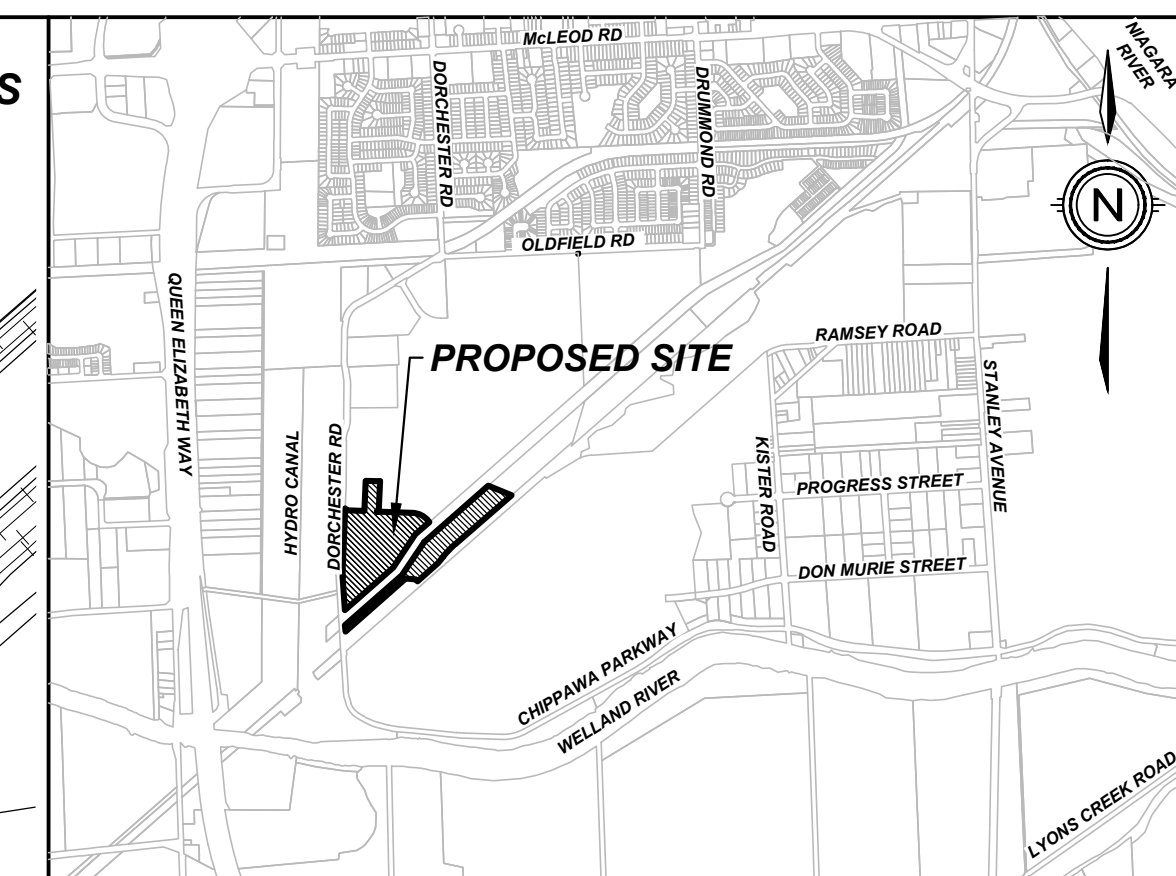
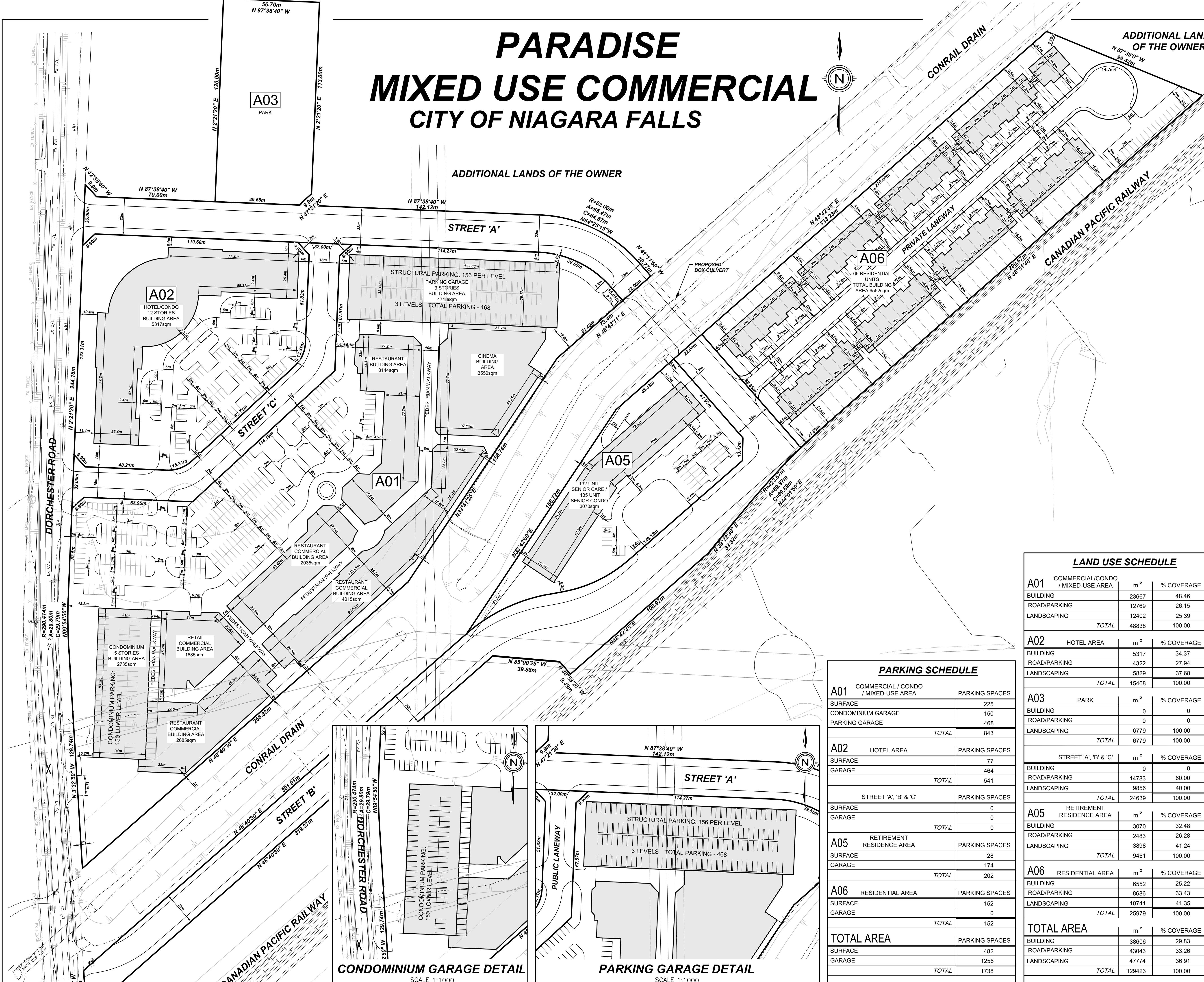


PARADISE MIXED USE COMMERCIAL CITY OF NIAGARA FALLS



KEY PLAN
N.T.S.

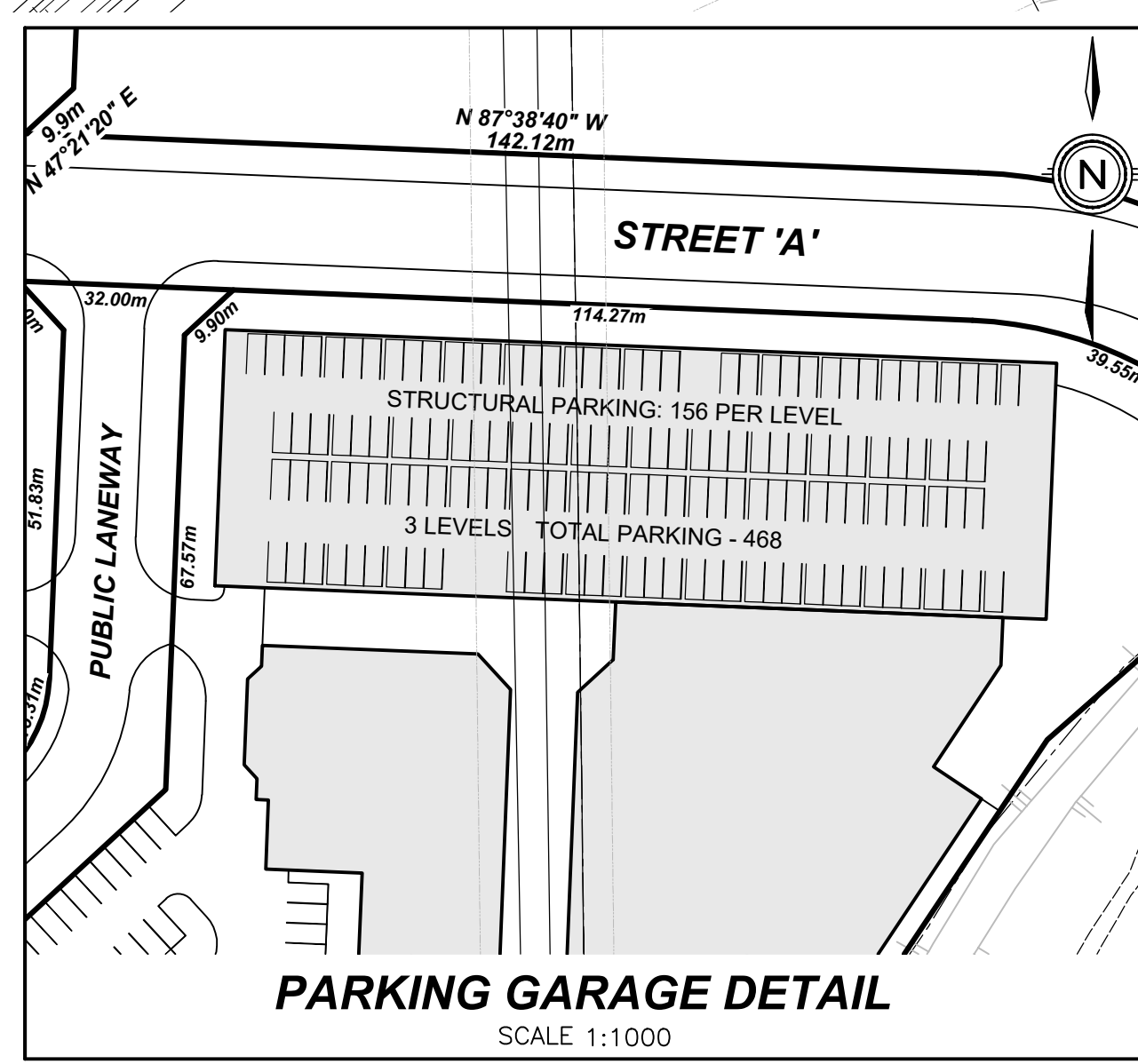
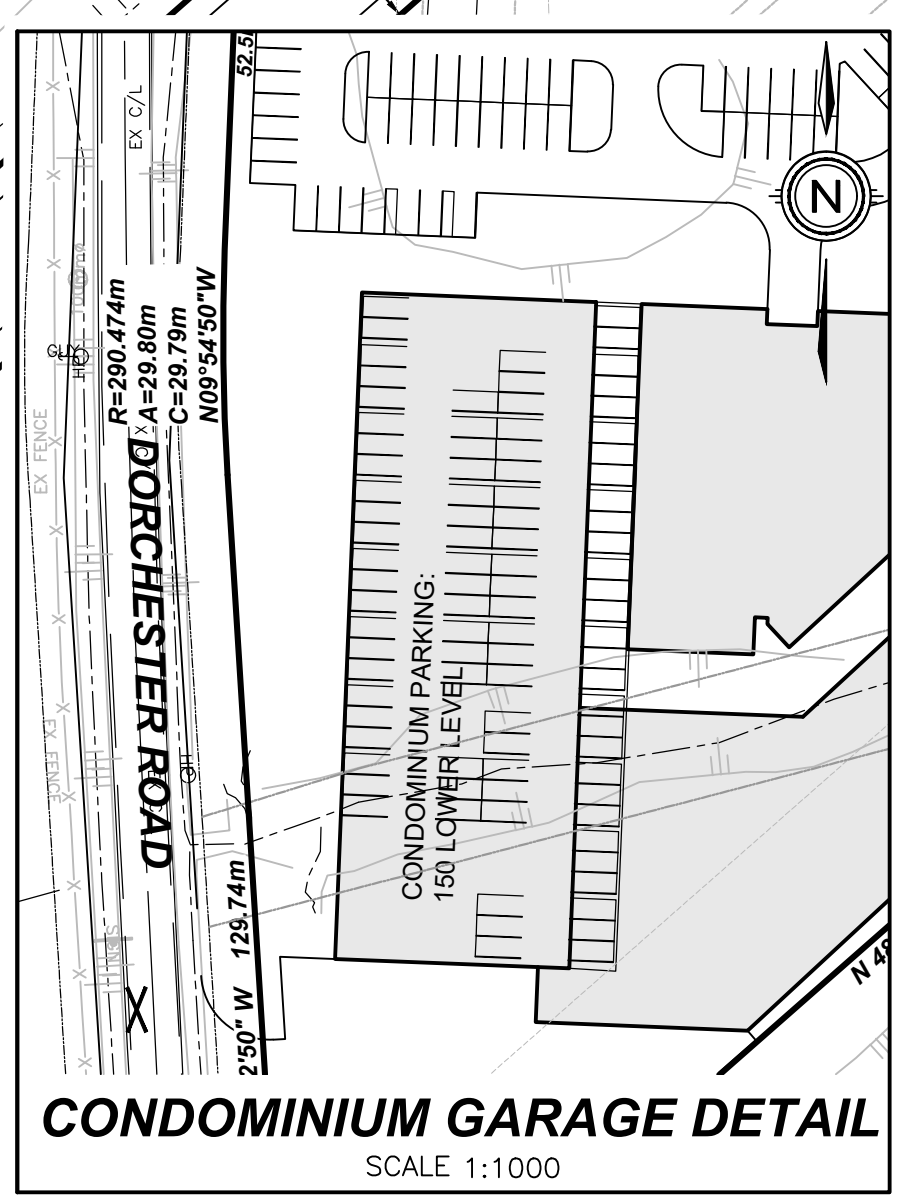
SITE PLAN

LEGAL DESCRIPTION

PART OF TOWNSHIP LOTS 212, 213 & 214, AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 212 AND 213 (CLOSED), GEOGRAPHIC TOWNSHIP OF STAMFORD IN THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA

LAND USE SCHEDULE			
A01	COMMERCIAL/CONDO / MIXED-USE AREA	m ²	% COVERAGE
BUILDING	23667	48.46	
ROAD/PARKING	12769	26.15	
LANDSCAPING	12402	25.39	
TOTAL	48838	100.00	
A02	HOTEL AREA	m ²	% COVERAGE
BUILDING	5317	34.37	
ROAD/PARKING	4322	27.94	
LANDSCAPING	5829	37.68	
TOTAL	15468	100.00	
A03	PARK	m ²	% COVERAGE
BUILDING	0	0	
ROAD/PARKING	0	0	
LANDSCAPING	6779	100.00	
TOTAL	6779	100.00	
STREET 'A', 'B' & 'C'		m ²	% COVERAGE
BUILDING	0	0	
ROAD/PARKING	14783	60.00	
LANDSCAPING	9856	40.00	
TOTAL	24639	100.00	
A05	RETIREMENT RESIDENCE AREA	m ²	% COVERAGE
BUILDING	3070	32.48	
ROAD/PARKING	2483	26.28	
LANDSCAPING	3898	41.24	
TOTAL	9451	100.00	
A06	RESIDENTIAL AREA	m ²	% COVERAGE
BUILDING	6552	25.22	
ROAD/PARKING	8686	33.43	
LANDSCAPING	10741	41.35	
TOTAL	25979	100.00	
TOTAL AREA		m ²	% COVERAGE
BUILDING	38606	29.83	
ROAD/PARKING	43043	33.26	
LANDSCAPING	47774	36.91	
TOTAL	129423	100.00	

PARKING SCHEDULE		
A01	COMMERCIAL / CONDO / MIXED-USE AREA	PARKING SPACES
SURFACE	225	
CONDOMINIUM GARAGE	150	
PARKING GARAGE	468	
TOTAL	843	
A02	HOTEL AREA	PARKING SPACES
SURFACE	77	
GARAGE	464	
TOTAL	541	
STREET 'A', 'B' & 'C'		PARKING SPACES
SURFACE	0	
GARAGE	0	
TOTAL	0	
A05	RETIREMENT RESIDENCE AREA	PARKING SPACES
SURFACE	28	
GARAGE	174	
TOTAL	202	
A06	RESIDENTIAL AREA	PARKING SPACES
SURFACE	152	
GARAGE	0	
TOTAL	152	
TOTAL AREA		PARKING SPACES
SURFACE	482	
GARAGE	1256	
TOTAL	1738	



UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

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DRAWING TITLE		DRAFTING	
PARADISE MIXED USE COMMERCIAL		BY	
		DATE	
		JANUARY 17, 2024	
SCALE		PRINTED	
1:1000		JANUARY 17, 2024	
DWG No.	REV		
22266-SP	0		