



① 3D View 1



② 3D View 2



③ 3D View 3



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SEAL

PROJECT:
**208 TANBARK ROAD,
 NIAGARA-ON-THE-LAKE**

Project number: 2025-07
 Date: JUNE, 2026
 ISSUED FOR: Zoning Submission

ARCHITECTURAL DESIGN
 CONTEMPO STUDIO

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 Toronto, Ontario M8Z 1P7
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CONTRACTOR

STRUCTURAL ENGINEERS

HVAC CONSULTANT

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A1.2	LOT COVERAGE & GFA DIAGRAMS
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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABUNJI  45250
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.

CONTEMPO STUDIO 46972
 FIRM NAME BCIN

PROPOSED 2-STORY DWELLING
 AT
**208 TANBARK ROAD,
 NIAGARA-ON-THE-LAKE**

COVER PAGE

Project number: 2025-07
 Rev. no.:
 Scale:
 Date: JUNE, 2026
 Drawn by: J.T.
 Approved by: M.Z.

Drawing number:

A0

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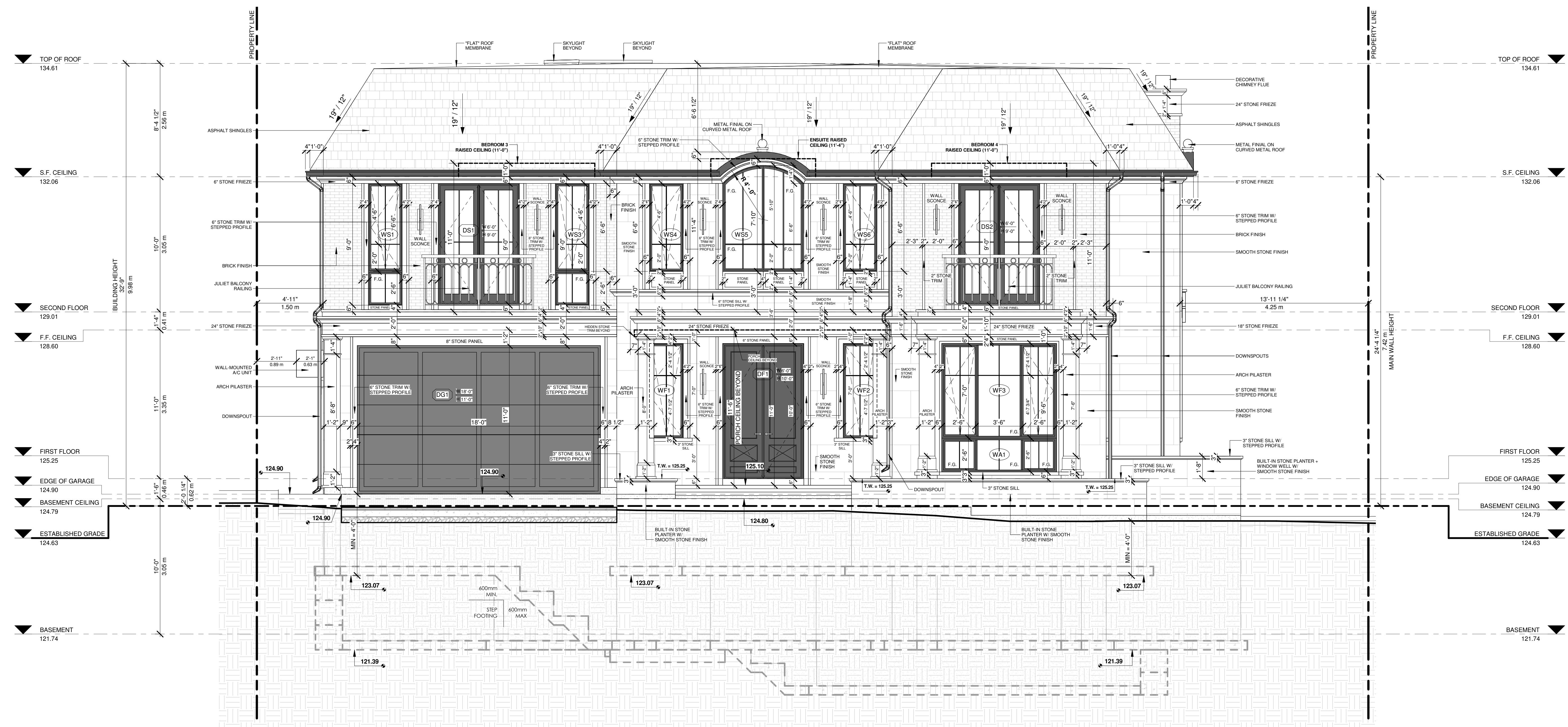
QUALIFICATION INFORMATION	
Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.	
NAME	SIGNATURE
MARIN ZABZUNI	<i>[Signature]</i>
	45250
	BCIN
REGISTRATION INFORMATION	
Required unless design is exempt under 3.2.4.7, Division C of the Ontario Building Code.	
FIRM NAME	46972
	BCIN

PROPOSED 2-STORY DWELLING
 AT
**208 TANBARK ROAD,
 NIAGARA-ON-THE-LAKE**

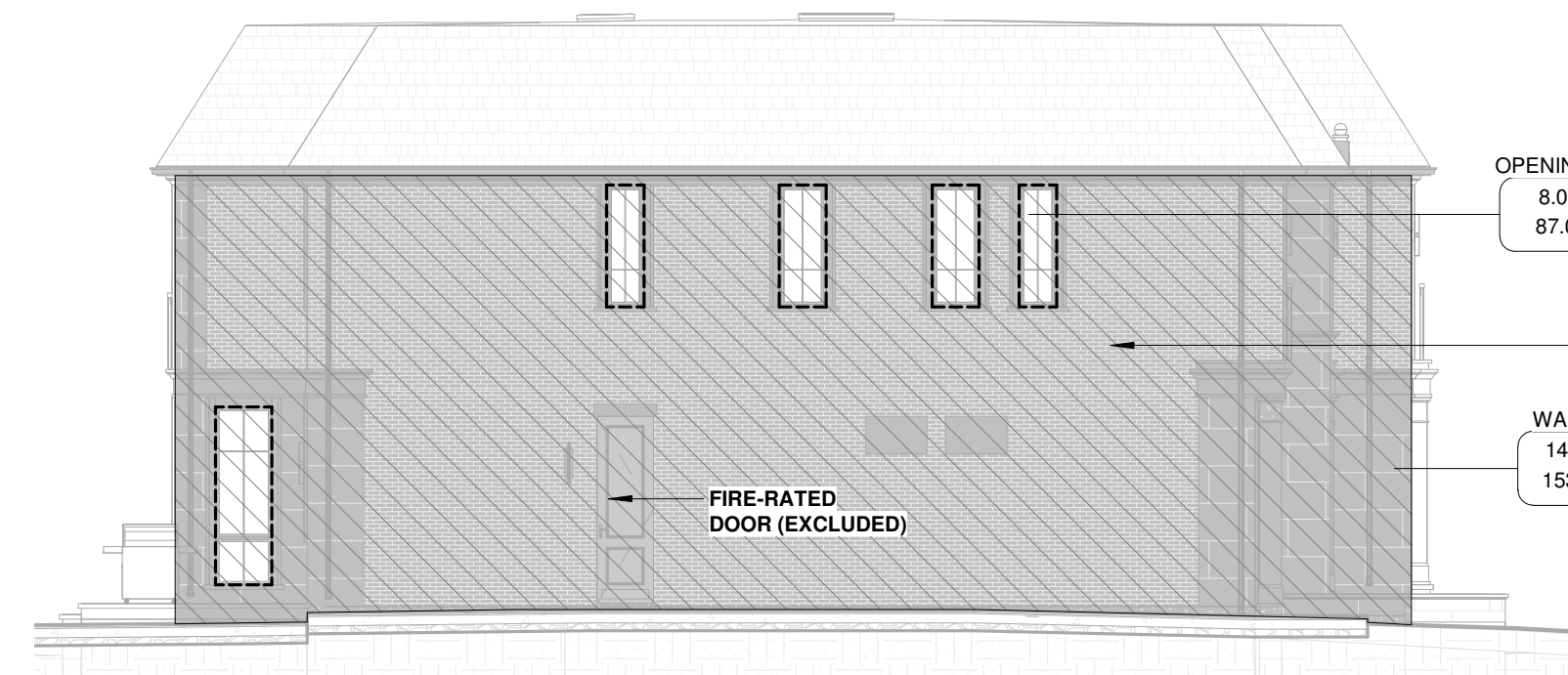
FRONT (EAST) ELEVATION

Project number:	2025-07
Rev. no.:	
Scale:	1/4" = 1'-0"
Date:	JUNE, 2026
Drawn by:	J.T.
Approved by:	M.Z.

Drawing number: **A6**



1 FRONT (EAST) ELEVATION
 1/4" = 1'-0"



UNPROTECTED OPENING CALCULATION AS PER 9.10.15.4
LEFT ELEVATION - TOTAL EXPOSED WALL FACE METHOD

TOTAL WALL AREA OF EXPOSED BUILDING FACE = 1539.01 ft² (142.98m²)
LIMITING DISTANCE = 1.50m

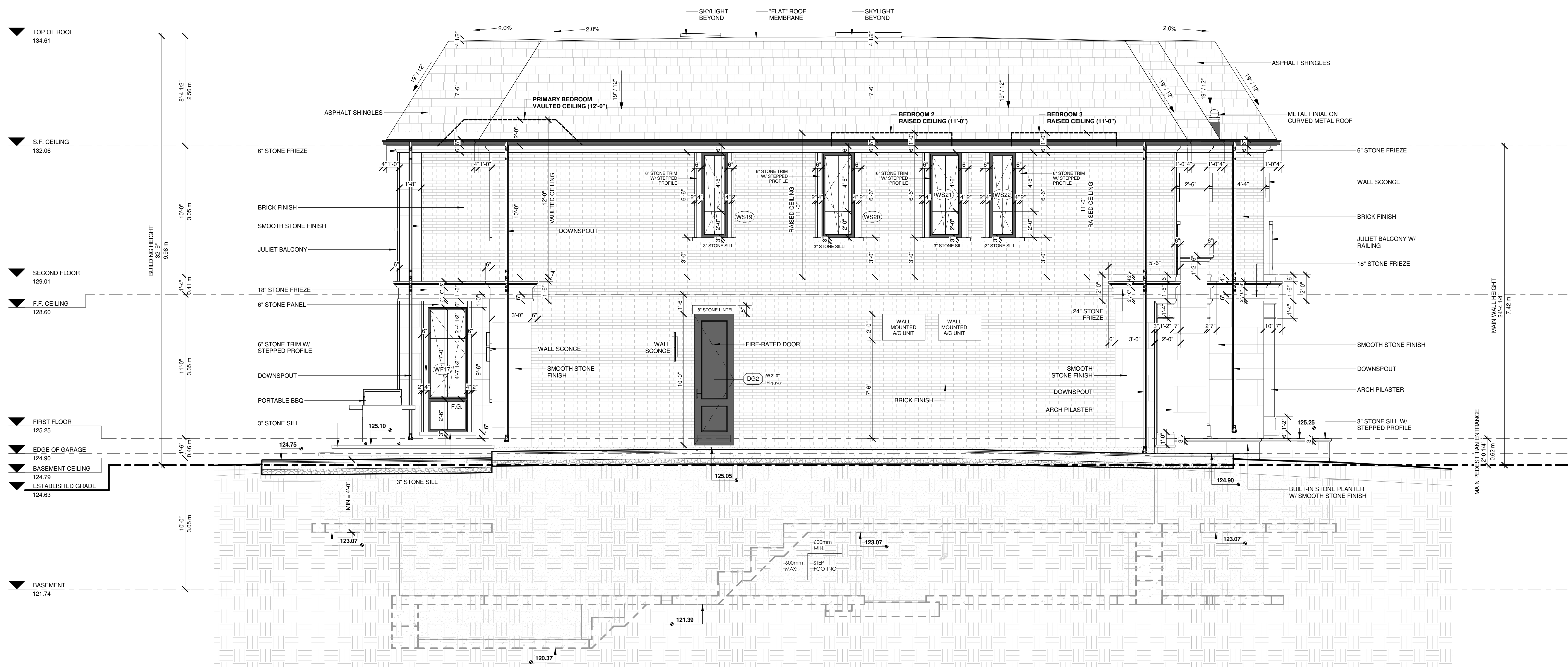
TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 1539.01 ft² (142.98m²), LD = 1.50m)
EXTRAPOLATED MAX ALLOWED UNPROTECTED OPENING = 7.00%

ALLOWABLE UPO AREA = 1539.01 ft² (142.98m²) @ 7.00% = 107.73 ft² (10.01m²)

TOTAL EXPOSED WINDOW AREA PROPOSED (ENTIRE OPENING INCLUDING THE FRAMES)
= 87.00 ft² (8.08 m²)

20.73ft² (1.93m²) UNDER THE MAX ALLOWED

② UPO CALCULATION - LEFT ELEVATION
1" = 10'-0"



① LEFT (SOUTH) ELEVATION
1/4" = 1'-0"

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MARIN ZABZUNI SIGNATURE 46250 BCIN

REGISTRATION INFORMATION
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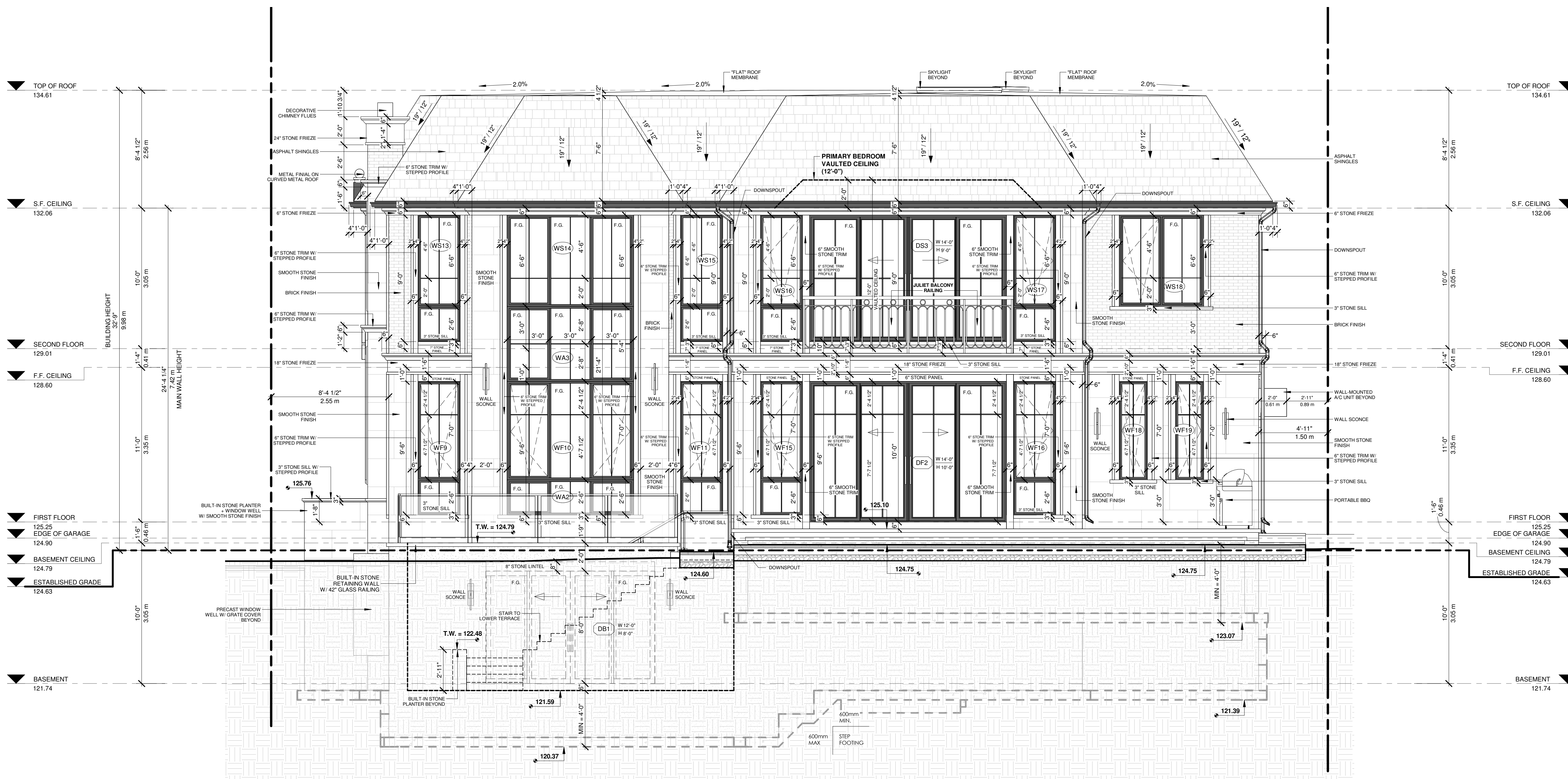
CONTEMPO STUDIO 46972 BCIN

PROPOSED 2-STOREY DWELLING
AT
208 TANBARK ROAD,
NIAGARA-ON-THE-LAKE

LEFT (SOUTH) ELEVATION

Project number: 2025-07
Rev. no.: As indicated
Scale: JUNE, 2026
Date: J.T.
Drawn by: M.Z.
Approved by:

Drawing number: **A7**



1 REAR (WEST) ELEVATION
1/4" = 1'-0"

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MARIN ZABZUNI *Marin Zabzuni* 45250
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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CONTEMPO STUDIO 46972
FIRM NAME BCIN

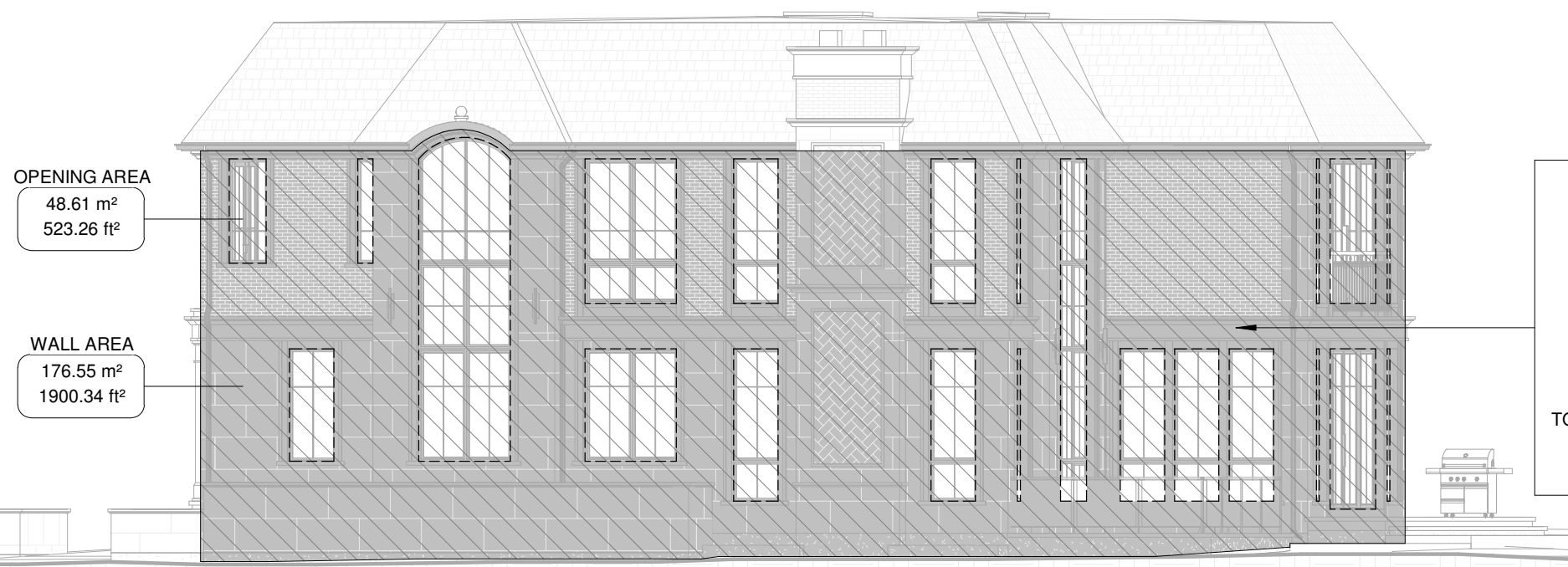
PROPOSED 2-STOREY DWELLING
AT
208 TANBARK ROAD,
NIAGARA-ON-THE-LAKE

REAR (WEST) ELEVATION

Project number: 2025-07
Rev. no.:
Scale: 1/4" = 1'-0"
Date: JUNE, 2026
Drawn by: J.T.
Approved by: M.Z.

Drawing number:

A8



OPENING AREA
48.61 m²
523.26 ft²

WALL AREA
176.55 m²
1900.34 ft²

UNPROTECTED OPENING CALCULATION AS PER 9.10.15.4
RIGHT ELEVATION - TOTAL EXPOSED WALL FACE METHOD

TOTAL WALL AREA OF EXPOSED BUILDING FACE = 1900.34 ft² (176.55 m²)

LIMITING DISTANCE = 12.53m

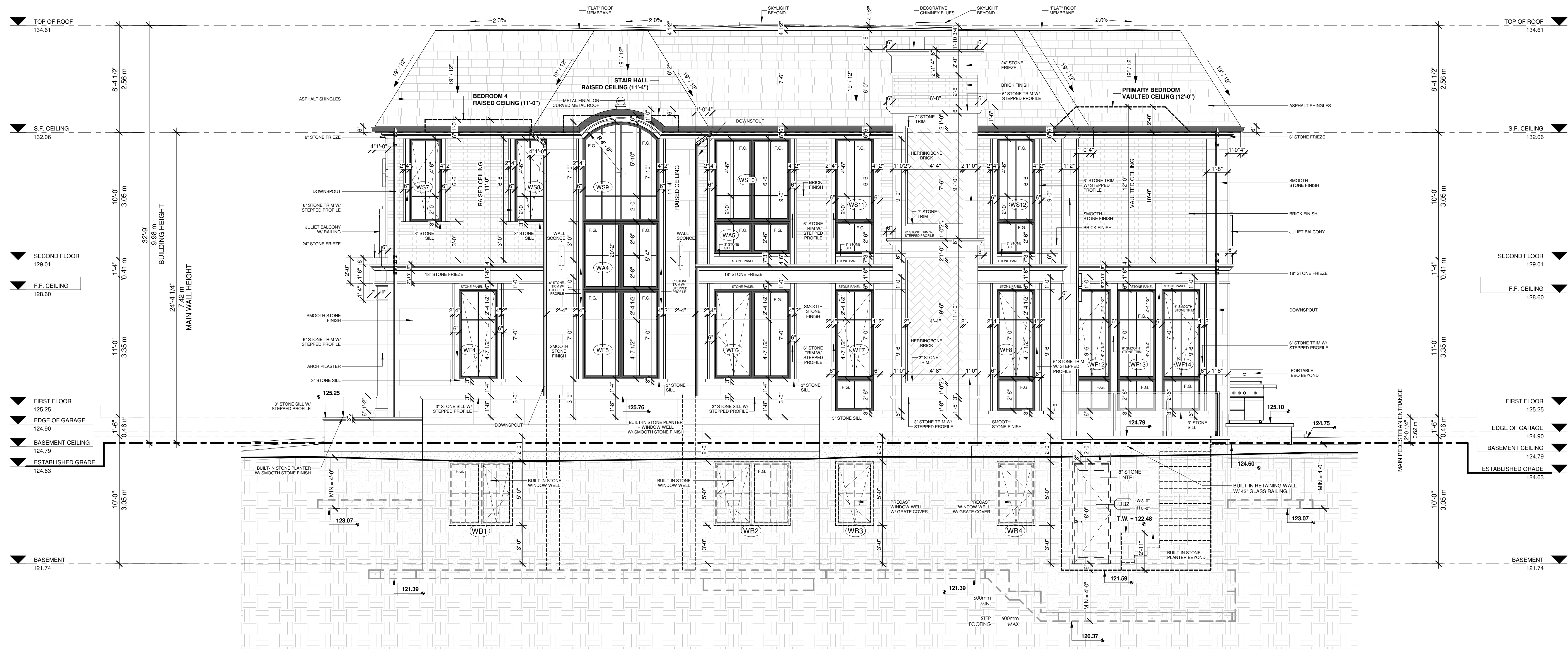
TABLE 9.10.15.4 (WITH TOTAL WALL AREA = 1900.34 ft² (176.55 m²), LD = 12.53m)
EXTRAPOLATED MAX ALLOWED UNPROTECTED OPENING = 50.59%

ALLOWABLE UPO AREA = 1900.34 ft² (176.55 m²) @ 50.59% = 956.63 ft² (88.87m²)

TOTAL EXPOSED WINDOW AREA PROPOSED (ENTIRE OPENING INCLUDING THE FRAMES) = 523.26 ft² (48.61 m²)

433.37 ft² (40.26 m²) UNDER THE MAX ALLOWED

② UPO CALCULATION - RIGHT ELEVATION
1" = 10'-0"



① RIGHT (NORTH) ELEVATION
1/4" = 1'-0"

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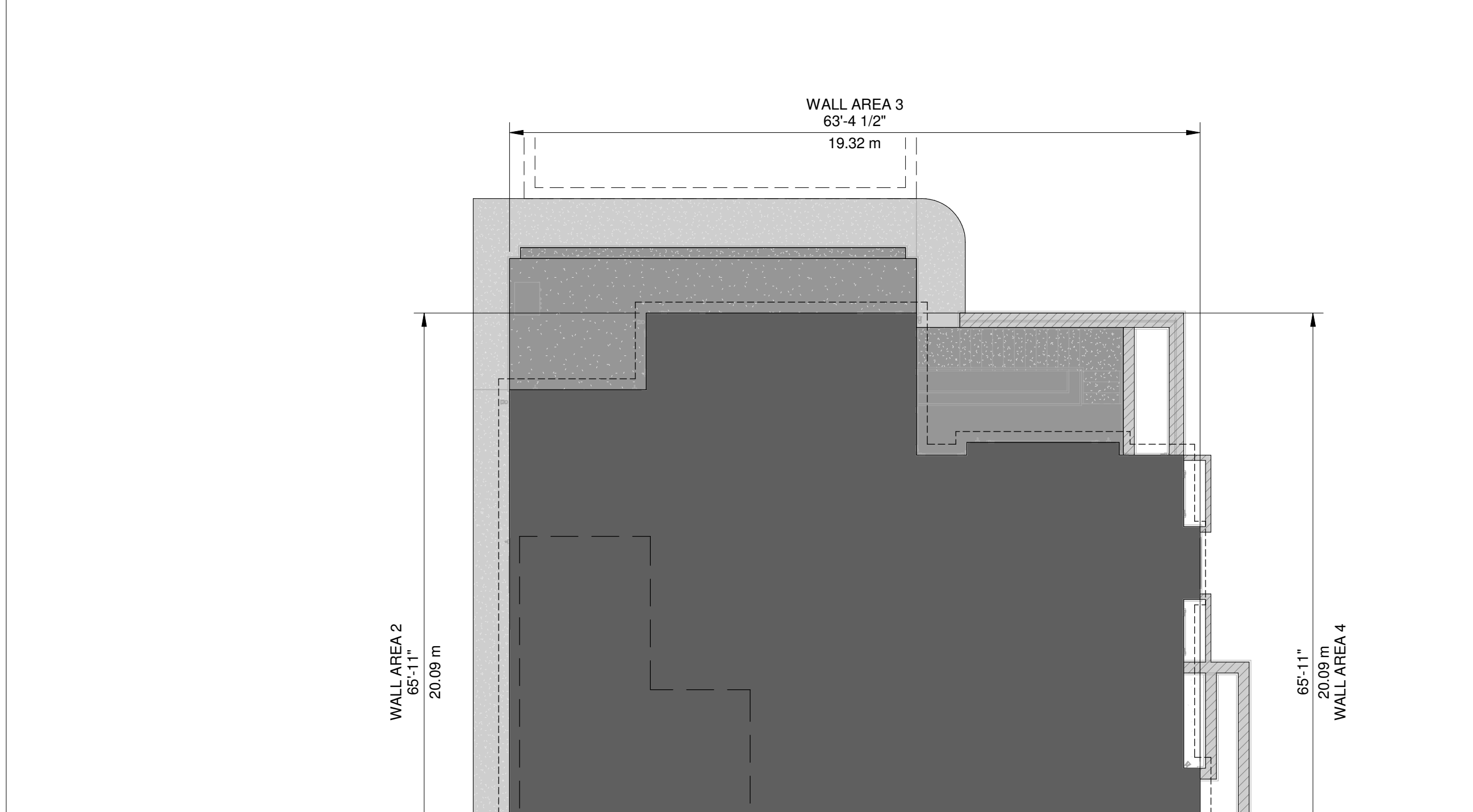
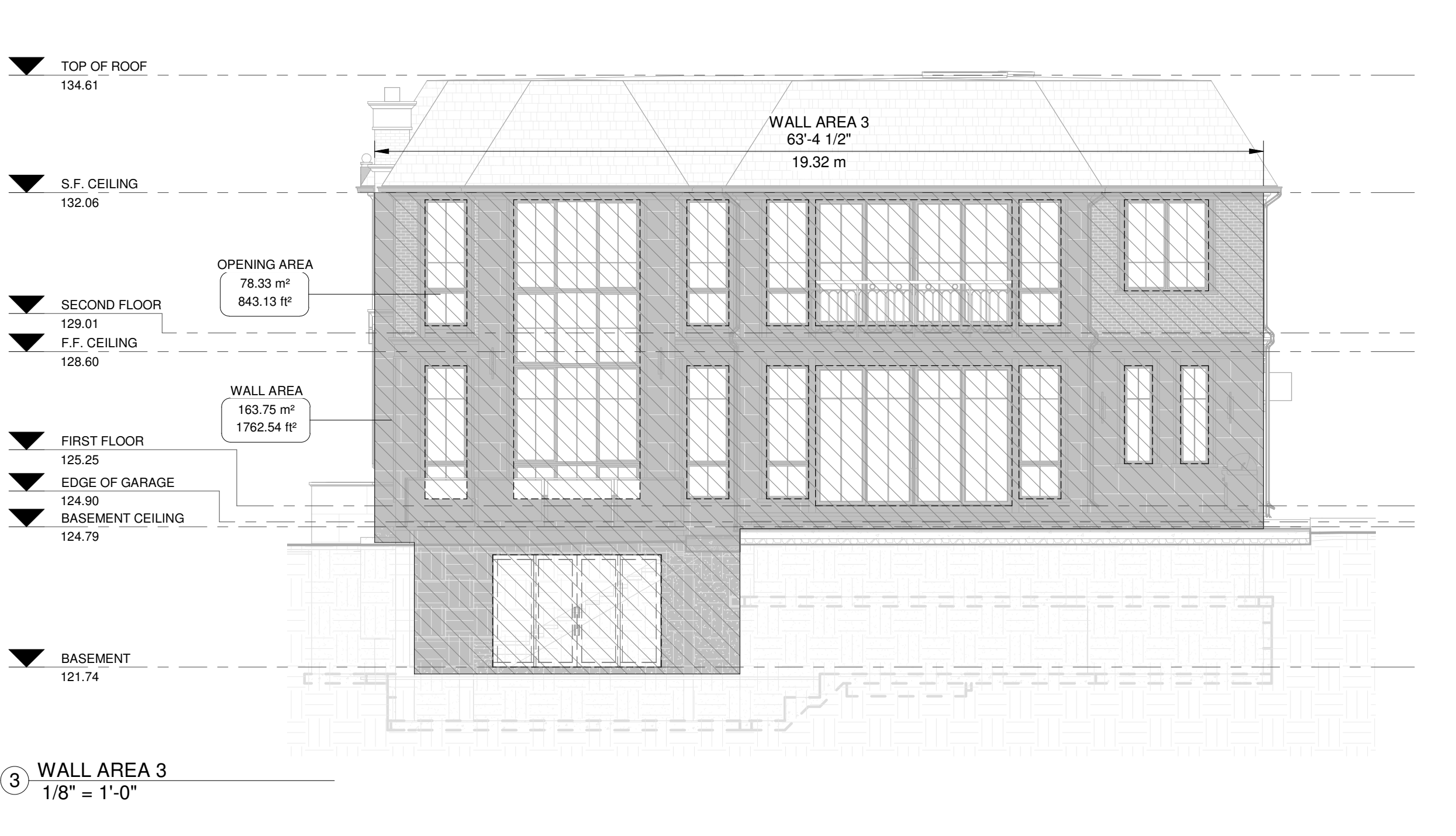
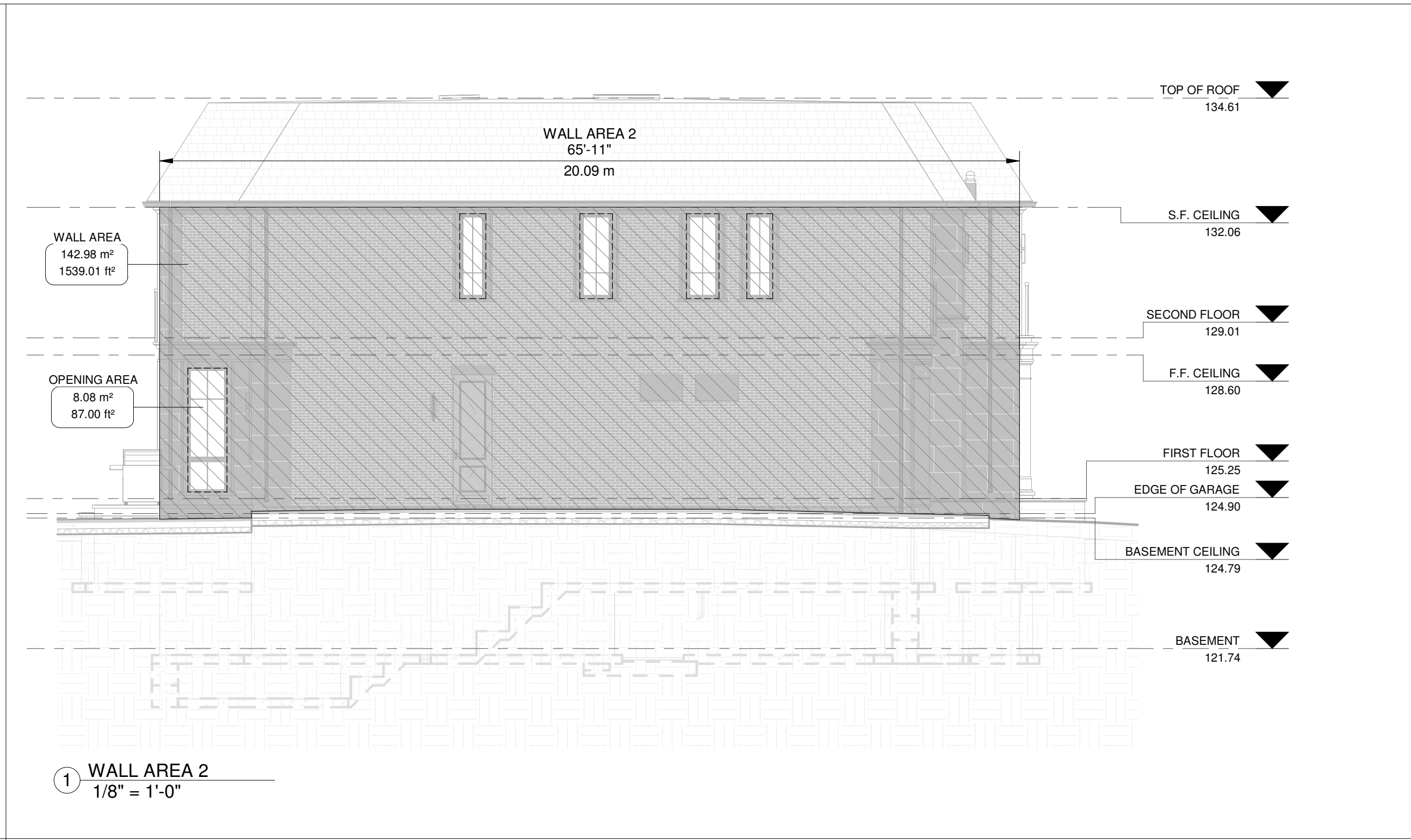
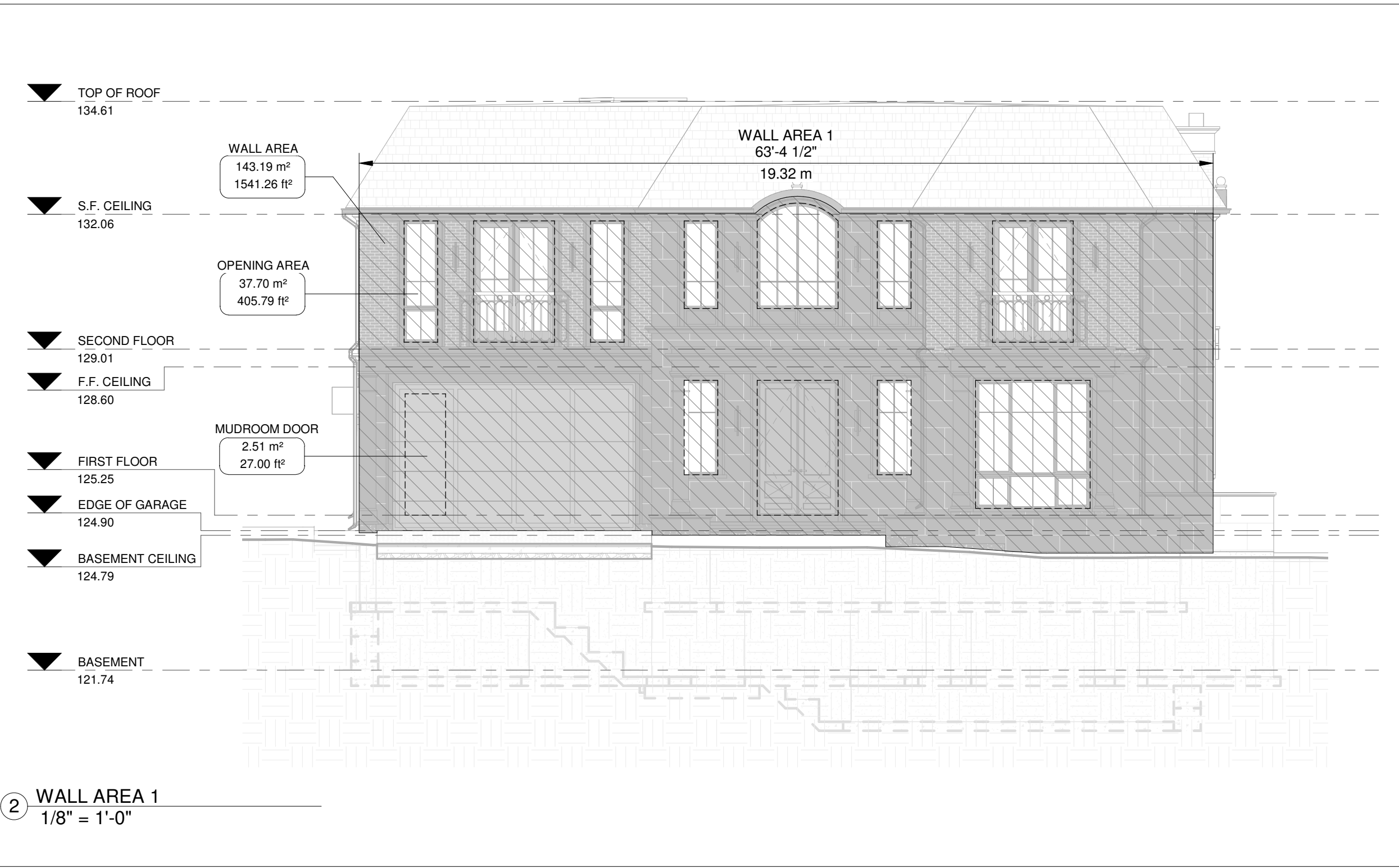
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NAME REGISTRATION INFORMATION

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CONTEMPO STUDIO 46972 BCIN
FIRM NAME

PROPOSED 2-STORY DWELLING
AT
208 TANBARK ROAD,
NIAGARA-ON-THE-LAKE
RIGHT (NORTH) ELEVATION

Project number: 2025-07
Rev. no.: As indicated
Scale: JUNE, 2026
Date: J.T.
Drawn by: M.Z.
Approved by:

Drawing number: **A9**



TOTAL WALL AREA = 636.88 m²
 TOTAL OPENING AREA = 179.90 m²
 TOTAL OPENING % = 28.24%

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MARIN ZABZUNI SIGNATURE 46250 BCIN
 NAME

REGISTRATION INFORMATION
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CONTEMPO STUDIO 46972 BCIN
 FIRM NAME

PROPOSED 2-STORY DWELLING
 AT
**208 TANBARK ROAD,
 NIAGARA-ON-THE-LAKE**

ELEVATION AREAS (FOR HVAC USE ONLY)

Project number: 2025-07
 Rev. no.: As indicated
 Scale: JUNE, 2026
 Date: J.T.
 Drawn by: M.Z.
 Approved by:

Drawing number: **A12**