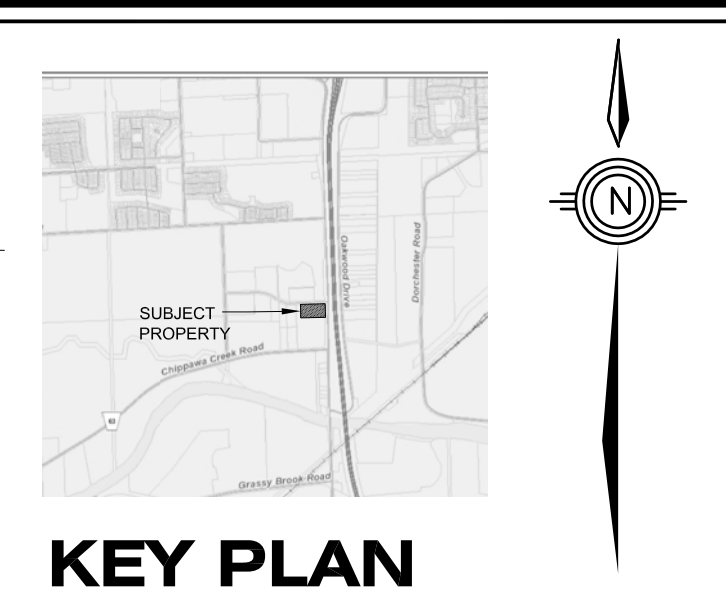
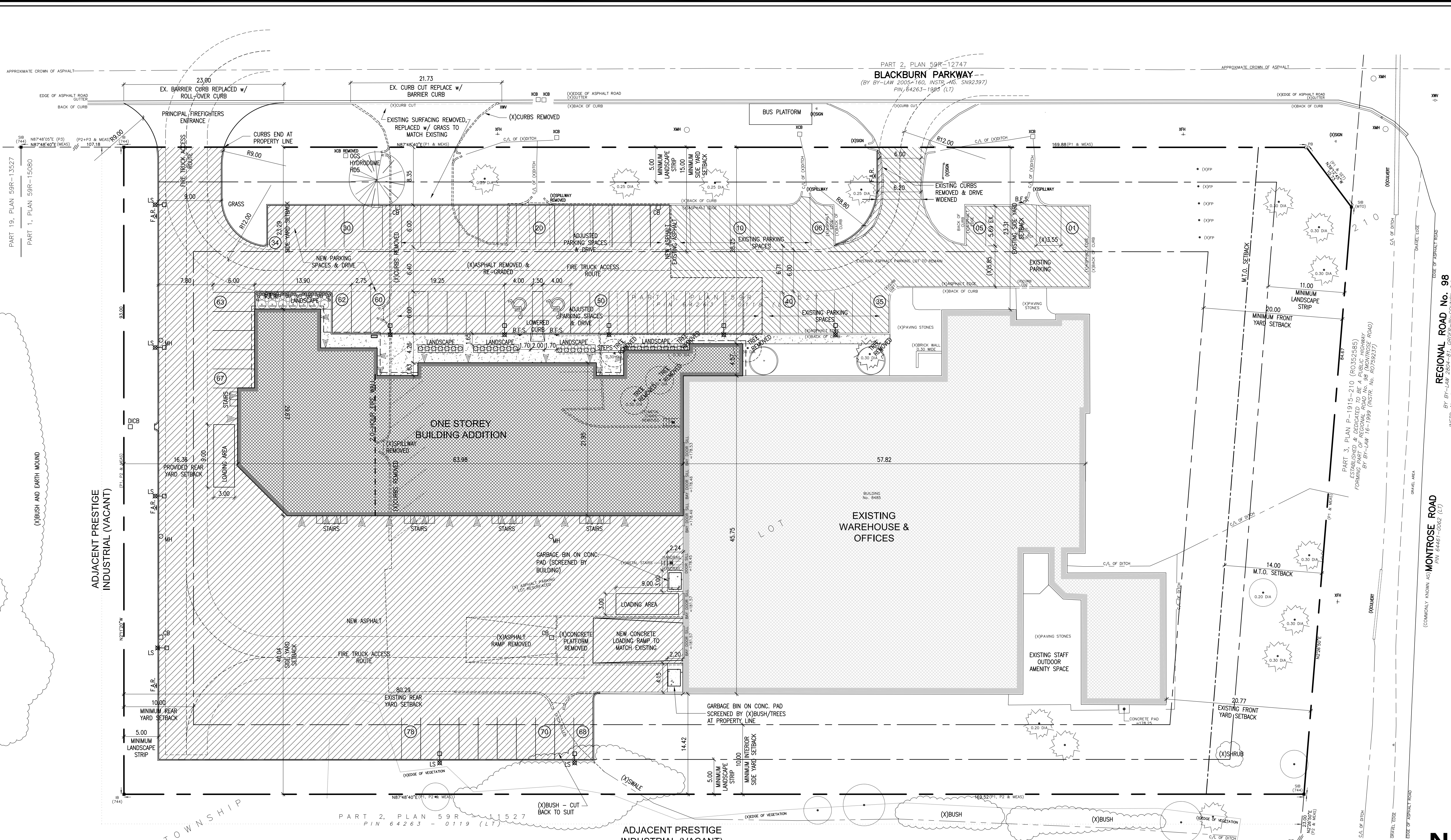




KEY PLAN
SCALE: NOT TO SCALE

SURVEY NOTE:
PART OF STAMFORD TOWNSHIP LOT 10, CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA
BOUNDARIES, TOPOGRAPHIC, AND EXISTING SITE FEATURES SURVEY:
DRAWING: 23-16-222-00-POS-TOPO
PREPARED BY: J.D. Barnes Limited,
4318 Portage Road Unit 2,
Niagara Falls Ontario L2E 6A4

LEGEND

EXISTING SINGLE STORY BUILDING
PROPOSED SINGLE STORY BUILDING
LINE OF PROPOSED ROOF ABOVE
NEW ASPHALT SURFACE
EXISTING ASPHALT SURFACE
CONC. SURFACE

DECIDUOUS
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
TREE TO BE PLANTED
SHRUBS
PARKING STALL NUMBER
LAMP STANDARD

CONIFEROUS
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
TREE TO BE PLANTED
SHRUBS
PARKING STALL NUMBER
LAMP STANDARD

NOTE:
ALL AREAS NOT HATCHED TO BE NEW OR EXISTING GRASS
ALL SITE WORKS NEW UNLESS NOTED OTHERWISE (i.e. "EXISTING")

SIGNAGE NOTES:

ALL PARKING SPACES FOR BARRIER-FREE SHALL BE INDICATED WITH TYPICAL BARRIER FREE SIGNAGE. THESE SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR. THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1-1.5 METERS FROM TOP OF CURB TO BOTTOM OF SIGN & CENTERED WITHIN THE PARKING SPACE.

THE GENERAL CONTRACTOR SHALL SUPPLY ALL REQUIRED FIRE ROUTE SIGNS. THESE SIGNS SHALL BE POSTED IN COMPLIANCE WITH THE HIGHWAY TRAFFIC ACT AND OR THE ONTARIO TRAFFIC MANUAL WITH A MAX. SPACING OF 30M.

ALL STOP, BARRIER FREE, STAFF PARKING, NO OVERNIGHT PARKING AND ONE WAY SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR. ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

SIGN FACE
- 0.064 GAUGE ALUMINUM
- SIGN BLANK
- WHITE BACKGROUND
- HOLES - METRO PUNCH

THE SIGN MUST BE SECURED:
- TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES

POST FIXTURE
75mm DIA. GALVANIZED STANDARD STEEL PIPE

EXPANSION JOINT

POST TO BE CAST IN PLACE IN A 300mm DIA. CONCRETE FOOTING

BY PERMIT ONLY
\$300.00 FINE
B.F.S. Typ. Barrier Free Signage

FIRE ROUTE
F.A.R. Typ. Fire Access Route Signage
REQUIRED SIGNAGE

SITE STATISTICS			
LOT COVERAGE			
LOT AREA	16,083.08 m ²		
BUILDING GROUND COVER			
EXISTING WAREHOUSE & OFFICES	2,913.98 m ²		
18.1% of Lot Area			
PROPOSED ADDITION	1,496.68 m ²		
9.3% of Lot Area			
TOTAL	4,410.66 m ²		
ASPHALT AREA	5,122.36 m ²		
31.9% of Lot Area			
LANDSCAPED AREA	6,550.06 m ²		
40.7% of Lot Area			
PARKING REQUIREMENTS (per 100.00 m ²)			
WAREHOUSE			
0.6 Parking Spaces per 100m ² G.F.A.			
3,057.02 m ² / 100 m ² x 1.1	33.63 Spaces		
OFFICES			
3.2 Parking Spaces per 100m ² G.F.A.			
1,373.78 m ² / 100 m ² x 3.2	43.96 Spaces		
TOTAL PARKING REQUIRED	77.59 Spaces		
	Round Up to 78 Spaces		
PARKING PROVIDED			
TOTAL PROVIDED ACROSS SITE	78 Spaces		
REQUIRED DESIGNATED ACCESSIBLE PARKING (as per City of Niagara Falls website for 13 to 100 spaces)	4%		
	or 2.52 Spaces, Round up to 3 Spaces		
STANDARD PARKING SPACES PROVIDED	75		
BARRIER FREE SPACES PROVIDED	3		
BUILDING ANALYSIS			
PROJECT DESCRIPTION			
MAJOR OCCUPANCY			
BUILDING AREA			
GROSS FLOOR AREA			
NO. OF STOREYS			
HEIGHT OF BUILDING			
FIRE ALARM REQUIRED			
STANDPIPE REQUIRED			
TYPE OF CONSTRUCTION			
TOTAL OCCUPANCY			
BARRIER FREE DESIGN			
HAZARDOUS SUBSTANCE			
BUILDING CLASSIFICATION			
FACES No. OF STREETS			
ADDITION GROUP F, DIVISION 2			
4,410.66 m ²			
4,410.66 m ²			
1 ABOVE GRADE, NO BASEMENT			
5.8 m			
NO			
NO			
NON-COMBUSTIBLE			
172			
YES			
NO			
3.2.2.70 GROUP F, DIVISION 2, UP TO 4 STOREYS			
2 STOREYS			

Peter J. Lesdow architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario L2E 6C5
Telephone: 905-207-1112 e-mail: peter@pjlarchitect.com

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE 3745

SITE PLAN & STATISTICS

PANORAMIC PROPERTIES INDUSTRIAL PLAZA
8485 Montrose Road, Niagara Falls, Ontario

DATE: Nov. 11/ 23
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 05

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