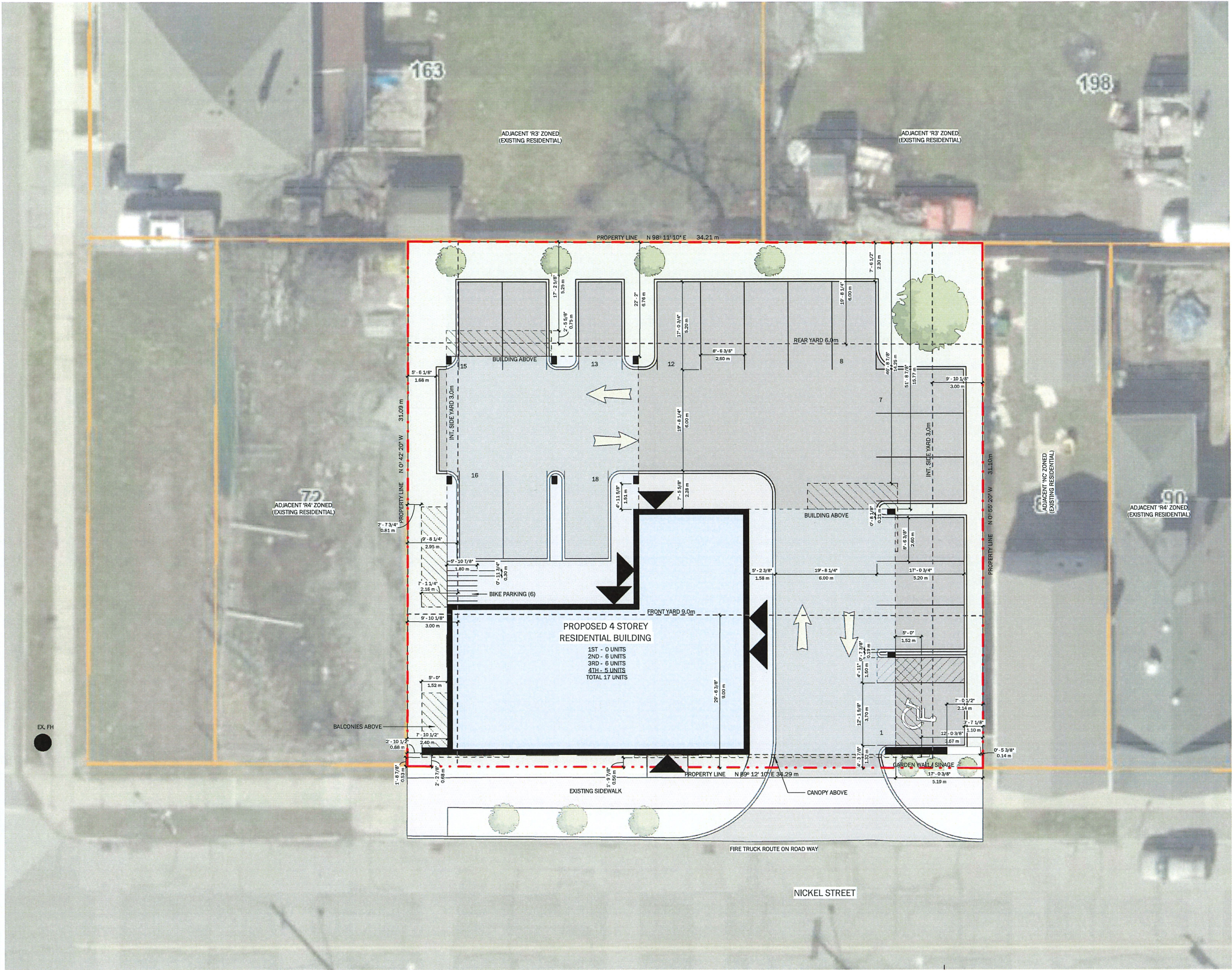
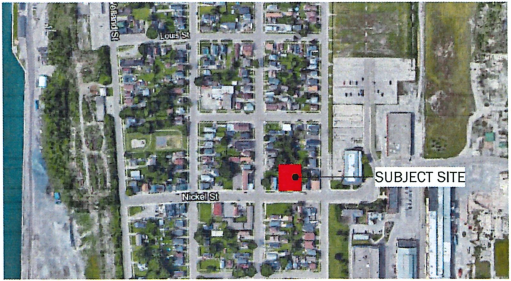




SITE PLAN - CONCEPT

1" = 10'-0"



KEY PLAN

NOT TO SCALE

PRELIMINARY SITE STATS				
	HECTARES	FT²	M²	%
LOT AREA				
Lot Area	0.1064	11452.2	1,063.9	100.0%
LOT FRONTAGE				
Required		18.0 m	59.05 ft	
Provided		33.68 m	110.49 ft	
LOT COVERAGE				
Permitted				
Lot Coverage		4580.9	425.6	40.0%
Proposed				
Building		2137.1	198.5	18.7%
Canopy and Balconies		3636.1	337.8	31.8%
Total		5773.2	536.3	50.41%
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)				
Minimum		2863.1	266.0	25.0%
Proposed		2700.3	250.9	23.58%
PARKING LOT LANDSCAPE 3.11.2				
Minimum of Parking Area		642.5	27.7	10.0%
Proposed of Parking Area		674.8	62.7	10.50%
PAVED/PARKING AREA (NOT COVERED BY BUILDING)				
Proposed		2978.7	276.7	26.01%
BUILDING HEIGHT				
Permitted		20.0 m	65.62 ft	
Proposed	4 Storey	14.48 m	47.5 ft	
SETBACKS				
	Required		Proposed	
Front setback	9.0 m	29.5 ft	0.0 m	0.0 ft
Interior Side yard	East (Building)	3.0 m	9.8 ft	5.19 m
	East (Fin Wall)			2.14 m
	West (Building)	3.0 m	9.8 ft	2.40 m
	West (Fin Wall)			0.88
Exterior Side yard	n/a	n/a	n/a	n/a
Rear Setback	6.0 m	19.6 ft	6.76 m	22.2 ft
Setback to Parking Area				
Front Property line	2.3 m	7.5 ft	1.32 m	4.3 ft
Int Property line	2.3 m	7.5 ft	1.10 m	3.6 ft
Rear Property Line	2.3 m	7.5 ft	2.3 m	7.5 ft
PARKING STATS				
PARKING REQUIRED				
Total	Residential	1.25 per unit		21.3
	BF Required			1 Spaces
	Loading Required			0 Spaces
	Bike Required			6 Spaces
PARKING PROVIDED				
Surface Parking				18
Total				18
	BF Provided			1 Spaces
	Loading Provided			0 Spaces
	Bike Provided			6 Spaces
BUILDING STATS				
Residential Building		AREA (Total construction area)		
	# of Units	sq.ft	sqm	
1st FLOOR 0		2136.6	198.5	
2nd FLOOR 6		5116.1	475.3	
3rd FLOOR 6		5116.1	475.3	
4th FLOOR 5		4414.3	410.1	
Total Units 17		16783.1	1559.2	

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4 STOREY RESIDENTIAL DEVELOPMENT

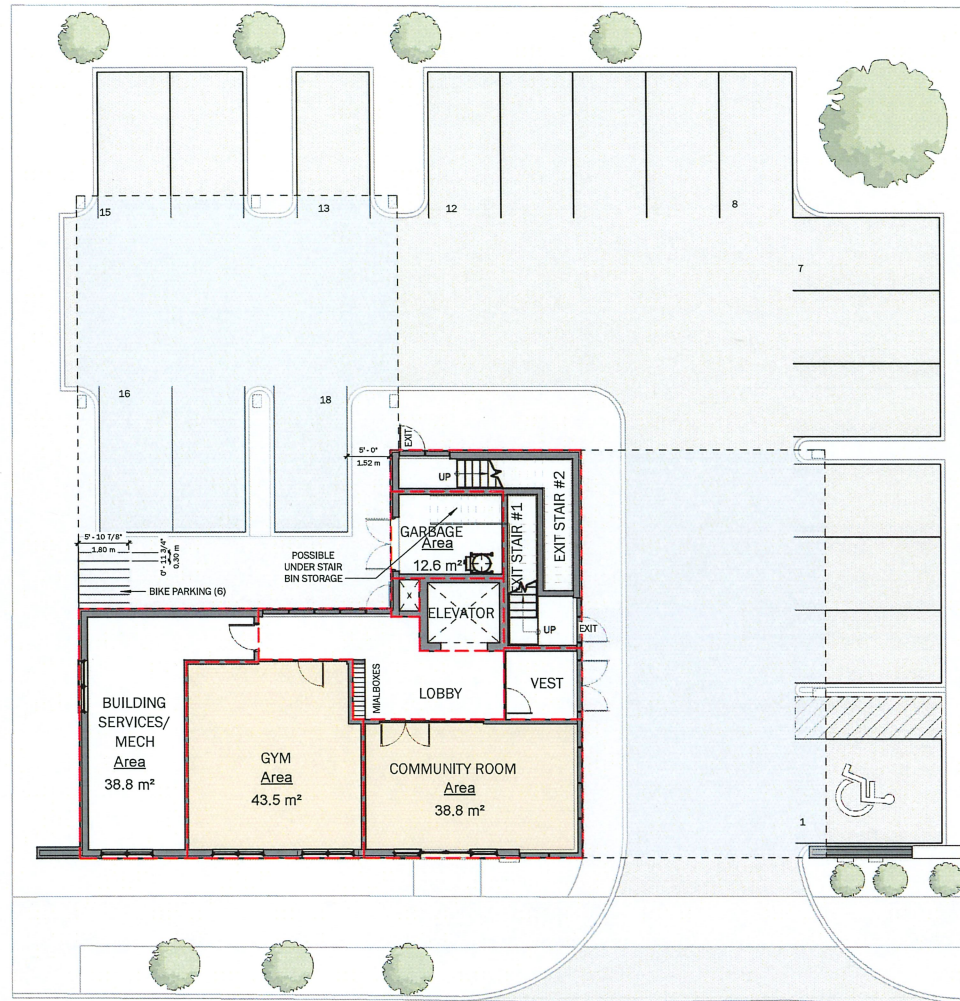
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SITE PLAN

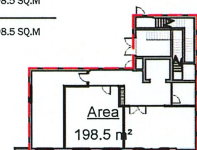
DWG. No.
.SP1

SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178

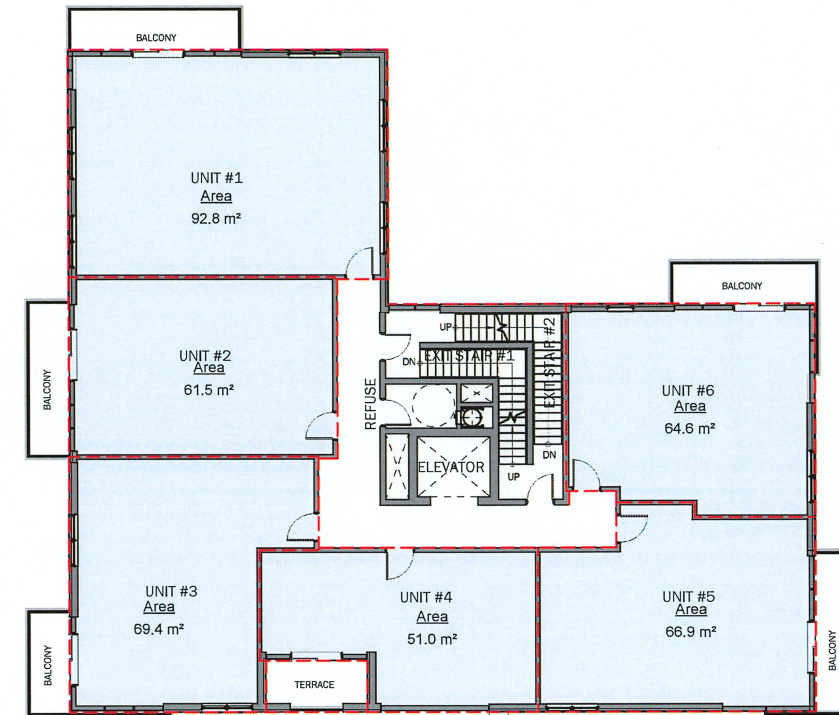


1ST FLOOR PLATE
1" = 10'-0" **198.5 SQ.M**

SALEABLE AREA (EXCL. BALCONIES)	0.0 SQ.M
CONSTRUCTION AREA (INCL. STAIRS AND ELEV.)	198.5 SQ.M
TOTAL	198.5 SQ.M

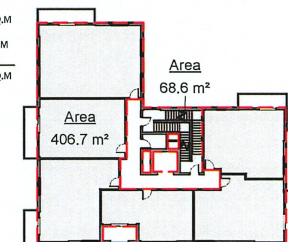


1ST FLOOR - AREA PLAN
1" = 30'-0"



2ND-3RD FLOOR PLATE
1" = 10'-0" **475.3 SQ.M**
6 UNITS/FLOOR

SALEABLE AREA (EXCL. BALCONIES)	406.7 SQ.M
CONSTRUCTION AREA (EXC. ELEV./MECH SHAFTS)	68.6 SQ.M
TOTAL	475.3 SQ.M



2ND FLOOR - AREA PLAN
1" = 30'-0"

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4 STOREY RESIDENTIAL DEVELOPMENT

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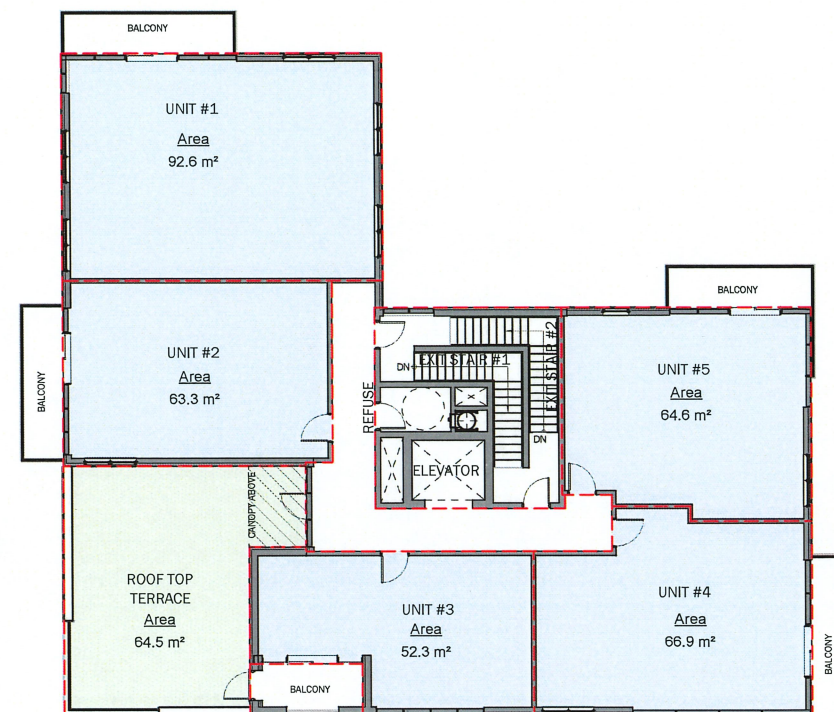
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1ST - 3RD FLOOR
PLATE

DWG. No.

A1

SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178

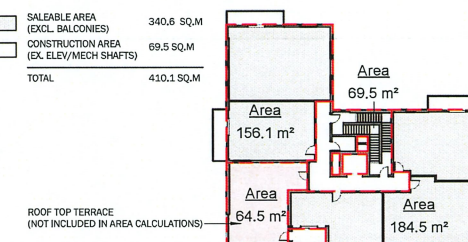


4TH FLOOR PLATE

1" = 10'-0"

409.2 SQ.M
5 UNITS

SALEABLE AREA (EXCL. BALCONIES)	340.6 SQ.M
CONSTRUCTION AREA (EX. ELEV/MECH SHAFTS)	69.5 SQ.M
TOTAL	410.1 SQ.M



4TH FLOOR - AREA PLAN

1" = 30'-0"

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4 STOREY RESIDENTIAL DEVELOPMENT

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4TH FLOOR PLATES

DWG. No.

A2

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FRONT (NICKEL ST) ELEVATION

1" = 10'-0"



FRONT-LEFT PERSPECTIVE



FRONT-RIGHT PERSPECTIVE



RIGHT (EAST) ELEVATION

1" = 10'-0"

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4 STOREY RESIDENTIAL DEVELOPMENT

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FRONT AND RIGHT
ELEVATION

DWG. No.

A3

SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178

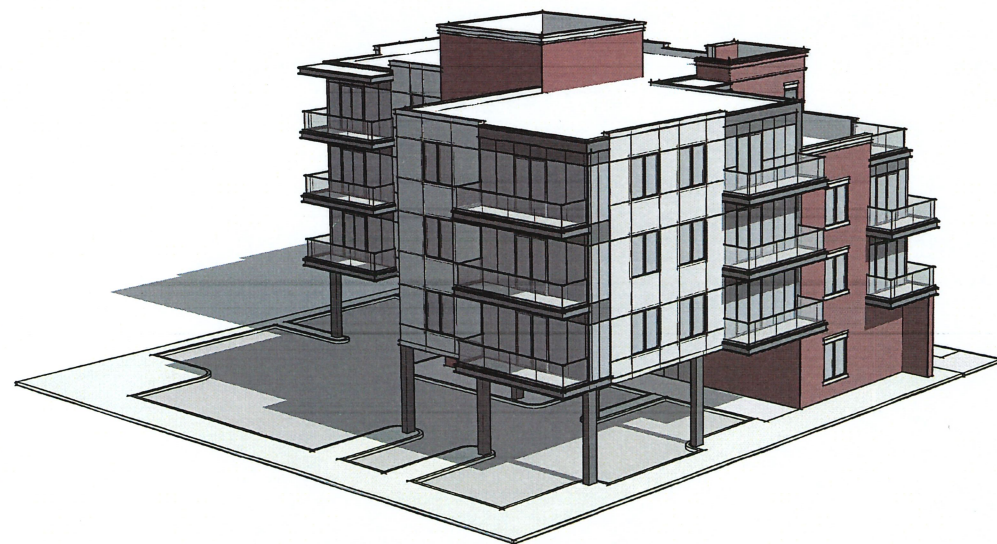


REAR (NORTH) ELEVATION

1" = 10'-0"



REAR-RIGHT PERSPECTIVE



REAR-LEFT PERSPECTIVE



LEFT (WEST) ELEVATION

1" = 10'-0"

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4 STOREY RESIDENTIAL DEVELOPMENT

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REAR AND LEFT
ELEVATION

DWG. No.

A4

SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178



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4 STOREY RESIDENTIAL DEVELOPMENT

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ARTISTIC
RENDERING

DWG. No.
A5
SCALE: AS SHOWN
DATE: NOVEMBER 2024
PROJECT No.: 2024-178