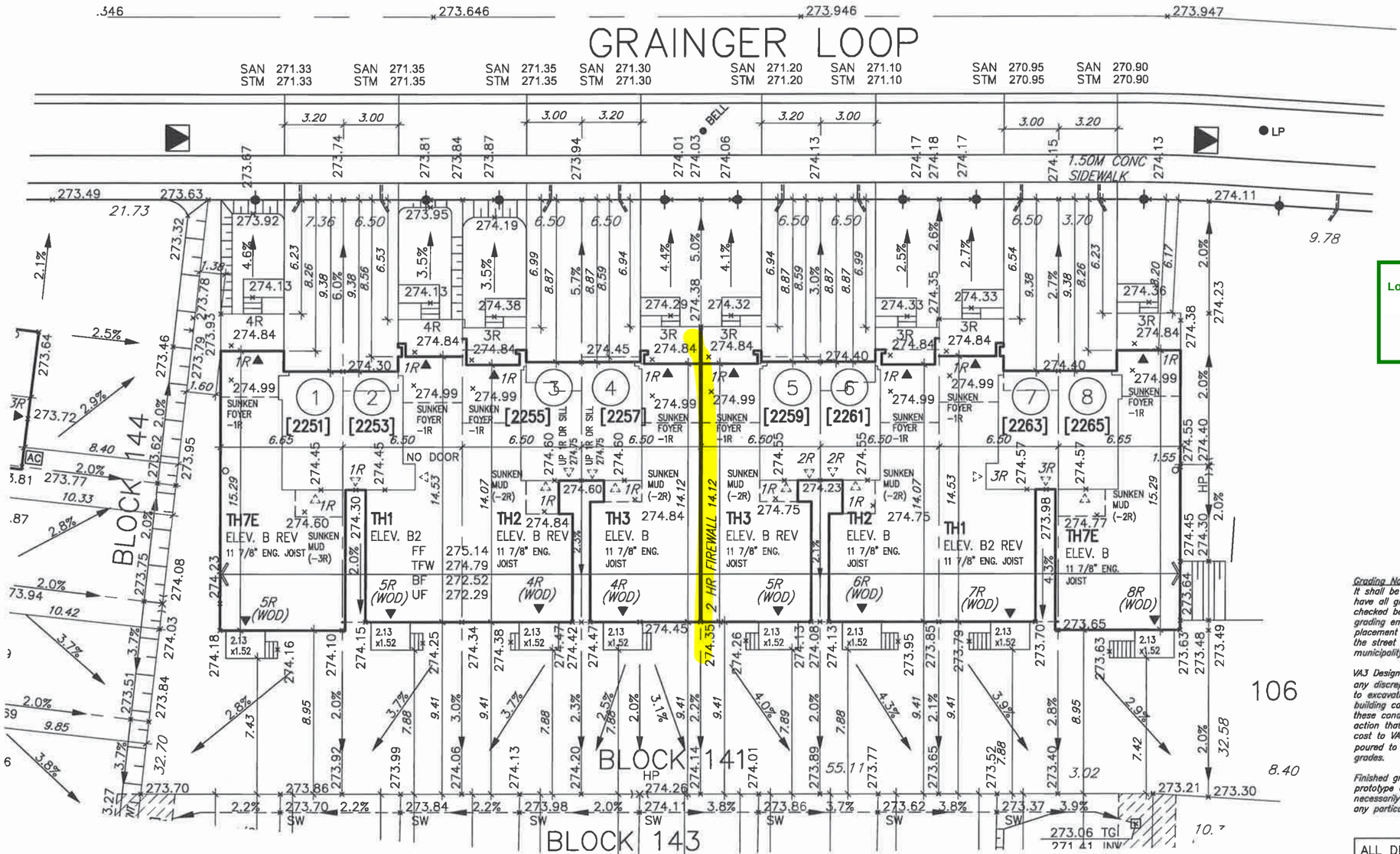

Town of Innisfil
Lot Grading & Zoning Approval
jpenfold
Mar 19, 2021
Innisfil

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.

ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

north arrow

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
EXTERIOR DOOR LOCATION
REDUCE SIDE YARD
STREET SIGN
MAIL BOX
RETAINING WALL
CHAIN LINK FENCE
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO METER
HYDRO SERVICE LATERAL
GAS METER
EASEMENT
STREET SIGN NAME
SWALE DIRECTION
AIR CONDITION UNIT INSTALLED
[XXXX] MUNICIPAL ADDRESS
LOTS EQUIPPED WITH SUMP PUMP

No. OF RISERS
FINISHED FLOOR ELEVATION — FF
UNDERSIDE FOOTING ELEVATION — UF
FIN. BASEMENT FLOOR SLAB — BF
TOP OF FOUNDATION WALL — TFW
UNDERSIDE FOOTING AT REAR — UFR
UNDERSIDE FOOTING AT FRONT — UFF
UNDERSIDE FOOTING AT SIDE — UFS
W.O.D. WALK OUT DECK
W.O.B. WALK OUT BASEMENT
REV REVERSE PLAN
STREET SIGN NAME
PROPOSED VALVE
LIGHT POLE
WATER SERVICE
HYDRANT
TRANSFORMER
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL

lot/block no. 141
registered plan no. —
project no. 13049
drawing no. 1

BAYVIEW WELLINGTON
municipality INNISFIL
project name ALCONA SHORES
SITE PLAN
date SEP 2017
drawn by RC
checked by RC
scale 1:250
file name 13049-SP

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

RICHARD - H:\ARCHIVES\WORKING\2013\13049.SWI\SITE PLAN\13049-sp.dwg - Wed - Oct 17 2018 - 9:37 AM

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COVERAGE					BLD. HEIGHT 11.0M (MAX)		MIN LANDSCAPE (35%)			COVERAGE INCLUDING DECK	
LOT NO.	MODEL	LOT AREA S.M.	UNIT COVERAGE S.M.	(MAX. 50%)	AVG. GRADE AROUND EXT WALL	HEIGHT	DRIVEWAY	LANDSCAPE	%	DECK AERA	%
8	TH7E 'B'	266.59 S.M.	105.17 S.M.	39.45 %	274.19 M	8.31	30.00	131.42	49.30	3.24	40.67
7	TH1 'B2'	211.25 S.M.	99.13 S.M.	46.93 %		8.31	28.11	84.01	39.77	3.24	48.46
6	TH2 'B'	211.25 S.M.	99.03 S.M.	46.88 %		8.31	26.56	85.66	40.55	3.24	48.41
5	TH3 'B'	211.25 S.M.	99.96 S.M.	47.32 %		8.51	27.49	83.80	39.67	3.24	48.85
4	TH3 'B'	211.25 S.M.	99.96 S.M.	47.32 %		8.51	27.47	83.82	39.68	3.24	48.85
3	TH2 'B'	211.25 S.M.	99.03 S.M.	46.88 %		8.31	26.58	85.64	40.54	3.24	48.41
2	TH1 'B'	211.25 S.M.	99.13 S.M.	46.93 %		8.31	28.08	84.04	39.78	3.24	48.46
1	TH7E 'B'	297.11 S.M.	105.17 S.M.	35.40 %		8.31	30.03	161.91	54.49	3.24	36.49

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. Block 141 (Re-site)

DATE Oct 17, 2018

LICENSED PROFESSIONAL ENGINEER
ROSARIO SACCO
PROVINCE OF ONTARIO

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
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: OCT 17, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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 BCIN
registration information — VA3 Design Inc. — 42658
signature

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.

no.	description	date	by
9	-	-	-
8	-	-	-
7	-	-	-
6	-	-	-
5	-	-	-
4	-	-	-
3	-	-	-
2	REV LOT NUMBERS	OCT 17-18	RC
1	ISSUED FOR CLIENT REVIEW	JAN 16-18	RC