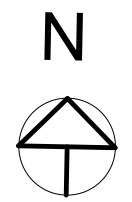
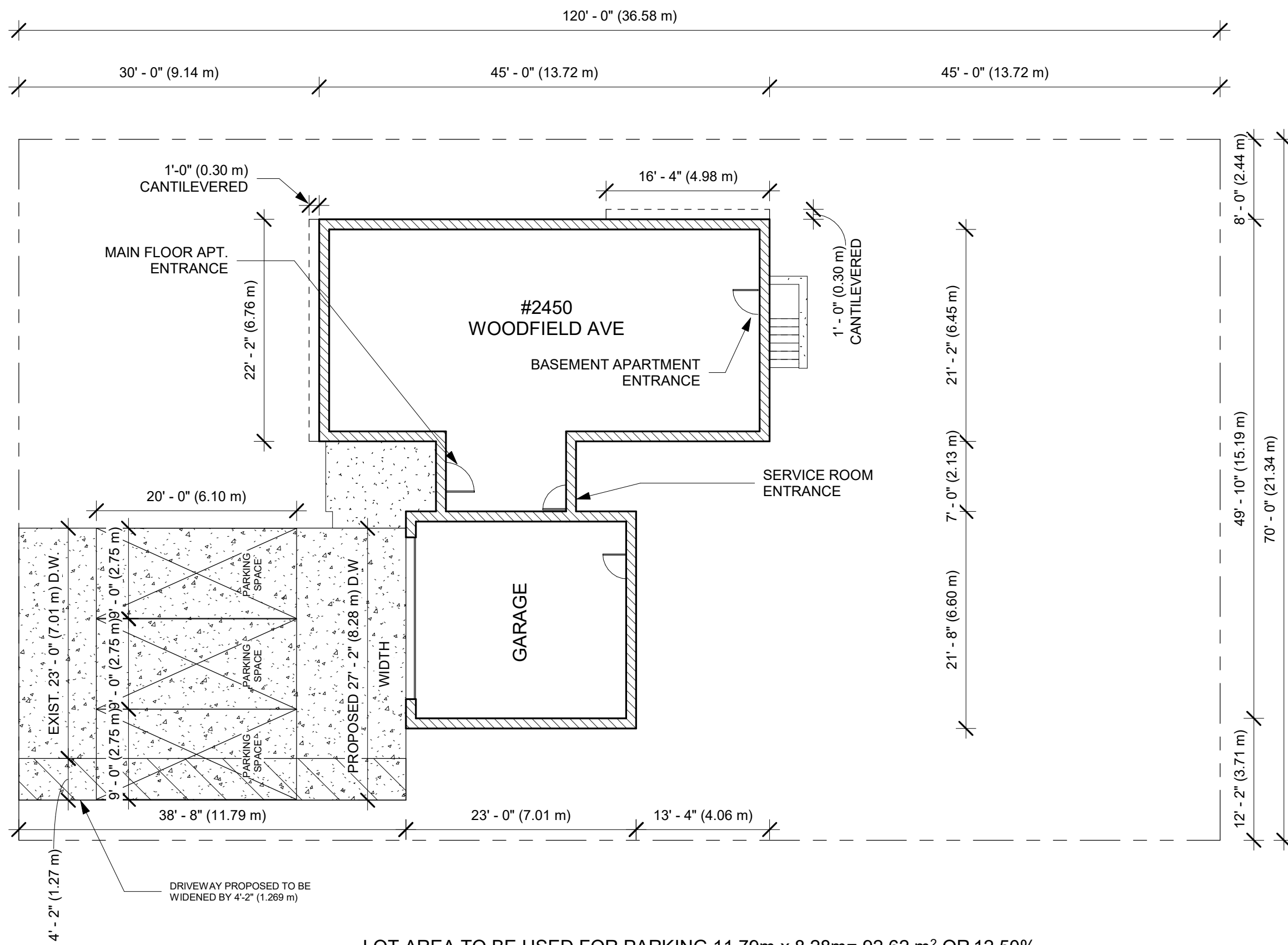


WOODFIELD AVE



BUILDINGS OR STRUCTURES CURRENTLY EXISTING - NO NEW BUILDINGS OR ADDITION PROPOSED

DIMENSIONS	EXISTING
1. DWELLING	
Front Yard Setback	9.14 m
Rear Yard Setback	13.72 m
Side Yard Setback	3.71 m
Side Yard Setback	2.44 m
Lot Coverage (m <sup>2</sup> )	151.612 m <sup>2</sup>
Ground Floor Area	105.349 m <sup>2</sup> (CANTILEVER INCL)
Total Floor Area	105.349 m <sup>2</sup>
Width of building	15.19 m
Length of building	13.72 m
Height of building	5.48 m
Numer of storeys	1 1/2 storey

LOT SIZE - 21.34 m x 36.58 m  
 LOT AREA - 780.617 m<sup>2</sup>  
 LOT FRONTAGE - 21.34 m  
 LOT DEPTH - 36.58 m

\* PLEASE NOTE - NO ADDITIONS PROPOSED  
 \* 3 PARKING SPACES PROVIDED

TOTAL LOT COVERAGE - 151.612 m<sup>2</sup>  
 TOTAL LOT COVERAGE = 19.422 % OF LOT

-LOT AREA TO BE USED FOR PARKING 11.79m x 8.28m= 92.62 m<sup>2</sup> OR 12.50%  
 -LANDSCAPED OPEN SPACE PROVIDED - BLDG. COVERAGE (151.61 m<sup>2</sup>) + LOT AREA FOR PARKING (97.62 m<sup>2</sup>) = 249.23 m<sup>2</sup> - 68.08% LANDSCAPED OPEN SPACE PROVIDED

COMMERCIAL INSPECTIONS  
 BCIN DESIGN SERVICES

2450 Woodfield Ave  
 Niagara Falls,  
 ON L2J 3B1

PROPOSED BASEMENT ADU

Checked by J.K  
 Drawn by D.C  
 Date 07/23/23

PLOT PLAN

No.	Date

A-100

Scale  
 3/32" = 1'-0"