

ZONING INFORMATION

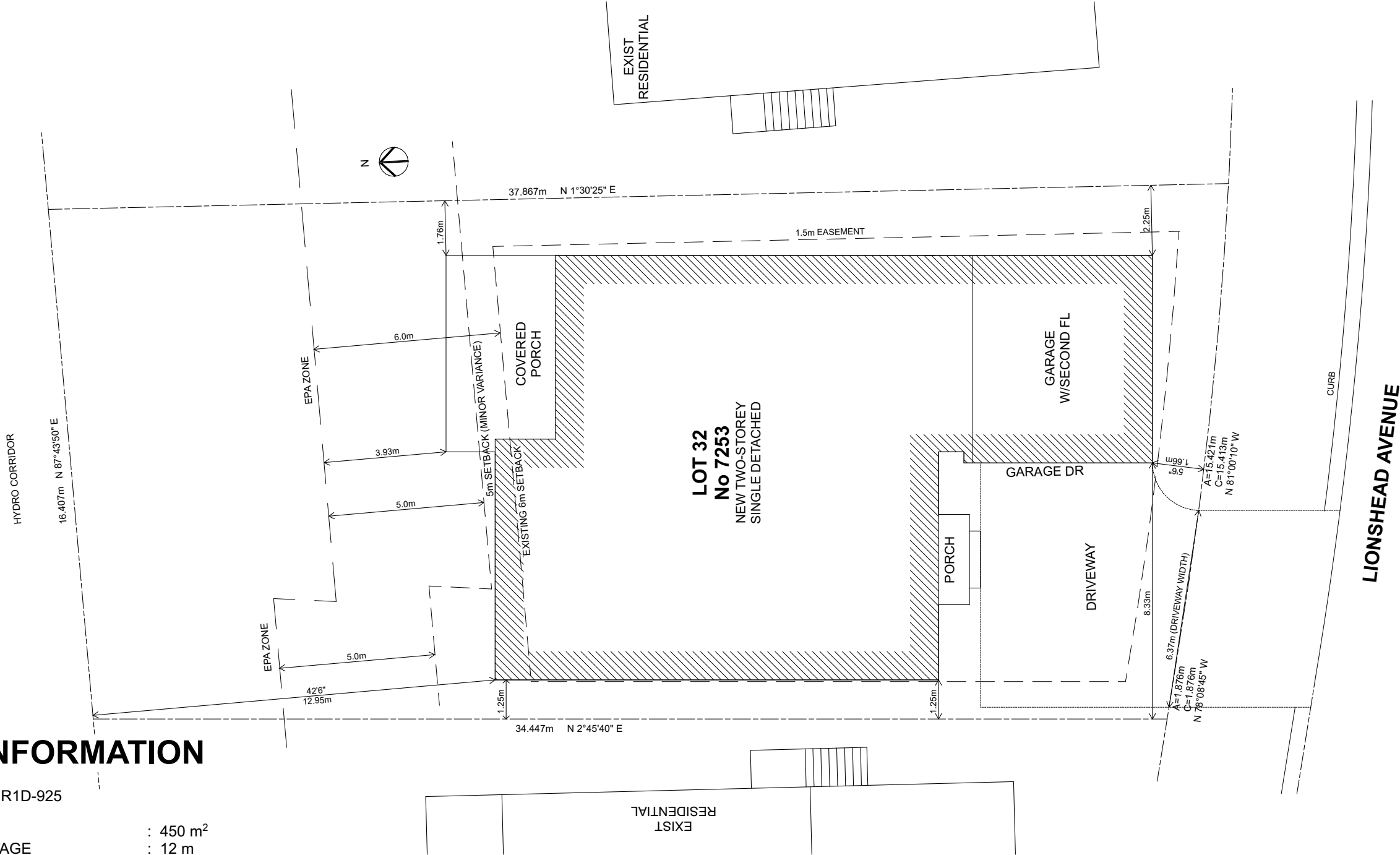
RESIDENTIAL ZONE - R1D-925

- MINIMUM AREA : 450 m²
- MINIMUM LOT FRONTAGE : 12 m
- MINIMUM FRONT YARD : 1.5 m
- MINIMUM REAR YARD : 6.0 m TO EPA-929 ZONE (B/T 'A
- MINIMUM SIDE YARD : 1.2 m
- MAXIMUM COVERAGE : 48%
- MAXIMUM HEIGHT : 10 m

- LOT AREA : 608.7 m² (6552.3 sqft)
- LOT AREA (ONLY R1D-925 ZONE) : 482.8 m² (5196.8 sqft)
- BUILDING AREA : 251.8 m² (2710.2 sqft)
- LANDSCAPE AREA : 305.7 m² (3290.5 sqft)
- LANDSCAPE AREA (ONLY R1D-925 ZONE): 179.7 m² (1933.9 sqft)
- LOT COVERAGE : 41.5%
- LOT COVERAGE (ONLY R1D-925 ZONE) : 52.2%
- LANDSCAPE COVERAGE : 50.2%
- LANDSCAPE AREA (ONLY R1D-925 ZONE): 37.2%
- HEIGHT : 8.5 m (27'10.5")

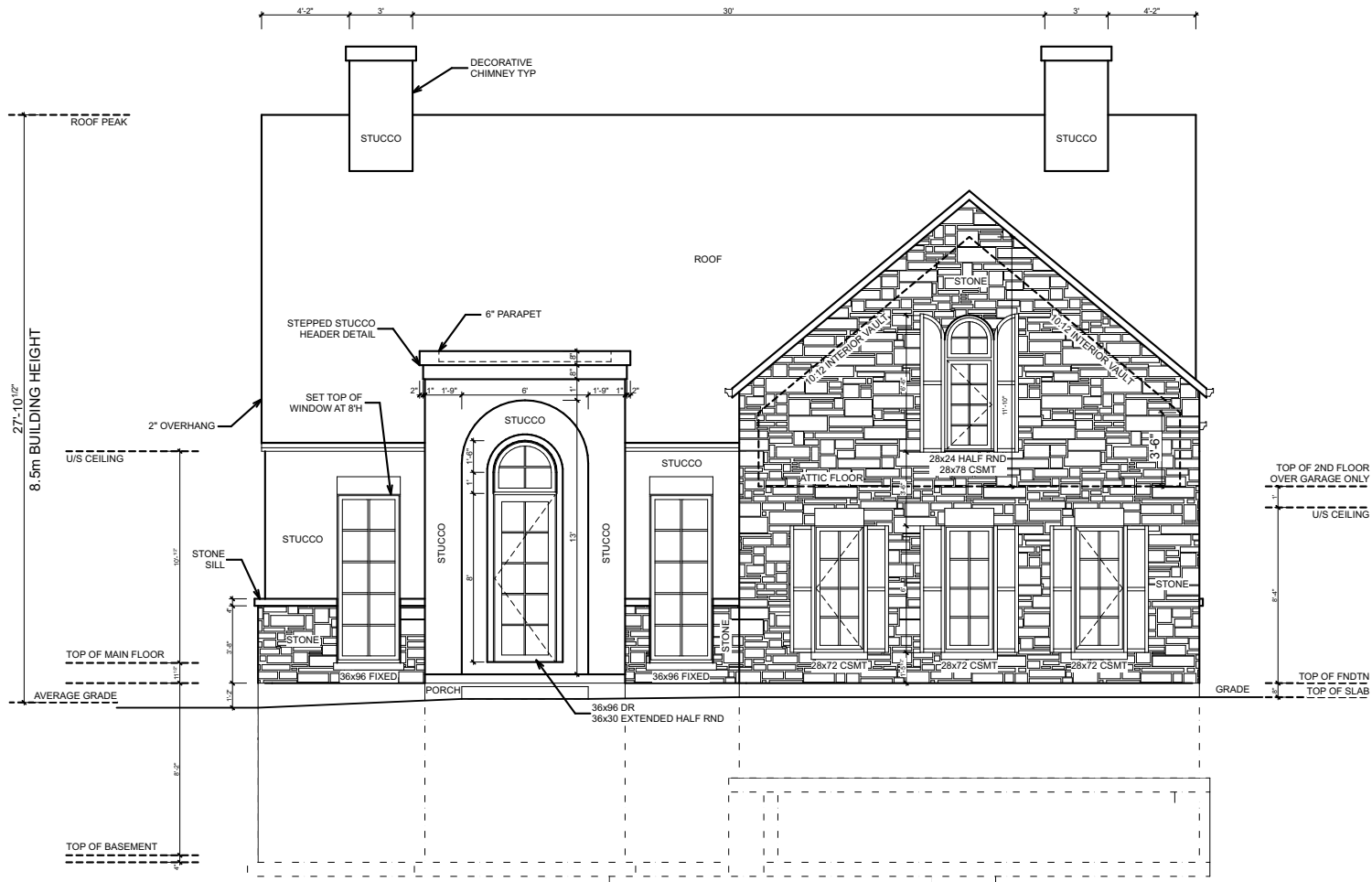
All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to construction. This drawing not to be scaled, all drawings, prints and related documents are the property of the designer and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

PROJECT NAME & ADDRESS: <div>DIRISIO RESIDENCE</div> <div>7253 LIONSHEAD AVENUE</div> <div>NIAGARA FALLS, ONTARIO</div>	<div>DESIGNS BY</div> <div>SANTY</div> <div>264 Welland Ave Unit 2D • St Catharines • L2R 2P8 • 905.680.6891</div> <div>inspired@designsbysanty.com • www.designsbysanty.com</div>	DRAWN BY: SY	SCALE:	DESIGNER BCIN No: 21034	PROJ: 22-06-02
		REV DATE: 2025-03-06	ISSUED FOR: VARIANCE	FIRM BCIN No: 42520	PG:
		I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.			1 OF 3
PG TITLE: SITE PLAN		DESIGNER NAME: SANTY YEH	DESIGNER SIGNATURE: _____		



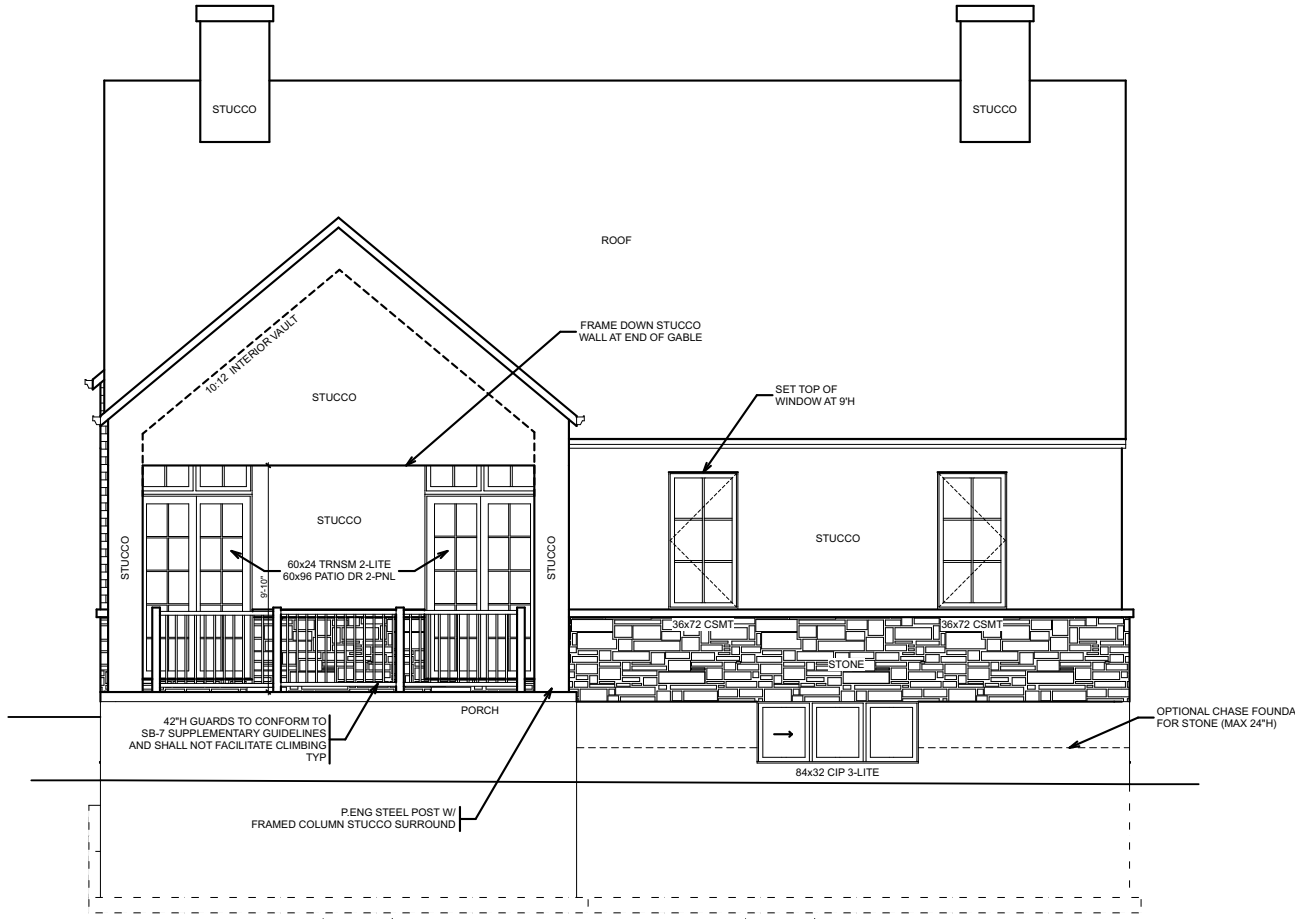
SITE PLAN

SCALE: 1:150



SOUTH (FRONT)

SCALE: 1:100



NORTH (REAR)

SCALE: 1:100

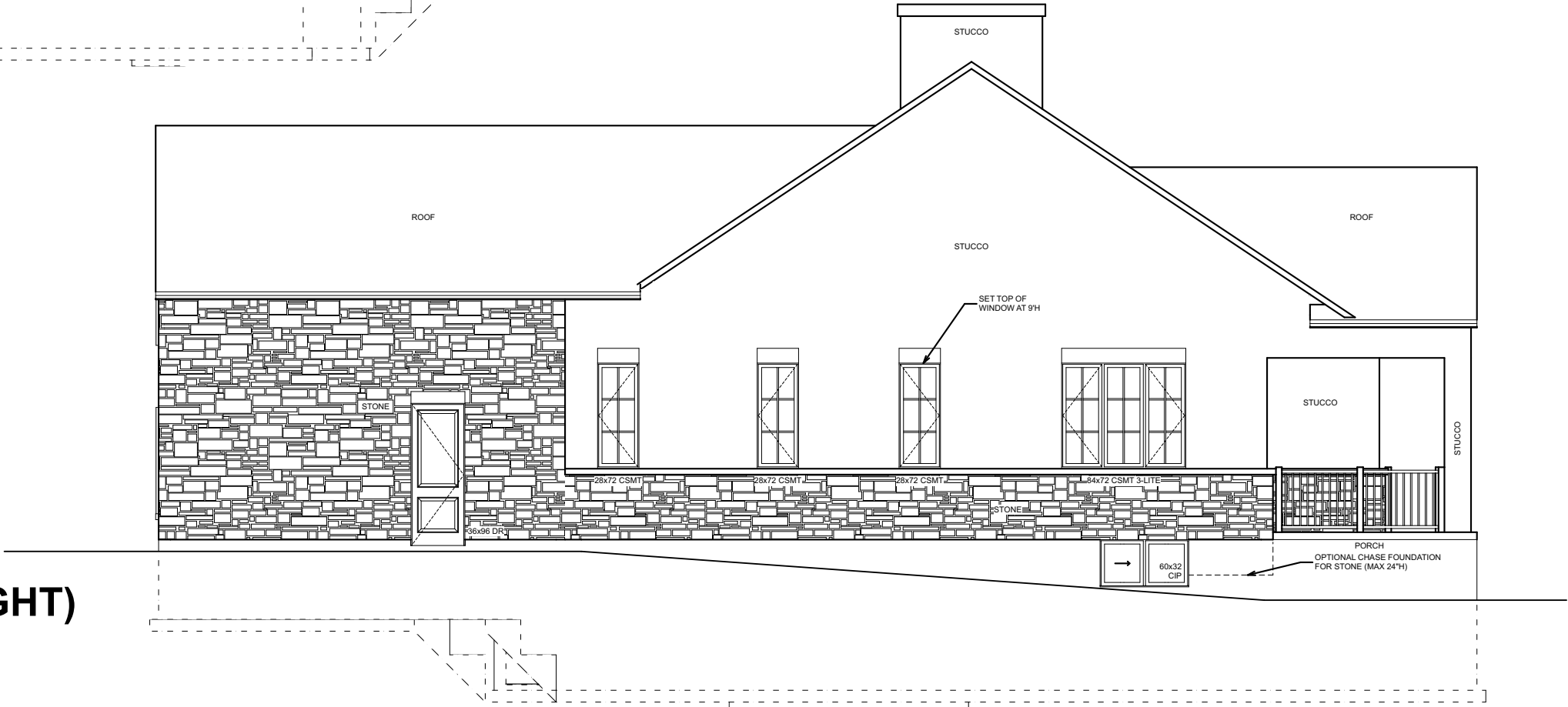
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PG TITLE: ELEVATIONS			REV DATE: 2025-03-06		ISSUED FOR: VARIANCE	FIRM BCIN No: 42520	PG:
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		DESIGNER NAME: SANTY YEH		DESIGNER SIGNATURE: _____			



WEST (LEFT)

SCALE: 1:100



EAST (RIGHT)

SCALE: 1:100

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PROJECT NAME & ADDRESS:
DIRISIO RESIDENCE
7253 LIONSHEAD AVENUE
NIAGARA FALLS, ONTARIO

PG TITLE: **ELEVATIONS**

DESIGNS BY
SANTY

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