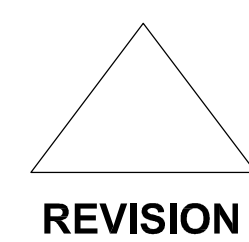


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 PROJECT No.: S22-042



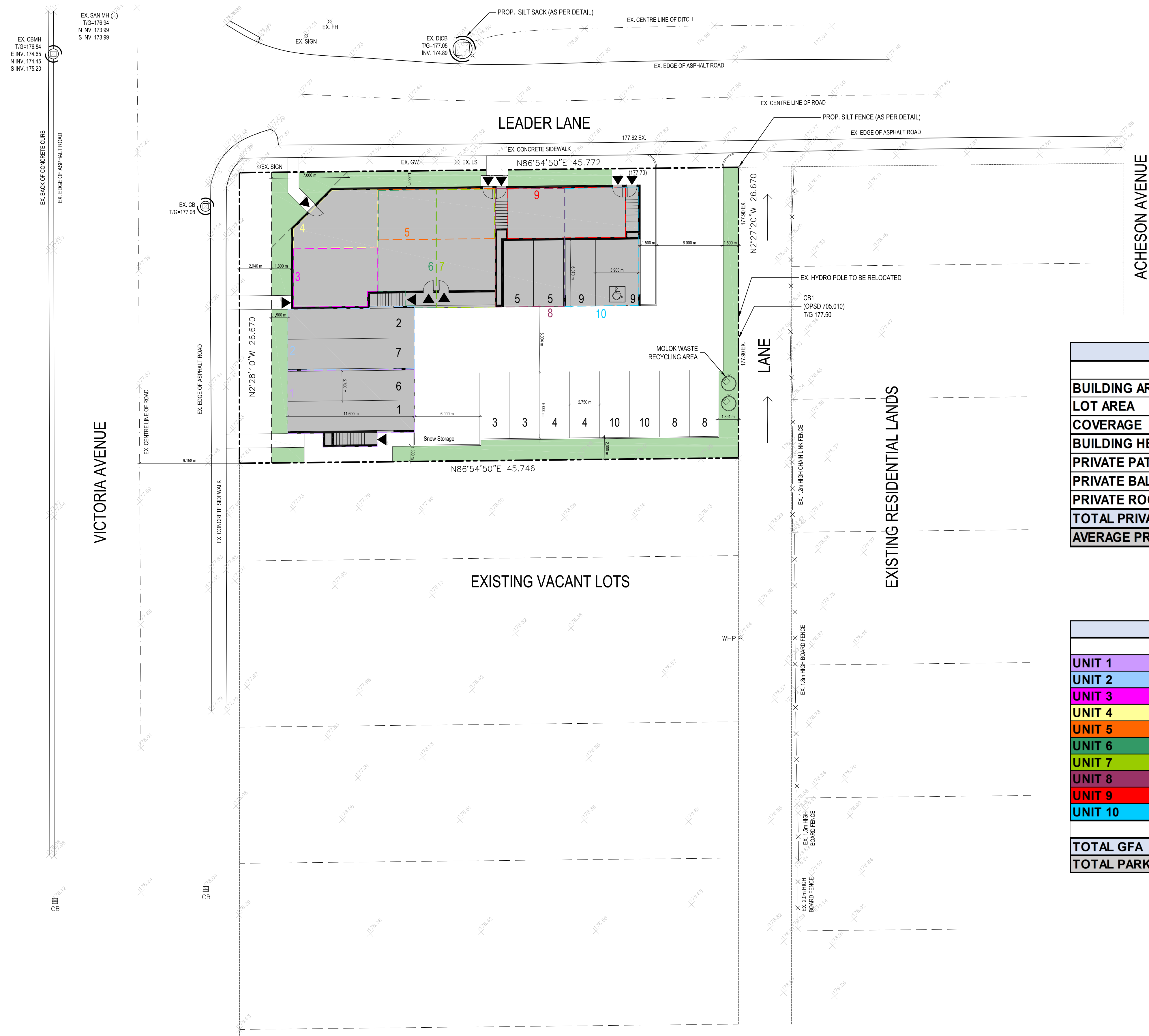
REVISION

**SITE PLAN CONCEPT  
 AP 10**

**SCALE: 1:200**

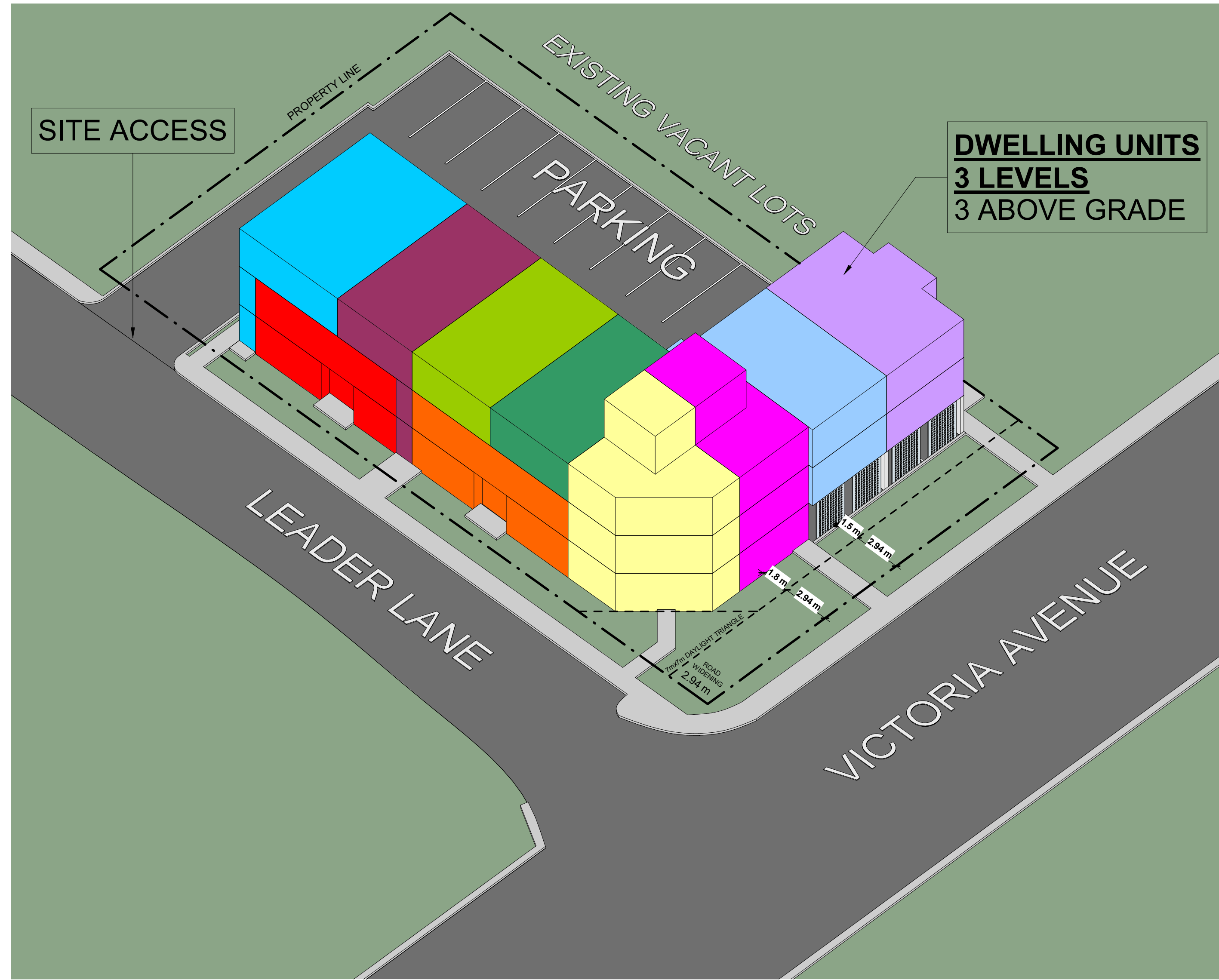
**NIAGARA FALLS RESIDENTIAL**  
 4078 Victoria Avenue, Niagara  
 Falls, ON, Canada

CLIENT: PRISCILLA FACEY  
 1101 Queen St. West, Toronto,  
 ON, Canada

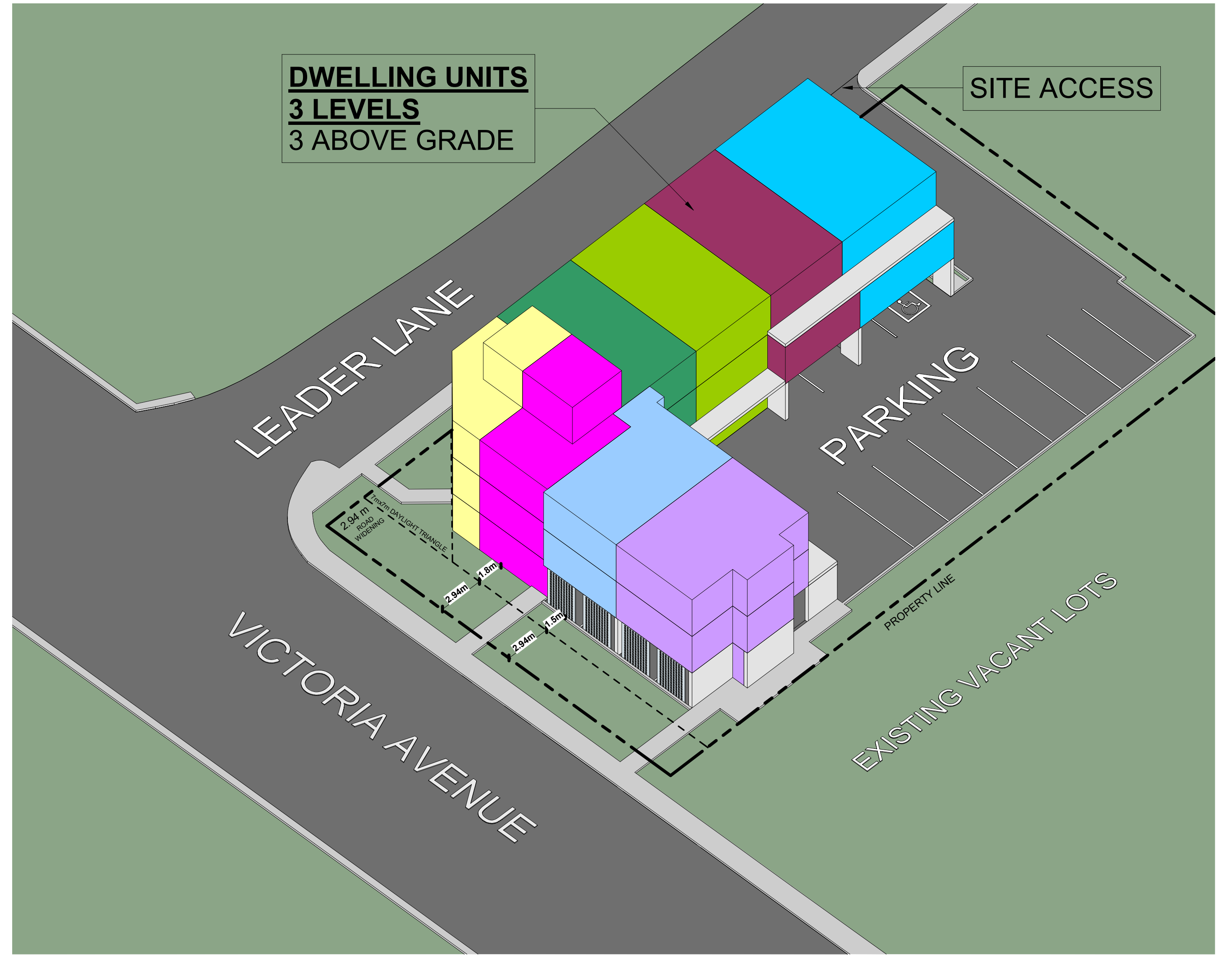


LOT COVERAGE		
	SQM	SQFT
BUILDING AREA	482.21	5190.45
LOT AREA	1220.09	13132.93
COVERAGE	39.52%	
BUILDING HEIGHT	12.5m	
PRIVATE PATIO AMENITY AREA	20.00	215.28
PRIVATE BALCONY AMENITY AREA	48.00	516.67
PRIVATE ROOFTOP TERRACE AMENITY AREA	32.00	344.45
TOTAL PRIVATE AMENITY AREA	100.00	1076.39
AVERAGE PRIVATE AMENITY AREA PER UNIT	10.00	107.64

UNIT STATS		
	AREA (sqft)	TYPE
UNIT 1	1200	3 BDRM + DEN
UNIT 2	1200	3 BDRM + DEN
UNIT 3	1280	3 BDRM
UNIT 4	1225	3 BDRM
UNIT 5	1200	3 BDRM + DEN
UNIT 6	1150	3 BDRM + DEN
UNIT 7	1150	3 BDRM + DEN
UNIT 8	1300	3 BDRM + DEN
UNIT 9	1150	3 BDRM + DEN
UNIT 10	1400	3 BDRM + DEN
TOTAL GFA	1139 sqm	12255 sqft
TOTAL PARKING	16 spaces	

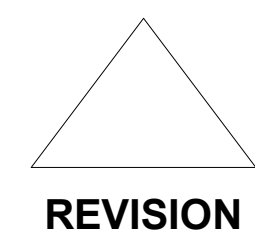


2 VIEW 1  
AP 50



1 VIEW 2  
AP 50

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REVISION

**MASSING MODEL**  
**AP 50**

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