

PRELIMINARY SITE STATS		HECTARES	ft²	m²	%
LOT AREA		1.2057	129781.45	12,057.1	100%
LOT FRONTAGE		Existing	97.76m		
LOT COVERAGE					
Proposed					
BUILDING (INCLUDES PROJECTIONS)		43000.0	3,994.8		33.1%
Total		43000.0	3994.8		33.1%
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIO)					
Proposed		41281.5	3,835.2		31.8%
Paved/Parking Areas Not Covered by Building		45500.0	4,227.1		35.1%
BUILDING HEIGHT					
Building 1 & 2		4 Storey + Rooftop		14.25m (Top of 4th)	
				16.75m (Top of Rooftop)	
Building 3 & 4		8 Storey + Rooftop		26 m (Top of 8th)	
				33.0m (Top of Rooftop)	
PARKING PROVIDED		TOTAL EXTERIOR BIKE PARKING PROVIDED = 42 SPACES			
P1 UNDERGROUND BLDG 1 & 2					36
P1 UNDERGROUND BLDG 3 & 4					139
Surface					67
Total					242
BF Required					6 Spaces
BF Required					6 Spaces
PARKING RATIO PROVIDED		1.06			Spaces Per Unit
UNIT STATS AND FLOOR AREAS					
Building 1		Floor Area (sq. ft.)			Units
1st FLOOR		7100 ft²			8 (5 Units 2-Storey Street Townes)
2nd FLOOR		7100 ft²			3 (5 Units 2-Storey Street Townes)
3rd FLOOR		6100 ft²			7
4th FLOOR		6100 ft²			7 Subtotal
Area Subtotal		26400 ft²			25
Building 2					
1st FLOOR		7100 ft²			8 (5 Units 2-Storey Street Townes)
2nd FLOOR		7100 ft²			3 (5 Units 2-Storey Street Townes)
3rd FLOOR		6100 ft²			7
4th FLOOR		6100 ft²			7 Subtotal
Area Subtotal		26400 ft²			25
Building 3					
1st FLOOR		10800 ft²			10
2nd FLOOR		11750 ft²			12
3rd FLOOR		11750 ft²			12
4th FLOOR		11750 ft²			12
5th FLOOR		10900 ft²			11
6th FLOOR		10900 ft²			11
7th FLOOR		10900 ft²			11
8th FLOOR		10550 ft²			10
ROOFTOP TERRACE		3645 ft²			Subtotal
Area Subtotal		92945 ft²			89
Building 4					
1st FLOOR		10800 ft²			10
2nd FLOOR		11750 ft²			12
3rd FLOOR		11750 ft²			12
4th FLOOR		11750 ft²			12
5th FLOOR		10900 ft²			11
6th FLOOR		10900 ft²			11
7th FLOOR		10900 ft²			11
8th FLOOR		10550 ft²			10
ROOFTOP TERRACE		3645 ft²			Subtotal
Area Subtotal		92945 ft²			89
Total Floor Area (Not Incl. Parking Garages)		238690 ft²			Total Units
Building 1 & 2 Parking Garage		16900 ft²			
Building 3 & 4 Parking Garage		52500 ft²			

SITE PLAN & 1ST FLOOR

1" = 20'-0"

* DISCLAIMER: ISSUED FOR PRELIMINARY DESIGN DISCUSSION ONLY

MAPLE PARK DEVELOPMENT

523, 529, 535 & 537 THOROLD ROAD, WELLAND ONTARIO



SITE PLAN

DWG. No. .SP1

SCALE: AS SHOWN
DATE: DECEMBER 2022
PROJECT No.: 2022-147



UNDERGROUND PARKING

1" = 20'-0"

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MAPLE PARK DEVELOPMENT

523, 529, 535 & 537 THOROLD ROAD, WELLAND ONTARIO

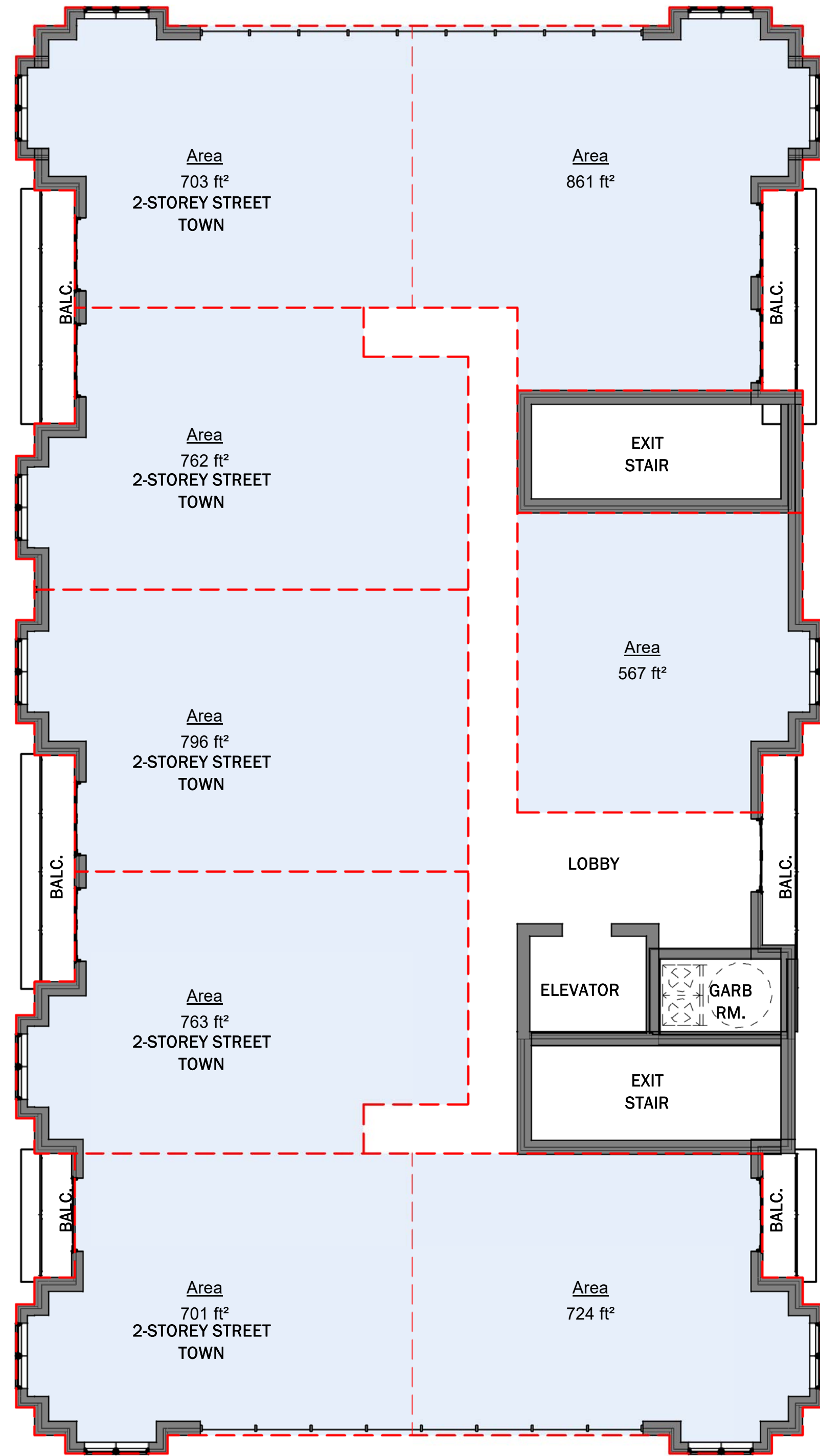
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architects
STUDIO INC.

UNDERGROUND
P1 PARKING

DWG. No.

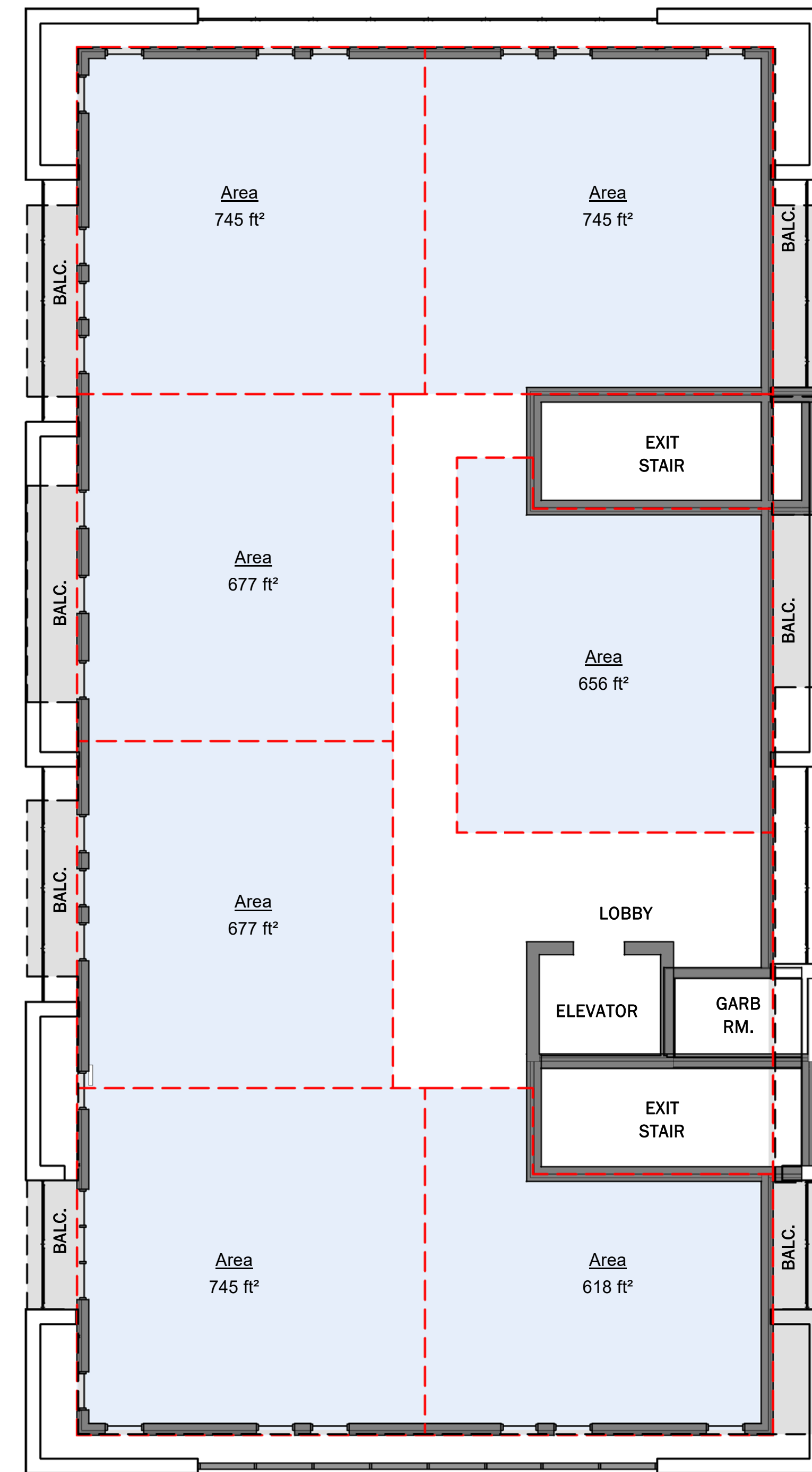
.UG1

SCALE: AS SHOWN
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2ND FLOOR PLATE

1/8" = 1'-0"



3RD - 4TH FLOOR PLATES

1/8" = 1'-0"

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MAPLE PARK DEVELOPMENT

523, 529, 535 & 537 THOROLD ROAD, WELLAND ONTARIO

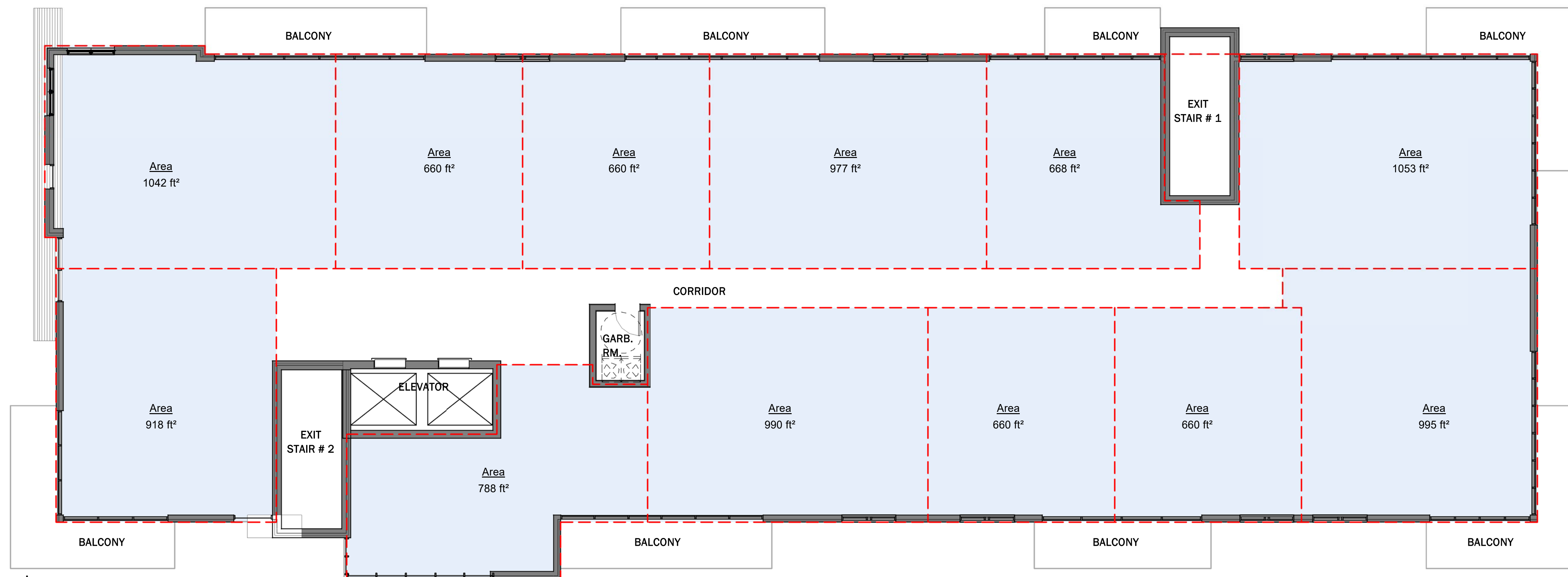
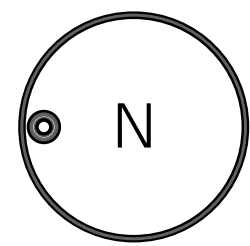
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BUILDINGS 1 & 2
2ND - 4TH FLOOR
PLATES

DWG. No.

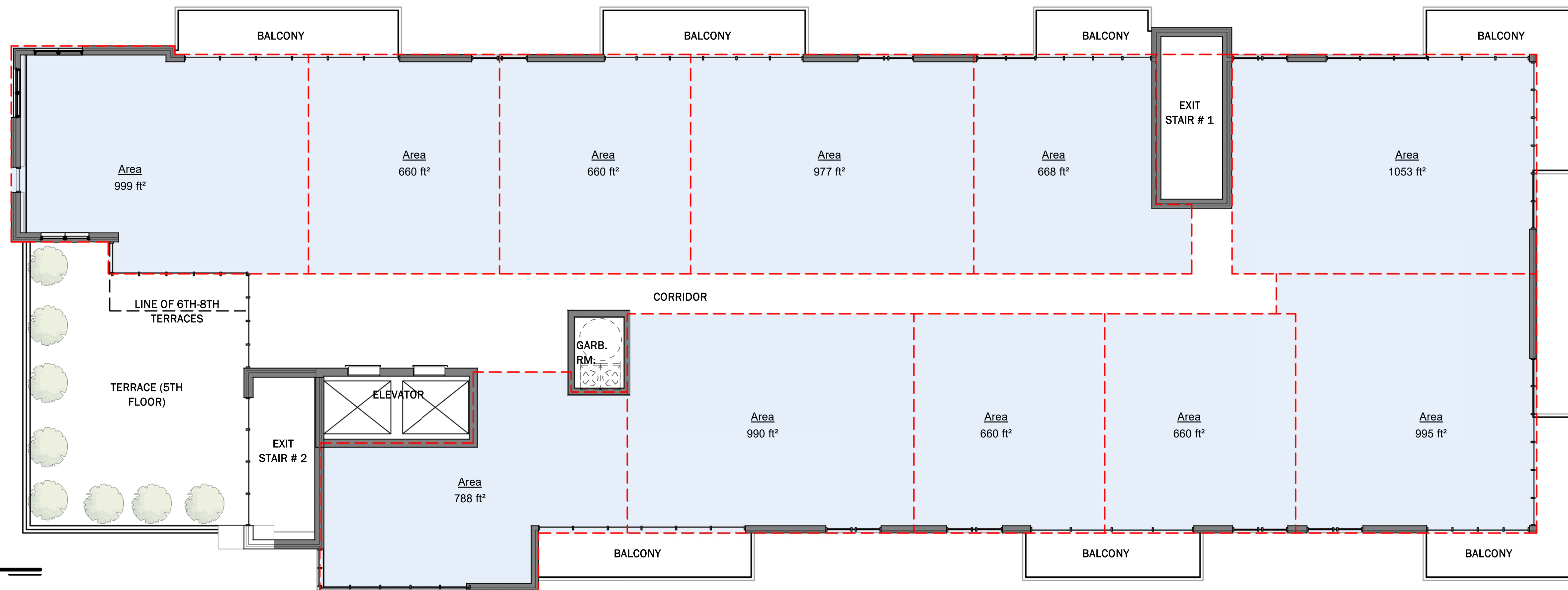
A1

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2ND - 4TH FLOOR PLATES

1/8" = 1'-0"



5TH - 7TH FLOOR PLATES

1/8" = 1'-0"

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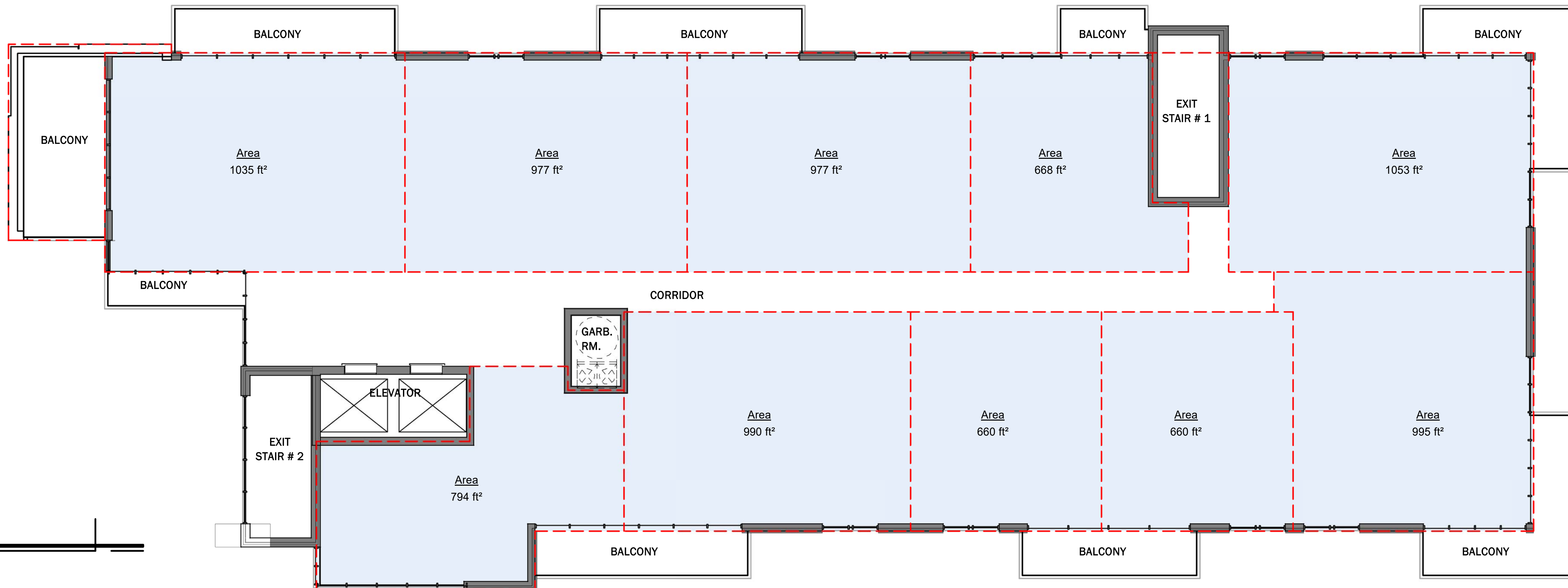
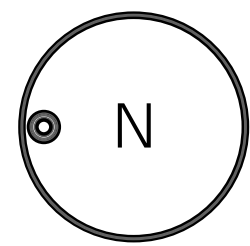
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BUILDINGS 3 & 4
2ND - 7TH FLOOR
PLATES

DWG. No.

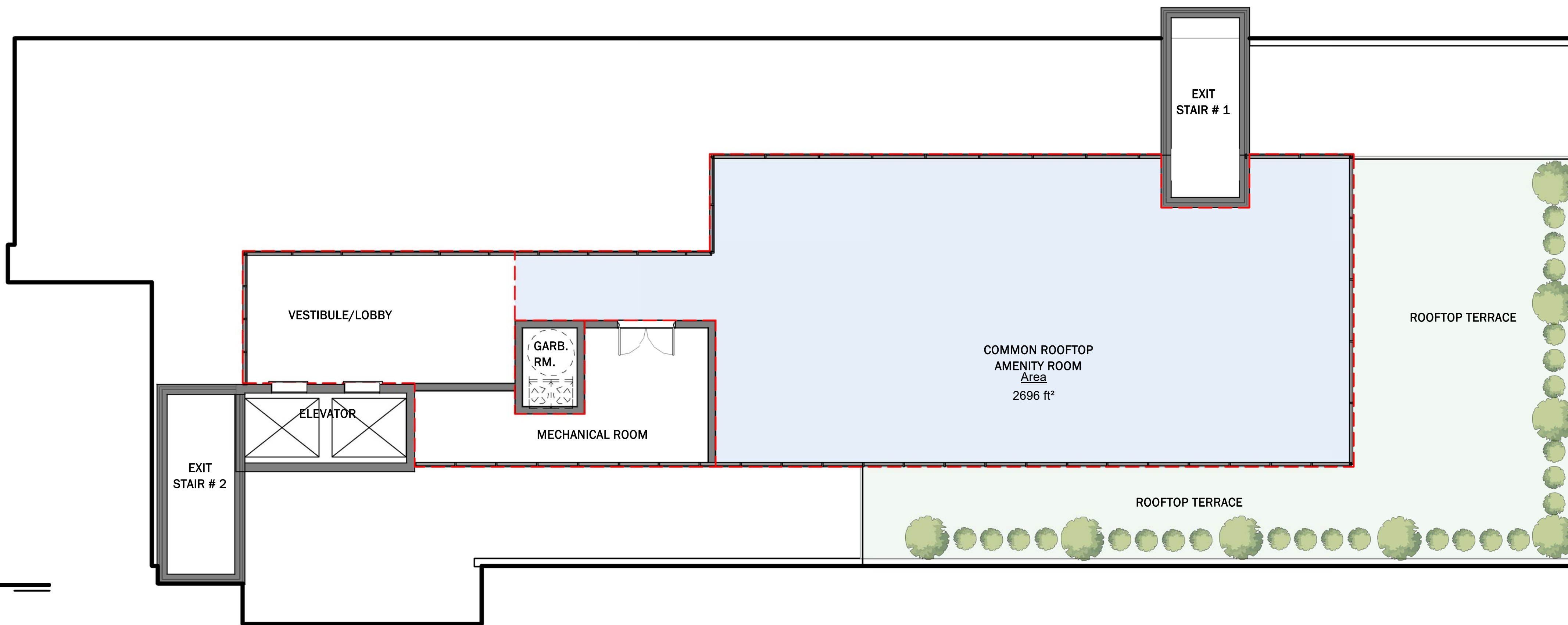
A2

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8TH FLOOR PLATE

1/8" = 1'-0"



ROOFTOP TERRACE PLAN

1/8" = 1'-0"

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MAPLE PARK DEVELOPMENT

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BUILDINGS 3 & 4
8TH AND ROOFTOP
TERRACE FLOOR
PLATES

DWG. No.

A3

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MAPLE PARK DEVELOPMENT

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BUILDING 1 & 2
STREETSCAPE
ELEVATIONS
(THOROLD RD.
EXPOSURE)

DWG. No.
A4

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FRONT ELEVATION (BLDG 3 & 4)

1/8" = 1'-0"

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MAPLE PARK DEVELOPMENT

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BUILDINGS 3 & 4
FRONT ELEVATIONS

DWG. No.
A5

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BUILDING 3 & 4 SIDE ELEVATIONS

1/8" = 1'-0"

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MAPLE PARK DEVELOPMENT

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BUILDING 3 & 4 SIDE
ELEVATIONS

DWG. No.

A6

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