

MCLEOD RESIDENCES

6633 McLeod Rd, Niagara Falls, ON L2G 3G3



PROJECT STATISTICS		
Lot Area	23,096 ft ²	2,146 m ²
Building Area	4,056 ft ²	377 m ²
Lot Coverage Ratio	17.56%	
Landscape Area	7,147 ft ²	664 m ²
Landscape Area Ratio	30.95%	
Gross Floor Area	10,102 ft ²	939 m ²
Gross Floor Area Ratio	44%	
Building Height	36'-1"	11.0m
Number of Parking	23	
Number of Units	18	
Parking Ratio	1.28	
Number of Storeys	3	
Number of Levels	4	
Density	84 units/ha	

*areas and ratios calculated post road widening

Unit Summary	# of Beds	Areas		Qty
		Type A	Type B	
Basement	1	600 ft ²	648 ft ²	6
Level 1	2	528 ft ²	576 ft ²	6
Level 2+3	2	1,122 ft ²	1,174 ft ²	6

Total 1 Bedroom Units	12
Total 2 Bedroom Units	6
Total Units	18

SHEET LIST	
Sheet Number	Sheet Name
A001	SITE PLAN
A002	SURVEY PLAN
A100	BASEMENT PLAN
A101	LEVEL 1 PLAN
A102	LEVEL 2 PLAN
A103	LEVEL 3 PLAN
A300	ELEVATIONS
A301	ELEVATIONS
A400	BUILDING SECTIONS

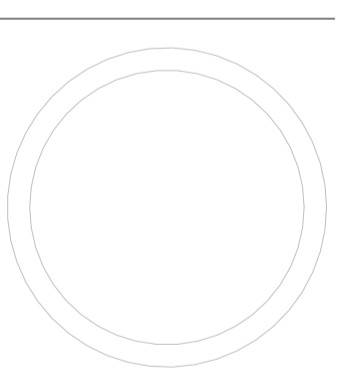
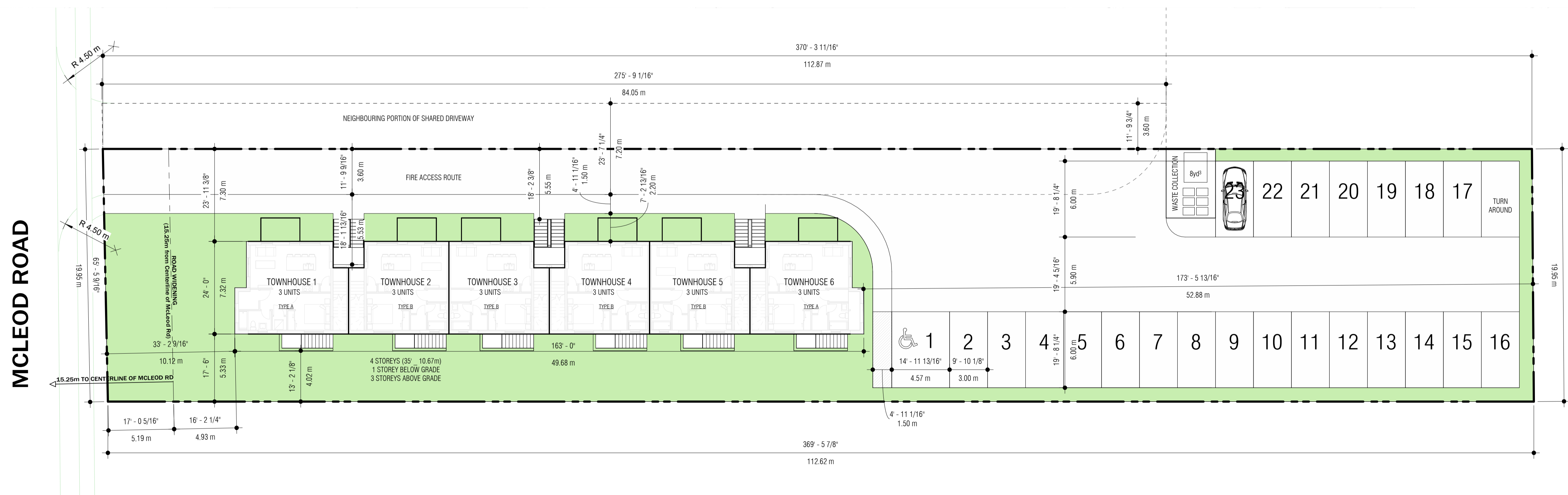
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6633 MCLEOD RD, NIAGARA FALLS

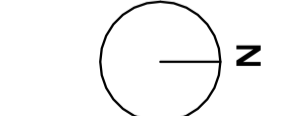
DATE: 12-01-2022
 PROJECT NO: 2002
 REVISION: DATE
 ZBA Set R3: 02-22-2023

NOTES:

NOT FOR CONSTRUCTION



SITE PLAN



SCALE: 1/16" = 1'-0"

A001

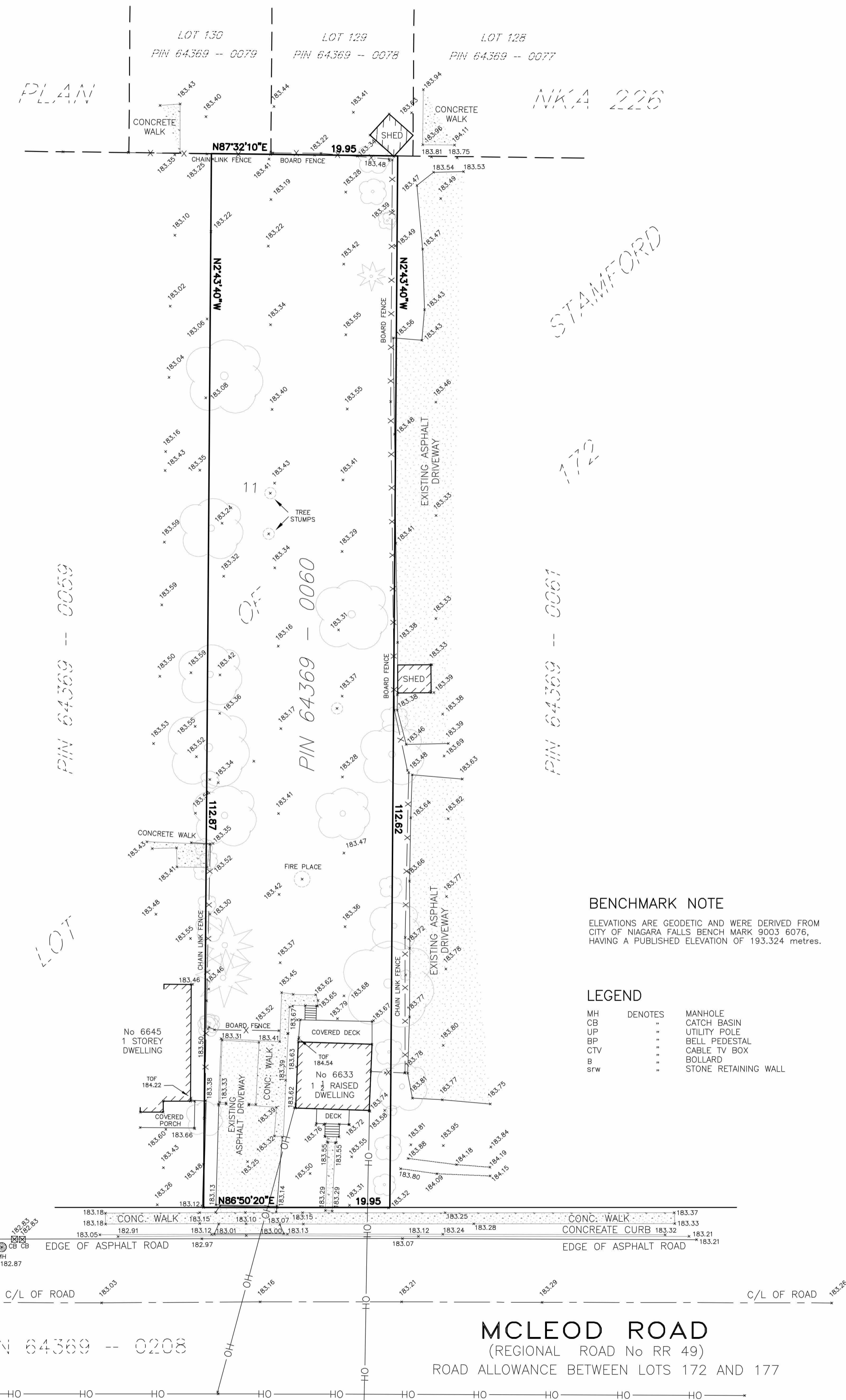
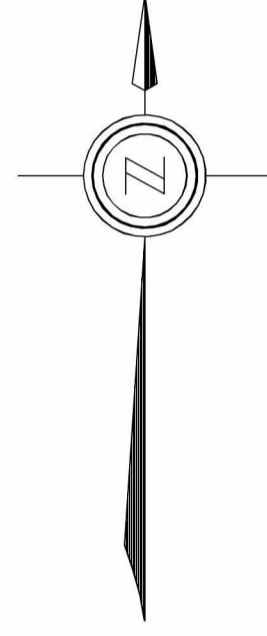
DRAWN BY: Author

SITE CONDITION SKETCH
6633 MCLEOD ROAD
 CITY OF NIAGARA FALLS

SCALE 1 : 300
 5 0 5 10 15 metres

KIRKUP MASCOE URE SURVEYING LTD.
 ONTARIO LAND SURVEYORS
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BENCHMARK NOTE
 ELEVATIONS ARE GEODETIC AND WERE DERIVED FROM CITY OF NIAGARA FALLS BENCH MARK 9003 6076, HAVING A PUBLISHED ELEVATION OF 193.324 metres.

LEGEND

MH	DENOTES	MANHOLE
CB		CATCH BASIN
UP		UTILITY POLE
BP		BELL PEDESTAL
CTV		CABLE TV BOX
B		BOLLARD
srw		STONE RETAINING WALL

DATE JAN 26, 2022
 SURVEYOR ROY S. KIRKUP
 ONTARIO LAND SURVEYOR

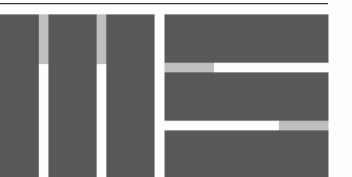
Kirkup Mascoe Ure Surveying
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4318 PORTAGE ROAD, UNIT 2, NIAGARA FALLS, ON L2E6A4
 T: (905) 641-1007 F: (905) 641-4242 www.jdbarnes.com

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISION	DATE	REMARKS

DRAWN BY: AC	CHECKED BY: RSK	REFERENCE NO.: 21-49-064-00
PLOTTED: 2022 JAN 26	DATE: 01/26/2022	



MATTHEW SCHMID
ARCHITECTURE

6057 MAIN ST. NIAGARA FALLS, ONTARIO, CANADA L2E 6K4
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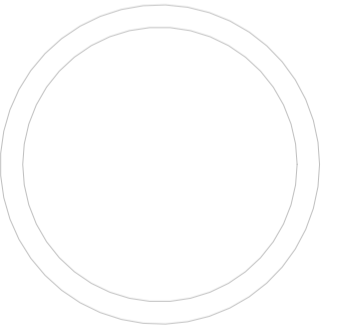
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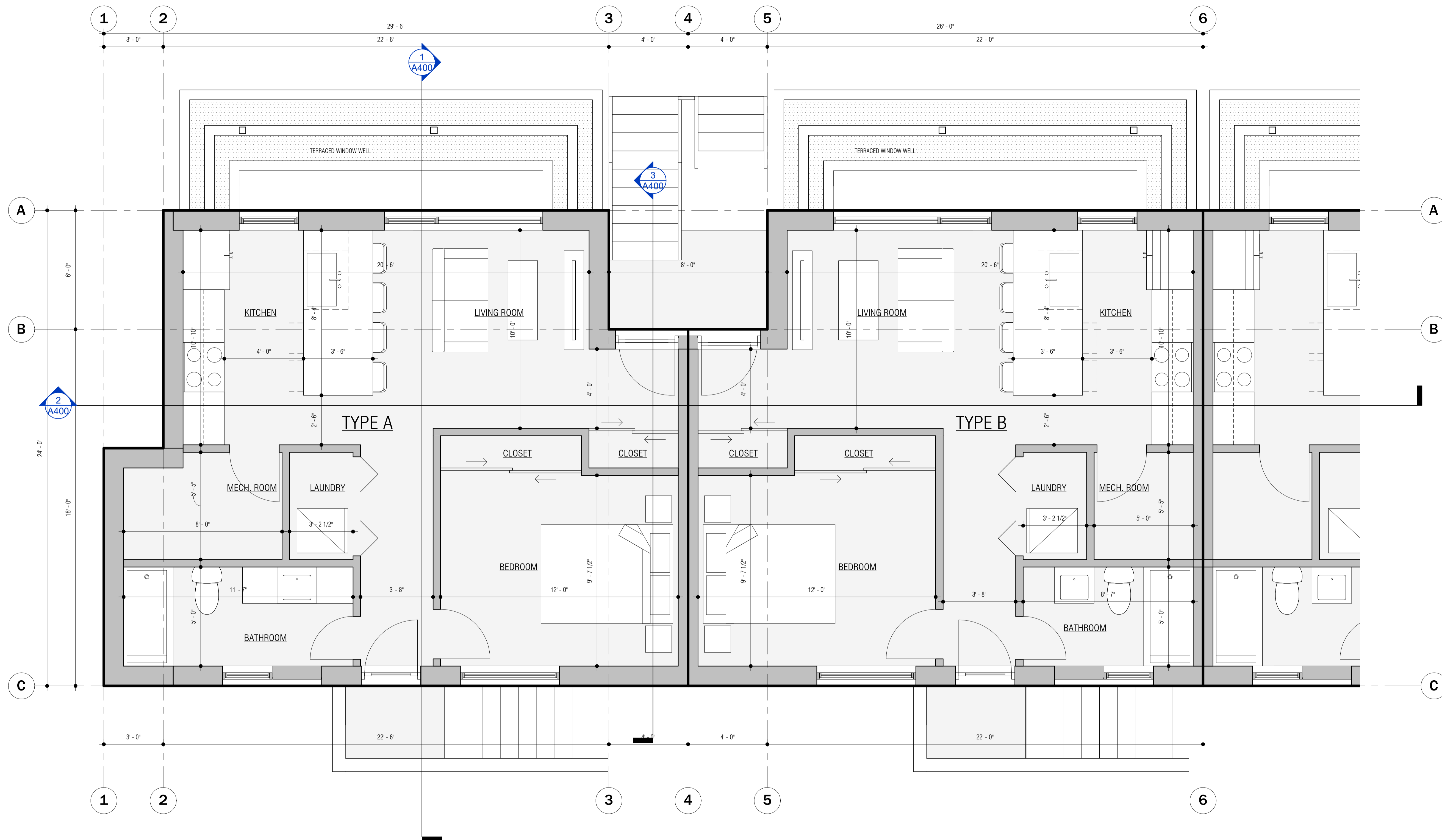


**BASEMENT
PLAN**

SCALE: 3/8" = 1'-0"

A100

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L2E 6K1
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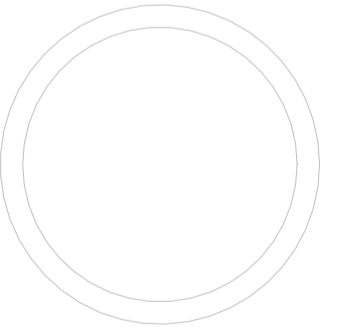
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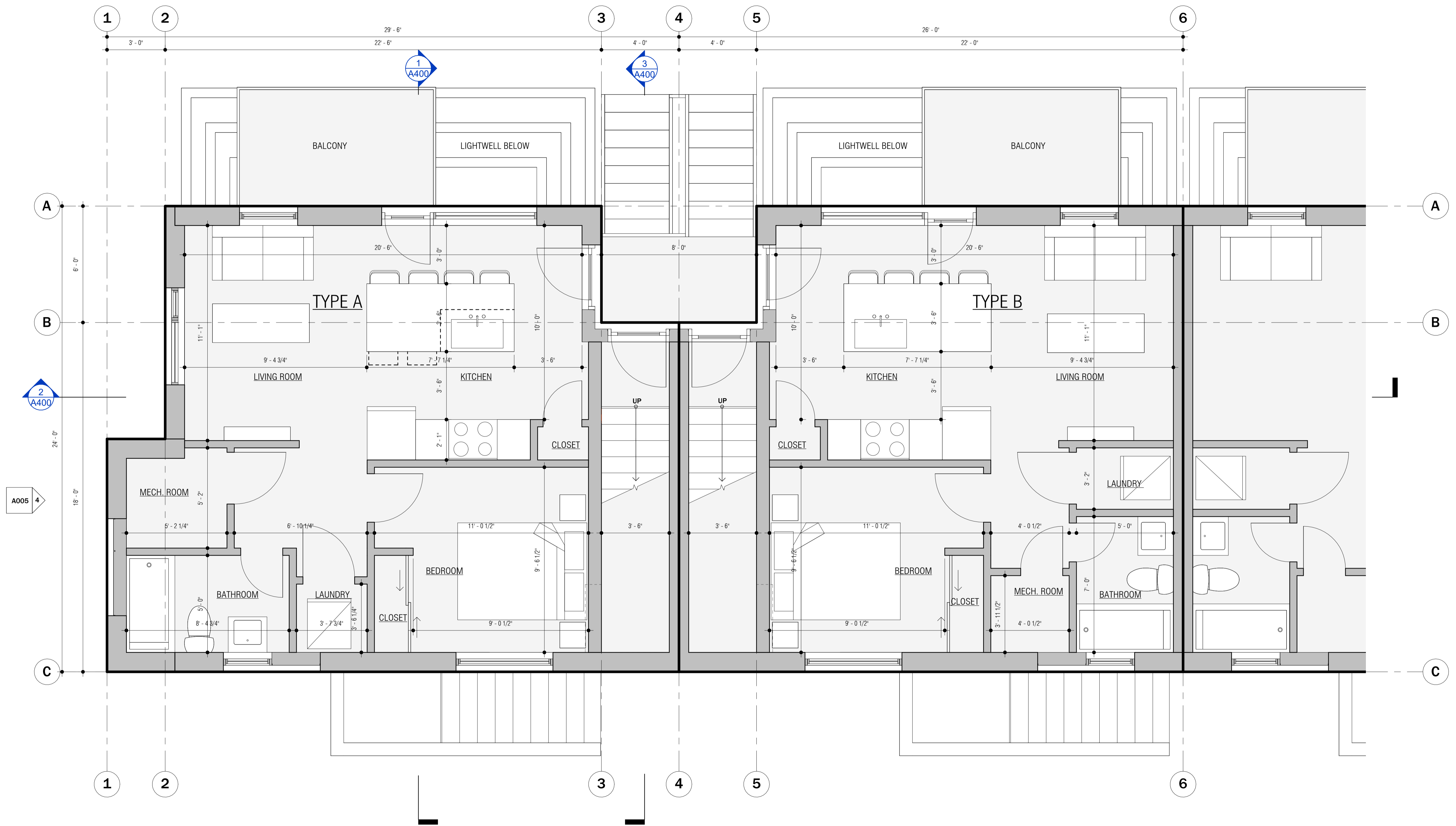


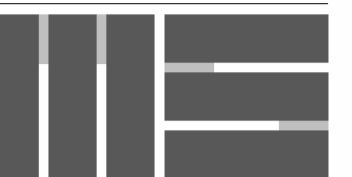
**LEVEL 1
PLAN**

SCALE: 3/8" = 1'-0"

A101

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MCLEOD RESIDENCES

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NIAGARA FALLS

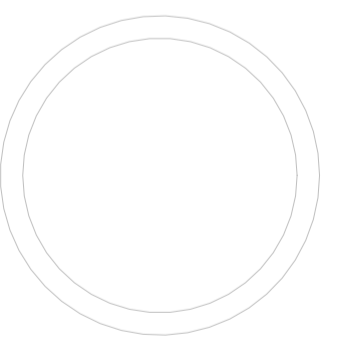
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NOTES:

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LEVEL 2
PLAN

SCALE: 3/8" = 1'-0"

A102

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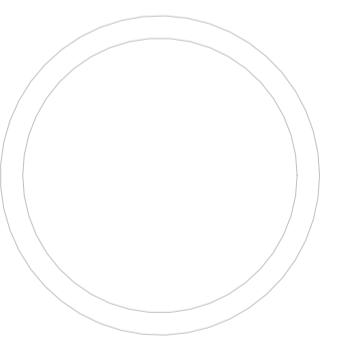
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NOTES:

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**LEVEL 3
PLAN**

SCALE: 3/8" = 1'-0"

A103

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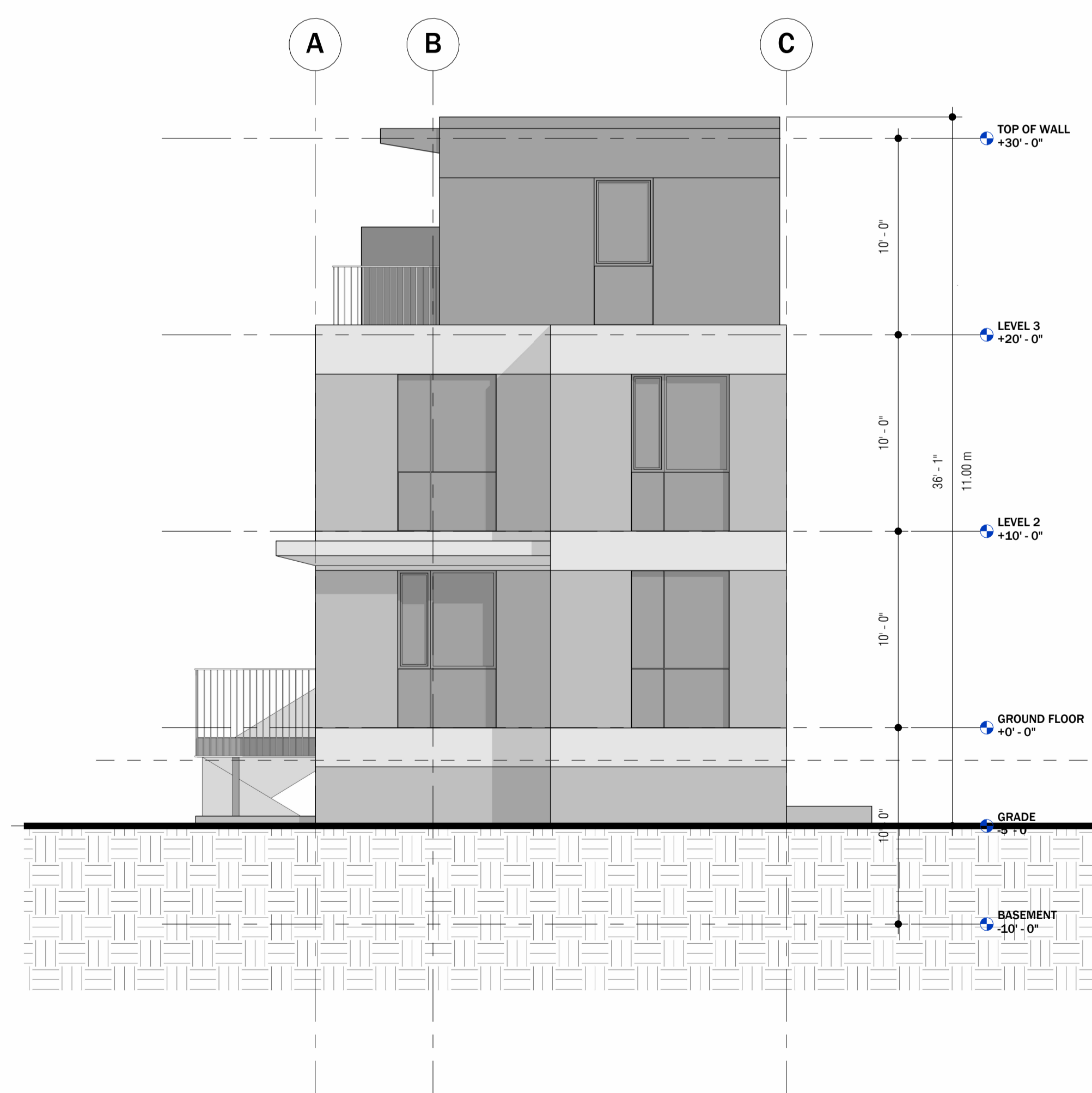
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NOTES:
GROUND FLOOR +0'-0"
GRADE -5'-0"
BASEMENT -10'-0"

NOT FOR CONSTRUCTION

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

A300

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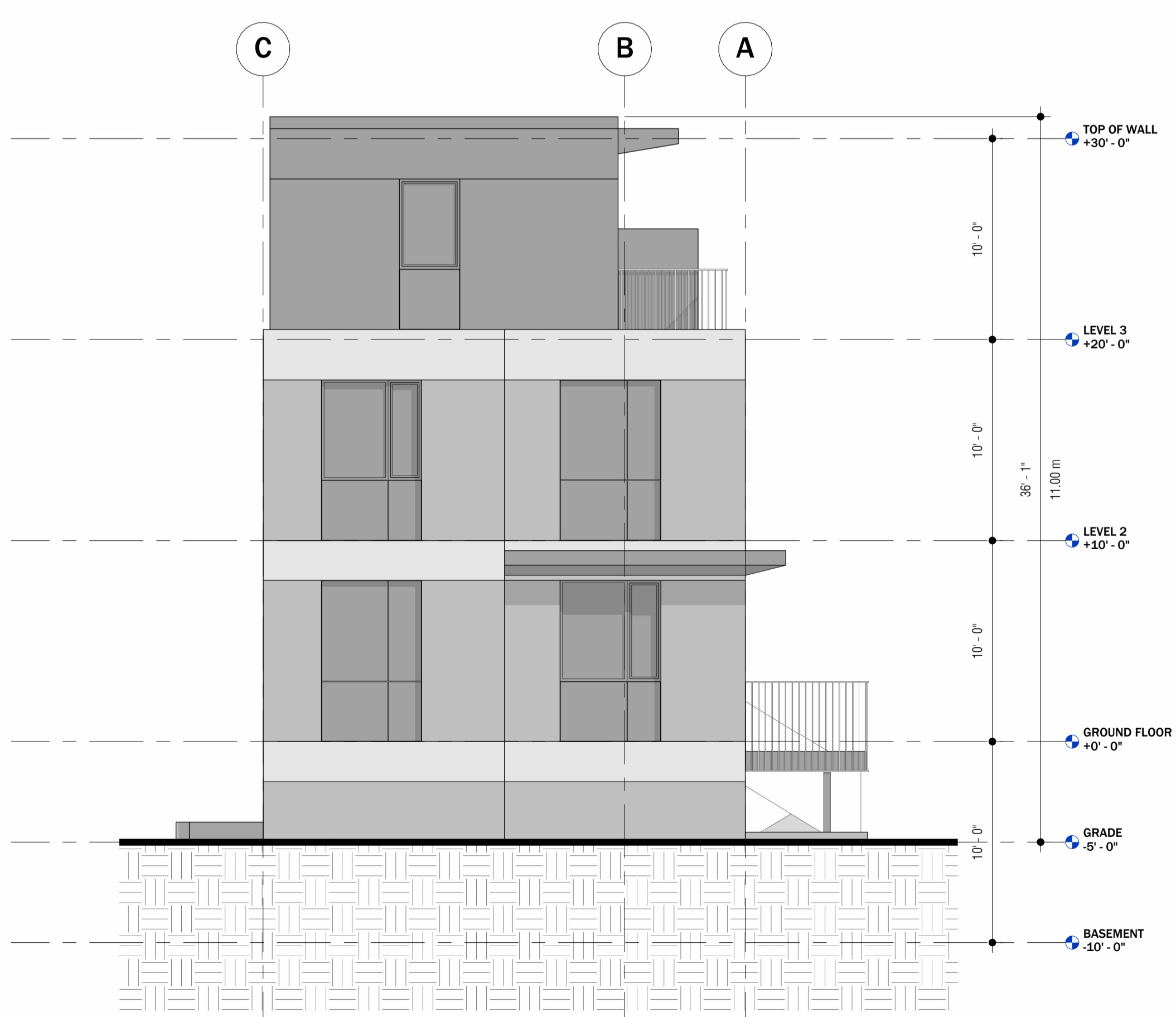
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NOTES:



1 WEST ELEVATION
 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

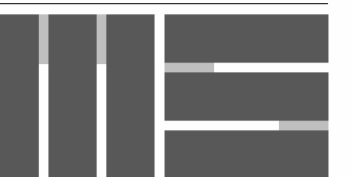
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SCALE: 3/16" = 1'-0"

A301

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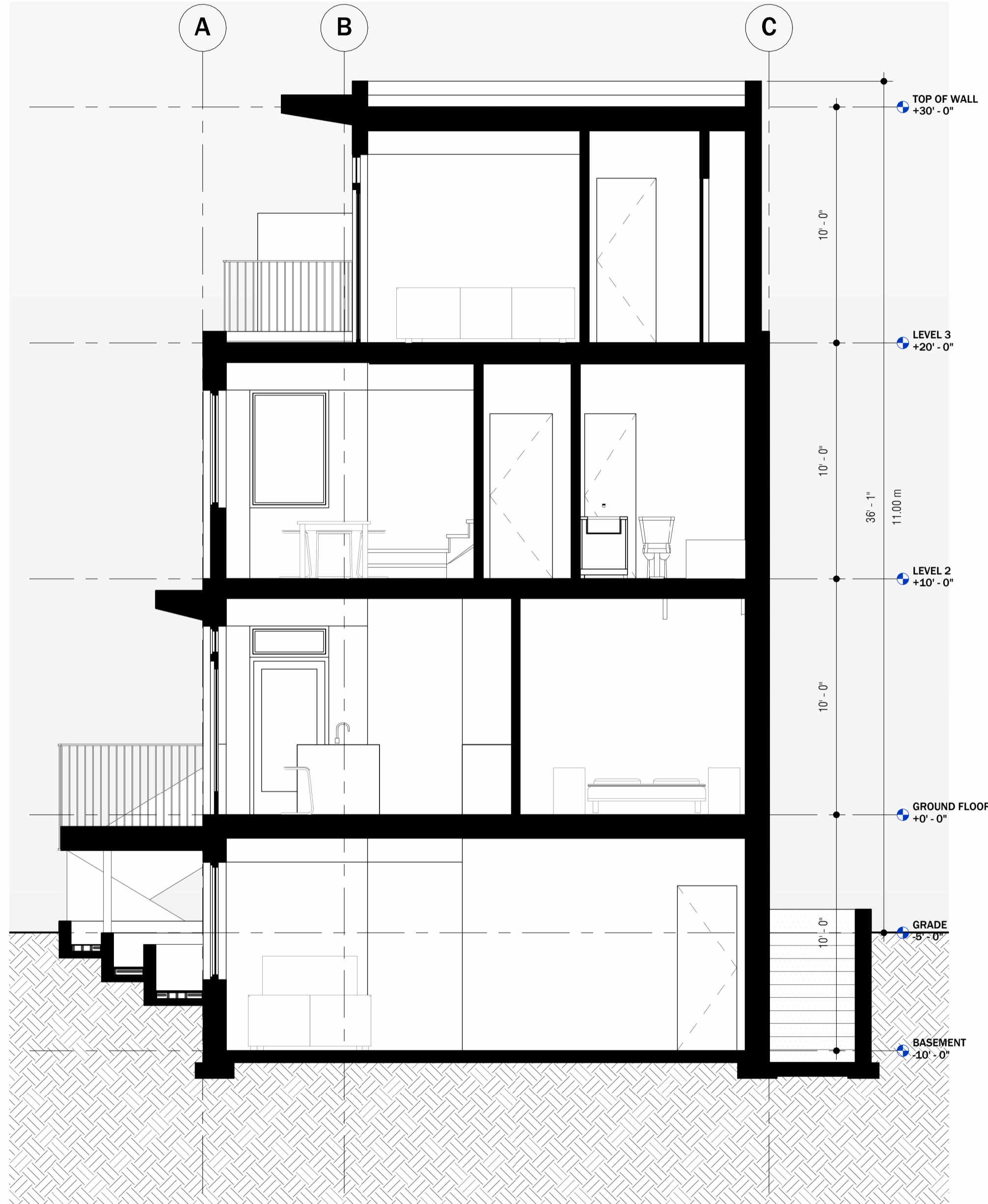
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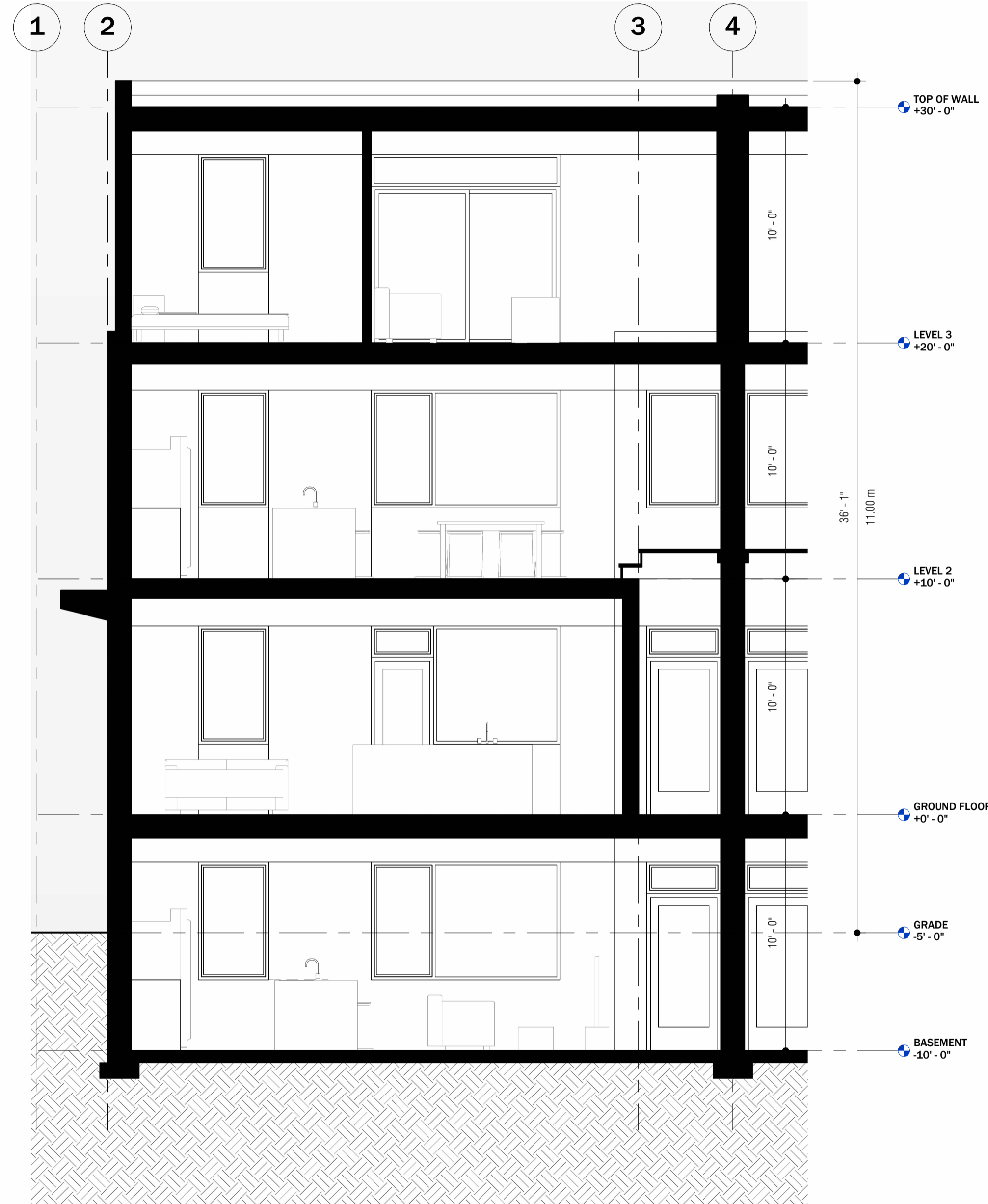
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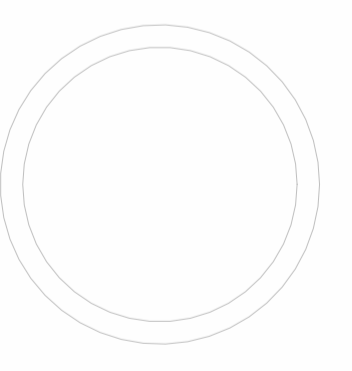
1 Section 1
SCALE: 1/4" = 1'-0"



2 Section 2
SCALE: 1/4" = 1'-0"



3 Section 3
SCALE: 1/4" = 1'-0"



**BUILDING
SECTIONS**

SCALE: 1/4" = 1'-0"

A400

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