

FOUNDATION CERTIFICATION
ALL MEASURED PARTS OF THE FOUNDATION ARE WITHIN A TOLERANCE OF +150mm TO -50mm OF THE DESIGN ELEVATIONS AS NOTED ON THIS PLAN.

CERTIFIED BY: _____
DATE: _____

FOOTINGS TO EXTEND TO A MINIMUM 1.80m BELOW GRADE OR AS REQUIRED TO FOUND ON ENGINEERED FILL OR UNDISTURBED NATIVE MATERIAL AND 0.30m ABOVE SEASONALLY HIGH GROUND WATER TABLE. FOOTING ELEVATION TO BE CONFIRMED BY BUILDER.

ZONING INFORMATION

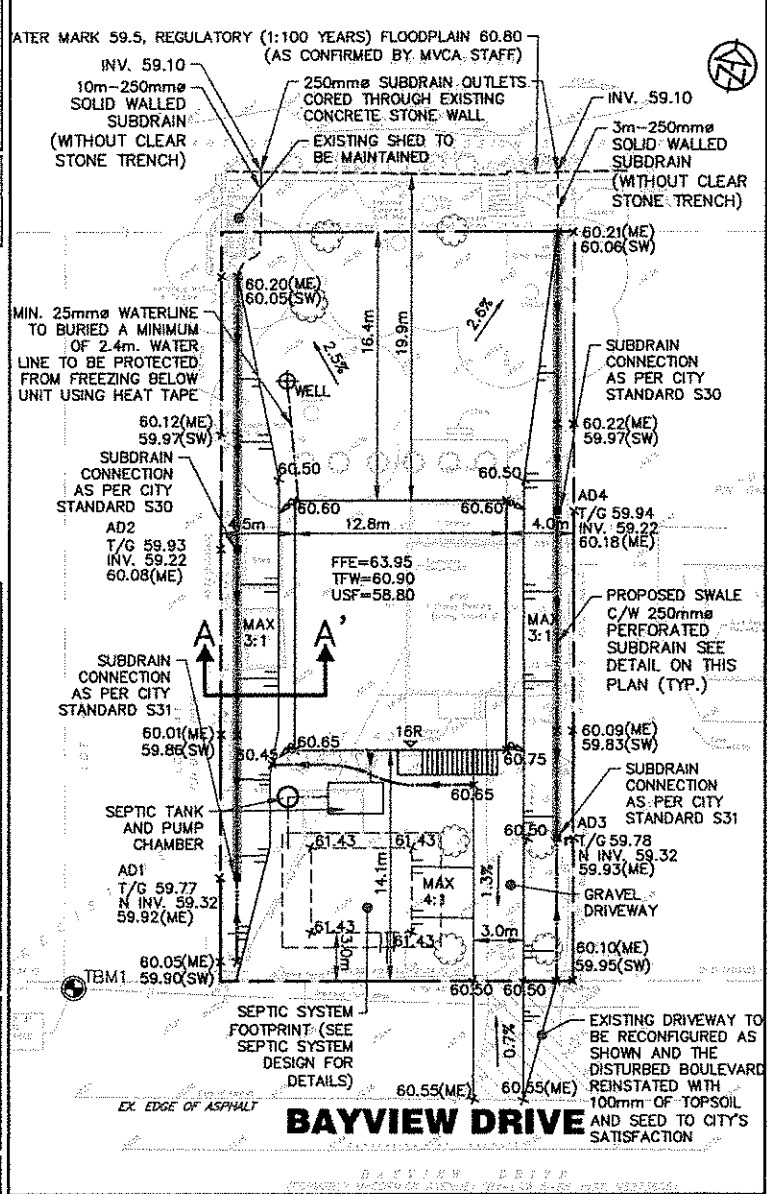
ZONE DESIGNATION	PERMITTED	PROVIDED
V1H[350r]		
LOT AREA (sq. m)	1800	975
MINIMUM LOT FRONTAGE (m)	30.0	21.3
MINIMUM FRONT YARD SETBACK (m)	9.0	14.1
MINIMUM INTERIOR SIDE YARD SETBACK (m)	3.0	4.5/4.0
MINIMUM REAR YARD SETBACK (m)	7.5	16.4
GROSS FLOOR AREA (sq. m)	N/A	195.1
MAXIMUM LOT COVERAGE (%)	20	20
MAXIMUM HEIGHT (m)	11	6.3

- LEGEND**
- EXISTING GROUND ELEVATION
 - ×100.00 (ME) PROPOSED ELEVATION MATCH TO EXISTING
 - ×100.00 (SW) PROPOSED SWALE ELEVATION
 - AD TUF-TITE 0.4m X 0.4m AREA DRAIN
 - OVERLAND DRAINAGE DIRECTION
 - PROPOSED SWALE DIRECTION
 - PROPOSED SWALE DIRECTION C/W SUBDRAIN
 - PROPOSED WATER SERVICE
 - PROPOSED SANITARY SERVICE
 - ↓ DOWN-SPOUT DIRECTION
 - TREES WALNUT, BIRCH OR OAK (SEE PLANTING PLAN BY OTHERS)
 - SHRUBS (SEE PLANTING PLAN BY OTHERS)
 - RAISED FLOWER BEDS (SEE PLANTING PLAN BY OTHERS)

GENERAL NOTES

FFE - FIRST FLOOR ELEVATION
TFW - TOP OF FOUNDATION WALL
USF - UNDERSIDE OF FOOTING
ALL DOWN-SPOUTS TO BE DIRECTED TO LANDSCAPED AREAS AS SHOWN
ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.

TBM1 ELEVATION - 60.87
ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE TOP OF MAGNETIC NAIL IN UTILITY POLE LOCATED AT THE SW CORNER OF THE EXISTING LOT AT 790 BAYVIEW DRIVE. ELEVATION 60.87m (TBM1)



NO.	REVISIONS	DATE	INITIAL



Tatham Engineering
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LOT GRADING PLAN
TOMKINS & CLEMENHAGEN
JOB# 522658
790 BAYVIEW DRIVE
WOODLAWN, ONTARIO

SCALE: 1:300
DATE: APR 19/23
DRAWN: DVF
DESIGNED: DVF

DWG. NO.
LG-01

TO BE STAMPED BY
PLAN DESIGN ENGINEER