

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS. REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS.

A - DRAWING/ DETAIL NUMBER
B - SHEET NUMBER WHERE DRAWN

ISSUES/ REVISIONS			
No.	Date	Description	By
2	MAR. 2023	ISSUED FOR CLIENT REVIEW	DF
1	MAR. 2023	ISSUED FOR PERMIT	DF
3	AUG. 2023	RE-ISSUED FOR PERMIT	DF

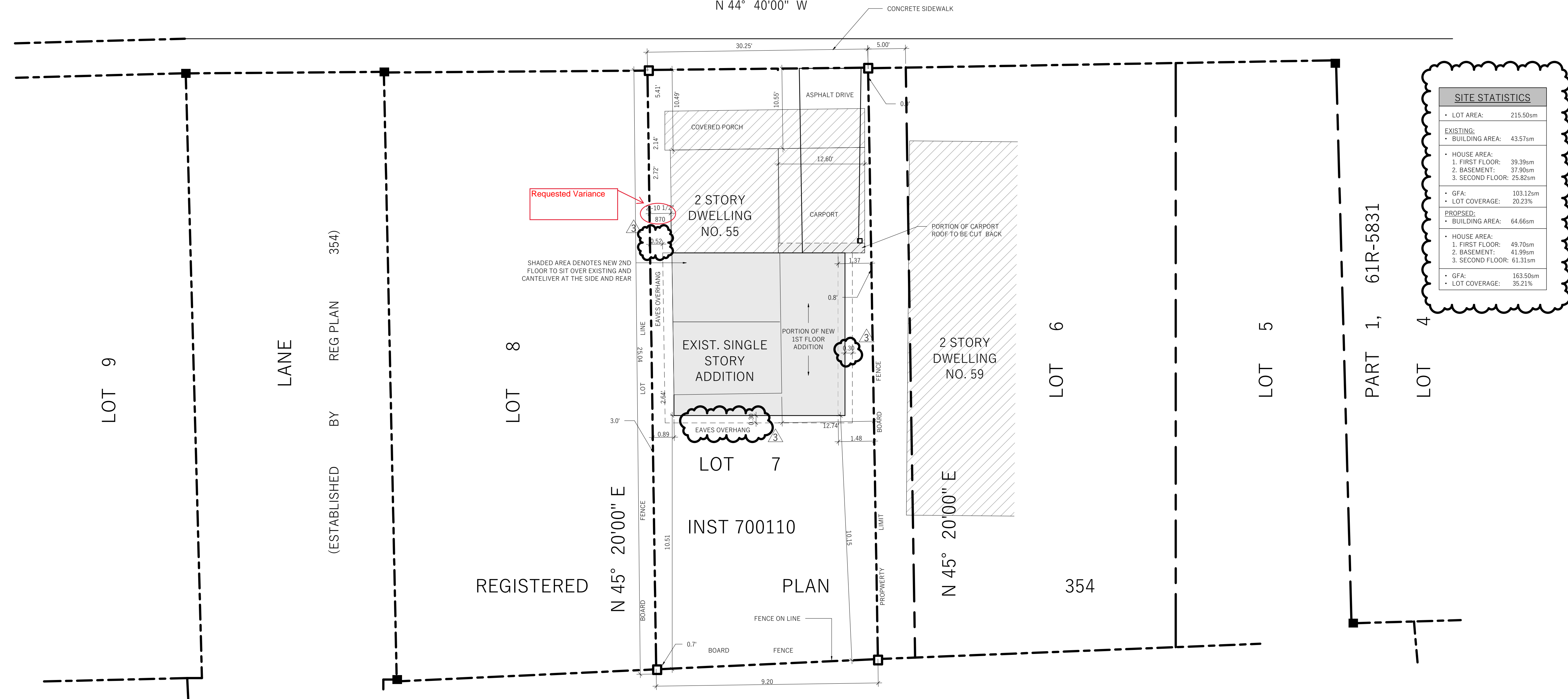


MENZIE AVENUE

(50.00 FEET WIDE"

(ESTABLISHED BY REG'D PLAN 354)

REFERENCE BEARING
N 44° 40'00" W



SITE STATISTICS	
• LOT AREA:	215.50sm
EXISTING:	
• BUILDING AREA:	43.57sm
• HOUSE AREA:	
1. FIRST FLOOR:	39.39sm
2. BASEMENT:	37.90sm
3. SECOND FLOOR:	25.82sm
• GFA:	103.12sm
• LOT COVERAGE:	20.23%
PROPOSED:	
• BUILDING AREA:	64.66sm
• HOUSE AREA:	
1. FIRST FLOOR:	49.70sm
2. BASEMENT:	41.99sm
3. SECOND FLOOR:	61.31sm
• GFA:	163.50sm
• LOT COVERAGE:	35.21%

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Project Title
55 MENZIE AVE. GUELPH ONTARIO

Sheet Title
SITE PLAN

Drawn SG	Checked DF
Date AUGUST 2020	Scale 1/8" = 1'-0"
Project Number IEI-22-0511	Sheet Number A1