

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.

LOT NO. 56
DATE July 30, 2021



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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

LOZENBY ST.

BELL

30-1

ELEV. A REV
9 1/2" ENG. JOIST

30-1

ELEV. B REV
9 1/2" ENG. JOIST

30-1

ELEV. C REV
9 1/2" ENG. JOIST

35

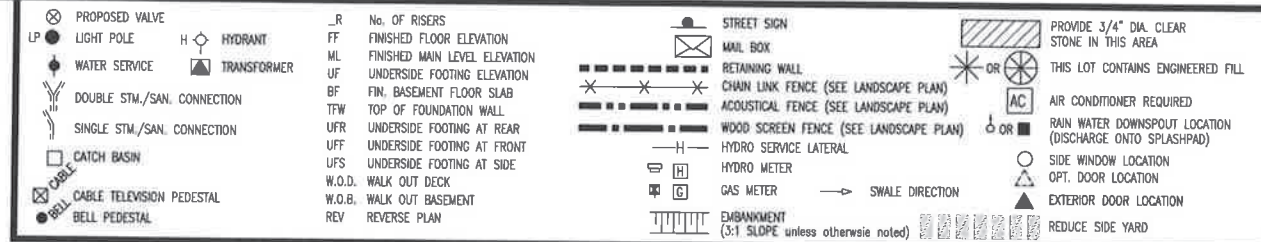
36

37

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

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	%
36	30-1 'C'	389.849 S.M.	127.48 S.M.	32.70 %	$\frac{269.73+269.82+269.34+269.24+269.32+269.14+268.82+269.21+269.71+269.38}{10}=269.32$	8.03	26.57	235.80	60.48



BAYVIEW WELLINGTON

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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	signature	25591	BCIN	4765R
name	Wellington Jno-Baptiste	signature			
registration information	VA3 Design Inc.				

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.

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BAYVIEW WELLINGTON	project name	municipality	project no.	key/block 36
	—	INN/SFIL	13049	registered plan no.
SEP 2017	date			
drawn by	checked by	scale	drawing no.	
RC	RC	1:250	1	
			SITE PLAN	
			file name	
			13049-SP-TAB-PH3	

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