

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. 87
DATE Nov 27, 2017



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

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	%
87	32-4-10 'B'	325.00 S.M.	140.10 S.M.	43.11 %	(272.25+272.02+271.98+272.50+272.82+272.70)/6=272.56	8.09	23.78	161.120	49.575

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.

VAJ 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 VAJ 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 VALUE LP LIGHT POLE H HYDRAVINT WATER SERVICE DOUBLE STN/SAN. CONNECTION SINGLE STN/SAN. CONNECTION CATCH BASIN CABLE TELEVISION FEEDS BELL FEEDS	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 UPF UNDERSIDE FOOTING AT REAR UFF UNDERSIDE FOOTING AT FRONT UPS UNDERSIDE FOOTING AT SIDE WALK OUT DECK W.B.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 GAS METER EMBANKMENT	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA THIS LOT CONTAINS ENGINEERED FILL AIR CONDITIONER REQUIRED RAIN WATER DOWNSPOUT LOCATION (DISCHARGE OUTDO SPLASHPAD) SIDE WINDOW LOCATION OPT. DOOR LOCATION EXTERIOR DOOR LOCATION REDUCE SIDE YARD
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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 registration information BCN

VAJ Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not indicated, builder is to maintain at his own expense.

Builder to verify service connection elevations prior to constructing foundations.



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vajdesign.com

BAYVIEW WELLINGTON

project name
ALCONA SHORES

date
SEP 2017

drawn by
RC

checked by
RC

scale
1:250

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg - Tue - Oct 31 2017 - 12:07 PM

SITE PLAN

file name
13049-SP

lot/block no.
87

registered plan no.

project no.
13049

drawing no.
1