

CONSULTANTS CERTIFICATE:

- ☒ Reviewed for
☐ Reviewed as modified for
I have reviewed the site and grading plan for the proposed building to be constructed, and hereby certify that:
1. The proposed grading and appurtenant drainage works and complies with sound engineering principles.
 2. The proposed grading is in conformity with the grading plan approved for this subdivision and will not adversely affect adjacent lands.
 3. The proposed building is compatible with the proposed grading.

Cole Engineering Group Ltd.

Signature: [Signature] Date: 01/02/2019



NO BUILDING OPENING BELOW 109.12 (I.E. WINDOWS, DOORS, ETC.). WINDOWS MAY BE PERMITTED IF WINDOW WELLS ARE PROVIDED ABOVE THE SPECIFIED ELEVATION

ALL UNITS REQUIRE A SUMP PUMP. REFER TO CITY STD. DWG. 110-5023 ON DET-02.

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| OWNER'S NAME |
| SIGNATURE THE CORPORATION OF THE CITY OF ST. CATHARINES |
| DIRECTOR OF PLANNING & BUILDING SERVICES |
| DATE: ,20 |
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NO LATERAL INFORMATION PROVIDED AS INFORMATION NOT YET AVAILABLE. BUILDER TO VERIFY STM/SAN INVERT ELEVATIONS PRIOR TO POURING OF BUILDING FOUNDATION.

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- | | |
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| <input checked="" type="checkbox"/> PROPOSED VALVE LP LIGHT POLE H HYDRANT TRANSFORMER WATER SERVICE STORM CONNECTION SANITARY CONNECTION CB CATCH BASIN CABLE TELEVISION PEDESTAL BELL PEDESTAL | <input checked="" type="checkbox"/> 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 LOTS EQUIPPED WITH SUMP PUMP |
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| 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\"/> |
|--|-----------------|

| no. | description | date | by |
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| 10 | REV AS PER ENG'S COMMENTS | AUG 23-18 | RC |
| 9 | REVISED BLOCK 34 AS PER TOWN COMMENTS | JUL 10-17 | RC |
| 8 | ADD SITE STATS | MAR 07-17 | RC |
| 7 | REVISED SITE PLAN AS PER CITY COMMENTS | 10-01-17 | RC |
| 6 | REVIED AS PER NEW SURVEY PLAN | 30-08-16 | RC |
| 5 | MODIFY BLOCK LOT LINES AND ROAD | 15-06-16 | RC |
| 4 | ADD PRELIMINARY LOT DIMENSIONS | 04-12-15 | RC |
| 3 | ADD CONDO SITE PLAN | 23-10-15 | RC |
| 2 | REV TO REAR ACCESS FROM GARAGE | 15-06-15 | RC |
| 1 | ISSUED FOR CLIENT REVIEW | 25-05-15 | RC |

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 signature BCIN
registration information
VA3 Design Inc. 42658

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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
54 MACKENZIE KING
ST CATHARINES

project name
PASSAGES

date
MAY 2015

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scale
1:250

RICHARD - H:\ARCHIVE\WORKING\2015\15009 BW\Site Plan\15009-sp.dwg - Wed - Feb 6 2019 - 4:00 PM

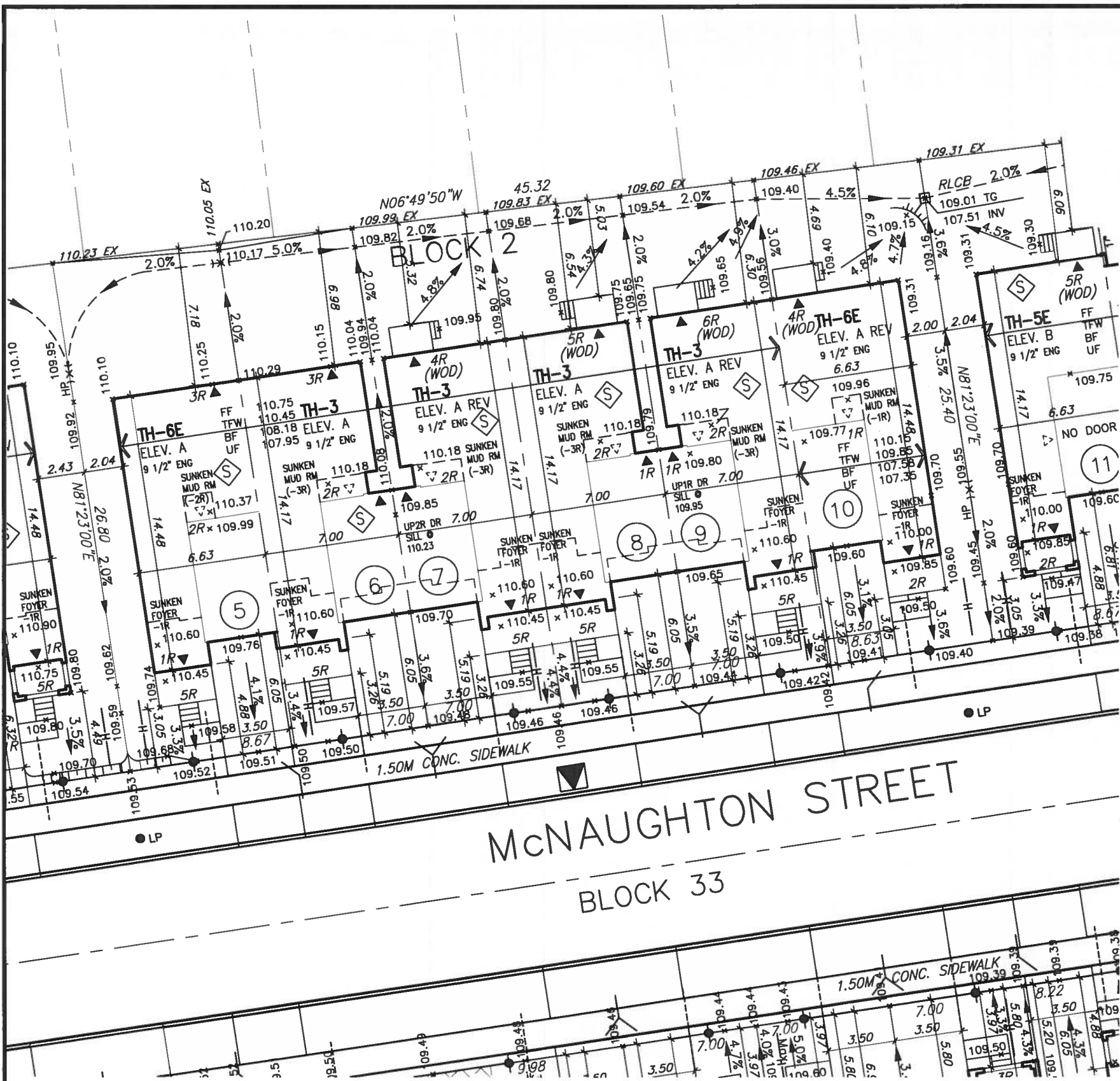
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registered plan no.
BLOCK 33-PLAN 30M-346

project no.
15009

drawing no.
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SITE PLAN
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DIRECTOR OF PLANNING & BUILDING SERVICES

DATE: ,20

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| LOT No. | Lot Area m2 | Lot Frontage M | Model Name | Elev | Building area | GFA (m2) | PROPOSED BLDG. HEIGHT (M) | Garage size | Driveway m2 | Min Landsacpe 25% | No. of parking space |
|-----------|----------------|-------------------|------------|-------|---------------|----------|---------------------------------|-------------|----------------|-------------------------|----------------------------|
| Block 2 | | | | | | | | | | | |
| 5 | 231.26 | 8.67 | TH6E | A | 97.18 | 159.05 | 8.56 | 3.5x60 | 21.19 | 48.82 | 2 |
| 6 | 185.01 | 7.00 | TH3 | A | 97.46 | 153.29 | 8.48 | 3.5x6.0 | 21.19 | 35.87 | 2 |
| 7 | 183.48 | 7.00 | TH3 | A REV | 97.46 | 153.29 | 8.64 | 3.5x6.0 | 21.19 | 35.33 | 2 |
| 8 | 181.95 | 7.00 | TH3 | A | 97.46 | 153.29 | 8.64 | 3.5x6.0 | 21.19 | 34.79 | 2 |
| 9 | 180.42 | 7.00 | TH3 | A REV | 97.46 | 153.29 | 8.52 | 3.5x6.0 | 21.19 | 34.24 | 2 |
| 10 | 220.33 | 8.63 | TH6E | A REV | 97.18 | 159.05 | 8.04 | 3.5x60 | 21.17 | 46.29 | 2 |
| | | | | | | | | | | | |
| Sub-Total | | | | | 584.20 | 931.26 | | | | | |

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|--|--|---|--|

north arrow

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

VA3

DESIGN

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

BAYVIEW WELLINGTON

54 MACKENZIE KING

lot/block no.
2

registered plan no.
30M-346

project name
PASSAGES

date
MAY 2015

drawn by
RC

checked by
-

scale
1:250

RICHARD - H:\ARCHIVE\WORKING\2015\15009.BW\Site Plan\15009-sp.dwg - Fri - Feb 1 2019 - 3:43 PM

municipality
ST CATHERINES

project no.
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BLOCK 33-PLAN

SITE PLAN

file name
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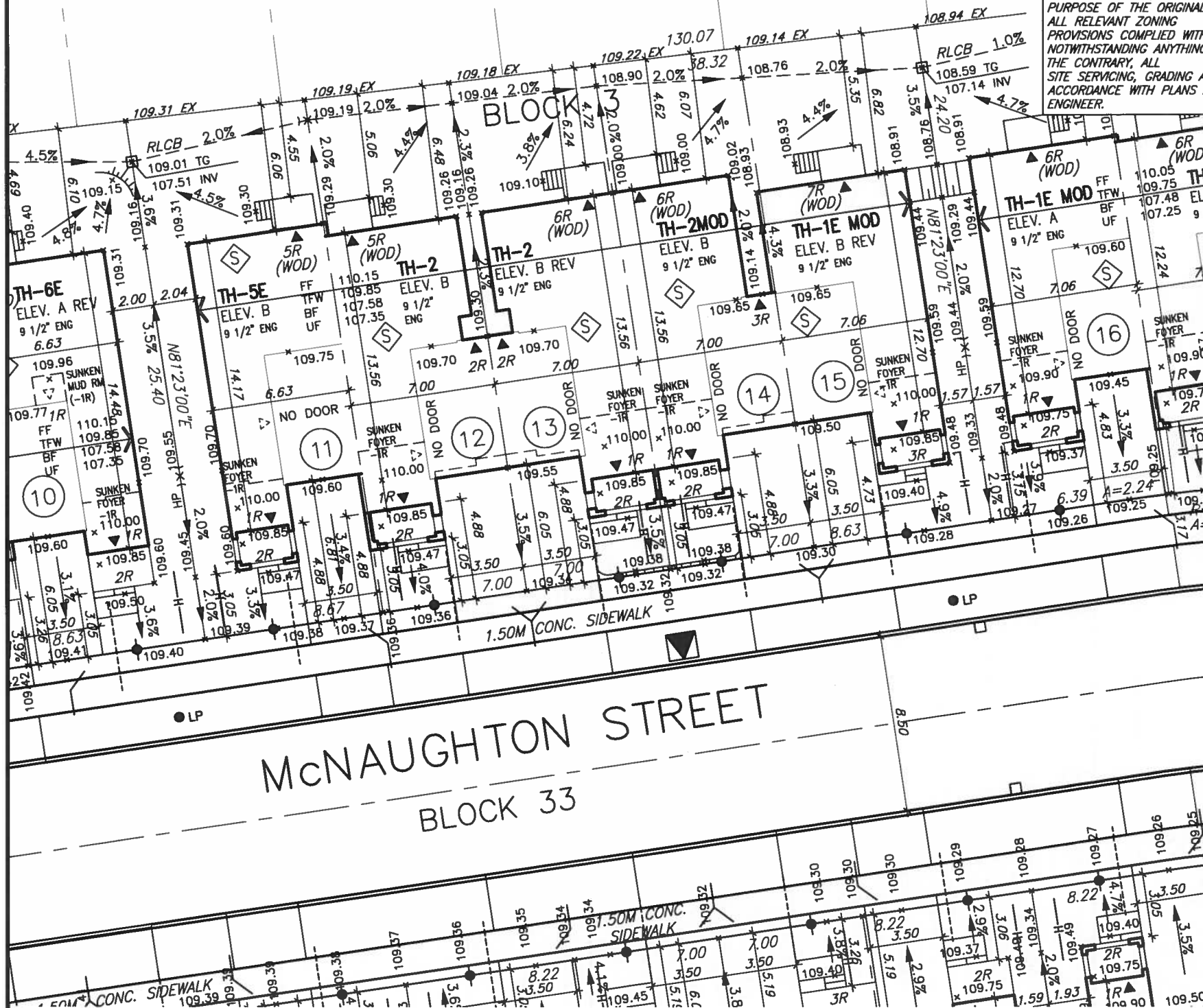
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|  | PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA |
|  OR  | THIS LOT CONTAINS ENGINEERED FILL |
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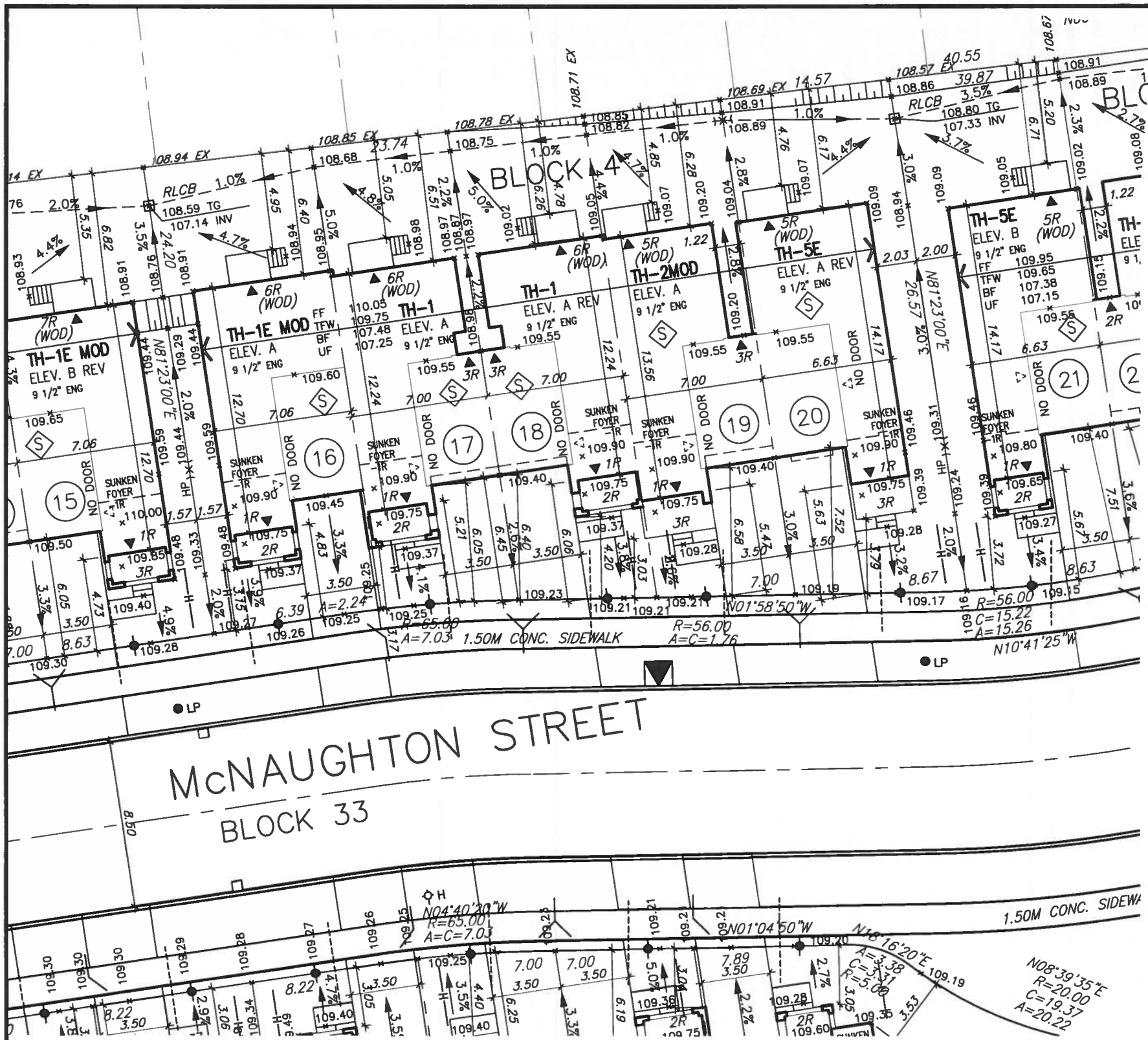
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drawn by RC checked by - scale 1:250 file name 15009-SP
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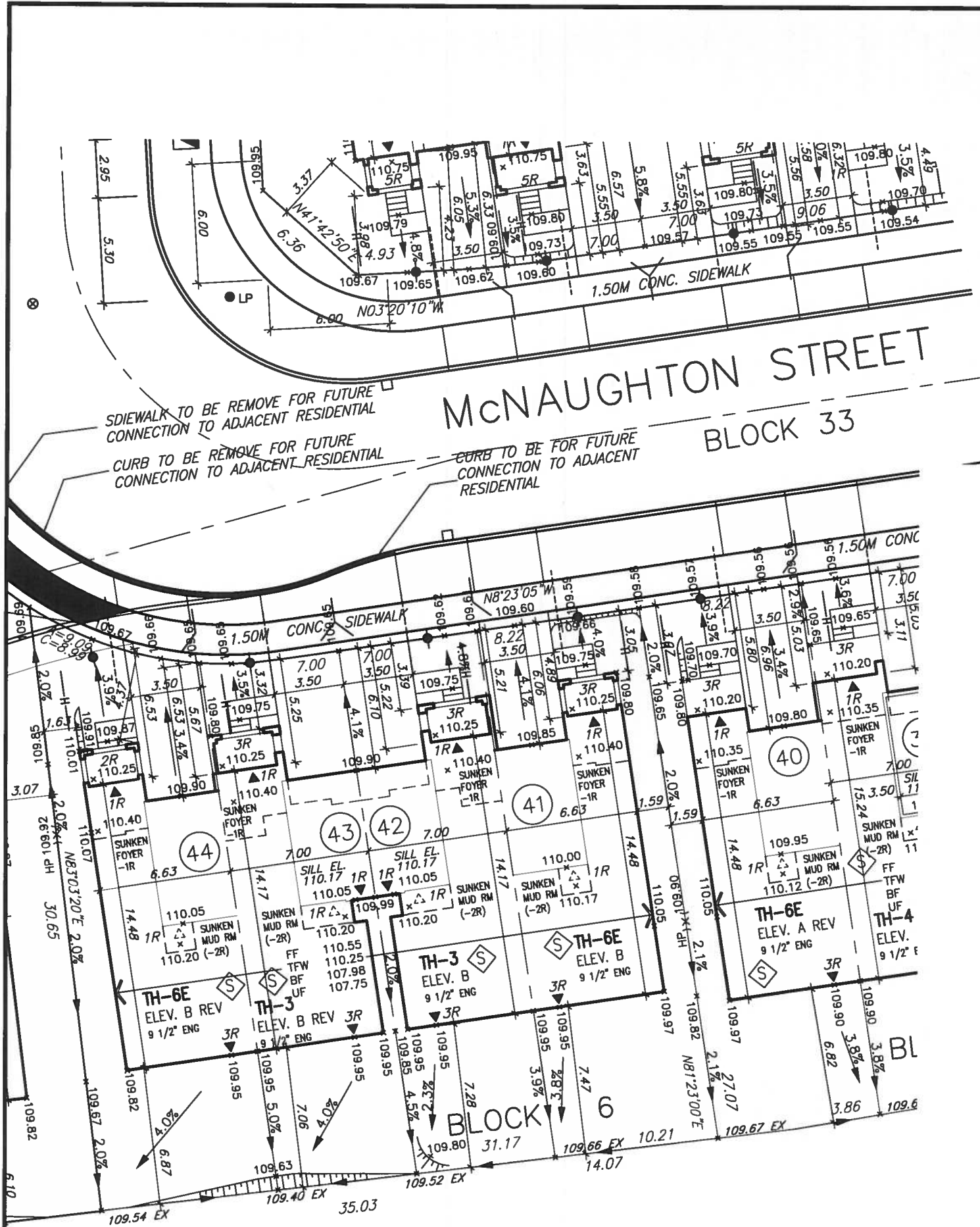
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LICENSED PROFESSIONAL ENGINEER
N. KARAKIS
10003707
Feb 1/19
PROVINCE OF ONTARIO

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CONSULTANTS CERTIFICATE:

☒ Reviewed for
☐ Reviewed as modified for

I have reviewed the site and grading plan for the proposed building to be constructed, and hereby certify that:

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2. The proposed grading is in conformity with the grading plan approved for this subdivision and will not adversely affect adjacent lands.
3. The proposed building is compatible with the proposed grading.

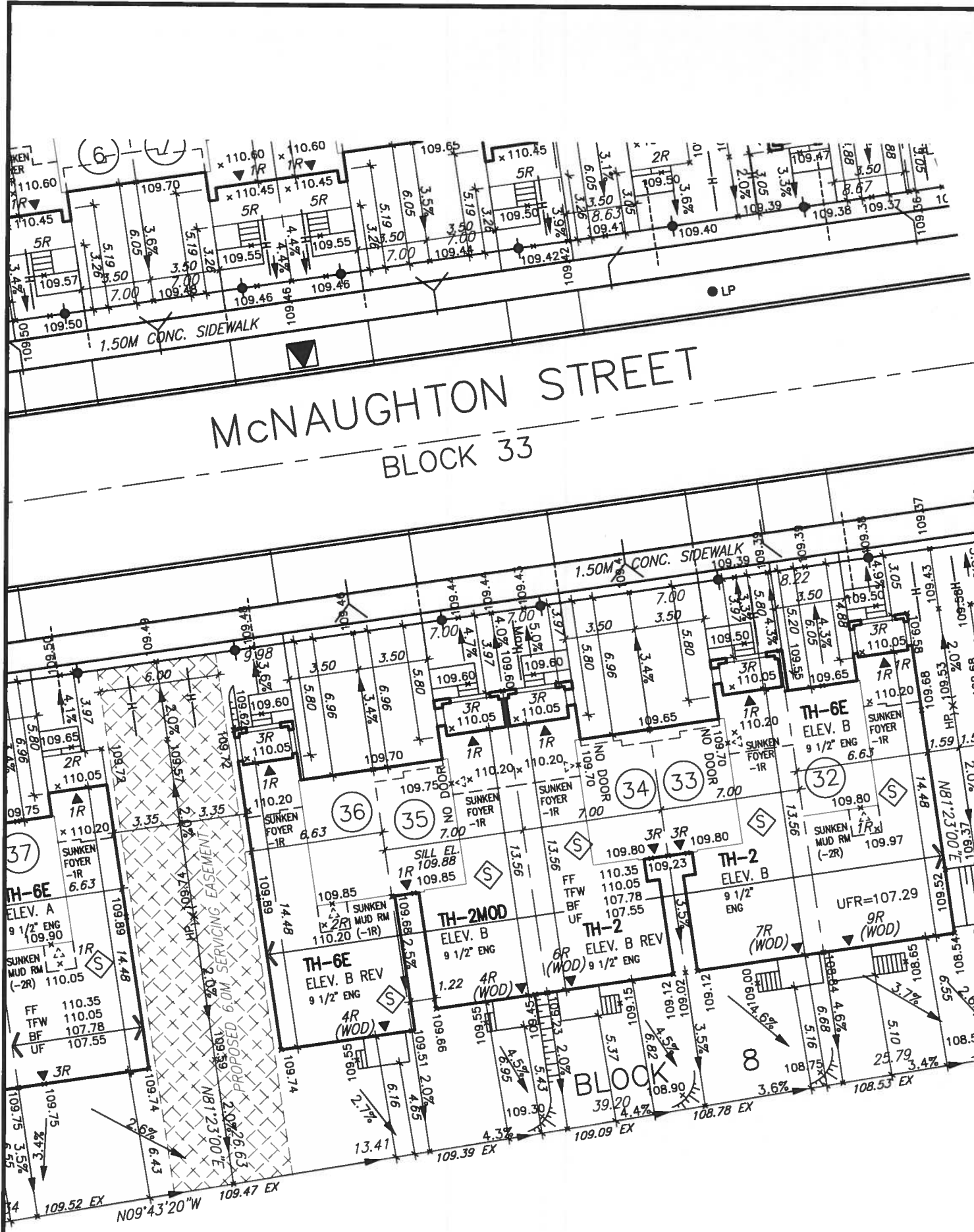
Cole Engineering Group Ltd.

Signature: [Signature] Date: 04/02/2017

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| <p>10 REV AS PER ENG'S COMMENTS AUG 23-18 RC</p> <p>9 REVISED BLOCK 34 AS PER TOWN COMMENTS JUL 10-17 RC</p> <p>8 ADD SITE STATS MAR 07-17 RC</p> <p>7 REVISED SITE PLAN AS PER CITY COMMENTS 10-01-17 RC</p> <p>6 REVISED AS PER NEW SURVEY PLAN 30-08-16 RC</p> <p>5 MODIFY BLOCK LOT LINES AND ROAD 15-06-16 RC</p> <p>4 ADD PRELIMINARY LOT DIMENSIONS 04-12-15 RC</p> <p>3 ADD CONDO SITE PLAN 23-10-15 RC</p> <p>2 REV TO REAR ACCESS FROM GARAGE 15-06-15 RC</p> <p>1 ISSUED FOR CLIENT REVIEW 25-05-15 RC</p> <p>no. description date by</p> | <p>PROPOSED VALVE LP LIGHT POLE H HYDRANT TRANSFORMER WATER SERVICE STORM CONNECTION SANITARY CONNECTION CATCH BASIN CABLE TELEVISION PEDESTAL BELL PEDESTAL</p> <p>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 LOTS EQUIPPED WITH SUMP PUMP</p> <p>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</p> <p>PROMOTE 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</p> <p>no. description date by</p> | <p>VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p> <p>BAYVIEW WELLINGTON 54 MACKENZIE KING ST CATHARINES</p> <p>project name: PASSAGES municipality: ST CATHARINES</p> <p>date: MAY 2015 drawn by: RC checked by: - scale: 1:250</p> <p>lot/block no.: 6 registered plan no.: 30M-346 project no.: 15009</p> <p>SITE PLAN file name: 15009-SP drawing no.: 1</p> |
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OWNER'S NAME

SIGNATURE
THE CORPORATION OF
THE CITY OF ST. CATHARINES

DIRECTOR OF PLANNING & BUILDING SERVICES

DATE: .20

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LICENSED PROFESSIONAL ENGINEER
N. KARAKIS
100037074
Feb 1/19
PROVINCE OF ONTARIO

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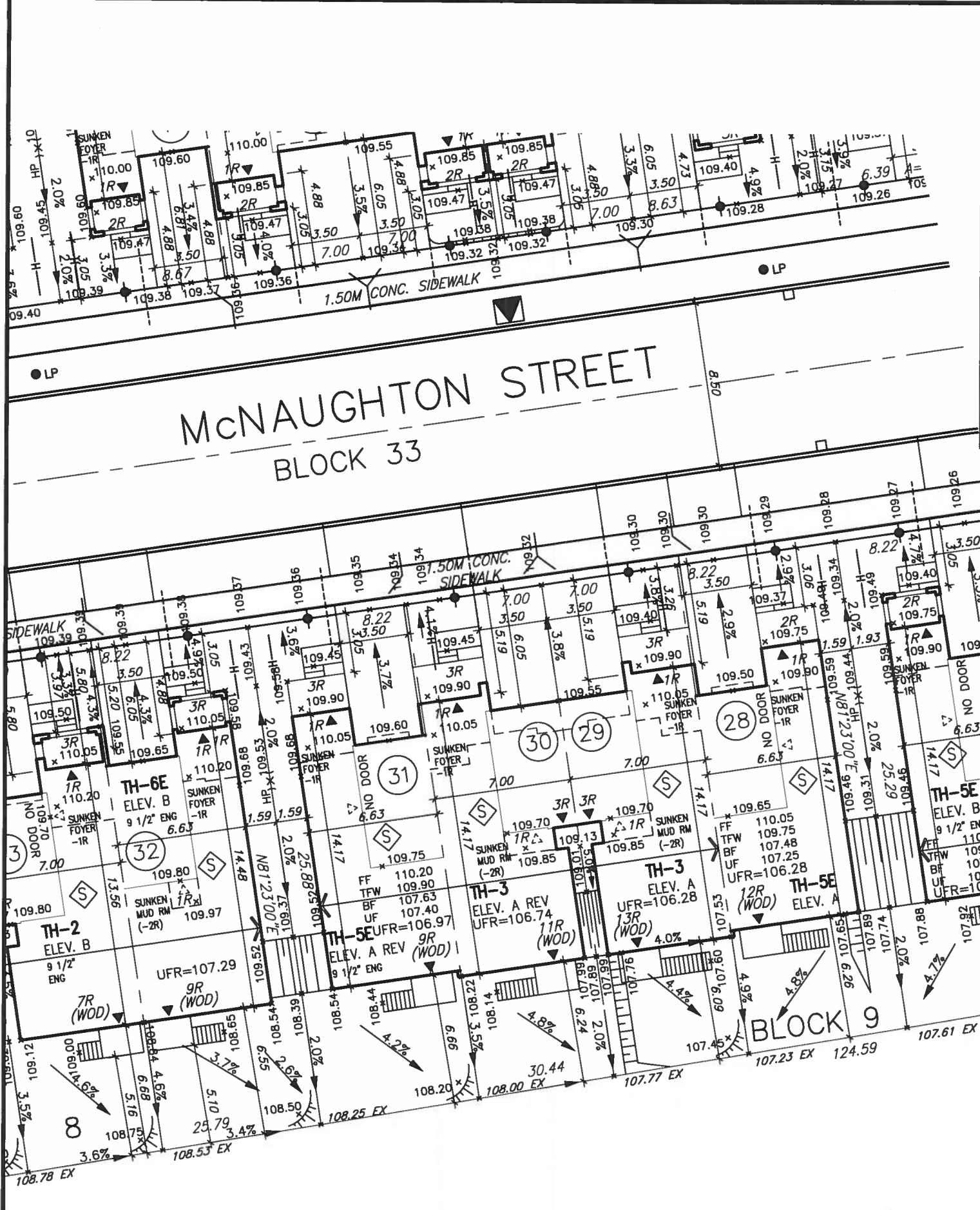
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Cole Engineering Group Ltd.

Signature: [Signature] Date: 01/02/2019

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Cole Engineering Group Ltd.

Signature: [Signature] Date: 01/02/2019

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| 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-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.

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

BAYVIEW WELLINGTON
54 MACKENZIE KING BLOCK 33-PLAN 30M-346
ST CATHARINES

project name
PASSAGES

date
MAY 2015

drawn by
RC

checked by
-

scale
1:250

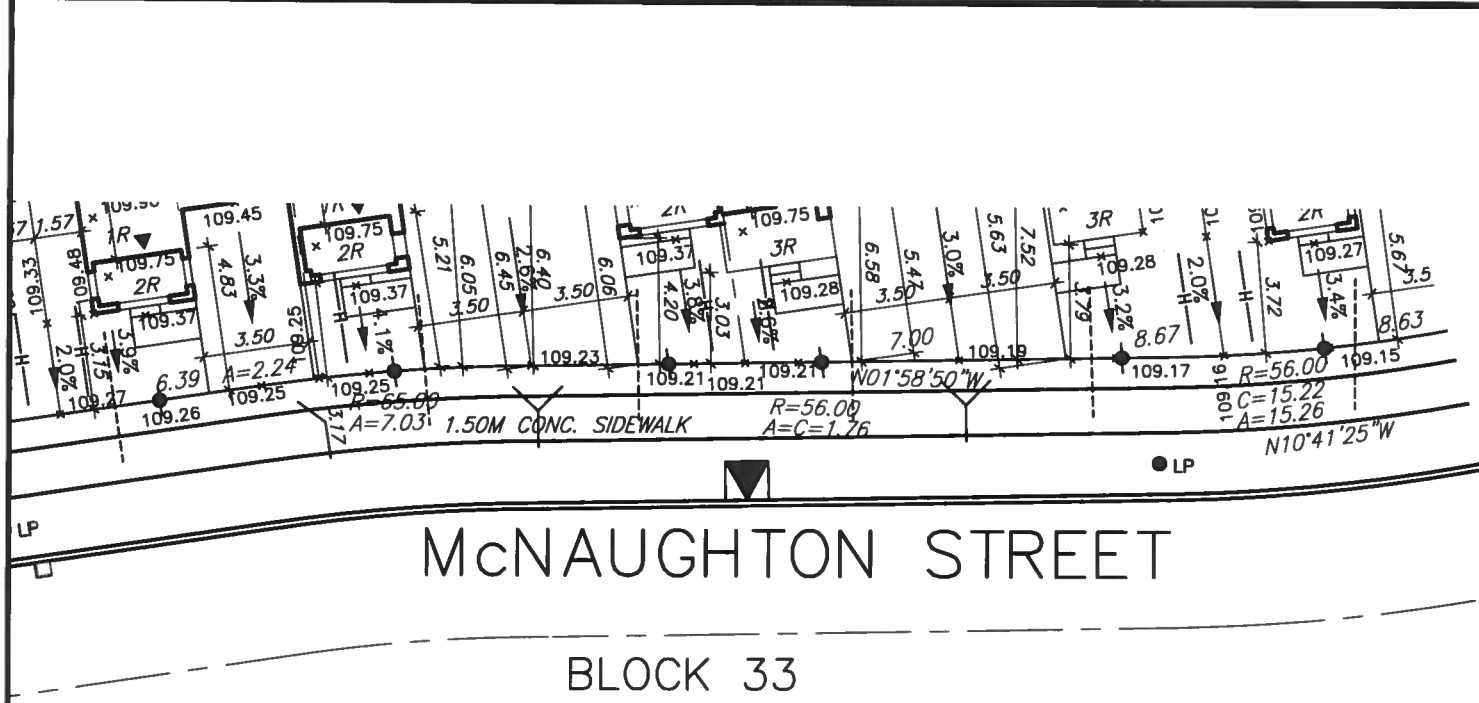
SITE PLAN
file name
15009-SP

drawing no.
1

101/block no.
9

registered plan no.
346

project no.
15009



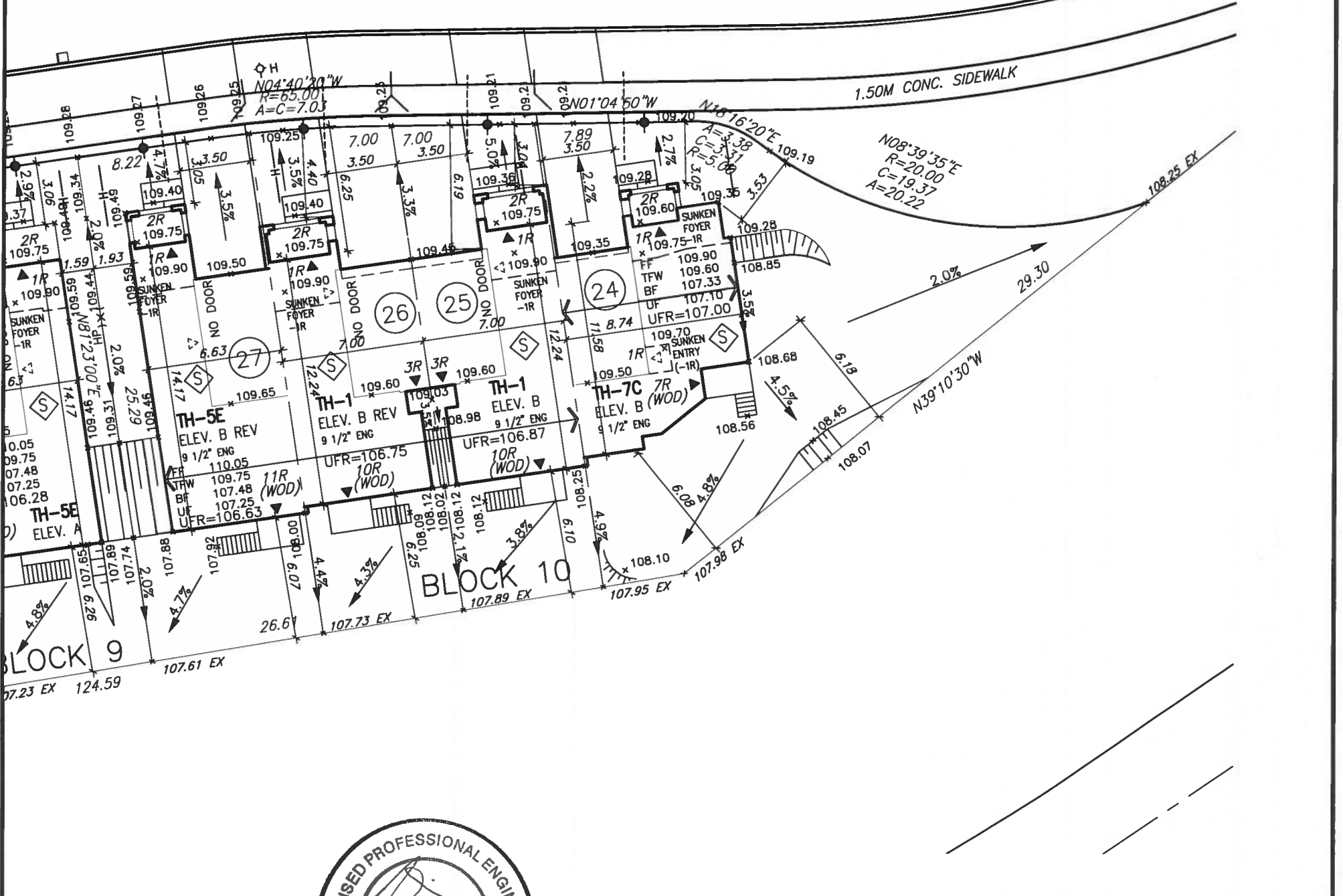
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