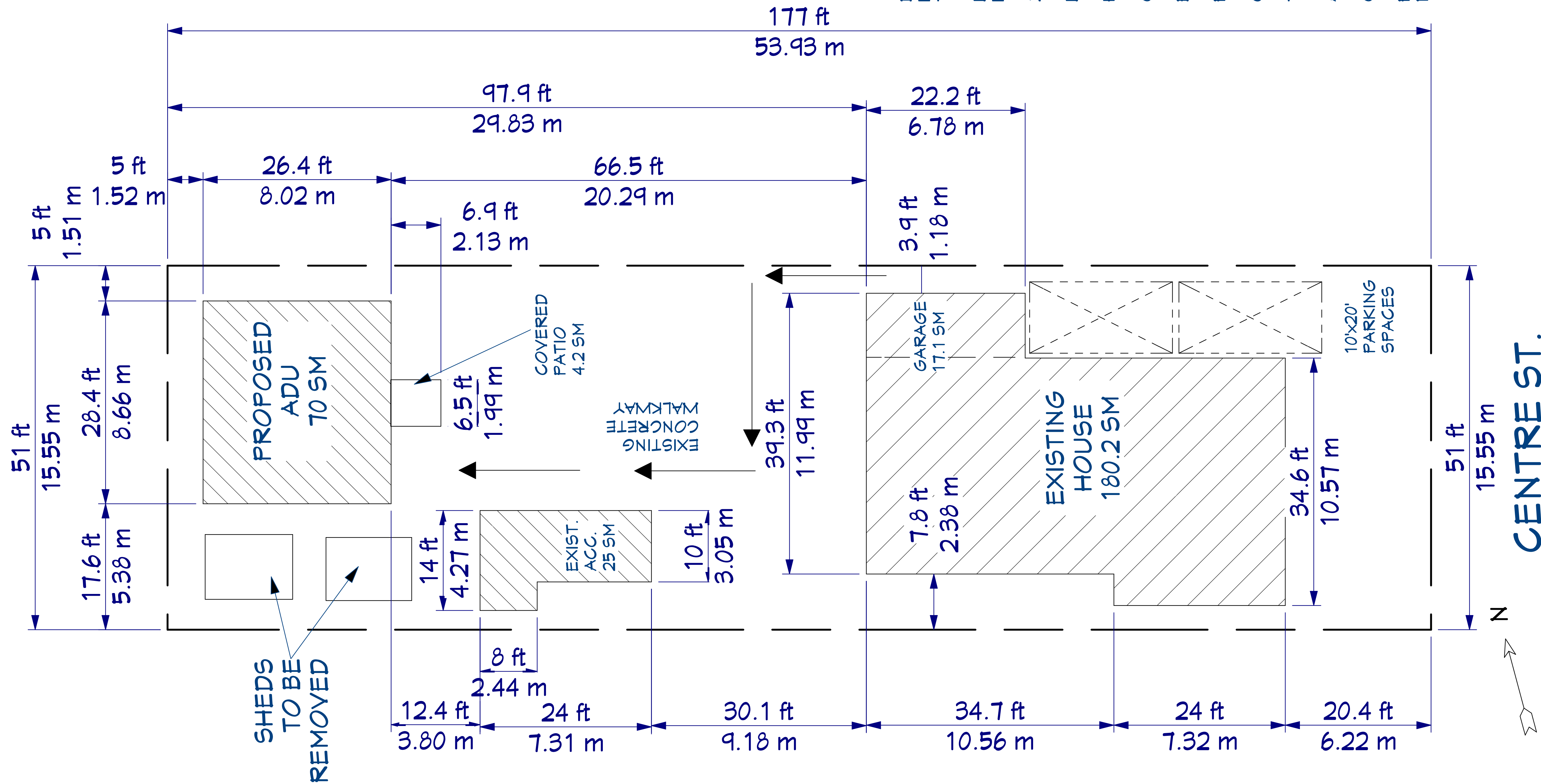




DIMENSIONS ARE FIELD MEASUREMENTS
IF MORE ACCURACY IS REQUIRED
THEN OBTAIN A LEGAL SURVEY

LOT GRADING PLAN BY SURVEYOR
IF REQUIRED

ZONING: R1,1

LOT: 838.3 SM

HOUSE: 180.2 SM = 21.5%

GARAGE: 17.1 SM = 20%

EXIST. ACC.: 25 SM = 3%

PROPOSED ADU: 70 SM = 8.3%

COVERED PATIO: 4.2 SM

TOTAL COVERAGE: 296.5 SM = 35.4%

ADU HEIGHT: 4.3 M

GRADING: UNCHANGED - FLAT

PARKING: SPACE FOR 2 VEHICLES
NO CURB CUT REQ'D.



PAUL PETERSON BCIN DESIGNER
3777 Riverside Drive E., Windsor, Ontario N8Y4W6
(226) 344-5772 www.BCINdesigner.com
*HOUSES, HOMES, GARAGES, ADDITIONS,
ADU'S, CUSTOM ARCHITECTURAL DESIGN
over 20 years experience!*

07			
06			
05			
04	D	REVISED SITE PLAN	25/05/27
03	C	BATHROOM FIXTURE CHANGES	25/04/20
02	B	WINDOW LOCATION CHANGES & SITE PLAN DIMENSIONS ADDED	25/04/19
01	A	PERMIT APPLICATION	25/04/05
NO.	LETTER	REVISION LEVEL	DATE YMD

PROPERTY OWNER:
LISA & MIKE GIRARD
205 CENTRE ST.,
ESSEX, ONT., N8M 1R1

519-566-7044
justsomegirl18@yahoo.com

GENERAL CONTRACTOR:

PROJECT DESCRIPTION:
NEW CONSTRUCTION - DETACHED ADU,
2 BEDROOM

BUILDING SITE:
205 CENTRE ST.,
ESSEX, ONT., N8M 1R1

DRAWING TITLE:

SITE PLAN

NOTE:

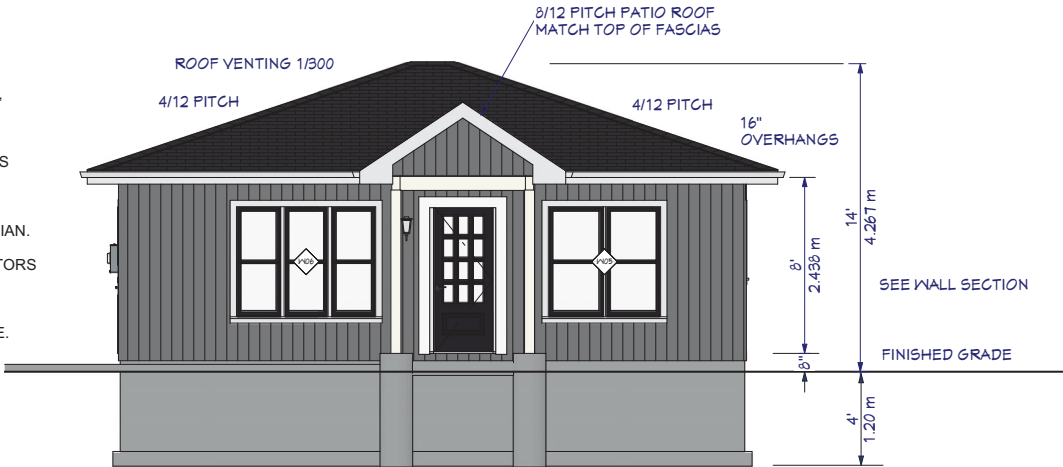
- DO NOT SCALE DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CHECK & ENSURE THAT ALL MEASUREMENTS & DIMENSIONS & CONDITIONS ARE VERIFIED ON THE JOB SITE PRIOR TO QUOTING & CONSTRUCTION.
- CONSULT WITH ALL TRADES: SURVEYOR, FOUNDATION, CARPENTRY, HEATING & COOLING, PLUMBING, ELECTRICAL, WINDOWS & DOORS, ROOFING, CABINET, STAIRCASE TRADES & ANY OTHER APPLICABLE TRADE PRIOR TO CONSTRUCTION.
- ANY AND ALL DISCREPANCIES AND ADVERSE CONDITIONS ARE TO BE REPORTED TO THE GENERAL CONTRACTOR AND DESIGNER PRIOR TO CONSTRUCTION.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE HOME OWNER & DESIGNER, COPYRIGHT.

DATE: YMD	25/04/05	A-3 B-2 C-5	
BUILDER: SANTAROSSA			
TARIOR: NOT APPLICABLE			
DESIGNER:	PAUL PETERSON BCIN 22417 paul.peterson.bcin@gmail.com Cell: 226-344-5772	A. DETAIL NO. B. LOCATION SHEET C. DETAILED ON	
FIRM:	PAUL PETERSON BCIN DESIGNER BCIN 12115		
JOB NUMBER:	SCALE AS SHOWN ON EACH INDIVIDUAL SHEET. PRINT FOR FILE ONTO ARCH D SIZE PAPER. 20"X30" FOR PROPER ILLUSTRATION.	8	D
516		SHEET #	REVISION

VERTICAL VINYL SIDING
FIBERGLASS/ ASPHALT SHINGLES
ALUMINUM SOFFITS, FASCIA, GUTTERS,
VINYL WINDOWS, METAL FLASHING, CAULKING,
POURED CONCRETE FOUNDATION WALLS,
RADIANT HEATED CONCRETE SLAB FLOOR
WITH RESILIENT FINISHED FLOORING,
APPROPRIATE LIGHTING, 8 FT CEILING HEIGHTS

SEWAGE @ WATER TO BE CONNECTED TO
EXISTING HOUSE BY LICENSED PLUMBER,
NEW ELECTRICAL FEED & METER BY ELECTRICIAN.
HEATING BY LICENSED CONTRACTOR.
PLUMBING, ELECTRICAL & HEATING CONTRACTORS
TO PROVIDE THEIR OWN DESIGN.

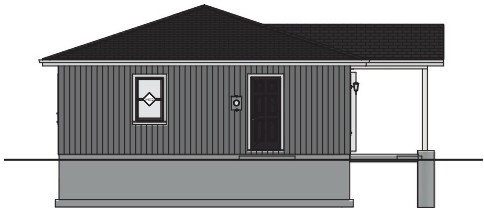
GRADING PLAN BY SURVEYOR IF REQUESTED.
PATIO ROOF WILL REQUIRE A MINOR VARIANCE.



E-1 FRONT ELEVATION

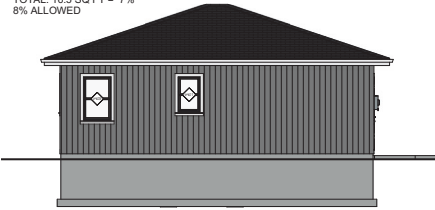
LIMITING DISTANCE 4'
EXPOSED WALL 243 SQ FT
W01 6.5
W03 10 SQ FT
TOTAL: 16.5 SQ FT - 7%
8% ALLOWED

SCALE: 3/16" = 1'-0"



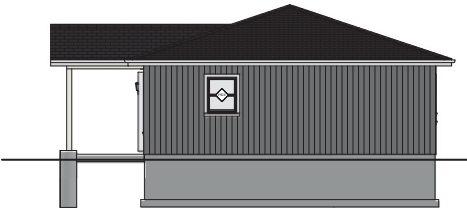
E-2 LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



E-3 REAR ELEVATION

SCALE: 3/16" = 1'-0"



E-4 RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	2260	1	1	2260 R IN	26"	80"	26"X82 1/2"	HINGED-DOOR F04	2X6X31" (2)	1 3/8"
D02	2660	1	1	2660 R	30"	80"	62"X82 1/2"	POCKET-DOOR F04	2X6X45" (2)	1 3/8"
D03	2660	1	1	2660 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR F04	2X6X35" (2)	1 3/8"
D04	2660	1	1	2660 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR F04	2X6X35" (2)	1 3/8"
D05	2660	1	1	2660 L EX	32"	80"	34"X85"	EXT. HINGED-DOOR F04	2X6X31" (2)	1 3/4"
D06	2660	1	1	2660 L IN	32"	80"	34"X82 1/2"	HINGED-DOOR F04	2X6X31" (2)	1 3/8"
D07	2660	1	1	2660 R EX	32"	80"	34"X85"	EXT. HINGED-DOOR E14	2X6X31" (2)	1 3/4"
D08	2660	1	1	2660 R IN	42"	80"	44"X82 1/2"	SLIDER-DOOR F04	2X6X41" (2)	1 3/8"
D09	2660	2	1	2660 R IN	60"	80"	62"X82 1/2"	SLIDER-DOOR F04	2X6X45" (2)	1 3/8"

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS DESCRIPTION	HEADER	AREA ACTUAL (SQ FT)	TOP	ROOM NAME	BOTTOM
W01	2033DH	1	1	2033DH	24"	34"	29"X40"	DOUBLE HUNG	2X6X28" (2)	6.5	30"	BATH	41"
W02	2640DH	1	1	2640DH	30"	42"	31"X49"	DOUBLE HUNG	2X6X34" (2)	10.0	30"	BEDROOM 1	32"
W03	2640DH	1	1	2640DH	30"	42"	31"X49"	DOUBLE HUNG	2X6X34" (2)	10.0	30"	BEDROOM 2	32"
W04	2633DH	1	1	2633DH	32"	34"	33"X40"	DOUBLE HUNG	2X6X36" (2)	8.67	30"	GREAT ROOM	41"
W05	3150MU	1	1	3150	61 1/4"	60"	62 1/4"X61"	MULLED UNIT	2X6X65 1/4" (2)	23.52	30"	GREAT ROOM	20"
W06	6450MU	1	1	6450	76"	60"	77"X61"	MULLED UNIT	2X6X60" (2)	31.66	30"	GREAT ROOM	20"
TOTALS:										92.35			

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07			
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PROPERTY OWNER:
LISA & MIKE GIRARD
205 CENTRE ST.
ESSEX, ONT., N8M 1R1

519-566-7044
justsomemg118@yahoo.com

GENERAL CONTRACTOR:

PROJECT DESCRIPTION:
NEW CONSTRUCTION - DETACHED ADU,
2 BEDROOM

BUILDING SITE:
205 CENTRE ST.,
ESSEX, ONT., N8M 1R1

DRAWING TITLE:

ELEVATIONS 2D
WINDOWS & DOORS

NOTE:
DO NOT SCALE DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY & RE-VERIFY THAT ALL MEASUREMENTS & CONDITIONS ARE VERIFIED ON THE JOB. ALL PERMITS TO CONSTRUCT & ZONING REQUIREMENTS.
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PLUMBING, ELECTRICAL, HEATING & COOLING, ROOFING, GUTTERS, ASPHALT & CONCRETE, FLOORING, PAINTING, ETC. ARE TO BE COMPLETED BY THE GENERAL CONTRACTOR. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY & RE-VERIFY THAT ALL MEASUREMENTS & CONDITIONS ARE VERIFIED ON THE JOB. ALL PERMITS TO CONSTRUCT & ZONING REQUIREMENTS.
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DATE YMD: 25/04/05

BUILDER: SANTAROSSA

TAXIDOR: NOT APPLICABLE

DESIGNER: PAUL PETERSON BCIN DESIGNER

DATE YMD: 25/04/05

JOB NUMBER: 516

SCALE: AS SHOWN ON SHEET. PRINT FOR ALL. DO NOT SCALE. DO NOT SCALE. DO NOT SCALE.

A-3
B-2 C-5

A. DETAIL NO.

B. LOCATION SHEET

C. DETAILED ON

3 C

SHEET #

REVISION