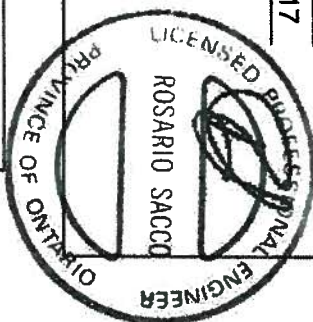


Grading Notes:
 It shall be the responsibility of the builder to have all grades and services verified and checked before construction by an approved grading engineer. These grades and the placement of storm and sanitary services off the street are to meet the requirements of the municipality having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

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. 12
 DATE Nov 27, 2017



ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

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 in the applicable jurisdiction. The Contract Architect is not responsible in any way for examining or approving the (existing) 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 the lot.

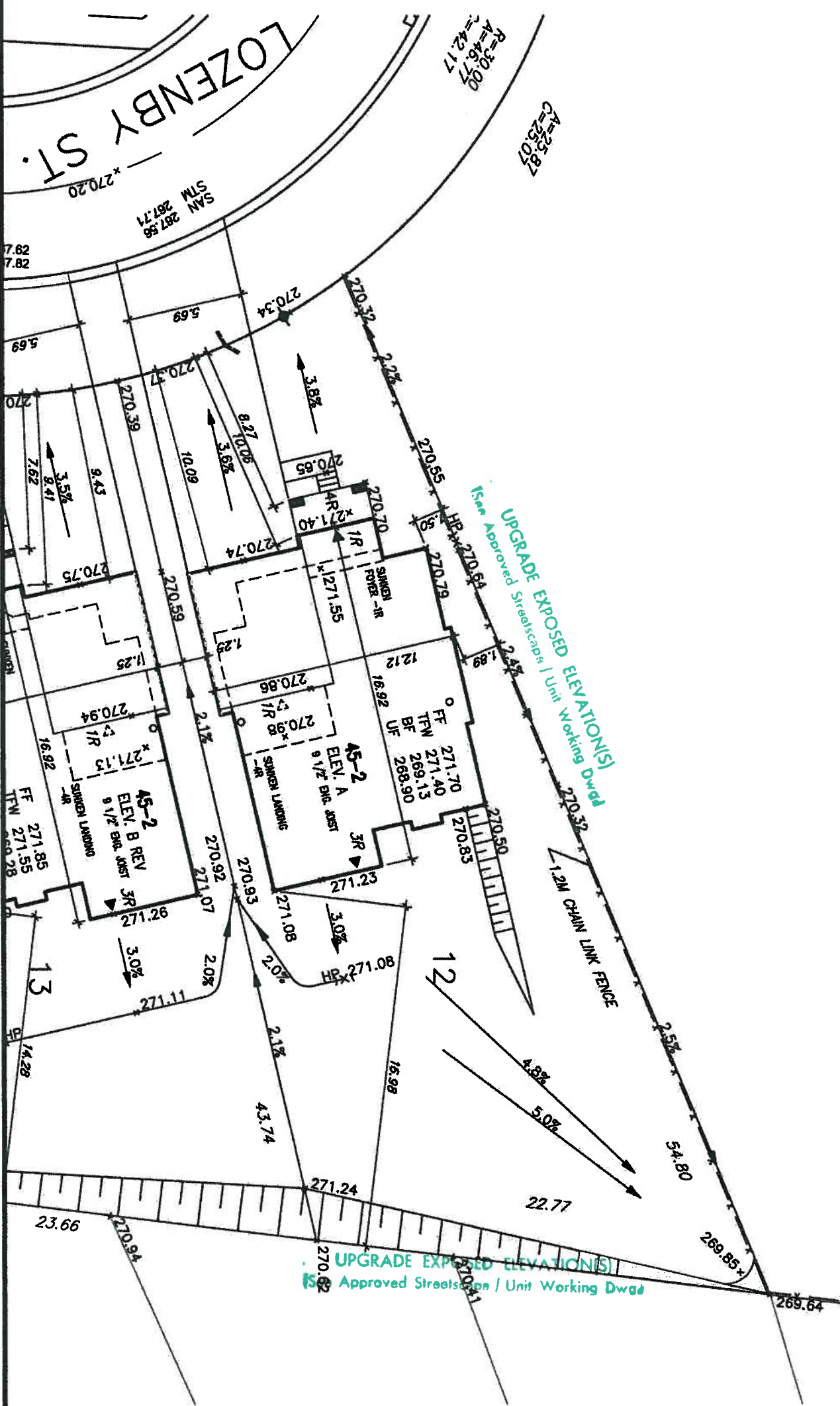
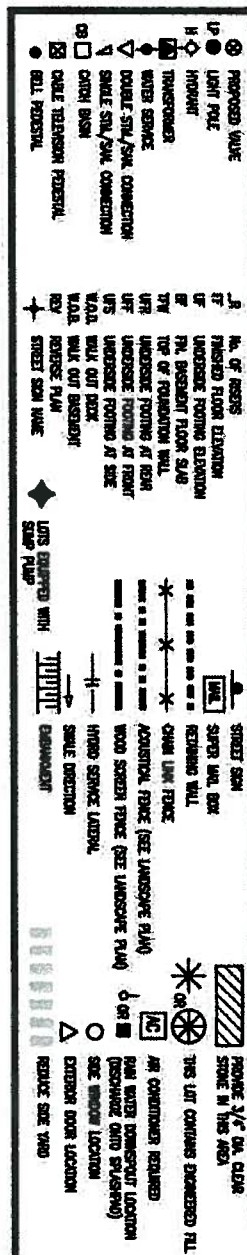
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.

ARCHITECTURAL REVIEW & APPROVAL
 NOV 8 0 2017
 John G. Williams, Architect

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.

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	%
12	42-5 'A'	803.912 S.M.	181.64 S.M.	22.59 %	(270.51+270.55+271.23+271.08+270.74+270.65+270.70+270.87)/8 = 270.82	8.33	60.60	561.672	69.867



9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	REV AS PER ENG COMMENTS	OCT 27-17	RC
1.	ISSUED FOR CLIENT REVIEW	SEPT 18-17	RC
no.	description	date	by

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-Baptista 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.

VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

project name: _____ municipality: **INNISFIL**

date: **SEP 2017** checked by: _____ scale: **1:250**

drawn by: **RC** site name: **13049-SP**

SITE PLAN sheet no: **1**

13049
 12
 1

RICHARD - H:\ARCHIVE\WPGING\2013\13049 BAYWELL SITE PLAN\13049-sp.dwg - Tue - Oct 31 2017 - 11:22 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.