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**De Simone Designs**  
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The undersigned has reviewed & takes responsibility for this design, & has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information  
Required unless design is exempt under 2.17.5.1. of the O.B.C.  
Thomas De Simone 40448  
Name BCIN/ BCDN

Registration Information  
Required unless design is exempt under 2.17.4.1 of the O.B.C.  
De Simone Designs Architectural Plans & Consulting / 1000420203 Ontario Inc. 128048  
Design Firm BCIN/ BCDN

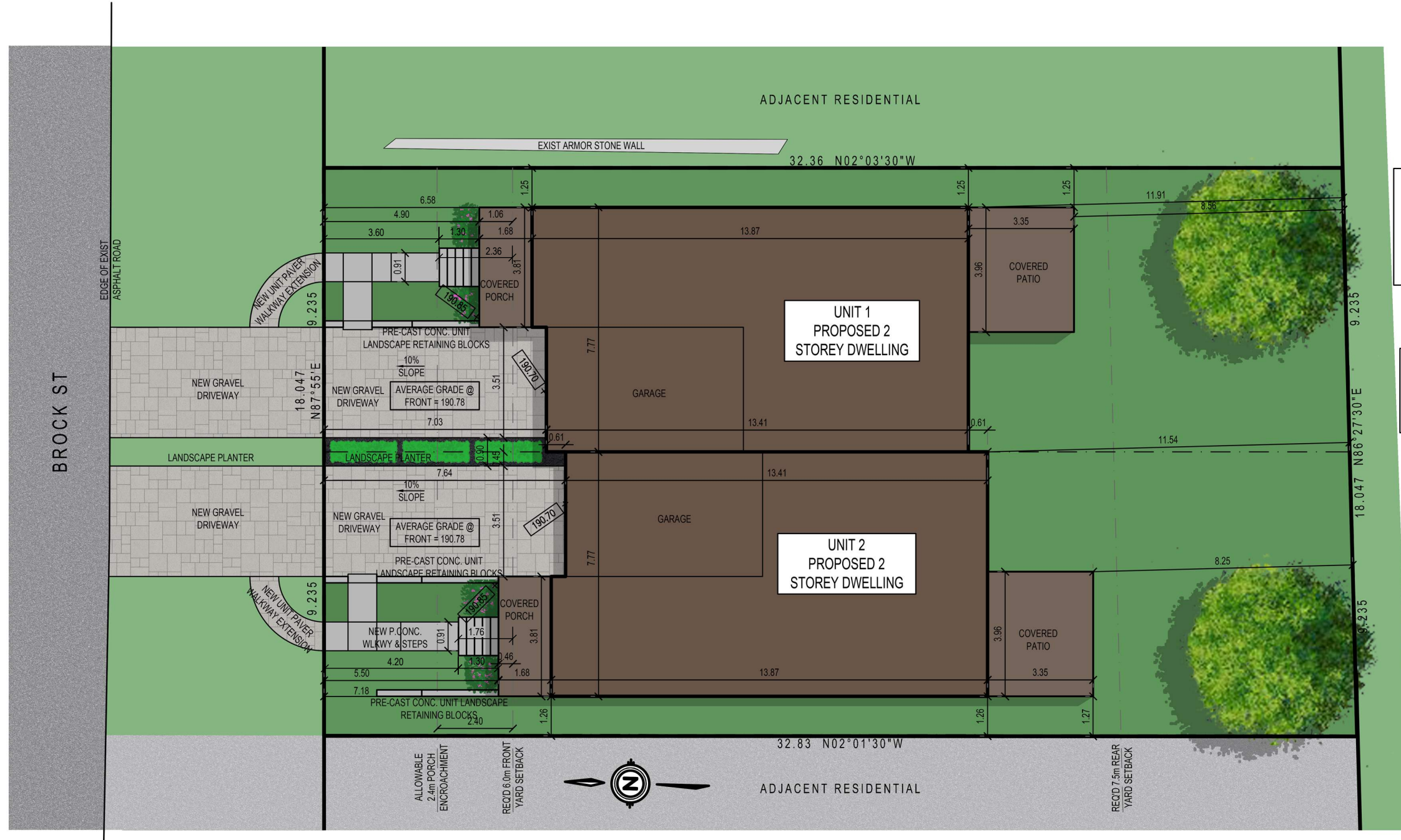
consultant stamp:

no	date	issue/revision description

project: **PROPOSED SEMI-DETACHED DWELLING UNITS**  
6254 BROCK ST  
NIAGARA FALLS, ON

drawing: **SITE PLAN**

drawn by: TD	project no.: 23-14
scale: AS SHOWN	drawing no.: <b>A1</b>
date: 2023-09-26	



**SITE STATISTICS:**  
LOT AREA = ±588.6 SM  
PROP BLDG AREA = ±254.4 SM  
PROP COVERAGE = 43.2%  
ALLOWABLE COVERAGE = 45%  
DRIVEWAY AREA = ±53.9 SM  
LANDSCAPING AREA = 52.4%

**UNIT 1**  
LOT AREA = ±293.1 SM  
PROP BLDG AREA = ±127.2 SM  
PROP COVERAGE = 43.4%  
ALLOWABLE COVERAGE = 45%

**UNIT 2**  
LOT AREA = ±295.5 SM  
PROP BLDG AREA = ±127.2 SM  
PROP COVERAGE = 43.0%  
ALLOWABLE COVERAGE = 45%

SITE PLAN  
SCALE: 1:150