

1. THESE DRAWINGS MUST BE CHECKED BY THE OWNER OR CONTRACTOR.
2. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
4. DO NOT SCALE THE DRAWINGS.



SEAL:

BCIN:

| REVISION SCHEDULE | | |
|-------------------|----------------|-----------|
| REV | ISSUED FOR | DATE |
| 1 | MINOR VARIANCE | 2023-4-11 |
| | | |
| | | |
| | | |

PROJECT:

LAND RESIDENCE

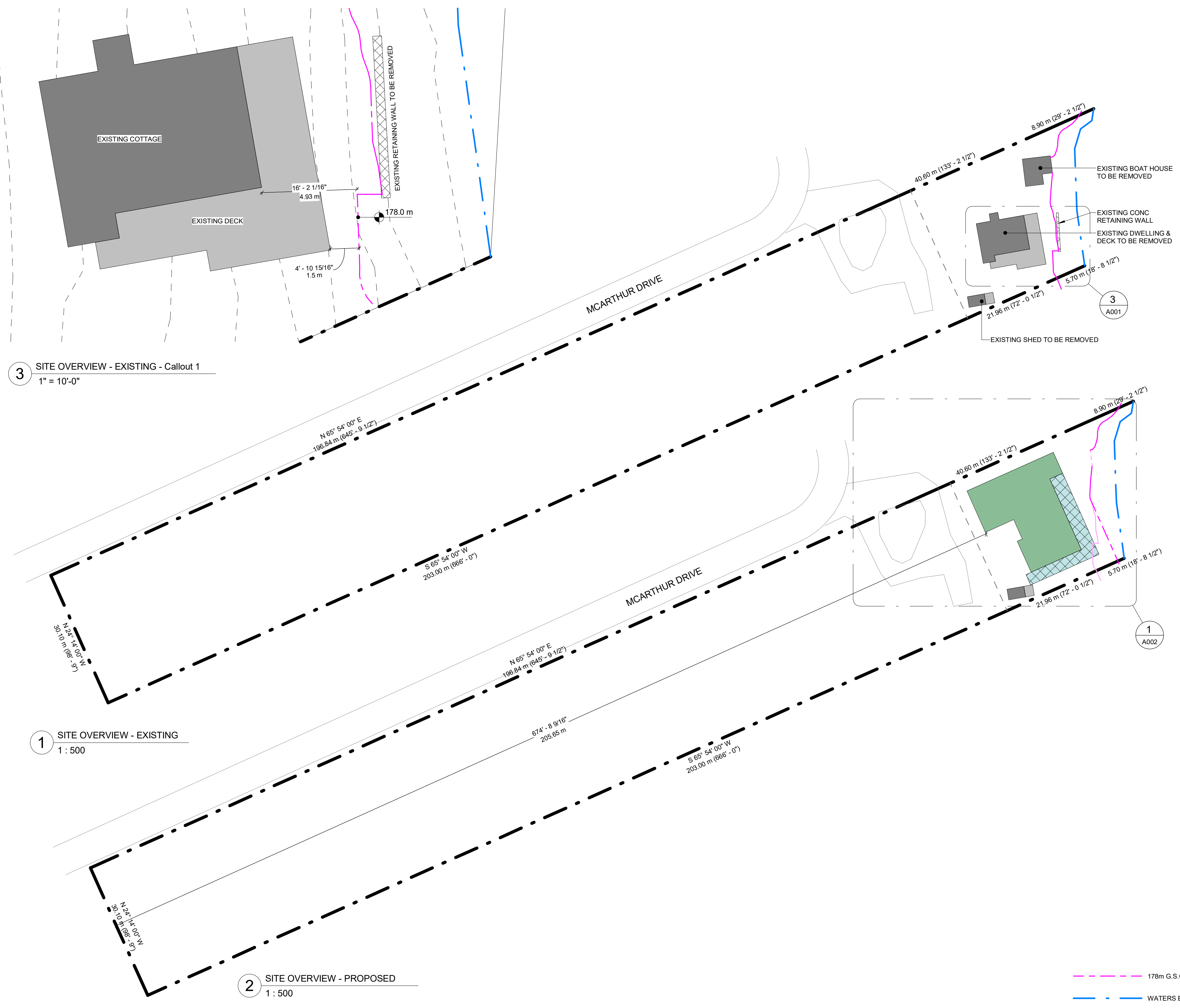
93 McArthur Dr, Penetanguishene, ON L9M 1X3

TITLE:

SITE OVERVIEW - EXISTING & PROPOSED

A001

Scale: As Indicated



3 SITE OVERVIEW - EXISTING - Callout 1
1" = 10'-0"

1 SITE OVERVIEW - EXISTING
1 : 500

2 SITE OVERVIEW - PROPOSED
1 : 500

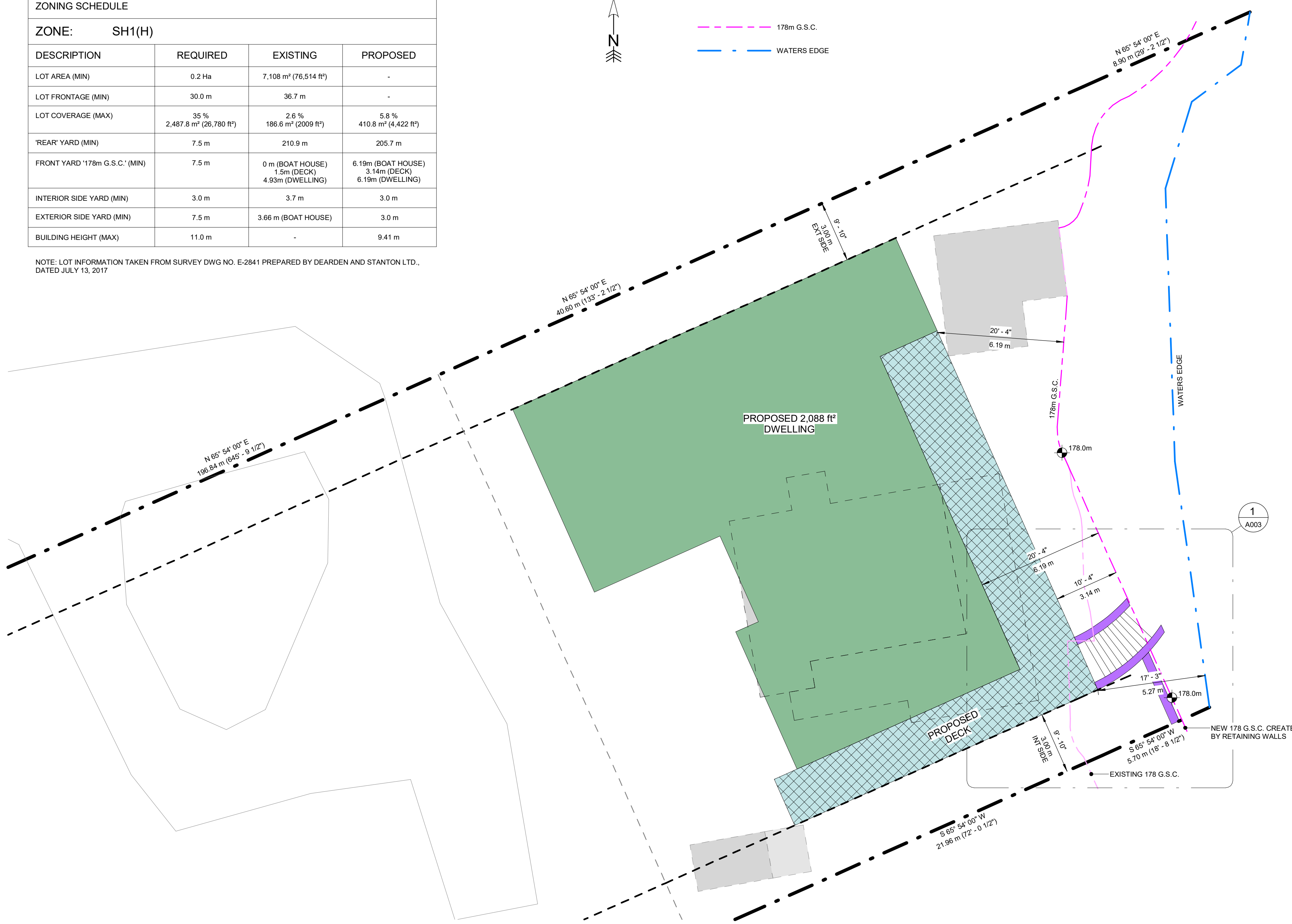
--- 178m G.S.C.
- - - WATERS EDGE

| ZONING SCHEDULE | | | |
|--------------------------------|--|---|--|
| ZONE: SH1(H) | | | |
| DESCRIPTION | REQUIRED | EXISTING | PROPOSED |
| LOT AREA (MIN) | 0.2 Ha | 7,108 m ² (76,514 ft ²) | - |
| LOT FRONTAGE (MIN) | 30.0 m | 36.7 m | - |
| LOT COVERAGE (MAX) | 35 % 2,487.8 m ² (26,780 ft ²) | 2.6 % 186.6 m ² (2009 ft ²) | 5.8 % 410.8 m ² (4,422 ft ²) |
| 'REAR' YARD (MIN) | 7.5 m | 210.9 m | 205.7 m |
| FRONT YARD '178m G.S.C.' (MIN) | 7.5 m | 0 m (BOAT HOUSE) 1.5m (DECK) 4.93m (DWELLING) | 6.19m (BOAT HOUSE) 3.14m (DECK) 6.19m (DWELLING) |
| INTERIOR SIDE YARD (MIN) | 3.0 m | 3.7 m | 3.0 m |
| EXTERIOR SIDE YARD (MIN) | 7.5 m | 3.66 m (BOAT HOUSE) | 3.0 m |
| BUILDING HEIGHT (MAX) | 11.0 m | - | 9.41 m |

NOTE: LOT INFORMATION TAKEN FROM SURVEY DWG NO. E-2841 PREPARED BY DEARDEN AND STANTON LTD., DATED JULY 13, 2017



--- 178m G.S.C.
- - - WATERS EDGE



1 SITE LOCATION PLAN - PROPOSED
1" = 10'-0"

1. THESE DRAWINGS MUST BE CHECKED BY THE OWNER OR CONTRACTOR.
2. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
4. DO NOT SCALE THE DRAWINGS.

BMR PRO
BRAE-CON BUILDING SUPPLIES
ELMVALE | 705.322.2800 | WWW.BRAECON.CA

SEAL:

BCIN:

REVISION SCHEDULE

| REV | ISSUED FOR | DATE |
|-----|----------------|-----------|
| 1 | MINOR VARIANCE | 2023-4-11 |
| | | |
| | | |
| | | |

PROJECT:

LAND RESIDENCE

93 McArthur Dr., Penetanguishene, ON L9M 1X3

TITLE:

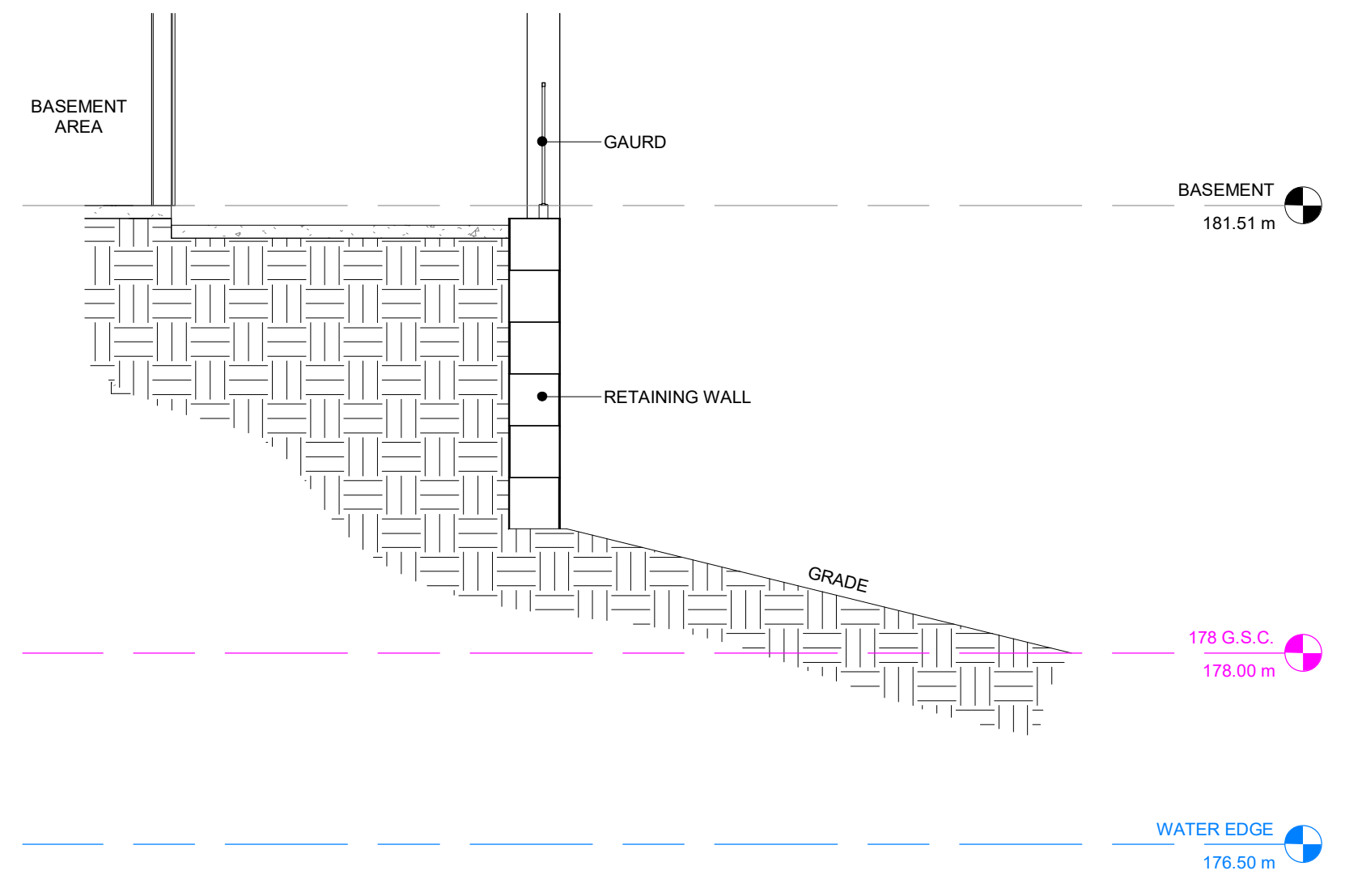
SITE LOCATION PLAN - PROPOSED

A002

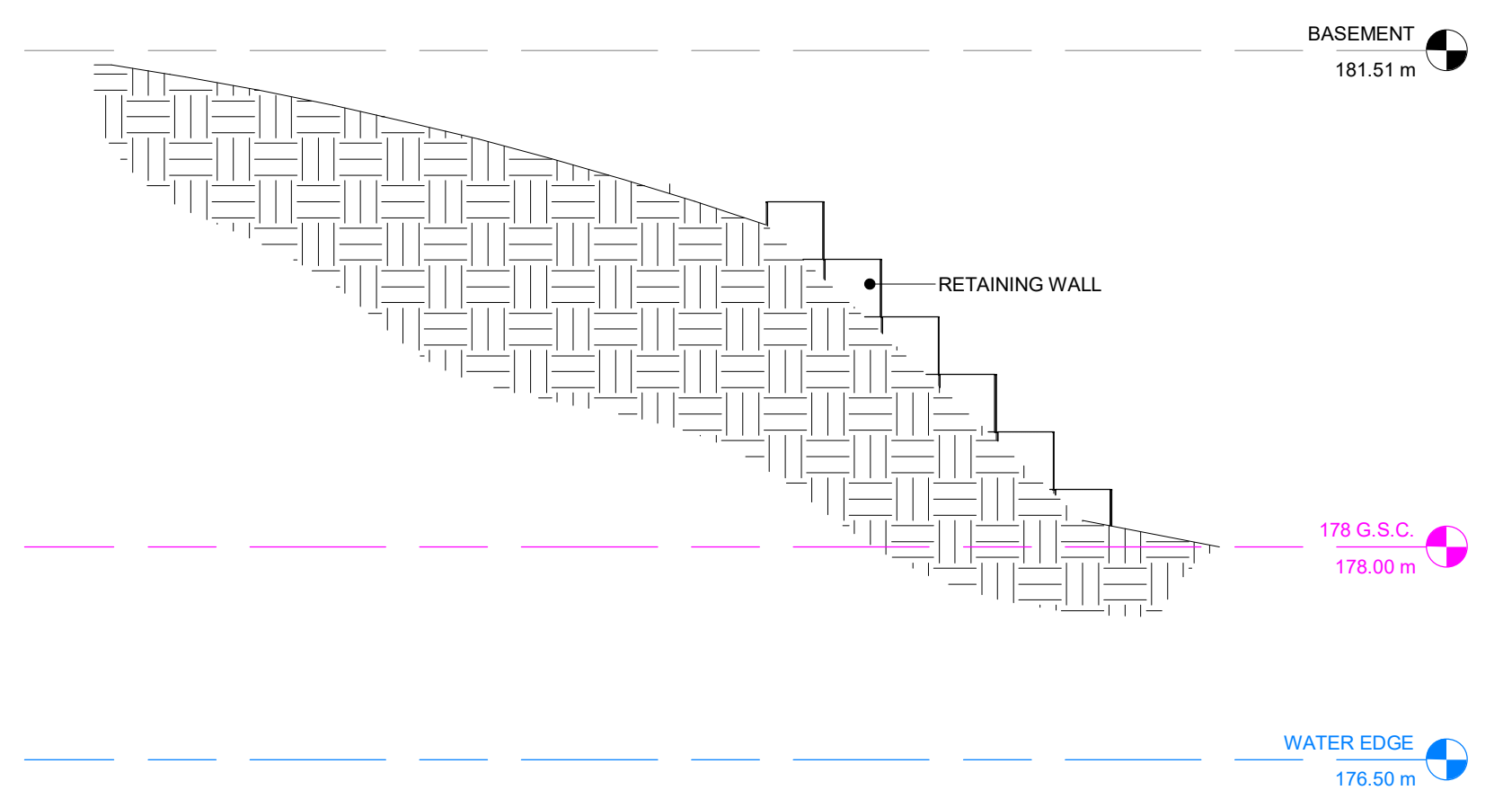
Scale: As Indicated



1 PROPOSED 178 G.S.C. PLAN
1/4" = 1'-0"



2 GRADE SECTION @ BASEMENT WALKOUT
1/4" = 1'-0"



3 GRADE SECTION @ RETAINING WALL
1/4" = 1'-0"

--- 178m G.S.C.
--- WATERS EDGE

1. THESE DRAWINGS MUST BE CHECKED BY THE OWNER OR CONTRACTOR.
2. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
4. DO NOT SCALE THE DRAWINGS.

BMR PRO
BRAE-CON BUILDING SUPPLIES
ELMVALE | 705.322.2800 | WWW.BRAECON.CA

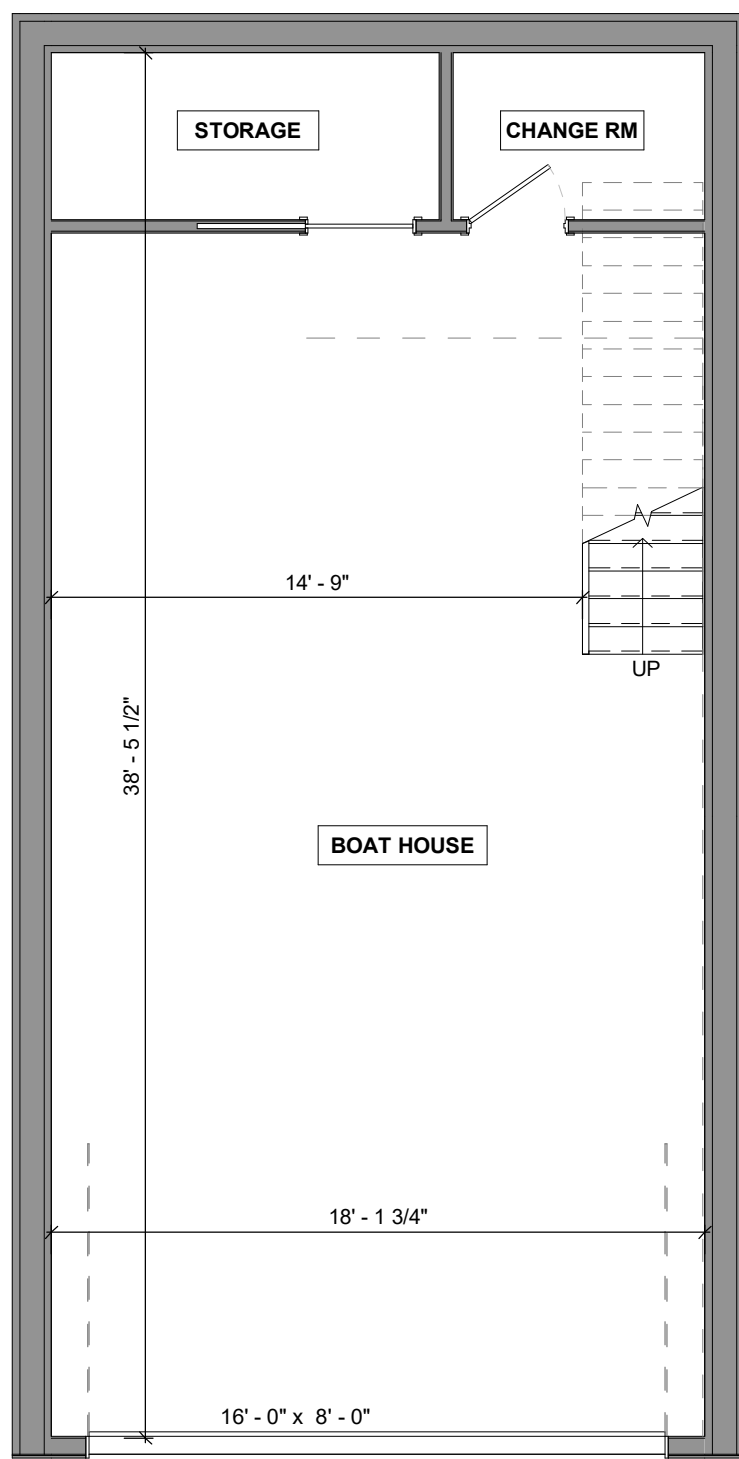
SEAL:

BCIN:

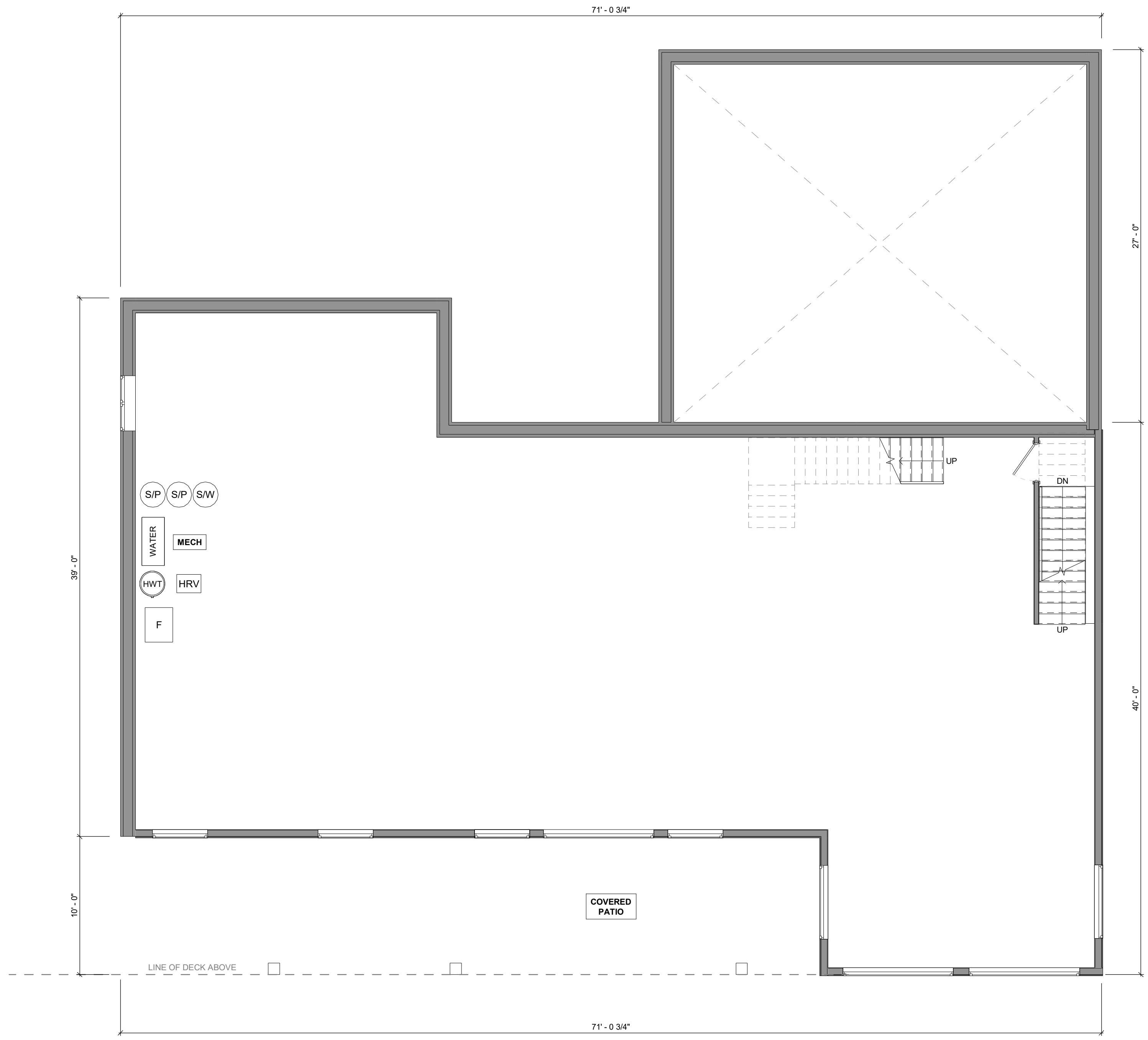
| REVISION SCHEDULE | | |
|-------------------|----------------|-----------|
| REV | ISSUED FOR | DATE |
| 1 | MINOR VARIANCE | 2023-4-11 |
| | | |
| | | |

PROJECT:
LAND RESIDENCE
93 McArthur Dr, Penetanguishene, ON L9M 1X3
TITLE:
PROPOSED SITE PLAN & DETAILS
A003
Scale: As Indicated

1. THESE DRAWINGS MUST BE CHECKED BY THE OWNER OR CONTRACTOR.
 2. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
 4. DO NOT SCALE THE DRAWINGS.



1 FLOOR PLAN - BOAT HOUSE
 3/16" = 1'-0"



2 FLOOR PLAN - BASEMENT
 3/16" = 1'-0"



SEAL:
 BCIN:

| REVISION SCHEDULE | | |
|-------------------|----------------|-----------|
| REV | ISSUED FOR | DATE |
| 1 | MINOR VARIANCE | 2023-4-11 |
| | | |
| | | |

PROJECT:
LAND RESIDENCE
 93 McArthur Dr, Penetanguishene, ON L9M 1X3

TITLE:
BASEMENT FLOOR PLAN

A102

Scale: As Indicated

1. THESE DRAWINGS MUST BE CHECKED BY THE OWNER OR CONTRACTOR.
2. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
4. DO NOT SCALE THE DRAWINGS.



SEAL:

BCIN:

REVISION SCHEDULE

| REV | ISSUED FOR | DATE |
|-----|----------------|-----------|
| 1 | MINOR VARIANCE | 2023-4-11 |
| | | |
| | | |

PROJECT:

LAND RESIDENCE

93 McArthur Dr, Penetanguishene, ON L9M 1X3

TITLE:

GROUND FLOOR PLAN

A103

Scale: As Indicated



1 FLOOR PLAN - MAIN FLOOR
3/16" = 1'-0"

1. THESE DRAWINGS MUST BE CHECKED BY THE OWNER OR CONTRACTOR.
2. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
4. DO NOT SCALE THE DRAWINGS.



1 FRONT (WEST) ELEVATION
3/16" = 1'-0"



2 REAR (EAST) ELEVATION
3/16" = 1'-0"



SEAL:

BCIN:

| REVISION SCHEDULE | | |
|-------------------|----------------|-----------|
| REV | ISSUED FOR | DATE |
| 1 | MINOR VARIANCE | 2023-4-11 |
| | | |
| | | |

PROJECT:

LAND RESIDENCE

93 McArthur Dr, Penetanguishene, ON L9M 1X3

TITLE:

FRONT & REAR ELEVATIONS

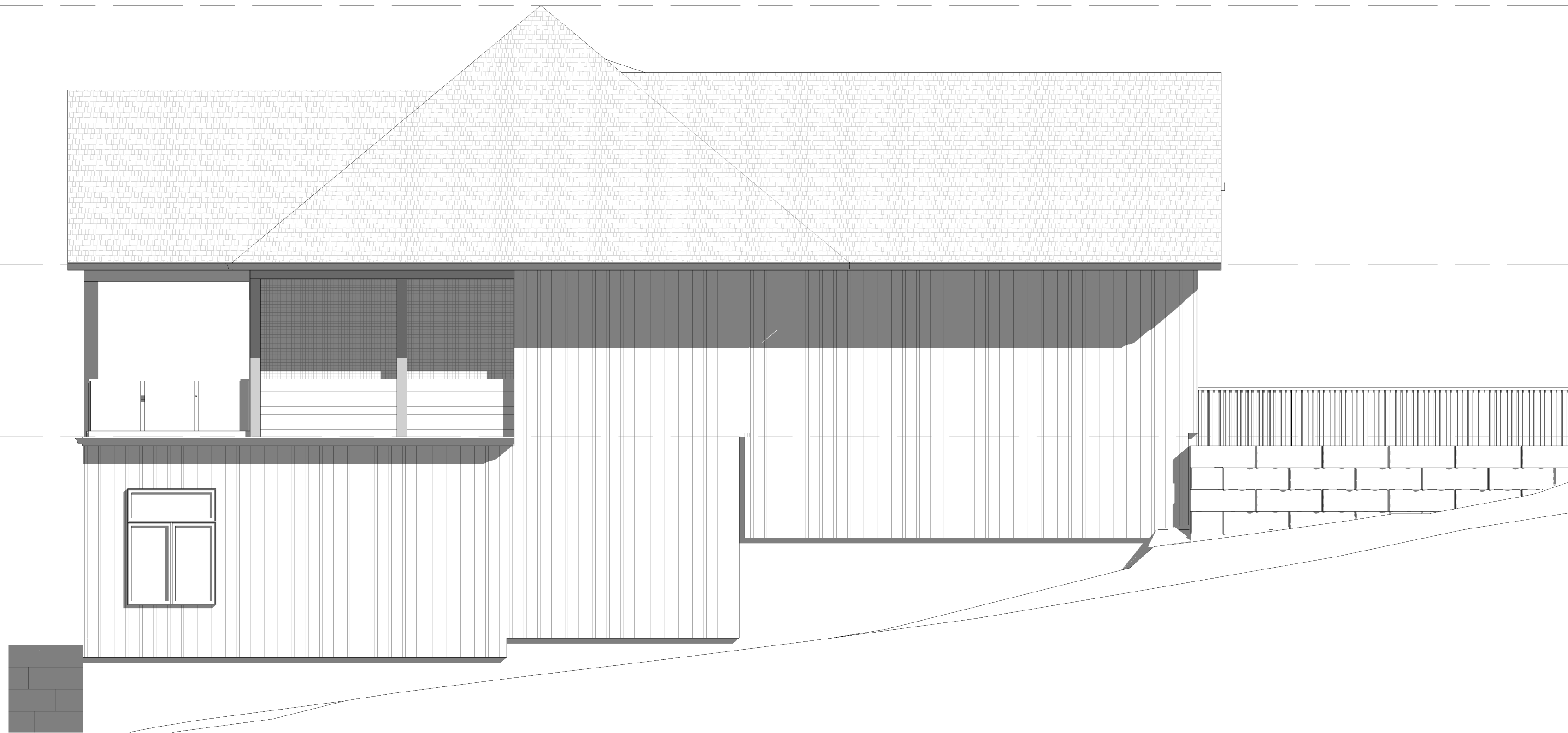
A200

Scale: As Indicated

ROOF PEAK
193.13 m

MAIN PLATE
188.36 m

FIRST FLOOR
185.20 m



1 LEFT (NORTH) ELEVATION
3/16" = 1'-0"

ROOF PEAK
193.13 m

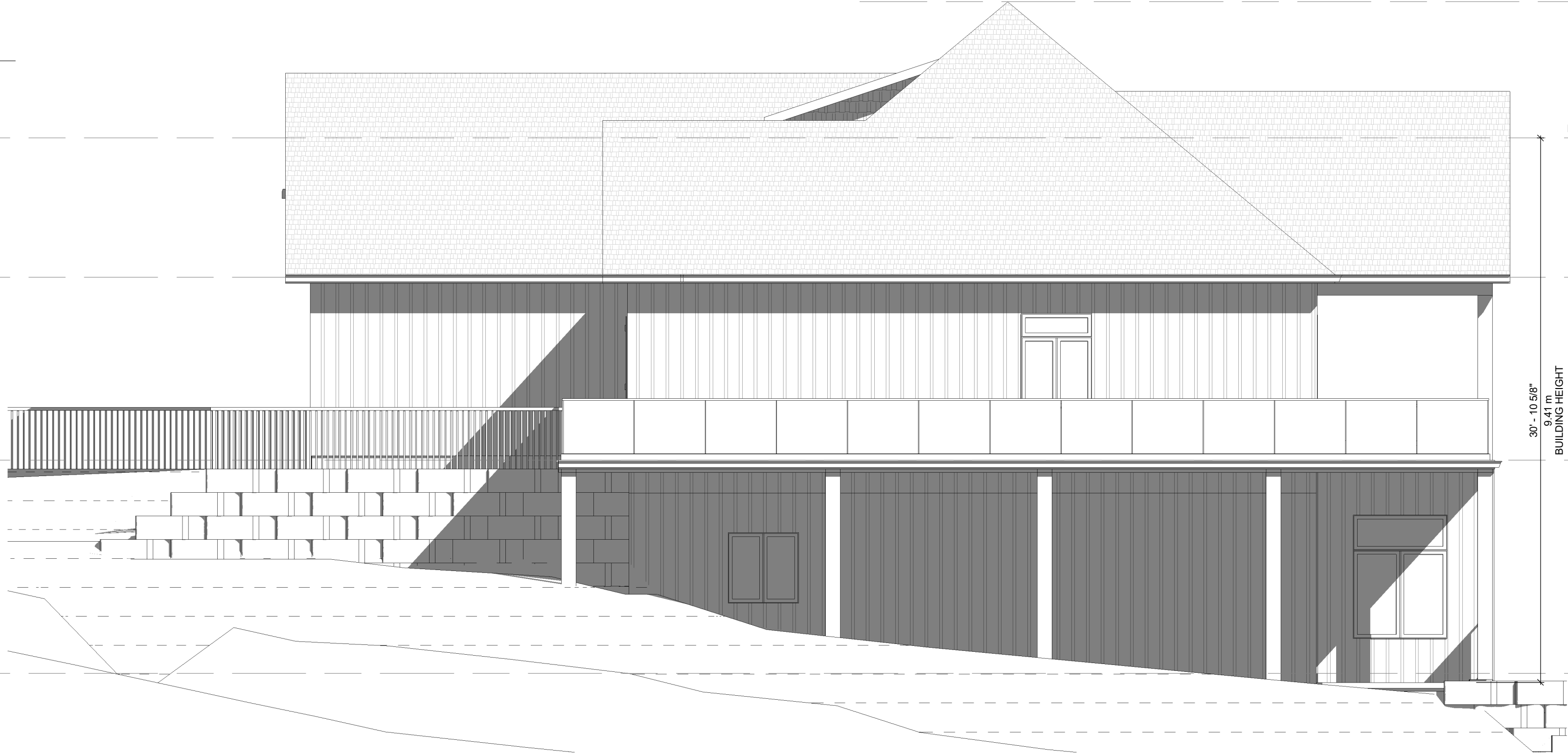
ROOF MID-POINT
190.77 m

MAIN PLATE
188.36 m

FIRST FLOOR
185.20 m

BASEMENT
181.51 m

30' - 10 5/8"
9.41 m
BUILDING HEIGHT



2 RIGHT (SOUTH) ELEVATION
3/16" = 1'-0"

1. THESE DRAWINGS MUST BE CHECKED BY THE OWNER OR CONTRACTOR.
2. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
4. DO NOT SCALE THE DRAWINGS.

BMR PRO
BRAE-CON BUILDING SUPPLIES
ELMVALE | 705.322.2800 | WWW.BRAECON.CA

SEAL:

BCIN:

REVISION SCHEDULE

| REV | ISSUED FOR | DATE |
|-----|----------------|-----------|
| 1 | MINOR VARIANCE | 2023-4-11 |
| | | |
| | | |

PROJECT:

LAND RESIDENCE

93 McArthur Dr, Penetanguishene, ON L9M 1X3

TITLE:

LEFT & RIGHT ELEVATIONS

A201

Scale: As Indicated