

**HARTWELL**  
BUILDING DESIGN INC.

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

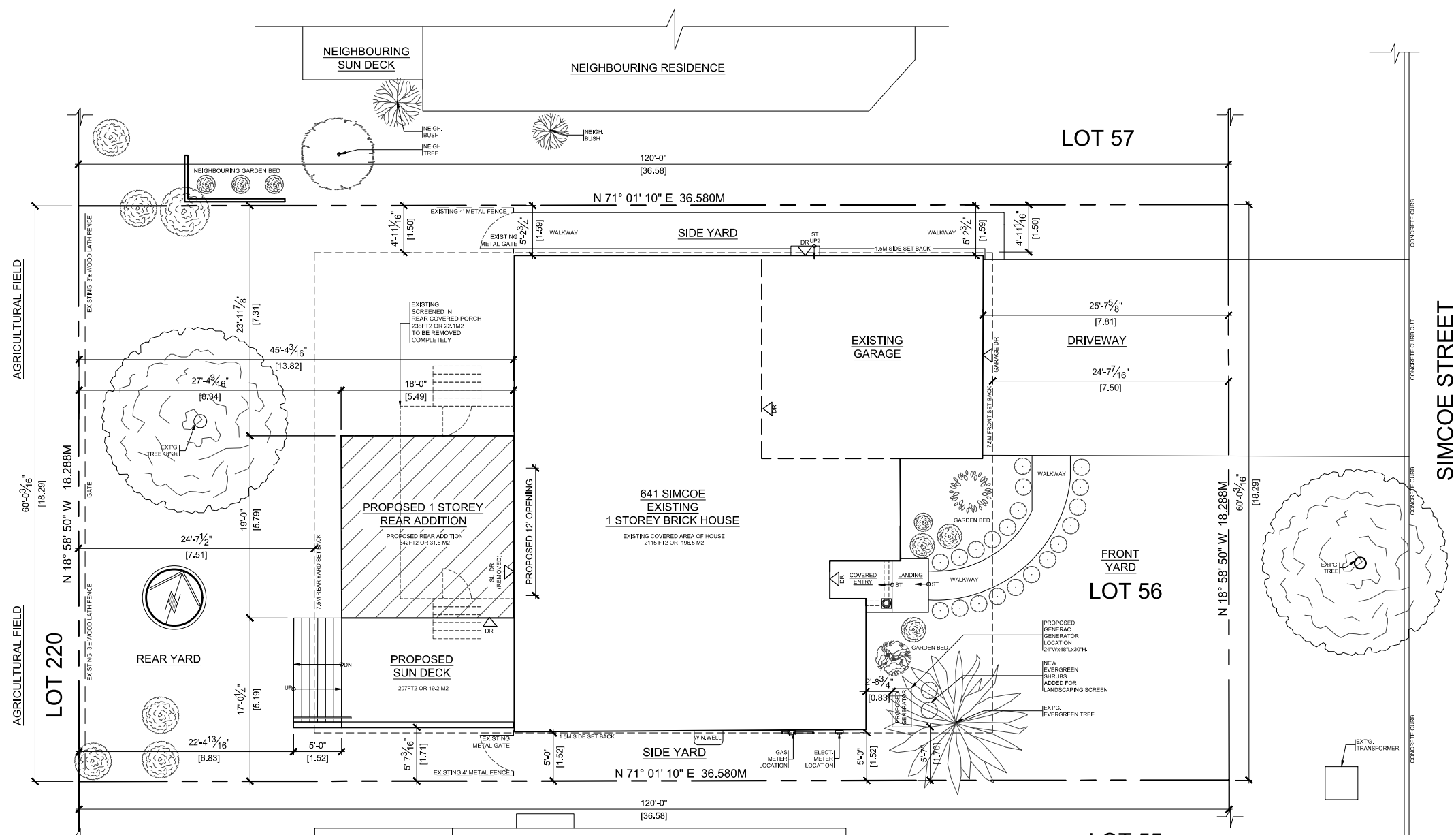
*The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.*  
QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1. of Division "C" of the Ontario Building Code

*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 FT<sup>2</sup> ± OR 669 M<sup>2</sup>±

EXISTING HOUSE COVERED ROOF AREA = 2116.3FT<sup>2</sup> OR 196.6M<sup>2</sup>  
 EXISTING REAR ADDITION (TO BE DEMO.) = 238FT<sup>2</sup> OR 22.1M<sup>2</sup>  
 PROPOSED REAR ADDITION = 342FT<sup>2</sup> OR 31.8M<sup>2</sup>  
 PROPOSED REAR DECK & STAIR AREA = 226.3FT<sup>2</sup> OR 21M<sup>2</sup>

**TOTAL PROPOSED COVERED ROOF AREA**  
 PROPOSED RESIDENCE & REAR ADDITION  
 2116.3FT<sup>2</sup> (196.6M<sup>2</sup>) + 342FT<sup>2</sup> (31.8M<sup>2</sup>) = 2458.3FT<sup>2</sup> (228.4M<sup>2</sup>)  
 PROPOSED LOT COVERAGE PERCENTAGE =  
 7201.3FT<sup>2</sup> (669.0M<sup>2</sup>) / 2458.3FT<sup>2</sup> (228.3M<sup>2</sup>) x 100=34.1%  
 MAX. ALLOWABLE LOT COVERAGE = 33%

**LANDSCAPE OPEN SPACE PERCENTAGE = (LOT AREA / LANDSCAPE OPEN AREA)**  
 7201.3FT<sup>2</sup> (669M<sup>2</sup>) / 3916FT<sup>2</sup> OR (363.8M<sup>2</sup>) x100 = 54.4%

**1**  
SP **SITE PLAN**  
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** Sheet  
DRAWN BY: **C.J.H.** **SP**  
SCALE: **AS NOTED**