

REVISIONS		
ISSUES		
NO.	DESCRIPTION	DATE
1	ISSUED FOR BLDG PERMIT	2024.11.0

NOT FOR CONSTRUCTION

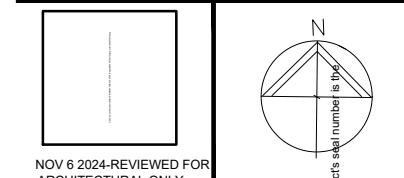
NOTE:
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.

ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY WHEN APPROVED BY MUNICIPALITY ACCOMPANIED WITH THE BUILDING PERMIT.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.

MANUFACTURED ITEMS MATERIALS AND CONSTRUCTION MUST COMPLY WITH ALL REQUIREMENTS OF CANADA MORTGAGE AND HOUSING CORPORATIONS (C.M.H.C.) AND CANADIAN STANDARDS ASSOCIATION (C.S.A.).

ARCHITECT WILL NOT BE INVOLVED AND SHALL TAKE NO RESPONSIBILITY OF THE CONTRACTOR OF THE PROJECT



76 Thunderbird Trail, Brampton, ON, L6R 2T4

The architect noted above has exercised responsible control with architect's BCDN (Building Code Designation Number).

LEGEND

SITE STATISTICS	PROPOSED
GROUND FLOOR AREA	1768SQFT 164.2526SQ.M
SECOND FLOOR AREA	1768SQFT 164.2526SQ.M
LOT AREA	4012SQFT 372.727SQ.M
LOT COVERAGE	1768SQFT (44%) 164.2526SQ.M
FRONT YARD SOFT LANDSCAPING	190SQFT 17.6516SQ.M
REAR YARD SOFT LANDSCAPING	1000SQFT 92.903SQ.M
SIDE YARD SOFT LANDSCAPING	544SQFT 50.5393SQ.M
TOTAL LANDSCAPING AREA	1734SQFT 161.0939SQ.M

SITE STATISTICS	PROPOSED
BUILDING DEPTH	68' - 20.7264m
BUILDING HEIGHT	24'- 4" - 7.415m
FRONT YARD SETBACK	16' - 4.985m
REAR YARD SETBACK	33'-7" - 10.236m
SIDE YARD SETBACK BOTH SIDES	4' EACH 1.2192m

AVERAGE SETBACK = 4.985m

PROJECT NAME:
4880 WILMOTT ST

4880 Willmott St
Niagara Falls, ON L2E 1Z4

PROPOSED SITE PLAN

DRAWN BY:	CHECKED BY:
SCALE:	DATE:
1:100	AUG 26 2024

PROJECT NO. SHEET NO:
24010 A-1