

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: APR 08, 2021

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

Town of Innisfil  
Lot Grading & Zoning Approval

jpenfold

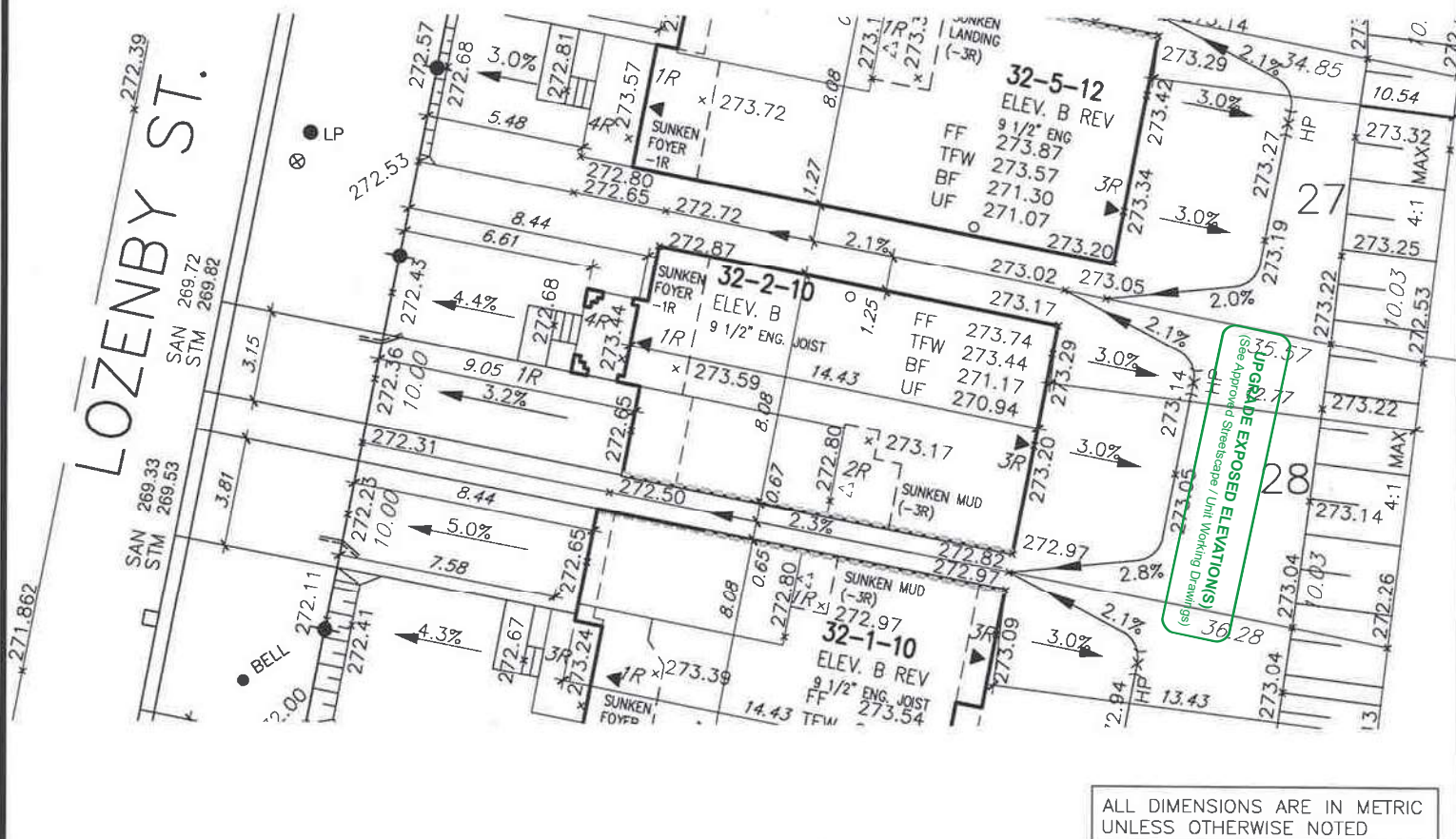
May 21, 2021



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. 28

DATE March 30, 2021



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	%
28	32-2-10 'B'	359.324 S.M.	119.38 S.M.	33.22 %	$(273.17+273.29+273.20+272.97+272.65+272.68+272.87)/7=272.98$	7.89	28.40	211.54	58.87

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 MAR 29-21 RC 2 3

PROPOSED VALVE  
LIGHT POLE  
WATER SERVICE  
DOUBLE STM./SAN. CONNECTION  
SINGLE STM./SAN. CONNECTION  
CATCH BASIN  
CABLE TELEVISION PEDESTAL  
BELL PEDESTAL

HYDRANT  
TRANSFORMER

NO. OF RISERS  
FINISHED FLOOR ELEVATION  
FINISHED MAIN LEVEL 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  
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 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 registration information BCIN  
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

MAR 29-21

project name RC municipality IRRESERVED AS PER ENGS COMMENTS

date SEP 2017

drawn by RC checked by RC scale 1:250

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg - Mon - Mar 29 2021 - 10:59 AM

lot/block no. 28 registered plan no. -

project no. 13049-SP

drawing no. 1