

BASEMENT FLOOR LEVEL:

BASEMENT WILL NOT FUNCTION AS A SEPARATE UNIT

LOT AREA: 791.4sqm / 8,518.6sqft
EXIST. HOUSE AREA: 108.7sqm / 1,170.0sqft
EXIST. GARAGE AREA: 36.0sqm / 387.5sqft
TOTAL EXIST HOUSE & GARAGE AREA: 144.7sqm / 1,557.5sqft
LOT COVERAGE: 18.3%
PARKING AREA

EXISTING PARKING AREA: 29.6sqm / 318.7sqft 40%
PROPOSED PARKING AREA: 36.0sqm / 387.0sqft 60%

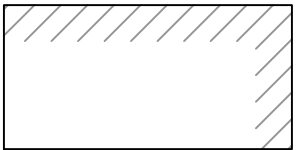
TOTAL PARKING AREA: 65.6sqm / 705.7sqft

EXISTING DRIVEWAY AREA: 122.0sqm / 1,314.0sqft
17% OF LOT AREA

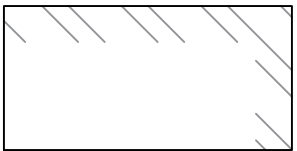
FRONT YARD AREA: 134.0sqm / 1,443.0sqft
DRIVEWAY: 26.5sqm / 285.0sqft
SIDEWALK AREA: 9.8sqm / 103.0sqft
PORCH AREA: 9.6sqm / 104.0sqft
FRONT YARD SOFT LANDSCAPING: 88.1sqm / 951.0sqft
65.8%

TOTAL SOFT LANDS. AREA: 384.2sqm / 4,136.5sqft
53.7% OF TOTAL LOT AREA

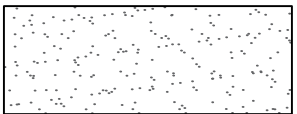
LANDSCAPE LEGEND



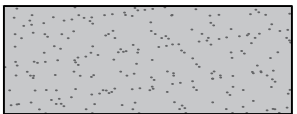
EXISTING BUILDING



EXISTING DETACHED GARAGE



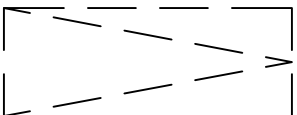
EXISTING PAVEMENT TO REMAIN



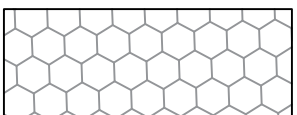
NEW PAVEMENT



REAR YARD PARKING AREA OF 98.5sqm / 1,060.0sqft



NEW PARKING SPACE: 6.0m x 2.75m



EXISTING SIDEWALK TO REMAIN

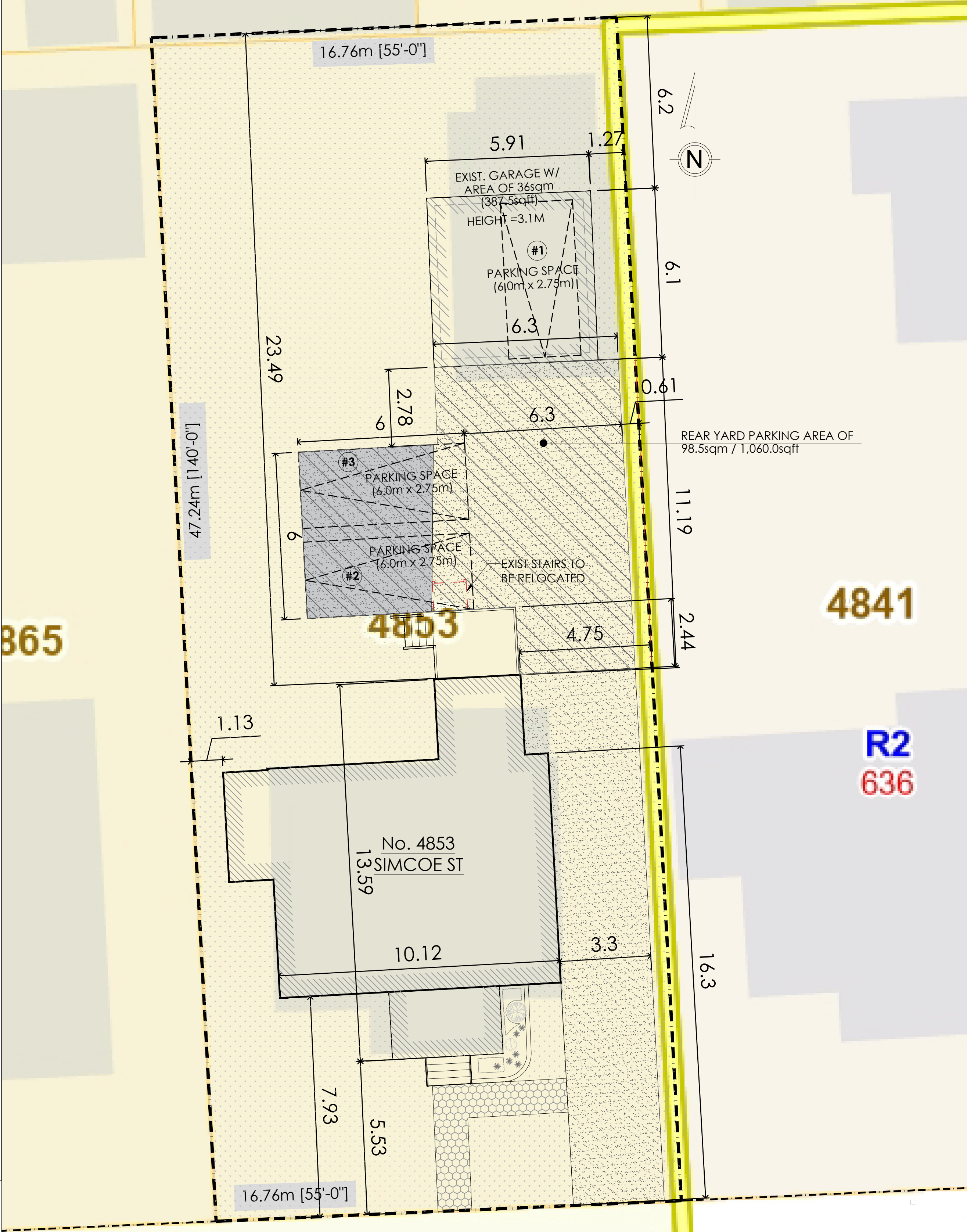


EXISTING SOFT LANDSCAPING



PROPERTY LINE
PROPERTY LINE

1 SITE PLAN
G1.0 SCALE: 1:100



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REV.	ISSUED FOR:	DATE:
1.	ISSUED FOR CLIENT REVIEW	2024-11-05
2.	ISSUED FOR MNV REVIEW	2025-05-28
3.		
4.		



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Project : B&B DESIGN	
4853 SIMCOE ST. NIAGARA FALLS, ON	
Drawing Name : SITE PLAN	
SIMCOE RESIDENCE	
Project no. : 2240156	Date : NOVEMBER 2024
Drawn by : TM	Scale : AS NOTED
Checked by : RT	
North Arrow:	Drawing No : G1.0