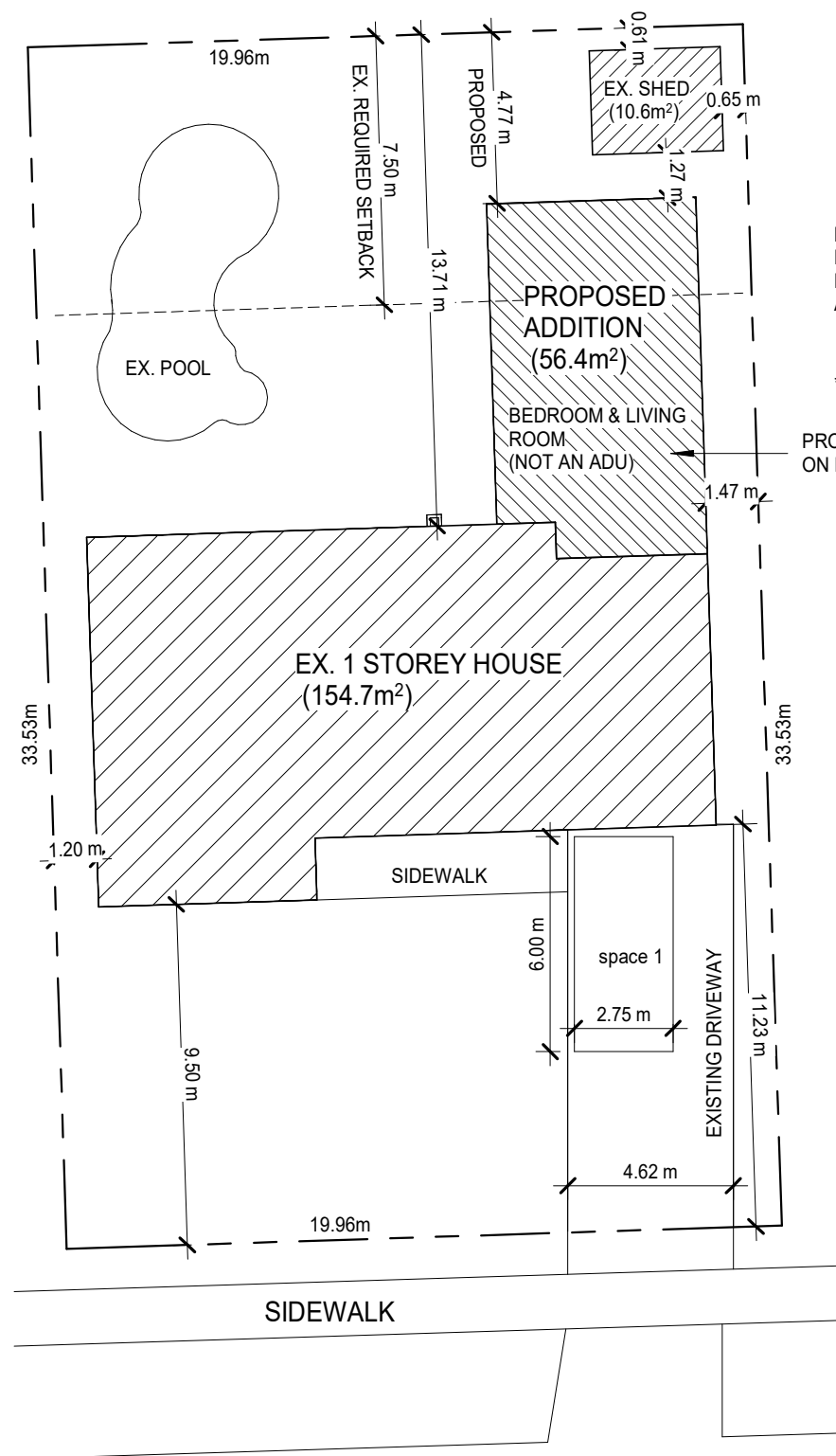


CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB SITE DO NOT SCALE THE DRAWINGS



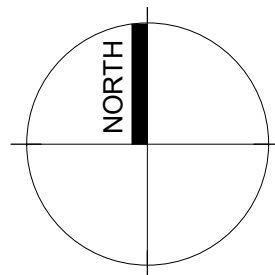
LOT AREA = 669.4m²
 EXISTING LOT COVERAGE = 165.3m² (24.7%)
 PROPOSED LOT COVERAGE = 221.7m² (33.1%, 45% PERMITTED)
 ACCESSORY LOT COVERAGE = 10.6m² (1.6%)

**NOT A LEGAL SURVEY

PROPOSED ADDITION ON HELICAL PILES

Site Statistics

DESCRIPTION	EXISTING	PROPOSED	REQUIRED	VARIANCE
Lot Area	669.4m ²	669.4m ²	650m ² Min	no
Lot Frontage	19.96m	19.96m	18.0m Min	no
Lot Coverage	165.3m ² (24.7%)	221.7m ² (33.1%)	45% Max	no
Accessory Coverage	10.6m ² (1.6%)	10.6m ² (1.6%)	10% Max	no
Parking Lot Coverage	51.94m (7.8%)	51.94m (7.8%)	30% Max	no
Building Height		3.6m	4.5m	no
On Site Parking	2	1	1	no
Driveway Width	4.62m	4.62m	9.0m max	no
Landscaped Open Space	452.16m ² (67.5%)	395.76m ² (59.1%)	30% Min	no
Accessory Shed Height (Pitched Roof)	3.50m	3.50m	4.6m	no
Rear Yard	13.71	4.77m	7.5m	YES
Interior Side Yard	1.20m, 1.47m	1.20m, 1.47m	1.2m	no
Interior Side Yard	9.50m	9.50m	7.5m	no



BRIAN CRESCENT

SITE

1:200

Joshua Van Muyen

Building Design Services

26 Lakebreeze Cresent
 St. Catharines ON, L2M 7C5
 email: jvmuyen@gmail.com
 phone:905-324-1988

BED AND LIVING ROOM ADDITION

Dave & Gilda Pettay

7155 Brian Crescent
 Niagara Falls, ON

Site Plan

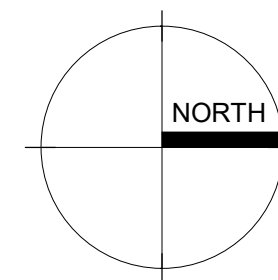
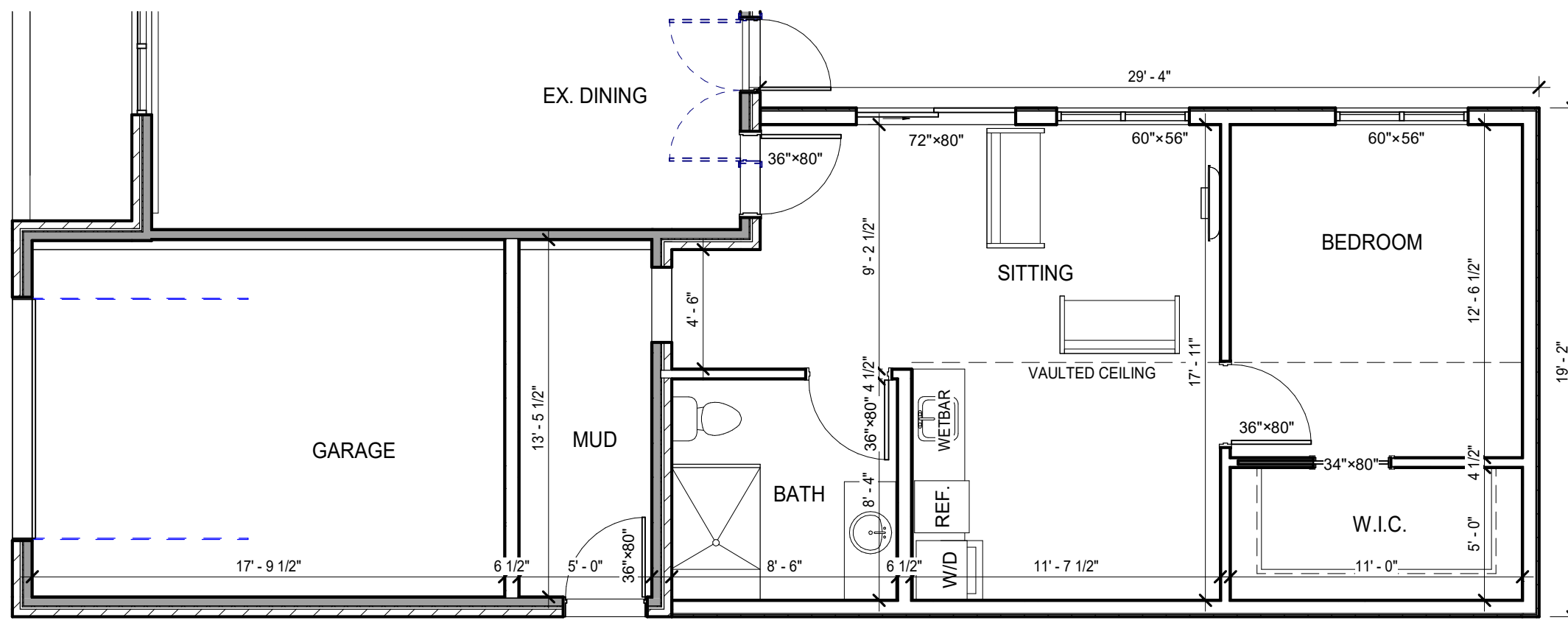
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Drawn By:	J. Van Muyen
Approved:	J. Van Muyen
Date:	April 21, 2026
Project #:	26-16
Paper Size	11x17

Drawing #:

A1

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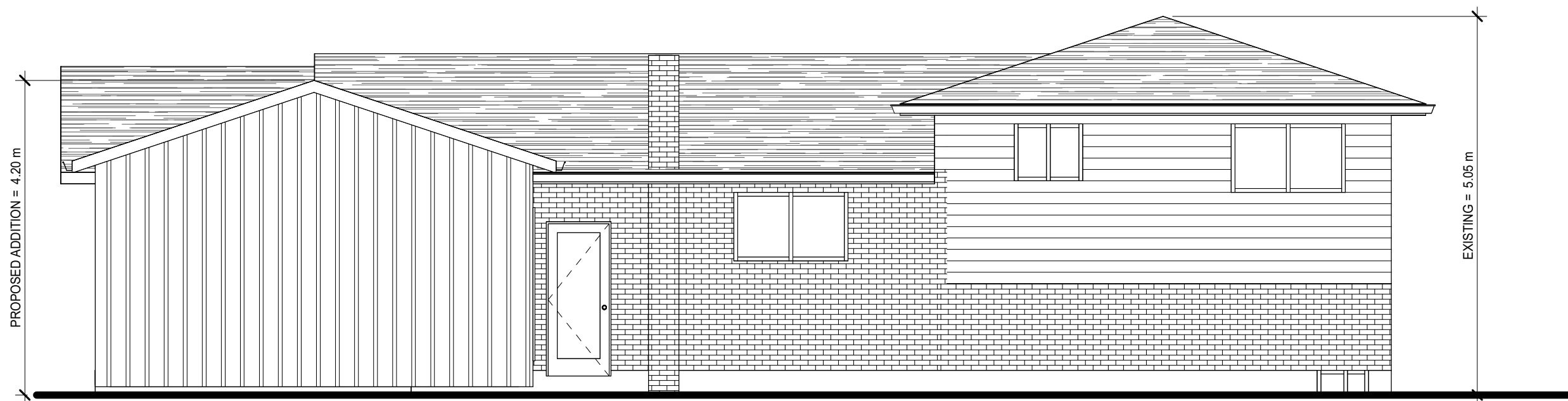
Main Floor

Scale:	3/16" = 1'-0"
Drawn By:	J. Van Muyen
Approved:	J. Van Muyen
Date:	April 21, 2026
Project #:	26-16
Paper Size	11x17

Drawing #:

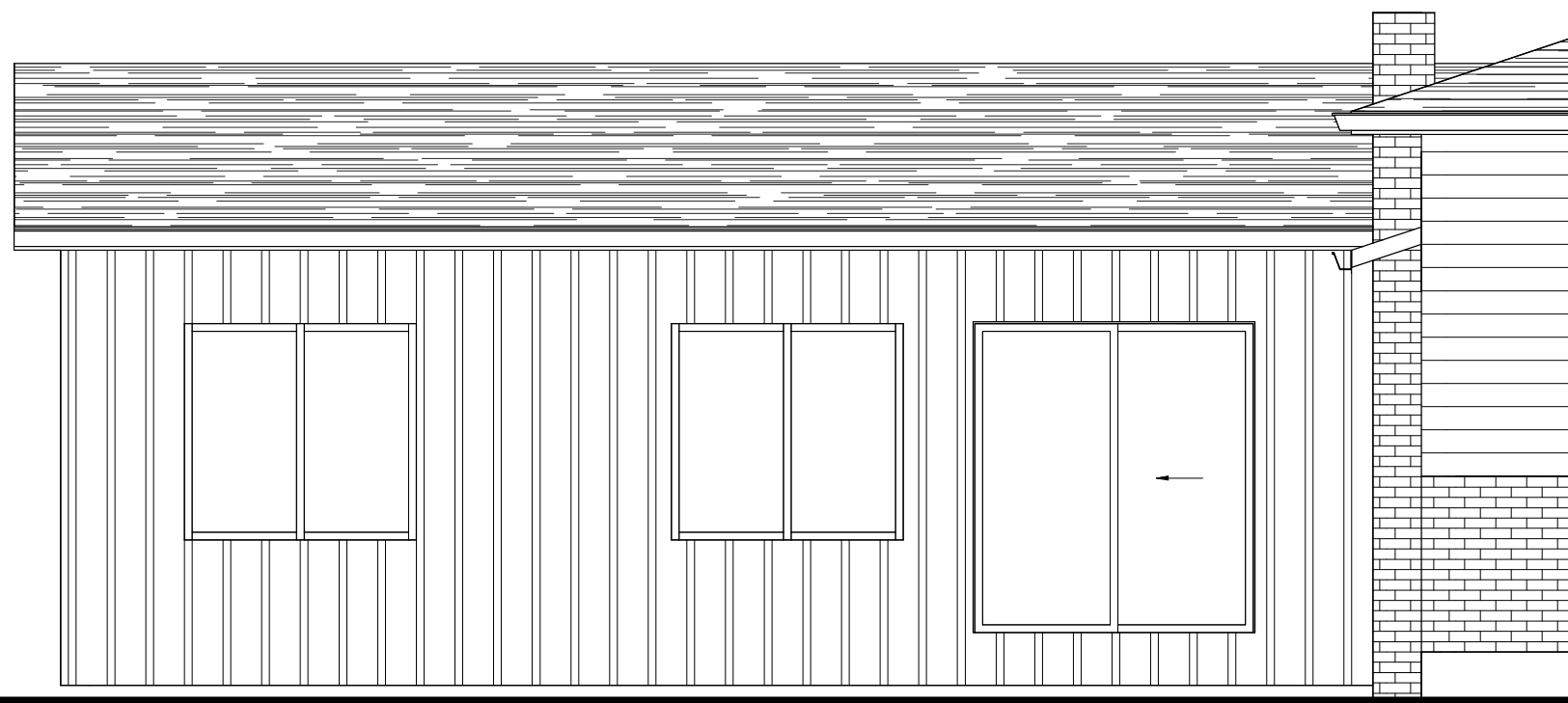
A2

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North

3/16" = 1'-0"



West

1/4" = 1'-0"

**Joshua
Van Muyen**

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**BED AND LIVING
ROOM ADDITION**

**Dave & Gilda
Pettay**

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Niagara Falls, ON

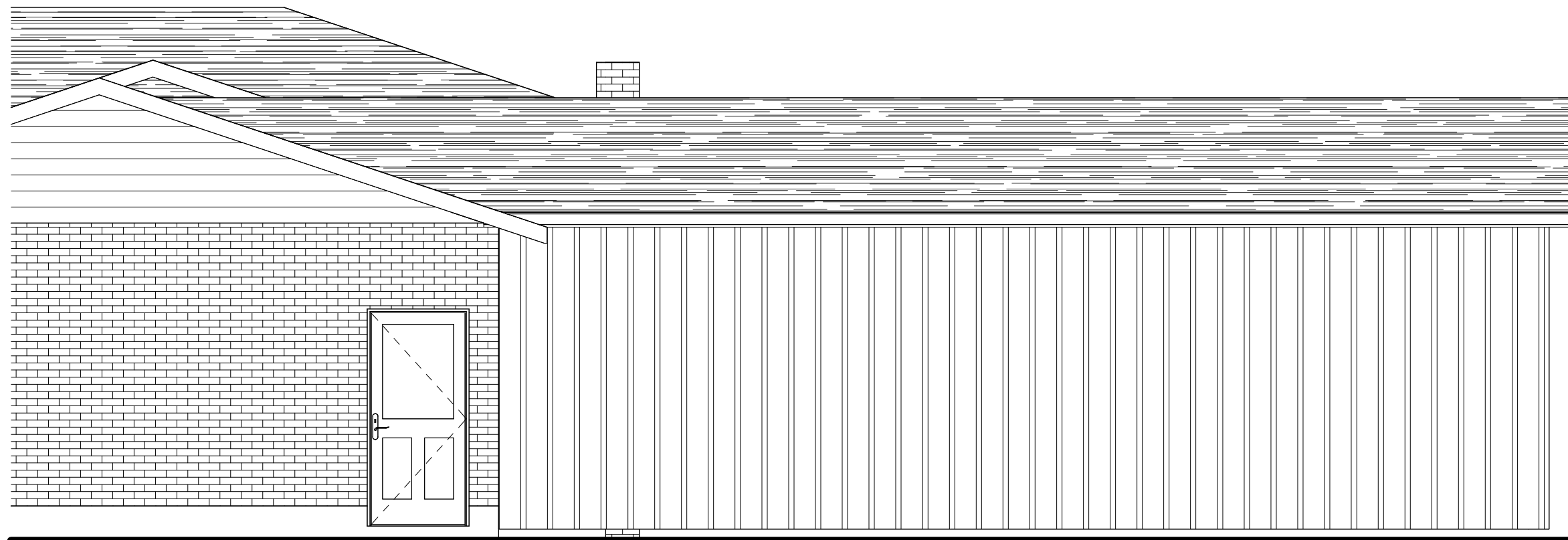
Elevations

Scale:	As indicated
Drawn By:	J. Van Muyen
Approved:	J. Van Muyen
Date:	April 21, 2026
Project #:	26-16
Paper Size	11x17

Drawing #:

A3

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East

1/4" = 1'-0"

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**BED AND LIVING
ROOM ADDITION**

**Dave & Gilda
Pettay**

7155 Brian Crescent
Niagara Falls, ON

Elevations

Scale:	1/4" = 1'-0"
Drawn By:	J. VAN MUYEN
Approved:	J. Van Muyen
Date:	April 21, 2026
Project #:	26-16
Paper Size	11x17

Drawing #:

A4

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