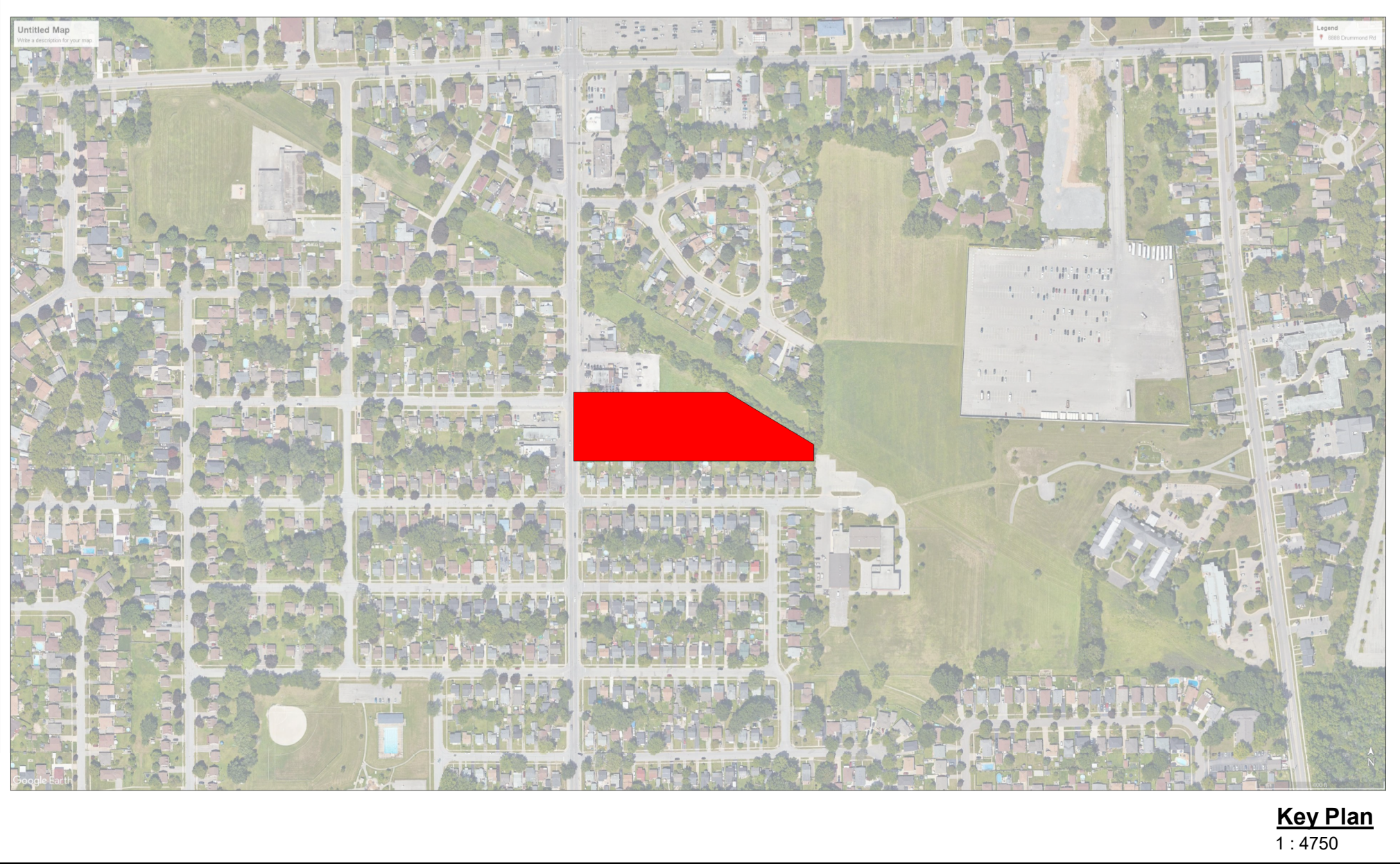
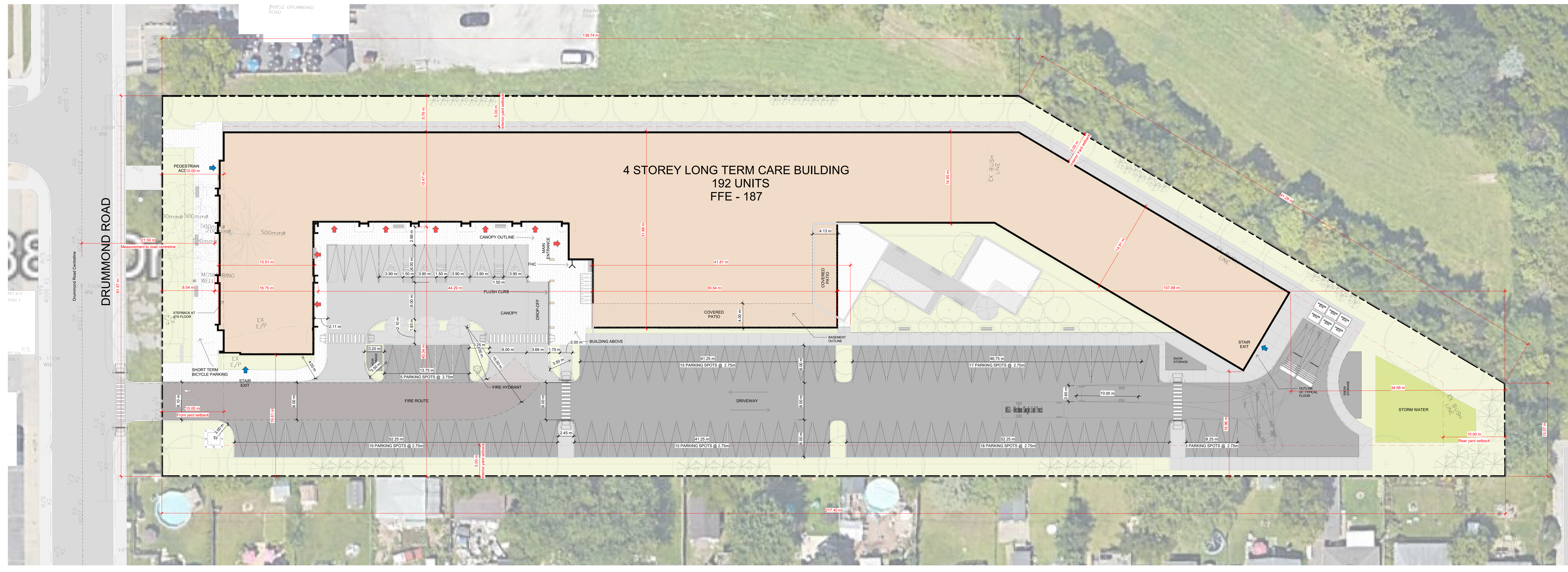


NO.	ISSUED	DATE
1	PROBATION	2024.11.11



Key Plan
1:4750

SITE STATISTICS

DESCRIPTION	AREA (SM)	AREA (SF)	%
BUILDING	3426 m ²	36880 ft ²	30%
HARD LANDSCAPE	3426 m ²	36880 ft ²	30%
ASPHALT	2897 m ²	31183 ft ²	25%
CURBS	87 m ²	932 ft ²	1%
SIDEWALK	2496 m ²	26440 ft ²	21%
SOFT LANDSCAPE	6440 m ²	69555 ft ²	47%
WATER FEATURE	2683 m ²	28876 ft ²	23%
OVERALL SITE	11584 m ²	124338 ft ²	100.0%

GENERAL PROVISIONS

Zone: (B) Zone - Institutional zone
 601-101-1000
 City of Niagara Falls Zoning By-law No. 79-200

ZONING DATA	REQUIRED	PROVIDED
STREET FRONT YARD	10 m	8.55 m
REAR YARD	10 m	34.60 m
MIN INTERIOR SIDE YARD	5 m	5 m
MIN EXTERIOR SIDE YARD	5 m	211.4 m
MIN LOT AREA	1,500 sqm	11,987 sqm
MIN LOT DEPTH	30 m	211.4 m
MIN LOT COVERAGE	35%	19.6%
BUILDING HEIGHT MAX	15 m	25.9 m
USE CODE	L15 MCH PENTHOUSE	25.9 m
LANDSCAPE OPEN SPACE	10%	23%

SNOW STORAGE

DESCRIPTION	AREA (SM)	AREA (SF)	%
ASPHALT	2 m ²	21 ft ²	0%
SNOW STORAGE	60 m ²	648 ft ²	2%
OVERALL SITE	2957 m ²	31831 ft ²	100%

OVERALL PARKING SCHEDULE

TYPE MARK	DESCRIPTION	COUNT
TYPICAL	6.0m x 2.7m	97
	TYPE A - 3.4m x 5.2m	5
		102

BICYCLE PARKING

TYPE	DESCRIPTION	COUNT
BIKE PARKING		8
Grand total		8

PARKING REQUIREMENTS

PARKING COUNT

REQUIRED: 102
 PROVIDED: 102

ACCESSIBLE PARKING

REQUIRED: 10
 PROVIDED: 10

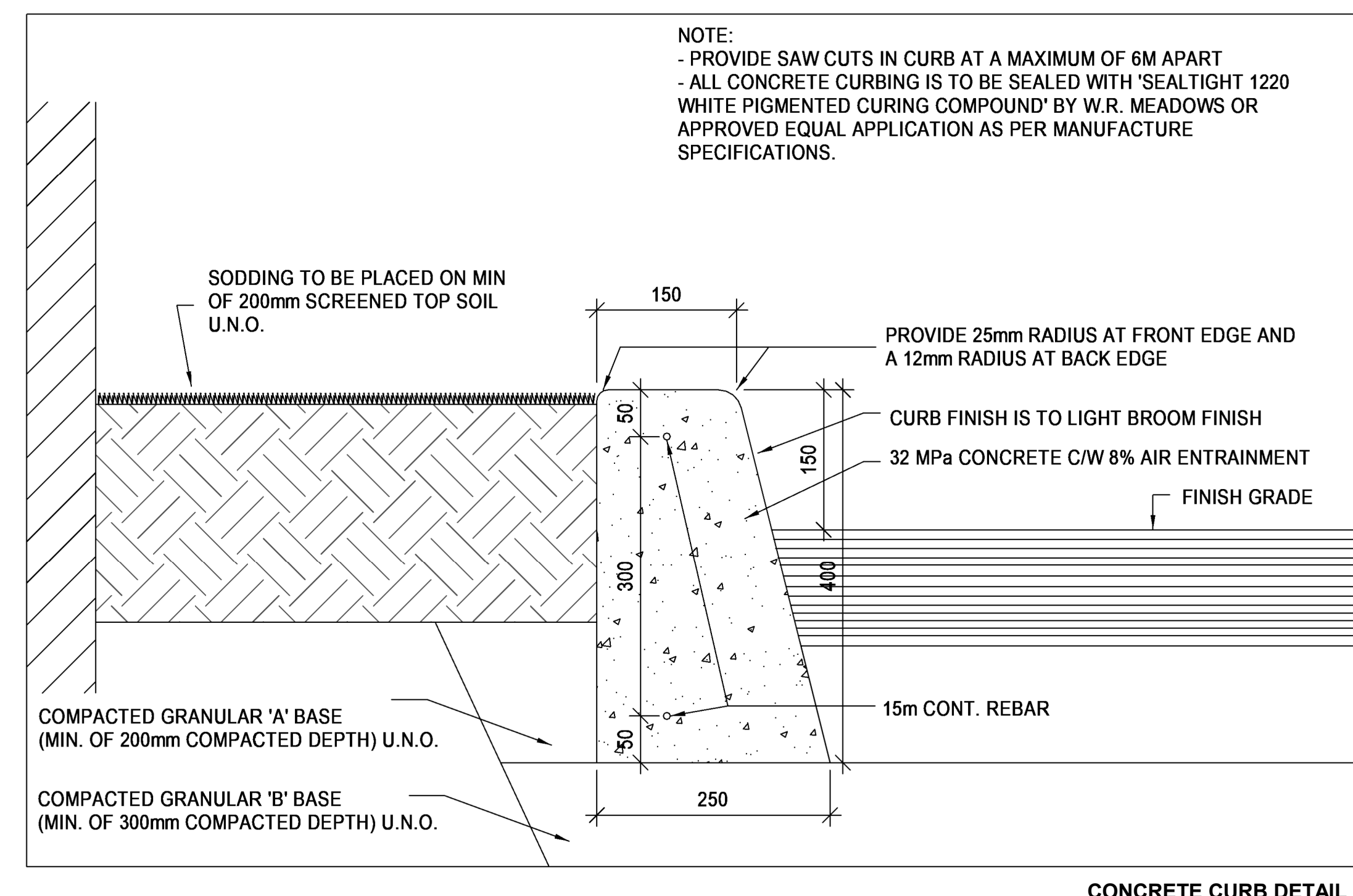
LEGEND

- ENTRANCE / EXIT
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- EASEMENT AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- ASPHALT
- LANDSCAPE / SCO AREA
- CONCRETE SIDEWALK / IN SIDEWALK
- PEDESTRIAN SIDEWALK
- MANHOLE
- CATCH-BASIN
- DESIGNATED BARRIER-FREE PARKING SPACE
- 6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
- SWISSSE CONNECTION
- PROPOSED FIRE HYDRANT
- LIGHT STANDARD
- DEPRESSED CURB
- 6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT

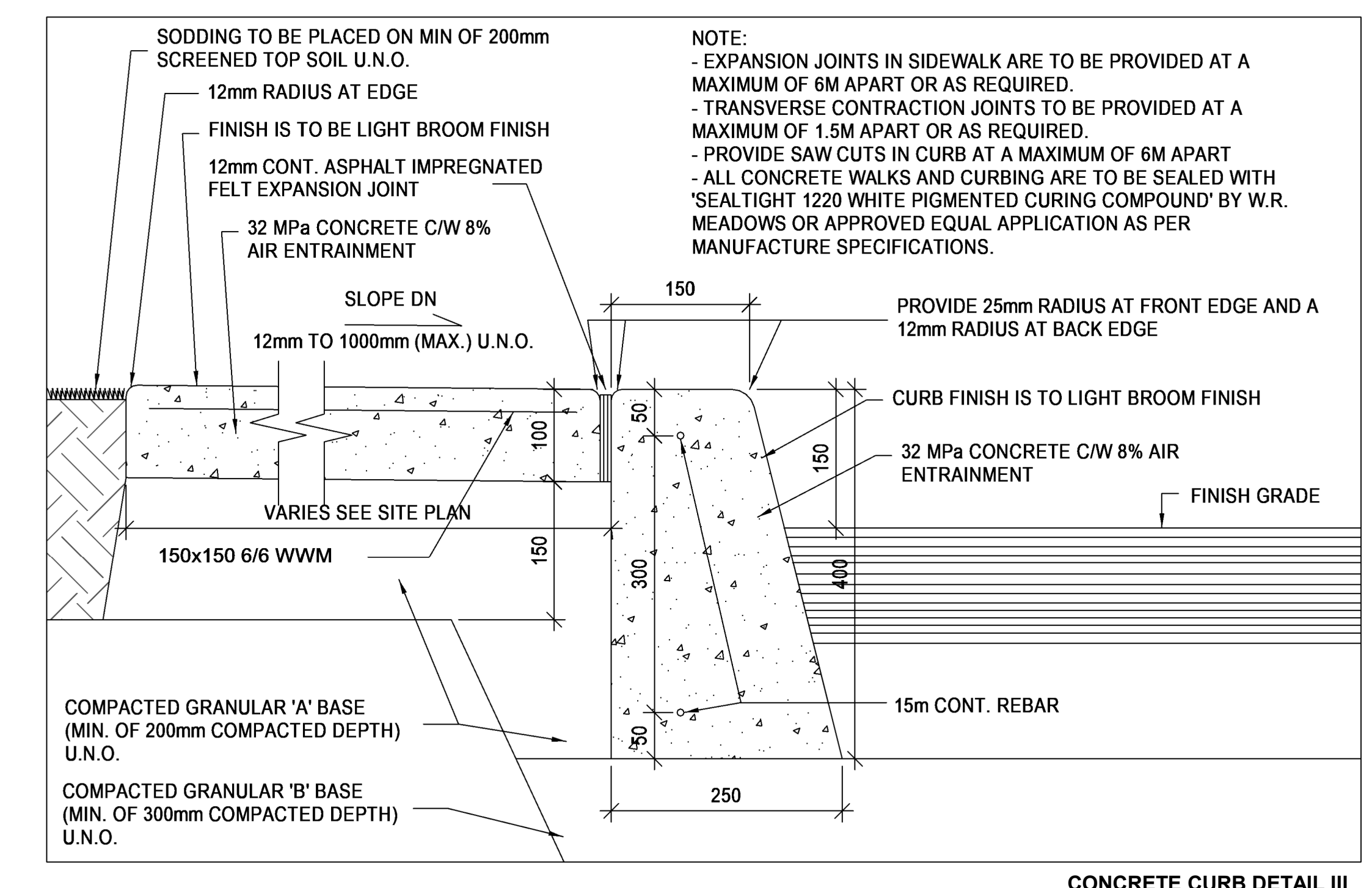
ELICULATION

GRADE FLOOR AREA = 1047 m²
 AREA OF LOT = 11584 m²
 1047 / 11584 = 1.37

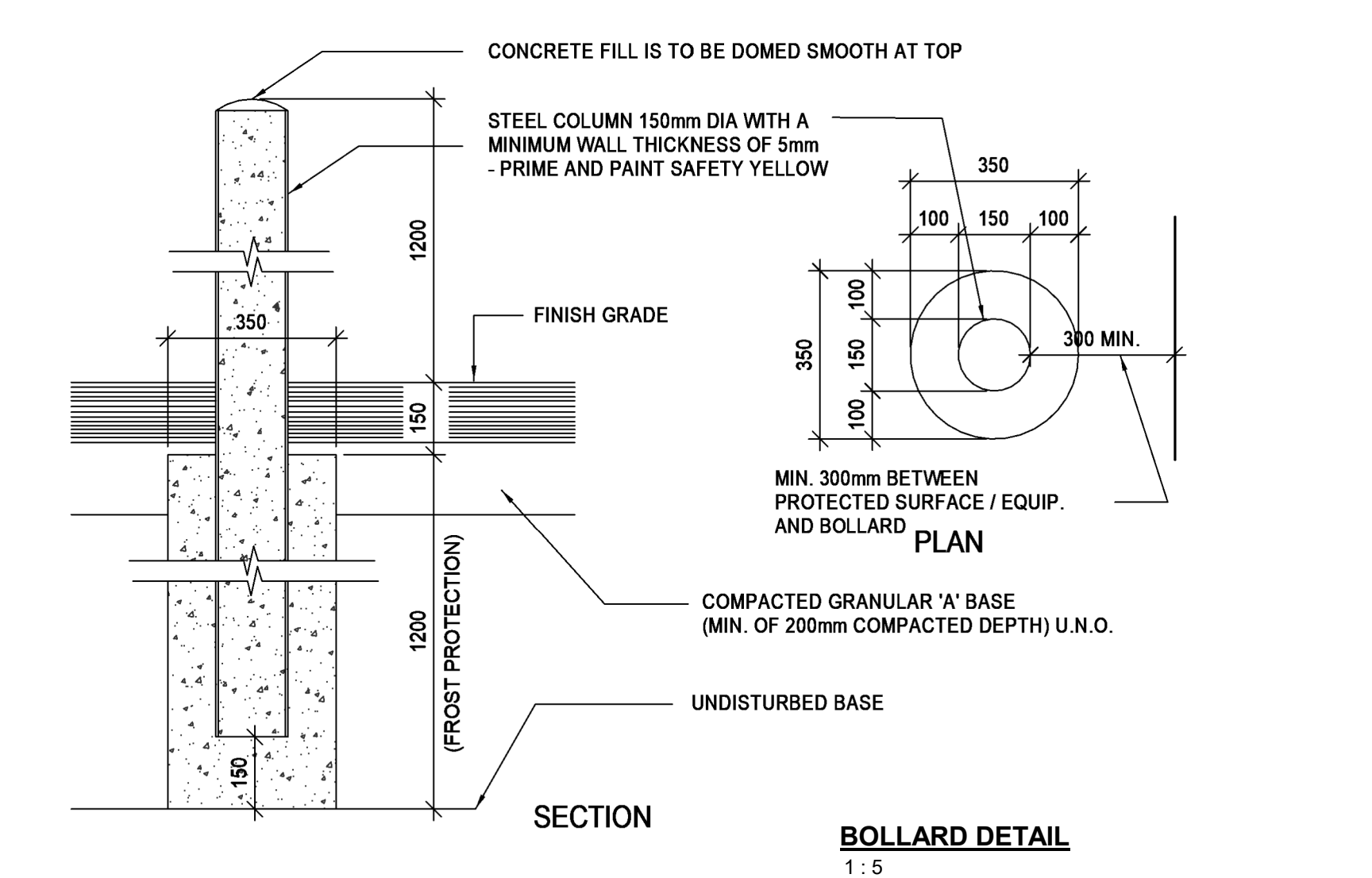
Site Plan
1:225



CONCRETE CURB DETAIL I
1:5



CONCRETE CURB DETAIL III
1:5

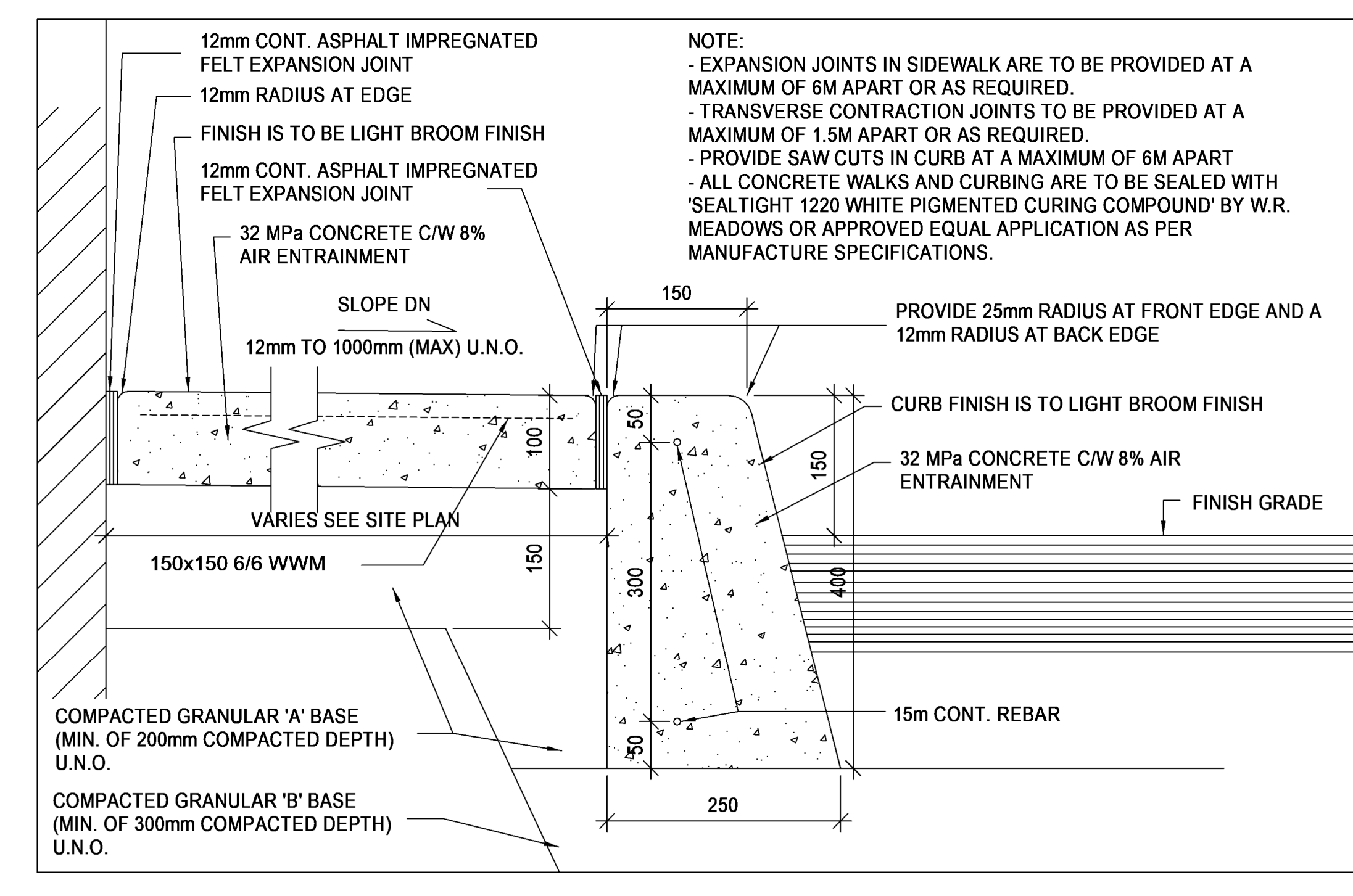


BOLLARD DETAIL
1:5

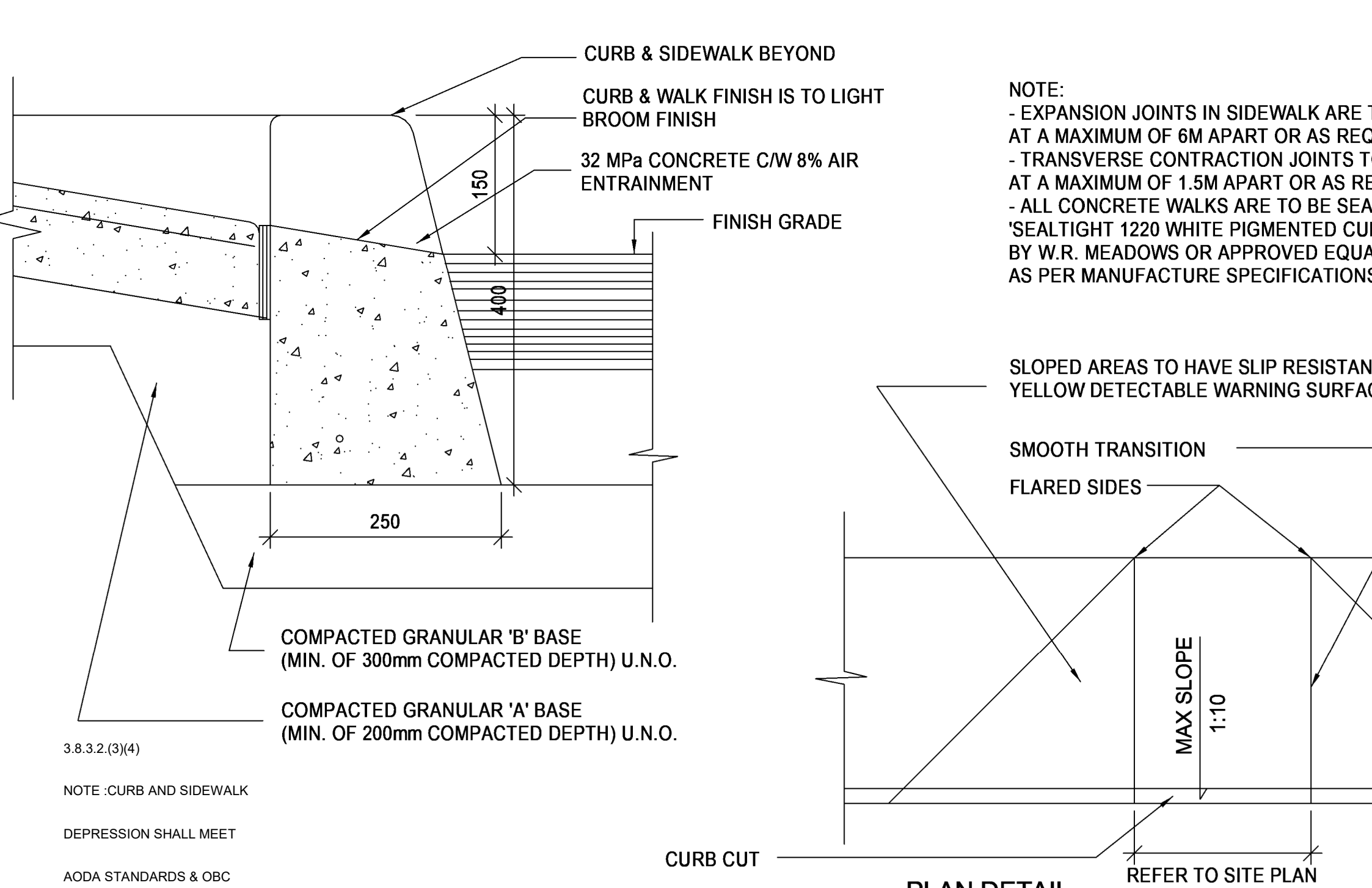


NOTE:
 1. SIGNAGE SHALL BE LOCATED ABOVE THE CONNECTION WITH THE BOTTOM OF THE SIGN BETWEEN 1735mm TO 2045mm ABOVE THE FINISHED PAVEMENT SURFACE.
 2. SIGNAGE SHALL BE 100mm HIGH.
 3. THE SIGN SHALL DISPLAY 'FIRE DEPARTMENT CONNECTION' WITH WHITE LETTERING ON A CONTRASTING BACKGROUND OF RED.

FD CONNECTION SIGNAGE
1:5



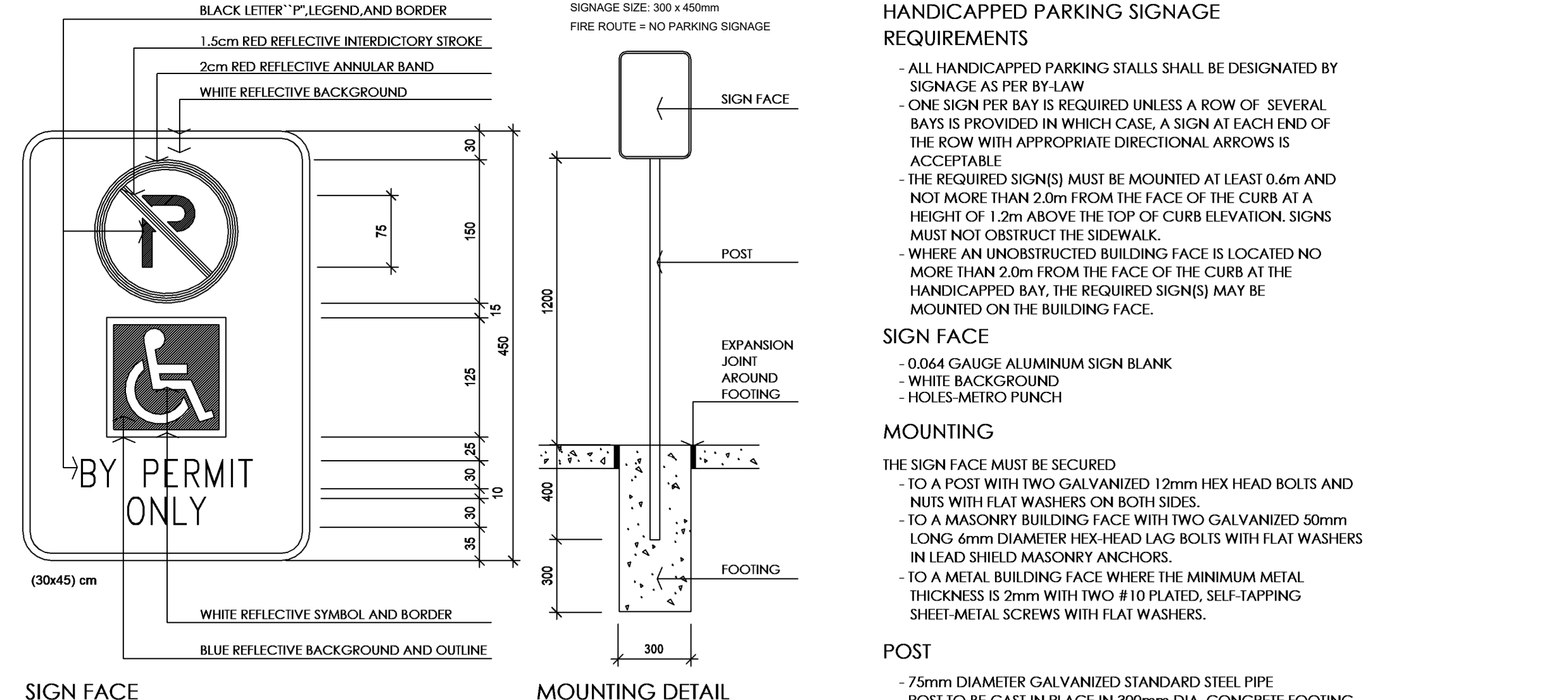
CONCRETE CURB DETAIL II
1:5



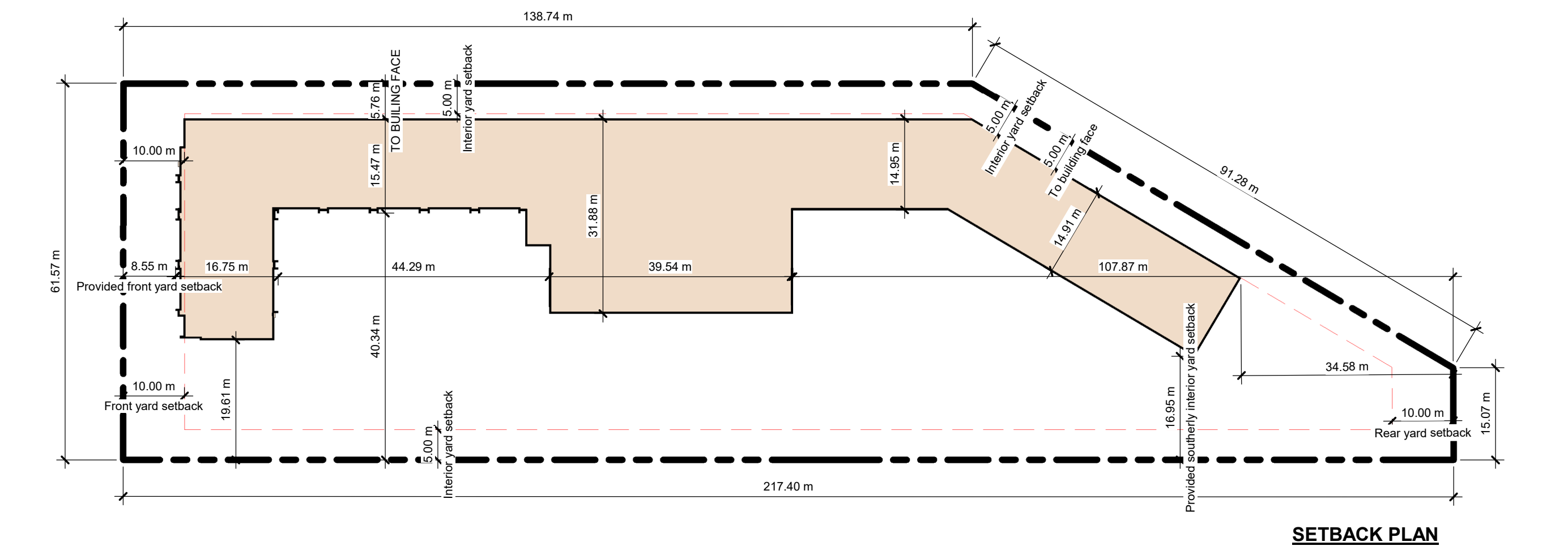
CURB AND SIDEWALK DEPRESSION
1:5

Traffic control signs shall be supplied and erected by the Developer as directed by the Director of Public Works. All signs must meet requirements of City of Welland Sign By-Law. Also, signs shall be in compliance with the Ontario Traffic Manual (OTM) Regulatory Signs and shall be placed in accordance with the OTM and the Highway Traffic Act. All traffic control signs are to be made with high intensity type reflective sheeting (a minimum sheeting level of Type III or IV must be used for Stop signs and appurtenances and Yield signs and appurtenances). Where warranted, the Director of Public Works may require Warning Signs.

Unless other directed, posts shall be galvanized steel U-Flange type imbedded at least 1.2 metres into the ground with length to suit the application.



PARKING SIGNAGE
1:5



SETBACK PLAN
1:700