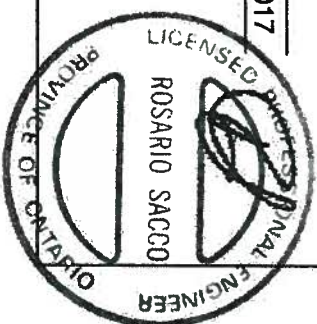


URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS

13

DATE Nov 27, 2017



ALL DIMENSIONS ARE IN METRIC
UNLESS OTHERWISE NOTED

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

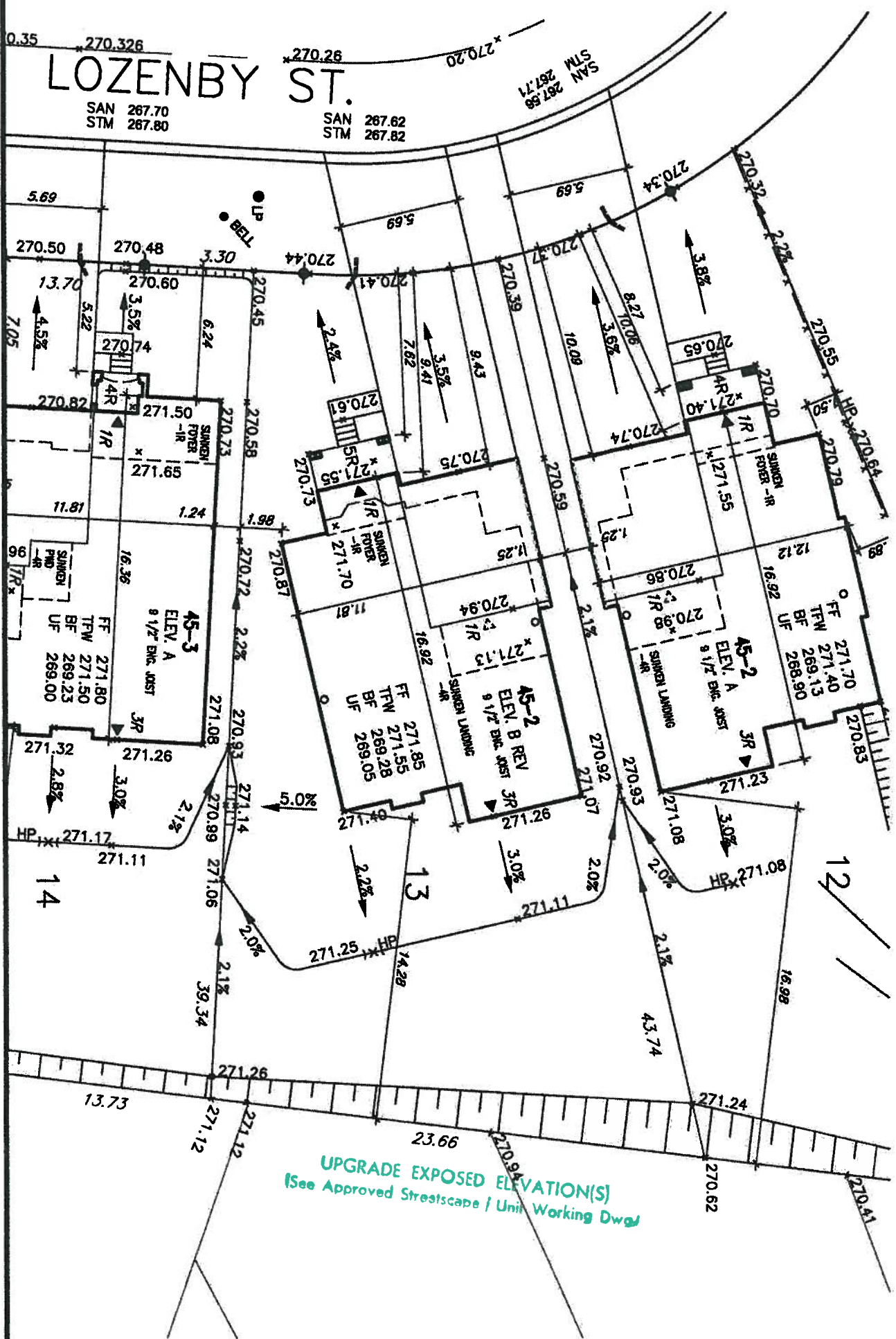
ARCHITECTURAL REVIEW & APPROVAL

NOV 3 0/2017

John G. Williams Limited, Architects

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.

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 (271.07+271.28+271.40+270.87+ 270.73+270.61+270.75)/7=270.69	HEIGHT	DRIVEWAY	LANDSCAPE	%
13	45-2 'B'	710.863 S.M.	183.64 S.M.	25.83 %		8.47	55.39	471.833	66.375



UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Draw)

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 released 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-Septhala *J. Septhala* 25591

name

registration information

VAS Design Inc. 42656

BCN

Submit 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.

Submit to verify service connection elevations prior to constructing foundations.



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

drawn by RC checked by RC scale 1:250

SITE PLAN

lot/block no.
13
registered plan no.
project no.
13049

Country no.
1

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