



1216 HAMILL'S POINT RD, MUSKOKA			
ZONING:	WR4 ON CATEGORY 1 LAKE		
LOT AREA:	30423 sq.ft.	2826.39 sq.m.	
ALLOWABLE COVERAGE: 10%	3042.3 sq.ft.	282.64 sq.m.	
PROPOSED MAIN FLOOR BOATHOUSE	1053.3 sq.ft	97.86 sq.m	
PROPOSED COVERAGE OF BOATHOUSE:	1053.3/30423 sq.ft. x 100 = 3.46%		
COVERAGE OF EXISTING COTTAGE: (NOT INCL. WOOD DECKS)	1248.3/30423 sq.ft. x 100 = 4.1%		
TOTAL COVERAGE OF EXISTING COTTAGE + PROPOSED BOATHOUSE:	2301.6/30423 sq.ft. x 100 = 7.56%		

SETBACKS	ALLOWABLE	PROPOSED
REAR	162'-3" (49.53M)	162'-3" (49.53M)
SIDE (EAST)	30'-0" (9.1 M)	85'-3 1/4" (26.0 M)
SIDE (WEST)	30'-0" (9.1 M)	83'-4 1/4" (25.40M)
BUILDING HEIGHT	16'-0" (4.9 M)	16'-0" (4.9 M)
MAX. BUILDING LENGTH	50 ft. (15.2 M)	35'-4" (10.77 M)

SITE STATS

Revisions		
No.	Date	Description

Drawing Issue		
No.	Date	Issued
1	JULY 16 2024	Issued to Structural Engineer
2	AUG 6 2024	Issued for Permit

ONTARIO ASSOCIATION OF ARCHITECTS

L. Mizrahi

LIMOR BENMOR-MIZRAHI

LICENCE 7618

PROJECT NORTH

LBMIZRAHI

ARCHITECT INC

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Telephone: (416) 414-7349

LBMizrahi.architect@gmail.com

Project:
1216 HAMILL'S POINT ROAD
MUSKOKA, Ontario

Scale: 1 : 200 Project Number: 24-001

Drawn by: LBM Reviewed By: LBM

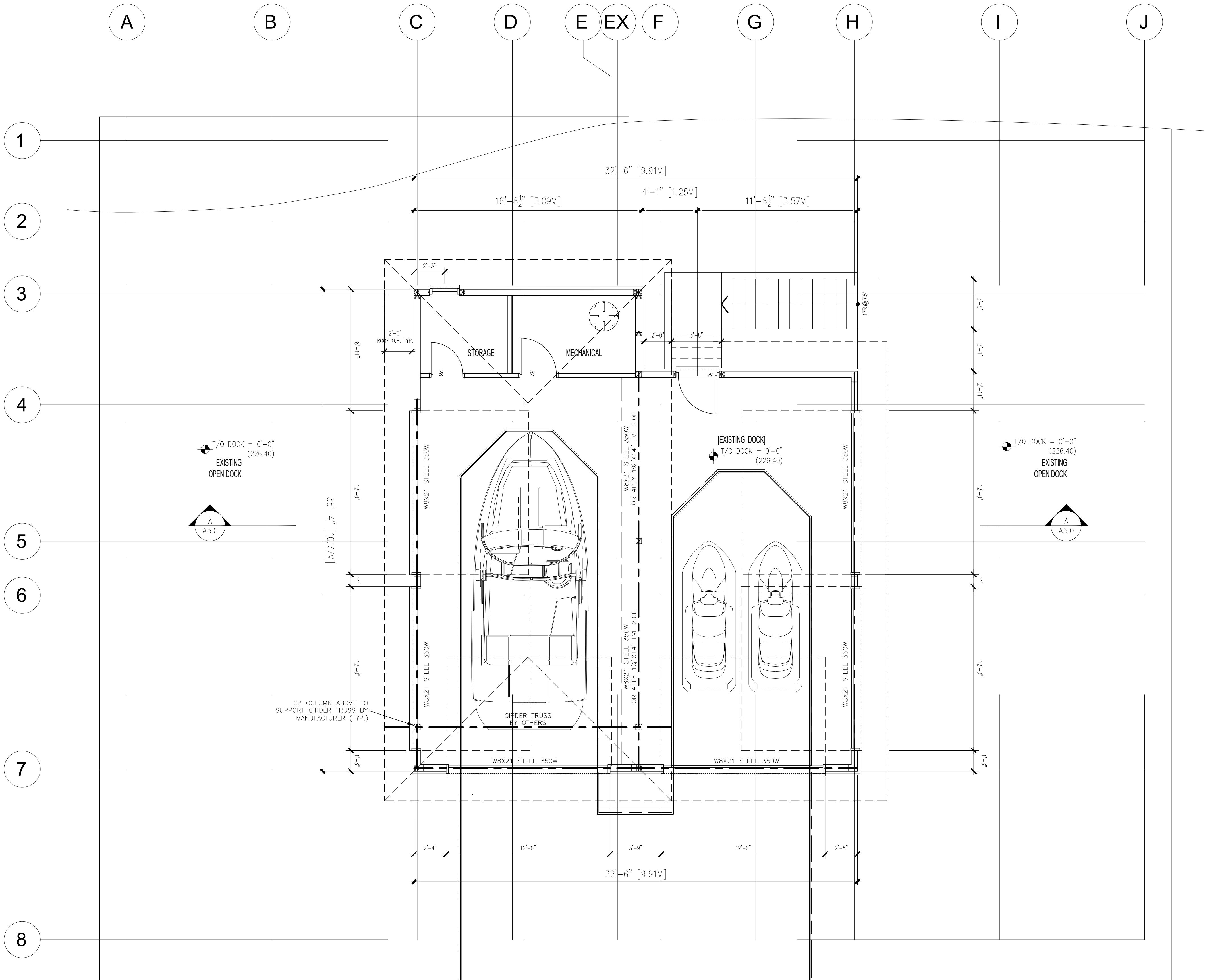
Drawing:
SITE PLAN AND SITE STATS

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It is the Builder's responsibility to ensure they have the latest approved drawings on site.

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NOTE:
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SITE PLAN



THIS DOCUMENT IS TO BE READ WITH
ENGINEER'S DRAWING S-1 OF:
DE KONING GROUP INC.

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New Boat House at:
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MUSKOKA, Ontario

Scale: 1/4" = 1'-0" Project Number: 24-001

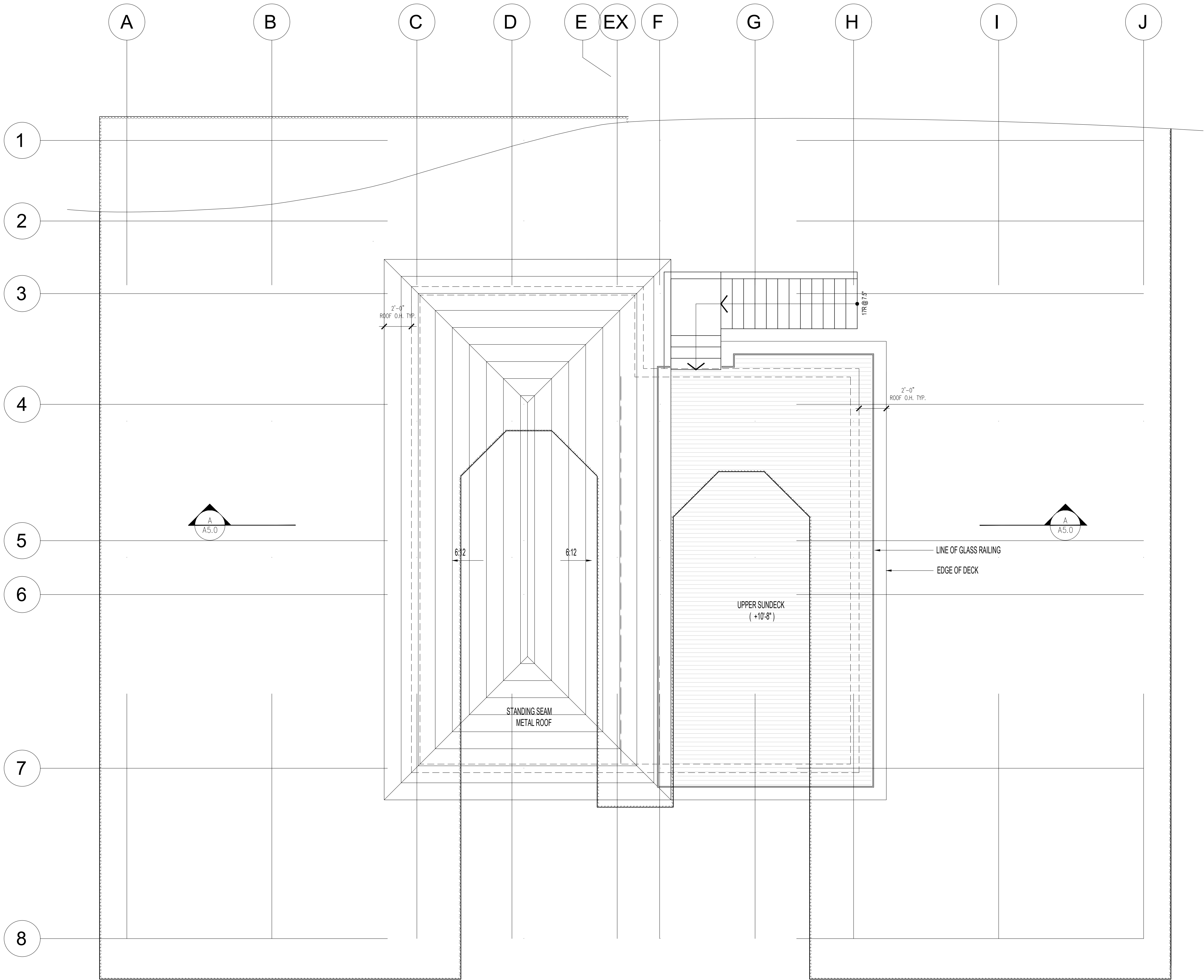
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Drawing:
PROPOSED MAIN FLOOR PLAN

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PROPOSED ROOF PLAN AND UPPER DECK

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PROPOSED ROOF PLAN (UPPER DECK)

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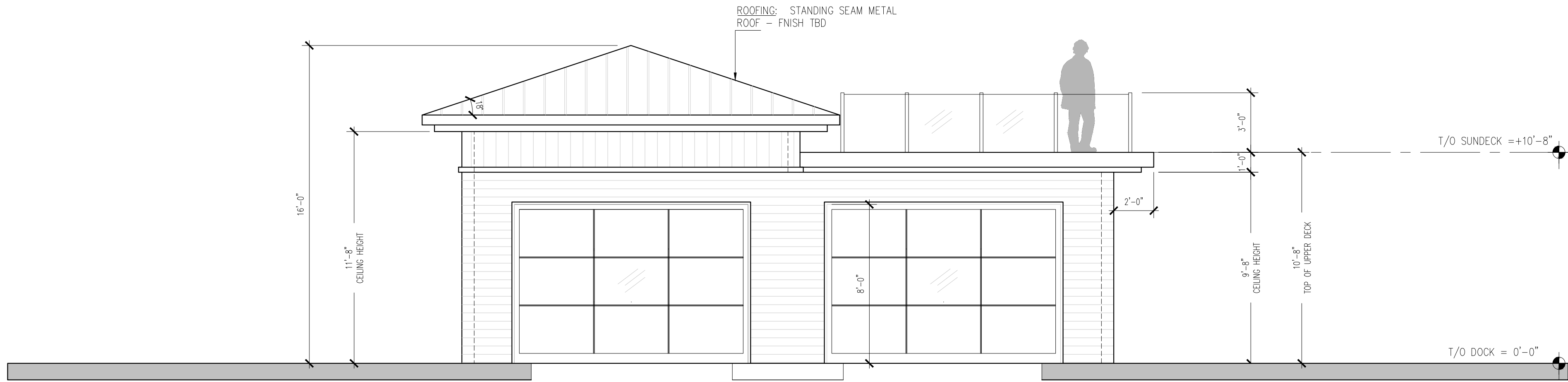
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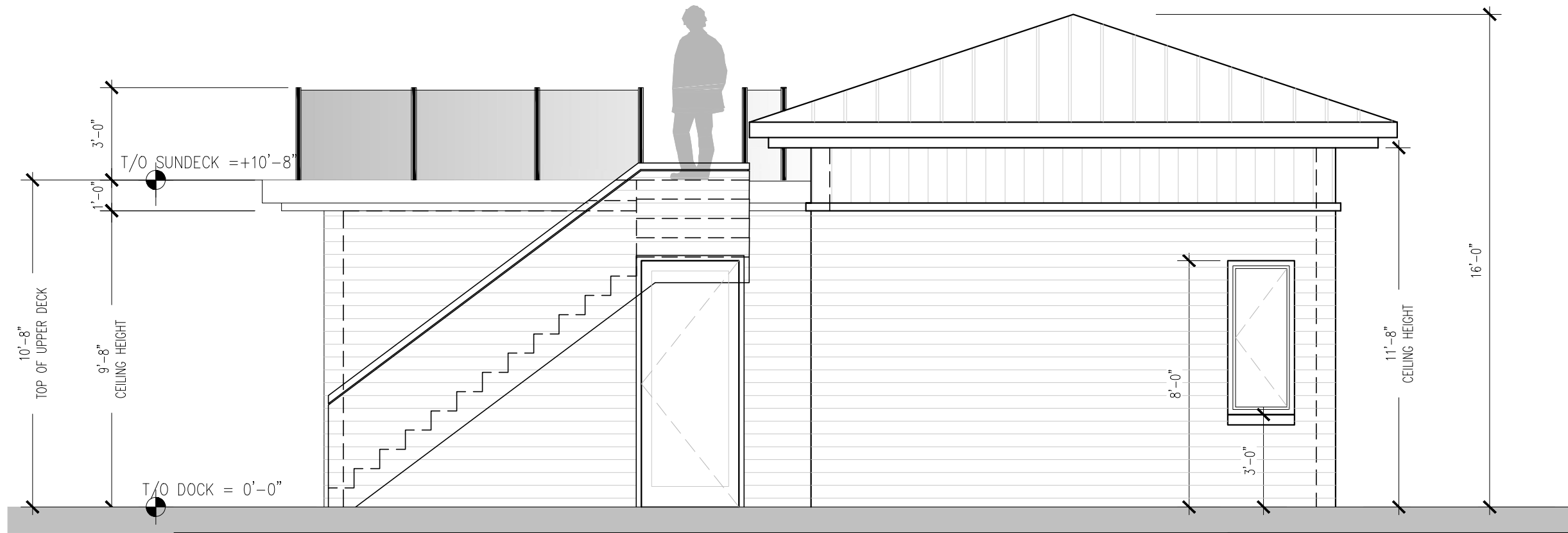
SIDING:
MAIBEC URBAHN BRUSH FACED SIDING.
FINISH:"COASTAL CHARCOAL" 058



. EST ELEVATION



. RONT ELEVATION



REAR ELEVATION



EAST ELEVATION

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Drawing:
ELEVATIONS

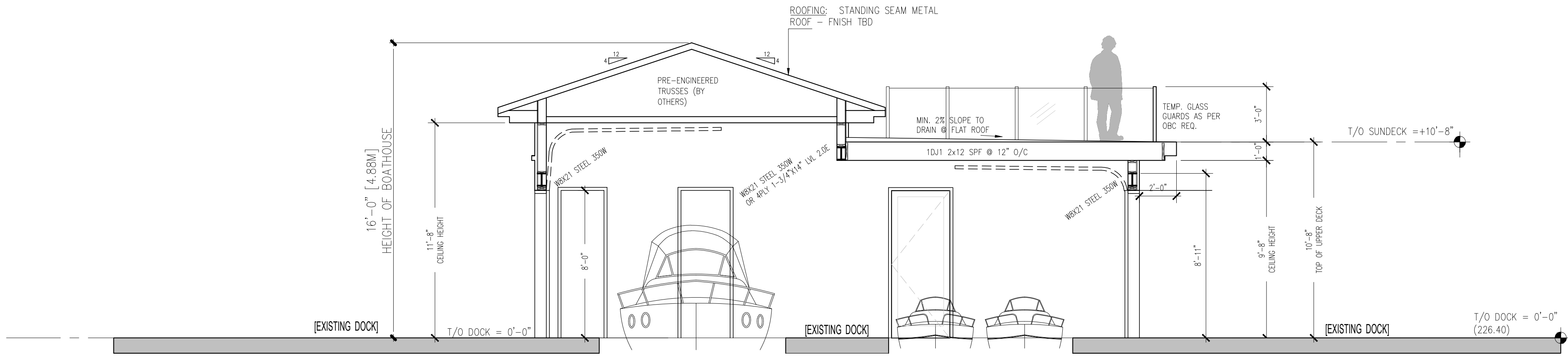
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SECTION A-A

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