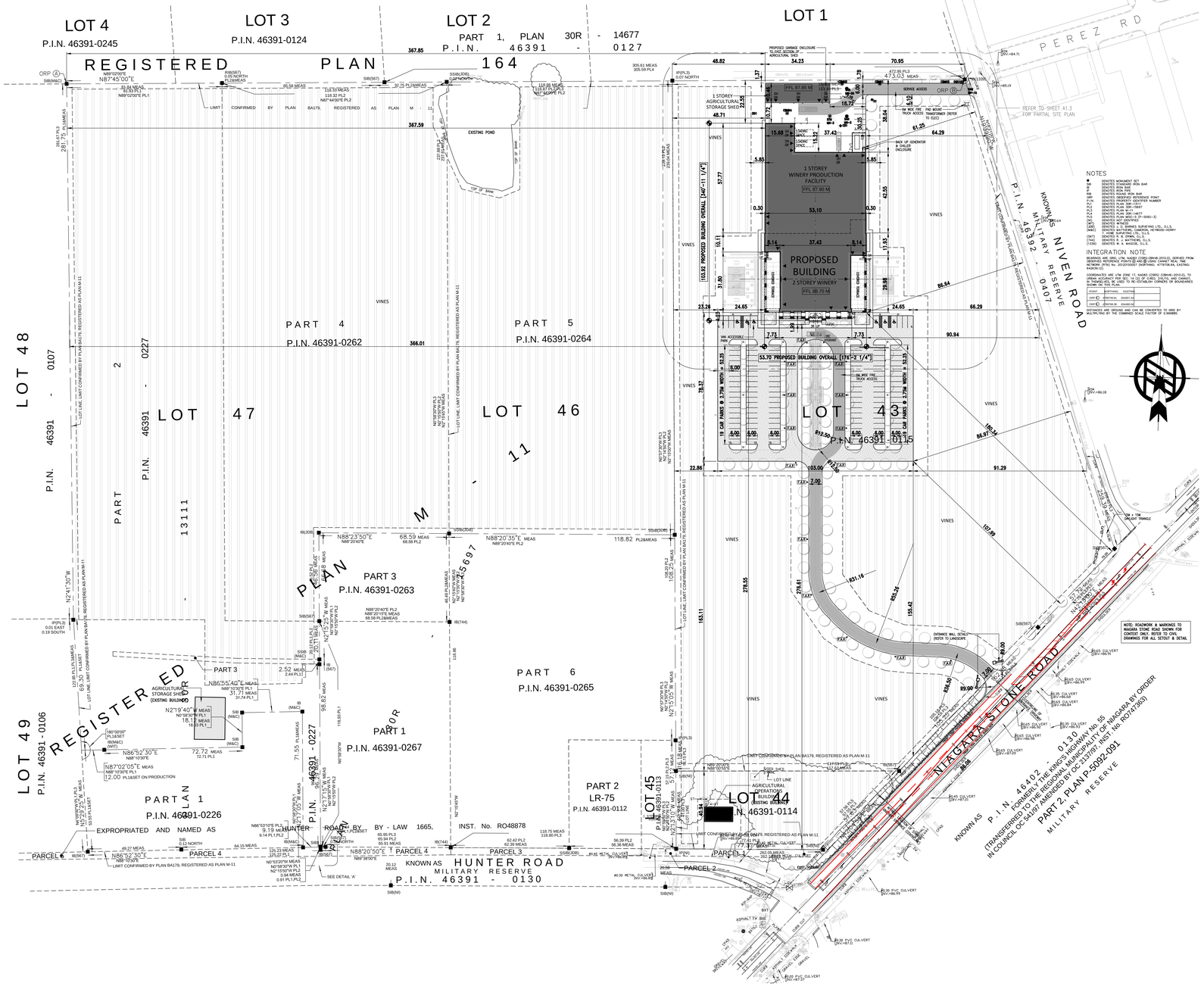

1 SITE PLAN
A1.2 SCALE: 1:750

2 LOCATION PLAN
A1.2 SCALE: NTS

ARCHITECT:	VFA ARCHITECTURE + DESIGN
HICKS DESIGN STUDIO	11 WATKINSON AVENUE
295 ROBINSON STREET	TORONTO ON, M2J 2E6
OAKVILLE, ONTARIO L6J 1G3	ATTENTION: VANESSA FONG
ATTENTION: VANESSA FONG	PH: 647-500-2724
PH: 905-339-1212	

SITE STATISTICS			
ADDRESS:	LOT 43 NIAGARA STONE ROAD NIAGARA ON THE LAKE, ONTARIO		
LEGAL DESCRIPTION:	LOTS 43 & 44 & PART LOTS 46 & 47 REGISTERED PLAN M-11 TOWN OF NIAGARA ON THE LAKE REGIONAL MUNICIPALITY OF NIAGARA		
ZONING:	RURAL (A)		
	%	METRIC	IMPERIAL
LOT AREA: (APPROX)		16.2 HA	40.04 AC
FLOOR AREA: (GROUND)			
WINERY & PRODUCTION BUILDING		4,236.00	45,597
AGRICULTURAL STORAGE SHED (PROPOSED)		358.05	3,854
AGRICULTURAL STORAGE SHED (EXISTING)		355.65	3,828
AGRICULTURAL OPERATIONS (EXISTING)		116.90	1,249
FLOOR AREA (GROUND)		5,065.70	54,529
FLOOR AREA (TOTAL)			
WINERY & PRODUCTION BUILDING			
GROUND		4,236.00	45,597
SECOND		540.22	5,815
TOTAL		4,776.22	51,412
BASEMENT AREA		2,163.00	23,283
AGRICULTURAL STORAGE SHED (PROPOSED)		358.05	3,854
AGRICULTURAL STORAGE SHED (EXISTING)		355.65	3,828
AGRICULTURAL OPERATIONS (EXISTING)		116.90	1,249
FLOOR AREA (TOTAL)		5,695.92	60,344
COVERAGE:			
BUILDING AREAS		5,065.70	54,529
COVERED TERRACES / COVERED ENTRANCE & STEPS		662.75	7,134
TOTAL COVERAGE AREA		5,728.45	61,663
LOT COVERAGE % (BUILDING)		3.5%	
LANDSCAPED AREA	6.65%	10,336	5815.07
SETBACKS:			
SOUTH EAST FRONT YARD (NIAGARA STONE RD)		180.34	591'-8"
EAST SIDE YARD (NIVEN ROAD)		61.25	200'-11 1/2"
WEST SIDE YARD		364.01	1200'-11 1/2"
SOUTH INTERIOR YARD		278.55	913'-10 1/2"
NORTH REAR YARD (WINERY)		22.55	73'-11 3/4"
NORTH REAR YARD (AG SHED)		1.37	4'-5 3/4"
BUILDING HEIGHT:			
PROPOSED PARAPET HEIGHT		12.71	41'-8 1/2"
PROPOSED SLOPED ROOF MECH SCREEN HEIGHT		15.36	50'-4 3/4"
PARKING:			
REQUIRED STAFF PARKING		38	
REQUIRED VISITOR PARKING		104	
TOTAL REQUIRED PARKING		142	
PROVIDED STAFF PARKING		38	
PROVIDED VISITOR PARKING		99	
TOTAL PROVIDED PARKING		137	
BARRIER FREE STALLS (INCLD IN TOTAL ABV.)		6	
LOADING SPACES PROVIDED		2	

3 SITE STATISTICS
A1.2 SCALE: NTS

RECORD DRAWINGS

Based on As-built drawings prepared by:
Stone Eagle Winery Corp., Superintendent,
dated SEPTEMBER 18, 2025

Record drawings prepared by:
r. Varacalli Architect Inc.
SEPTEMBER 23, 2025

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE LEGEND:

- PROPERTY LINE
- EXISTING GRADE
- 103.7 FINISHED GRADE
- F.F.E. FINISHED FLOOR ELEVATION
- F.B.E. FINISHED BASEMENT ELEVATION
- F.D.E. FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- EXISTING STRUCTURES
- BORE HOLE LOCATION & No. PER SOILS REPORT
- RDP ROOF DOWNSPOUT LOCATION, DISCHARGE ON GROUND, CONC. PAVER
- A TREE HOARDING
- TR 7 TREE NUMBER PER ARBOURIST REPORT
- EXISTING TREE TO REMAIN – DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT
- EXISTING TREE TO BE REMOVED
- F.A.R FIRE ACCESS ROUTE SIGN MIN 300(W)x450(H) SIGN INSTALLED AT A HEIGHT 8/7 1.9M & 2.0M DISPLAYING "FIRE ACCESS ROUTE, NO PARKING" OR SYMBOL IN LIEU THEREOF AS SPECIFIED BY THE HIGHWAY TRAFFIC ACT. PROVIDE SIGN SHOP DRAWING FOR APPROVAL

SITE ACCREDITATION:

PLAN OF SURVEY OF
LOTS 43 & 44 & PART OF
LOTS 46 & 47
REGISTERED PLAN M-11
TOWN OF NIAGARA ON THE LAKE
REGIONAL MUNICIPALITY OF NIAGARA

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
R-PE SURVEYING LIMITED
ONTARIO LAND SURVEYORS
SEPTEMBER, 2021

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

REF.	DATE	DESCRIPTION
16	12.15.23	ISSUED FOR PERMIT & TENDER
15	12.15.23	ISSUED FOR SI# 002
14	08.03.23	ISSUED FOR PERMIT
13	07.28.23	ISSUED FOR PROGRESS
12	06.27.23	REISSUED FOR SPA
11	05.01.23	REISSUED FOR SPA
10	04.14.23	ISSUED TO SURVEY
9	02.24.23	ISSUED FOR ZBA
8	02.08.23	FOUNDATION PROGRESS SET
7	01.09.23	ISSUED FOR FOUNDATION PERMIT
6	12.28.22	ISSUED FOR FOUNDATION PERMIT
5	10.21.22	ISSUED FOR FOUNDATION PERMIT
4	09.30.22	ISSUED FOR SITE PLAN APPROVAL
3	11.10.21	REISSUED FOR ZBA
2	09.21.21	ISSUED FOR ZONING APPLICATION
1	06.14.21	ISSUED FOR CONSULTANT RFP
1	10.22.20	ISSUED FOR PRE-CONSULT

REVISIONS / ISSUANCE:

HICKS DESIGN STUDIO

VFA Architecture + Design Inc.
11 Watkinson Avenue, Toronto, On. M2J 2E6
647-500-2724

CLIENT:
STONE EAGLE WINERY

ADDRESS: LOT 43 NIAGARA STONE RD.
CITY: NIAGARA ON THE LAKE

DRAWING TITLE:
OVERALL SITE PLAN

DRAWN: S.C.
DATE: 06.02.2020
SCALE: 1:750
JOB NUMBER: 20-226
SHEET NUMBER: A1.2