

SITE DATA	
LOT AREA 32,245.4 FT2 OR 2995.6M2 OR 0.74 ACRES	LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
SITE PLAN ONLY. (SEE SURVEY BY OTHERS)	
BUILDING LOT COVERAGE PERCENTAGE CALCULATIONS:	
PROPOSED TOTAL COVERED ROOF AREA (EXT'G. RESIDENCE + EXT'G. FRONT COVERED PORCH + PROPOSED DETACHED GARAGE) TOTAL PROPOSED COVERED ROOF AREA = 1113FT2+60FT2+1586.8FT2 = 2759.8FT2 OR 256.4M2	
TOTAL LOT COVERAGE PERCENTAGE = 32245.4 FT2 / 2759.8 FT2x100 = 8.6%	
TOTAL ACCESSORY STRUCTURE LOT COVERAGE PERCENTAGE = 32,245.4 FT2 / 1586.8FT2 x100 = 4.9%	

SITE DATA	
PROPOSED TOTAL SURFACE PARKING AREA = 1737.4FT2 OR 161.4M2 161.4M2/2995.6M2 (LOT AREA) = 5.4% OF THE LOT AREA USED AS PARKING AREA	
MAX. WIDTH OF DRIVEWAY OR PARKING IN THE FRONT YARD = 11'-6" OR 3.51M	
FRONT LOT WIDTH = 121'-2 5/8" OR 36.95M % OF DRIVEWAY TO FRONT LOT LINE = 3.51M/36.96Mx100=9.5%	
PROPOSED AREA OF A REAR YARD USED AS PARKING = 1098.1FT2 OR 102M2	
PROPOSED LANDSCAPE OPEN SPACE =27140FT2 OR 2521.3M2 2521.3M2 / 2995.6M2(LOT AREA)= 84%	

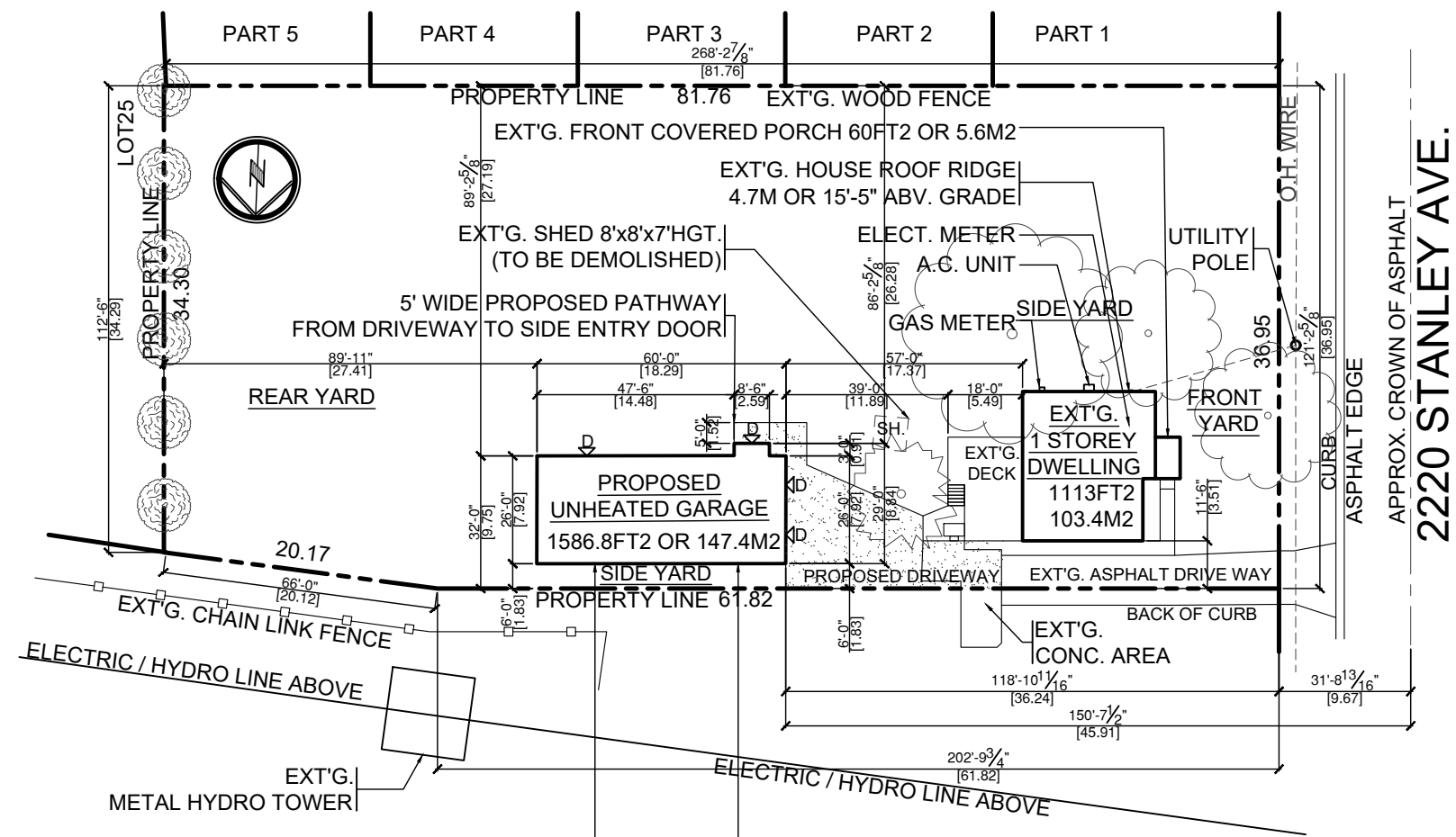


TABLE 9.10.14.4. O.B.C. 2012 MAX. AGGREGATE AREA OF UNPROTECTED OPENINGS IN EXTERIOR WALLS  
980FT2 OR 91.0M2 EXPOSED BUILDING FACE (NORTH WALL)  
12FT2 OR 1.1M2 UNPROTECTED OPENING.  
(3'x4' WINDOW) (SEE ELEVATIONS)  
LIMITING DISTANCE 6'-0" OR 1.83M2 MAX. AREA OF UNPROTECTED OPENINGS ALLOWABLE 8.5% AS PER TABLE 9.10.14.4. O.B.C. 2012  
EXPOSED BLDG. FACE % = 980FT2 / 12FT2 x 100 = 1.2%  
PROPOSED 1.2% OF EXPOSED BLDG. FACE AS UNPROTECTED OPENINGS (ALLOWABLE) (8.5% MAX.)

PROPERTY LINE TO BE LOCATED & CLEARLY MARKED ON SITE PRIOR TO CONSTRUCTION, (SURVEYED BY OTHERS).  
(CONTRACTOR CONFIRM & TO LOCATE PROPOSED GARAGE ON SITE, AS PER SURVEYED PROPERTY LINE, AS DIMENSIONED.)

**1** SITE PLAN  
SP SCALE : 1 : 500

**HBDI**  
Architectural Design & Drafting

Clayton J. Hartwell 905 932-2779  
clayton@hartwellbuildingdesigninc.ca

MMAH REGISTERED HARTWELL BUILDING DESIGN INC.  
B C I N 1 2 5 8 3 3 SMALL BUILDING DESIGNER

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.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1. of Division "C" of the Ontario Building Code

*Clayton Hartwell*  
NAME SIGNATURE 36573 BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.4.1. of Division "C" of the Ontario Building Code

HARTWELL BUILDING DESIGN INC.  
FIRM NAME 125833 BCIN

- NOTES:
- 1) THE DESIGNER HAS REVIEWED THE INFORMATION PROVIDED ON THE ATTACHED DRAWING.
  - 2) THE DESIGNER DOES NOT CERTIFY THAT ALL DETAILS OF THE PROJECT ARE PROVIDED. ALL CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE, LOCAL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.
  - 3) CONTRACTOR MUST REVIEW AND VERIFY THAT ALL DRAWINGS ARE DIMENSIONALLY ACCURATE, THE DESIGN CONCEPT IS CONSTRUCTIBLE AND CONFORMS TO ALL ITEMS AND DOCUMENTS RELATED TO THIS PROJECT INCLUDING EXISTING SITE CONDITIONS, SITE PLAN AGREEMENTS, OTHER DESIGNER'S WORK TO FORM A PART OF THIS PROJECT, ETC. PRIOR TO PROCEEDING WITH THE WORK.
  - 4) CONTRACTOR/ AGENT/ OWNER MUST NOTIFY THE DESIGNER OF ANY CHANGES, ERRORS OR OMISSIONS.
  - 5) DRAWING IS NOT TO BE SCALED.
  - 6) THE DESIGNER DOES NOT ACCEPT RESPONSIBILITY FOR OTHER DESIGNER'S WORK, SUCH AS, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, PRE-ENGINEERED PRODUCT DESIGN, ETC.
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  - 8) THE DESIGNER MUST BE GIVEN 48 HR. NOTICE TO PERFORM ANY SITE REVIEWS OF THE CONSTRUCTION (IF REQUIRED). SITE REVIEWS ARE NOT PART OF THE ORIGINAL DESIGN CONTRACT.

0.	ISSUED FOR MINOR VARIANCE	AUG. 29 2023
	Revisions/Issue	Date

CLIENT NAME:  
GEORGE VANDERMEER

PROJECT NAME PROJECT ADDRESS:  
DETACHED GARAGE  
2220 STANLEY AVE,  
NIAGARA FALLS, ONTARIO

JOB #: 23-05-045 Sheet:  
DRAWN BY: C.J.H. **SP**  
SCALE: AS NOTED

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FIRM NAME 129833 BCIN

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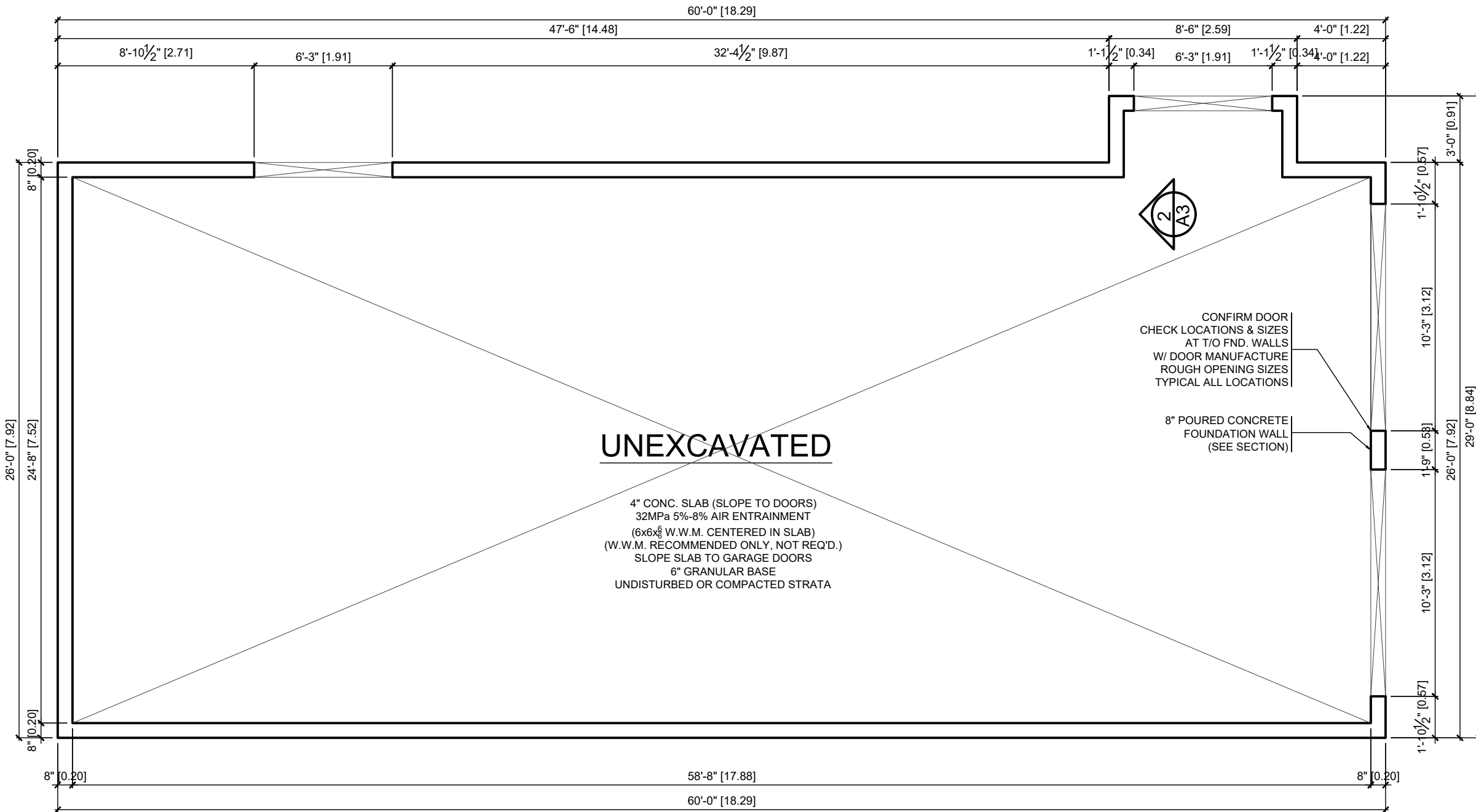
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DRAWN BY: C.J.H. **A0**  
SCALE: AS NOTED



**1**  
**A0** FOUNDATION PLAN  
SCALE : 3/16" = 1'-0"



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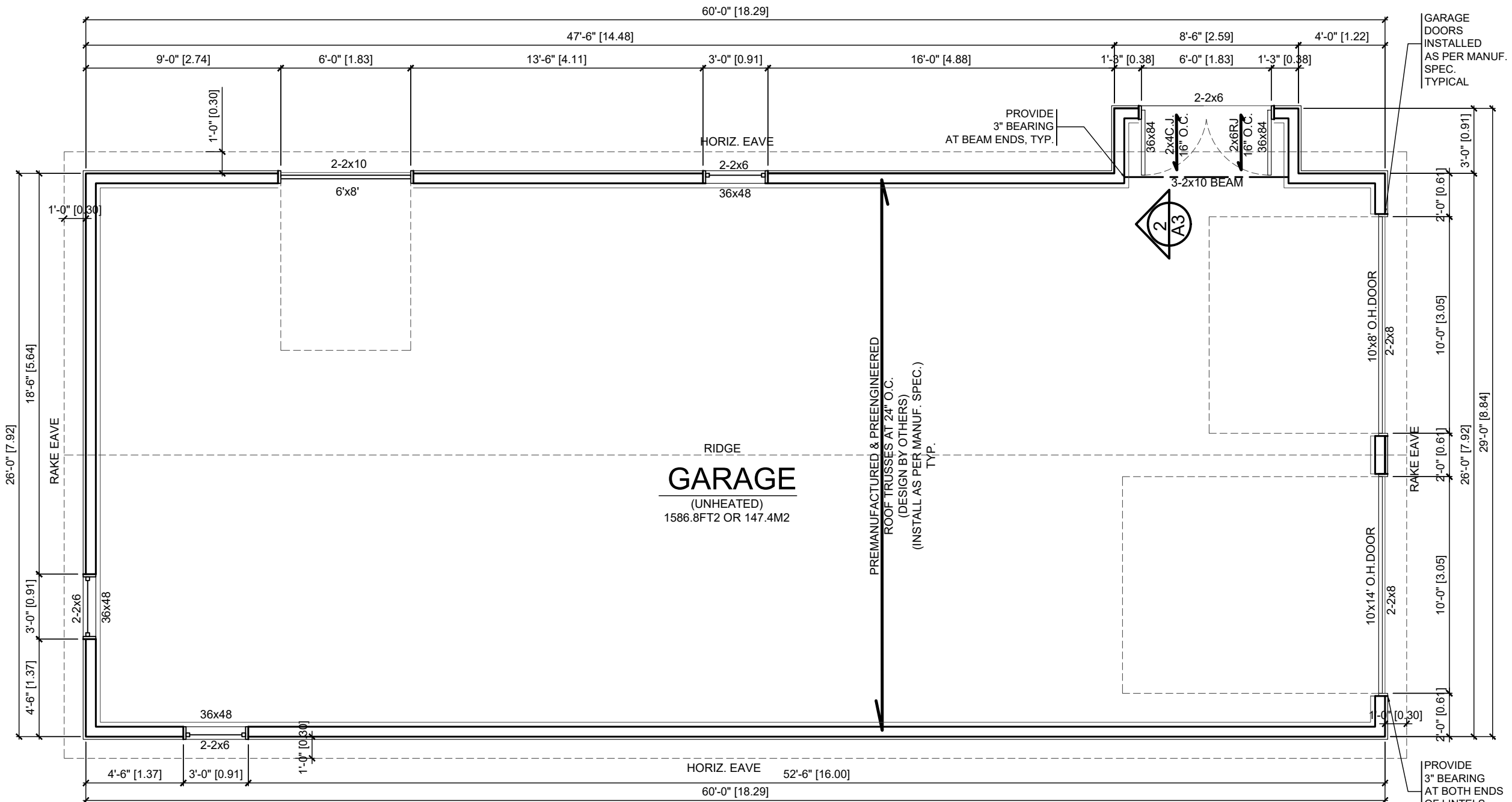
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JOB #: 23-05-045 Sheet:  
DRAWN BY: C.J.H. **A1**  
SCALE: AS NOTED



**1** MAIN FLOOR PLAN  
**A1** SCALE : 3/16" = 1'-0"

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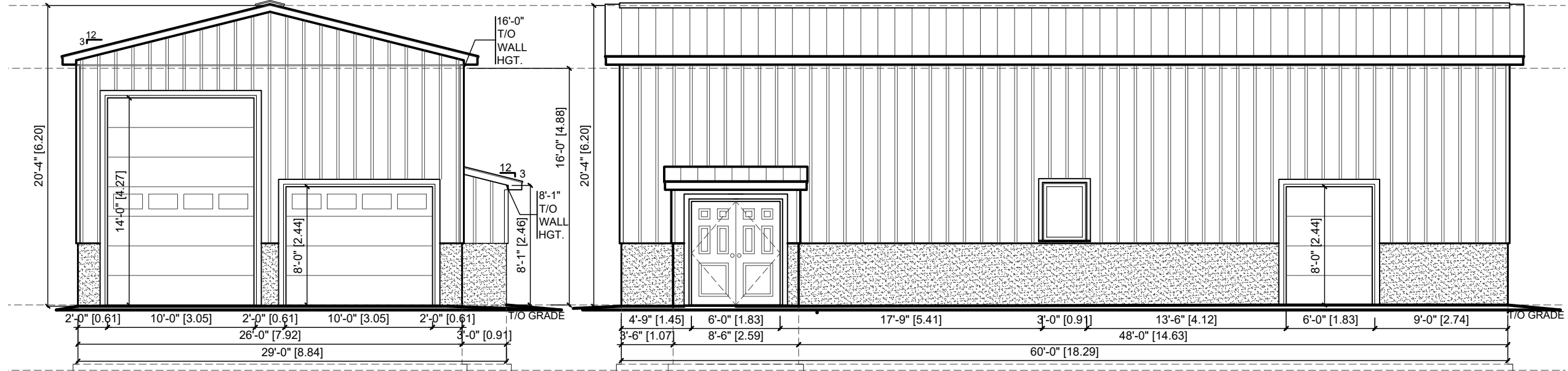
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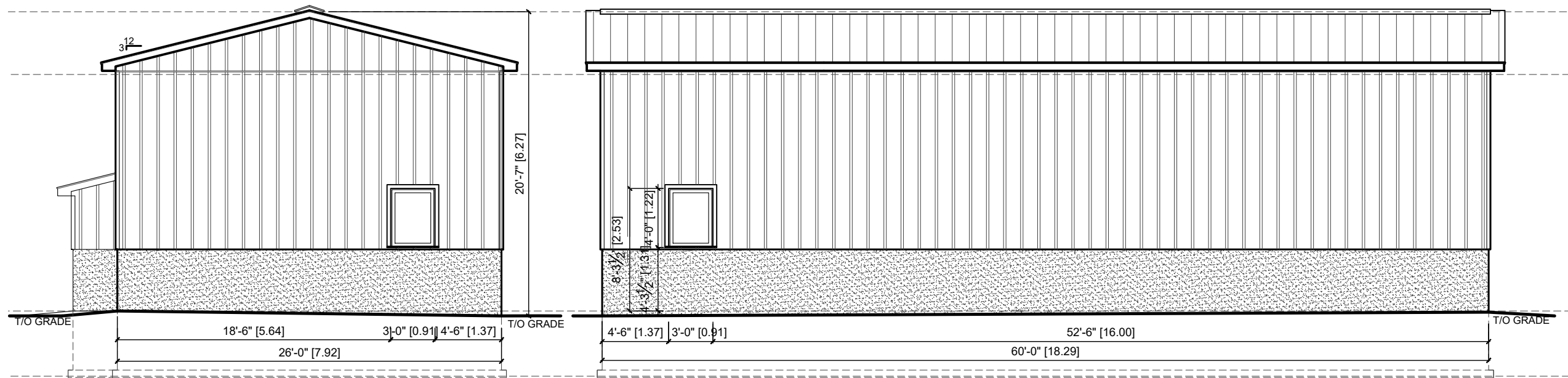
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JOB #: 23-05-045 Sheet:  
DRAWN BY: C.J.H. **A2**  
SCALE: AS NOTED



1 WEST ELEV.  
A2 SCALE : 1/8" = 1'-0"

2 SOUTH ELEV.  
A2 SCALE : 1/8" = 1'-0"



3 EAST ELEV.  
A2 SCALE : 1/8" = 1'-0"

4 NORTH ELEV.  
A2 SCALE : 1/8" = 1'-0"

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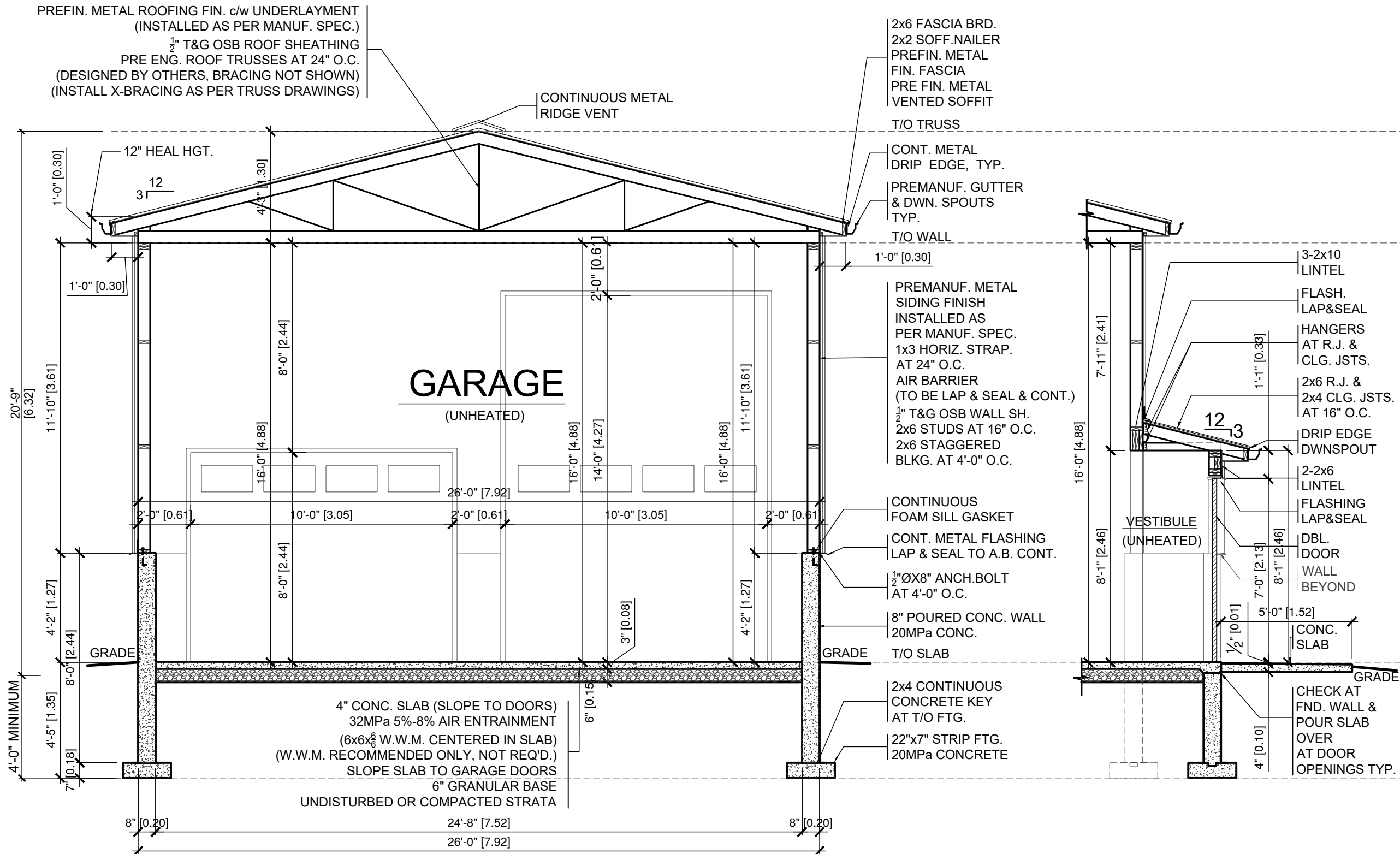
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DRAWN BY: C.J.H. **A3**  
SCALE: AS NOTED



**1 BUILDING SECTION**  
**A3 SCALE : 1/4" = 1'-0"**

**2 WALL SECTION**  
**A3 SCALE : 1/4" = 1'-0"**