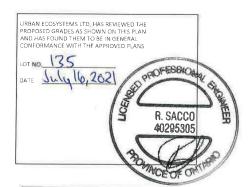
Grading Notes:

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.



ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

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.

SINGLE STIM_/SAN, CONNECTION LUTR UNDERSIDE FOOTING AT REAR HORO SERVICE LITTRIAL UNDERSIDE FOOTING AT REAR HORO SERVICE LITTRIAL SING WINDOW LOCATION OCCUPANCY PLANS OF BRILL PEDESTAL REV REVERSE PLAN WORK WALK OUT BESSEDENT ENDANGMENT LEMBANMENT LEMBA	e of	CABLE TELEVISION PEDESTAL	UFR UFF UFS W.O.D. W.O.B.	UNDERSIDE FOOTING AT FRONT UNDERSIDE FOOTING AT SIDE WALK OUT DECK WALK OUT BASEMENT	—H— ➡ H	HYDRO SERVICE LATERAL HYDRO METER GAS METER ——> SWALE DIRECTION	0	(DISCHARGE ONTO SPLASHPAD) SIDE WINDOW LOCATION OPT. DOOR LOCATION EXTERIOR DOOR LOCATION
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WELLINGTON

BAYVIEW

SEP 2017 drown by

		COVE	ERAGE		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	7,
135	45-3 'A'	584.986 S.M.	148.69 S.M.		(265.84+265.65+265.47+265.25+264, 96+265.41+266.09+266.13+266.27+ 266.15)/10= 265.72		111.31	324.99	55.55

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 build 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 APPROVED BY:

APPROVED BY:

DATE: JUL 19. 2021

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

Town of Innisfil
Lot Grading & Zoning Approval
kbayley

Aug 05, 2021
Innisfil

