

3 Storey Apartment

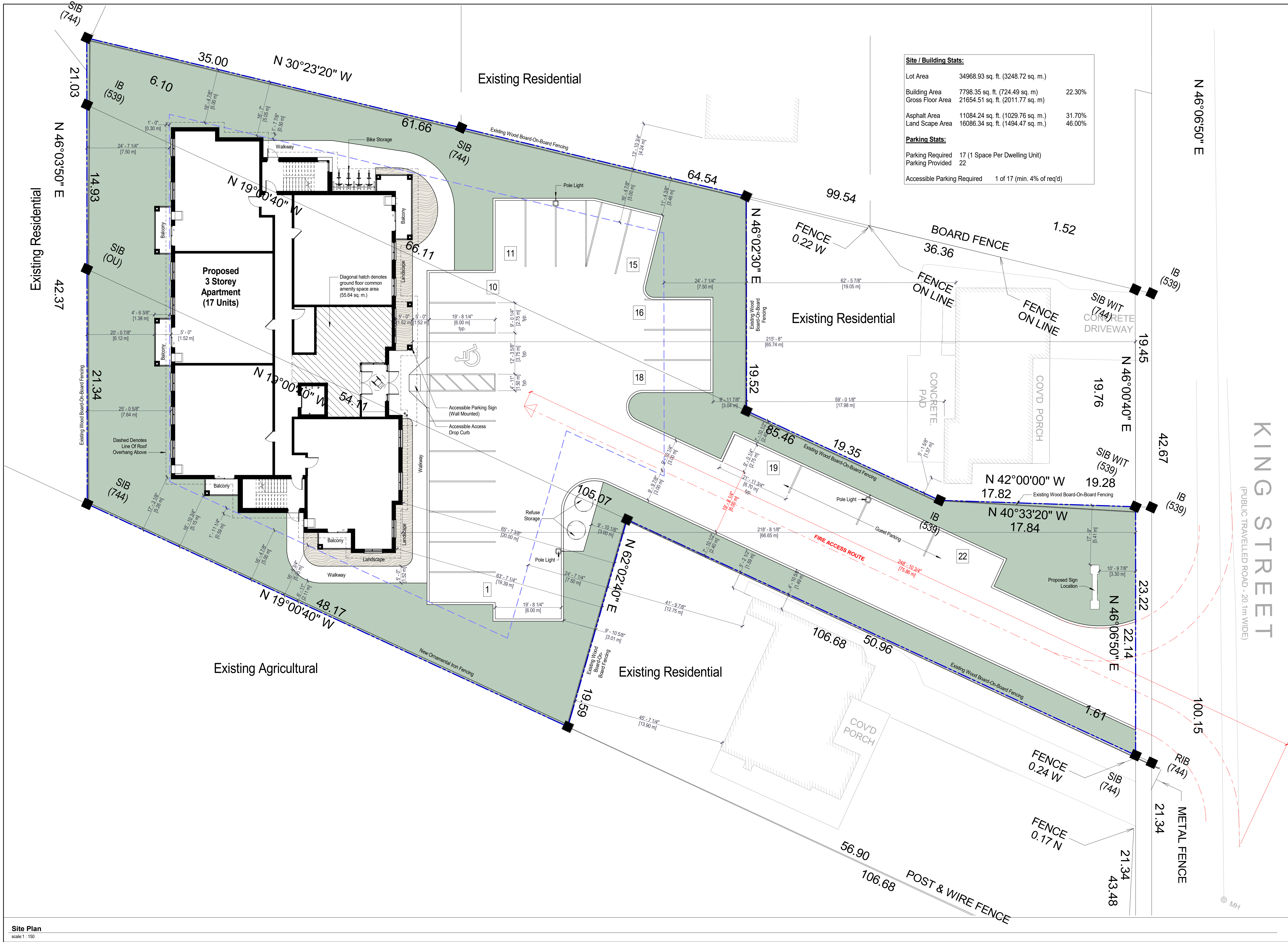
727-733 King Street, Niagara-On-The-Lake

An architectural rendering of a three-story apartment building. The building features a mix of stone and brick masonry. It has large, multi-paned windows and balconies with glass railings. The ground floor has a recessed entrance area with glass doors. A sign above the entrance reads "KING ST SUITES" and "727-733 KING STREET". The building is surrounded by landscaping, including small trees and shrubs. In the foreground, there is a parking lot with blue lines and a sidewalk. The sky is white.

ARCHITECTS INC.

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Site Plan
scale: 1:150



Site / Building Stats:			
Lot Area	34968.93 sq. ft. (3248.72 sq. m.)		
Building Area	7798.35 sq. ft. (724.49 sq. m)	22.30%	
Gross Floor Area	21654.51 sq. ft. (2011.77 sq. m)		
Asphalt Area	11084.24 sq. ft. (1029.76 sq. m.)	31.70%	
Land Scape Area	16086.34 sq. ft. (1494.47 sq. m.)	46.00%	
Parking Stats:			
Parking Required	17 (1 Space Per Dwelling Unit)		
Parking Provided	22		
Accessible Parking Required	1 of 17 (min. 4% of req'd)		

KING STREET
(PUBLIC TRAVELLED ROAD - 20.1m WIDE)

Issued For OPA and ZBA
5-12-2023

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3 Storey Apartment
Bice Builders

727-733 King Street, Niagara-On-The-Lake

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SCALE: 1:150
PROJECT NO: 22-119
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Overall Site Plan + Zoning Info

.A1

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3D Front Perspective 1



3D Front Perspective 2



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3 Storey Apartment Bice Builders 727-733 King Street, Niagara-On-The-Lake	
Floor Plans	
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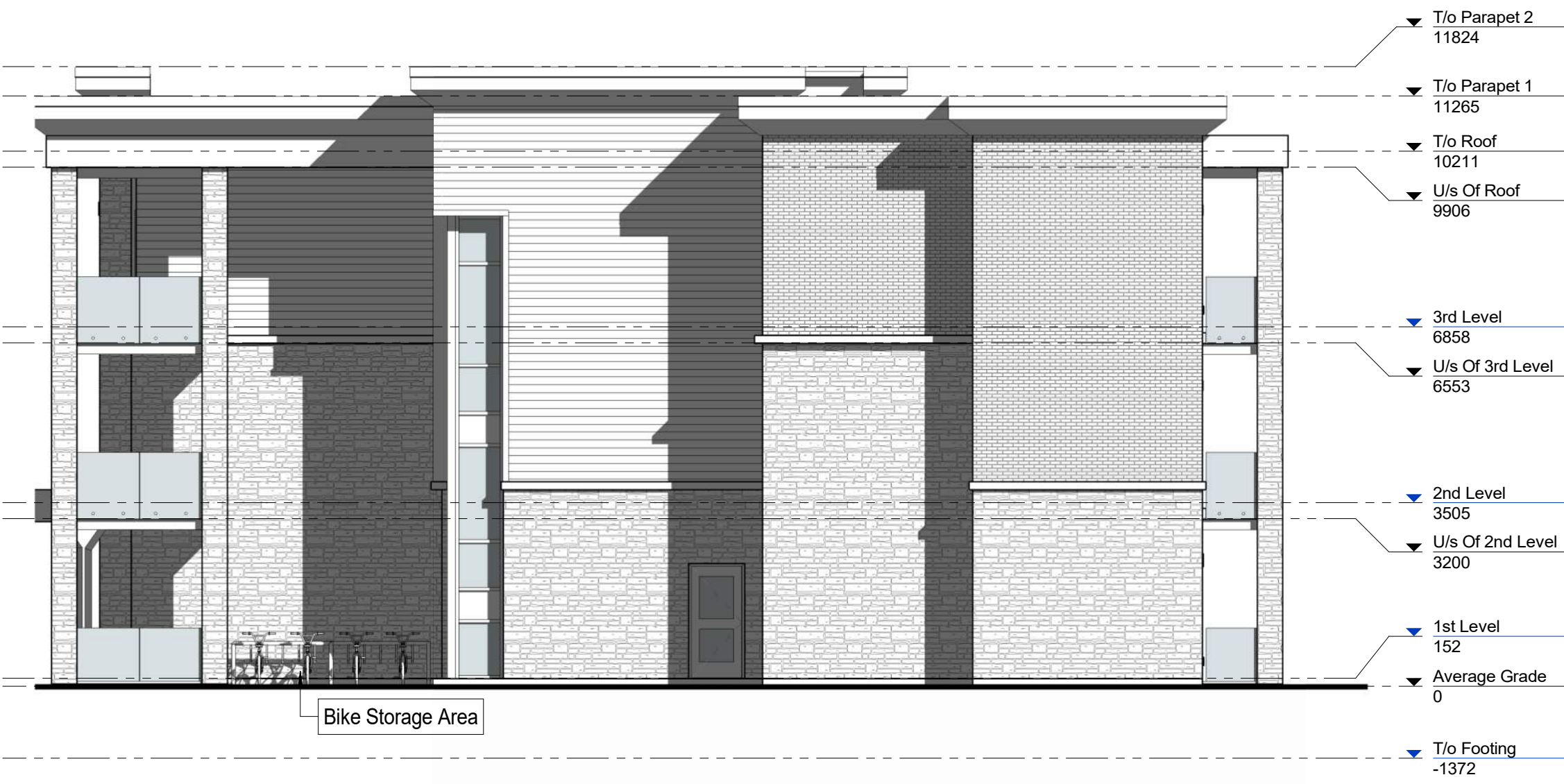
1 Elevation - South (Front)
A4 scale: 1: 100



2 Elevation - West (Side)
A4 scale: 1: 100



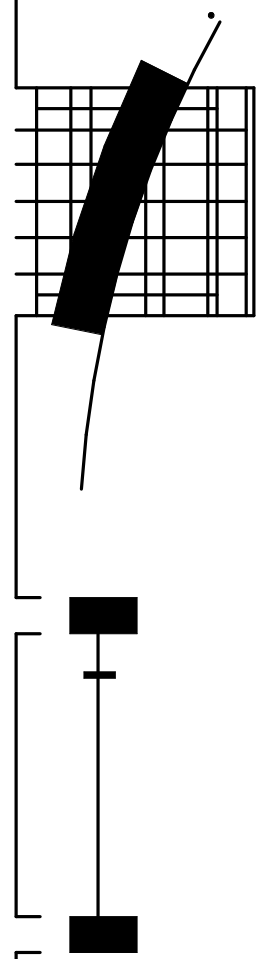
3 Elevation - North (Rear)
A4 scale: 1: 100



4 Elevation - East (Side)
A4 scale: 1: 100

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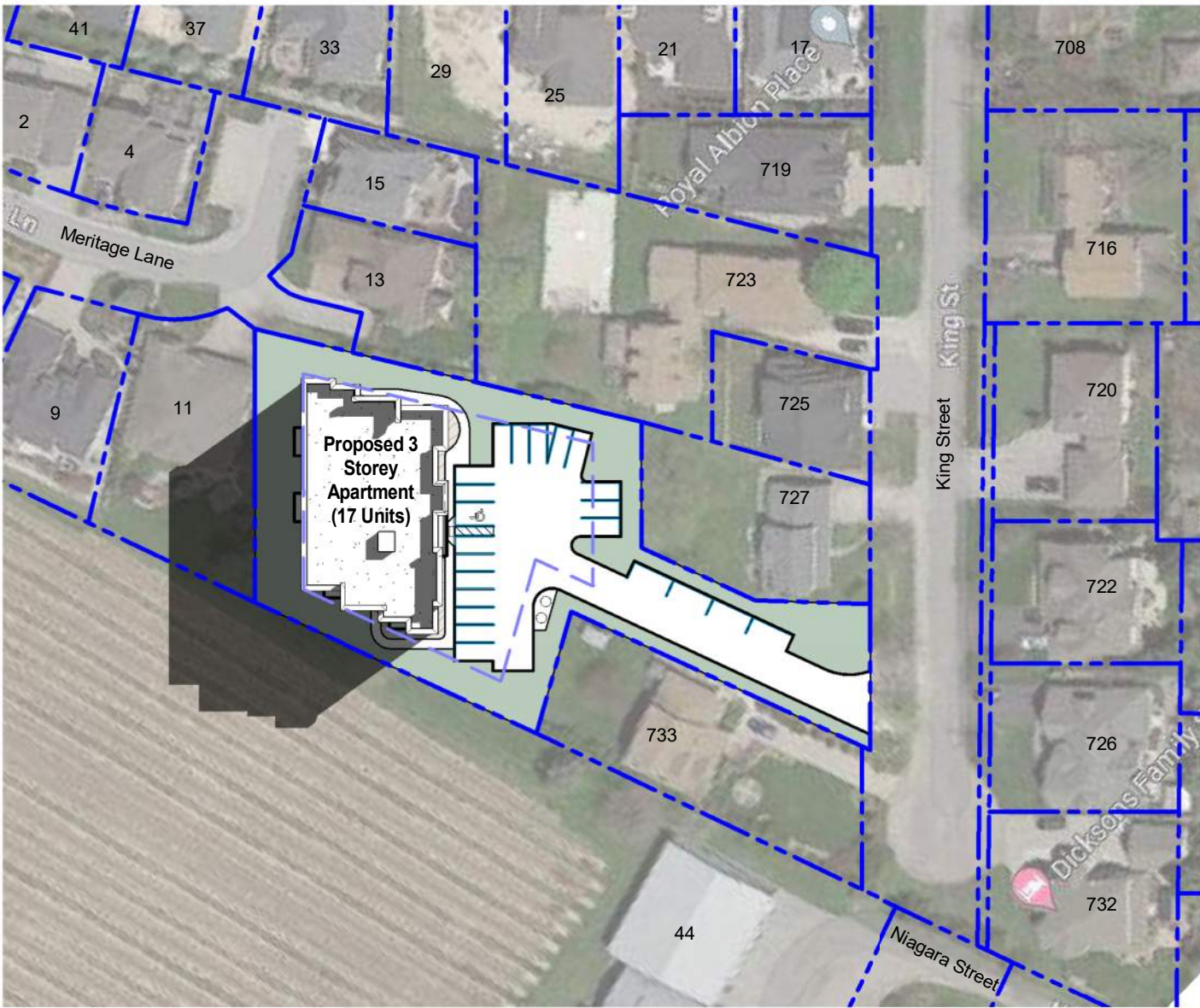
Building Elevations

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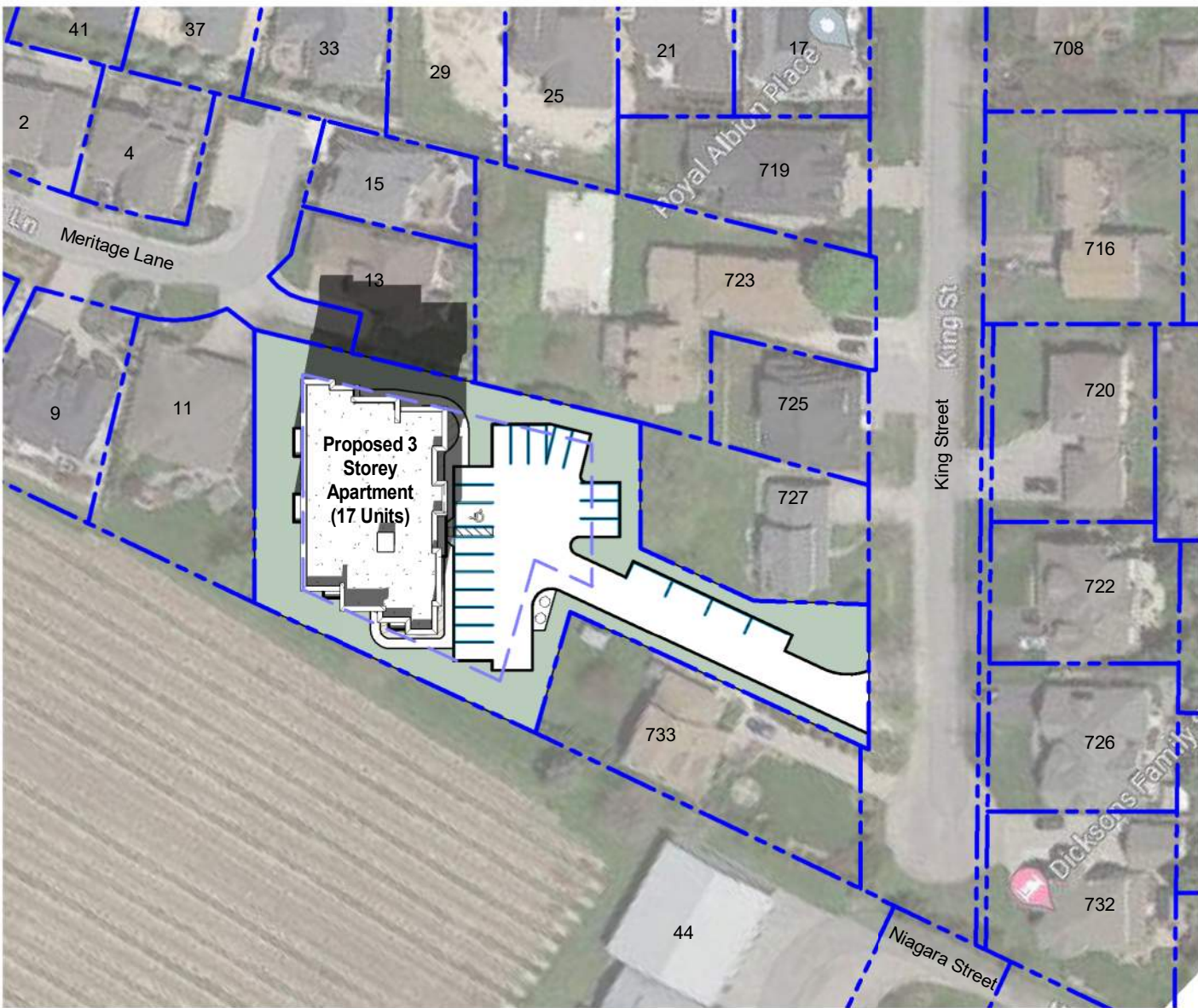
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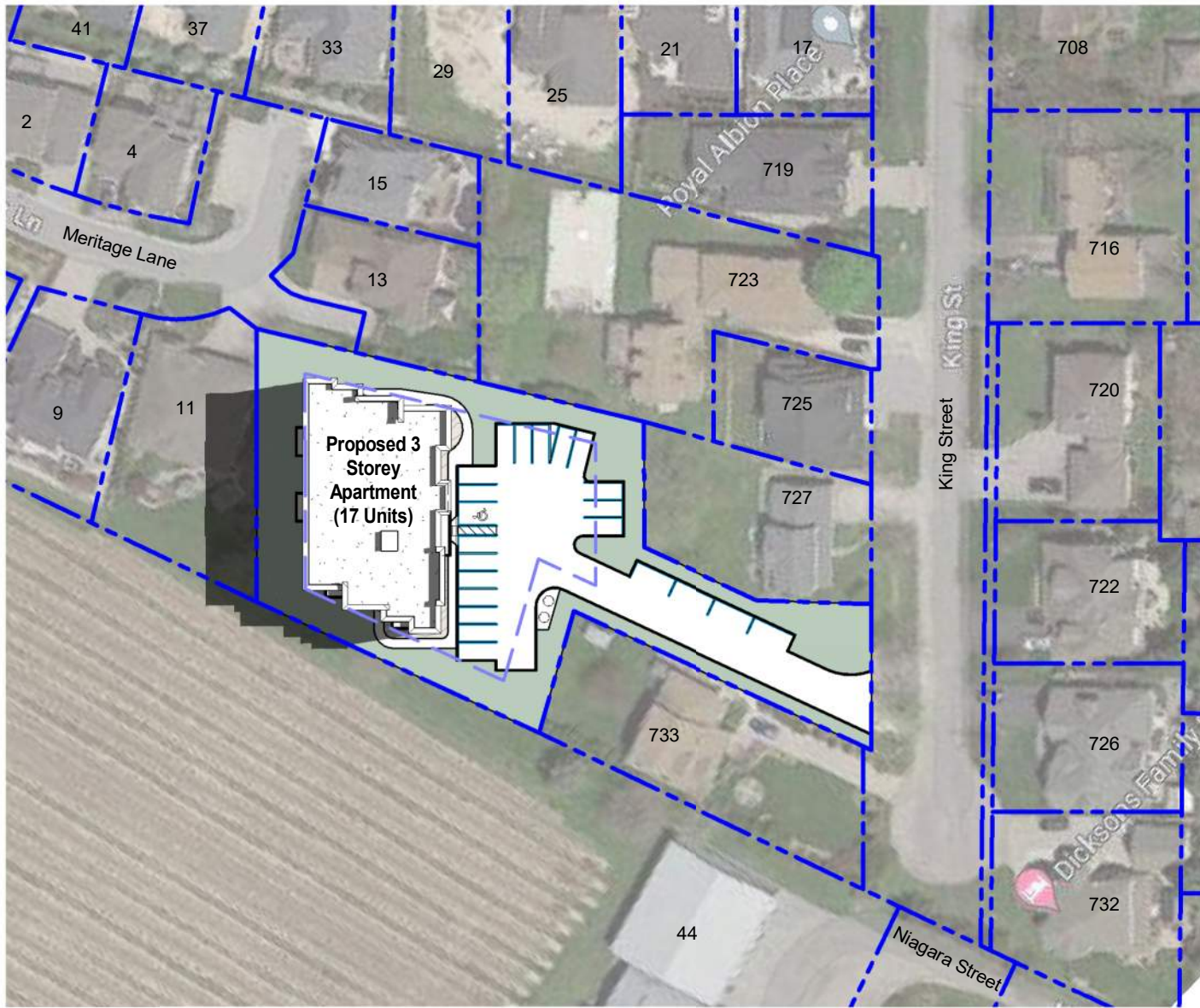
01 Site Shadow Study - March 20, 2023 (8am)

SS1 scale: 1 : 1000



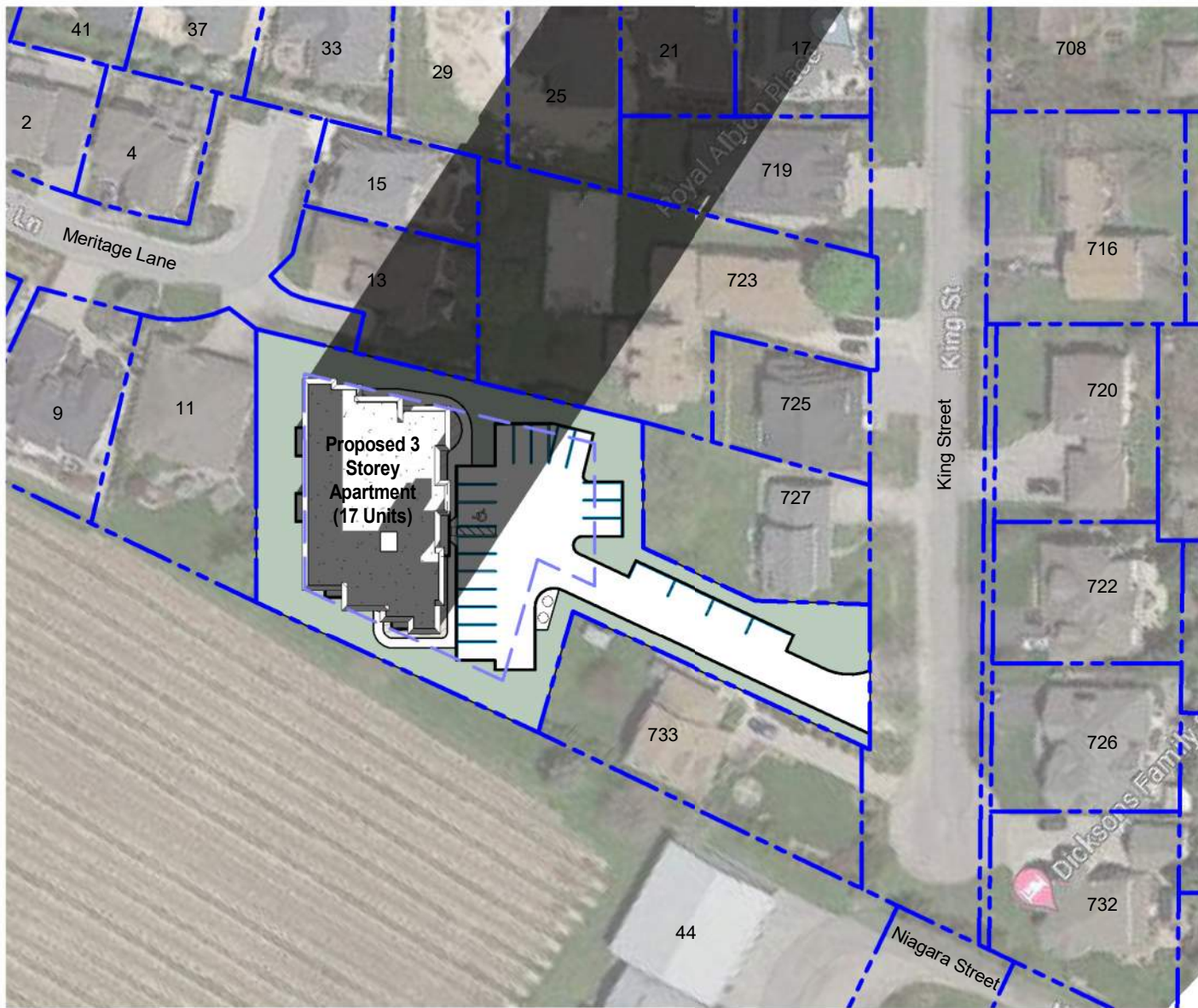
05 Site Shadow Study - March 20, 2023 (4pm)

SS1 scale: 1 : 1000



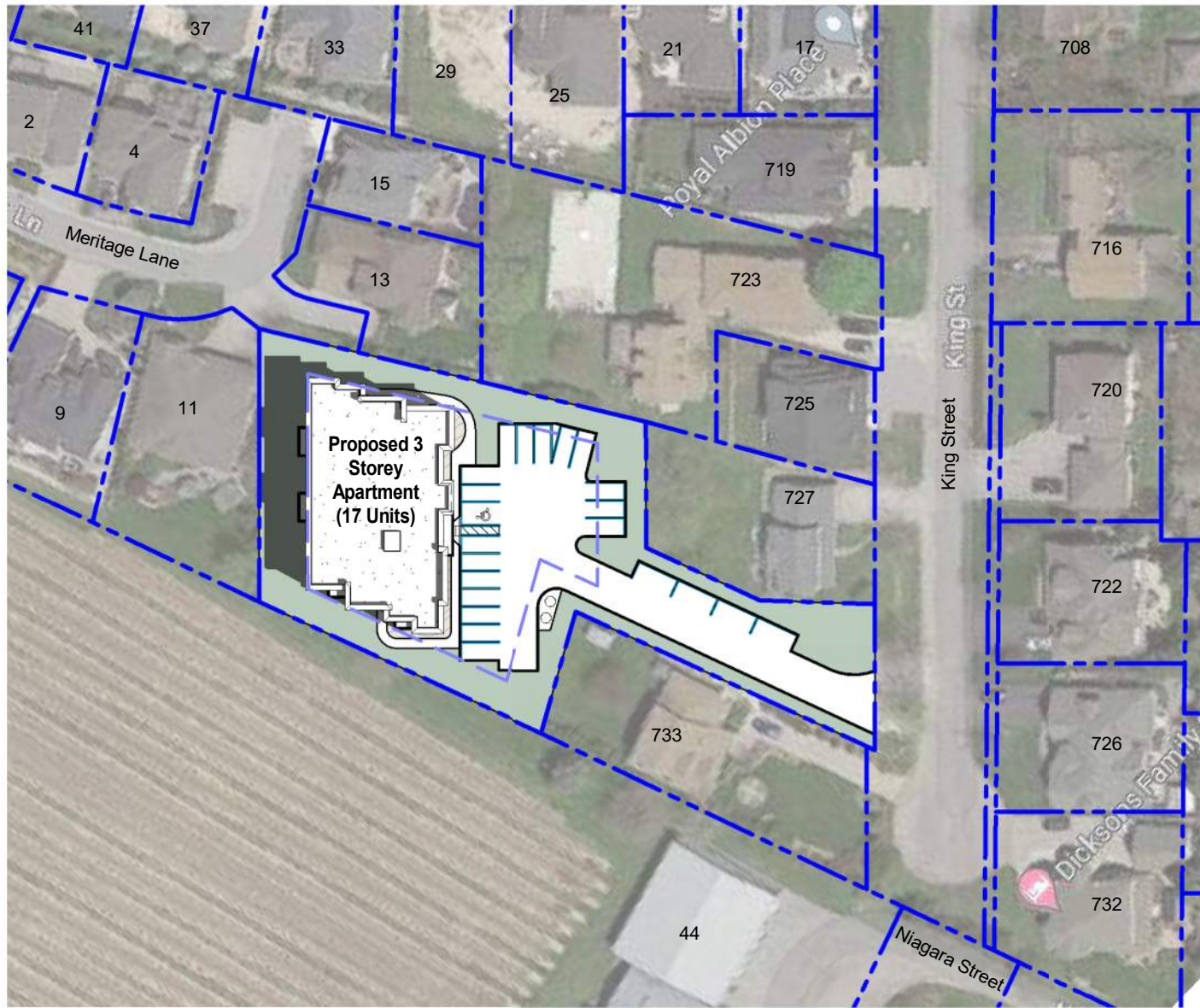
02 Site Shadow Study - March 20, 2023 (10am)

SS1 scale: 1 : 1000



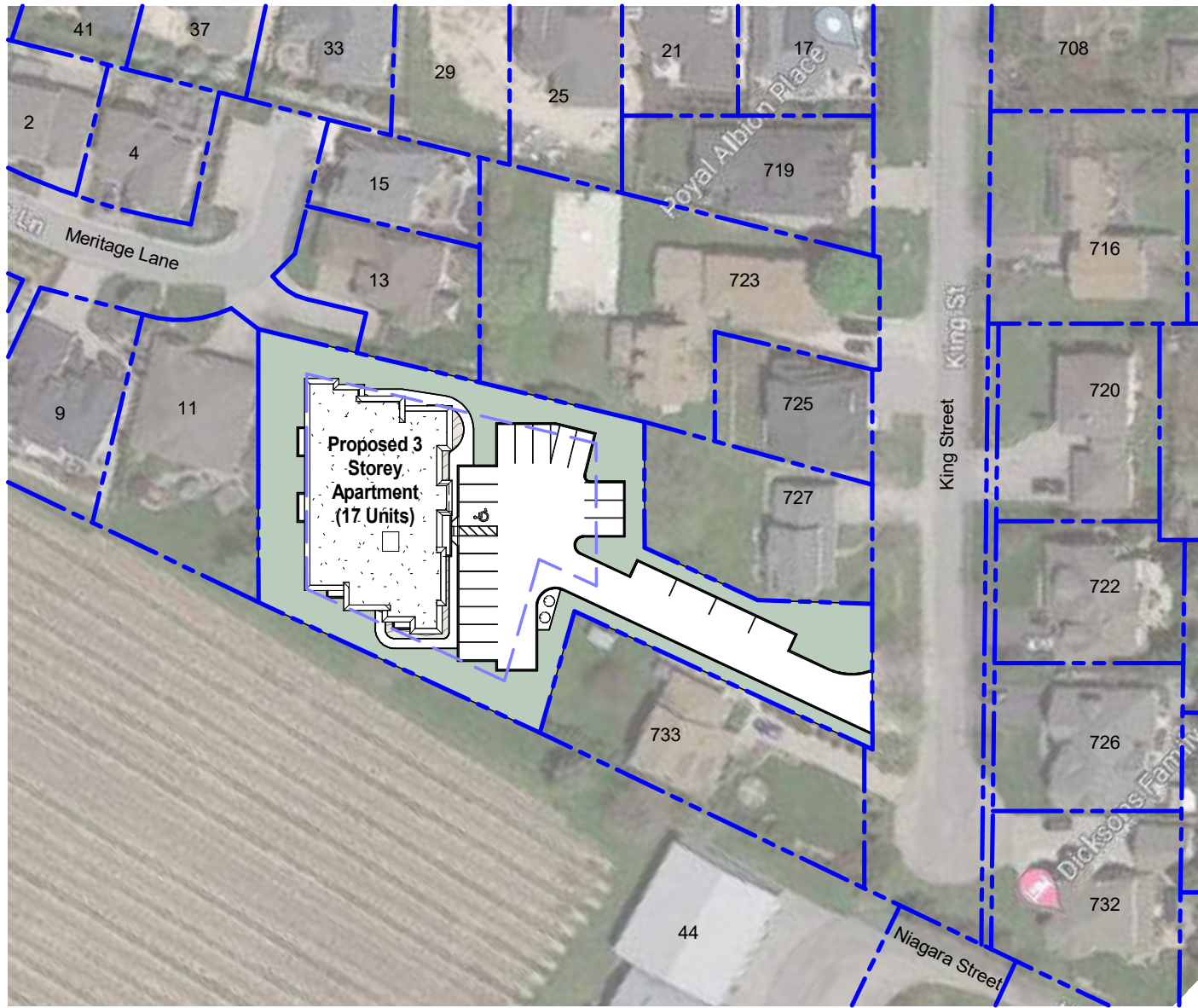
06 Site Shadow Study - March 20, 2023 (6pm)

SS1 scale: 1 : 1000



03 Site Shadow Study - March 20, 2023 (12pm)

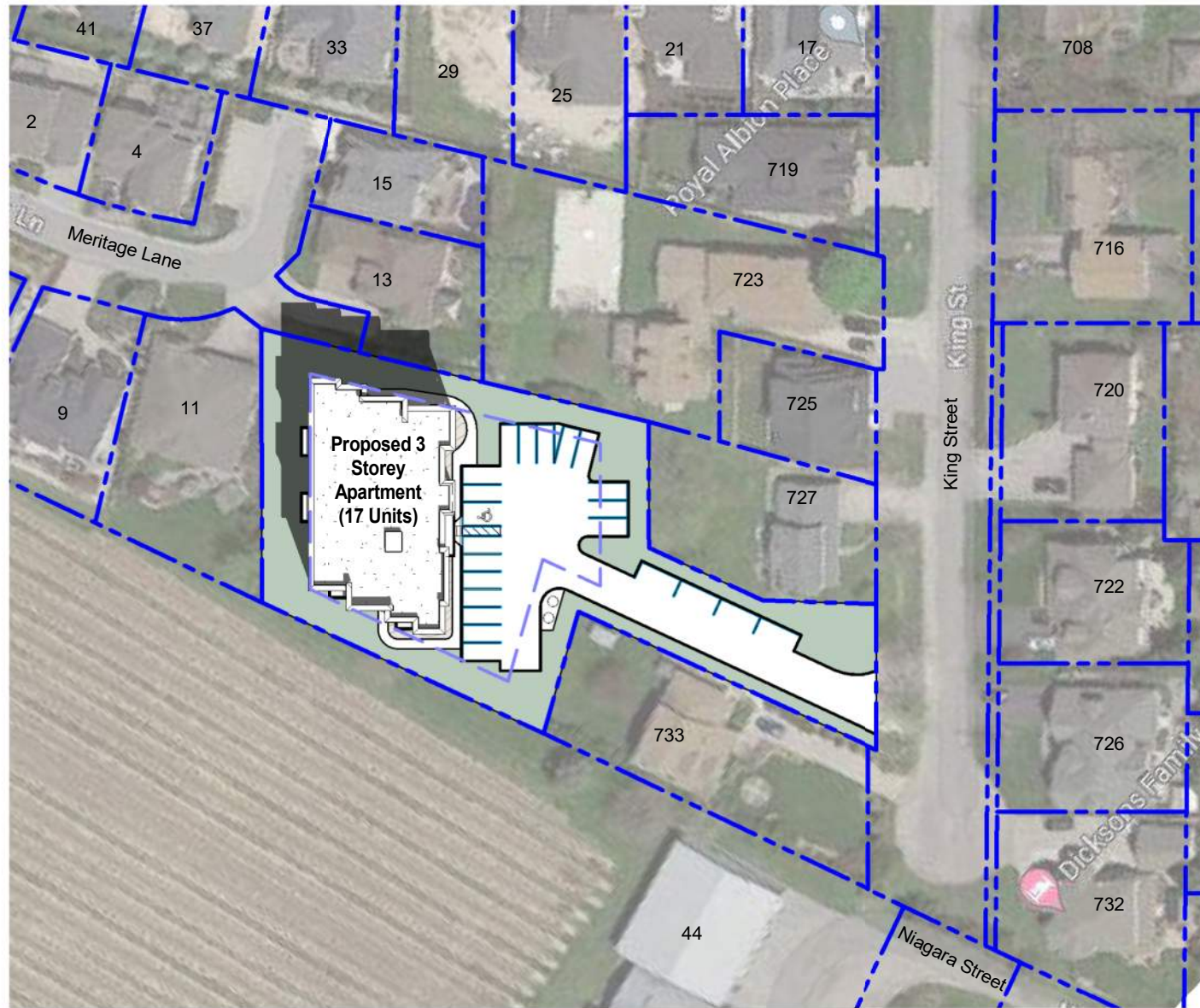
SS1 scale: 1 : 1000



No Shadows
Sun Has Set

07 Site Shadow Study - March 20, 2023 (8pm)

SS1 scale: 1 : 1000



04 Site Shadow Study - March 20, 2023 (2pm)

SS1 scale: 1 : 1000

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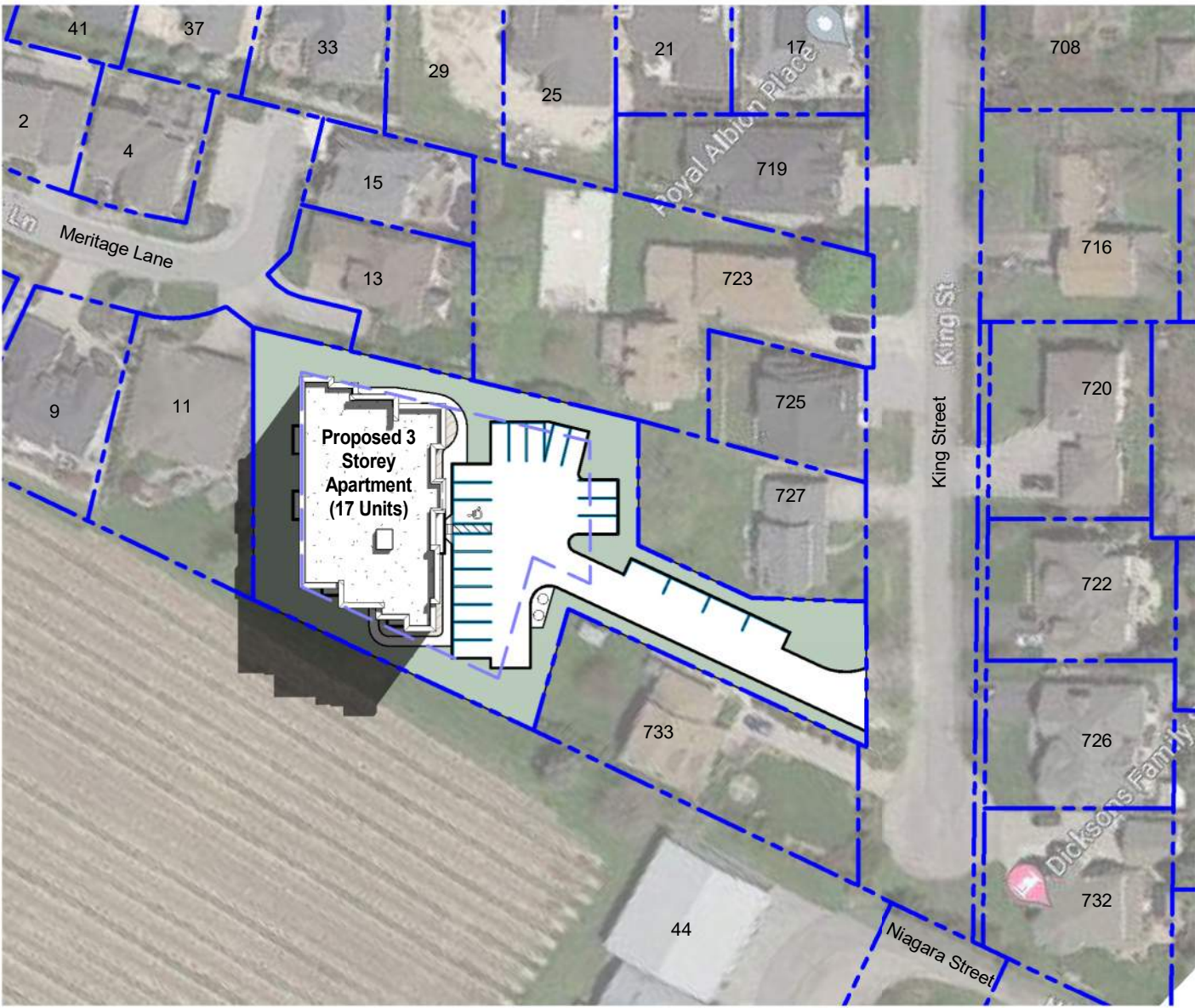
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SS1

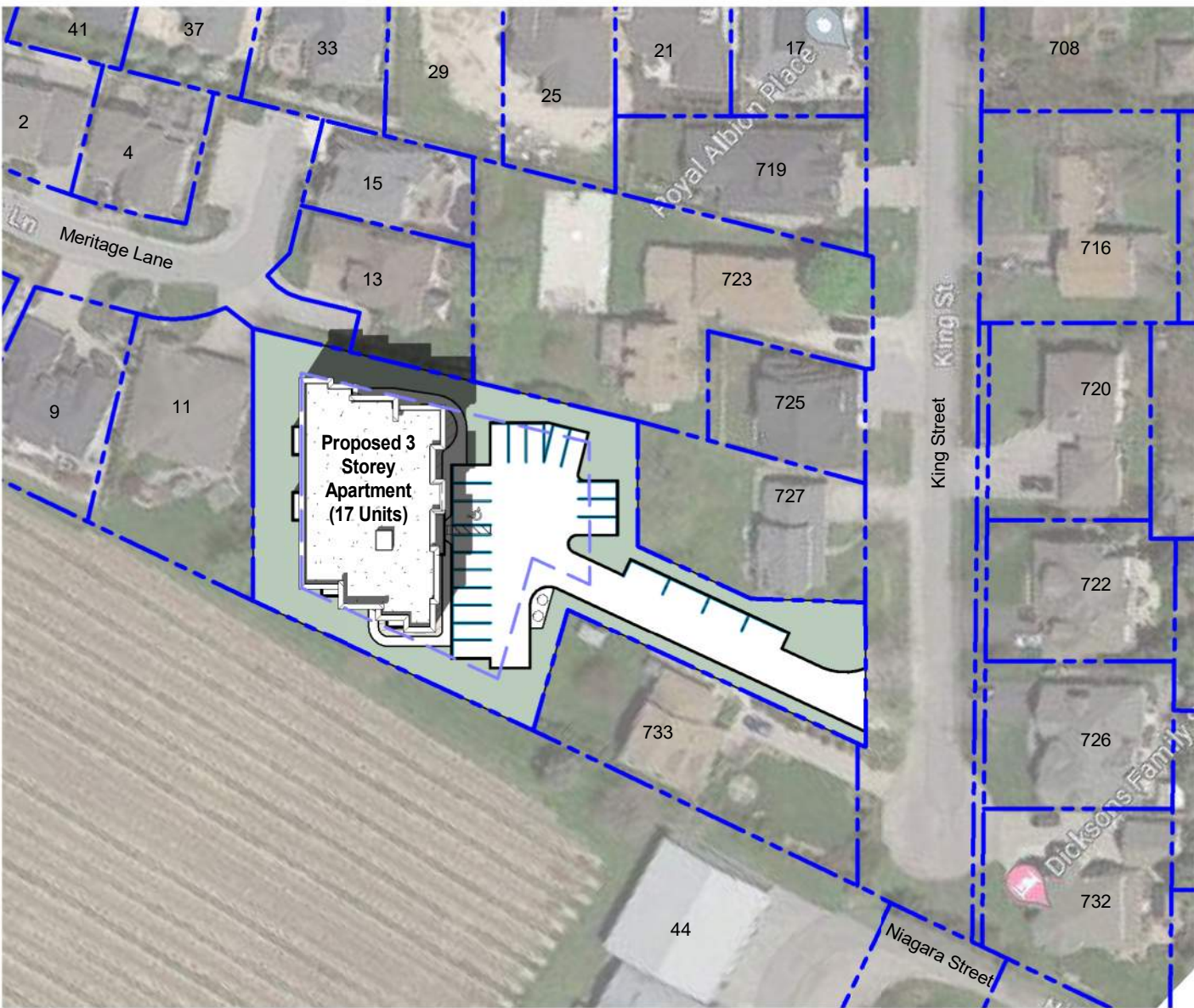
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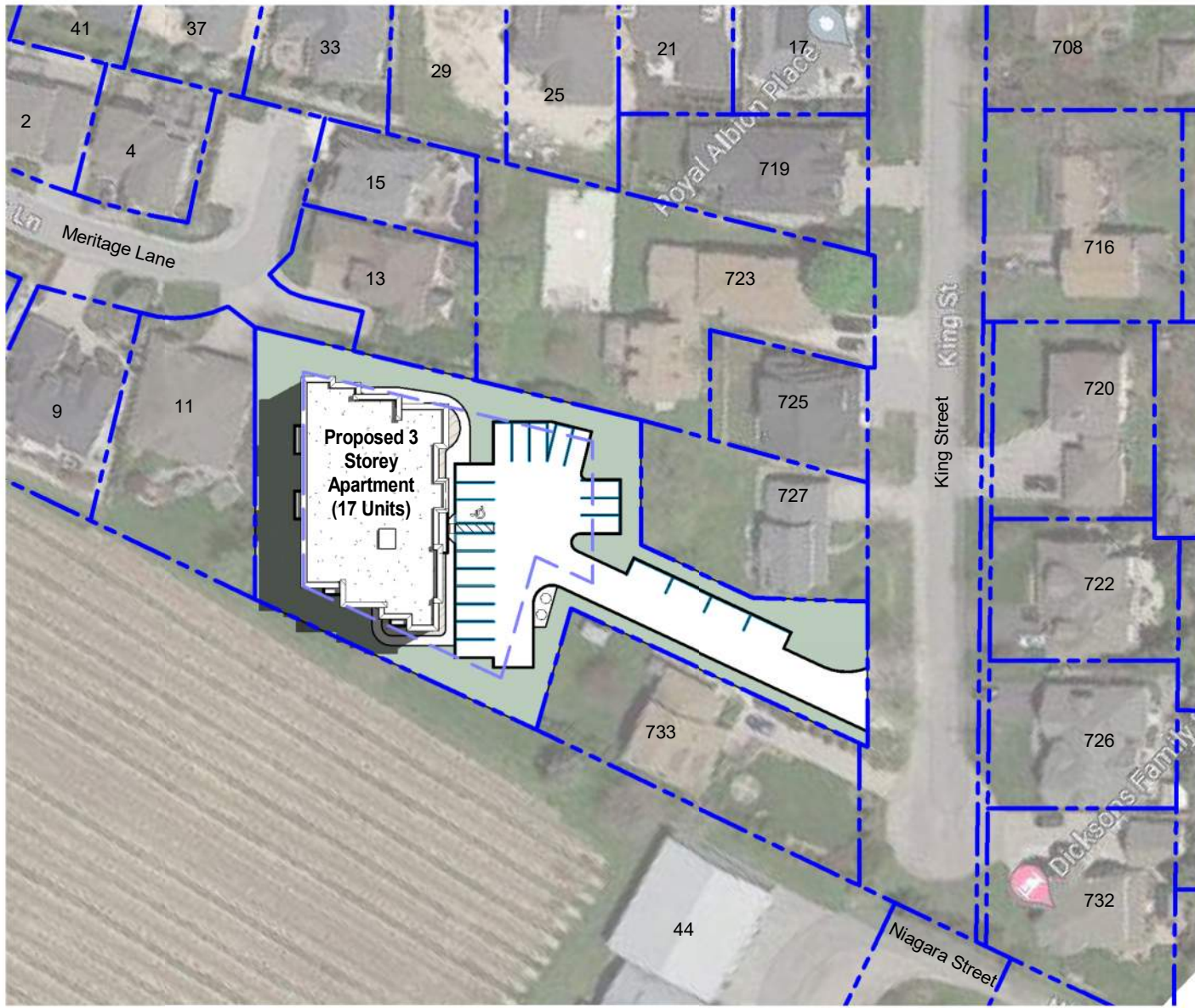
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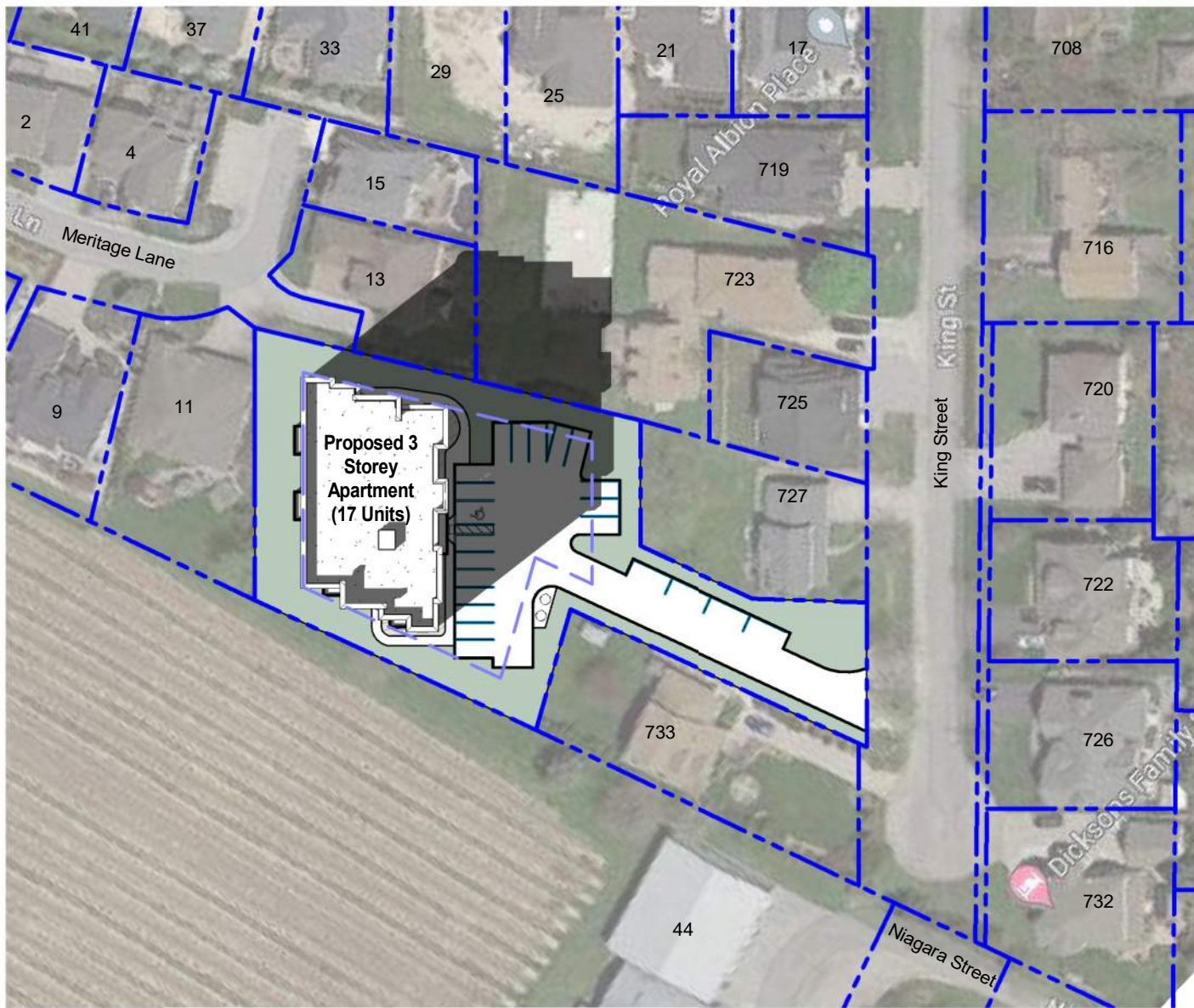
01 Site Shadow Study - June 21, 2023 (8am)
SS2 scale: 1 : 1000



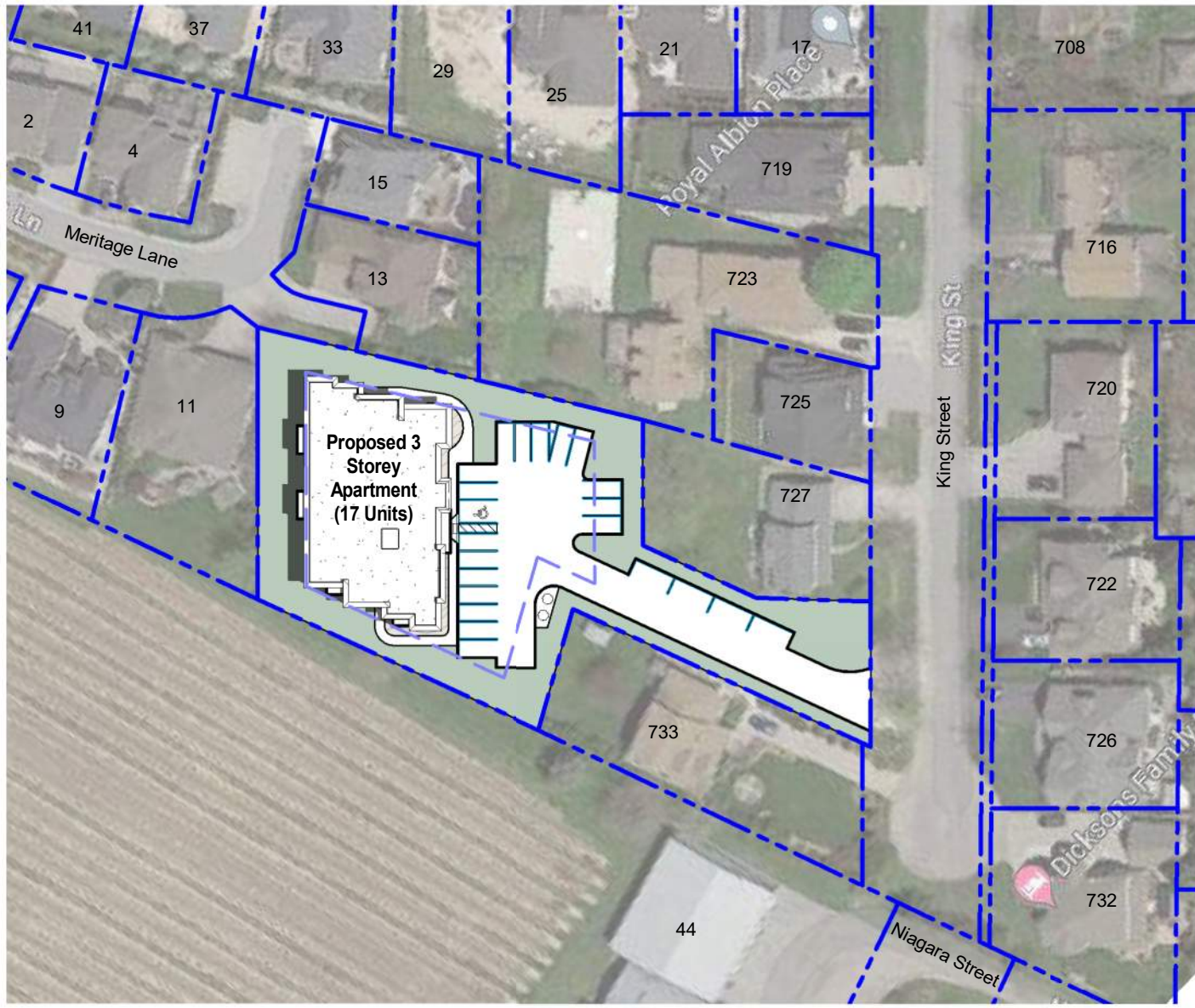
05 Site Shadow Study - June 21, 2023 (4pm)
SS2 scale: 1 : 1000



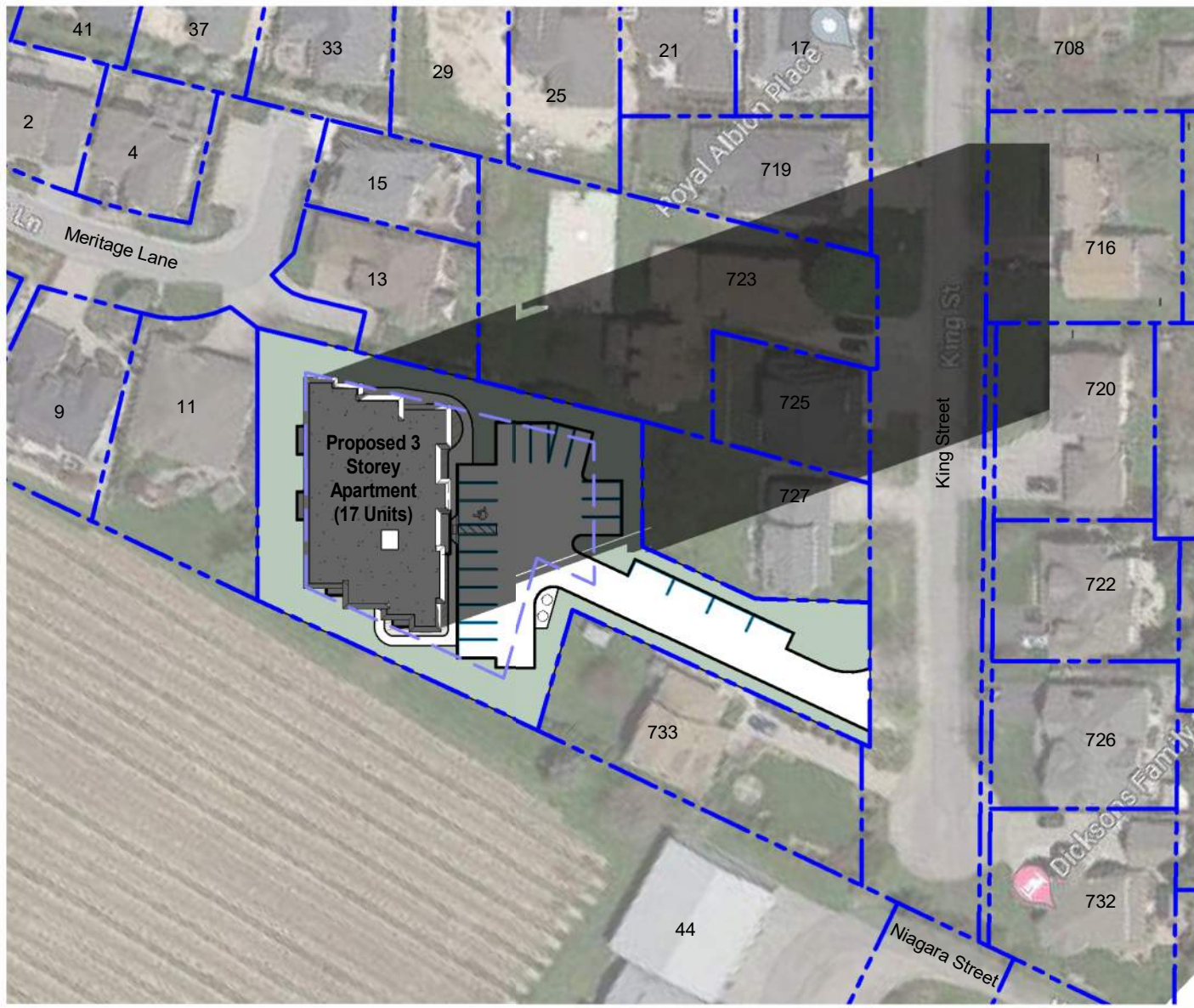
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SS2 scale: 1 : 1000



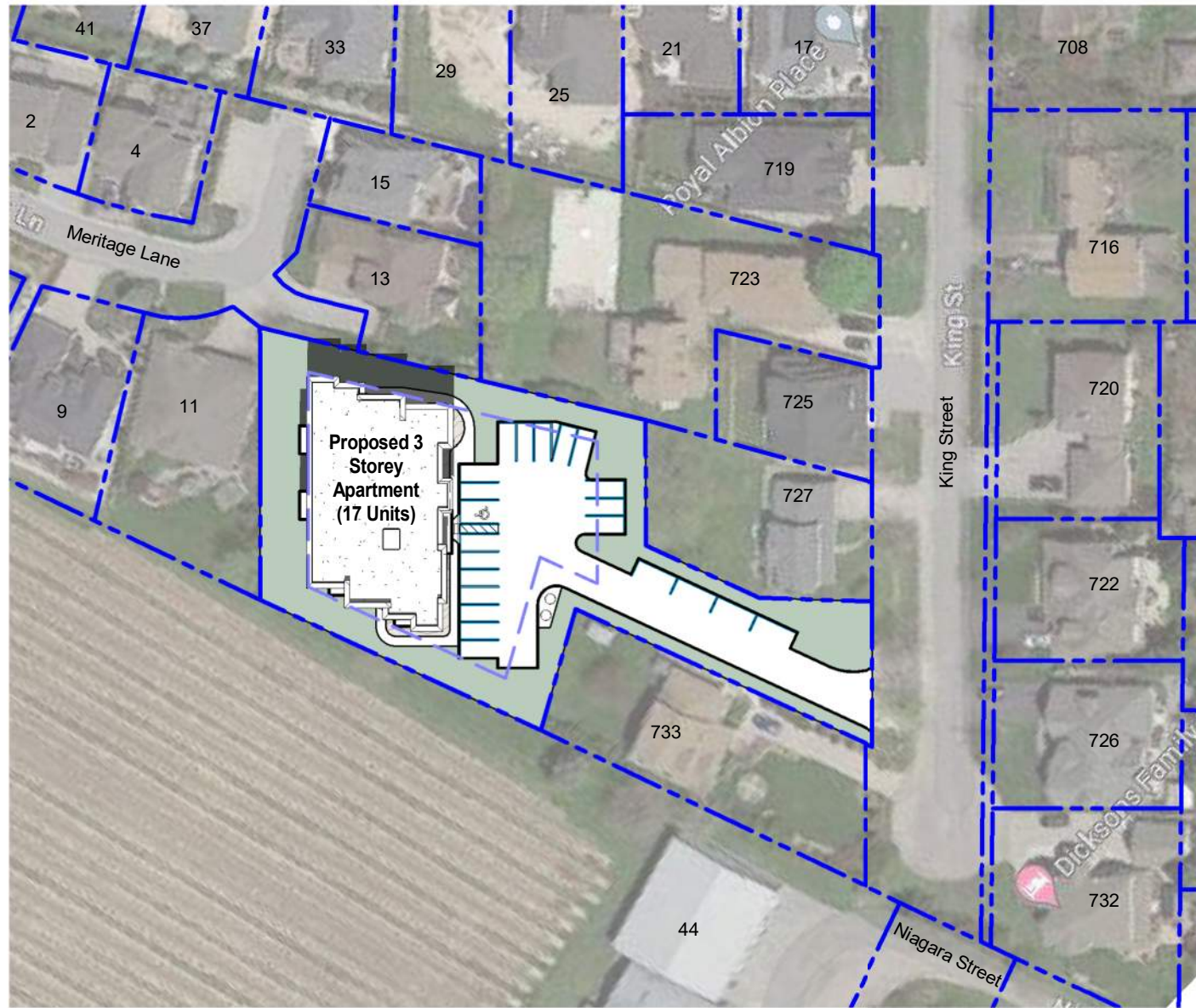
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SS2 scale: 1 : 1000



03 Site Shadow Study - June 21, 2023 (12pm)
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07 Site Shadow Study - June 21, 2023 (8pm)
SS2 scale: 1 : 1000



04 Site Shadow Study - June 21, 2023 (2pm)
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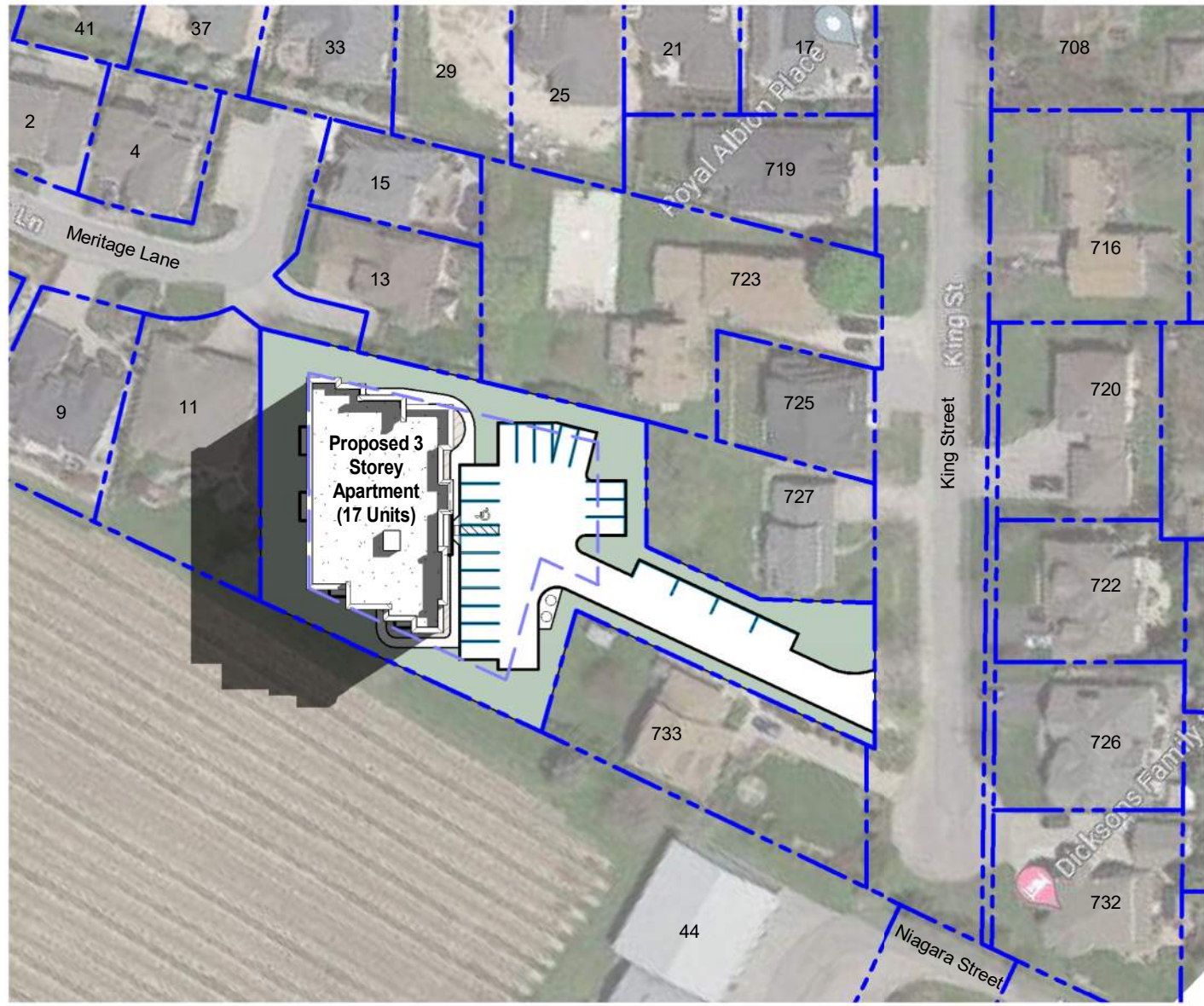
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727-733 King Street, Niagara-On-The-Lake
Shadow Studies (June 2023)

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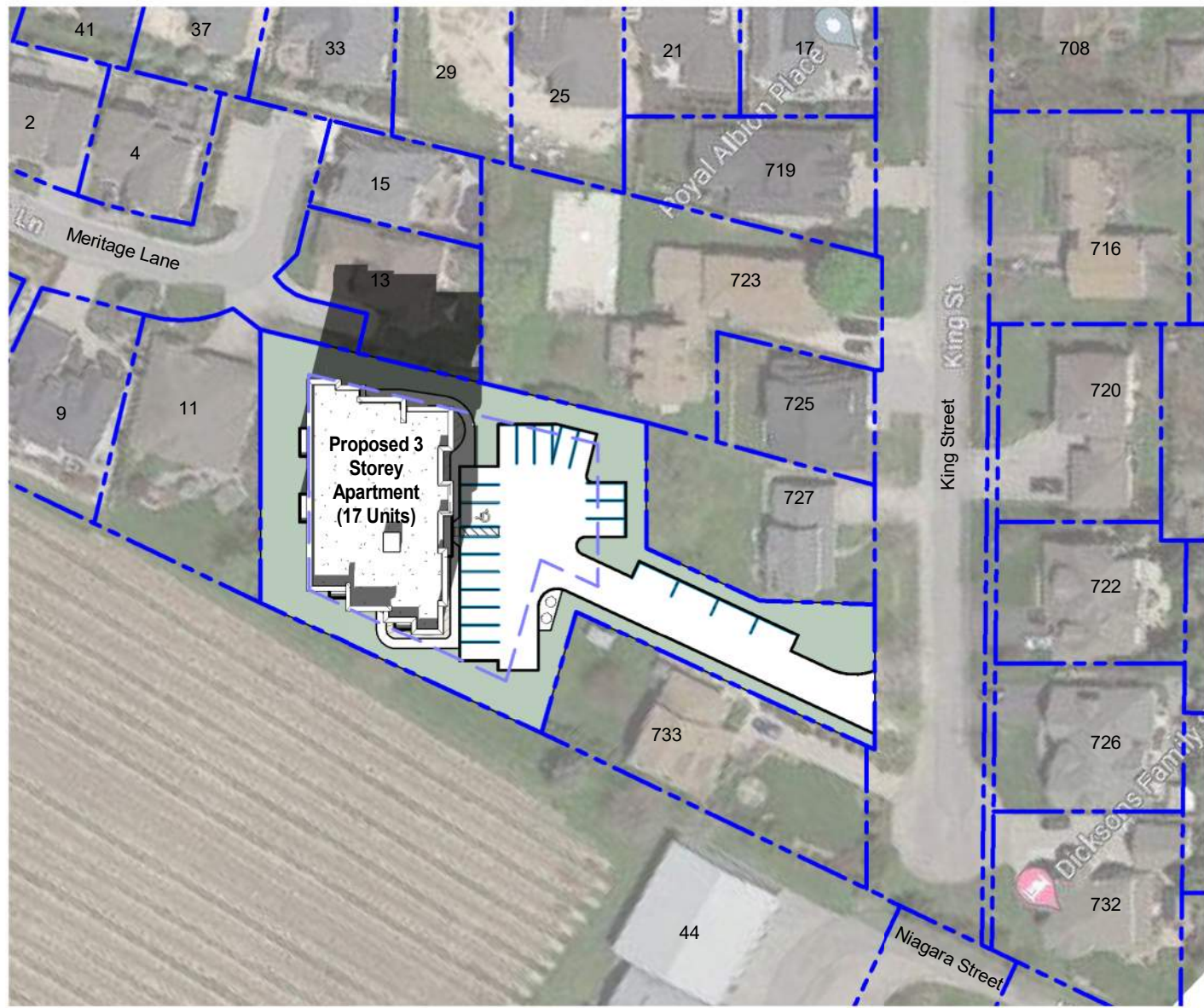
SS2

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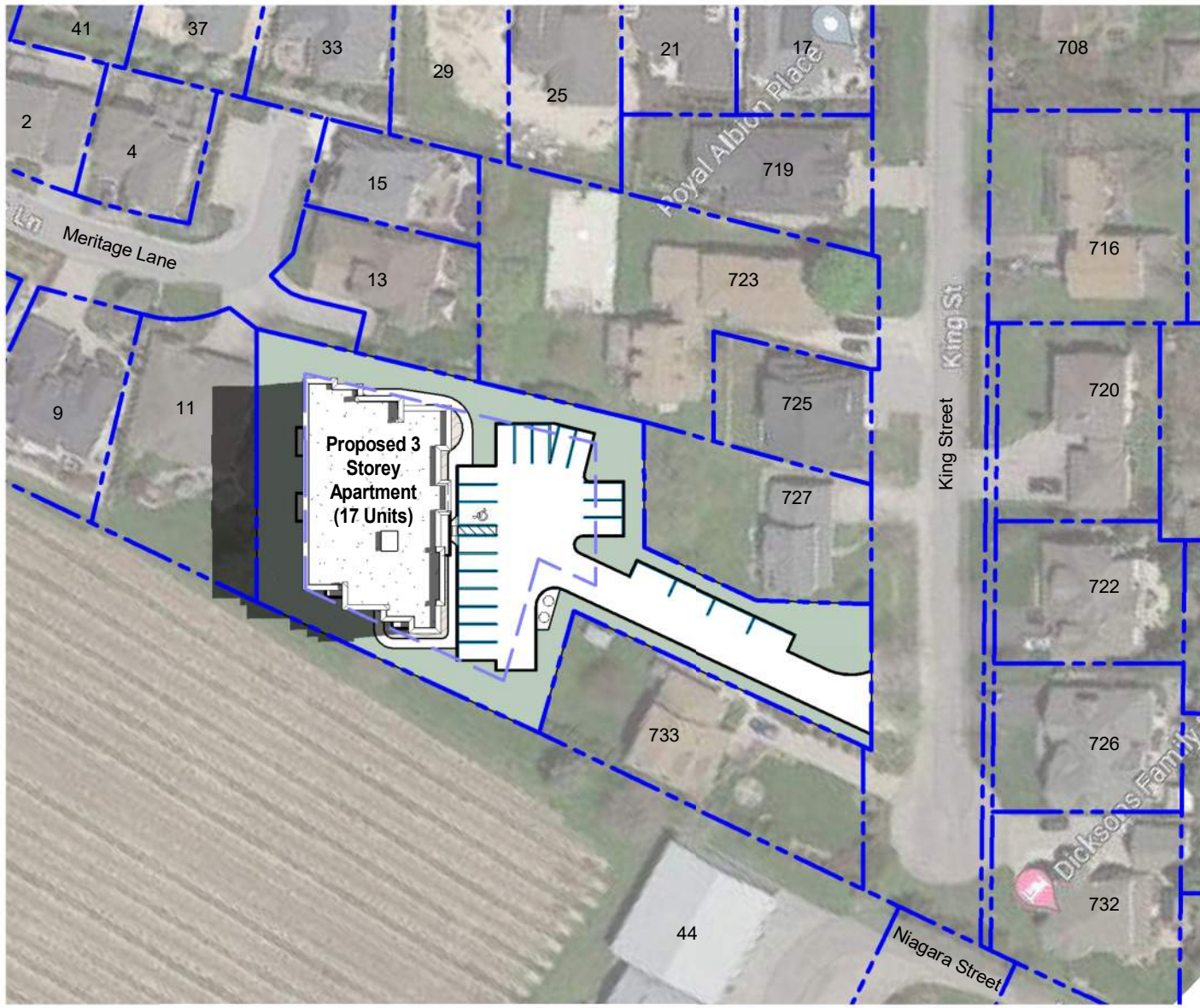
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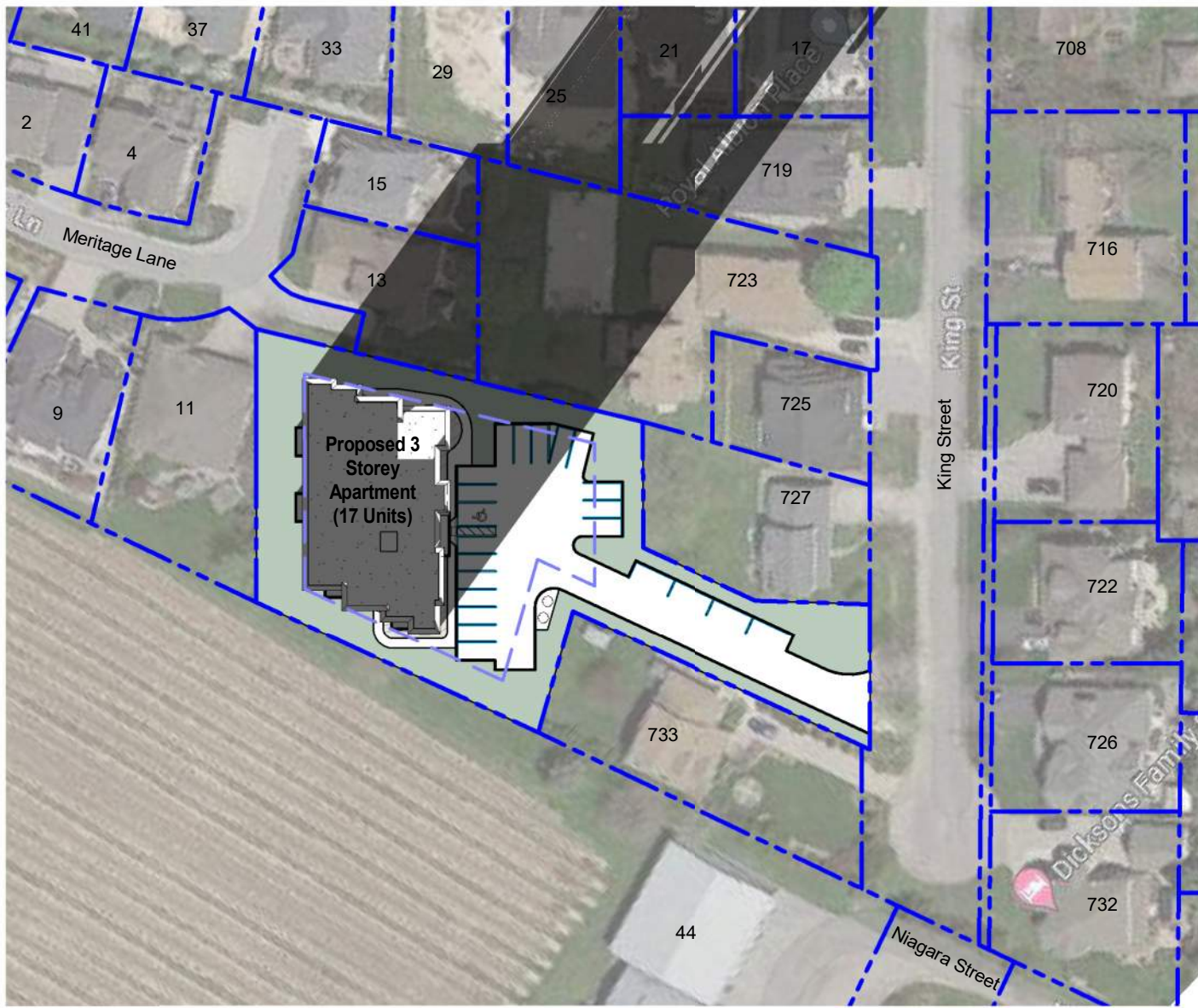
01 Site Shadow Study - September 23, 2023 (8am)
SS3 scale: 1 : 1000



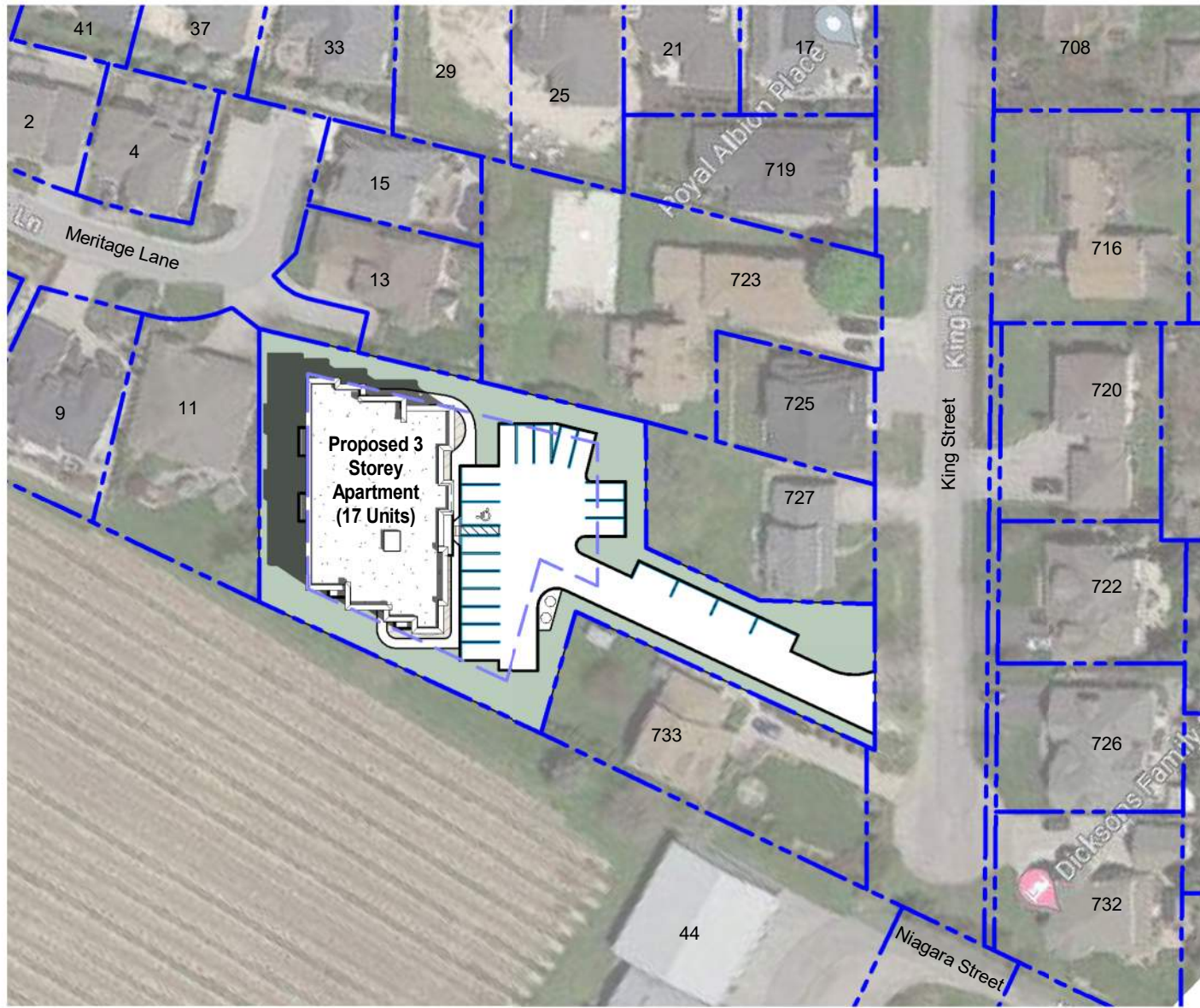
05 Site Shadow Study - September 23, 2023 (4pm)
SS3 scale: 1 : 1000



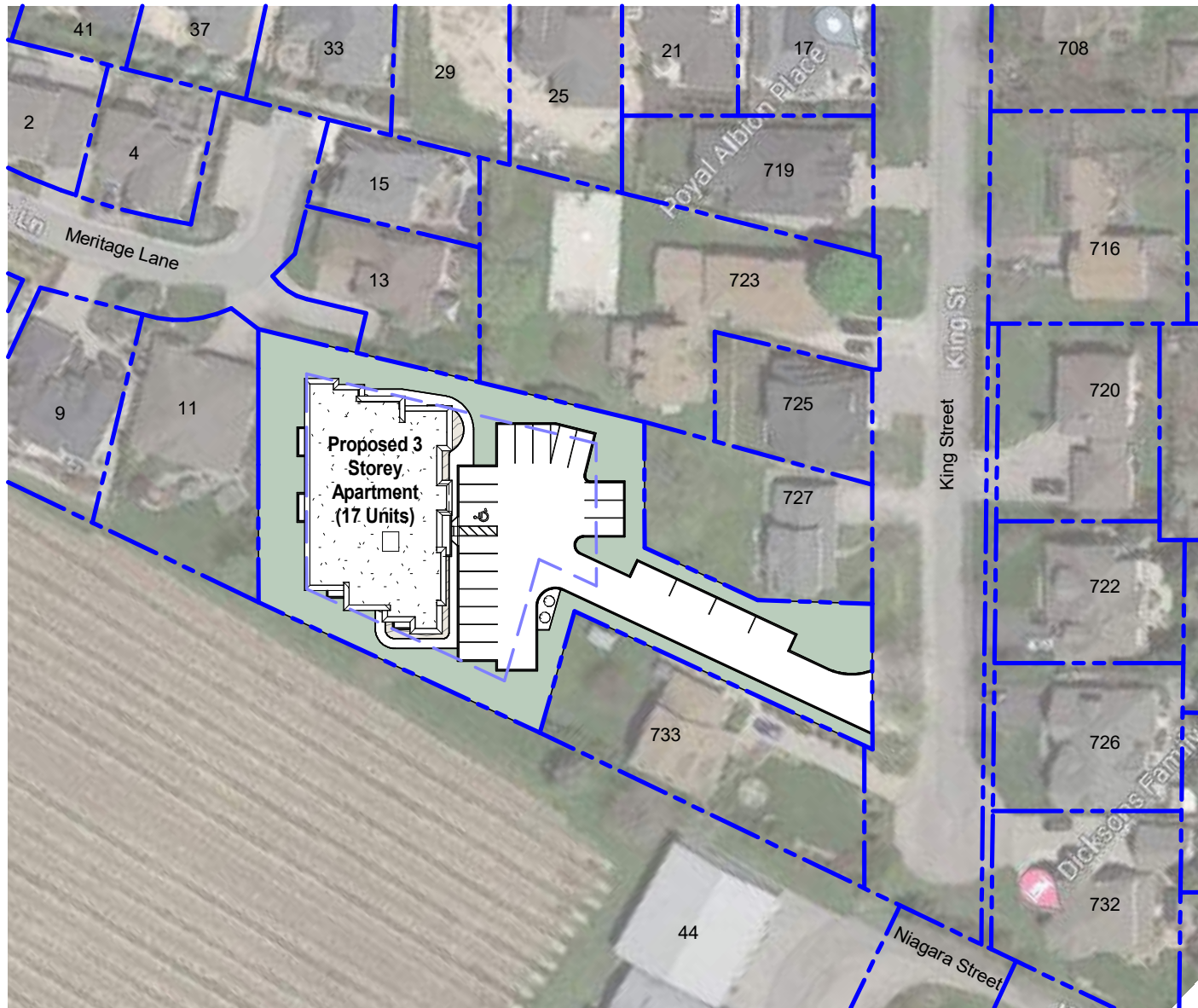
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SS3 scale: 1 : 1000



06 Site Shadow Study - September 23, 2023 (6pm)
SS3 scale: 1 : 1000

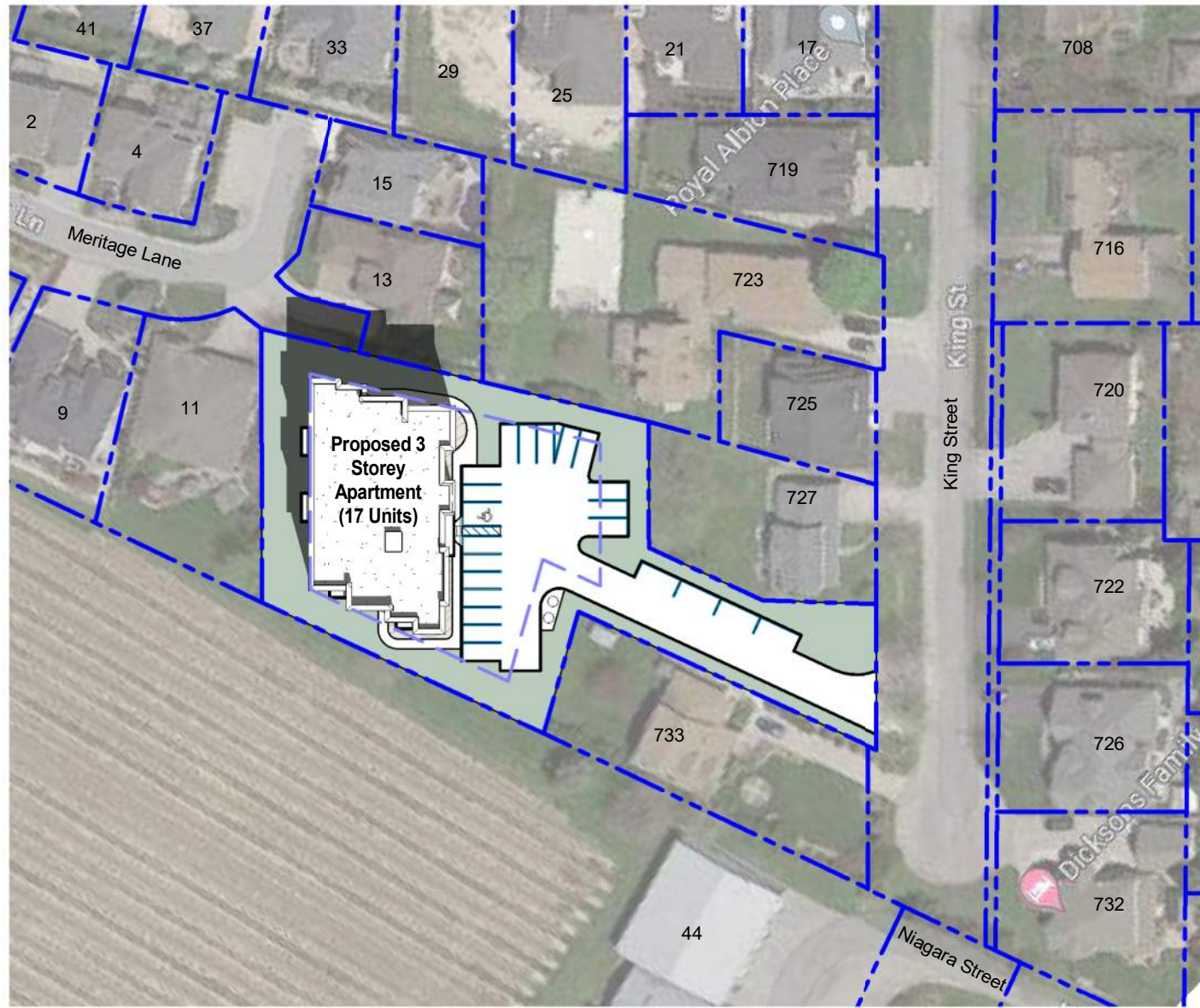


03 Site Shadow Study - September 23, 2023 (12pm)
SS3 scale: 1 : 1000



No Shadows
Sun Has Set

07 Site Shadow Study - September 23, 2023 (8pm)
SS3 scale: 1 : 1000



04 Site Shadow Study - September 23, 2023 (2pm)
SS3 scale: 1 : 1000

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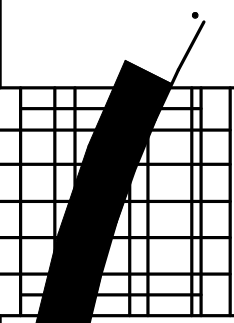
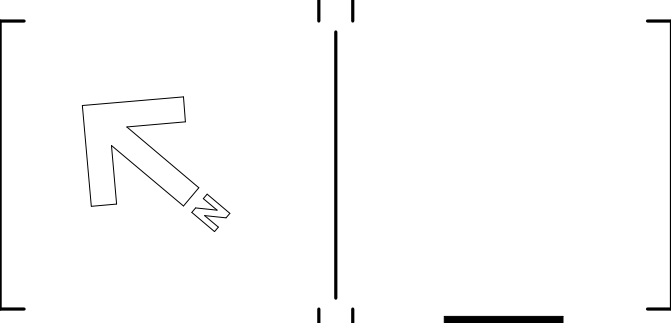
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SS3

