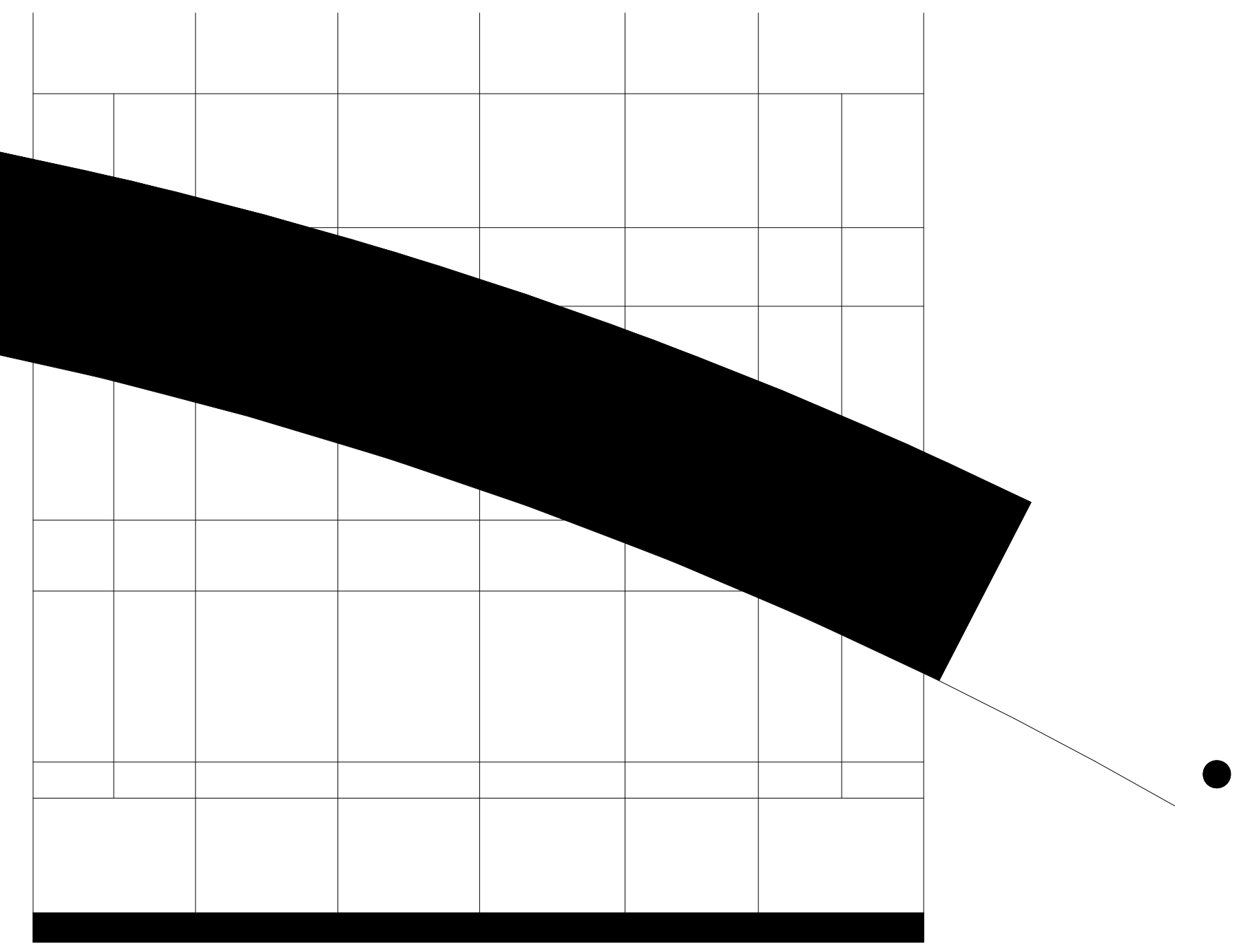
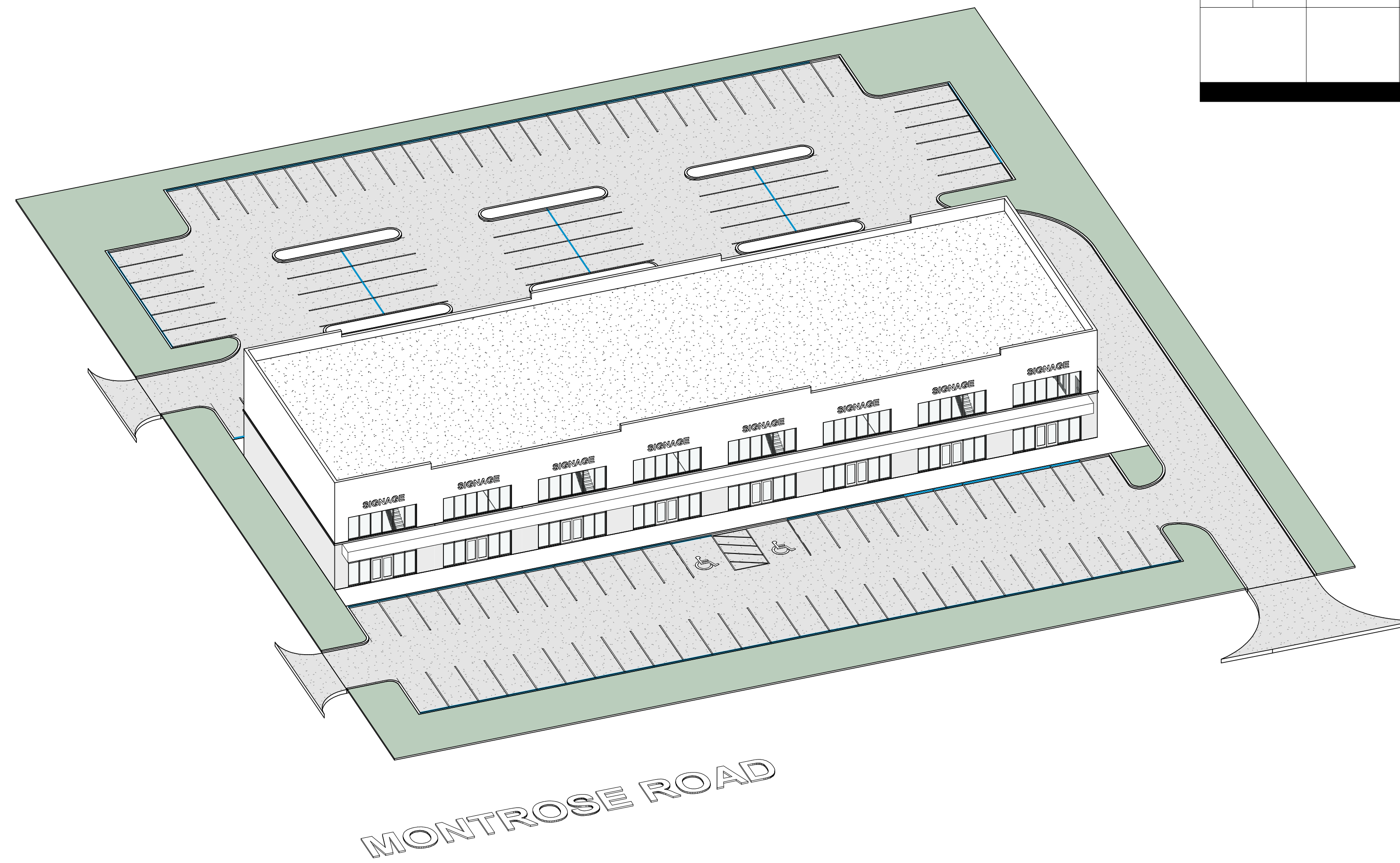


ES Fox Parcel D

9127 Montrose Road, Niagara Falls Ontario

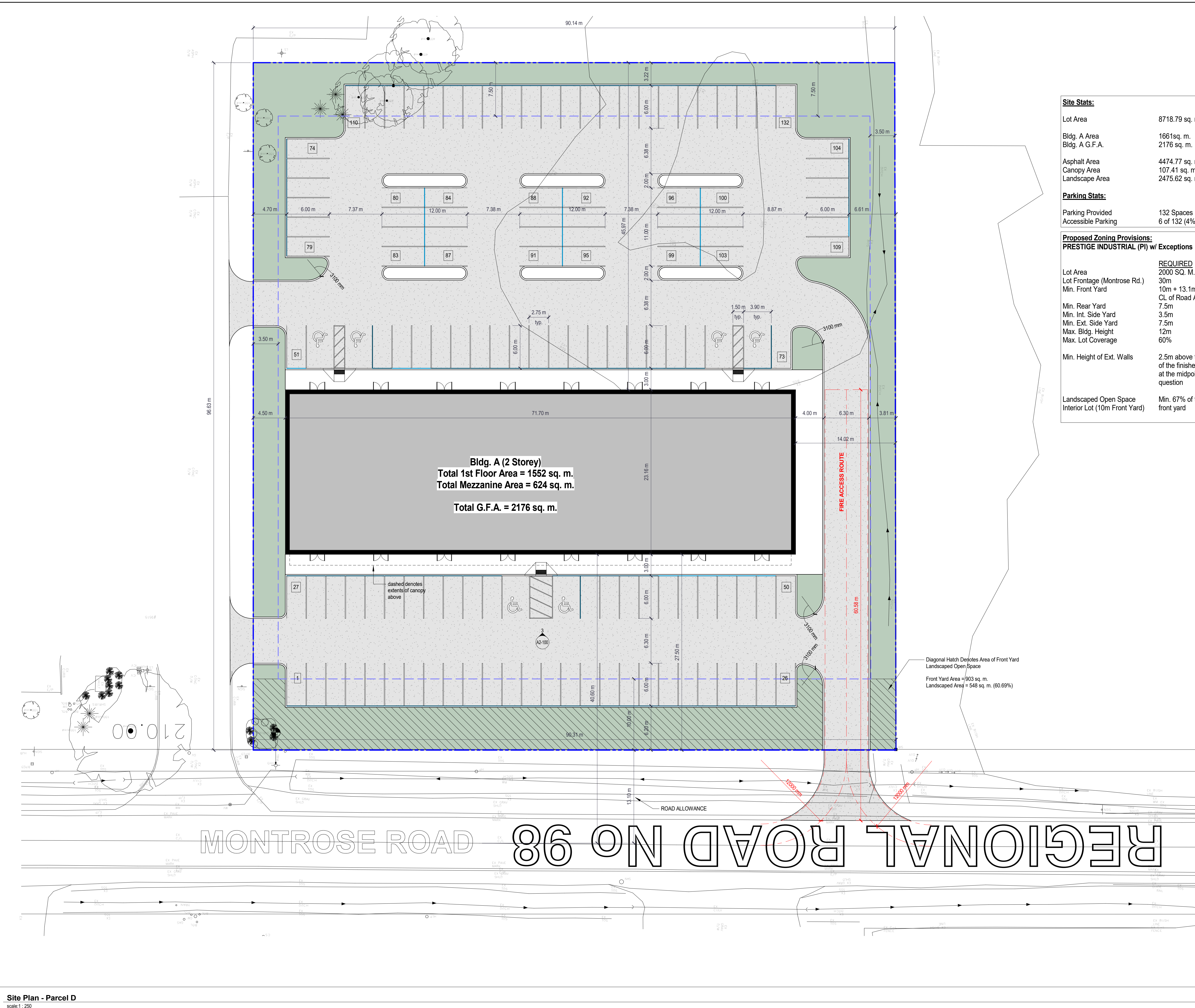


RAIMONDO + **ASSOCIATES**

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ARCHITECTS INC.



Site Stats:

Lot Area	8718.79 sq. m.	
Bldg. A Area	1661sq. m.	19.05%
Bldg. A G.F.A.	2176 sq. m.	
Asphalt Area	4474.77 sq. m.	51.32%
Canopy Area	107.41 sq. m.	1.23%
Landscape Area	2475.62 sq. m.	28.39%

Parking Stats:

Parking Provided	132 Spaces
Accessible Parking	6 of 132 (4% min.)

Proposed Zoning Provisions:
PRESTIGE INDUSTRIAL (PI) w/ Exceptions

	REQUIRED	PROPOSED
Lot Area	2000 SQ. M.	8718.79 sq. m.
Lot Frontage (Montrose Rd.)	30m	90.31m
Min. Front Yard	10m + 13.1m from CL of Road Allowance	27.5m +13.1m
Min. Rear Yard	7.5m	
Min. Int. Side Yard	3.5m	4.5m South / 14.02m North
Min. Ext. Side Yard	7.5m	N/A
Max. Bldg. Height	12m	11.3m
Max. Lot Coverage	60%	19.05%
Min. Height of Ext. Walls	2.5m above the elevation of the finished ground level at the midpoint of the wall in question	11.3m
Landscaped Open Space Interior Lot (10m Front Yard)	Min. 67% of the required front yard	60.69%

Bldg. A (2 Storey)
Total 1st Floor Area = 1552 sq. m.
Total Mezzanine Area = 624 sq. m.
Total G.F.A. = 2176 sq. m.

Diagonal Hatch Denotes Area of Front Yard Landscaped Open Space
 Front Yard Area = 903 sq. m.
 Landscaped Area = 548 sq. m. (60.69%)

MONTROSE ROAD REGIONAL ROAD NO 98

Site Plan - Parcel D
 scale: 1 : 250

Issued For ZBA

4-26-23

Parcel D
ES FOX
 9127 Montrose Road, Niagara Falls Ontario

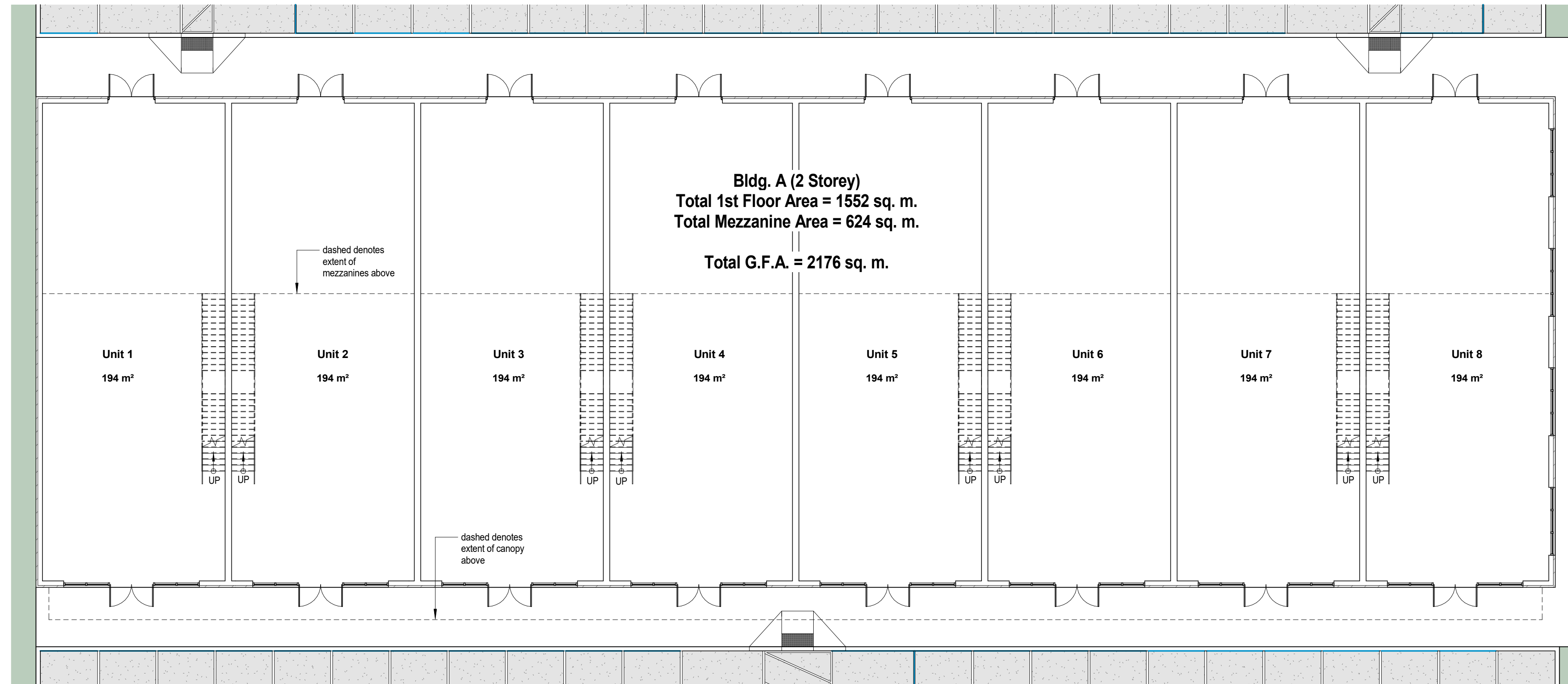
Overall Site Plan + Zoning Info

Drawn By: J.V.
 Date: 1/17/2023 10:38:25 AM
 Scale: 1 : 250
 Project No: 21-007
 Checked: ER

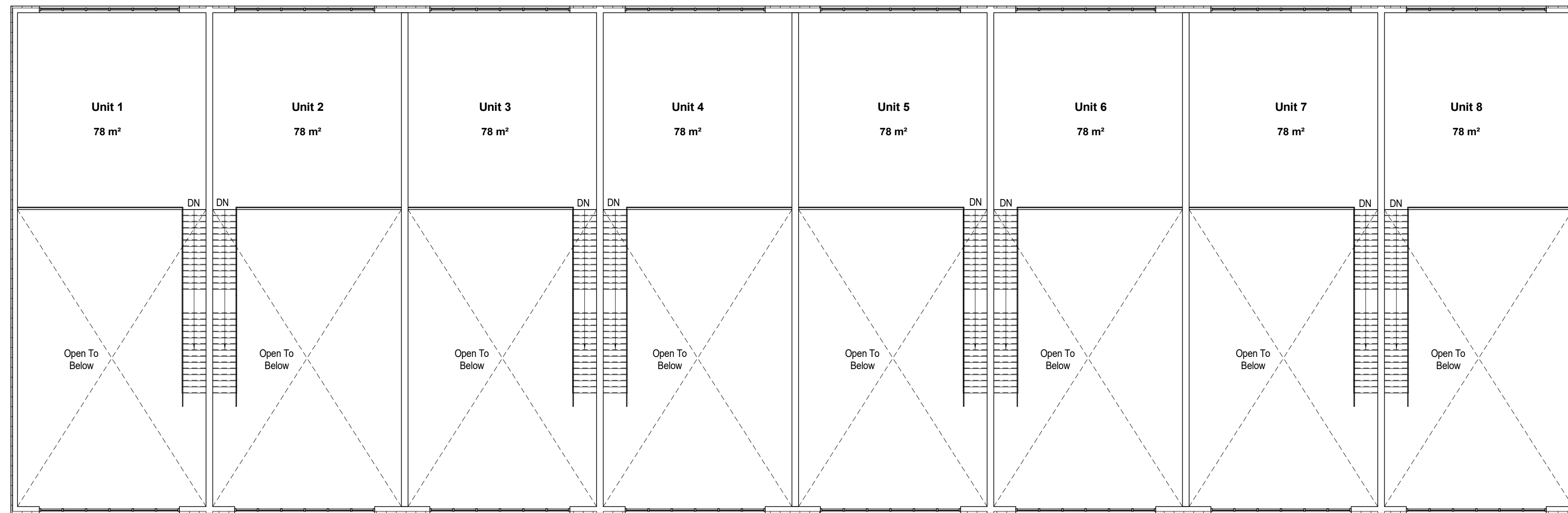
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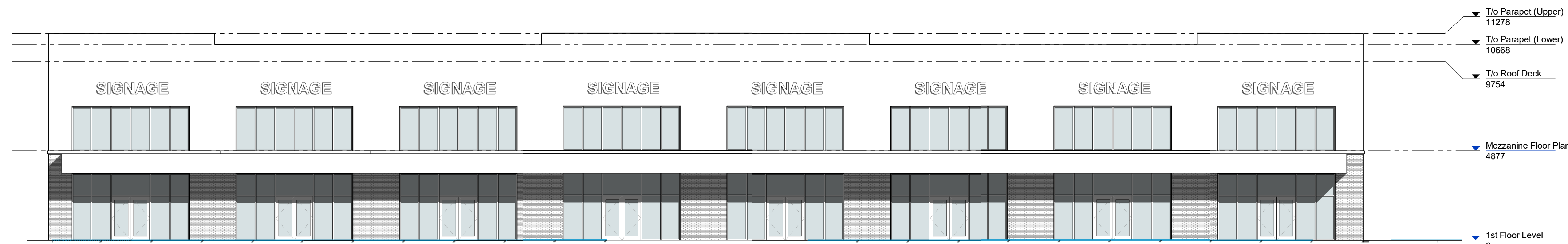
A1-000



1 First Floor Plan
 A2-100 scale: 1:150



2 Mezzanine Floor Plan
 A2-100 scale: 1:150



3 Front Elevation (Montrose Road)
 A2-100 scale: 1:150

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Parcel D
ES FOX
 9127 Montrose Road, Niagara Falls, Ontario

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Floor Plans & Front Elevation

DRAWN BY: JJV
 DATE: 11/7/2023 10:38:27 AM
 SCALE: 1:150
 PROJECT NO: 21-007
 CHECKED: ER

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