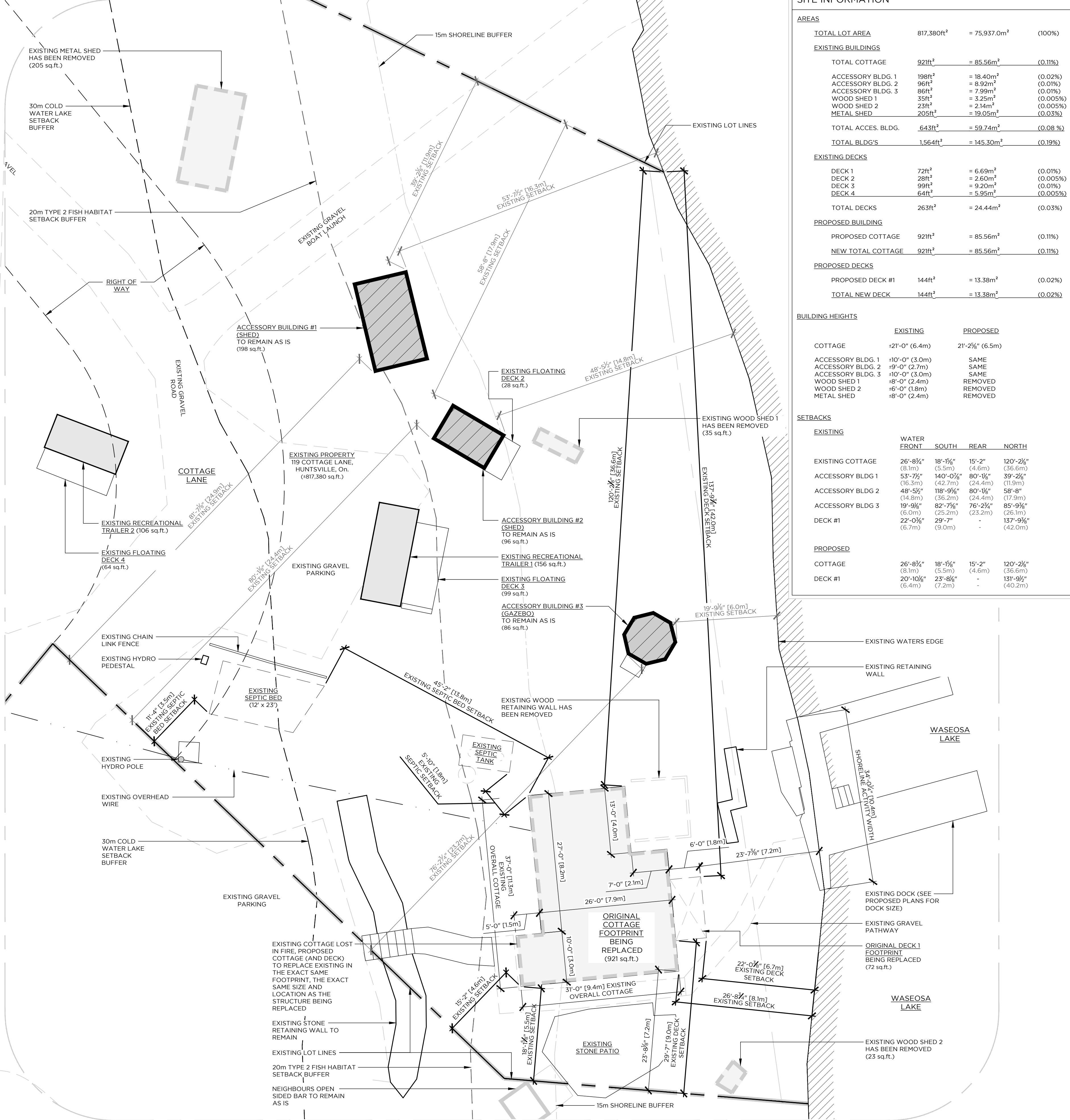


- SITE NOTES:**
- DECKS AT RECREATIONAL TRAILERS (TYP. OF 2) TO BE REMOVED AT REQUEST OF BUILDING DEPARTMENT.
 - WALKOUT BASEMENT: SEE PROPOSED SITE PLAN FOR WIDTH, AS PER 2.9.2 WALKOUT BASEMENTS - 'A' WALKOUT FROM A BASEMENT SHALL BE PERMITTED BELOW THE FINISHED GRADE, BUT SHALL BE NO WIDER THE 20% OF THE BUILDING WIDTH OR 4m, WHICHEVER IS LESSER.
 - SHORELINE BUFFER TO BE MAINTAINED IN A NATURAL VEGETATED STATE.
 - ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT IN ACCORDANCE WITH TOWN OF HUNTSVILLE OUTDOOR LIGHTING BY-LAW 2016-3, AS AMENDED.
 - APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE VEGETATION REMOVAL AND GRUBBING AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
 - ALL DISTURBED AREAS TO BE STABILIZED AND RESTORED TO EXISTING CONDITIONS OR BETTER IMMEDIATELY UPON COMPLETION OF THE WORKS.

LOT COVERAGE			
LOT AREA	817,380ft ²	= 75,937m ²	(100%)
EXISTING TO REMAIN			
ACCESSORY BLDG. 1	198ft ²	= 18.40m ²	(0.02%)
ACCESSORY BLDG. 2	96ft ²	= 8.92m ²	(0.01%)
ACCESSORY BLDG. 3	86ft ²	= 7.99m ²	(0.01%)
DECK 2	28ft ²	= 2.60m ²	(0.005%)
DECK 3	99ft ²	= 9.20m ²	(0.01%)
DECK 4	64ft ²	= 5.95m ²	(0.005%)
EXISTING TO BE REMOVED			
COTTAGE	921ft ²	= 85.56m ²	(0.11%)
WOOD SHED 1	35ft ²	= 3.25m ²	(0.005%)
WOOD SHED 2	23ft ²	= 2.14m ²	(0.005%)
METAL SHED	205ft ²	= 19.05m ²	(0.03%)
DECK 1	144ft ²	= 13.38m ²	(0.02%)
TOTAL EXISTING COVERAGE			
	1,899ft ²	= 176.42m ²	(0.23%)
PROPOSED COVERAGE			
EXIST. ACCESSORY BLDG. 1	198ft ²	= 18.40m ²	(0.02%)
EXIST. ACCESSORY BLDG. 2	96ft ²	= 8.92m ²	(0.01%)
EXIST. ACCESSORY BLDG. 3	86ft ²	= 7.99m ²	(0.01%)
EXIST. DECK 2	28ft ²	= 2.60m ²	(0.005%)
EXIST. DECK 3	99ft ²	= 9.20m ²	(0.01%)
EXIST. DECK 4	64ft ²	= 5.95m ²	(0.005%)
PRO. COTTAGE	921ft ²	= 85.56m ²	(0.11%)
PRO. DECK 1	144ft ²	= 13.38m ²	(0.02%)
NEW TOTAL COVERAGE			
	1,636ft ²	= 151.99m ²	(0.19%)
BUILDING COVERAGE			
COTTAGE	921ft ²	= 85.56m ²	(0.11%)
ACCESSORY BLDG. 1	198ft ²	= 18.40m ²	(0.02%)
ACCESSORY BLDG. 2	96ft ²	= 8.92m ²	(0.01%)
ACCESSORY BLDG. 3	86ft ²	= 7.99m ²	(0.01%)
NEW TOTAL BLDG COVERAGE			
	1,301ft ²	= 120.87m ²	(0.15%)
OTHER COVERAGE			
EXIST. RECREATIONAL TRAILER 1	156ft ²	= 14.49m ²	(0.02%)
EXIST. RECREATIONAL TRAILER 2	106ft ²	= 9.85m ²	(0.01%)
TOTAL REC. TRAILER COVERAGE			
	262ft ²	= 24.34m ²	(0.03%)



SITE INFORMATION					
AREAS					
TOTAL LOT AREA	817,380ft ²	= 75,937.0m ²	(100%)		
EXISTING BUILDINGS					
TOTAL COTTAGE	921ft ²	= 85.56m ²	(0.11%)		
ACCESSORY BLDG. 1	198ft ²	= 18.40m ²	(0.02%)		
ACCESSORY BLDG. 2	96ft ²	= 8.92m ²	(0.01%)		
ACCESSORY BLDG. 3	86ft ²	= 7.99m ²	(0.01%)		
WOOD SHED 1	35ft ²	= 3.25m ²	(0.005%)		
WOOD SHED 2	23ft ²	= 2.14m ²	(0.005%)		
METAL SHED	205ft ²	= 19.05m ²	(0.03%)		
TOTAL ACCES. BLDG.	643ft ²	= 59.74m ²	(0.08 %)		
TOTAL BLDG'S	1,564ft ²	= 145.30m ²	(0.19%)		
EXISTING DECKS					
DECK 1	72ft ²	= 6.69m ²	(0.01%)		
DECK 2	28ft ²	= 2.60m ²	(0.005%)		
DECK 3	99ft ²	= 9.20m ²	(0.01%)		
DECK 4	64ft ²	= 5.95m ²	(0.005%)		
TOTAL DECKS	263ft ²	= 24.44m ²	(0.03%)		
PROPOSED BUILDING					
PROPOSED COTTAGE	921ft ²	= 85.56m ²	(0.11%)		
NEW TOTAL COTTAGE	921ft ²	= 85.56m ²	(0.11%)		
PROPOSED DECKS					
PROPOSED DECK #1	144ft ²	= 13.38m ²	(0.02%)		
TOTAL NEW DECK	144ft ²	= 13.38m ²	(0.02%)		
BUILDING HEIGHTS					
	EXISTING	PROPOSED			
COTTAGE	±21'-0" (6.4m)	21'-2½" (6.5m)			
ACCESSORY BLDG. 1	±10'-0" (3.0m)	SAME			
ACCESSORY BLDG. 2	±9'-0" (2.7m)	SAME			
ACCESSORY BLDG. 3	±10'-0" (3.0m)	SAME			
WOOD SHED 1	±8'-0" (2.4m)	REMOVED			
WOOD SHED 2	±6'-0" (1.8m)	REMOVED			
METAL SHED	±8'-0" (2.4m)	REMOVED			
SETBACKS					
	EXISTING	WATER FRONT	SOUTH	REAR	NORTH
EXISTING COTTAGE	26'-8¾" (8.1m)	18'-1½" (5.5m)	15'-2" (4.6m)	120'-2½" (36.6m)	
ACCESSORY BLDG 1	53'-7½" (16.3m)	140'-0¼" (42.7m)	80'-¼" (24.4m)	39'-2¼" (11.9m)	
ACCESSORY BLDG 2	48'-5½" (14.8m)	118'-9½" (36.2m)	80'-¼" (24.4m)	58'-8" (17.9m)	
ACCESSORY BLDG 3	19'-9¾" (6.0m)	82'-7¾" (25.2m)	76'-2½" (23.2m)	85'-9¾" (26.1m)	
DECK #1	22'-0¾" (6.7m)	29'-7" (9.0m)	-	137'-9¾" (42.0m)	
PROPOSED					
COTTAGE	26'-8¾" (8.1m)	18'-1½" (5.5m)	15'-2" (4.6m)	120'-2½" (36.6m)	
DECK #1	20'-10¼" (6.4m)	23'-8¾" (7.2m)	-	131'-9¾" (40.2m)	

PLOT DATE: Apr. 21, 25

A
B
C

A Detail No
B Location Sheet
C Detailed On

A
B

A Detail No
B Sheet No where detailed

PROJECT NORTH

2	Apr 21/2025	15m Buffer, Vegetation, 90m Set. Add.	B.C.
1	Feb 28/2025	Updated Site Information	B.C.
No.	Date	Revision	By

DO NOT SCALE DRAWINGS.

CUSTOMER(S) CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY ERRORS, OMISSIONS OR REVISIONS MUST BE REPORTED TO B.C. DESIGNS PRIOR TO AND DURING CONSTRUCTION.

DRAFTIFY
DESIGN & DRAFTING

Brendan@Draftify.ca
705 875 6259
www.draftify.ca

30 Beechwood Drive,
Peterborough, On

FIRM NAME: DRAFTIFY
INDIVIDUAL: BRENDAN CURRY

BCIN: 131663
BCIN: 109466

SIGNED:
DATED: Apr. 21, 25

Project

PHOENIX HAVEN REBIRTH AT BIRCHWOOD RETREAT
119 COTTAGE LANE,
HUNTSVILLE, ON, P1H 2J4

Client


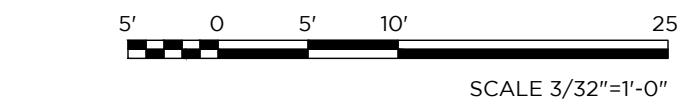
CINDY TRYPIIS
119 COTTAGE LANE,
HUNTSVILLE, ON

Drawing Title

EXISTING SITE PLAN

Drawn By	Date	
B. CURRY	May 2024	
File Name	Scale	
24010_site_draftify.dwg	AS NOTED	
Project No	Sheet No	Revision No
24010	A1.0	R2

SITE INFORMATION					
AREAS					
TOTAL LOT AREA	817,380ft ²	= 75,937.0m ²	(100%)		
EXISTING BUILDINGS					
TOTAL COTTAGE	921ft ²	= 85.56m ²	(0.11%)		
ACCESSORY BLDG. 1	198ft ²	= 18.40m ²	(0.02%)		
ACCESSORY BLDG. 2	96ft ²	= 8.92m ²	(0.01%)		
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WOOD SHED 1	35ft ²	= 3.25m ²	(0.005%)		
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METAL SHED	205ft ²	= 19.05m ²	(0.03%)		
TOTAL ACCES. BLDG.	643ft ²	= 59.74m ²	(0.08 %)		
TOTAL BLDG.'S	1,564ft ²	= 145.30m ²	(0.19%)		
EXISTING DECKS					
DECK 1	72ft ²	= 6.69m ²	(0.01%)		
DECK 2	28ft ²	= 2.60m ²	(0.005%)		
DECK 3	99ft ²	= 9.20m ²	(0.01%)		
DECK 4	64ft ²	= 5.95m ²	(0.005%)		
TOTAL DECKS	263ft ²	= 24.44m ²	(0.03%)		
PROPOSED BUILDING					
PROPOSED COTTAGE	921ft ²	= 85.56m ²	(0.11%)		
NEW TOTAL COTTAGE	921ft ²	= 85.56m ²	(0.11%)		
PROPOSED DECKS					
PROPOSED DECK #1	144ft ²	= 13.38m ²	(0.02%)		
TOTAL NEW DECK	144ft ²	= 13.38m ²	(0.02%)		
BUILDING HEIGHTS					
	EXISTING	PROPOSED			
COTTAGE	+21'-0" (6.4m)	21'-2 3/4" (6.5m)			
ACCESSORY BLDG. 1	+10'-0" (3.0m)	SAME			
ACCESSORY BLDG. 2	+9'-0" (2.7m)	SAME			
ACCESSORY BLDG. 3	+10'-0" (3.0m)	SAME			
WOOD SHED 1	+8'-0" (2.4m)	REMOVED			
WOOD SHED 2	+6'-0" (1.8m)	REMOVED			
METAL SHED	+8'-0" (2.4m)	REMOVED			
SETBACKS					
	EXISTING	WATER FRONT	SOUTH	REAR	NORTH
EXISTING COTTAGE	26'-8 1/4" (8.1m)	18'-1 1/8" (5.5m)	15'-2" (4.6m)	120'-2 1/8" (36.6m)	
ACCESSORY BLDG 1	53'-7 1/2" (16.3m)	140'-0 1/8" (42.7m)	80'-1 1/8" (24.4m)	39'-2 1/8" (11.9m)	
ACCESSORY BLDG 2	48'-5 1/2" (14.8m)	118'-9 5/8" (36.2m)	80'-1 1/8" (24.4m)	58'-8" (17.9m)	
ACCESSORY BLDG 3	19'-9 1/2" (6.0m)	82'-7 1/2" (25.2m)	76'-2 1/2" (23.2m)	85'-9 1/8" (26.1m)	
DECK #1	22'-0 3/4" (6.7m)	29'-7" (9.0m)	-	137'-9 5/8" (42.0m)	
PROPOSED					
COTTAGE	26'-8 1/4" (8.1m)	18'-1 1/8" (5.5m)	15'-2" (4.6m)	120'-2 1/8" (36.6m)	
DECK #1	20'-10 3/4" (6.4m)	23'-8 1/8" (7.2m)	-	131'-9 5/8" (40.2m)	



PROJECT NORTH

2	Apr 21/2025	15m Buffer, Vegetation, 90m Set. Add.	B.C.
1	Feb 28/2025	Updated Site Information	B.C.
No.	Date	Revision	By

SIGNED: DATED: Apr. 21, 25

Project		
PHOENIX HAVEN REBIRTH AT BIRCHWOOD RETREAT 119 COTTAGE LANE, HUNTSVILLE, ON, P1H 2J4		
Client		
CINDY TRYPIS 119 COTTAGE LANE, HUNTSVILLE, ON		
Drawing Title		
PROPOSED SITE PLAN		
Drawn By B. CURRY		Date May 2024
File Name 24010_site_draftify.dwg		Scale AS NOTED
Project No 24010	Sheet No A1.1	Revision No R2