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.

ARCHITECTURAL REVIEW & APPROVAL

NOV 30 2017

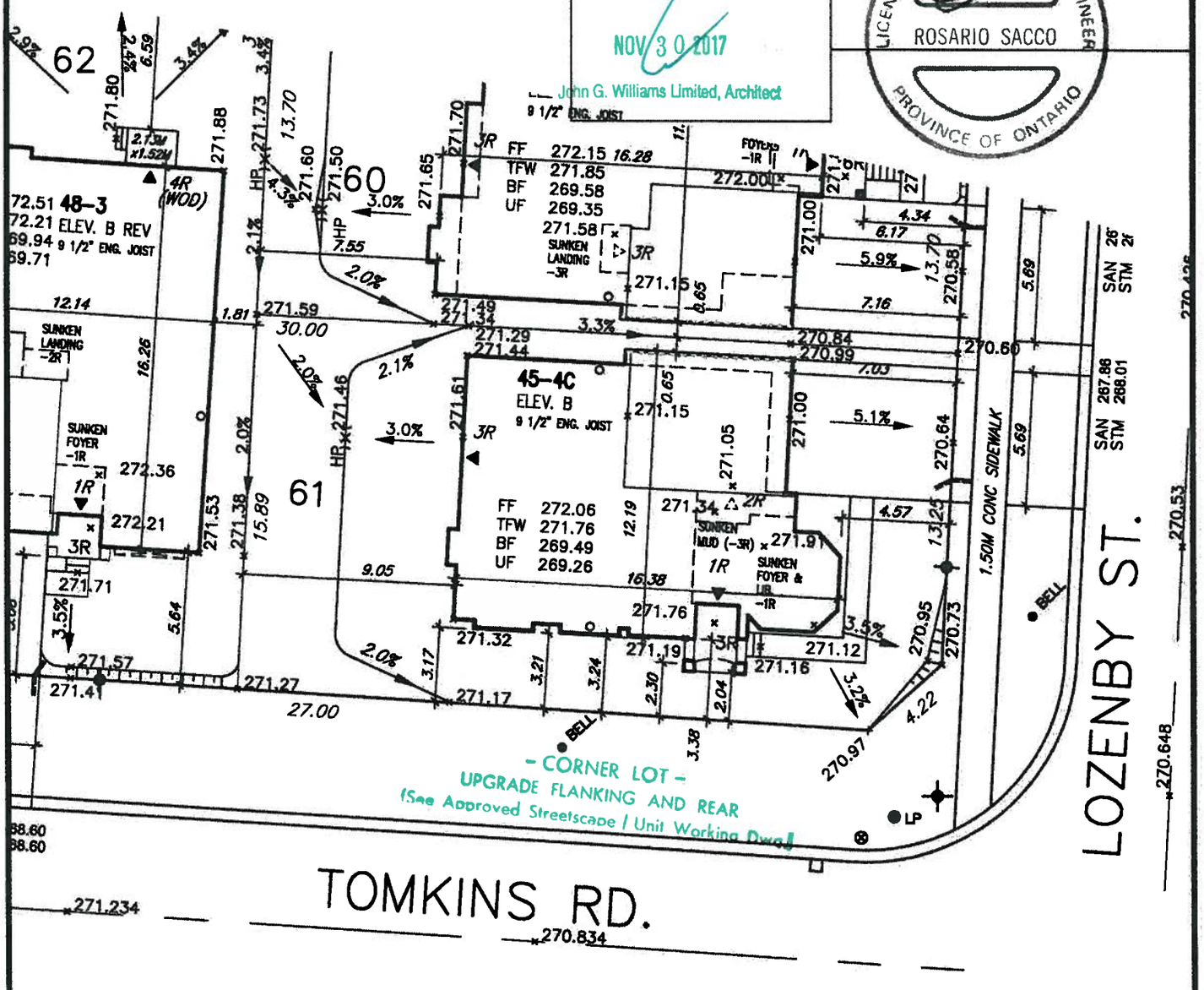
John G. Williams Limited, Architect

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. 61

DATE Nov 27, 2017

LICENSED PROFESSIONAL ENGINEER
ROSARIO SACCO
PROVINCE OF ONTARIO



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	%
61	45-4C 'B'	477.621 S.M.	177.63 S.M.	37.19 %	(271.44+271.00+271.12+271.12+271.19+271.32+271.61)/7=271.25	8.65	40.00	259.991	54.435

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 lot.

1	ISSUED FOR CLIENT REVIEW	SEP 18-17	RC	2	REV AS PER ENG'S COMMENTS	OCT 27-17	RC	3	.	.	.

PROPOSED VALVE; LP LIGHT POLE; H HYDRANT; WATER SERVICE; TRANSFORMER; DOUBLE STM./SAN. CONNECTION; SINGLE STM./SAN. CONNECTION; CATCH BASIN; CABLE TELEVISION PEDESTAL; BELL PEDESTAL

_R No. OF RISERS; FF FINISHED FLOOR ELEVATION; ML FINISHED MAIN LEVEL ELEVATION; UF UNDERSIDE FOOTING ELEVATION; BF FIN. BASEMENT FLOOR SLAB; TFW TOP OF FOUNDATION WALL; UFR UNDERSIDE FOOTING AT REAR; UFF UNDERSIDE FOOTING AT FRONT; UFS UNDERSIDE FOOTING AT SIDE; DECK WALK OUT DECK; W.O.B. WALK OUT BASEMENT; REV REVERSE PLAN

STREET SIGN; MAIL BOX; RETAINING WALL; CHAIN LINK FENCE (SEE LANDSCAPE PLAN); ACOUSTICAL FENCE (SEE LANDSCAPE PLAN); WOOD SCREEN FENCE (SEE LANDSCAPE PLAN); HYDRO SERVICE LATERAL; HYDRO METER; STREET SIGN NAME; GAS METER; SIBALE DIRECTION; EMBANKMENT; LOTS EQUIPPED WITH SUMP PUMP

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA; THIS LOT CONTAINS ENGINEERED FILL; AIR CONDITIONER REQUIRED; RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD); SIDE WINDOW LOCATION; OPT. DOOR LOCATION; EXTERIOR DOOR LOCATION; REDUCE SIDE YARD

north arrow

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 25591
name / signature / BCIN

registration information: VA3 Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

lot/block no. 61
registered plan no. -

project name: ALCONA SHORES
municipality: INNISFIL
project no. 13049

date: SEP 2017
drawn by: RC
checked by: RC
scale: 1:250
SITE PLAN
file name: 13049-SP
drawing no. 1

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg - Tue - Oct 31 2017 - 3:16 PM

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