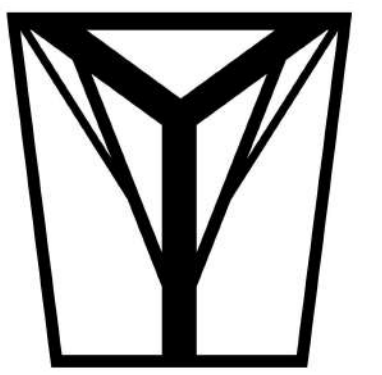


FALL RIVER SOUTH INGRAM DRIVE DEVELOPMENT

Case Number 21460



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION



A-000	
Project Number	21-030
Date	2022.02.10
4. ISSUED FOR DA REVIEW	2022.02.10
3. ISSUED FOR DA REVIEW	2021.12.24
2. ISSUED FOR DA REVIEW	2021.11.01
1. ISSUED FOR DA REVIEW	2021.06.08

SCHEDULE	DRAWING
	Cover Sheet
	Planning District 14&17 LUB Info
Schedule A	Legal Description of the Lands
Schedule B	Concept Plan
Schedule C	Preliminary Landscaping Master Plan
Schedule D	Preliminary Landscaping Detailed Plan
Schedule E	Preliminary Landscaping Amenity Detail #1
Schedule F	Preliminary Landscaping Amenity Detail #2
Schedule G	Preliminary Landscaping Amenity Detail #3
Schedule H	Preliminary Landscaping Amenity Detail #4
Schedule I	Planting Details for Amenity Areas
Schedule J	Building A - North Elevation
Schedule K	Building A - West Elevation
Schedule L	Building A - East Elevation
Schedule M	Building A - South Elevation
Schedule N	Building B - North Elevation
Schedule O	Building B - West Elevation
Schedule P	Building B - East Elevation
Schedule Q	Building B - South Elevation
Schedule R	Building C - North Elevation
Schedule S	Building C - West Elevation
Schedule T	Building C - East Elevation
Schedule U	Building C - South Elevation
Schedule V	Buildings A, B, C - Typical Roof Elevation
	Building A - Basement Level
	Building A - Level 1
	Building A - Level 2
	Building A - Level 3
	Buildings B + C Typ. Basement Level
	Buildings B + C Typ. Level 1
	Buildings B + C Typ. Level 2
	Buildings B + C Typ. Level 3
	Context Views - Main Roads
	Context Views - Neighbouring Properties
	Interior Unit Views
	Development Context

Project Description

Three 40 Unit multiple-unit dwelling buildings are proposed at the end of Ingram Drive in Fall River. Each proposed building is limited to three stories above average grade, excluding roofline.

The massing and built forms of the proposed multi-unit dwellings are to resemble a townhouse building style. Increasing its compatibility with the adjacent low density residential houses and allowing for a smooth transition of building scales to a higher density alternative housing forms in the existing community. The townhouses 'block' look, the breakup of the overall roof structure, and building materials are articulated in a manner to reinforce the neighbourhoods existing characteristics and visually unite and connect the new proposed buildings to the surrounding community.

Having the proposed three buildings clustered at the end of Ingram Drive also allows for appropriate integration to the community, retaining the majority of the site as open space. Proposed walkways connecting the end of Ingram drive and Canterbury Park enhances the connectivity for pedestrian and public access, ensuring safe direct access between the buildings, parking lots and amenity areas on site.

PROPERTY PID:

40844375 – 1158696.0 sq.ft. - 26.6 acres from plan 32922

40844417 – Parcel BD-2 - 20072.0 sq.ft. - 0.46 acres from plan 32922

40551277 – Old Cobequid Road – 36590.4 sq.ft. - 0.84 acre from deed book 4897 page 420

00472910 – 45,912.24 sq.ft. - 1.054 acres – from plan 30572

00472902 – Orphan Parcel - 50094.0 sq.ft. - 1.15 acres

40551558 – Orphan Parcel - 18200.0 sq.ft. - 0.417 acres

Total: 30.521 acres or 1,329,564.64 sq.ft.

Areas are taken from legal plans of survey or the deed that created the piece of land.