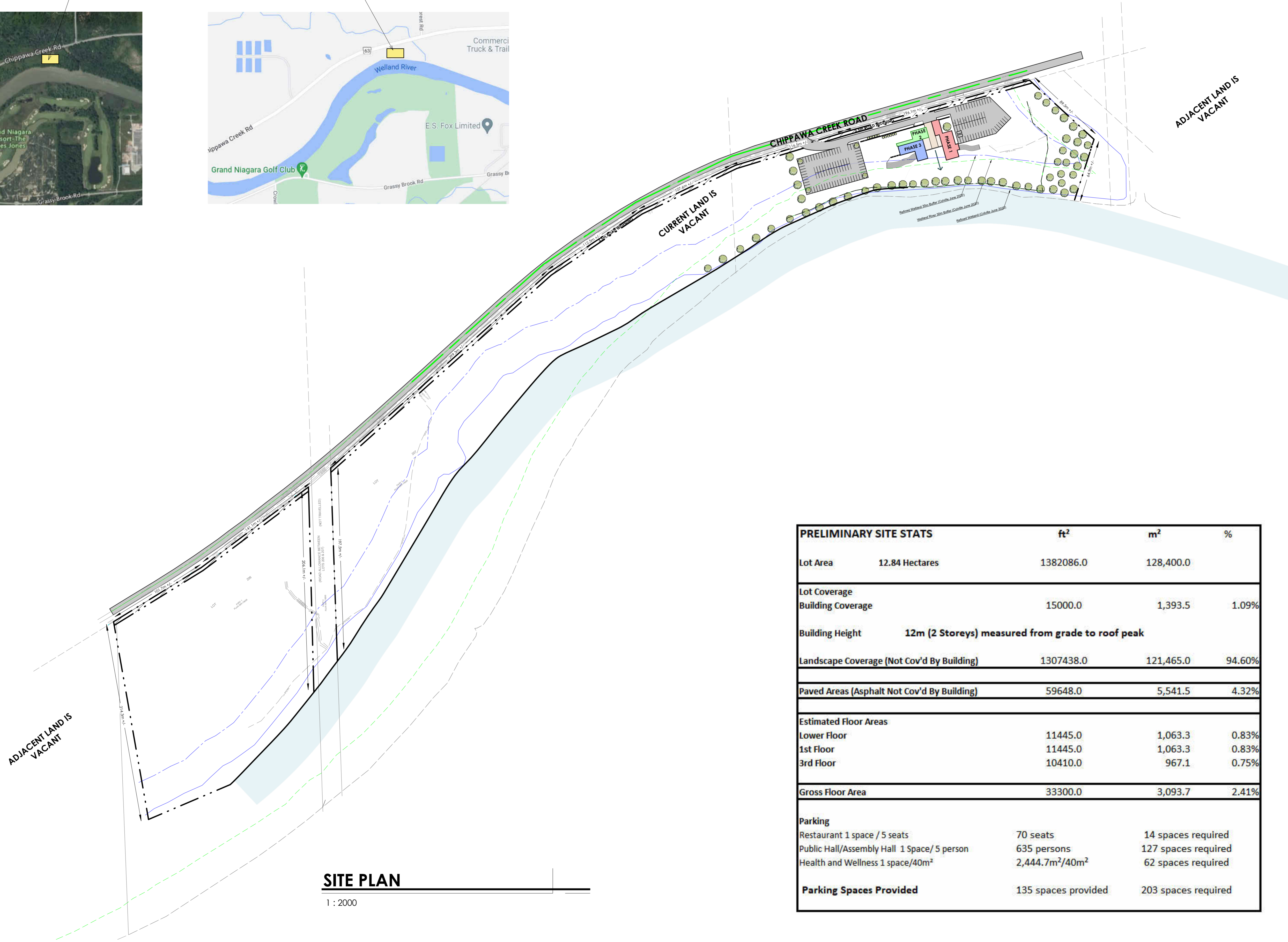


# NEW SERENITY TEMPLE CONCEPT

CHIPPAWA CREEK ROAD, NIAGARA FALLS, ON

SITE LOCATION



PRELIMINARY SITE STATS	ft <sup>2</sup>	m <sup>2</sup>	%
Lot Area	12.84 Hectares	1382086.0	128,400.0
Lot Coverage			
Building Coverage		15000.0	1,393.5 1.09%
Building Height	12m (2 Storeys) measured from grade to roof peak		
Landscape Coverage (Not Cov'd By Building)	1307438.0	121,465.0	94.60%
Paved Areas (Asphalt Not Cov'd By Building)	59648.0	5,541.5	4.32%
<b>Estimated Floor Areas</b>			
Lower Floor	11445.0	1,063.3	0.83%
1st Floor	11445.0	1,063.3	0.83%
3rd Floor	10410.0	967.1	0.75%
Gross Floor Area	33300.0	3,093.7	2.41%
<b>Parking</b>			
Restaurant 1 space / 5 seats	70 seats	14 spaces required	
Public Hall/Assembly Hall 1 Space/ 5 person	635 persons	127 spaces required	
Health and Wellness 1 space/40m <sup>2</sup>	2,444.7m <sup>2</sup> /40m <sup>2</sup>	62 spaces required	
<b>Parking Spaces Provided</b>	135 spaces provided	203 spaces required	

**SITE PLAN**

1 : 2000

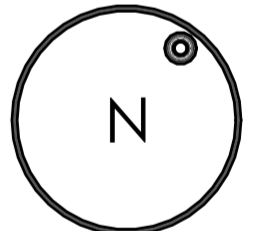
GENERAL NOTES

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:	REVISION:	BY:
1	11/25/2022	SITE PLAN	IC

COMMISSION:

**PROPOSED NEW SERENITY TEMPLE CONCEPT**



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

Architectural Office:  
290 Glenora Ave. St. Catharines, ON, L2T 2L3  
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:

CHECKED BY:

DATE:

SCALE: AS SHOWN

PROJECT No.: 2020-139

DWG. No.

**SP1**



- |                |   |                |   |                |  |
|----------------|---|----------------|---|----------------|--|
| <b>PHASE 1</b> | <ul style="list-style-type: none"> <li>• LOWER LEVEL KUNG FU AND ACCOMMODATIONS</li> <li>• MAIN LEVEL KUNG FU AND OFFICES</li> <li>• MAIN ENTRY LOBBY AND ELEVATOR</li> <li>• SECOND LEVEL GUEST ROOMS</li> </ul> | <b>PHASE 2</b> | <ul style="list-style-type: none"> <li>• LOWER LEVEL BANQUET STORAGE AND LINKWAY</li> <li>• MAIN LEVEL BANQUET HALL KITCHEN AND COURTYARD</li> <li>• SECOND LEVEL BANQUET HALL AND LINKWAY</li> </ul> | <b>PHASE 3</b> | <ul style="list-style-type: none"> <li>• LOWER LEVEL SPA</li> <li>• MAIN LEVEL YOGA STUDIO AND NOODLE HOUSE</li> <li>• SECOND LEVEL GUEST ROOMS</li> </ul> |
|----------------|---|----------------|---|----------------|--|



**KEY PLAN**

1 : 500

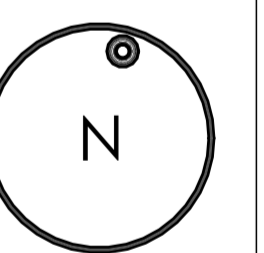
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**SP2**