



HARTWELL BUILDING DESIGN INC

Clayton J. Hartwell 905-932-2779
SMALL BUILDING DESIGNER BCIN 125833
clayton@hartwellbuildingdesigninc.ca

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

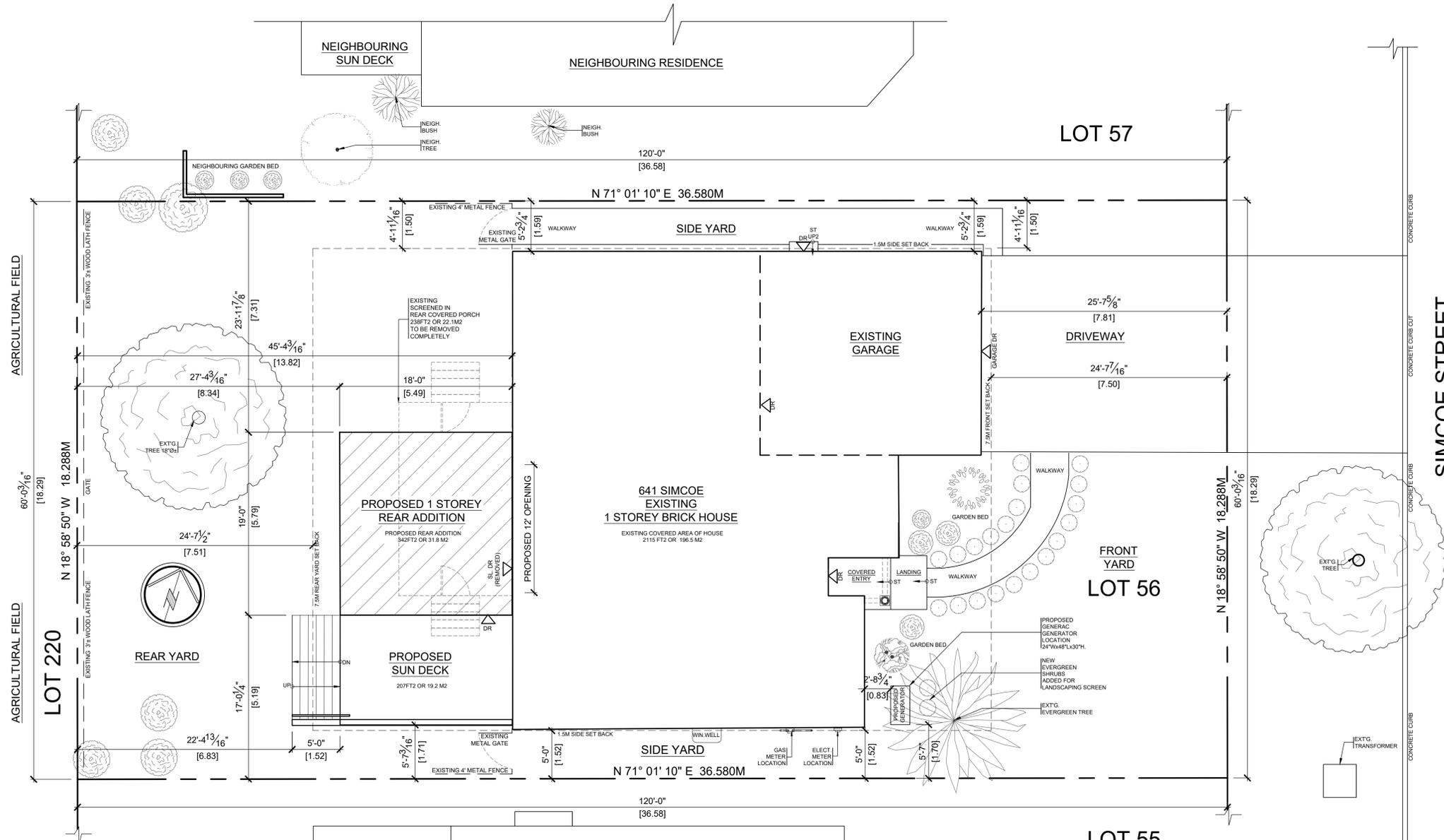
Clayton J. Hartwell
NAME SIGNATURE 36573 BCIN

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.
- 7) THE DESIGNER DOES NOT ACCEPT RESPONSIBILITY FOR ANY FINAL CONSTRUCTION ASSEMBLIES THAT VIOLATE THE APPLICABLE BUILDING CODES.
- 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.



SITE DATA - (641 SIMCOE STREET NOTL, ONTARIO)

LOT AREA = 7201.3 FT2 ± OR 669 M2±

EXISTING HOUSE COVERED ROOF AREA = 2116.3FT2 OR 196.6M2
 EXISTING REAR ADDITION (TO BE DEMO.) = 238FT2 OR 22.1M2
 PROPOSED REAR ADDITION = 342FT2 OR 31.8M2
 PROPOSED REAR DECK & STAIR AREA = 226.3FT2 OR 21M2

TOTAL PROPOSED COVERED ROOF AREA
 PROPOSED RESIDENCE & REAR ADDITION
 2116.3FT2 (196.6M2) + 342FT2 (31.8M2) = 2458.3FT2 (228.4M2)
 PROPOSED LOT COVERAGE PERCENTAGE =
 7201.3FT2 (669.0M2) / 2458.3FT2 (228.3M2) x 100=34.1%
 MAX. ALLOWABLE LOT COVERAGE = 33%

LANDSCAPE OPEN SPACE PERCENTAGE = (LOT AREA / LANDSCAPE OPEN AREA)
 7201.3FT2 (669M2) / 3916FT2 OR (363.8M2) x100 = 54.4%

1 SITE PLAN
 SP SCALE : 1:75

0.	ISSUED FOR MINOR VARIANCE	FEB.25 2026
	Revisions/Issue	Date

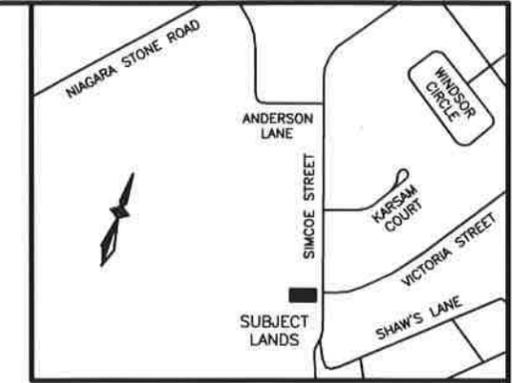
CLIENT NAME:
SUE & JOHN YEO

PROJECT NAME PROJECT ADDRESS:
RENOVATION & ADDITION
641 SIMCOE STREET,
NIAGARA ON THE LAKE, ONTARIO

JOB #: 25-11-175
 DRAWN BY: C.J.H.
 SCALE: AS NOTED

Sheet
SP

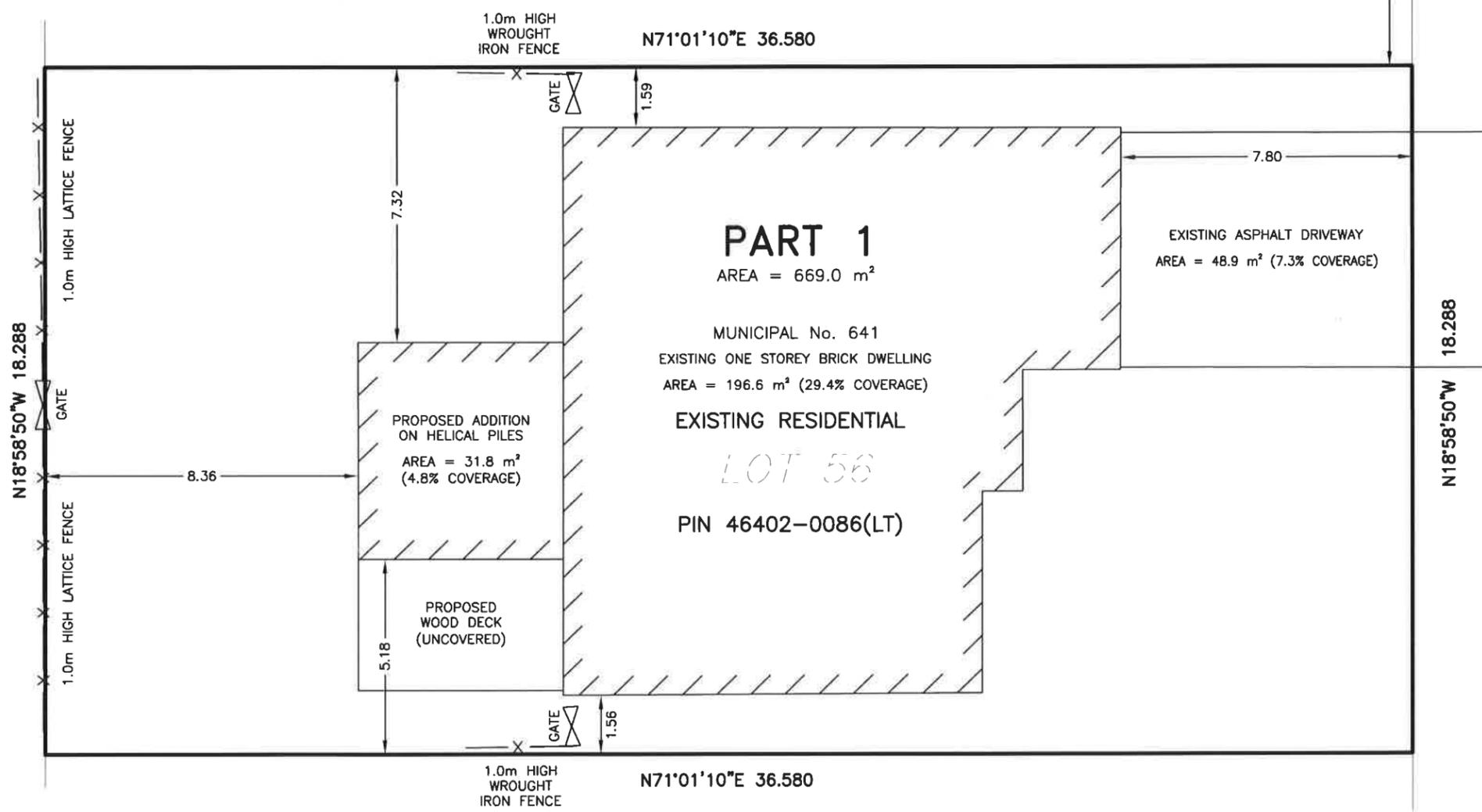
PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT
LOT 56, REGISTERED PLAN No. 30M-201
TOWN OF NIAGARA-ON-THE LAKE
REGIONAL MUNICIPALITY OF NIAGARA



KEY PLAN
NOT TO SCALE

EXISTING RESIDENTIAL *LOT 57* PIN 46402-0087(LT)

REG'D PLAN No. M-11
 EXISTING AGRICULTURAL LOT 220 PIN 46402-0143(LT)



REG'D PLAN No. 30M-201

EXISTING RESIDENTIAL *LOT 55* PIN 46402-0085(LT)

[Signature]
 O.L.S.
 FEBRUARY 17, 2026 BRENT LAROCQUE

RICHARD LAROCQUE LIMITED
 ONTARIO LAND SURVEYORS & CONSULTANTS
 12 LYMAN STREET, ST. CATHARINES, ONTARIO
 905-688-1413
 6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
 905-358-8400
 www.larocquegroup.ca

THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.	NOTE: THE LOT DIMENSIONS ILLUSTRATED HEREON WERE OBTAINED FROM PLANS AND DOCUMENTS ON FILE AT THE LAND REGISTRY OFFICE	METRIC NOTE DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.	© RICHARD LAROCQUE LIMITED No person may copy, reproduce or alter this plan in whole or in part without the written permission of RICHARD LAROCQUE LIMITED	DRAWN BY: D.B.	CHECKED BY: B.L.	DATE: FEB. 17, 2026	FILE: 2025-109 DWG. FILE: 2025-109-02
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