

Site Plan
 SCALE: actual north
 1:400 METRIC
 zoning classification - L1 Light Industrial
 NOTE: INFORMATION FOR THIS SITE PLAN SKETCH WAS OBTAINED FROM OWNER INFORMATION ONLY - THIS IS NOT A PLAN OF SURVEY

KEY PLAN
 SCALE: [Symbol]

OWNERS'S NAME _____
 SIGNATURE _____
 THE CITY OF NIAGARA FALLS
 CLERK _____ MAYOR _____
 DATE _____

PROPERTY DESCRIPTION
 PT LT 27, 28, AND 29
 Registered Plan No. 243
 City of Niagara Falls
 Regional Municipality of Niagara

MUNICIPAL ADDRESS
 8481 Earl Thomas Avenue
 Niagara Falls ON L2G 0B5

COVERAGE TABLE		LANDSCAPE SCHEDULE	
TOTAL LOT AREA	13,470.5 M2	100%	
BUILDING COVERAGE			
EXISTING BLDG	2676.00 M2	19.8%	
PROPOSED	923.76M2	6.80%	
TOTAL	3599.76 M2	26.72%	
FLOOR AREA (G.F.A.)			
BUILDING HEIGHT	8.5 M (EXISTING)		
PARKING COVERAGE (EX)	2411.40M2	17.81%	
PARKING COVERAGE (NEW)	673.06M2	4.99%	
No. OF PARKING SPACES			
CURRENT TOTAL	66		
REQUIRED TOTAL	40		
PROPOSED TOTAL	66 (0)		
LANDSCAPE COVERAGE	6786.28 M2	50.37%	
ROAD WIDENING			

GENERAL NOTES:
 REQUIRED OPEN LANDSCAPED SPACE
 CORNER LOT - EXTERIOR SIDE YARD = 37.08%
 EXISTING REQUIREMENT ALONG EARL THOMAS AVENUE = 1138.98M2 @ 7500MM SETBACK
 67% = 763.11M2
 PROPOSED = 422.37M2
 REQUIRED OPEN LANDSCAPED SPACE
 CORNER LOT - FRONT YARD = 37.2%
 EXISTING REQUIREMENT ALONG PROGRESS AVENUE = 809.70M2 @ 10000MM SETBACK
 67% = 542.49M2
 PROPOSED = 301.64M2

LEGEND

factor forms+labels
AAH
 andrew allen hellwig | design inc
 consultant

notes

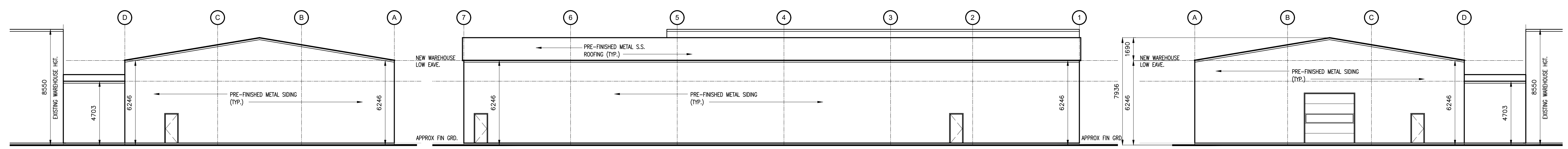
drawing

site development
 plan

disclaimer
 All designs are the sole property of Andrew Allen Hellwig Design Consultants Inc. All construction must meet or exceed all applicable current building codes including all revisions. Contractors shall be responsible for providing all work not fully checked or verified on site to ensure intent of the drawings are fully adhered to in regards to the basic design.

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date of issues and revisions
 A. ISSUED FOR CLIENT USE WITH LANDSCAPE CONTRACTOR
 2022-10-26 AAH
 B. ISSUED FOR PRE-CONSULTATION
 2022-12-15 AAH
 C. REVISIONS TO ON SITE CONDITIONS FOR PLANNING REVIEW
 2023-02-14 AAH
 D. SUBMITTED FOR MINOR VARIANCE APPLICATION 2023-04-21 AAH
 E. ADDITIONAL INFORMATION ADDED AS PER ZONING REQUEST
 2023-04-25 AAH



West Elevation - Warehouse Addition
 SCALE: 1:150

South Elevation - Warehouse Addition
 SCALE: 1:150

East Elevation - Warehouse Addition
 SCALE: 1:150

drawn

drawing no.

reviewed

SP1.01

plot