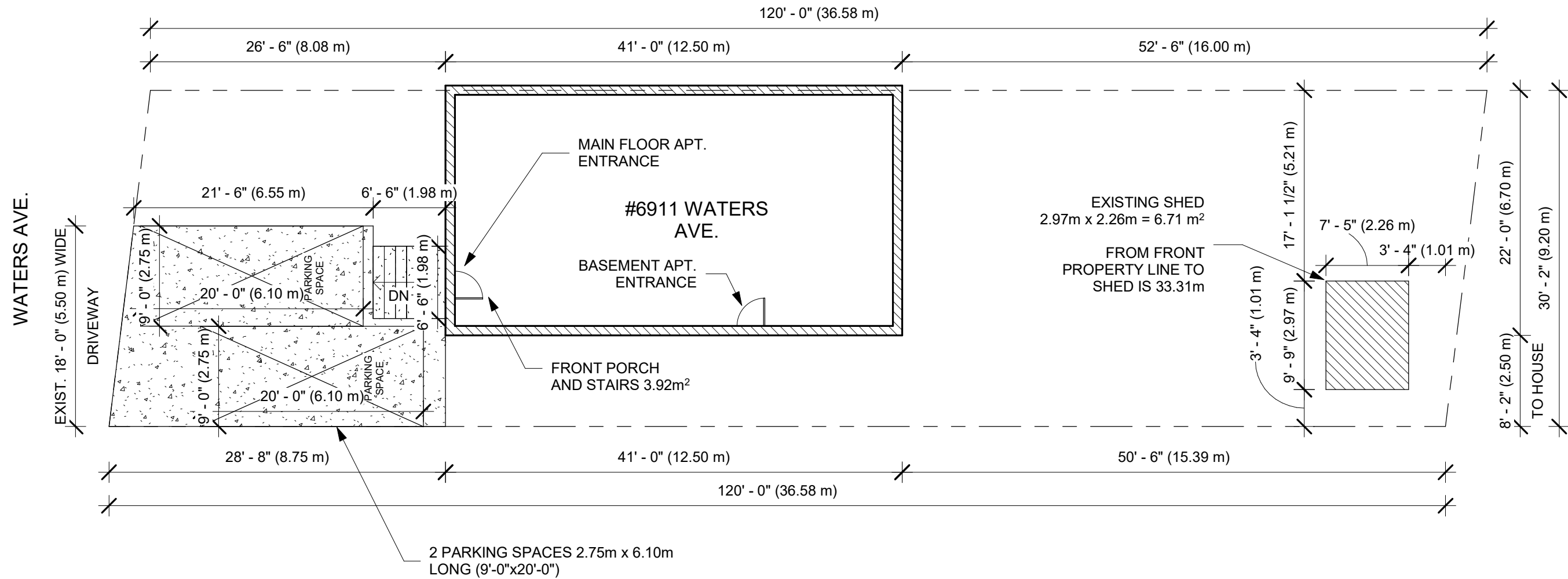


-LOT AREA TO BE USED FOR PARKING (8.75m x 2.75m) + (6.55m x 2.75m) = 42.075m² OR 12.50%

-LANDSCAPED OPEN SPACE PROVIDED - BLDG. COVERAGE (94.38 m²) + LOT AREA FOR PARKING (47.075 m²) = 141.455 m² - 57.94% LANDSCAPED OPEN SPACE PROVIDED



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

LOT SIZE - 9.20m x 36.58m
LOT AREA - 336.53 m²
LOT FRONTAGE - 9.20 m
LOT DEPTH - 36.58 m

* PLEASE NOTE - NO ADDITIONS PROPOSED

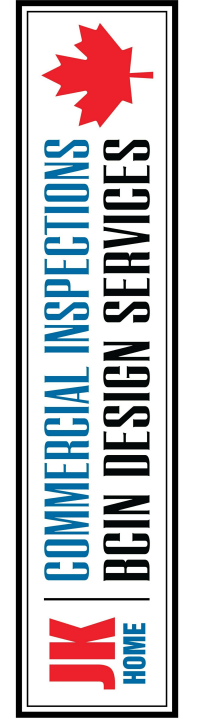
* 2 PARKING SPACES PROVIDED

TOTAL LOT COVERAGE - 83.75 m² + 6.71 m² + Porch 3.92 m² = TOTAL 94.38 m²

TOTAL LOT COVERAGE = 28.04 % OF LOT

DIMENSIONS	EXISTING
1. DWELLING	
Front Yard Setback	8.08 m
Rear Yard Setback	16.00 m
Side Yard Setback	0.00 m
Side Yard Setback	2.50 m
Lot Coverage (m ²)	83.75 m
Ground Floor Area	
Total Floor Area	
Width of building	6.70 m
Length of building	12.50 m
Height of building	7.50 m
Numer of storeys	2 storeys (rear)

DIMENSIONS	EXISTING
2. Accessory Building	
Front Yard Setback	33.01 m
Rear Yard Setback	1.01 m
Side Yard Setback	5.22 m
Side Yard Setback	1.01 m
Lot Coverage (m ²)	6.71 m
Ground Floor Area	6.71 m
Total Floor Area	6.71 m
Width of building	2.97 m
Length of building	2.26 m
Height of building	2.51 m
Numer of storeys	1 story



6911 Waters Ave
Niagara Falls, ON
L2G 5X4

PROPOSED BASEMENT ADU

Checked by J.K.
Drawn by D.C
Date July, 2023

PLOT PLAN

No.	Date

A-100

Scale
1" = 10'-0"