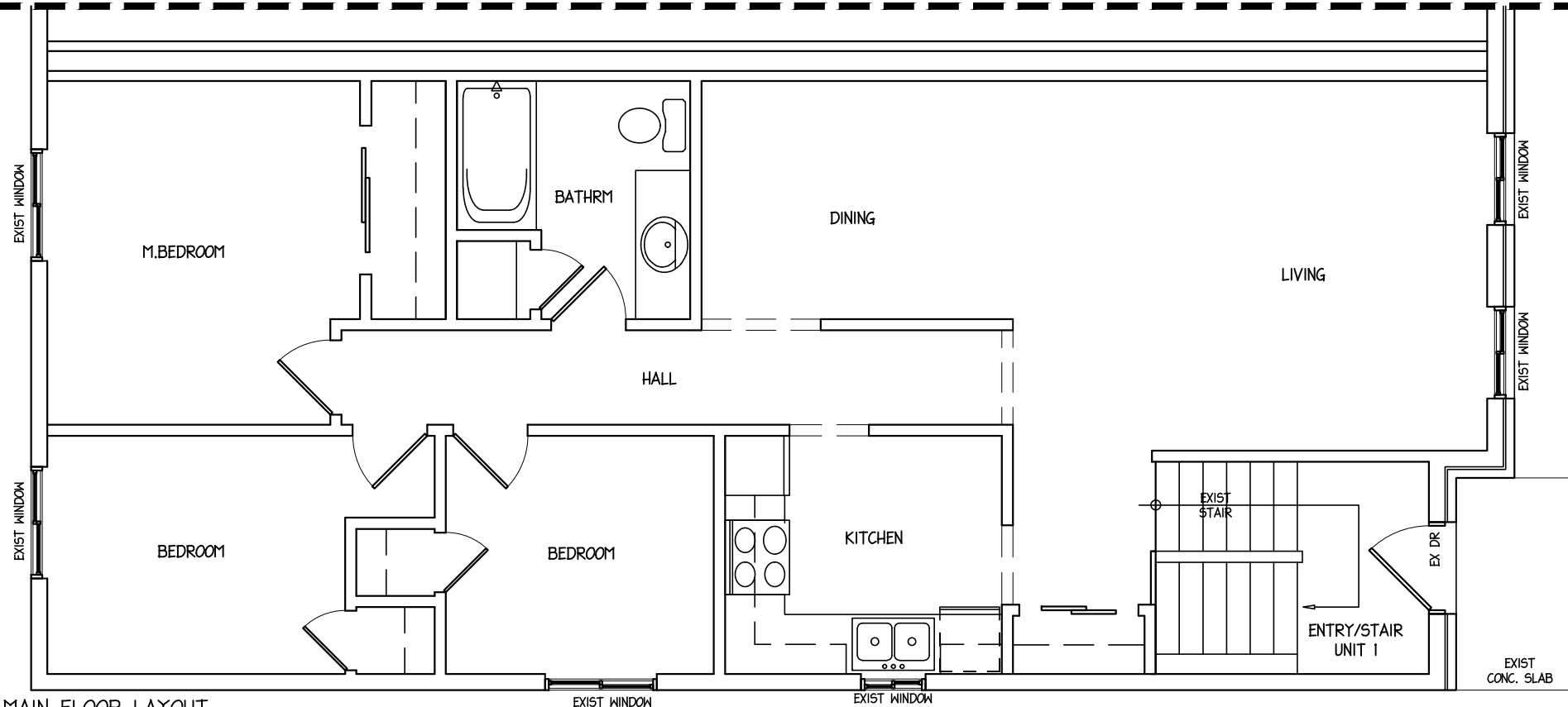


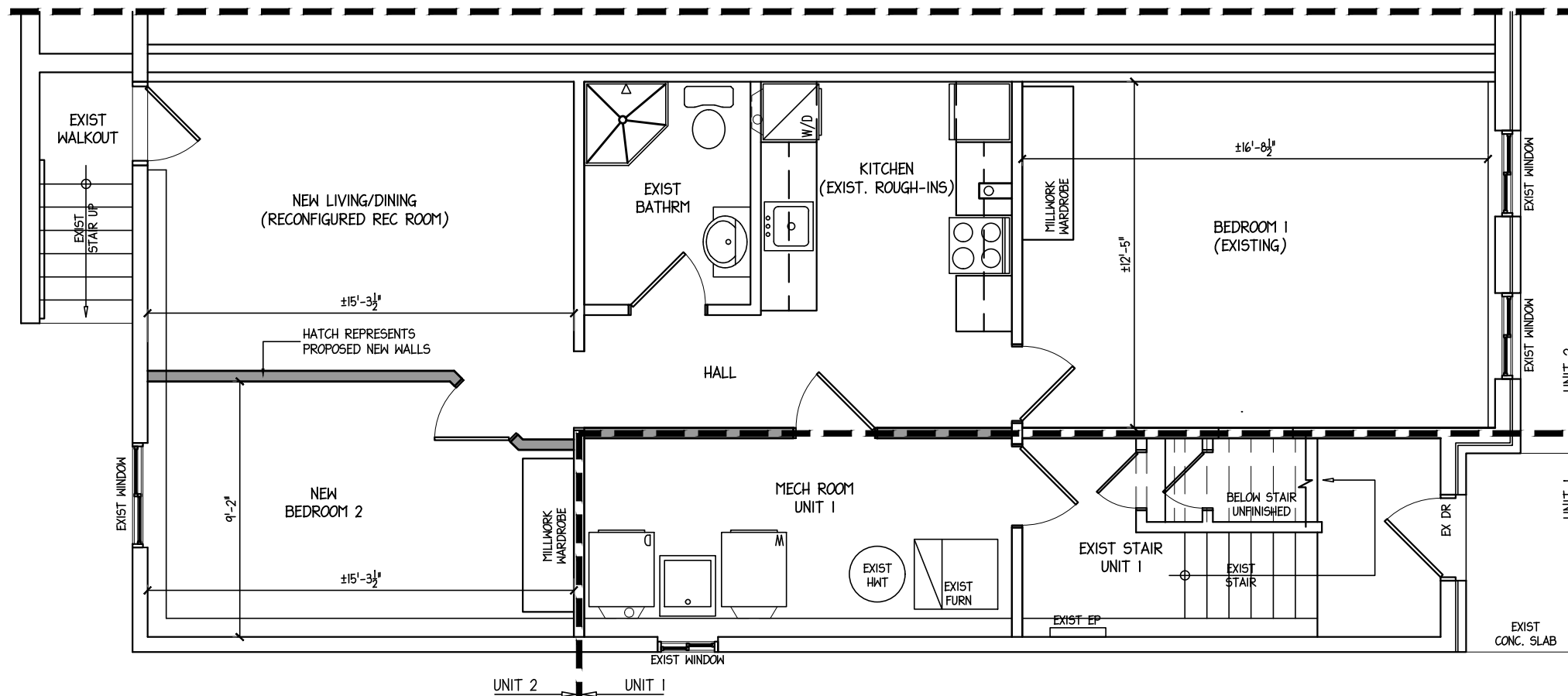
EXTENT OF DOCUMENTED AREA



EXISTING MAIN FLOOR LAYOUT

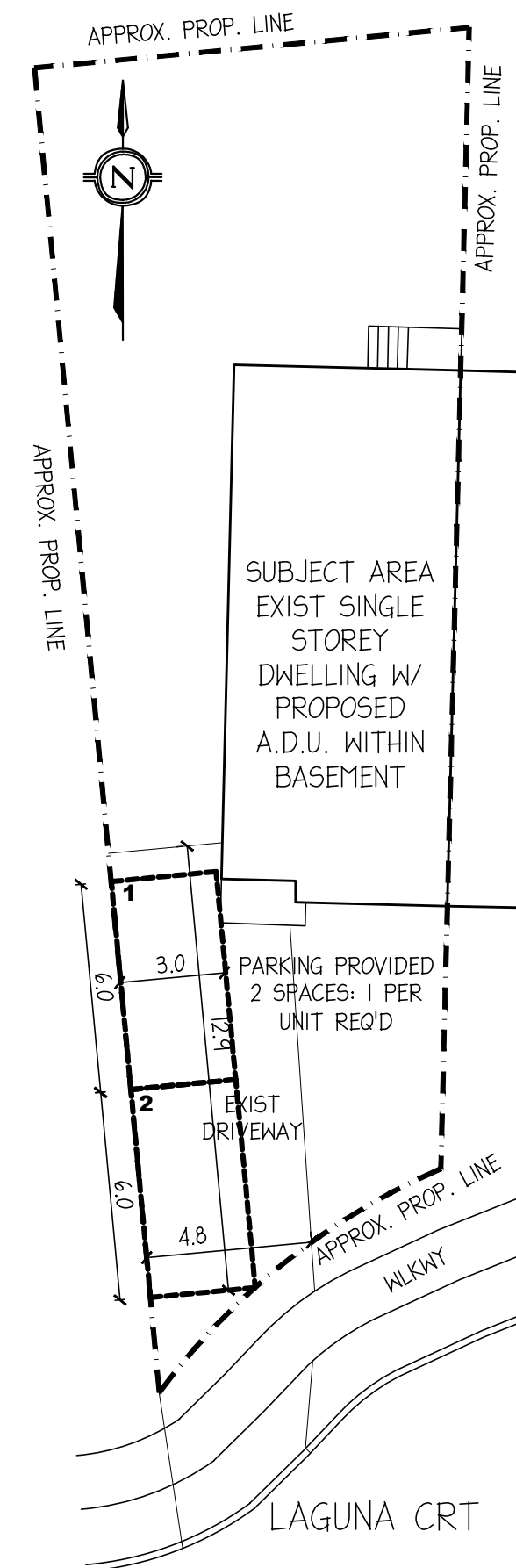
SCALE: 3/16"=1'-0"

**PROPOSED ADU AREA CALC**  
 EXISTING DWELLING AREA = ±1,040 SF  
 PROPOSED ADU AREA = 787 SF  
 PROPOSED ADU PERCENTAGE = 75.7%  
 MAX ZONING ADU ALLOWABLE = 40.0%



PROPOSED ACCESSORY DWELLING UNIT PLAN (EXIST FINISHED BASEMENT)

SCALE: 3/16"=1'-0"



DIAGRAMMATIC SITE PLAN

SCALE: 1/16"=1'-0"

REFER TO PLOT PLAN UNDER SEPARATE COVER

DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE. The design and documents remain the property of De Simone Designs and are protected by law. They may not be altered without their expressed written consent. All drawings, specifications, and related documents are the copyright of the designer, and must be returned upon request. Reproduction of drawings, specifications and related documents in whole or part is strictly forbidden without the designer's written permission. This drawing shall not be used for construction purposes unless countersigned by Thomas De Simone o/a De Simone Designs



**De Simone Designs**  
 Architectural Plans & Consulting

Unit 2-7 4635 Queen St. Niagara Falls, ON  
 289-687-8242  
 thomas@desimone-designs.com  
 www.desimone-designs.com

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.

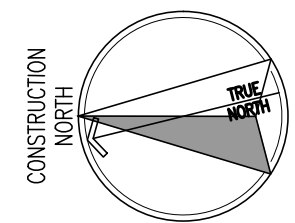
Qualification Information  
 Required unless design is exempt under 2.17.5.1. of the building code.

Signature  
 Thomas De Simone 40448  
 Name BCIN/BCDN

Registration Information  
 Required unless design is exempt under 2.17.4.1 of the building code

Signature  
 De Simone Designs Architectural Plans & Consulting / 1000420203 Ontario Inc 128048  
 Design Firm BCIN/BCDN

consultant stamp:



no	date	issue/revision description

project:  
**PROPOSED ACCESSORY DWELLING UNIT PLAN**  
 6486 LAGUNA CRT  
 NIAGARA FALLS, ON

drawing:  
**PROPOSED ADU**

drawn by: TD project no.: 23-09

scale: AS SHOWN drawing no.: **A1**

date: 2023-03-20