

ROCKY
BIRCH POINT

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Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and bring these items to the attention of the Designer for clarification.

PROJECT:
RBP BUNKIE

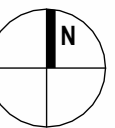
1069 LOGGER'S CROSSING LANE
MINDEN, ON
K0M 2K0

SHEET TITLE:
**SITE PLAN EXISTING
AND PROPOSED
COMBINED**

PROJECT NORTH

PROJECT NO: 26-01

SCALE: As indicated




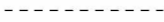
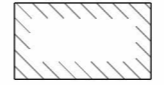

SHEET NO:

A001

SITE DATA

ADDRESS	1069 LOGGER'S CROSSING LN, MINDEN, ON, K0M 2K0	
LOT & PLAN NO.	PART OF LOT 12, CONCESSION 1 (PLAN 19R-8923)	
ZONING	SHORELINE RESIDENTIAL (SR) - MINDEN HILLS ZBL 06-10	
LOT AREA	2,315 m ² (24,918 sq. ft.)	
EXISTING BUILDINGS (BUILDING AREA)	120.0 m ²	EXISTING MAIN HOUSE (PRINCIPAL BUILDING)
	9.6 m ²	EXISTING SHED (ACCESSORY)
	8.7 m ²	EXISTING SAUNA (ACCESSORY)
EXISTING LOT COVERAGE	138.3 m ²	6.0% ALL BUILDINGS
	18.3 m²	0.8% DETACHED ACCESSORY BUILDINGS
PROPOSED BUILDING AREA	35.0 m ²	PROPOSED SLEEPING CABIN (ACCESSORY)
PROPOSED LOT COVERAGE	173.3 m ²	7.5% ALL BUILDINGS
	53.3 m²	2.5% DETACHED ACCESSORY BUILDINGS
BUILDING HEIGHT	6.0m	MEAN HEIGHT FROM EAVES TO ROOF RIDGE
NUMBER OF STOREYS	TWO STOREYS - AS PERMITTED BY MINDEN HILLS ZBL 06-10 (4.1.13 SLEEPING CABIN) IN THE SR ZONE.	
	OTHER USE (STORAGE ROOM) IS SEPARATED BY COMMON WALL AND INDEPENDENT ENTRANCE.	
BUILDING GEOMETRY	6.350 m x 5.486 m (20' 10" x 18')	
SETBACKS APPLICABLE TO PROPOSED SLEEPING CABIN		
FRONT YARD	23m REQUIRED	79.3m PROVIDED
REAR	12m REQUIRED	20.1m PROVIDED
INTERIOR SIDE YARD 1	4.5m REQUIRED	10.8m PROVIDED
INTERIOR SIDE YARD 2	4.5m REQUIRED	2.1m PROVIDED

SITE LEGEND

-  PROPERTY LINE
-  CANOPY / PROJECTIONS
-  BUILDING (EXISTING)
-  BUILDING (PROPOSED)

SITE PLAN GENERAL NOTES

- FIRE ACCESS ROUTE AS PER OBC 9.10.20.3.
- GRADE TO BE SLOPED AWAY FROM BUILDING AS PER OBC 9.14.6.1.
- DOWNSPOUT TO CONFORM TO OBC 9.26.18.2.

