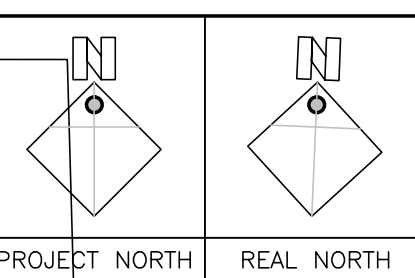


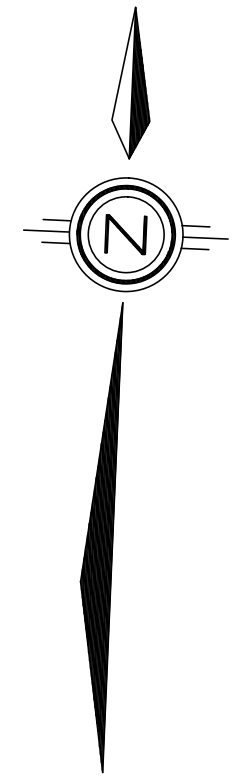
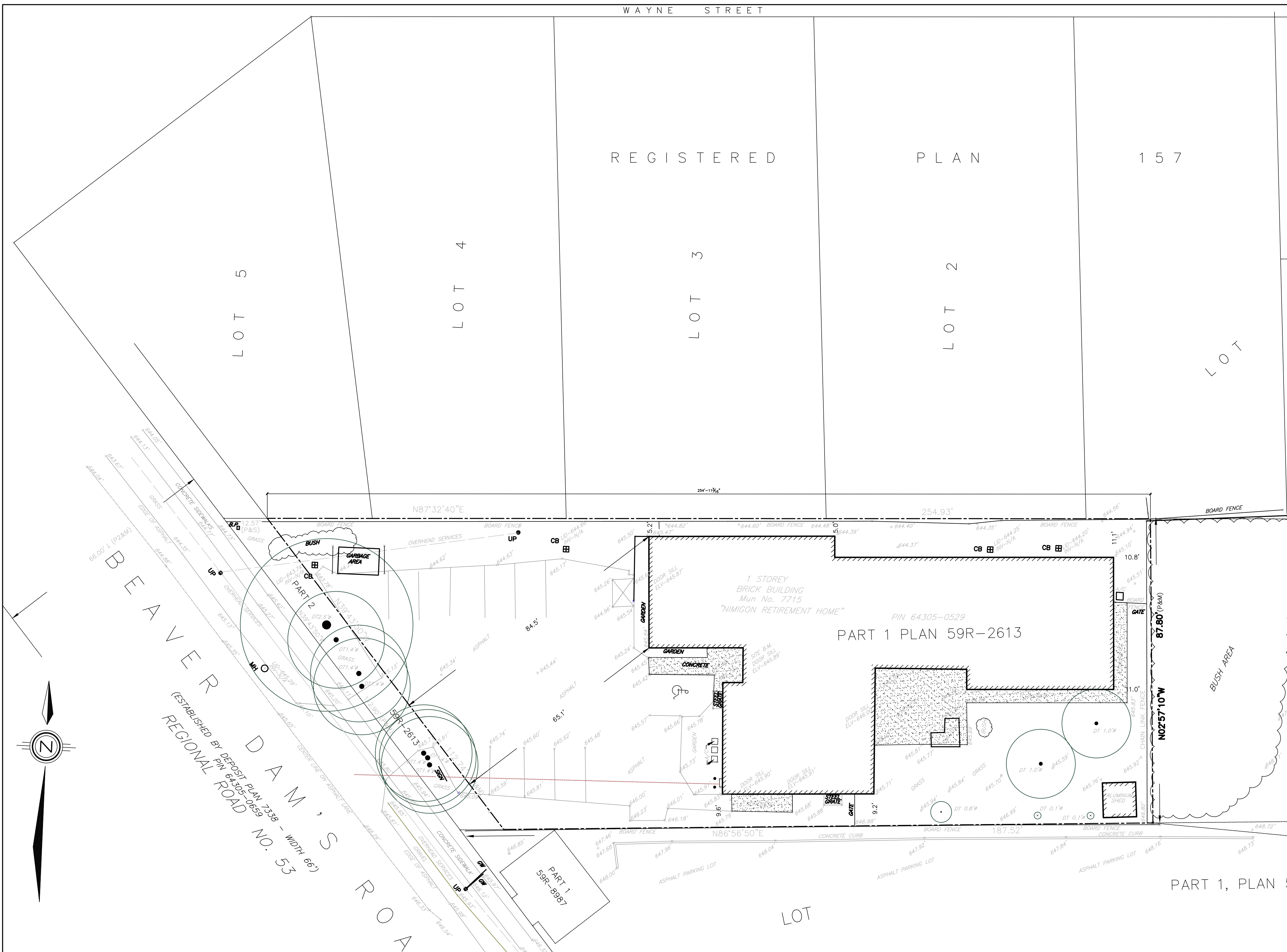
PLAN TO SHOW SITE FEATURES
 OF
 PART OF STAMFORD TOWNSHIP LOT 133
 (DESIGNATED PART 1, 59R-2613)
 BEING IN THE
 CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA, ONTARIO
 CLARKE SURVEYORS INCORPORATED - 2016 ©
 MUNICIPAL ADDRESS KNOWN AS
 7715 BEAVERDAMS ROAD



"IMPERIAL" DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

"CAUTION"
 UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE COMPILED FROM DRAWINGS PROVIDED BY THE MUNICIPALITY AND UTILITY COMPANIES. THEY ARE FOR REPRESENTATION PURPOSES ONLY AND ARE NOT VERIFIED BY SURVEY. CLARKE SURVEYORS INC. DOES NOT CERTIFY THE ACCURACY OF UNDERGROUND SERVICES AND RECOMMENDS THEY BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION.

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BEAVERDAMS ROAD
 (ESTABLISHED BY DEPOSIT PLAN 338 - WIDTH 66')
 REGIONAL ROAD NO. 53

MONTORSE ROAD
 (ESTABLISHED BY BY-LAW No. 2804-BI, ORDER IN COUNCIL, O.C. 1643/02)
 REGIONAL ROAD No. 98

BENCH MARK
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE TOPCON TOPNET RTK NETWORK NIAGARA-ON-THE-LAKE LOCATION WITH AN ELEVATION OF 327.96'
SITE BENCH MARK
 DOOR SILL AT MAIN ENTRANCE OF Mun No. 7715 BEAVERDAMS ROAD HAVING AN ELEVATION ON 645.89'.

- LEGEND**
- MH DENOTES MANHOLE
 - CB DENOTES CATCHBASIN
 - ▽ INV DENOTES INVERT
 - LS DENOTES LIGHTSTANDARD
 - HP DENOTES HYDRO POLE
 - BP DENOTES BELL CANADA POLE
 - TYP DENOTES CABLE TV POLE
 - TDC DENOTES TOP OF CURB
 - BDC DENOTES BOTTOM OF CURB
 - FH DENOTES FIRE HYDRANT
 - WM DENOTES WATER METER
 - WV DENOTES WATER VALVE
 - GM DENOTES GAS METER
 - GV DENOTES GAS VALVE
 - TRs DENOTES TRAFFIC SIGN
 - TRsg DENOTES TRAFFIC SIGNAL
 - DT DENOTES DECIDUOUS TREE
 - CT DENOTES CONIFEROUS TREE

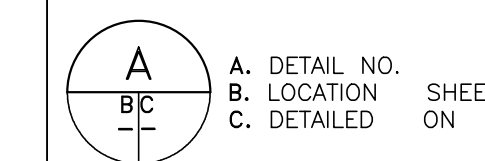
————— DENOTES ABOVEGROUND UTILITY
 ———— DENOTES UNDERGROUND UTILITY
 ———— DENOTES SANITARY SEWER
 ———— DENOTES STORM SEWER
 ———— DENOTES COMBINED SEWER

EXISTING SITE PLAN AS PER SURVEY
 SCALE: 1/16"=1'-0"

NOTE:
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 THIS DRAWING IS FOR PRELIMINARY REVIEW AS PART OF PRE-CONSULTATION ONLY FOR SITE PLAN REVIEW;

NO.	ISSUED FOR	DATE
05.		
04.		
03.	MINOR VARIANCE APPLICATION	APRIL 20/2017
02.	CITY PRE-CONSULTATION REVIEW	FEB. 22/2017
01.	OWNER'S REVIEW	JUN. 27/2015

NOTE:
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CHINTAN VIRANI ARCHITECT INC.
 CHINTAN J. VIRANI
 B. ARCH. | OAA, MRAIC, | AIA | COAI
 8898 HOLLY CRESCENT,
 WINDSOR, ONTARIO,
 CANADA N9R 1Z3
 WWW.CHINTANCA.COM
 PHONE: (519) 979-9017
 FAX: (519) 979-4909
 EMAIL: CHINTAN@CHINTAN.CA

DRAWING TITLE	EXISTING SITE PLAN
PROJECT	PROPOSED ADDITION AND ALTERATION FOR EXISTING 1 STOREY BUILDING 7715 BEAVERDAMS ROAD, NIAGARA FALLS, ONTARIO.

PROJECT NO.	1522	DRAWN BY	A.V.
DATE	JUNE 2015	CHECKED BY	CJV
DRAWING NO.	SP-S		

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CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL BE USED FOR TRANSACTION OR MORTGAGE PURPOSES .
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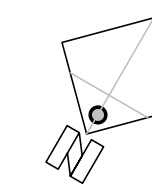
CLARKE SURVEYORS INCORPORATED
 Ontario Land Surveyors Consulting Surveyors
 2535 Lesperance Road
 Tecumseh, Ontario
 N8N 2X1
 Ph. (519) 258-4166
 Fax (519) 735-2155
 Toll Free: 1-888-735-4166

ASSOCIATE COMPANY
MACKAY MACKAY & PETERS
 L I M I T E D
 Established 1906
 BURLINGTON AND HAMILTON ONTARIO

DRAWN BY	SJP
CHECKED BY	KRB
JOB NO.	35561-00
FILE	L-STAMFORD-133
PLAN FILE	2016DAT1

PROJECT NO.	1522	DRAWN BY	A.V.
DATE	JUNE 2015	CHECKED BY	CJV
DRAWING NO.	SP-S		

0'-0" 8'-0" 16'-0" 20'-0"

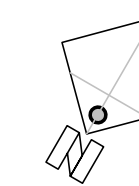
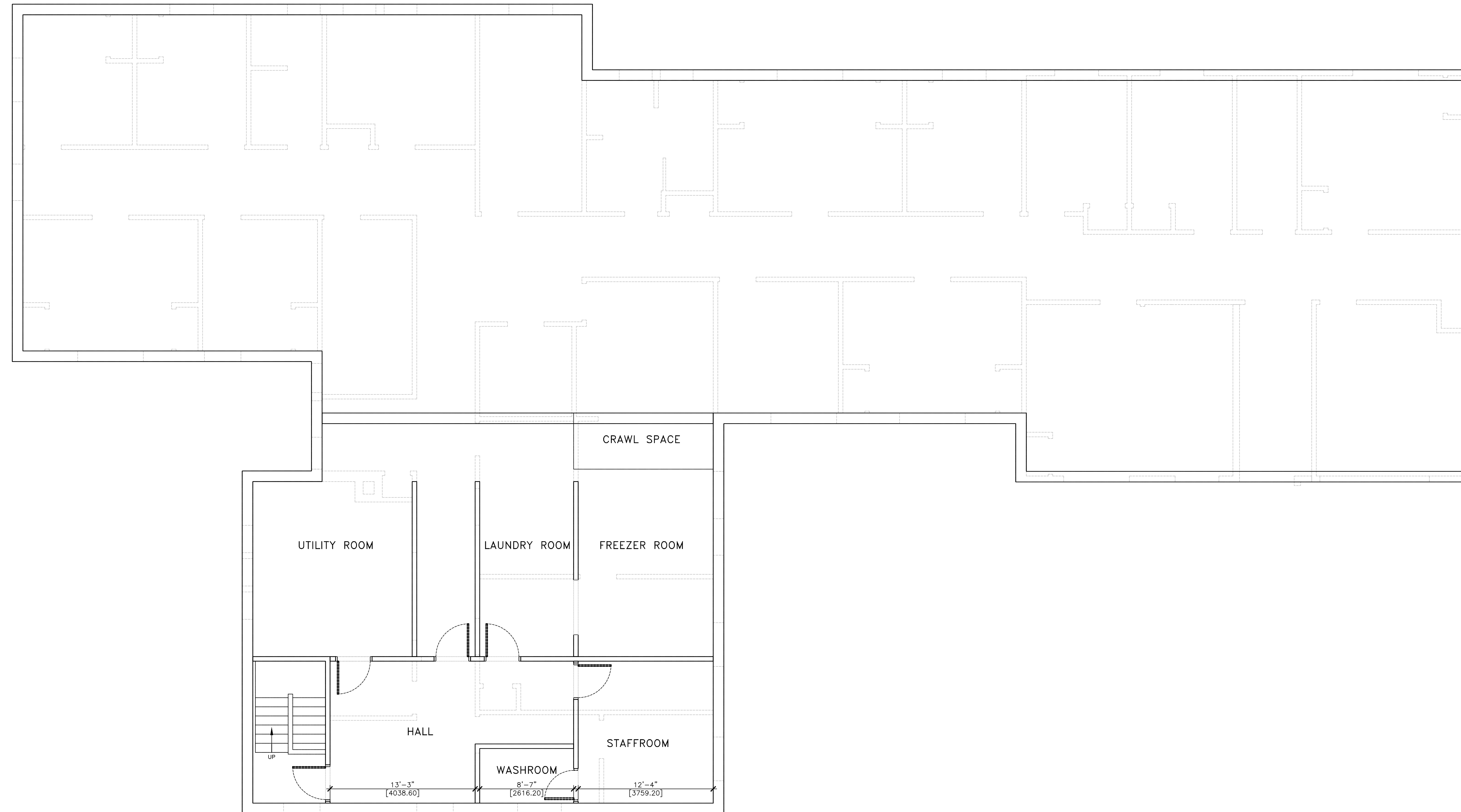


EXISTING BASEMENT FLOOR PLAN

SCALE: 3/16"=1'-0"

NOTE:
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THIS DRAWING IS FOR PRELIMINARY REVIEW AS PART OF PRE-CONSULTATION ONLY FOR SITE PLAN REVIEW;


					<p>NOTE:</p> <ul style="list-style-type: none"> - DO NOT SCALE DRAWINGS. - ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE. - ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. - ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT. 	<p>CHINTAN VIRANI ARCHITECT INC. CHINTAN J. VIRANI B. ARCH. OAA, MRAIC, AIA COAI</p> <p>9898 HOLLY CRESCENT, WINDSOR, ONTARIO, CANADA N9R 1Z3 WWW.CHINTAN.CA</p> <p>PHONE: (519) 979-9017 FAX: (519) 979-4909 EMAIL: CHINTAN@CHINTAN.CA</p>	<p>DRAWING TITLE</p> <p>EXISTING BASEMENT FLOOR PLAN</p>	<p>PROJECT</p> <p>PROPOSED ADDITION AND ALTERATION FOR EXISTING 1 STOREY BUILDING</p> <p>7715 BEAVERDAMS ROAD, NIAGARA FALLS, ONTARIO.</p>				
			05. REVISED AS DISCUSSED WITH CITY HALL OFFICIALS	APR. 24/2017			DRAWN BY	A.V.				
			04. MINOR VARIANCE	APR. 20/2017			DATE	JUNE 2015				
			03. PROPOSED LAYOUT REVIEW OPTION-1-2-3	MAR. 09/2017			CHECKED BY	CJV				
			02. CITY PRE-CONSULTATION REVIEW	FEB. 22/2017			DRAWING NO.					
			01. OWNER'S REVIEW	JUN. 27/2015			A-1.0					
NO. ISSUED FOR	DATE	24"x36"										

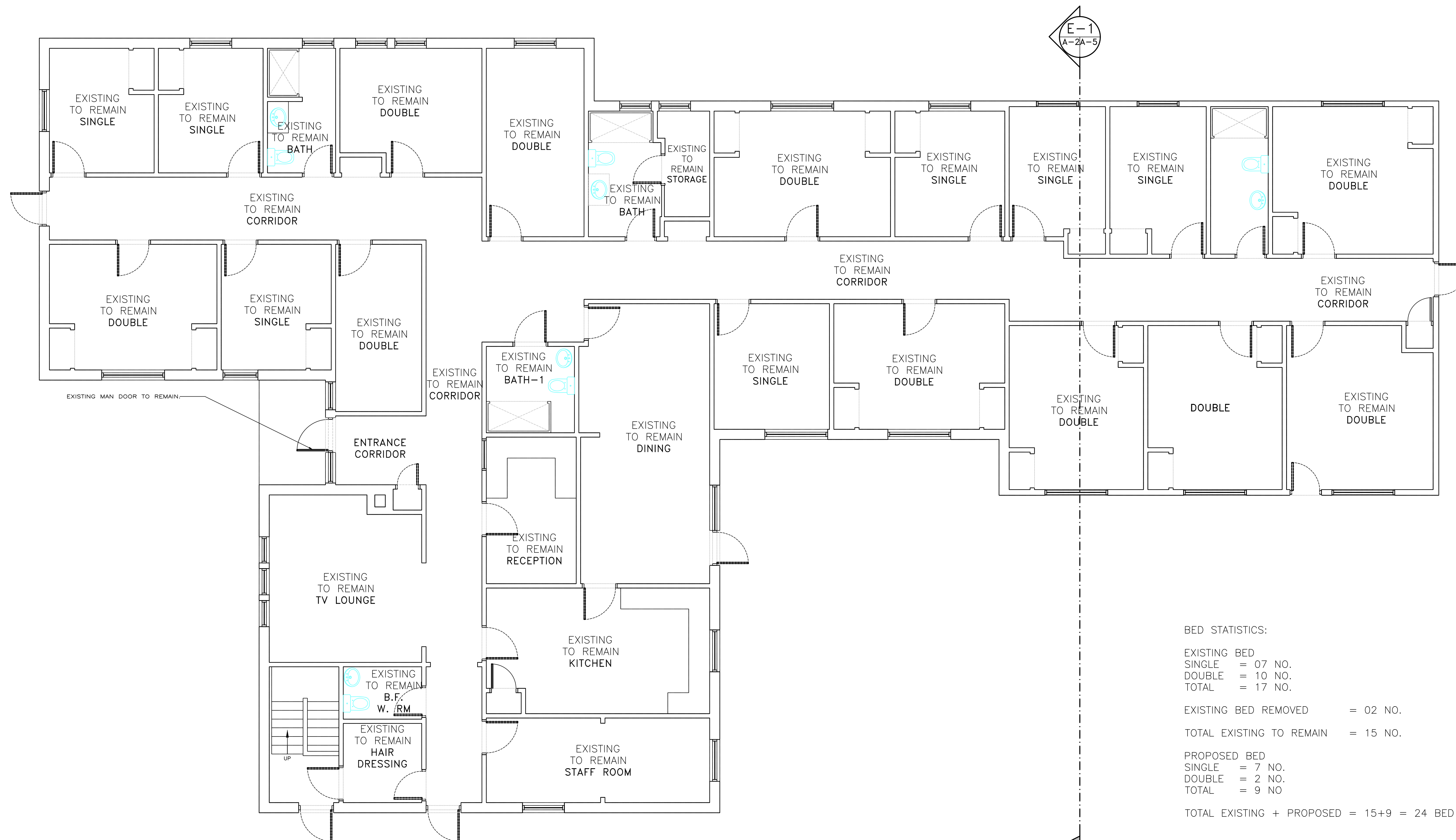


PROPOSED BASEMENT FLOOR PLAN

SCALE: 3/16"=1'-0"

NOTE:
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THIS DRAWING IS FOR PRELIMINARY REVIEW AS PART OF PRE-CONSULTATION ONLY FOR SITE PLAN REVIEW;

						 CHINTAN VIRANI ARCHITECT INC. CHINTAN J. VIRANI B. ARCH. OAA, MRAIC, AIA COAI 9898 HOLLY CRESCENT, WINDSOR, ONTARIO, CANADA N9R 1Z3 WWW.CHINTAN.CA PHONE: (519) 979-9017 FAX: (519) 979-4909 EMAIL: CHINTAN@CHINTAN.CA	DRAWING TITLE PROPOSED BASEMENT FLOOR PLAN	PROJECT PROPOSED ADDITION AND ALTERATION FOR EXISTING 1 STOREY BUILDING 7715 BEAVERDAMS ROAD, NIAGARA FALLS, ONTARIO.	<table border="1" style="font-size: 8px;"> <tr> <td>PROJECT NO.</td> <td>1522</td> <td>DRAWN BY</td> <td>A.V.</td> </tr> <tr> <td>DATE</td> <td>JUNE 2015</td> <td>CHECKED BY</td> <td>CJV</td> </tr> <tr> <td colspan="4">DRAWING NO.</td> </tr> <tr> <td colspan="4" style="font-size: 24px; text-align: center;">A-1.1</td> </tr> <tr> <td colspan="4" style="text-align: right; font-size: 8px;">24"x36"</td> </tr> </table>	PROJECT NO.	1522	DRAWN BY	A.V.	DATE	JUNE 2015	CHECKED BY	CJV	DRAWING NO.				A-1.1				24"x36"			
	PROJECT NO.	1522	DRAWN BY	A.V.																									
	DATE	JUNE 2015	CHECKED BY	CJV																									
	DRAWING NO.																												
	A-1.1																												
24"x36"																													
	05.	REVISED AS DISCUSSED WITH CITY HALL OFFICIALS	APR. 24/2017	NOTE: - DO NOT SCALE DRAWINGS. - ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE. - ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. - ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT.	<table border="1" style="font-size: 8px;"> <tr> <td style="text-align: center;">A</td> <td>A. DETAIL NO.</td> <td>SHEET</td> </tr> <tr> <td style="text-align: center;">BC</td> <td>B. LOCATION</td> <td>ON</td> </tr> <tr> <td></td> <td>C. DETAILED</td> <td></td> </tr> </table>	A	A. DETAIL NO.	SHEET	BC	B. LOCATION	ON		C. DETAILED																
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	01.	OWNER'S REVIEW	JUN. 27/2015																										
	NO.	ISSUED FOR	DATE																										



BED STATISTICS:

EXISTING BED
 SINGLE = 07 NO.
 DOUBLE = 10 NO.
 TOTAL = 17 NO.

EXISTING BED REMOVED = 02 NO.
 TOTAL EXISTING TO REMAIN = 15 NO.

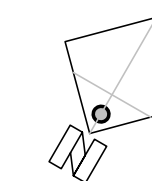
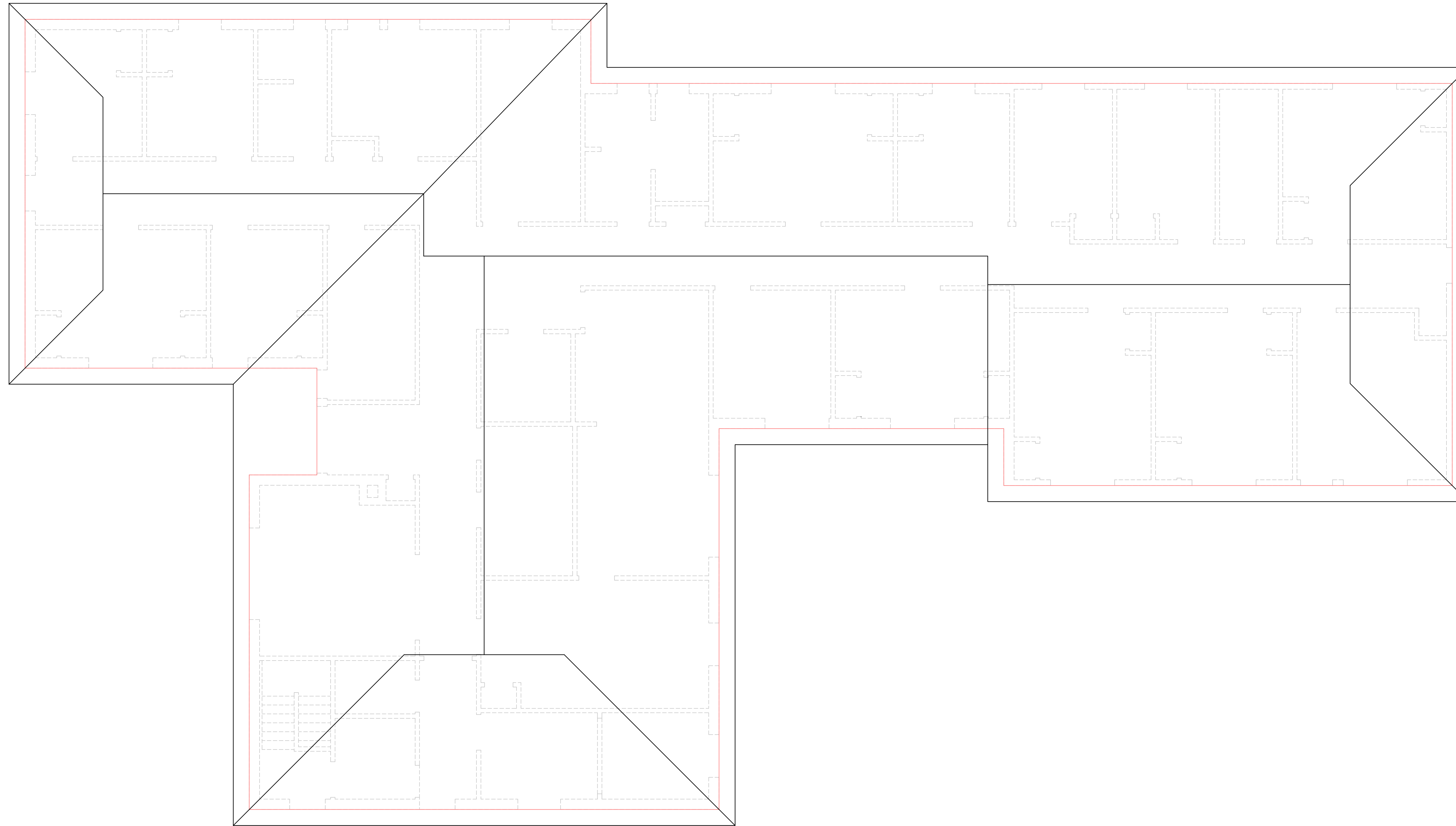
PROPOSED BED
 SINGLE = 7 NO.
 DOUBLE = 2 NO.
 TOTAL = 9 NO.

TOTAL EXISTING + PROPOSED = 15+9 = 24 BED

EXISTING FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"

NOTE:
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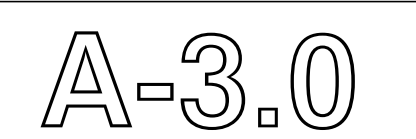
NO.	05.	REVISED AS DISCUSSED WITH CITY HALL OFFICIALS	APR. 24/2017	NOTE: - DO NOT SCALE DRAWINGS. - ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE. - ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. - ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT.	CHINTAN VIRANI ARCHITECT INC. CHINTAN J. VIRANI B. ARCH. OAA, MRAIC, AIA COAI 9898 HOLLY CRESCENT, WINDSOR, ONTARIO, CANADA N8R 1Z3 WWW.CHINTAN.CA PHONE: (519)979-9017 FAX: (519) 979-4809 EMAIL: CHINTAN@CHINTAN.CA	DRAWING TITLE EXISTING FIRST FLOOR PLAN	PROJECT PROPOSED ADDITION AND ALTERATION FOR EXISTING 1 STOREY BUILDING 7715 BEAVERDAMS ROAD, NIAGARA FALLS, ONTARIO.	PROJECT NO.	1522	DRAWN BY	A.V.
	04.	MINOR VARIANCE	APR. 20/2017					DATE	JUNE 2015	CHECKED BY	C.V.
	03.	PROPOSED LAYOUT REVIEW OPTION-1-2-3	MAR. 09/2017					DRAWING NO.			
	02.	CITY PRE-CONSULTATION REVIEW	FEB. 22/2017					A-2.0 24"x36"			
	01.	OWNER'S REVIEW	JUN. 27/2015								
		ISSUED FOR	DATE								

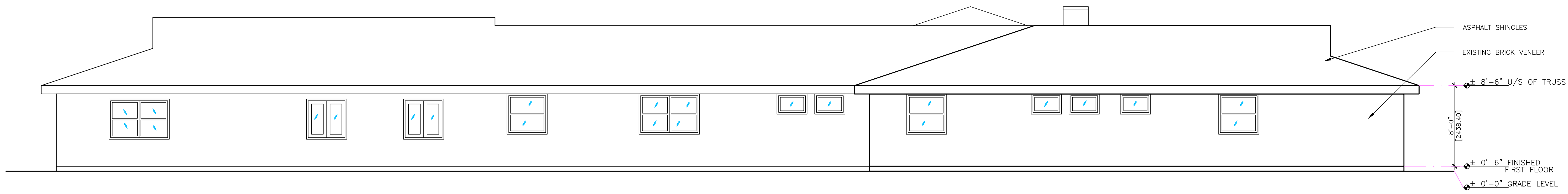


EXISTING ROOF PLAN

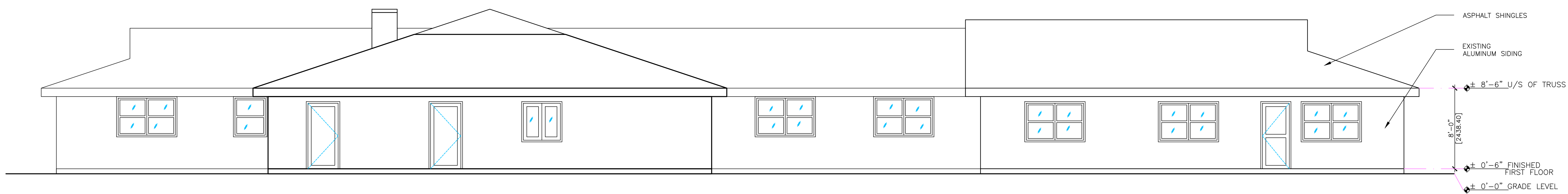
SCALE: 3/16"=1'-0"

NOTE:
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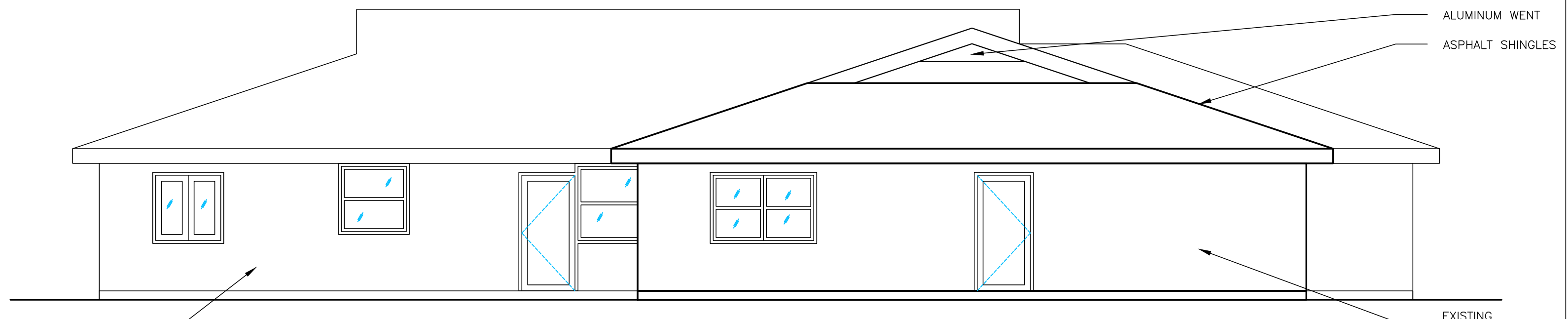
			05.	REVISED AS DISCUSSED WITH CITY HALL OFFICIALS	APR. 24/2017	NOTE: - DO NOT SCALE DRAWINGS. - ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE. - ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. - ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT.	 CHINTAN VIRANI ARCHITECT INC. CHINTAN J. VIRANI B. ARCH. OAA, MRAC, AIA COAI 9898 HOLLY CRESCENT, WINDSOR, ONTARIO, CANADA N9R 1Z3 WWW.CHINTAN.CA PHONE: (519) 979-9017 FAX: (519) 979-4909 EMAIL: CHINTAN@CHINTAN.CA	EXISTING ROOF PLAN	PROJECT PROPOSED ADDITION AND ALTERATION FOR EXISTING 1 STOREY BUILDING 7715 BEAVERDAMS ROAD, NIAGARA FALLS, ONTARIO.	PROJECT NO.	1522	DRAWN BY	A.V.
			04.	MINOR VARIANCE	APR. 20/2017					DATE	JUNE 2015	CHECKED BY	CJV
			03.	PROPOSED LAYOUT REVIEW OPTION-1-2-3	MAR. 09/2017					DRAWING NO.			
			02.	CITY PRE-CONSULTATION REVIEW	FEB. 22/2017					 24"x36"			
			01.	OWNER'S REVIEW	JUN. 27/2015								
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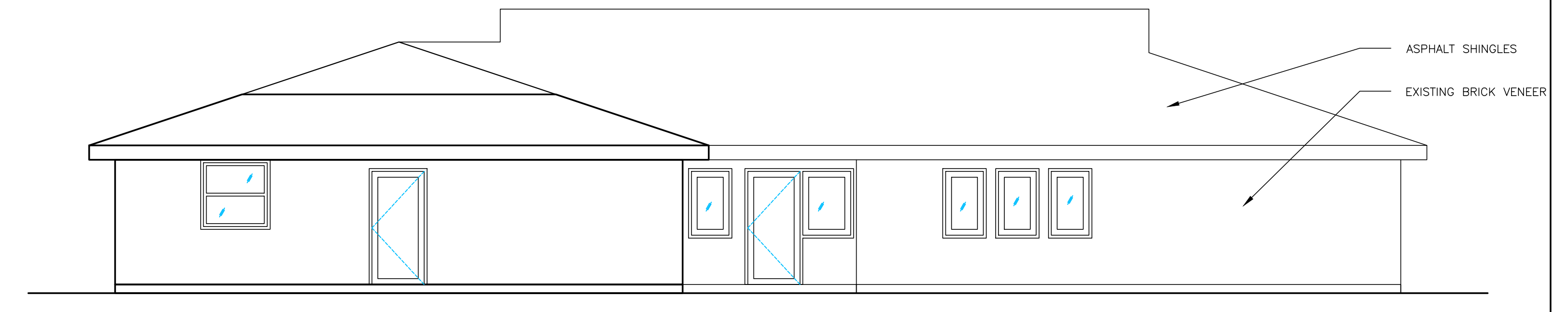
NORTH ELEVATION
SCALE: 3/16"=1'-0"



SOUTH ELEVATION
SCALE: 3/16"=1'-0"



EAST ELEVATION
SCALE: 3/16"=1'-0"



WEST ELEVATION
SCALE: 3/16"=1'-0"

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05.	REVISED AS DISCUSSED WITH CITY HALL OFFICIALS	APR. 24/2017																										
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