

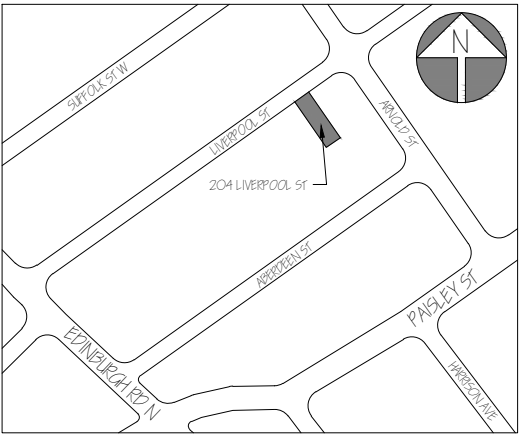
CALCULATION OF AVERAGE ADJACENT FRONT SETBACK

RELEVANT ZONING DATA

ZONING: R.1B, MAP 66

	REQUIRED	PROVIDED
FRONT SETBACK TO PORCH	4.8m (16'-0")	3.4m (11'-0")
FRONT SETBACK TO STAIRS	0.8m (2'-7.5")	2.5m (8'-1") as existing
FRONT STAIR PROJECTION	1.5m (4'-11")	0.9m (3'-0") as existing
WEST SIDE YARD TO ADDITION	1.5m (4'-11")	0.73m (2'-5") as existing
REAR YARD TO ADDITION	7.5m (24'-7")	18.3m (60'-0")

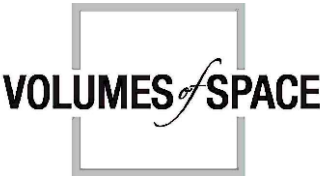
EXISTING COVERAGE: 103.0sm (1109sf), 25.8%
PROPOSED COVERAGE: 113.4 (1221sf), 28.4%
REAR ADDITION FINISHED FLOOR AREA: 9.1sm (98.1sf)
PORCH ADDITION FINISHED FLOOR AREA: 12.5sm (139sf)
RENOVATED FLOOR AREA: 17.3sm (186sf)



KEY PLAN NTS

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



26 DOUGLAS ST. UNIT B2, GUELPH, ON.

THIS IS AN ORIGINAL DESIGN AND THE PROPERTY TO VOLUMES OF SPACE, INC. DRAWINGS AND SPECIFICATIONS MUST NOT BE RELEASED OR COPIED WITHOUT PERMISSION OF THE DESIGNER.

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

SIGNATURE OF DESIGNER

CLIENT:

CLARITY

PROJECT:

Rear Addition & Front Porch

PROJECT LOCATION:

204 Liverpool St, Guelph, ON.

DRAWING DATE:

October 19, 2021

SCALE:

3/32" = 1'-0"

DRAWING NAME:

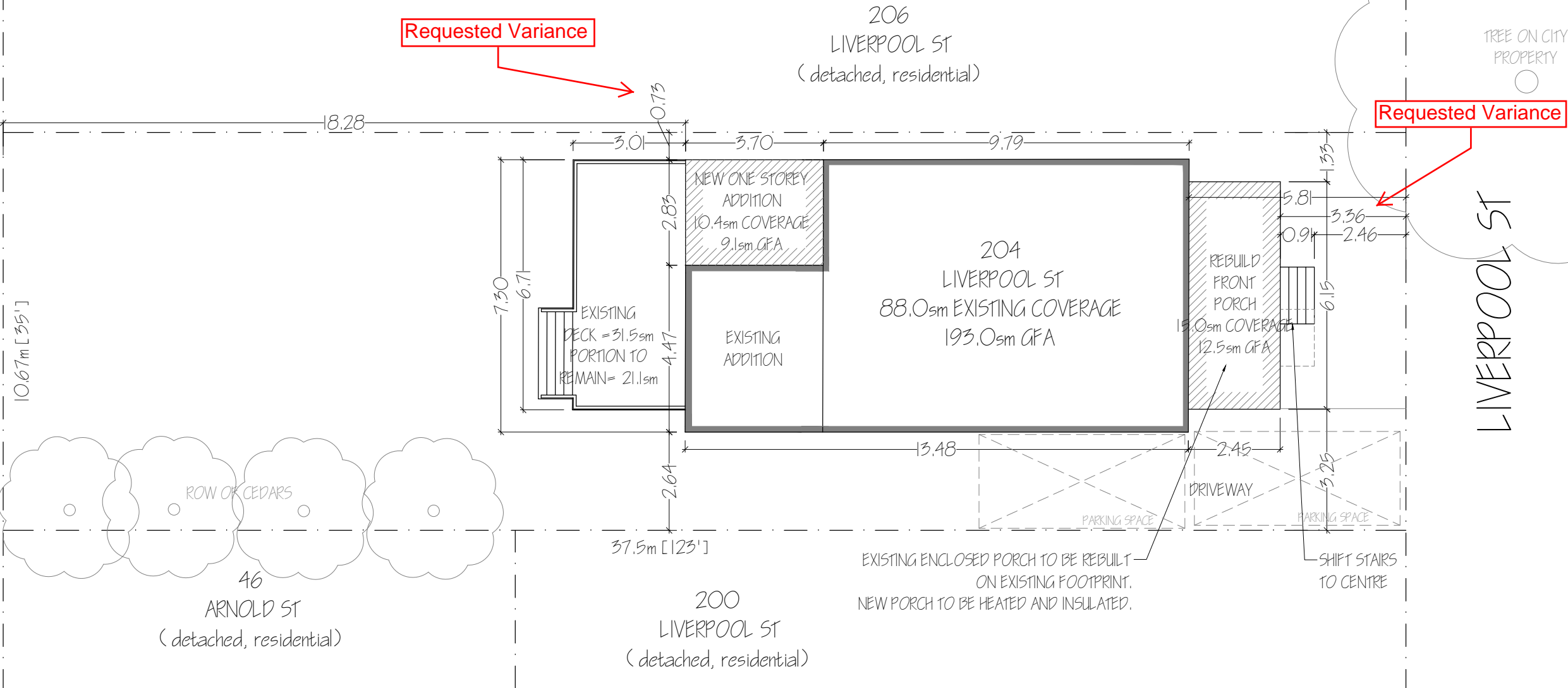
Site Plan

DRAWING NUMBER:

0-1

DRAWN BY:

Kelly Wilson/ Joleen C.



SITE DIMENSIONS TAKEN FROM 1997
SURVEY & GEOWAREHOUSE DATA