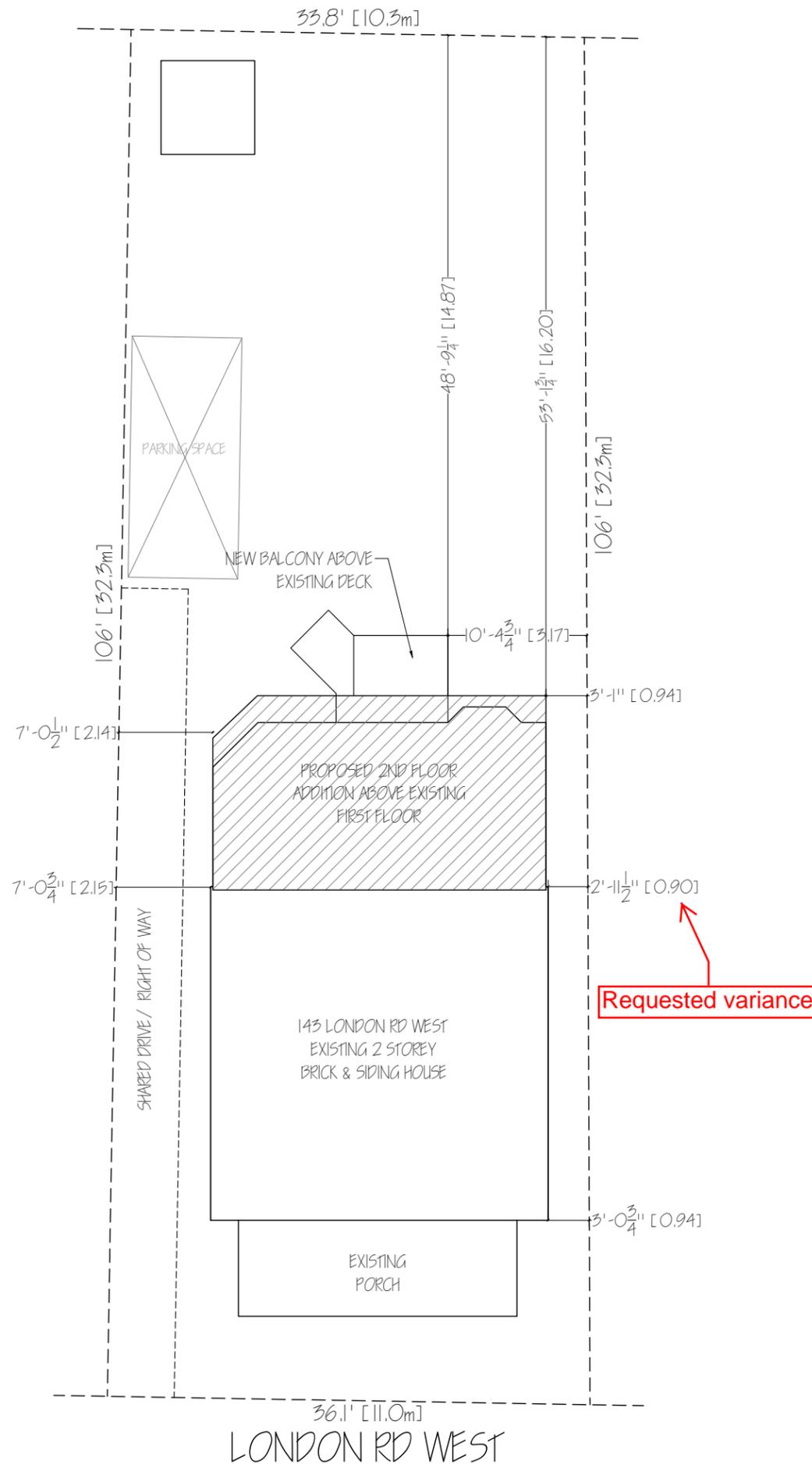


RELEVANT ZONING DATA (ZONE R1B)

	REQUIRED (MIN. UNLESS NOTED)	PROVIDED
LOT AREA	5000sf (460sm)	3706sf (344.3sm) as existing
BUILDING HEIGHT	MAX. 3 STOREYS	2 STOREYS
RIGHT SIDE YARD (ADDITION)	5' (1.5m)	2.96' (0.9m) in line w/ existing
LEFT SIDE YARD (ADDITION)	5' (1.5m)	7.04' (2.15m) main floor below
REAR YARD (ADDITION)	21.2' (6.46m), 20% OF LOT DEPTH	53.15' (16.2m)
SIDE YARD (BALCONY)	5' (1.5m)	10.4' (3.17m)
REAR YARD (BALCONY)	6.6' (2.0m)	48.77' (14.9m)

EXISTING COVERAGE: 1135sf (105.4sm), 30.6%
 PROPOSED COVERAGE: 1180sf (109.6sm), 31.8%
 ADDITIONAL FINISHED FLOOR AREA: 316.7sf (29.4sm)
 RENOVATED FINISHED FLOOR AREA: 100.8sf (9.4sm)



ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THE DESIGNER BEFORE COMMENCING THE WORK.

ALL DIMENSIONS TO BE CONFIRMED ON SITE

VOLUMES of SPACE

26 DOUGLAS ST, UNIT B2, GUELPH, ON.

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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 DESIGN WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION:

Joleen Constantis 27755
 NAME BCIN

Joleen Constantis
 SIGNATURE OF DESIGNER

CLIENT: GRAF

PROJECT: 2nd Floor Rear Addition

PROJECT LOCATION: 143 London Rd W, Guelph, ON.

DRAWING DATE: October 7, 2021

SCALE: 3/32" = 1'-0"

DRAWING NAME: Site Plan DRAWING NUMBER: 0-1

DRAWN BY: Kelly Wilson/ Joleen C.