

Requested variance

Requested variances

SITE DATA
 EXISTING BUILDING AREA = 81.5 sq.m.
 LOT AREA = 189.0 sq.m.
 BUILDING COVERAGE = 43.2%

SITE PLAN

Project No: 102305009 01
 Project Name: 51 SPRING ST - RENOVATION
 Drawn By: XXXXXXXX
 Scale: 1:100

STATUS

01

No	Date	Description
1	2023-05-01	51 SPRING ST - RENOVATION

51 SPRING ST - RENOVATION
 51 SPRING ST GUELDRI ONTARIO

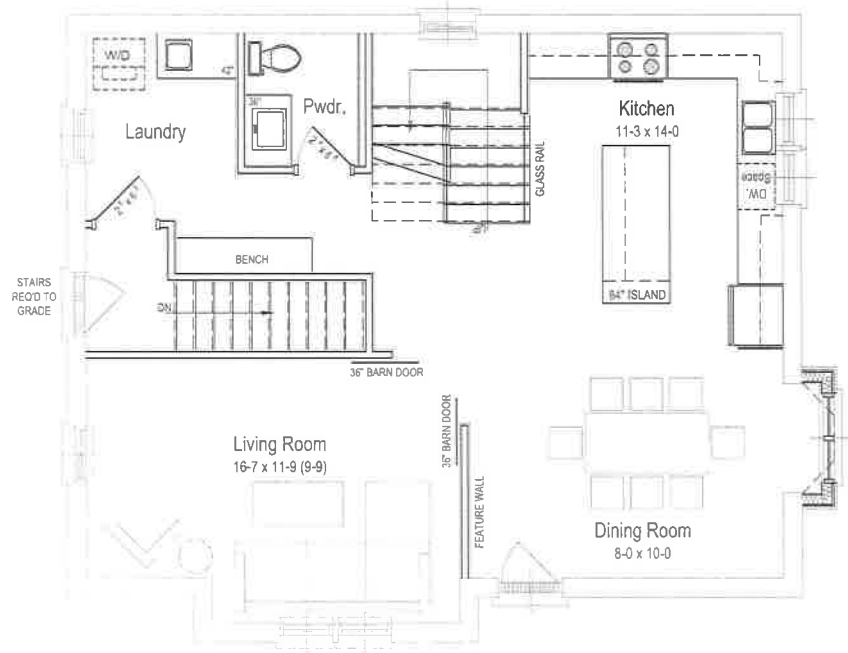
ORCHARD
 DESIGN STUDIO INC.
 102305009 01

1. CHANG MOULI...
 102305009 01

102305009 01

102305009 01

102305009 01



Proposed Main Floor - 877 sq.ft.

North Arrow
 Project Information



Project Information

Rev. Description

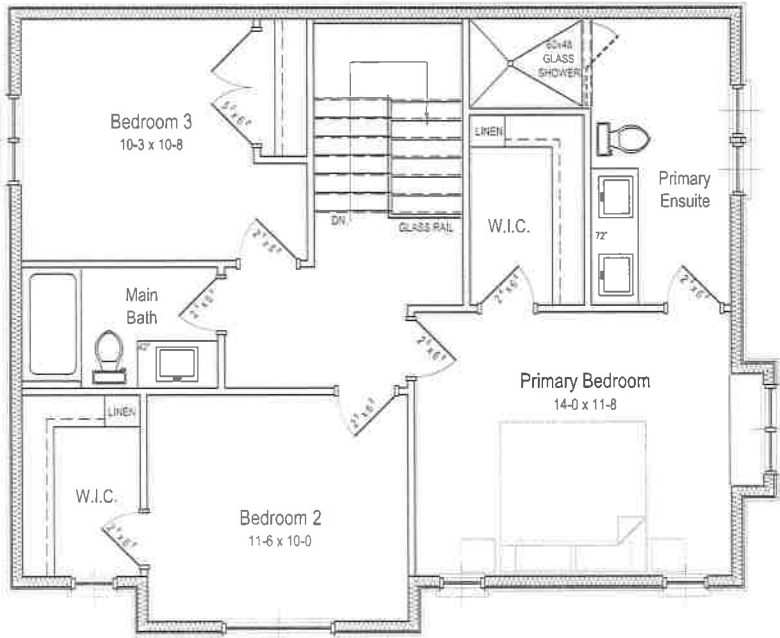
No.	Date	Description
1	2023.03.26	PRELIMINARY

Client Information

FIRST FLOOR PLAN

Project No.
 Project Start Date
 File: 51 Spring St - Plans - New Concept - Rev1
 Drawn by: MGL
 3/16 1-0'

NOTE:
THIS SIDE CANNOT HAVE WINDOWS DUE TO
SETBACKS TO PROPERTY LINE



Proposed Second Floor Plan - 877 sq.ft.

North Arrow



Project: 23P0001210

No.	Date	Description
1	2023.03.28	PRELIMINARY V

Project: 23P0001210

SECOND FLOOR PLAN

Project No:
Project Start Date:
File: S1 Spring St - Plans - No Carpet (New)
Drawn by: MGL
3/16 1-0'



Proposed SPRING ST Elevation (North)

NOTE:
 EXISTING BUNGALOW TO BE SITE VERIFIED
 PRIOR TO CONSTRUCTION

Project Information

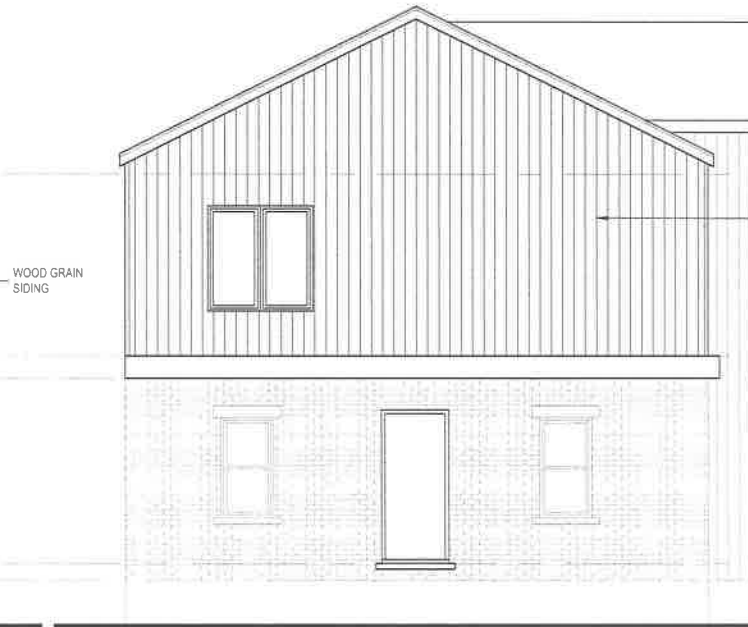
Revisions		
No.	Date	Description
1	2023.02.26	PRELIMINARY

NORTH ELEVATION

Project No:
 Project Start Date:
 File: 51 Spring St - Plans - No Carpet - Rev
 Drawn by: MGL
 3/16 1:47



Proposed HAVELOCK ST Elevation (West)



Proposed East Side Elevation

WOOD GRAIN SIDING

PREFINISHED VERTICAL SIDING

- 8'-1" (246) TOP OF NEW WALL BEARING PLATE SECOND FLOOR
- TOP OF NEW SUBFLOOR SECOND FLOOR
- 8'-3" (251) TOP OF EXISTING WALL BEARING PLATE
- TOP OF SUBFLOOR MAIN FLOOR
- 6'-7" (200) U/S OF JOISTS MAIN FLOOR
- TOP OF EXISTING CONC. BASEMENT FLOOR

NOTE:
EXISTING BUNGALOW TO BE SITE VERIFIED PRIOR TO CONSTRUCTION

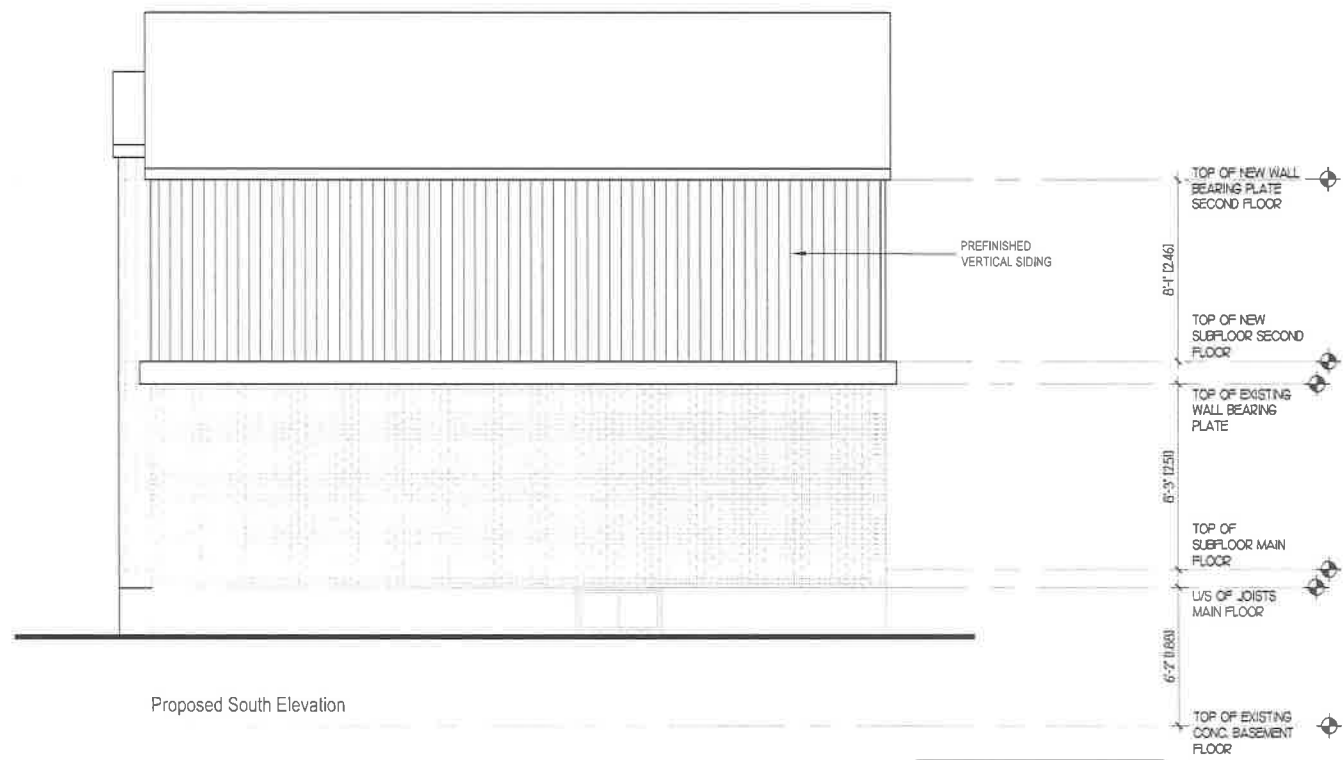
Project Information

No.	Date	Description
1	2021.03.28	PRELIMINARY 2

Sheet Description

EAST AND WEST SIDE ELEVATIONS

Project No:
 Project Start Date:
 1-26 51 Spring St • Phoenix, AZ 85018-1001 MCL
 Drawn by: 3/16 1-20



Proposed South Elevation

NOTE:
 EXISTING BUNGALOW TO BE SITE VERIFIED
 PRIOR TO CONSTRUCTION

Revisions

No.	Date	Description
1	2023.03.26	PRELIMINARY V

SOUTH ELEVATION

Project No.
 Project Start Date
 File 51 Spring St - Plans - Nri Copyset.dwg
 Drawn by MGL
 3/16 1:07