

**LEGEND**  
 EXISTING SPOT ELEVATION x 179.00  
 PROPOSED SPOT ELEVATION x 179.00  
 PROPOSED GRADING DIRECTION  
 PROPOSED SIDEYARD SWALE

**NOTES:**

- USGF = UNDERSIDE OF GARAGE FOOTING ELEVATION
- FFL = FIRST FLOOR ELEVATION
- FTW = TOP OF FOUNDATION WALL ELEVATION
- BFS = BASEMENT FLOOR SLAB ELEVATION
- USF = UNDERSIDE OF FOOTING ELEVATION
- ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- ENSURE USF ELEVATION IS A MINIMUM OF 1.22m BELOW GRADE FOR FROST PROTECTION.
- IT IS THE RESPONSIBILITY OF THE OWNER AND THE BUILDING CONTRACTOR TO ENSURE THE BUILDING MEETS THE MINIMUM SETBACK REQUIREMENTS OF THE MUNICIPALITY.
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREETLIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM CLEARANCES ARE NOT MAINTAINED THE BUILDER SHALL BE RESPONSIBLE FOR RELOCATION AT HIS OWN EXPENSE
- SUMP PUMP TO BE CONNECTED TO FOOTING DRAINS WITH OUTLET ABOVE GRADE WITH POSITIVE DRAINAGE AWAY FROM DWELLING.

**DESIGN CRITERIA:**

- 0.35m FLOOR SYSTEM (SUBFLOOR, JOIST, PLATE)
  - 2.58m FOUNDATION WALL
  - 0.15m FOOTING
  - 0.075m BASEMENT FLOOR SLAB
- HOUSE DIMENSIONS AND ELEVATIONS PROVIDED BY CLIENT.

**BENCHMARK - ELEVATION 181.264**

CUT CROSS IN SOUTH WEST CORNER OF CONCRETE LID ON ROTORISK PUMPING CHAMBER LOCATED ON THE NORTH SIDE OF SUNSET BLVD. ACROSS FROM THE ENTRANCE TO THE VILLAGE OF KEEPER'S COVE

THE EXACT LOCATION AND ELEVATION OF PROPOSED LOT GRADING NOT TO BE REVISED UNLESS APPROVED BY OCTA. UNDERSIDE OF FOOTING ELEVATION CAN BE LOWERED, IF REQUIRED, TO LEVEL WHERE NATIVE UNDISTURBED SOIL HAS ADEQUATE BEARING CAPACITY AS DETERMINED BY BUILDER/BUILDING INSPECTOR.

THE EXACT LOCATION AND ELEVATION OF EXISTING SEWER AND WATER SERVICES AT THE LOT LINE HAVE NOT BEEN CONFIRMED. THE BUILDER SHOULD CONFIRM THAT A GRAVITY SEWER SERVICE TO THE BASEMENT CAN BE ACHIEVED PRIOR TO COMPLETING FOOTINGS.

THE EXACT ELEVATION OF THE WATER TABLE HAS NOT BEEN CONFIRMED. THE BUILDER IS RESPONSIBLE TO ENSURE THE BASEMENT FLOOR IS MINIMUM OF 0.3m ABOVE THE HIGH GROUND WATER TABLE ELEVATION. DISCREPANCIES TO BE REPORTED TO THE ENGINEER.

LEGAL SURVEY INFORMATION AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM A SURVEY PLAN PROVIDED BY THE CLIENT VIA EMAIL FEBRUARY 17, 2010 WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF THE DATA.

BUILDING FOOTPRINT: 4246 sq.m  
 LOT SIZE: 41859 sq.m  
 LOT COVERAGE: 13.3%

**CONTRACT DRAWINGS**

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

C.C. TATHAM & ASSOCIATES LTD. CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF C.C. TATHAM & ASSOCIATES LTD.

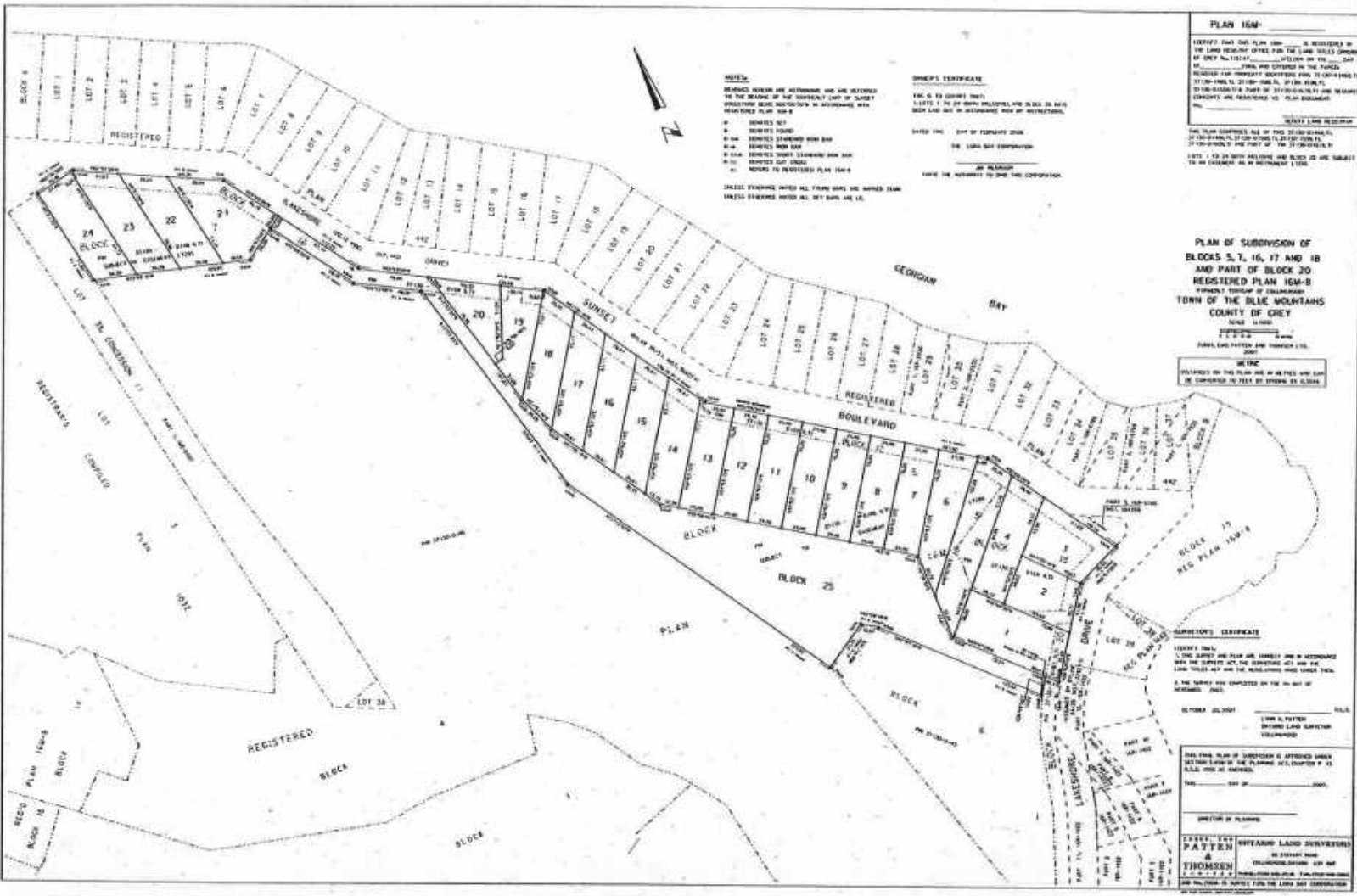
**LOT 12 SUNSET BOULEVARD  
 PHASE 3 LORA BAY  
 TOWN OF THE BLUE MOUNTAINS**

**LOT GRADING PLAN**

**C.C. Tatham & Associates Ltd.**  
 Consulting Engineers

Collingwood Basebridge Oshana Barrie

SCALE: 1 : 300	JOB NO. 110027
DESIGN: JPA	CHECKED: KRS
DRAWN: JPA	DATE: FEB/10
	<b>DWG. LG-1</b>



**NOTES**  
REMARKS HEREON ARE APPROVED AND ARE REFERRED TO THE RECORD OF THE SURVEY MAP OF "CLAYTON INDUSTRIAL TRACT" IN ACCORDANCE WITH REGISTERED PLAN 154-B

W. BOUNDARY SET  
S. BOUNDARY FOUND  
N.W. CORNER STAKED WITH IRON BAR  
N.E. CORNER WITH IRON BAR  
S.E. CORNER WITH STAKED IRON BAR  
N.S. CORNER SET CORNER  
ALL NOTES TO REGISTERED PLAN 154-B

ALL LOTS STAKED WITH ALL FOUND MARKS AND MARKED THEM UNLESS OTHERWISE NOTED AS SET BY THIS PLAN 154-B

**OWNER'S CERTIFICATE**  
I, THE UNDERSIGNED, HAVE BEEN THE OWNER OF THE LAND SHOWN HEREON SINCE THE DATE OF FEBRUARY 20, 1928, AND I HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS THE SAME AS THAT SHOWN ON THE SURVEY MAP OF "CLAYTON INDUSTRIAL TRACT" REGISTERED PLAN 154-B.

DATED THIS 21ST DAY OF FEBRUARY 1934  
BY: [Signature]  
THE LAND SHOWN HEREON

**PLAN 154-B**

REGISTERED THIS PLAN 154-B IN THE OFFICE OF THE LAND RECORDS OF THE COUNTY OF GREY, BRITISH COLUMBIA, THIS 21ST DAY OF FEBRUARY 1934, AT 10:30 A.M. THE COST OF THE SURVEY MAP OF "CLAYTON INDUSTRIAL TRACT" REGISTERED PLAN 154-B, IS \$100.00, AS SET FORTH IN THE REPORT OF THE SURVEYOR AND REFERRED TO IN THIS DOCUMENT.

PLANNED BY: [Name]

THE PLAN SHOWN HEREON IS THE SAME AS THAT SHOWN ON THE SURVEY MAP OF "CLAYTON INDUSTRIAL TRACT" REGISTERED PLAN 154-B.

**PLAN OF SUBDIVISION OF BLOCKS 5, 7, 16, 17 AND 18 AND PART OF BLOCK 20 REGISTERED PLAN 154-B**

TOWN OF THE BLUE MOUNTAINS  
COUNTY OF GREY  
BRITISH COLUMBIA

ISSUED BY: [Name]  
JAMES L. THOMSON AND THOMSON LTD.  
1934

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BY: [Signature]  
THE LAND SHOWN HEREON

**REGISTERED LAND SURVEYORS**  
JAMES L. THOMSON & THOMSON LTD.  
1934