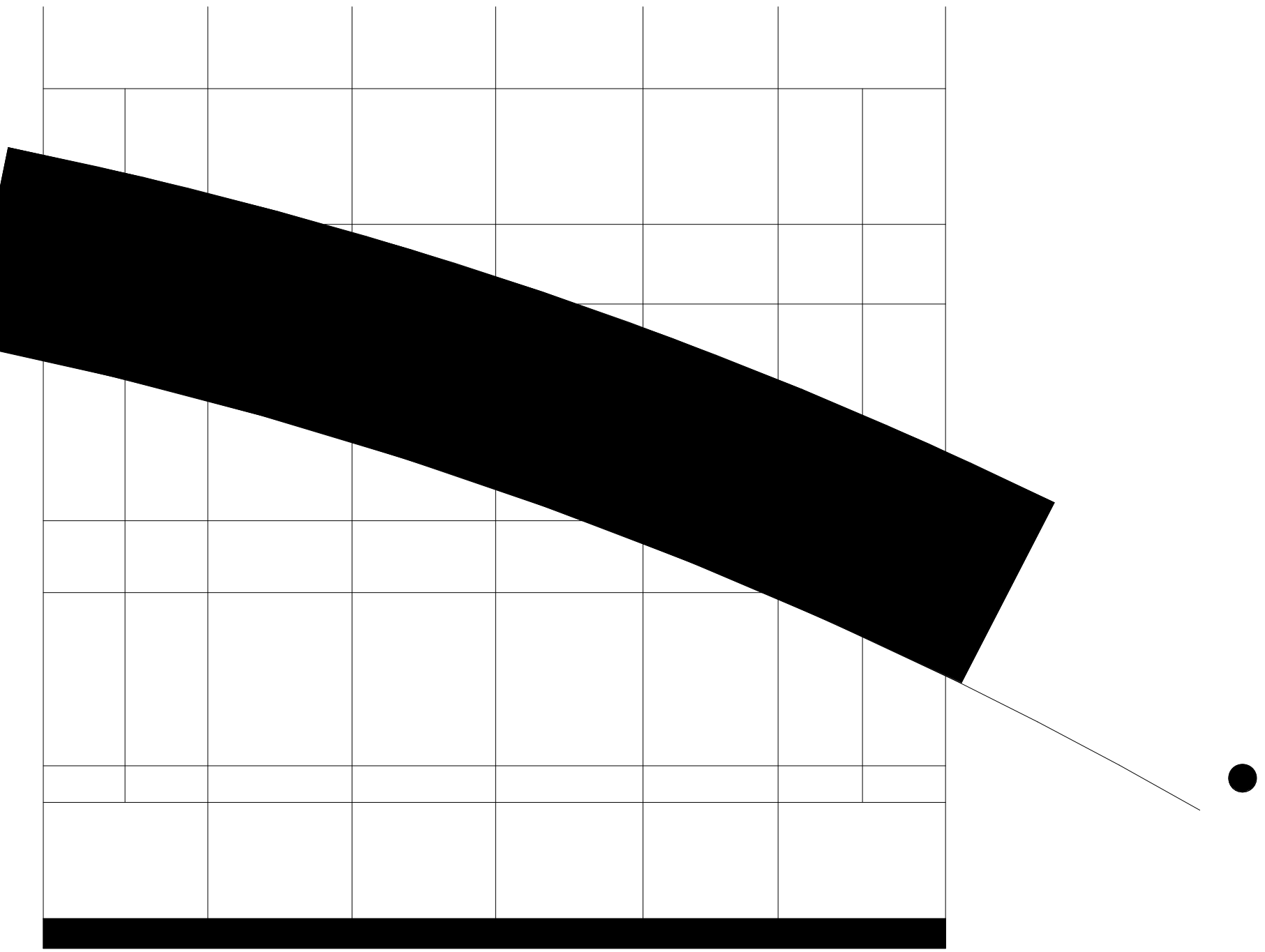
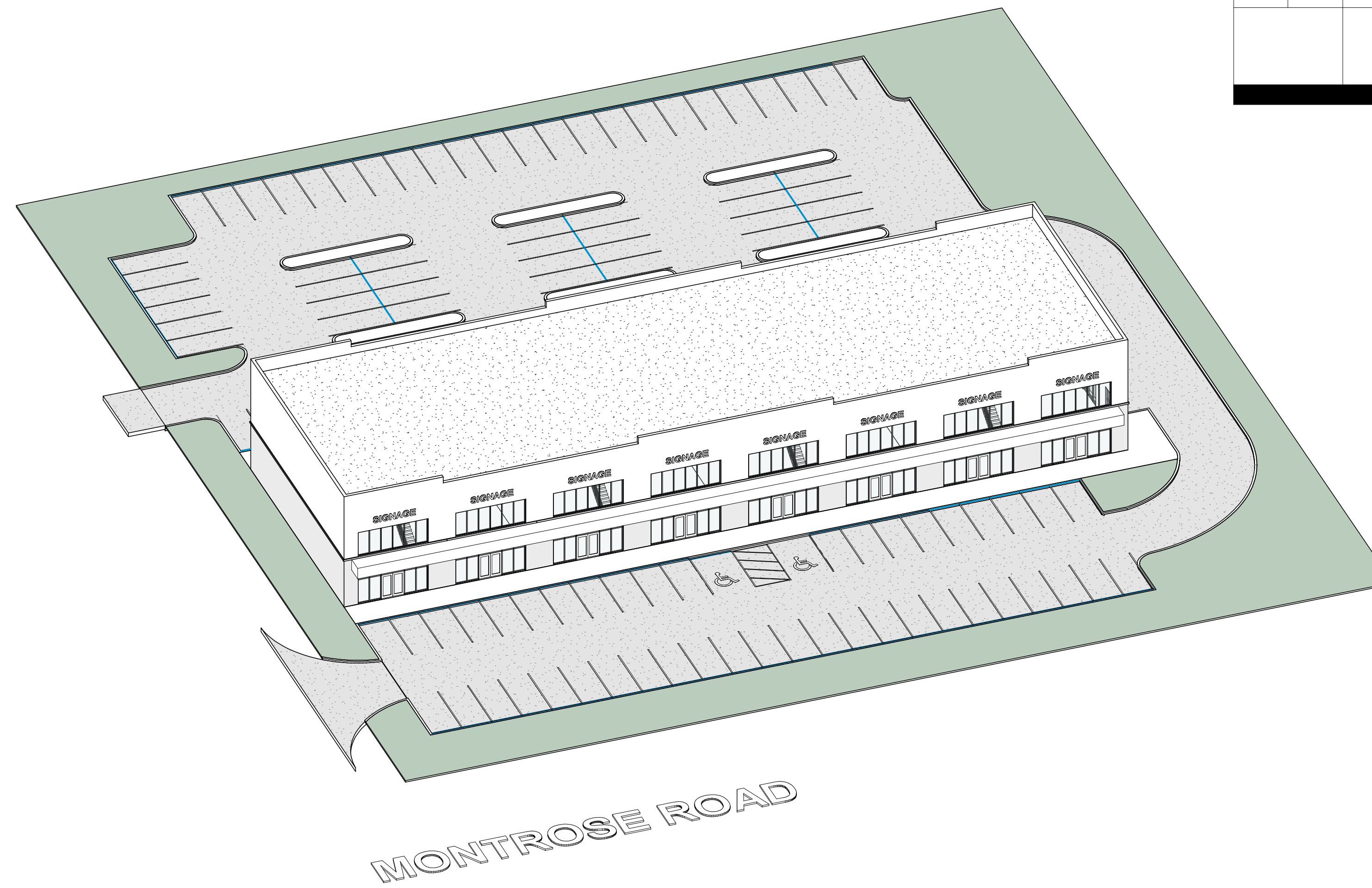


ES Fox Parcel D

9515 Montrose Road, Niagara Falls Ontario

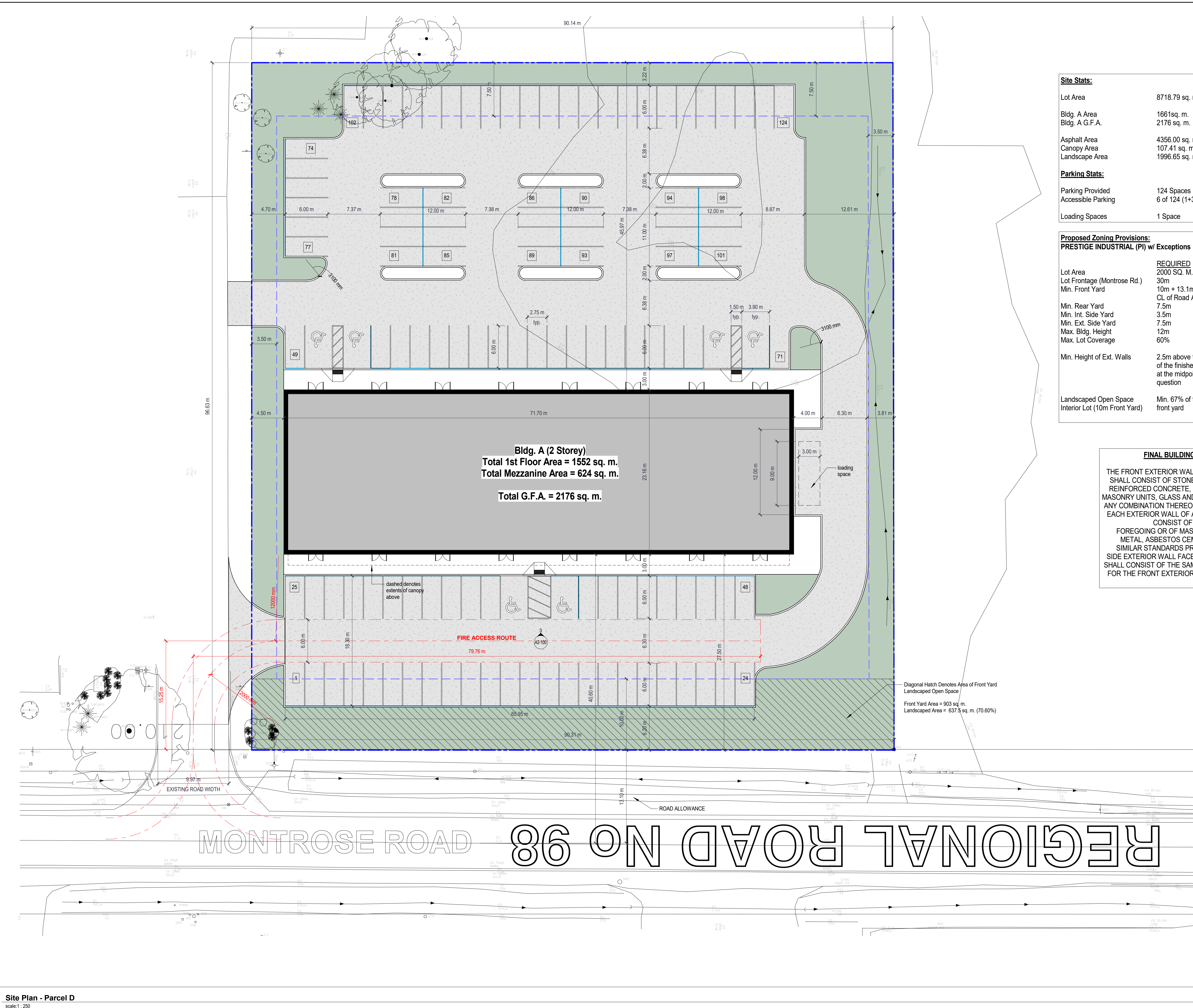


RAIMONDO + **ASSOCIATES**

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Tel: 905-357-4441
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Email: mail@raimondoarchitects.com

ARCHITECTS INC.



Site Plan - Parcel D
scale: 1 : 250

Site Stats:

Lot Area	8718.79 sq. m.	
Bldg. A Area	1661sq. m.	19.05%
Bldg. A G.F.A.	2176 sq. m.	
Asphalt Area	4356.00 sq. m.	49.90%
Canopy Area	107.41 sq. m.	1.23%
Landscape Area	1996.65 sq. m.	22.90%

Parking Stats:

Parking Provided	124 Spaces
Accessible Parking	6 of 124 (1+3% min.)
Loading Spaces	1 Space

Proposed Zoning Provisions:
PRESTIGE INDUSTRIAL (PI) w/ Exceptions

	REQUIRED	PROPOSED
Lot Area	2000 SQ. M.	8718.79 sq. m.
Lot Frontage (Montrose Rd.)	30m	90.31m
Min. Front Yard	10m + 13.1m from CL of Road Allowance	27.5m +13.1m
Min. Rear Yard	7.5m	
Min. Int. Side Yard	3.5m	4.5m South / 14.02m North
Min. Ext. Side Yard	7.5m	N/A
Max. Bldg. Height	12m	11.3m
Max. Lot Coverage	60%	19.05%
Min. Height of Ext. Walls	2.5m above the elevation of the finished ground level at the midpoint of the wall in question	11.3m
Landscaped Open Space	Min. 67% of the required front yard	70.60%
Interior Lot (10m Front Yard)		

FINAL BUILDING DESIGN T.B.D.

THE FRONT EXTERIOR WALLS OF ANY SUCH BUILDING SHALL CONSIST OF STONE, BRICK, ARCHITECTURAL REINFORCED CONCRETE, PROFILE TYPE CONCRETE MASONRY UNITS, GLASS AND METAL COMBINATIONS, OR ANY COMBINATION THEREOF. THE FRONT 6 METRES OF EACH EXTERIOR WALL OF ANY SUCH BUILDING SHALL CONSIST OF ANY OF THE FOREGOING OR OF MASONRY, ARCHITECTURAL METAL, ASBESTOS CEMENT OR MATERIAL OF SIMILAR STANDARDS PROVIDED THAT WHERE A SIDE EXTERIOR WALL FACES AN ABUTTING STREET IT SHALL CONSIST OF THE SAME MATERIALS PRESCRIBED FOR THE FRONT EXTERIOR WALL OF SUCH BUILDING.

Diagonal Hatch Denotes Area of Front Yard Landscaped Open Space
Front Yard Area = 903 sq. m.
Landscaped Area = 637.3 sq. m. (70.60%)

Issued For ZBA
ZBA Rev. 1
ZBA Rev. 2

A 4-26-23
B 2-28-2024
C 12-17-2024

Parcel D
ES FOX
9515 Montrose Road, Niagara Falls Ontario

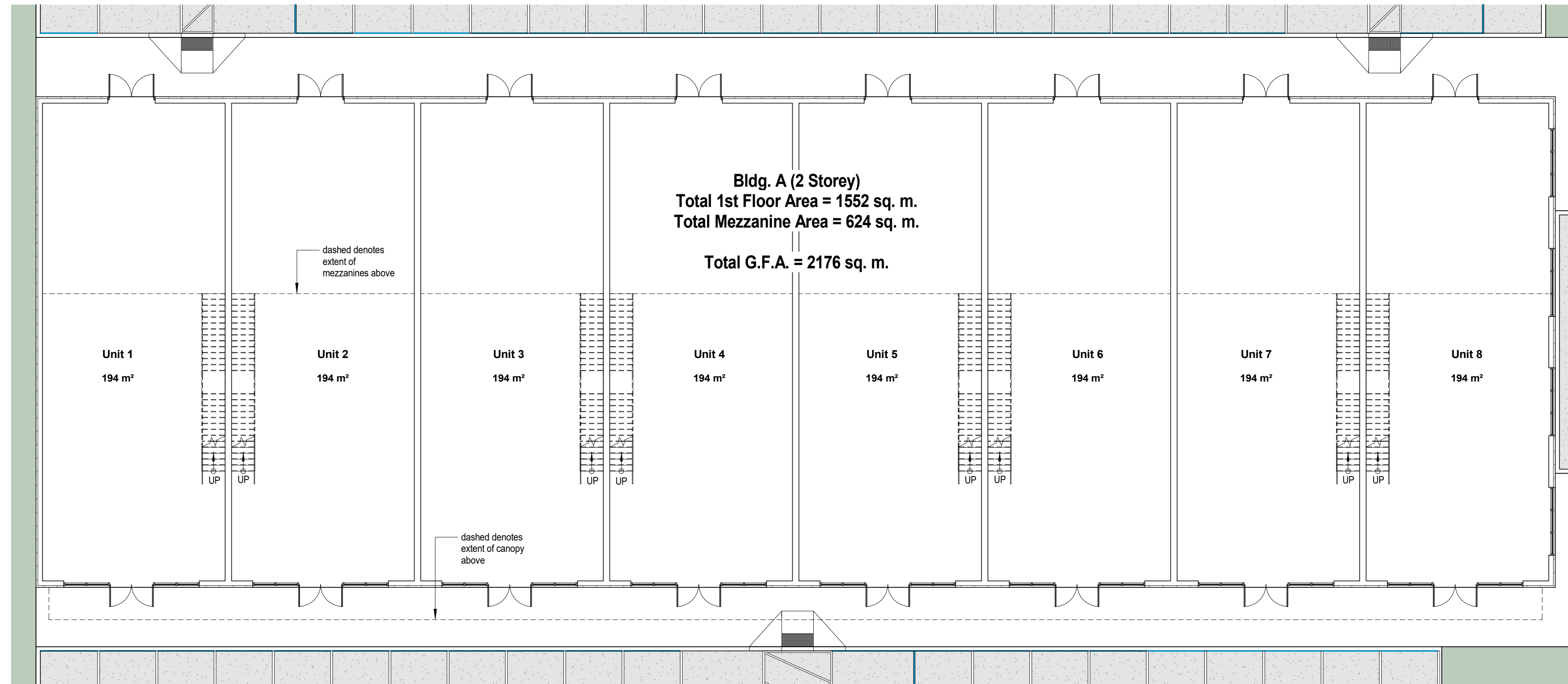
RAMONDO + ASSOCIATES ARCHITECTS INC.
4897 Queen Street Suite 2, Niagara Falls, Ontario, L2E 2L9
905.381.9600
www.ramondarchitects.com
VTEL: 905.381.9603
EMAIL: mail@ramondarchitects.com

Overall Site Plan + Zoning Info

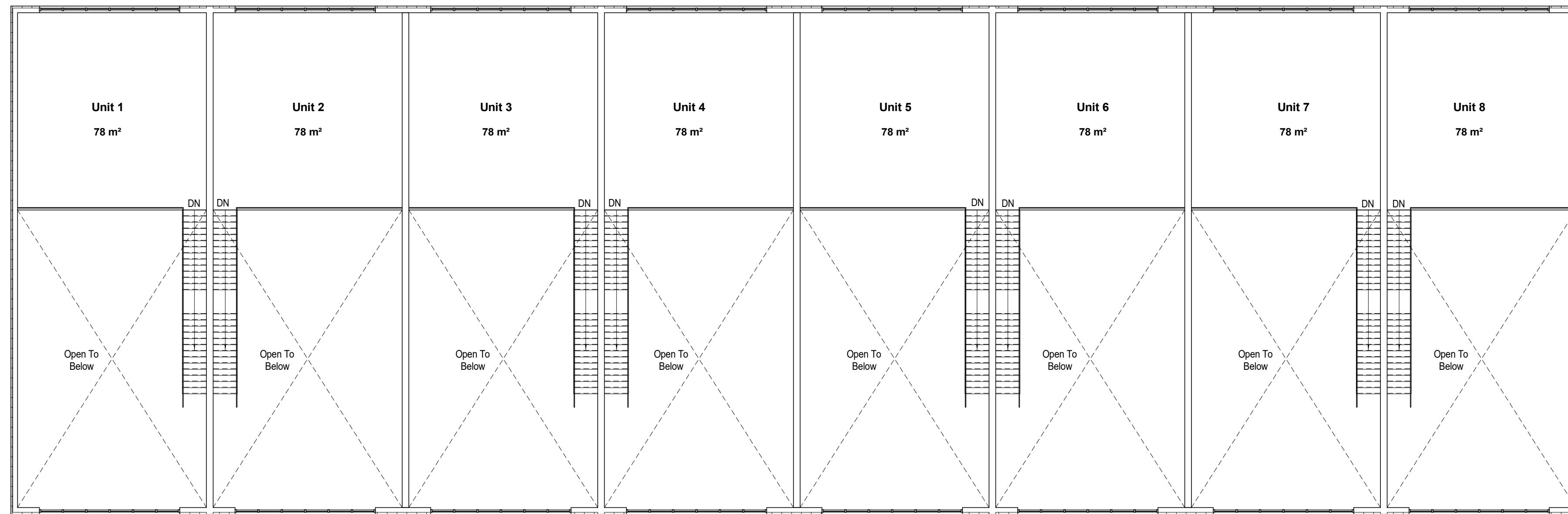
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SCALE: 1 : 250
PROJECT NO.: 21-007
CHECKED: ER

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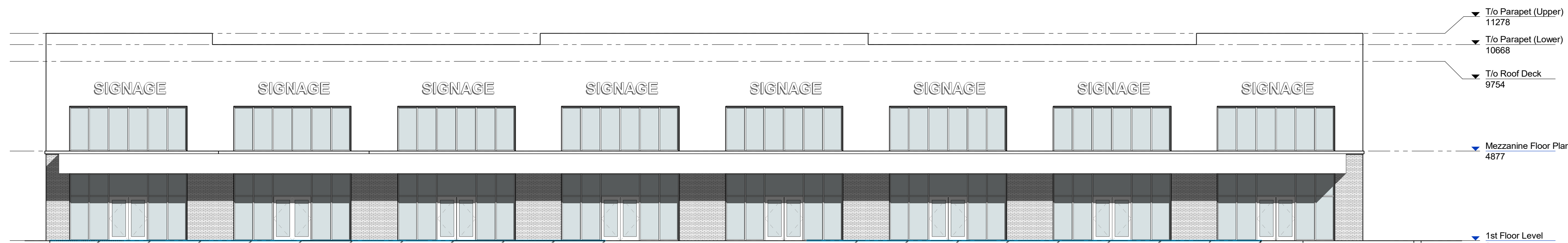
A1-000



1 First Floor Plan
 A2-100 scale: 1:150



2 Mezzanine Floor Plan
 A2-100 scale: 1:150



3 Front Elevation (Montrose Road)
 A2-100 scale: 1:150

<p>Issued For ZBA ZBA Rev. 1 ZBA Rev. 2</p>	<p>A 4-26-23 B 2-28-2024 C 12-17-2024</p>	<p>RAMONDO + ASSOCIATES ARCHITECTS INC. 4897 Queen Street Suite 2, Niagara Falls, Ontario, L2E 2L9 Phone: 905.380.8800 Web: www.ramondarchitects.com Email: mail@ramondarchitects.com</p>
<p>Parcel D ES FOX 9515 Montrose Road, Niagara Falls Ontario</p>		
<p>Floor Plans & Front Elevation</p>		
<p>DRAWN BY: JJV DATE: 12/17/2024 11:20:30 AM SCALE: 1:150 PROJECT NO: 21-007 CHECKED: ER</p>	<p>DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THESE DRAWINGS AND ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT, AND ARE PROTECTED UNDER COPYRIGHT. USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.</p>	
<p>A2-100</p>		