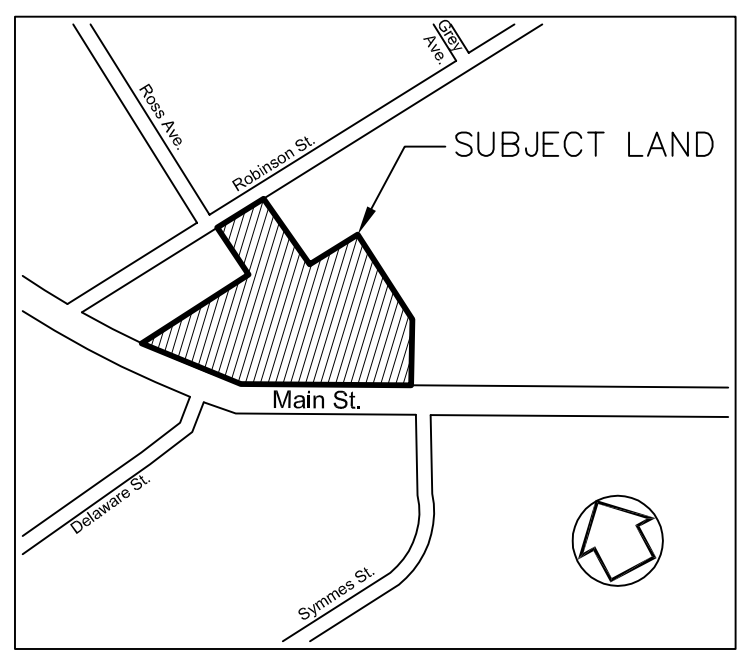


KEY MAP



SITE DATA:

ZONING:	79-200 R4, AND 2010-131			
LOT AREA:	0.69 ha. (1.71 ac)			
NO. OF UNITS:	34			
REGULATIONS:	79-200 R4	2010-131	REQUIRED	PROVIDED
5a). MIN. LOT AREA	-	-	230m ²	203m ²
b). MIN. LOT FRONTAGE	-	-	27m	27m
c). MIN. FRONT YARD SETBACK	-	-	5m	6m
d). MIN. REAR YARD SETBACK	-	-	5m	4.5m
e). MIN. INTERIOR SIDE YARD SETBACK	-	-	1m	1m
f). MIN. PRIVACY YARD DEPTH	-	-	4.5m	4.5m
g). MAX. BLDG. HEIGHT	-	-	12m	12m
h). 1.2m DECORATIVE METAL FENCE ALONG MAIN STREET	-	-	YES	YES
i). VEHICULAR ENTRANCE ON MAIN ST.	-	-	PROHIBITED	NONE
j). PARKING IN TANDEM	-	-	ALLOWED	YES
k). ALL OTHER R4REGULATIONS	-	-	-	-
7.9.2 (G) MAX. LOT COVERAGE	35%	31.6% (2,181m ²)	-	-
(k) PARKING	1.4 SPACES PER UNIT	2 SPACES PER UNIT PLUS 8 VISITORS SPACES	-	-
(m) MIN. LANDSCAPE OPEN SPACE	45m ² /UNIT	80.5 m ² /UNIT	-	-

MUNICIPAL ADDRESS

6158 MAIN STREET, NIAGARA FALLS, ONTARIO

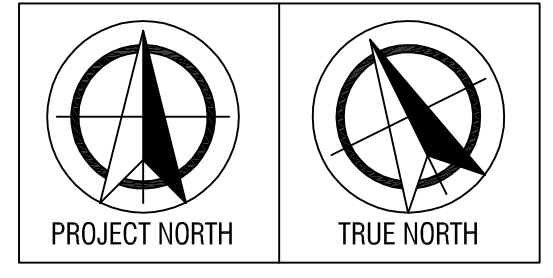
NOVAL DEVELOPMENT GROUP
40 VOGELL ROAD, SUITE 25-27
RICHMOND HILL, ON, L4B 3K6

CITY OF NIAGARA FALLS

OWNER SIGNATURE _____
DATE _____

DIRECTOR OF PLANNING AND BUILDING SERVICES _____
DATE _____

NOTE: THE DIMENSIONS, AREAS AND LOCATION SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE 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 THE CONTRARY, ALL SITE SERVING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING THE WORK.

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BY: STAN SZAFIARSKI, OAA, MRAC, ARCHITECT

DATE: _____

1	SPA	SZ
12/22/15	PHASE	

DATE DESCRIPTION CHECKED

OWNER:
NOVAL DEVELOPMENT GROUP
40 VOGELL ROAD, SUITE 25-27
RICHMOND HILL, ON, L4B 3K6
TEL. 905 237 2518
FAX. 905 237 2687

PROJECT:
34 TOWNHOUSE
6158 MAIN STREET
NIAGARA FALLS, ON.

DRAWING TITLE:
PRELIMINARY
SITE PLAN



SCALE: 1/200

DATE: AUG 2015

DESIGN: _____

DRAFTING: _____

ISSUED: _____

ACAD: _____

DRAWING STATUS: PRELIMINARY

DRAWING NO. **A-10**