

ZONING: (R2) LOT 1  
PLAN --- LOT ---  
FRONTAGE: 115.80m  
LOT DEPTH: 20.20m  
LOT AREA: 319.14m<sup>2</sup>  
HOUSE COVERAGE: 117.14m<sup>2</sup> (HOUSE) 10.44m<sup>2</sup> (DECK)  
TOTAL LOT COVERAGE: 127.5m<sup>2</sup> (40%)  
MIN GFA ALLOWED: 40% (127.65m<sup>2</sup>)  
MAXIMUM HEIGHT: 11.0M

SETBACKS	EXISTING	PROPOSED
FRONT YARD	---	5.50m
REAR YARD	---	4.91m
INTERIOR SIDE YARD (NORTH LOT LINE)	---	0m
EXTERIOR SIDE YARD (SOUTH LOT LINE)	---	2.05m

\*NOTE: THE DIMENSIONS NOTED ARE APPROXIMATE FOR DESIGN AND BASED ON OWNER MEASUREMENTS. THIS IS NOT A SURVEY BY AN OLS. DIMENSIONS ARE FROM THE SPD ONLY AS NO WORK IS PROCEEDING ON THE EXISTING SHED. ARCHLINES IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE DIMENSIONS.

ZONING: (R2) LOT 2  
PLAN --- LOT ---  
FRONTAGE: 15.79m  
LOT DEPTH: 20.20m  
LOT AREA: 318.97m<sup>2</sup>  
HOUSE COVERAGE: 117.14m<sup>2</sup> (HOUSE) 10.44m<sup>2</sup> (DECK)  
TOTAL LOT COVERAGE: 127.5m<sup>2</sup> (40%)  
MIN GFA ALLOWED: 40% (127.58m<sup>2</sup>)  
MAXIMUM HEIGHT: 11.0M  
ACTUAL HEIGHT: ---

SETBACKS	EXISTING	PROPOSED
FRONT YARD	---	5.50m
REAR YARD	---	4.91m
INTERIOR SIDE YARD (NORTH LOT LINE)	---	2.00m
EXTERIOR SIDE YARD (SOUTH LOT LINE)	---	0m

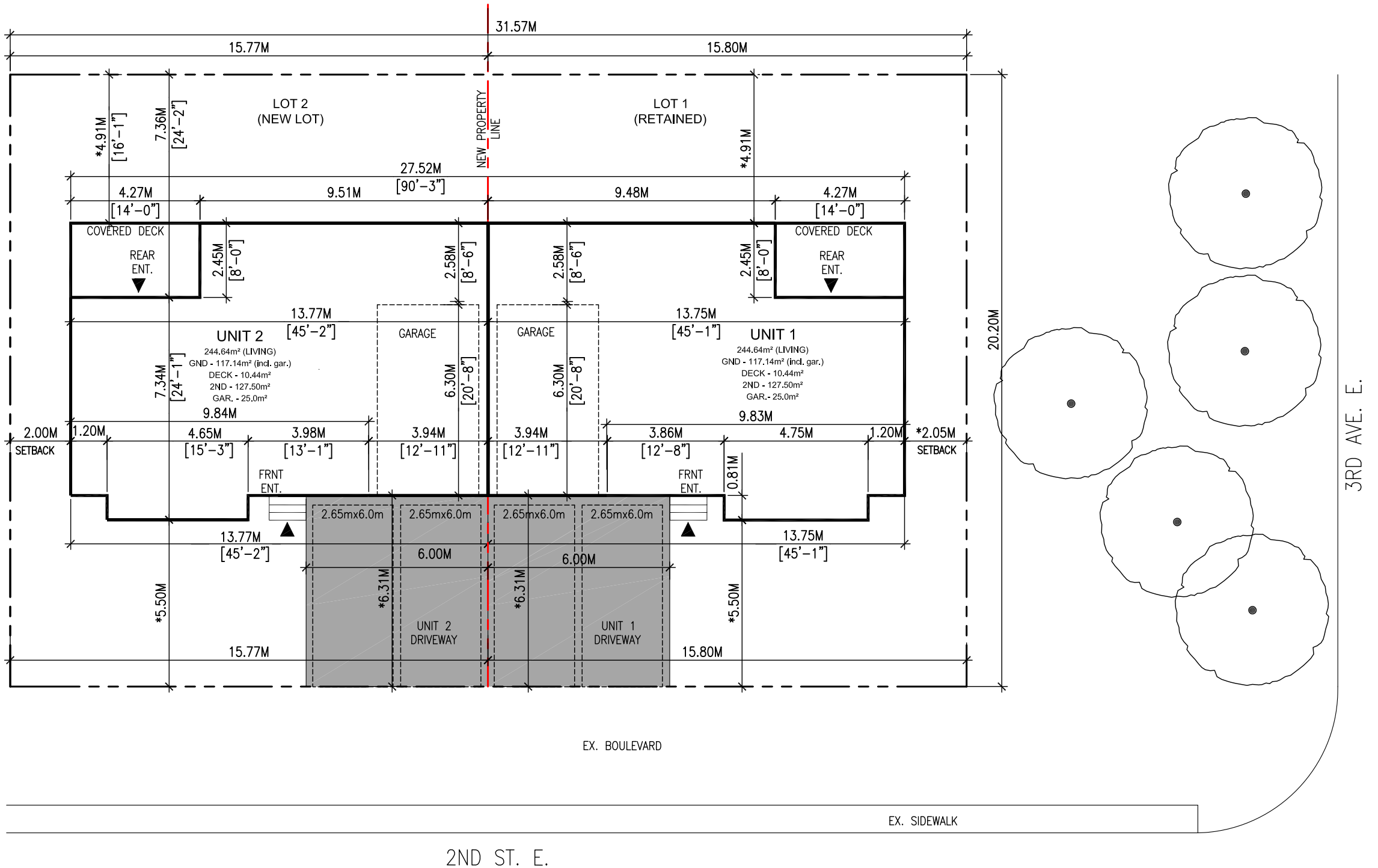
\*NOTE: THE DIMENSIONS NOTED ARE APPROXIMATE FOR DESIGN AND BASED ON OWNER MEASUREMENTS. THIS IS NOT A SURVEY BY AN OLS. DIMENSIONS ARE FROM THE SPD ONLY AS NO WORK IS PROCEEDING ON THE EXISTING SHED. ARCHLINES IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE DIMENSIONS.

STATISTICS TABLE

NTS




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OVERALL SITE PLAN

1:250



REVISIONS	PROJECT NAME 240 2ND ST. E., OWEN SOUND, ONT.		DRAWING SITE PLAN						
04									
03	CLIENT GREY ROSE SEMIS		<div>NORTH</div> 	SCALE AS NOTED	DRAWN JK	CHECKED JK	DATE FEB. 2025	PROJECT No. 25-10	DRAWING No.  A0.01
02	DO NOT SCALE DRAWINGS, VERIFY ALL DIMENSIONS, EXISTING AND NEW, BEFORE PROCEEDING WITH DRAWINGS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF ARCHLINES IMMEDIATELY			PART OF DRAWING: --			REVISION No. --	REVISION DATE --	
01				DETAIL No. --					