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URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS

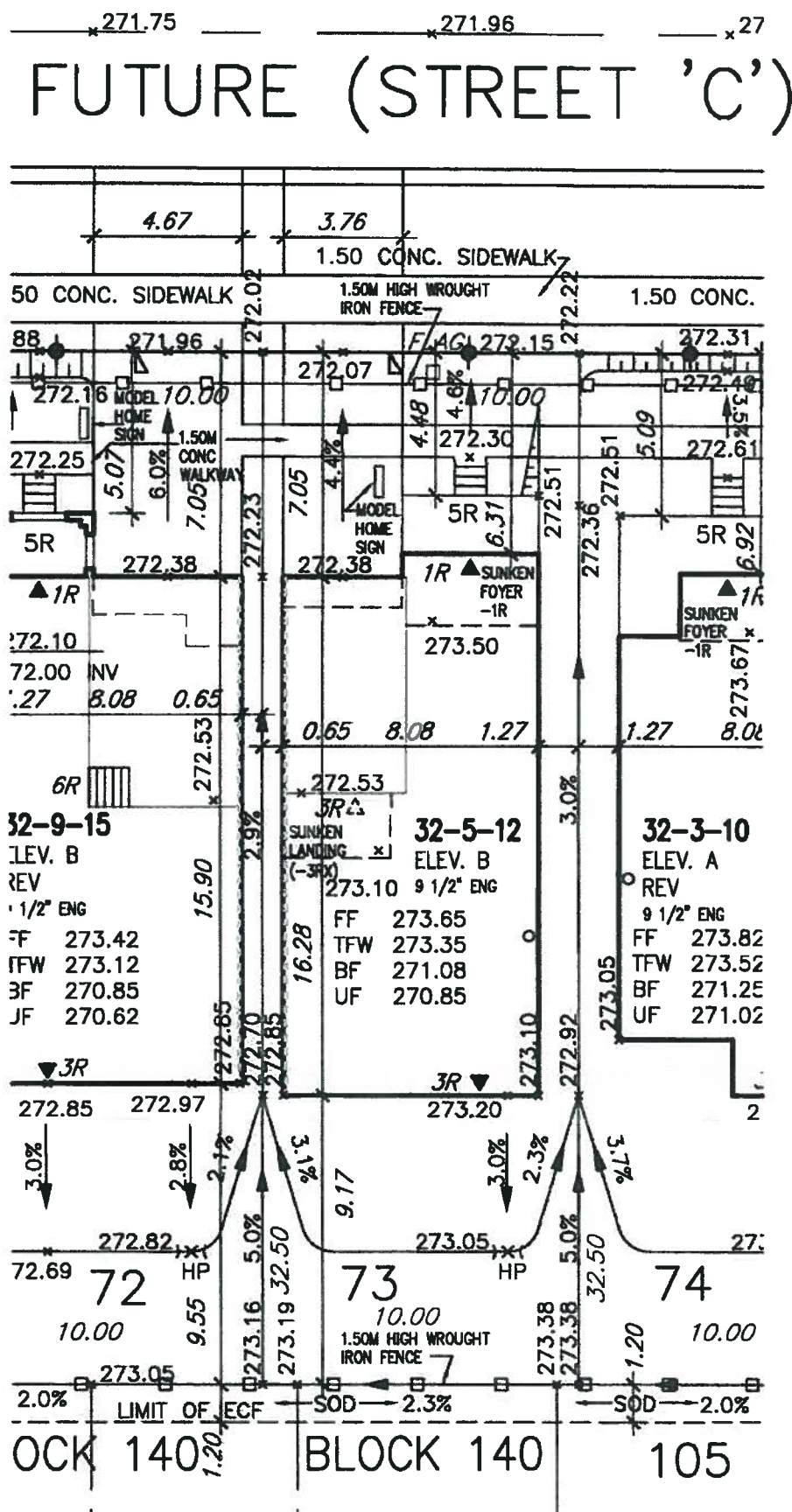
LOT NO. 73 (Re-site)

DATE June 3, 2016



Customer Copy

APPROVED - ZONING
ZONE:
DATE Aug. 4/16. INITIAL



ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

COVERAGE					BLD. HEIGHT 9.0M (MAX)		MIN LANDSCAPE (30%)		
LOT NO.	MODEL	LOT AREA S.M.	UNIT COVERAGE S.M.	(MAX. 45%)	AVG. GRADE AROUND EXT WALL	HEIGHT	DRIVEWAY	LANDSCAPE	%
73	32-5-12 'B'	325.00 S.M.	142.61 S.M.	43.88 %	$(272.38+272.30+272.51+273.10+273.20+272.85)/6=272.72$	8.18	26.51	155.880	47.963

Grading Notes:

It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an approved grading engineer. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipality having jurisdiction.

VA3 Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excavation commences in order that the building can be re-sited. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to VA3 Design Inc. Foundation wall shall be poured to a minimum of 6" above approved grades.

Finished grade lines as indicated on the house prototype are for reference only and do not necessarily depict finish grading conditions of any particular lot.

1 ISSUED FOR CLIENT REVIEW		15-05-19	RC	2 REVISED MODEL		16-02-04	RC	3 ADD ENG GRADES		16-02-09	RC
⊗ PROPOSED VALVE LP ● LIGHT POLE H ◇ HYDRANT ⏏ TRANSFORMER ◆ WATER SERVICE ▽ DOUBLE STM./SAN. CONNECTION ∇ SINGLE STM./SAN. CONNECTION CB □ CATCH BASIN ⊠ CABLE TELEVISION PEDESTAL ● BELL PEDESTAL		_R No. OF RISERS FF FINISHED FLOOR ELEVATION UF UNDERSIDE FOOTING ELEVATION BF FIN. BASEMENT FLOOR SLAB TFW TOP OF FOUNDATION WALL UFR UNDERSIDE FOOTING AT REAR UFF UNDERSIDE FOOTING AT FRONT UFS UNDERSIDE FOOTING AT SIDE W.O.D. WALK OUT DECK W.O.B. WALK OUT BASEMENT REV REVERSE PLAN		STREET SIGN SUPER MAIL BOX RETAINING WALL CHAIN LINK FENCE ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO SERVICE LATERAL SINGLE DIRECTION EMBANKMENT		PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA THIS LOT CONTAINS ENGINEERED FILL AIR CONDITIONER REQUIRED RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) SIDE WINDOW LOCATION EXTERIOR DOOR LOCATION REDUCE SIDE YARD		north arrow			

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste 25591
name registration information
VA3 Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

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BAYVIEW WELLINGTON

project name	municipality	lot/block no.
—	INNISFIL	73
date	project no.	registered plan no.
MAY 2015	13049	—
drawn by	checked by	scale
RC	RC	1:250
MODEL HOME SITE PLAN		
13049-SP-NEW ENTRANCE		
drawing no. 1		

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