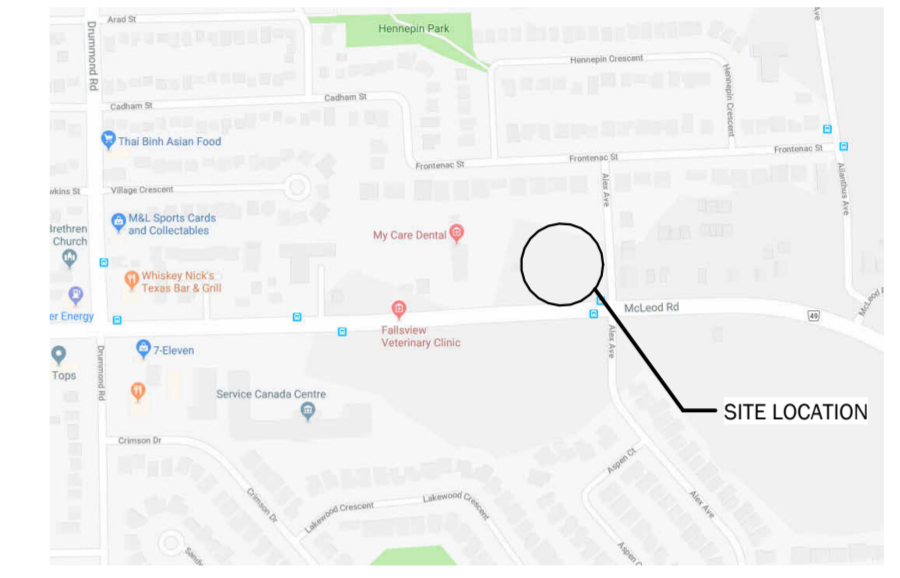


SITE STATS			
LOT AREA	7,618 SQ.M.	81,999 SF	100%
BUILDING AREA (GROUND)			
EXISTING	N/A	N/A	N/A
PROPOSED	1,141.93 SQ.M.	12,291.63 SF	14.99%
LOT COVERAGE (INC. CANOPIES, SECOND FLOOR)			
EXISTING	N/A	N/A	N/A
PROPOSED	1,232.80 SQ.M.	13,269.75 SF	16.18%
LANDSCAPING - OPEN SPACE			
EXISTING	7,474.14 SQ.M.	80,450.98 SF	100%
PROPOSED	2,217.89 SQ.M.	23,873.16 SF	29.11%
PAVED AREA (ASPHALT)			
EXISTING	N/A	N/A	N/A
PROPOSED	4,167.31 SQ.M.	44,856.55 SF	54.70%
BUILDING HEIGHT			
EXISTING	N/A	N/A	N/A
PROPOSED	23 M.	75'-5 1/2"	
LOT FRONTAGE			
EXISTING	78.33 M.	257'-0" FEET	
PROPOSED	TO REMAIN	TO REMAIN	

PARKING STATS		
	REQUIRED	PROPOSED
SURFACE PARKING	107 @ 1.23 SPACES PER UNIT = 132 SPACES	112 @ 1.18 SPACES PER UNIT = 132 SPACES



KEY PLAN
NTS

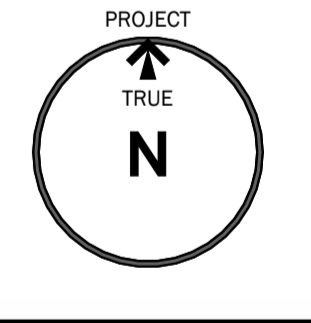
ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS 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.	DATE	DESCRIPTION	BY:
A	04/20/2023	SITE PLAN AMENDMENT	DS/CH
B	06/22/2023	ISSUED FOR PRELIMINARY PRICING	DS/CH
C	7/27/2023	SITE PLAN COMMENTS	DS/CH
D	03/04/2024	SITE PLAN COMMENTS	CH
E	03/22/2024	SITE PLAN COMMENTS	DS

COMMISSION:

7191 ALEX AVE. CONDOMINIUMS

7191 ALEX AVENUE, NIAGARA FALLS, ONTARIO



A · C · K
architects
STUDIO INC.

Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN

DRAWN BY:	DS	DRAWING No.:	
CHECKED BY:	CH/MDA		
DATE ISSUED:	03/22/2024		SP1.0
PROJECT No.:	2022-102		

SITE PLAN
1:250