

**LOT STATS (LOT 5736A)**

BLDG COVER = 1,715 SF (159.39m<sup>2</sup>) = 26.2%  
 HARDSCAPING = 1,368 SF (127.14m<sup>2</sup>) = 20.8%  
 LDNSCP COVER = 3,483 SF (323.70m<sup>2</sup>) = 53.0%

LOT AREA = 6,566 SF (610.22m<sup>2</sup>) = 100.00%

**FRONTAGE CALC (FACING WOODLAND BLVD):**  
 LOT FRONTAGE = 81'-1" (24.71m)  
 PERMITTED PARKING FRONTAGE = 24.71m X 55% = 13.59m  
 ACTUAL PARKING FRONTAGE = 11.00m

**REARYARD CALC (FACING HIGH STREET):**  
 PERMITTED PARKING = 40m<sup>2</sup>  
 ACTUAL PARKING = 33m<sup>2</sup>

**AMMENITY SPACE:**  
 4 UNITS X 20m<sup>2</sup> EACH = 80m<sup>2</sup> (MIN.)

**LOT STATS (TYPICAL LOTS 5736B-C-D)**

BLDG COVER = 763 SF (70.91m<sup>2</sup>) = 32.4%  
 HARDSCAPING = 355 SF (33.00m<sup>2</sup>) = 15.0%  
 LDNSCP COVER = 1,246 SF (115.80m<sup>2</sup>) = 52.6%

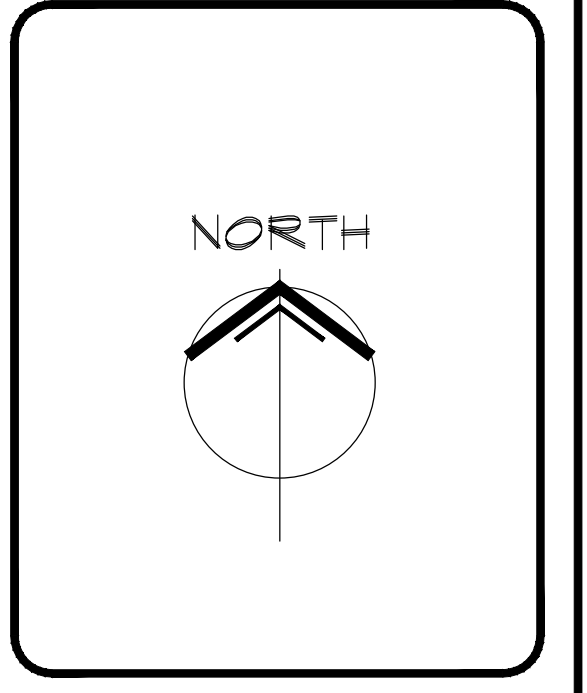
LOT AREA = 2,364 SF (219.70m<sup>2</sup>) = 100.00%

**SITE PLAN**  
 SCALE = 1/8" = 1'-0"

General Notes

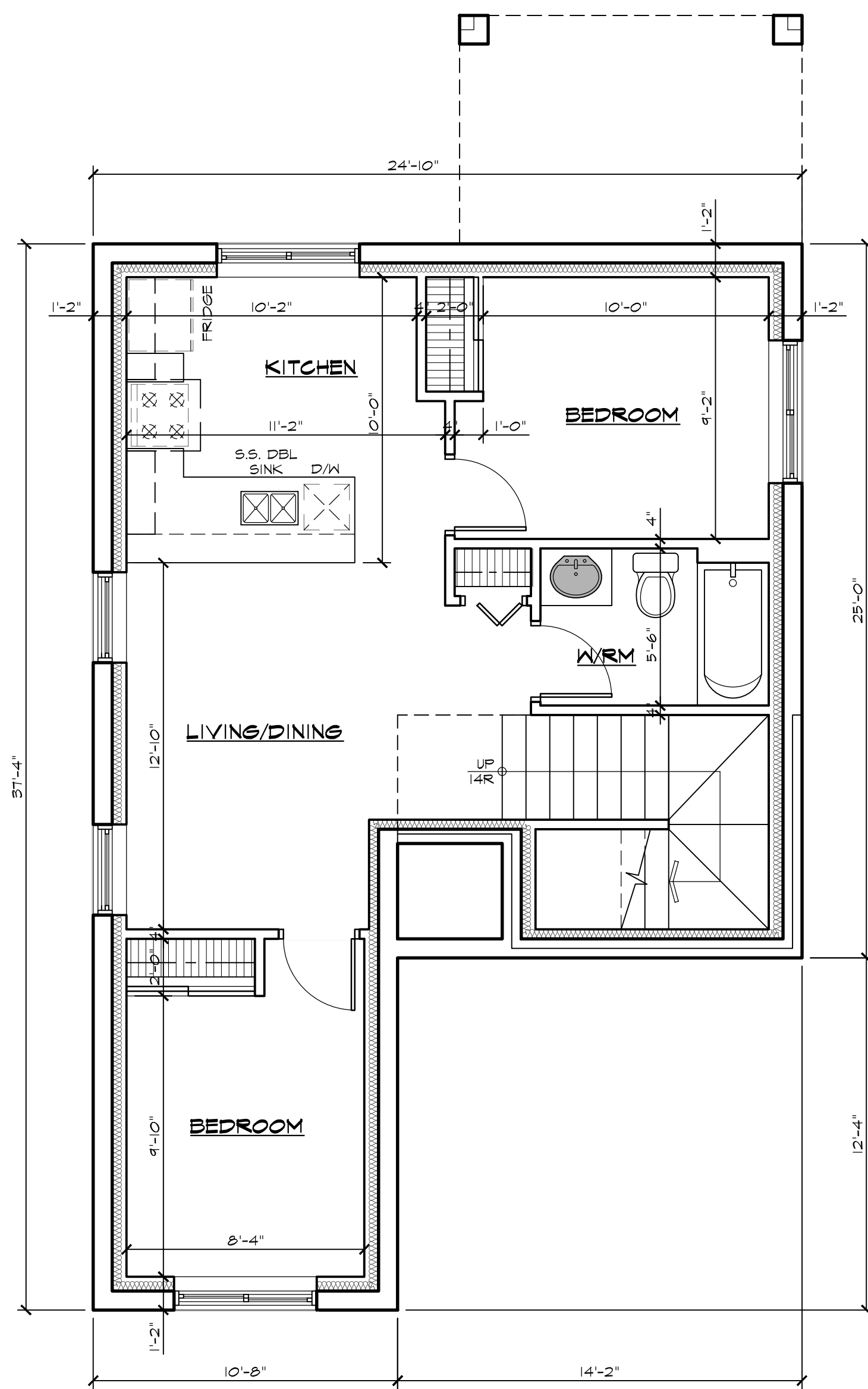
No.	Revision/Issue	Date
3	REVISED PER COMMENTS	MAY 25 2025
2	REVISED PER COMMENTS	JAN 5, 2025
1	ISSUED FOR REVIEW	NOV 11 2025

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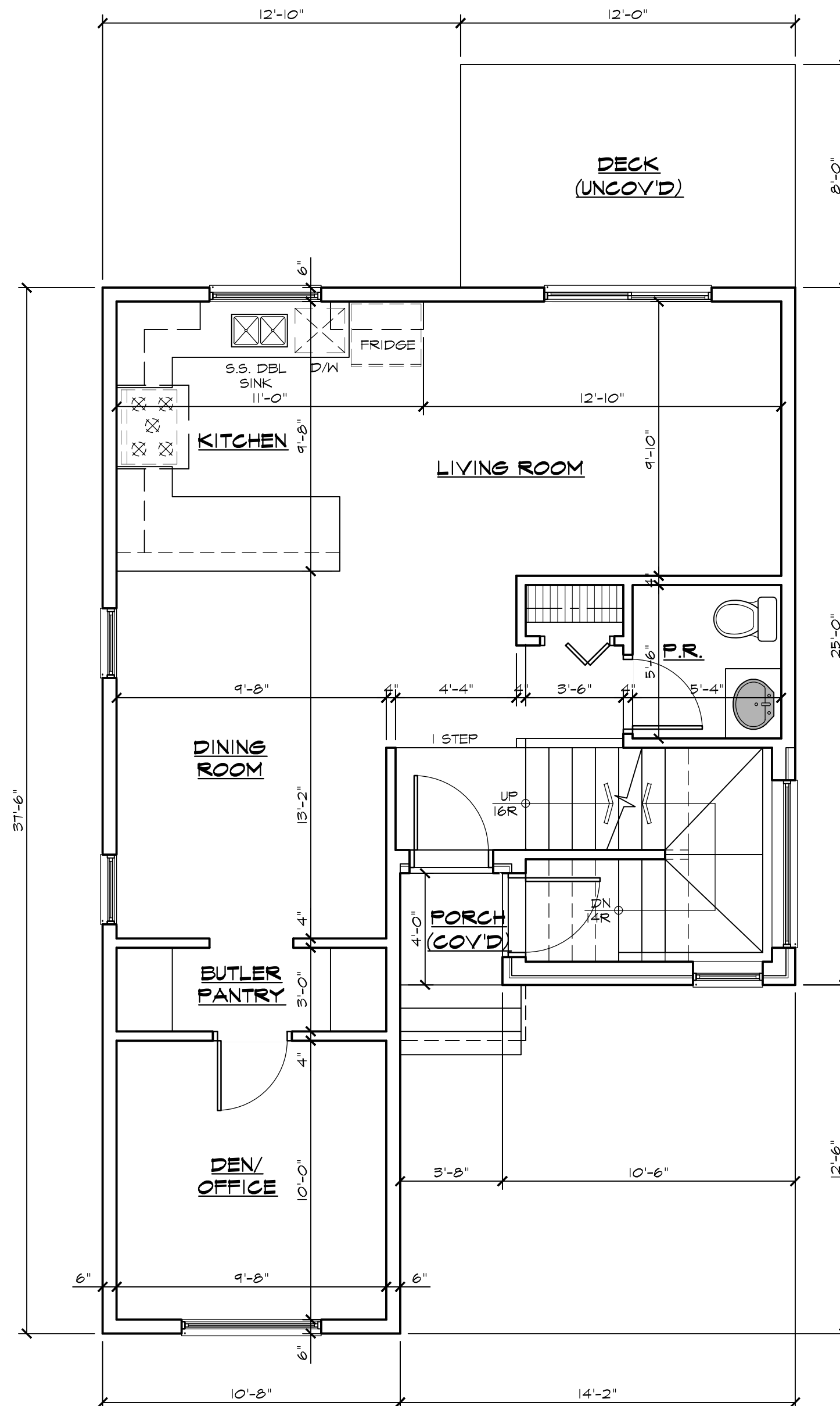
Project Name and Address  
**PROPOSED LOT SEVERANCE**  
 5736 WOODLAND BLVD  
 NIAGARA FALLS, ON

Dwg Title	Sheet
SITE PLAN	SP1
Date	NOV 2025
Scale	1/8" = 1'-0"



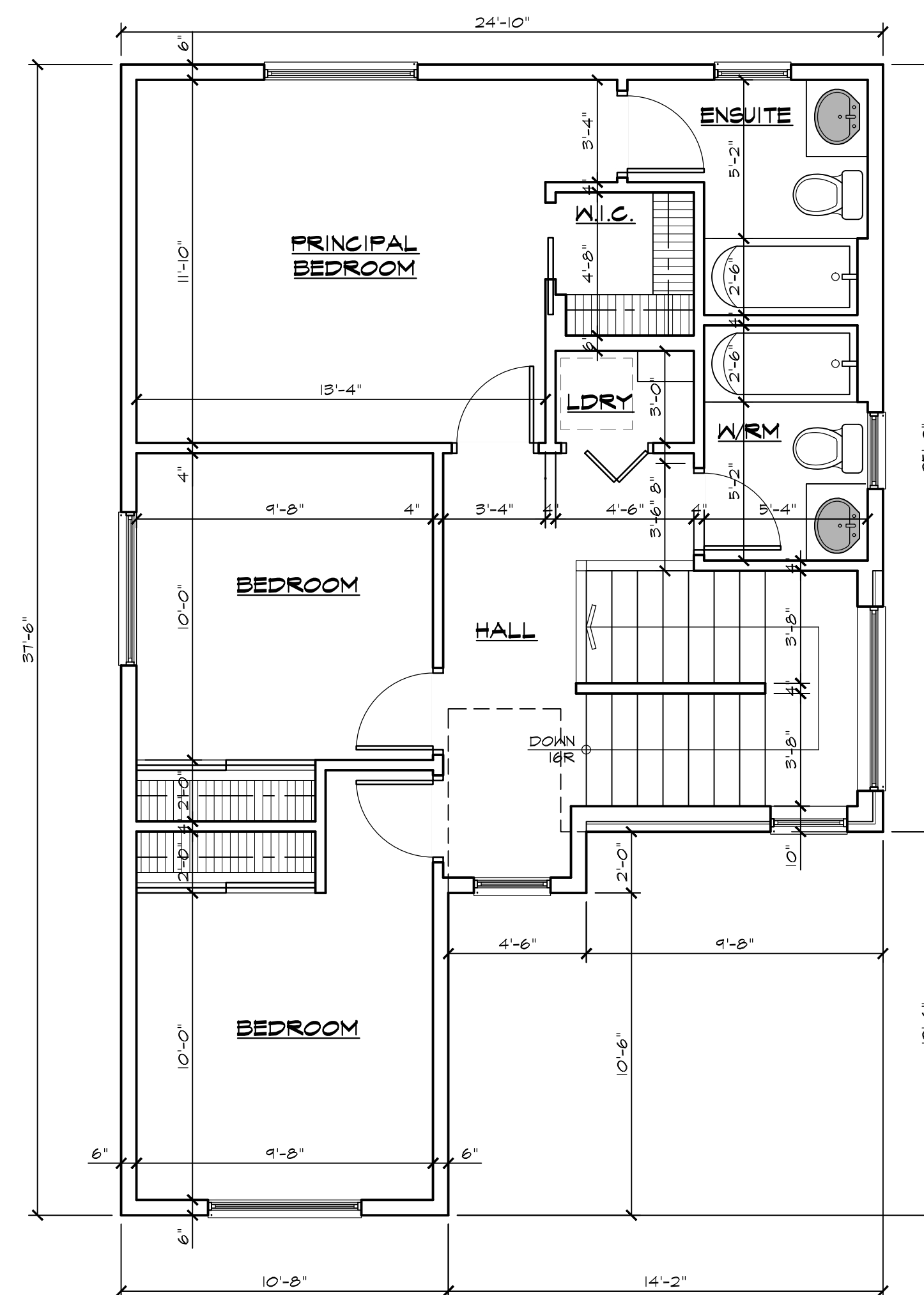
**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"

ACCESSORY DWELLING UNIT  
FINISHED AREA = 527 SF



**1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DWELLING UNIT #1  
GROSS FLOOR AREA = 738 SF



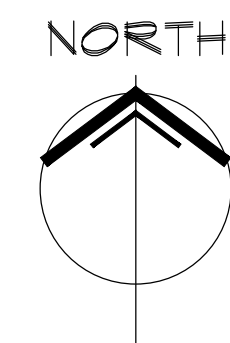
**2nd FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DWELLING UNIT #1  
GROSS FLOOR AREA = 679 SF

General Notes

No.	Revision/Issue	Date
3	REVISED PER COMMENTS	MAY 29 2026
2	REVISED PER COMMENTS	JAN 5 2025
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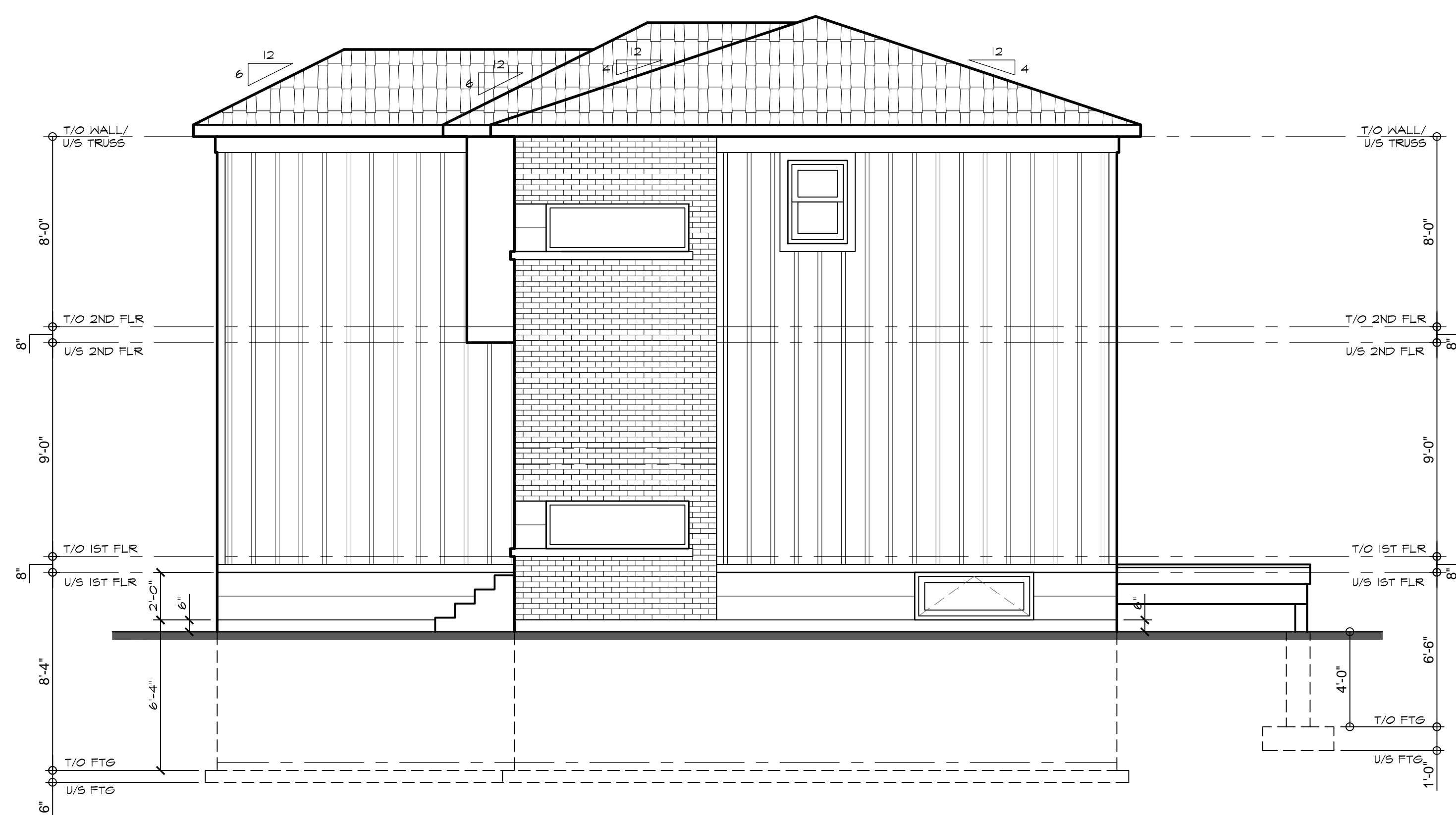
Project Name and Address  
**PROPOSED LOT SEVERANCE**  
5736 WOODLAND BLVD  
NIAGARA FALLS, ON

Dwg Title	SITE PLAN	Sheet	<b>A1</b>
Date	NOV 2025		
Scale	1/8" = 1'-0"		



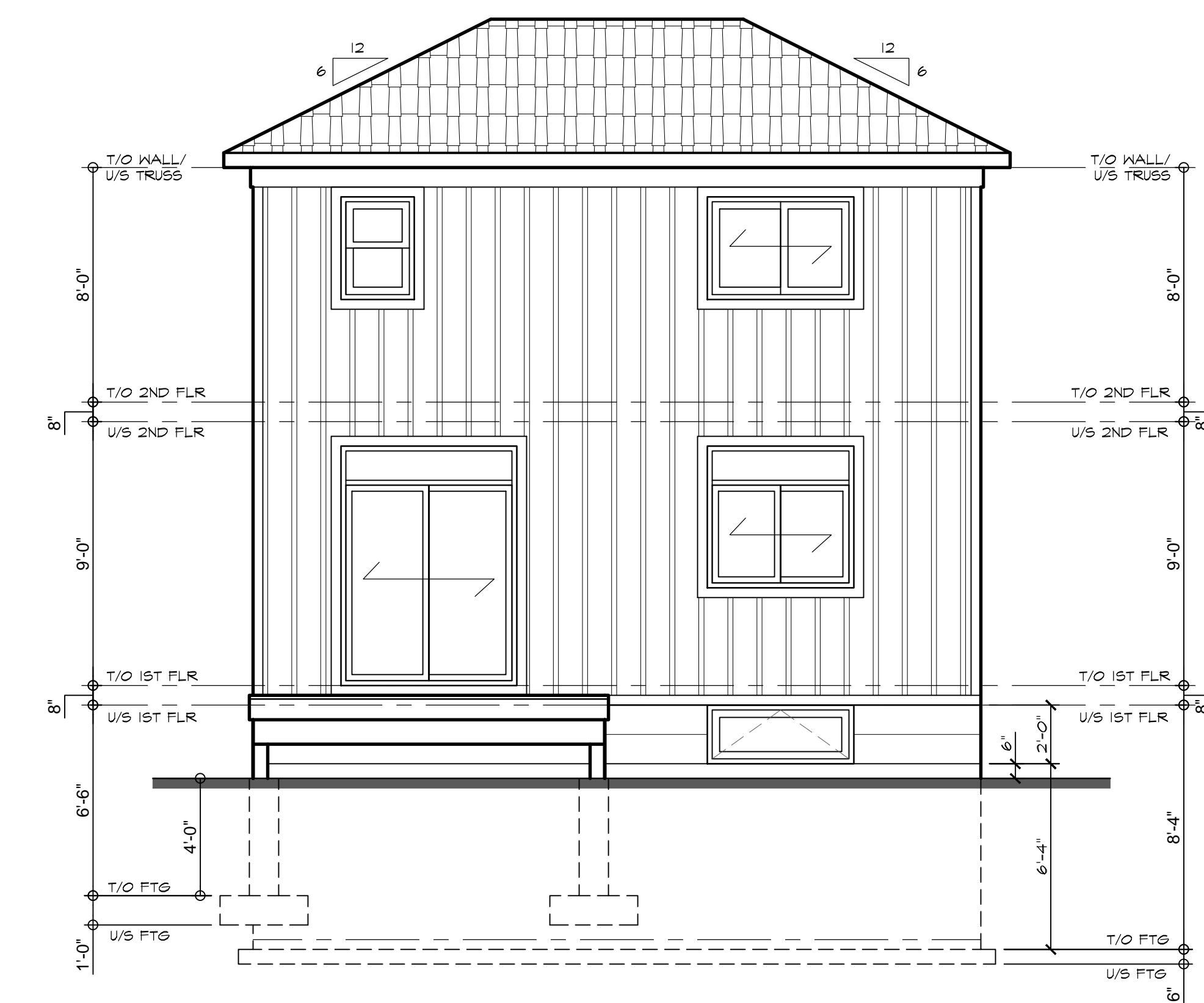
**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



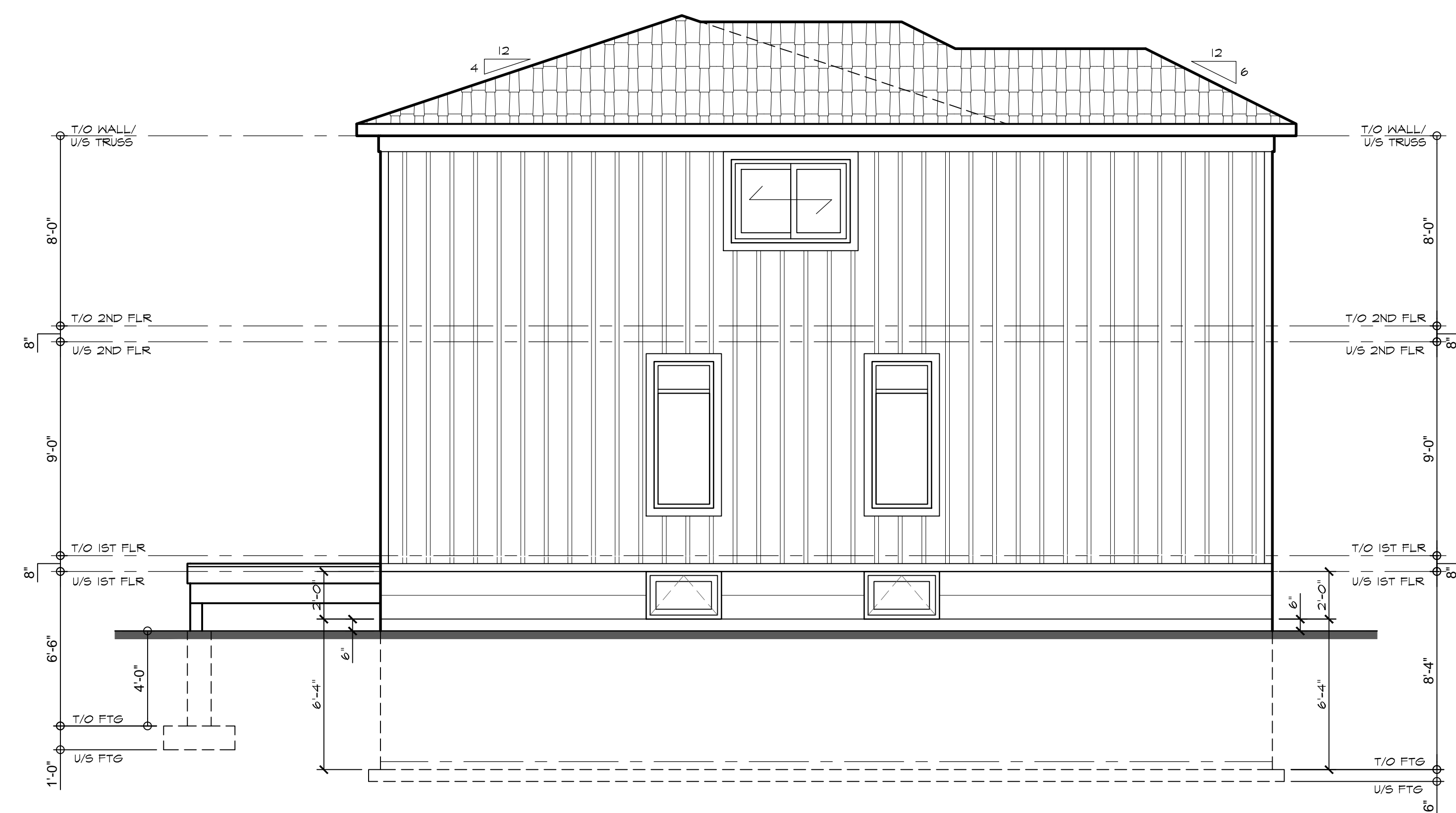
**RIGHT-SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

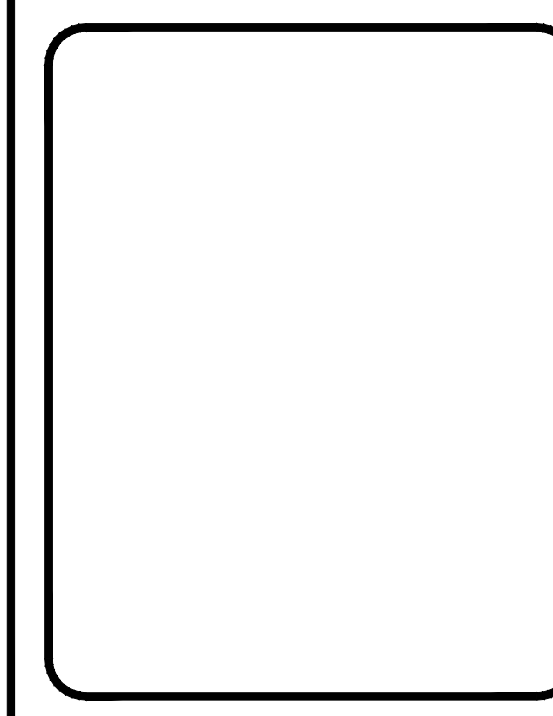


**LEFT-SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

No.	Revision/Issue	Date
3	REVISED PER COMMENTS	MAY 29 2025
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Project Name and Address  
**PROPOSED LOT SEVERANCE**  
 5736 WOODLAND BLVD  
 NIAGARA FALLS, ON

Dwg Title	SITE PLAN	Sheet	<b>A2</b>
Date	NOV 2025		
Scale	1/8" = 1'-0"		