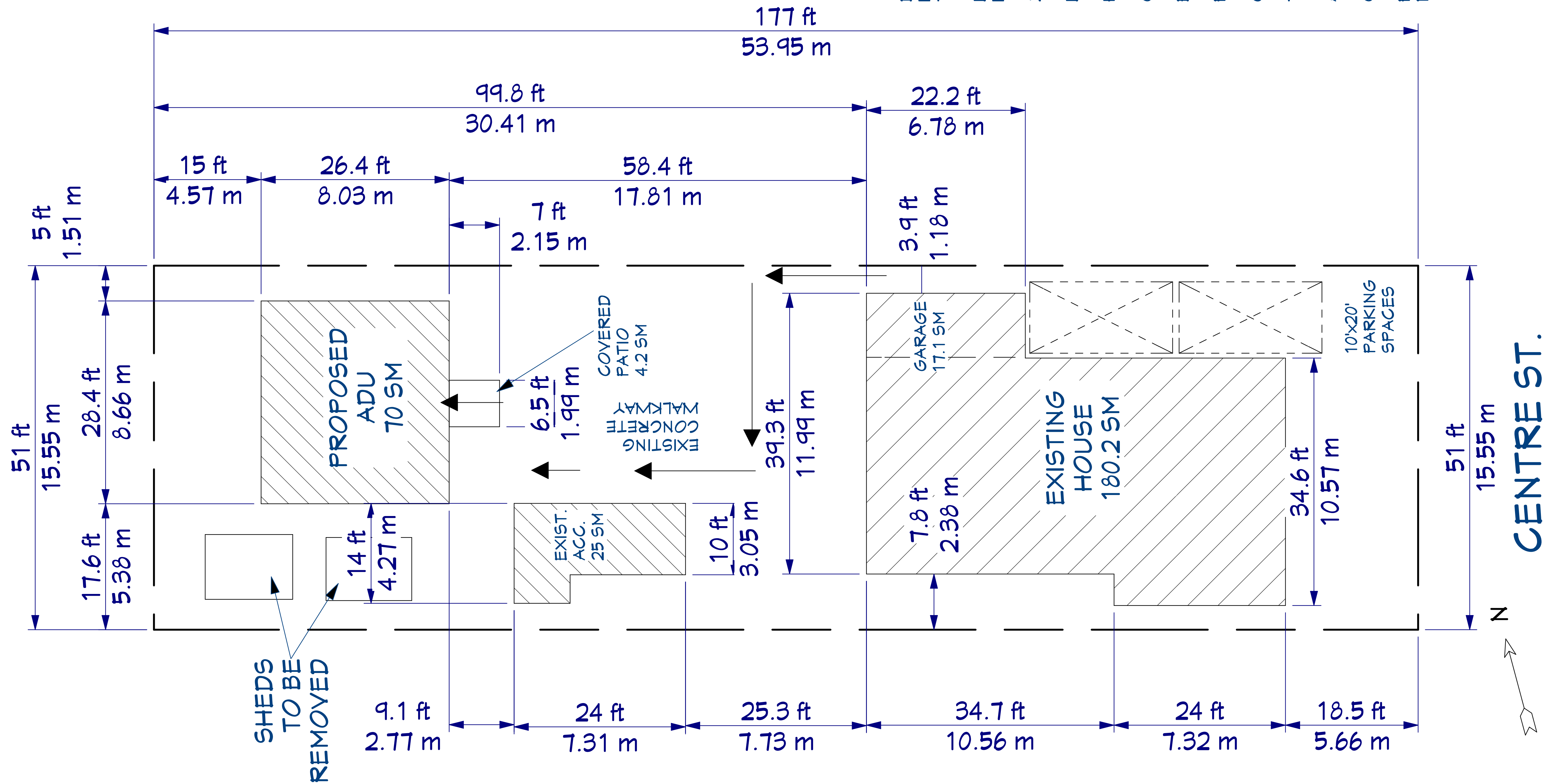




DIMENSIONS ARE FIELD MEASUREMENTS
IF MORE ACCURACY IS REQUIRED
THEN OBTAIN A LEGAL SURVEY

LOT GRADING PLAN BY SURVEYOR
IF REQUIRED

ZONING: R1,1

LOT: 838.3 SM

HOUSE: 180.2 SM = 21.5%

GARAGE: 17.1 SM = 20%

EXIST. ACC.: 25 SM = 3%

PROPOSED ADU: 70 SM = 8.3%

COVERED PATIO: 4.2 SM

TOTAL COVERAGE: 296.5 SM = 35.4%

ADU HEIGHT: 4.3 M

GRADING: UNCHANGED - FLAT

PARKING: SPACE FOR 2 VEHICLES
NO CURB CUT REQ'D.



PAUL PETERSON BCIN DESIGNER
3777 Riverside Drive E., Windsor, Ontario N8Y4W6
(226) 344-5772 www.BCINdesigner.com
*HOUSES, HOMES, GARAGES, ADDITIONS,
ADU'S, CUSTOM ARCHITECTURAL DESIGN
over 20 years experience!*

07			
06			
05	E	REVISED SITE PLAN	25/05/26
04	D		
03	C	BATHROOM FIXTURE CHANGES	25/04/20
02	B	WINDOW LOCATION CHANGES & SITE PLAN DIMENSIONS ADDED	25/04/19
01	A	PERMIT APPLICATION	25/04/05
NO.	LETTER	REVISION LEVEL	DATE YMD

PROPERTY OWNER:
LISA & MIKE GIRARD
205 CENTRE ST.,
ESSEX, ONT., N8M 1R1

519-566-7044
justsomegirl18@yahoo.com

GENERAL CONTRACTOR:

PROJECT DESCRIPTION:
NEW CONSTRUCTION - DETACHED ADU,
2 BEDROOM

BUILDING SITE:
205 CENTRE ST.,
ESSEX, ONT., N8M 1R1

DRAWING TITLE:

SITE PLAN

NOTE:
- DO NOT SCALE DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CHECK & ENSURE THAT ALL MEASUREMENTS & DIMENSIONS & CONDITIONS ARE VERIFIED ON THE JOB SITE PRIOR TO QUOTING & CONSTRUCTION.
- CONSULT WITH ALL TRADES: SURVEYOR, FOUNDATION, CARPENTRY, HEATING & COOLING, PLUMBING, ELECTRICAL, WINDOWS & DOORS, ROOFING, CABINET, STAIRCASE TRADES & ANY OTHER APPLICABLE TRADE PRIOR TO CONSTRUCTION.
- ANY AND ALL DISCREPANCIES AND ADVERSE CONDITIONS ARE TO BE REPORTED TO THE GENERAL CONTRACTOR AND DESIGNER PRIOR TO CONSTRUCTION.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE HOME OWNER & DESIGNER, COPYRIGHT.

DATE: YMD	25/06/26	A-3 B-2 C-5	
BUILDER: SANTAROSSA			
TARIOR: NOT APPLICABLE			
DESIGNER:	PAUL PETERSON BCIN 22417 paul.peterson.bcin@gmail.com Cell: 226-344-5772	A. DETAIL NO. B. LOCATION SHEET C. DETAILED ON	
FIRM:	PAUL PETERSON BCIN DESIGNER BCIN 121115		
JOB NUMBER:	SCALE AS SHOWN ON EACH INDIVIDUAL SHEET. PRINT FOR FILE ONTO ARCH D SIZE PAPER. 2"X3" FOR PROPER ILLUSTRATION.	8	E
516		SHEET #	REVISION