

The as-constructed survey shall be handwritten on this approved siting plan.
The as-constructed grading may be different from the approved plan.
It is the Builder's responsibility to ensure the as-constructed grading is in conformance to the minimum as-constructed requirements of the municipality.
Acceptance of the as-constructed certification will be based on the municipality's as-constructed acceptance requirements.

Builder to verify elevation of STM. and SAN. laterals in relation to basement U/S of footing elevations for compliance with municipal standards prior to excavation

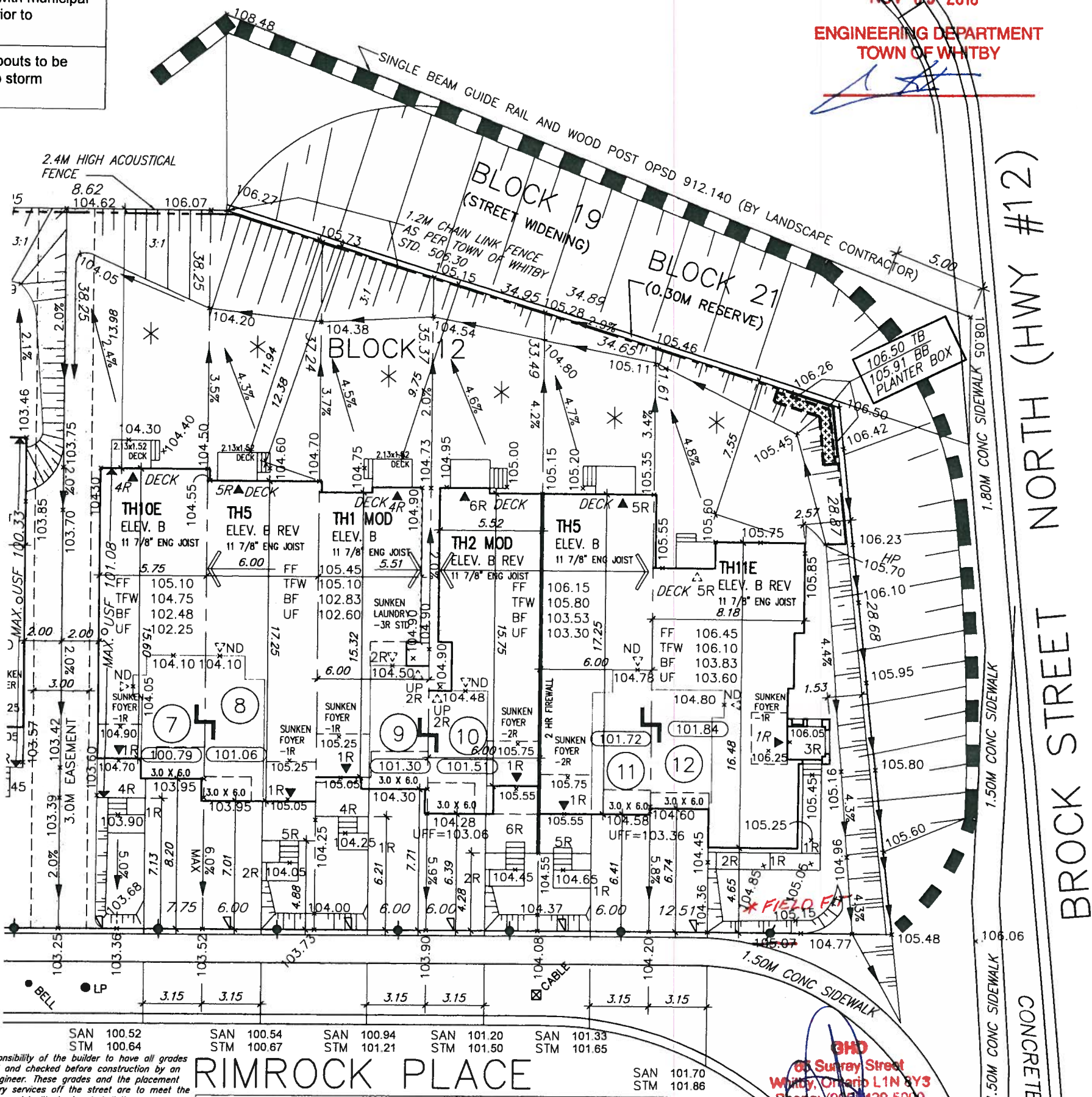
Rear downspouts to be connected to storm system

JOB COPY

LOT GRADING PLANS APPROVED
SUBJECT TO REVISIONS NOTED

NOV 09 2016

ENGINEERING DEPARTMENT
TOWN OF WHITBY



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.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of WHITBY.

RIMROCK PLACE

SITE STATISTICS

ZONING : 5823-06 Amend By-Law 2585

Comerbrook

Plan No:

LOT No.	LOT AREA (m2)	FRONTAGE (m)	Model Name	Elev	Building cov (m2) Exclude porch	Building cov (%) Exclude porch	GFA (m2)	PROPOSED BLDG. HEIGHT (M)	Landscape area (m2)	Landscape area (%)	Front Yard area (m2)	Front Yard Landscape area (m2)	Front Yard Landscape area (%)
Block 12													
7	301.10	7.75	TH-10	B	93.16	30.94	158.96	7.99	179.03	59.46	63.97	34.58	54.06
8	228.99	6.00	TH-5	B	102.32	44.68	176.42	8.39	100.09	43.71	39.9	12.87	32.26
9	217.84	6.00	TH-1	B	94.07	43.18	155.06	8.24	95.87	44.01	44.55	16.14	36.23
10	206.57	6.00	TH-2MOD	B	104.34	50.51	170.94	8.47	79.64	38.55	32.82	11.16	34.00
11	195.30	6.00	TH-5	B	102.32	52.39	176.42	8.47	66.42	34.01	33.82	12.87	38.05
12	326.73	11.89	TH-11	B	125.52	38.42	227.81	9.39	174.03	53.26	82.67	55.1	66.65
Sub-Total	1476.53												

PROPOSED VALVE
LP LIGHT POLE
H HYDRANT
TRANSFORMER
WATER SERVICE
DOUBLE STM/SAN. CONNECTION
SINGLE STM/SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL

FF FINISHED FLOOR ELEVATION
UF UNDERSIDE FOOTING ELEVATION
FV 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
XXX XX MIN. BASEMENT ELEVATION

STREET SIGN
SUPER MAIL BOX
RETAINING WALL
CHAIN LINK FENCE
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
SWALE 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

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.

qualification information
Wellington Jno-Baptiste 25591
name registration information BCIN
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.

VA3 DESIGN
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Toronto ON M3H 1S8
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va3design.com

BAYVIEW WELLINGTON

project name
CORNERBROOK

municipality
WHITBY

date
SEPT. 2016

drawn by
RC

checked by
RC

scale
1:250

SITE PLAN

file name
14037-SP

drawing no.
1

lot/block no.
BLOCK 12
registered plan no.
40M-2256
project no.
14037