



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
BUIDLING 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

REVISIONS

ISSUES

NO.	DESCRIPTION	DATE
1	ISSUED FOR BLDG PERMIT	2024.11.0



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.H.M.C.) AND CANADIAN
STANDARDS ASSOCIATION (C.S.A.).

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

NOV 6 2024-REVIEWED FOR
ARCHITECTURAL ONLY

76 Thunderbird Trail, Brampton, ON, L6R 2T4

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

PROJECT NAME:

4880 WILMOTT ST

4880 Willmott St
Niagara Falls, ON L2E 1Z4

SHEET TITLE:

PROPOSED SITE
PLAN

DRAWN BY:	CHECKED BY:
SCALE: 1:100	DATE: AUG 26 2024
PROJECT NO. 24010	SHEET No: A-1