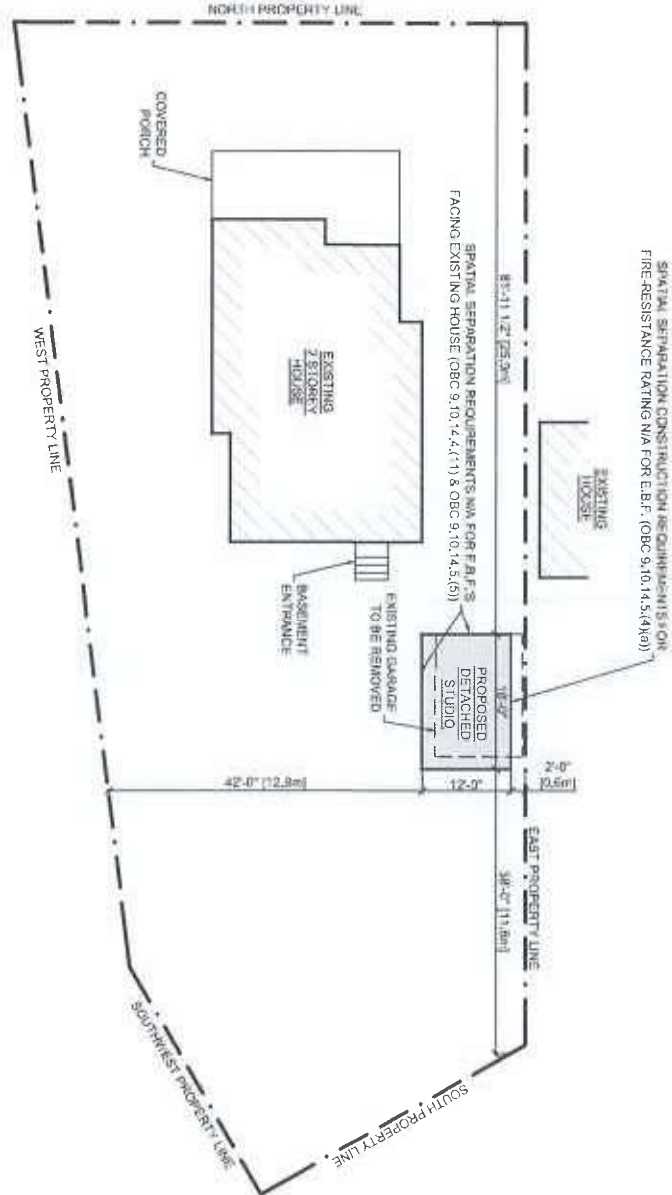


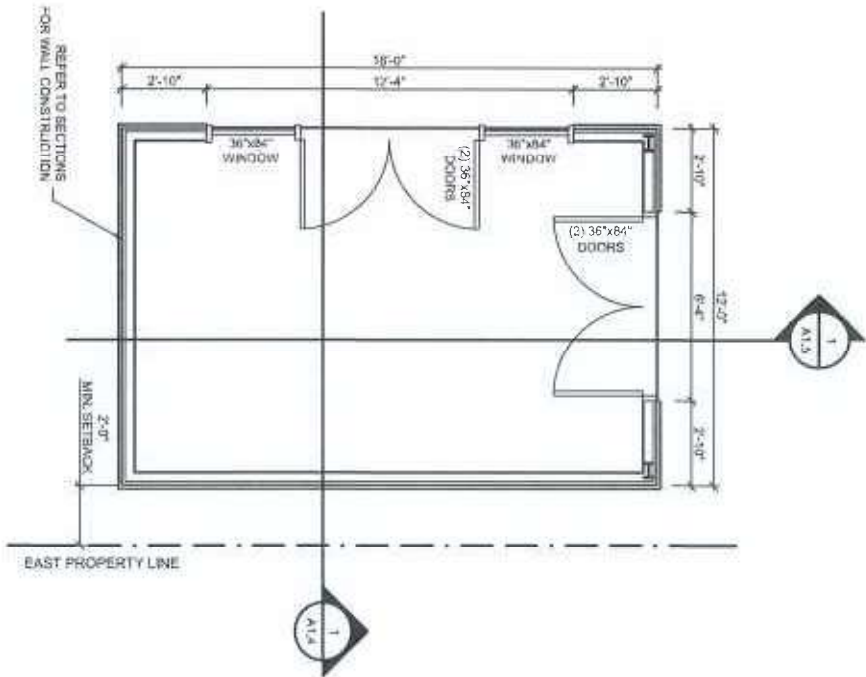
MAYNARD AVE.

SITE PLAN

1/16"=1'-0"





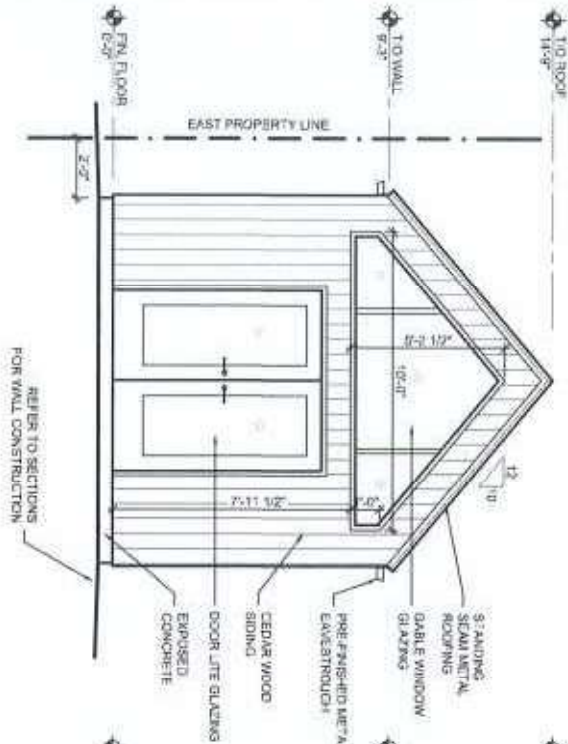
 <p>826 King Street North, Unit 20 Waterloo, Ontario, N2J 4G8 www.witzeldyce.com</p>		PROJECT ART STUDIO	PROJECT NO. 17896-100
		11 MAYNARD AVE., KITCHENER, ON.	DATE DECEMBER 2025
		DRAWING SITE PLAN	SCALE 1/16"=1'-0"
			DRAWING NO. A1.0



FLOOR PLAN

- FLOOR PLAN NOTES
- DIMENSIONS TAKEN TO FACE OF EXTERIOR SHEATHING
 - DOOR SCHEDULE & WINDOW SCHEDULE TO BE REVIEWED & CONFIRMED BY OWNER

 <p>826 King Street North, Unit 20 Waterloo, Ontario, N2J 4G8 www.witzeldyce.com</p>		PROJECT	ART STUDIO	PROJECT NO.	17896-100
		11 MAYNARD AVE.,	KITCHENER, ON.	DATE	DECEMBER 2025
		DRAWING	FLOOR PLAN	SCALE	1/4"=1'-0"
				DRAWING NO.	A1.1



NORTH ELEVATION

1/4"=1'-0"

SPATIAL SEPARATION CALCULATIONS	
LD = 25.0m ²	
EBF = 13.8m ²	
PERMITTED LPO = 100%	



WEST ELEVATION

1/4"=1'-0"

SPATIAL SEPARATION CALCULATIONS	
LD = 13.0m ²	
EBF = 25.1m ²	
PERMITTED LPO = 100%	

WitzelDyce
ENGINEERING INC.

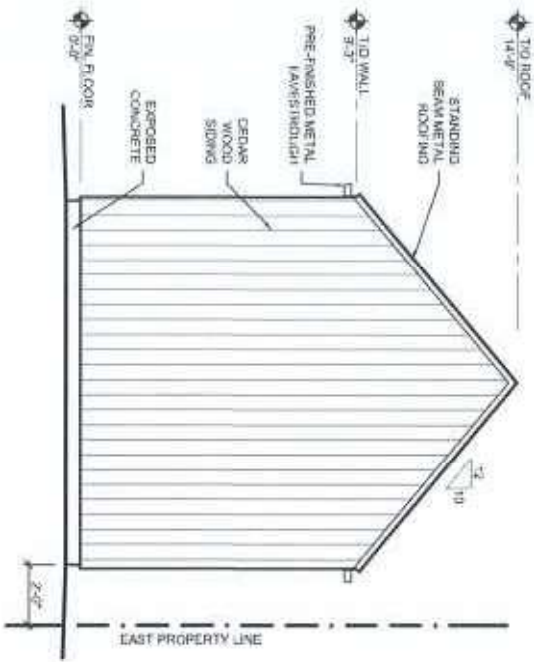
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PROJECT
ART STUDIO
11 MAYNARD AVE., KITCHENER, ON.

DRAWING
NORTH & WEST ELEVATIONS

PROJECT NO.	17896-100
DATE	DECEMBER 2025
SCALE	1/4"=1'-0"
DRAWING NO.	A1.2



SOUTH ELEVATION

SPATIAL SEPARATION CALCULATIONS
L.O. = 11.6m ²
EEF = 0.28m ²
PERMITTED UPO = 10%



EAST ELEVATION

SPATIAL SEPARATION CALCULATIONS
L.O. = 0.6m ²
EEF = 25.1m ²
PERMITTED UPO = 0%

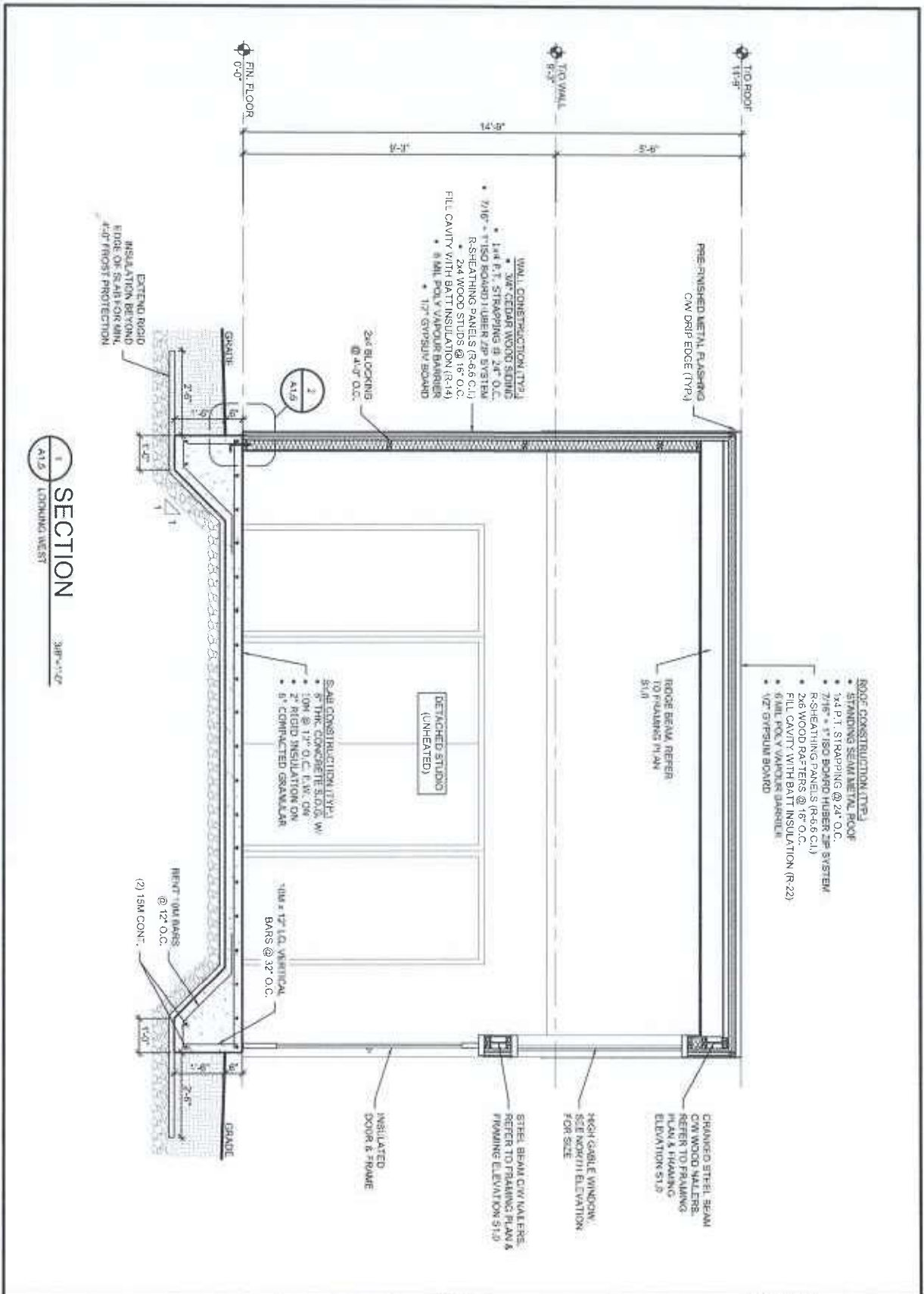


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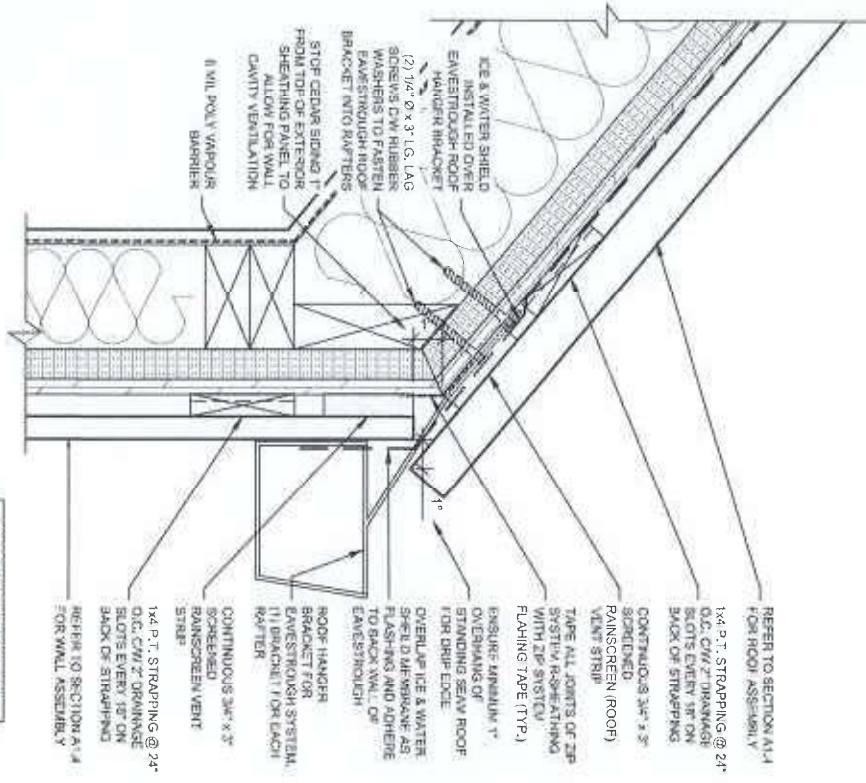
PROJECT
ART STUDIO
 11 MAYNARD AVE. KITCHENER, ON.
 DRAWING
SOUTH & EAST ELEVATIONS

PROJECT NO.
17896-100
 DATE
DECEMBER 2025
 SCALE
1/4"=1'-0"
 DRAWING NO.
A1.3



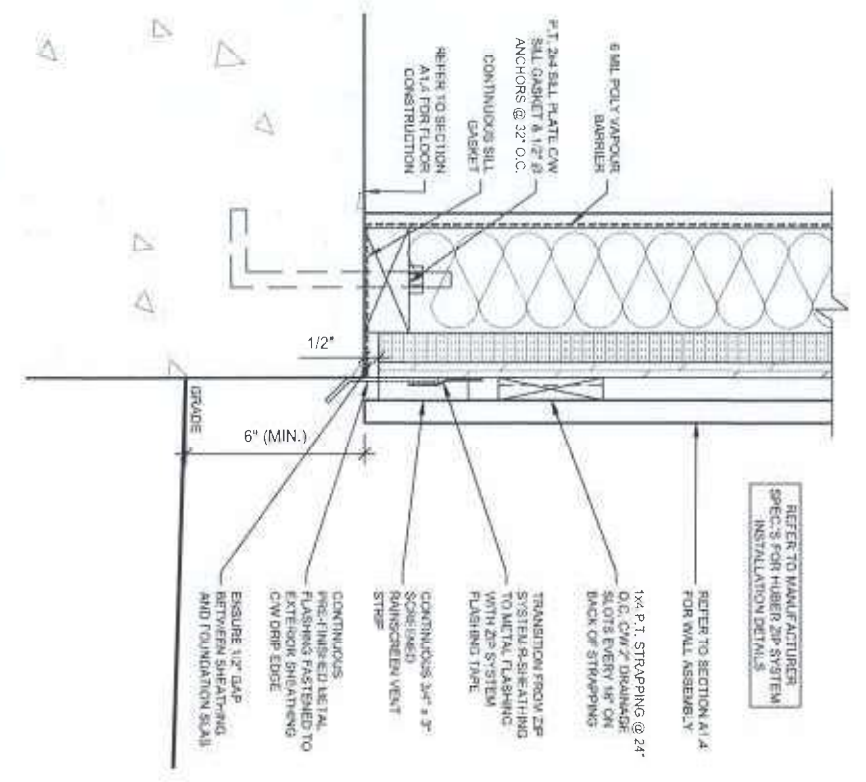
SECTION
LOOKING WEST
3/8" = 1'-0"

 <p>826 King Street North, Unit 20 Waterloo, Ontario, N2J 4G8 www.witzeldyce.com</p>		PROJECT	PROJECT NO.
		ART STUDIO	17896-100
		11 MAYNARD AVE., KITCHENER, ON.	DATE
		DRAWING	DECEMBER 2025
		ARCHITECTURAL SECTION	SCALE
	3/8" = 1'-0"	DRAWING NO.	A1.5



1 DETAIL
A1.6 WALL TO ROOF CONNECTION
3'-11/2"

REFER TO MANUFACTURER
SPECS FOR HUBER ZIP SYSTEM
INSTALLATION DETAILS



2 DETAIL
A1.6 FLOOR TO WALL CONNECTION
3'-11/2"

REFER TO MANUFACTURER
SPECS FOR HUBER ZIP SYSTEM
INSTALLATION DETAILS

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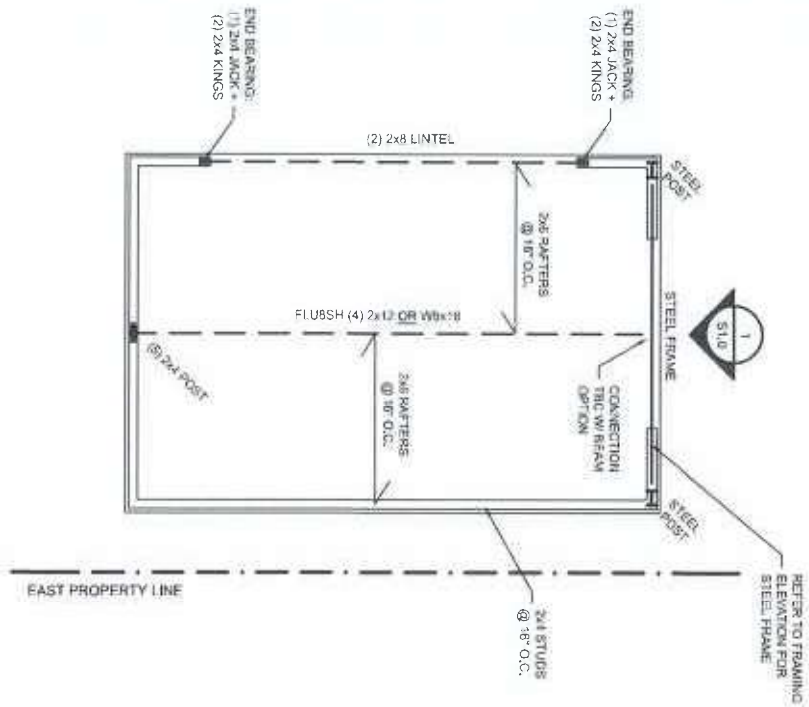
PROJECT
ART STUDIO
11 MAYNARD AVE., NITCHENER, ON.
DRAWING
**ARCHITECTURAL
DETAILS**

PROJECT NO.
17896-100
DATE
DECEMBER 2025
SCALE
3/8"=1'-0"
DRAWING NO.
A1.6

ROOF DESIGN LOADS	
DEAD LOAD	15 PSF
SNOW LOAD	31 PSF

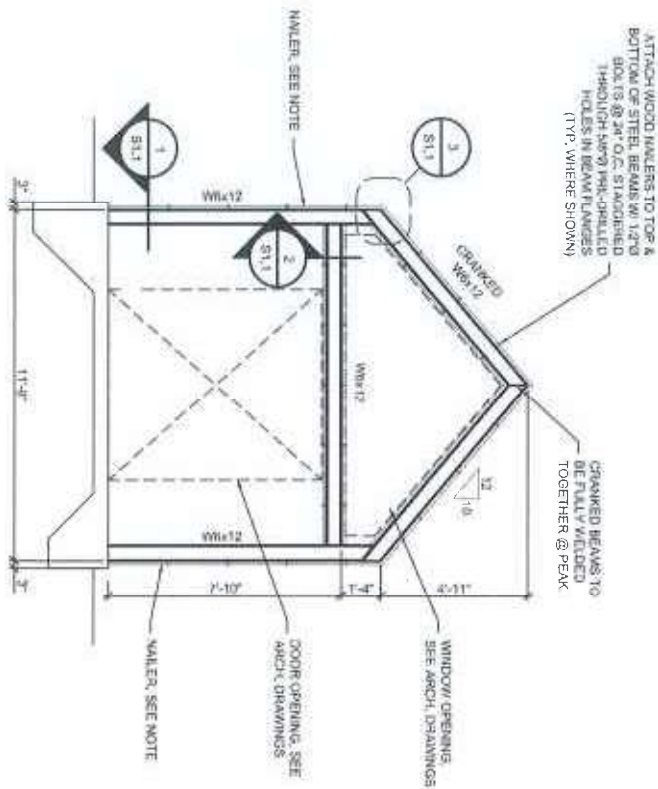
FRAMING PLAN

1/4"=1'-0"



FRAMING ELEVATION

1/4"=1'-0"

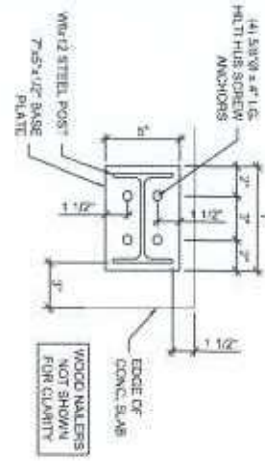


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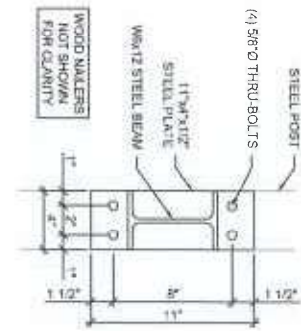


PROJECT
ART STUDIO
11 MAYNARD AVE., KITCHENER, ON.
DRAWING
FRAMING PLAN & ELEVATION

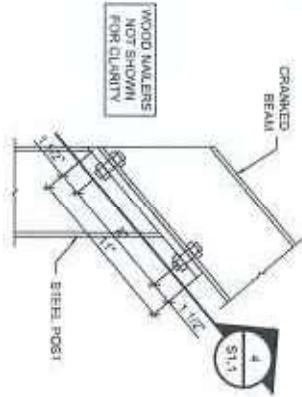
PROJECT NO.
17896-100
DATE
DECEMBER 2025
SCALE
1/4"=1'-0"
DRAWING NO.
S1.0



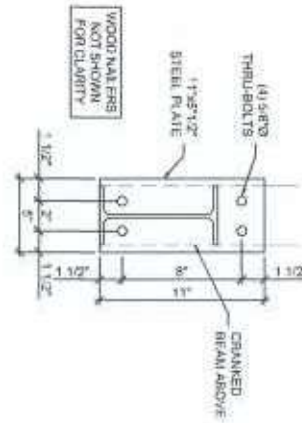
1 DETAIL
S1.1 STEEL BASE PLATE FOR W8x12 POST CONNECTION TO CONCRETE SLAB
1 1/2" = 1'-0"



2 DETAIL
S1.1 STEEL PLATE FOR W8x12 BEAM CONNECTION TO STEEL POST
1 1/2" = 1'-0"



3 DETAIL
S1.1 STEEL PLATE FOR W8x12 POST CONNECTION TO CRANKED BEAM
1 1/2" = 1'-0"



4 DETAIL
S1.1 STEEL PLATE FOR W8x12 POST CONNECTION TO CRANKED BEAM
1 1/2" = 1'-0"



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PROJECT
ART STUDIO
11 MAYNARD AVE., KITCHENER, ON.
DRAWING
STRUCTURAL DETAILS

PROJECT NO.
17896-100

DATE
DECEMBER 2025

SCALE
3" = 1'-0"

DRAWING NO.
S1.1