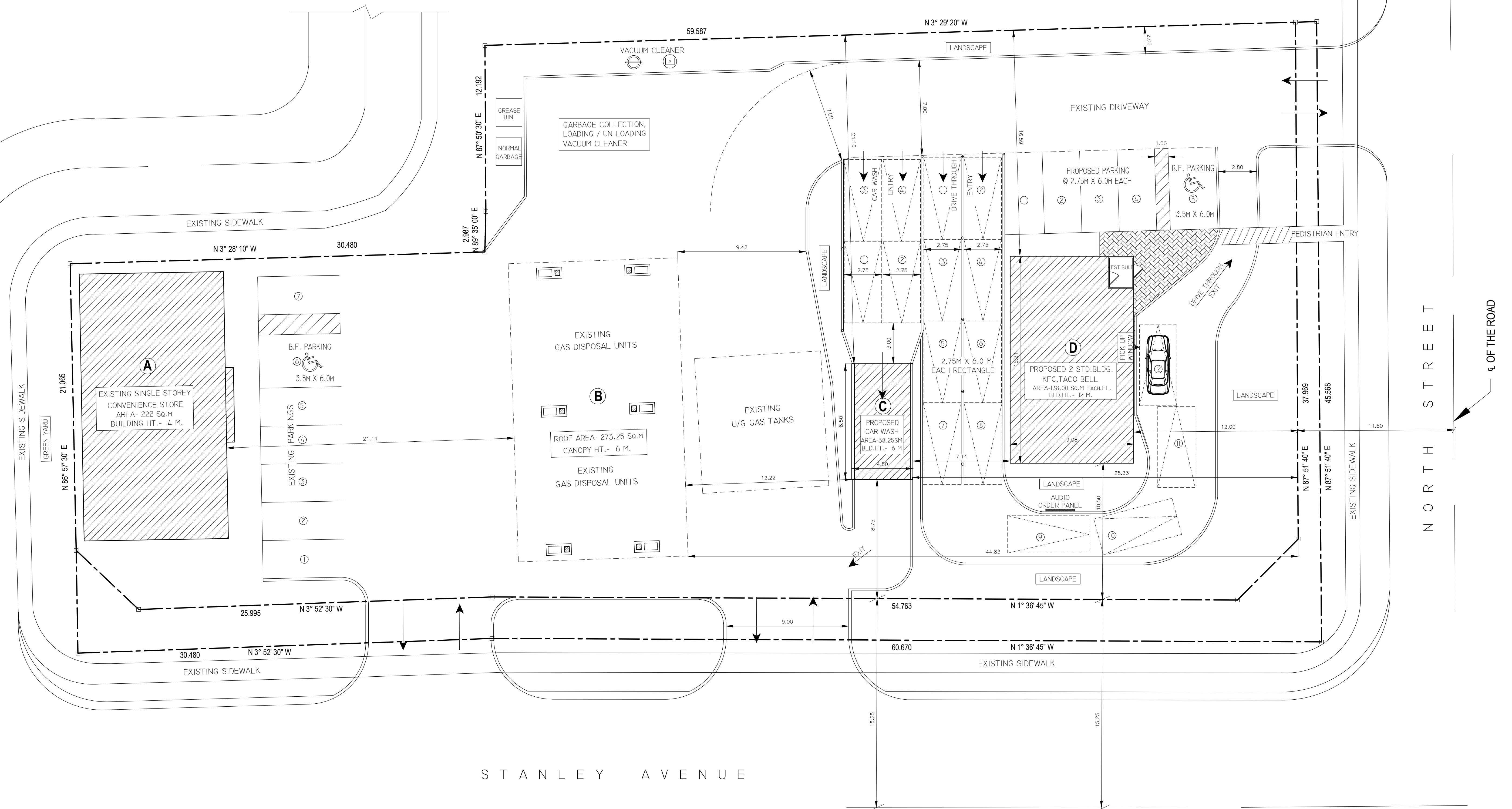


EMERY STREET

NORTH STREET

STANLEY AVENUE



- GENERAL NOTES**
- ALL DIMENSIONS ARE IN S.I. UNITS OF METRIC SYSTEMS IN METERS & MILLIMETERS.
 - CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).
 - THE CONTRACTOR SHOULD VISIT THE SITE AND BECOME FAMILIARIZED WITH ALL CHARACTERISTICS AFFECTING NEW AND EXISTING CONSTRUCTION.
 - DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY CHANGES, ALTERATIONS, OR REVISIONS MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK.
 - ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS-O, REG. 251/09 LOADING.
 - THE DRAWING SHOULD NOT BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED AND CERTIFIED BY THE RESPECTIVE AUTHORITY (SUCH AS THE CITY AUTHORITY).

FOR MINOR VARIANCE APPLICATION

DATE	DESCRIPTION	REMARK
REVISIONS		

PART OF LOTS 1, 2, 3, 4, 5, & 7
LOT 6, & PART OF BLOCK "A"
REGISTERED PLAN 300

CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

PROJECT TITLE

1. PROPOSED 2 STOREY BUILDING
a) KFC / TACO BELL RESTAURANT AT MAIN FLOOR WITH TAKE OUT, DRIVE THORUGH SERVICE
b) ANCILLARY/LIGHT STORAGE AT 2ND FLOOR
&
2. PROPOSED CARWASH BAY
AT
5619 STANLEY AVENUE, NIAGARA FALLS, ON.

DRAWING TITLE

PROPOSED SITE PLAN

PREPARED BY: T.S.	DWG #
CHECKED BY: T.S.	SP-1.0
SCALE: AS SHOWN	SHEET SIZE - 914 X 609
DATE: JULY, 2023	

- NOTES**
- PROPOSED KFC/ TACO BELL RESTAURANT 2 STOREY BUILDING INCLUDES-
 - RESTAURANT AT MAIN FLOOR WITH 10 SEATS OR LESS (AREA- 138 Sq.m.)
 - ANCILLARY / STORAGE AT 2ND FLOOR TO BE USED BY THE RESTAURANT (AREA- 138 Sq.m.)
 - ALL THE FRONT YARD, SIDE YARD AND REAR YARD SETBACKS SHOWN IN THE SITE PLAN COMPLY WITH THE REQUIREMENTS EXCEPT FOR CARWASH EXTERIOR SIDE YARD MINOR VARIANCE REQUEST.
 - MINOR VARIANCE APPLICATION ALSO REGARDING THE CARWASH BAY WAITING CARS 4 NOS.(INSTEAD OF SINGLE LANE OUR PROPOSAL 4 CARS IN DOUBLE LANES)
 - THE SEQUENCE ON THE WAITING LANE TO BE MAINTAINED WITH RED/GREEN LIGHT SIGNALS ALTERNATELY.

BUILDING LEGENDS

BUILDING #	BUILDING NAME	HEIGHT	STATUS
A	CONVENIENCE STORE	SINGLE STOREY (4.0 M)	EXISTING
B	GAS DISPENSING CANOPY AREA	SINGLE STOREY (6.0 M)	EXISTING
C	CAR WASH BAY	SINGLE STOREY (6.0 M)	PROPOSED
D	KFC/TACO BELL RESTAURANT	TWO STOREY (12.0 M)	PROPOSED

SITE STATISTICS

LOT AREA -	3224.88 Sq.M.
EXISTING CONVENIENCE STORE -	222.00 Sq.M.
EXISTING GAS DISPENSING AREA(ROOF)-	273.25 Sq.M.
PROPOSED KFC/TACO BELL BLDG. -	138.00 Sq.M. (B.C.- 4.28%)
PROPOSED CAR WASH BAY -	38.24 Sq.M. (B.C.- 1.18%)
TOTAL BUILT UP AREA -	663.49 Sq.M.
TOTAL BUILDING COVERAGE (INCLUDING EXTG. & PROP.)-	20.57 %
TOTAL LANDSCAPE AREA -	552.51 Sq.M. 17.13 %

SITE PLAN
SCALE - 1 : 150