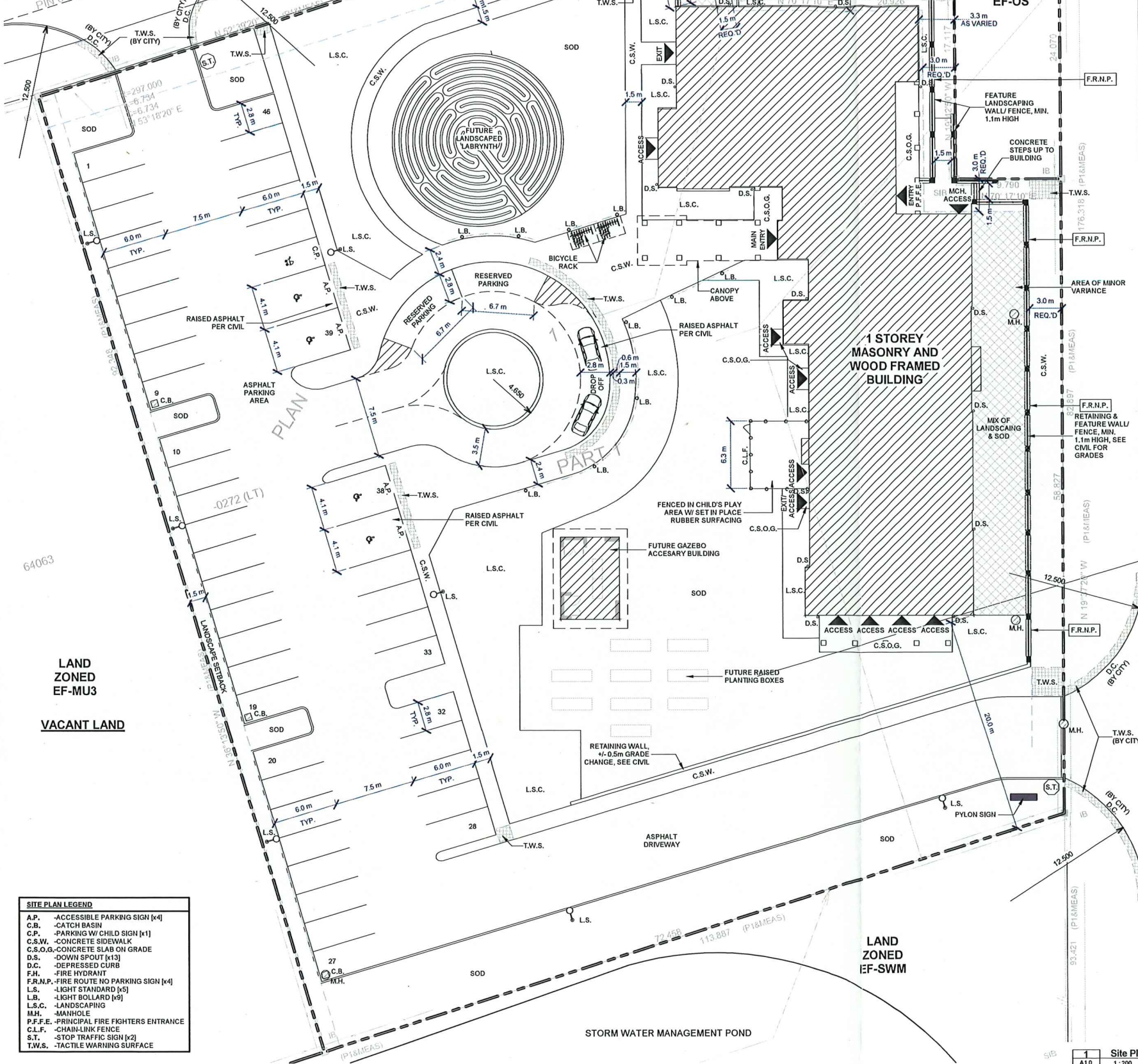


LAND ZONED EF-MU1
RETAIL DEVELOPMENT

SHAW AVENUE
(BY REGISTERED PLAN 59M-432)
PIN 64063-0293 (LT)



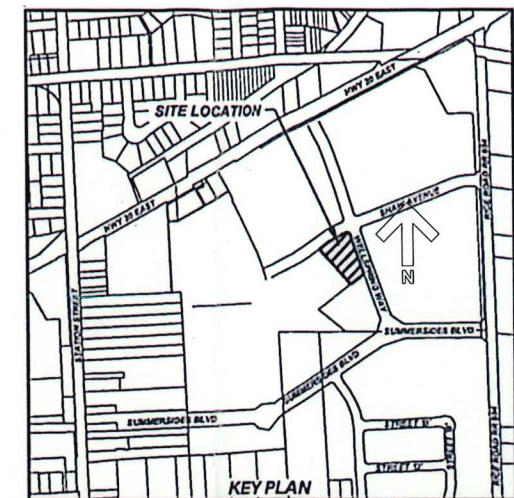
SITE PLAN LEGEND

A.P.	- ACCESSIBLE PARKING SIGN [x4]
C.B.	- CATCH BASIN
C.P.	- PARKING W/ CHILD SIGN [x1]
C.S.W.	- CONCRETE SIDEWALK
C.S.O.G.	- CONCRETE SLAB ON GRADE
D.S.	- DOWN SPOUT [x13]
D.C.	- DEPRESSION CURB
F.H.	- FIRE HYDRANT
F.R.N.P.	- FIRE ROUTE NO PARKING SIGN [x4]
L.S.	- LIGHT STANDARD [x5]
L.B.	- LIGHT BOLLARD [x9]
L.S.C.	- LANDSCAPING
M.H.	- MAINHOLE
P.F.F.E.	- PRINCIPAL FIRE FIGHTERS ENTRANCE
C.L.F.	- CHAIN-LINK FENCE
S.T.	- STOP TRAFFIC SIGN [x2]
T.W.S.	- TACTILE WARNING SURFACE

"WOONERF" PUBLIC SQUARE

"WOONERF" PUBLIC SQUARE

LAND ZONED EF-OS
LAND ZONED EF-MU3
PELHAM COMMUNITY CENTRE



Property Identification
PART OF LOT 2, CONCESSION 2,
GEOGRAPHIC TOWNSHIP OF Fonthill
in the
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

Zoning By-Law Requirements	As Per Zoning By-Law Number 3543	PERMITTED	PROPOSED	PERCENTAGE OF TOTAL LOT AREA
EF-MU3 ZONE (East Fonthill mixed use)				
LOT AREA		-	7287 m ²	
BUILDING GFA		-	1042 m ²	
BUILDING COVERAGE		-	1083 m ²	14.66%
SETBACK (NORTH) - SQUARE		0-1.5m	1.2 m	
SETBACK (NORTH) - SQUARE		0-3m	9.9 m ²	
SETBACK (EAST) - SQUARE		0-1.5m	3.3 m ²	
SETBACK (EAST) - SQUARE		0-3m	8.3 m ²	
INTERIOR SIDE YARD SETBACK (SOUTH)		3m MIN.	20 m	
INTERIOR SIDE YARD SETBACK (WEST)		-	53 m	
LANDSCAPED AREA		-	4023 m	55.21%
PAVED AREA (PARKING AND...)		-	2181 m ²	29.93%
BUILDING HEIGHT		-	7.8 m	
PARKING (Other Permitted Uses)		2 STOREYS 6m (MIN). 3.0 to 4.0 SPACES PER 100m ² OF GFA OR 32-42 SPACES	46 SPACES	
PARKING - STANDARD		-	42	
PARKING - BARRIER FREE		-	4	

*MINOR VARIANCE APPLICATION A6/2017P APPROVED PROVIDING PERMISSION FOR:
- The building's front facade (main wall), adjacent to Shaw Avenue, to be located 9.90m from the property line, whereas a Built-Within Zone of 0-3m is required.
- The building's front facade (main wall), adjacent to the EF-OS (Public Square), to be located 3.3m from the property line, whereas a Built-Within Zone of 0-3m is required.
- The building's front facade (main wall), adjacent to Wellspring Way, to be located 6.3m from the property line, whereas a Built-Within Zone of 0-3m is required.

- GENERAL NOTES**
- DIMENSIONS INDICATED ARE DENOTED IN MILLIMETRES UNLESS OTHERWISE NOTED
 - NEW CONCRETE CURB RADI TO BE 600mm UNLESS OTHERWISE NOTED
 - THE DEVELOPMENT OF THIS SITE PLAN IS BASED ON AN ACTUAL SURVEY PREPARED BY CUNNINGHAM MCCONNELL LIMITED, DATED SEPTEMBER 28, 2012.
 - REFER TO CIVIL DRAWINGS FOR CONSTRUCTION REQUIREMENTS OF ALL NEW WALKWAYS AND CURBS AS WELL AS PRECAST CONCRETE SPLASHPAD LOCATIONS SERVING RAINWATER LEADERS.
 - ALL NEW DRIVE LANES AND PARKING AREAS TO RECEIVE ASPHALT TOPPING. REFER TO CIVIL DRAWINGS FOR CONSTRUCTION REQUIREMENTS OF LIGHT DUTY AND HEAVY DUTY ASPHALT.
 - A UNIVERSAL SYMBOL OF ACCESS SHALL BE PAINTED ON THE ASPHALT SURFACE OF EACH AND EVERY BARRIER FREE PARKING SPACE (AS SHOWN) AND SHALL BE MINIMUM 1000mm LONG IN SIZE, LOCATED IN THE CENTER OF THE SPACE AND BE PAINTED WHITE ON A 1500mm x 1500mm BACKGROUND FIELD OF BLUE.
 - ADEQUATE SEDIMENT AND EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED (IE. RE-VEGETATED). AT NO TIME SHALL MUDDY WATER BE ALLOWED TO DISCHARGE FROM THE SITE.
 - ALL DISTURBED AREAS MUST BE RE-VEGETATED IMMEDIATELY UPON COMPLETION CONSTRUCTION.
 - REFER TO THE GEOTECHNICAL INVESTIGATION AND SLOPE STABILITY ANALYSIS REPORT AND ANY SUBSEQUENT LETTERS (ISSUED BY SOILMAT) WHICH DESCRIBE RECOMMENDATIONS THAT MUST BE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION.

- CONSULTANTS**
- FOR LANDSCAPING INFORMATION & DETAILS, REFER TO DRAWINGS L1-L2 BY PAULA BERKETO LANDSCAPE ARCHITECT.
 - FOR INFORMATION ON SITE LIGHTING, REFER TO DRAWING E100 BY SEGUIN ENGINEERING INC.
 - FOR CIVIL INFORMATION REFER TO DRAWING 1712-SSGP-BLK1 BY UPPER CANADA CONSULTANTS ENGINEERS/PLANNERS.
 - SURVEY INFORMATION PREPARED BY MATHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED

Wellspring Niagara
NEW OFFICE & THERAPY CENTER BUILDING
50 Wellspring Way,
Pelham, Ontario

Site Plan

Site Plan

A1.0

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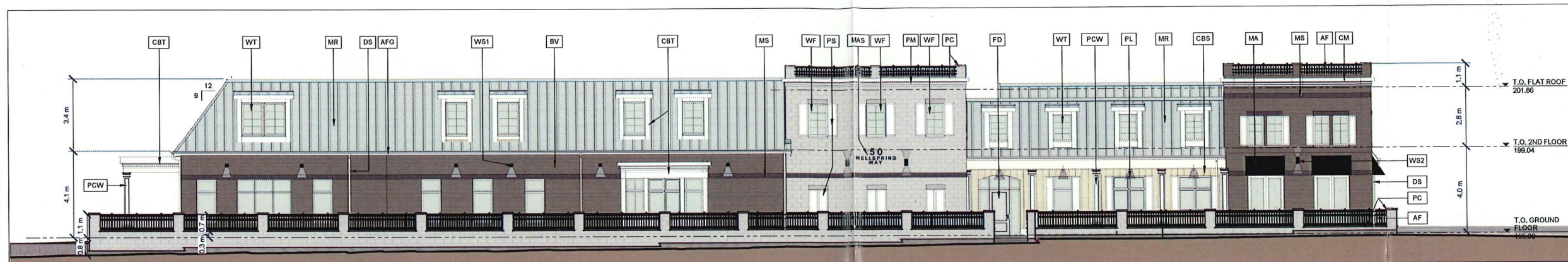
Issued For coordination
A 2016-11-11
B 2016-11-11
C 2016-11-11
D 2017-01-10
E 2017-02-13
F 2017-03-30
G 2017-03-30



1 Elevation - North
A3.0 1:100

EXTERIOR FINISH SCHEDULE

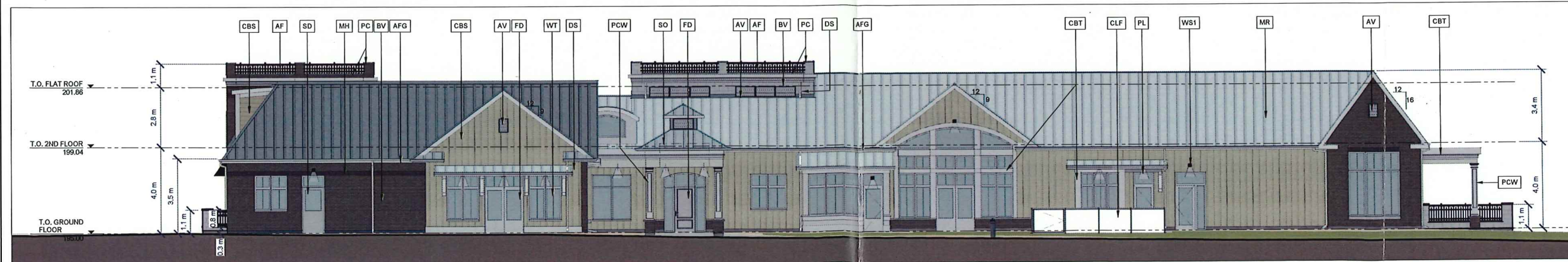
AF	- PREFINISHED ALUMINUM FENCING
AFG	- PREFINISHED ALUMINUM FASCIA & GUTTER
AV	- PREFINISHED ALUMINUM LOUVER VENT
BH	- BRICK MASONRY VENEER TYPE 2, SOLDIER COURSE HEADER
BS	- BRICK MASONRY VENEER TYPE 2, SOLDIER COURSE BANDING
BV	- BRICK MASONRY VENEER TYPE 1, RUNNING BOND (MAIN)
CBT	- PREFINISHED CEMENT BOARD TRIM
CBS	- PREFINISHED CEMENT BOARD SIDING
CLF	- CHAIN-LINK FENCING
DS	- PREFINISHED ALUMINUM RAINWATER DOWNSPOUT
FD	- PREFINISHED FIBERGLASS DOOR
MA	- PREFINISHED METAL AWNING
MAS	- MUNICIPAL ADDRESS SIGN
MR	- STANDING SEAM METAL ROOFING
PC	- PRECAST CAPPING
PCW	- PREFINISHED PVC COLUMN WRAP
PL	- RECESSED POT LIGHT
PM	- PREFINISHED PVC CORNICE MOULDING
PS	- PREFINISHED PVC SHUTTERS
SD	- PAINTED STEEL DOOR
SO	- SIGNAGE OPPORTUNITY
WS1	- 1-WAY DIRECTIONAL WALL SCONCE
WS2	- 2-WAY DIRECTIONAL WALL SCONCE
WT	- CLEAR ANODIZED ALUMINUM, DOUBLE-PANE, TINTED GLASS W/ TRANSLUCENT FILM WINDOWS
WT	- CLEAR ANODIZED ALUMINUM, DOUBLE-PANE, TINTED GLASS WINDOWS



2 Elevation - East
A3.0 1:100



3 Elevation - South
A3.0 1:100



4 Elevation - West
A3.0 1:100

Issued For SPA Minor Variance	
RE: Site Plan Approval	
RE: Site Plan Approval	
A 2017-01-10	
F 2017-03-30	
G 2017-05-09	



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NEW OFFICE & THERAPY CENTER BUILDING
Wellspring Niagara
50 Wellspring Way,
Pelham, Ontario

Elevations

KT	
DRAWN BY:	502077 8-28-23 AM
DATE:	As Indicated
SCALE:	14-138
PROJECT NO.:	FER
CHECKED:	

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A3.0

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