

235 WELLAND ST

Port Colborne

Pre-Consultation Concept Drawings



DESIGN CONCEPT

Context Plan

Site Plan

Plan Diagrams

Views

CONTEXT PLAN

235 Welland St

WELLAND CANAL

SEAWAY PARK

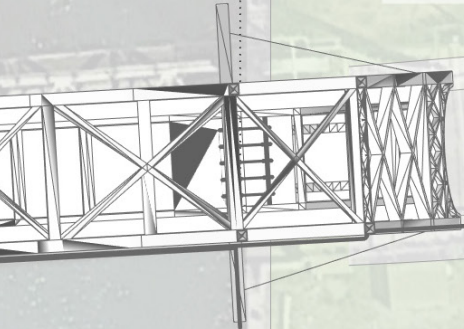
FRIENDSHIP TRAIL

DURHAM ST

CLARENCE ST

235
WELLAND ST

WELLAND ST

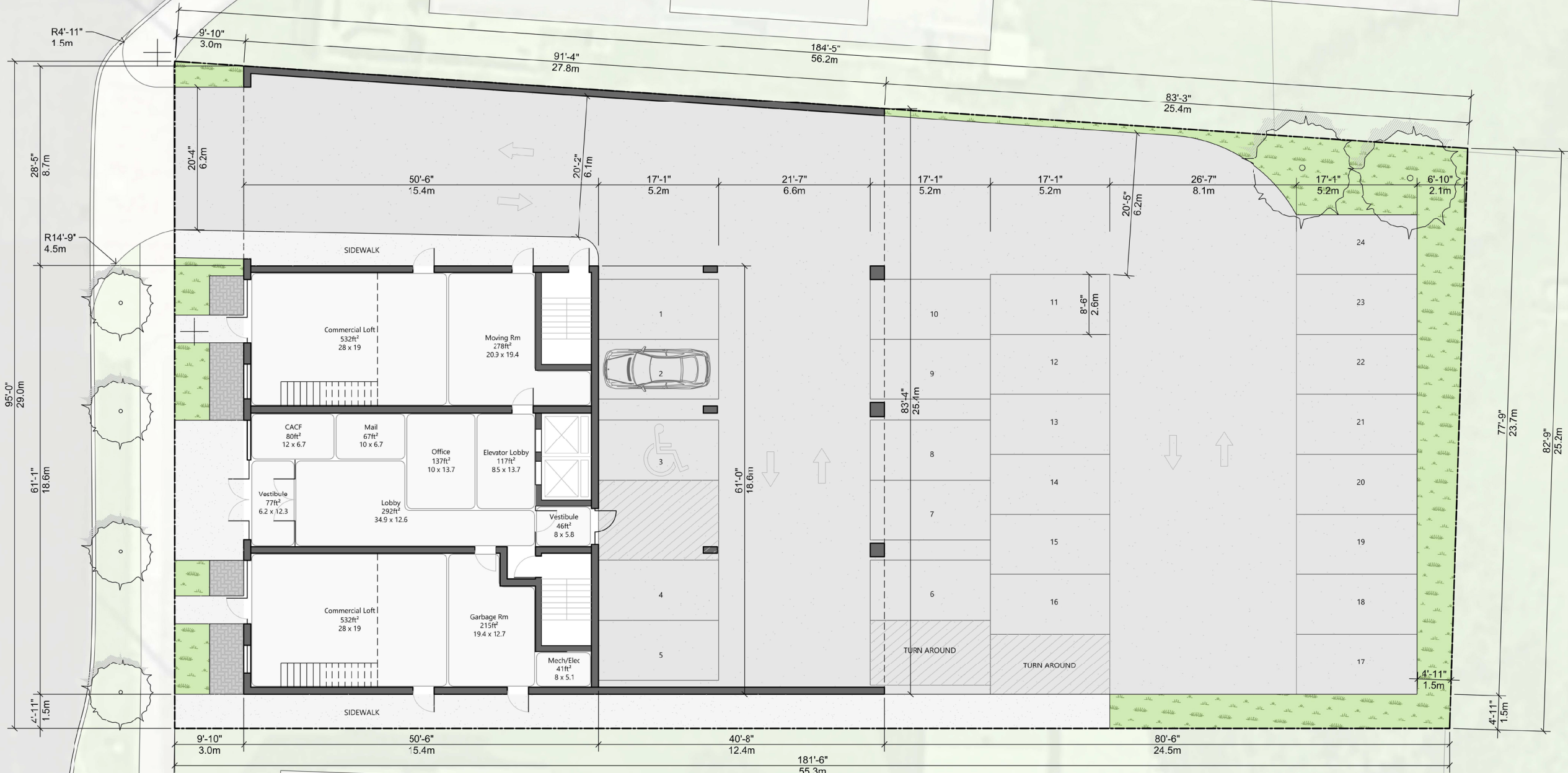


SITE PLAN

235 Welland St



235
WELLAND ST



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235 WELLAND ST
PORT COLBORNE, ON

PROJECT

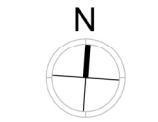
235 WELLAND ST

PORT COLBORNE, ONTARIO

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

NOT FOR CONSTRUCTION



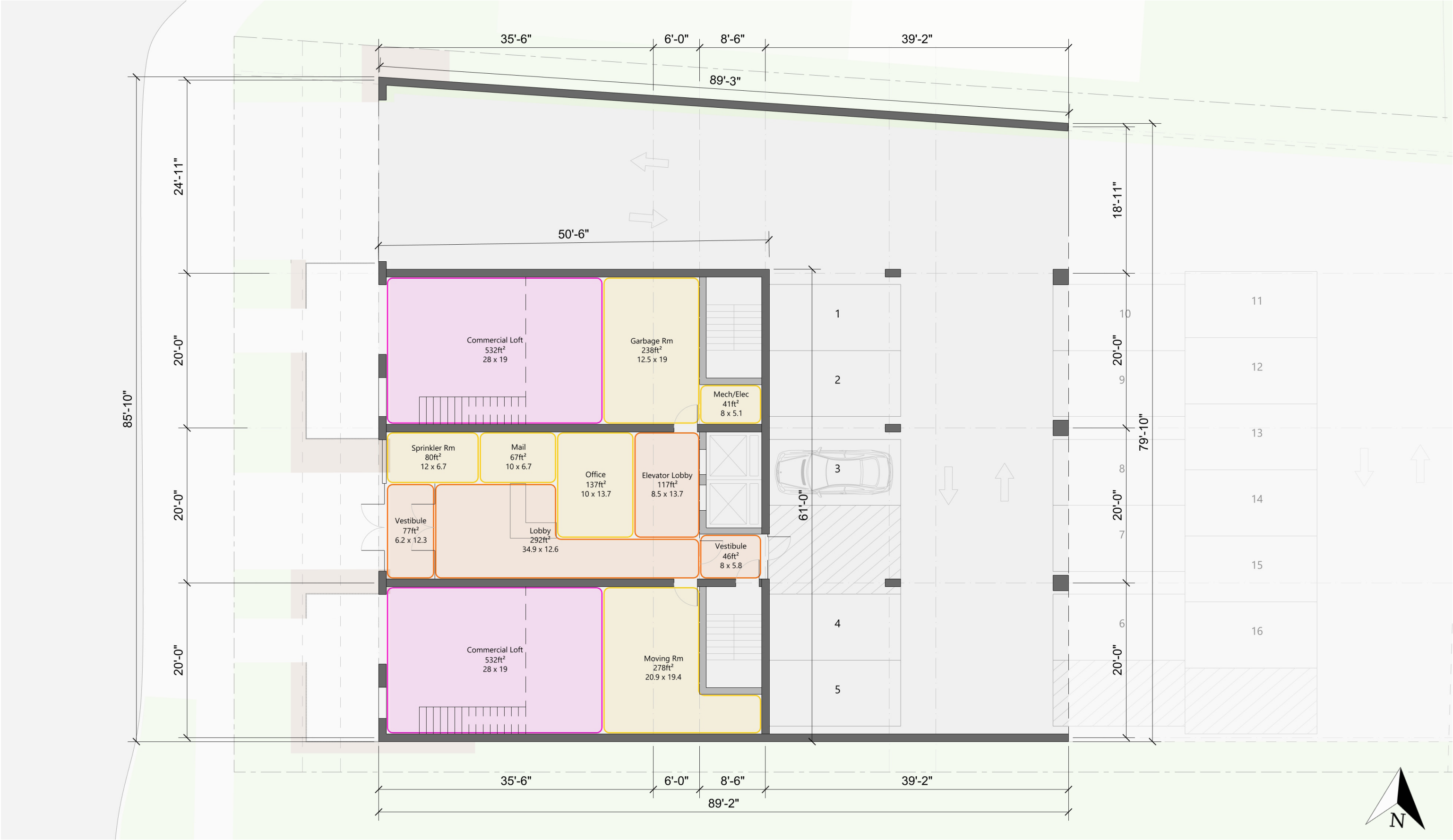
CONCEPT
SITE PLAN

SCALE: 1/8" = 1'-0"
@ 24x36

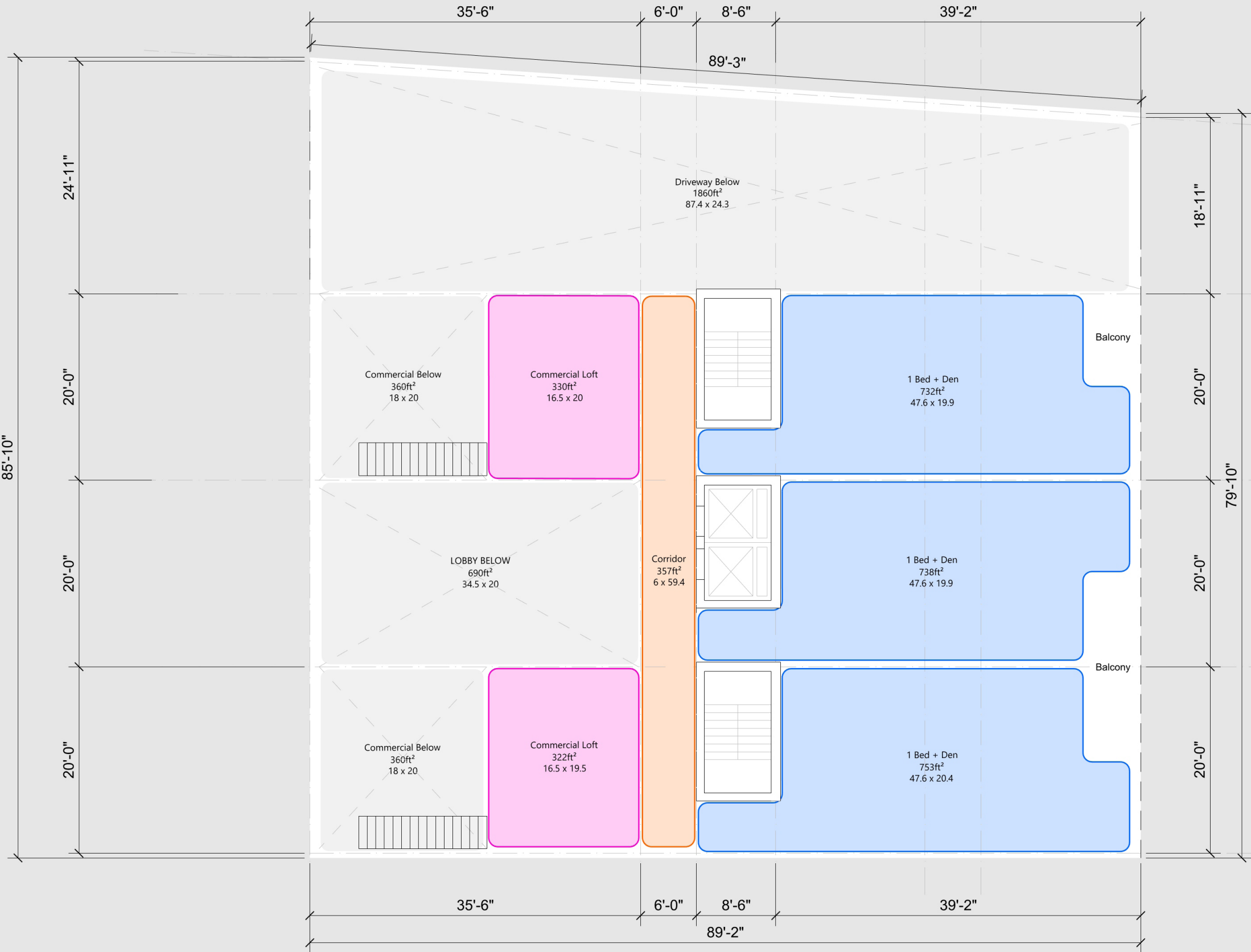
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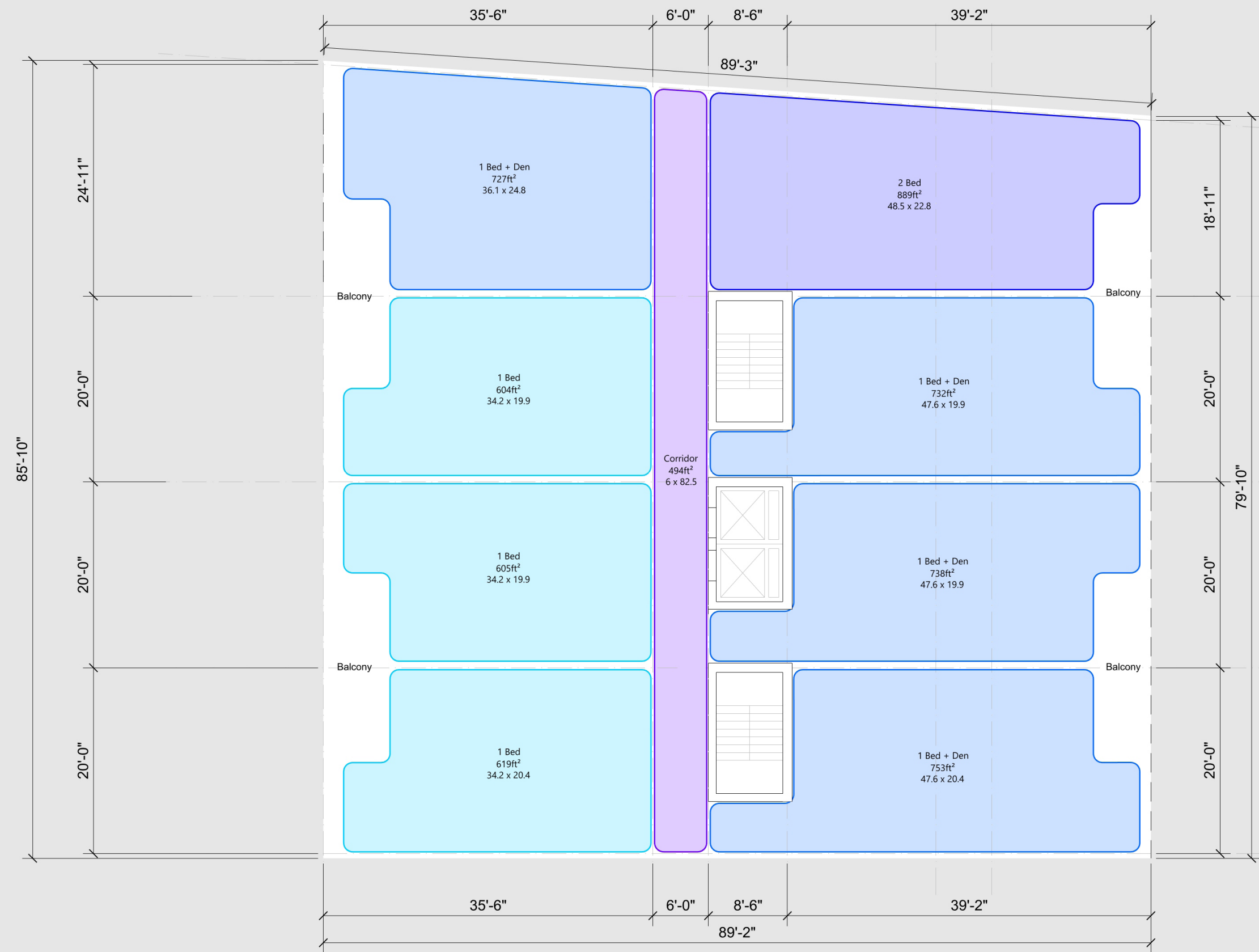
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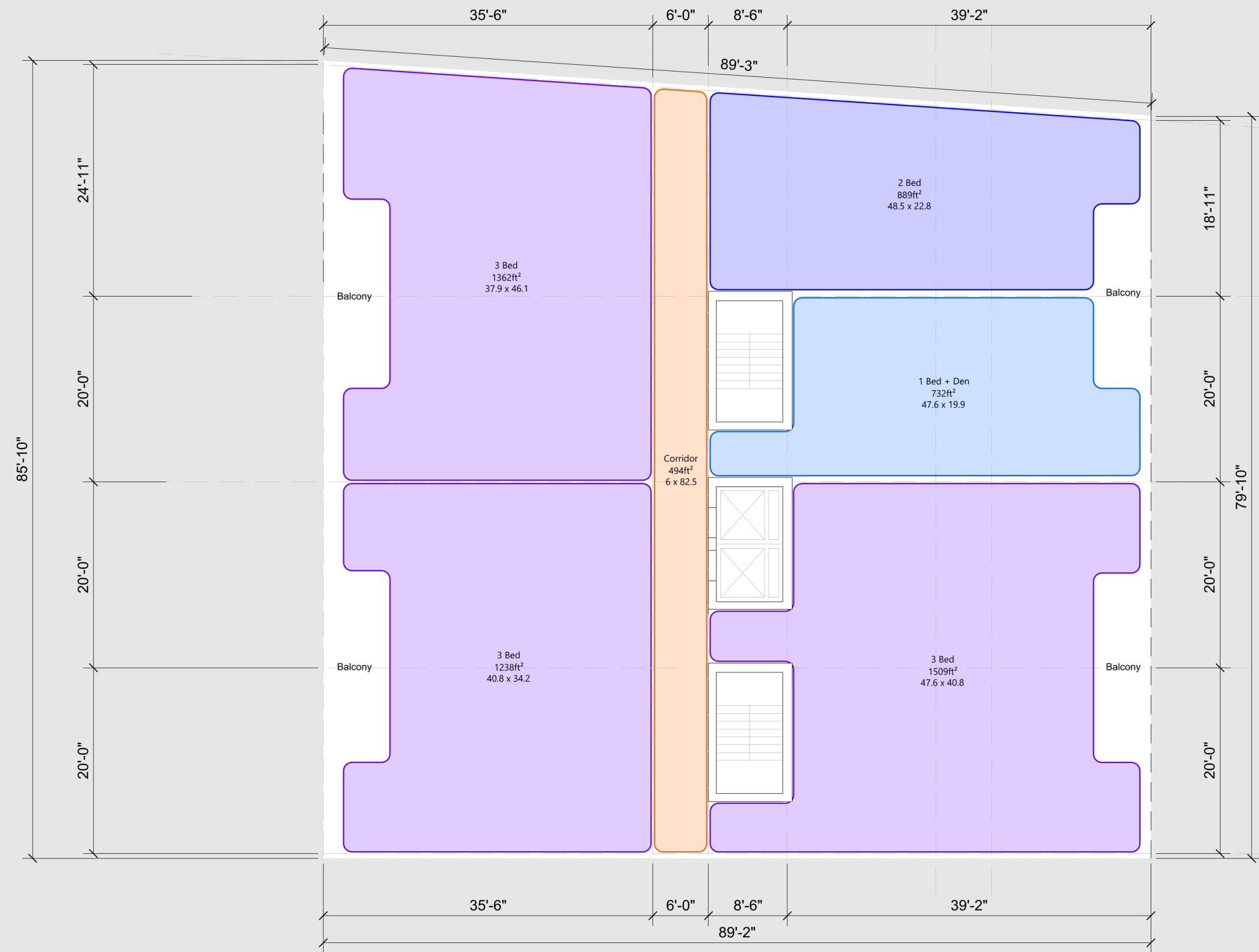
LEVEL 2



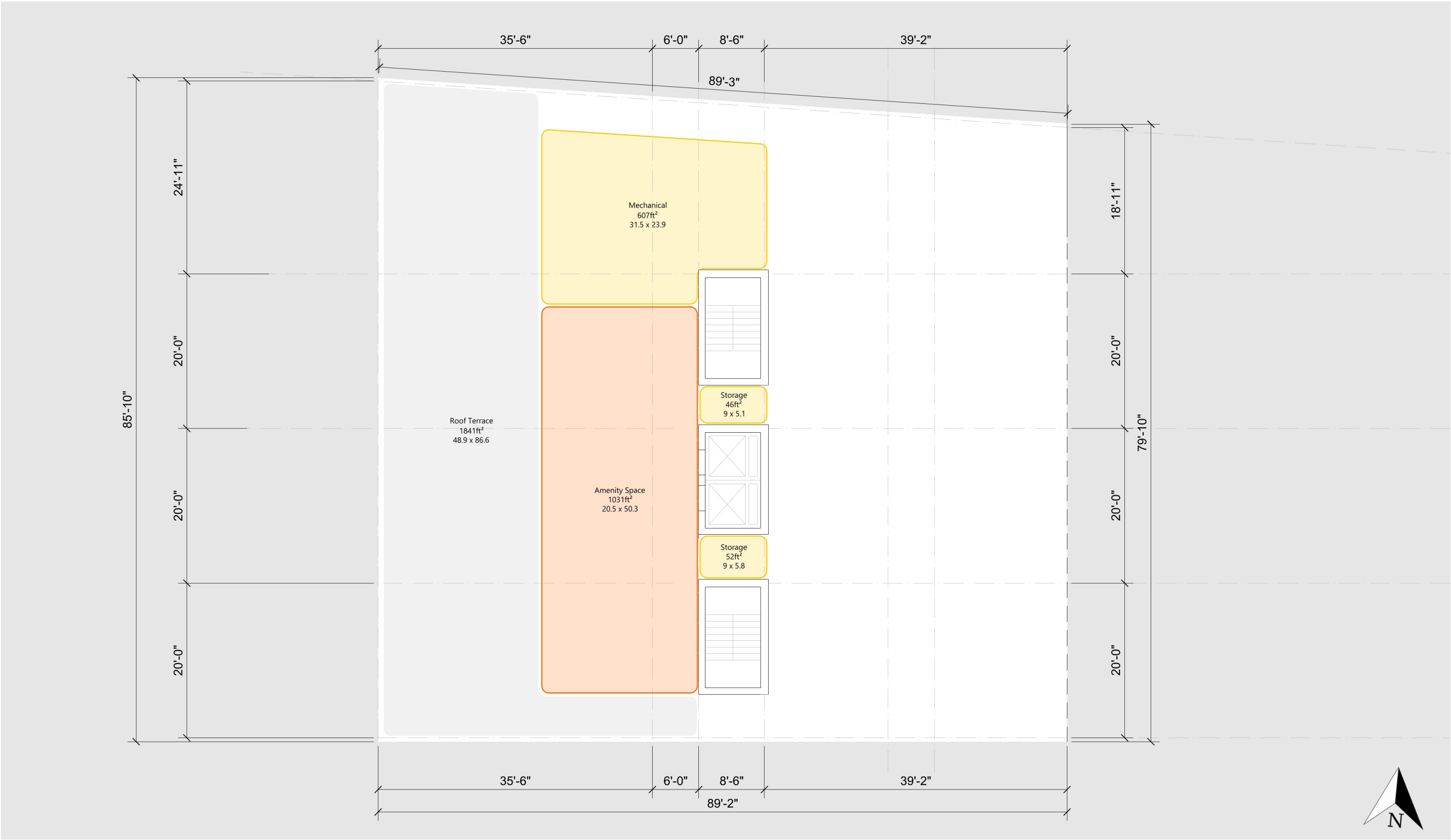
LEVEL 3-4



LEVEL 5

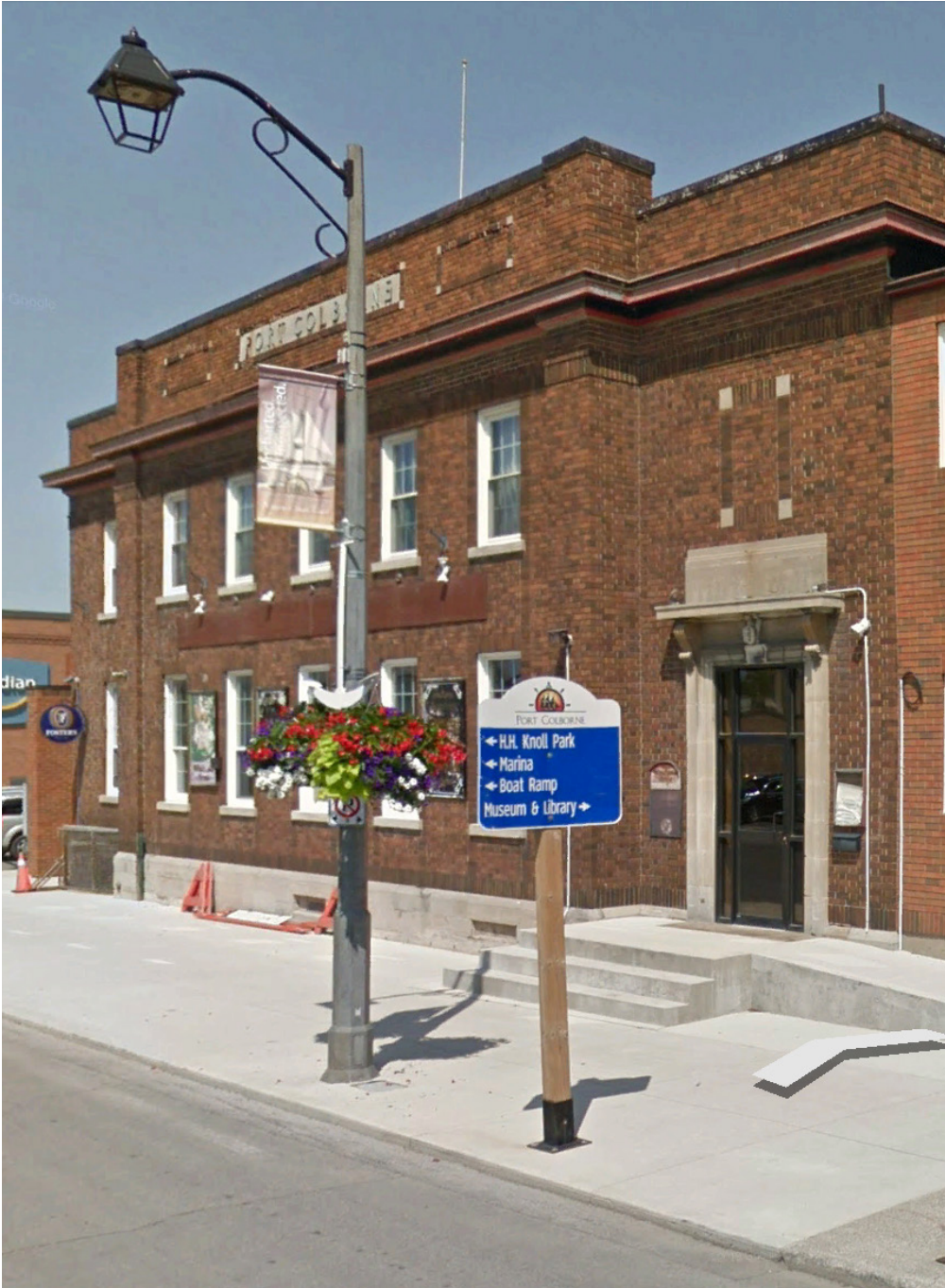


LEVEL 6



WEST DOWNTOWN

Red Brick + Arches



FRONT VIEW



STREET VIEW



Site Data	20-Dec-21
235 Welland St	

	Imperial	Metric
Lot Area	16,247 ft ²	1509.40 m ²
Lot Frontage	95.3 ft	29.05 m
# of Dwelling Units	24	
Units Per Hectare	159	
Gross Floor Area		
Level 1	3084 ft ²	286.51 m ²
Level 2	3685 ft ²	342.35 m ²
Level 3	6678 ft ²	620.41 m ²
Level 4	6678 ft ²	620.41 m ²
Level 5	6678 ft ²	620.41 m ²
Level 6	1526 ft ³	141.77 m ³
Total	28329 ft ²	2631.85 m ²
Floor Area Ratio	1.74	
Building Area	7874 ft ²	731.52 m ²
Lot Coverage	48%	
Landscape Area	2568 ft ²	238.57 m ²
Landscape Coverage	16%	
Building Height	60 ft	18.29 m
# of Parking Spots	24	
Parking Ratio	1.00	

* Gross Floor Area Includes Elevator and Stair Cores, Does not include roof top mechanical



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