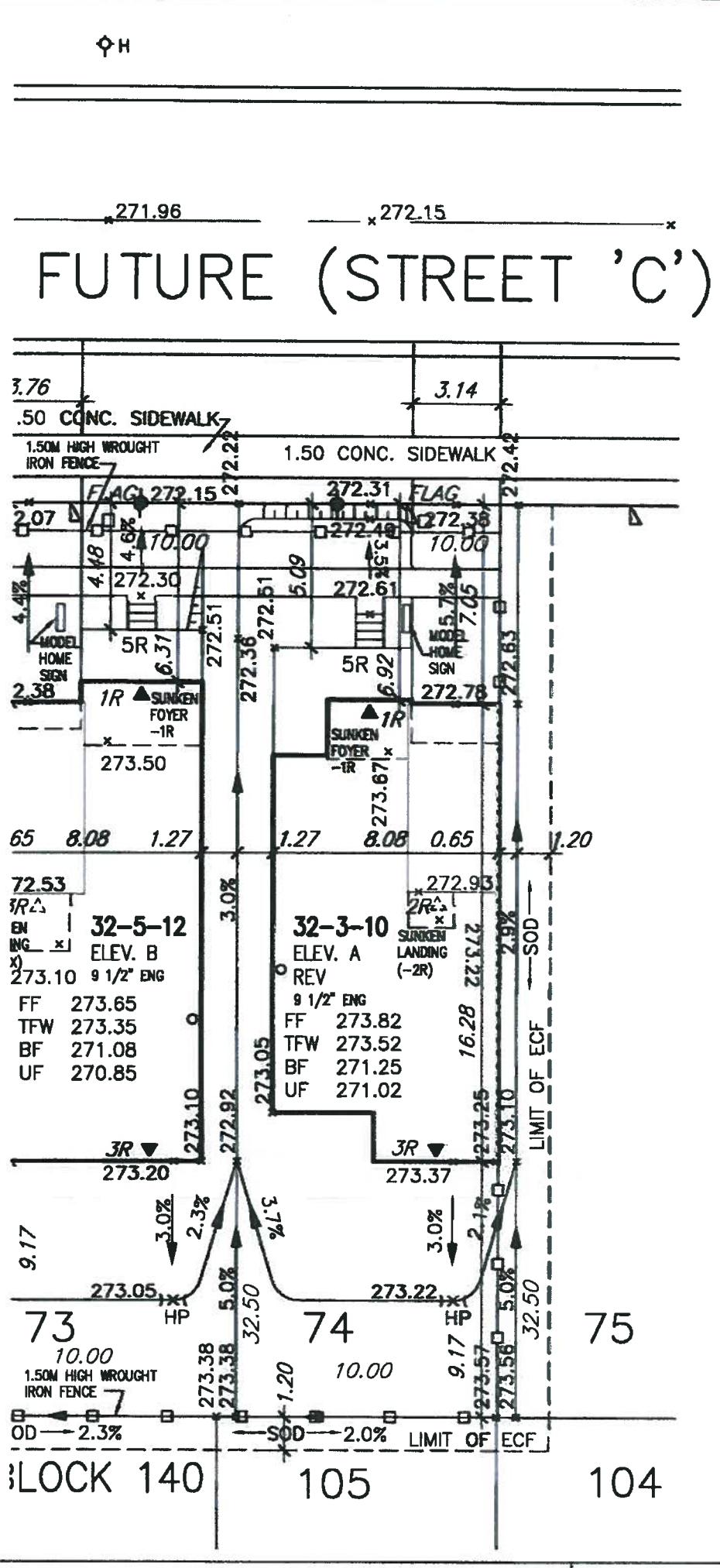




URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS

LOT NO. 74 (Re-site)

DATE June 3, 2016

LICENSED PROFESSIONAL ENGINEER
ROSARIO SACCO
PROVINCE OF ONTARIO

APPROVED - ZONING

ZONE:

DATE Dec. 3/16. 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	%
74	32-3-10 'A'	325.00 S.M.	134.71 S.M.	41.45 %	$\frac{272.51+272.61+272.78+273.25+273.37+273.05}{6}=272.93$	8.11	22.14	168.150	51.738

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.

Customer Copy

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 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 SHALE DIRECTION EMBARKMENT 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 NORTH ARROW VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com project name BAYVIEW WELLINGTON date MAY 2015 drawn by RC checked by RC scale 1:250 project no. 13049 drawing no. 1 name Wellington Jno-Baptiste registration information VA3 Design Inc. 25591 42658 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. 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. lot/block no. 74 registered plan no. 13049 project no. 13049 drawing no. 1 model home site plan 13049-SP-NEW ENTRANCE file name 13049-SP-NEW ENTRANCE richard - H:\ARCHIVE\BOSING\2013\13049.BM\SITE PLAN\13049-sp-new entrance.dwg - Fri - Jun 3 2016 - 9:54 AM All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.											