



SW PERSPECTIVE



LANDSCAPE		PROPERTY LINE
PROPOSED/ENHANCED LDSP.		SUBDIVISION LOT LINE
LANDSCAPE PAVEMENT		MIN. SET BACK
PAVEMENT/ROAD	•	EX.ADJECENT LOT FENCE
WATER/POOL		SIB.
COV'D AREA	+ 100.00	F.G. LABLE
FLOOR ABOVE	N/III	EX. TREE TO BE REMOVED
PROPOSED BUILDING		EX.TREE TO
EXISITNG BUILDING	172	REMAIN

			ZONING & STATIS			
		ZON	IING INFORMATION			
ΑĽ	DDRESS	69 F	IRELANE 2, NIAGARA ON THE LA	AKE, ON.		
ZC	ONING AND BY-LAW	RESI	DENTIAL - R1 (RC - SHORELINE C	NE FAMILY F	residential)	
ΙT	EMS	REC	QUIRED PROVIDED		ROVIDED	
LC	OT FRONTAGE (MIN.)	EXIS	TING	24.	36m (EXIST.)	
FR	ONT YARD (MIN.)	7m		+/-	43.86m (EXIST.)	
SIE	DE YARD (MIN.)	3m		Ea	st Side 3.00m & West Side 1.61m	
RE	AR YARD (MIN.)	7m		+/-	10.93m (EXIST.)	
BU	IILDING HEIGHT/# OF STORY (MAX)	10.6	m	EXI	STING TO REMAIN	
RESTRCTIONS	MTO MTO	NPCA	EASEMENTS		SPA	
<u>~</u>	SPECIAL					
~	OT AREA	Covi	ERAGE CALCULATIONS 1871.98 m² (20149.79 SF)	100%	MUNICIPALITY /CONSERVATION	N /
~		Covi		I	MUNICIPALITY /CONSERVATION REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO	DNING
L	OT AREA	Covi	1871.98 m² (20149.79 SF)	100%	REGION SHALL CONFIRM ALL ZO	NING NS DING
L	OT AREA EXIST. DWELLING	Covi	1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF)	100% 8.78%	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL	ONING INS DING OT
~	DT AREA EXIST. DWELLING EXIST. ATTACHED GARAGE		1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF) 57.04 m² (1769.85 SF)	100% 8.78% 3.05%	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL PERMIT/ DEMOLITION PERMIT (NO LIMITED TO) AND/OR CONSTRUCT	ONING NS DING OT CTION
L	EXIST. DWELLING EXIST. ATTACHED GARAGE EXIST. SECOND FLOOR OVERHANG	AREA (T.B.R.)	1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF) 57.04 m² (1769.85 SF) 3.22 m² (34.65 SF)	100% 8.78% 3.05% 0.17%	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL PERMIT/ DEMOLITION PERMIT (NO LIMITED TO) AND/OR CONSTRUCT ACTIVITIES. INFORM ARCHITECT/PLANER/AI	ONING NS DING OT CTION
L	EXIST. DWELLING EXIST. ATTACHED GARAGE EXIST. SECOND FLOOR OVERHANG EXIST. DETACHED COVERED DINING A	AREA (T.B.R.)	1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF) 57.04 m² (1769.85 SF) 3.22 m² (34.65 SF) -17.14 m² (-184.50 SF)	100% 8.78% 3.05% 0.17% -0.92%	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL PERMIT/ DEMOLITION PERMIT (NO LIMITED TO) AND/OR CONSTRUCT ACTIVITIES. INFORM ARCHITECT/PLANER/AI NT/OWNER (NOT LIMITED TO) OF	ONING NS DING OT CTION
EXISTING	EXIST. DWELLING EXIST. ATTACHED GARAGE EXIST. SECOND FLOOR OVERHANG EXIST. DETACHED COVERED DINING A EXIST. REAR TERRACE (NOT INCLUDED	AREA (T.B.R.)	1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF) 57.04 m² (1769.85 SF) 3.22 m² (34.65 SF) -17.14 m² (-184.50 SF) 28.57 m² (307.54 SF)	100% 8.78% 3.05% 0.17% -0.92% N/A	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL PERMIT/ DEMOLITION PERMIT (NO LIMITED TO) AND/OR CONSTRUCT ACTIVITIES. INFORM ARCHITECT/PLANER/AI NT/OWNER (NOT LIMITED TO) OF	ONING INS IDING OT CTION PPLICA
EXISTING	EXIST. DWELLING EXIST. ATTACHED GARAGE EXIST. SECOND FLOOR OVERHANG EXIST. DETACHED COVERED DINING A EXIST. REAR TERRACE (NOT INCLUDED TOTAL EXISTING	AREA (T.B.R.)	1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF) 57.04 m² (1769.85 SF) 3.22 m² (34.65 SF) -17.14 m² (-184.50 SF) 28.57 m² (307.54 SF) 224.68 m² (2418.51 SF)	100% 8.78% 3.05% 0.17% -0.92% N/A 12.00%	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL PERMIT/ DEMOLITION PERMIT (NO LIMITED TO) AND/OR CONSTRUCT ACTIVITIES. INFORM ARCHITECT/PLANER/AI NT/OWNER (NOT LIMITED TO) OF	ONING INS IDING OT CTION PPLICA
L	EXIST. DWELLING EXIST. ATTACHED GARAGE EXIST. SECOND FLOOR OVERHANG EXIST. DETACHED COVERED DINING A EXIST. REAR TERRACE (NOT INCLUDED TOTAL EXISTING PROPOSED ADDITION	AREA (T.B.R.)) IN COVERAGE)	1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF) 57.04 m² (1769.85 SF) 3.22 m² (34.65 SF) -17.14 m² (-184.50 SF) 28.57 m² (307.54 SF) 224.68 m² (2418.51 SF) 28.43 m² (306.03 SF)	100% 8.78% 3.05% 0.17% -0.92% N/A 12.00%	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL PERMIT/ DEMOLITION PERMIT (NO LIMITED TO) AND/OR CONSTRUCT ACTIVITIES. INFORM ARCHITECT/PLANER/AI NT/OWNER (NOT LIMITED TO) OF	ONING NS DING OT CTION
EXISTING	EXIST. DWELLING EXIST. ATTACHED GARAGE EXIST. SECOND FLOOR OVERHANG EXIST. DETACHED COVERED DINING A EXIST. REAR TERRACE (NOT INCLUDED TOTAL EXISTING PROPOSED ADDITION PROPOSED GARAGE ADDITION	AREA (T.B.R.) DIN COVERAGE)	1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF) 57.04 m² (1769.85 SF) 3.22 m² (34.65 SF) -17.14 m² (-184.50 SF) 28.57 m² (307.54 SF) 224.68 m² (2418.51 SF) 28.43 m² (306.03 SF) 30.47 m² (327.98 SF)	100% 8.78% 3.05% 0.17% -0.92% N/A 12.00% 1.52%	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL PERMIT/ DEMOLITION PERMIT (NO LIMITED TO) AND/OR CONSTRUCT ACTIVITIES. INFORM ARCHITECT/PLANER/AI NT/OWNER (NOT LIMITED TO) OF	ONING NS DING OT CTION
EXISTING	EXIST. DWELLING EXIST. ATTACHED GARAGE EXIST. SECOND FLOOR OVERHANG EXIST. DETACHED COVERED DINING A EXIST. REAR TERRACE (NOT INCLUDED TOTAL EXISTING PROPOSED ADDITION PROPOSED GARAGE ADDITION PROPOSED REAR COVERED TERRACE	AREA (T.B.R.) DIN COVERAGE)	1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF) 57.04 m² (1769.85 SF) 3.22 m² (34.65 SF) -17.14 m² (-184.50 SF) 28.57 m² (307.54 SF) 224.68 m² (2418.51 SF) 28.43 m² (306.03 SF) 30.47 m² (327.98 SF) 28.05 m² (301.98 SF)	100% 8.78% 3.05% 0.17% -0.92% N/A 12.00% 1.52% 1.63%	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL PERMIT/ DEMOLITION PERMIT (NO LIMITED TO) AND/OR CONSTRUCT ACTIVITIES. INFORM ARCHITECT/PLANER/AI NT/OWNER (NOT LIMITED TO) OF INCOMPETENCE.	DNING NS .DING OT CTION PPLICA F ANY
PROPOSED EXISTING	EXIST. DWELLING EXIST. ATTACHED GARAGE EXIST. SECOND FLOOR OVERHANG EXIST. DETACHED COVERED DINING A EXIST. REAR TERRACE (NOT INCLUDED TOTAL EXISTING PROPOSED ADDITION PROPOSED GARAGE ADDITION PROPOSED REAR COVERED TERRACE PROPOSED PERGOLA (NOT INCLUDED	AREA (T.B.R.) D IN COVERAGE) D IN COVERAGE) 0% MAX)	1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF) 57.04 m² (1769.85 SF) 3.22 m² (34.65 SF) -17.14 m² (-184.50 SF) 28.57 m² (307.54 SF) 224.68 m² (2418.51 SF) 28.43 m² (306.03 SF) 30.47 m² (327.98 SF) 28.05 m² (301.98 SF) 14.70 m² (158.23 SF)	100% 8.78% 3.05% 0.17% -0.92% N/A 12.00% 1.52% 1.63% 1.50% N/A	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL PERMIT/ DEMOLITION PERMIT (NO LIMITED TO) AND/OR CONSTRUCT ACTIVITIES. INFORM ARCHITECT/PLANER/AI NT/OWNER (NOT LIMITED TO) OF INCOMPETENCE. ZONING INFORMATION CONFI WITH CITY/TOWN NAME:	DNING NS .DING OT CTION PPLICA F ANY
PROPOSED EXISTING	EXIST. DWELLING EXIST. ATTACHED GARAGE EXIST. SECOND FLOOR OVERHANG EXIST. DETACHED COVERED DINING A EXIST. REAR TERRACE (NOT INCLUDED TOTAL EXISTING PROPOSED ADDITION PROPOSED GARAGE ADDITION PROPOSED REAR COVERED TERRACE PROPOSED PERGOLA (NOT INCLUDED TOTAL PROPOSED	AREA (T.B.R.) D IN COVERAGE) D IN COVERAGE) 0% MAX)	1871.98 m² (20149.79 SF) 164.42m² (1769.85 SF) 57.04 m² (1769.85 SF) 3.22 m² (34.65 SF) -17.14 m² (-184.50 SF) 28.57 m² (307.54 SF) 224.68 m² (2418.51 SF) 28.43 m² (306.03 SF) 30.47 m² (327.98 SF) 28.05 m² (301.98 SF) 14.70 m² (158.23 SF) 86.95 m² (935.95 SF)	100% 8.78% 3.05% 0.17% -0.92% N/A 12.00% 1.52% 1.63% 1.50% N/A 4.64%	REGION SHALL CONFIRM ALL ZO REQUIREMENTS AND RESTRICTIO PRIOR TO THE ISSUANCE OF BUIL PERMIT/ DEMOLITION PERMIT (NO LIMITED TO) AND/OR CONSTRUCT ACTIVITIES. INFORM ARCHITECT/PLANER/AI NT/OWNER (NOT LIMITED TO) OF INCOMPETENCE. ZONING INFORMATION CONFI	DNING NS .DING OT CTION PPLICA F ANY

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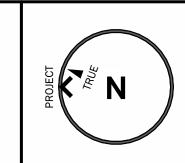
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	No.	DATE:	DESCRIPTION:	BY:
	1	09/08/23	AS-BUILT DRAWINGS	AM
	2	10/03/23	CONCEPT DRAWINGS	AZ
	3	12/14/23	CONCEPT REVISIONS	AZ
	4	01/11/24	CONCEPT REVISIONS	AZ
	5	01/31/24	ISSUED FOR CofA	AZ
	6	02/12/24	REVISED FOR CofA	AZ
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SHAW RESIDENCE

69 FIRELANE 2, NOTL



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

SHEET TITLE:

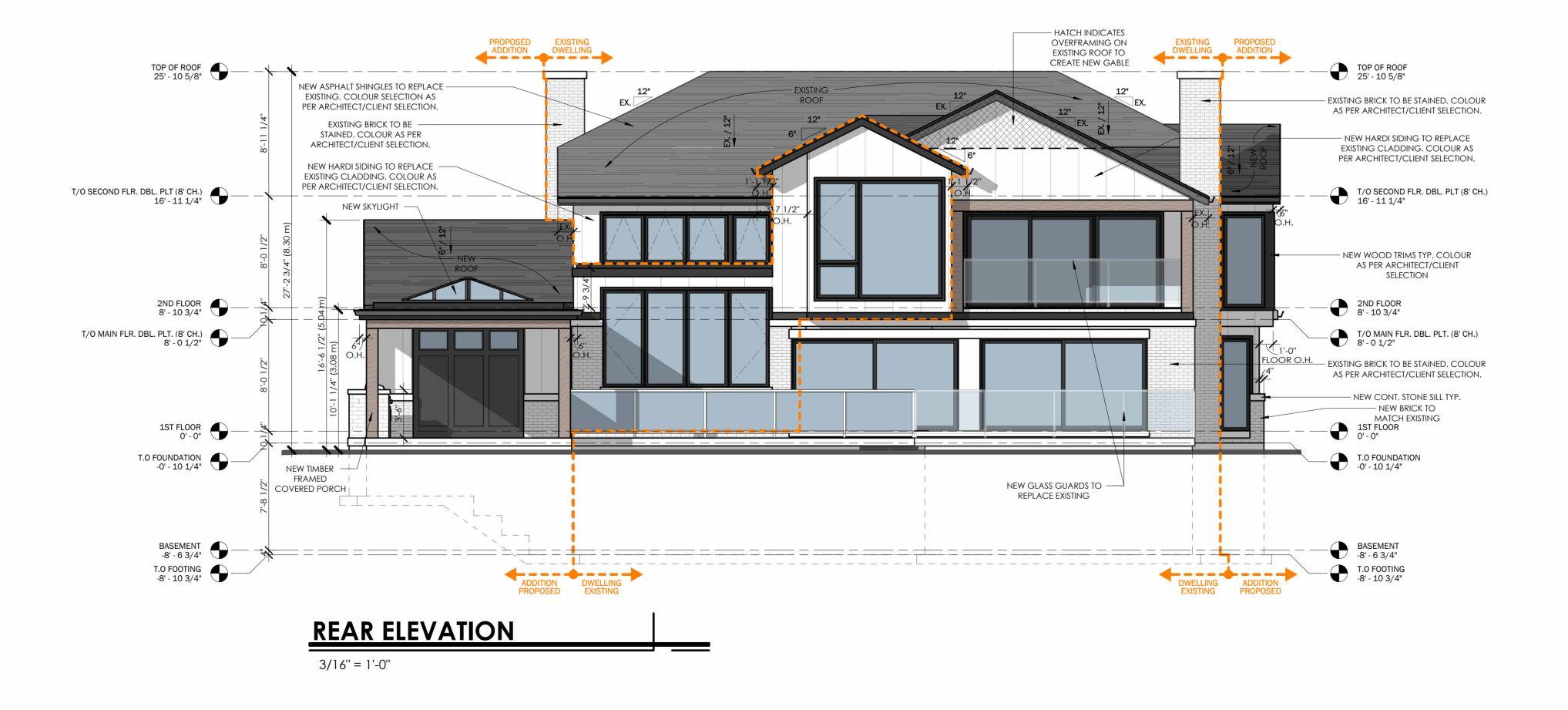
COMMISSION:

SITE PLAN

)	DRAWN BY:	ACK	DRAWING No.:
	CHECKED BY:	XX	
	DATE ISSUED:	02/12/24	5P.T
	PROJECT No.:	2023-170	

NEW DECORATIVE -TIMBER GABLE TRIM TOP OF ROOF 25' - 10 5/8" TOP OF ROOF 25' - 10 5/8" NEW ASPHALT SHINGLES TO REPLACE EXISTING. COLOUR SELECTION AS PER ARCHITECT/CLIENT SELECTION. NEW ASPHALT SHINGLES TO REPLACE -EXISTING, COLOUR SELECTION AS PER ARCHITECT/CLIENT SELECTION. HATCH INDICATES OVERFRAMING ON EXISTING ROOF TO CREATE NEW GABLE - EXISTING BRICK TO BE STAINED. COLOUR AS PER ARCHITECT/CLIENT SELECTION. T/O SECOND FLR. DBL. PLT (8' CH.) 16' - 11 1/4" T/O SECOND FLR. DBL. PLT (8' CH.) 16' - 11 1/4" NEW HARDI SIDING TO REPLACE — EXISTING CLADDING. COLOUR AS PER ARCHITECT/CLIENT SELECTION. 2ND FLOOR 8' - 10 3/4" T/O MAIN FLR. DBL. PLT. (8' CH.) 8' - 0 1/2" T/O MAIN FLR. DBL. PLT. (8' CH.) 8' - 0 1/2" EXISTING ROOF TO CREATE NEW GABLE NEW TIMBER FRAME OPEN AIR PERGOLA NEW BRICK TO MATCH EXISTING 1ST FLOOR 0' - 0" T.O FOUNDATION -0' - 10 1/4" T.O FOUNDATION -0' - 10 1/4" — NEW CONT. NEW BRICK TO HINEW CONT. — NEW WOOD TRIMS TYP. COLOUR EXISTING BRICK TO BE STAINED. STONE SILL MATCH EXISTING STONE SILL AS PER ARCHITECT/CLIENT COLOUR AS PER ARCHITECT/CLIENT SELECTION. BASEMENT -8' - 6 3/4" BASEMENT -8' - 6 3/4" T.0 FOOTING -8' - 10 3/4" T.0 FOOTING -8' - 10 3/4" **FRONT ELEVATION**

3/16" = 1'-0"



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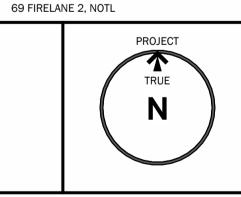
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DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.			
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2	10/03/23	CONCEPT 1 DRAWINGS	ΑZ
3	12/14/23	CONCEPT REVISIONS	ΑZ
4	01/11/24	CONCEPT REVISIONS	ΑZ
5	01/15/24	ISSUED FOR CofA	ΑZ
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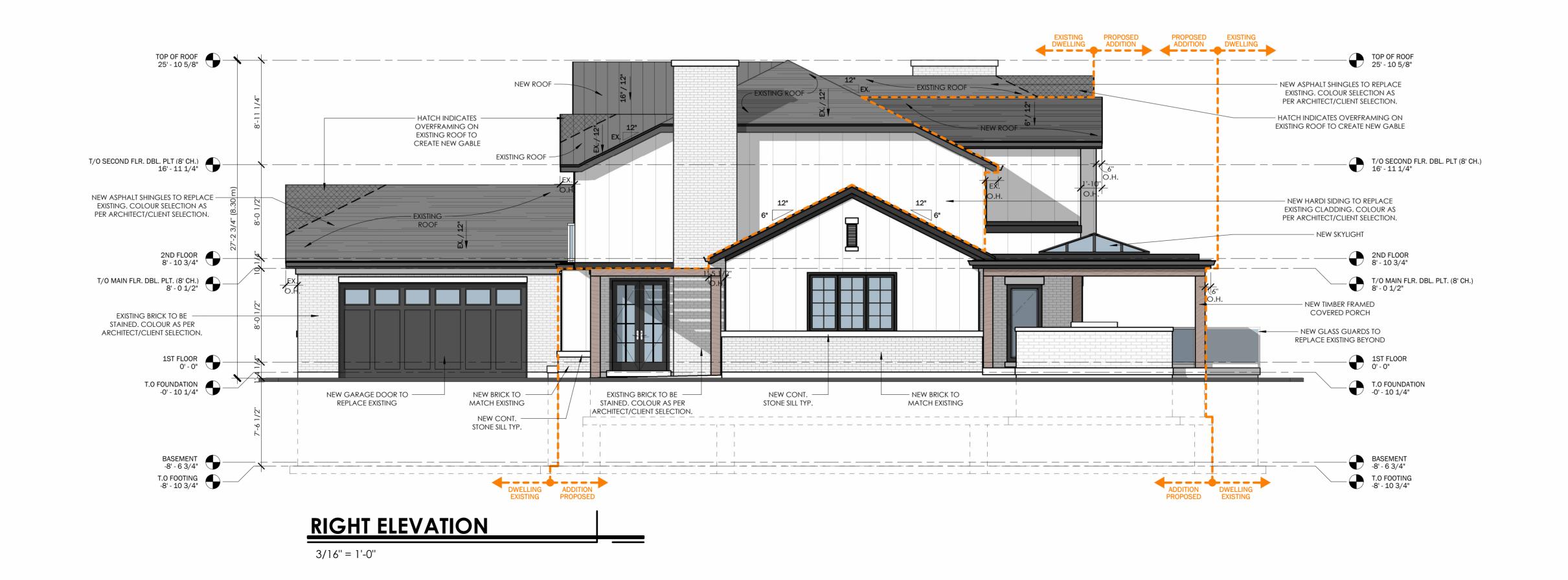
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SHEET TITLE:

PROPOSED ELEVATIONS (FRONT REAR)

DRAWN BY:	ACK	DRAWING No.:
CHECKED BY:	XX	^ ^
DATE ISSUED:	01/15/24	.A-Z
PROJECT No.:	2023-170	

TOP OF ROOF 25' - 10 5/8" HATCH INDICATES OVERFRAMING ON EXISTING ROOF TO CREATE NEW GABLE - HATCH INDICATES OVERFRAMING -ROOF 5 NEW ASPHALT SHINGLES TO REPLACE -ON EXISTING ROOF TO CREATE EXISTING. COLOUR SELECTION AS **NEW GABLE** PER ARCHITECT/CLIENT SELECTION. T/O SECOND FLR. DBL. PLT (8' CH.) 16' - 11 1/4" NEW TIMBER FRAME — NEW ASPHALT SHINGLES TO REPLACE EXISTING, COLOUR SELECTION AS NEW HARDI SIDING TO REPLACE -PER ARCHITECT/CLIENT SELECTION. EXISTING CLADDING. COLOUR AS PER ARCHITECT/CLIENT SELECTION. 2ND FLOOR 8' - 10 3/4" 2ND FLOOR 8' - 10 3/4" T/O MAIN FLR. DBL. PLT. (8' CH.) 8' - 0 1/2" T/O MAIN FLR. DBL. PLT. (8' CH.) 8' - 0 1/2" 1'-2 1/2" FLOOR O.H. — NEW HARDI SIDING TO REPLACE EXISTING CLADDING. COLOUR AS EXISTING BRICK TO BE STAINED. COLOUR AS PER PER ARCHITECT/CLIENT SELECTION. ARCHITECT/CLIENT SELECTION. EXISTING BRICK TO BE STAINED. COLOUR AS PER ARCHITECT/CLIENT SELECTION. T.O FOUNDATION -0' - 10 1/4" T.O FOUNDATION -0' - 10 1/4" NEW CONT. NEW BRICK TO ----NEW GLASS GUARDS TO STONE SILL MATCH EXISTING BASEMENT -8' - 6 3/4" BASEMENT -8' - 6 3/4" T.O FOOTING -8' - 10 3/4" LEFT ELEVATION 3/16" = 1'-0"



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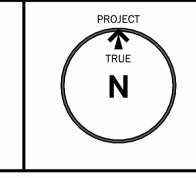
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5	01/15/24	ISSUED FOR CofA	A.
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2023-170

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architects

Architectural Office:

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SHEET TITLE:

PROPOSED ELEVATIONS (SIDES)

DRAWING No.:	ACK	DRAWN BY:	
Λ 🦳	XX	CHECKED BY:	
. A-2	01/15/24	DATE ISSUED:	
	2023-170	PROJECT No.:	





SW PERSPECTIVE.



NE PERSPECTIVE





NW PERSPECTIVE

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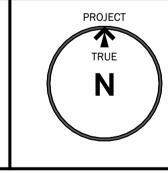
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