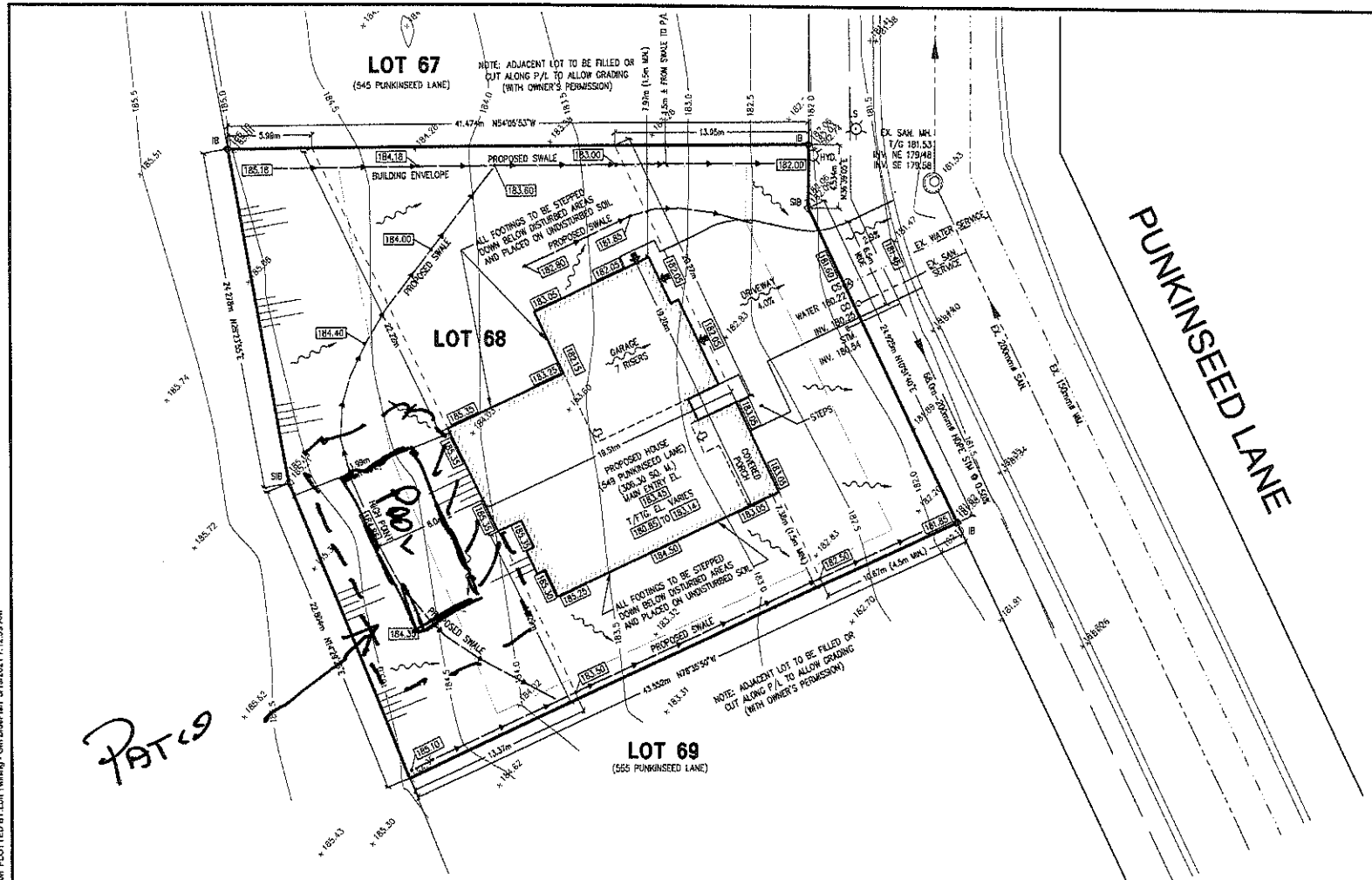


NORTH:

LEGEND:

EXISTING CONDITIONS ELEVATION	x 215.99
AS RECORDED ELEVATION	214.08
PROPOSED ELEVATION	214.08
PROPOSED ELEVATION BELOW DECK	214.08
SWALE DRAINAGE	
SURFACE DRAINAGE	
PROPOSED BUILDING ACCESS	

NOTE: ELEVATION IN METRES.

LOT CALCULATIONS

OVERALL LOT AREA	1601.39 m ^{2}
AREA OF HOUSE FOOTPRINT	306.30 m ^{2}
PORCH AREA	INCL.
DECK AREA	N/A
LOT COVERAGE IN PERCENTAGE	19.13 %

#1 BENCHMARK ELEV. - 181.42 m

TOP OF NORTH-WEST CORNER ON CONCRETE TRANSFORMER PAD ON EAST SIDE OF PUNKINSEED LANE BETWEEN #542 AND #550 PUNKINSEED LANE.

#2 BENCHMARK ELEV. - 181.47 m

TOP OF SOUTH-WEST CORNER ON CONCRETE TRANSFORMER PAD ON WEST SIDE OF PUNKINSEED LANE BETWEEN #541 AND #545 PUNKINSEED LANE.

No.	DATE	REVISION DESCRIPTION	CHECKED

BluePlan ENGINEERING

LICENSED PROFESSIONAL ENGINEER
Mar 19/21
W. E. DUBEAU
PROVINCE OF ONTARIO

OWNER: KIRBY

CONTRACTOR: BERNER CONTRACTING

THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY.

P. ENG.

GM BLUEPLAN ENGINEERING LIMITED

NOTES:

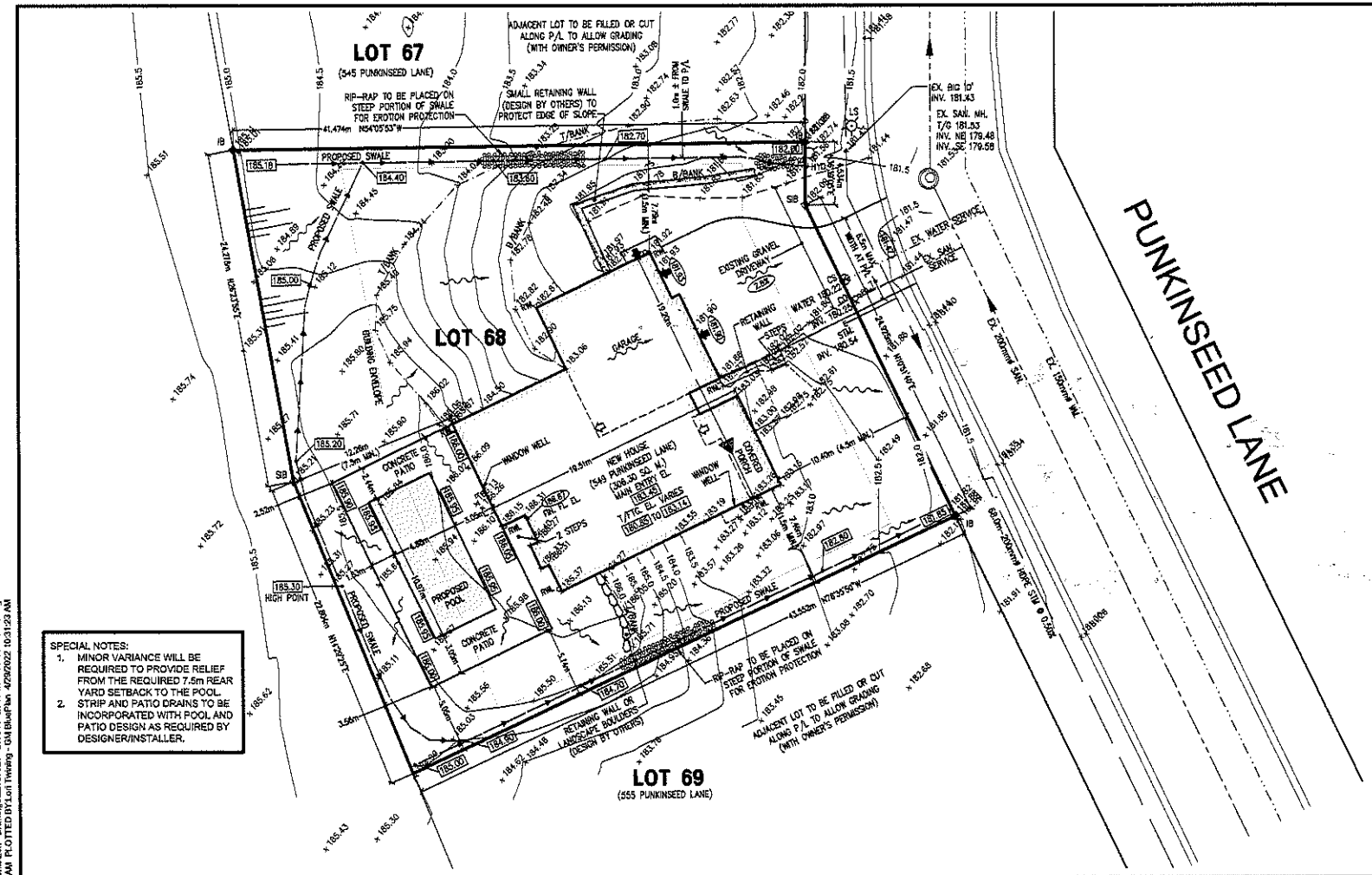
1. THE BUILDER IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION IN THE FIELD TO ENSURE A FROST COVER OF 1.22m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
2. ALL DISTURBED AREAS TO RECEIVE MINIMUM 100mm TOPSOIL AND SOD.
3. DRIVEWAYS TO BE LOCATED MINIMUM OF 1.5m FROM ANY UTILITY STANDARD.
4. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY THE SUITABILITY OF THE FOUNDING SOILS.
5. LOCATION AND ELEVATION OF EXISTING SERVICES ARE APPROXIMATE ONLY. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION.
6. THE BUILDER IS RESPONSIBLE TO VERIFY THE LAYOUTS AND ELEVATIONS AGAINST THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

221078
Lot Grading Plan
Lot 68, Plan 16M15

549 Punkinseed Lane, Cobble Beach
Township of Georgian Bluffs
(Geographic Township of Sarawak)

Drawn by:	LVT	Approved by:	WED	Project No.:	221078
Designed by:	LVT	Date:	MARCH 11, 2021	Scale:	1:300

FILE:\\ice-2012\2\Users_Private\twining\Documents\Lori - Drawings\221078L3 - Lot 68 Plan 16M15.dwg LAYOUT:Lot 68
LAST SAVED BY:Lwining, 3/19/2021 7:11:32 AM PLOTTED BY:Lori Twining - GM BluePlan 3/19/2021 7:12:39 AM



SPECIAL NOTES:
1. MINOR VARIANCE WILL BE REQUIRED TO PROVIDE RELIEF FROM THE REQUIRED 7.5m REAR YARD SETBACK TO THE POOL.
2. STRIP AND PATIO DRAINS TO BE INCORPORATED WITH POOL AND PATIO DESIGN AS REQUIRED BY DESIGNER/INSTALLER.

NORTH:

LEGEND:

EXISTING CONDITIONS ELEVATION (APR. 5/22)	x 215.90
AS RECORDED ELEVATION	214.95
PROPOSED ELEVATION	214.95
PROPOSED ELEVATION BELOW DECK	214.95
SWALE DRAINAGE	
SURFACE DRAINAGE	
PROPOSED BUILDING ACCESS	

NOTE: ELEVATION IN METRES.

LOT CALCULATIONS

OVERALL LOT AREA	1601.39 m ²
AREA OF HOUSE FOOTPRINT	306.30 m ²
PORCH AREA	INCL.
DECK AREA	N/A
LOT COVERAGE IN PERCENTAGE	19.13 %

#1 BENCHMARK ELEV. - 181.42 m
TOP OF NORTH-WEST CORNER ON CONCRETE TRANSFORMER PAD ON EAST SIDE OF PUNKINSEED LANE BETWEEN #542 AND #550 PUNKINSEED LANE.

#2 BENCHMARK ELEV. - 181.47 m
TOP OF SOUTH-WEST CORNER ON CONCRETE TRANSFORMER PAD ON WEST SIDE OF PUNKINSEED LANE BETWEEN #541 AND #545 PUNKINSEED LANE.

No.	DATE	REVISION DESCRIPTION	CHECKED
2	APR. 20/22	ADDED PROPOSED POOL & PATIO	WED
1	APR. 5/22	"AS RECORDED" ELEVATIONS ADDED	WED

GM BluePlan ENGINEERING

"As Recorded"
on April 5, 2022
PRELIMINARY
** NOTE: NO SIGN AT TIME OF AS RECORDED GMBP SURVEY **

LICENSED PROFESSIONAL ENGINEER
W. E. TUBELLO
PROVINCE OF ONTARIO

OWNER: KIRBY

CONTRACTOR: -

THE ELEVATION AND LOCATION OF THE BUILDING ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY.

P. ENG.

GM BLUEPLAN ENGINEERING LIMITED

NOTES:
1. THE BUILDER IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION IN THE FIELD TO ENSURE A FROST COVER OF 1.22m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
2. ALL DISTURBED AREAS TO RECEIVE MINIMUM 100mm TOPSOIL AND SOD.
3. DRIVEWAYS TO BE LOCATED MINIMUM OF 1.5m FROM ANY UTILITY STANDARD.
4. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY THE SUITABILITY OF THE FOUNDING SOILS.
5. LOCATION AND ELEVATION OF EXISTING SERVICES ARE APPROXIMATE ONLY. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION.
6. THE BUILDER IS RESPONSIBLE TO VERIFY THE LAYOUTS AND ELEVATIONS AGAINST THE ARCHITECTURAL PLANS AND TO CONFIRM REFERENCED BENCHMARK ELEVATIONS PRIOR TO CONSTRUCTION.
7. THE DIMENSIONS FROM THE LOT LINES TO THE STRUCTURES ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES TO ASSIST WITH GRADING.

221078
Existing Conditions Plan
Lot 68, Plan 16M15
549 Punkinseed Lane, Cobble Beach
Township of Georgian Bluffs
(Geographic Township of Sarawak)

Drawn by: LVT	Approved by: WED	Project No.: 221078	
Designed by: LVT	Date: MARCH 11, 2021	Scale: 1:300	

SUPPORT LETTER

FILE:\\ws-2012\Users_Private\Working\Documents\Lori - Drawings\221078\L4 - Lot 68 Plan 16M15 - As Recorded.dwg LAYOUT:Lot 68
LAST SAVED BY:LiveWing, 4/29/2022 10:30:39 AM PLOTTED BY:Lori Twining - GM BluePlan 4/29/2022 10:31:23 AM