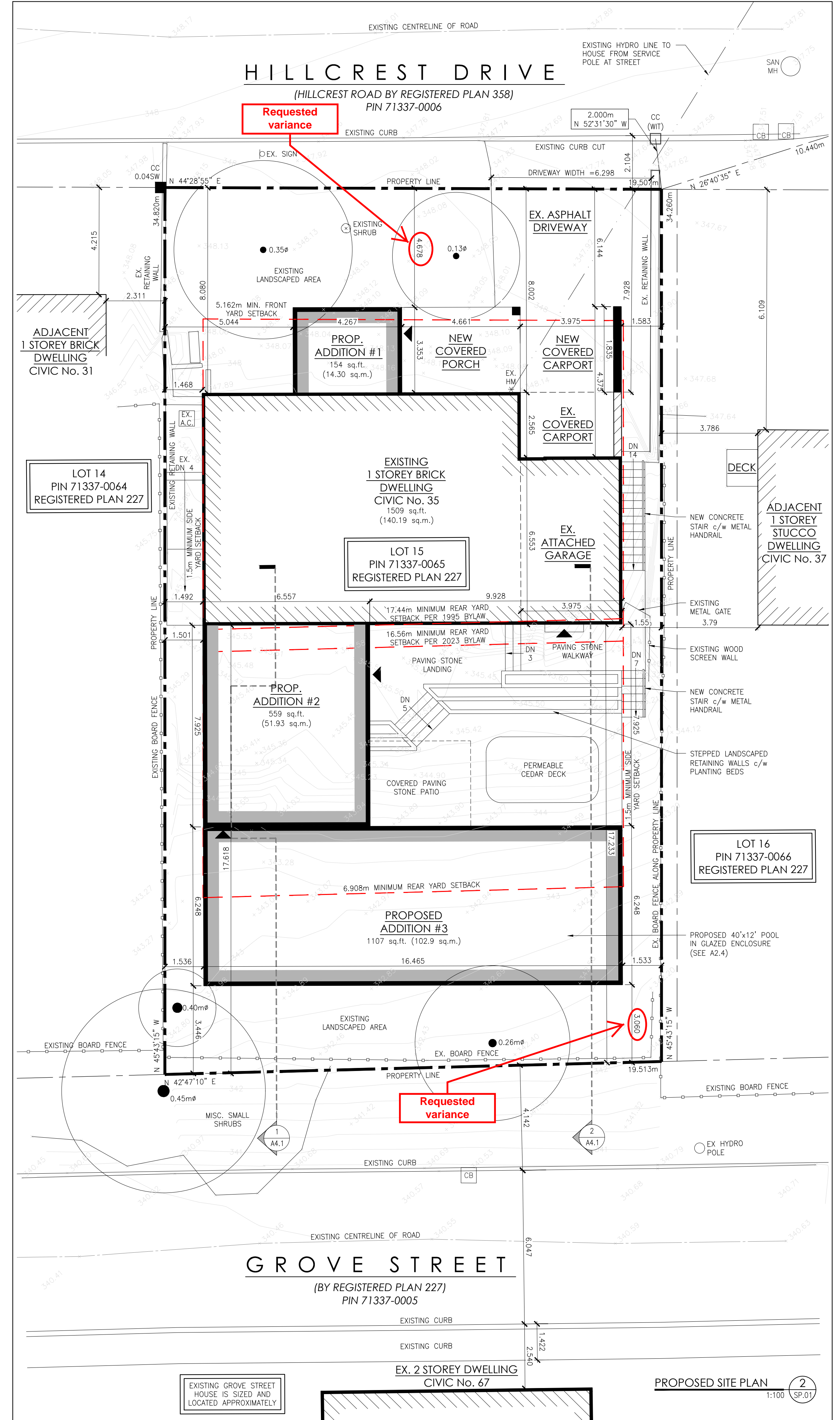
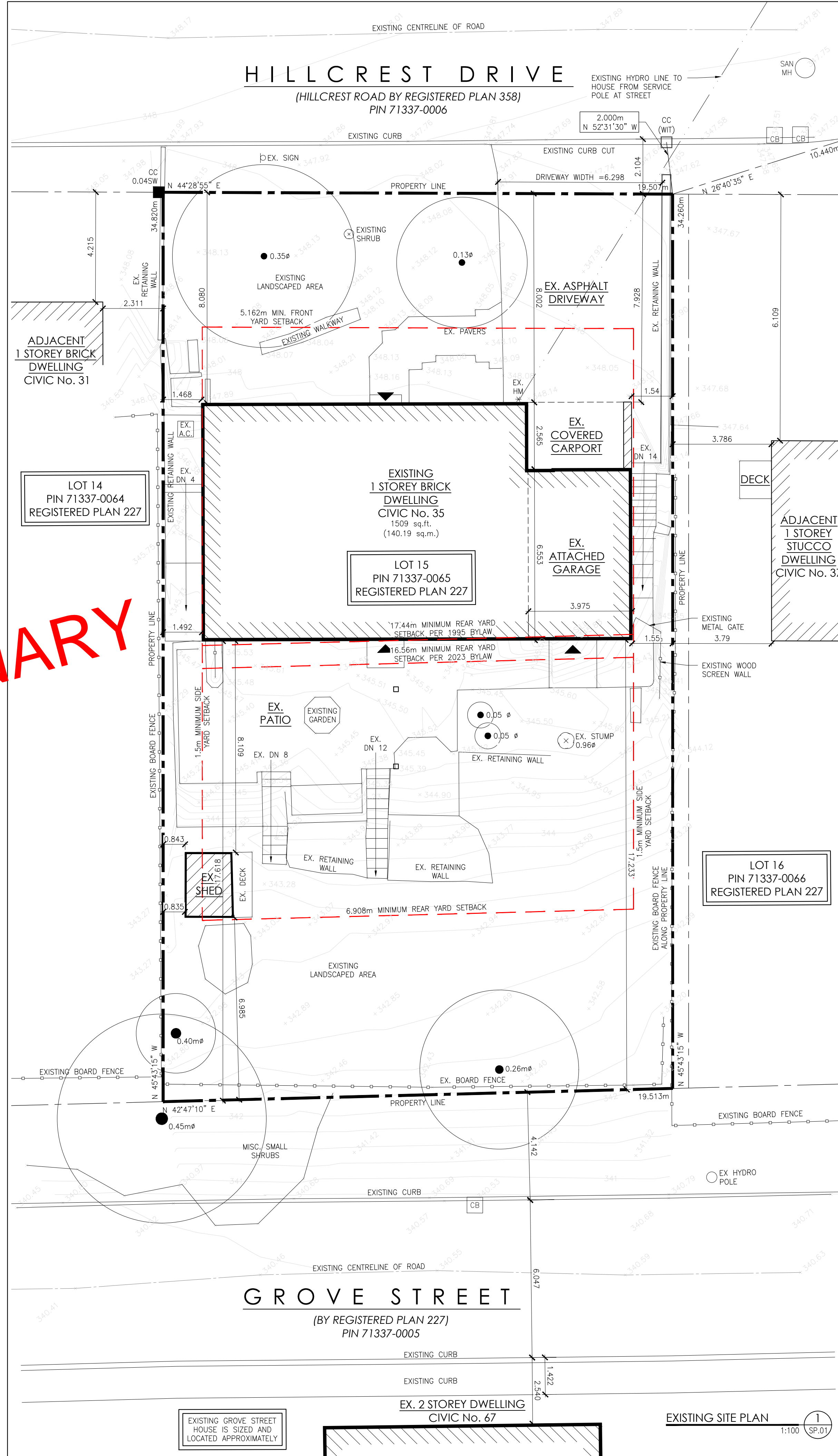


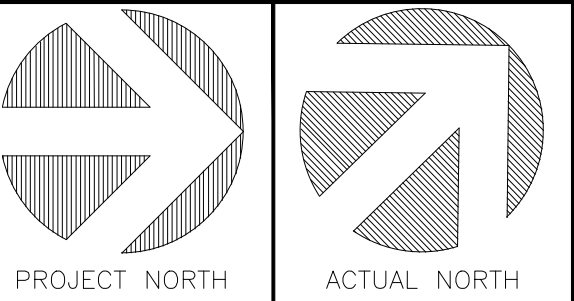
CURRENT ZONING CHART (ZONE R.1B)			
LOT AREA/FRONTAGE	REQUIRED	ACTUAL	CONFORMS
LOT AREA (MIN.)	460m ²	675m ²	YES
LOT FRONTAGE (MIN.)	15.000m	19.507m	YES
SETBACKS	REQUIRED	ACTUAL	CONFORMS
FRONT YARD	AVG. OF ADJ. PROPERTIES = 5.162m	4.675m	NO
SIDE YARD	1.5m	1.468m (EXIST.)	NO
REAR YARD	7.5m OR 20% OF LOT DEPTH, WHICHEVER IS LESS = 6.909m	3.060m	NO
LOT COVERAGE			
EXIST. BUILDING AREA TO REMAIN:	140.97m ²		
EXIST. SHED AREA (TO BE REMOVED):	4.57m ²		
PROP. BUILDING AREA:	169.13m ²		
TOTAL EXISTING AND PROPOSED BUILDING ADDITION AREA:	310.10m ²		
PROPOSED LOT COVERAGE %	45.94%		

PROPOSED AREAS:	
PROPOSED ADDITION #1	14.30 sq.m.
PROPOSED ADDITION #2	51.93 sq.m.
PROPOSED ADDITION #3	102.90 sq.m.
TOTAL PROPOSED BUILDING AREA:	169.13 sq.m.

PRELIMINARY



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



PROJECT NORTH ACTUAL NORTH

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES 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	REVISIONS
01	30-OCT-2023	ISSUED FOR REVIEW
02	03-NOV-2023	ISSUED FOR REVIEW
03	10-NOV-2023	ISSUED FOR REVIEW
04	14-NOV-2023	ISSUED FOR MINOR VARIANCE REVIEW
05	01-DEC-2023	ISSUED FOR REVIEW
06	04-DEC-2023	ISSUED FOR REVIEW
07	07-DEC-2023	ISSUED FOR REVIEW
08	08-DEC-2023	ISSUED FOR MINOR VARIANCE REVIEW

PAUL SIXSMITH RESIDENCE ADDITION

35 HILLCREST DRIVE
 GUELPH, ONTARIO

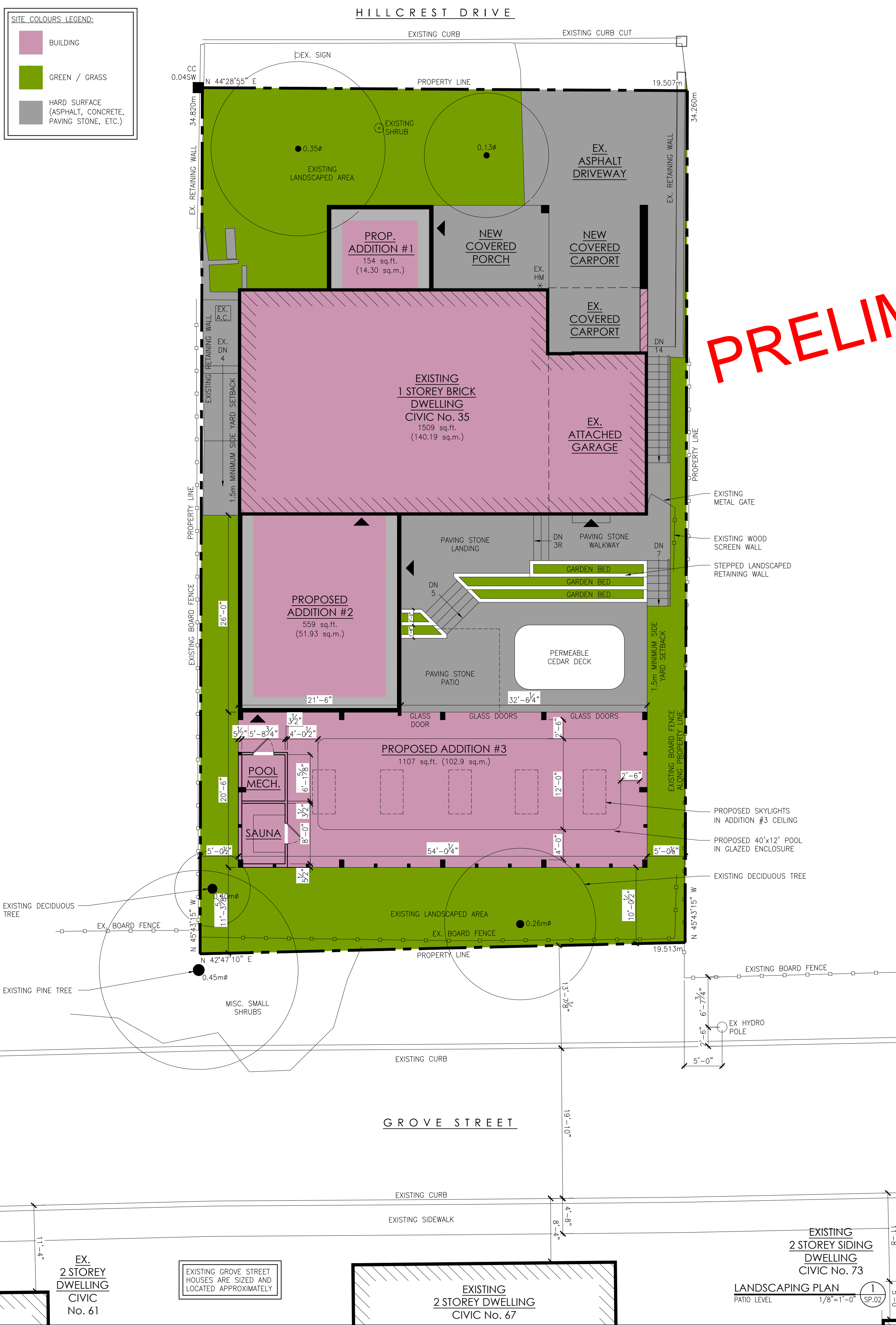
SITE PLANS

DATE:	13-Dec-2023	SCALE:	AS NOTED
DRAWN BY:	BF		
CHECKED BY:	JAG		
STATUS:	DESIGN		
JOB NO:	2327		
FILE:	---		
FOLDER:	---		

SP.01

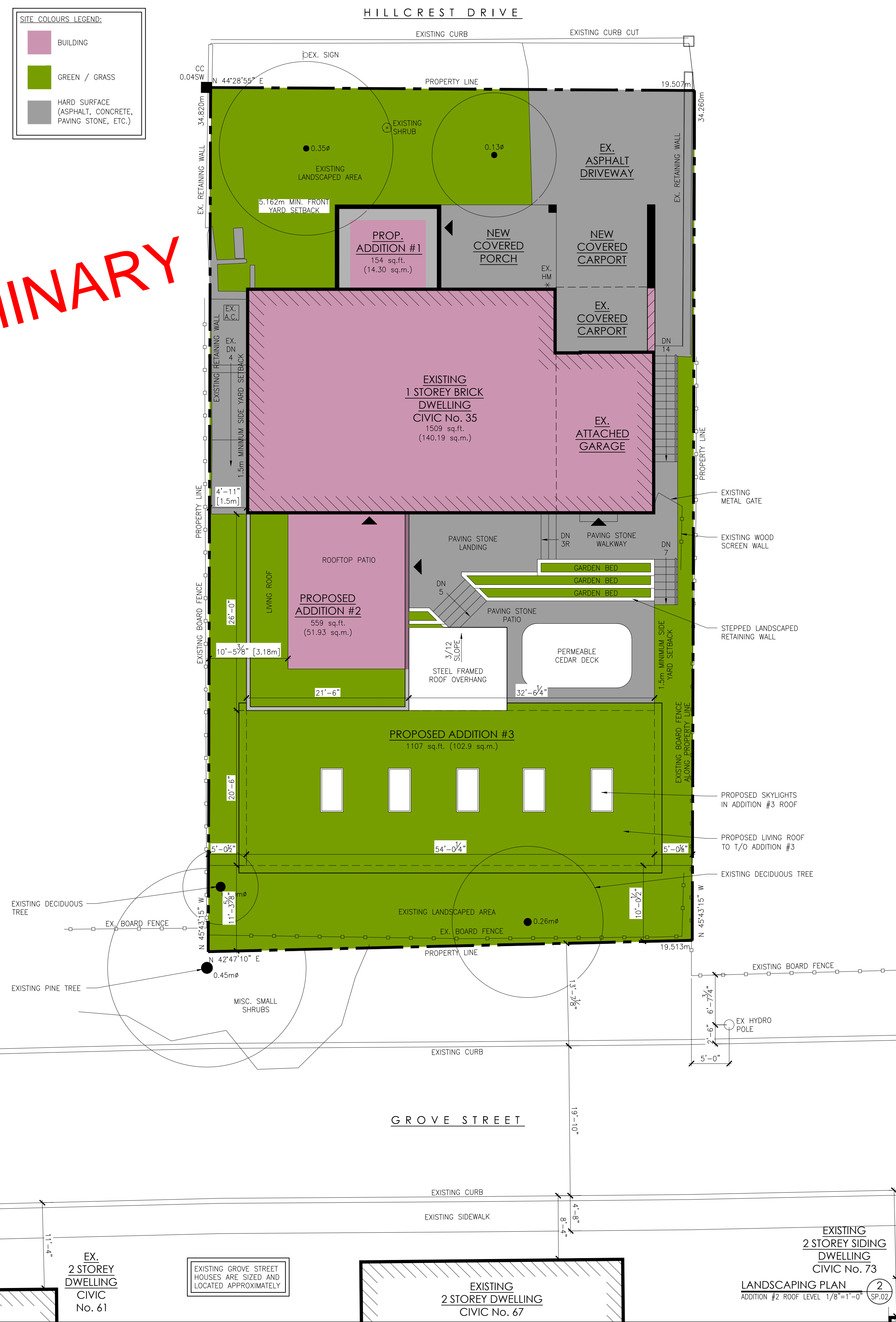
SITE COLOURS LEGEND:

- BUILDING
- GREEN / GRASS
- HARD SURFACE (ASPHALT, CONCRETE, PAVING STONE, ETC.)



SITE COLOURS LEGEND:

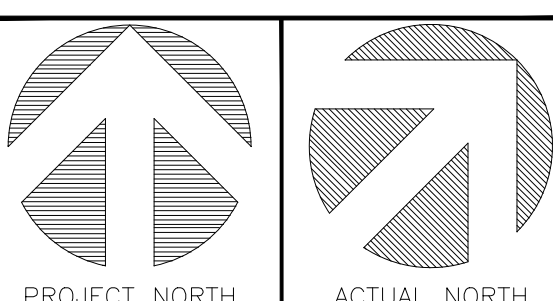
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PAUL SIXSMITH RESIDENCE ADDITION

35 HILLCREST DRIVE
GUELPH, ONTARIO

LANDSCAPING PLANS

DATE:	13-Dec-2023	SCALE:	AS NOTED
DRAWN BY:	BF	CHECKED BY:	LAG
STATUS:	DESIGN	JOB NO.:	2327
FILE:	---	FOLDER:	---

SP.02