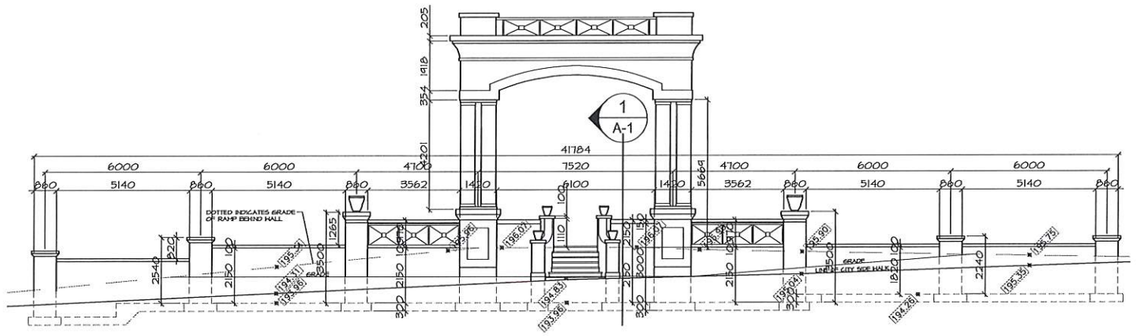
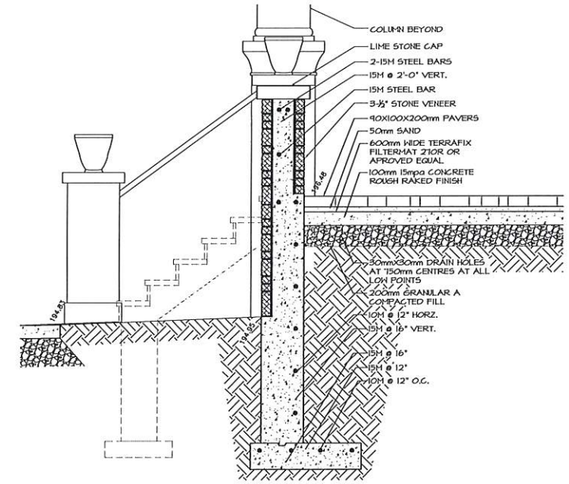
Minor Redline Revision.. - June 24/2020



ELEVATION OF FRONT RETAINING WALL & PORT COCHERE ALONG MAIN STREET AT FRONT ENTRANCE (A / A-1)

SCALE: 1 : 100



SECTION OF FRONT RETAINING WALL AND FRONT ENTRANCE DRIVEWAY (1 / A-1)

SCALE: 1 : 25

THIS SITE PLAN IS BASED ON A SURVEY OF

PART OF LOT 8 AND 9, PLAN 653
AND
LOT 1 & PART OF LOT 3, PLAN 653
(ON THE EAST SIDE OF PORTAGE ROAD, NORTH OF LUNDY'S LANE)

CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

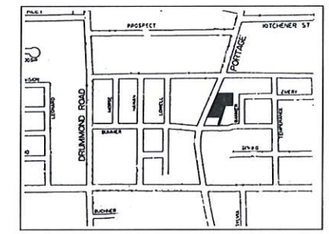
PREPARED BY THE SURVEYING FIRM OF

Matthews, Cameron, Heywood - Kerry T. Howe Surveying Limited

5733 Stanley Avenue - Unit #1, Niagara Falls, Ontario L2E 7G2 Phone 358-3693 Fax 358-6274
96 Church Street, St. Catharines, Ontario L2R 3C6 Phone 687-3300 Fax 685-6971
www.thesurveyors.ca

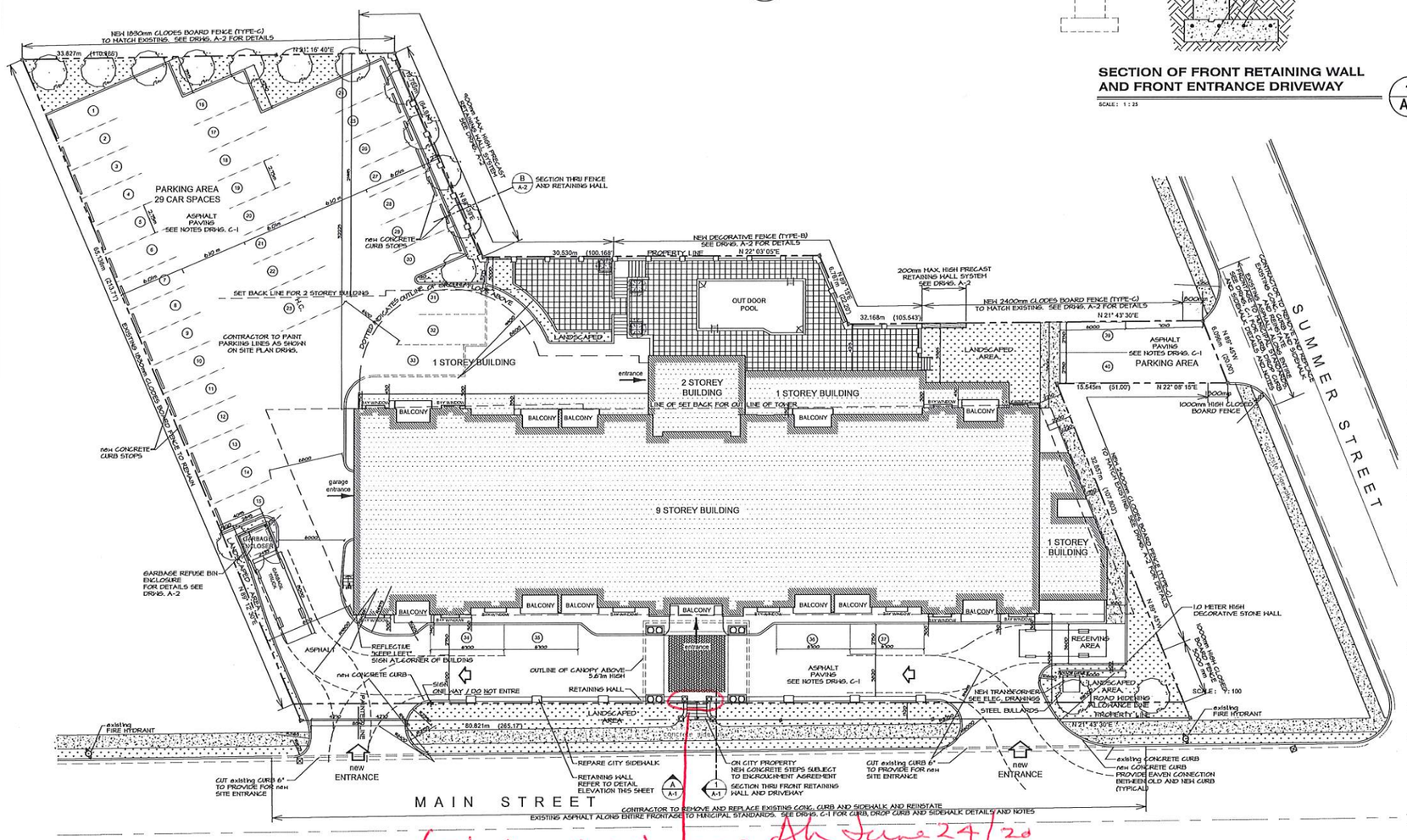
ON THE DATE OF DECEMBER 13, 2005

LLN:37920A File:2007-114



LOCATION PLAN

SCALE: N.T.S.



(Extend wall and remove steps to sidewalk and extend the landscape in place of the steps) AH June 24/20

SITE PLAN

SCALE: 1 : 200

N

SITE STATISTICS

RENAISSANCE RETIREMENT RESIDENCES

CURRENT ZONING GENERAL COMMERCIAL
PROPOSED ZONING RESIDENTIAL APARTMENT R5F

LOT AREA (Existing)	43,226 sq.ft.	4,015.42 m^2
LOT AREA (without 5 ft. road widening dedication)	41,901 sq.ft.	3,892.34 m^2
BUILDING GROUND COVER (35.16 % of Total New Lot Area)	14,733 sq.ft.	1,368.60 m^2
TOTAL GROSS FLOOR AREA Excluding Basement	97,619 sq.ft.	9,068.20 m^2
LANDSCAPED AREA (22.08 % of Total New Lot Area)	9,253 sq.ft.	859.54 m^2
PAVED AREA (42.76 % of Total New Lot Area)	17,915 sq.ft.	1,646.19 m^2
BUILDING HEIGHT (top of roof)	107.0 ft.	32.70 m
NUMBER OF STORIES	9 Floors	

BUILDING UNITS TYPE

	No of Suites	No of Bed
Studio Suites	17	17
One Bedroom Suites	56	56
Two Bedroom Suites	24	48
TOTAL	97 Suites	121 Beds

PARKING REQUIREMENTS

2 DOCTORS	3 Spaces for Each Doctor	6.0 Spaces
30 Dwelling SUITES	0.6 Space / Unit	18.0 Spaces
67 SUITES (no Stove)	0.6 Space / Unit	40.2 Spaces
TOTAL PARKING REQUIRED		65.0 Spaces

PARKING PROVIDED

ABOVE GRADE		39 Spaces
	H.C.	1 Space
UNDERGROUND		27 Spaces
	H.C.	2 Spaces
TOTAL PARKING PROVIDED		68 Spaces

architect
OSAMA ABO NASSAR
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OSAMA ABO NASSAR, OAA ARCHITECT

NO	DATE	DESCRIPTIONS
1	DEC. 06, 2012	Issued for review
2	Mar. 18, 2013	Issued for Minor Variance
3	Apr. 15, 2013	Issued for Building Permit/Tender
4	May. 08, 2014	Issued for Building Permit/Tender

PROJECT: WELLNESS SUITES NIAGARA
5688 MAIN STREET, NIAGARA FALLS, ONTARIO

SCALE: AS NOTED

DRAWING: SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
OSAMA ABO NASSAR
LICENCE 6664

DATE: NOV. 2012
DESIGN: OAN
DRAFTING: RH
ISSUED:
ACAD:
Proj. No. 12-31

A1.1