

**PROPOSED GARAGE AND EXISTING AND PROPOSED DWELLING AREA USAGE INFORMATION:**

EXISTING SINGLE FAMILY DWELLING AREA, IN PRINCIPAL DWELLING = 216.49 m<sup>2</sup>  
 EXISTING BASEMENT UNIT AREA, IN PRINCIPAL DWELLING = 133.27 m<sup>2</sup>

GARAGE FLOOR AREA, TO BE USED BY PRINCIPAL DWELLING = 88.16 m<sup>2</sup>

ARU FLOOR AREA, INCLUDES ENTRY AREA ON MAIN FLOOR = 112.71 m<sup>2</sup>

**LOT COVERAGE INFORMATION:**  
 TOTAL LOT AREA = 1627.29 m<sup>2</sup>  
 (PER PROVIDED SURVEY)  
 TOTAL ALLOWABLE COVERAGE (AR) = 30%  
 EXISTING HOME AREA (AFTER PARTIAL DEMOLITION) = 216.49 m<sup>2</sup>  
 PROPOSED NEW GARAGE AND DWELLING = 100.34 m<sup>2</sup>  
 NEW TOTAL COVERAGE = 316.83 m<sup>2</sup> (19.47%)

SURVEY INFORMATION PROVIDED BY CLIENT.

1 SITE PLAN - PROPOSED - METRIC  
 1:100



2 LOCATION PLAN  
 N.T.S.



3 STREET VIEW  
 N.T.S.

SINGLE FAMILY DWELLING <b>NEW GARAGE AND DWELLING UNIT</b> 11 HAMILTON DRIVE GUELPH, ONTARIO N1H 6J2	SHEET LIST - MV	
	No.	DRAWING NAME
	MV1	INFORMATION, SITE PLAN - PROPOSED
	MV2	FOUNDATION AND MAIN FLOOR PLAN - PROPOSED
MV3	SECOND FLOOR PLAN AND SOUTH ELEVATION - PROPOSED	

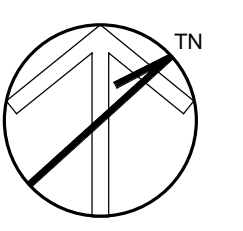
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PRELIMINARY  
 NOT FOR CONSTRUCTION  
 NOT FOR PERMIT

No.	DESCRIPTION	DATE
1	RE-ISSUED FOR MINOR VARIANCE	2024.04.28
0	ISSUED FOR MINOR VARIANCE	2024.04.23

**TRUETEK ENGINEERING INC.**  
 315-H Lancaster St., W.  
 Kitchener, Ontario, N2H 4V4

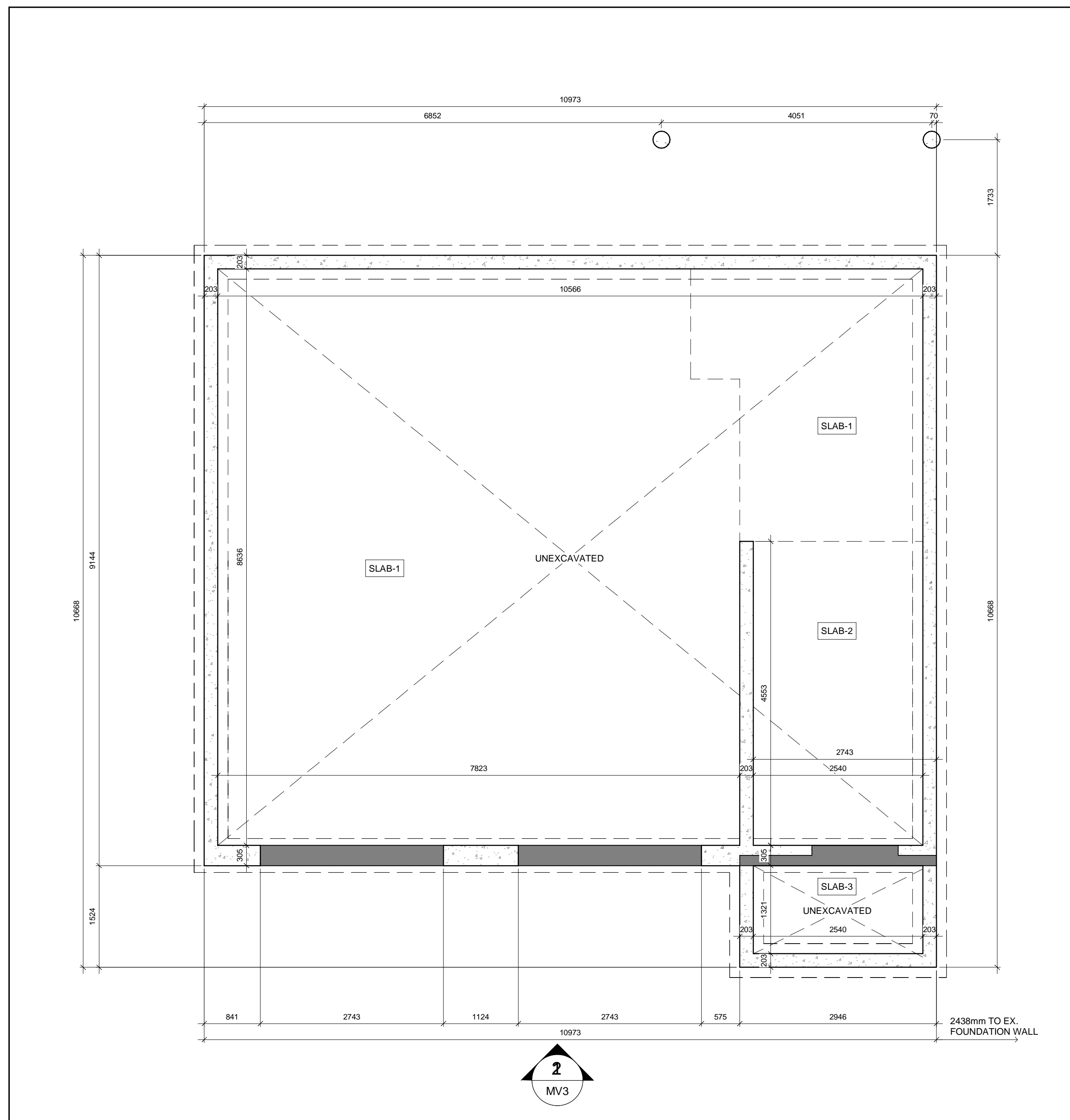
PROJECT TITLE:  
 SINGLE FAMILY DWELLING  
**NEW GARAGE AND DWELLING UNIT**  
 11 HAMILTON DRIVE  
 GUELPH, ONTARIO  
 N1H 6J2

DRAWING TITLE:  
**INFORMATION, SITE PLAN - PROPOSED**

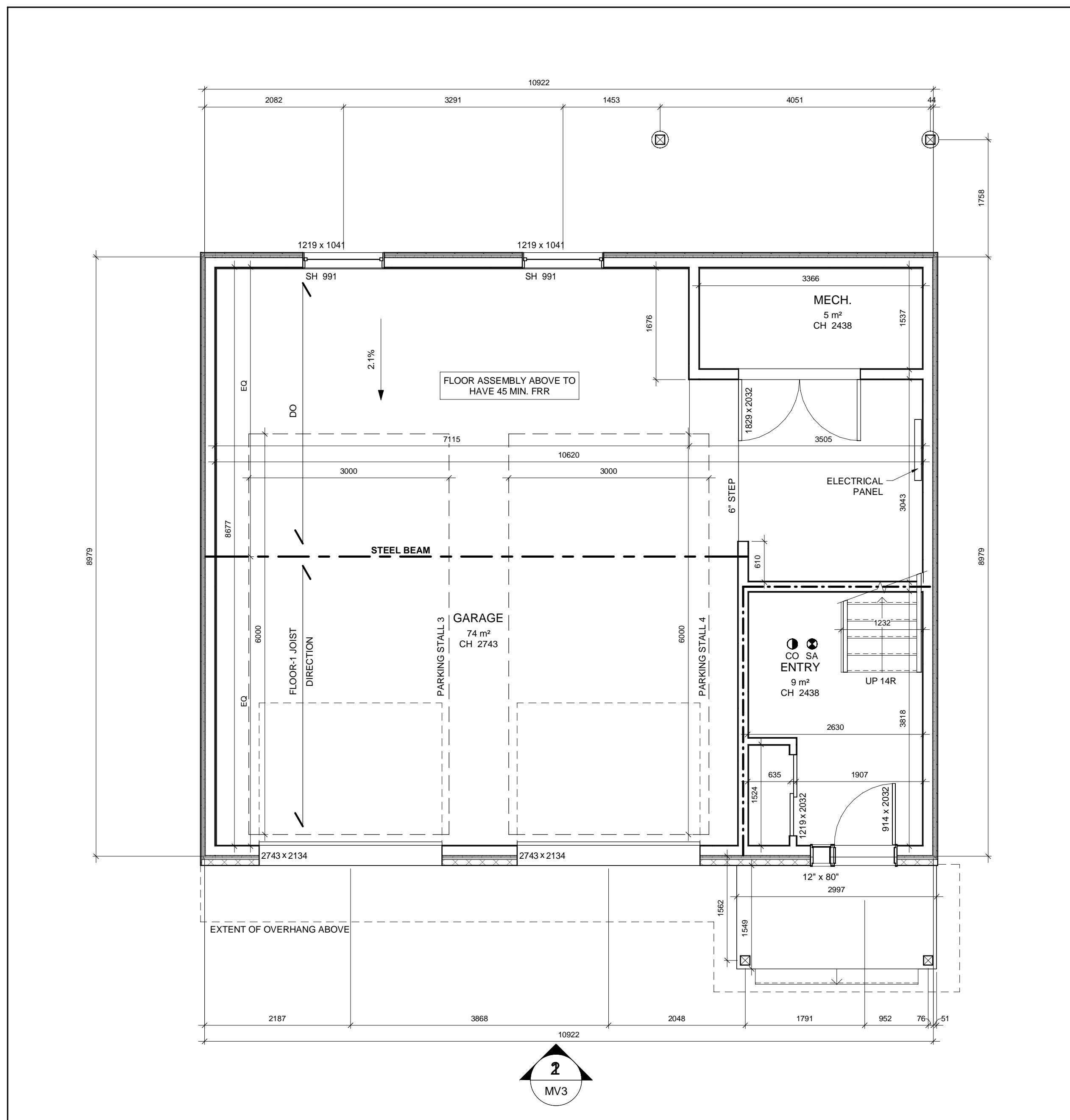
DRN: NH  
 DATE: 2024.01.26

SCALE: As indicated

PROJECT NO. 24|002  
 DWG NO. MV1



1 FOUNDATION PLAN - PROPOSED - METRIC  
A4 | MV2 | 1:48



2 MAIN FLOOR PLAN - PROPOSED - METRIC  
A4 | MV2 | 1:48

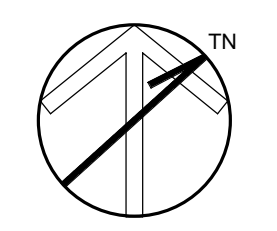
**NEW CONSTRUCTION LEGEND:**

- EXISTING WALL TO REMAIN
- - - EXTENT OF CEILING BULKHEAD
- DENOTES BEAM OR LINTEL LOCATION
- - - 45 MIN. FIRE SEPARATION
- ⊗ NEW EXHAUST FAN, MIN. 50 CFM (25 L/s)
- ⊙ NEW HARDWIRED AND INTERCONNECTED SMOKE ALARM
- ⊙ NEW HARDWIRED AND INTERCONNECTED CARBON MONOXIDE DETECTOR

**ABBREVIATIONS:**

- CH - CEILING HEIGHT
- CW - COMPLETE WITH
- O.C. - ON CENTER
- SH - SILL HEIGHT
- U/S - UNDERSIDE

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ISSUE RECORD

**TRUETEK ENGINEERING INC.**  
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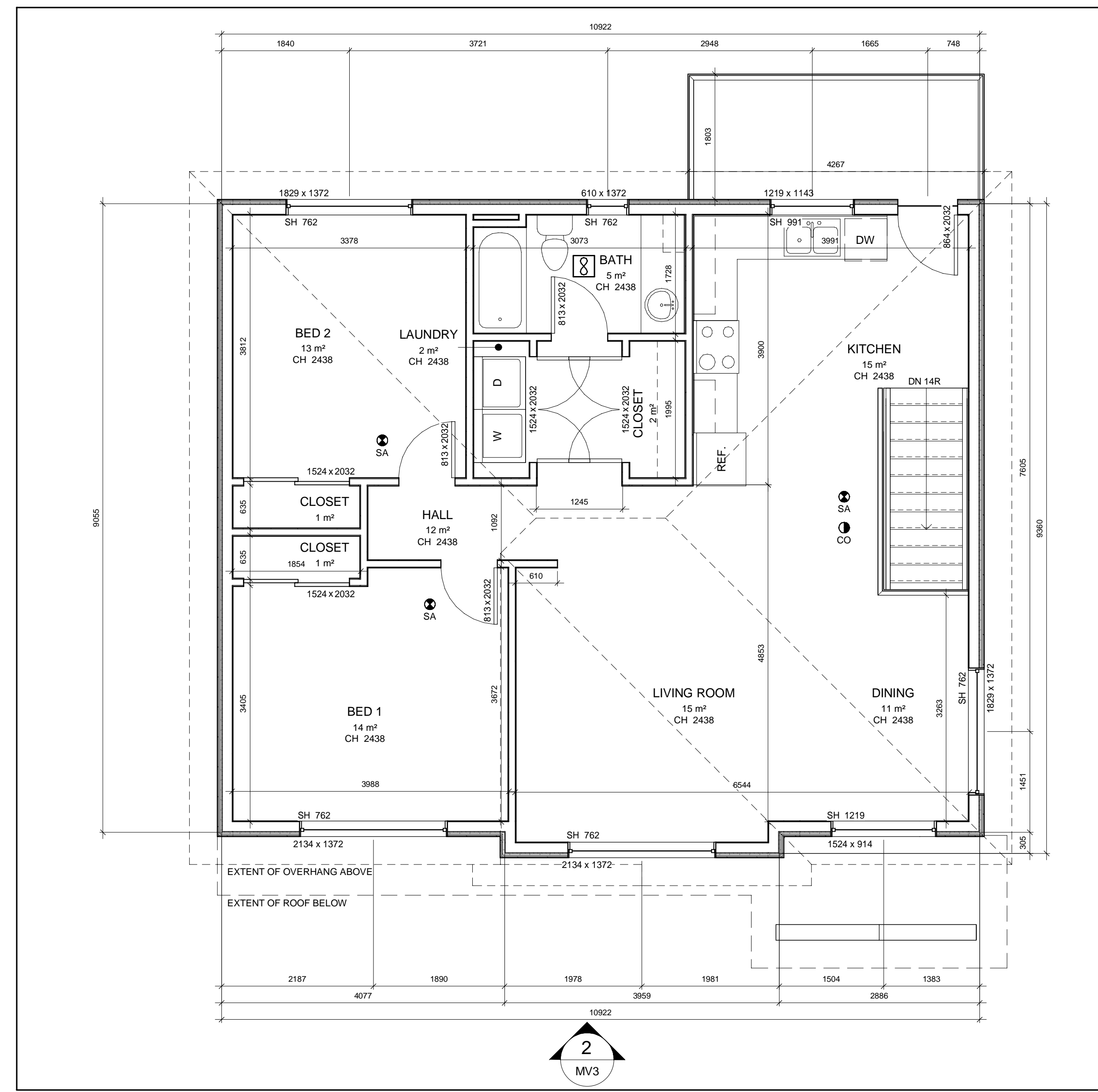
PROJECT TITLE:  
 SINGLE FAMILY DWELLING  
**NEW GARAGE AND DWELLING UNIT**  
 11 HAMILTON DRIVE  
 GUELPH, ONTARIO  
 N1H 6J2

DRAWING TITLE:  
**FOUNDATION AND MAIN FLOOR PLAN - PROPOSED**

DRN: NH  
 DATE: 2024.01.26

SCALE: 1:48

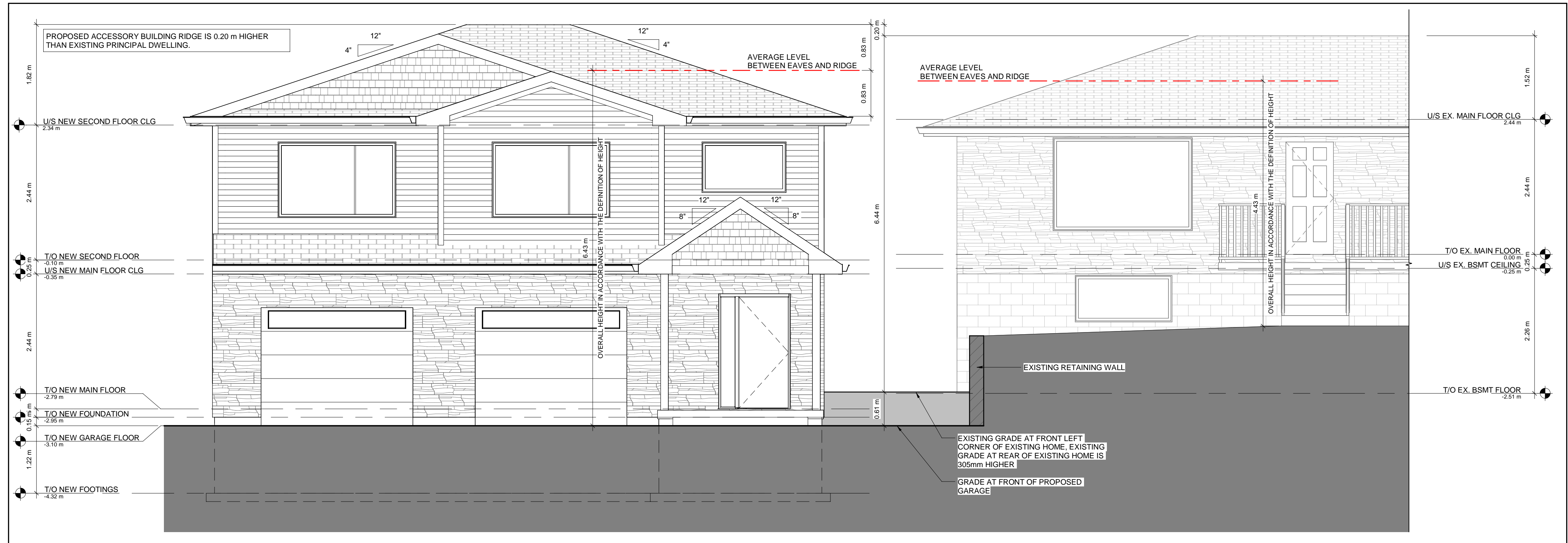
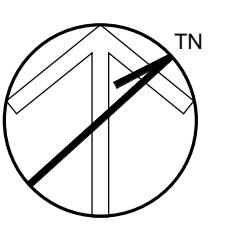
PROJECT NO. 24 | 002      DWG NO. MV2



1 SECOND FLOOR PLAN - PROPOSED - METRIC  
1:48

- NEW CONSTRUCTION LEGEND:**
- EXISTING WALL TO REMAIN
  - - - EXTENT OF CEILING BULKHEAD
  - - - DENOTES BEAM OR LINTEL LOCATION
  - ⊠ NEW EXHAUST FAN, MIN. 50 CFM (25 L/s)
  - ⊠ NEW HARDWIRED AND INTERCONNECTED SMOKE ALARM
  - ⊙ NEW HARDWIRED AND INTERCONNECTED CARBON MONOXIDE DETECTOR
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2 SOUTH ELEVATION - METRIC  
1:48

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**NEW GARAGE AND DWELLING UNIT**  
 11 HAMILTON DRIVE  
 GUELPH, ONTARIO  
 N1H 6J2

DRAWING TITLE:  
**SECOND FLOOR PLAN AND SOUTH ELEVATION - PROPOSED**

DRN:	NH
DATE:	2024.01.26
SCALE:	1:48
PROJECT NO.	24 002
DWG NO.	MV3