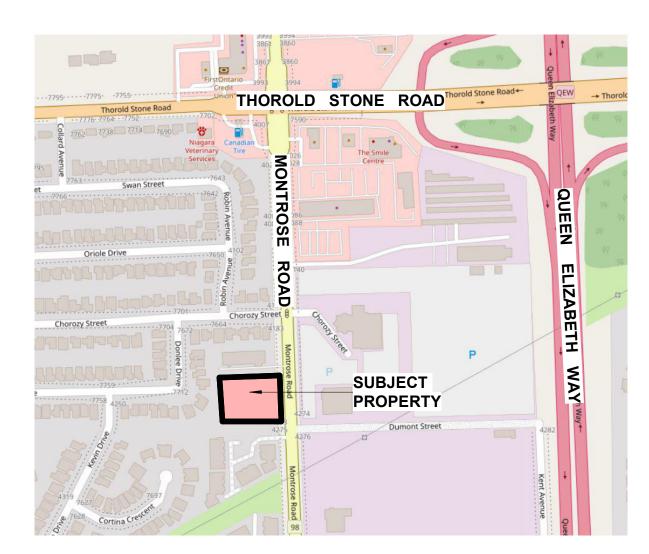
| 7-n- D | la mulua ma a méa | | | | | | | |
|--------|-----------------------------------|-------------------------------------|----------------|--|--|--|--|--|
| Zone R | Requirements | REQUIRED | ACTUAL | | | | | |
| a. | Minimum Lot Frontage | 30 m | 60.89 m | | | | | |
| b. | Minimum Lot Area per unit | 250 sm per dwelling | 305 sm minimum | | | | | |
| C. | Minimum Front Yard | 6 m | 5.07 m | | | | | |
| d. | Minimum Interior Side Yard | 1/2 building height (8.5m or 4.25m) | 4.35 m | | | | | |
| e. | Minimum Exterior Side Yard | NA | | | | | | |
| f. | Minimum Rear Yard | 7.5 m | 5.35 m | | | | | |
| g. | Maximum Lot Coverage | 35 % | 45 % | | | | | |
| h. | Maximum Height | 10 m | 10 m | | | | | |
| i. | Minimum Landscaped Area | 45 sm/unit | 1725 sm/unit | | | | | |
| j. | Minimum Floor Area per 2 bed Unit | 55 sm | 168 sm | | | | | |

AREA CALCULATIONS

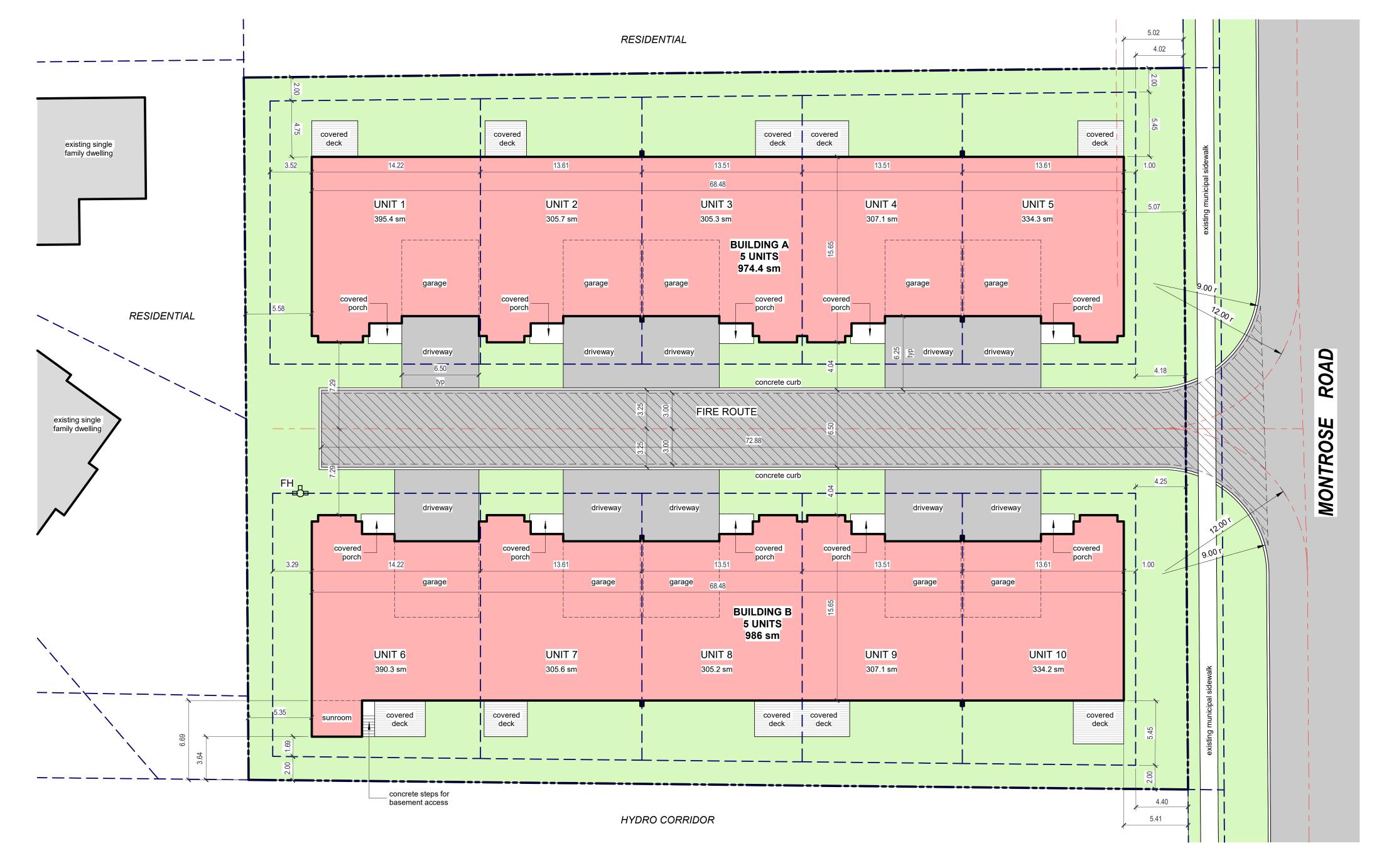
| | COVERAGE |
|---------|-------------------|
| 4759 sm | |
| 1960 sm | 41.2 % |
| 875 sm | 18.3 % |
| 1924 sm | 40.5 % |
| | 1960 sm 875 sm |

PARKING STATISTICS

OCCUPANCY PARKING FORMULA RES. UNITS PROVIDED RESIDENTIAL 1.4 SPACES / UNIT 10 UNITS



Key Plan scale: 1 : 5000



Site Plan scale: 1 : 200

PROPERTY DESCRIPTION

PART OF STAMFORD TOWNSHIP LOT 80 CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA







4687 Queen Street Suite 2,
Niagara Falls, ON, L2E 2L9
T | 905-357-4441
F | 905-357-9203
W | www.raimondoarchitects.com
E | mail@raimondoarchitects.com

Frank Costantino

SHEET NAME

CLIENT NAME

PROJECT NAME

Maple Shade Townhomes

PROJECT ADDRESS

Montrose Road, Niagara Falls, Ontario

Overall Site Plan + Zoning

DRAWN BY: 2024-07-05 9:53:55 AM As indicated 22-015 PROJECT NO.: CHECKED:

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| Unit 1 | | | |
|------------------------|---|---------------------------------|--|
| North South West | EBF LD 49sm 6.7m 45sm 7.3m 51sm 5.5m | 57% 57% | Proposed % of Openings 27% 38% 7% |
| Unit 2 | | | |
| North South | EBF LD 49sm 6.7m 45sm 7.3m | | Proposed % of Openings 27% 38% |
| Unit 3 | | | |
| North South | EBF LD 51sm 6.7m 45sm 7.3m | * | Proposed % of Openings 25% 38% |
| Unit 4 | | | |
| North South | EBF LD 49sm 6.7m 45sm 7.3m | Max % of Openings 57% 57% | Proposed % of Openings 27% 38% |
| Unit 5 | | | |
| North South East | EBF LD 49sm 6.7m 45sm 7.3m 52sm 5m | * | Proposed % of Openings 27% 38% 5.5% |

BUILDING B

| BUILDING B | | | | |
|---|---------------------|----------------------------|--|--|
| Unit 6 | EDE | | May 0/ at Opening | Duanas ad IV of Oneminus |
| North South (sunroom) South West | 20sm 48sm | 7.3m 3.7m 7m 5.3m | 41% 57% | Proposed % of Openings 38% 33% 25% 16% |
| Unit 7 | | | | |
| North South | EBF 45sm 64sm | LD 7.3m 7m | Max % of Openings 57% 45% | Proposed % of Openings 38% 24% |
| Unit 8 | | | | |
| North | EBF | LD 7.3m | Max % of Openings 57% | Proposed % of Openings 38% |
| South | 70sm | _ | 45% | 22% |
| | _ | _ | _ | |
| South | 70sm | 7m LD 7.3m | 45% Max % of Openings | |
| South Unit 9 North | 70sm EBF 45sm 66sm | 7m LD 7.3m | 45% Max % of Openings 57% 45% | Proposed % of Openings 38% 23% |
| South Unit 9 North South | 70sm EBF 45sm 66sm | 7m LD 7.3m 7m LD 7.3m 7m | Max % of Openings 57% 45% Max % of Openings | Proposed % of Openings 38% |

| | e of Practice: nondo + Associate | es Architects Inc. | | | | _ | | R | Raim | e of Practice: ondo + Associate | | | | | | | _ | |
|-------|-------------------------------------|---|--|-----------------------------|-------------------------|---|----------------------------------|--|--|------------------------------------|---|----------------------|-----------------------------|-----------------------------|-----------------------------|---------------------------|-------------------------------|------------------------------|
| | Queen Street, Ni | agara Falls ON | | | | | | _ | | Queen Street, Ni | agara Fa | Is ON | | | | | _ | |
| | e of Project: le Shade Townho | uses - Building B | | | | \dashv | | ı ⊢— | | e of Project: e Shade Townho | uses - Bu | ildina A | | | | | - | |
| Proje | ect Location: | | | | | | | P | roje | ct Location: | | | | | | | | |
| | Montrose Road, | | |) () | | | Deference | 1 - | | Montrose Road, | | | | atuis D | 4 0 | | | Deference |
| 9.01 | Project Type: | rio Building Code ■New Construction | Data Matrix - <u>P</u> □Addition | | novation | | 1.1.2.4.[A] | 9.0 | em .01 | Project Type: | ario Build ■New Co | | Data IVI □Additio | | | novation | | 1.1.2.4.[A] |
| | , ,, | □ Change of Use | □Addition & Reno | vation | | | | | | , , | □Change | | □Additi | on & Renov | ation | | | |
| 9.02 | Major Occupancy(s) Classification: | Description: Group C Residential | | | | | 9.10.2. | 9.0 | .02 | Major Occupancy(s) Classification: | Description Group C | 1: | Reside | ntial | | | | 9.10.2. |
| 9.03 | Superimposed | ■No | □Yes | | | | 9.10.2.3. | 9.0 | .03 | Superimposed | ■No | | □Yes | | | | | 9.10.2.3. |
| | Major Occupancies: | Description: | | 1= | T | T= | | | | Major Occupancies: | Description | | | | I - | T | 1 | |
| 9.04 | Building Area (m²): | Description: | | Existing: | New: 986 M ² | Total: 986 M ² | 1.4.1.2 [A] | 9.0 | .04 | Building Area (m²): | Description | 1 : | | | Existing: | New: 974.4 M ² | Total: 974.4 M ² | 1.4.1.2 [A] |
| | | | Total: | | | 986 M² | _ | | | | | | | Total: | | | 974.4 M² | - |
| 9.05 | Gross Area (m²): | Description: | | Existing: | New: | Total: | 1.4.1.2 [A] | 9.0 | .05 | Gross Area (m²): | Description | 1: | | | Existing: | New: | Total: | 1.4.1.2 [A] |
| | | | | | 986 M² | 986 M² | | | | | | | | | | 974.4 M² | 974.4 M² | |
| | | | | | | | | | | | | | | | | | | |
| 0.00 | Marray in a Auga (1922). | Description | Total: | | Nave | 986 M² | 0.10.4.1 | | 00 | Ma | Description | | | Total: | Estination as | Name | 974.4 M² | 0.40.4.4 |
| 9.06 | Mezzanine Area (m²): | Description: | | Existing: | New: | Total: | 9.10.4.1. | 9.0 | .06 | Mezzanine Area (m²): | Description | 1: | | | Existing: | New: | Total: | 9.10.4.1. |
| | | | | | | | | | | | | | | | | | | |
| | | | Total: | | | | _ | | | | | | | Total: | | | | _ |
| 9.07 | Building Height: | Storeys Above Grade: | | Above Grad | de: 8.1 M | | 1.4.1.2 [A] & | 9.0 | .07 | Building Height: | Storeys Ab | ove Grade: | 1 | | Above Gra | de: 8.1 M | | 1.4.1.2 [A] & |
| 9.08 | Number of Streets / | Storeys Below Grade: 1 Street(s) | 1 | | | | 9.10.20 | | .08 | Number of Streets / | Storeys Be | low Grade: | 1 | | | | | 9.10.4. |
| 9.08 | Fire Fighter Access: | i Street(s) | | | | | 9.10.20 | 9.0 | .08 | Fire Fighter Access: | 1 Street(s) | | | | | | | 9.10.20 |
| 9.09 | Sprinkler System: | □Required | ■Not Required | | | | 9.10.8.24., & 3.2.4.8.(4) | 9.0 | .09 | Sprinkler System: | □Require | | ■Not R | <u> </u> | | | | 9.10.8.24., & 3.2.4.8.(4) |
| | | | · · | ☐ Select Col ☐ Basement | • | 3 | | | | | Provided: | | ire Building ect Floor A | | □ Select Co □ Basement | mpartments t Only | | |
| | | | | □None | | | | | | | | | ieu of Roo | | □None | | | |
| 0.40 | Fire Alarma Cyratama | Description: | | | | 0.10.10 | | 10 | Fine Aleman Customs | Description: | | | | | 0.40.49 | | | |
| 9.10 | Fire Alarm System: | ☐ Required Type Provided: | ■Not Required □ Single Stage | ☐Two Stage | e □No | one | 9.10.18. | 9. | .10 | Fire Alarm System: | □ Required ■ Not Required Type Provided: □ Single Stage □ Two Stage □ None | | | | 9.10.18. | | | |
| 9.11 | Water Service / | □No | J J- | 3 | | | 9.31.3 | 9. | .11 | Water Service / | □No | | | | 9.31.3 | | | |
| 9.12 | Supply is Adequate: Construction | ■Yes Restriction: | | | 9.10.6., 3.1.5., & | 0. | .12 | Supply is Adequate: Construction | ■Yes Restriction: | | | | 9.10.6., 3.1.5., | | | | | |
| 9.12 | Type: | ■ Combustible Permitt | ed □Non-Combustil | ole Required | <u> </u> | | 3.1.4.7. | 9. | . 12 | Type: | | | ed □Non | -Combustib | le Required | | | 3.1.4.7. |
| | | □ Encapsulated Mass Timber Actual: ■ Combustible □ Non-Combustible □ Combination of Combustible and Non-combustible | | | | | | | □ Encapsulated Mass Timber Actual: ■ Combustible □ Non-Combustible | | | | | | | | | |
| | | | | | - | | | | | | | | | | | | | |
| | | | | | | | | ☐ Combination of Combustible and Non-combustible | | | | | | | | | | |
| | | ☐ Encapsulated Mass☐ Combination of Encapsulated Mass☐ ☐ Combinat | | er and Non-o | combustible | | | | | | | lated Mass | | Mass Timbe | r and Non-o | combustible | | |
| | | Heavy Timber Constru | • | □No | □Ye | | 3.2.1.4. | | | | | ber Constru | · | | □No | □Yes | 3 | 3.2.1.4. |
| 9.13 | Post-disaster Building | | | | | | [A] 1.1.2.2.(2) & Part 4 | 9. | .13 | Post-disaster Building | g ■No □Yes | | | [A] 1.1.2.2.(2) 8 Part 4 | | | | |
| 9.14 | Occupant Load: | ☐Yes Floor Level / Occi | upancy Paged On | Occupar | nt Load | Posted Limit | 9.9.1.3. Table | 9. | .14 | Occupant Load: | Floor Lev | el / Occ | upancy | D 10 | Occupar | nt Load | Posted Limit | 9.9.1.3. Table |
| | | | ype Based Off | (Perso | ons) | Required | 3.1.17.1. | | | | Area | | уре | Based On | (Perso | ons) | Required | 3.1.17.1. |
| | | | 0.000 | | | 0.000 | | | | | | | | 0.000 | | | .000 | |
| | | | | | | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | | | | | | | | | | |
| 9.15 | Barrier-Free Design: | ■No Explanation | Total: | | | | 9.5.2. & 3.8 | 0.4 | .15 | Barrier-Free Design: | ■No | Explanation | nn. | Total: | | | | 9.5.2. & 3.8 |
| J. 10 | שמווופו-רופפ Design: | ■No Explanation | л. | | | | y.ɔ.∠. & J.ŏ | 9. | . 10 | במוופו-רופפ Design: | □Yes | _ =xpianatio | л1. | | | | | ∌.ɔ.∠. & 3.8 |
| 9.16 | Hazardous Substances: | □No Explanation | on: | | | | 9.10.1.3. | 9. | .16 | Hazardous Substances: | □No | Explanation | on: | | | | | 9.10.1.3. |
| 9.17 | Required Fire | ☐ Yes Horizontal | Rating Supporti | na | Noncombu | stible | 9.10.8. and | 9. | .17 | Required Fire | □Yes | zontal | Rating | Supportin | a | Noncombus | stible | 9.10.8. and |
| | Resistance Rating (FRR): | Assemblies | (FRR) Assembly | | in lieu of ra | ting? | 9.10.11. | | | Resistance Rating (FRR): | | mblies | | Assembly | (H) | in lieu of rat | ing? | 9.10.11. |
| | (| Floors Over Basement | 0.000 | □ No | □Yes □Yes | | | | | | Floors Ove | r Basement | 0.000 | | □ No | □Yes □Yes | □ N/A □ N/A | |
| | | Mezzanine | 0.000 | □No | □ Yes | | | | | | Mezzanine | | 0.000 | | □No | □Yes | □N/A | |
| 0.45 | 0 "10 " | Roof | | □No | □Yes | | | | 10 | 0.010 | Roof | FDE . | 1 | | □No | □Yes | □N/A | |
| 9.18a | Spatial Separation: | Wall EBF L.C Area (m²) | | % Unproted Opening Permitte | js | Unprotected Openings Provided | 9.10.14., 9.10.1 5 | 9. | .18a | Spatial Separation: | | EBF L.[Area (m (m²) | | Req. FRR (H) | % Unproted Opening Permitte | s (| Inprotected Openings Provided | 9.10.14., 9.10.15 |
| | | North 000.0 000 | 0.0 0.0:0.0 0.0 HR | 00.0% | | 00.0% | | | | | North | 000.0 000 | 0.0:0.0 | 0.0 HR | 00.0% | | 00.0% | |
| | | West 000.0 000 | 0.0 0.0:0.0 0.0 HR | 00.0% | | 00.0% | | | | | West | 000.0 | 0.0:0.0 | 0.0 HR | 00.0% | | 00.0% | |
| | | | 0.0 0.0:0.0 0.0 HR 0.0 0.0:0.0 0.0 HR | 00.0% | | 00.0% | | | | | | | 0.0:0.0 | 1 | 00.0% | | 00.0% | |
| 9.18b | | Wall Construction | | 00.070 | Clac | Iding Type | | 9. | .18b | | | Construction | | , 0.0 1 IIX | 00.070 | Clade | ding Type | |
| | | North | | | | ombustible | | | | | North . | - | | | | □ Non-co | | |
| | | West South | | | | ombustible ombustible | | | | | West - | - - | | | | □ Non-co | | |
| | East Non-combustible | | | | _ | | | - | | | | □ Non-co | | | | | | |

SEE SPATIAL SEPARATION TABLES - THIS SHEET







CLIENT NAME

Frank Costantino

PROJECT NAME

Maple Shade Townhomes

PROJECT ADDRESS

Montrose Road, Niagara Falls, Ontario

SHEET NAME

OBC Matrix

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|--------------|-----------------------|
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