

**SURVEY NOTE:**

PART OF STAMFORD TOWNSHIP LOT 97, CITY OF NIAGARA FALLS, REGIONAL MUNICIPALITY OF NIAGARA  
 TOPOGRAPHIC SURVEY, EXISTING SITE FEATURES, GRADING AND BOUNDARIES:  
 MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD., NIAGARA FALLS, ONTARIO  
 PHONE: 905-358-6224 LLN: 39206A

**SITE STATISTICS**

LOT AREA	9,761.92 m <sup>2</sup>
BUILDING GROUND COVER (11.73% of Total Lot Area)	1,145.45 m <sup>2</sup>
OPEN AIR PAVILION COVERAGE (At Roof Edge) (0.80% of Total Lot Area)	77.70 m <sup>2</sup>
GROSS BUILDING COVERAGE (12.53% of Total Lot Area)	1,223.15 m <sup>2</sup>
NUMBER OF FLOORS	1 FLOOR
BUILDING HEIGHT (TOP OF ROOF AT MECHANICAL)	7.01 m
LANDSCAPED AREA (61.06% of Total Lot Area)	5,960.20 m <sup>2</sup>
ASPHALT AREA (26.41% of Total Lot Area)	2,578.57 m <sup>2</sup>

**PARKING REQUIREMENTS**

BANQUET HALL - 300 PEOPLE	=	60 Spaces
1 Parking Space per 5 People		
SCOUTS - 15 PEOPLE		3 Spaces
1 Parking Space per 5 People		
CLUB ROOM - 15 PEOPLE		3 Spaces
1 Parking Space per 5 People		
<b>TOTAL PARKING REQUIRED</b>		<b>66 Spaces</b>

**REQUIRED DESIGNATED ACCESSIBLE PARKING SPACES**

STANDARD PARKING SPACE (2.75m x 5.50m TYPICAL)	64 Spaces
DESIGNATED ACCESSIBLE PARKING	4 Spaces
<b>TOTAL PARKING PROVIDED</b>	<b>66 Spaces</b>

**BUILDING ANALYSIS**

PROJECT DESCRIPTION	NEW CONSTRUCTION
MAJOR OCCUPANCY	GROUP A, DIVISION 2 - ASSEMBLY
BUILDING AREA	1,141.43 m <sup>2</sup>
GROSS FLOOR AREA	1,141.43 m <sup>2</sup>
NO. OF STOREYS	1 ABOVE GRADE, NO BASEMENT
HEIGHT OF BUILDING	7.01 m
FIRE ALARM REQD	YES
STANDPIPE REQD	NO
TYPE OF CONSTRUCTION	COMBUSTIBLE
TOTAL OCCUPANCY	340
BARRIER FREE DESIGN	YES
HAZARDOUS SUBSTANCE	NO
BUILDING CLASSIFICATION	GROUP A, DIVISION 2, up to 2 STOREYS
FACES NO. OF STREETS	1 STREET

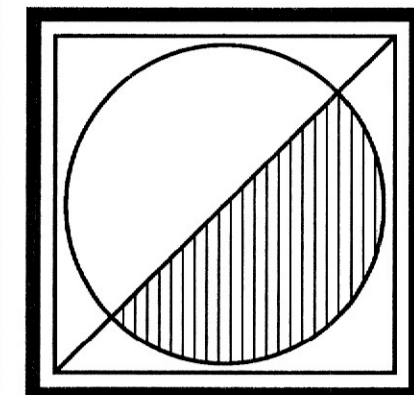
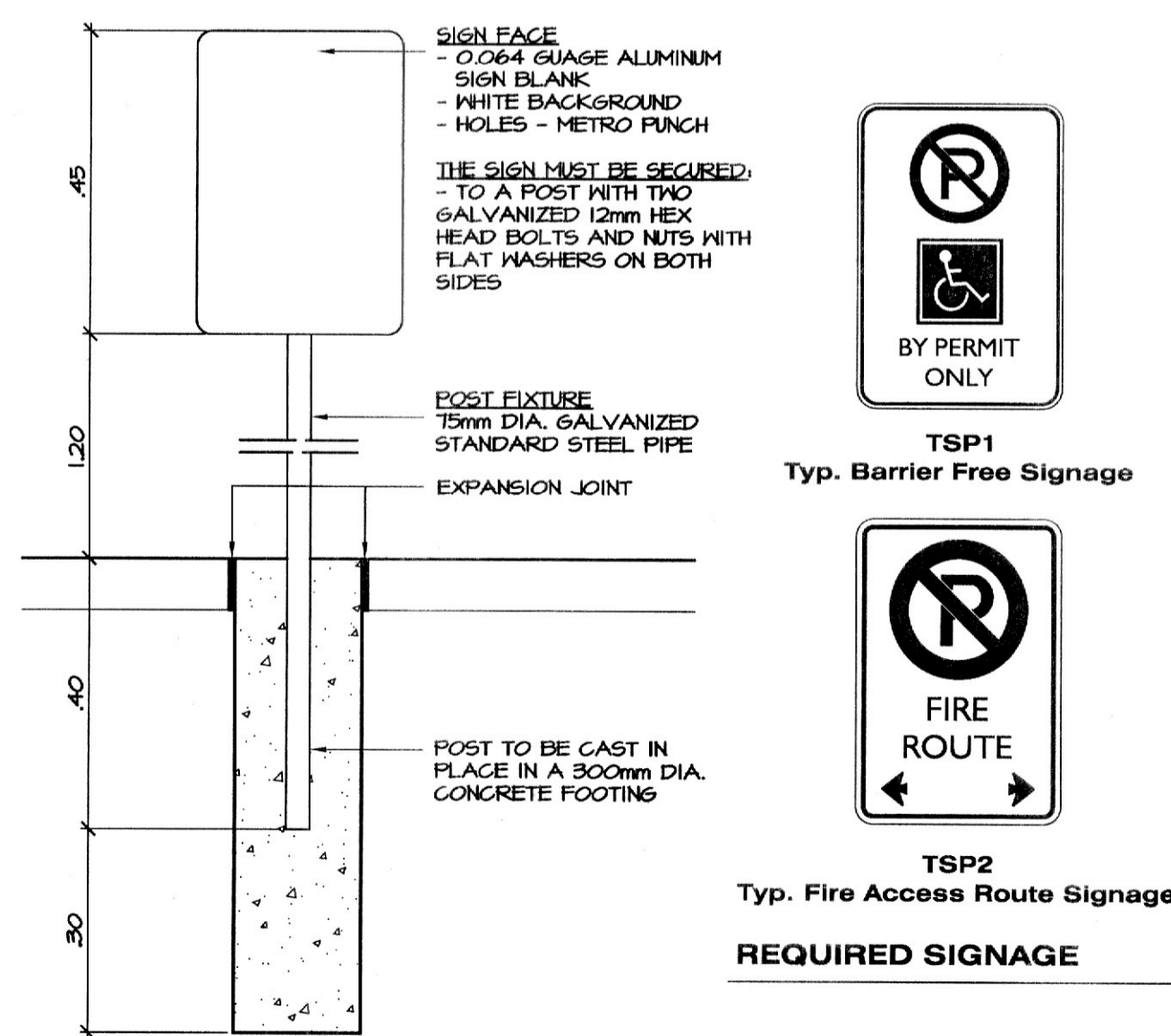
**SITE PLAN**

SCALE: 1 : 250

- SINGLE STORY BUILDING OR ANCILLARY STRUCTURE
- LINE OF ROOF ABOVE
- PRESSED CONC. SURFACE
- BRUSHED CONC. SURFACE
- ASPHALT SURFACE
- NOTE: ALL AREAS NOT HATCHED TO BE NEW OR EXISTING GRASS
- POURED CONCRETE FOOTING
- 1.0M HIGH METAL PICKET FENCE
- 1.0M HIGH WOOD BOARD FENCE
- TSP#
- TSP1 - BARRIER FREE PARKING
- TSP2 - FIRE ACCESS ROUTE
- CONIFEROUS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE TO BE PLANTED
- LOW GROWTH GROUND COVER
- SHRUB
- POTTED PLANTER
- DIRECTION OF TRAFFIC FLOW
- PARKING STALL NUMBER
- NOTE: ALL SITE WORKS NEW UNLESS NOTED OTHERWISE (i.e. EXISTING)

**LEGEND**

**SIGNAGE NOTES:**  
 ALL PARKING SPACES FOR BARRIER-FREE SHALL BE INDICATED WITH TYPICAL BARRIER FREE SIGNAGE CENTERED AT EACH PARKING SPACE - THESE SIGNS SHALL BE SUPPLIED & INSTALLED BY THE GENERAL CONTRACTOR THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 2-3 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.



**Peter J. Lesdow**  
 architect

**SITE PLAN**

**NIAGARA FALLS OPTIMIST CENTRE**

DATE	REVISIONS
APR 23/13	ISSUED FOR MINOR VARIANCE
MAY 16/13	ISSUED FOR CLIENT REVIEW

**NIAGARA FALLS OPTIMIST CENTRE**  
 Morrison Street  
 Niagara Falls, ON

DATE: Apr. 12, 2013  
 SCALE: AS NOTED  
 DRAWN BY: MRW  
 CHECK BY: PJL

13 - 01

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