

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

96 LOT NO.

100511242

DATE March 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.

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 ECTURAL CONT AND APPROV

APPROVED BY: DATE: APR 08, 2021

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

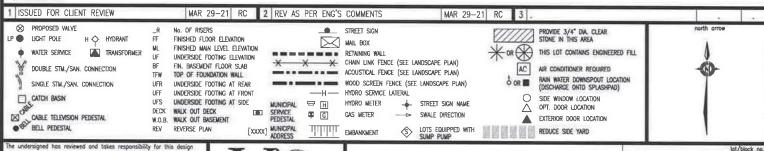
ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

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	HEIGHT	DRIVEWAY	LANDSCAPE	%
96	32-2-12 'A'	340.436 S.M.	122.17 S.M.	35.89 %	(273.20+273.41+273.50+273.53+273, 11+272.30+273.35+273.44) /8=273.36	7.73	36.99	181.28	53.25

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.

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 lat.



SusTE Wellington Jno-Baptiste 25591 BOIN 42658

at his own expense.

o verify service connection elevations prior to constructing

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BAYVIEW WELLINGTON

96

ALCONA SHORES INNISFIL 13049

SEP 2017 SITE PLAN drawn by RC 1:250 13049-SP KING\2013\13049.BW\SITE PLAN\13049-sp.dwg - Mon - Mor 29 2021