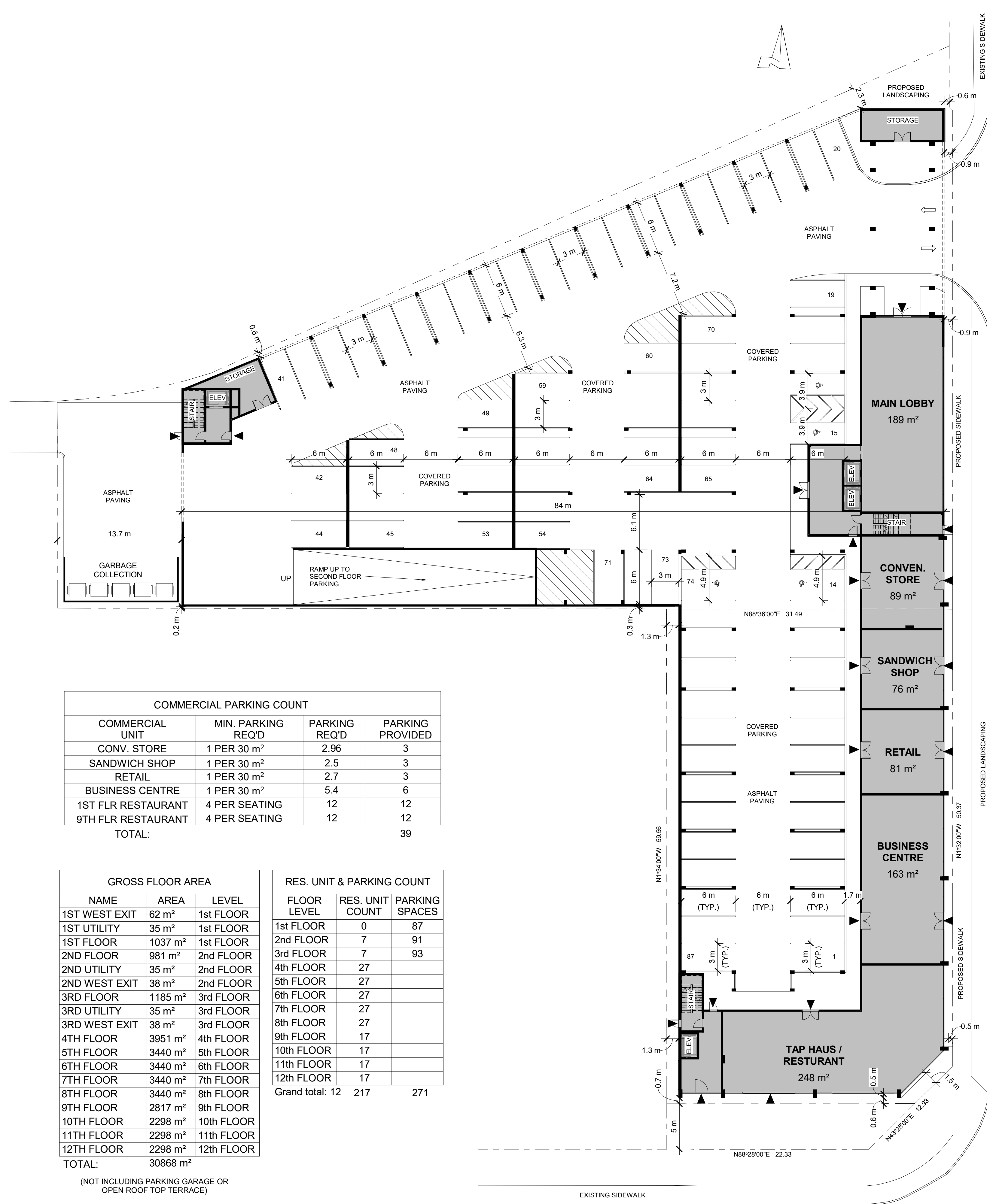




JASON PIZZICARELLA DESIGN - ARCHITECTS INC
 209 RIDGE ROAD N
 RIDGEWAY, ONTARIO, L0S 1N0
 T. 905-894-8300
 F. 905-894-8400
 e-mail: jpizzicarella@jpdesign.ca
CERTIFICATE OF PRACTICE : # 4053



| COMMERCIAL PARKING COUNT | | | |
|--------------------------|--------------------|---------------|------------------|
| COMMERCIAL UNIT | MIN. PARKING REQ'D | PARKING REQ'D | PARKING PROVIDED |
| CONV. STORE | 1 PER 30 m² | 2.96 | 3 |
| SANDWICH SHOP | 1 PER 30 m² | 2.5 | 3 |
| RETAIL | 1 PER 30 m² | 2.7 | 3 |
| BUSINESS CENTRE | 1 PER 30 m² | 5.4 | 6 |
| 1ST FLR RESTAURANT | 4 PER SEATING | 12 | 12 |
| 9TH FLR RESTAURANT | 4 PER SEATING | 12 | 12 |
| TOTAL: | | | 39 |

| GROSS FLOOR AREA | | |
|------------------|-----------------|------------|
| NAME | AREA | LEVEL |
| 1ST WEST EXIT | 62 m² | 1st FLOOR |
| 1ST UTILITY | 35 m² | 1st FLOOR |
| 1ST FLOOR | 1037 m² | 1st FLOOR |
| 2ND FLOOR | 981 m² | 2nd FLOOR |
| 2ND UTILITY | 35 m² | 2nd FLOOR |
| 2ND WEST EXIT | 38 m² | 2nd FLOOR |
| 3RD FLOOR | 1185 m² | 3rd FLOOR |
| 3RD UTILITY | 35 m² | 3rd FLOOR |
| 3RD WEST EXIT | 38 m² | 3rd FLOOR |
| 4TH FLOOR | 3951 m² | 4th FLOOR |
| 5TH FLOOR | 3440 m² | 5th FLOOR |
| 6TH FLOOR | 3440 m² | 6th FLOOR |
| 7TH FLOOR | 3440 m² | 7th FLOOR |
| 8TH FLOOR | 3440 m² | 8th FLOOR |
| 9TH FLOOR | 2817 m² | 9th FLOOR |
| 10TH FLOOR | 2298 m² | 10th FLOOR |
| 11TH FLOOR | 2298 m² | 11th FLOOR |
| 12TH FLOOR | 2298 m² | 12th FLOOR |
| TOTAL: | 30868 m² | |

(NOT INCLUDING PARKING GARAGE OR OPEN ROOF TOP TERRACE)

| RES. UNIT & PARKING COUNT | | |
|---------------------------|-----------------|----------------|
| FLOOR LEVEL | RES. UNIT COUNT | PARKING SPACES |
| 1st FLOOR | 0 | 87 |
| 2nd FLOOR | 7 | 91 |
| 3rd FLOOR | 7 | 93 |
| 4th FLOOR | 27 | |
| 5th FLOOR | 27 | |
| 6th FLOOR | 27 | |
| 7th FLOOR | 27 | |
| 8th FLOOR | 27 | |
| 9th FLOOR | 17 | |
| 10th FLOOR | 17 | |
| 11th FLOOR | 17 | |
| 12th FLOOR | 17 | |
| Grand total: | 12 | 271 |

GARRISON ROAD - REGIONAL ROAD No. 3

CENTRAL AVENUE - REGIONAL ROAD No. 124

KEY PLAN

GENERAL NOTES

1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE CITY AND AT THE SOLE EXPENSE OF THE OWNER.

2. THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO CONTRARY. ALL THE SERVISING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

MUNICIPAL ADDRESS

7 CENTRAL AVENUE,
 PART OF LOT 1, NP 505
 FORT ERIE, ONTARIO

BUILDING DESCRIPTION

MAJOR OCCUPANCY
 GROUP C - RESIDENTIAL
 OCCUPANCY

SITE STATISTICS

| | |
|--------------------|---|
| TOTAL LOT AREA: | 5712.5 m² |
| BUILDING COVERAGE: | 5043.2 m² (88.3%) |
| PARKING: | RESIDENTIAL PARKING SPACES: 217 COMMERCIAL PARKING SPACES: 39 PEACE BRIDGE PARKING SPACES: 15 TOTAL: 271 |
| BUILDING HEIGHT: | 12 STOREY |

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

SITE PLAN

SHEET TITLE:

SITE PLAN & STATISTICS

| | |
|--------------|----------------|
| DRAWN BY: | DATE: 17/08/20 |
| SCALE: 1:250 | JOB #: 19081 |
| SHEET NO.: | SP1 |