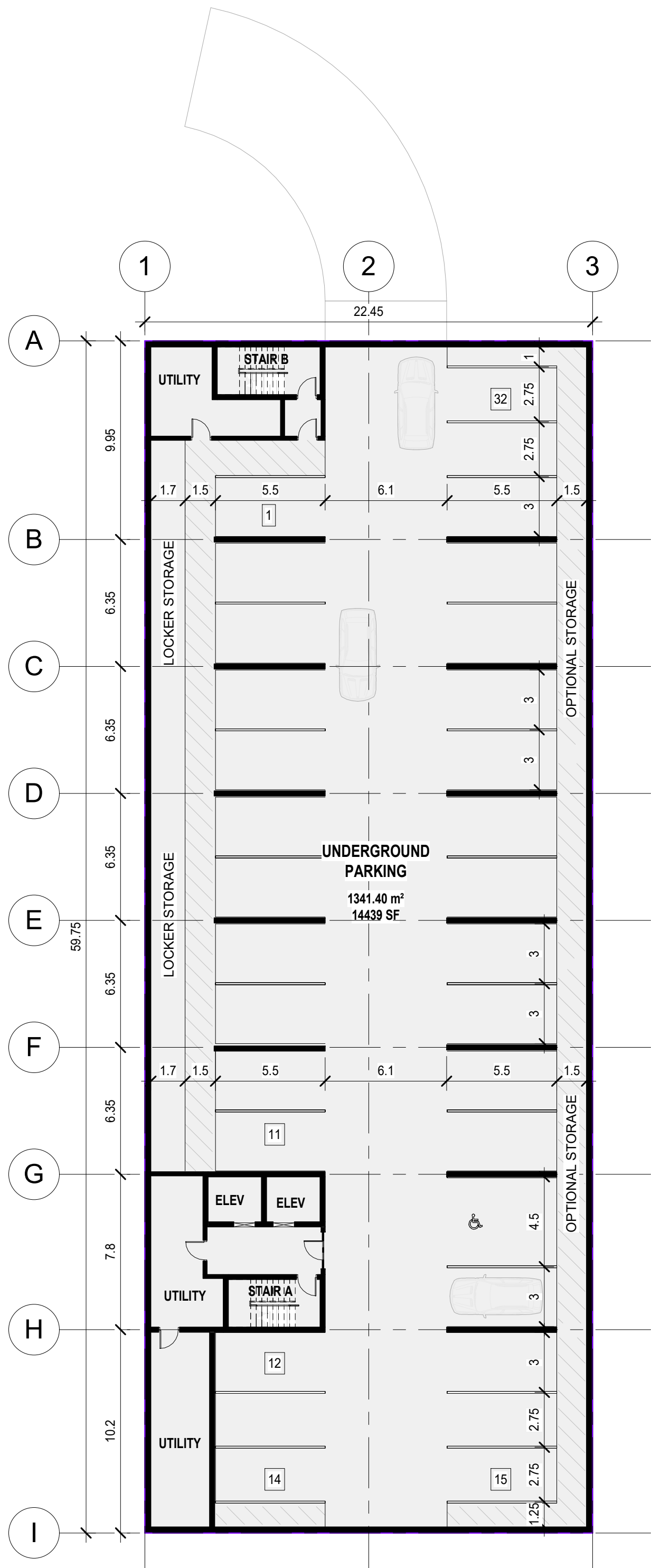
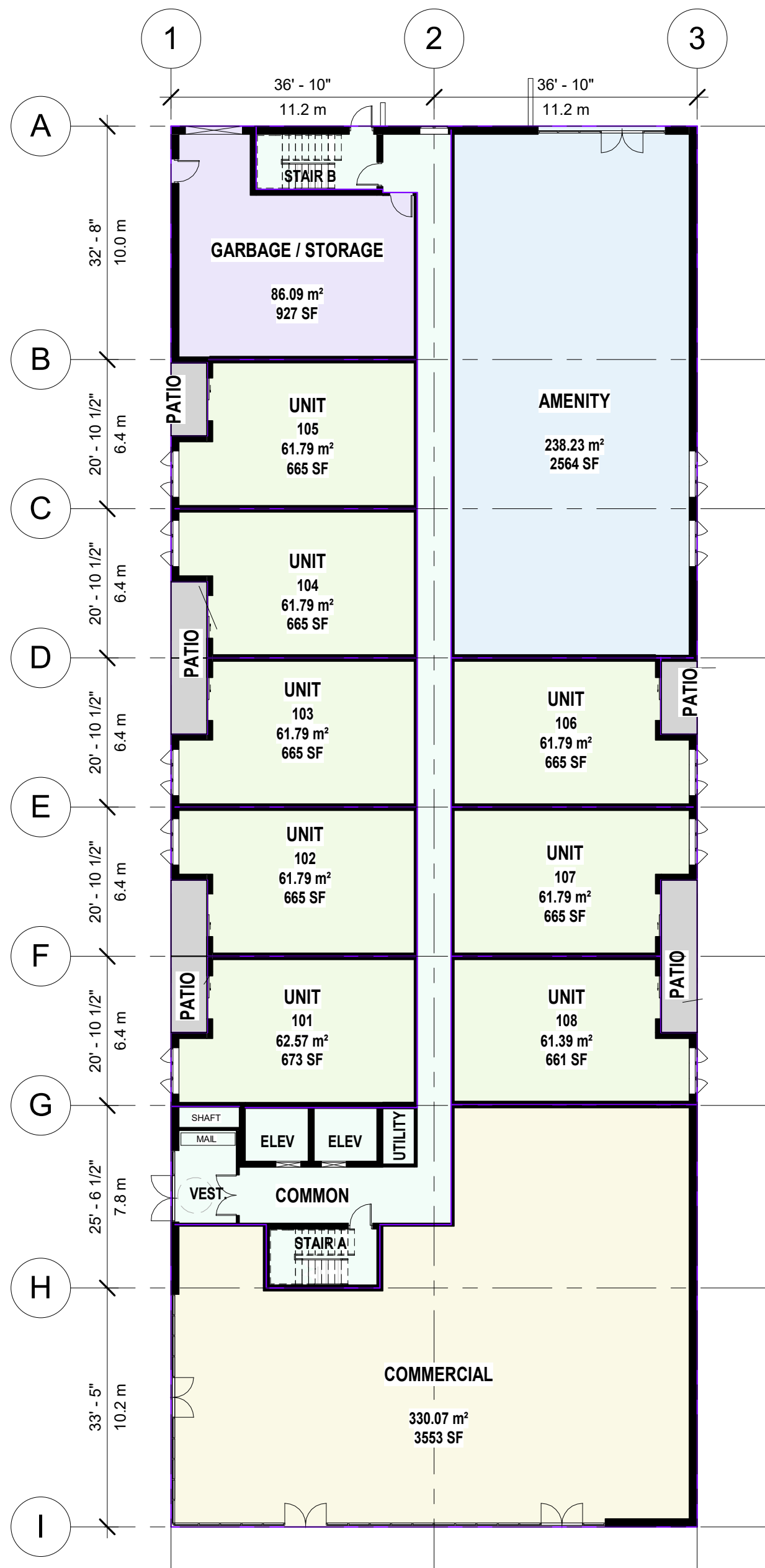
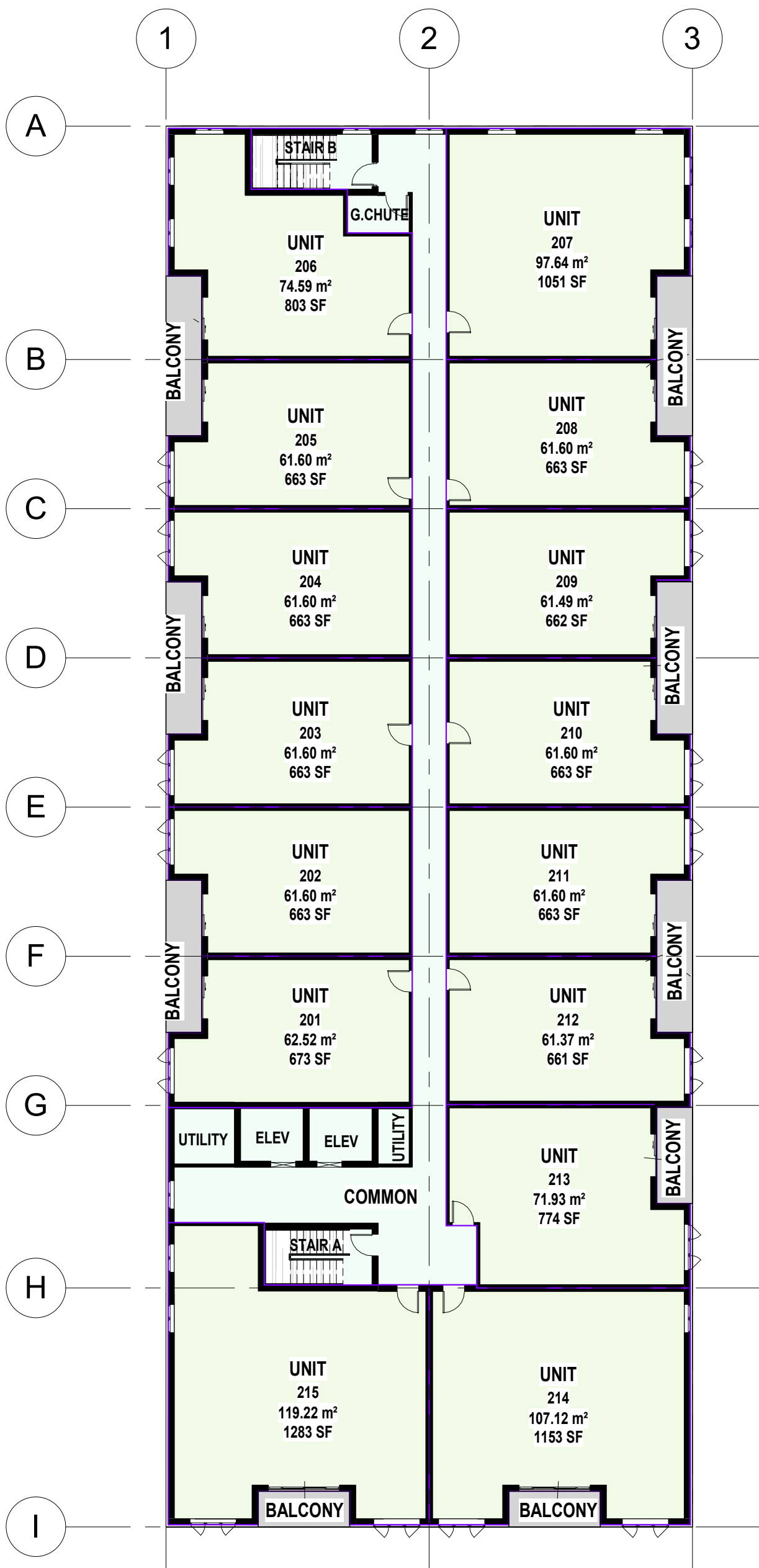




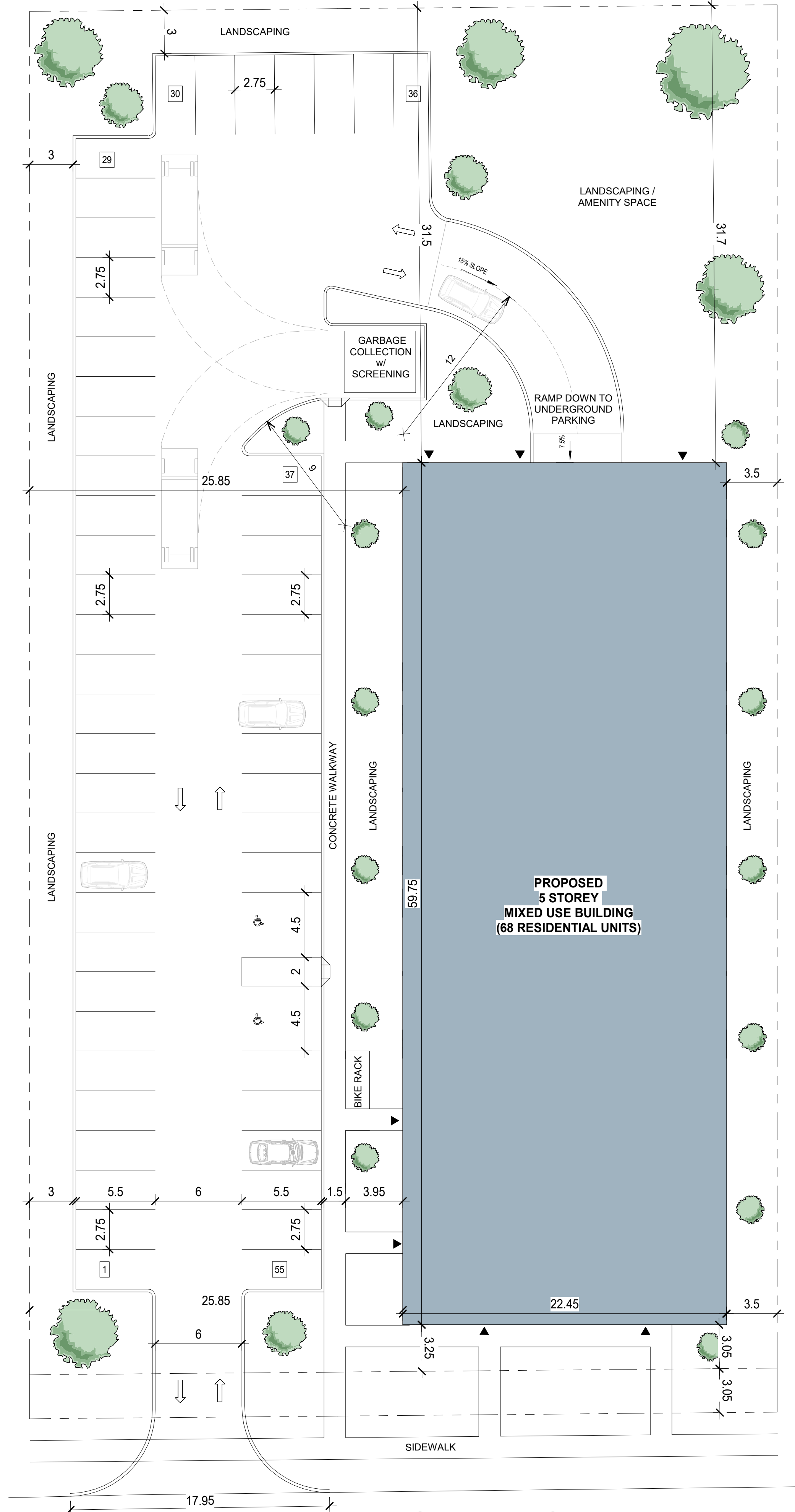
④ FOUNDATION PLAN
1 : 200



③ FIRST FLOOR
1 : 200



② SECOND - FIFTH FLOOR
1 : 200



① SITE
1 : 200



JASON PIZZICARELLA DESIGN - ARCHITECTS INC.
209 RIDGE ROAD N
RIDGEWAY, ONTARIO, L0S 1N0
T. 905-894-8300
e-mail jppizzicarella@jpdesign.ca
CERTIFICATE OF PRACTICE : # 4053

RESIDENTIAL UNIT COUNT

FLOOR	UNIT COUNT
1st FLOOR	8
2nd FLOOR	15
3rd FLOOR	15
4th FLOOR	15
5th FLOOR	15
TOTAL	68

REQ'D PARKING:
1 PER APARTMENT UNIT = 68
1 PER 30m² COMMERCIAL = 11

TOTAL REQ'D PARKING = 79
TOTAL PROPOSED PARKING = 87

LOT AREA = 4896 m²
BUILDING AREA = 1341 m²
LOT COVERAGE = 27.4 %

PROPOSED 5
STOREY MIXED USE
BUILDING

524 & 528 QUAKER ROAD,
WELLAND, ON

No.	Description	Date

CONCEPT

SHEET TITLE:

SITE PLAN

DRAWN BY: DATE: 10/10/25

SCALE: 1 : 200 JOB #: 02

SHEET NO.: SP-1



① NORTH ELEVATION (REAR)
1 : 100



② SOUTH ELEVATION (FRONT)
1 : 100



⑤ 3D View 1



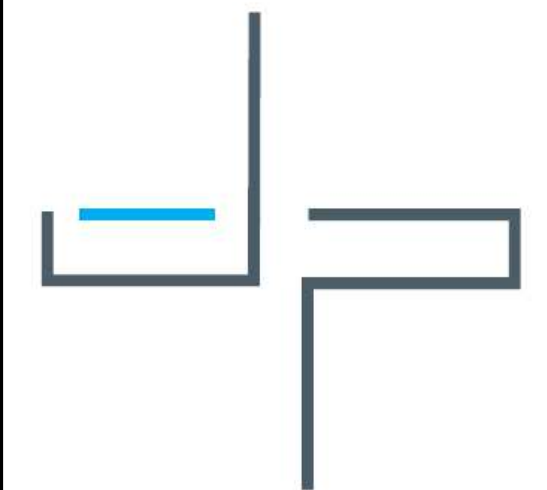
⑥ 3D View 2



④ WEST ELEVATION (LEFT)
1 : 100



③ EAST ELEVATION (RIGHT)
1 : 100



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PROPOSED 5 STOREY MIXED USE BUILDING

524 & 528 QUAKER ROAD,
WELLAND, ON

No.	Description	Date

CONCEPT

SHEET TITLE:

ELEVATIONS

DRAWN BY: WJ DATE: 10/10/25
SCALE: 1 : 100 JOB #: 02
SHEET NO: A103