

ISSUED FOR
MINOR
VARIANCE

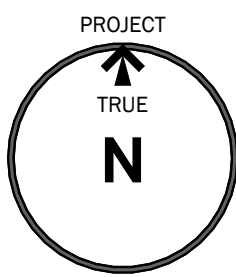
ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

No.	DATE	DESCRIPTION	BY:
A	Jun 20 2025	AS-BUILT DRAWINGS	AZ
B	July 8 2025	Revision D	EH
1	SEP 10 2025	PERMIT R0	ACK
2	SEP 29 2025	C of A R0	ACK
3	NOV 12 2025	C of A R1	ACK

COMMISSION:

LAURCOAT INC.
EXPANSION

8591 EARL THOMAS AVE.
NIAGARA FALLS, ONTARIO, L2E 6X8



A · C · K
architects
STUDIO INC.

Architectural Office:

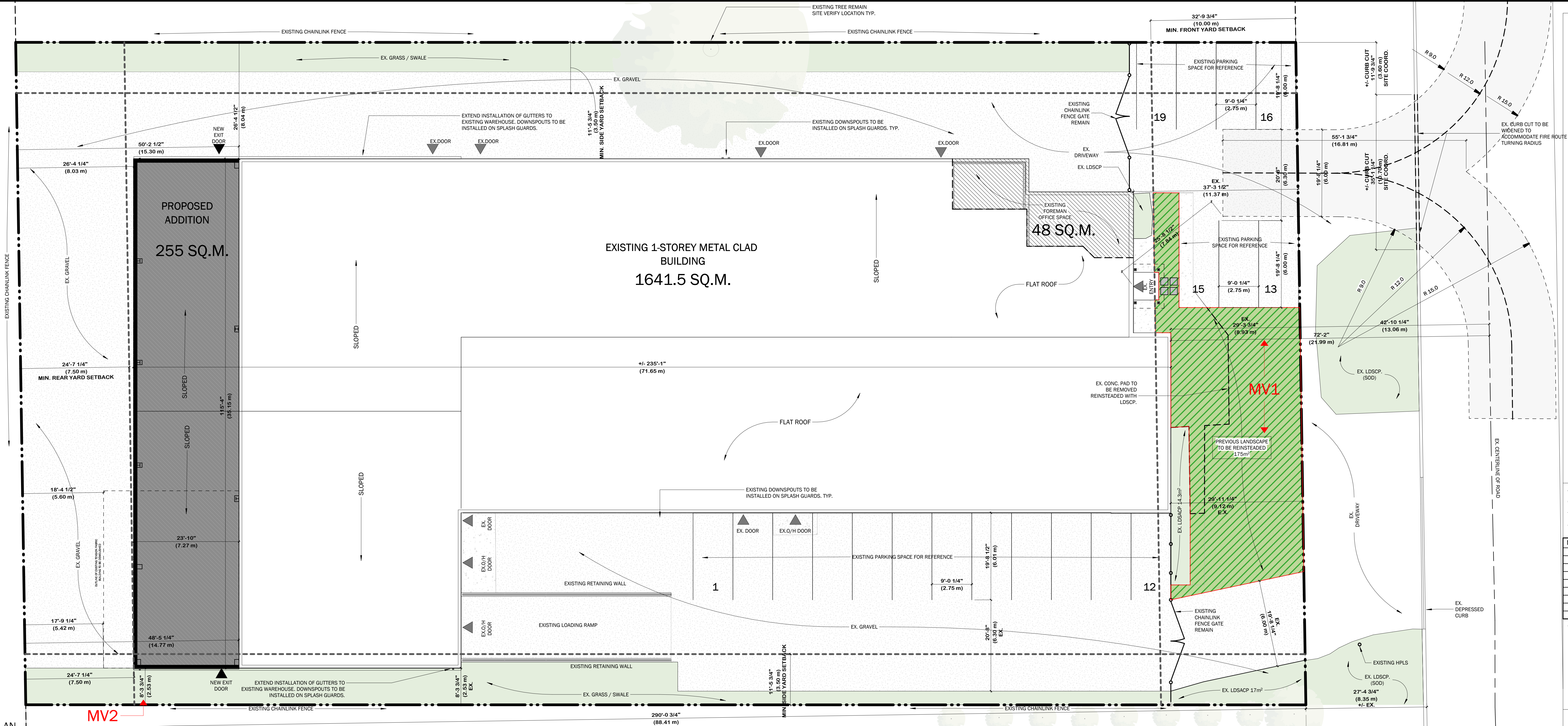
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN

DRAWN BY:	BL/AZ/TH	DRAWING No.:	SP.1
CHECKED BY:	MA/JR		
DATE ISSUED:	NOV 12 2025		
PROJECT No.:	2025-136		

1 SITE PLAN
A1.20 1:125



PROVISION	REQUIREMENT	PROVIDED
Parking and access requirements (By-law No. 2010-03)	EXISTING FACTORY INCLUDING THE EXPANSION: (1641.5 m ² + 255m ² x 1/90 = 1896.5m ² x 1/90 = 21.07 SPACES REQ'D	
	EXISTING FOREMAN OFFICE: 48sq.m x 1/25 = 1.92 SPACES REQ'D	
	TOTAL REQUIRED 21.07+1.92= 23 spaces	EX. 19 SPACES PROVIDED

Bank, trust company, credit union, Currency exchange, sightseeing tourist information centre, timeshare sales office, office other than a dental or medical office or clinic medical office or clinic (2002-061)

Plant, factory, warehouse and transportation terminal (2011-136)

1 parking space for each 25 square metres (269.1 sq. ft.) of gross leasable floor area

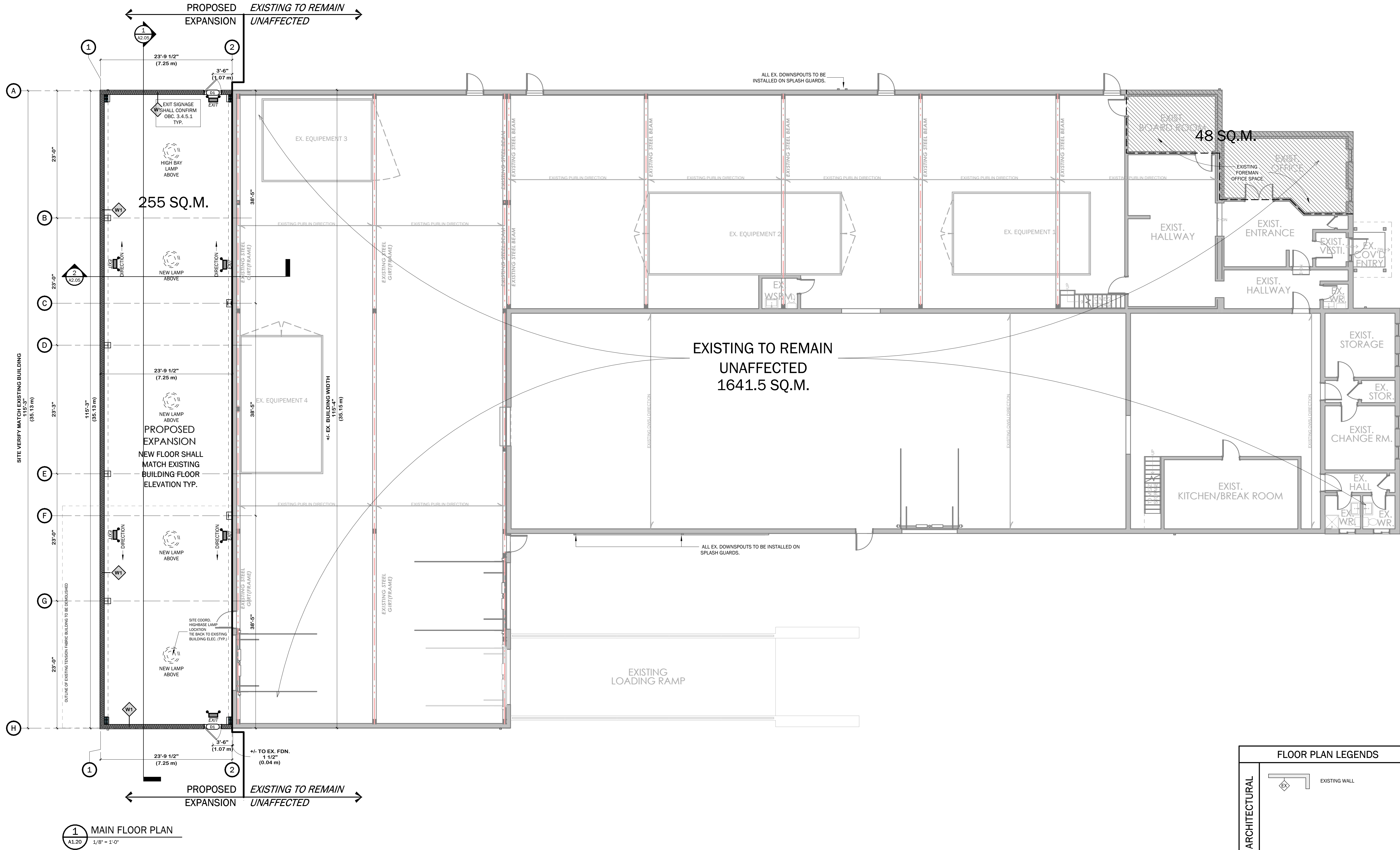
1 parking space for each 90 square metres of floor area

MV #	PROVISION	REQUIREMENT	PROPOSAL	EXTEND OF VARIANCE
MV1	FRONT YARD LDSCP COVERAGE 11.2.2 (i) (i) Min Landscape for interior lot (2011-136) 67% of the required front yard.	MIN. 67% EXISTING FRONT YARD SIZE: 457.3m ² 100% REQ'D LANDSCAPE: 306.4m ² 67%	192m ² 42%	-25%
MV2	MIN. SOUTH SIDE YARD 11.2.2 (d) Min. Interior Side yard width, 3.5m	MIN. 3.5m	2.5m	1m
MV3	MIN. REQUIRED PARKING 4.19.1 Parking requirement Table 1 item Plant, factory(2011-136) 1 parking space for each 90 sq m of floor area	SEE PARKING CHART 1 Space per 90m ² FOR FACTORY USE 1 Space per 25m ² FOR OFFICE USE TOTAL REQUIRED 23 SPACES	1896.5 / 17 space=112m ² 1 Space per 112m ² FOR FACTORY USE (19 SPACES)	1 Space per 22m ² FOR FACTORY USE (4 SPACES)

SITE PLAN LEGEND	
	LANDSCAPE
	LOCATION PREVIOUS LANDSCAPE TO BE REINSTEATED
	EX GRAVEL SURFACE
	6m FIRE ROUTE
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPERTY LINE
	MIN. SETBACKS
	EX. ADJACENT LOT
	EX. CHAIN LINK FENCE
	S.I.B.
*SEE SITE PLAN NOTES **F.G.S.HALL REFER TO FINAL GRADING PLANS	
*LOT LINE/BACKGROUND AS PER CHAMBERS AND ASSOCIATES SURVEYING LTD. TOPO SKETCH (DATED: FEB 21/2025)	

SITE PLAN ZONING & STATISTICS			
ZONING INFORMATION			
ADDRESS	8591 EARL THOMAS AVE. NIAGARA FALLS, ON. L2E 6X8		
ZONING AND BY-LAW	LI (LIGHT INDUSTRIAL) SPECIAL PROVISION 19.1.31		
ITEMS	REQUIRED	PROVIDED (EXISTING)	
LOT FRONTAGE (MIN.)	30.0m (99.0ft)	EXISTING 45.73m (150.0ft)	
FRONT YARD (MIN.)	10.0m (33.0ft)	EXISTING 8.93m (29.3ft)	
SIDE YARD (MIN.)	3.5m (11.5ft)	EXISTING NORTH 8.03m (26.35ft) SOUTH 2.53m (8.30ft)	
REAR YARD (MIN.)	7.5m (24.61ft)	EXISTING 14.77m (48.46ft) TO EX. WAREHOUSE EXISTING 5.40m (17.78ft) TO EX. TENSION FABRIC BLDG 7.5m (24.77) TO PROPOSED EXPANSION	
BUILDING HEIGHT/# OF STORY (MAX)	12.0m (40.0ft)	+/- EX 6.41m (21.03ft)	
MIN. HEIGHT OF EXTERIOR WALLS: MIN. VERTICAL HEIGHT OF EACH EXTERIOR WALL SHALL BE 2.5m ABOVE THE ELEVATION OF THE FINISHED GROUND LEVEL AT THE MID POINT OF THE WALL IN QUESTION	2.5m (8.2ft)		
COVERAGE CALCULATIONS			
EXISTING LOT AREA (Min. 2000m ² FOR 'LI' (Min. 4000m ² FOR 'GI')	EXISTING LOT AREA 4043m ² (43519ft ²)	100%	
BY-LAW MAX. LOT COVERAGE	2830m ² (30462ft ²)	70%	
MINIMUM LANDSCAPED OPEN SPACE FOR INTERIOR LOT	EXISTING FRONT YARD SIZE: 457.3m ² 100% REQ'D LANDSCAPE: 306.4m ² MIN. 67% 192m ² (2076)	PROPOSED 192m ² (2076)	
PROPOSED BUILDING			
AREA 1	255.5m ² (2750.17 ft ²)		
TOTAL PROPOSED BUILDING	255.5m ² (2750.17 ft ²)	6.3%	
EXISTING BUILDING			
EXISTING OFFICE SPACE	48m ² (516.6 ft ²)		
EXISTING WAREHOUSE SPACE	1641.5m ² (17668.9 ft ²)		
EXISTING TENSION FABRIC BLDG. (NOT REQUIRED)	114.21m ² (1229.34 ft ²)		
TOTAL EXISTING BUILDING + PROPOSED	1945.1m ² (20936.8 ft ²)	48.1%	
PROPOSED LANDSCAPING	354.8m ² (3819.0 ft ²)	8.8%	
ROAD/PAVING	1743.1m ² (18762.6 ft ²)	43.1%	
			ZONING INFORMATION CONFIRMED WITH CITY/TOWN
			NAME: _____
			DATE: _____
			COMMENTS: _____

MUNICIPALITY/CONSERVATION REGION SHALL CONFIRM ALL ZONING AND DEVELOPMENT REQUIREMENTS AND RESTRICTIONS PRIOR TO THE ISSUANCE OF BUILDING PERMIT AND/OR CONSTRUCTION ACTIVITIES. ARCHITECT/PLANNER/SURVEY / APPLICANT/OWNER WHERE REQUIRED TO BE INFORMED OF ANY DISCREPANCIES.



1 MAIN FLOOR PLAN
A1.20 1/8" = 1'-0"

DOOR SCHEDULE			
TAG	WIDTH	HEIGHT	COMMENTS
D1	3'-0"	7'-0"	NEW EXIT DOOR WITH PUSHBAR SELF CLOSE AIR TIGHT SEE DOOR ELEVATION TYPE A&B

FLOOR PLAN LEGENDS	
ARCHITECTURAL	EXISTING WALL
	EXIT SIGN / EMERGENCY LIGHTING COMBO
ELEC./OBC.	

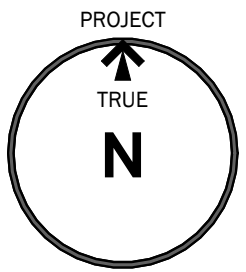
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SHEET TITLE:

PROPOSED MAIN FLOOR
PLAN (EXPANSION)

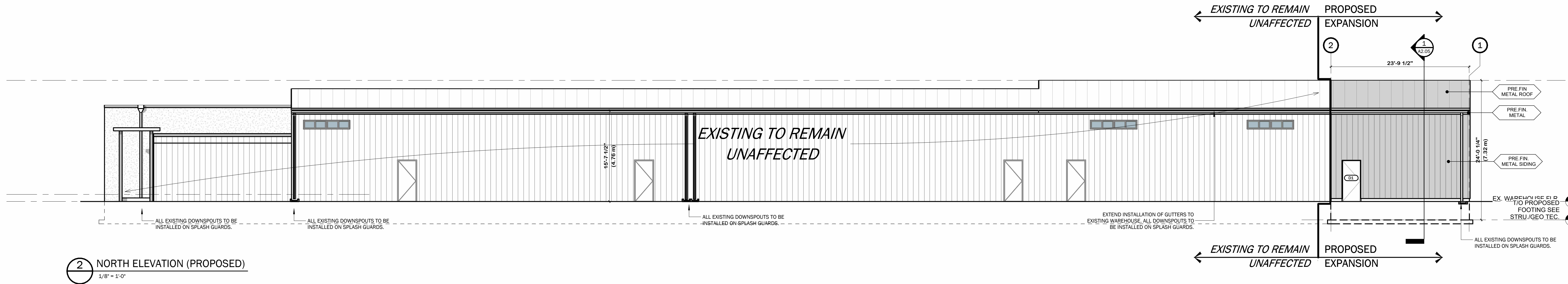
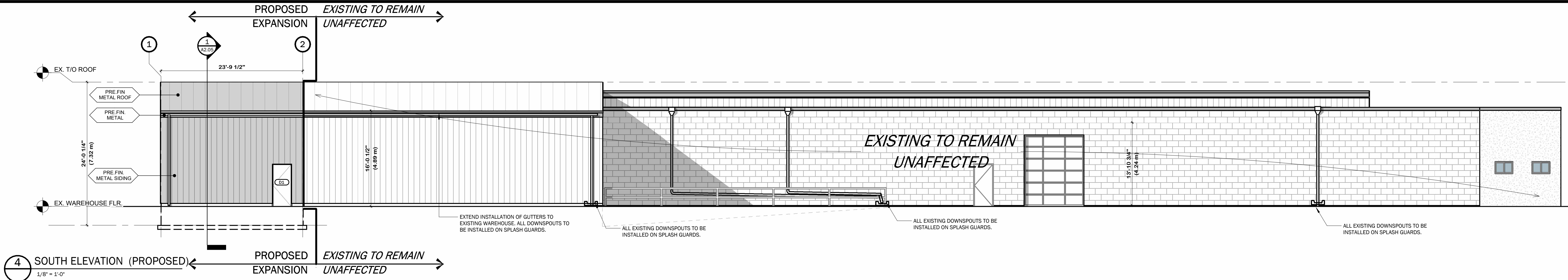
DRAWN BY:	BL/AZ/EH	DRAWING No.:
CHECKED BY:	MA/JR	
DATE ISSUED:	SEP 29 2025	
PROJECT No.:	2025-136	

A2.02

ISSUED FOR
MINOR
VARIANCE

FLOOR PLAN
FOR REF.

ISSUED FOR
MINOR
VARIANCE
ELEVATIONS
FOR REF.



TYPICAL ELEVATION NOTES:

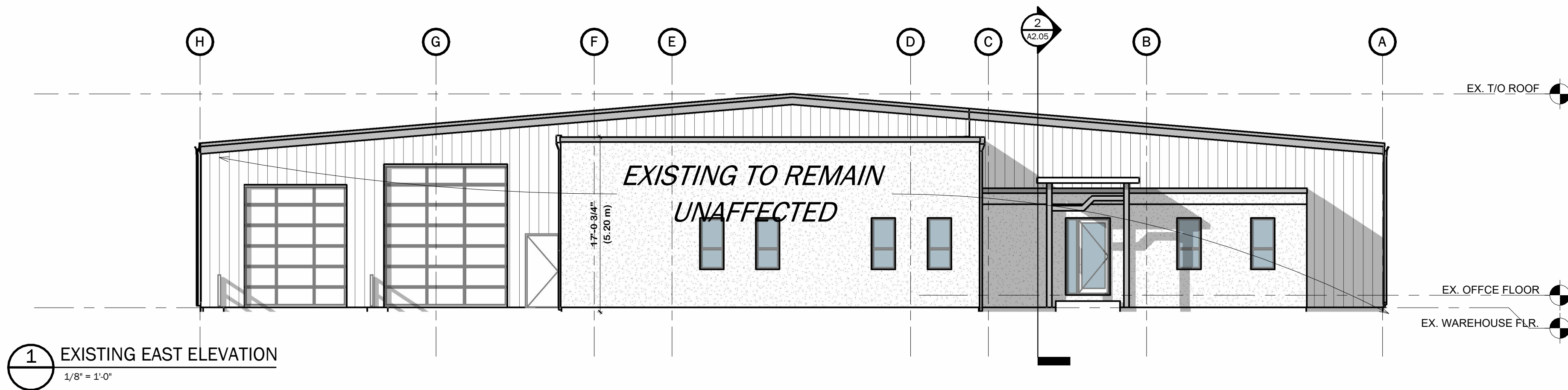
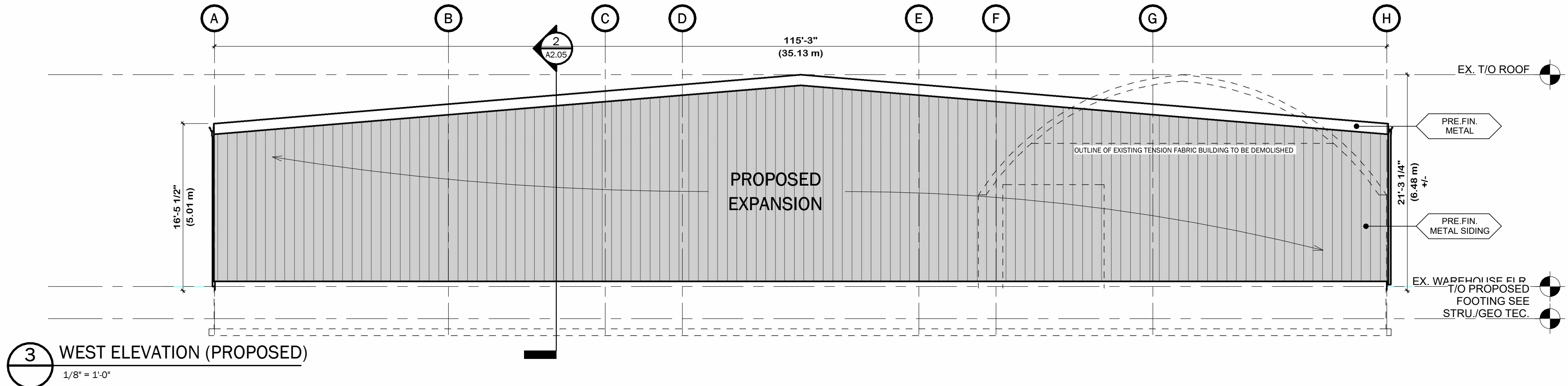
- REFER TO ASSEMBLY SCHEDULE FOR WALL COMPOSITIONS AND INSULATION VALUES.
- ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO FINAL SITE GRADING PLAN.
- FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH OWNER AND ARCHITECT.
- EXTERIOR FINISHES AS PER EXTERIOR FINISH SCHEDULE AND WALL ASSEMBLY SCHEDULE.
- REFER TO AND COORDINATE WITH ELEVATION DETAILS FOR EXTERIOR TRIM AND MOULDING DETAILS.
 - REFER TO TRIM SCHEDULE FOR TRIM/MOULDING TYPES.
- REFER TO AND COORDINATE WITH GUARD DETAILS FOR ALL EXTERIOR GUARD REQUIREMENTS CONFORMING TO OBC.
- FLASHING COLOUR TO MATCH ADJACENT FINISH (TYPICAL, UNLESS OTHERWISE NOTED).
 - ALL FLASHING TO BE MIN. 26 Ga. ALUMINUM OR EQUAL.
- COORDINATE LOUVER AND MECHANICAL WALL BOX LOCATIONS AND REQUIREMENTS WITH MECHANICAL DRAWINGS AND ARCHITECTURAL ELEVATIONS.
 - LOUVERS AND WALL BOXES TO BE FACTORY PAINTED TO MATCH ADJACENT WALL FINISHES.
- SEE WINDOW AND DOOR SCHEDULES FOR WINDOW AND DOOR REQUIREMENTS.
- EXTERIOR STAIRS (IF APPLICABLE / REQUIRED) ARE TO BE COORDINATED WITH FINAL GRADING PLAN AND ARCHITECTURAL DETAILS. CONTRACTOR TO VERIFY REQUIRED RISERS. ALL STAIRS TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- SEE FOUNDATION / UNDERGROUND PARKING PLAN FOR ALL FOUNDATION REQUIREMENTS.
- COORDINATE ALL STRUCTURAL REQUIREMENTS WITH STRUCTURAL DRAWINGS.

FINISH MATERIALS LEGEND:

HATCH	DESCRIPTION	TAG
	PRE-FIN. METAL SIDING PRODUCT: T.B.D. TEXTURE: T.B.D.	
	PRE-FIN. METAL ROOFING PRODUCT: T.B.D. TEXTURE: T.B.D.	
ALL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER, AND ARCHITECT.		

DOOR SCHEDULE

TAG	WIDTH	HEIGHT	COMMENTS
D1	3'-0"	7'-0"	NEW EXIT DOOR WITH PUSHBAR SELF CLOSE AIR TIGHT SEE DOOR ELEVATION TYPE A&B



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SHEET TITLE:

**EXTERIOR BUILDING
ELEVATIONS**

DRAWN BY:	BL/AZ/EH	DRAWING No.:
CHECKED BY:	MA/JR	A2.04
DATE ISSUED:	NOV 12 2025	
PROJECT No.:	2025-136	