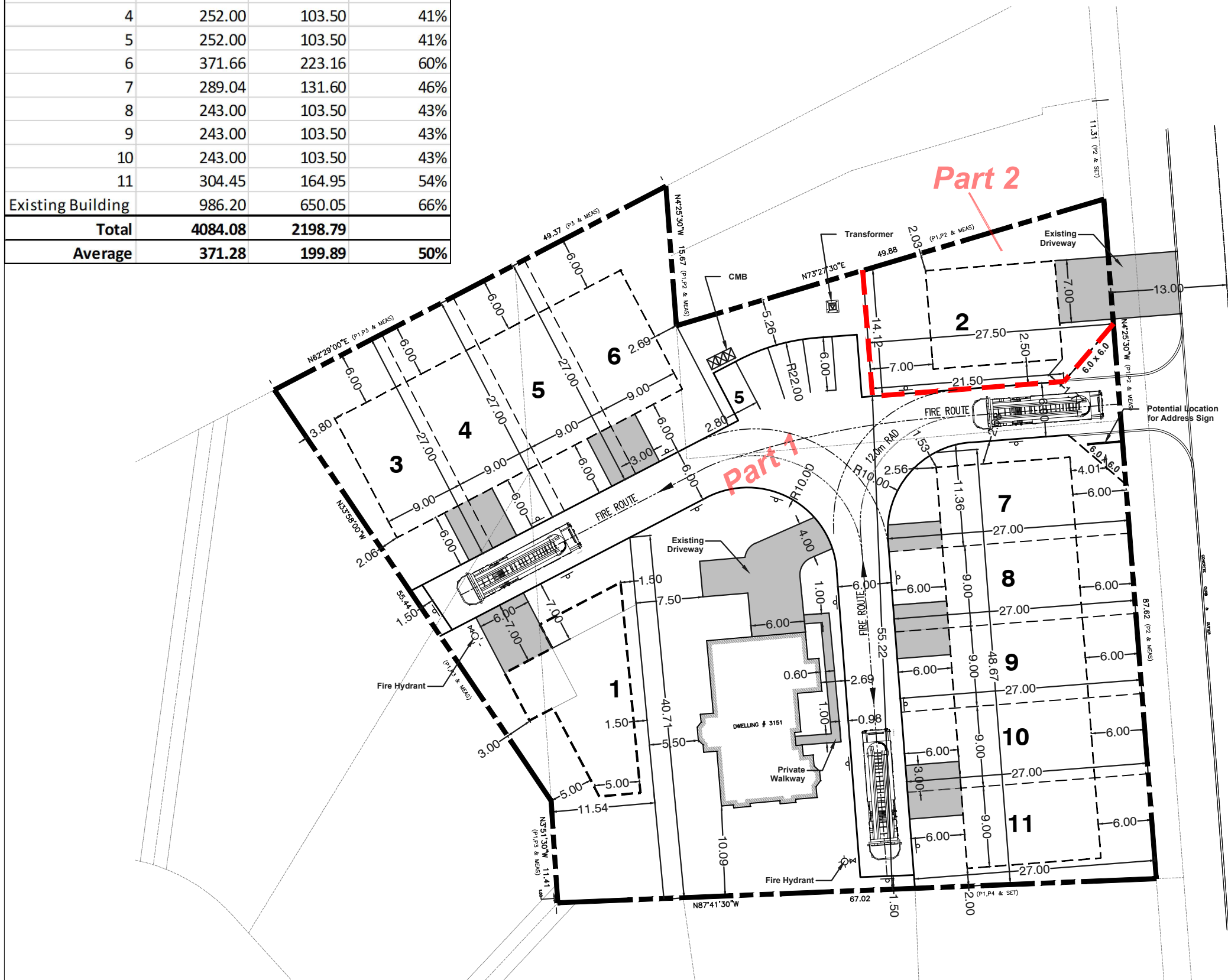


Part 1 Lots (Zone: R4)	Lot Area (m <sup>2</sup> )	Landscaped Area (m <sup>2</sup> )	Landscaped Percent	Part 2 Lots (Zone: R1E)	Lot Area (m <sup>2</sup> )	Landscaped Area (m <sup>2</sup> )	Landscaped Percent
1	566.07	326.37	58%	2	451.16	273.08	61%
3	333.66	185.16	55%				
4	252.00	103.50	41%				
5	252.00	103.50	41%				
6	371.66	223.16	60%				
7	289.04	131.60	46%				
8	243.00	103.50	43%				
9	243.00	103.50	43%				
10	243.00	103.50	43%				
11	304.45	164.95	54%				
Existing Building	986.20	650.05	66%				
<b>Total</b>	<b>4084.08</b>	<b>2198.79</b>					
<b>Average</b>	<b>371.28</b>	<b>199.89</b>	<b>50%</b>				



# CONCEPT SITE PLAN

ADDRESS:  
3151 Montrose Road,  
Niagara Falls



**MONTROSE ROAD**

Legend:	
	Fire Route/No Parking Sign
STATISTICS	
Total Area	0.56 ha
Part 1 Area*	0.51 ha
Part 2 Area	0.045 ha
Total Units**	12
Total Building Coverage	1,778.13 m <sup>2</sup>
Part 1 Building Coverage	1,618.05 m <sup>2</sup>
Part 2 Building Coverage	160.08 m <sup>2</sup>
Building Height	6 m
Density	21 UPH
Visitor Parking	5 Spaces
*Part 1 area include ROW	
**Total Units include existing house	

Project No:  
23987

Scale:  
1:500

Drawing No:  
CSP-03

June 6, 2024

Designed By: EC

