

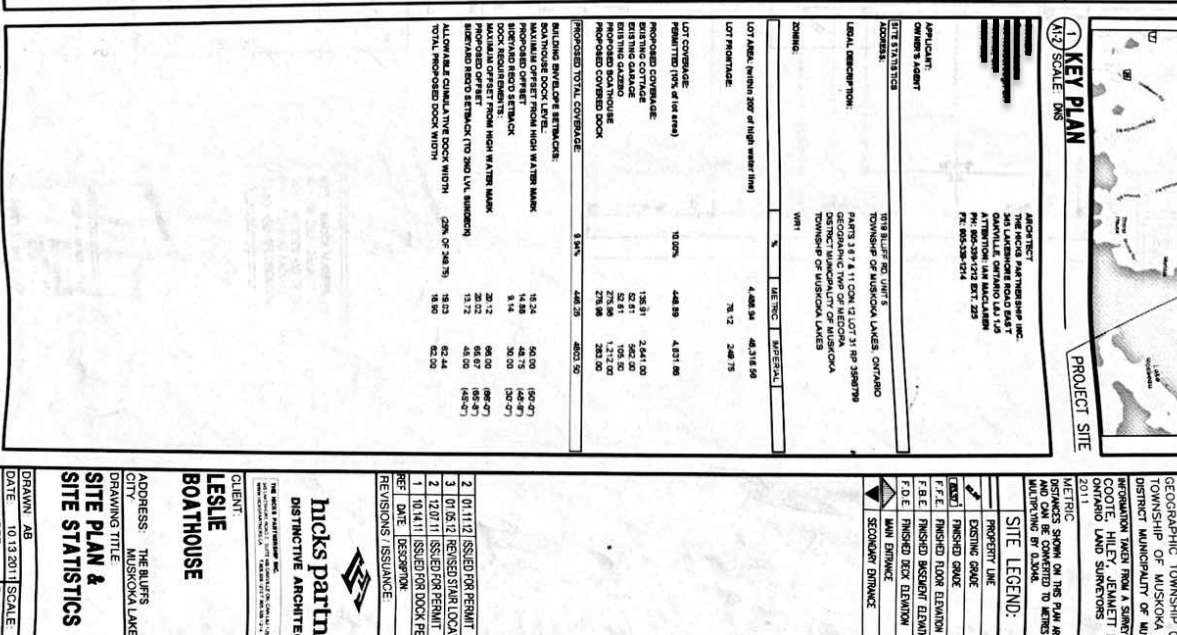
833-11
A1-2

8 APPROVED
800-875-7000
LEASING

SITE ACCREDITED

Drawings must NOT be scaled.
 Check and verify all dimensions, sizes
 and note any discrepancies on site and report any dis-
 crepancies prior to proceeding with
 the project.

**Plot of Lots 5, 6, 7, 11,
 CON. 12 LOT 31
 RECD. PLAN 3586/79**



PICTURE

ers

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FRUIT

ON

LAKES

SINIA

FEI

ST

RECEIVED BY:

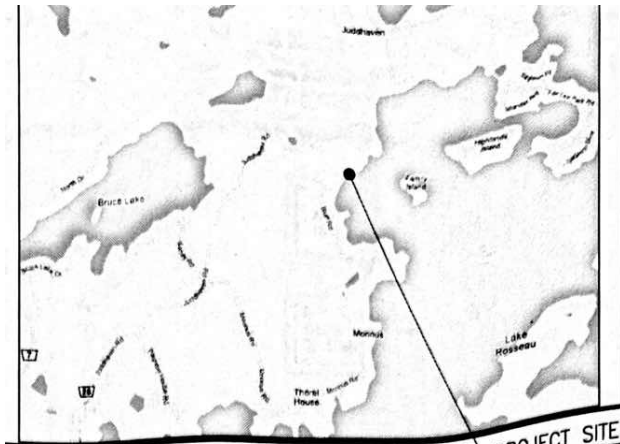
LD

U.S. ON

PARTIAL

Contractor must
specifications and
acceptances to the
ary of the work.

[illegible]



1 KEY PLAN

SCALE: DNS

PROJECT SITE

OWNER
Duncan Leslie
105 Roxborough Dr.
Toronto, ON
M4W 1X3

ARCHITECT
THE HICKS PARTNERSHIP INC.
345 LAKEBROOK ROAD EAST
OAKVILLE, ONTARIO L6J 1J5
ATTENTION: IAN MACLAREN
PH: 905-339-1212 EXT. 225
FX: 905-339-1214

APPLICANT:
OWNER'S AGENT

SITE STATISTICS

ADDRESS: 1019 BLUFF RD. UNIT 5
TOWNSHIP OF MUSKOKA LAKES, ONTARIO

LEGAL DESCRIPTION: PARTS 3 6 7 & 11 CON. 12 LOT 31 RP 35R6799
GEOGRAPHIC TWP OF MEDORA
DISTRICT MUNICIPALITY OF MUSKOKA
TOWNSHIP OF MUSKOKA LAKES

ZONING: WR1

	%	METRIC	IMPERIAL
LOT AREA: (within 200' of high water line)		4,488.94	48,318.56
LOT FRONTAGE:		76.12	249.75
LOT COVERAGE: PERMITTED (10% of lot area)	10.00%	448.89	4,831.86
PROPOSED COVERAGE:		135.91	2,641.00
EXISTING COTTAGE		52.81	562.00
EXISTING GARAGE		52.81	105.50
EXISTING GAZEBO		276.98	1,212.00
PROPOSED BOATHOUSE		276.98	283.00
PROPOSED COVERED DOCK			
PROPOSED TOTAL COVERAGE:	9.94%	448.26	4803.50

BUILDING ENVELOPE SETBACKS:			
BOATHOUSE DOCK LEVEL:	15.24	50.00	(50'-0")
MAXIMUM OFFSET FROM HIGH WATER MARK	14.86	48.75	(48'-9")
PROPOSED OFFSET	9.14	30.00	(30'-0")
SIDEYARD REQ'D SETBACK			
DOCK REQUIREMENTS:	20.12	66.00	(66'-0")
MAXIMUM OFFSET FROM HIGH WATER MARK	20.02	65.67	(65'-6")
PROPOSED OFFSET	13.72	45.00	(45'-0")
SIDEYARD REQ'D SETBACK (TO 2ND LVL SUNDECK)			
ALLOWABLE CUMULATIVE DOCK WIDTH (25% OF 249.75)	19.03	62.44	
TOTAL PROPOSED DOCK WIDTH	18.90	62.00	

2 SITE STATISTICS

SCALE: DNS

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

SITE ACCREDITATION:

PART OF LOTS 3, 6, 7, 11:
CON. 12 LOT 31
REG'D PLAN 35R6799
GEOGRAPHIC TOWNSHIP OF MEDORA
TOWNSHIP OF MUSKOKA LAKES
DISTRICT MUNICIPALITY OF MUSKOKA

INFORMATION TAKEN FROM A SURVEY PREPARED BY:
COOTE, HILEY, JEMMETT LTD
ONTARIO LAND SURVEYORS
2011

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN FEET
AND CAN BE CONVERTED TO METRES BY
MULTIPLYING BY 0.3048.

SITE LEGEND:

- PROPERTY LINE
- EXISTING GRADE
- FINISHED GRADE
- F.F.E. FINISHED FLOOR ELEVATION
- F.B.E. FINISHED BASEMENT ELEVATION
- F.D.E. FINISHED DECK ELEVATION
- MAIN ENTRANCE
- SECONDARY ENTRANCE

2	01.11.12	ISSUED FOR PERMIT
3	01.05.12	REVISED STAIR LOCATION
2	12.07.11	ISSUED FOR PERMIT
1	10.14.11	ISSUED FOR DOCK PERMIT
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

hicks partners
DISTINCTIVE ARCHITECTURE

THE HICKS PARTNERSHIP INC.
345 LAKEBROOK ROAD E. SUITE 400 OAKVILLE ON CAN L6J 1J5
WWW.HICKSPARTNERS.CA T 905.339.1212 F 905.339.1214

CLIENT:
**LESLIE
BOATHOUSE**

ADDRESS: THE BLUFFS
CITY: MUSKOKA LAKES, ON.

DRAWING TITLE:
**SITE PLAN &
SITE STATISTICS**

DRAWN: AB
DATE: 10.13.2011 SCALE: as noted
JOB NUMBER: 1833-11 SHEET NUMBER: A1-2

1" = 20'

0 20 40 feet

DOWN ON THIS PLAN ARE IN FEET AND CAN
D TO METRES BY MULTIPLYING BY 0.3048.



ART 8 35R-6799
Inst 196149

STING GAZEBO
REMAIN

'SETBACK (for 1...

ICK (for dock)

CH DENOTES
OCK AREA

Ж

200' HIGH WATER
MARK OFFSET

PART 10 35R-6799
Inst 158560

EXISTING GARAGE
TO REMAIN

EXISTING COTTAGE
TO REMAIN

PART 11
Inst

35R-6799
371600

FRONTAGE
N23°51'20"E 69.60'

PROPOSED 1 STOREY
BOATHOUSE

PROPERTY BOUND

FIELD OF V

A hand-drawn map of Lake Rosseau. The lake is represented by a large, irregular shape. A line segment extends from the upper right side of the lake, labeled 'CABIN' at its end. Another line segment extends from the upper left side of the lake, labeled 'HOUSE' at its end. The text 'LAKE ROSSEAU' is written across the top of the lake area.

PROPERTY KEY MAP: NTS