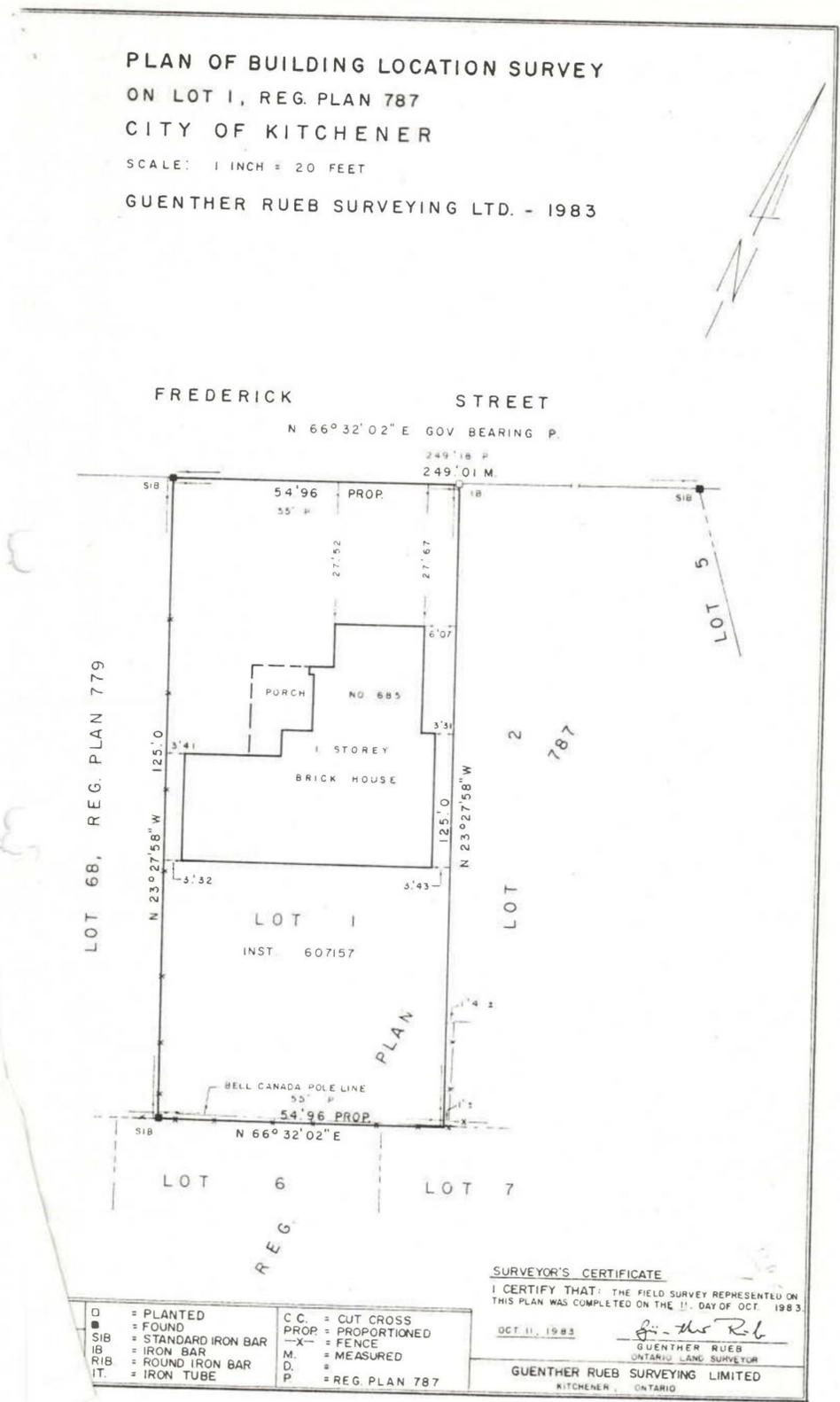


**SITE STATISTICS**  
**ZONE: RES-2**  
**USE: Single Detached Dwelling with 1 additional dwelling unit (attached) and 1 additional dwelling unit (detached)**

Regulation	Required	Provided
Lot Area	411m <sup>2</sup>	747m <sup>2</sup>
Lot Width	13.7m	21m
Accessory Coverage	15%	11%
% Lot Coverage	55%	25%
Height of Building	4.5m	3.7m
Max. Building Floor Area	80m <sup>2</sup>	79.59m <sup>2</sup>
Max. Building Floor Area	50% of main	43.50%
Walkway	1.1m	1.1m
# of Parking Spaces	3 spaces	3 spaces
Parking space setback	2 spaces at 6m	2 spaces at 6m



**1 A.001 SITE PLAN**  
 SCALE: 3/32" = 1'-0"



- SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT: THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 11<sup>th</sup> DAY OF OCT. 1983.
- OCT 11, 1983  
 Guenther Rueb  
 ONTARIO LAND SURVEYOR  
 GUENTHER RUEB SURVEYING LIMITED  
 KITCHENER, ONTARIO
- D = PLANTED
  - SIB = FOUND
  - IB = STANDARD IRON BAR
  - RIB = IRON BAR
  - IT = ROUND IRON BAR
  - IT = IRON TUBE
  - C.C. = CUT CROSS
  - PROP = PROPORTIONED
  - X- = FENCE
  - M. = MEASURED
  - D. =
  - P = REG. PLAN 787

**KEY PLAN**

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2023.06.05 DATE  
 1 ISSUED FOR MINOR VARIANCE  
 1 ISSUED

**PROJECT NAME**  
 FREDERICK ADU

**CLIENT**  
 Michael Ye

**ARCHITECT**  
 www.fabrikarchitects.ca  
 135 George Street North, Suite 200, Cambridge ON, N1S 5C3  
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**SHEET TITLE**  
 SITE PLAN

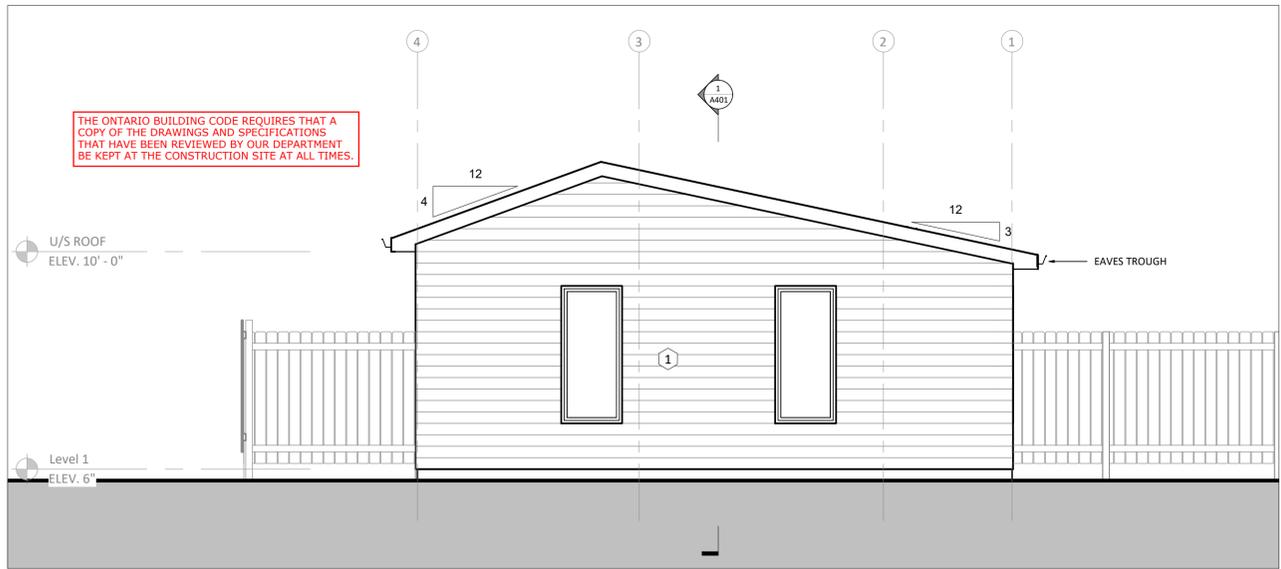
**PROJECT No.** 23001 **SCALE** 3/32" = 1'-0"

**DRAWN** Author  
**CHECKED** Approver

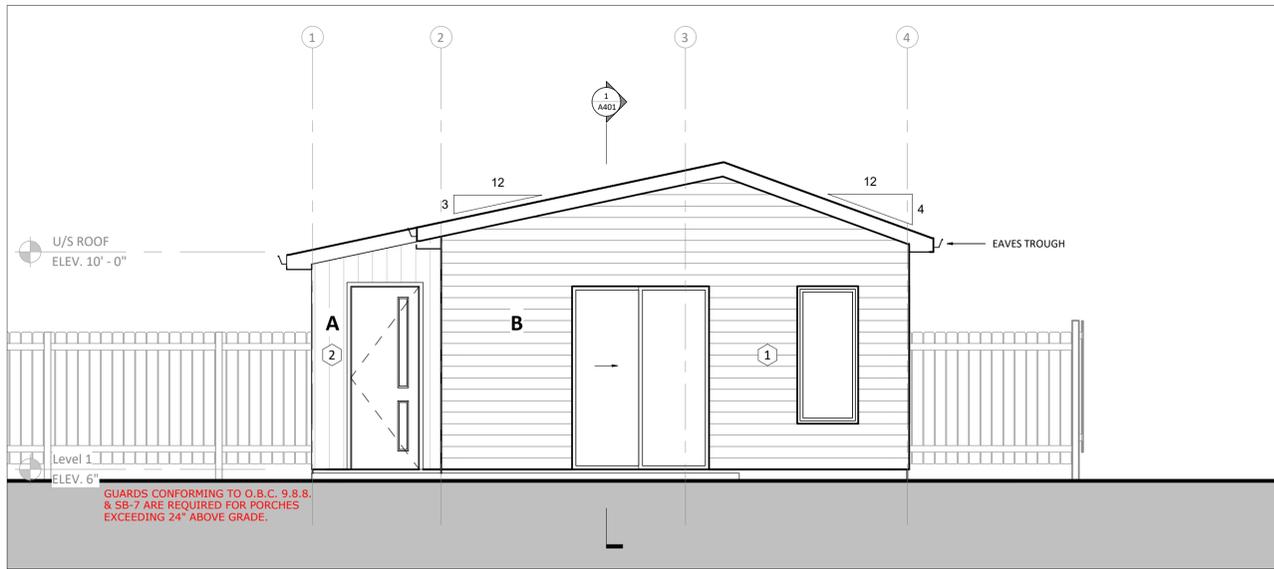


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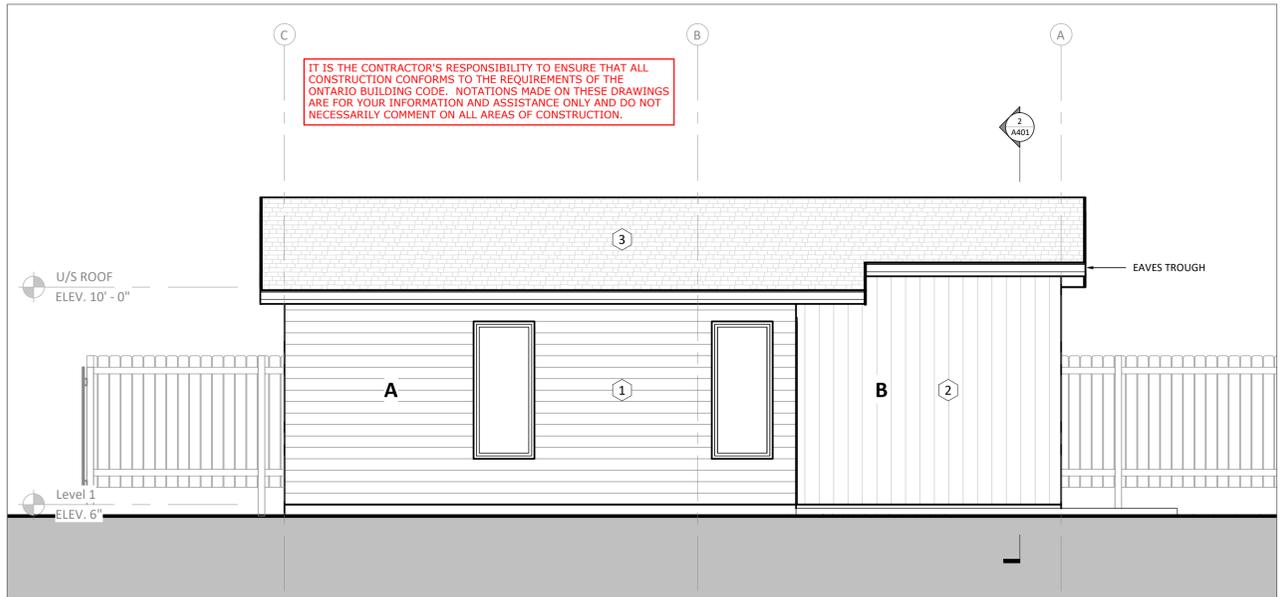
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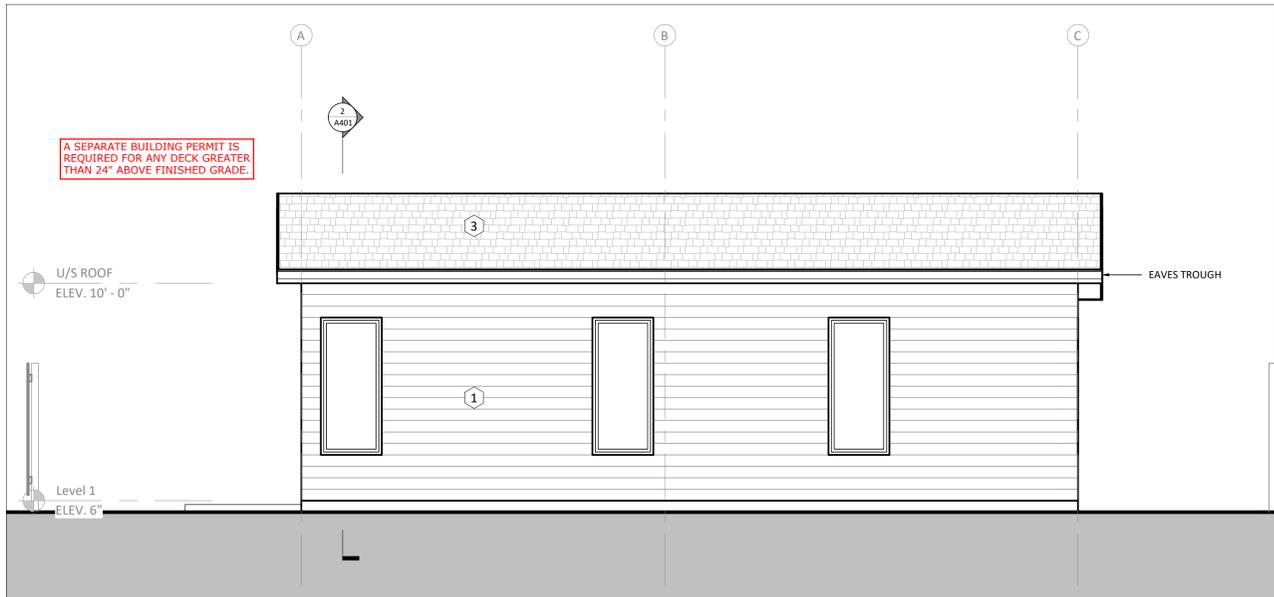
**1** A301 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



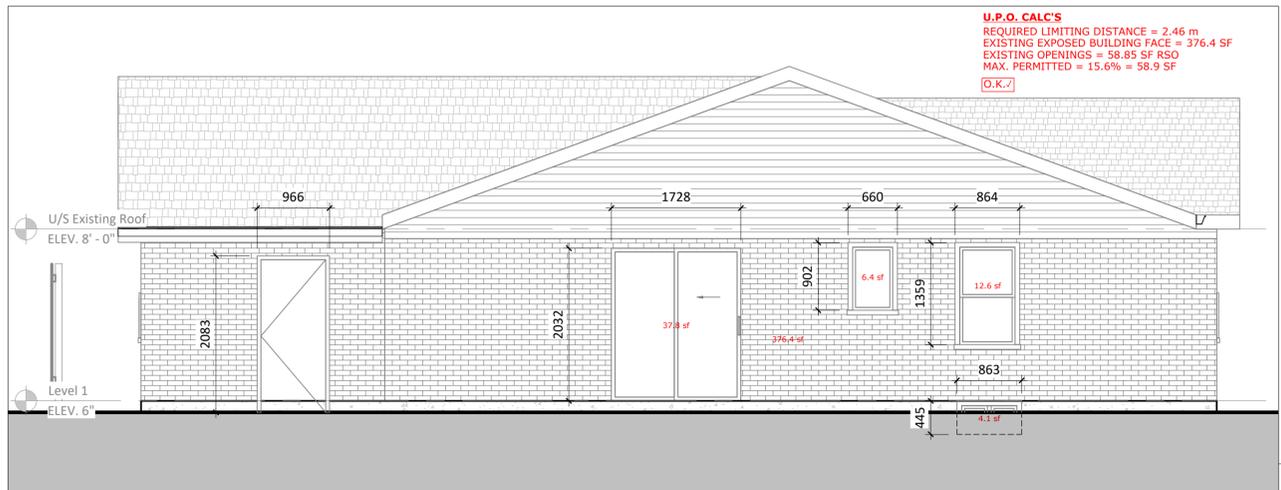
**2** A301 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**3** A301 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



**4** A301 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



**5** A301 REAR ELEVATION - EXISTING HOUSE  
SCALE: 1/4" = 1'-0"

**WINDOW NOTES**

1. THE WINDOW SIZES INDICATED ON THE FLOOR PLANS AND SCHEDULES ARE THE ACTUAL SIZE OF THE OPENING, CONTRACTOR TO ALLOW FOR ROUGH OPENING SIZES ON SITE.
1. WINDOWS TO BE THERMALLY BROKEN VINYL CONSTRUCTION, DOUBLE GLAZED LOW E, ARGON GAS FILLED SEALED GLASS UNITS TO MEET ENERGY SAVING REQUIREMENTS AS PER SB-12, MAX U-VALE OF 1.6 REQUIRED.
2. THE CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS FOR WINDOWS TO CERTIFY COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:
  - A) WINDOWS LOCATED MORE THAN 2.0m ABOVE GRADE AND HAVING OPERABLE PORTIONS WITHIN 1500mm (5'-0") OF THE FLOOR, ILLUSTRATING THE 100mm (4") OPENING STOPS AS PER CAN/CSA - A440 S-2 CLASSIFICATION
  - B) FOR ALL FIXED WINDOWS WITHIN DWELLING UNITS THAT EXTEND TO LESS THAN 1000mm (40") FROM THE FLOOR, WINDOWS ARE DESIGNED TO WITHSTAND THE LATERAL DESIGN LOADS FOR BALCONY GUARDS AS REQUIRED BY OBC, SB-13.

**GENERAL ELEVATION NOTES**

1. CONTRACTOR TO PROVIDE ALL EAVES AND DOWNSPOUTS TO FACILITATE THE FLOW OF WATER OFF THE ROOF. COORDINATE LOCATION OF DOWNSPOUTS (RAIN WATER LEADERS (RWL)) WITH OWNER.

R1

**MAX AREA OF UNPROTECTED OPENINGS AS PER OBC TABLE 9.10.15.4**

EBF ID	EBF AREA m <sup>2</sup>	LIMITING DISTANCE (m)	PERMITTED U.O m <sup>2</sup>	PROPOSED U.O AREA m <sup>2</sup>	PROPOSED U.O %
NORTH (A)	19.6 m <sup>2</sup>	4.85m - 2.39m	(67% of EBF) = 13.13 m <sup>2</sup> (15.7% OF EBF) = 3.08m <sup>2</sup>	2.96 m <sup>2</sup>	15.10 %
NORTH (B)	11.5 m <sup>2</sup>	6.77m - 4.31m	(45.6% OF EBF) = 5.24m <sup>2</sup>	0 m <sup>2</sup>	-
SOUTH	31.38 m <sup>2</sup>	2.5 m	(17% of EBF) = 5.33 m <sup>2</sup>	4.44 m <sup>2</sup>	14.15 %
EAST	28.14 m <sup>2</sup>	2.73 m	(19% of EBF) = 5.35 m <sup>2</sup>	2.96 m <sup>2</sup>	10.50 %
WEST (A)	5.33 m <sup>2</sup>	6.55 m	(100% of EBF) = 5.33 m <sup>2</sup>	2.5 m <sup>2</sup>	46.90%
WEST (B)	23.00 m <sup>2</sup>	3.65 m	(30% of EBF) = 6.9 m <sup>2</sup>	5.79 m <sup>2</sup>	25.17%

**MATERIAL LEGEND**

- 1 HORIZONTAL SIDING - COORDINATE WITH OWNER
- 2 VERTICAL WOOD SIDING - COORDINATE WITH OWNER
- 3 ASPHALT SHINGLES

KEY PLAN

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2023.04.05	2 ISSUED FOR PERMIT R1
2023.03.17	1 ISSUED FOR PERMIT
DATE	ISSUED

PROJECT NAME

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SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT No. 23001 SCALE As indicated

DRAWN NA

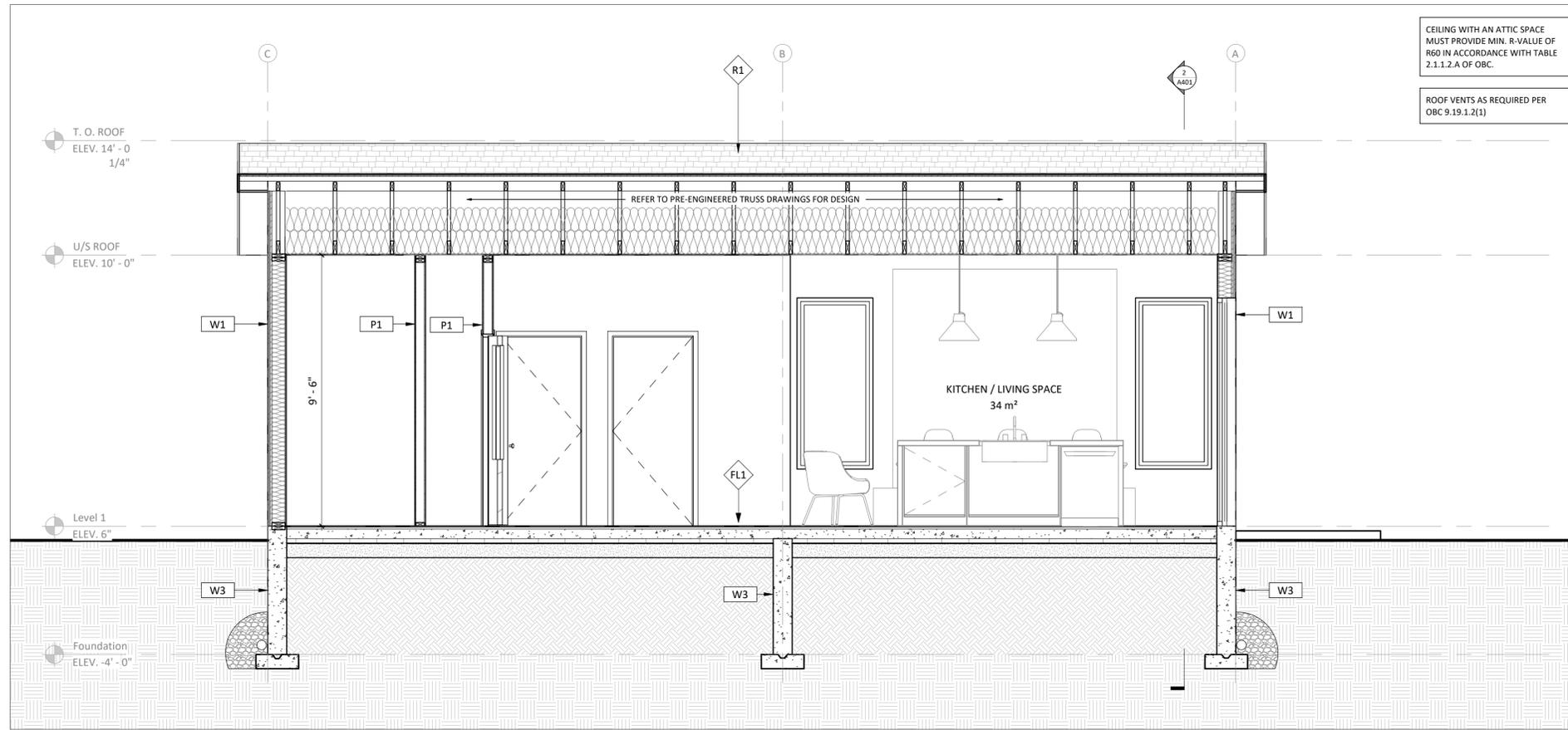
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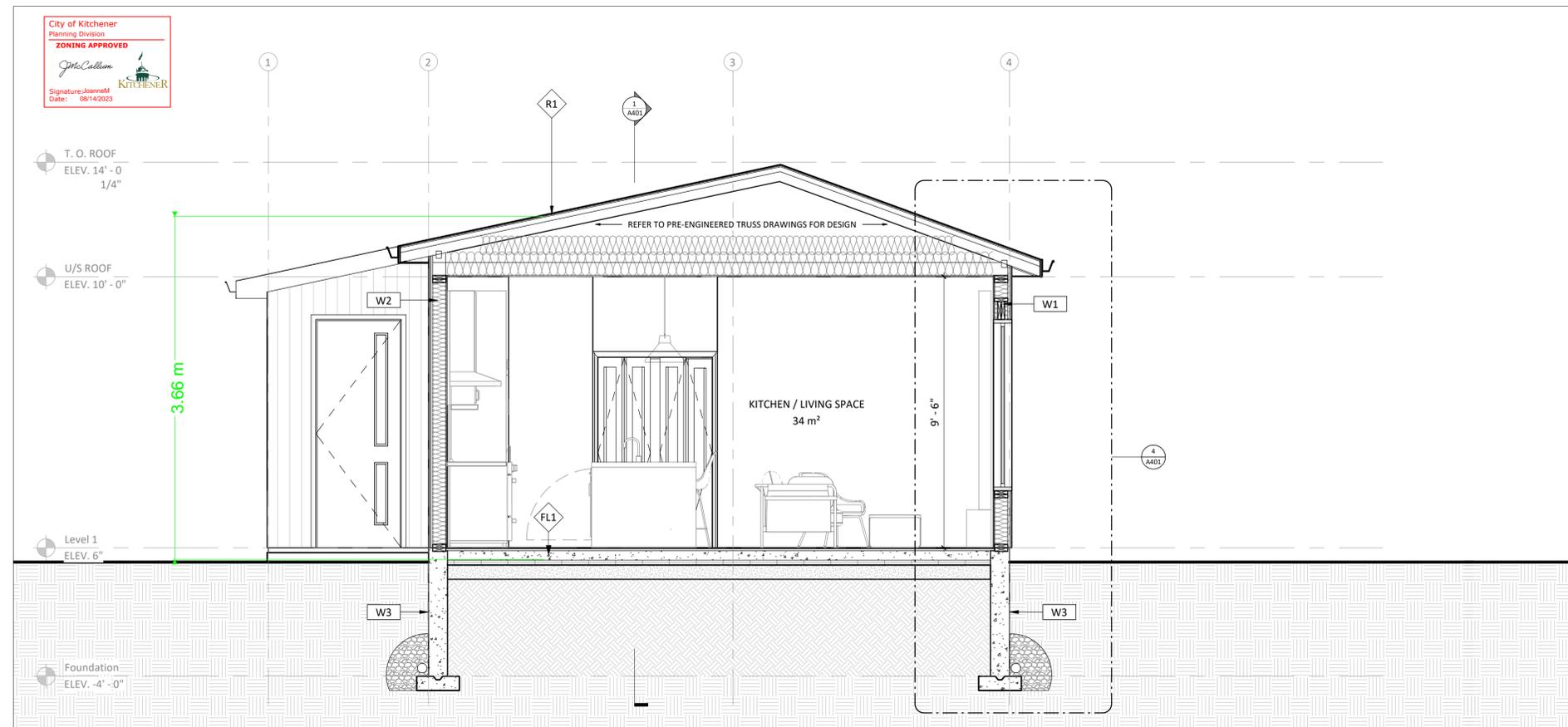
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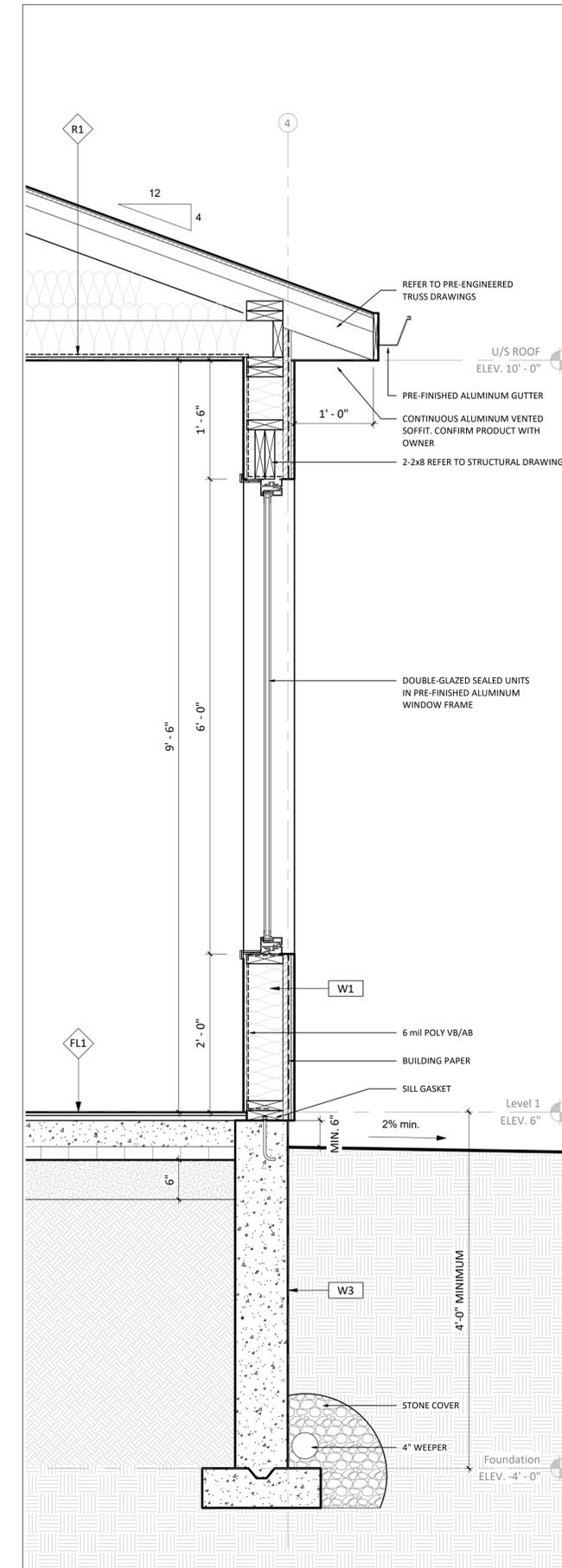




**A401 BUILDING SECTION A**  
SCALE: 3/8" = 1'-0"



**2 A401 BUILDING SECTION B**  
SCALE: 3/8" = 1'-0"



**4 A401 BUILDING SECTION B - Callout 1**  
SCALE: 1" = 1'-0"

KEY PLAN

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2023.03.17 1 ISSUED FOR PERMIT  
DATE ISSUED

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SHEET TITLE  
**BUILDING SECTIONS + DETAILS**

PROJECT No.	23001	SCALE	As indicated
DRAWN	NA	CHECKED	EN
		SHEET No.	
		<b>A401</b>	
2023-03-17 12:32:05 PM			