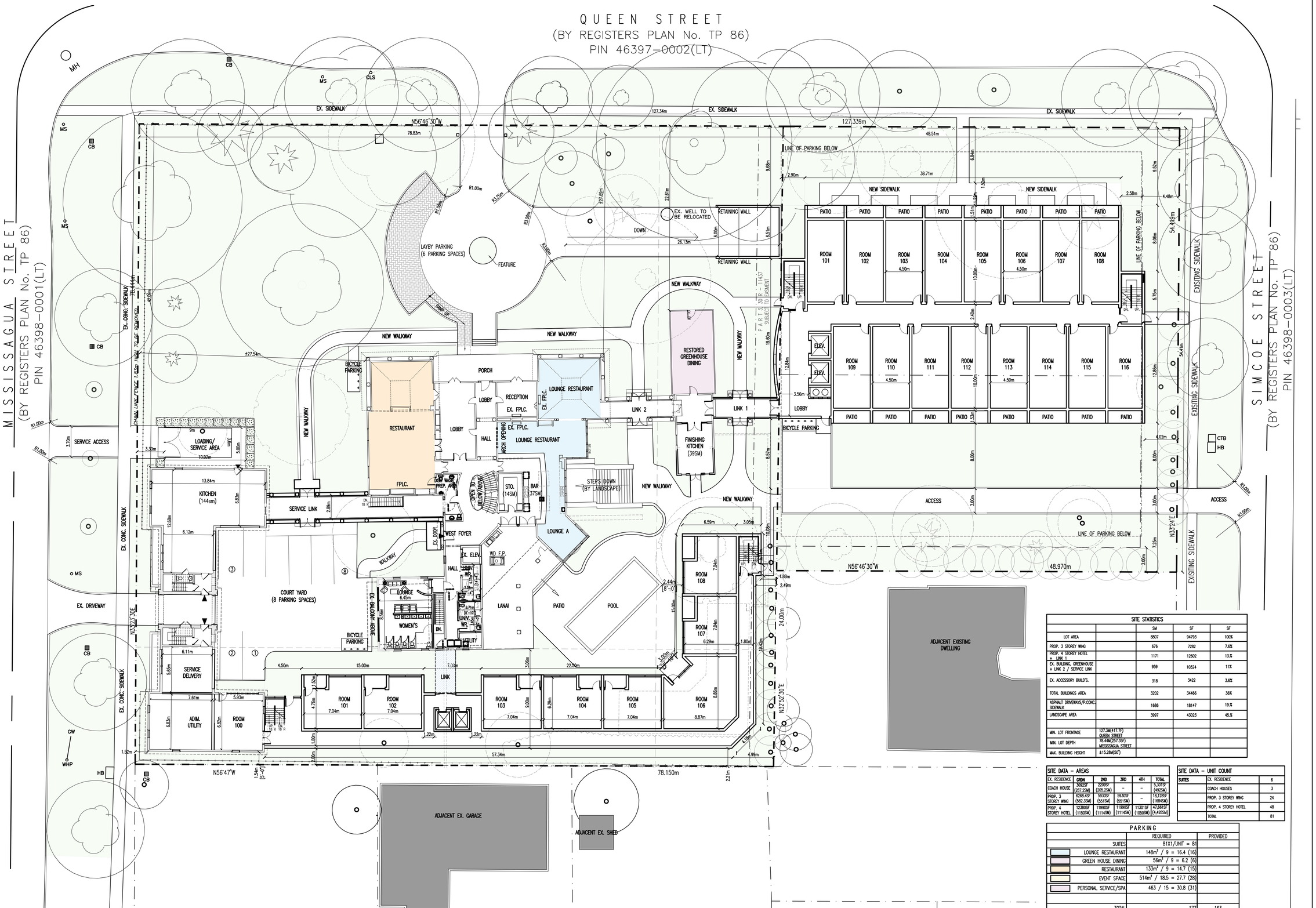


## PROPOSED SITE PLAN /GROUND FLOOR PLAN

SCALE: 1:200

| SITE STATISTICS | | | | |
|---|---|---|---|---|
| | | SM | SF | |
| LOT AREA | | 8807 | 94793 | 100% |
| PROP. 3 STOREY WING | | 676 | 7282 | 7.6% |
| PROP. 4 STOREY HOTEL + LINK 1 | | 1171 | 12602 | 13.3% |
| EX. BUILDING, GREENHOUSE + LINK 2 / SERVICE LINK | | 959 | 10324 | 11% |
| EX. ACCESSORY BUILD'S. | | 318 | 3422 | 3.6% |
| TOTAL BUILDINGS AREA | | 3202 | 34466 | 36% |
| ASPHALT DRIVEWAYS/P.CONC. SIDEWALK | | 1686 | 18147 | 19.1% |
| LANDSCAPE AREA | | 3997 | 43023 | 45.% |
| | | | | |
| MIN. LOT FRONTAGE | 127.3M(417.7ft) QUEEN STREET | | | |
| MIN. LOT DEPTH | 78.44M(257.35ft) MISSISSAGUA STREET | | | |
| MAX. BUILDING HEIGHT | ±15.29M(50') | | | |

| SITE DATA - AREAS | | | | | |
|---|---|---|---|---|---|
| EX. RESIDENCE | GRDN | 2ND | 3RD | 4TH | TOTAL |
| COACH HOUSE | 3092SF (287.23M) | 2209SF (205.23M) | - | - | 5,301SF (492SM) |
| PROP. 3 STOREY WING | 6268.4SF (582.33M) | 5930SF (551SM) | 5630SF (551SM) | - | 18,128SF (1684SM) |
| PROP. 4 STOREY HOTEL | 12380SF (11509M) | 11990SF (11145M) | 11990SF (11145M) | 11301SF (10509M) | 47,661SF (4,4283M) |

| SITE DATA - UNIT COUNT | | |
|---|---|---|
| SUITES | EX. RESIDENCE | 6 |
| | COACH HOUSES | 3 |
| | PROP. 3 STOREY WING | 24 |
| | PROP. 4 STOREY HOTEL | 48 |
| | TOTAL | 81 |

| PARKING | | |
|---|---|---|
| | REQUIRED | PROVIDED |
| SUITES | 81X1/UNIT = 81 | |
| LOUNGE RESTAURANT | 148m² / 9 = 16.4 (16) | |
| GREEN HOUSE DINING | 56m² / 9 = 6.2 (6) | |
| RESTAURANT | 133m² / 9 = 14.7 (15) | |
| EVENT SPACE | 514m² / 18.5 = 27.7 (28) | |
| PERSONAL SERVICE/SPA | 463 / 15 = 30.8 (31) | |
| | | |
| TOTAL | 177 | 163 |
| BICYCLES | 12 | 13 |

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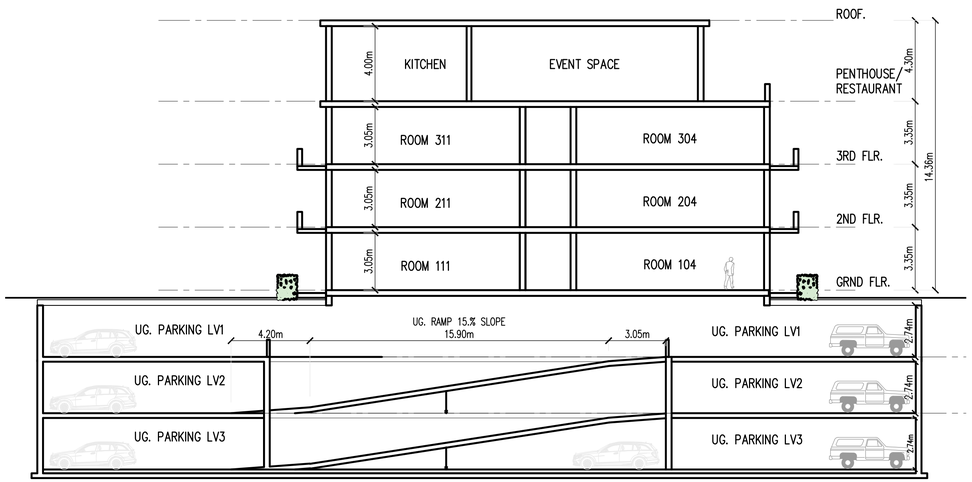
| | |
|---|---|
| drawn by: | DA |
| design by: | LJM |
| approved by: | MRM |
| plot scale: | 1:1 |
| scale: | AS NOTED |
| date: | 2023-06-22 |

project title:
PROPOSED RE-DEVELOPMENT
228 QUEEN ST
228 QUEEN ST,
NIAGARA-ON-THE-LAKE, ON

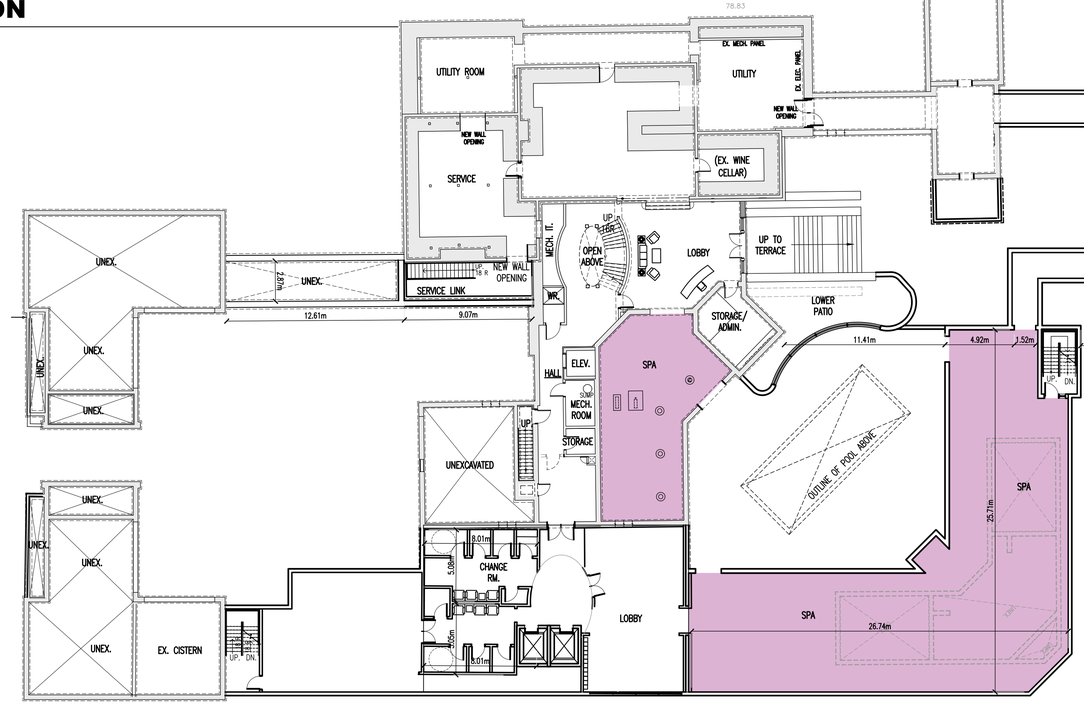
drawing title:
PROPOSED SITE/GROUND FLR. PLAN

job number: 19-04
drawing number: SPA1
revision number:




## DIAGRAMATIC SECTION

SCALE: 1:150




| PARKING | REQUIRED | PROVIDED |
|---|---|---|
| SUITES | 81X1/UNIT = 81 | |
| LOUNGE RESTAURANT | 148m² / 9 = 16.4 (16) | |
| GREEN HOUSE DINING | 56m² / 9 = 6.2 (6) | |
| RESTAURANT | 133m² / 9 = 14.7 (15) | |
| EVENT SPACE | 514m² / 18.5 = 27.7 (28) | |
| PERSONAL SERVICE/SPA | 463 / 15 = 30.8 (31) | |
| | | |
| TOTAL | 177 | 163 |
| BICYCLES | 12 | 13 |

## PARKING LOWER LEVELS PLAN

SCALE: 1:200

## PROPOSED UNDERGROUND PARKING LEVELS 2 / 3

SCALE: 1:200

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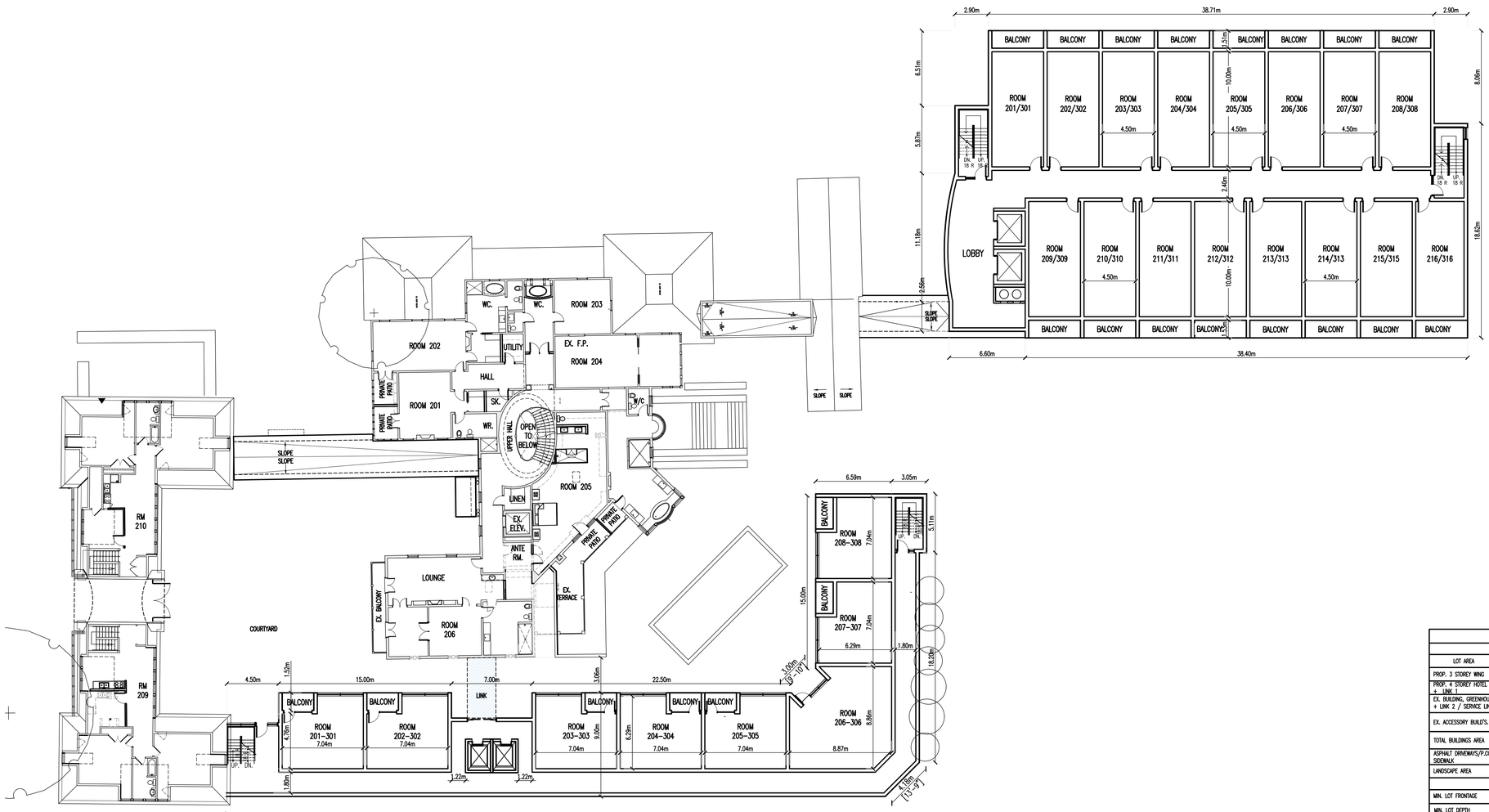
| drawn by: | plot scale: |
|---|---|
| DA | 1:1 |
| design by: | scale: |
| LJM | AS NOTED |
| approved by: | date: |
| MRM | 2023-06-22 |

project title:
PROPOSED RE-DEVELOPMENT
228 QUEEN ST
228 QUEEN ST,
NIAGARA-ON-THE-LAKE, ON

drawing title:
LOWER LEVELS PLAN
PROPOSED UNDERGROUND PARKING

job number: 19-04
drawing number:
revision number:

SPA2




## SECOND / THIRD FLOOR PLAN

SCALE: 1:200

| SITE STATISTICS | | | | |
|---|---|---|---|---|
| | | SM | SF | SF |
| LOT AREA | | 8807 | 94793 | 100% |
| PROP. 3 STOREY WING | | 676 | 7282 | 7.6% |
| PROP. 4 STOREY HOTEL + LINK 1 | | 1171 | 12602 | 13% |
| EX. BUILDING, GREENHOUSE + LINK 2 / SERVICE LINK | | 959 | 10324 | 11% |
| EX. ACCESSORY BUILD'S. | | 318 | 3422 | 3.6% |
| TOTAL BUILDINGS AREA | | 3202 | 34466 | 36% |
| ASPHALT DRIVEWAYS/P.CONC. SIDEWALK | | 1686 | 18147 | 19% |
| LANDSCAPE AREA | | 3997 | 43023 | 45.% |
| | | | | |
| MIN. LOT FRONTAGE | 127.3M(417.7FT) QUEEN STREET | | | |
| MIN. LOT DEPTH | 78.44M(257.35F) MISSISSAGUA STREET | | | |
| MAX. BUILDING HEIGHT | ±15.29M(50') | | | |

| SITE DATA - AREAS | | | | | |
|---|---|---|---|---|---|
| EX. RESIDENCE | GRDN | 2ND | 3RD | 4TH | TOTAL |
| COACH HOUSE | 3092SF (287.25M) | 2209SF (205.25M) | – | – | 5,301SF (492.5M) |
| PROP. 3 STOREY WING | 6268.4SF (582.35M) | 5930SF (551.0M) | 5930SF (551.0M) | – | 18,128SF (1684.3M) |
| PROP. 4 STOREY HOTEL | 12380SF (1150.9M) | 11990SF (1114.5M) | 11990SF (1114.5M) | 11301SF (1050.5M) | 47,661SF (4,428.8M) |

| SITE DATA - UNIT COUNT | | |
|---|---|---|
| SUITES | EX. RESIDENCE | 6 |
| | COACH HOUSES | 3 |
| | PROP. 3 STOREY WING | 24 |
| | PROP. 4 STOREY HOTEL | 48 |
| | TOTAL | 81 |

NO: 01 | BY: DA | DATE: 2023-06-22 | REVISION: ISSUED FOR SPA

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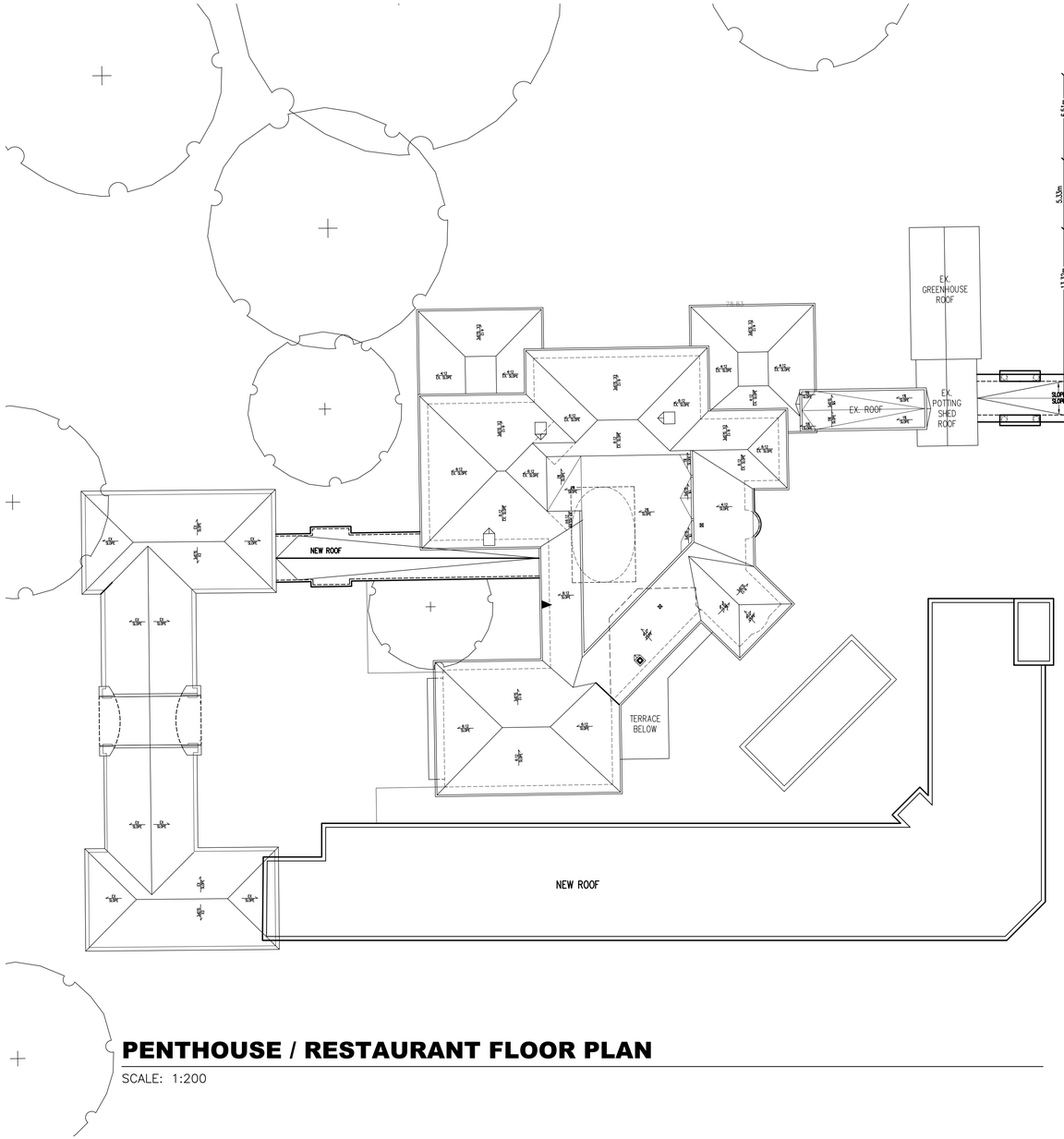
2M architects

drawn by: DA | design by: LJM | plot scale: 1:1 | approved by: MRM | scale: AS NOTED | date: 2023-06-22

project title: PROPOSED RE-DEVELOPMENT 228 QUEEN ST 228 QUEEN ST. NIAGARA-ON-THE-LAKE, ON

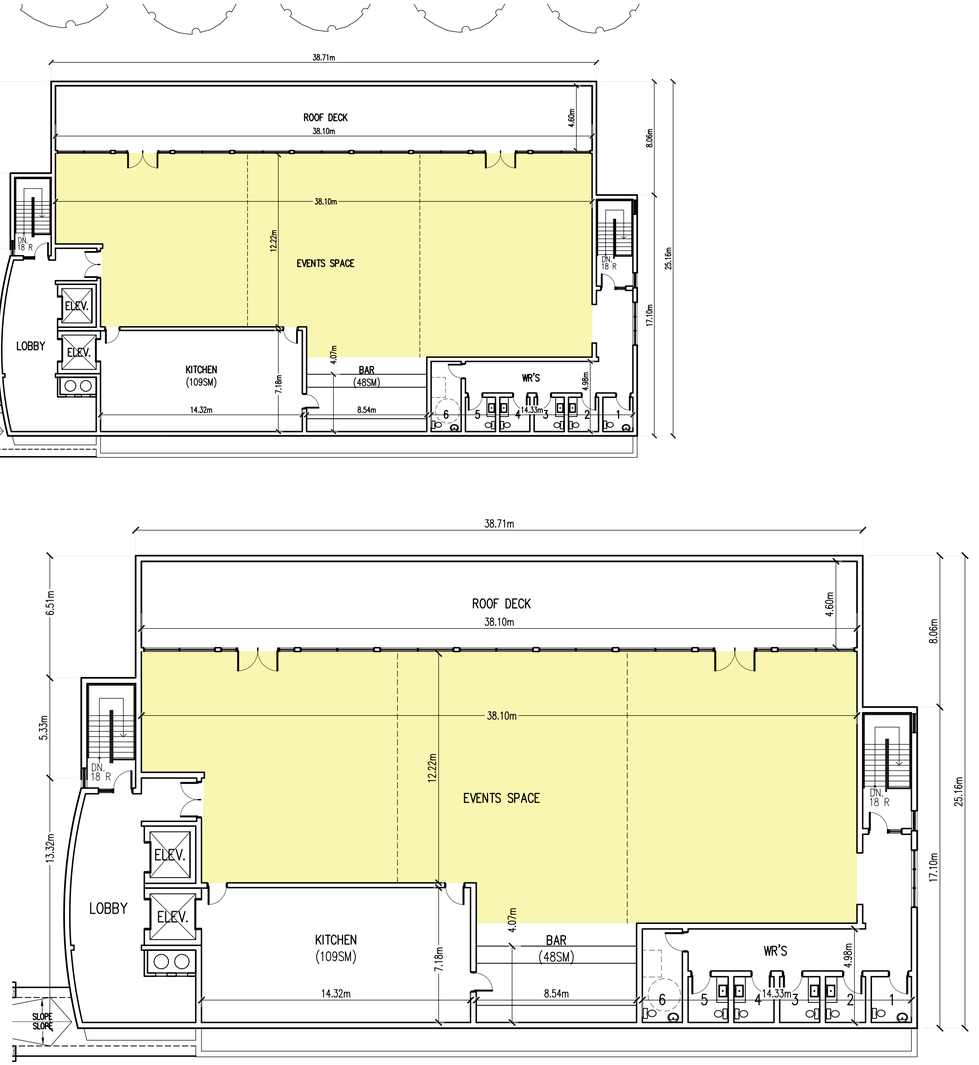
drawing title: SECOND / THIRD FLOOR PLAN

job number: 19-04 | revision number: | drawing number: SPA3




## PENTHOUSE / RESTAURANT FLOOR PLAN

SCALE: 1:200




## ENLARGED PLAN

SCALE: 1:150

| SITE STATISTICS | | | | |
|---|---|---|---|---|
| | | SM | SF | SF |
| LOT AREA | | 8807 | 94783 | 100% |
| PROP. 3 STOREY WING | | 676 | 7282 | 7.6% |
| PROP. 4 STOREY HOTEL + LINK 1 | | 1171 | 12602 | 13.3% |
| EX. BUILDING, GREENHOUSE + LINK 2 / SERVICE LINK | | 959 | 10324 | 11% |
| EX. ACCESSORY BUILD'S. | | 318 | 3422 | 3.6% |
| TOTAL BUILDINGS AREA | | 3202 | 34466 | 36% |
| ASPHALT DRIVEWAYS/P.CONC. SIDEWALK | | 1686 | 18147 | 19.% |
| LANDSCAPE AREA | | 3997 | 43023 | 45.% |
| | | | | |
| MIN. LOT FRONTAGE | 127.3M(417.7ft) QUEEN STREET | | | |
| MIN. LOT DEPTH | 78.44M(257.35ft) MISSISSAGUA STREET | | | |
| MAX. BUILDING HEIGHT | ±15.29M(50') | | | |

| SITE DATA – AREAS | | | | | |
|---|---|---|---|---|---|
| EX. RESIDENCE | GRDN | 2ND | 3RD | 4TH | TOTAL |
| | 3092SF (287.25M) | 2206SF (205.25M) | – | – | 5,301SF (492SM) |
| COACH HOUSE | 6268.4SF (582.35M) | 5935SF (551SM) | 5935SF (551SM) | – | 18,128SF (1684SM) |
| PROP. 3 STOREY WING | 12380SF (1150SM) | 11990SF (1114SM) | 11990SF (1114SM) | 11301SF (1050SM) | 47,661SF (4,428SM) |
| PROP. 4 STOREY HOTEL | | | | | |

| SITE DATA – UNIT COUNT | | |
|---|---|---|
| SUITES | EX. RESIDENCE | 6 |
| | COACH HOUSES | 3 |
| | PROP. 3 STOREY WING | 24 |
| | PROP. 4 STOREY HOTEL | 48 |
| | TOTAL | 81 |

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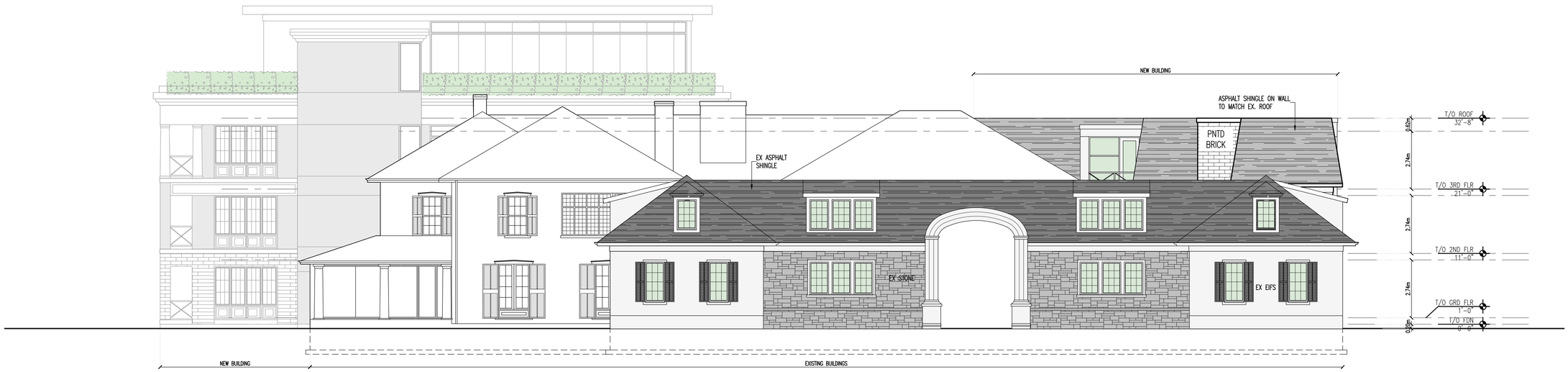
www.2marchitects.ca


drawn by: DA
design by: LJM
plot scale: 1:1
approved by: MRM
scale: AS NOTED
date: 2023-06-22

project title: PROPOSED RE-DEVELOPMENT
228 QUEEN ST
228 QUEEN ST.
NIAGARA-ON-THE-LAKE, ON

drawing title: PENTHOUSE / RESTAURANT FLOOR PLAN

job number: 19-04
drawing number: SPA4
revision number:




## WEST ELEVATION

SCALE:1/18"=1'-0"

## NORTH ELEVATION

SCALE: 1/8"=1'-0"

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|---|---|
| FR/DA | 1:1 |
| design by: | scale: |
| LJM | AS NOTED |
| approved by: | date: |
| MRM | 2023-06-22 |

project title:
PROPOSED RE-DEVELOPMENT
228 QUEEN ST
228 QUEEN ST.
NIAGARA-ON-THE-LAKE, ON

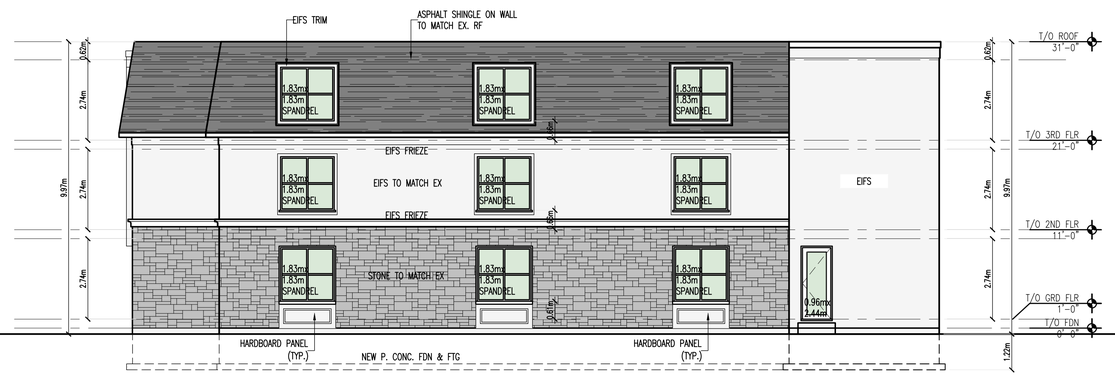
drawing title:
WEST & NORTH ELEVATIONS

job number: 19-04
drawing number:
revision number:

**SPA5**

## SOUTH ELEVATION

SCALE:1/18"=1'-0"




## EAST ELEVATION

SCALE: 1/8"=1'-0"

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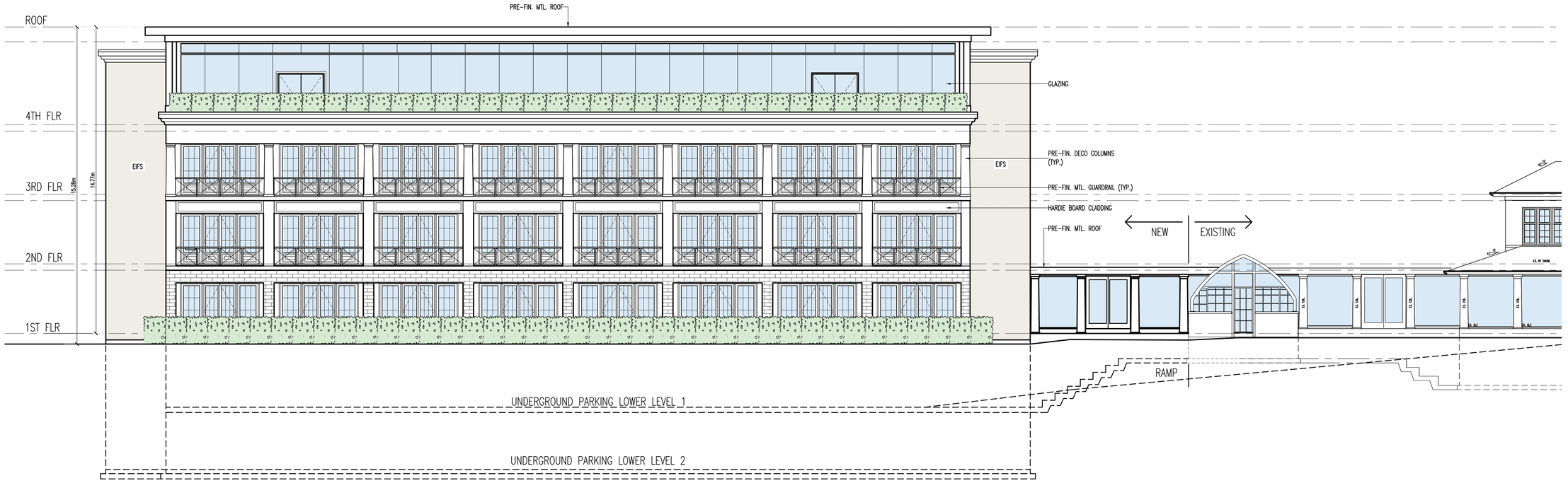
| | | | |
|---|---|---|---|
| drawn by: FR/DA | plot scale: 1:1 | | |
| design by: LJM | approved by: MRM | scale: AS NOTED | |
| | | date: 2023-06-22 | |

project title:
PROPOSED RE-DEVELOPMENT
228 QUEEN ST
228 QUEEN ST.
NIAGARA-ON-THE-LAKE, ON

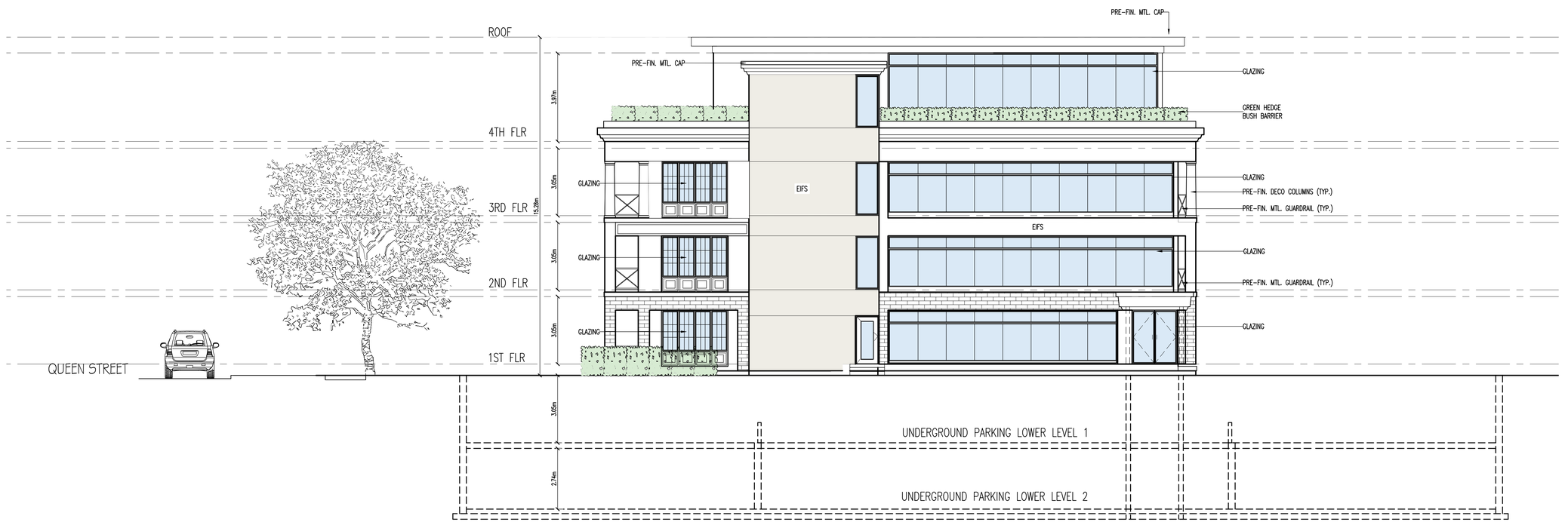
drawing title:
SOUTH & EAST ELEVATIONS

job number: 19-04
drawing number: SPA6
revision number:




## NORTH ELEVATION

SCALE:1/18"=1'-0"




## WEST ELEVATION

SCALE: 1/8"=1'-0"

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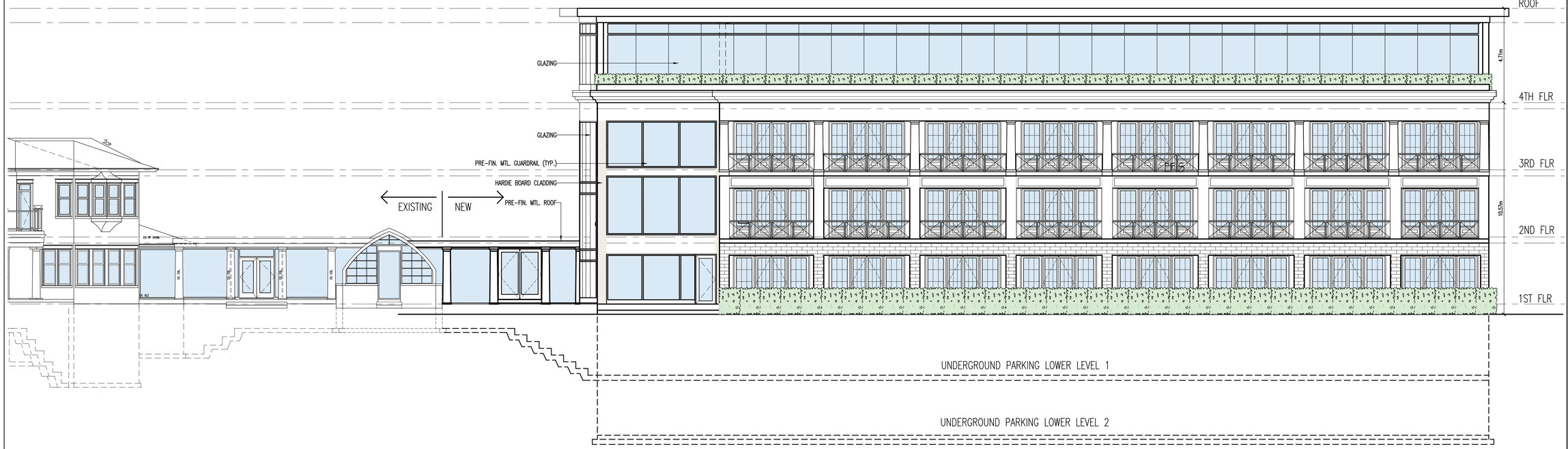
| | |
|---|---|
| drawn by: | DA |
| plot scale: | 1:1 |
| design by: | LJM |
| approved by: | MRM |
| scale: | AS NOTED |
| date: | 2023-06-22 |

project title:
PROPOSED RE-DEVELOPMENT
228 QUEEN ST
228 QUEEN ST,
NIAGARA-ON-THE-LAKE, ON

drawing title:
NORTH & WEST ELEVATIONS

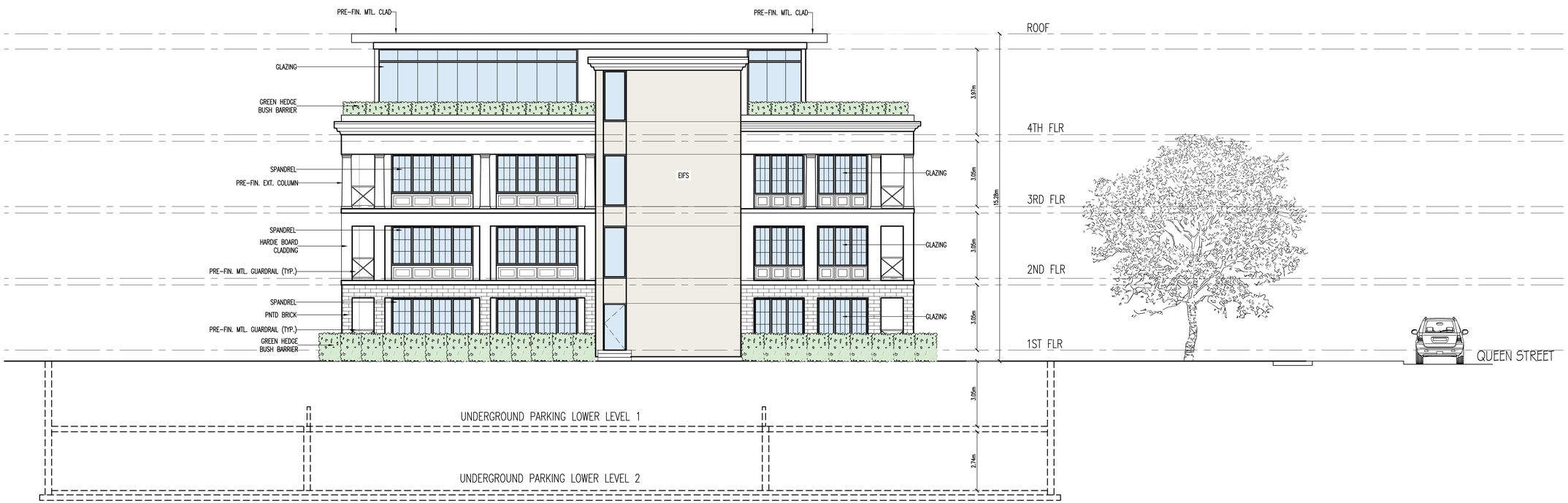
job number: 19-04
drawing number:
revision number:

**SPA7**




## SOUTH ELEVATION

SCALE: 1/8"=1'-0"




## EAST ELEVATION

SCALE: 1/8"=1'-0"

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drawn by: DA
design by: LJM
approved by: MRM
plot scale: 1:1
scale: AS NOTED
date: 2023-06-22

project title:
PROPOSED RE-DEVELOPMENT
228 QUEEN ST
228 QUEEN ST,
NIAGARA-ON-THE-LAKE, ON

drawing title:
SOUTH & EAST ELEVATIONS

job number: 19-04
revision number:
drawing number:

**SPA8**