

HUMMEL DEVELOPMENT 2 STOREY TOWNHOMES

| NIAGARA STONE ROAD | NIAGARA-ON-THE-LAKE | ONTARIO | CANADA

**ISSUED FOR
REVIEW**

PRELIMINARY SITE STATS		PROPOSED RM1 / RM2 ZONING	
LOT AREA	HECTARES	FT ²	M ²
Lot (Not Including Road Widening)	0.4692	5050.31	4,691.6
LOT FRONTAGE	Existing 59.07 m		
LOT COVERAGE			
Permitted	Lot Coverage Maximum 17675.1 1,642.1 35.0%		
Proposed			
Mid-Rise Building (Includes Projections)	10447.3	970.6	20.7%
Townhouse - Block A	4761.9	628.2	13.4%
Townhouse - Block B	4211.5	429.5	13.3%
Total	23920.7	2222.3	47.4%
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIO)			
Minimum	15150.1	1,407.5	30.0%
Proposed	15204.8	1,412.6	30.1%
PAVED/PARKING AREA (NOT COVERED BY BUILDING)			
Proposed	11374.8	1,056.8	22.5%
BUILDING HEIGHT			
Townhouses	Permitted	10.0 m	32.8 ft
	Proposed	2 Storey	9.76 m 21.9 ft
Mid-Rise	Permitted	10.5 m	34.43 ft
	Proposed	4 Storey	15.85 m 52.0 ft
PARKING STATS			
PARKING REQUIRED			
Townhouses	2 per unit	28	
Apartment	1 per unit	24	
Total		52.0	
BF Required (req'd for mid rise)	1 Spaces		
Loading Required	0 spaces		
PARKING PROVIDED			
Townhouse Driveways	14		
Townhouse Garage	14		
Surface	12		
1st Floor Mid-Rise	24		
Total	64		
BF Provided (req'd for mid rise)	2 Spaces		
Loading Provided	1 Spaces		
BUILDING STATS			
Mid-Rise Units	1 BED	1 BED + 2 BED	
1st FLOOR	0	0	0
2nd FLOOR	8	3	2
3rd FLOOR	8	3	2
4th FLOOR	8	3	2
Total Units	24	9	6
Townhouses	Block A	7	
	Block B	7	
Total Towns	14		

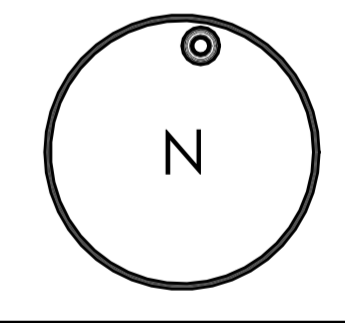
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No.	DATE	DESCRIPTION	BY:
1	09-21-2023	REVIEW	IC
2	12-12-2023	FIRE ROUTE	IC
3	02-14-2023	SITE PLAN DIMS.	IC

COMMISSION: 2022-202

HUMMEL DEVELOPMENT



A · C · K
architects
STUDIO INC.

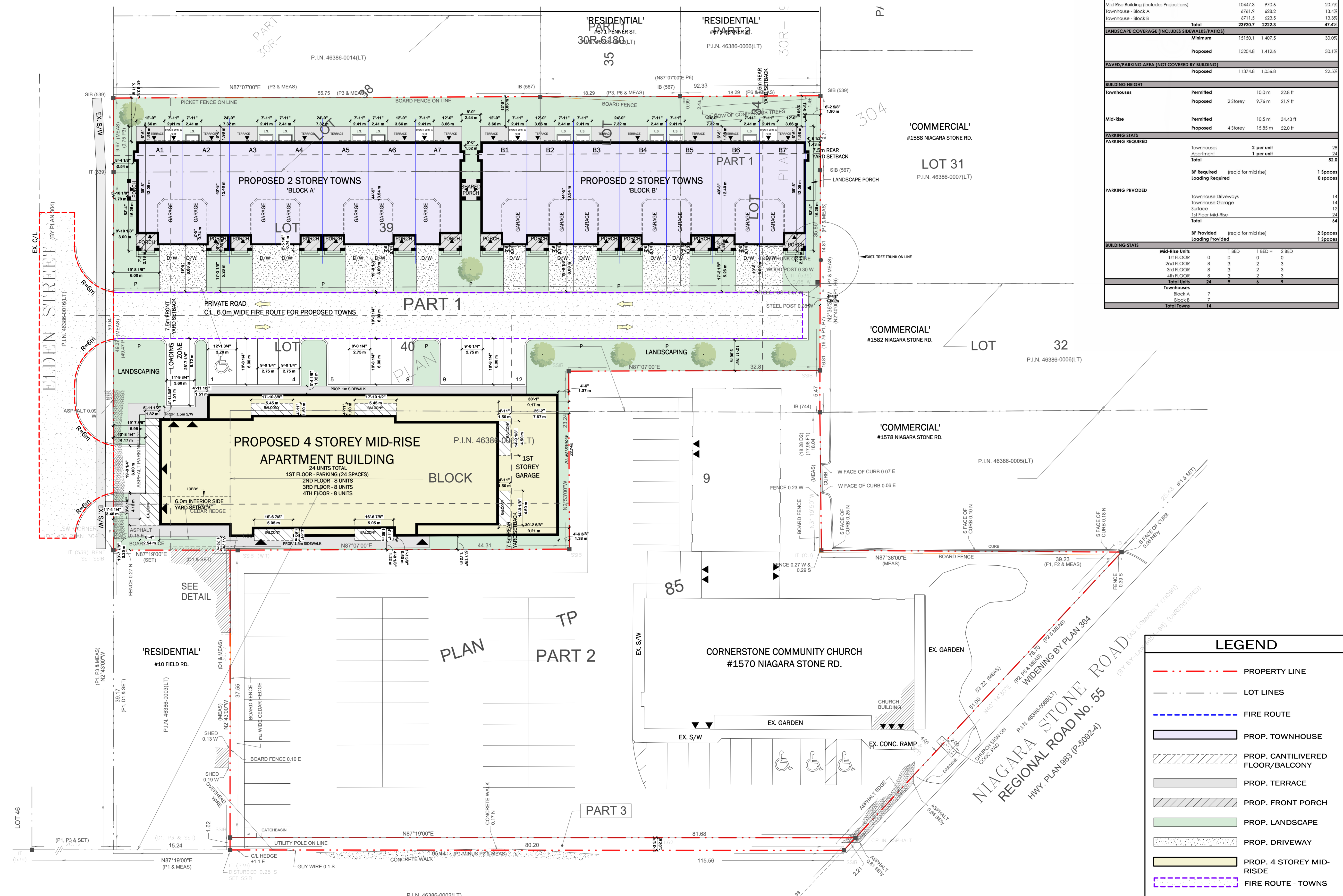
Architectural Office:
290 Glendale Ave., St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN

DRAWN BY:	IC	DRAWING No.:	
CHECKED BY:	MDA/JMR		
DATE ISSUED:	02-14-2023		
PROJECT No.:	2022-202		

.SP1



LEGEND	
	PROPERTY LINE
	LOT LINES
	FIRE ROUTE
	PROP. TOWNHOUSE
	PROP. CANTILVERED FLOOR/BALCONY
	PROP. TERRACE
	PROP. FRONT PORCH
	PROP. LANDSCAPE
	PROP. DRIVEWAY
	PROP. 4 STOREY MID-RISE
	FIRE ROUTE - TOWNS
	FIRE ROUTE - MID-RISE
	PROP. FIRE ROUTE SIGN
	PROP. FIRE HYDRANT

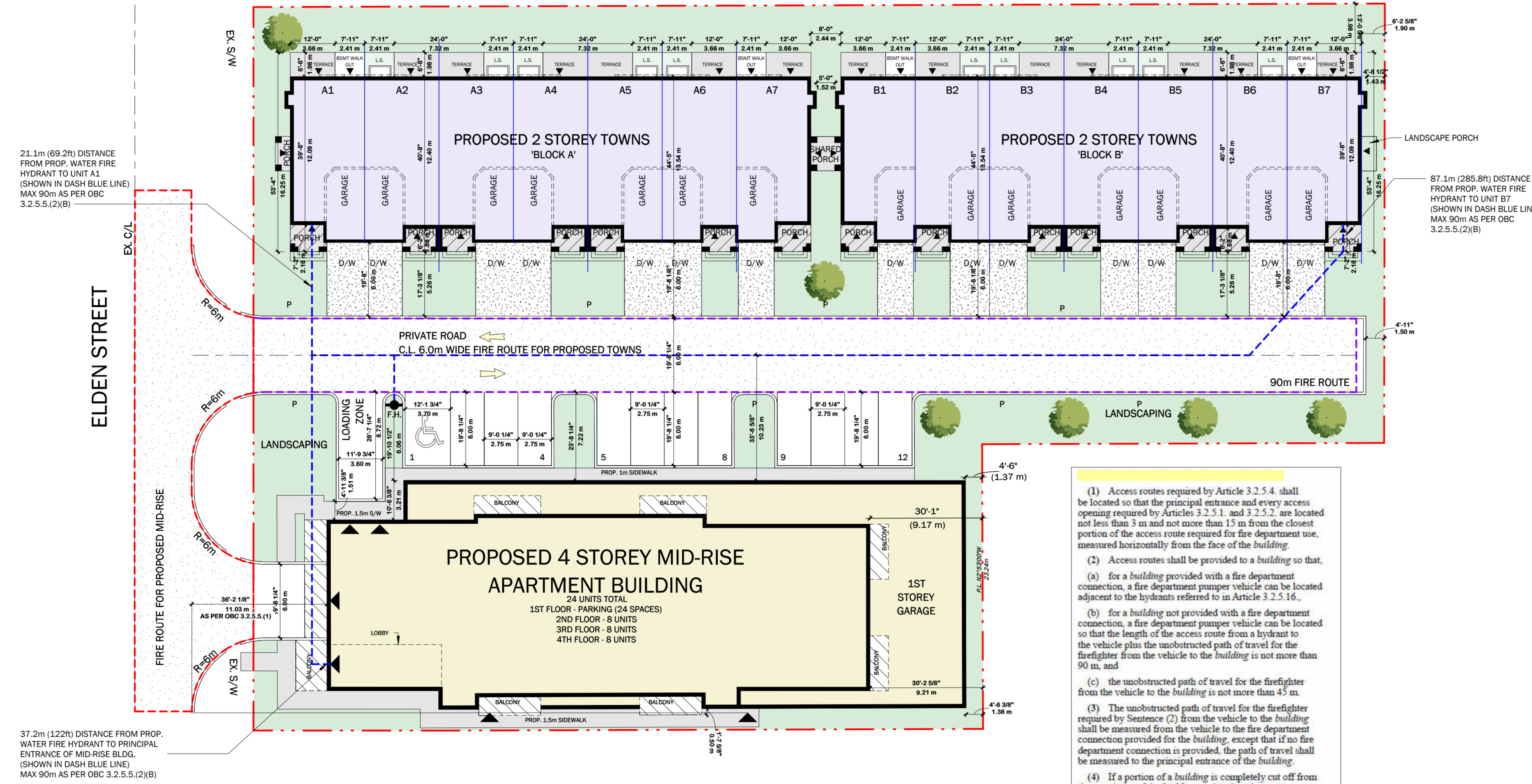
SITE PLAN
1" = 20'-0"
DETAIL
(NOT TO SCALE)

FIELD ROAD
(AS SHOWN ON PLAN 304)
(UNNAMED ROAD ON PLAN TP 85)

NIAGARA STONE ROAD
REGIONAL ROAD No. 55
HWY. PLAN 983 (P-5092-4)

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	PROP. TOWNHOUSE
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	PROP. FRONT PORCH
	PROP. LANDSCAPE
	PROP. DRIVEWAY
	PROP. 4 STOREY MID-RISIDE
	FIRE ROUTE - TOWNS
	FIRE ROUTE - MID-RISE
	PROP. FIRE ROUTE SIGN
	PROP. FIRE HYDRANT



- (1) Access routes required by Article 3.2.5.4 shall be located so that the principal entrance and every access opening required by Articles 3.2.5.1 and 3.2.5.2 are located not less than 3 m and not more than 15 m from the closest portion of the access route required for fire department use, measured horizontally from the face of the building.
- (2) Access routes shall be provided to a building so that,
 - (a) for a building provided with a fire department connection, a fire department pumper vehicle can be located adjacent to the hydrants referred to in Article 3.2.5.16,
 - (b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 m, and
 - (c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m.
- (3) The unobstructed path of travel for the firefighter shall be measured from the vehicle to the fire department connection provided for the building, except that if no fire department connection is provided, the path of travel shall be measured to the principal entrance of the building.
- (4) If a portion of a building is completely cut off from the remainder of the building so that there is no access to the remainder of the building, the access routes required by Sentence (2) shall be located so that the unobstructed path of travel from the vehicle to one entrance of each portion of the building is not more than 45 m.

FIRE ROUTE PLAN

1" = 20'-0"

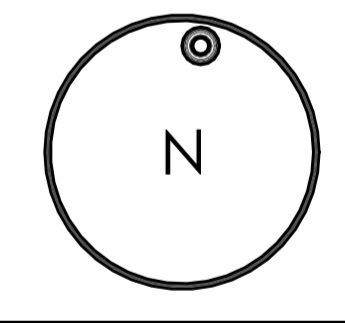
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