LOT AREA = 492.40 sq.m.**4228 HURON STREET** ALLOWABLE LOT COVERAGE = 45% = 221.58 sq.m. PUBLICLY TRAVELLED STREET EXISTING HOUSE = 73.86 sq.m. = 15.00% EXISTING COVERED WOOD PORCH = 36.00 sq.m. = 7.31% -CENTERLINE OF ROAD--CENTERLINE OF ROAD-EXISTING GARAGE (To Remain) = 21.14 sq.m. = 4.29% PROPOSED COVERED CONCRETE PORCH = 3.36 sq.m. = 15.00% PROPOSED CURB CUT PROPOSED ADU = 73.86 sq.m. = 15.00% EXISTING CATCH BASIN-EXISTING CURB CUT EXISTING CURB CUT 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% EXISTING UTILITY POLE— EXISTING PUBLICLY TRAVELLED CONCRETE SIDEWALK PROPOSED TOTAL ACCESSARY BUILDING LOT COVERAGE = 95.00 sq.m. = 19.30% UTILITY POLE-EXISTING O.H. WIRES-CONCRETE --SIDEWALK REMOVE EXISTING 60" HIGH WOOD BOARD FENCE 32.29m N88°21'15"E PAVED DRIVEWAY EXISTING COVERED = WOOD PORCH / 3.00 m $^{\circ}$ / 3.00 m ADJACENT TWO STOREY PROPOSED COVERED CONCRETE PORCH ADJUST EXISTING WOOD STEPS SO THAT THE RUN IS MAXIMUM 254 mm (10") 4228 HURON STREET /HOUSE/ EXISTING COVERED EXISTING EXISTING UNCOVERED -COVERED /HOUSE/ WOOD DECK WOOD -∕ŤO REMAIŃ -PORCH-AREA = 73.86 sq.m.∕_8.28 m∕ OVERHANG GUTTER * PROPOSED 2 STOREY ADU ACCESSORY BUILDING AREA = 73.86 sq.m./ ADJACENT EXISTING ONE STOREY TWO STOREY GARAGE TO REMAIN ູ1.25 mູ ໍ່ /HOUSE/ AREA = 21.14 sq.m. √ 3.76 m √ ∕_6.96 m′ 2.78 m^{*} ∕0.22 m oʻ_l ADJACENT GARAGE ACCESSORY BUILDING 1 SITE/GRADING PLAN 1:75

	No.	Description	Date		FOR MINOR VARIANCE
				4228 HURON STREET	SHEET TITLE:
					SITE/GRADING PLAN
-				4228 Huron St, Niagara Falls, ON L2E 2G7	DRAWN BY: J.T.F. APPROVED:
					SCALE: As indicated JOB #: 2024-88
					SHEET NO: A1-01

SITE DATA