

Town of Georgina Zoning = R

**SITE MIN. SETBACKS:**  
 FRONT: 8.0 m  
 REAR: 12.0 m  
 INTERIOR: (1 storey) 1.2 m  
 INTERIOR: (2 storey) 1.7 m  
 Per Consent Application # B9-13.

Lot Area: = 1272.0 m<sup>2</sup>  
 House Footprint: = 272.4 m<sup>2</sup>  
 Garage Footprint: = 51.0 m<sup>2</sup>  
 Total: = 323.4 m<sup>2</sup>  
 Lot Coverage: = 25.4 %

**HOUSE ELEVATIONS:**  
 Underside of Footing: 219.48  
 Top of Footing: 219.68  
 Basement Slab: 219.78  
 Top of FDN Wall: 222.52  
 (9'-4" fdn. wall height)  
 Finished First Floor: 222.88  
 House Garage Slab: 221.35  
 Detached Garage Slab: 221.35

Note:  
 1. All services including hydro, cable, telephone, and gas should be staked out prior to construction and appropriate pre-cautions taken to protect the existing services.

Notes:  
 1. Set backs and elevation to be confirmed by O.L.S. prior to placing any concrete.  
 2. Lot grading certificate required upon completion.  
 3. All yard areas to be reinstated with 150mm top-soil and sod, or seed.  
 4. Existing elevations as noted, ie. 221.84  
 5. Proposed swale elevations as noted, ie. (221.95)  
 6. Proposed elevations as noted, ie. (220.40)  
 7. Existing slopes shown, ie. (2.2%)  
 8. Maintain maximum slopes at 3 horizontal to 1 vertical.  
 9. Provide new swales as detailed.  
 10. All sites works to O.B.C., Town requirements & all governing legislation.  
 11. ●►D/S = Downspouts on splash pads.

Wave Uprush Elevation per LSRCA. = 220.51 masl

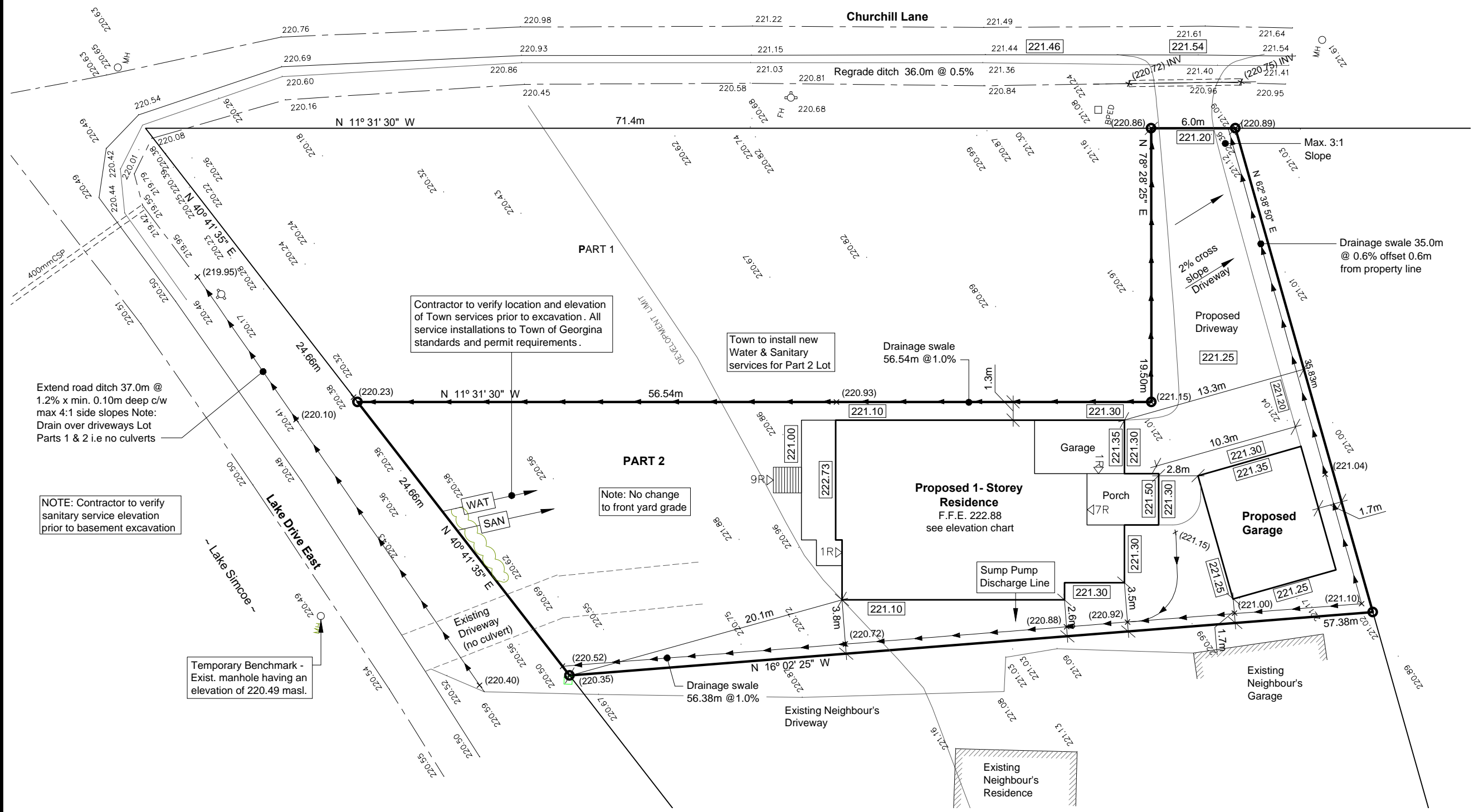
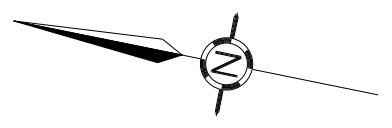
All openings, including access to the crawl space, main heating & electrical panels, finished floor are to be flood proofed 30cm above wave uprush level.

Min. Opening elevation = 220.81  
 Basement slab elevation - Part 2 = 219.78

Lake Simcoe elevation = 219.15 masl

Regional Flood Plain Elevation = Not susceptible to Flood Plain

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Rev. No.	Date	Description	CAD
Rev. 1	03-JUN-2021	House flipped	RB

**Residence**  
**Part 2, Plan 65R-34797**  
**415 Lake Drive East**  
**Town of Georgina**

**Site & Grading Plan**

Scale: 1:300	Designed By: EG
Date: 07-MAY-2021	Drawn By: RB
Project No.:	Checked By: EG
	Drawing No.:

**D3311** **SP-1**

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 Plotted On: Mon, 07 Jun 2021 4:49pm