



LEGEND	
	DRIVE IN GARAGE
	FENCE
	EXISTING STRUCTURES
	PROPOSED ADDITION
	DEMOLISHED STRUCTURES

SITE DEVELOPMENT 351 CHAMPLAIN		
PENETANGUISHENE ZONING BY-LAW NO. 2022-17	SA2 (SHORLINE AREA 2)	PROVIDED
TOTAL LOT AREA	4000 sqm	4664 sqm
MAX LOT COVERAGE (ACCESSORY STRUCTURE)	10% or 100 sqm	114.2sqm ALL ACC. STRUCTURES (96.35 sqm DET. GARAGE)
MAX BUILDING HEIGHT (ACCESSORY STRUCTURE)	5.5 m	5.5 m
FRONT YARD SETBACK (ACCESSORY STRUCTURE- DETACHED GARAGE)	N/A	29.12 m (EXISTING) 29.21m (PROPOSED)
REAR YARD SETBACK (ACCESSORY STRUCTURE- DETACHED GARAGE)	1.2m	1.2m
SIDE YARD SETBACK (ACCESSORY STRUCTURE- DETACHED GARAGE)	0.5 m	1.4 m (EXISTING) 1.4m (PROPOSED)

01 SITE PLAN
A100 SCALE: 1:500

No.	DESCRIPTION	DATE
4	ISSUED FOR MINOR VARIANCE	10-09-2024
3	ISSUED FOR MINOR VARIANCE	08-20-2024
2	ISSUED FOR BUILDING PERMIT	08-02-2024
1	ISSUED FOR CLIENT REVIEW	07-24-2024
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REVISIONS	
ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	
SUBMITTALS	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER. DO NOT SCALE DRAWINGS.



FAUSTO CORTESE
ARCHITECTS

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DRAWING:
TWO STOREY GARAGE
ON
351 CHAMPLAIN RD
PENETANGUISHENE
ONTARIO

DRAWING: SITE PLAN	
PLOTTED: N/A	PROJECT No: 2024-15
DATE: 10/09/2024	DRAWING No: A100
SCALE: AS NOTED	
DRAWN BY: S.S.	REVIEWED BY: F.C.