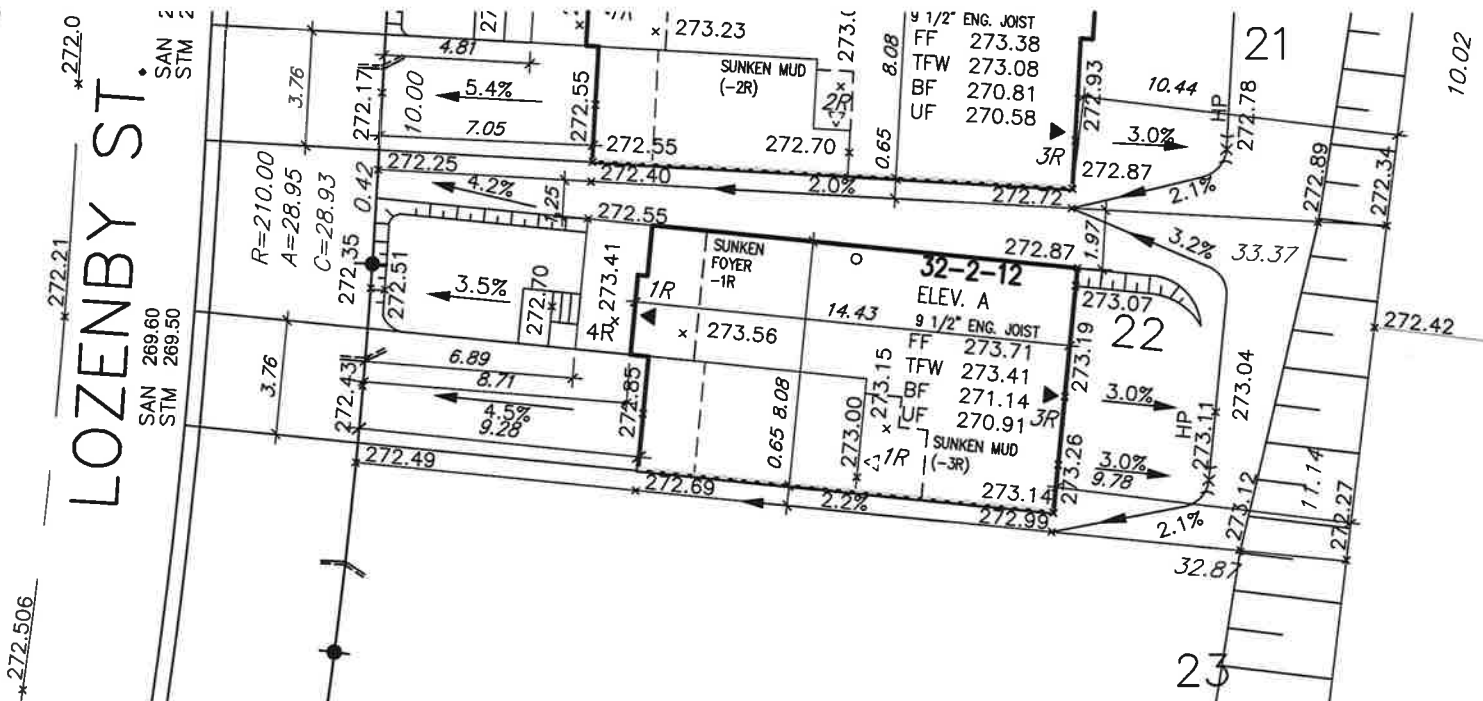


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

DATE March 6, 2018



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	%
22	32-2-12 'A'	343.992 S.M.	122.17 S.M.	35.52 %	(272.55+272.87+273.07+273.19+273.26+273.14+172.85+172.70/8=272.95)	7.97	34.95	186.87	54.32

Grading Report:
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 lot.

1 ISSUED FOR CLIENT REVIEW		MAR 05-18		RC	2				3		
<p><input checked="" type="checkbox"/> PROPOSED VALVE LP <input checked="" type="radio"/> LIGHT POLE H <input checked="" type="radio"/> HYDRANT</p> <p><input checked="" type="radio"/> WATER SERVICE <input checked="" type="checkbox"/> TRANSFORMER</p> <p><input checked="" type="radio"/> DOUBLE STM./SAN. CONNECTION <input checked="" type="radio"/> SINGLE STM./SAN. CONNECTION</p> <p><input type="checkbox"/> CATCH BASIN</p> <p><input checked="" type="checkbox"/> CABLE <input checked="" type="checkbox"/> BELL CABLE TELEVISION PEDESTAL <input checked="" type="checkbox"/> BELL PEDESTAL</p>	<p>_R No. OF RISERS</p> <p>FF FINISHED FLOOR ELEVATION</p> <p>ML FINISHED MAIN LEVEL ELEVATION</p> <p>UF UNDERSIDE FOOTING ELEVATION</p> <p>BF FIN. BASEMENT FLOOR SLAB</p> <p>TW TOP OF FOUNDATION WALL</p> <p>UFR UNDERSIDE FOOTING AT REAR</p> <p>UFF UNDERSIDE FOOTING AT FRONT</p> <p>UFS UNDERSIDE FOOTING AT SIDE</p> <p>DECK WALK OUT DECK</p> <p>W.O.B. WALK OUT BASEMENT</p> <p>REV REVERSE PLAN</p>		<p>STREET SIGN</p> <p>MAIL BOX</p> <p>RETAINING WALL</p> <p>CHAIN LINK FENCE (SEE LANDSCAPE PLAN)</p> <p>ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)</p> <p>WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)</p> <p>HYDRO SERVICE LATERAL</p> <p>HYDRANT METER</p> <p>GAS METER</p> <p>STREET SIGN NAME</p> <p>SWALE DIRECTION</p> <p>LOTS EQUIPPED WITH SUMP PUMP</p>	<p>PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA</p> <p>THIS LOT CONTAINS ENGINEERED FILL</p> <p>AIR CONDITIONER REQUIRED</p> <p>RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)</p> <p>SIDE WINDOW LOCATION</p> <p>OPT. DOOR LOCATION</p> <p>EXTERIOR DOOR LOCATION</p> <p>REDUCE SIDE YARD</p>	<p>north arrow</p>						

The undersigned has reviewed and takes 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

Wellington Jno-Baptiste *Jno Baptiste* 25591

name registration information BCIN

VAS Design Inc. 42658

VA3 DESIGN

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BAYVIEW WELLINGTON		lot/block no. 22 registered plan no. —
project name ALCONA SHORES	municipality INNISFIL	project no. 13049
date SEP 2017		drawing no. 1
drawn by RC	checked by RC	scale 1:250
RICHARD - H:\ARCHIVE\WORKING\2013\13049,BW\SITE PLAN\13049-sp.dwg - Mon - Mar 5 2018 - 1:39 PM		SITE PLAN file name 13049-SP