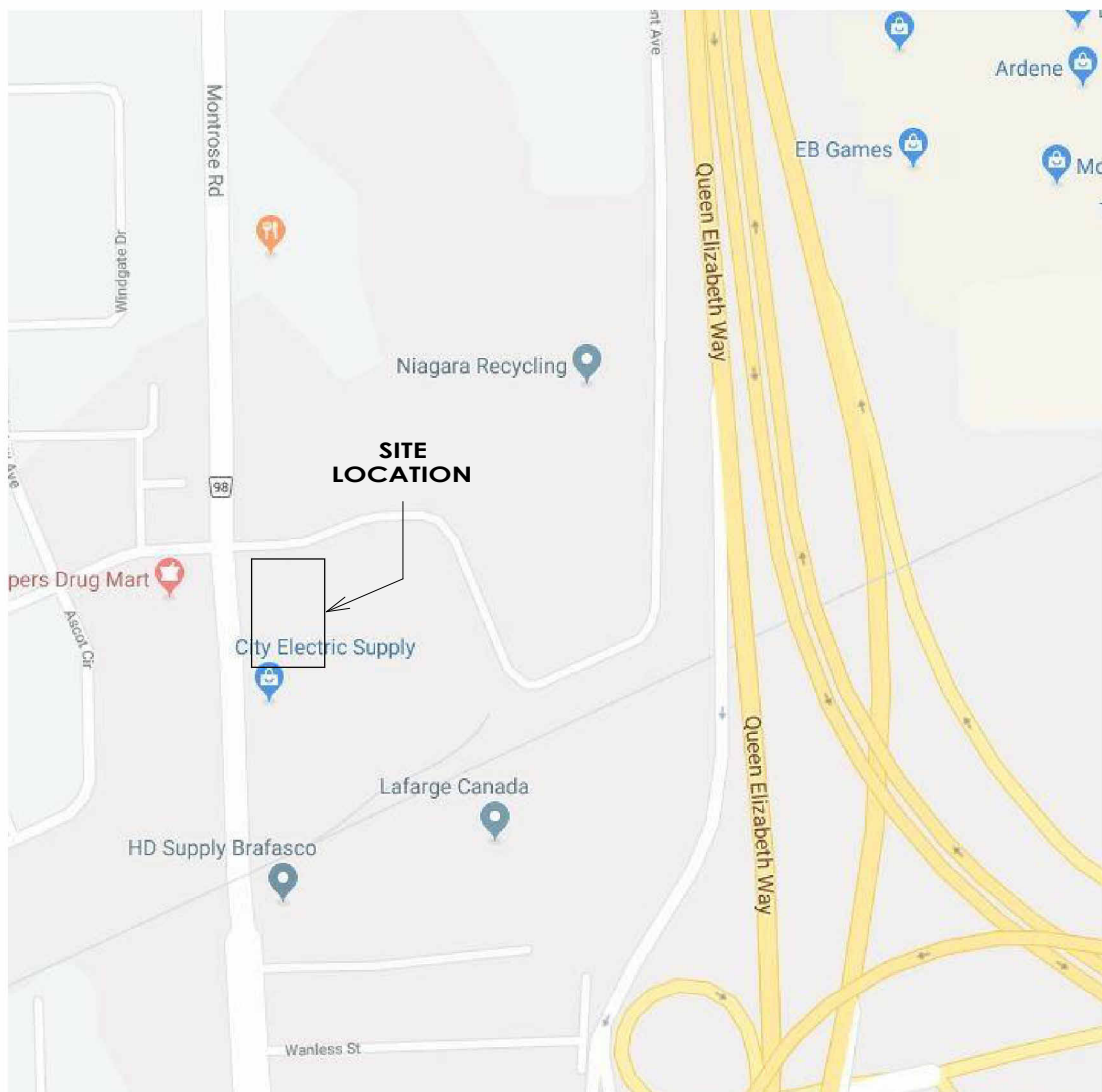


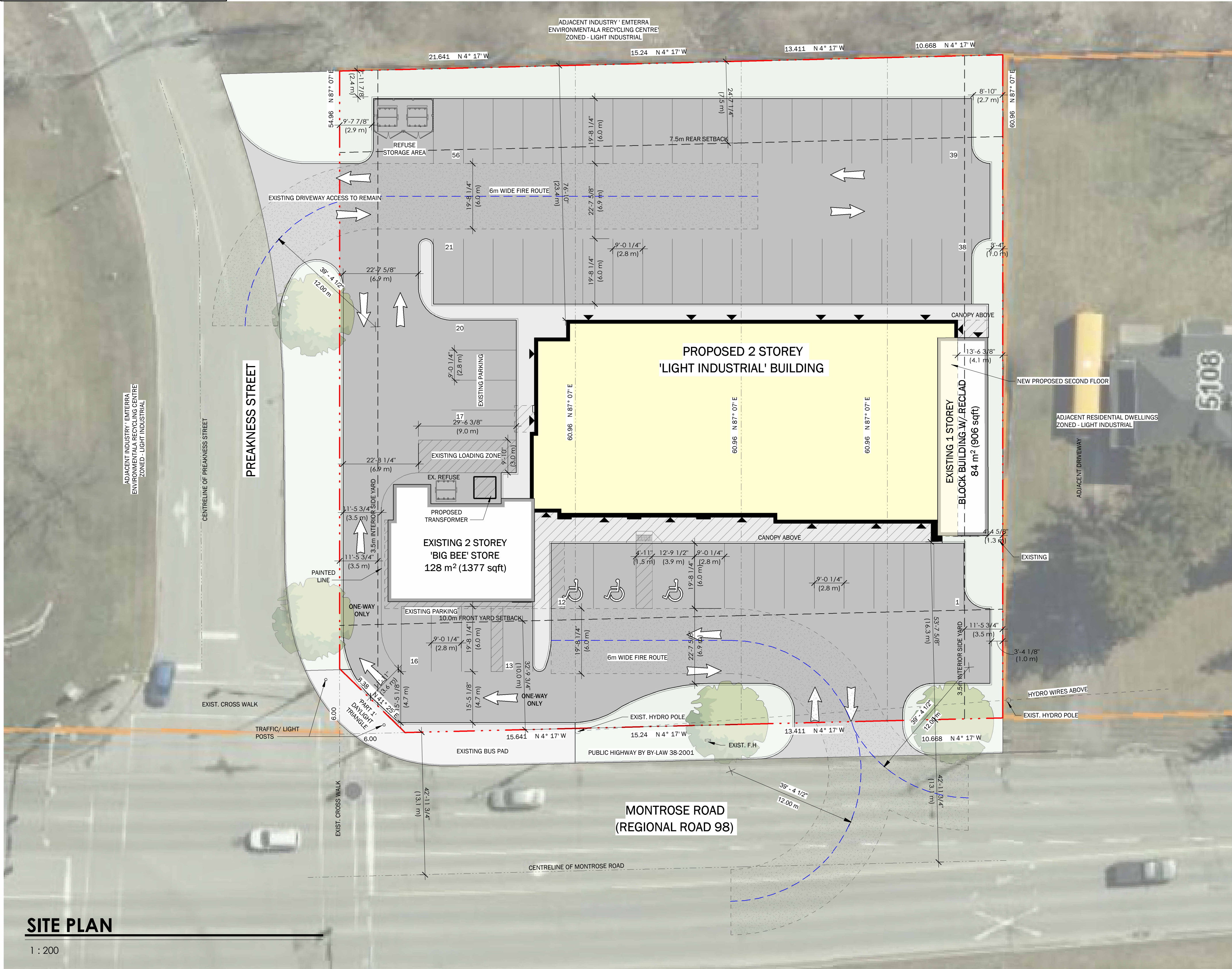


KEY PLAN

PARKING STATISTICS			
PROPOSED 1ST FLR - P.I. OFFICES	(GLFA = 699.7 m²)	28.0	(1 per 25m²)
PROPOSED 2ND FLR - P.I. OFFICES	(GLFA = 577.8 m²)	23.1	(1 per 25m²)
EXISTING BIG BEE STORE	(GLFA = 127.9 m²)	5.1	(1 per 25m²)
EXISTING RESIDENTIAL UNITS	2 UNITS	2	(1 per UNIT)
TOTAL PARKING SPACES REQ'D		58.2 SPACES	
TOTAL PARKING SPACES PROVIDED		56 SPACES	MV:3
BARRIER-FREE SPACES REQ'D		(1+3% @ 56)	3 SPACES
LOADING SPACES REQ'D		(300 m² - 3,600 m²)	1 SPACE
PROPOSED 1436.2 m²			

SITE STATISTICS - 5056 MONTROSE (PIN 64417-0077) LIGHT INDUSTRIAL - L1-960			
LOT AREA	(MIN: 1,300 m²)	1,300 m²	(14,002 sqft)
LOT FRONTAGE	(MIN: 21.0 m)	21.64 m	(71.19 ft)
PROPOSED BUILDING (INC. CANOPY)	8.2%	- 106.4 m²	(1,145.6 sqft)
EXISTING BUSY BEE	9.8%	- 127.9 m²	(1,377.0 sqft)
TOTAL LOT COVERAGE	(MAX: 70%)	18.0%	- 234.4 m² (2,522.6 sqft)
LANDSCAPE COVERAGE (MIN: 20% OF FRONT YARD)	8.5%	- 16.9 m²	(181.5 sqft) MV:1
BUILDING HEIGHT	MAX: 12 m	2 STOREYS - 9.5 m	(31.2 ft)

SITE STATISTICS - 5084-5056 MONTROSE (PIN 64417-0046/48/50) LIGHT INDUSTRIAL - L1			
LOT AREA	(MIN: 2,000 m²)	2,396.9 m²	(25,800 sqft)
LOT FRONTAGE	(MIN: 30.0 m)	39.3 m	(128.9 ft)
PROPOSED BUILDING (INC. CANOPY)	28.2%	- 676 m²	(7,276.4 sqft)
EXISTING 1 STOREY BUILDING	3.5%	- 84.2 m²	(906.5 sqft)
TOTAL LOT COVERAGE	(MAX: 70%)	31.7%	- 760.2 m² (8,182.9 sqft)
LANDSCAPE COVERAGE (MIN: 67% OF FRONT YARD)	24.0%	- 94.5 m²	(1,017.3 sqft) MV:2
BUILDING HEIGHT	MAX: 12 m	2 STOREYS - 9.5 m	(31.2 ft)



SITE PLAN

1 : 200

* DISCLAIMER: ISSUED FOR PRELIMINARY DESIGN DISCUSSION ONLY

BIG BEE - MONTROSE ROAD PLAZA

5056 - 5096 MONTROSE RD. NIAGARA FALLS, ONTARIO

A · C · K
architects
STUDIO INC.

SITE PLAN

DWG. No.

..SP1

SCALE: AS SHOWN
DATE: NOV 17 2025
PROJECT No.: 2010-168