

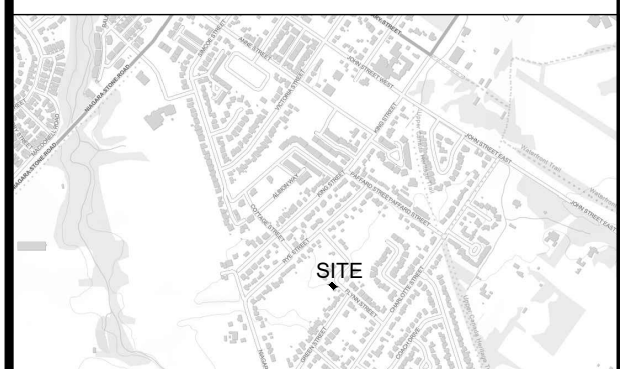


FLYNN STREET
PUBLIC TRAVELLED ROAD
(DEDICATED BY TOWNSHIP REGISTERED PLAN 86)
PIN 46403-0247

DRAWING NOTES
SURVEY INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT, PART 1 SHOWING TOPOGRAPHY OF LOT 102, REGISTERED COMPILED PLAN 682, IN THE TOWN OF NIAGARA-ON-THE-LAKE, REGIONAL MUNICIPALITY OF NIAGARA, BY MACKAY MACKAY & PETERS LIMITED, LAND SURVEYORS & MAPPERS, DATED 11 APRIL 2023.

SITE STATISTICS

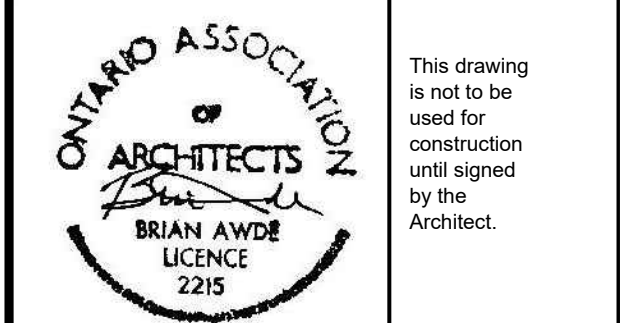
ZONING	R?
LOT AREA	704.24 M ² (7580 SF)
LOT COVERAGE	
BUILDING FOOTPRINT	148.27 M ² (1596 SF)
EXISTING ACCESSORY BLDG & OVERHANG	84.08 M ² (905 SF)
TOTAL FOOTPRINT	232.35 M ² (2501 SF)
LOT COVERAGE 36.8%	
NEW BUILDING AREA	
MAIN FLOOR	148.27 M ² (1596 SF)
UPPER FLOOR	138.43 M ² (1490 SF)
TOTAL GROSS AREA	286.70 M ² (3086 SF)



KEY PLAN
NTS

No	Date	Description	By
1	26 JUL/23	ISSUED FOR COA	BA

REVISIONS



Date	MAY 2023
Drawn	
Checked	
Approved	
CAD Version	AUTOCAD 2022

These drawings shall not be scaled. The Contractor shall verify all dimensions, datums, and levels prior to beginning the Work. All errors and omissions to be reported immediately to the Architect. Variations and modifications to work shown on this drawing shall not be carried out without the written consent of the Architect. This drawing is the exclusive property of the Architect and shall not be reproduced without the Architect's

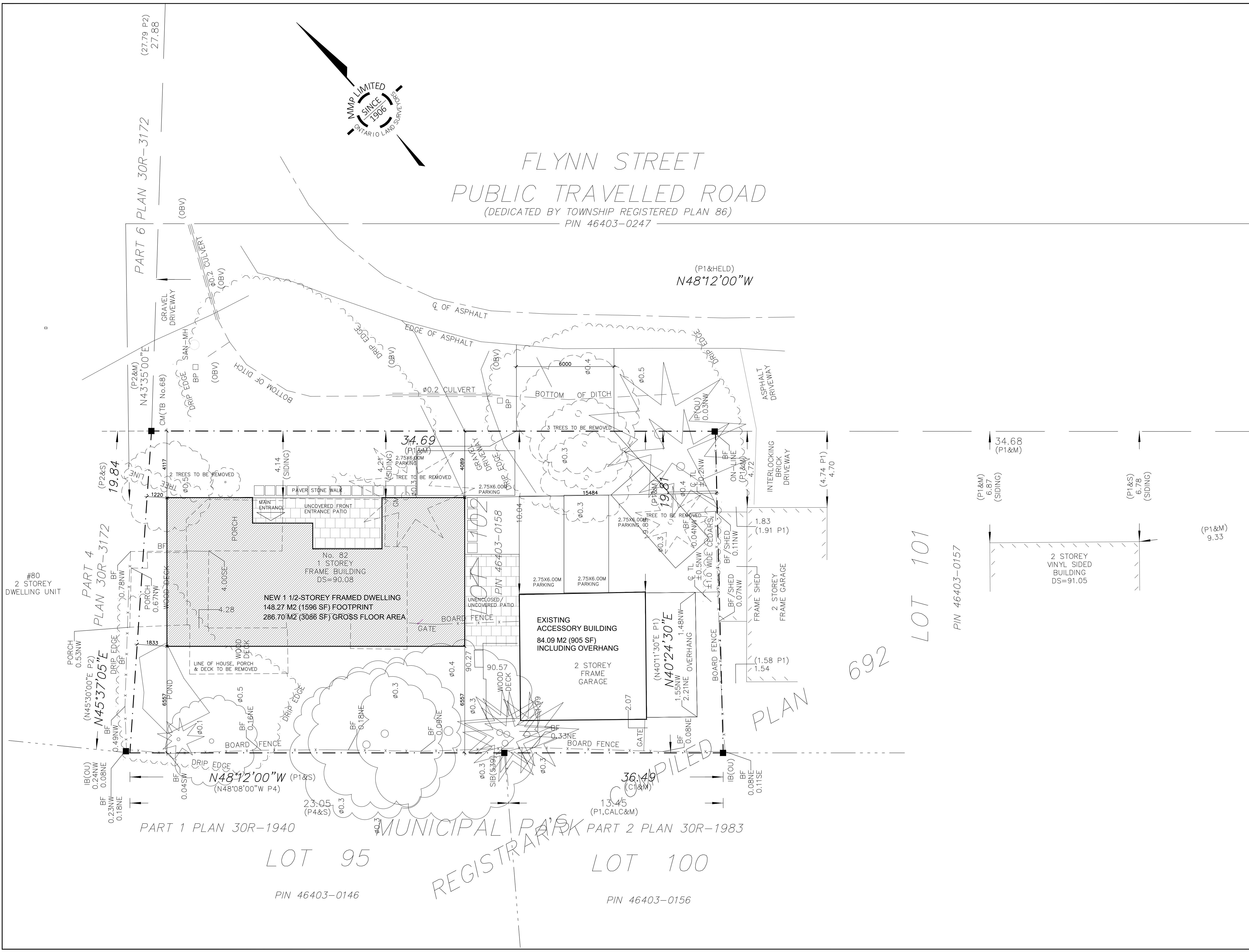
ben homes

Brian Awde Architect Inc.
628 Cummer Avenue North York
Ontario M2K 2M8
Tel: (416) 580-3813 Fax: (416) 226-3266
e-mail: brianawde@sympatico.ca

Project
NEW RESIDENCE
82 FLYNN STREET
NIAGARA-ON-THE-LAKE ONTARIO

Drawing Name:
SITE PLAN

Scale	1:100	Revision No	
Project No	22.16	Drawing No	A-1



REGISTERED COMPILER