

GENERAL NOTES

1. ALL STANDARDS, MANUALS AND CODES REFERENCED IN THIS SET OF DRAWINGS REFER TO THE MOST RECENTLY IMPLEMENTED VERSION/EDITION.
2. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC).
3. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT OF ONTARIO.
4. THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

NOTES TO CONTRACTOR

1. CONTRACTOR TO CHECK ALL RELEVANT DIMENSIONS SHOWN ON THE DRAWINGS AND ADJUST DIMENSIONS AS REQUIRED TO MATCH THE STRUCTURE, AS APPROVED BY THE ENGINEER.
2. FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND SPECIFICATION FOR MATERIALS USED TO CARRY OUT THE WORK.
3. DO NOT SCALE DRAWINGS.
4. ALL ELEVATIONS GIVEN IN METRES.

REFERENCE DRAWINGS

DETAILS AND ELEVATIONS OF THE PROPOSED DEVELOPMENT HAVE BEEN OBTAINED FROM DRAWINGS RECEIVED FROM KPK SURVEYING ON 2025.11.04.

ZONING DETAILS

ZONING	UM
LOT AREA	26,136 ft ²
AREA WITHIN 200' OF HW MARK	
MAX. LOT COVERAGE	35%
MIN. FRONT YARD SETBACK	23'
MIN. INT. SIDE YARD SETBACK	10'
MIN. EXT. SIDE YARD SETBACK	10'
MIN. REAR YARD SETBACK	25'
MAX. HEIGHT	36'
MAX. HEIGHT ACCESSORY	N/A

FRONT YARD VEGETATION BUFFER. THE FIRST APPROXIMATELY 15'-0" OF SUBJECT PROPERTY CONSISTS OF FAIRLY HEALTHY TREES & VEGETATION AND IS TO BE MAINTAINED UNTIL THE CONSTRUCTION PHASE. EROSION FENCE TO BE INSTALLED AT THIS LINE. COMBINED WITH THE VEGETATION OF THE MAIN STREET ALLOWANCE THAT IS ALSO TO BE UNDISTURBED, THIS ALLOWS FOR APPROXIMATELY 30'-0" OR 10m OF UNDISTURBED VEGETATION WITH THE EXCEPTION OF DEAD VEGETATION / SELECT LIMBING / BRUSH REMOVAL / ETC. FUTURE USE FOR THE AREA WILL BE FOR DRIVEWAY AND ACCESS TO PARKING; VEGETATION REMOVAL WILL BE RE-ASSESSED AT THAT TIME

PROPOSED DRIVEWAY ENTRANCE AND PARKING AREA. AREA TO BE CLEARED, GRUBBED, LOOSE BOULDERS REMOVED AND TOPSOIL TO BE STRIPPED DOWN TO BEDROCK. SELECT HEALTHY VEGETATION ALONG PROPERTY LINE WITH ADJACENT RESIDENCE TO BE MAINTAINED. MEASUREMENTS OF ENTRANCE LOCATION, SETBACKS, SIZE, AND LINE OF SIGHT TO BE CONFIRMED WITH THE DISTRICT OF MUSKOKA ROAD WORKS.

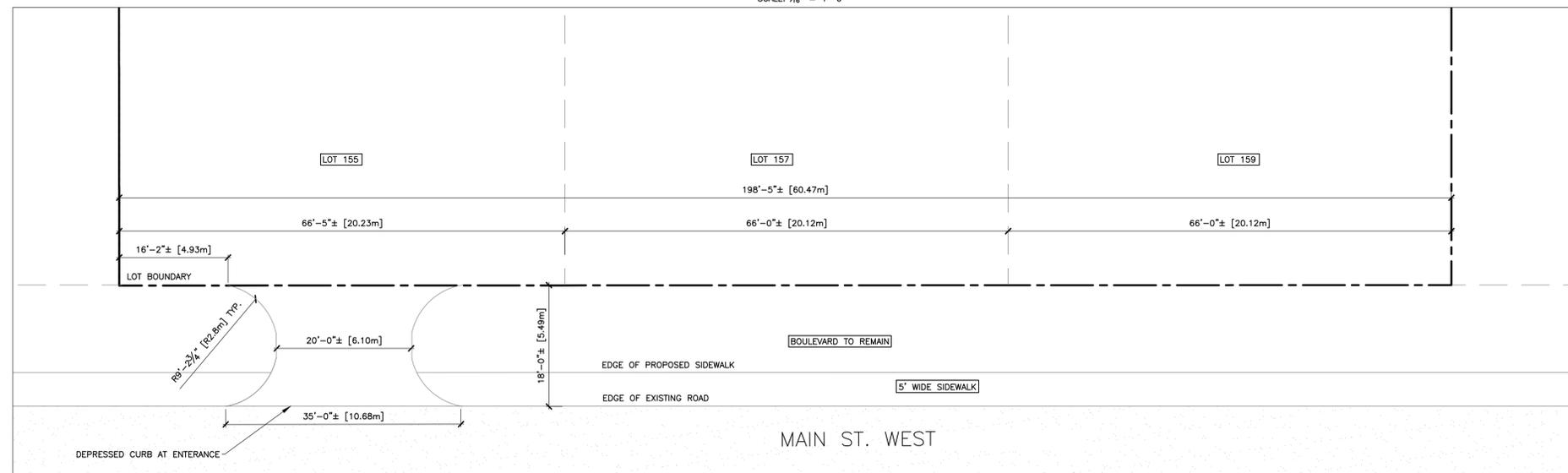
PROPOSED EXCAVATION FOR BUILDING ENVELOPE. AREA TO BE CLEARED, GRUBBED, LOOSE BOULDERS REMOVED AND TOPSOIL TO BE STRIPPED DOWN TO BEDROCK. SELECT HEALTHY VEGETATION ALONG THE PROPERTY LINE WITH ADJACENT RESIDENCE TO BE MAINTAINED. WHILE BUILDING ENVELOPE IS PROPOSED TO BE BEHIND 24'-0" FRONT YARD SETBACK, THE CLEARING AND GRUBBING WILL EXTEND SLIGHTLY INTO THE FRONT YARD SETBACK, UP TO THE EROSION FENCE TO BE INSTALLED AT THE FRONT YARD VEGETATION BUFFER LINE LOCATED APPROXIMATELY 15'-0" BACK FROM PROPERTY LINE.

REAR YARD VEGETATION BUFFER. AREA TO BE CLEARED OF DEAD AND DANGEROUS VEGETATION, GARBAGE PRODUCED BY NEIGHBORING RESIDENCES AND LOOSE BOULDERS. LIGHT GRADING WORK TO BE DONE TO HELP WITH RETENTION OF SOIL. MOST VEGETATION IS HEALTHY AND TO BE LEFT UNDISTURBED.



SITE PLAN

SCALE: 1/16" = 1'-0"



ENTRYWAY PLAN

SCALE: 1/32" = 1'-0"



705.640.3800
 INFO@DEKONINGGROUP.COM
 3 ARMSTRONG POINT ROAD
 PORT CARLING, ONTARIO
 POB 1J0

PROFESSIONAL ENGINEER

BCIN REGISTRATION INFORMATION
 DE KONING GROUP INC. 124300
 FIRM NAME FIRM BCIN

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE.

No.	Revision/Issue Column	Date
9	RE-ISSUED FOR PLANNING REVIEW	MAR.11.2026
8	RE-ISSUED FOR PLANNING REVIEW	MAR.03.2026
7	ISSUED FOR ENTRANCE PERMIT	FEB.17.2026
6	ISSUED FOR PLANNING REVIEW	JAN.23.2026
5	ISSUED FOR REVIEW	JAN.19.2026
4	ISSUED FOR SPA	NOV.11.2025
3	ISSUED FOR REVIEW	NOV.10.2025
2	ISSUED FOR REVIEW	NOV.07.2025
1	ISSUED FOR REVIEW	AUG.28.2025

CLIENT

ADAM PAKOZDI

PROJECT

**155, 157 & 159
 MAIN STREET WEST
 155, 157 & 159 MAIN STREET WEST
 HUNTSVILLE**

DRAWING

SITE PLAN



SEALED FOR SLOPE STABILITY AND LOT GRADING

PROJECT 25-255-01

DATE AUG.2025

DESIGNED CEF

REVIEWED GF

SCALE AS SHOWN

SHEET

SP1