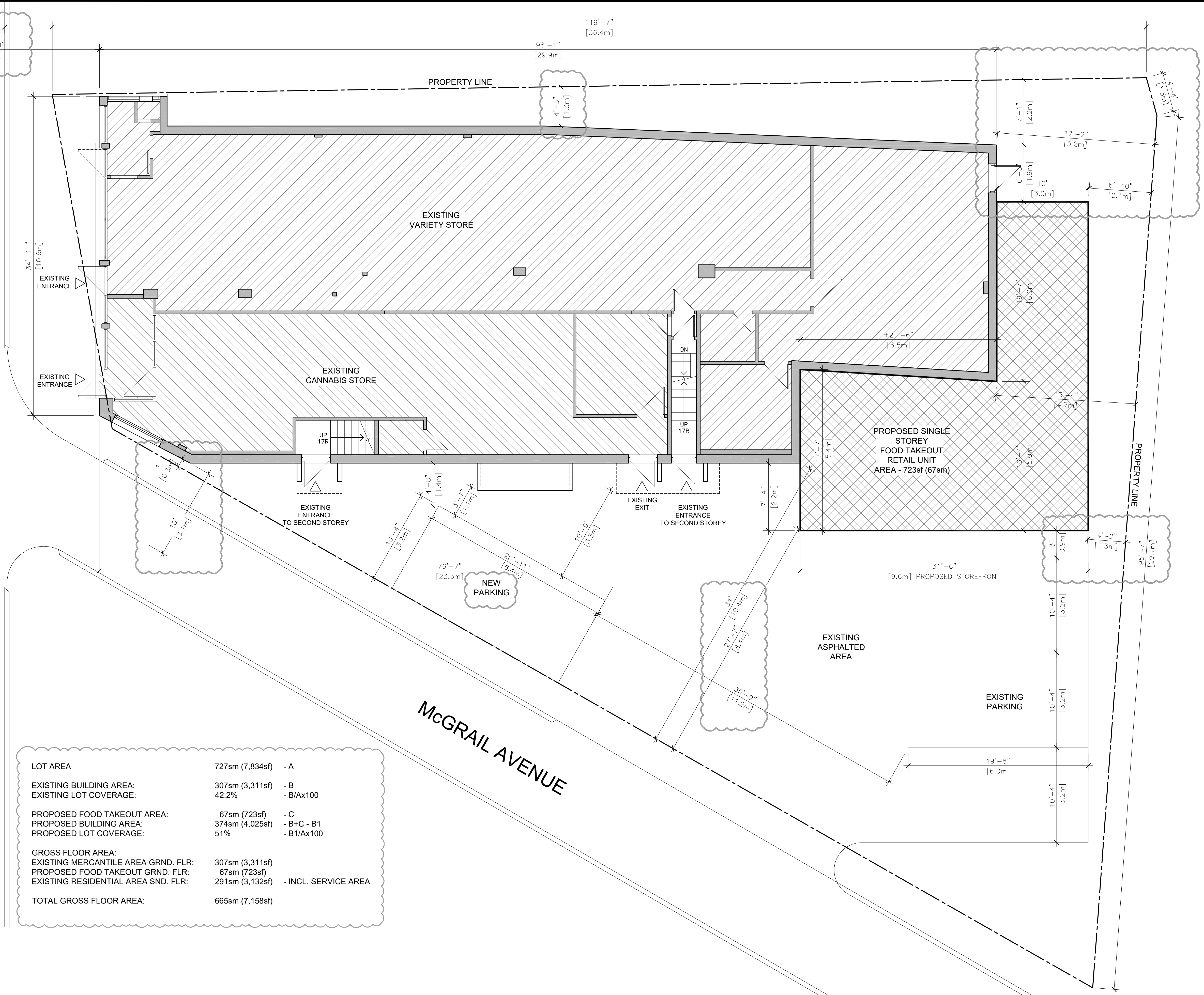


IMPERIAL

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
 ALL DIMENSIONS UNLESS NOTED OTHERWISE ARE NOTED IN FEET AND INCHES.
 THIS IS A COPYRIGHT DRAWING AND SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION.
 DRAWINGS ARE NOT TO BE SCALED.
 ALL WORK TO BE IN ACCORDANCE WITH ONTARIO BUILDING CODE.

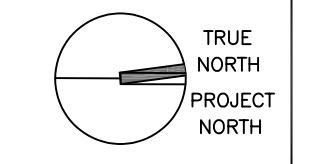
ISSUED FOR

1. 2022.10.06 ZONING REVIEW
2. 2022.11.20 ZONING REVIEW
3. 2022.11.29 ZONING REVIEW
4. 2022.11.30 ZONING REVIEW
5. 2023.01.09 MINOR VARIANCE
6. 2023.02.24 ZONING COMMENTS
7. 2023.02.28 ZONING COMMENTS
8. 2023.03.08 ZONING COMMENTS



LOT AREA	727sm (7,834sf)	- A
EXISTING BUILDING AREA:	307sm (3,311sf)	- B
EXISTING LOT COVERAGE:	42.2%	- B/Ax100
PROPOSED FOOD TAKEOUT AREA:	67sm (723sf)	- C
PROPOSED BUILDING AREA:	374sm (4,025sf)	- B+C - B1
PROPOSED LOT COVERAGE:	51%	- B1/Ax100
GROSS FLOOR AREA:		
EXISTING MERCANTILE AREA GRND. FLR:	307sm (3,311sf)	
PROPOSED FOOD TAKEOUT GRND. FLR:	67sm (723sf)	
EXISTING RESIDENTIAL AREA SND. FLR:	291sm (3,132sf)	- INCL. SERVICE AREA
TOTAL GROSS FLOOR AREA:	665sm (7,158sf)	

SITE PLAN



ADDITION:
 TAKEOUT FOOD RETAIL UNIT

5365 FERRY STREET,
 NIAGARA FALLS, ONTARIO
 L2G 1R9

SITE PLAN

DRAWN: AL CHECKED: ASL
 PLOT DATE: OCT.05, 2022
 SCALE: 3/16"=1'-0"

A2.0

FERRY STREET

McGRAIL AVENUE