Drawing: 223013WSP01.DWG
Last Revised: APR. 29, 2024 KC

The City of Niagara Falls requires that all drawings submitted to the Building Division as part of an application for the issuance of a Building Permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of Niagara Falls

Damages
All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.
All damaged or disturbed areas within municipal right-of-way are to be reinstated at the applicant's expense.
All landscaping and grading within close proximity to the proposed access points is to be designed to ensure that adequate sight distances are available for all approaching and exiting motorists and pedestrians.
The portion of the driveway within the municipal boulevard is to be paved by the applicant. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.
Any above ground utilities located within 1.5m of a proposed access are to be relocated at the applicant's expense.
Signage
Signage shown on the site development plan is for information purposes only. All signs will be subject to the provisions of the signage By-law and a separate sign application will be required through the Building Division.

The Acoustical Consultant shall certify to the Planning and Building Department that the as constructed buildings, mechanical equipment, and ventilation systems for buildings on site and the off-site Stationary Noise Sources are in compliance with the acoustical report as prepared for the particular building and in compliance with the Ministry of Environment (MOE) guidelines for Stationary Noise Sources.

Grading and Servicing
Site grading and Site servicing plans are to be associated with the site plan.
Grades will be met within a 33% maximum slope of the property lines and within the site.

Hoarding
The owner will make satisfactory arrangements for the erection and maintenance of hoarding adjacent to all adjoining properties throughout all phases of construction. All Utility Companies will be notified for locates prior to the installation of the hoarding that lies within the limits of the City boulevard area.

Existing and Proposed Walkways
a) pedestrian walkways must be raised approximately 15 cm from vehicular traffic to provide definition and protection for pedestrian traffic; b) standard minimum width of a pedestrian walkway is 1.5 m ; c) standard minimum width of a pedestrian walkway adjacent to the end of parking spaces is 1.8 m (6.0 ft.).

Transportation
The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.

Fencing
Any fencing adjacent to municipal lands is to be located 15cm (6.0 in.) inside the property line.

Retaining Walls
The structural design of any retaining wall over 0.6m in height or any retaining wall that is on a property line is to be shown on the Site Grading Plan for this project and is to be approved by the Consulting Engineer for the project.

Exterior Stairs and Handrails
All exterior steps and handrails shall be designed per OBC requirements and V.1.3 of the _____ Standards

Exterior Lighting
All exterior lighting will be directed onto the site and shall not infringe upon the adjacent properties.
All portions of exterior accessible routes shall be equipped to provide a level of illumination in accordance with the Illuminating Engineering Society of North America (IESNA) standards.
All exterior lighting shall meet the City By-Law and City Standards for Design criteria.

Roof Leaders and additional notes
1. The roof leaders are located in accordance with Transportation and Works standards.
2. The roof leaders are not permitted to discharge onto the driveways and walkways.
3. The lowest floor elevation and/or catchbasin(s) within the site are situated at least 1.0m above the obvert of the adjacent municipal storm sewer system.
4. The roof leaders will not be connected directly to the storm sewer system for all units. Roof leaders will discharge onto the lots with the use of moveable concrete splash pads such that the rear yard swales will drain this water to the rear lot catchbasins and the front downspouts will drain, where possible, by way of sodded areas to the road.

Rooftop Units
All roof top mechanical units shall be screened from view by the applicant.

NOTE: There are no roof top units for this development.

Roadway, driveway & parking surface
Roadway, driveway & parking areas surface materials, refer to site grading and landscape drawings for material finishes.

Fire Access Route
Fire Access Route will be designated as per City By law. The Fire Access Route will be designed to support a load of not less than 11,363 kg per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.

Accessible Routes
All accessible routes shall have a running slope of not more than 1:25 and and a cross slope not more than 1:50
The clear width of accessible routes shall be 1220mm minimum.
Where exterior barrier-free paths of travel lead to a vehicular route and where the pedestrian route is not separated by a curb or other element, a tactile attention indicator shall be installed in accordance with Section III.4.8 Detectable Warning Surfaces.

Surface drainage
All surface drainage will be self contained collected and discharged at a location approved by the City of Niagara Falls.
Portions of the driveway within the municipal boulevard will be paved by the applicant. At the entrances to the site, the municipal curb and sidewalk will be continuous through the driveway and a curb depression will be provided for each entrance.

Utilities:
The applicant will be responsible for the cost of any utilities relocations necessitated by the Site plan.

Concrete Curbing
Continuous 152 mm high (or greater) barrier type poured concrete curbing will be required in the following areas: a) vehicular access from roads; b) landscaped traffic islands; c) between paved and landscaped areas; and d) between all driveways and service areas.

Concrete Edging (Accessible Routes)
A 75mm concrete edge is required where the change in level from the walkway is 100mm to 600mm below the walkway. The edge shall be installed with a colour contrasting curb (refer to Figure III.1.4.4). Where the change in level is greater than 600mm, a guard shall be installed per OBC and Brampton Standards.

Concrete Edging Diagram

CMB NOTE:
Concrete pad for community mailboxes as per canada post specifications: pad to be at level of sidewalk and be wheelchair accessible.

THE HYDRO TRANSFORMER
Ultimate location to be coordinated with electrical / utility consultants.

SNOW STORAGE
In the case of heavy snow falls, over capacity of the snow storage space provided and available on the property may make it necessary to truck snow off the site at the sole cost of the owner.

FIRE ROUTE
Ensure road is constructed to support expected rated imposed by fire trucks. The fire route can only be asphalt or concrete.

Disabled Parking signs
Parking spaces reserved for people with disabilities must comply to the current By-Law and Legislation and must be identified by a sign, installed at the applicant' expense, in accordance with the design specifications of R.R.O. 1990, Regulation 581 under the Highway Traffic Act as amended from time to time.

GENERAL SITE NOTES:

1) INFORMATION SHOWN ON THIS PLAN IS TAKEN FROM PLAN _____ PREPARED BY _____ DATED ON THE _____
2) REFER TO TENANT STANDARDS FOR ALL BUILDING'S EXTERIOR SITE FURNITURE, ASH RECEPTACLES, WASTE RECEPTACLES, BIKE RACKS, BENCHES, ETC.
3) SEE ARCHITECTURAL STANDARDS (LATEST RELEASE).

A) REFER TO DRAWINGS PRODUCED BY _____ FOR HARD LANDSCAPING, SOFT LANDSCAPING AND SITE DETAILS. ANY DUPLICATED INFORMATION SHOWN ON THIS PLAN IS PROVIDED AS A MATTER OF COURTESY. LANDSCAPE DRAWINGS SHALL GOVERN.

B) REFER TO DRAWINGS PRODUCED BY MECHANICAL AND ELECTRICAL ENGINEER FOR SITE LIGHTING, OVERALL GRATE PLAN, AND SITE SERVICING DETAILS. ANY DUPLICATED INFORMATION SHOWN ON THIS PLAN IS PROVIDED AS A MATTER OF COURTESY. ENGINEERING DRAWINGS SHALL GOVERN.

C) ALL SPOT ELEVATIONS AND GRADE REFERENCE TAGS INDICATED ARE IN METRIC SCALE AND ESTABLISHED BASED ON GEODETIC ELEVATION.

D) REFER TO DRAWINGS PRODUCED BY _____ FOR ALL PROPOSED PAVING, SIGNAGE AND PAVEMENT MARKING PLANS. ANY CONFLICTING WAY STOP FEATURES AT THE DOOR SHALL BE LOCATED A MINIMUM OF 1.25m FROM UNDERSIDE FOOTING TO THE PROPOSED GRADE IS MAINTAINED THROUGHOUT FOR THE PERIMETER OF THE BUILDING.

NOTES:
Gas meters shall not be located on building facades that face streets and shall be located discretely, away from pedestrian travel routes and screened from public view.
Gas pipes servicing roof top mechanical equipment shall not be visible to any public view and shall be installed within the wall construction
To ensure that the users have a suitable level of control and less disturbance caused by glare from headlights between the perpendicular residential parking and building #6, residential parking in front of each of units in block #6 shall be designed to the same owners of these units facing them.

FR-1

STH-FR1 2019-07

NOTES:
- SIGNS TO BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES, TO A LINE PARALLEL TO THE FLOW OF TRAFFIC AND SHALL ALWAYS BE VISIBLE TO APPROACHING TRAFFIC.
- SIGNS TO BE PLACED ON EITHER SIDE (STAGGERED) OF THE FIRE ACCESS ROUTE NOT MORE THAN 30 METRES APART.
- SIGNS SHALL BE INSTALLED AT A MINIMUM OF 2 METRES (TO TIES) AND A MAXIMUM OF 3 METRES (TO TIES) AND NOT LESS THAN 1.5 METRES (TO TIES) IN HEIGHT MEASURED FROM THE BOTTOM OF THE SIGN TO THE FINISHED PAVEMENT/GRADE.
- SIGNS SHALL BE INSTALLED AT MINIMUM OF 2 METRES (TO TIES) AND A MAXIMUM OF 3 METRES (TO TIES) FROM THE CURB.
- SIGNS SHALL BE INSTALLED SO THAT THERE ARE NO OBSTRUCTIONS WITHIN 0.3 METRES (TO TIES) OF THE SIGN AND WE VISIBLE TO APPROACHING TRAFFIC.
- SIGN SHALL DISPLAY IMAGE HEADED ARROWS POINTING IN THE DIRECTION WHICH THE FIRE ACCESS ROUTE CONTINUES. THE SIGN SHALL ALSO DISPLAY THE REGULATED AREA. DOUBLE-HEADED ARROWS SHALL INDICATE THAT THE PROHIBITION OR RESTRICTION EXISTS IN EACH DIRECTION.
- WHERE THE FIRE ACCESS ROUTE ENDS, FIRE ACCESS ROUTE SIGNS MUST ALSO CONFORM TO THE REQUIREMENTS AS OUTLINED IN THE CITY OF NIAGARA FALLS BY-LAW 2009-97 AS AMENDED (PARKING BY-LAW)

*** REFER TO CITY OF NIAGARA FALLS FIRE ROUTE SIGNAGE AND INSTALLATION SPECIFICATIONS (CURRENT VERSION) FOR A COMPLETE LIST OF REQUIREMENTS ***

RA-1

STOP SIGN N.T.S.

NOTES:
1. SIGN TO BE PLACED TO BE VISIBLE AND CLEARLY DIRECT USERS TO ASSIGN RIGHT-OF-WAY BETWEEN APPROACHING AN INTERSECTION FROM DIFFERENT DIRECTIONS.

SIGNS:
- FR-1 FIRE ROUTE
- RA-1 STOP SIGN
- AS-VA VAN ACCESSIBLE PARKING
- AFRZ ACCESS FOR RESIDENTIAL ZONE

AFRZ

VAN ACCESSIBLE PARKING SIGN N.T.S.

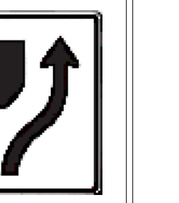
NOTES:
SIGNS TO BE PLACED TO BE VISIBLE AND CLEARLY DIRECT USERS TO ACCESSIBLE PARKING AREAS (VAN ACCESSIBLE) THROUGHOUT THE SITE

Rb-93

ACCESSIBLE PARKING SIGN N.T.S.

NOTES:
SIGNS TO BE PERMANENTLY INSTALLED, PLACED TO THE LEFT OF APPROACHING TRAFFIC

Rb-25



KEEP RIGHT SIGN N.T.S.

NOTES:
SIGNS TO BE PERMANENTLY INSTALLED, PLACED TO THE LEFT OF APPROACHING TRAFFIC

WA-33L

OBJECT MARKER SIGN N.T.S.

NOTES:
SIGNS TO BE PERMANENTLY INSTALLED, PLACED TO THE LEFT OF APPROACHING TRAFFIC

PS-02

VISITOR PARKING ONLY SIGN N.T.S.

NOTES:
SIGNS TO BE PERMANENTLY INSTALLED, PLACED BY VISITOR PARKING STALLS

WC-7

PEDESTRIAN AHEAD SIGN N.T.S.

NOTES:
SIGNS TO BE PERMANENTLY INSTALLED, PLACED IN FRONT OF PEDESTRIAN CROSSING

MONTROSE ROAD
URBAN PARKETTE
STREET 'A'
F1 ONLY
F1+2 ONLY
PARKETTE BLOCK
14.0m BUFFER
BLOCK 1 (12 UNITS)
BLOCK 2 (12 UNITS)
BLOCK 3 (12 UNITS)
BLOCK 4 (12 UNITS)
BLOCK 5 (8 UNITS)
BLOCK 6 (6 UNITS)
BLOCK 7 (6 UNITS)
BLOCK 8 (6 UNITS)
BLOCK 9 (7 UNITS)
BLOCK 10 (8 UNITS)
BLOCK 11 (7 UNITS)
BLOCK 12 (6 UNITS)
BLOCK 13 (6 UNITS)
BLOCK 14 (6 UNITS)
BLOCK 15 (3 UNITS)
BLOCK 16 (6 UNITS)
BLOCK 17 (6 UNITS)
BLOCK 18 (7 UNITS)
BLOCK 19 (8 UNITS)
BLOCK 20 (5 UNITS)
BLOCK 21 (4 UNITS)
BLOCK 22 (8 UNITS)
BLOCK 23 (8 UNITS)
BLOCK 24 (7 UNITS)
BLOCK 25 (7 UNITS)
BLOCK 26 (8 UNITS)
BLOCK 27 (8 UNITS)
BLOCK 28 (6 UNITS)
BLOCK 29 (6 UNITS)
BLOCK 30 (8 UNITS)
BLOCK 31 (8 UNITS)
SD-BLOCK 1 (2 UNITS)
SD-BLOCK 2 (2 UNITS)
SD-BLOCK 3 (2 UNITS)
SD-BLOCK 4 (2 UNITS)
SD-BLOCK 5 (2 UNITS)
SD-BLOCK 6 (2 UNITS)
SD-BLOCK 7 (2 UNITS)
SD-BLOCK 8 (2 UNITS)
SD-BLOCK 9 (2 UNITS)
1.5m SIDEWALK
FIRE ROUTE
PEDESTRIAN CROSSING
DROP STORAGE
SWALE
SWALE BELOW
SWALE ABOVE
SWALE ACROSS
SWALE ALONG
SWALE TO POND
SWALE TO CATCHBASIN
SWALE TO MANHOLE
SWALE TO STREET
SWALE TO REAR
SWALE TO SIDE
SWALE TO FRONT
SWALE TO BACK
SWALE TO FRONT
SWALE TO REAR
SWALE TO SIDE