

LEGEND:

- DRAINAGE FLOW DIRECTION
- PROPOSED FINAL GROUND ELEV
- EXISTING GROUND ELEVATION
- PROPOSED ENTRANCE AND NO. OF RISERS
- BUILDING ENVELOPE
- BUILDING INFORMATION:
 - FIRST FLOOR ELEVATION =
 - BSMT. FLOOR ELEVATION =
 - UNDERSIDE OF FOOTING =
 - SAN. SERVICE INV. @ PL =
- LOT COVERAGE =

CAUTION: UNDERGROUND SERVICES WERE NOT LOCATED AND MUST BE VERIFIED ON-SITE PRIOR TO EXCAVATION.

GRADING OF SITE TO BE CHECKED AND CERTIFIED BY ENGINEER PRIOR TO PLACEMENT OF TOPSOIL AND SODDING/SEEDING.

ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE INDICATED. TO CONVERT TO FEET, DIVIDE BY .3048.

BENCHMARK: TOP OF PUMPER ARM (BLACK) ON FIRE HYDRANT "420" AT LOTS 13/14, SOUTH SIDE OF LANDRY LANE. ELEV. = 183.602m

NOTE: ICF CONSTRUCTION, TOP OF FOUNDATION WALL AT SECOND STOREY.

(HPA PLAN 307022-02, LOT 7)

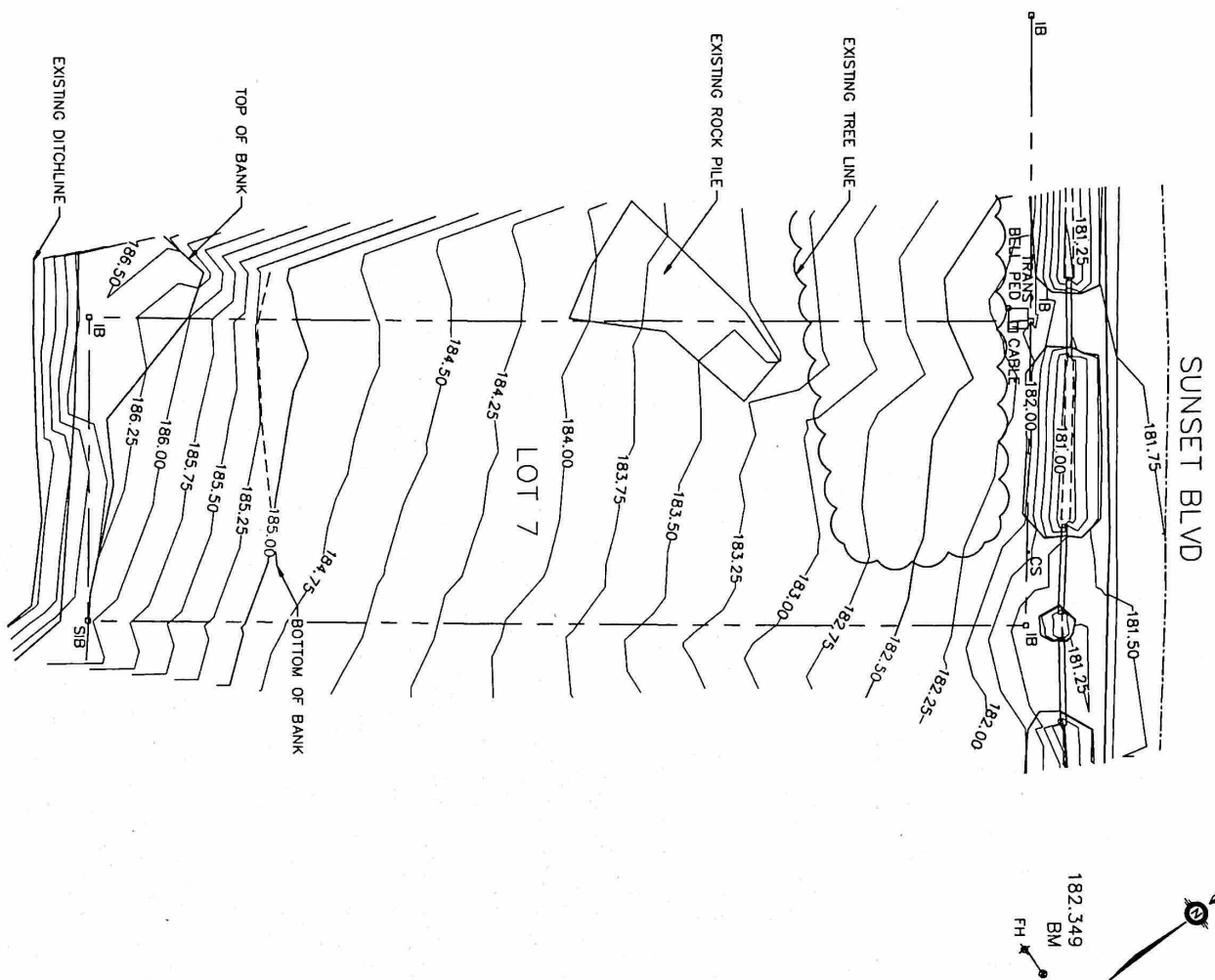
**LOT 7 - GRADING PLAN
PHASE 3 RESIDENTIAL - LOWER BLOCK
THE LORA BAY CORPORATION
TOWN OF THE BLUE MOUNTAINS**



**HENDERSON, PADDON
& ASSOCIATES LIMITED
CONSULTING ENGINEERS**

OWEN SOUND • THE BLUE MOUNTAINS • GRIMSBY • HANOVER
PHONE (519) 299-3793 SINCE 1972

DESIGN	PCC
DRAWN	BRG
APPROVED	PCC
DATE	JULY 2008
SCALE	1:400
FILE NO.	307022
FIG. NO.	LOT 7



CAUTION: UNDERGROUND SERVICES ARE NOT LOCATED AND MUST BE VERIFIED ON-SITE PRIOR TO EXCAVATION.

GRADING OF SITE TO BE CHECKED AND CERTIFIED BY ENGINEER PRIOR TO PLACEMENT OF TOPSOIL AND SODDING/SEEDING.

BUILDING INFORMATION FIRST FLOOR ELEVATION = 000.00
 MINIMUM TOP OF FOUNDATION WALL = 000.00
 FRONT ENTRANCE = 000.00
 GARAGE FIRST FLOOR ELEVATION = 000.00
 BASEMENT FLOOR ELEVATION = 000.00
 UNDERSIDE OF FOOTING = 000.00
 LOT COVERAGE=0.0%
 SAN. INV. AT P/L= CONTRACTOR TO LOCATE AND CONFIRM PRIOR TO CONSTRUCTION.

BUILDING FOOTPRINT BASED ON DRAWING SUPPLIED TO WSP FROM THE OWNER. THE DESIGN OF THE HOUSE IS BY ONTARIO.

*TOP OF FOUNDATION WALL = 000.00
 *TOP OF FOUNDATION WALL IF KNEE WALL IS UTILIZED = 000.00

SITE INFORMATION:

CONSTRUCTION BENCHMARK:
 FIRE HYDRANT (TOP OF PUMPER ARM) AT PROPERTY LINE BETWEEN LOTS 5 & 6.
 ELEVATION = 182.371

ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE INDICATED. TO CONVERT TO FEET, DIVIDE BY 3.048.

LEGEND

- ⇨ PROPOSED DRAINAGE FLOW DIRECTION
- ⇨ EXISTING DRAINAGE FLOW DIRECTION
- ⇨ 200.00 PROPOSED ELEVATION
- ⇨ 199.77 EXISTING ELEVATION
- 1R NUMBER OF RISERS

- NOTES:**
1. FLOOR ELEVATIONS ARE RECOMMENDATIONS ONLY AND MAY NEED TO BE ADJUSTED DUE TO UNFORSEEN UNDERGROUND CONDITIONS. CONTRACTOR TO CONTACT APPROPRIATE AGENCIES SHOULD ADJUSTMENTS BE NECESSARY.
 2. WSP ASSUMES NO RESPONSIBILITY FOR BASEMENT CONDITIONS DUE TO GROUNDWATER AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND CONTRACTOR TO LOCATE THE ELEVATION OF THE WATER TABLE TO SEE IF THE FOUNDATION NEEDS TO BE RAISED TO AVOID WATER PROBLEMS.
 3. THE CONTRACTOR SHALL CONFIRM THE INVERT ELEVATION OF THE SANITARY SEWER LATERAL AT THE PROPERTY LINE BEFORE STARTING TO DIG THE FOUNDATION.
 4. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS A SIGNED ENGINEER'S STAMP APPEARS HERON.
 5. OWNER/BUILDER TO NOTE THAT TOWN OF THE BLUE MOUNTAINS DEVELOPMENT STANDARDS REQUIRE THAT BASEMENT FLOOR SLAB TO BE 0.3M ABOVE HIGH GROUNDWATER LEVEL.
 6. OWNER/BUILDER IS RESPONSIBLE TO ENSURE ADEQUATE MEASURES ARE TAKEN REGARDING GROUNDWATER.
 7. OWNER/BUILDER TO PROVIDE WATER TIGHT WINDOW WELL GUARDS, DRAINED TO FOUNDATION FOOTING DRAINS. OWNER/BUILDER TO PROVIDE FREE OUTLET OF FOUNDATION DRAINS. FOUNDATION DRAIN SUMP PUMP IS TO BE PROVIDED WITH GUARANTEED OUTLET. OWNER/BUILDER TO ASSUME ALL LIABILITIES FOR ANY FAILURE OF FOUNDATION DRAINS AND/OR SUMP PUMP SYSTEM FAILURE.

<p>LOT GRADING / SITE PLAN LOT 7 SUNSET BLVD, LORA BAY TOWN OF THE BLUE MOUNTAINS</p>	
	<p>181485 PLANSERVIC INC. ONEIL STREET ONTARIO/CANADA, W1A 8P2 TEL: 519-272-8124 FAX: 519-272-8083 WWW.WSPONLINE.COM</p>
<p>DESIGN: --</p> <p>DRAWN: KFP</p> <p>APPROVED: GLP</p> <p>DATE: FEB 2016</p> <p>SCALE: 1:400</p> <p>FILE NO: 181-02013-00</p> <p>FIG. NO: 1</p>	