



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. 129

DATE July 30, 202

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 INNISFIL.

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

APPROVED BY: _____

DATE: JUL 30, 2021

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

**Town of Innisfil
Lot Grading & Zoning Approval**

kbayley

Aug 24, 2021



POURED-IN-PLACE STAIRS WITH MASONRY VENEER ON BOTH SIDES

ALL DIMENSIONS ARE IN METRIC
UNLESS OTHERWISE NOTED

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 (272.74+272.86+272.74+272.44+271.71+271.87+272.00+272.10)/8=272.31	HEIGHT	DRIVEWAY	LANDSCAPE	%
129	32-5-12 'A'	328.689 S.M.	143.54 S.M.	43.67 %		8.38	31.65	153.50	46.70

Grading Notes:

It shall be the responsibility of the builder to have all grades and services revised 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.

VAT 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 extensive remedial action that will not be the responsibility of or cost to VAT 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.

[illegible]

PROPOSED VALVE
 LIGHT POLE
 HYDRANT
 WATER SERVICE
 TRANSFORMER
 DOUBLE STM./SAN. CONNECTION
 SINGLE STM./SAN. CONNECTION
 CAR WASH
 CABLE TELEVISION PEDESTAL
 BELL PEDESTAL
 No. OF RISERS
 FINISHED FLOOR ELEVATION
 FINISHED MAIN LEVEL ELEVATION
 UNDERFOOT FOOTING ELEVATION
 FIN. BASEMENT FLOOR SLAB
 TOP OF FOUNDATION WALL
 UNDERSIDE FOOTING AT REAR
 UNDERSIDE FOOTING AT FRONT
 UNDERSIDE FOOTING AT SIDE
 WALK OUT DECK
 WALK OUT BASEMENT
 REVERSE PLAN
 STREET SIGN
 MAIL BOX
 RETAINING WALL
 CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
 ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
 WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
 HYDRO SERVICE LATERAL
 HYDRO METER
 GAS METER
 SLOPE DIRECTION
 EMBANKMENT
 (3:1 SLOPE UNLESS OTHERWISE NOTED)

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. Verification Information Wellington Info-Bopiste 25591 name BCIN registration information VAB Design Inc. 42658				lot/block no. 129 registered plan no. —	
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. ** Drawings NOT to be scaled **		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		project name BAYVIEW WELLINGTON municipality INNSISFIL project no. 13049	
SEP 2017 drawn by RC		checked by RC		scale 1:250 SITE PLAN file name 13049-SP-TAB-PH3 drawing no. 1	