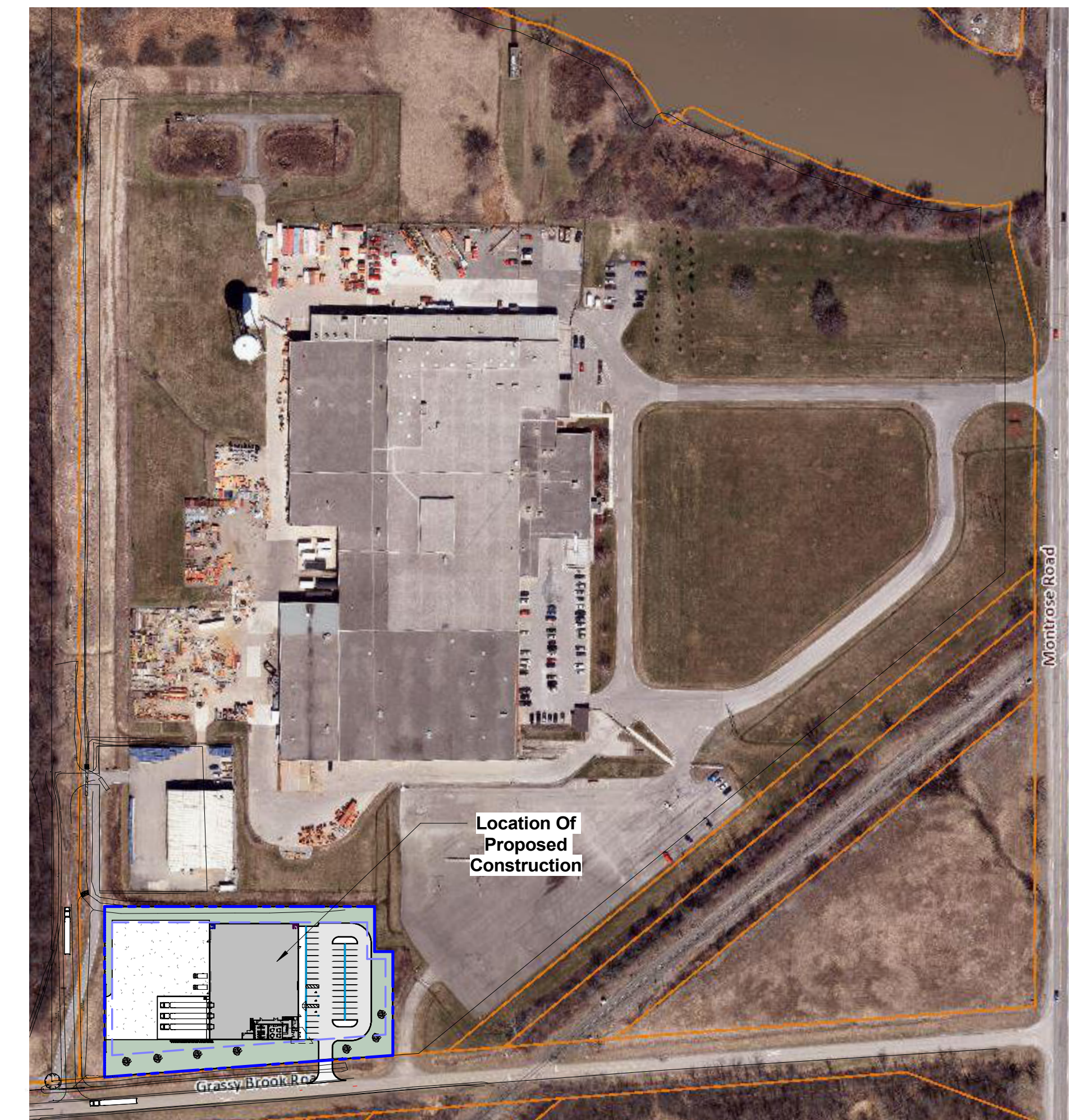
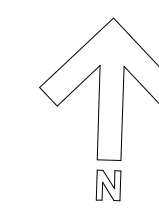
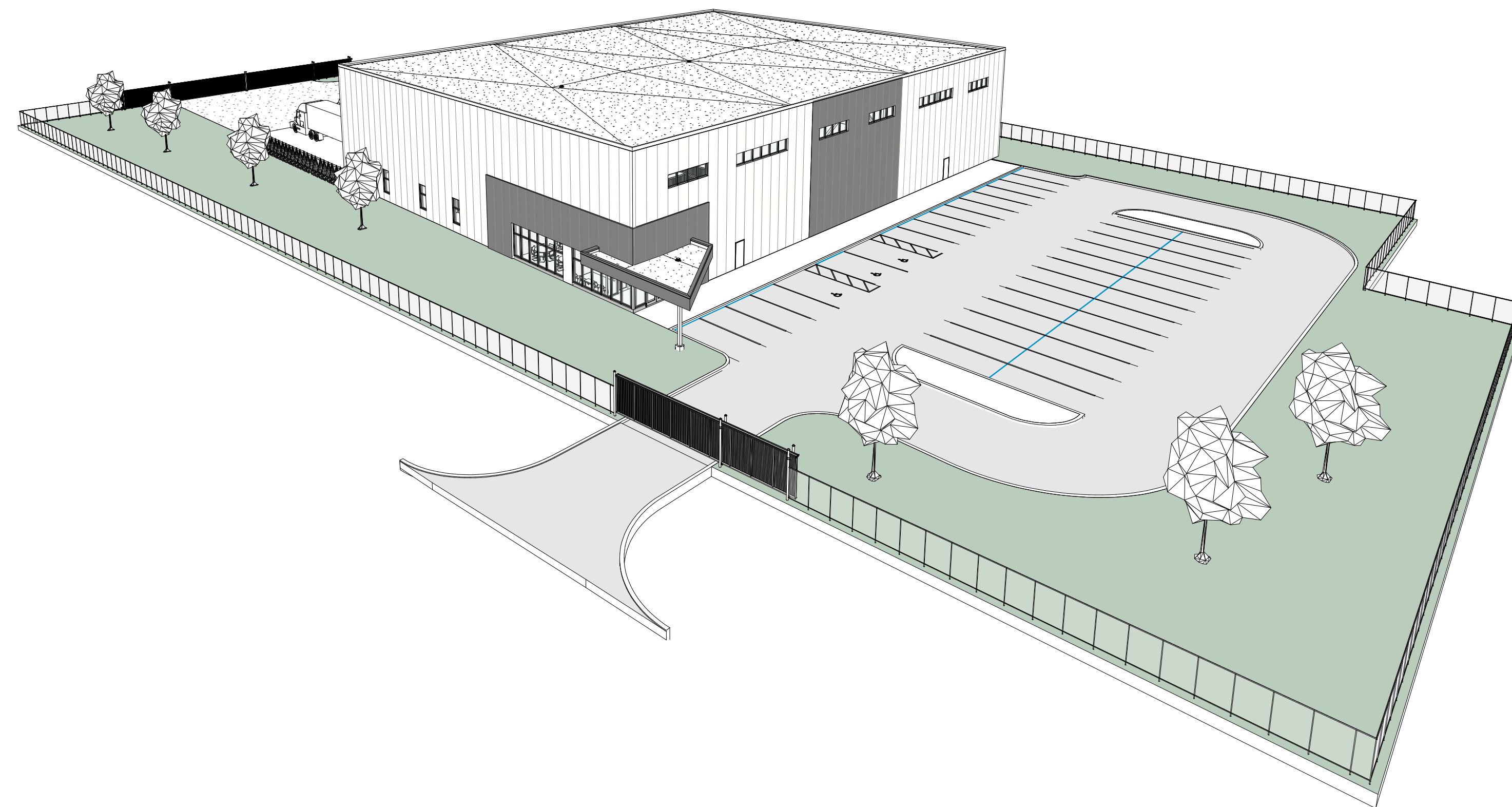


ES Fox Parcel C

9127 Montrose Rd. Niagara Falls

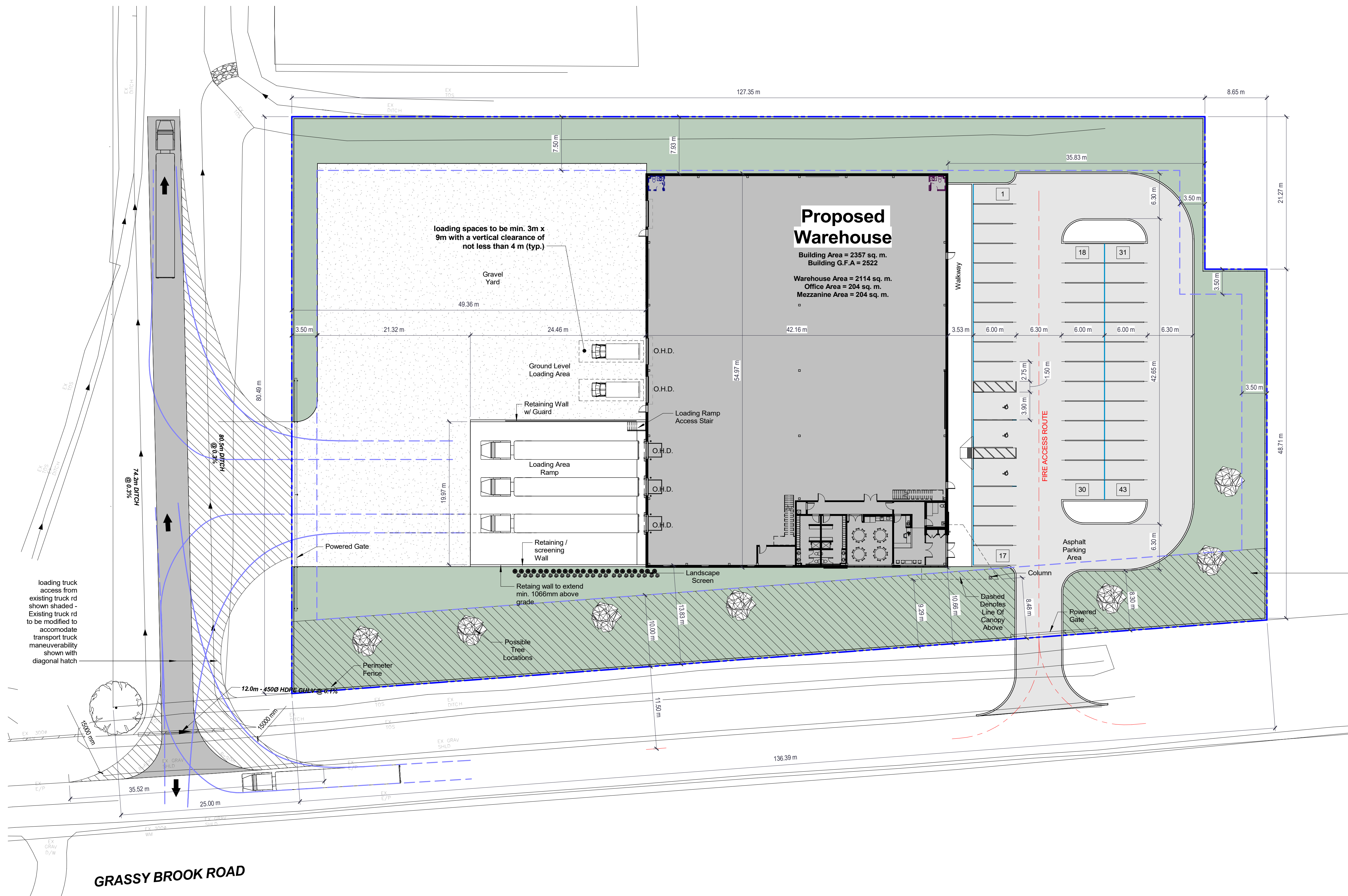


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ARCHITECTS INC.



**Proposed Zoning Provisions:
PRESTIGE INDUSTRIAL (PI)
WAREHOUSE**

	REQUIRED	PROPOSED
Lot Area	2000 SQ. M.	10064 sq. m.
Lot Frontage (Grassy Brook Rd.)	30m	136.39m
Min. Front Yard	10m	10.66m (Building Face) 8.48m (Canopy)
Min. Rear Yard	7.5m	7.93m
Min. Int. Side Yard	3.5m	49.36m West / 35.83m East
Min. Ext. Side Yard (Grassy Brook Rd.)	7.5m	N/A
Max. Bldg. Height	12m	12m
Max. Lot Coverage	60%	23%
Min. Height of Ext. Walls	2.5m above the elevation of the finished ground level at the midpoint of the wall in question	12m
Landscaped Open Space Interior Lot (3m Front yard)	Min. 67% of the required front yard	84.68% (Grassy Brook Rd.)
Loading Area	1	5

Site Stats:

Lot Area	10064 sq. m.	100%
Building Area	2357 sq. m.	23.42%
Asphalt / Ramp Area	2163 sq. m.	21.5%
Landscape Area	5544 sq. m.	55.08%

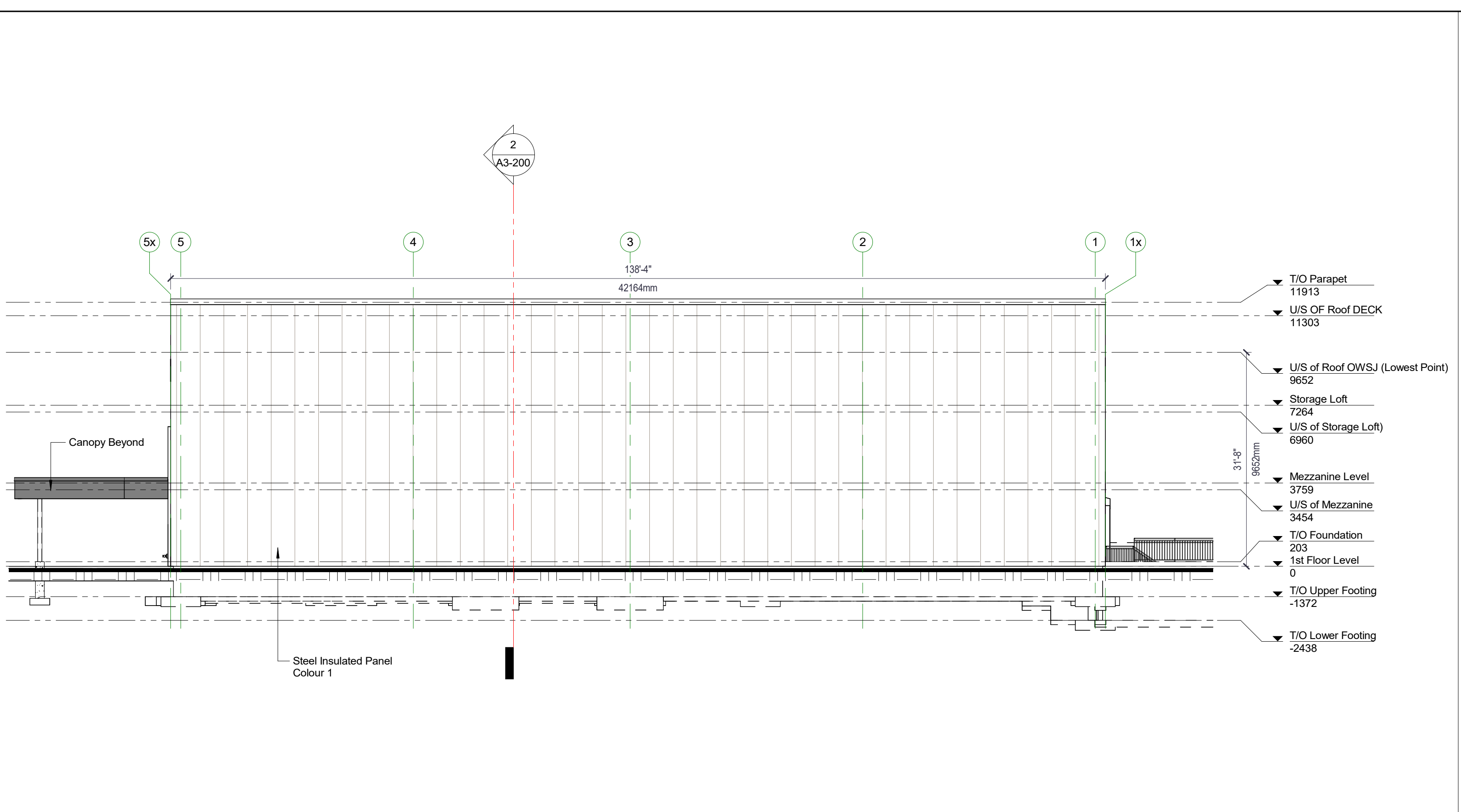
Parking Stats:

Parking Provided	43 spaces
Accessible Parking Provided	3 of 43 spaces (min. 3%)
Loading Spaces Provided	5 Spaces

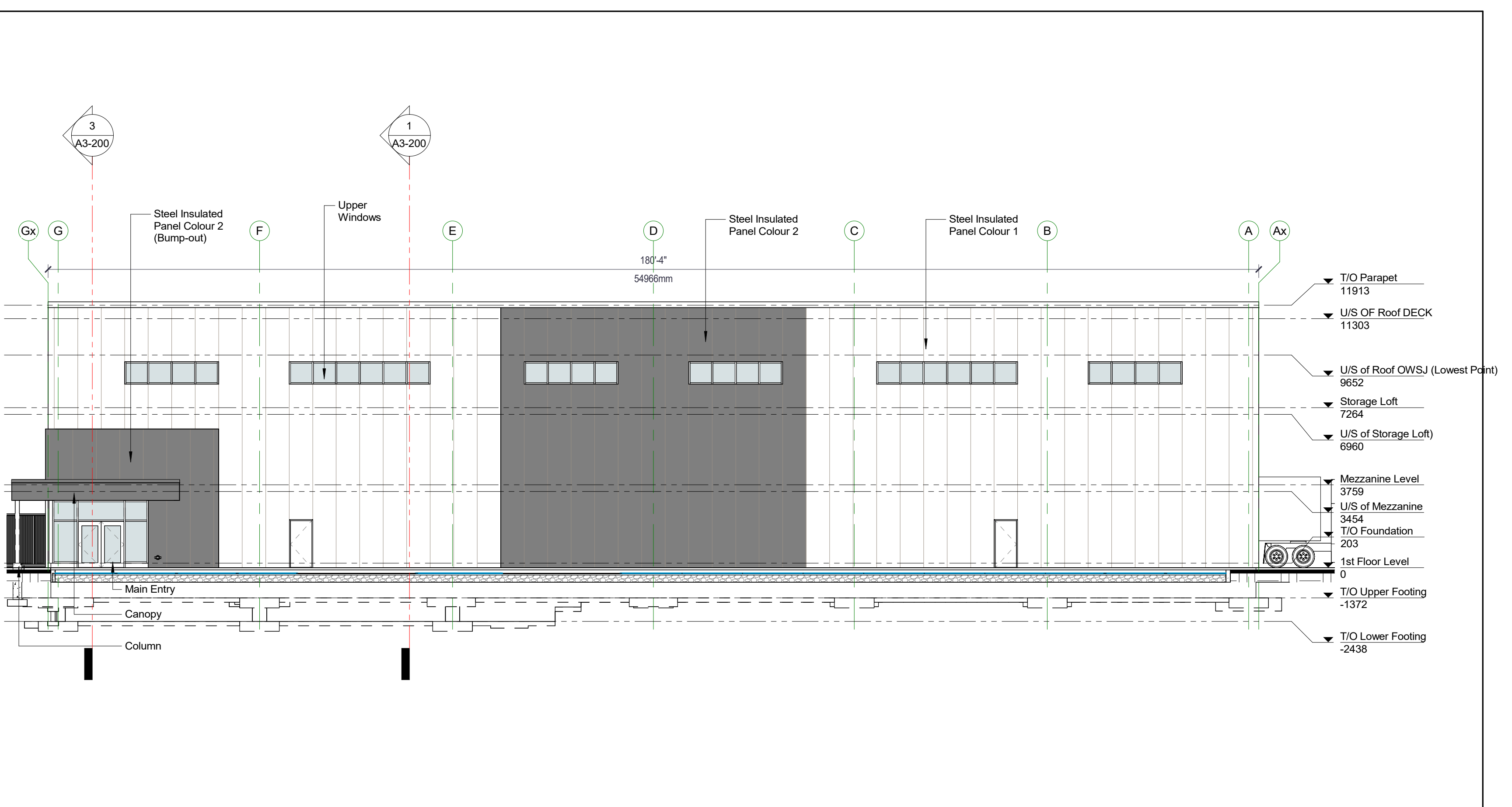
Diagonal Hatch Denotes Area of Front Yard
Landscaped Open Space
Front Yard Area = 1364 sq. m.
Landscaped Area = 1155 sq. m. (84.68%)

Site Plan
Scale: 1:300

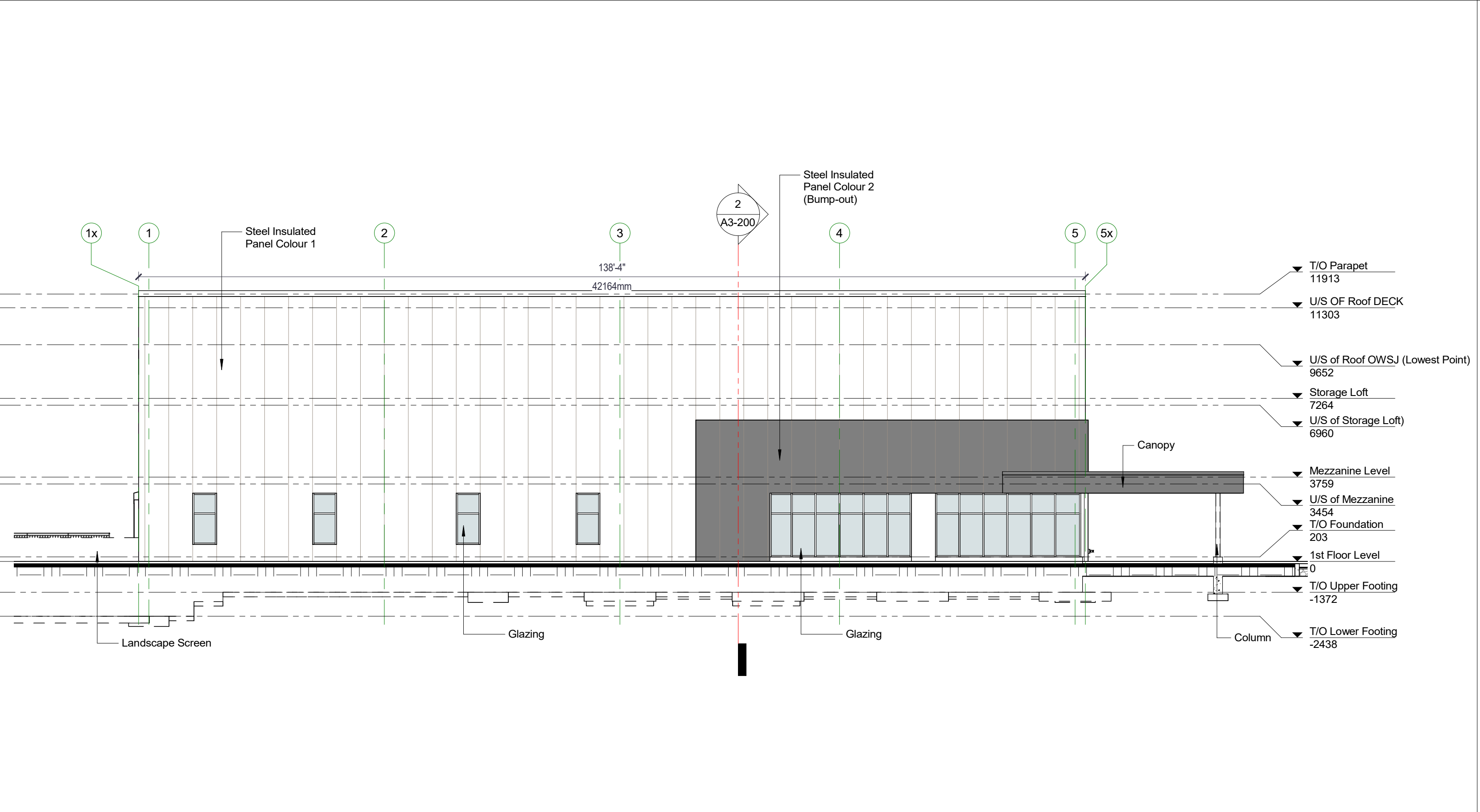
		<p>DRAWN BY: JJV START DATE: 12/17/2024 12:37:10 PM SCALE: 1:300 PROJECT NO.: 21-118 CHECKED: ER / BK</p>	<p>REV. DATE: A 4-26-2023 B 2-28-2024 C 12-17-2024</p> <p>PURPOSE: Issued For ZBA ZBA Rev. 1 ZBA Rev. 2</p>	<p>REV. DATE: PURPOSE:</p>	<p>ES Fox 9127 Montrose Rd. Niagara Falls</p> <p>Parcel C</p> <p>Overall Site Plan + Zoning Info</p>	<p>SHEET NO: A1-000</p> <p>REV. A</p>
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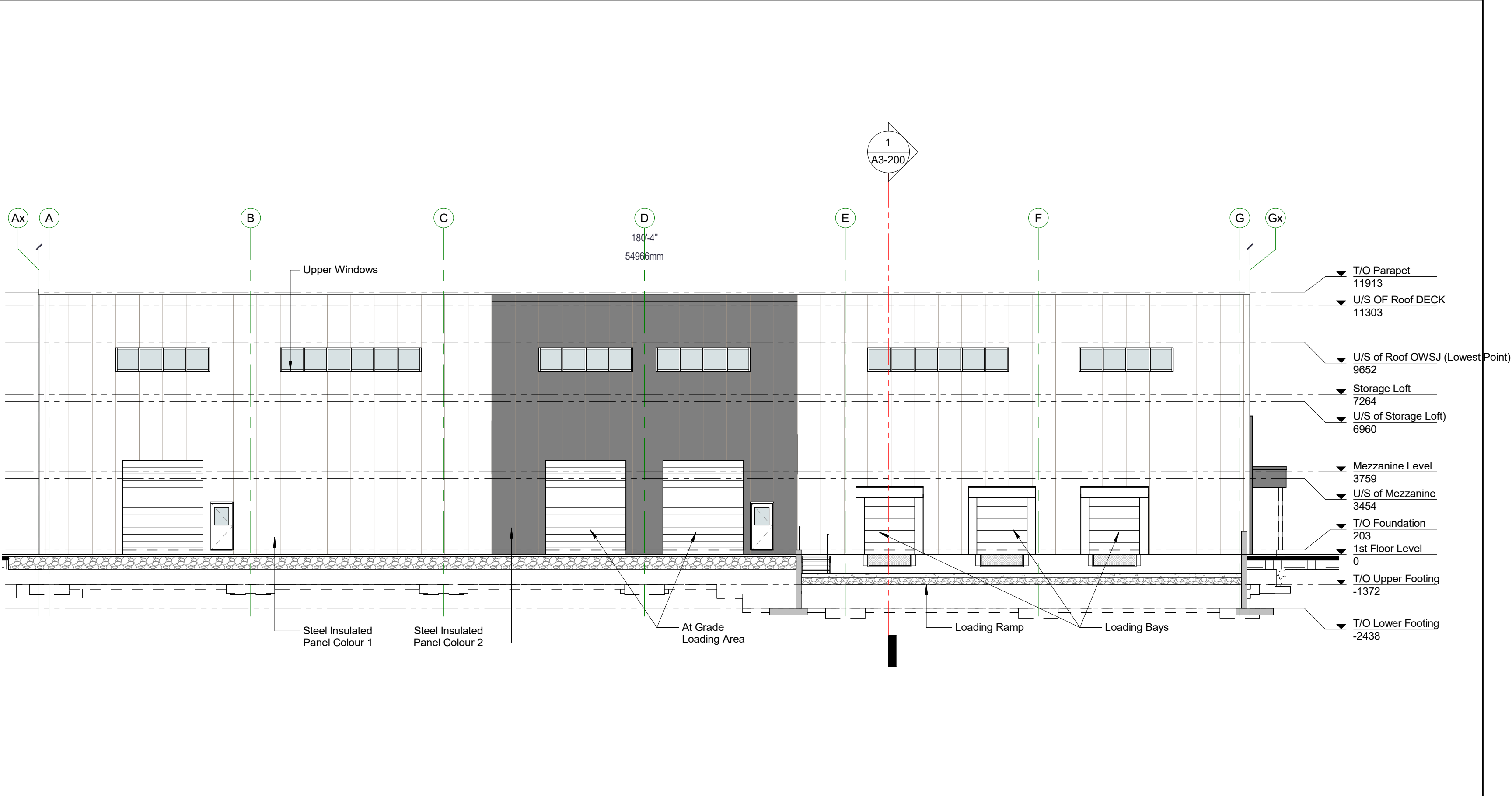
1 Elevation - North
A3-000 scale: 1:150



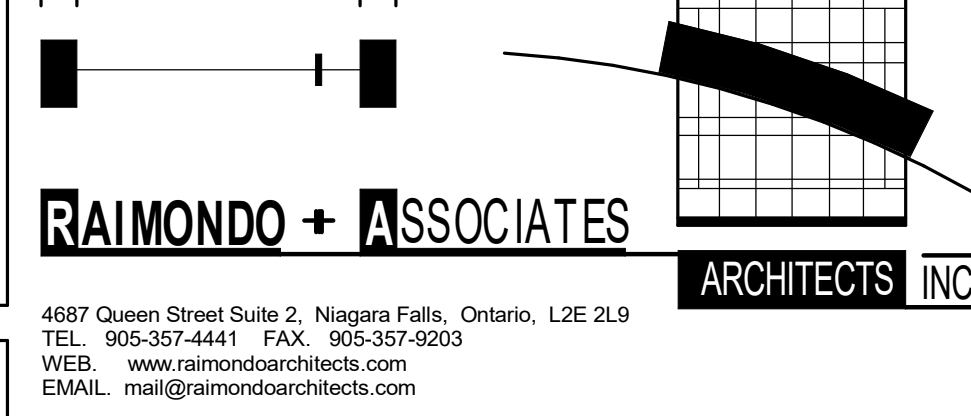
2 Elevation - East
A3-000 scale: 1:150



3 Elevation - South
A3-000 scale: 1:150



4 Elevation - West
A3-000 scale: 1:150

 <p>4687 Queen Street Suite 2, Niagara Falls, Ontario, L2E 2L9 TEL: 905-357-4441 FAX: 905-357-9203 WEB: www.raimondoarchitects.com EMAIL: mail@raimondoarchitects.com</p>	<p>DRAWN BY: JJV START DATE: 5/1/2024 10:56:50 AM SCALE: 1:150 PROJECT NO.: 21-118 CHECKED: ER / BK</p> <p><small>DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND DESIGNS REMAIN THE PROPERTY OF THE ARCHITECT, AND ARE PROTECTED UNDER COPYRIGHT. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.</small></p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>PURPOSE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	DATE	PURPOSE																															<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>PURPOSE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	DATE	PURPOSE																															<p>ES Fox</p> <p>9127 Montrose Rd. Niagara Falls</p>	<p>Parcel C</p> <p>Building Elevations</p>	<p>SHEET NO:</p> <p>A3-000</p> <p>REV. A</p>
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