

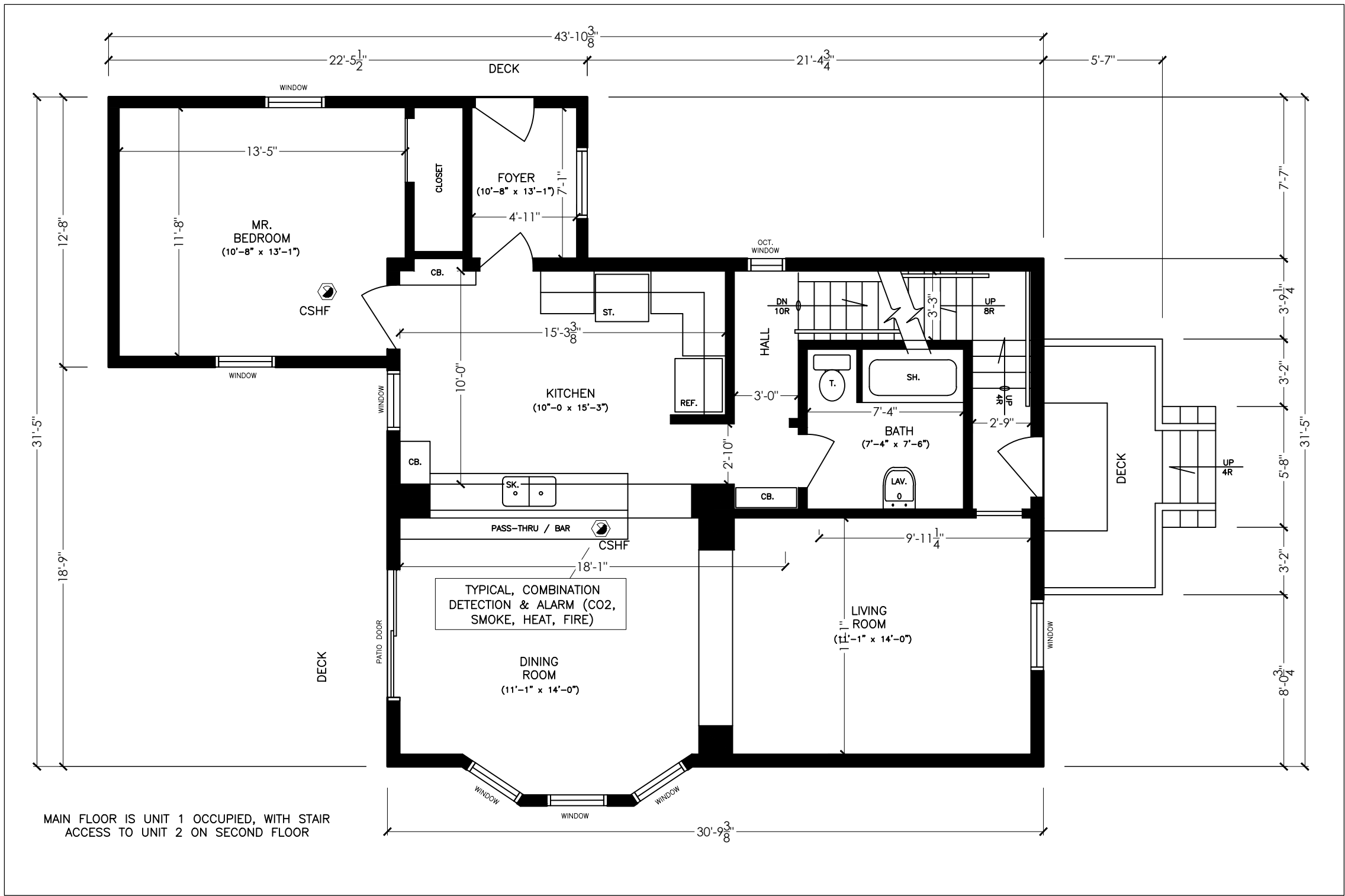
BASEMENT FLOOR IS UNIT
1 WITH MAIN FLOOR

NOTE:
ALL DIMENSIONS ARE APPROXIMATE
FOR ZONING BY-LAW AMENDMENT

1
A1.0
EXISTING BASEMENT FLOOR PLAN
UNIT 1

SCALE 3/16" = 1'-0"

				<div>General Note:</div> <div>THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS, INCLUDING WITH ARCHITECTURAL DRAWINGS AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE WORK.</div> <div>THE CONTENTS OF THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF BALAN ENGINEERING CORP. THE DRAWINGS AND SPECIFICATIONS ARE FOR THE NOTED PROJECT ONLY. ANY UNAUTHORIZED USE OF THESE DRAWINGS IN WHOLE OR IN PART WITHOUT EXPRESSED WRITTEN PERMISSION OF BALAN ENGINEERING CORP IS STRICTLY PROHIBITED.</div> <div>THESE DRAWINGS, DETAILS AND SPECIFICATIONS SHALL NOT BE USED FOR CONSTRUCTION UNTIL THEY HAVE BEEN SIGNED AND SEALED BY THE ENGINEER AND A BUILDING PERMIT HAS BEEN ISSUED.</div> <div>DO NOT SCALE DRAWINGS</div>	<div>STAMP:</div> <div></div>	<div></div> <div>49 North Street East, Tillsonburg, ON</div> <div>Web: balanengineering.com</div> <div>Office: 519.688.2525</div>	Project Name: EXISTING RESIDENCE / SITE ZONE AMENDMENT 4902 HUNTER STREET, NIAGRA FALLS, ONTARIO		
							Drawing: EXISTING BASEMENT FLOOR PLAN		
							Designed: C.B.	Scale: As Noted	Sheet No.: A1.0
							Date: OCT. 30, 2025	Job Number: 25-0535	
01	30/10/2025	ISSUED FOR BILAW AMENDMENT	C.B.						
Rev.:	Date: dd/mm/yyyy	Description:	Drawn By:						



1
A2.0

EXISTING MAIN FLOOR PLAN
UNIT 1

SCALE 3/16" = 1'-0"

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DO NOT SCALE DRAWINGS

STAMP:



BALAN
ENGINEERING CORP.

49 North Street East, Tillsonburg, ON
Web: balanengineering.com
Office: 519.688.2525

Project Name:
EXISTING RESIDENCE / SITE ZONE AMENDMENT
4902 HUNTER STREET, NIAGRA FALLS, ONTARIO

Drawing:
EXISTING MAIN FLOOR PLAN

Designed:
C.B.

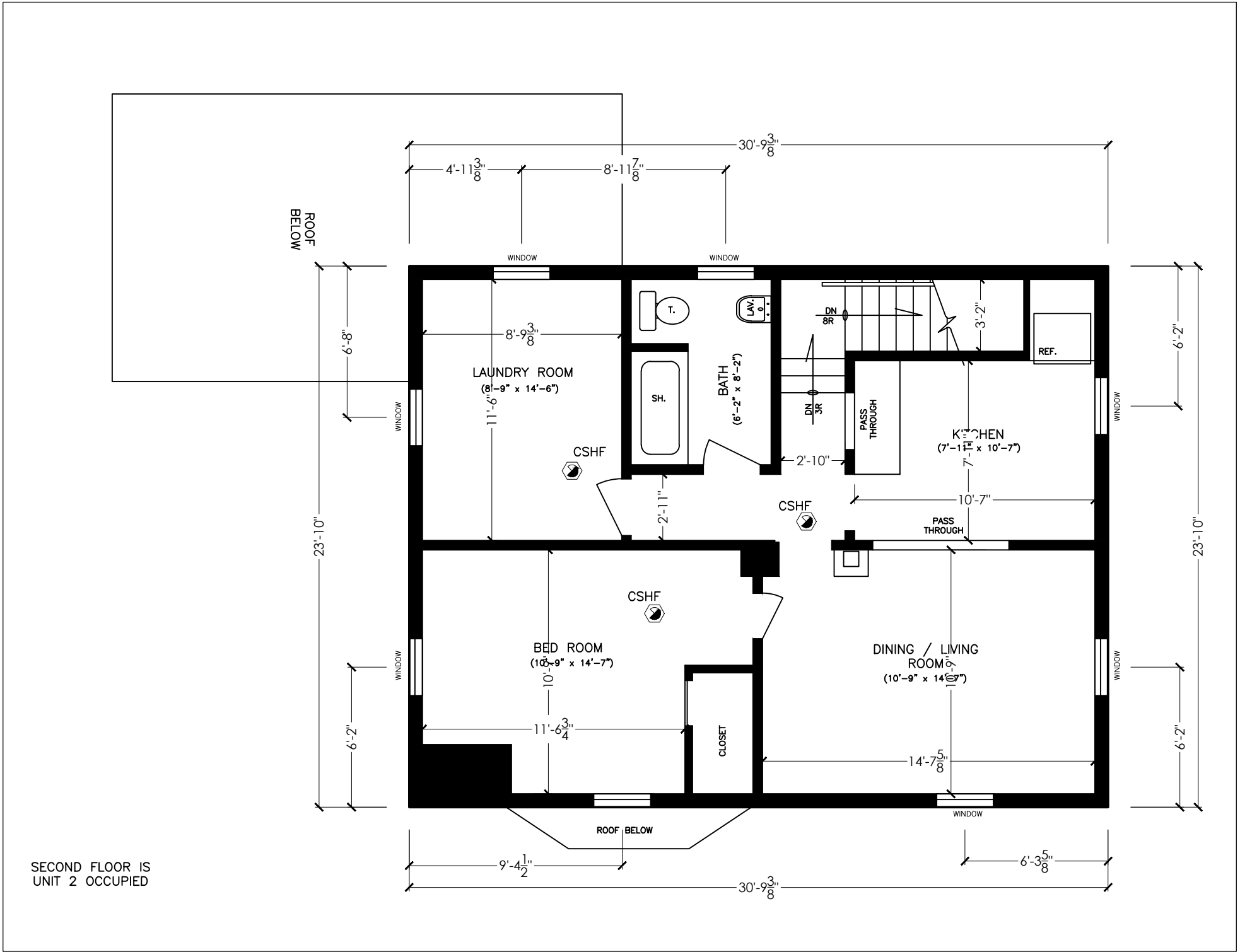
Date:
OCT. 30, 2025

Scale:
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Job Number:
25-0535

Sheet No.:

A2.0



1
A3.0

EXISTING SECOND FLOOR PLAN
UNIT 2

SCALE 3/16" = 1'-0"

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STAMP:

LICENSED PROFESSIONAL ENGINEER

2025-10-30

N.S. BALAN

100503960

N. Balan

PROVINCE OF ONTARIO



BALAN
ENGINEERING CORP.

49 North Street East, Tillsonburg, ON

Web: balanengineering.com

Office: 519.688.2525

Project Name:

EXISTING RESIDENCE / SITE ZONE AMENDMENT

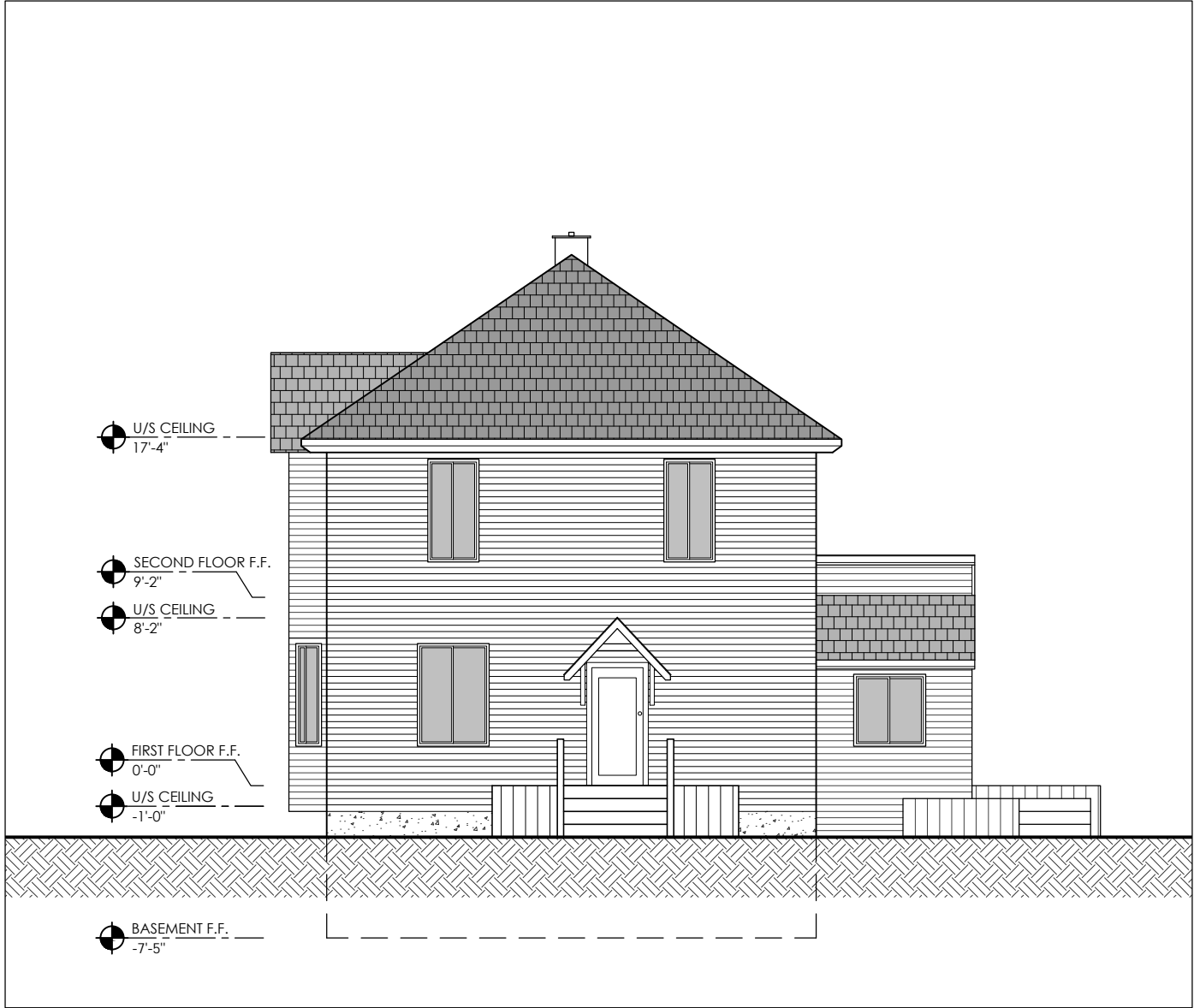
4902 HUNTER STREET, NIAGRA FALLS, ONTARIO

Drawing:

EXISTING SECOND FLOOR PLAN

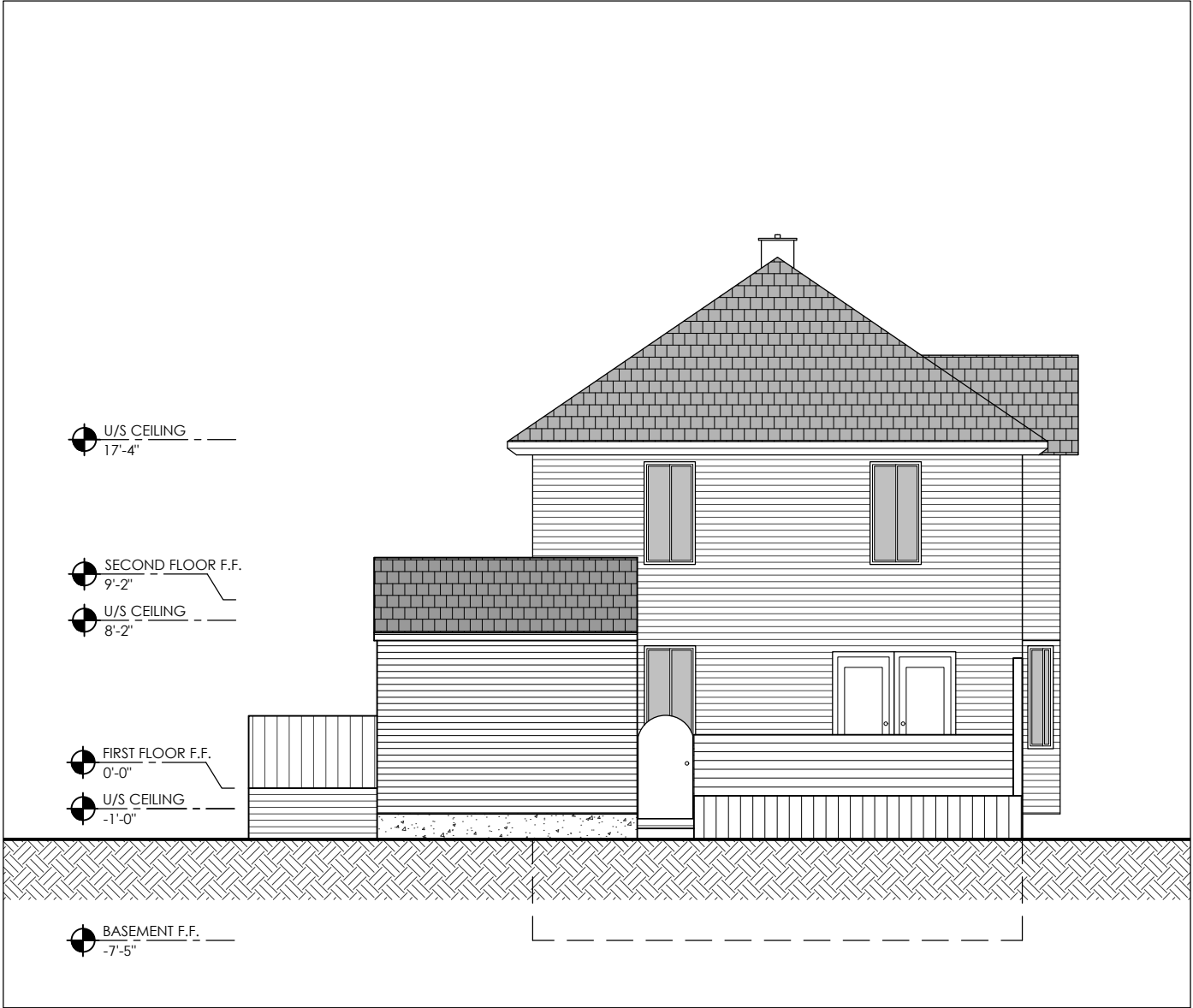
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C.B.	As Noted	
Date:	Job Number:	
OCT. 30, 2025	25-0535	

A3.0



1 FRONT ELEVATION
A4.0

SCALE 3/16" = 1'-0"



2 REAR ELEVATION
A4.0

SCALE 3/16" = 1'-0"

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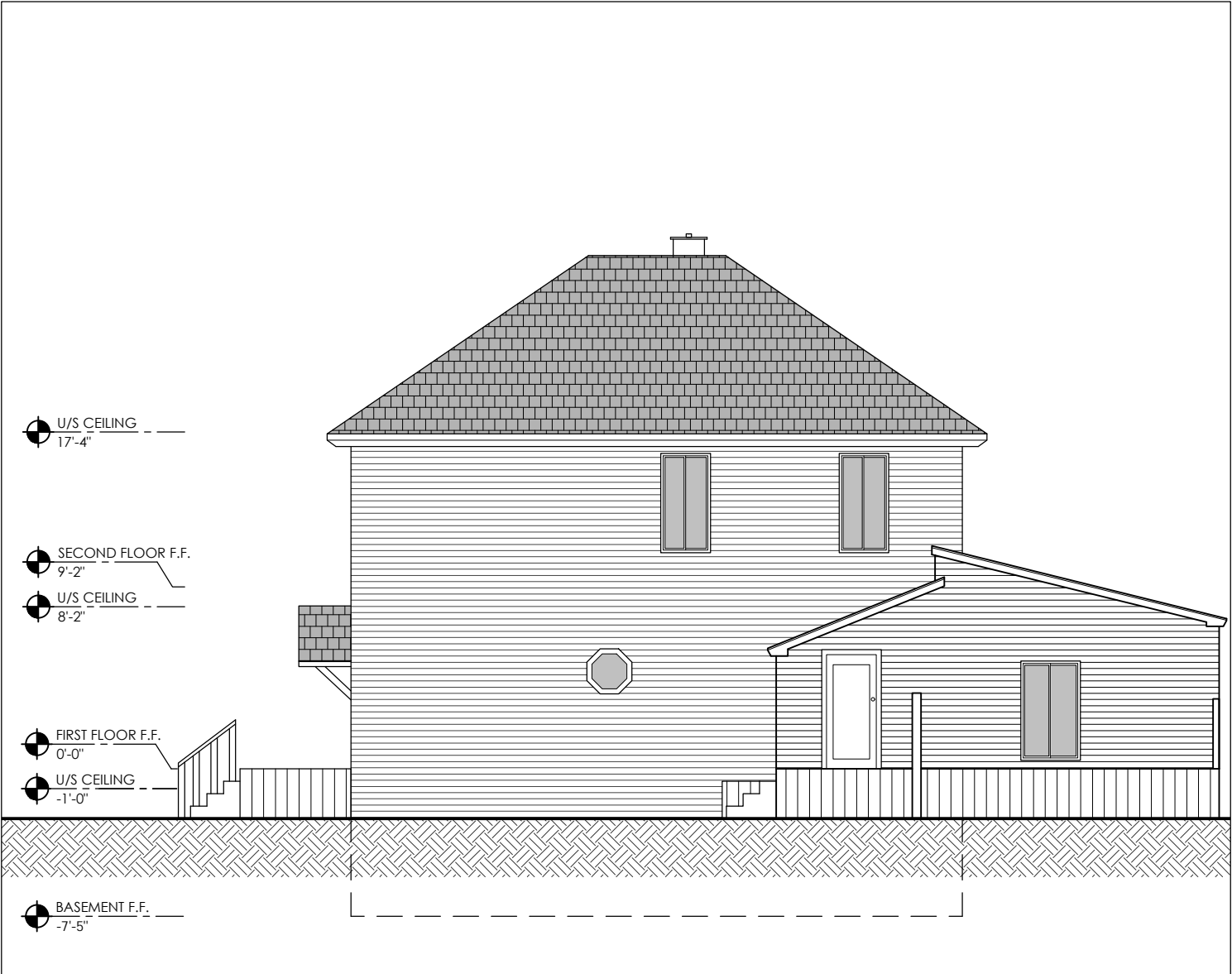
EXISTING RESIDENCE / SITE ZONE AMENDMENT

4902 HUNTER STREET, NIAGRA FALLS, ONTARIO

Drawing:

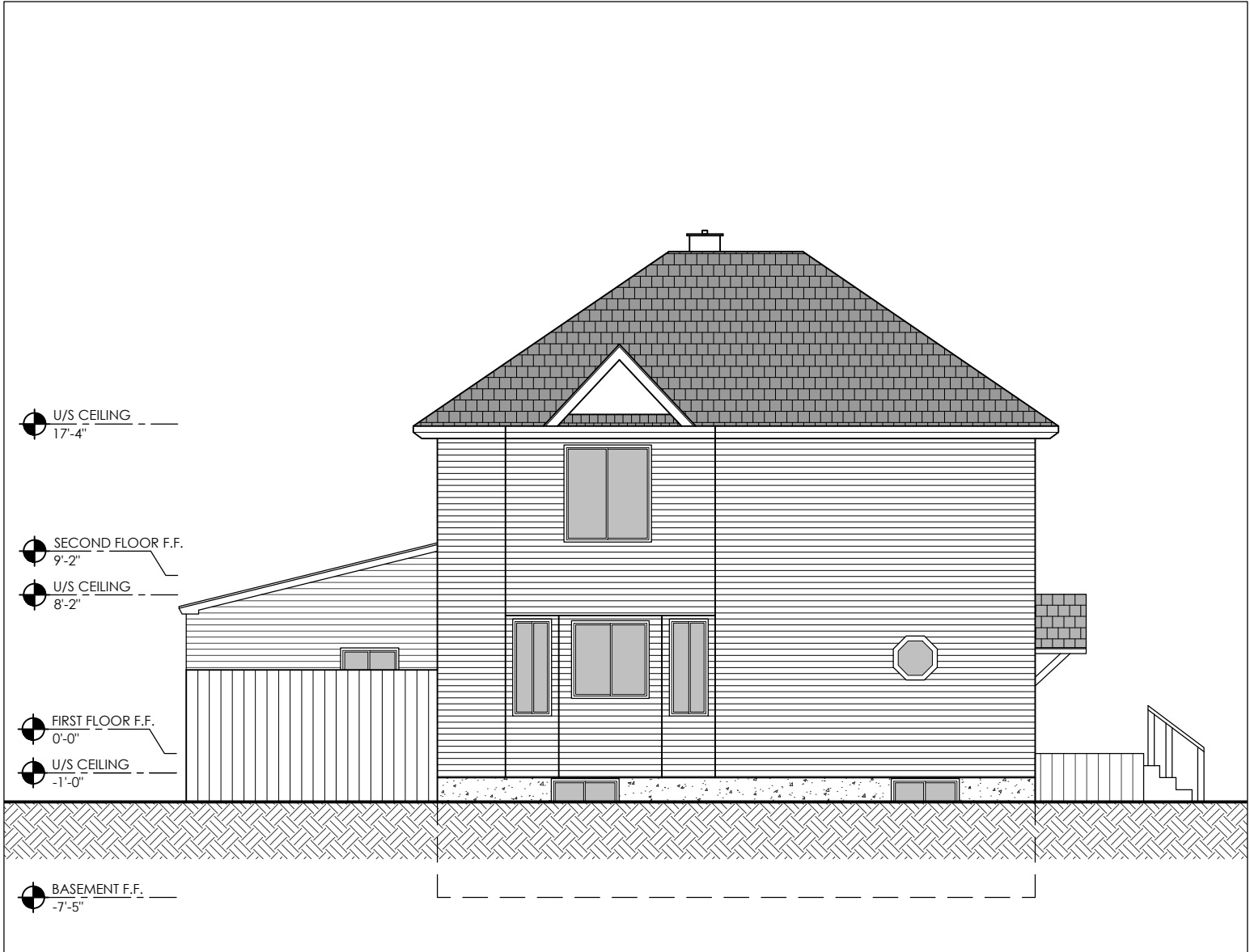
BUILDING ELEVATIONS

Designed:	Scale:	Sheet No.:
C.B.	As Noted	
Date:	Job Number:	A4.0
OCT. 30, 2025	25-0535	



1 SIDE ELEVATION
A5.0

SCALE 3/16" = 1'-0"



2 SIDE ELEVATION
A5.0

SCALE 3/16" = 1'-0"

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						<div>Drawing:</div> <div>BUILDING ELEVATIONS</div>			
						<div>Designed:</div> <div>C.B.</div>	<div>Scale:</div> <div>As Noted</div>	<div>Sheet No.:</div> <div>A5.0</div>	
						<div>Date:</div> <div>OCT. 30, 2025</div>	<div>Job Number:</div> <div>25-0535</div>		
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