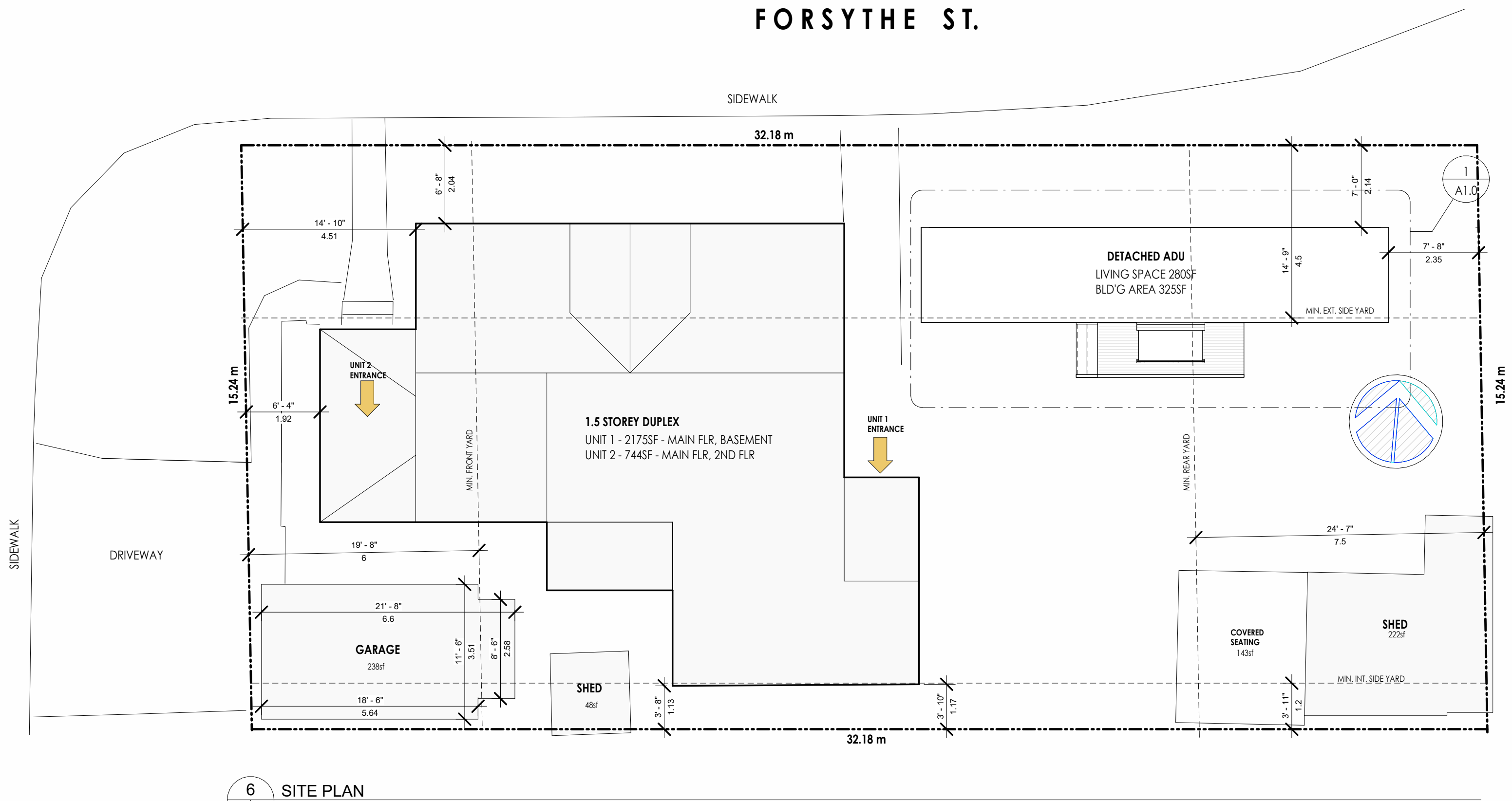


DESSON AVE.

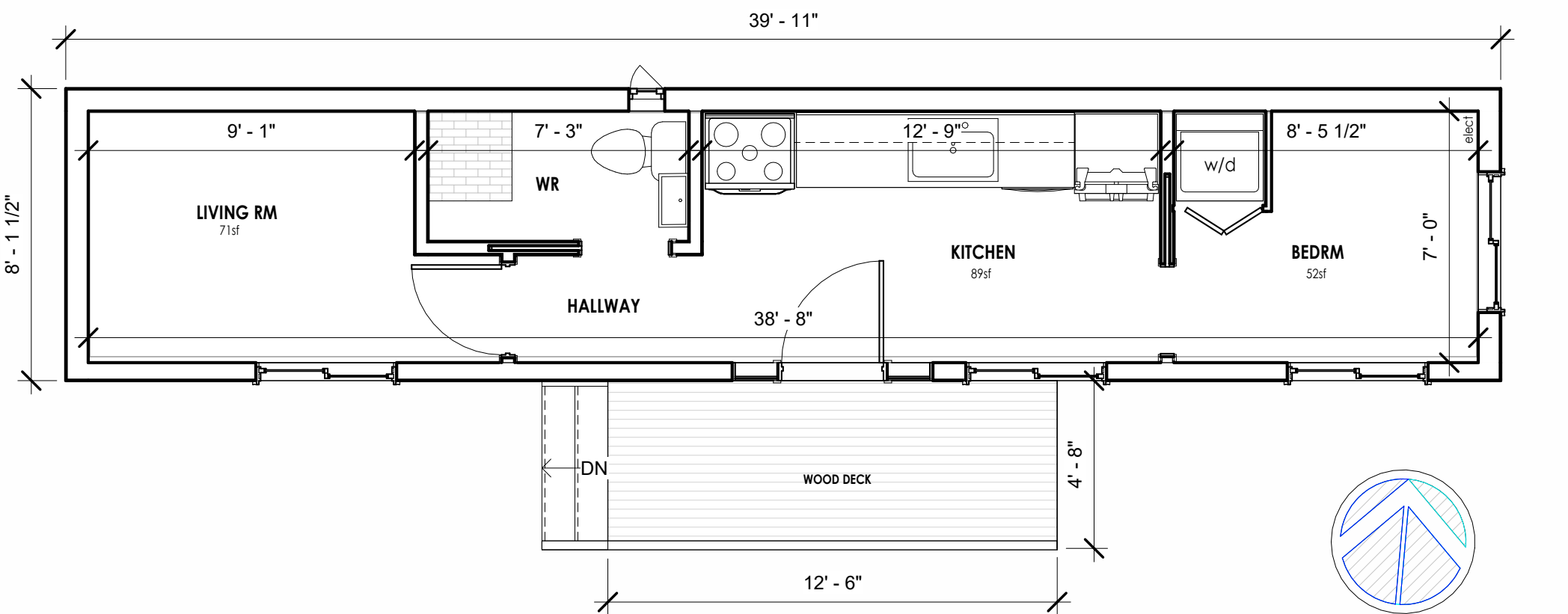


6 SITE PLAN
1/8" = 1'-0"

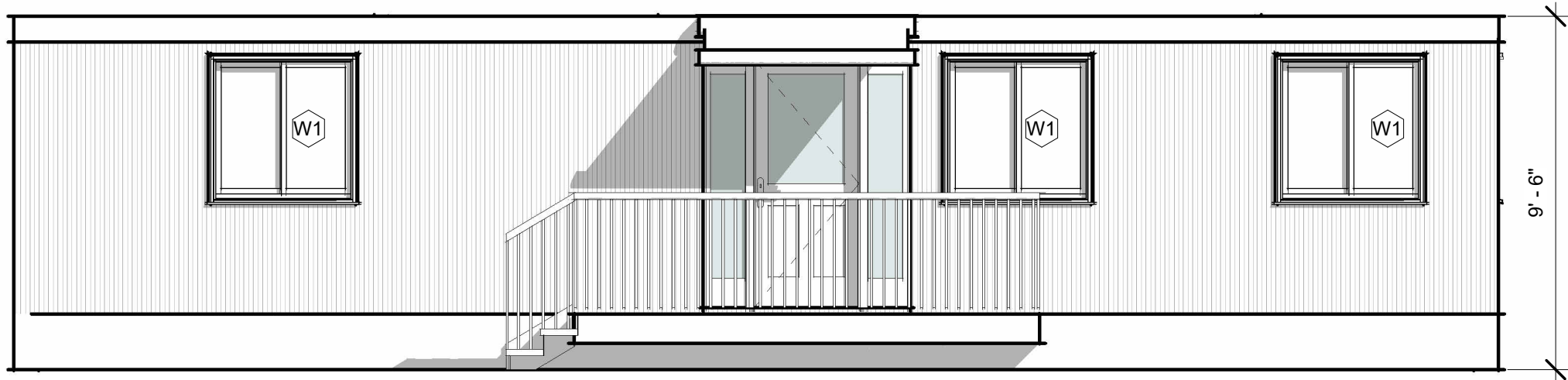
NOTE: SITE INFORMATION OBTAINED FROM CLIENT PROVIDED SURVEYS:
LEJAN LAND SURVEYING INC. file # 24-152
GEO VISION SURVEYING INC. file # 2025031005

PROPERTY STATISTICS

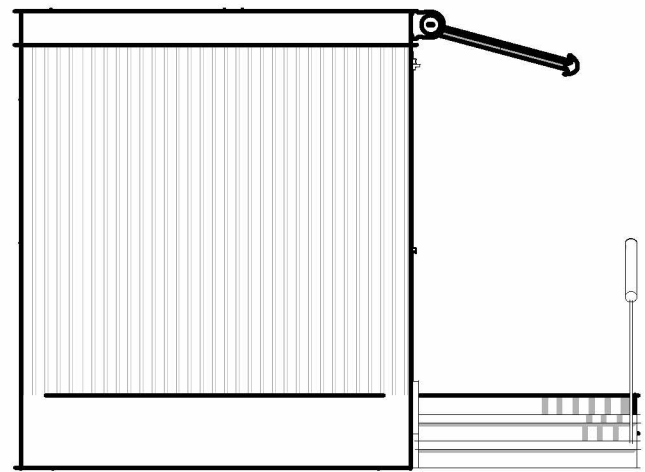
ZONING: DTC	LOT COVERAGE:
LOT AREA: 5270sf (489.6 sm)	DUPLEX DWELLING: 1450sf (135 sm) = 27.5% ±
FRONTAGE: 50ft (15.24m)	ALL ACCESSORY STRUCTURES: 975sf (90.6 sm) = 18.5% ±
	- PROPOSED ADU: 325sf (30.2 sm) = 6.2% ±
	TOTAL COVERAGE: 2425sf (225.3 sm) = 46% ±
	LANDSCAPED OPEN SPACE: 2919sf (171.2 sm) =54%



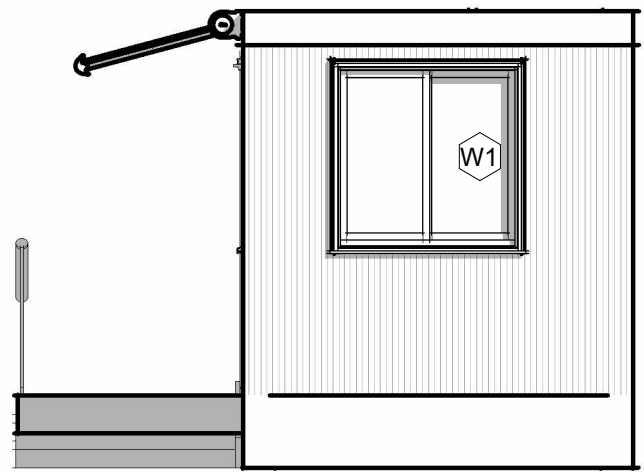
1 ADU FLOOR PLAN
1/4" = 1'-0"



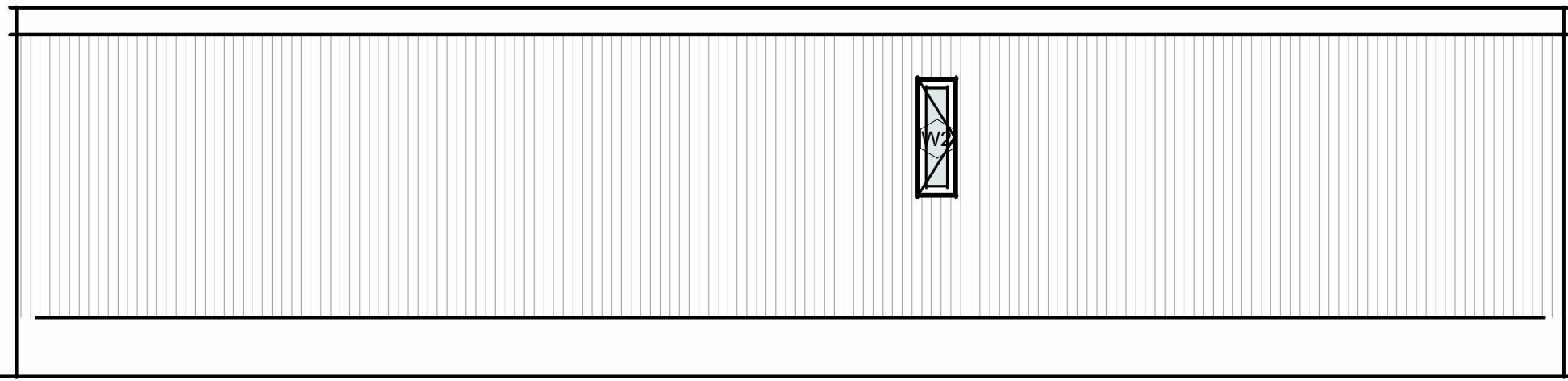
2 ADU SOUTH ELEVATION
1/4" = 1'-0"



3 ADU WEST ELEVATION
1/4" = 1'-0"



4 ADU EAST ELEVATION
1/4" = 1'-0"



5 ADU NORTH ELEVATION
1/4" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN,
AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE
ONTARIO BUILDING CODE TO BE A DESIGNER:

QUALIFICATION INFORMATION:
AMBER CUTHBERTSON

BCIN: 129192

REGISTRATION INFORMATION:
BENT PENCIL DESIGN

BCIN: 129185

PLANNING ZONING COMPLIANCE
CERTIFICATE

5340 FORSYTHE ST. NIAGARA FALLS
ALBERT CARBONE

SITE PLAN, PLAN, ELEVATIONS

File No:	25-06	Rev No.		Description	Date
Scale:	As indicated				
Drawn BY:	AMC				
Issue Date:	19.06.2025				

BENT PENCIL DESIGN

amber@bentpencildesign.com

PO box 1479 Fonthill ON

289-929-2438

LOS 1 EO

A1.0