

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. 125

DATE July 16, 2021



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 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 15, 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

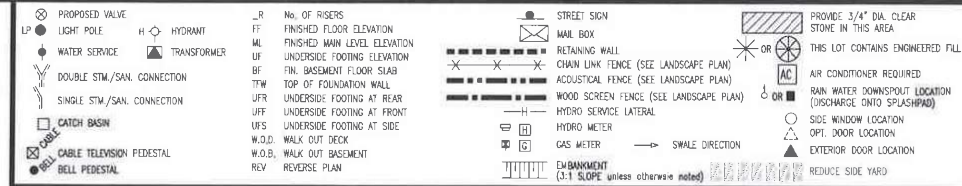
Aug 05, 2021



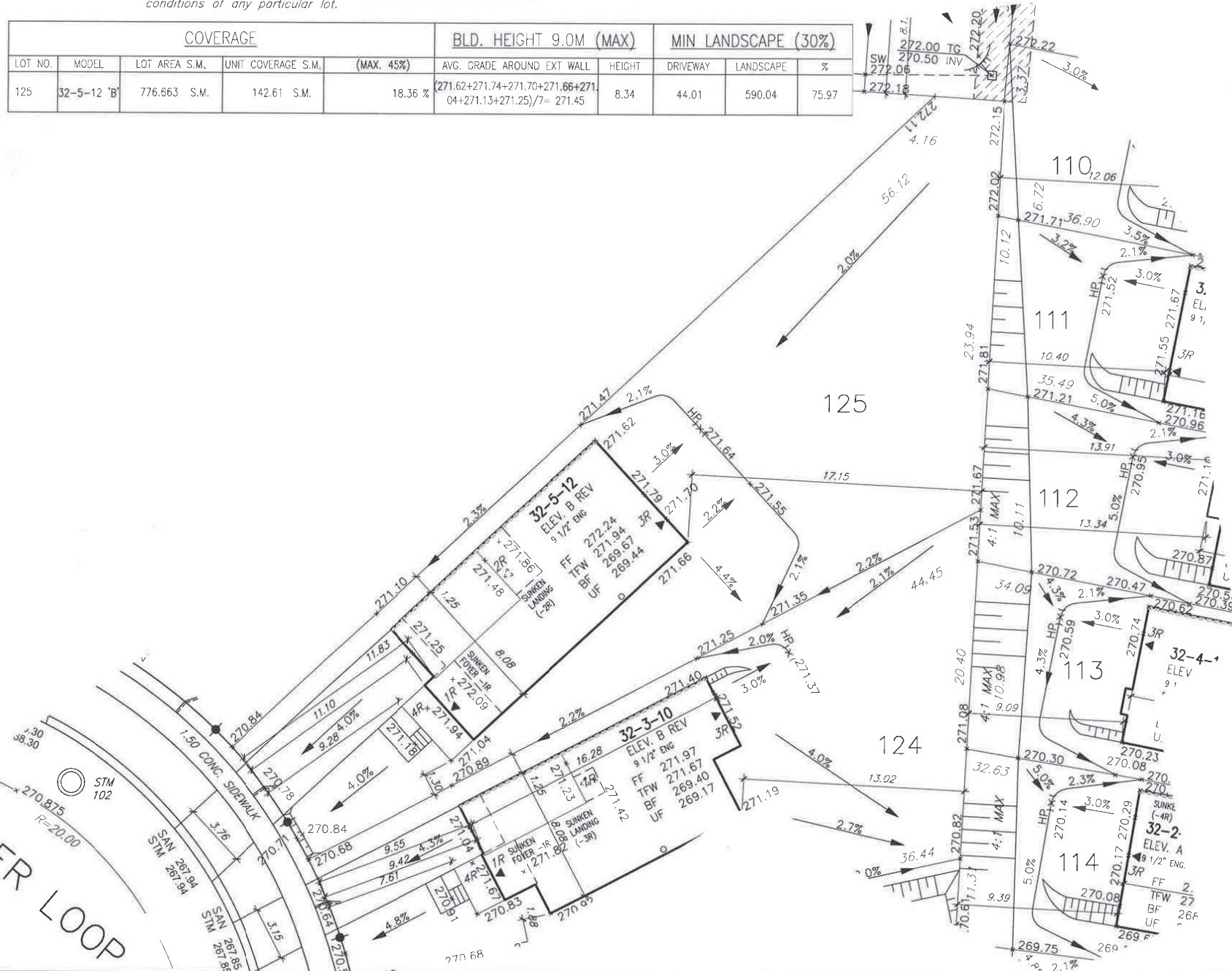
VA3 Design Inc. is to be notified promptly of any discrepancies at least 1 (one) week prior to excavation commences in order that the building can be re-sited. Failure to observe these conditions may require expensive remedial action that will not be the responsibility of or cost to VA3 Design Inc. Foundation 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	%
125	32-5-12 'B'	776.663 S.M.	142.61 S.M.	18.36 %	271.62+271.74+271.70+271.66+271.04+271.13+271.25/7= 271.45	8.34	44.01	590.04	75.97



GRAINER LOOP



BAYVIEW WELLINGTON

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
T 416.630.2255 F 416.630.4782
va3design.com

The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
name Wellington Joe-Baptiste
registration number 25591
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 provide a note indicating the location of the services.
Builder to verify service connection elevations prior to constructing foundations. Drawings NOT to be scaled.

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	JUN 04-21	RC
2	REV AS PER ENG COMMENTS		
3			
4			
5			
6			
7			
8			
9			

project name	BAYVIEW WELLINGTON
code	SEP 2017
drawn by	RC
checked by	RC
scale	1:250
file name	13049-SP-TAB-PH3
drawing no.	1
project no.	13049
city/lot no.	125
registered plan no.	13049

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