

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 145 (Re-site)

DATE Oct 17, 2018



Town of Innisfil
Lot Grading & Zoning Approval

jpenfold

Mar 30, 2021



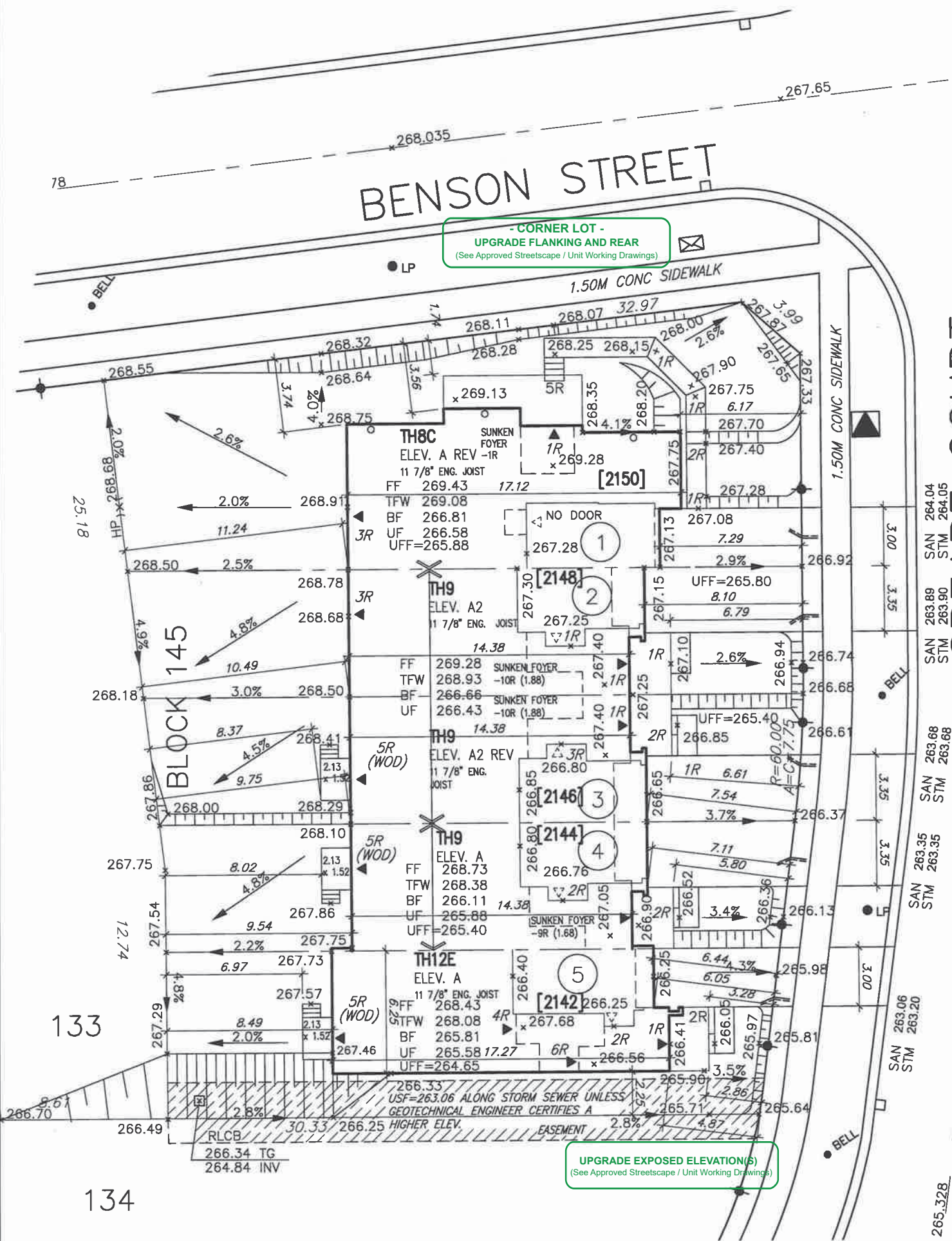
ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

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 cast 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.



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	%
1	TH8C 'A'	412.28 S.M.	138.42 S.M.	33.57 %	276.58 M	8.74	21.86	252.00	61.12	3.24	34.36
2	TH9 'A2'	222.52 S.M.	102.94 S.M.	46.26 %		8.60	27.15	92.43	41.54	3.24	47.72
3	TH9 'A2'	216.34 S.M.	102.94 S.M.	47.58 %		9.16	26.09	87.31	40.36	3.24	49.08
4	TH9 'A'	207.75 S.M.	102.94 S.M.	49.55 %		9.16	24.74	80.07	38.54	0.00	49.55
5	TH12E 'A'	262.91 S.M.	112.23 S.M.	42.69 %		9.23	18.88	131.80	50.13	0.00	42.69

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: [Signature]
DATE: OCT 17, 2018

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

- PROPOSED VALVE
- LIGHT POLE
- WATER SERVICE
- DOUBLE STM./SAN. CONNECTION
- SINGLE STM./SAN. CONNECTION
- CATCH BASIN
- BELL CABLE TELEVISION PEDestal
- BELL PEDestal
- TRANSFORMER
- 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
- W.O.D. WALK OUT DECK
- W.O.B. WALK OUT BASEMENT
- REVERSE PLAN
- STREET SIGN NAME
- 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
- W.O.D. WALK OUT DECK
- W.O.B. WALK OUT BASEMENT
- REVERSE PLAN
- STREET SIGN NAME
- [XXXX] MUNICIPAL ADDRESS
- LOTS EQUIPPED WITH SUMP PUMP
- 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
- EMBANKMENT
- AIR CONDITION UNIT INSTALLED
- 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

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

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.

Wellington Jno-Baptiste 25591
name 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
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON				lot/block no. 145
project name ALCONA SHORES				registered plan no. -
date SEP 2017				project no. 13049
drawn by RC				drawing no. 1
checked by RC				
scale 1:250				
file name RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg				
municipality INNISFIL				
SITE PLAN				
13049-SP				
Wed - Oct 17 2018 - 9:38 AM				