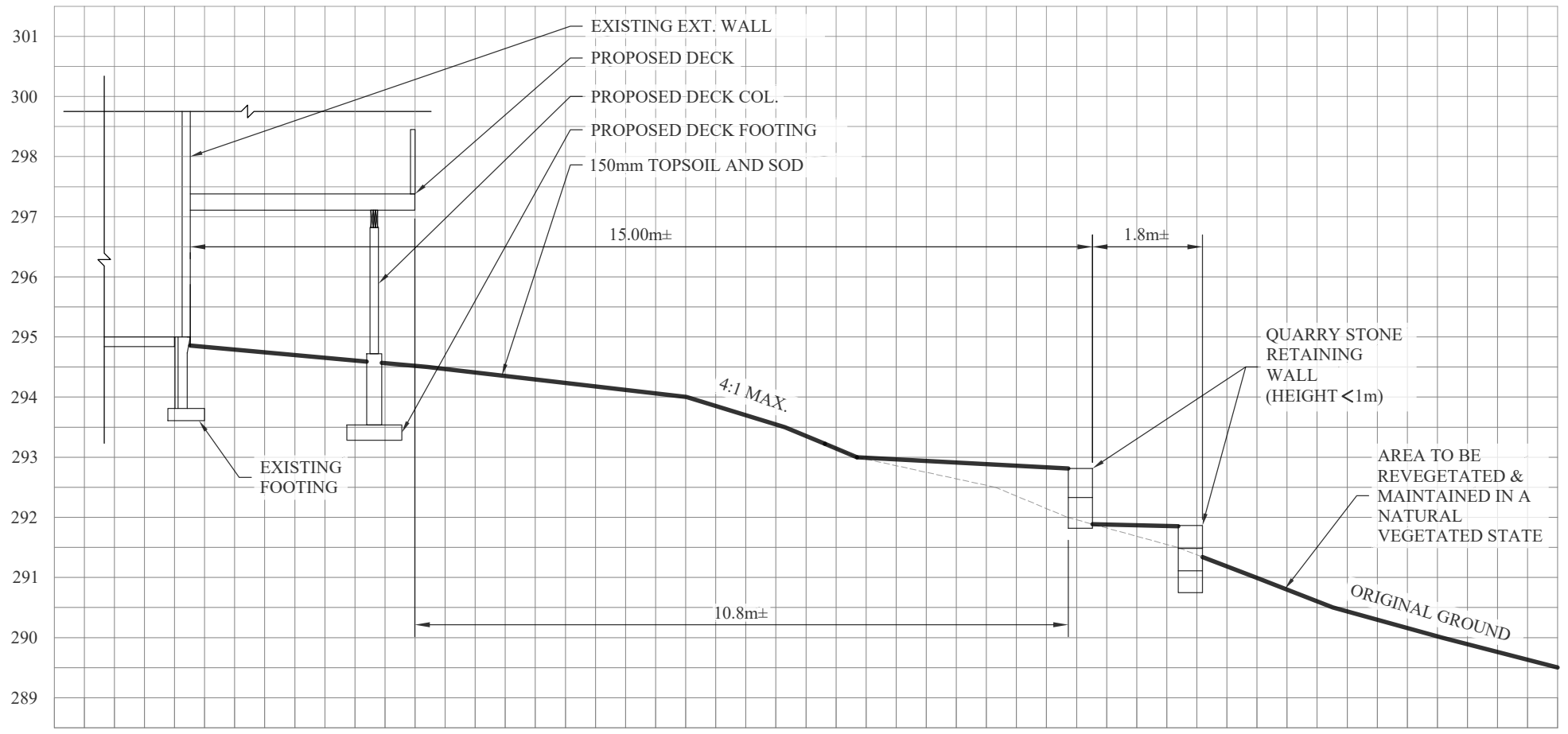


AREA OF FEATURES		
TOTAL SUBJECT PARCEL TO WATER'S EDGE		
0.25± ha		
LOT FRONTAGE		
30.818m		
STRUCTURES		
#	DESCRIPTION	AREA
A	EXISTING GARAGE	58.8 Sq.m.
B	FUTURE GARAGE	91 Sq.m.
C	EXISTING DWELLING WITH DECKS	143.1 Sq.m.
D	APPROVED DWELLING WITH DECKS	208.1 Sq.m.
E	EXISTING DOCK	34.2 Sq.m.
F	PROPOSED SIDE DECK	14.4 Sq.m.
G	PROPOSED MUSKOKA ROOM	27.2 Sq.m.
APPROVED LOT COVERAGE =		333.3 Sq.m.
APPROVED LOT COVERAGE =		374.9 Sq.m.
APPROVED DWELLING COVERAGE (MAX. 10%) =		9.99%
APPROVED ACCESSORY LOT COVERAGE (MAX. 5%) =		5%



SECTION 'A-A'  
SCALE: 1:100

GEOGRAPHIC TOWNSHIP OF STISTED  
NOW IN THE TOWN OF HUNTSVILLE  
DISTRICT MUNICIPALITY OF MUSKOKA

1768509 Ontario Inc. O/A  
**DUKE ENGINEERING**  
48 King William Street - Unit 4  
Huntsville, Ontario  
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No.	Revision/Issue Column	Date
13	ADDED REVEGETATION NOTE	DEC.23.2024
12	ADDED RETAINING WALL SECTION	DEC.19.2024
11	REVISED PER PLANNER COMMENTS	DEC.16.2024
10	ADDED PREVIOUSLY APPROVED SEPTIC AND SETBACKS	OCT.29.2024
9	REVISED MUSKOKA ROOM AND WEST DECKS FOR APPROVAL	OCT.11.2024
8	MUSKOKA ROOM, ENTRY DECK, AND SIDE ENTRY ADDED FOR DISCUSSION	SEP.06.2024
7	UPDATED PER PLANNER COMMENTS	FEB.16.2024
6	UPDATED PER PLANNER COMMENTS	FEB.15.2024
5	REVISED SEPTIC & GARAGE	FEB.14.2024
4	REVISED PER TOWN COMMENTS	JAN.22.2024
3	ISSUED FOR PERMIT	JAN.16.2024
2	ISSUED FOR APPROVAL	DEC.08.2023
1	ISSUED FOR REVIEW	NOV.24.2023

Client:  
**PETER BALDASSARRA**

Project:  
**BALDASSARRA COTTAGE**  
237 SOUTH DRIVE  
TOWN OF HUNTSVILLE

Drawing:  
**SITE PLAN**

Approved:  
  
D. W. DUKE  
23-115-01

Date: NOV.2023  
Project No. 23-115-01  
Drawn By: JM/NC/CG  
Designed By: JM/CG  
Reviewed By: DD  
Scale: 1:200  
Drawing No.

**SP1**