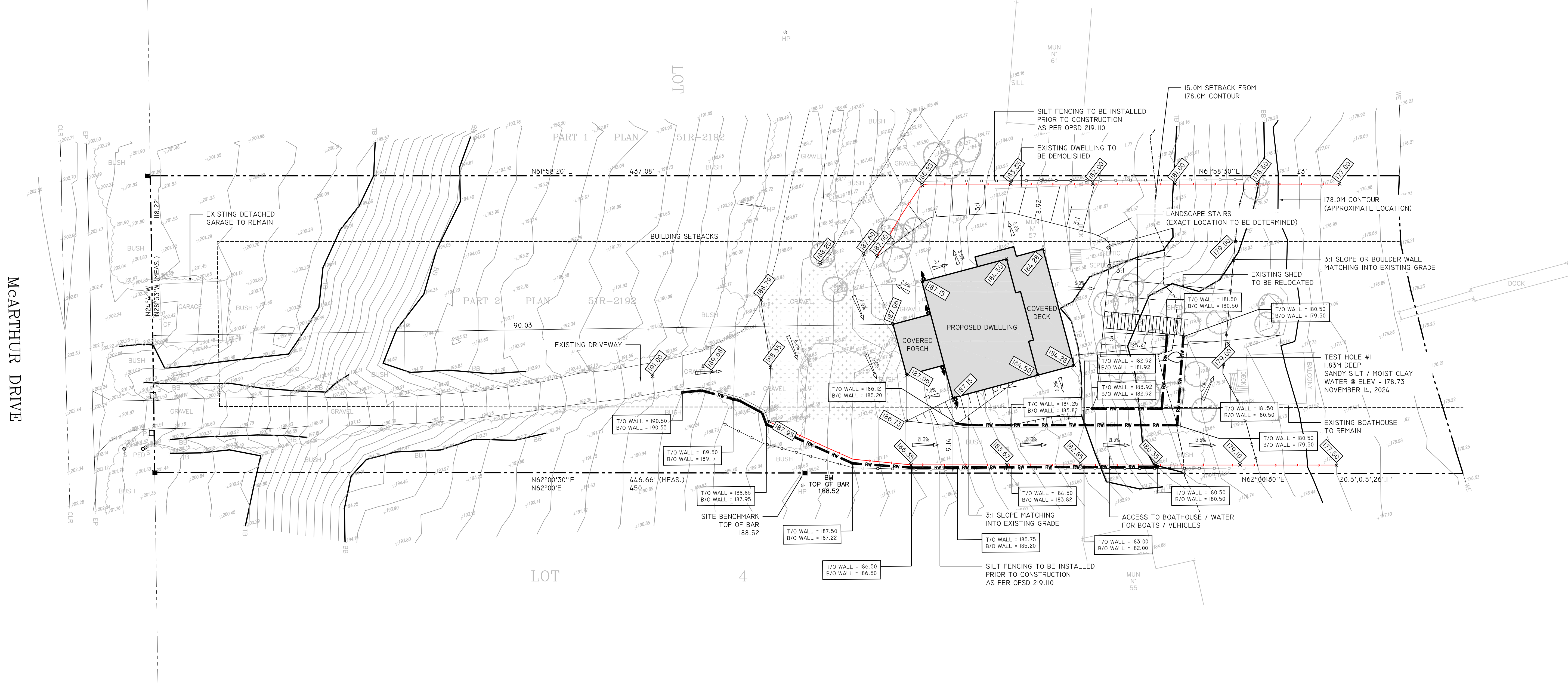


LOT 5  
REGISTERED PLAN 613  
TOWN OF PENETANGUISHENE  
COUNTY OF SIMCOE



LOT GRADING PLAN  
SCALE: 1:250

GENERAL NOTES:

- CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ETC., ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO OUR OFFICE PRIOR TO CONSTRUCTION. CONTRACTOR TO DETERMINE & CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF QUANTUM ENGINEERING. THEY ARE TO REMAIN THE PROPERTY OF OUR OFFICE AND MUST BE RETURNED UPON REQUEST. THESE DRAWINGS ARE NOT TO BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL FROM OUR OFFICE. REPRODUCTIONS OF THESE DOCUMENTS OR DRAWINGS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION FROM OUR OFFICE.
- ALL CONSTRUCTION & INFRASTRUCTURE SHALL CONFORM TO THE MOST RECENT EDITIONS OF ALL APPLICABLE CODES IN EFFECT AT THE PROJECT LOCATION. ALL WORKS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AS WELL AS TOWN OF PENETANGUISHENE SPECIFICATIONS.
- OFFICIAL COPIES MUST BEAR AN ORIGINAL SIGNATURE AND SHOW THE ENGINEERS STAMP IN RED.
- DO NOT SCALE DRAWINGS.

GRADING / DRAINAGE NOTES:

- "SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL OR PUBLIC RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER/APPLICANT SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY APPLICABLE ENVIRONMENTAL AGENCY."
- "INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A POSITIVE OUTLET."
- "ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO A SPLASH PAD OR APPROVED EQUIVALENT. DRAINAGE DIRECTLY TO A MUNICIPAL DITCH IS NOT PERMITTED, WHICH INCLUDES ROOF LEADERS, BASEMENT SUMPS AND FOUNDATION DRAINS."
- "THE OWNER/BUILDER/APPLICANT IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS"
- "THE LOT GRADING/DRAINAGE PLAN HAS BEEN DESIGNED/COMPLETED SUCH THAT MUNICIPAL, COUNTY AND PROVINCIAL LANDS ADJACENT TO OR IN THE VICINITY OF THIS LOT ARE NOT AFFECTED."
- "A COPY OF THE "ACCEPTED FOR CONSTRUCTION" LOT GRADING/DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION."
- "THIS LOT GRADING/DRAINAGE PLAN IS IN CONFORMANCE WITH THE OVERALL LOT GRADING PLAN FOR THIS SUBDIVISION."
- "THIS LOT GRADING/DRAINAGE PLAN HAS BEEN DESIGNED/COMPLETED TO PREVENT DRAINAGE TOWARD THE FOUNDATION AFTER SETTLING."

- "THE BUILDING ELEVATIONS HAVE BEEN SET SUCH THAT THERE IS NO RISK OF HYDROSTATIC PRESSURE AFFECTING THE BUILDING."
- "POST CONSTRUCTION AND UPON COMPLETION OF THE LOT GRADING AS PER THE APPROVED LOT GRADING PLAN, THE OWNER IS RESPONSIBLE TO MAINTAIN ALL DOWNSPOUTS AND TO ENSURE THAT NO SUBSEQUENT MODIFICATIONS TO THE GRADING OF THE LOT ARE MADE WHICH WILL ADVERSELY AFFECT THE DRAINAGE OF ADJACENT LOTS."
- "POST CONSTRUCTION AND UPON COMPLETION OF THE LOT GRADING AS PER THE APPROVED LOT GRADING PLAN, THE OWNER IS RESPONSIBLE TO MAINTAIN ALL DOWNSPOUTS AND TO ENSURE THAT NO SUBSEQUENT MODIFICATIONS TO THE GRADING OF THE LOT ARE MADE WHICH WILL ADVERSELY AFFECT THE DRAINAGE OF ADJACENT LOTS."
- "THE BASEMENT SLAB OR ANY OTHER SLAB-ON-GRADE HAVE BEEN DESIGNED TO BE A MINIMUM 400MM ABOVE THE ESTIMATED SEASONAL HIGH WATER TABLE LEVEL (ESHWGL). IF AT THE TIME OF CONSTRUCTION THE WATER TABLE IS NOTED TO BE WITHIN 400MM OF THE DESIGN GRADES, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY AND DESIGN GRADES CONFIRMED PRIOR TO PROCEEDING WITH CONSTRUCTION."
- "THE PROPOSED BUILDING GRADES HAVE BEEN BASED ON THE AVAILABLE GROUNDWATER ELEVATIONS RECORDED IN ON-SITE TEST PITS (LOCATION AND DATED OBSERVED AS PER PLAN). NO WARRANTY OR GUARANTEE IS PROVIDED OR IMPLIED WITH RESPECT TO THE SEASONAL HIGH GROUND WATER ELEVATION. IT IS NOTED THAT THE GROUNDWATER ELEVATION MAY VARY FROM SEASON TO SEASON AND YEAR TO YEAR."

TEST HOLE DATA:

SEE PLAN FOR TEST HOLE LOCATIONS AND ELEVATIONS

E.S.H.G.W.L. IS ESTIMATED TO BE ELEV. <= 178.73  
ASSUMING WATER MAY FLUCTUATE SEASONALLY

PROPOSED DWELLING ELEVATIONS:

FINISHED FIRST FLOOR	187.66
T/O FOUNDATION WALL	187.30
T/O BASEMENT SLAB	184.65
U/S FOOTING (LOWEST)	183.24

PROPOSED DWELLING ELEVATIONS BASED ON ARCHITECTURAL DRAWINGS PREPARED BY CUSTOM HOME DESIGN, DATED 2024.04.24 (PROJECT: 23197-23113) & REVIEWED BY QUANTUM ENGINEERING INC., DATED & SEALED 2024.09.26. PRIOR TO CONSTRUCTION, PROPOSED DWELLING ELEVATIONS TO BE CONFIRMED BASED ON FINAL ARCHITECTURAL DRAWINGS.

SURVEY REFERENCE:

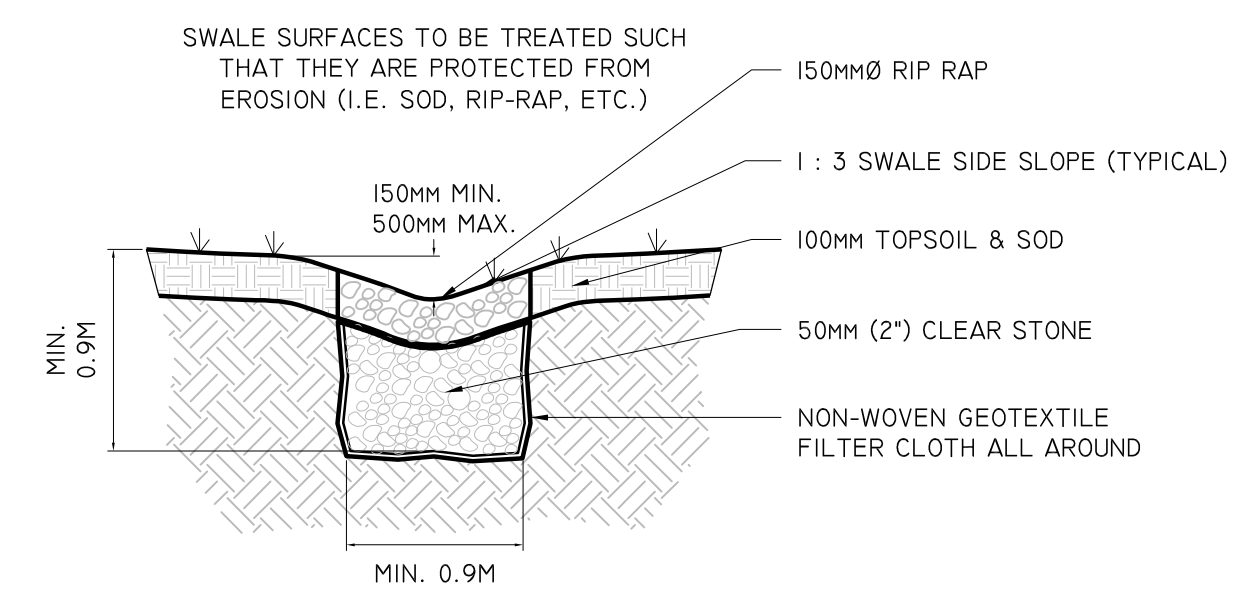
SURVEY INFORMATION PROVIDED BY J.W. NICHOLSON, O.L.S. FILE NO. 852, PLAN 51R-2192, DATED SEPTEMBER 7, 1973. TOPOGRAPHIC INFORMATION PROVIDED BY DEMTECH, PROJECT NO.24-119, DATED OCTOBER 31, 2024.

PROPOSED LOT COVERAGE:

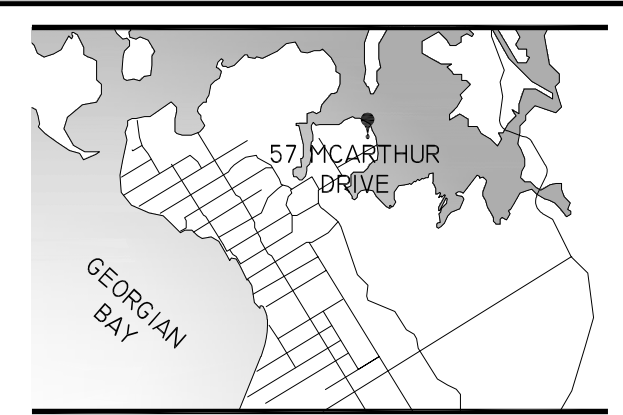
PROPOSED DWELLING	=	159.8	m <sup>2</sup>
COVERED PORCH	=	30.2	m <sup>2</sup>
COVERED DECK	=	63.1	m <sup>2</sup>
PROPOSED DECK	=	6.0	m <sup>2</sup>
EXISTING GARAGE	=	52.7	m <sup>2</sup>
EXISTING BOATHOUSE	=	52.5	m <sup>2</sup>
EXISTING SHED	=	9.4	m <sup>2</sup>

TOTAL COVERED AREA	=	373.7	m <sup>2</sup>
LOT AREA	=	5000.6	m <sup>2</sup>
LOT COVERAGE PERCENTAGE	=	7.5	%

Site Statistics			
Zone Designation SA2	Permitted	Provided	
Lot Area (min.)	[m <sup>2</sup> ]	4000	5000.6
Lot Frontage (min.)	[m]	46	36.03
Yard Setbacks (min.)			
Front		8.0	90.03
Interior Side		8.0	8.92 / 9.14
Exterior Side		8.0	N/A
Rear		8.0	N/A
From Georgian Bay (178.0m)		15.0	25.27
Lot Coverage (max.)	[%]	35	7.5%
Building Height (max.)	[m]	11	<11
Variations Granted		None	

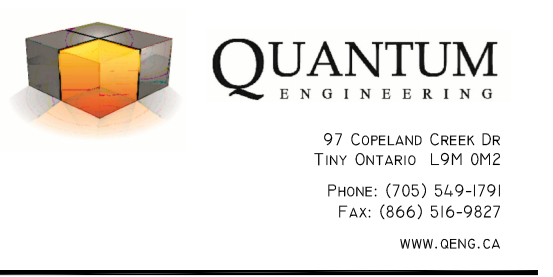
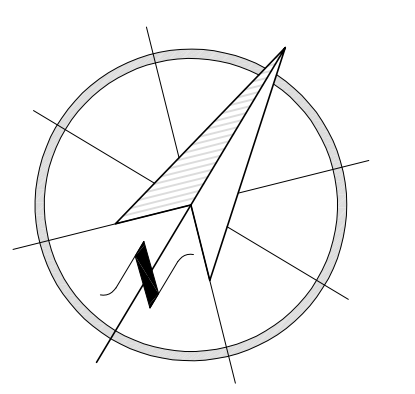


2 TYPICAL HARDENED SWALE  
SCALE: 1:1.5



No.	DESCRIPTION	DATE
1	FOR CLIENT REVIEW	JAN. 28, 2025
2	FOR CLIENT REVIEW	FEB. 4, 2025
3	FOR PERMIT	FEB. 12, 2025
4		
5		

- LEGEND
- 5.0% SLOPE AND DIRECTION OF OVERLAND FLOW
  - PROPOSED FINAL GRADE ELEVATION
  - EXISTING GRADE ELEVATION
  - SWALE
  - HARDENED SWALE (W/ 150MM RIP-RAP SURFACE)
  - DOWNSPOUT / SPLASH PAD
  - SUMP DISCHARGE
  - SILT FENCE
  - BOULDER WALL (DESIGNED BY OTHERS) MAXIMUM OF 1.0M HEIGHT
  - PROPOSED DRIVEWAY



PROJECT	PROPOSED DWELLING		
LOCATION	57 MCARTHUR DRIVE PENETANGUISHENE, ONTARIO		
FOR	LEN COWREY		
DRAWING	LOT GRADING		
DATE	DEC. 2024	PROJECT NO.	PAGE ID
DRAWN BY	K.J.L.	7387	CI
SCALE	SEE PLOT		