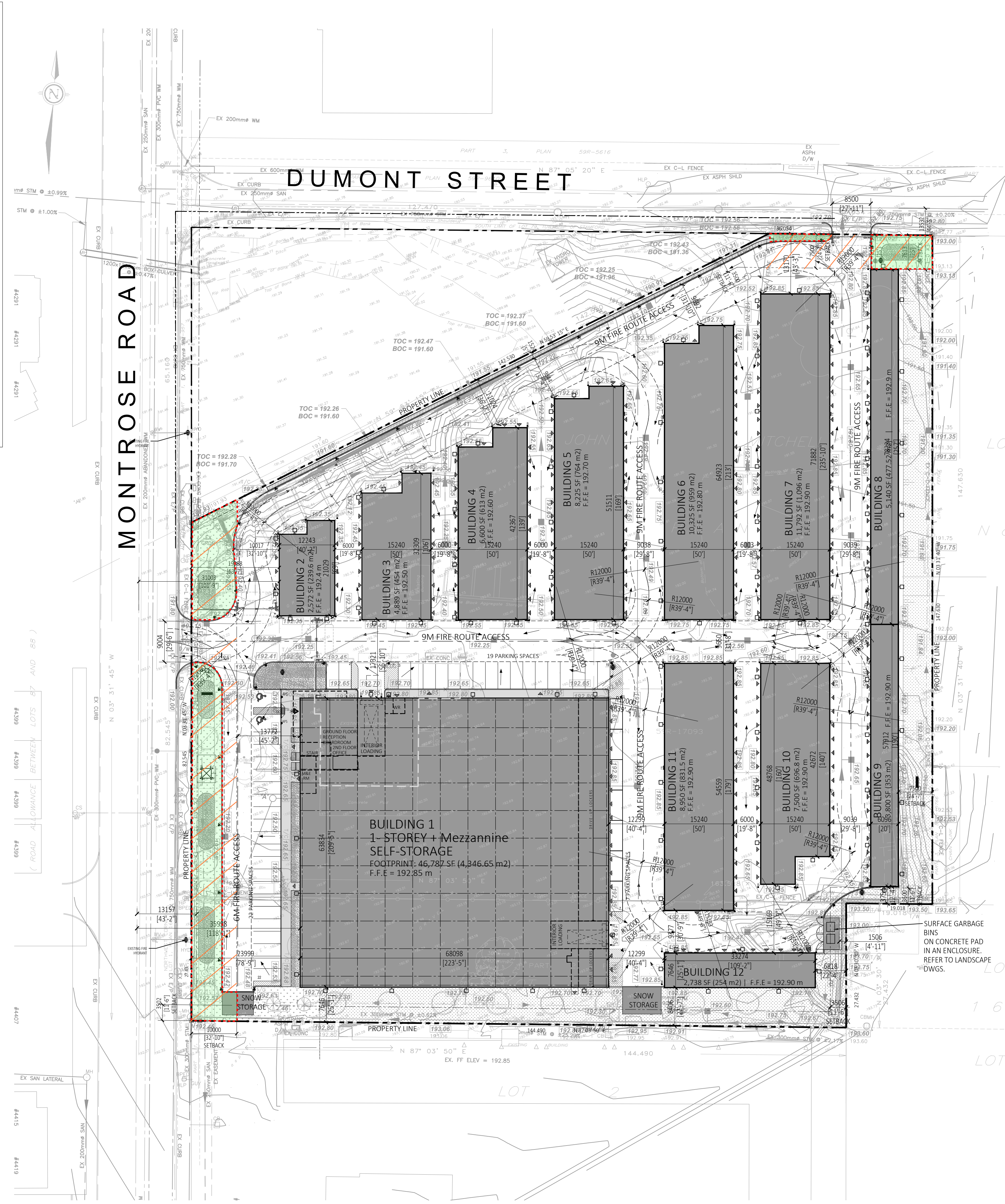


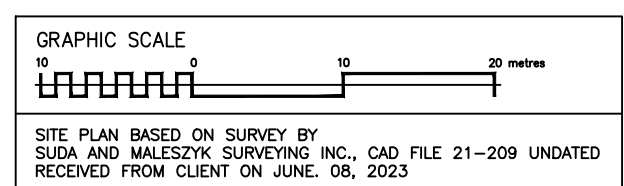
2 KEY PLAN  
A101 SCALE: N.T.S.

LEGEND

	PROPOSED BUILDING		ACCESSIBLE PARKING SIGN
	EXISTING BUILDINGS ON SITE		MANHOLE / CATCHBASIN COVER
	LANDSCAPED AREA		BOLLARD
	CONCRETE/SIDEWALK		ENTRANCE/ EXIT LOCATION
	BARRIER FREE PARKING CLEARANCE		PRINCIPAL ENTRANCE
	NO PARKING DEMARCATION		FENCE & GATE
	CURB		TRAFFIC DIRECTION
	DEPRESSED CURB		NEW LIGHT STANDARD, REFER TO ELECTRICAL
	TACTILE SURFACE INDICATOR		TACTILE WARNING SURFACE INDICATOR
	BARRIER FREE PARKING		EXTERIOR LIGHTING FIXTURE, REFER TO ELECTRICAL
	SIAMASE CONNECTION		FIRE ROUTE ACCESS MOUNTED ON POLE OR BUILDING FACE
	ENTRANCE AND / OR EXIT DOOR		PROPOSED TREES AND SHRUBS
	FIRE HYDRANT		
	EXISTING BUILDING TO BE DEMOLISHED		



1 OVERALL SITE PLAN  
A101 SCALE: 1:500



SITE STATISTICS

LEGAL DESCRIPTION OF PROPERTY:  
THE ZONING CATEGORY: (LI) LIGHT INDUSTRIAL  
CITY OF NIAGARA FALLS, ON

LOT AREA: 254,845.0 SF 23,654.68 SM 5.92 ACRES

BUILDING 1   1-STOREY + Mezzanine		
BUILDING FOOTPRINT	46,787.00	4,346.65
GROUND FLOOR SELF-STORAGE	45,028.00	4,183.24
OFFICE GROUND FLOOR *	1,759.00	163.42
OFFICE MEZZANINE FLOOR	2,252.50	209.26
<b>TOTAL BUILDING 1</b>	<b>49,039.50</b>	<b>4,555.92</b>

MINIS   1-STOREY SELF-STORAGE		
BUILDING 2	2,572.00	238.95
BUILDING 3	4,884.00	453.74
BUILDING 4	6,600.00	613.16
BUILDING 5	8,225.00	764.13
BUILDING 6	10,325.00	959.22
BUILDING 7	11,791.70	1,095.48
BUILDING 8	5,140.00	477.52
BUILDING 9	3,800.00	353.03
BUILDING 10	7,500.00	696.77
BUILDING 11	8,950.00	831.48
BUILDING 12	2,738.00	254.37
<b>TOTAL MINI SELF-STORAGE</b>	<b>72,525.70</b>	<b>6,737.85</b>

TOTAL SELF-STORAGE		
TOTAL SELF-STORAGE	117,553.70	10,921.09
<b>TOTAL SELF-STORAGE + OFFICE</b>	<b>121,565.20</b>	<b>11,293.77</b>

\* Office mezzanine floor area includes stair, elevator, washrooms, and kitchenette

ZONING PROVISIONS	REQUIRED	PROPOSED
LOT FRONTAGE:	MIN. 30 m	82.5 m
LOT COVERAGE :	MAX. 70%	46.27%

FRONT YARD (WEST):	10 m + 13.1m FROM THE CL OF MONTROSE RD	19.3 m TO PL 31m TO CL ST.
INTERIOR SIDE YARD (NORTH):	3.5 m	11 m
EXTERIOR SIDE YARD (NORTH):	7.5 m	7.6 m
SIDE YARD SETBACK (SOUTH):	3.5 m	3.75 m
REAR YARD SETBACK (EAST):	7.5 m	7.5 m
BUILDING (1) HEIGHT:	*MAX 12 m	8.6 m
MINI STORAGE BUILDINGS HEIGHT:		2.82m

PARKING:		
SELF-STORAGE:		
1 PER 90 SM OF GFA :	10,921/90= 121	
OFFICE:		
1 PER 25 SM OF GFA	(372.68)/25=15	
TOTAL PARKING:	136 SPACES	48 SPACES

PARKING SPACE DIMENSIONS:		
WIDTH	2.75 M	2.75 M
LENGTH (90 DEGREES	6 M	6 M
LENGTH ( PARALLEL )	6.7 M	6.7 M

LOADING AREA	2 LOADING	2 INTERIOR
LANDSCAPED OPEN SPACE	MIN. 67% OF THE REQ. FRONT YARD	

REQUIRED FRONT YARD AREA: 1,126 m<sup>2</sup> (Montrose)  
67% = 1,126 \* 67/100  
=754.4 M<sup>2</sup>

REQUIRED EXTERIOR SIDE YARD AREA: 270 m<sup>2</sup> (Dumont St.)  
PROPOSED LANDSCAPE AREA ON DUMONT ST.: 122.5 m<sup>2</sup> (45.4 %)  
765m<sup>2</sup>(68 %)

\*from the average finished grade level at the front elevation of the building to the highest point of the roof

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ISSUED FOR SPA

GENERAL NOTES TYPICAL:  
 • CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS AND VERIFY SITE CONDITIONS AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK  
 • DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION  
 • DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS "FOR CONSTRUCTION" AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS  
 • CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS  
 • ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

REV	DATE	DESCRIPTION
15	2023-11-30	ISSUED FOR SPA
14	2023-11-27	ISSUED FOR SPA
13	2023-09-10	ISSUED FOR SPA
12	2023-08-25	FOR COORDINATION
#	YYYY-MM-DD	REVISIONS

UPPER CANADA CONSULTANTS  
 30 HANOVER DRIVE, UNIT 3  
 ST. CATHARINES, ON, L2W 1A3  
 TEL: 905 688 9400

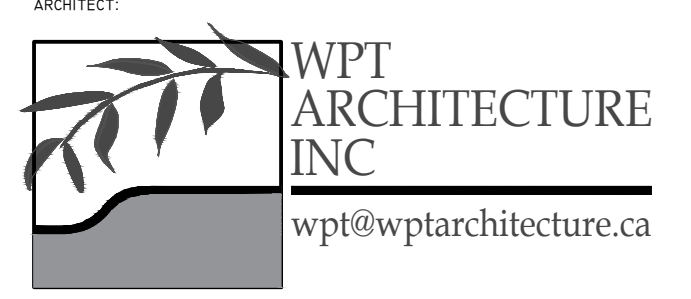
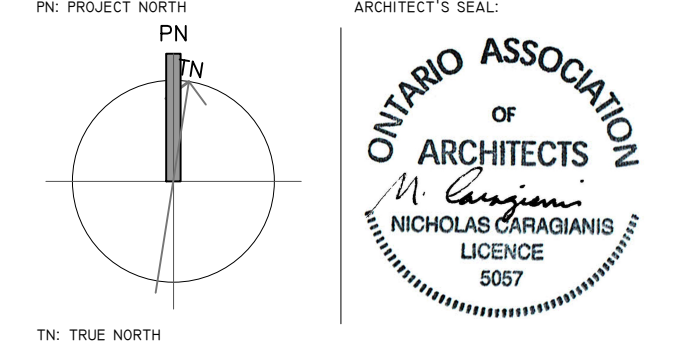
MECHANICAL & ELECTRICAL:  
 QUASAR CONSULTING GROUP  
 250 ROWNTREE DAIRY RD.  
 WOODBRIDGE, ON, L4L 9J7  
 TEL: 905 507 0800

STRUCTURAL:  
 (Empty)

PLANNING AND GREEN:  
 WAVEFRONT PLANNING & DESIGN  
 9 LEAWOOD COURT  
 ST. CATHARINES, ON, L2T 3R5  
 TEL: 289 952 9404

CLIENT LOGO:  
 (Empty)

CLIENT:  
 PROVINCIAL CONSTRUCTION  
 4382 MONTROSE RD.  
 NIAGARA FALLS, ON, L2H 1K2  
 TEL: 905 356 3769



WPT PROJECT #: 2022-0086.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
 SELF-STORAGE  
 4382 MONTROSE ROAD  
 NIAGARA FALLS, ONTARIO

OVERALL SITE PLAN - KEY PLAN

SCALE: 1:500	SHEET #: A100
DRAWN BY: XGMSB	