

[illegible]

40 feet



SCALE: DNS

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SITE STATISTICS
ADDRESS:

1

LOT AREA: (within 200'

LOT COVERAGE:
 PERMITTED 10% of lot area

EXISTING GAZERO
PROPOSED BOATHOUSE
PROPOSED COVERED P

BOATHOUSE DOCK LEV
MAXIMUM OFFSET PRO
PROPOSED OFFSET

ALLOWABLE CUMULATIVE

1

1

1997

10

1

1

SITE ACCF

REG'D PLAN 35
GEOGRAPHIC TOWN

INFORMATION TAKEN FROM
COOTE, HILEY, JEN

METRIC
DISTANCES SHOWN ON THE
AND CAN BE CONVERTED

PROPERTY LINE	

F.F.E.	FINISHED FLOOR
F.B.E.	FINISHED BASEMENT

▲	SECONDARY ENTRY
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7.

57

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2	12 07 11	ISSUED FOR
1	10 14 11	ISSUED FOR



**ILLINOIS PA
DISTINCTIVE AR**

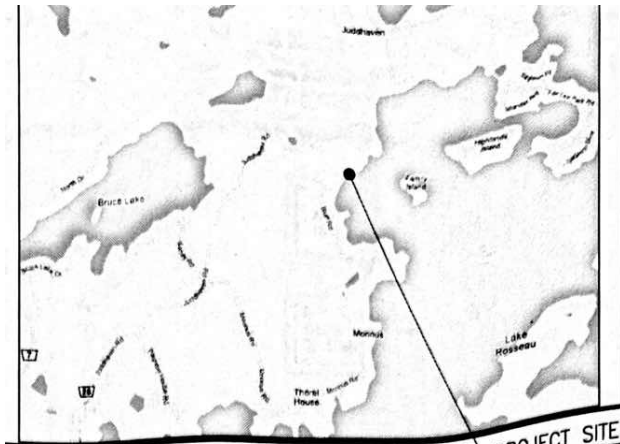
CLIENT:

BUA1HOUSE

DRAWING TITLE: MUSKOGEE

1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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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 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	

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

2 SITE STATISTICS

SCALE: DNS

3, 6, 7 & 11 CON. 12 LOT31
 ENTERED PLAN 35R6799
 GRAPHIC TOWNSHIP OF MEDORA
 SHIP OF MUSKOKA LAKES
 MUNICIPALITY OF MUSKOKA

1" = 20'
 0 20 40 feet
 DOWN ON THIS PLAN ARE IN FEET AND CAN
 D TO METRES BY MULTIPLYING BY 0.3048.



PART 8 35R-6799
 Inst 196149

STING GAZEBO
 REMAIN

ROOF

CONSTRUCTION

SETBACK (for 1st flr)

DOCK (for dock)

OR INTERIOR

CH DENOTES

DOCK AREA

CH

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

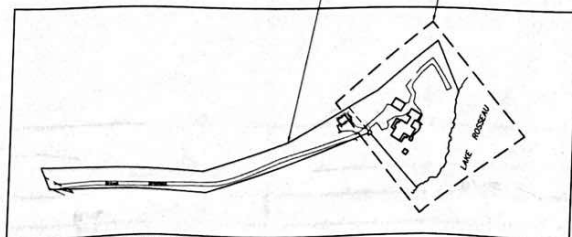
FRONTAGE
 N23°51'20"E 69.60'

PROPOSED 1 STOREY
 BOATHOUSE

PROPERTY BOUND

FIELD OF V

LAKE ROSSEAU



PROPERTY KEY MAP: NTS