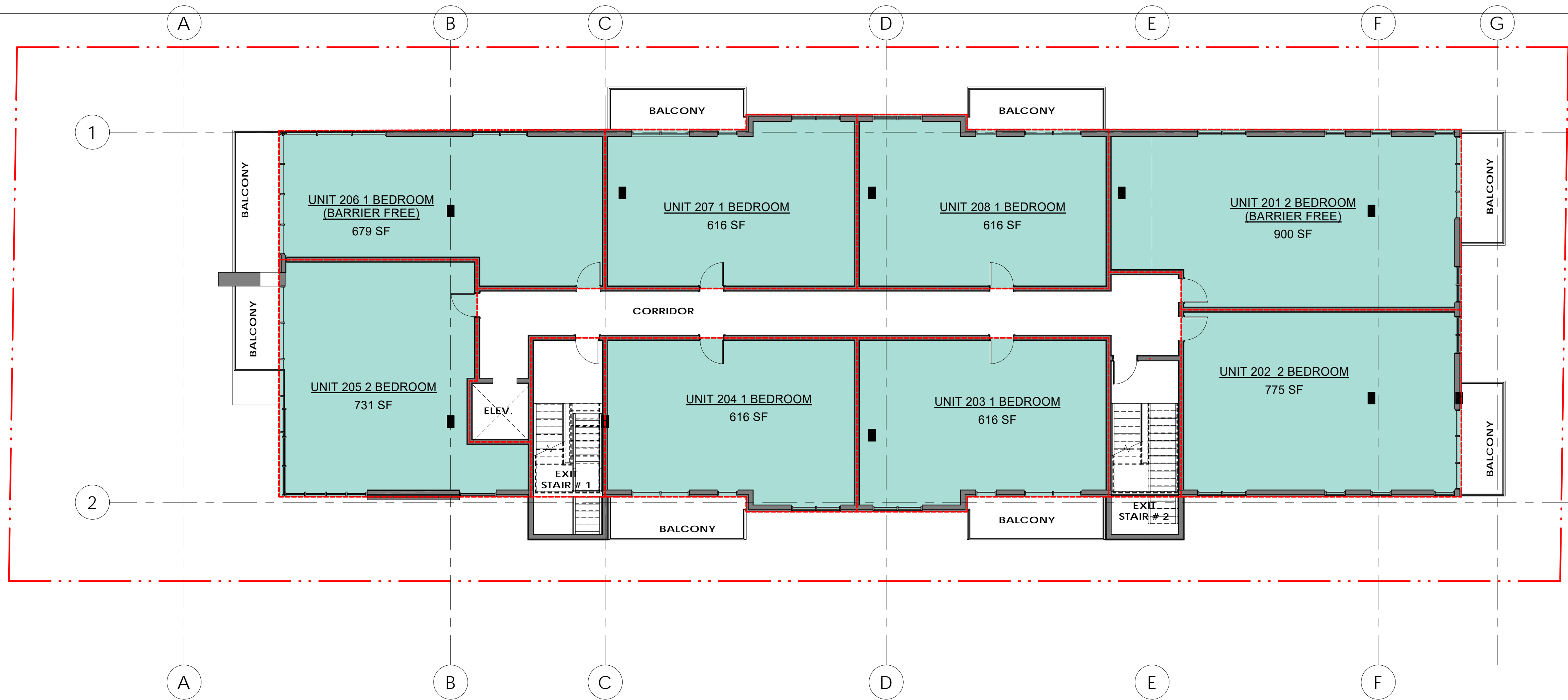
1ST-2ND FLOOR PLATES

PROJECT NUMBER: 2020-105
DATE: JAN 2021
DRAWN BY: JMR/SR
CHECKED BY: MDA
SCALE: AS SHOWN

A1



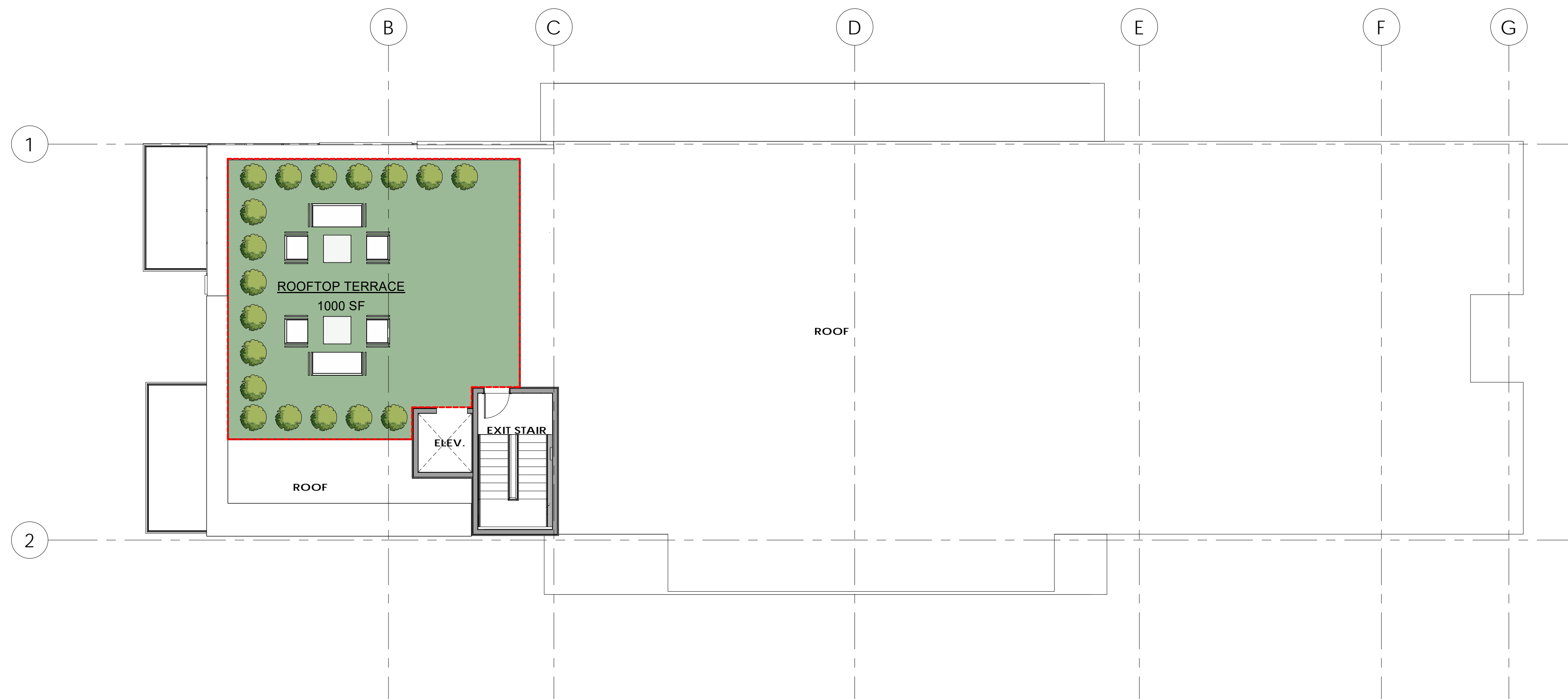
FIRST FLOOR PLAN
1:100



2ND FLOOR PLATE
1:100



3RD - 4TH FLOOR PLATES
1 : 100



ROOFTOP TERRACE PLAN
1 : 100

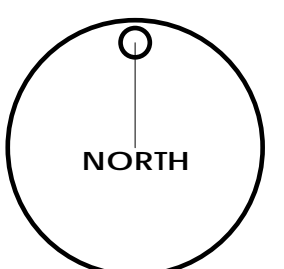
PRELIMINARY FOR DISCUSSION PURPOSES ONLY

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 in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
1	SCHEMATIC CONCEPT	APRIL 2/2020
2	SCHEMATIC CONCEPT REVISIONS	APRIL 3/2020
3	REV. AS PER PRE-CONSULT	JUNE 4/2020
4	REV. AS PER PLANNER REVIEW	JUNE 9/2020
5	REV. AS PER PLANNER REVIEW	OCT 6/2020
6	REV. AS PER CITY REVIEW/COMMENTS	FEB 4/2021
7	REV. AS PER CLIENT COMMENTS	MAR 5/2021
8	REV. SP1 AS PER CLIENT COMMENTS	MAR 26/2021
9	REV. AS PER CLIENT COMMENTS	APRIL 9/2021

PROPOSED
4-STOUREY
RESIDENTIAL
BUILDING

1365 STATION STREET, PELHAM, ONTARIO



A | C | K
architects
www.ackarchitects.com

studio office: 412 macpherson ave. t: 905.984.5545 f: 905.984.5542 st. catharines, ontario l0m 6s2
architectural office: 100 sunning ave. suite 103 t: 416.462.0389 f: 416.462.1954 toronto, ontario m5a 1s3

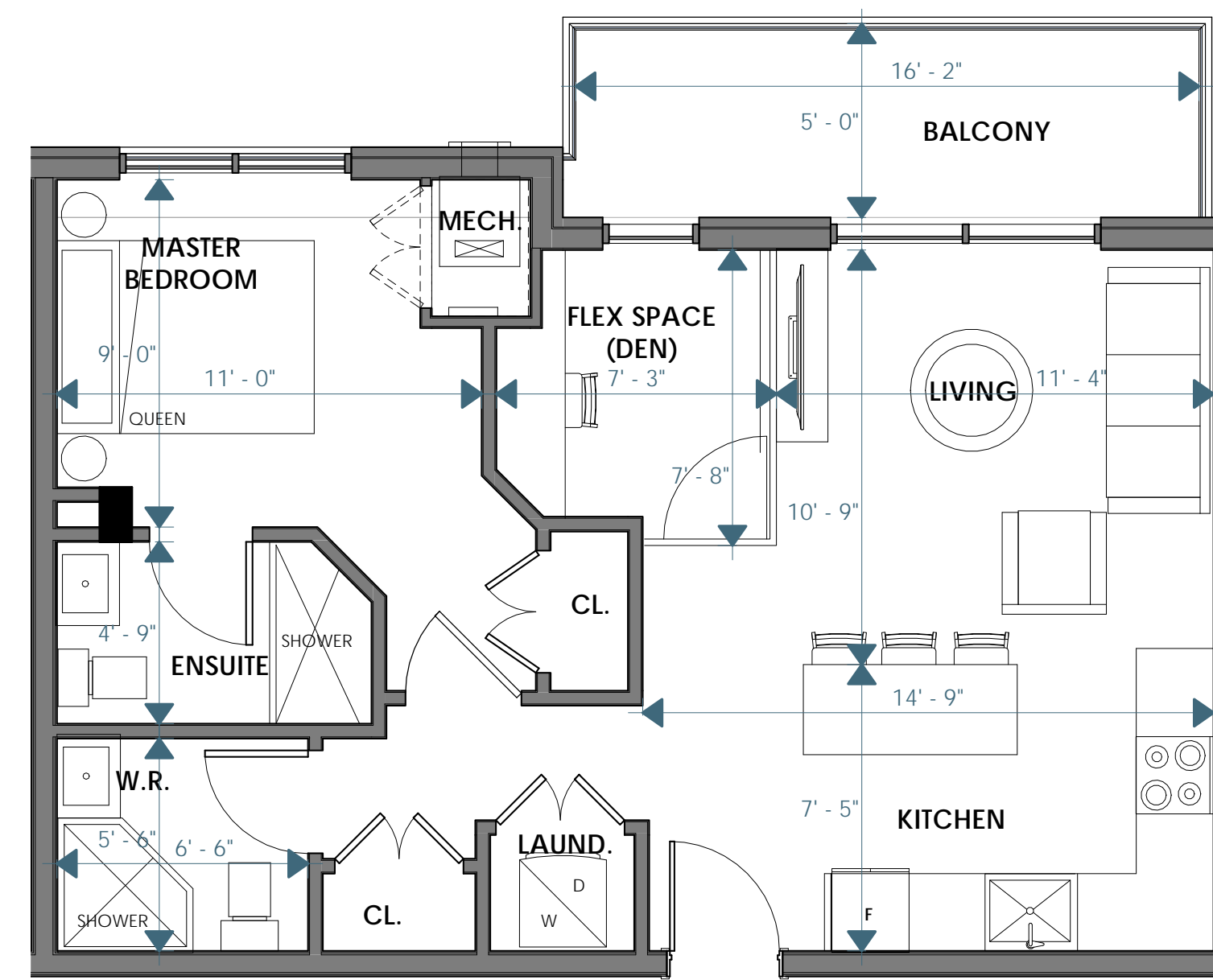
SHEET TITLE

3RD - ROOF FLOOR
PLATES

PROJECT NUMBER: 2020-105
DATE: JAN 2021
DRAWN BY: JMR/SR
CHECKED BY: MDA
SCALE: AS SHOWN

A2

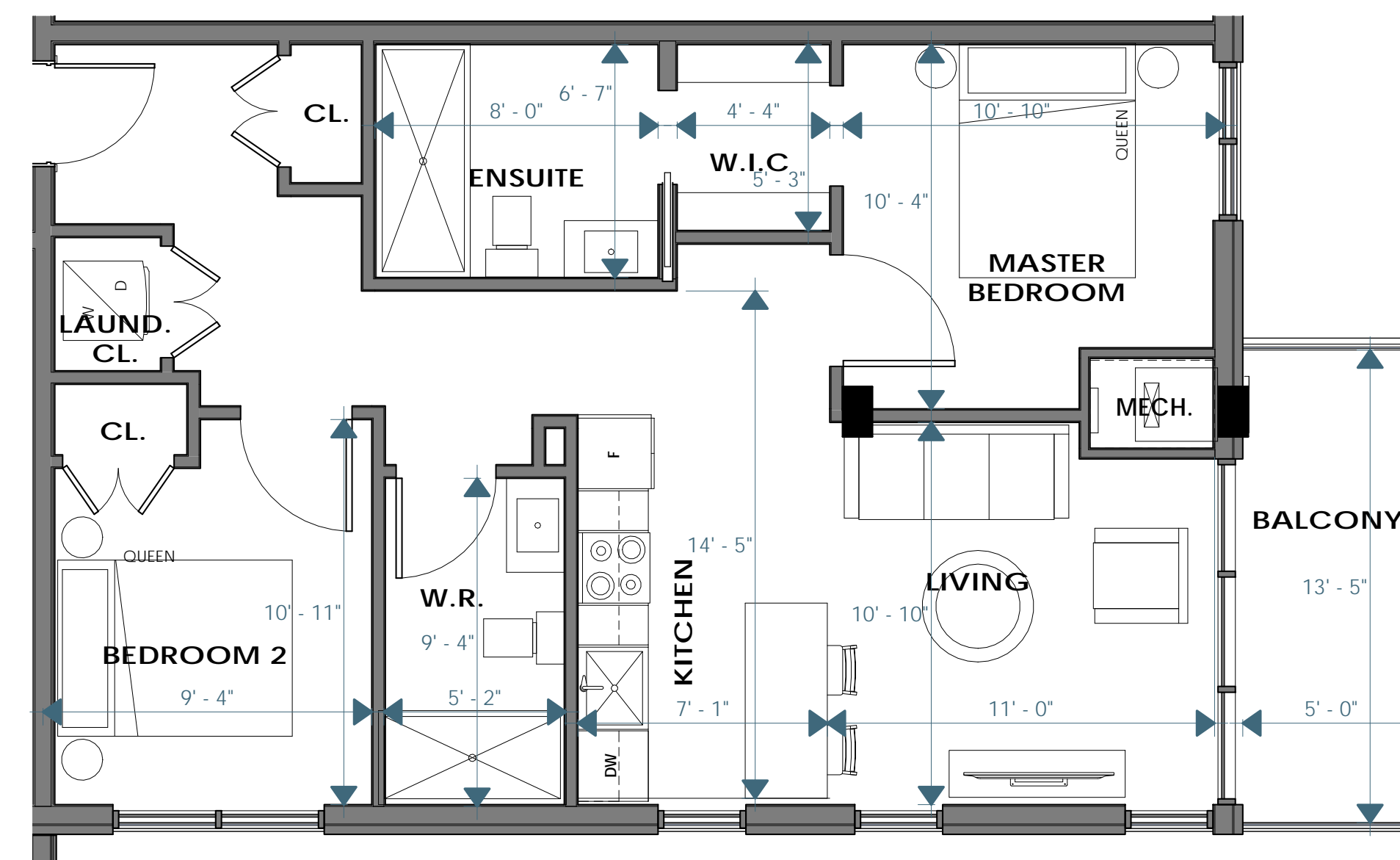
PRELIMINARY FOR DISCUSSION PURPOSES ONLY



TYPICAL 1 BEDROOM UNIT

1/4" = 1'-0"

616 sq. ft.



TYPICAL 2 BEDROOM UNIT

1/4" = 1'-0"

775 sq. ft.

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 in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
1	SCHEMATIC CONCEPT	APRIL 2/2020
2	SCHEMATIC CONCEPT REVISIONS	APRIL 3/2020
3	REV. AS PER PRE-CONSULT	JUNE 4/2020
4	REV. AS PER PLANNER REVIEW	JUNE 9/2020
5	REV. AS PER PLANNER REVIEW	OCT 6/2020
6	REV. AS PER CITY REVIEW/COMMENTS	FEB 4/2021
7	REV. AS PER CLIENT COMMENTS	MAR 5/2021
8	REV. SP1 AS PER CLIENT COMMENTS	MAR 26/2021
9	REV. AS PER CLIENT COMMENTS	APRIL 9/2021

**PROPOSED
4-STOREY
RESIDENTIAL
BUILDING**

1365 STATION STREET, PELHAM, ONTARIO

A | C | K
architects
www.ackarchitects.com

studio office: 442 macpherson ave. toronto, ontario
T 905.984.5545 F 905.984.5542
10th fl. 2nd floor

architectural office: 100 sunningdale ave. suite 103 toronto, ontario
T 416.462.0389 F 416.462.1954
toronto, ontario m8a 1h3

SHEET TITLE

**TYPICAL SUITE
LAYOUTS**

PROJECT NUMBER: 2020-105
DATE: JAN 2021
DRAWN BY: JMR/SR
CHECKED BY: MDA
SCALE: AS SHOWN

A3



EXISTING 1-STOREY
RESIDENCE

PROPOSED 4-STOREY
BUILDING

EXISTING 2-
RESIDENTIAL BUILDING

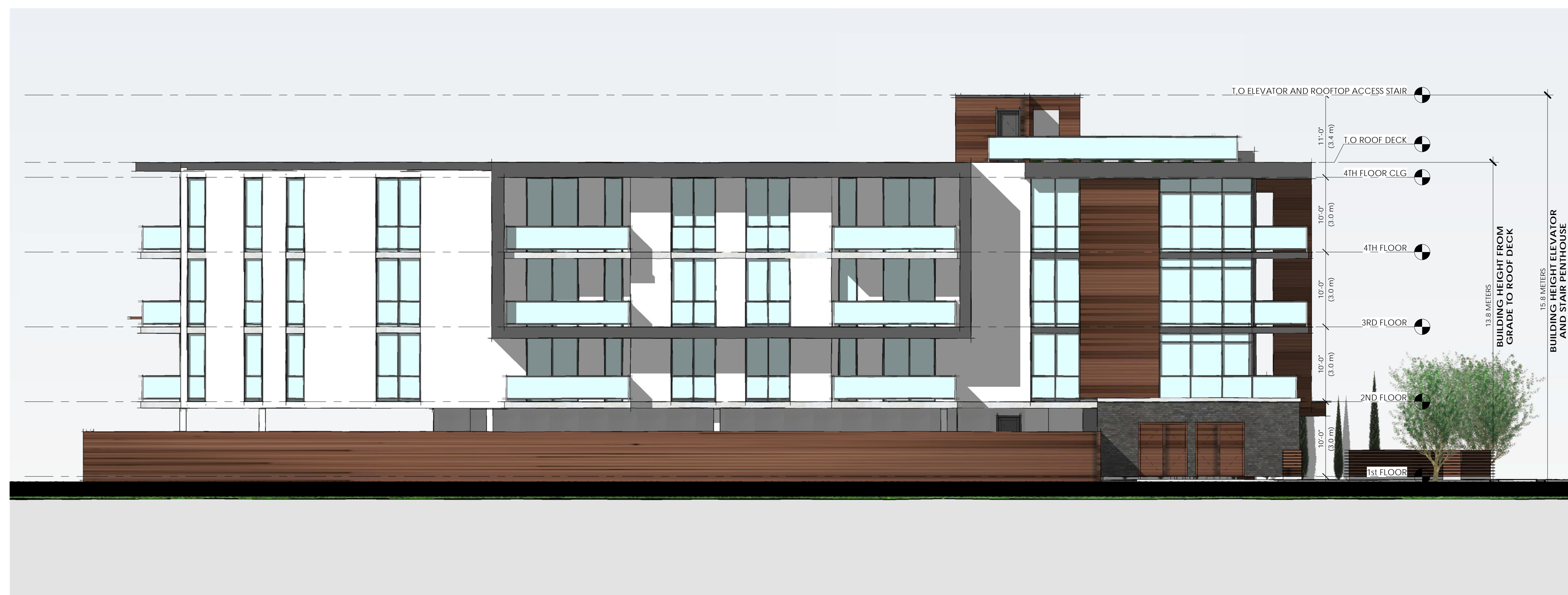
FRONT (WEST) ELEVATION

1 : 100

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

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 in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
1	SCHEMATIC CONCEPT	APRIL 2/2020
2	SCHEMATIC CONCEPT REVISIONS	APRIL 3/2020
3	REV. AS PER PRE-CONSULT	JUNE 4/2020
4	REV. AS PER PLANNER REVIEW	JUNE 9/2020
5	REV. AS PER PLANNER REVIEW	OCT 6/2020
6	REV. AS PER CITY REVIEW/COMMENTS	FEB 4/2021
7	REV. AS PER CLIENT COMMENTS	MAR 5/2021
8	REV. SP1 AS PER CLIENT COMMENTS	MAR 26/2021
9	REV. AS PER CLIENT COMMENTS	APRIL 9/2021



LEFT SIDE (NORTH) ELEVATION

1 : 100

**PROPOSED
4-STOREY
RESIDENTIAL
BUILDING**

1365 STATION STREET, PELHAM, ONTARIO

A | C | K
architects
www.ackarchitects.com

studio office: 442 MacArthur Ave., Suite 102, Toronto, Ontario M5S 1A2
architectural office: 100 Sunnyside Ave., Suite 102, Toronto, Ontario M6R 1S3
T: 905.984.5545 F: 905.984.5542
T: 416.462.0389 F: 416.462.1954

SHEET TITLE

**FRONT AND LEFT SIDE
ELEVATIONS**

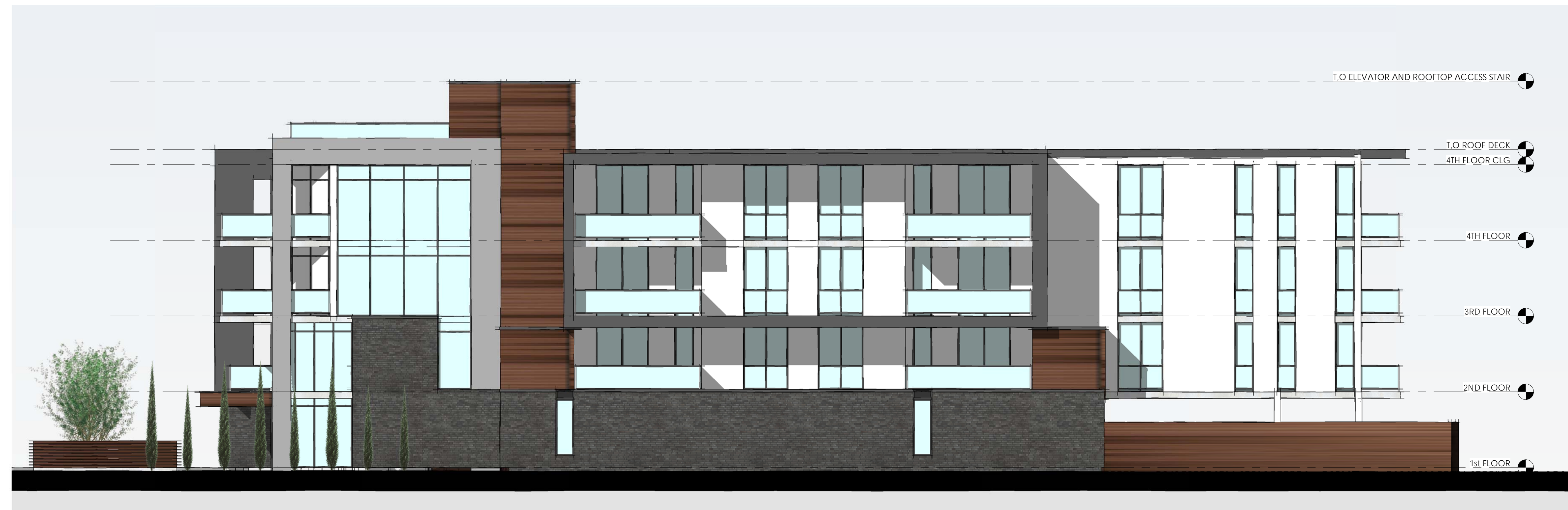
PROJECT NUMBER: 2020-105
DATE: JAN 2021
DRAWN BY: JMR/SR
CHECKED BY: MDA
SCALE: AS SHOWN

A4



REAR (EAST) ELEVATION

1 : 100



RIGHT SIDE (SOUTH) ELEVATION

1 : 100

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

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 in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
1	SCHEMATIC CONCEPT	APRIL 2/2020
2	SCHEMATIC CONCEPT REVISIONS	APRIL 3/2020
3	REV. AS PER PRE-CONSULT	JUNE 4/2020
4	REV. AS PER PLANNER REVIEW	JUNE 9/2020
5	REV. AS PER PLANNER REVIEW	OCT 6/2020
6	REV. AS PER CITY REVIEW/COMMENTS	FEB 4/2021
7	REV. AS PER CLIENT COMMENTS	MAR 5/2021
8	REV. SP1 AS PER CLIENT COMMENTS	MAR 26/2021
9	REV. AS PER CLIENT COMMENTS	APRIL 9/2021

**PROPOSED
4-STOUREY
RESIDENTIAL
BUILDING**

1365 STATION STREET, PELHAM, ONTARIO

A | C | K
architects
www.ackarchitects.com

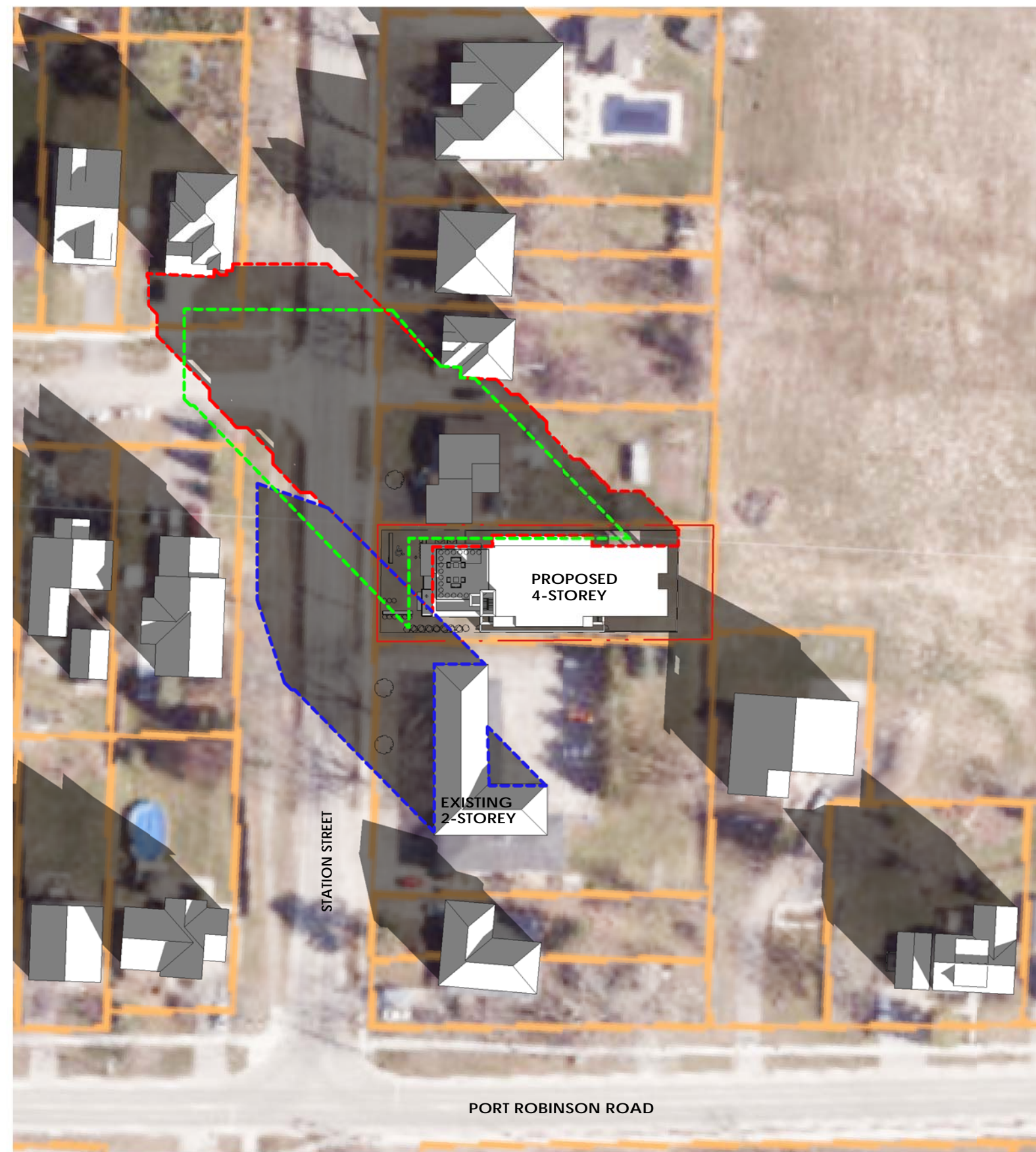
studio office: 442 macpherson ave. t: 905.984.5545 f: 905.984.5542 44 carleton place, ontario m5h 6k2
architectural office: 100 burnham ave. suite 102 t: 416.462.0389 f: 416.462.1954 toronto, ontario m5h 1h3

SHEET TITLE

**REAR AND RIGHT SIDE
ELEVATIONS**

PROJECT NUMBER: 2020-105
DATE: JAN 2021
DRAWN BY: JMR/SR
CHECKED BY: MDA
SCALE: AS SHOWN

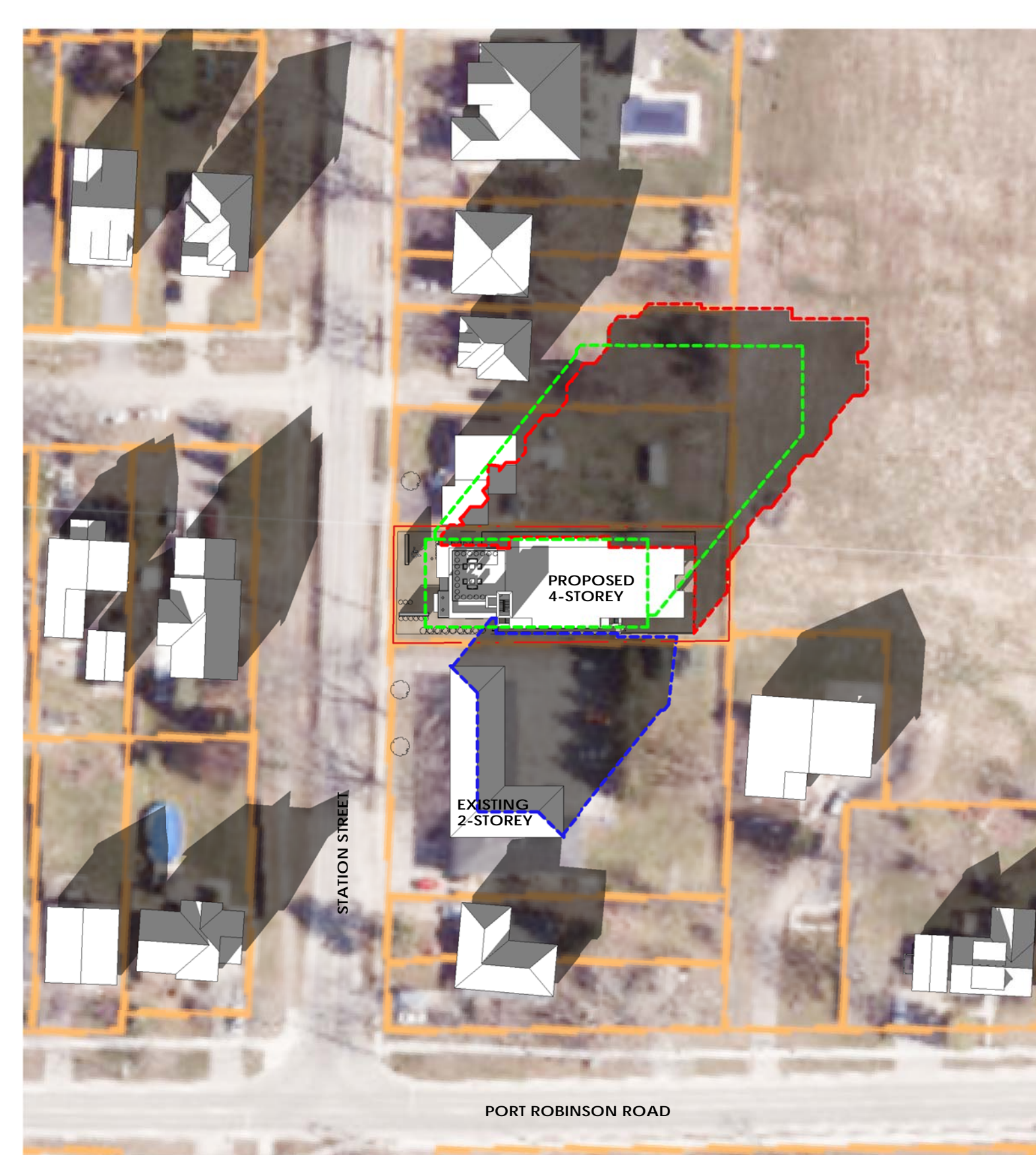
A5



DEC 21 9AM



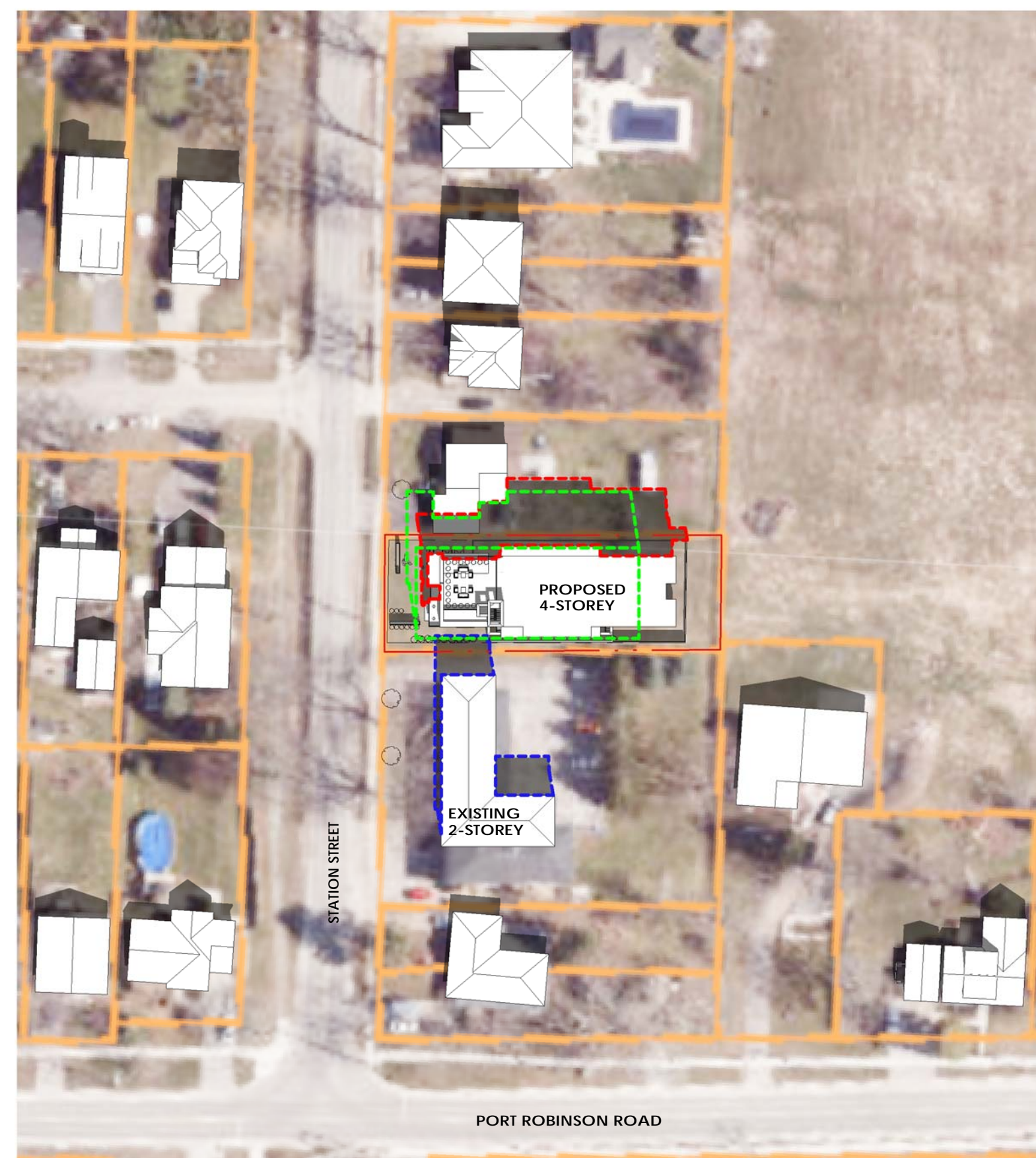
DEC 21 12PM



DEC 21 3PM



MAR 20 9AM



MAR 20 12PM



MAR 20 3PM

LEGEND

- PROPOSED RESIDENTIAL BUILDING SHADOW -----
- EXISTING 2-STORY RESIDENTIAL BUILDING SHADOW -----
- AS OF RIGHT R2 ZONING BUILDING SHADOW -----
- 10.5m HEIGHT
- 50% LOT COVERAGE

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

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 in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
1	SCHEMATIC CONCEPT	APRIL 2/2020
2	SCHEMATIC CONCEPT REVISIONS	APRIL 3/2020
3	REV. AS PER PRE-CONSULT	JUNE 4/2020
4	REV. AS PER PLANNER REVIEW	JUNE 9/2020
5	REV. AS PER PLANNER REVIEW	OCT 6/2020
6	REV. AS PER CITY REVIEW/COMMENTS	FEB 4/2021
7	REV. AS PER CLIENT COMMENTS	MAR 5/2021
8	REV. SP1 AS PER CLIENT COMMENTS	MAR 26/2021
9	REV. AS PER CLIENT COMMENTS	APRIL 9/2021

PROPOSED 4-STORY RESIDENTIAL BUILDING

1365 STATION STREET, PELHAM, ONTARIO

A | C | K
architects
www.ackarchitects.com

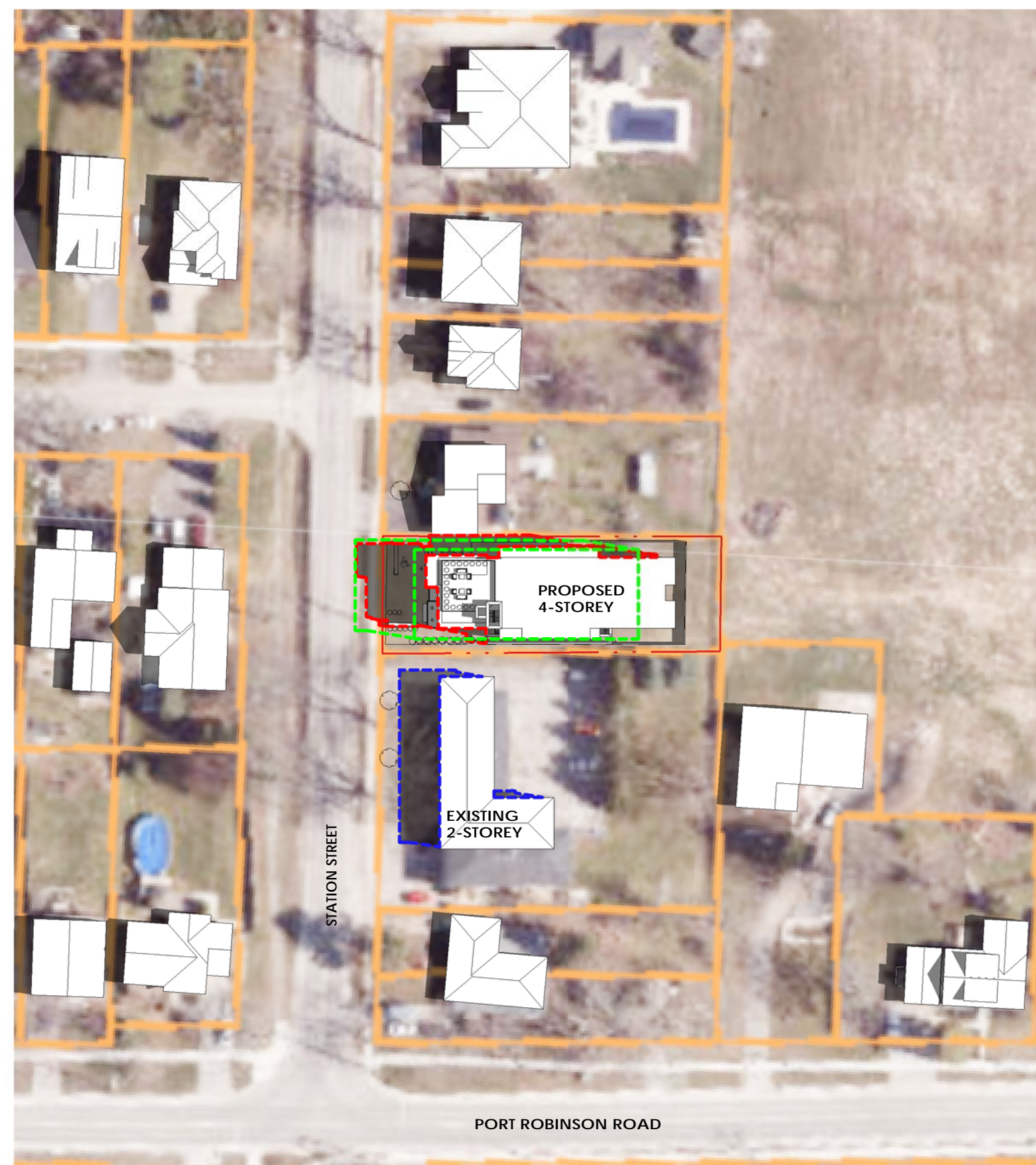
studio office: 412 macpherson ave. t: 905.984.5545 f: 905.984.5542 st. catharines, ontario l0m 6k2
architectural office: 100 sunning ave., suite 102 t: 416.462.0389 f: 416.462.1954 toronto, ontario m5a 1s3

SHEET TITLE

SHADOW STUDY 1

PROJECT NUMBER: 2020-105
DATE: JAN 2021
DRAWN BY: JMR/SR
CHECKED BY: MDA
SCALE: AS SHOWN

A6



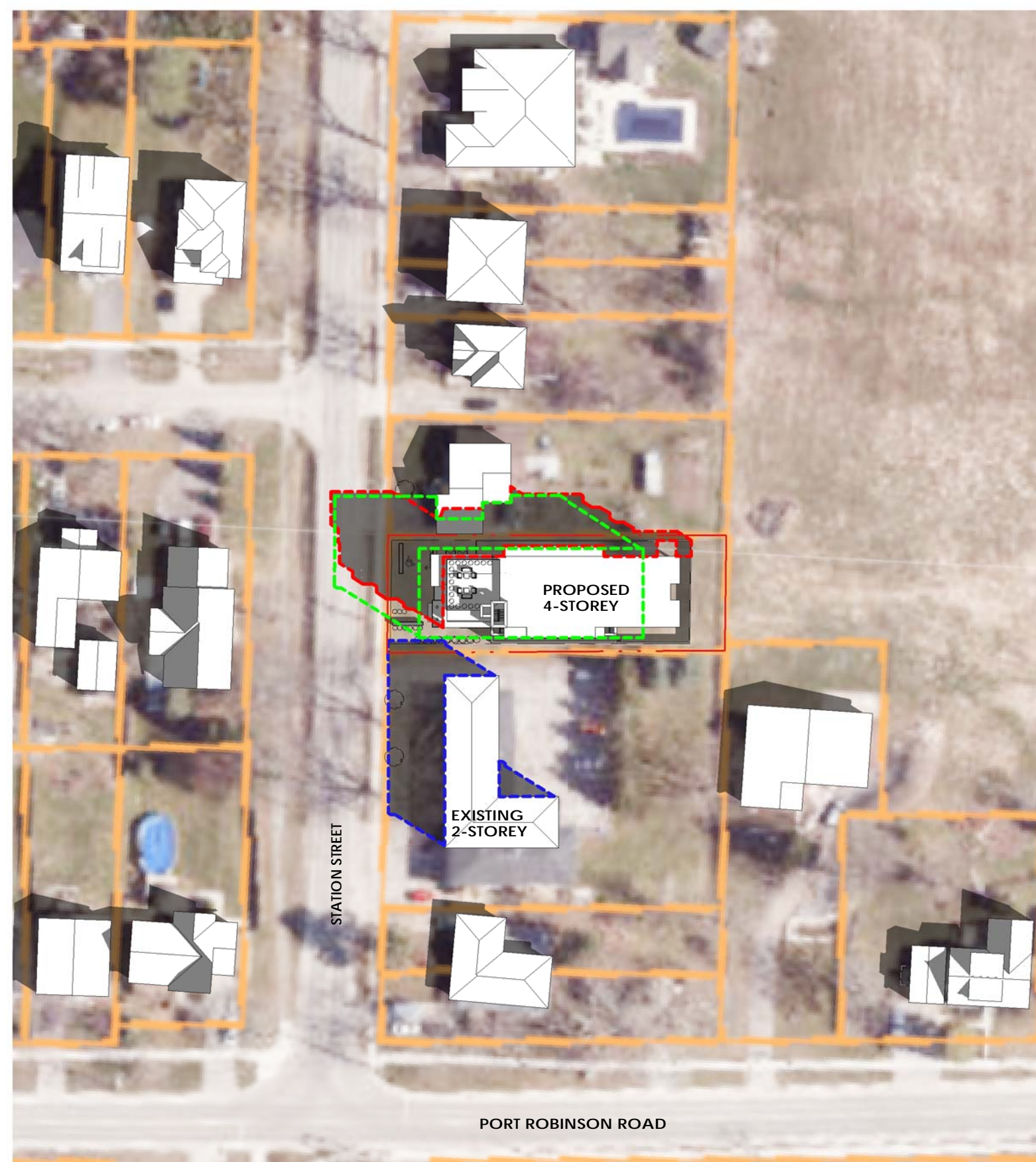
JUNE 20 9AM



JUNE 20 12PM



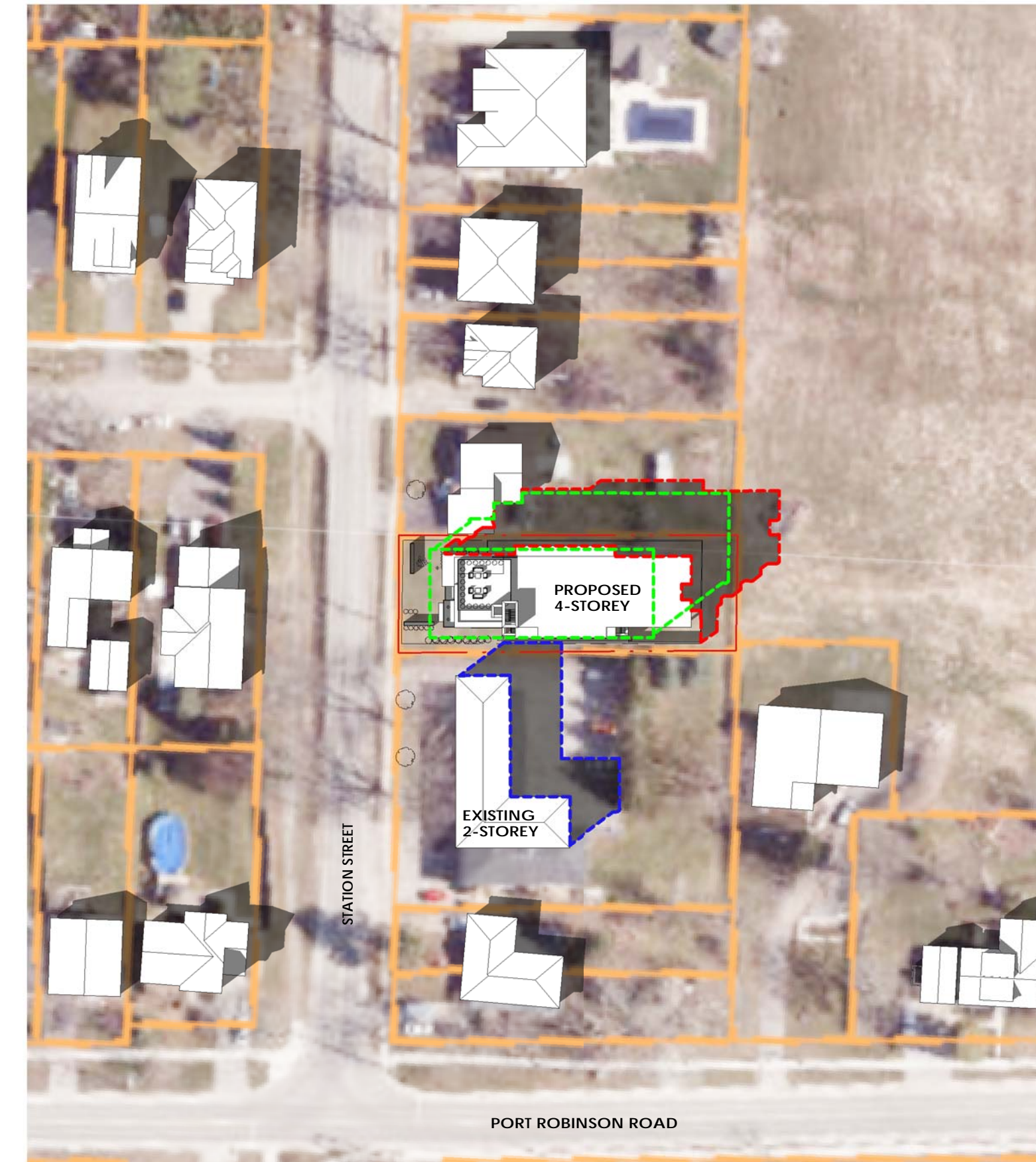
JUNE 20 3PM



SEPT 22 9AM



SEPT 22 12PM



SEPT 22 3PM

LEGEND

- PROPOSED RESIDENTIAL BUILDING SHADOW -----
- EXISTING 2-STORY RESIDENTIAL BUILDING SHADOW -----
- AS OF RIGHT R2 ZONING BUILDING SHADOW -----
- 10.5m HEIGHT
- 50% LOT COVERAGE

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

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 in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
1	SCHEMATIC CONCEPT	APRIL 2/2020
2	SCHEMATIC CONCEPT REVISIONS	APRIL 3/2020
3	REV. AS PER PRE-CONSULT	JUNE 4/2020
4	REV. AS PER PLANNER REVIEW	JUNE 9/2020
5	REV. AS PER CITY REVIEW/COMMENTS	OCT 6/2020
6	REV. AS PER CLIENT COMMENTS	MAR 5/2021
7	REV. AS PER CLIENT COMMENTS	MAR 26/2021
8	REV. AS PER CLIENT COMMENTS	APRIL 9/2021
9	REV. AS PER CLIENT COMMENTS	APRIL 9/2021

PROPOSED 4-STORY RESIDENTIAL BUILDING

1365 STATION STREET, PELHAM, ONTARIO

A | C | K
architects
www.ackarchitects.com

studio office: 442 macpherson ave. toronto, ontario m5h 1s2
architectural office: 100 sunningdale ave. suite 102 toronto, ontario m4h 1s3
T: 905.984.5545 F: 416.462.0359
F: 905.984.5542 F: 416.462.1954

SHEET TITLE

SHADOW STUDY 2

PROJECT NUMBER: 2020-105
DATE: JAN 2021
DRAWN BY: JMR/SR
CHECKED BY: MDA
SCALE: AS SHOWN

A7



PRELIMINARY FOR DISCUSSION PURPOSES ONLY

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 in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
1	SCHEMATIC CONCEPT	APRIL 2/2020
2	SCHEMATIC CONCEPT REVISIONS	APRIL 3/2020
3	REV. AS PER PRE-CONSULT	JUNE 4/2020
4	REV. AS PER PLANNER REVIEW	JUNE 9/2020
5	REV. AS PER PLANNER REVIEW	OCT 6/2020
6	REV. AS PER CITY REVIEW/COMMENTS	FEB 4/2021
7	REV. AS PER CLIENT COMMENTS	MAR 5/2021
8	REV. SP1 AS PER CLIENT COMMENTS	MAR 26/2021
9	REV. AS PER CLIENT COMMENTS	APRIL 9/2021

**PROPOSED
4-STOUREY
RESIDENTIAL
BUILDING**

1365 STATION STREET, PELHAM, ONTARIO

A | C | K
architects
www.ackarchitects.com

studio office: 442 macpherson ave. t: 905.984.5545 f: 905.984.5542 st. catherine, ontario l2m 5k2
architectural office: 100 sunnyside ave. suite 103 t: 416.462.0389 f: 416.462.1954 toronto, ontario m5s 1b3

SHEET TITLE

PERSPECTIVES

PROJECT NUMBER: 2020-105
DATE: JAN 2021
DRAWN BY: JMR/SR
CHECKED BY: MDA
SCALE: AS SHOWN

A8