



PRELIMINARY SITE STATS		PROPOSED RM1 / RM2 ZONING	
LOT AREA	HECTARES	ft <sup>2</sup>	m <sup>2</sup>
Lot	0.4692	50500.31	4,691.6
<b>(Not Including Road Widening)</b>			
LOT FRONTAGE	Existing	59.07 m	
<b>LOT COVERAGE</b>			
Permitted	Lot Coverage	Maximum	17875.1 1,642.1 35.0%
Proposed	Mid-Rise Building (Includes Projections)	10525.3	977.8 20.8%
	Townhouse - Block A1	6650.0	617.8 13.2%
	Townhouse - Block A2	6650.0	617.8 13.2%
	<b>Total</b>	<b>23825.3</b>	<b>2213.4 47.2%</b>
<b>LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)</b>			
	Minimum	15150.1	1,407.5 30.0%
	Proposed	15300.2	1,421.4 30.3%
<b>PAVED/PARKING AREA (NOT COVERED BY BUILDING)</b>			
	Proposed	11374.8	1,056.8 22.5%
<b>BUILDING HEIGHT</b>			
Townhouses	Permitted	10.0 m	32.8 ft
	Proposed	2 Storey	6.70 m 21.9 ft
Mid-Rise	Permitted	10.5 m	34.43 ft
	Proposed	4 Storey	15.85 m 52.0 ft
<b>PARKING STATS</b>			
<b>PARKING REQUIRED</b>			
	Townhouses	2 per unit	28
	Apartment	1 per unit	24
	<b>Total</b>		<b>52.0</b>
	<b>Bf Required</b>	(req'd for mid rise)	<b>1 Spaces</b>
	<b>Loading Required</b>		<b>0 Spaces</b>
<b>PARKING PROVIDED</b>			
	Townhouse Driveways		14
	Townhouse Garage		14
	Surface		32
	1st Floor Mid-Rise		24
	<b>Total</b>		<b>64</b>
	<b>Bf Provided</b>	(req'd for mid rise)	<b>2 Spaces</b>
	<b>Loading Provided</b>		<b>1 Spaces</b>
<b>BUILDING STATS</b>			
Mid-Rise Units	1 BED	1 BED +	2 BED
1st FLOOR	0	0	0
2nd FLOOR	8	2	3
3rd FLOOR	8	2	3
4th FLOOR	8	2	3
<b>Total Units</b>	<b>24</b>	<b>6</b>	<b>9</b>
Townhouses	Block A1	7	
	Block A2	7	
	<b>Total Towns</b>	<b>14</b>	

LEGEND	
	TOWNHOUSES
	MID-RISE
	CANOPIES/PROJECTIONS

MID-RISE FIRE FIGHTING ACCESS FROM ELDEN

**SITE PLAN**

1 : 240

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# HUMMEL DEVELOPMENT

1570 NIAGARA STONE ROAD, NIAGARA-ON-THE-LAKE, ON.

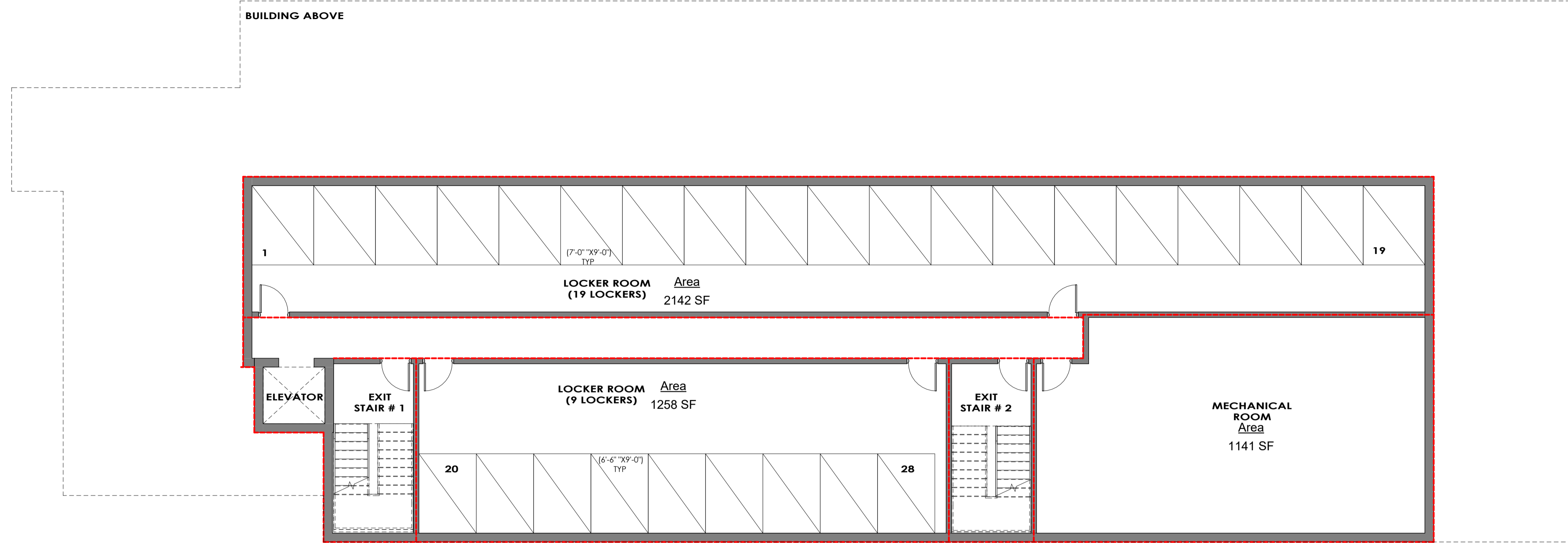
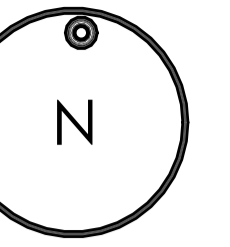
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SITE PLAN

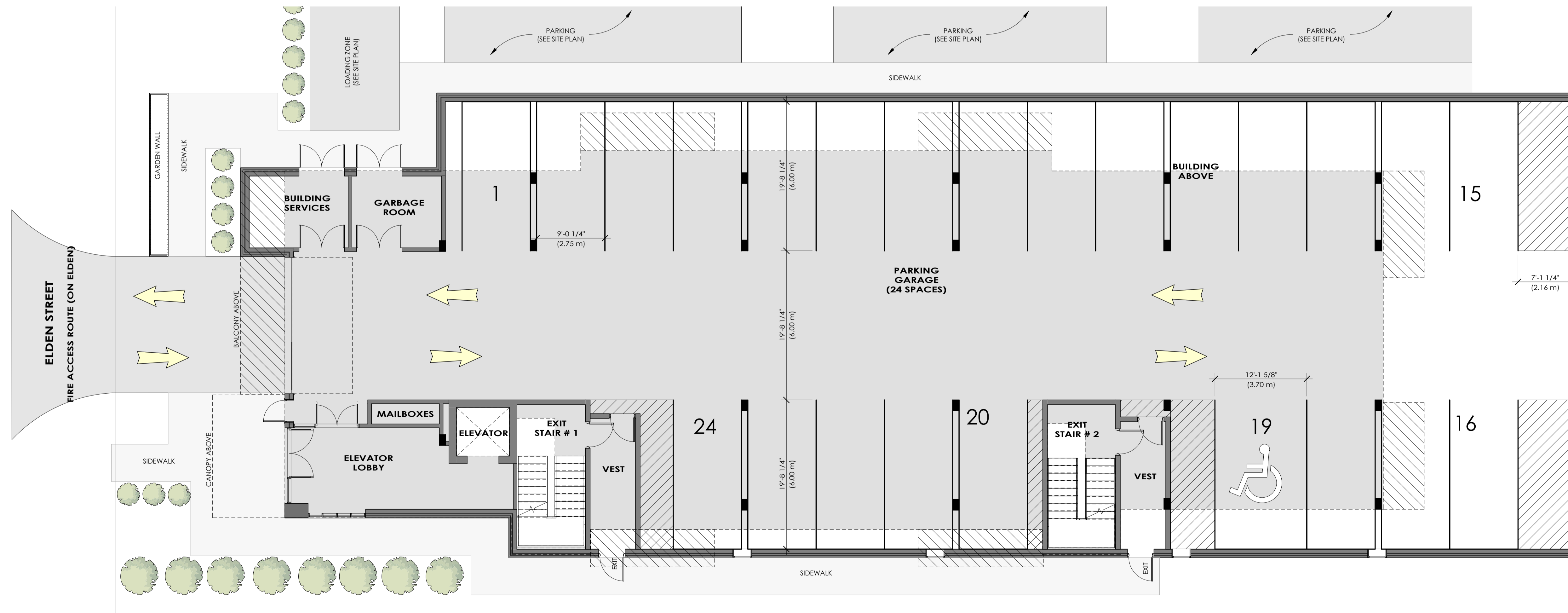
DWG. No.

.SP1

SCALE: AS SHOWN  
DATE: JAN 19 2023  
PROJECT No.: 2022-202



**BASEMENT**  
 1/8" = 1'-0" **5,468 SQ.FT +/-**



**FIRST FLOOR PLAN**  
 1/8" = 1'-0" **9,927 SQ.FT +/-**

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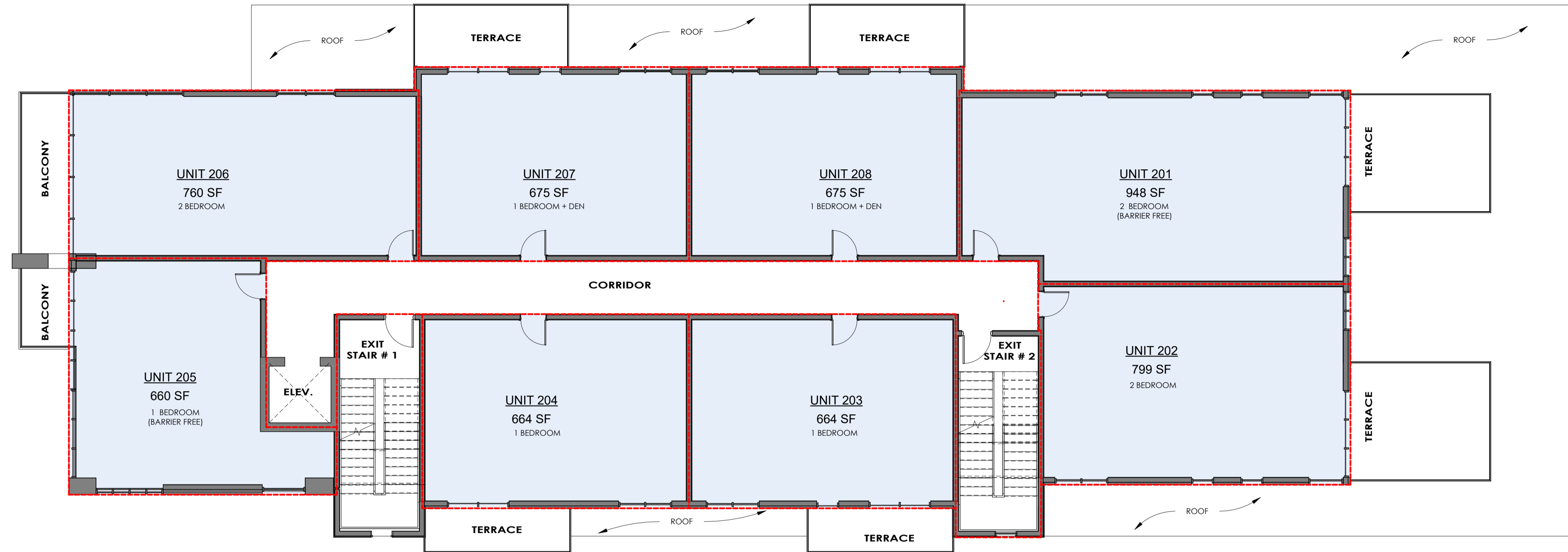
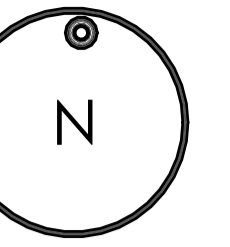
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MIDRISE BASEMENT  
 & 1ST FLOOR PLATES

DWG. No.

**.A3**

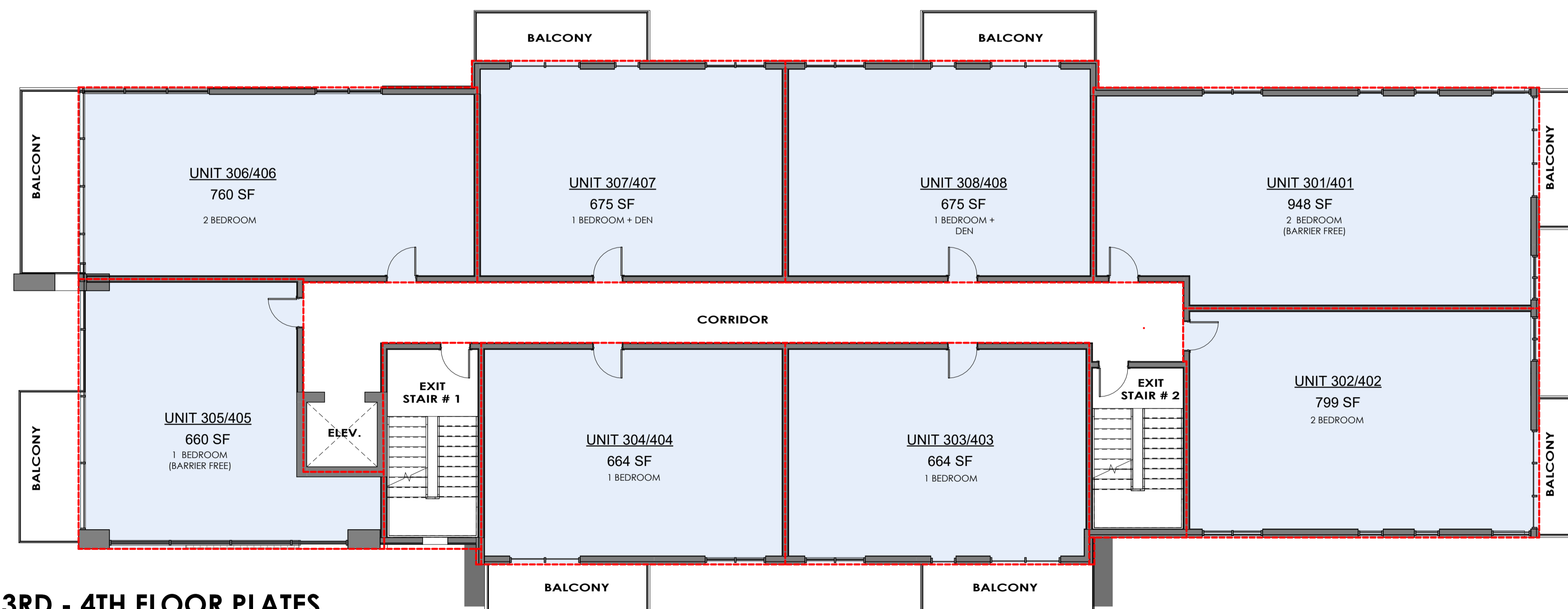
SCALE: AS SHOWN  
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**2ND FLOOR PLATE**

1/8" = 1'-0"

**6,963 SQ.FT +/-**



**3RD - 4TH FLOOR PLATES**

1/8" = 1'-0"

**6,837SQ.FT +/-**

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**HUMMEL DEVELOPEMENT**

1570 NIAGARA STONE ROAD, NIAGARA-ON-THE-LAKE, ON.

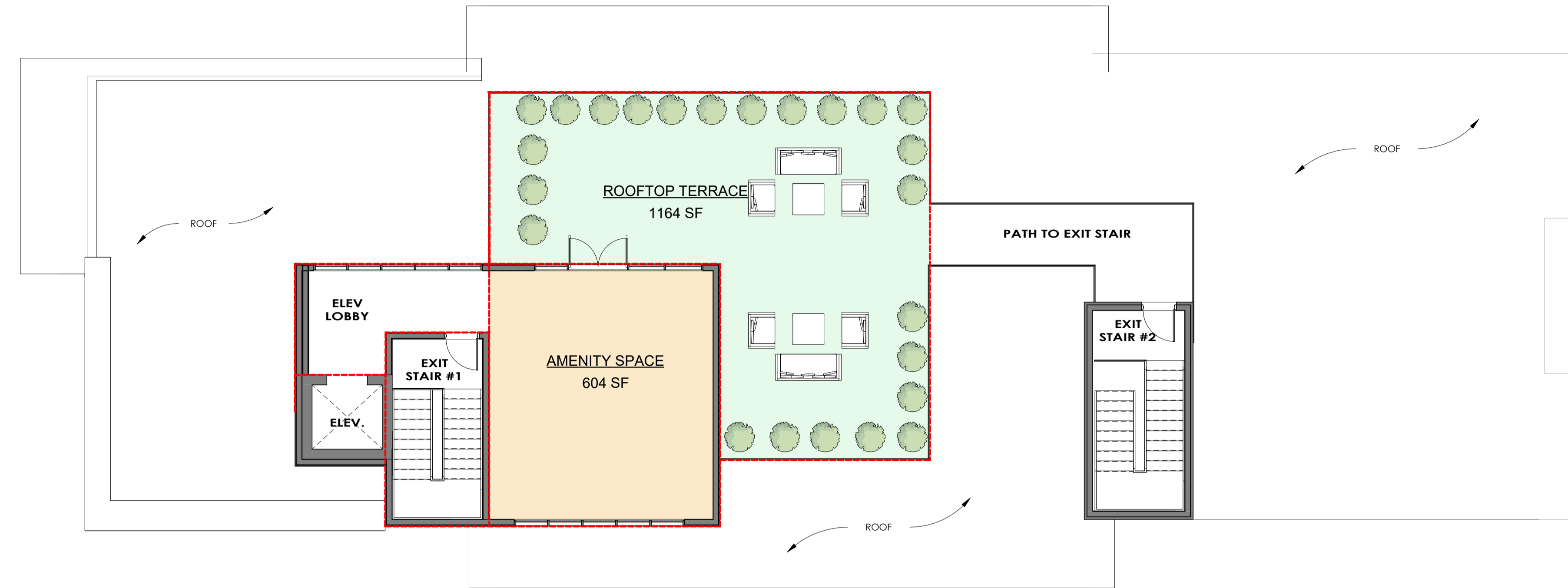
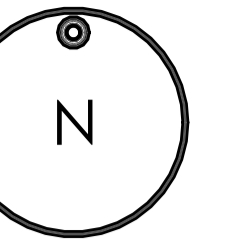
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MIDRISE 2ND - 4TH  
FLOOR PLATES

DWG. No.

**.A4**

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**ROOFTOP TERRACE PLAN**  
1 : 100      1,057 SQ.FT +/-

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# HUMMEL DEVELOPEMENT

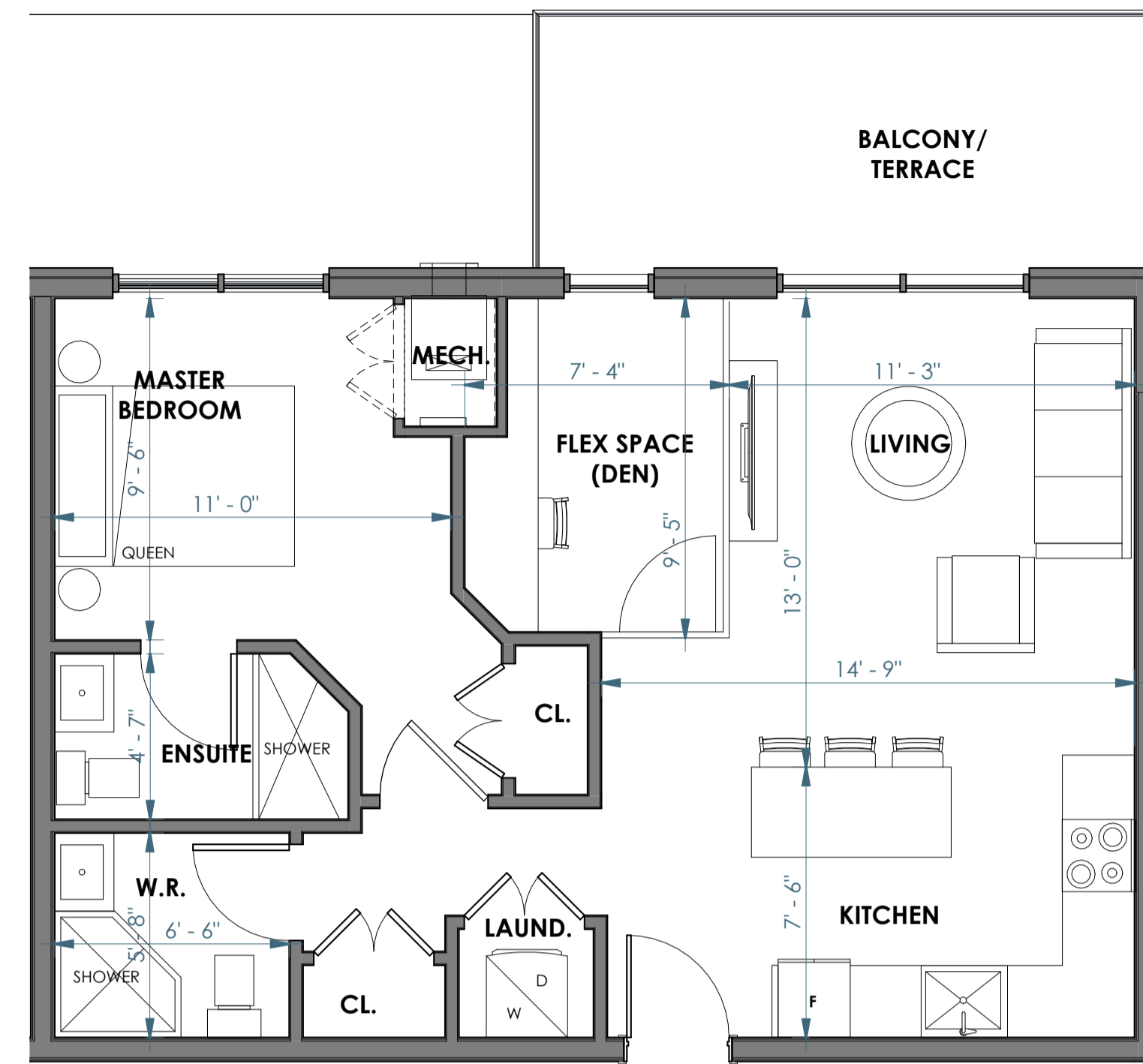
1570 NIAGARA STONE ROAD, NIAGARA-ON-THE-LAKE, ON.

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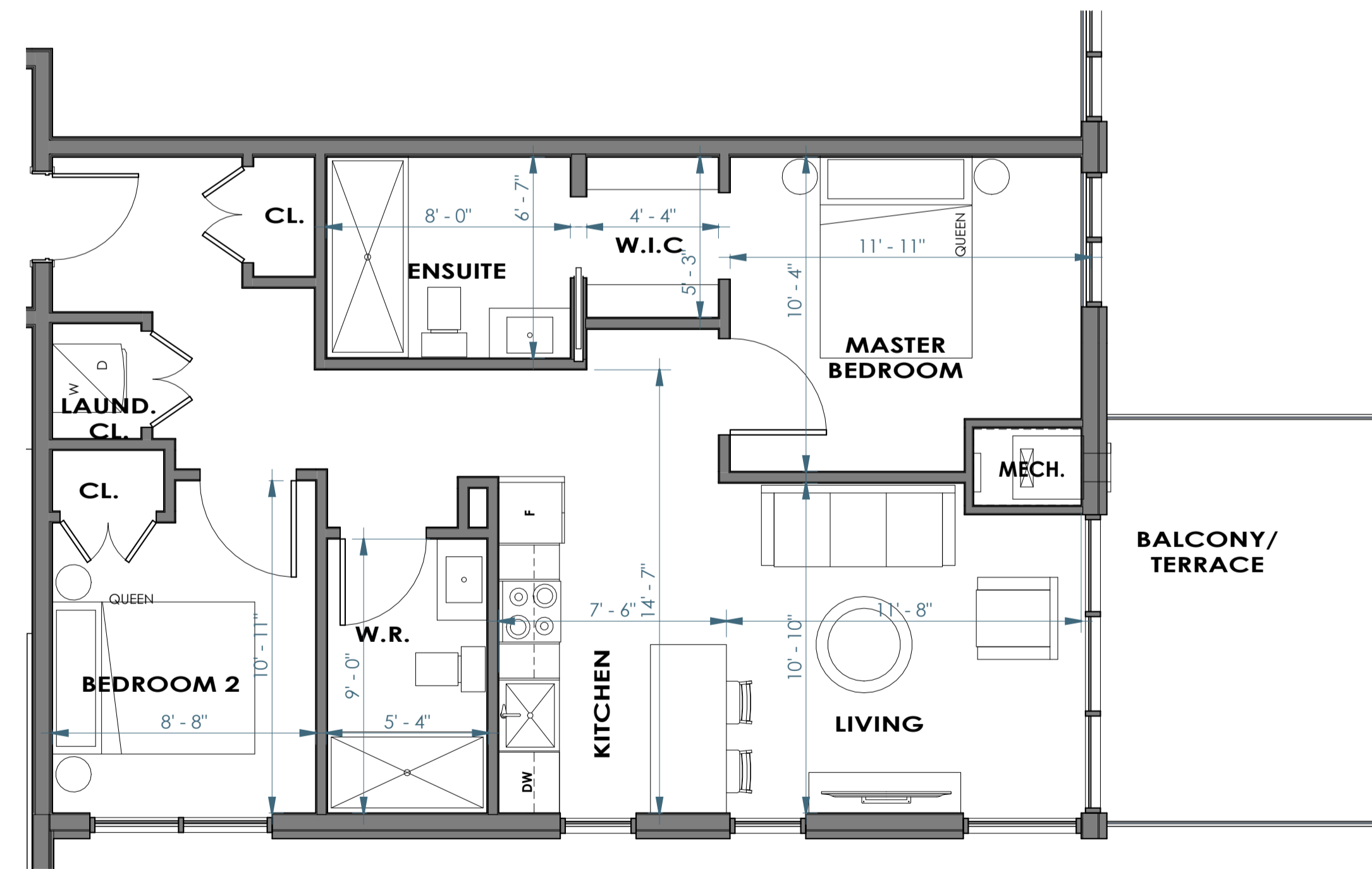
MID RISE - ROOF  
TOP TERRACE

DWG. No.  
**.A5**

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**TYPICAL 1 BEDROOM UNIT** (UNITS 207, 208, 307, 308, 407, 408)  
 1/4" = 1'-0" **675 SQ.FT**



**TYPICAL 2 BEDROOM UNIT** (UNITS 202,302,402)  
 1/4" = 1'-0" **799 SQ. FT.**

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**FRONT (WEST) ELEVATION**

1 : 100



**FRONT PERSPECTIVE**



**LEFT SIDE (NORTH) ELEVATION**

1 : 100

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# HUMMEL DEVELOPEMENT

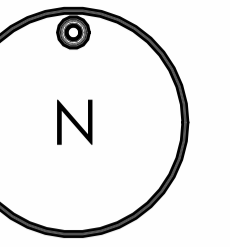
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FRONT AND LEFT  
SIDE ELEVATIONS

DWG. No.  
**.A7**

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**REAR (EAST) ELEVATION**

1 : 100



**REAR PERSPECTIVE**



**RIGHT SIDE (SOUTH) ELEVATION**

1 : 100

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# HUMMEL DEVELOPEMENT

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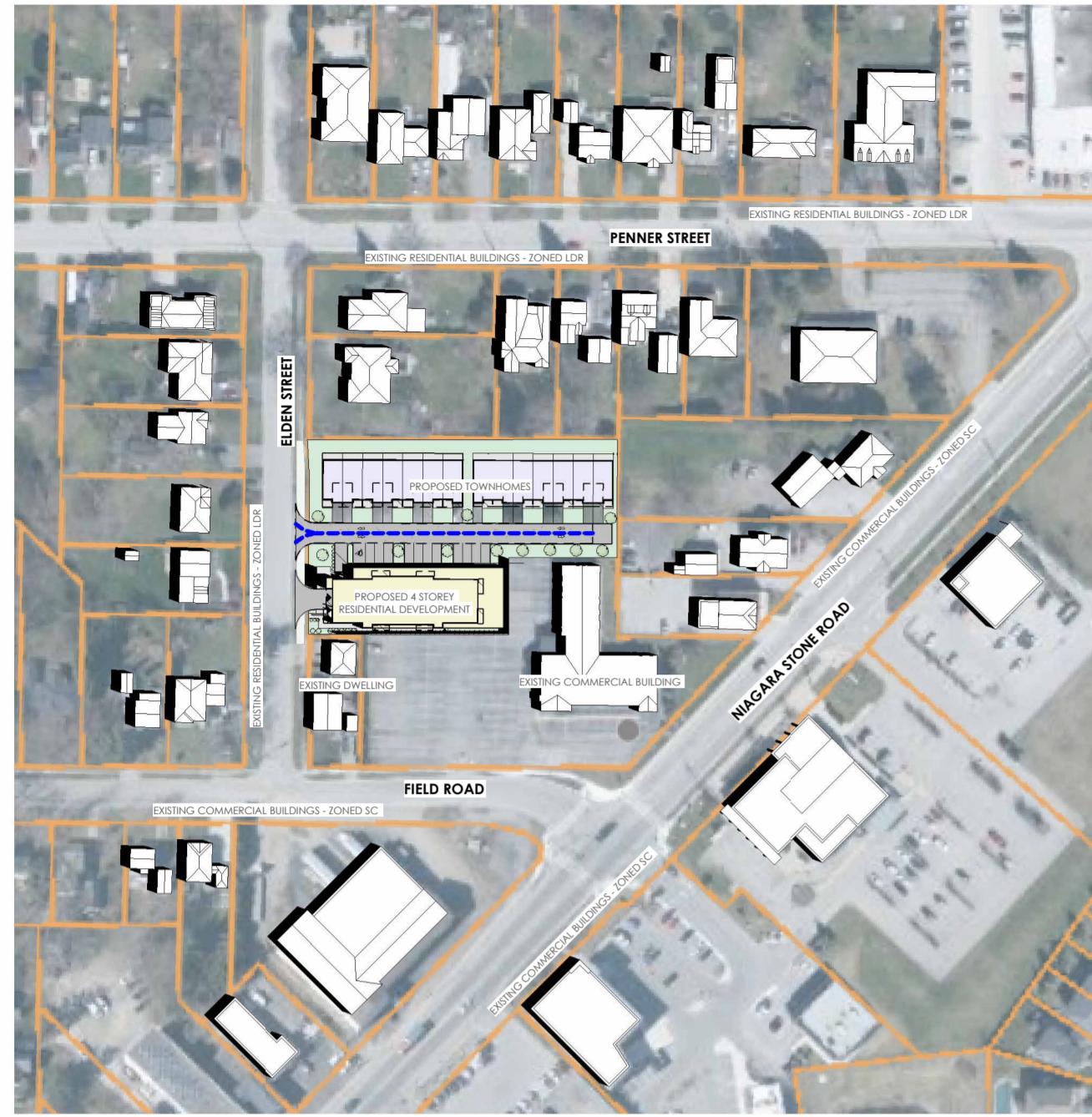
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REAR AND RIGHT  
SIDE ELEVATIONS

DWG. No.

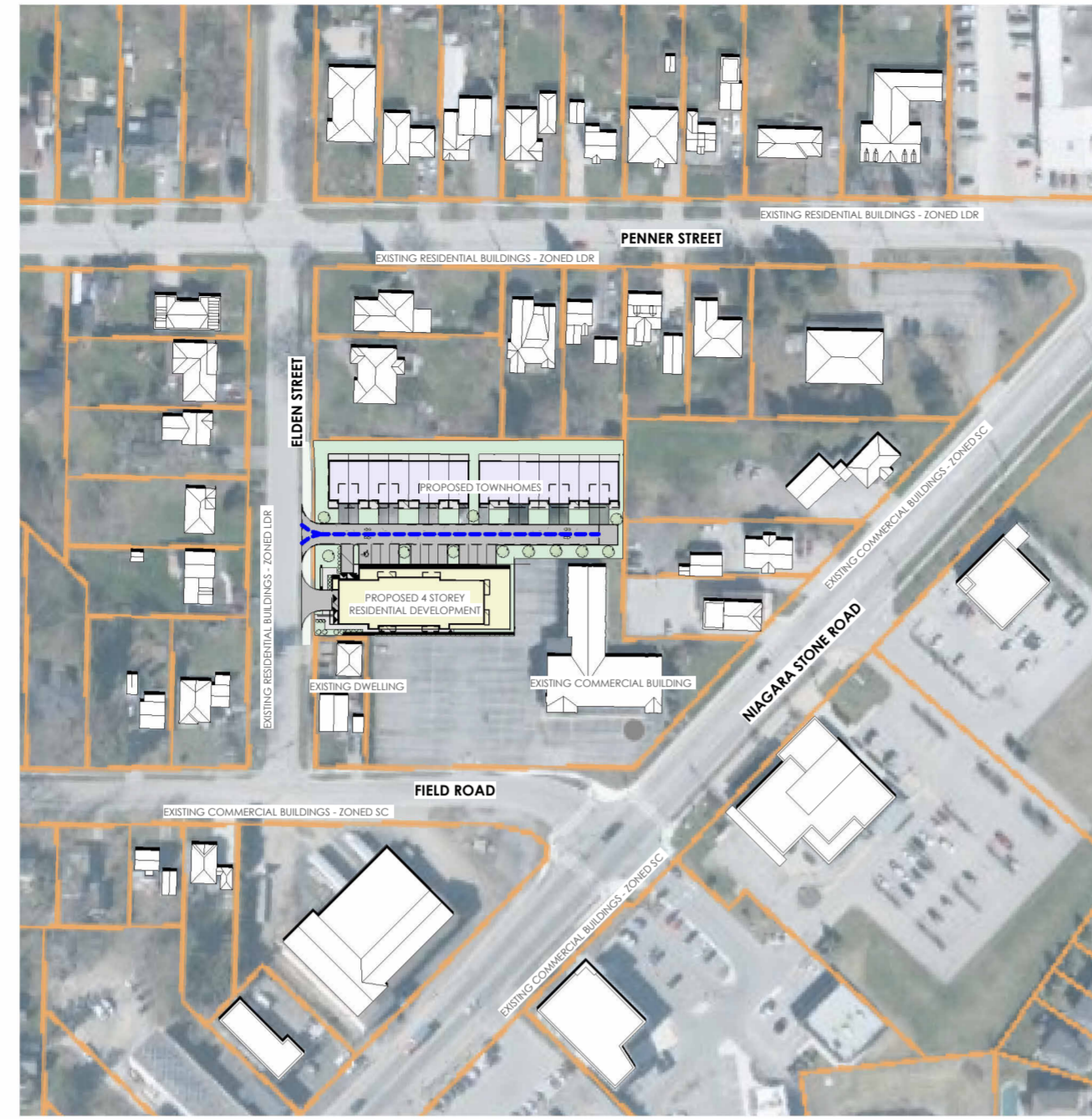
**.A8**

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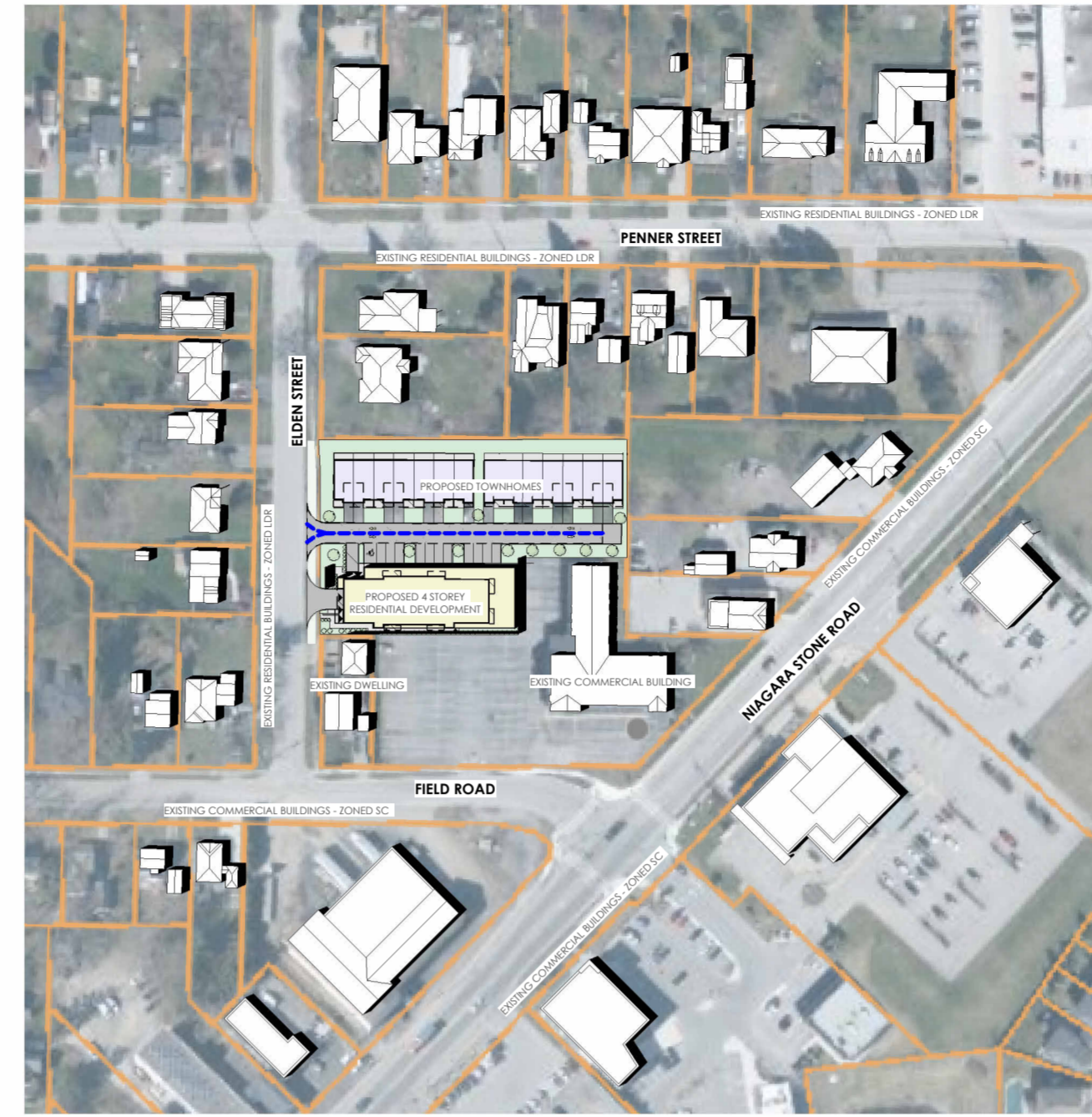
**September 23, 8 AM**

1" = 160'-0"



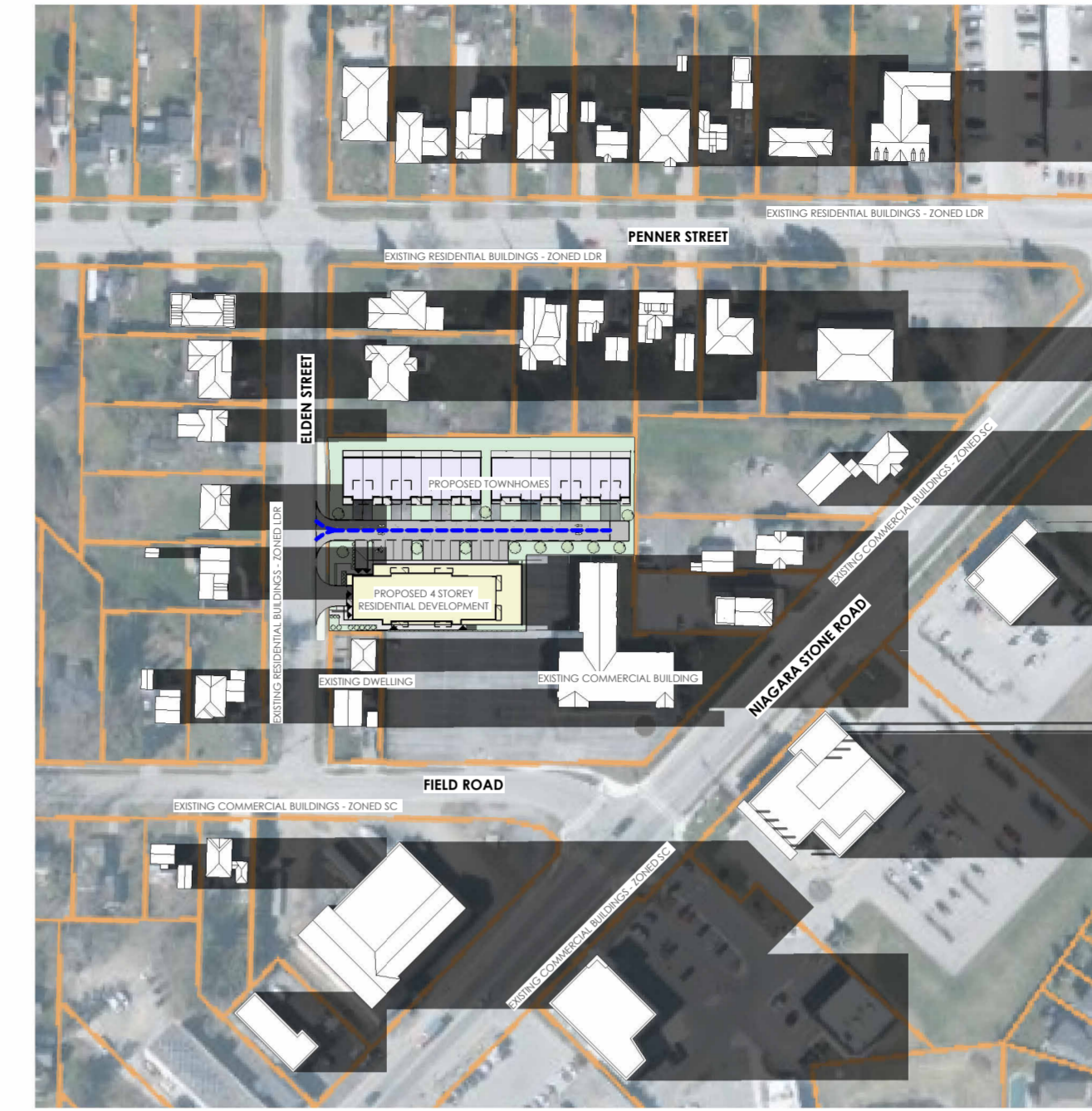
**September 23, 12 PM**

1" = 160'-0"



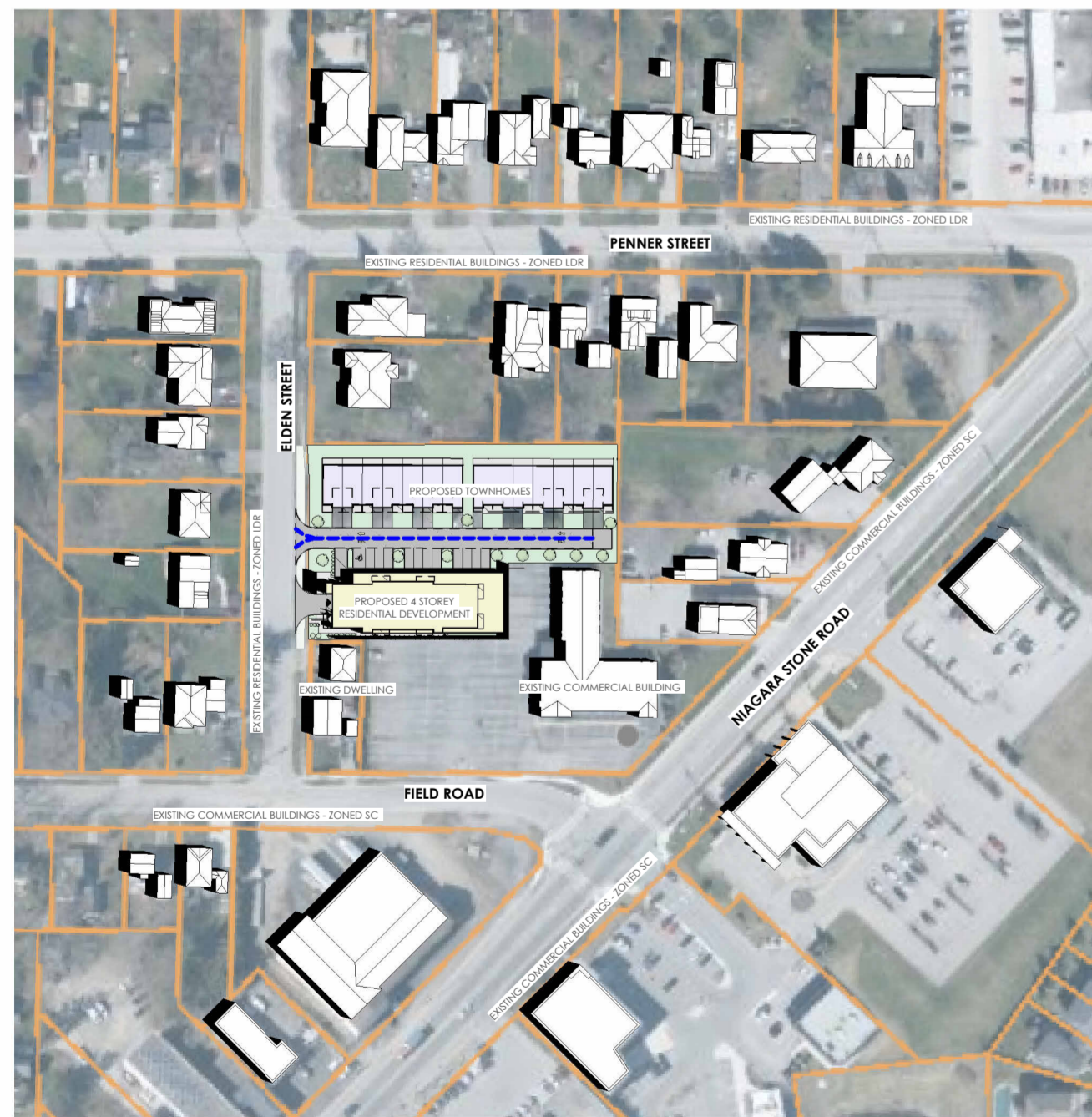
**September 23, 4 PM**

1" = 160'-0"



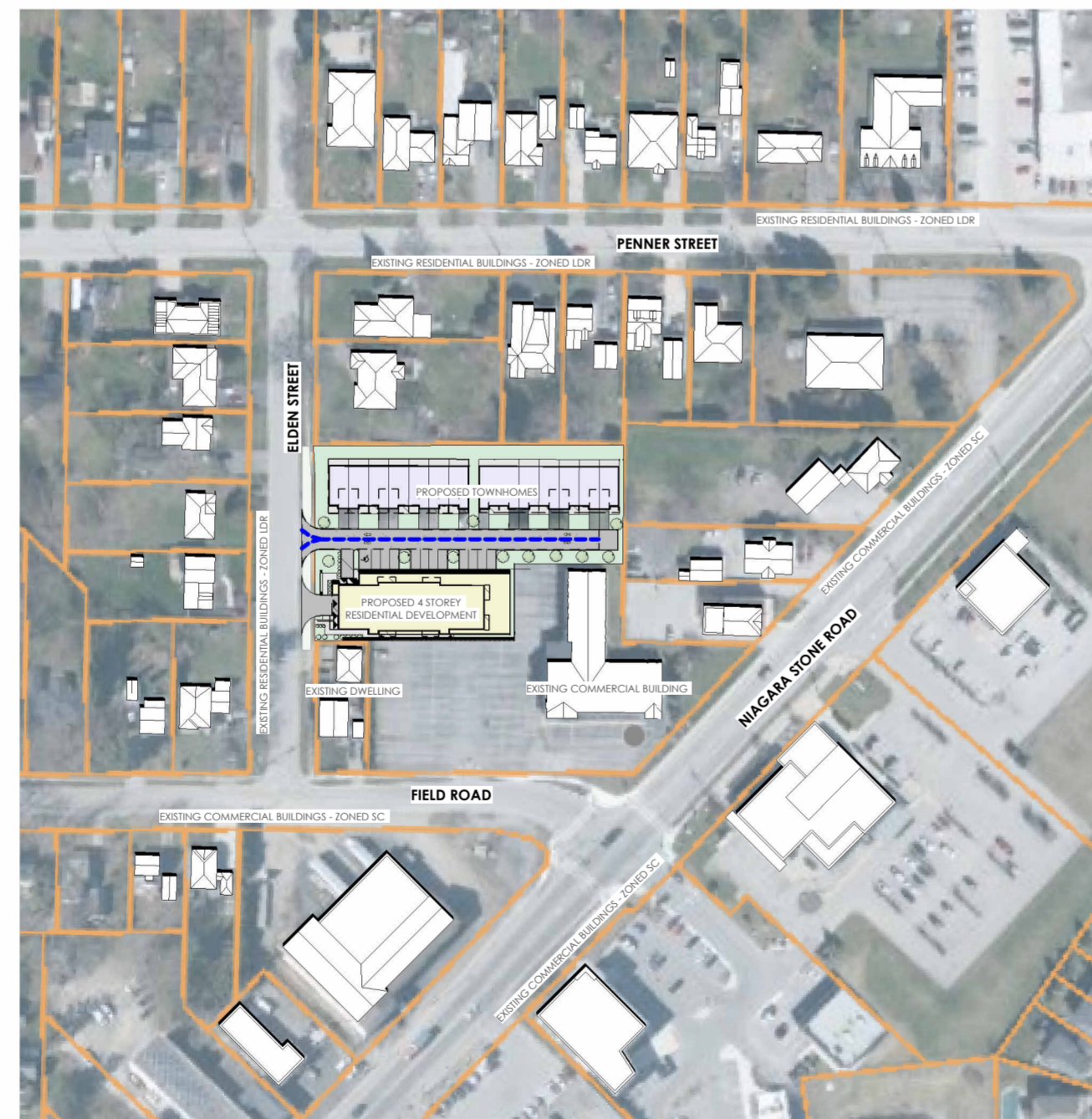
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1" = 160'-0"



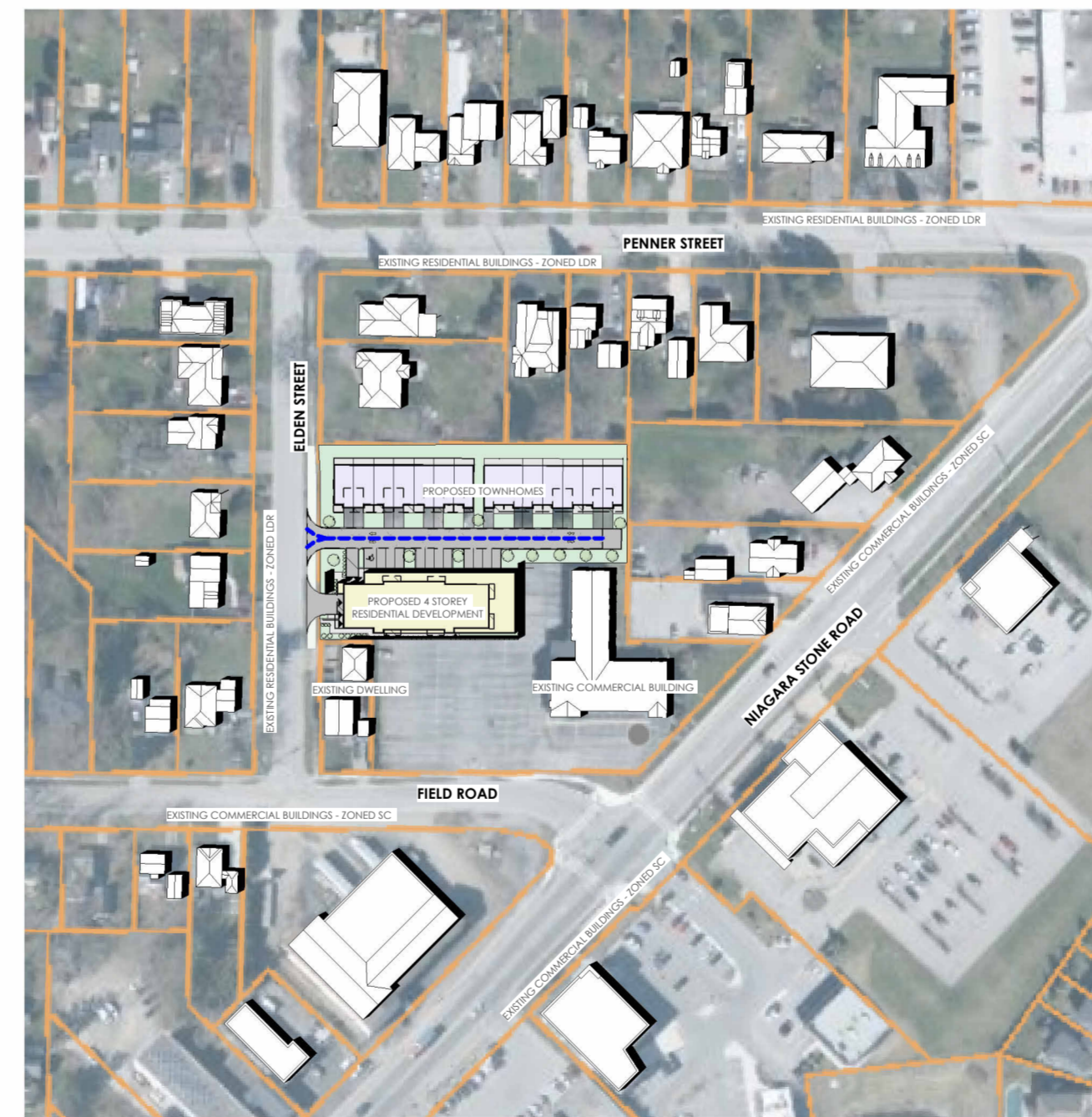
**March 20, 8 AM**

1" = 160'-0"



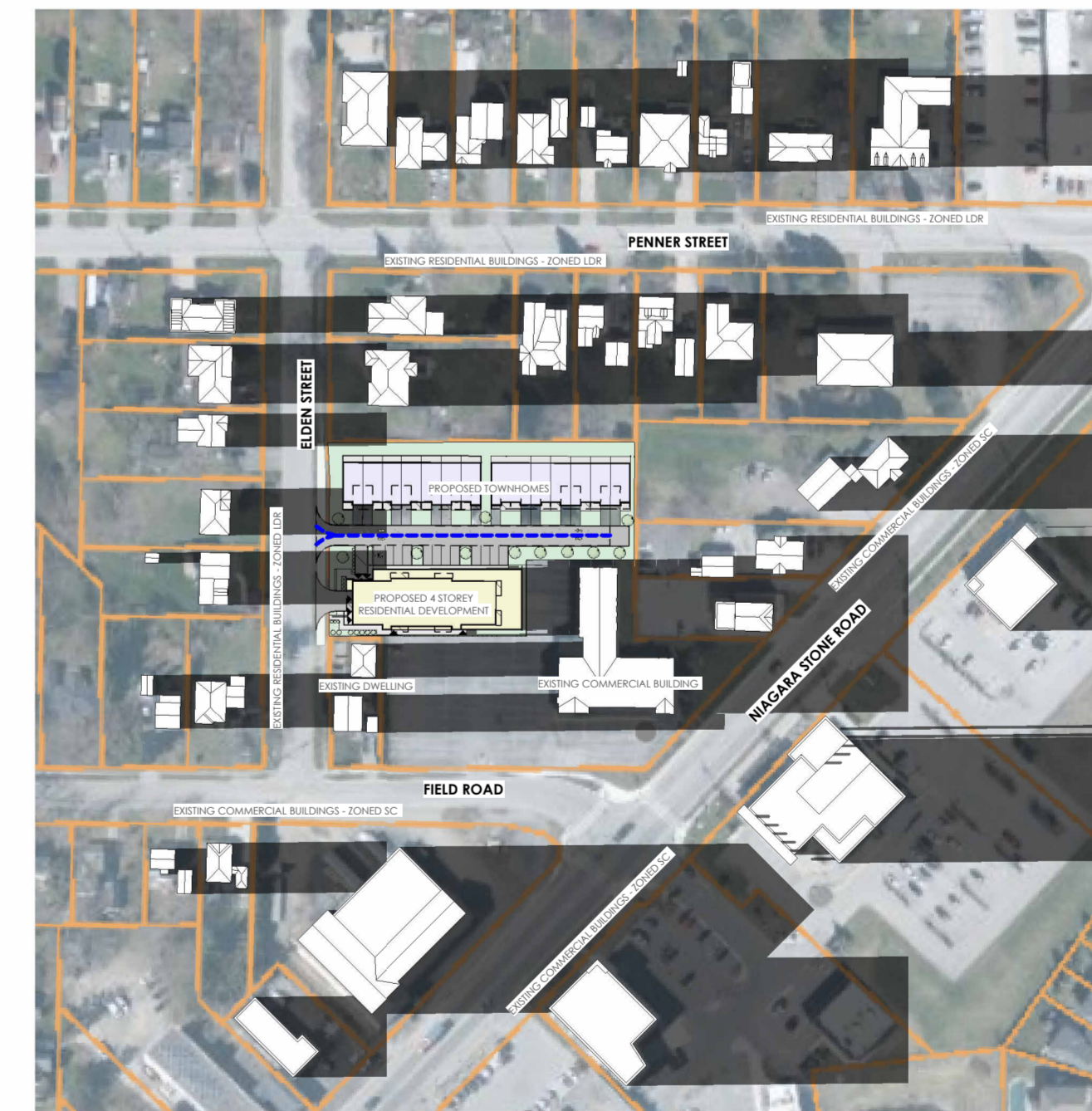
**March 20, 12 PM**

1" = 160'-0"



**March 20, 4 PM**

1" = 160'-0"



**March 20, 8 PM**

1" = 160'-0"

GENERAL NOTES

LEGEND

- PROPOSED TOWNHOMES
- PROPOSED 4 STOREY RESIDENTIAL DEVELOPMENT
- EXISTING BUILDING
- PROPERTY BOUNDARIES

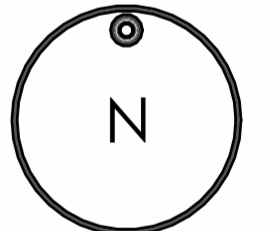
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NO.	DATE:	REVISION:	BY:
0	02/01/2022	MASSING CONCEPT	JRC
1	03/03/2022	ALT. SITE PLAN / MASSING	JRC
2	08/31/2022	REV. CONCEPT	JRC
3	08/17/2023	SHADOW STUDY	IC

COMMISSION:

**HUMMEL DEVELOPMENT**

1570 NIAGARA STONE ROAD, NIAGARA-ON-THE-LAKE, ON.



**A · C · K**  
architects  
STUDIO INC.

Architectural Office:  
290 Gwendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

**Fall & Spring Equinox**

Issued for Re-Zoning

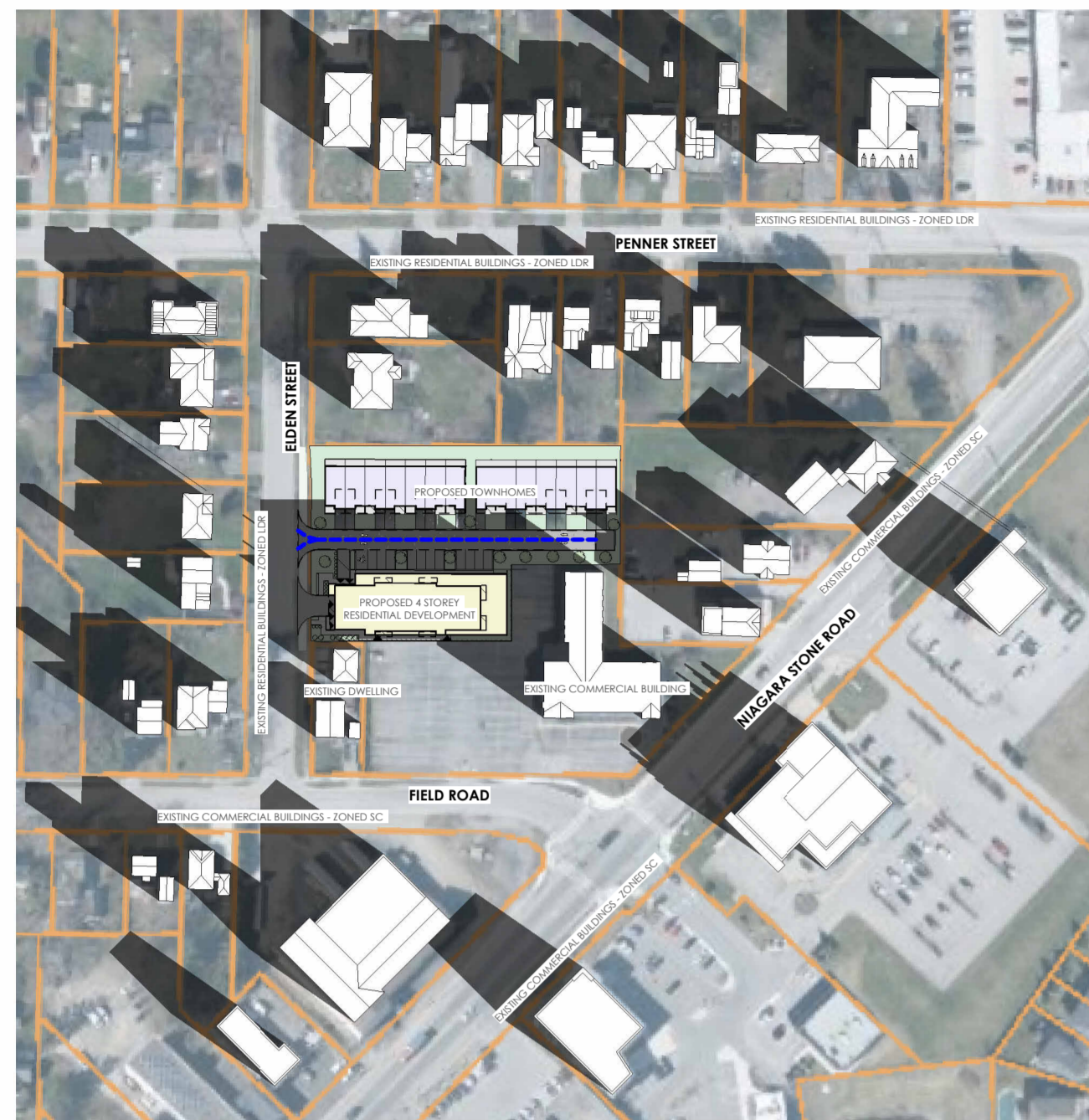
Issued for Site Plan Agreement:

Issued for Permit:

Issued for Tender:

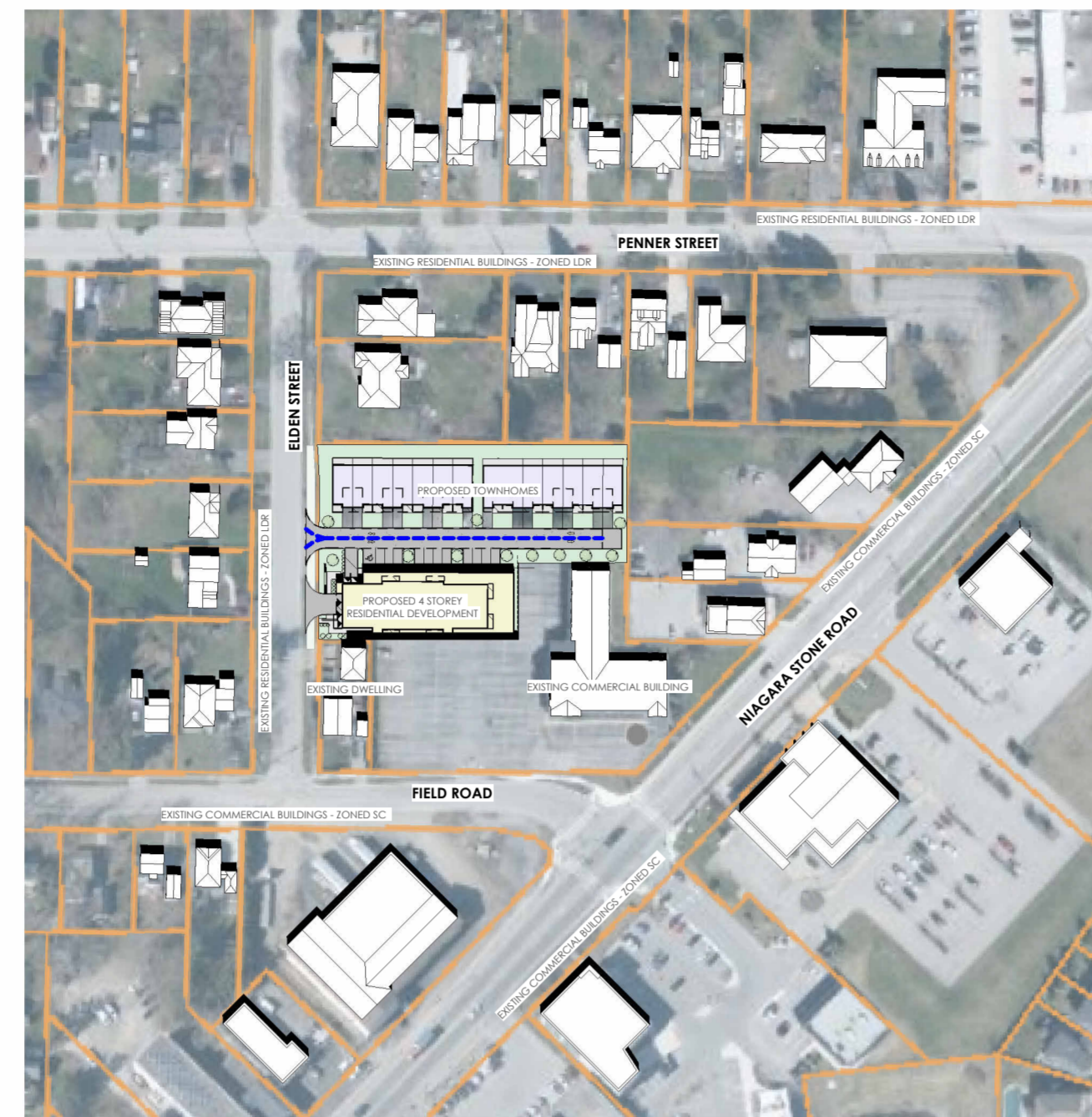
Issued for Construction:

DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	.SS1
DATE:	JAN 19 2023	
SCALE:	AS SHOWN	
PROJECT No.:	2022-202	



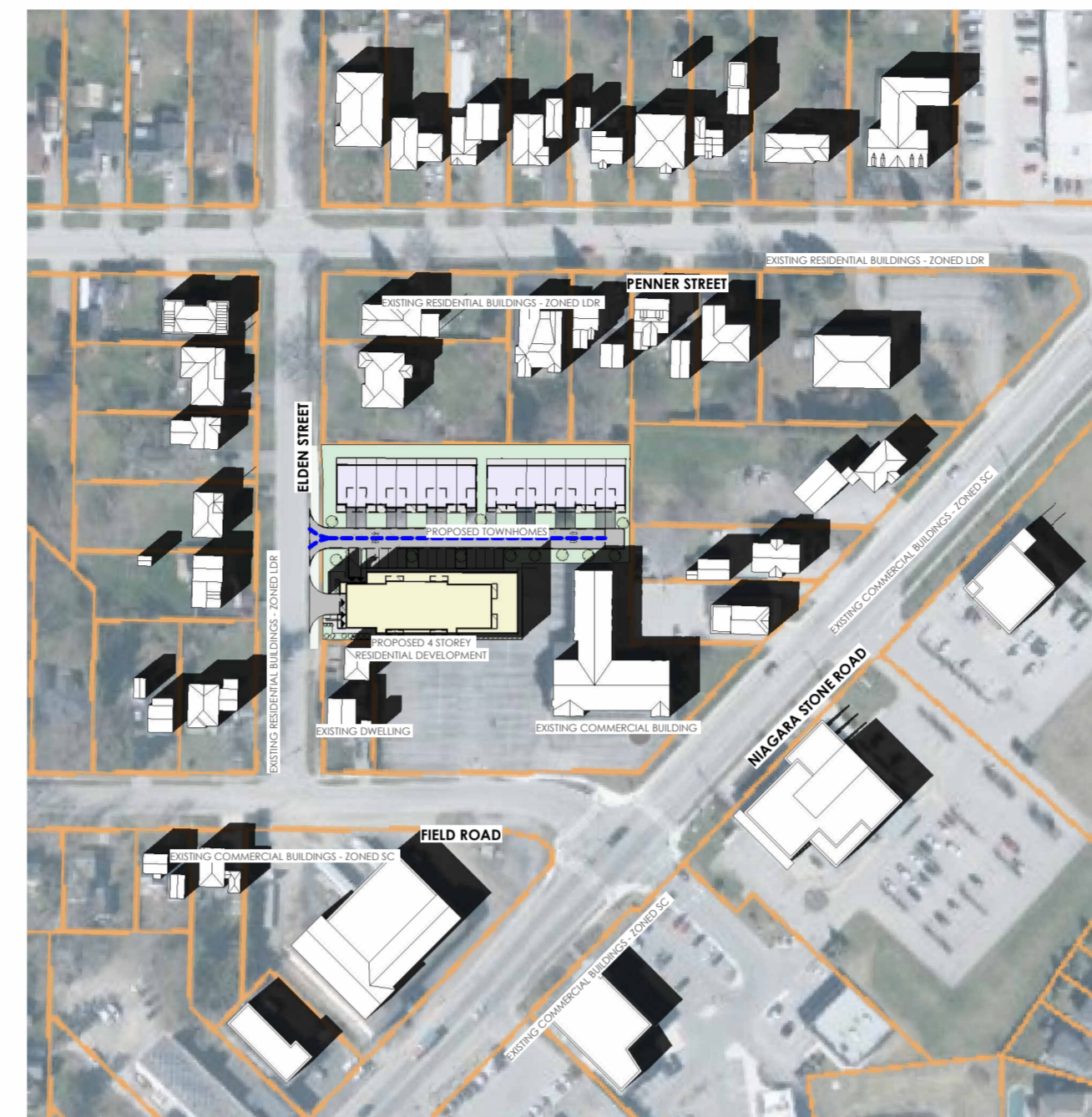
**December 21, 8 AM**

1" = 160'-0"



**December 21, 12 PM**

1" = 160'-0"



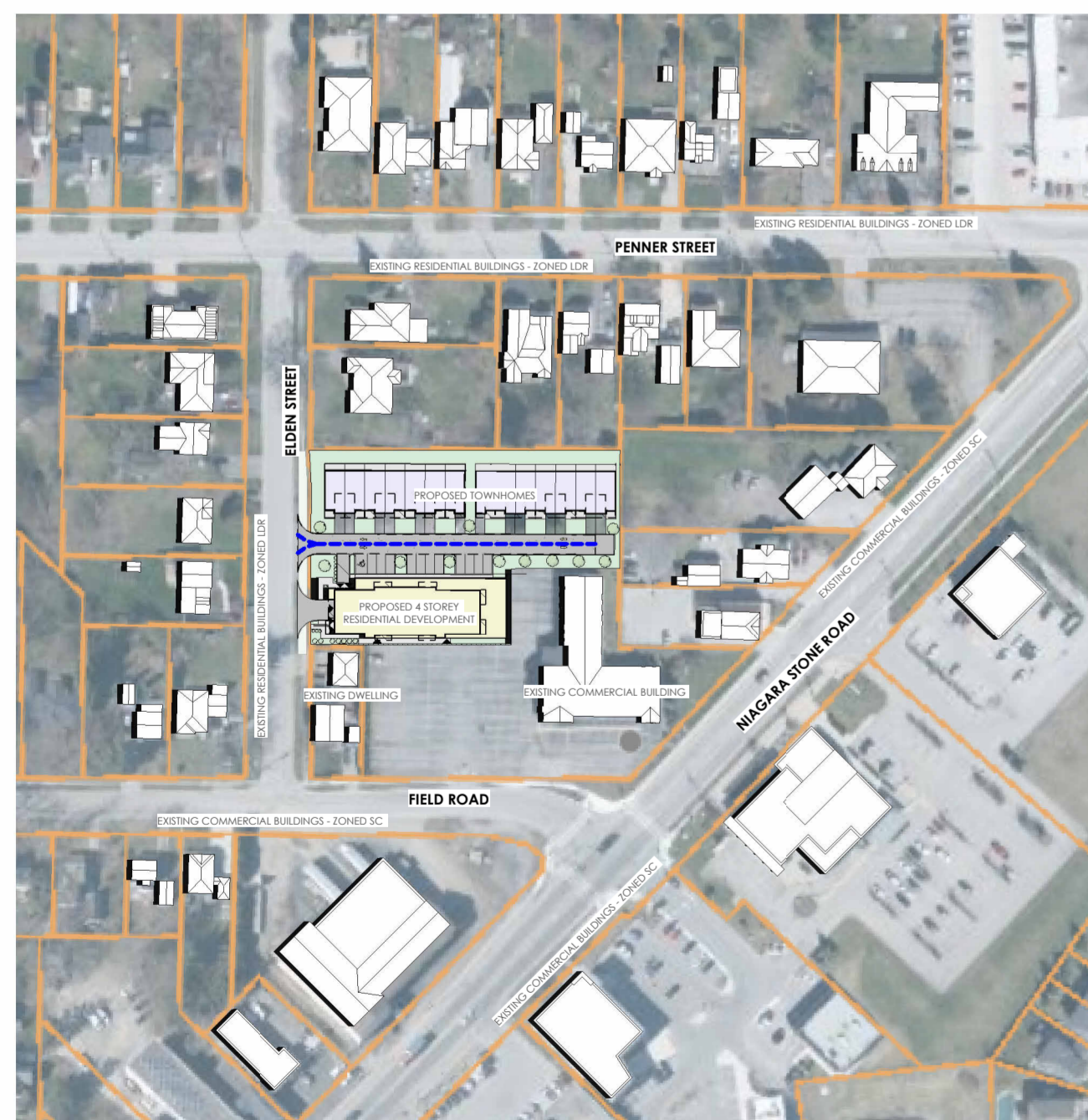
**December 21, 4 PM**

1" = 160'-0"



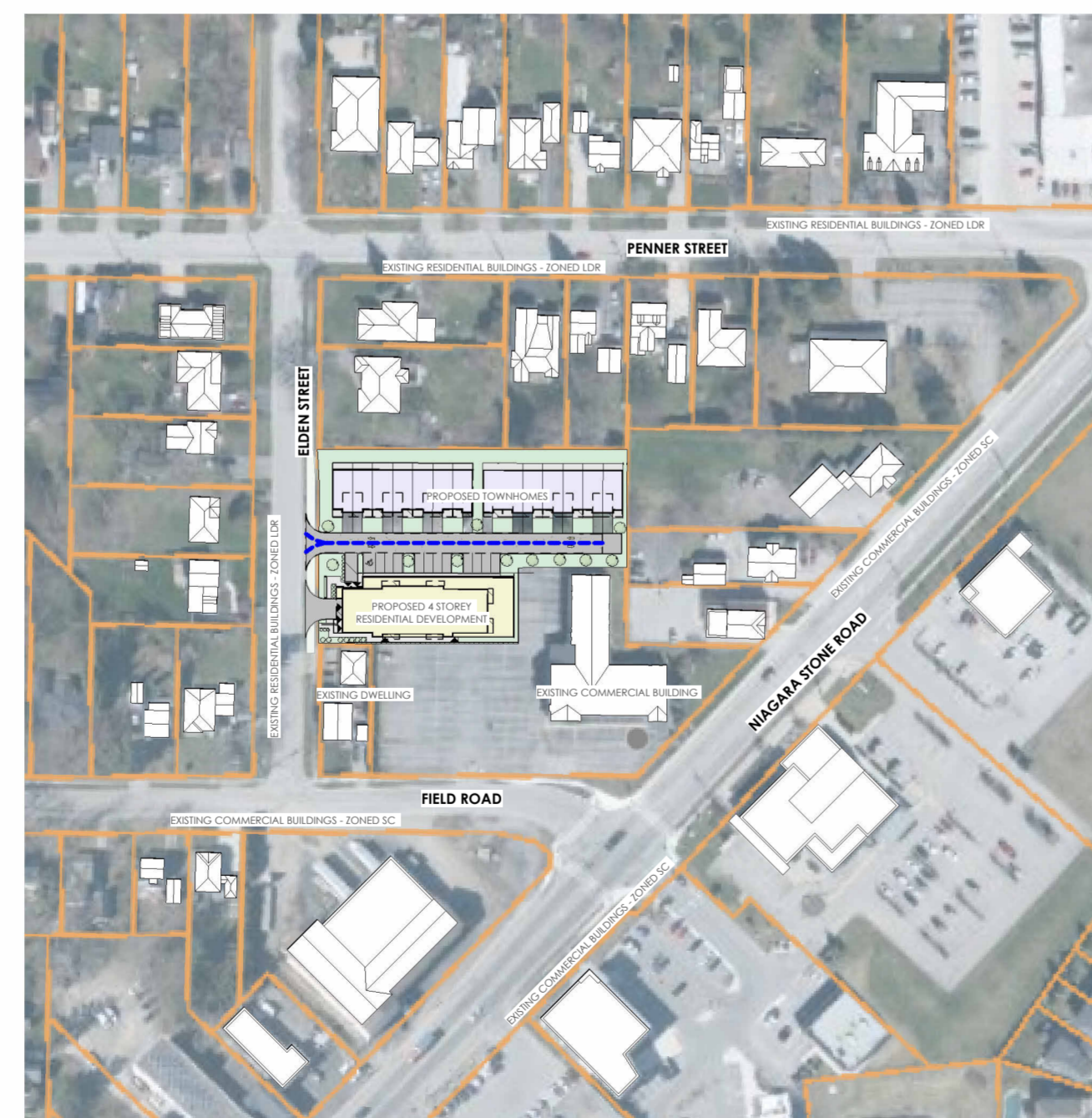
**December 21, 8 PM**

1" = 160'-0"



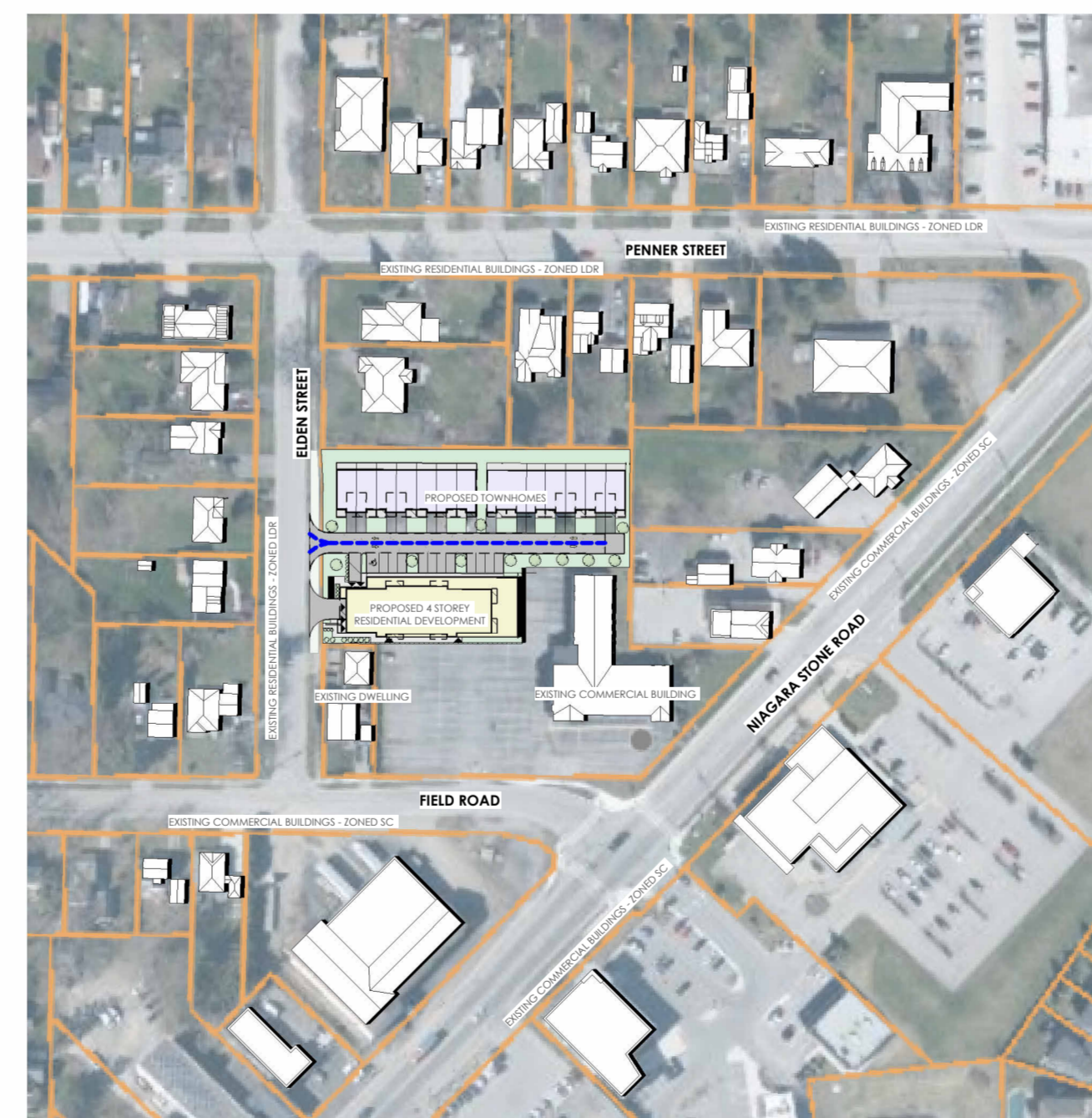
**June 21, 8 AM**

1" = 160'-0"



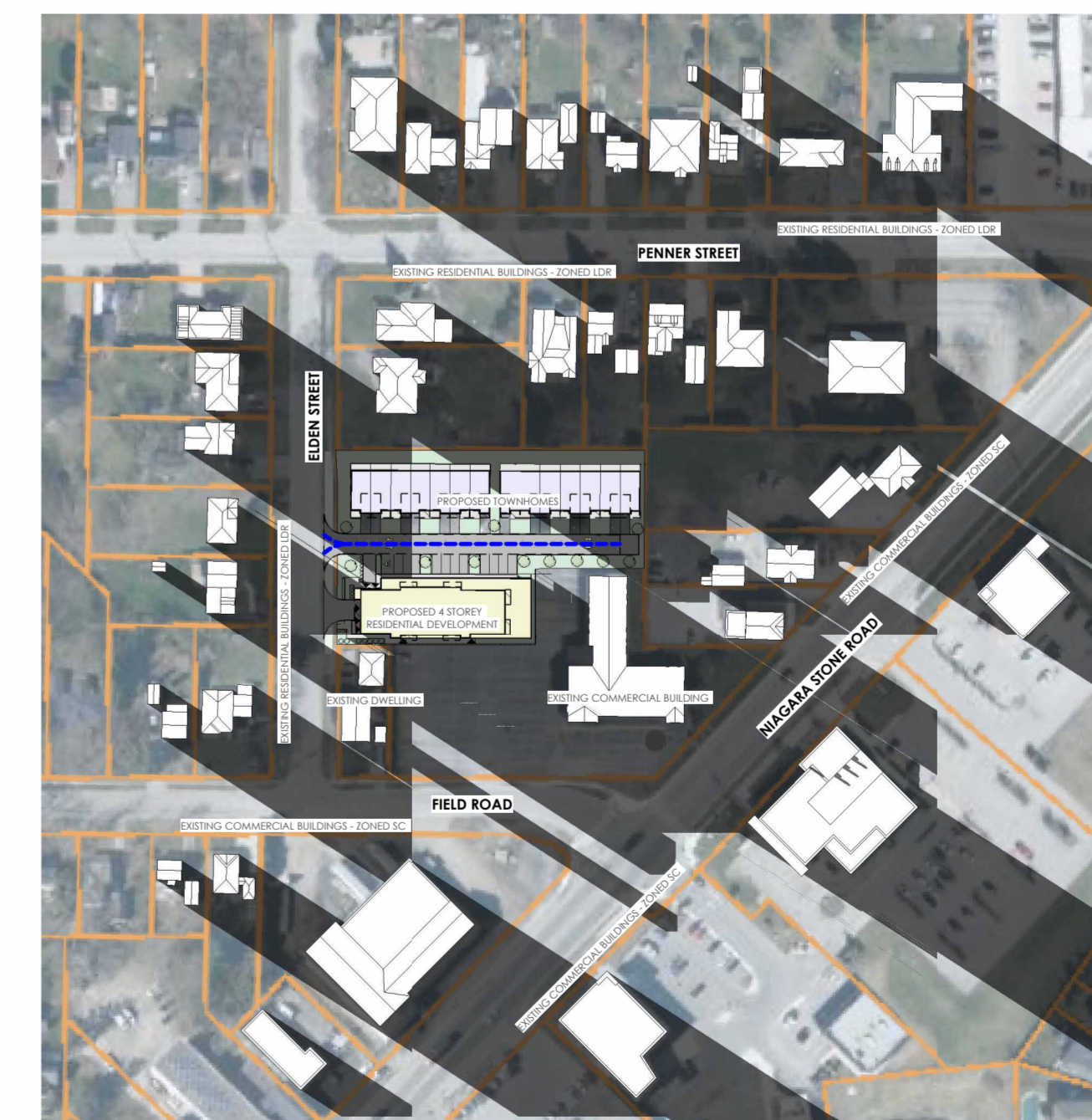
**June 21, 12 PM**

1" = 160'-0"



**June 21, 4 PM**

1" = 160'-0"



**June 21, 8 PM**

1" = 160'-0"

GENERAL NOTES

LEGEND

- PROPOSED TOWNHOMES
- PROPOSED 4 STORY RESIDENTIAL DEVELOPMENT
- EXISTING BUILDING
- PROPERTY BOUNDARIES

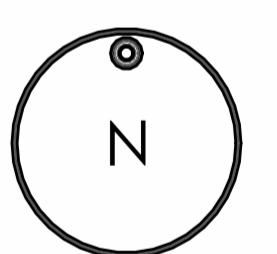
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COMMISSION:

**HUMMEL DEVELOPMENT**

1570 NIAGARA STONE ROAD, NIAGARA-ON-THE-LAKE, ON



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architects  
STUDIO INC.

Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:

**Winter & Summer Solstices**

Issued for Re-Zoning

Issued for Site Plan Agreement

Issued for Permit

Issued for Tender

Issued for Construction

DRAWN BY:	JC	DWG. No.
CHECKED BY:	MAJR	.SS2
DATE:	JAN 19 2023	
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