-8950 BROWN RD, NIAGARA FALLS, ON EXISTING SINGLE RESIDENTIAL USE-N 01°40'00" W 100.640 INTERIOR SIDE YARD SETBACK 10.0 7.5 800 Z 86 27'00" -EXIST, UNCOVERED NEW ONE 51,79 27'00" NEW ROOF STOREY 29.56 6.25 SQ M. ADDITION 40.35 SQ M. 29.56 40 8780 BROWN RD, NIAGARA FALLS, ON NEW CYRD EXISTING SINGLE DECK FAMILY DWELLING 45.65 SQ M. 144.48 SQ. M EXISTING DRIVEWAY 54.3 NEW TWO CAR DRIVEWAY INTERIOR SIDE YARD SETBACK 38.27 GARAGE 61.65 SQ M. 54.31 N 01°40'00" W 100.580 BROWN RD, LOT COYERAGE NIAGARA FALLS, ON EXISTING YACANT INDUSTRIAL LAND "HI" ZONE SQ. M. 4044.15 SQ. M. LOT AREA EXISTING LOT 144.48 SQ. M. 3.6% SURVEY PROVIDED BY J.D. BARNES LIMITED COYERAGE DATE: MARCH 21 2023, REF NO. 23-16-036-00 ADDITIONAL LOT 153.9 SQ. M. 3.8% COYERAGE ALL MEASUREMENTS ARE IN METRIC. TOTAL LOT 7.4% 298.38 SQ. M. COYERAGE SITE PLAN 1:160m MAXIMUM 2830.9 M. 70% 04:39 PM June 30, 2025 P.C. LOT COYERAGE

GENERAL NOTES

1. ALL WORK PERFORMED AND
MATERIAL SUPPLIED SHALL

MATERIAL SUPPLIED SHALL
COMPLY TO THE LATEST
EDITION OF THE ONTARIO
BUILDING CODE.

2. NAUTA HOME DESIGNS IS NOT
LIABLE FOR ANY ERRORS

THESE BLUEPRINTS,

3. DO NOT SCALE BLUEPRINTS,

OR OMISSIONS FOUND IN

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PERMIT ISSUANCE, ANY DEVIATIONS FROM
THESE PLANS AND DETAILS, INCLUDING
THE VENTILATION SYSTEM, HEATING

SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED

DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

REVISIONS

DATE ITEM

QUALIFICATION INFORMATION

Ministry of Municipa Affairs and Housing

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

Hank Nauta

IN .

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code

Nauta Home Designs

NAUTA HOME DESIGNS

905-892-9657

1789 MERRITTVILLE HWY WELLAND, ON L3B 5N5

PLAN NUMBER:

AR1233

CONTRACT NUMBER:

2025-095

PROJECT:

LOCATION: 8780 BROWN RD.

NIAGARA FALLS,ON

TITLE:

ISSUED FOR DATE
M.V. JUNE.30.25

DRAWN BY:

CHECKED BY: