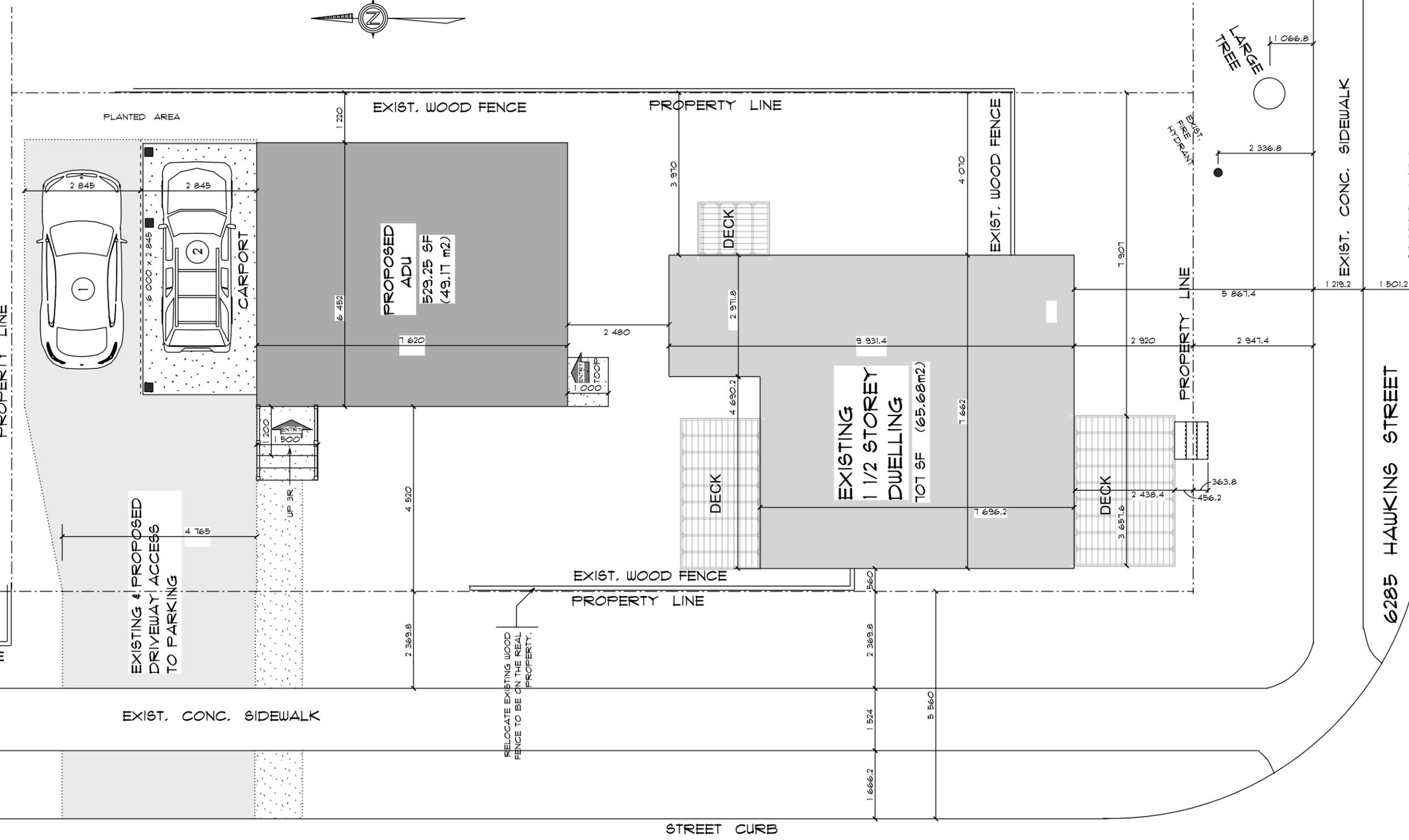


**NOTES:**

LOT DATA: 40' X 95' 3,800 SF 353.03m<sup>2</sup>  
 COVERAGE: 529.9 SF 49.23m<sup>2</sup> 13.94 %  
 ADU: 529.25 SF 49.17m<sup>2</sup> 13.94 %  
 EXIST. DWELLING: 183.7 SF 17.07m<sup>2</sup> 4.83 %  
 OPEN CARPORT: 183.7 SF 17.07m<sup>2</sup> 4.83 %  
 MAX. COVERAGE PERMITTED: 45%  
 LOT COVERAGE INCLUDING ADU/EXIST. DWELLING: 31.31 %

LANDSCAPE OPEN AREA: 161.35 m<sup>2</sup> 45.1 %  
 SURFACE PARKING AREA: 35.4 m<sup>2</sup> 10.03 %  
 DRIVEWAY ACCESS: 24.3 m<sup>2</sup> 6.88 %  
 MAX. EXTERIOR SIDE YARD PARKING: 0.0 m<sup>2</sup> 0.0 %



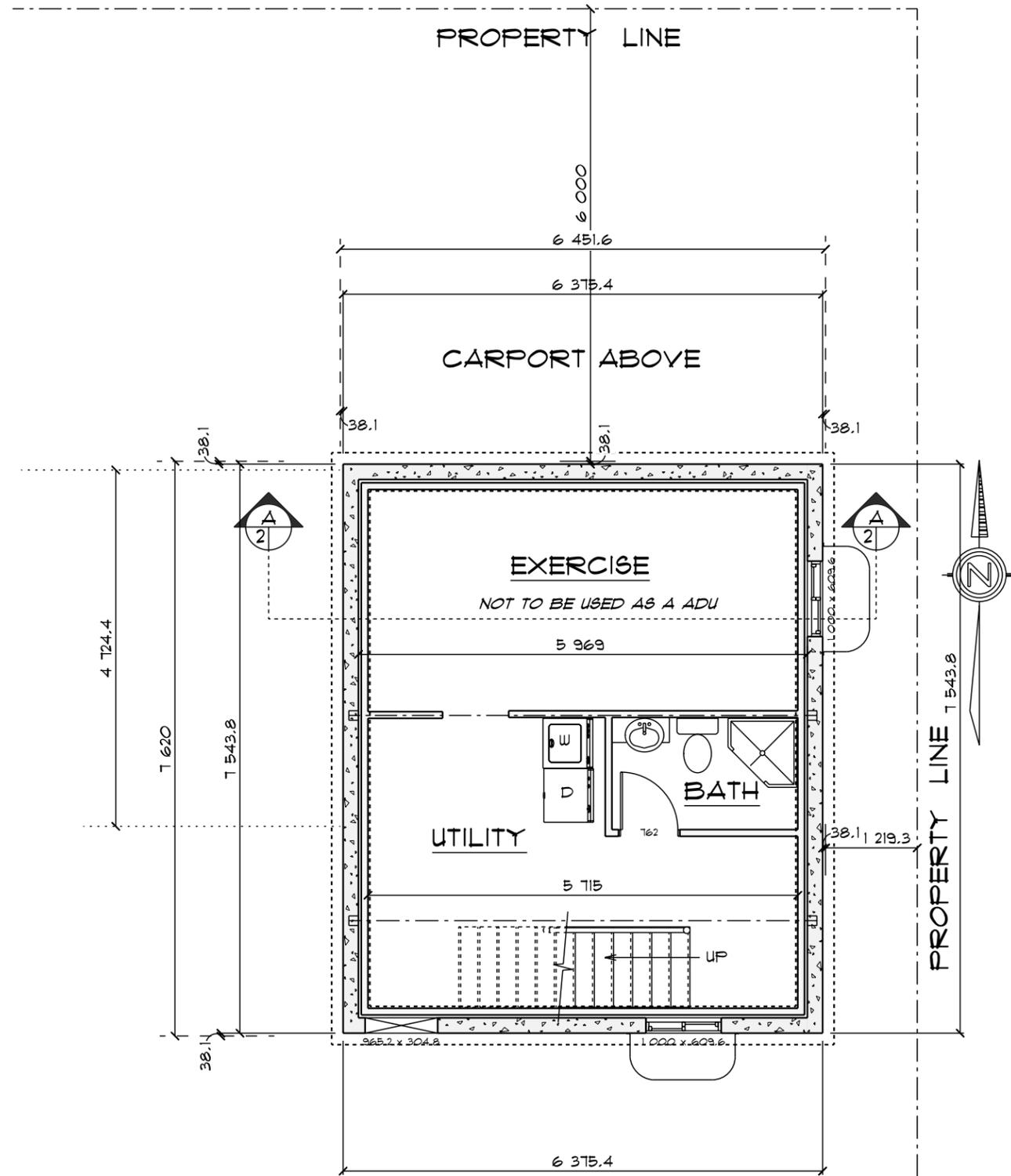
|  |  |         |                       |
|--|--|---------|-----------------------|
| <p>CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ALL CHANGES MUST BE AUTHORIZED &amp; APPROVED BY THE DESIGNER.</p> | SCALE:   | REF:    | <p>PAGE: <b>1</b></p> |
|  | 1:100  | B25-540 |                       |
| DATE:  | February 2, 2026   |         |                       |
| PROJECT:   | 6285 HAWKINS STREET  |         |                       |
| CLIENT:  | Jackie Liwanag<br>6285 Hawkins Street<br>Niagara Falls   |         |                       |
| DESIGNER:  | Gerard O'Rourke, Design & Drafting<br>MMAH Registered Designer, MAATO<br>Kitchener, ON PH 519.577-5996<br>gerardorourke@rogers.com<br>www.remodeling-houses.info |         |                       |

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**DECLARATION of the DESIGNER**

I Gerard O'Rourke review and take responsibility for this design work on behalf of a firm registered under subsection 3.2.4. Division C of the O.B.C. I am qualified and the firm is registered in the appropriate classes/categories.

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 Firm BCIN: 42046



**FOUNDATION LEVEL FLOOR PLAN - 3**

500.0 SF LOWER LEVEL ( 46.45 m<sup>2</sup> )  
 NOT TO BE USED AS A ADU

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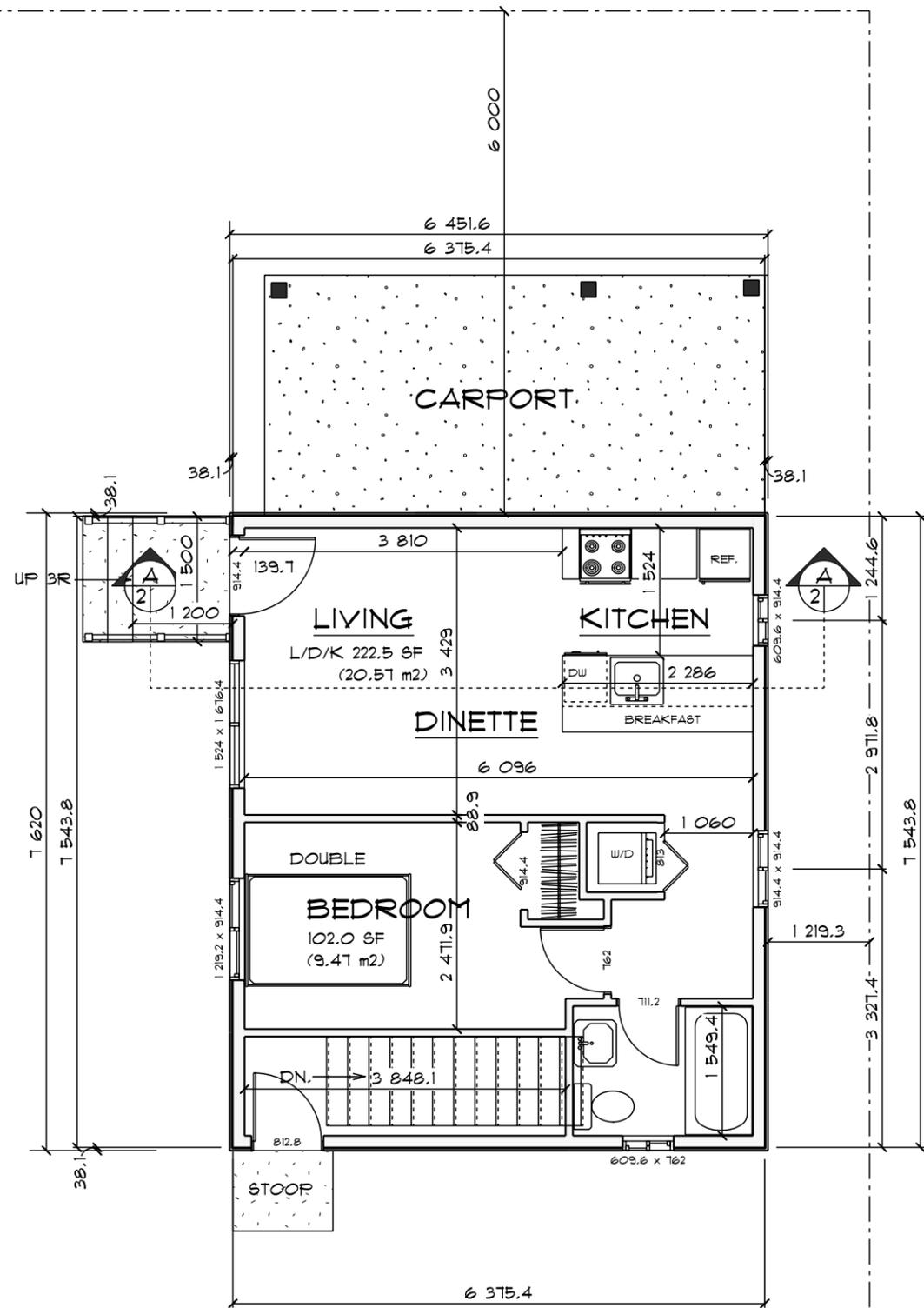
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**GROUND LEVEL ADU FLOOR PLAN - 3**

529.25 SF MAIN LEVEL (49.17 m<sup>2</sup>)

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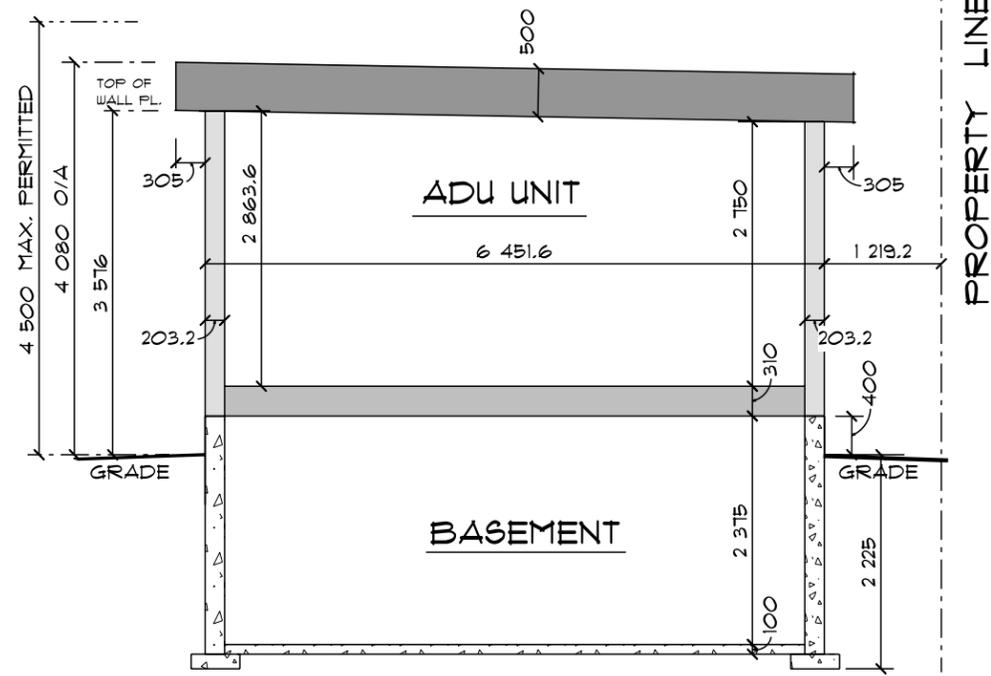
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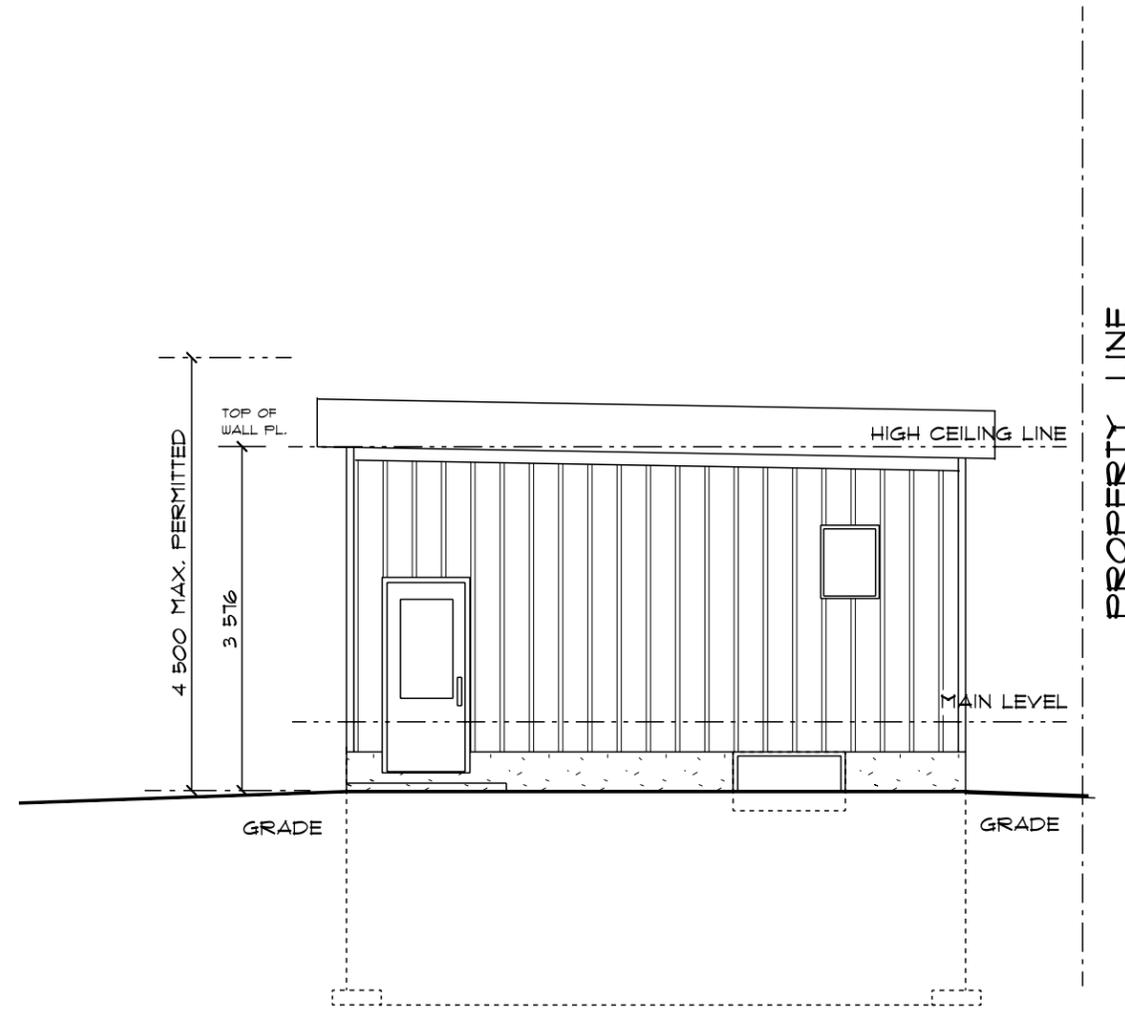
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**SECTION A - A - 3**



**SOUTH ELEVATION - 3**

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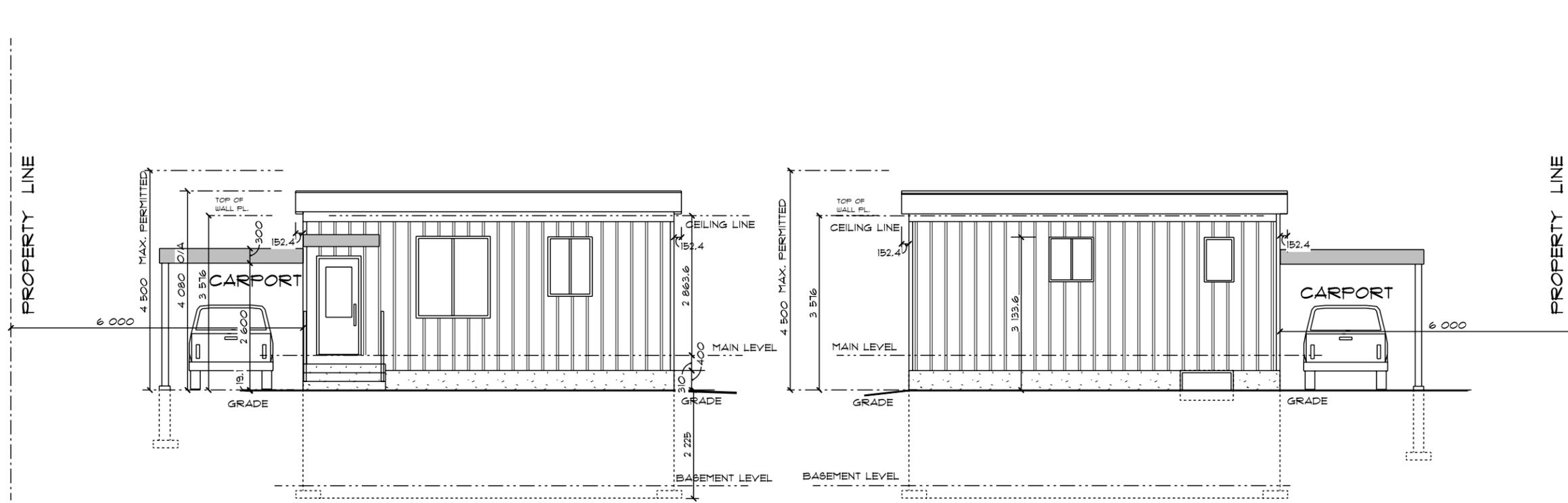
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WEST ELEVATION - 3

EAST ELEVATION - 3

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SCALE: 1:100

REF: B25-540

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