

Appendix 3: Site Plan and Drawings Always June Organic Farm



5 Ross Street,
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L2N 3S2
P 905 359 6749
christian.paroyan@gmail.com

Consultants:

Signature & Seal:



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Client: MICHAEL WAKIL

Project: ALWAYS JUNE ORGANIC GARDEN

Project Address: 5584 NIAGARA TOWNLINE RD, NIAGARA FALLS, L2J0Z1

Drawing History: # Date Description

Project Status: **NEC Approval**

Date: 11/08/2021
Project Number: 20210012
Sheet Title: **COVER SHEET**

Sheet Number: **A0**

DRAWING LIST

DISCIPLINE	SHEET NAME
A-0	COVER SHEET
G-01	LAND SURVEY/GENERAL NOTES
S-10	STRUCTURAL PLANS - EXT. STAND ALONE BATHROOM
A-1	OVERALL SITEPLAN AND DESCRIPTION
A-2	GREEN HOUSE - PLAN /ELEVATIONS
A-3	SHIPPING CONTAINERS - PLAN /ELEVATIONS
A-4	TRELLIS - PLAN /ELEVATIONS
A-5	EXISTING DWELLING - PLAN /ELEVATIONS
A-6	YURT /DECK - PLAN /ELEVATIONS
A-7	YURT/DECK - DETAILS/ MISC.
A-8	YURT/DECK - SPECIFICATIONS
A-9	TIMBER GAZEBO - PLAN/ ELEVATION/SECTION
A-10	TIMBER GAZEBO - ROOF/ MISC. DETAILS
A-11	MISC. DETAILS



PANORAMA AT ENTRY



SHIPPING CONT. AT TRELLIS



SUNFLOWER BED



FLORAL IMAGE SHIPPING CONT.



HOOP HOUSE



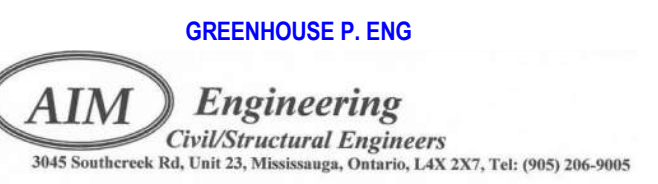
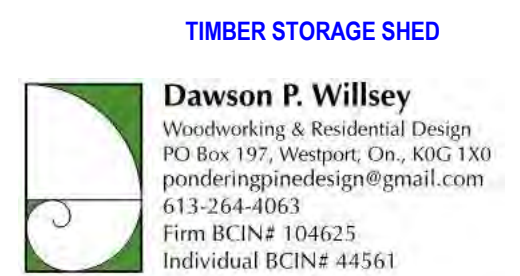
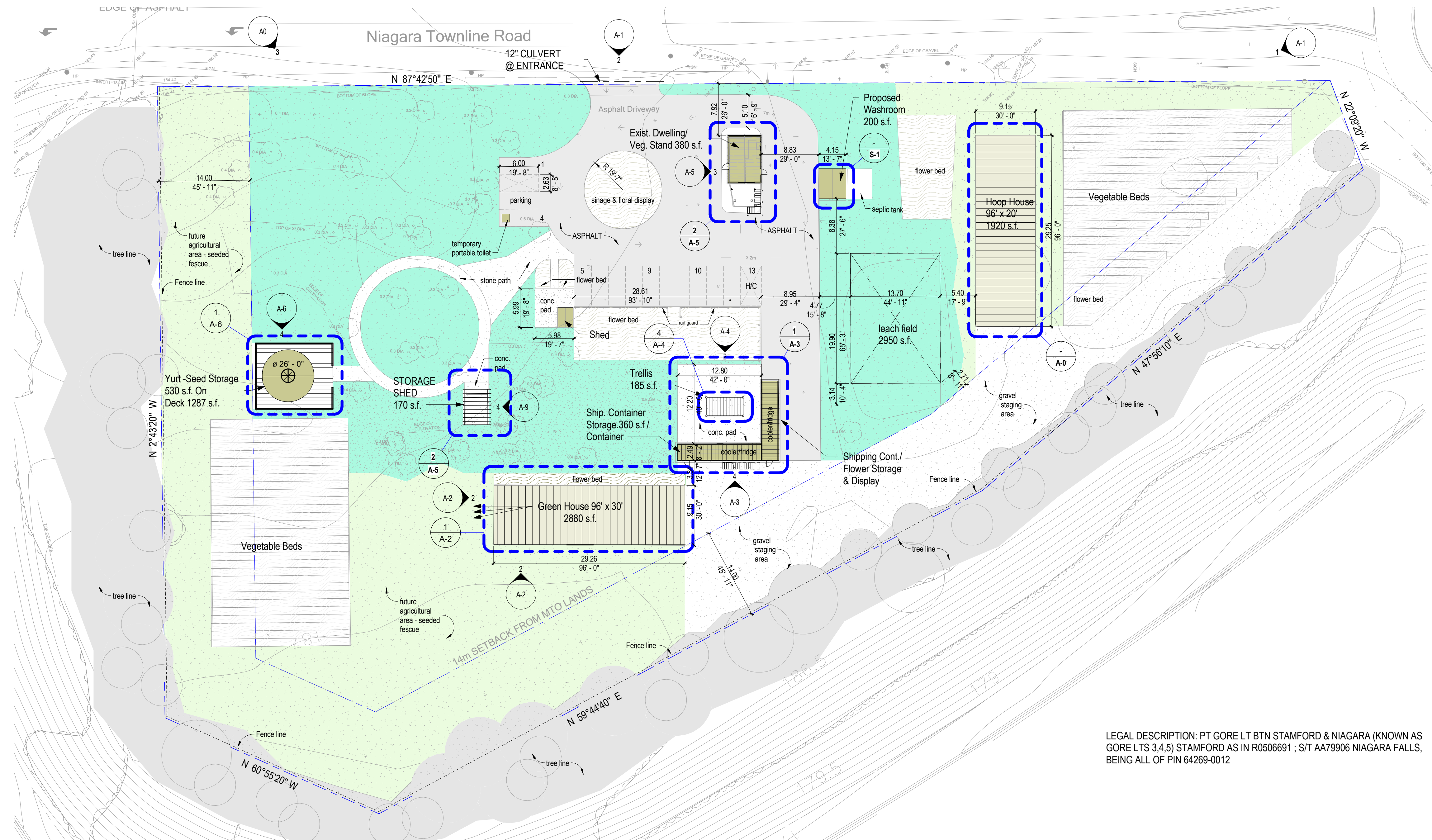
1 WEST END NIAG.TOWNLINERD PRE DEVELOP.
NOT TO SCALE



2 ENTRY- NIAG.TOWNLINERD ENTRY EARLY DEVELOP.
NOT TO SCALE



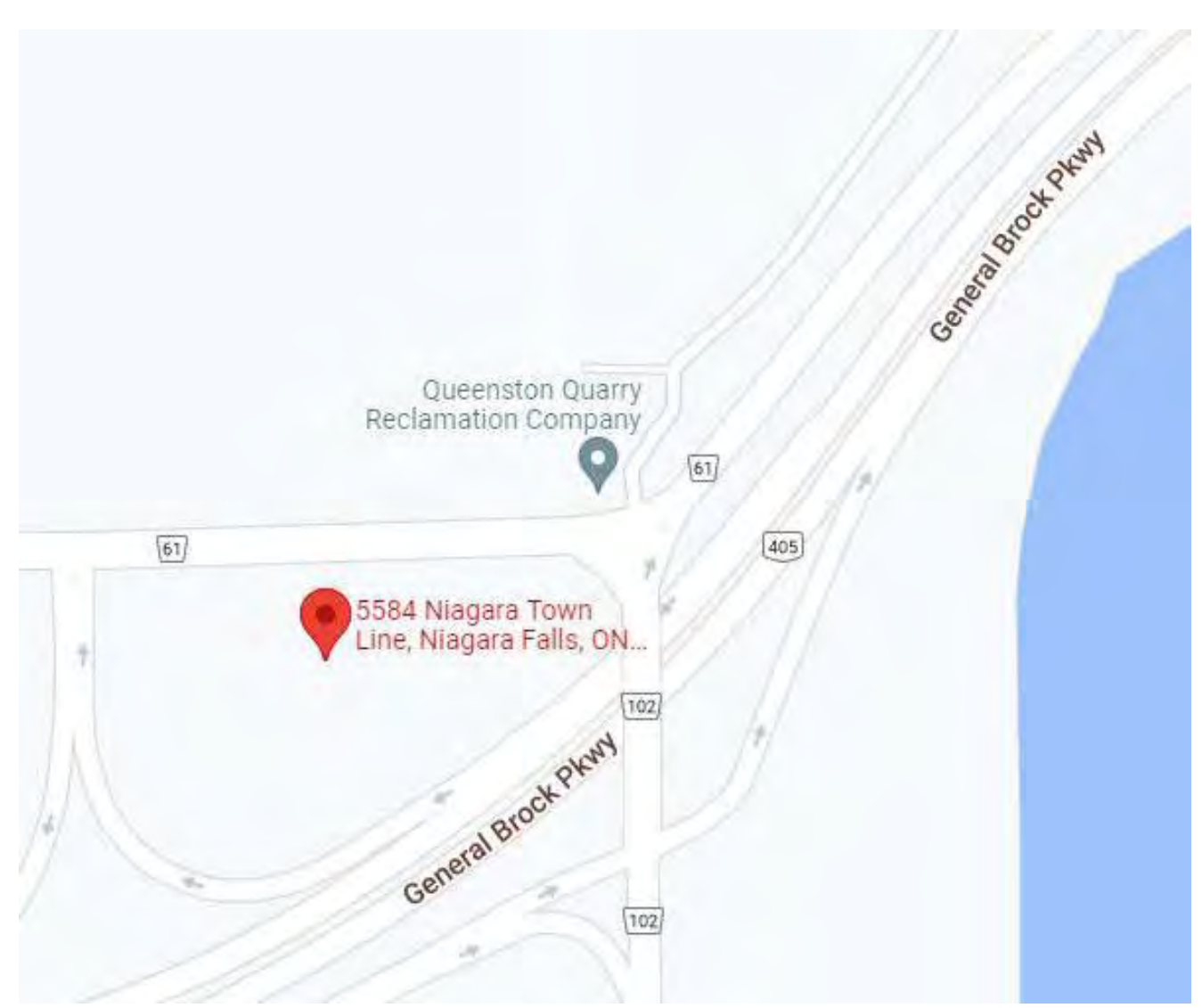
3 EAST END NIAG.TOWNLINERD PRE DEVELOP.
NOT TO SCALE



LEGEND

- FLOWER BED
- SEEDED FESCUE FUTURE AGRICULTURAL AREAS
- COARSE GRANULAR TRAFFIC / STAGING AREA
- ASPHALT
- BUILD OUT SITE STRUCTURES
- GREEN HOUSE / HOOPHOUSE

LEGAL DESCRIPTION: PT GORE LT BTN STAMFORD & NIAGARA (KNOWN AS GORE LTS 3.4.5) STAMFORD AS IN R0506691 ; S/T AA73906 NIAGARA FALLS, BEING ALL OF PIN 64269-0012



2 LOCATION MAP
NOT TO SCALE

INTENDED FOR AGRICULTURAL USE

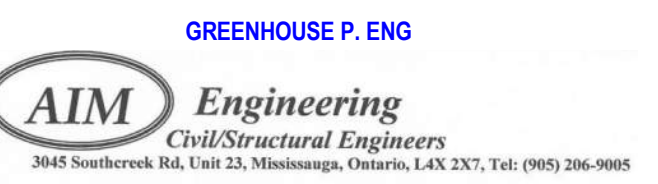
BUILDING IDENTIFICATION		
BUILDING	SIZE	DESCRIPTION
GREEN HOUSE	96' x 30' (2880 S.F.) 267.5 s.m.	FARM
HOOP HOUSE	96' x 20' (1920 S.F.) 178 s.m.	TEMP. STRUCTURE - PLASTIC FILM OVER METAL FRAME ON GRADE
WASHROOM	13'-7" x 15'-1" (204 S.F.) 18.9 s.m.	WOOD STRUCTURE ON CONC. PAD. MEN & WOMANS' WASHROOM, CONNECTED TO EXIST. SEPTIC TANK
SHIPPING CONTAINER (A)	8'-0" x 40'-0" (320 S.F.) 29.7 s.m.	PRE-ENG. SHIPPING CONTAINER ON 12" COMPACTED GRAVEL BASE
SHIPPING CONTAINER (B)	8'-0" x 42'-0" (336 S.F.) 31.2 s.m.	PRE-ENG. SHIPPING CONTAINER ON 12" COMPACTED GRAVEL BASE
TRELLIS ON CONC. PAD	10'-0" x 19'-6" (195 S.F.) 18.1 s.m.	TIMBER STRUCTURE METAL CONNECTORS FASTENED TO CONC. PAD.
GAZEBO	12'-0" x 18'-0" (170 S.F.) 13.9 s.m.	TIMBER BUILT WOOD FRAME SKELETAL STRUCTURE ON CONCRETE PAD
EX. RESIDENCE RENO. - NEW PRODUCE STAND - 1ST FLOOR. - EX. 2ND STOREY ROOF RE-CONDITIONED AS DECK & ACCESS TO 2ND FLOOR BY ADDITION OF EXTERIOR STAIR. (STORAGE)	147 S.F. / 13.6 sm	REFURBISHED EXTERIOR FINISHES WOOD SIDING AND 25 YR ASPHALT SHINGLE ROOF/ NEW GLAZING UNITS AND DOORS. SINK ON MAIN FLOOR CONNECTED TO EXIST PLUMBING LINE. ELECTRICAL CONDUIT CONNECTED FROM CITY SERVICE
YURT ON DECK	26' / 7.9 m DIA (530 S.F.) 49.2 s.m.	FABRIC STRUCTURE BUILT
	33'-0" x 39'-0" (12876 S.F.) 18.1 s.m.	

1 A - SITE PLAN
1" = 30'-0"
REFERENCED FROM SHEET: A-3



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Project: ALWAYS JUNE ORGANIC GARDEN

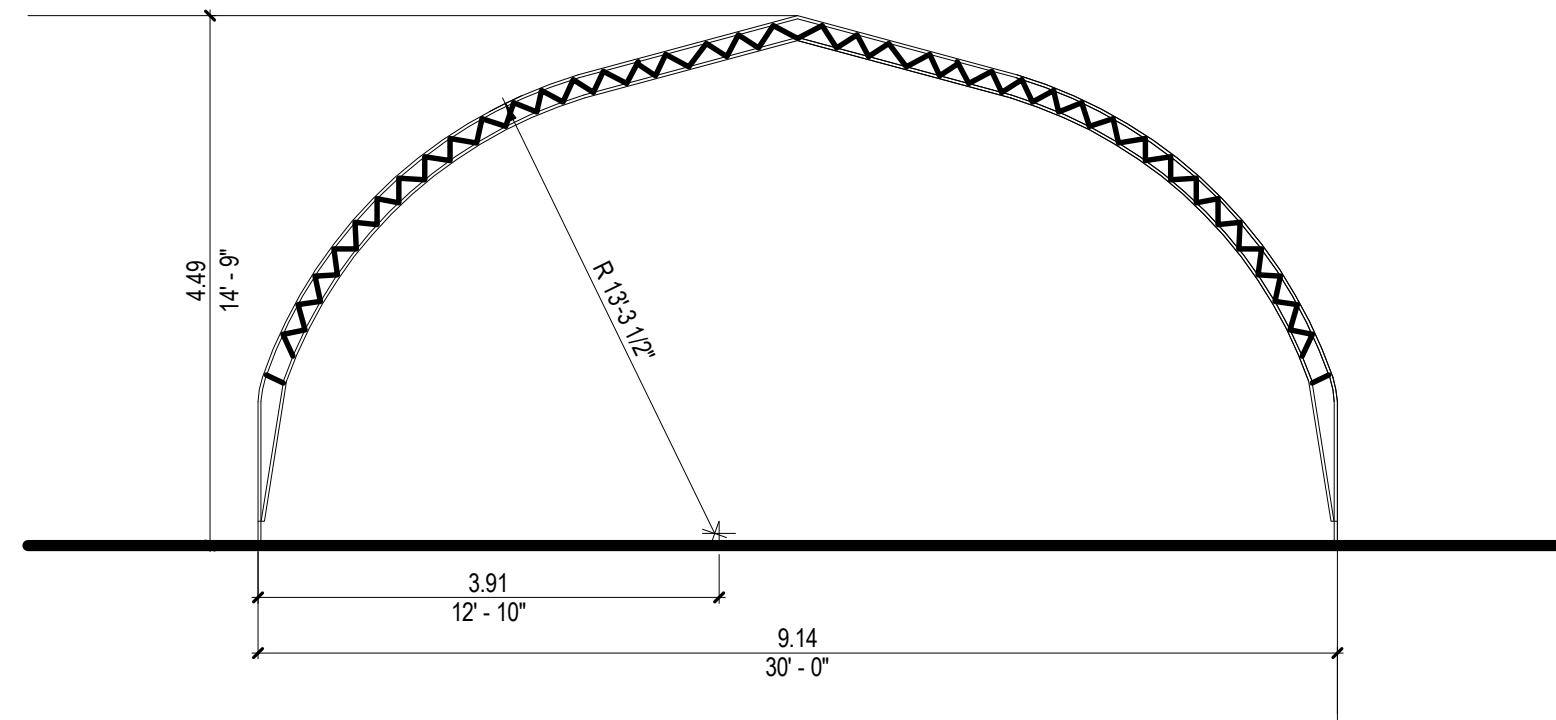
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Drawing History: # Date Description

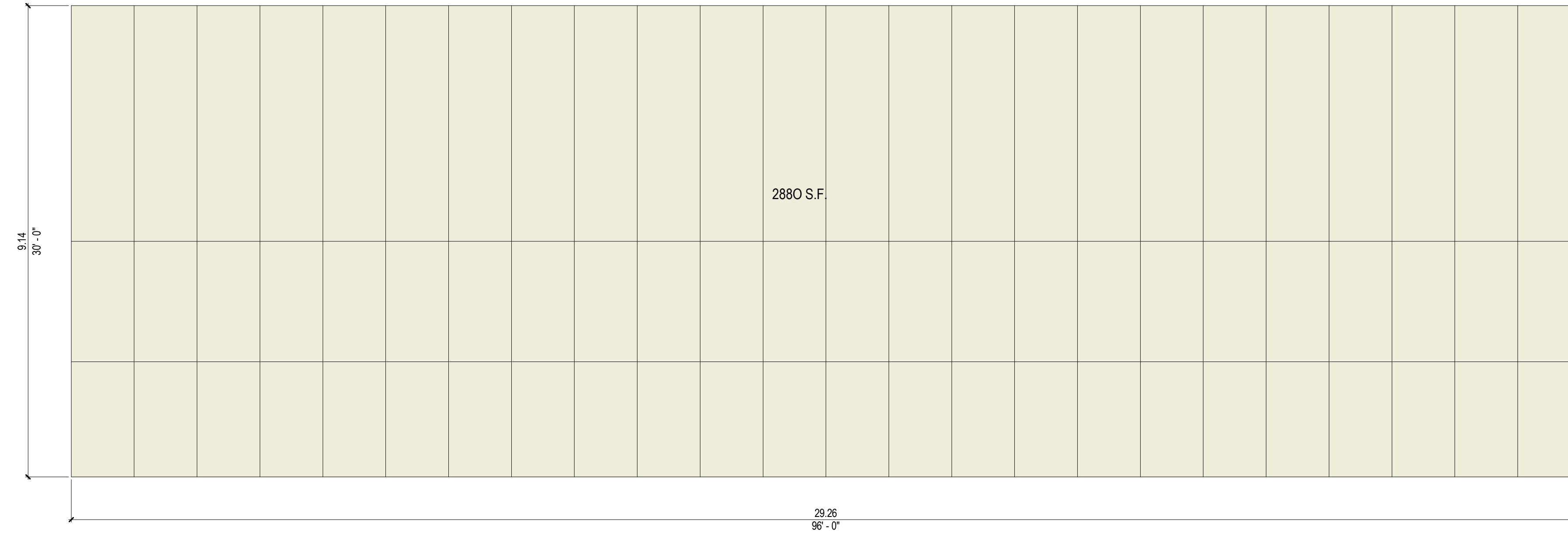
Project Status: NEC Approval

Date: 02/24/22
Project Number: 20210012
Sheet Title: ARCH SITEPLAN

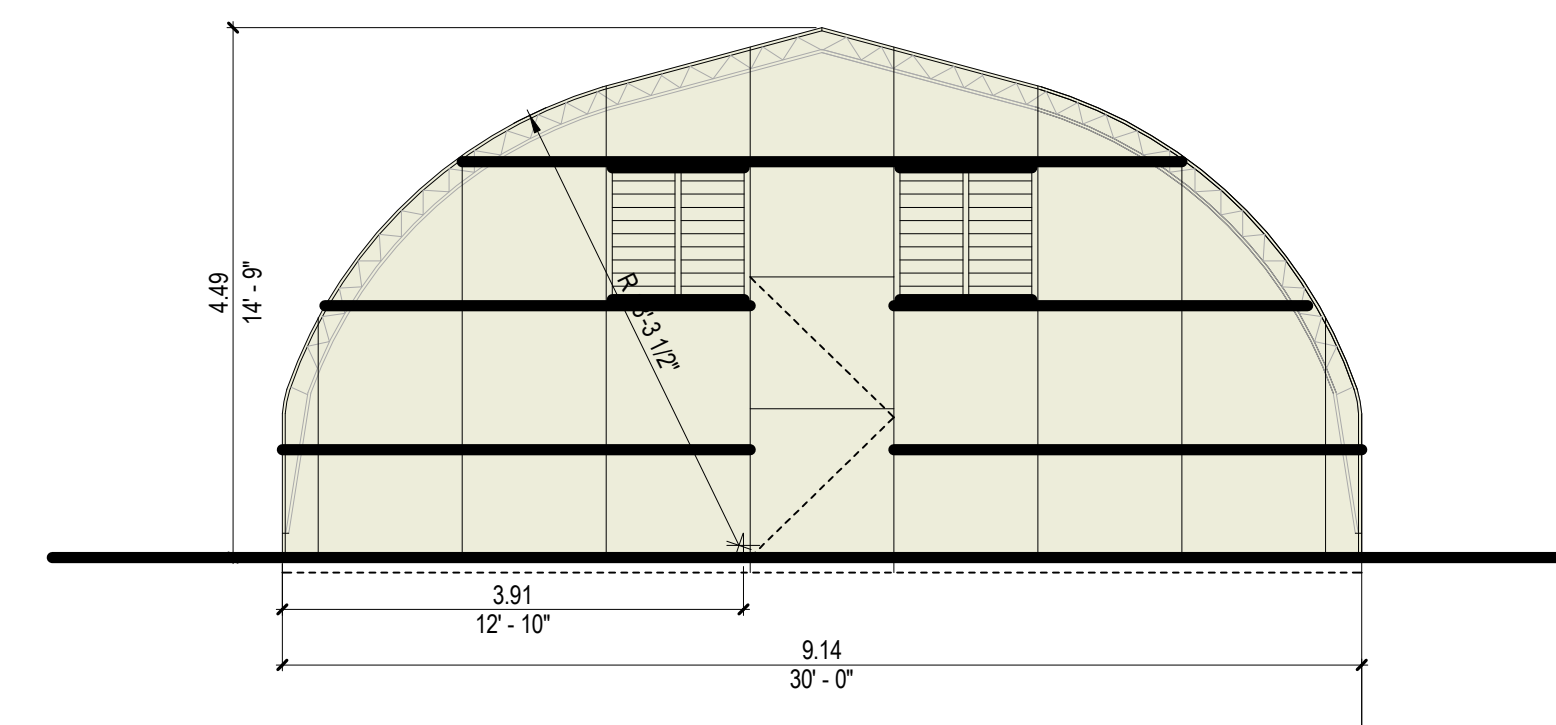
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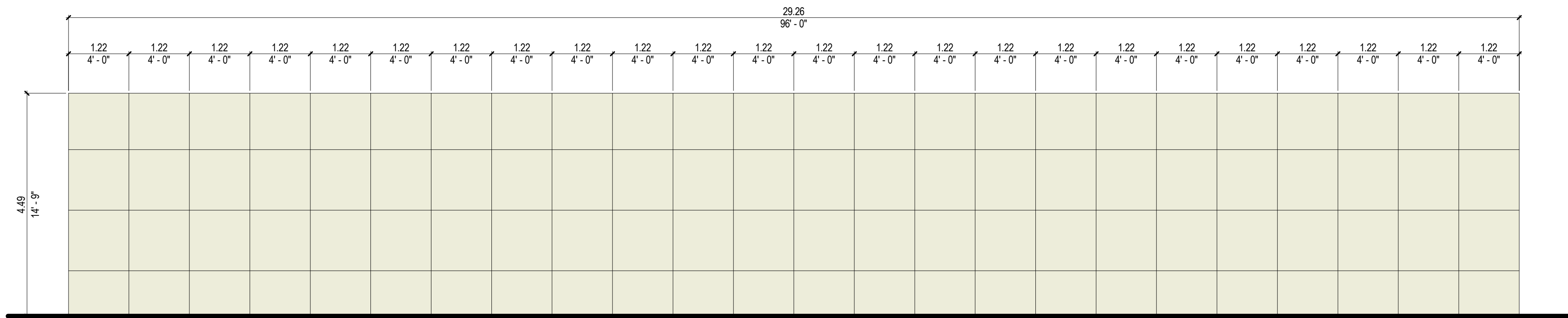
SECTION



PLAN



END ELEVATION (TYP)



SIDE ELEVATION (TYP)

GREENHOUSE ELEVATIONS

3/16" = 1'-0"



GREENHOUSE PHOTOS

1/2" = 1'-0"



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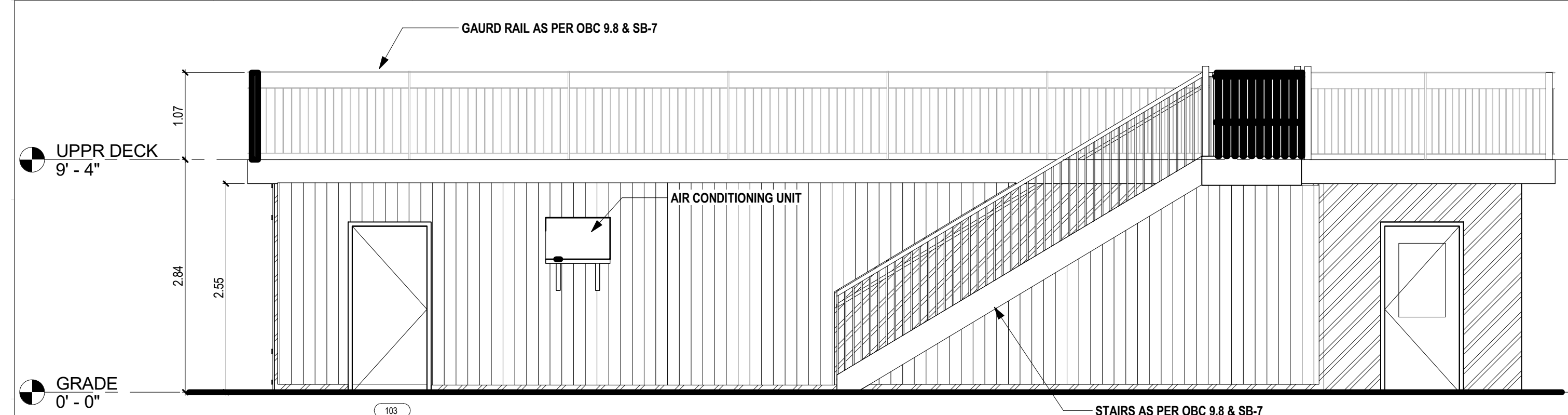
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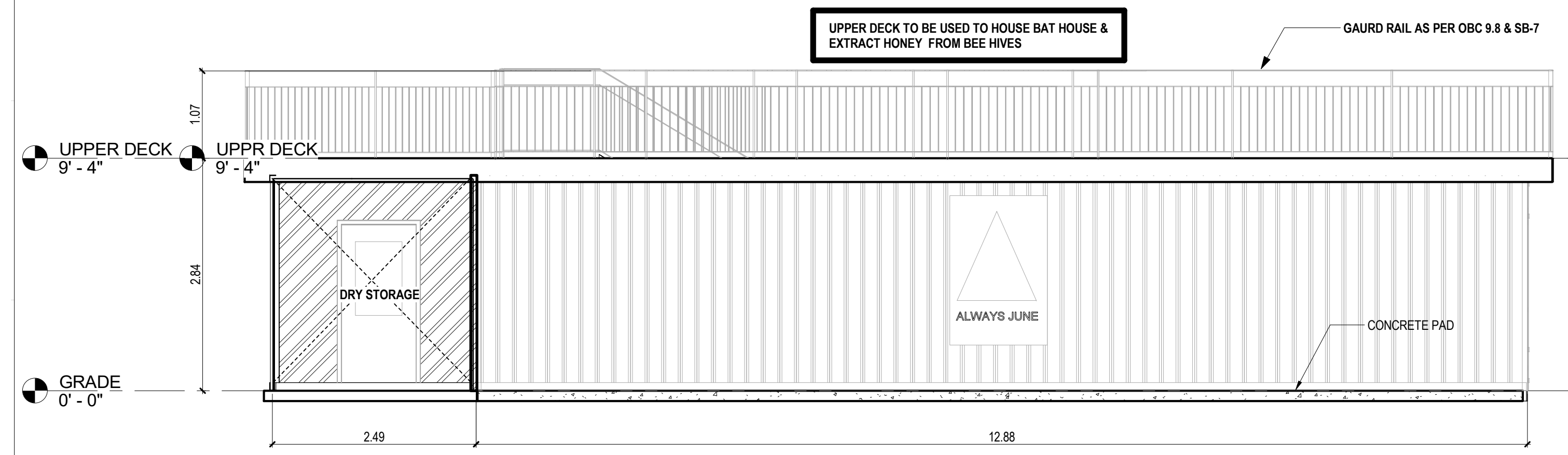
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Date: 08/24/21
Project Number: 20210012
Sheet Title: GREEN HOUSE ELEVATIONS

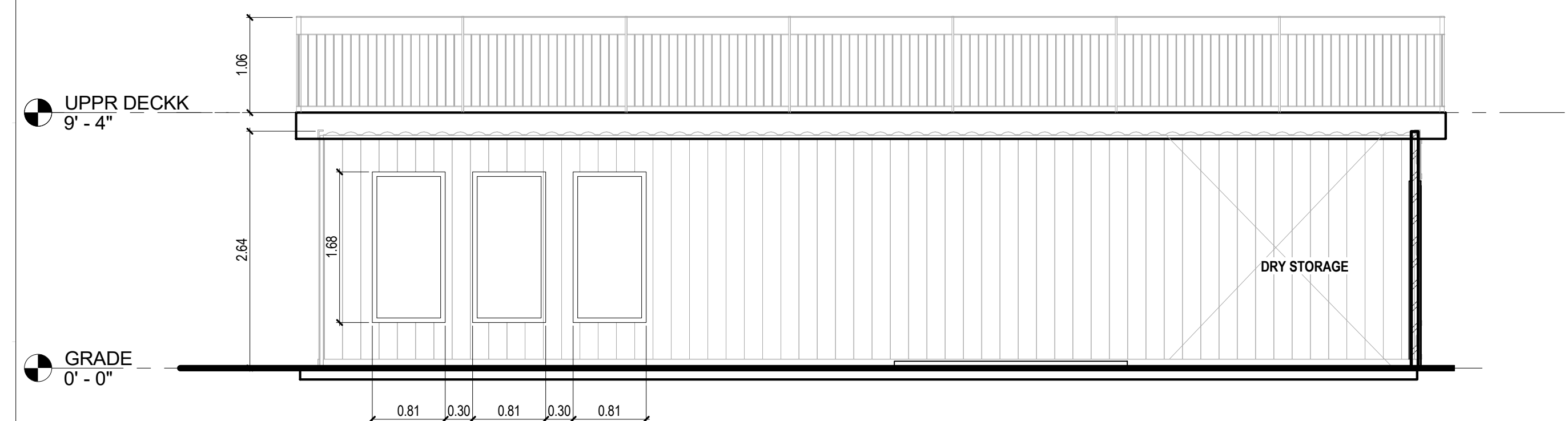
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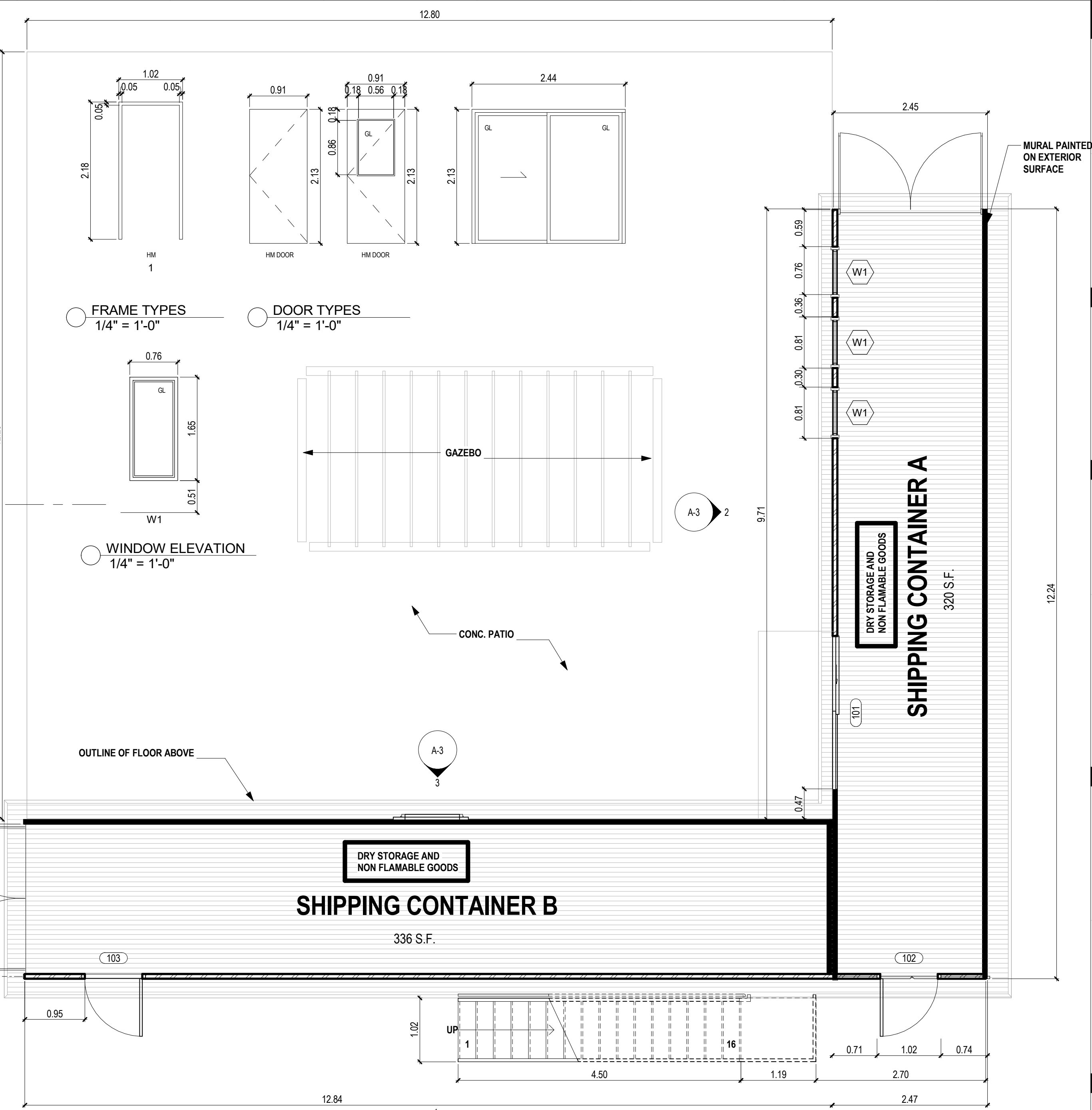
4 NORTH ELEVATION CONTAINER B
1/4" = 1'-0"



3 SOUTH ELEVATION CONTAINER B
1/4" = 1'-0"



2 EAST ELEVATION CONTAINER A
1/4" = 1'-0"



1 Shipping Container Plan
1/4" = 1'-0"



MURAL ON BACK SIDE SHIPPING CONTAINER A



40' X 42' 5" CONCRETE PAD



ELECTRICAL SERVICE

SHIPPING CONTAINER PHOTOS
1/4" = 1'-0"

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CHRISTIAN EDWARD PAROYAN
LICENSE 8241

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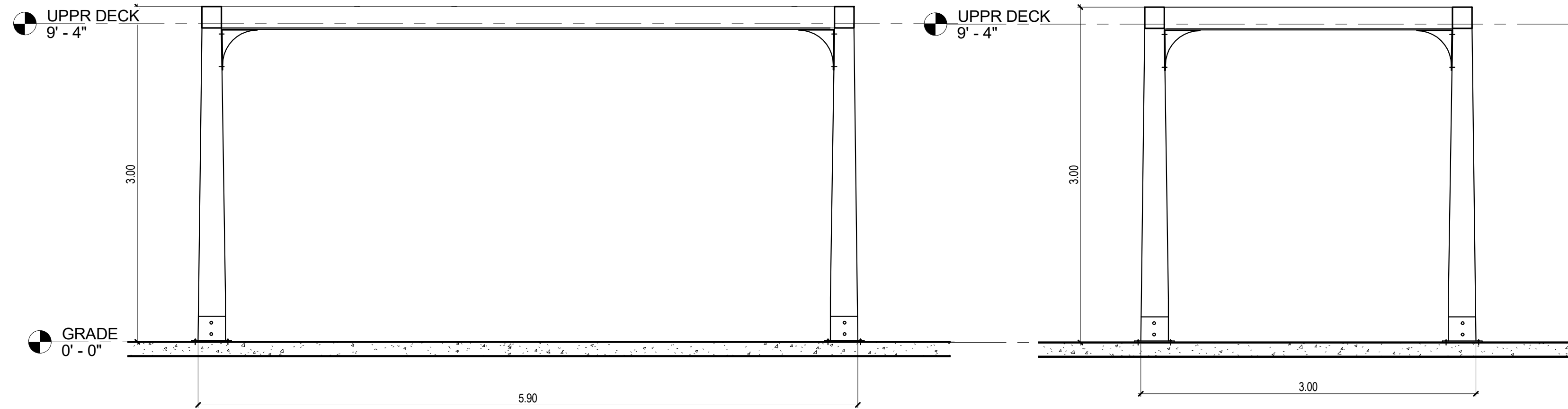
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Drawing History: # Date Description

Project Status: **NEC Approval**

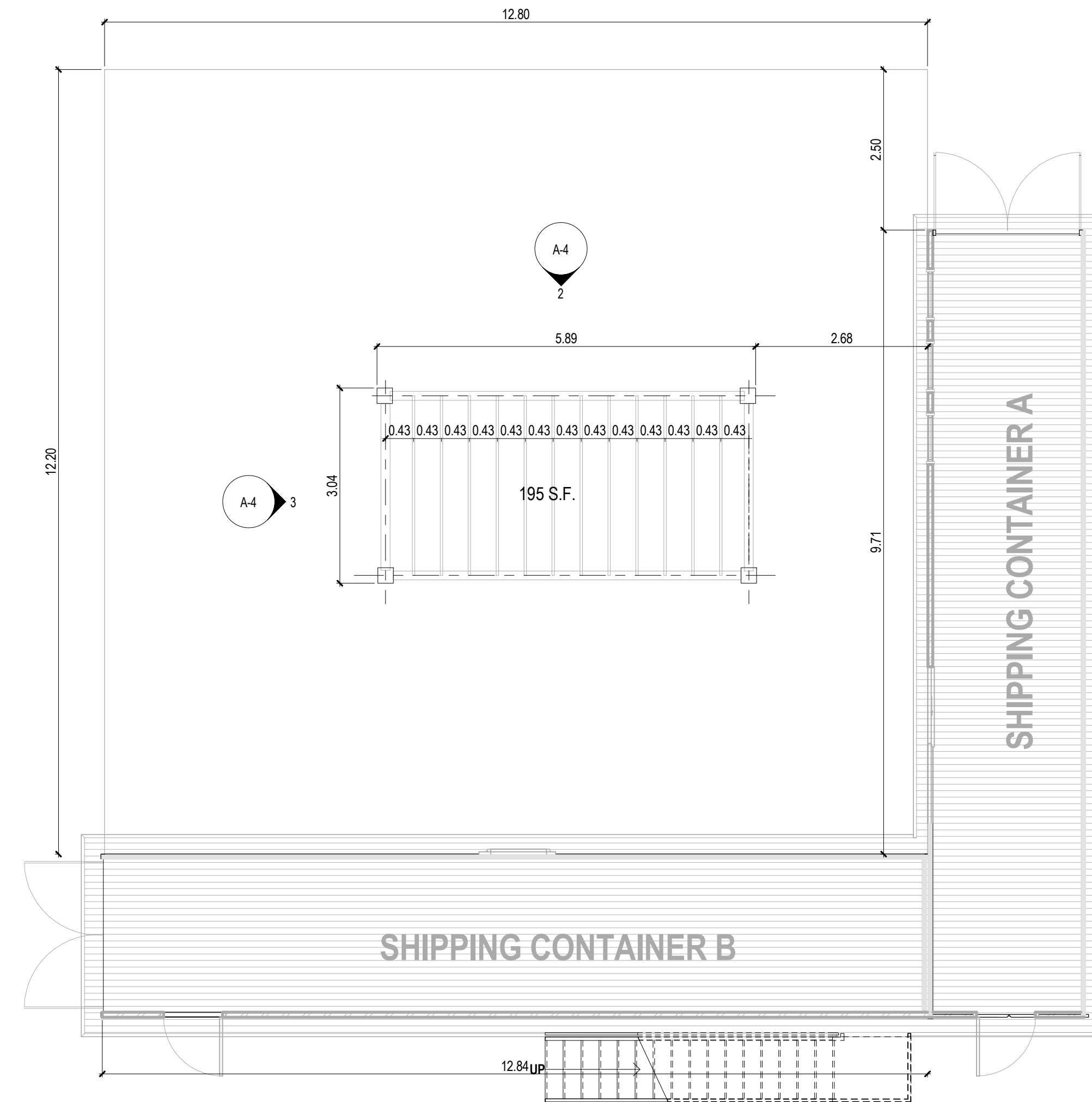
Date: 10/26/21
Project Number: 20210012
Sheet Title: **SHIPPING CONTAINERS- PLAN/ELEVATIONS**

Sheet Number: **A-3**



2 TRELLIS SOUTH
3/8" = 1'-0"

3 TRELLIS WEST
3/8" = 1'-0"



1 CONCRETE PAD TRELLIS
3/16" = 1'-0"
REFERENCED FROM SHEET: A-3



TRELLIS PHOTOS
1/16" = 1'-0"

Consultants: CONSULTANT TYPE (BOLD)
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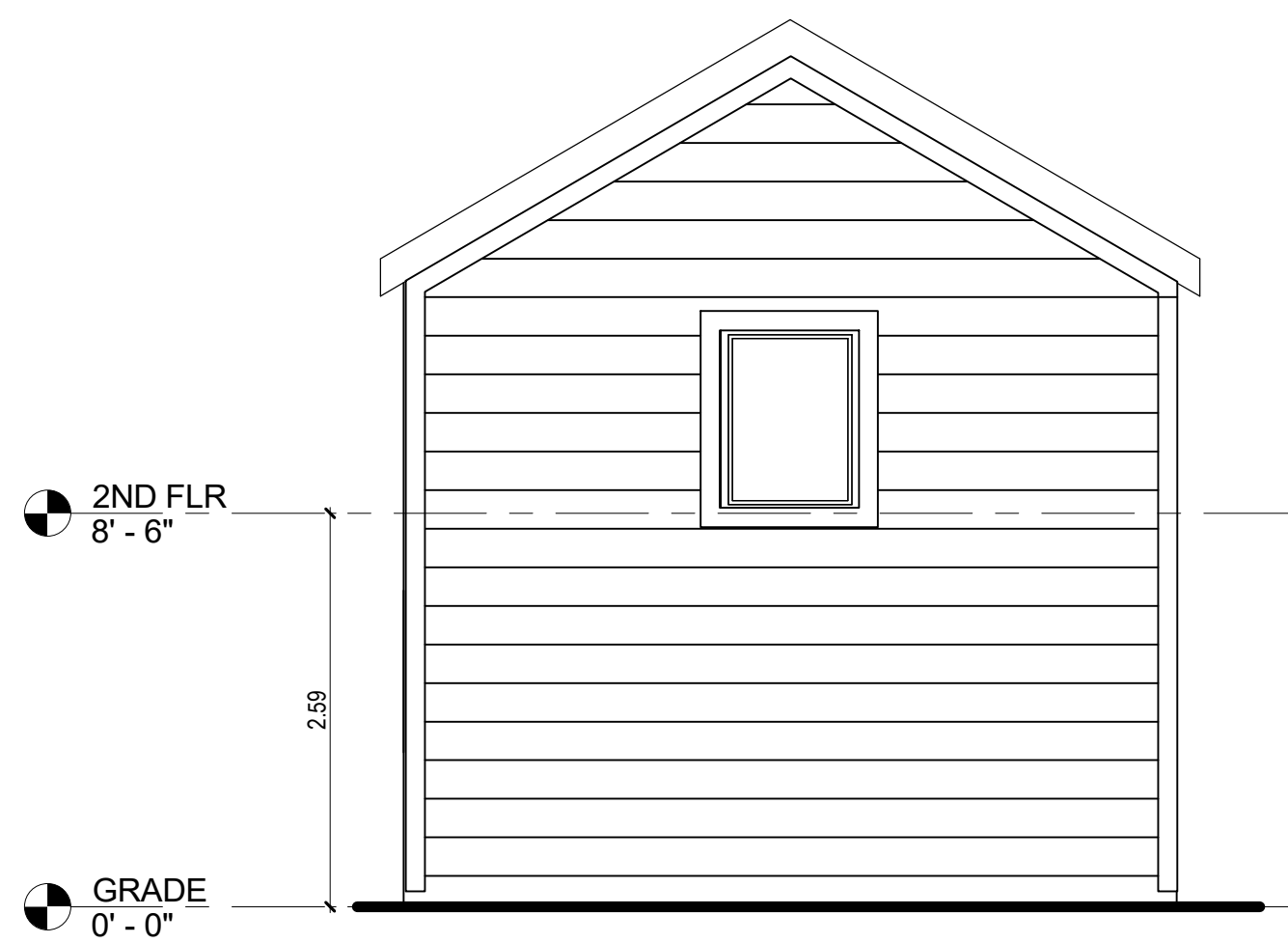
Project Status: **NEC Approval**

Date: 10/27/21

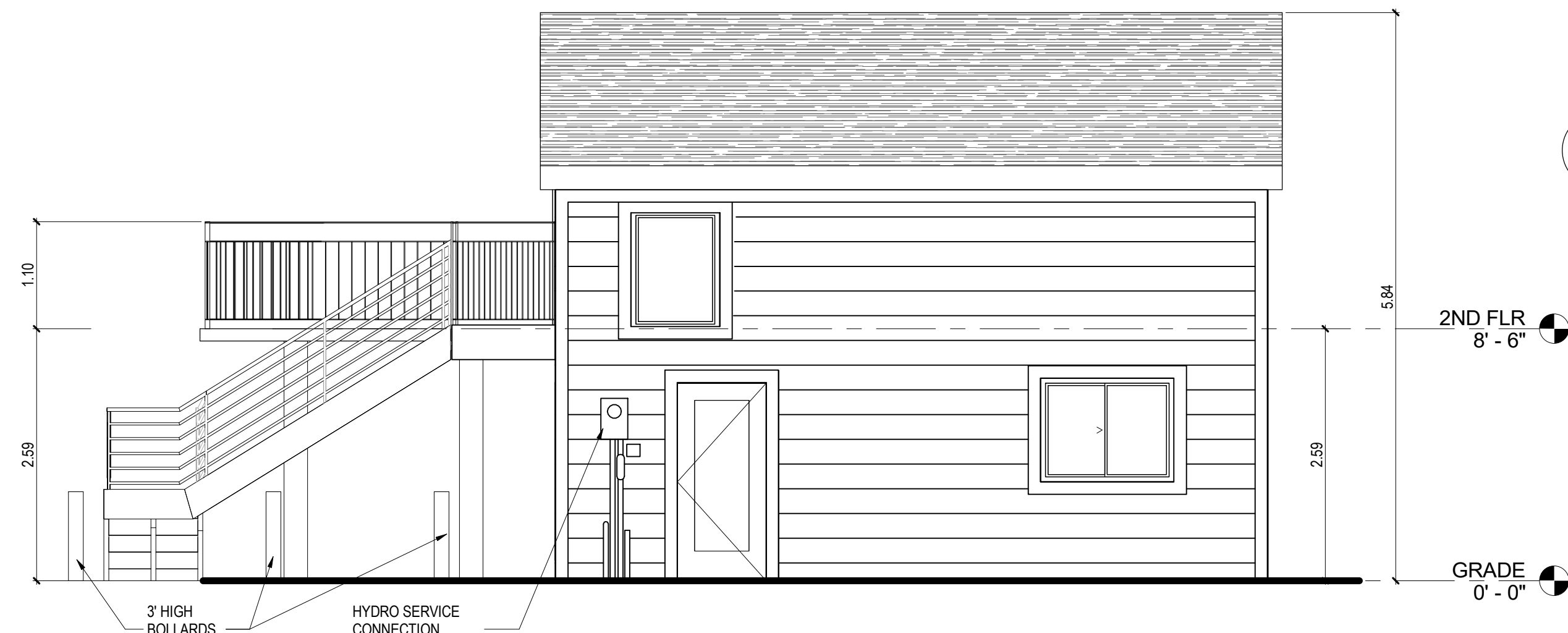
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Sheet Title: **TRELLIS-
PLAN/ELEVATIONS**

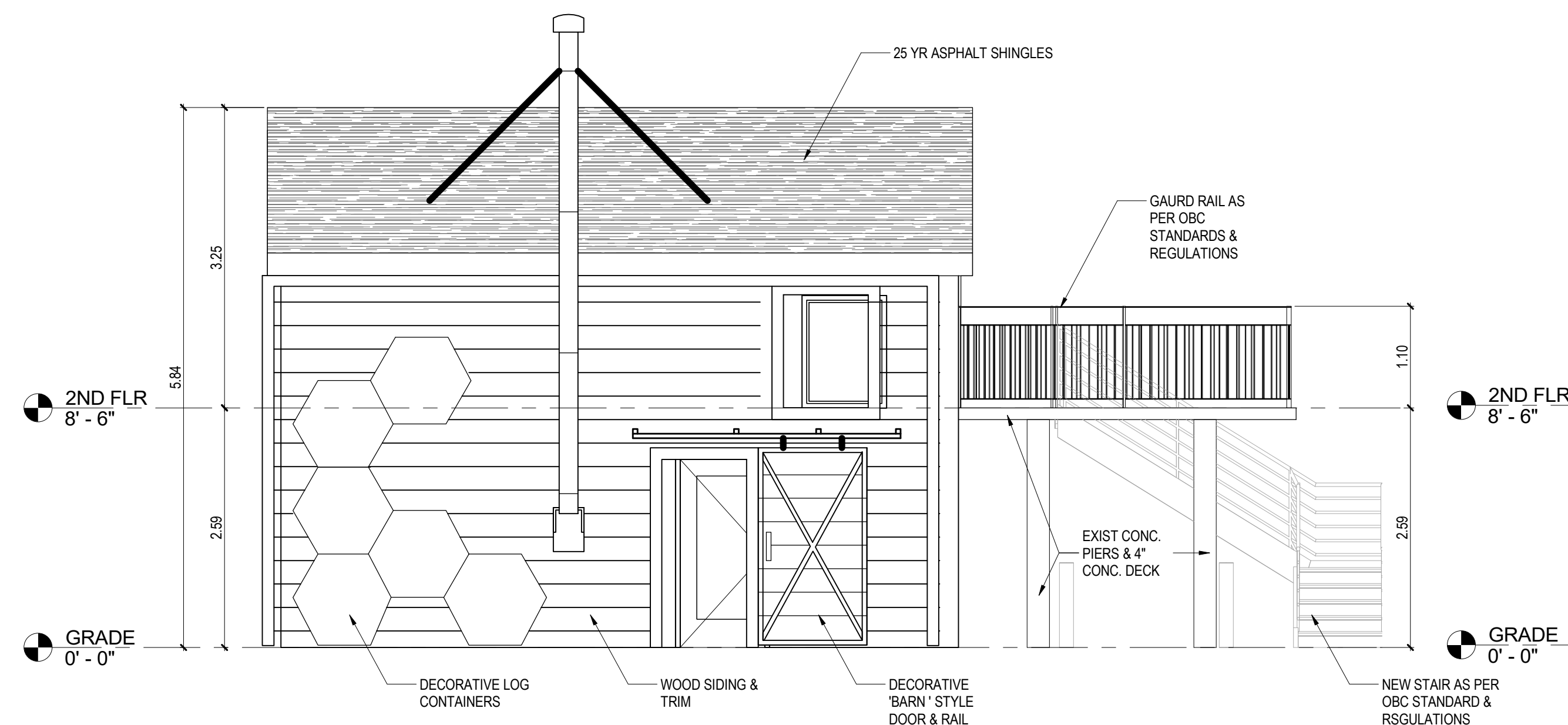
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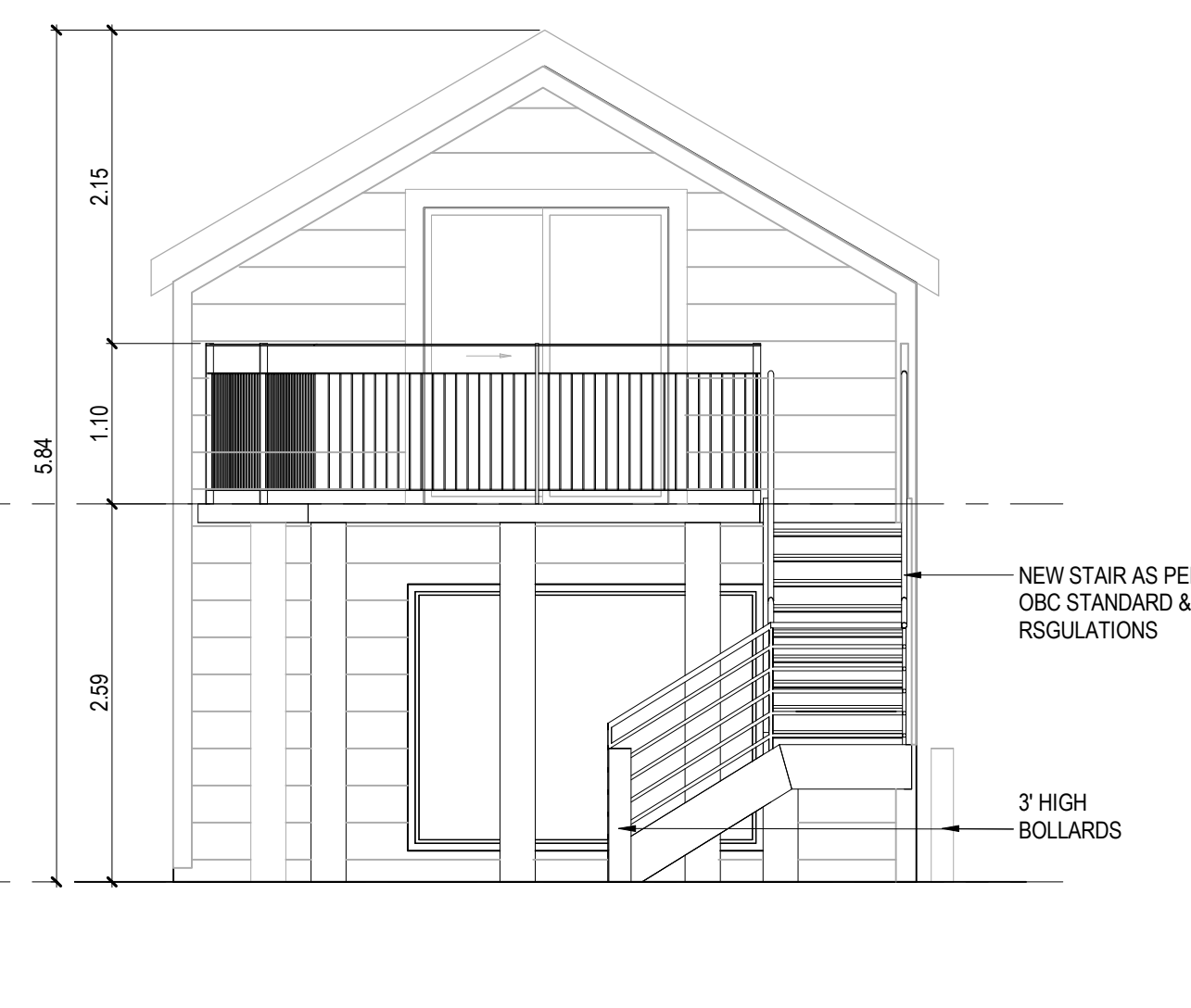
4 North Elevation
1/4" = 1'-0"
REFERENCED FROM SHEET: A101



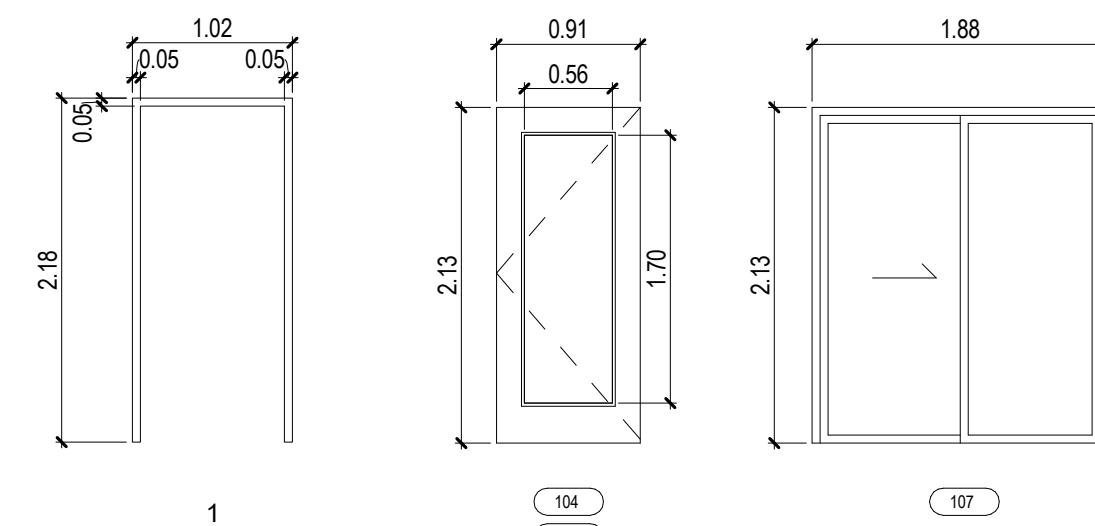
1 East Elevation
1/4" = 1'-0"
REFERENCED FROM SHEET: A101



3 West Elevation
1/4" = 1'-0"
REFERENCED FROM SHEET: A101

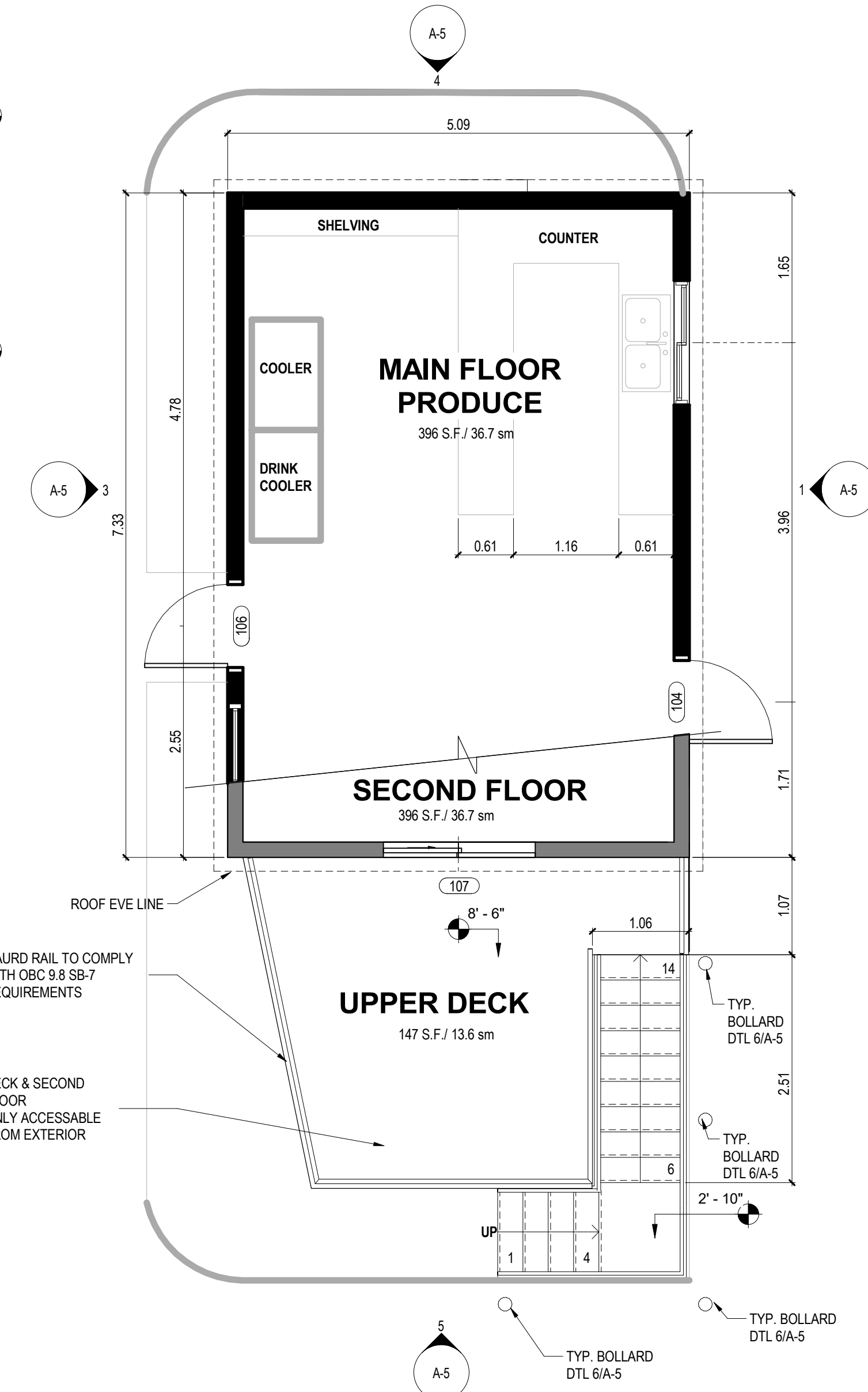


5 South Elevation
1/4" = 1'-0"
REFERENCED FROM SHEET: A101



FRAME TYPES PB
1/4" = 1'-0"

DOOR TYPES PB
1/4" = 1'-0"



2 EXIST BLDG/PRODUCE PLAN
1/4" = 1'-0"
REFERENCED FROM SHEET: A-3

RECONDITIONED HOUSE



OLD HOUSE IMAGES



EXIST HOUSE/PRODUCE STAND PHOTOS
1/16" = 1'-0"

Consultants: CONSULTANT TYPE (BOLD)
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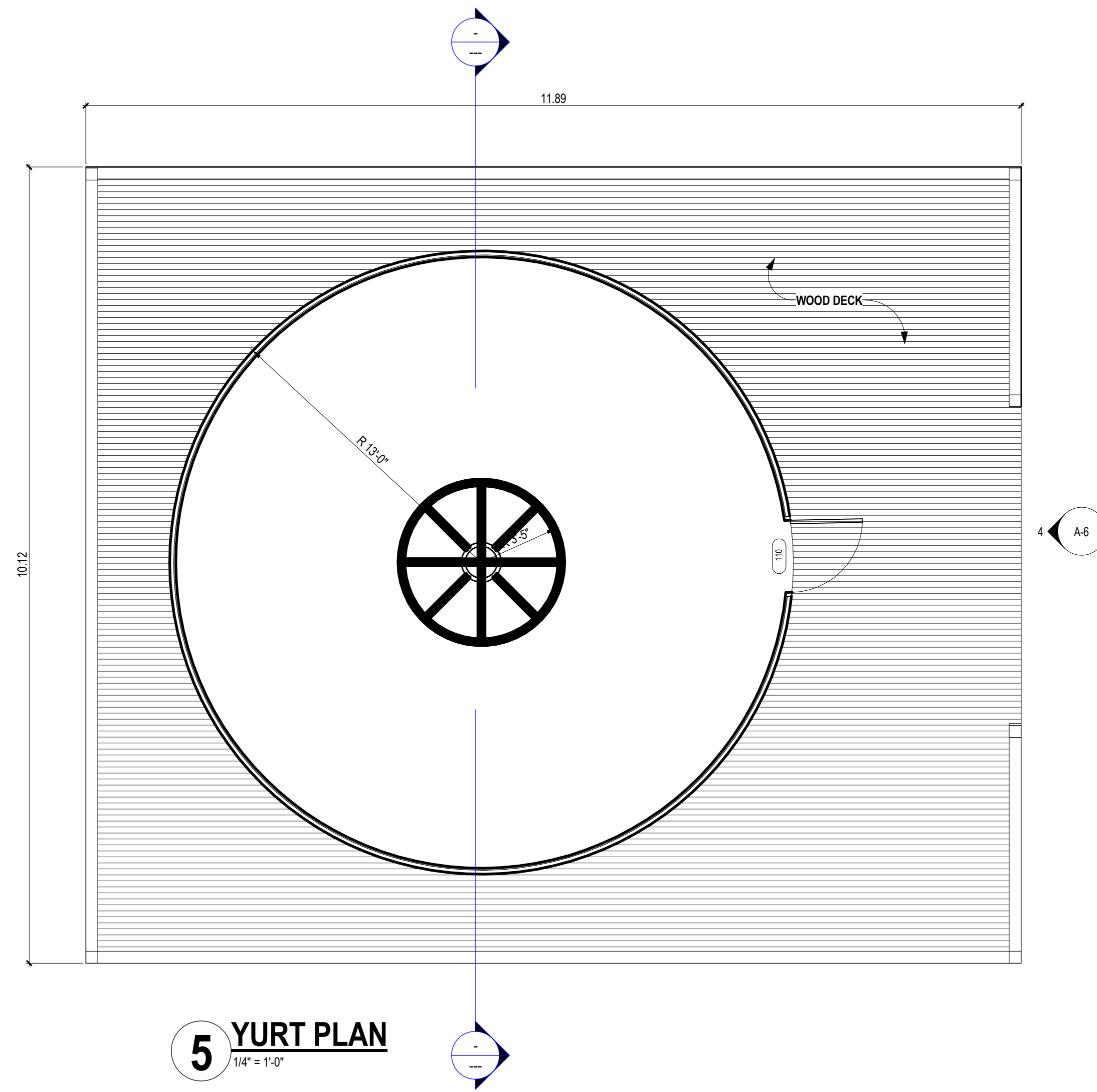
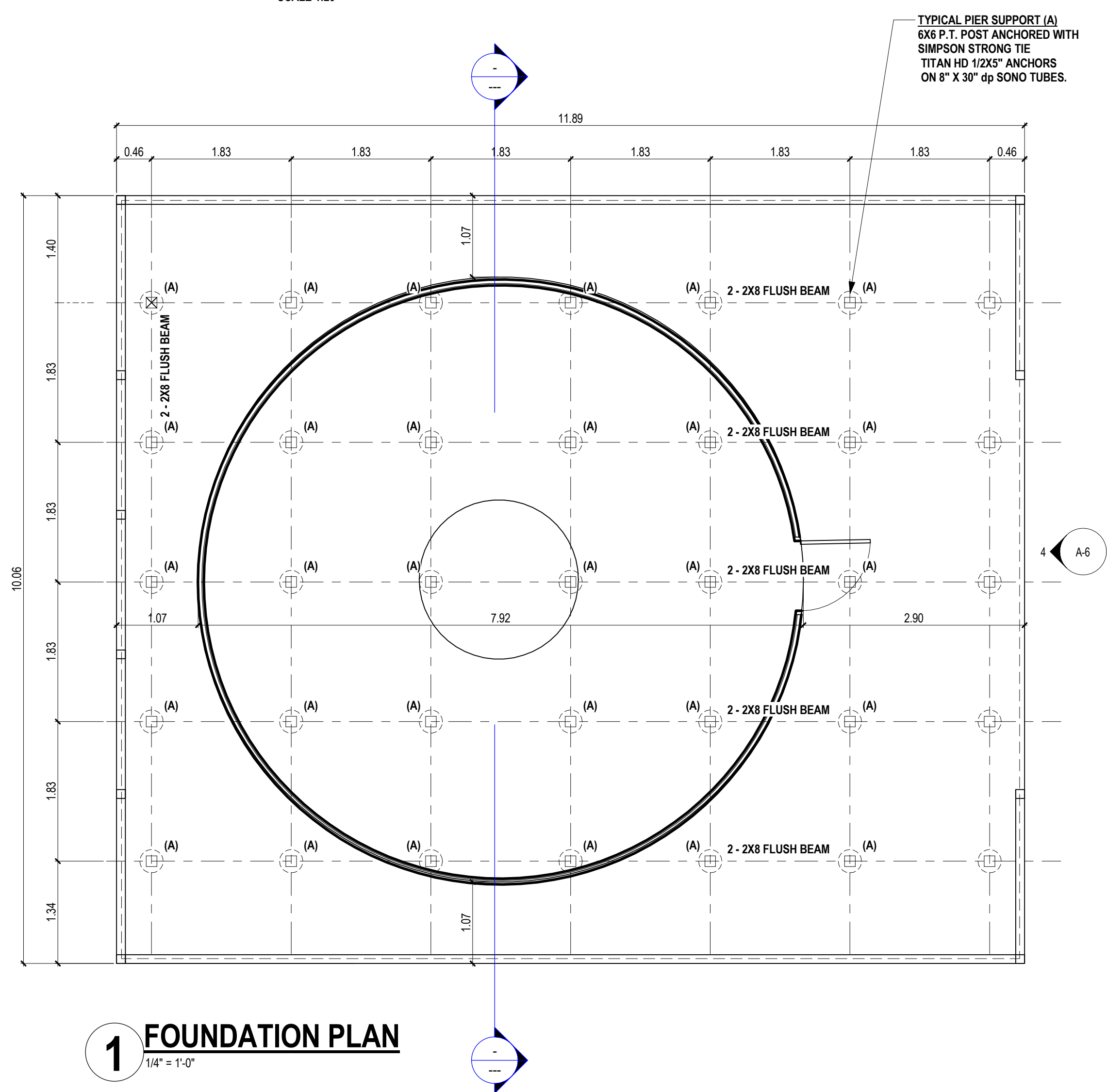
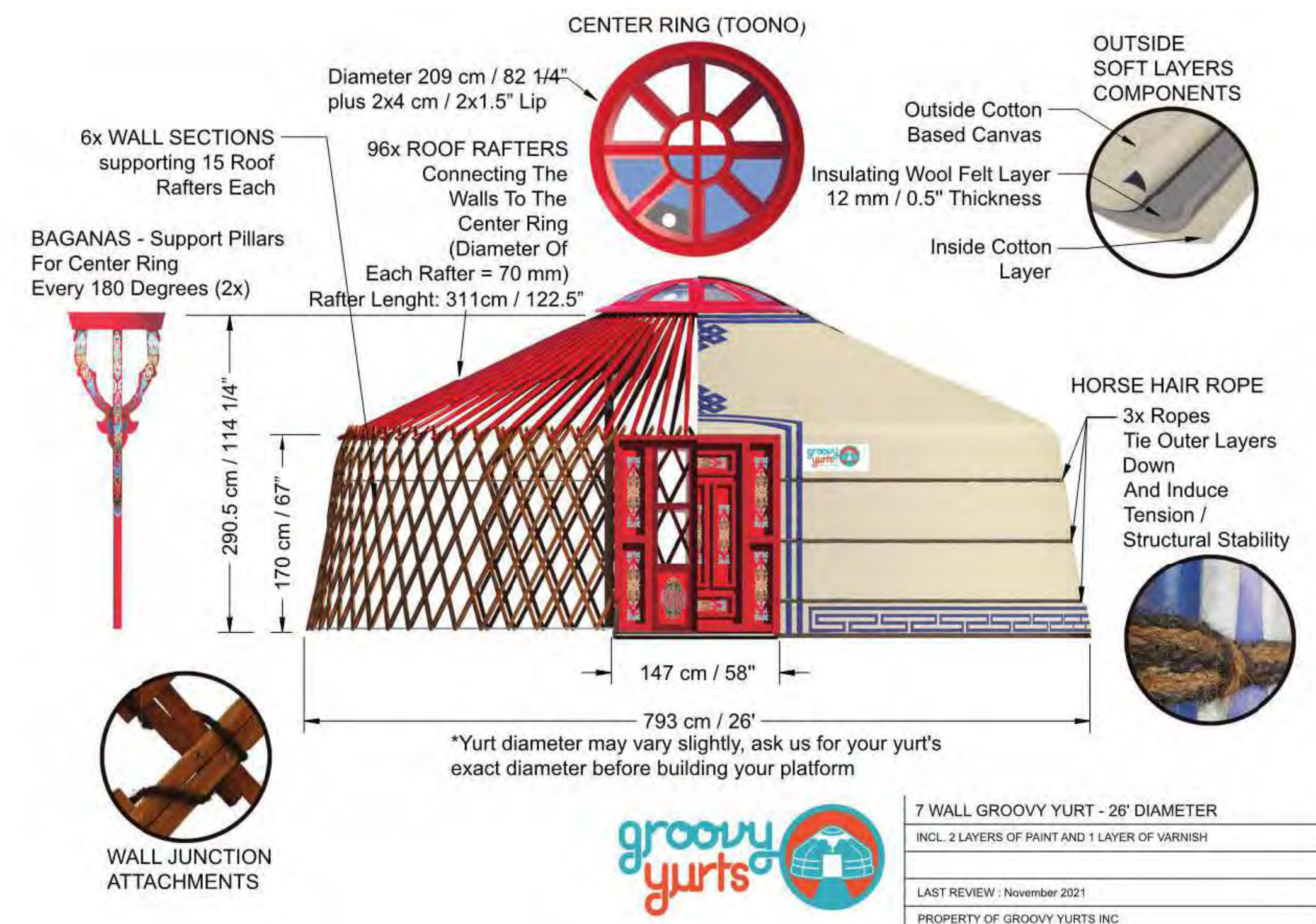
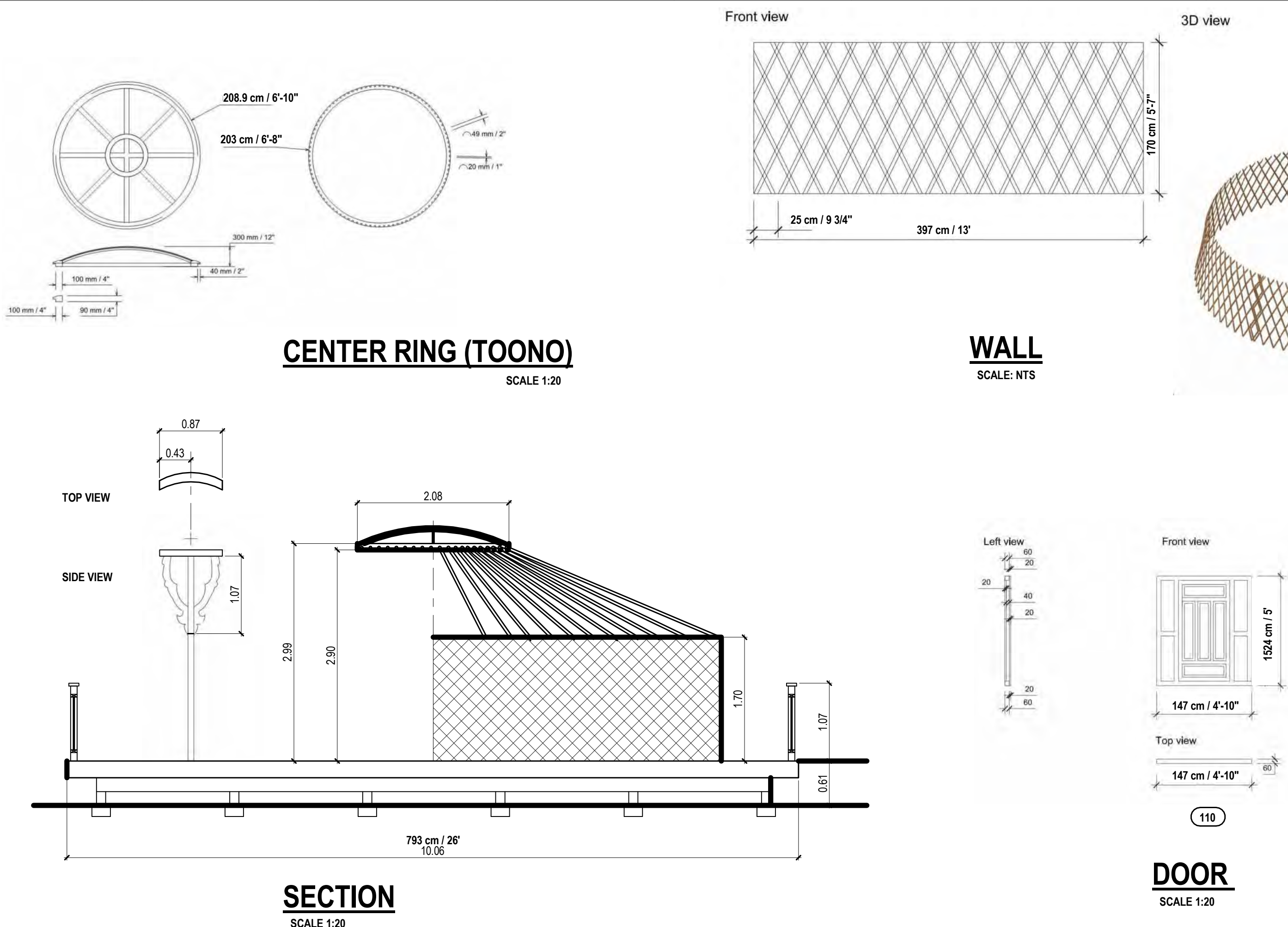
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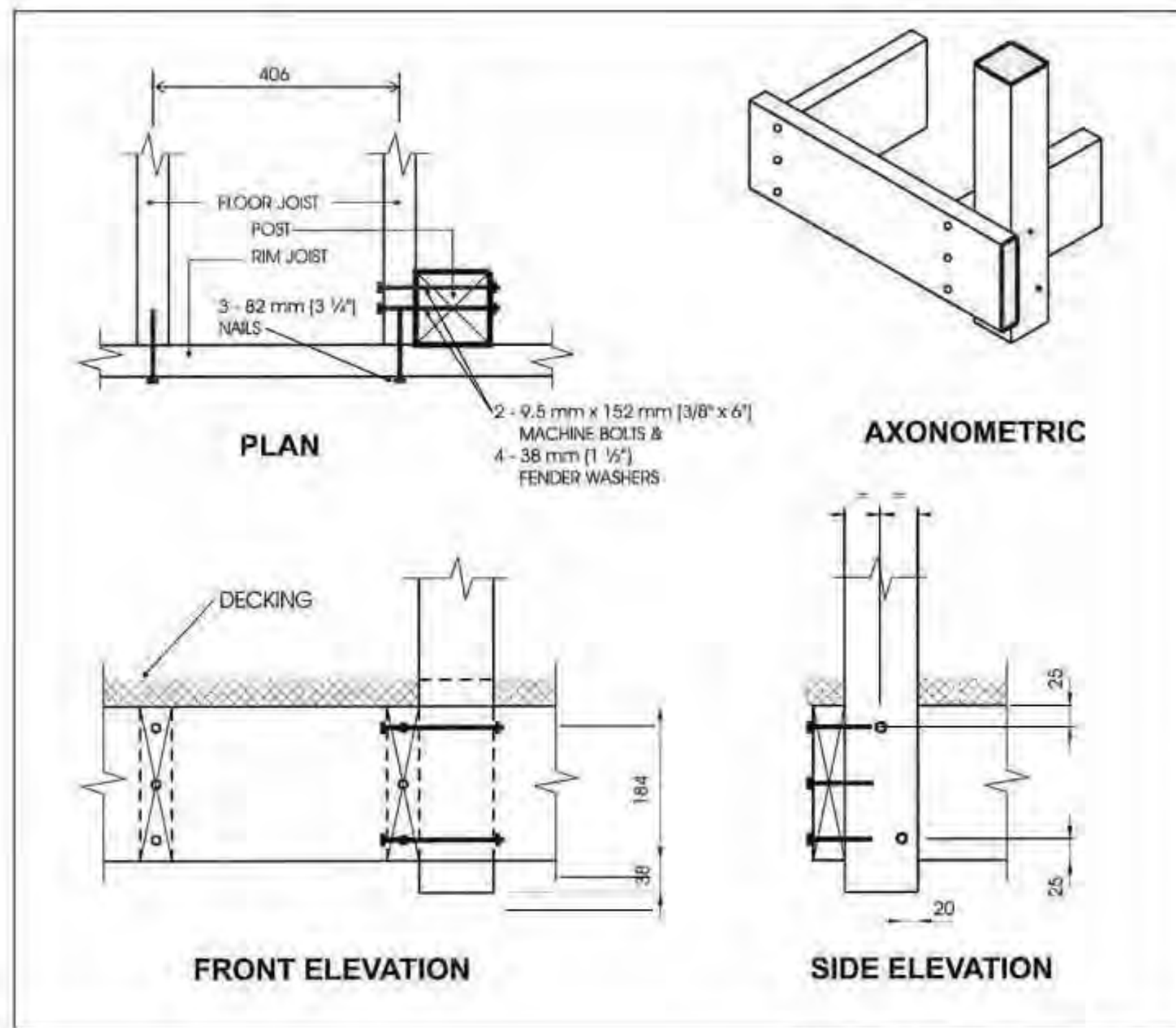
Drawing History: # Date Description

Project Status: **NEC Approval**

Date: 10/27/21
Project Number: 20210012
Sheet Title: **EX.BUILDING /PRODUCE STAND.**

Sheet Number: **A-5**





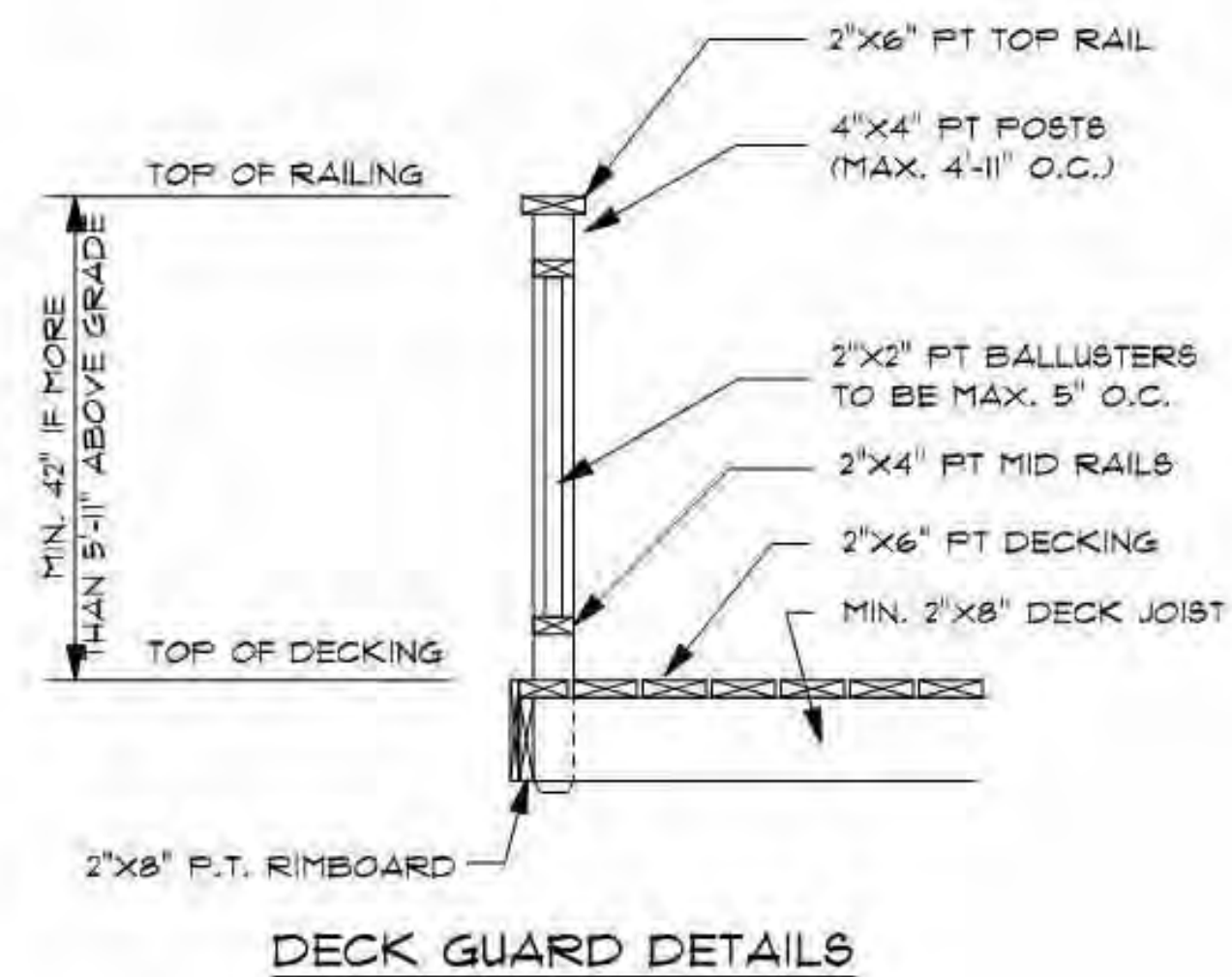
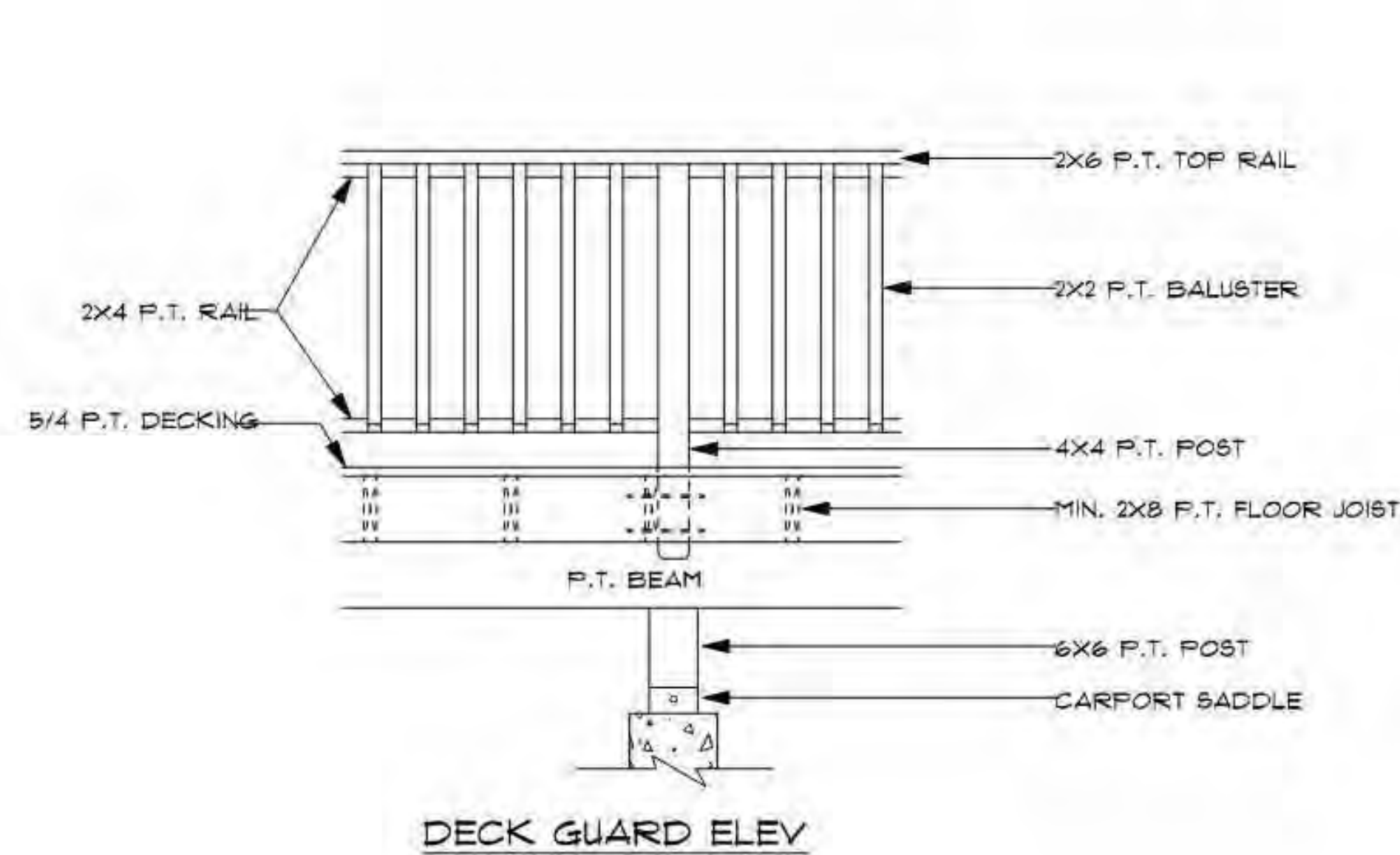
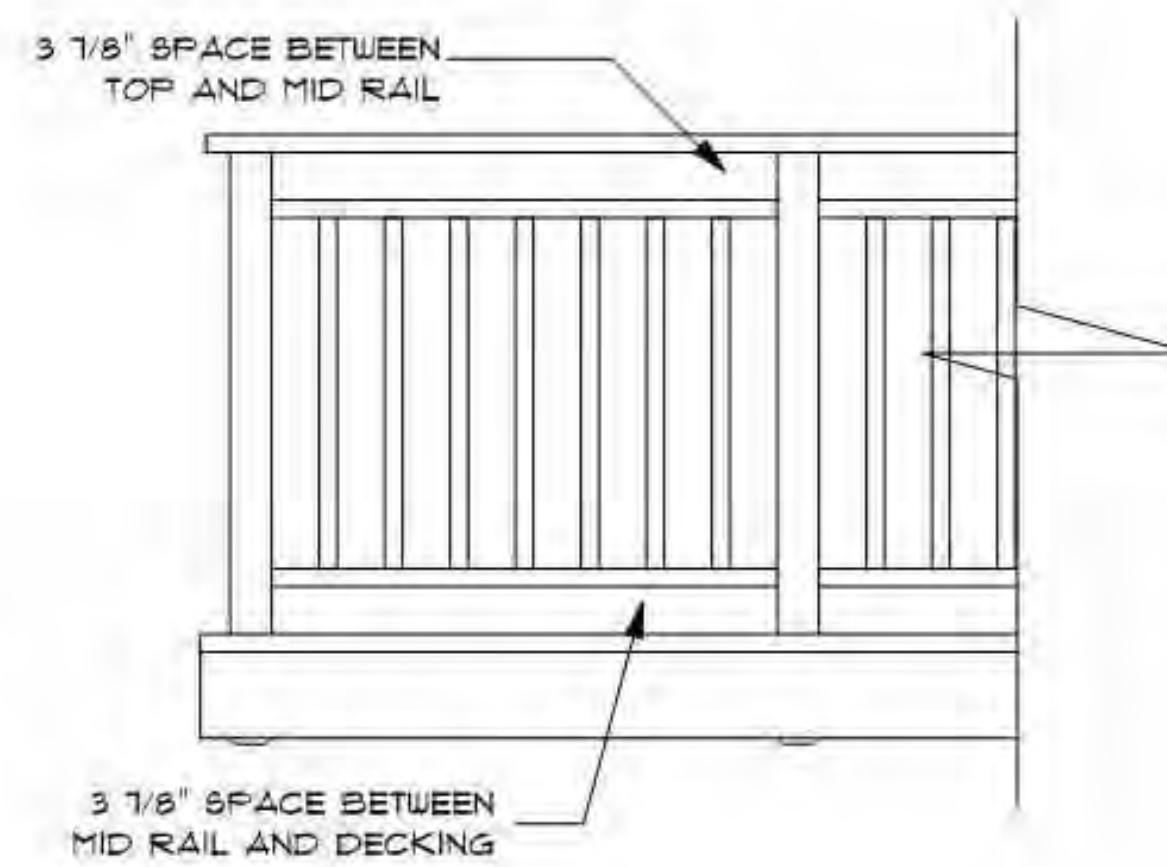
MAXIMUM SPACING BETWEEN POSTS	
Species	Maximum Span, m (ft-in)
Douglas Fir-Larch, Hem-Fir, Spruce-Pine-Fir	1.49 (4'-11")
Northern Species	1.20 (3'-11")
Column 1	2

NOTE:

1. DECK GUARDS REQUIRED WHEN THE WALKING SURFACE IS GREATER THAN 23 5/8" ABOVE THE ADJACENT GROUND LEVEL AS PER O.B.C. ARTICLE 9.8.8.1. DECK GUARDS TO BE NOT LESS THAN 36" IN HEIGHT WHERE THE WALKING SURFACE IS LESS THAN 71" ABOVE THE ADJACENT GROUND LEVEL. WHERE THE WALKING SURFACE IS GREATER THAN 71" ABOVE THE ADJACENT GROUND LEVEL, THE GUARD IS TO BE NOT LESS THAN 42" IN HEIGHT.
2. ALL OPENINGS IN A DECK RAILING SHALL BE OF A SIZE THAT WILL PREVENT A 4" DIA. SPHERICAL OBJECT TO PASS THROUGH
3. GUARDS ARE TO BE DESIGNED SO THAT THEY DO NOT FACILITATE CLIMBING, THEREFORE THERE ARE NOT TO BE ANY ATTACHMENT MEMBER OR OPENING BETWEEN 5 1/2" AND 35 1/2" ABOVE THE WALKING SURFACE (DECK) THAT WOULD FACILITATE CLIMBING
4. ANY GLASS IN A GUARD MUST BE LAMINATED OR TEMPERED AS PER CAN/CGSB-12.1-M



2 ELEVATIONS
1/2" = 1'-0"



1 MISCLANEOUS DETAILS
3/4\" = 1'-0"

Consultants: CONSULTANT TYPE (BOLD)
CONSULTANT NAME (BOLD)

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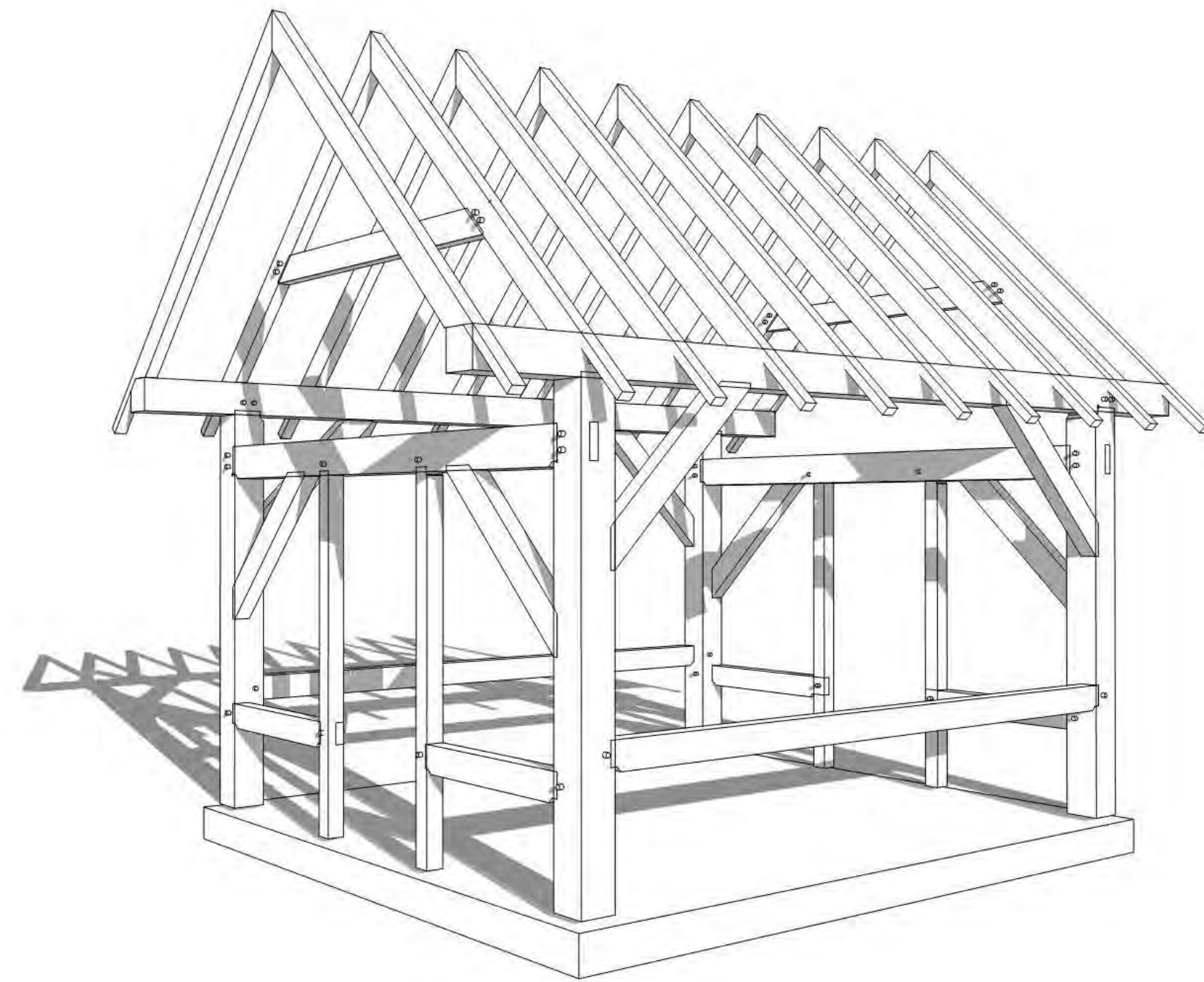
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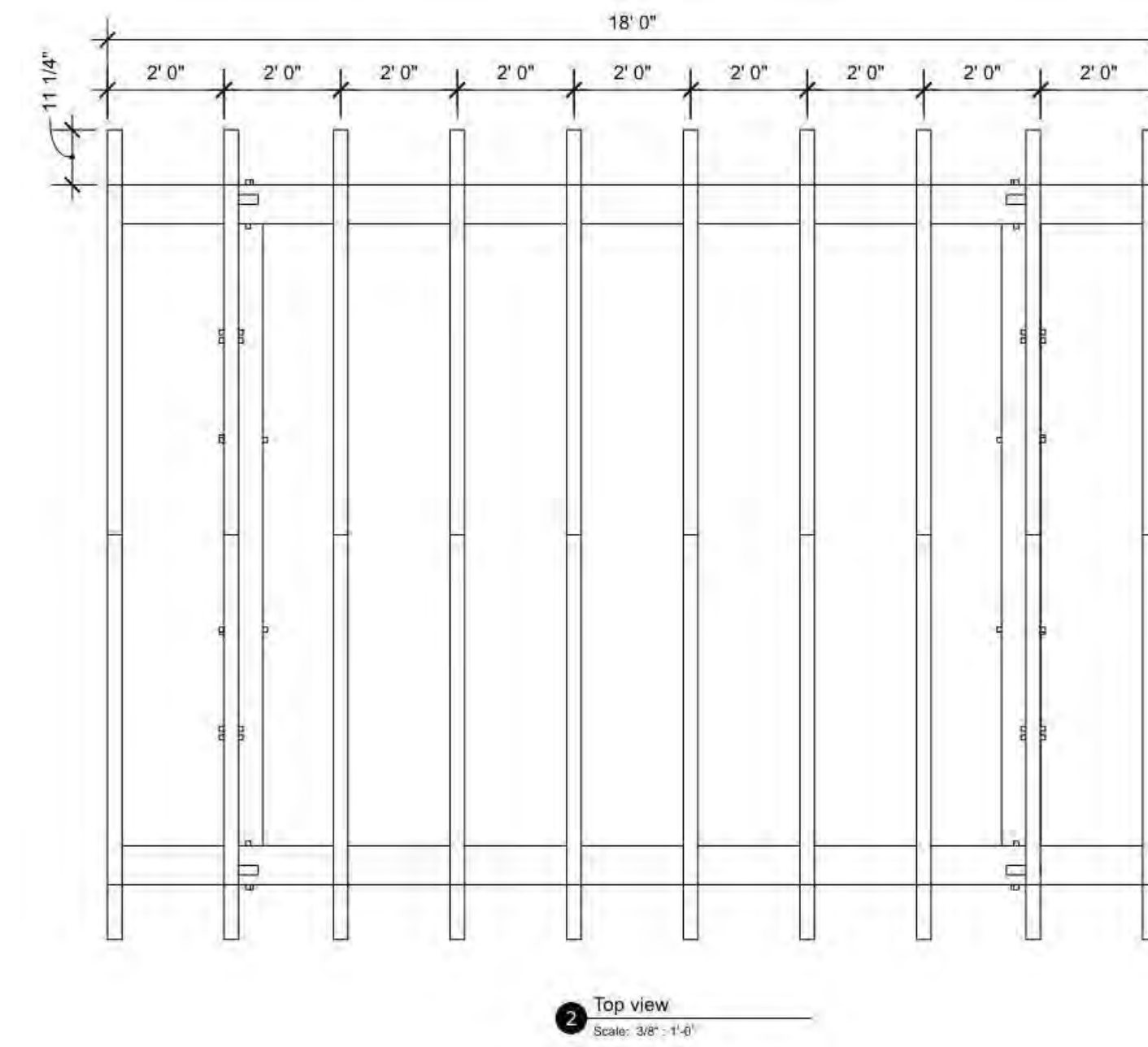
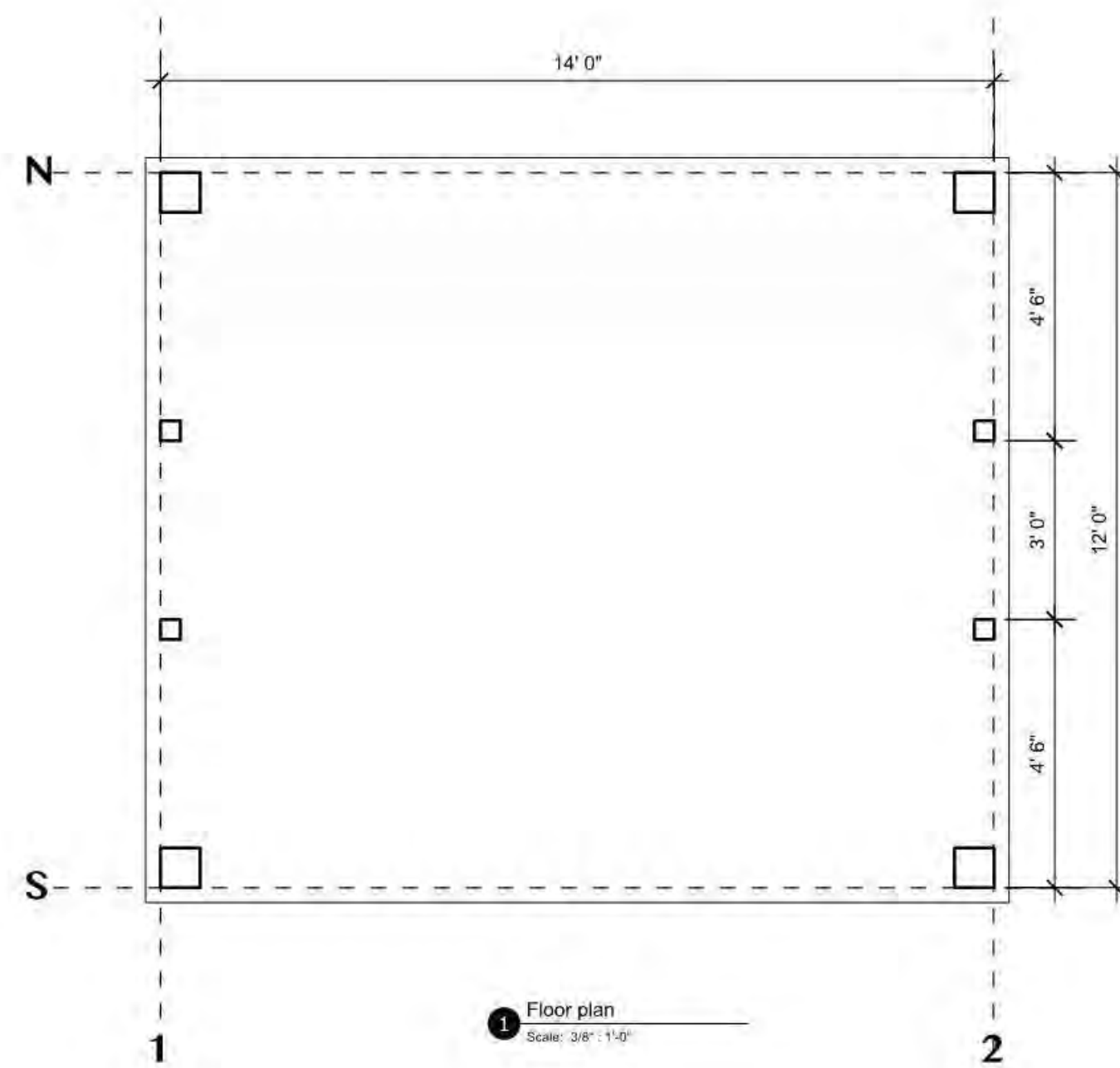
Project Status: NEC Approval

Date: 02/16/22
Project Number: 20210012
Sheet Title: YURT - DECK DETAILS

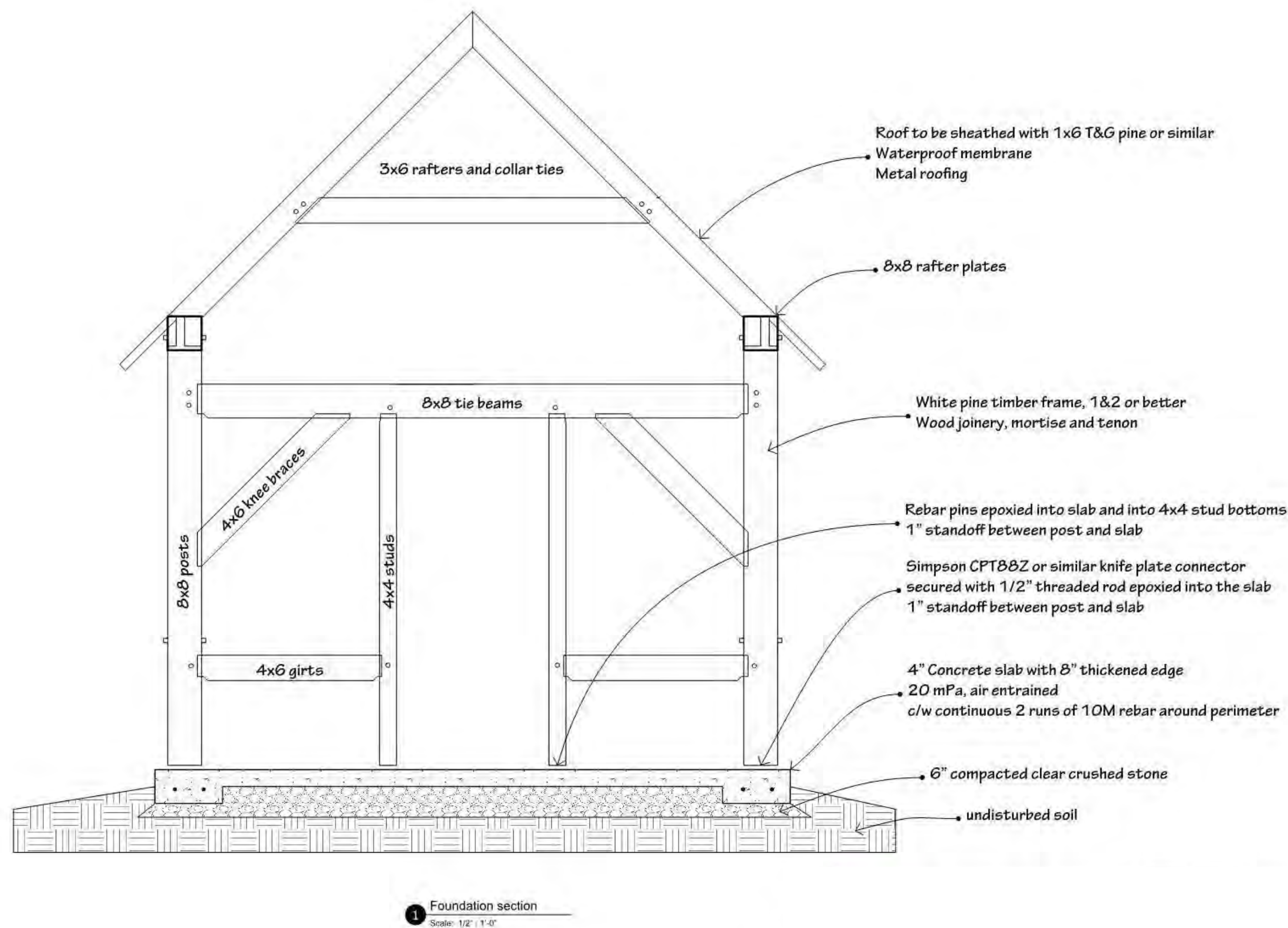
Sheet Number: **A-7**



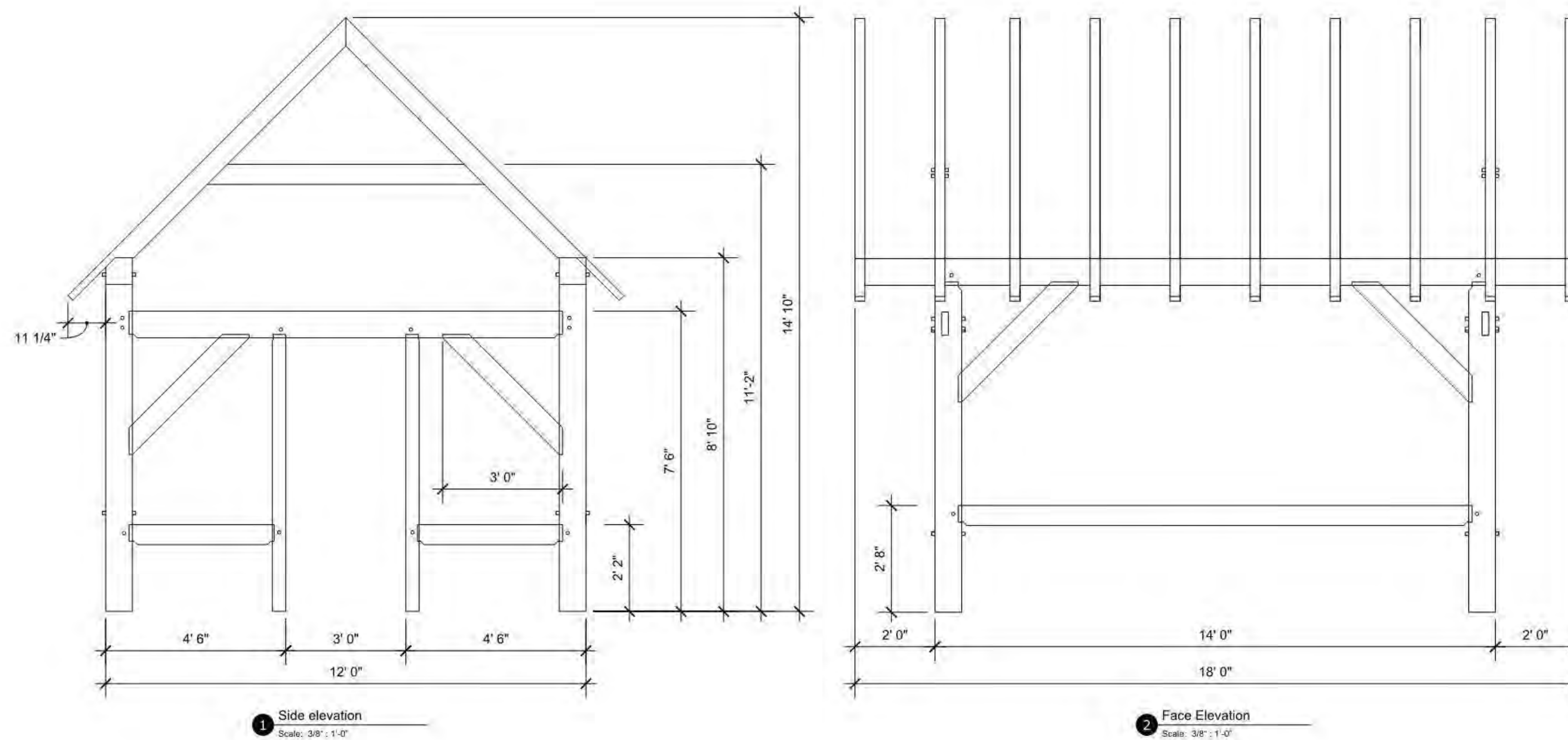
Dawson P. Wilsey Woodworking & Residential Design PO Box 197, Westport, On., K0G 1X0 ponderingpinedesign@gmail.com 613-264-4063 Firm BCIN# 104625 Individual BCIN# 44561	DATE October 30, 2020	CLIENT Willowbank Timber course	PROJECT Gazebo 170 Ft ²
	ISSUE Preliminary October 26, 2020 for Review October 27, 2020 Door change October 30, 2020	DESCRIPTION Cover Page	A / 01



3 FLOOR PLAN / ROOF PLAN
3/8" = 1'-0"



2 SECTION
1/2" = 1'-0"



4 ELEVATIONS
3/8" = 1'-0"
REFERENCED FROM SHEET: A-1



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Drawing History: # Date Description

Project Status: NEC Approval

Date: 02/22/22
Project Number: 20210012
Sheet Title: **TIMBER
SHED-PLAN/
ELEVATION/SECTION**


Sheet Number: **A-9**

5584 Niagara Townline

Always June Organic Farm

APPENDIX 4

Legend

 5584 Niagara Town Line



Appendix 5: Site Photos



