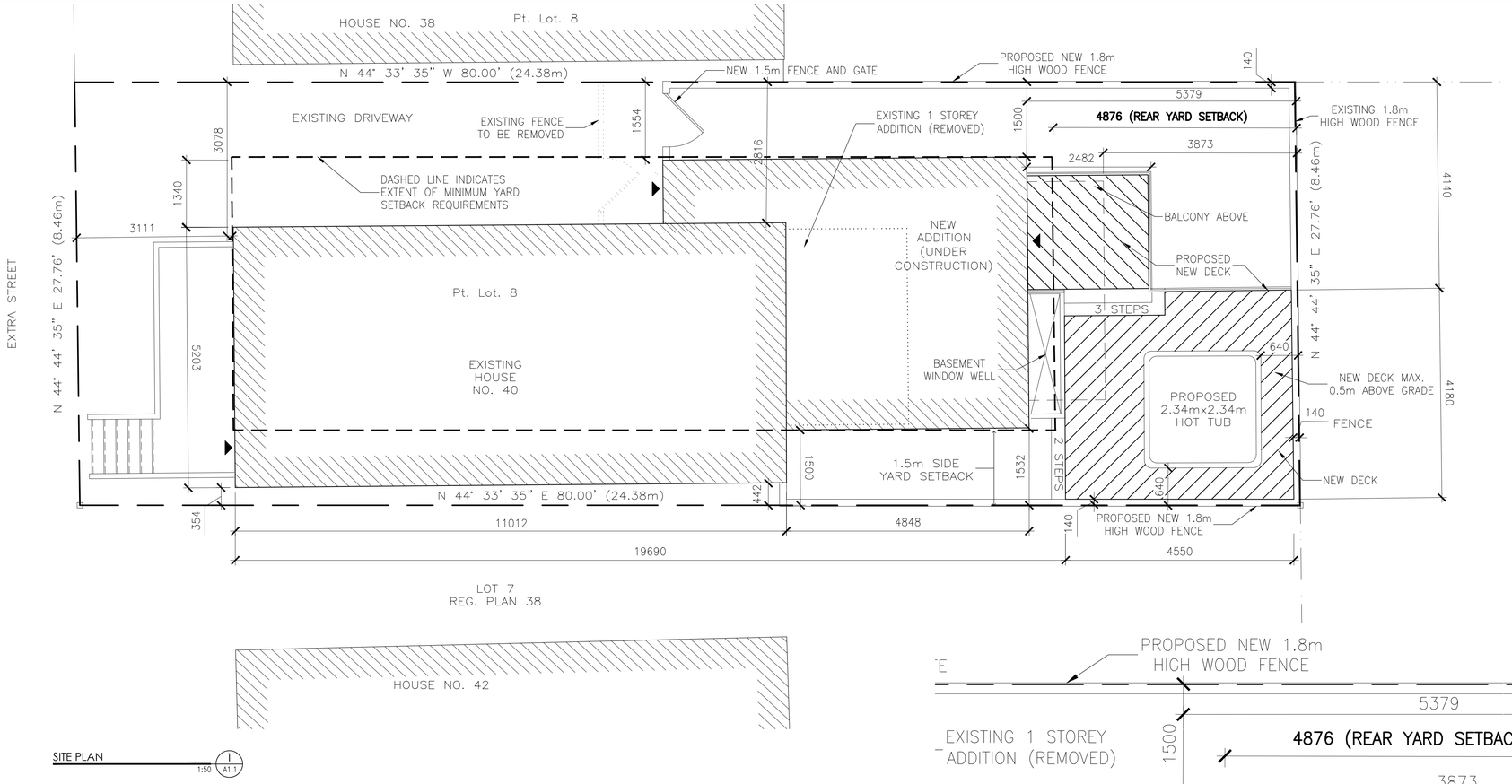
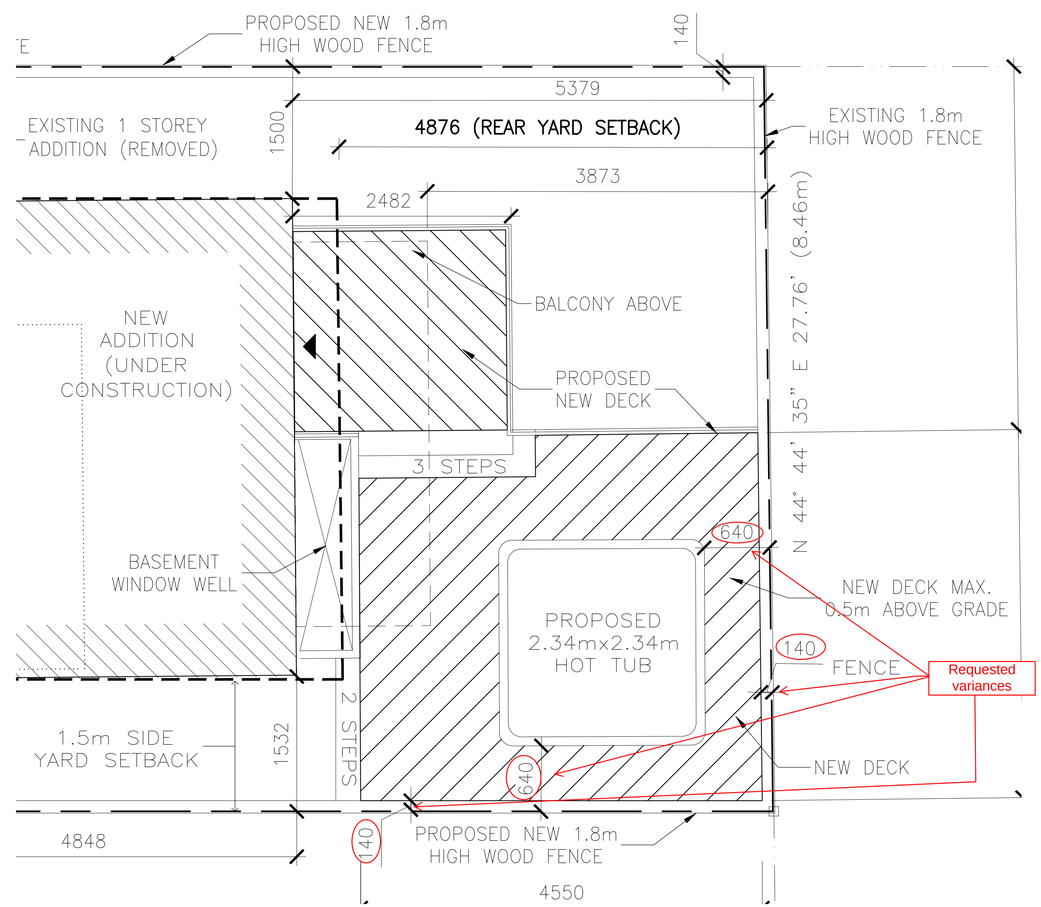


SITE PLAN 1 / A1.1 1:50

PRELIMINARY SITE PLAN BASED ON PLAN OF SURVEY BSR&D, DATE: UNKNOWN



ADDRESS: 40 EXTRA ST, GUELPH, ON

SITE AREA: 2,220sf (206.25m²)
EXISTING BUILDING AREA: 680sf
EXISTING BUILDING AREA TO BE REMOVED: 103sf
BUILDING AREA OF PROPOSED ADDITION: 330sf
TOTAL PROPOSED BUILDING AREA: 904sf
PROPERTY ZONING: R.1B
SETBACK INFORMATION:
- FRONT YARD – 3.1m EXISTING (6.0m REQUIRED)
- SIDE YARD – 0.35m (SOUTH) EXISTING (1.5m REQUIRED)
- SIDE YARD – 2.9m (NORTH) EXISTING; 1.4M PROPOSED (1.5M REQ'D)
- REAR YARD – 8.1m EXISTING; 5.7m PROPOSED (4.88m REQ'D @ 20%)

NEW GROSS FLOOR AREA: 629sf

SPATIAL SEPARATION BETWEEN HOUSES

WALL	AREA OF EBF (m²)	L.D. (m)	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	TYPE OF CONSTRUCTION PERMITTED
SOUTH 1 (EXISTING)	NO CHANGE				
SOUTH 2 (NEW)	30.2m²	1.5m	9%	3.5%	COMBUSTIBLE
EAST	31.5m²	5.7m	85%	33%	COMBUSTIBLE
NORTH 1 (EXISTING)	NO CHANGE				
NORTH 2 (NEW)	38.5m²	1.5m	8%	5.5%	COMBUSTIBLE
WEST	NO CHANGE				

GRINHAM ARCHITECTS
15 Yarmouth Street
Guelph, Ontario, N1H 4G2
Tel: 519.766.1580
Fax: 519.766.1377
Email: info@grinham.ca
Web: www.grinham.ca

ACTUAL NORTH
PROJECT NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
LLOYD A. GRINHAM
LICENCE
0782
14 September 2021

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPENCIES IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT AS INSTRUMENTS OF HIS SERVICE AND MUST BE RETURNED AT HIS REQUEST.

DO NOT SCALE DRAWINGS.

NO.	DATE	ISSUED FOR
01	2020.10.30	PERMIT
02	2020.11.17	PERMIT RE-SUBMISSION
03	2020.12.22	CONSTRUCTION
04	2021.09.14	C OF A APPLICATION – HOT TUB

40 EXTRA STREET ADDITION

40 EXTRA STREET, GUELPH, ON

SITE PLAN FOR HOT TUB

DATE: 14-Sep-2021	SCALE: AS NOTED
DRAWN BY: SH/MC	
CHECKED BY:LAG	
STATUS: ---	A1.1
JOB NO: 2011	
FILE: ---	
FOLDER: ---	