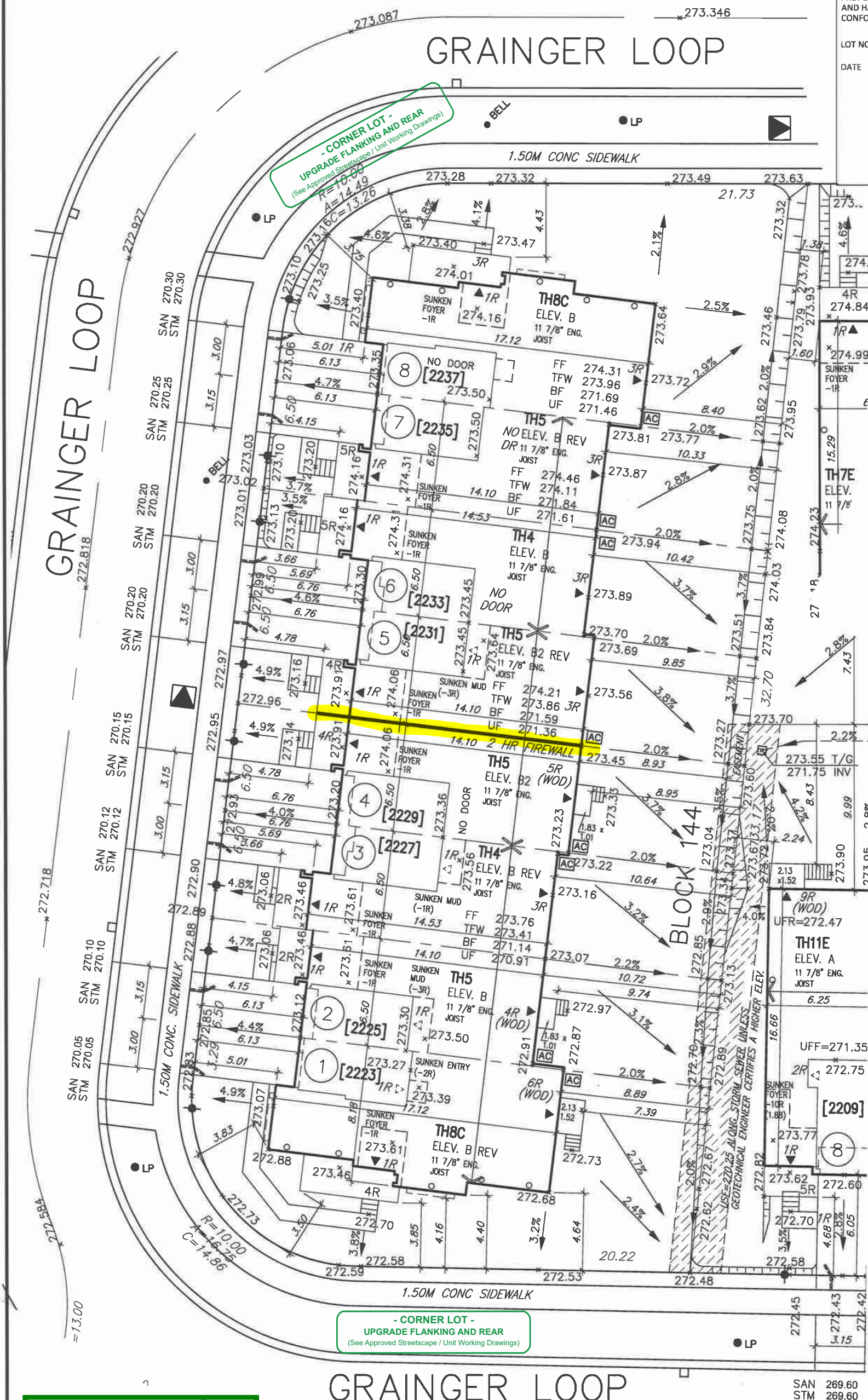


LOT NO. Block 144 (Re-site)
DATE Oct 17, 2018



GRAINGER LOOP



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 fill 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.

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.

Town of Innisfil Lot Grading & Zoning Approval

ipenfold

Mar 22, 2021



PROPOSED VALVE LIGHT POLE WATER SERVICE DOUBLE STM./SAN. CONNECTION SINGLE STM./SAN. CONNECTION CATCH BASIN BELL CABLE TELEVISION PEDESTAL BELL PEDESTAL	HYDRANT TRANSFORMER No. of RISERS FINISHED FLOOR ELEVATION UNDER FOOTING ELEVATION FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL UNDER FOOTING AT REAR UNDER FOOTING AT FRONT UNDER FOOTING AT SIDE WALK OUT DECK WALK OUT BASEMENT REVERSE PLAN STREET SIGN NAME	[XXXX] MUNICIPAL ADDRESS ♦ LOTS EQUIPPED WITH STREET SIGN MAIL BOX RETAINING WALL CHAIN LINK FENCE ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO SERVICE LATERAL HYDRO METER GAS METER FURNACE/BOILER	AIR CONDITION UNIT INSTALLED RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) SIDE WINDOW LOCATION EXTERIOR DOOR LOCATION REDUCE SIDE YARD	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
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north arrow



9	.	.	.	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.	 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. 144
8	.	.	.	qualification information		project name ALCONA SHORES	municipality INNISFIL	registered plan no. —
7	.	.	.	Wellington Jno-Baptiste		date SEP 2017	SITE PLAN	
6	.	.	.	signature		drawn by RC	checked by RC	scale 1:250
5	.	.	.	name		file name 13049-SP	drawing no. 1	
4	.	.	.	registration information		RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg - Wed - Oct 17 2018 - 9:38 AM		
3	.	.	.	VA3 Design Inc.				project no. 13049
2	REV LOT NUMBERS	OCT 17-18	RC	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.				
1	ISSUED FOR CLIENT REVIEW	JAN 16-18	RC	Builder to verify service connection elevations prior to constructing foundations.				
no.	description	date	by					

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 The seal is circular with a double border. The outer border contains the text "PROVINCE OF ONTARIO" at the bottom and "LICENSED PROFESSIONAL ENGINEER" at the top. Inside the border, the name "ROSARIO SACCO" is printed in the center. Above the name is a stylized signature. Below the name is a horizontal line.

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

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 AREA	%
8	TH8C 'B'	406.12 S.M.	137.59 S.M.	33.88 %	273.29 M	8.52	18.14	250.39	61.65	0.00	33.88
7	TH5 'B'	198.84 S.M.	98.29 S.M.	49.43 %		8.57	19.06	81.49	40.98	0.00	49.43
6	TH4 'B'	199.35 S.M.	98.29 S.M.	49.31 %		8.83	20.26	80.80	40.53	0.00	49.31
5	TH5 'B2'	199.86 S.M.	98.29 S.M.	49.18 %		8.32	21.30	80.27	40.16	0.00	49.18
4	TH5 'B2'	200.36 S.M.	98.29 S.M.	49.06 %		8.35	21.30	80.77	40.31	1.86	49.99
3	TH4 'B'	200.87 S.M.	98.38 S.M.	48.98 %		8.09	20.26	82.23	40.94	0.00	48.98
2	TH5 'B'	201.38 S.M.	98.29 S.M.	48.81 %		7.85	19.06	84.03	41.73	1.86	49.73
1	TH8C 'B'	369.72 S.M.	137.59 S.M.	37.21 %		7.88	18.14	213.99	57.88	3.24	38.09

<p> <input type="checkbox"/> PROPOSED VALVE <input type="radio"/> LIGHT POLE <input type="radio"/> WATER SERVICE <input type="radio"/> DOUBLE STM./SAN. CONNECTION <input type="radio"/> SINGLE STM./SAN. CONNECTION <input type="checkbox"/> CATCH BASIN <input checked="" type="checkbox"/> CABLE TELEVISION PEDESTAL <input type="radio"/> BELL PEDESTAL </p>	<p> <input type="radio"/> HYDRANT <input checked="" type="checkbox"/> TRANSFORMER TFW UFR UFF UFS W.O.D. W.O.B. REV + </p>	<p> No. OF RISERS FINISHED FLOOR ELEVATION UNDERSIDE FOOTING ELEVATION FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL UNDERSIDE FOOTING AT REAR UNDERSIDE FOOTING AT FRONT UNDERSIDE FOOTING AT SIDE WALK OUT DECK WALK OUT BASEMENT REVERSE PLAN STREET SIGN NAME </p>	<p> <input checked="" type="checkbox"/> MAIL BOX RETAINING WALL CHAIN LINK FENCE ACUSTICAL FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO SERVICE LATERAL HYDRO METER GAS METER EMBANKMENT </p>	<p> <input checked="" type="checkbox"/> AIR CONDITION UNIT INSTALLED THIS LOT CONTAINS ENGINEERED FILL <input checked="" type="checkbox"/> AIR CONDITIONER REQUIRED <input type="radio"/> RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) <input type="radio"/> SIDE WINDOW LOCATION <input type="radio"/> EXTERIOR DOOR LOCATION REDUCE SIDE YARD </p>	<p>North arrow</p>
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