

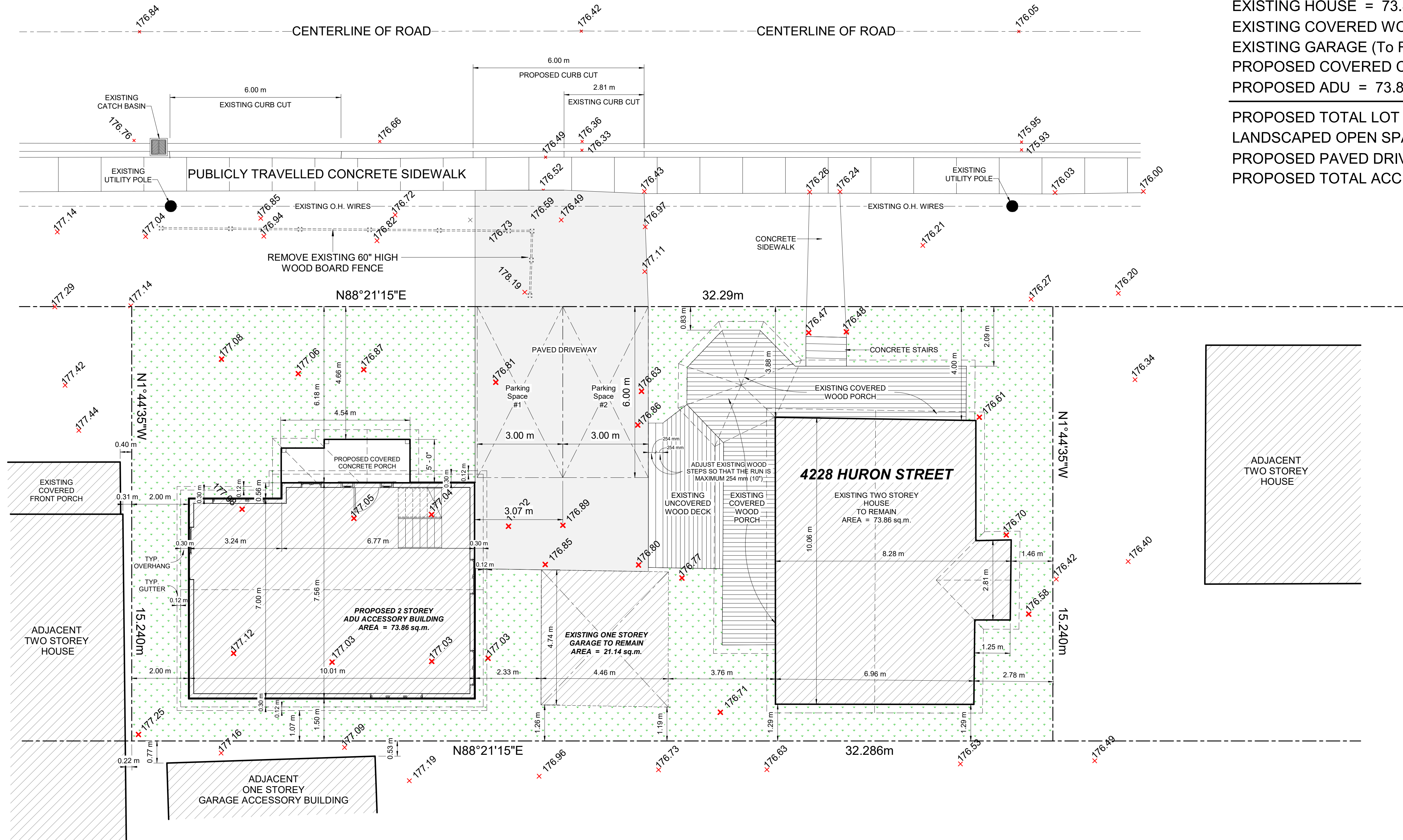
**4228 HURON STREET**  
PUBLICLY TRAVELLED STREET

**SITE DATA**

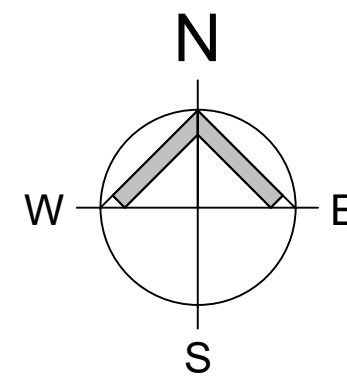
LOT AREA = 492.40 sq.m.  
 ALLOWABLE LOT COVERAGE = 45% = 221.58 sq.m.  
 EXISTING HOUSE = 73.86 sq.m. = 15.00%  
 EXISTING COVERED WOOD PORCH = 36.00 sq.m. = 7.31%  
 EXISTING GARAGE (To Remain) = 21.14 sq.m. = 4.29%  
 PROPOSED COVERED CONCRETE PORCH = 3.36 sq.m. = 15.00%  
 PROPOSED ADU = 73.86 sq.m. = 15.00%  


---

 PROPOSED TOTAL LOT COVERAGE = 208.22 sq.m. = 42.29%  
 LANDSCAPED OPEN SPACE = 208.87 sq.m. = 42.42%  
 PROPOSED PAVED DRIVEWAY = 56.15 sq.m. = 11.40%  
 PROPOSED TOTAL ACCESSORY BUILDING LOT COVERAGE = 95.00 sq.m. = 19.30%



**1 SITE/GRADING PLAN**  
1:75



No.	Description	Date

**4228 HURON STREET**

4228 Huron St, Niagara Falls,  
ON L2E 2G7

**FOR MINOR VARIANCE**

SHEET TITLE:  
**SITE/GRADING PLAN**

---

DRAWN BY: J.T.F.      APPROVED:  
 SCALE: As indicated      JOB #: 2024-88  
 SHEET NO: **A1-01**