

**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. **126**  
DATE **OCT 4, 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.

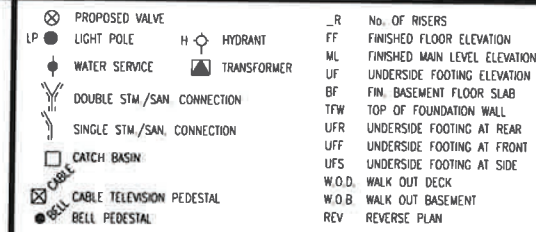
JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: **OCT 05, 2021**

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

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.

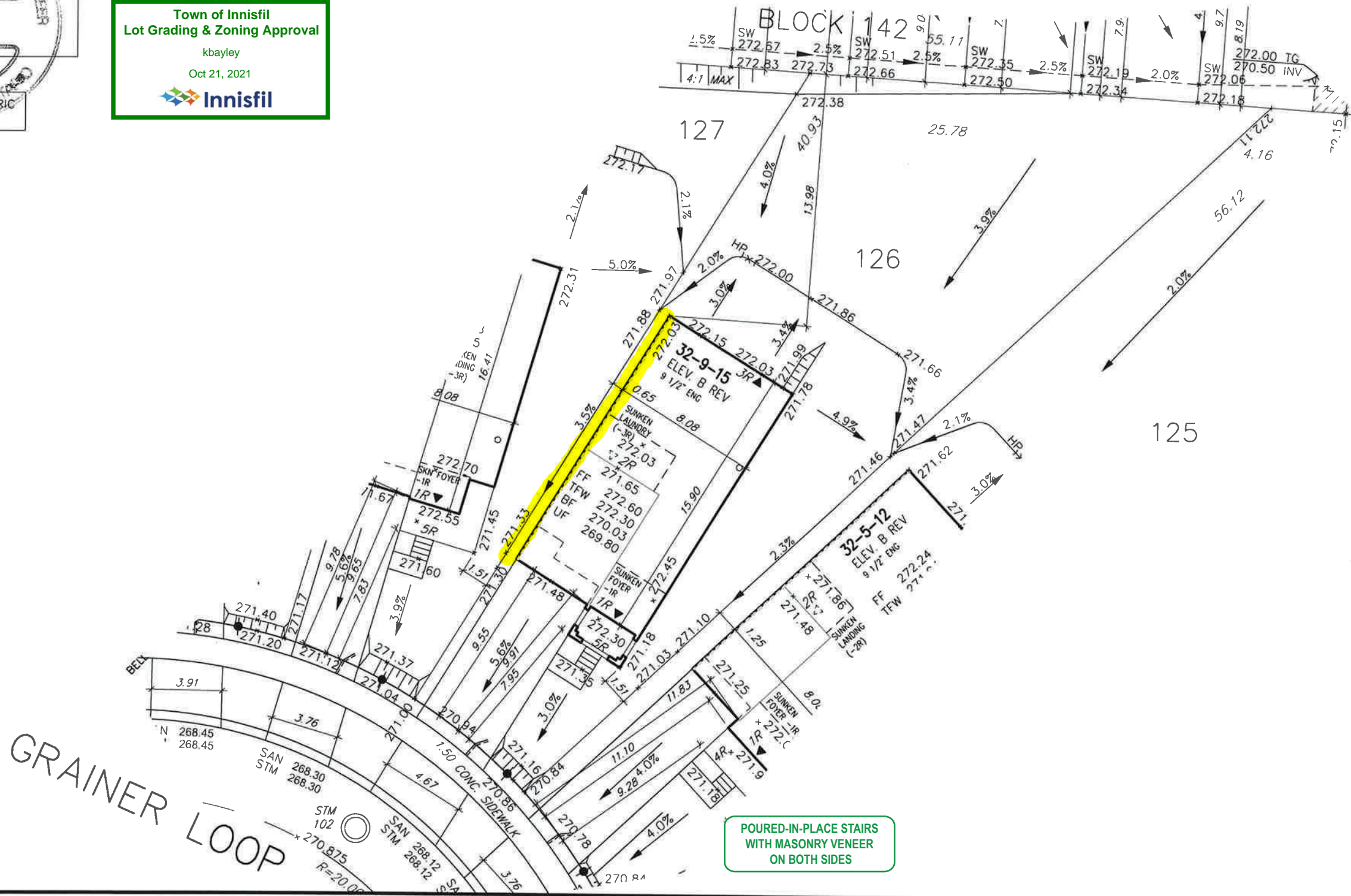


COVERAGE					BLD. HEIGHT 9.0M (MAX)		MIN LANDSCAPE (30%)		
LOT NO.	MODEL	LOT AREA S.M.	UNIT COVERAGE S.M.	(MAX. 45%)	AVG. GRADE AROUND EXT WALL	HEIGHT	DRIVEWAY	LANDSCAPE	%
126	32-9-15 'B'	687.018 S.M.	135.17 S.M.	19.67 %	272.03+272.15+272.03+271.99+271.78+271.18+271.35+271.48)/8=271.75	8.21	45.48	506.37	73.71

Town of Innisfil  
Lot Grading & Zoning Approval

kbayley

OCT 21, 2021



BAYVIEW WELLINGTON

VA3 DESIGN  
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Toronto, ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

The undersigned has reviewed and taken 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  
name Wellington Jno-Baptiste  
registration number 25591  
VA3 Design Inc.  
BCN 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to provide at his own expense.  
foundations. "Drawings NOT to be used for construction"

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Project no. 126  
registered plan no. 13049

Project name BAYVIEW WELLINGTON

Project location BAYVIEW WELLINGTON

Project date SEP 2017

Project scale 1:250

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