

153

CHAIN
ENCE
(405,411)

BLK 153

1.2M CHAIN
LINK FENCE
(STD. 405,411)

BL

1.2M
LINK
(STDURBAN 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. 10

DATE March 30, 2021

Town of Innisfil
Lot Grading & Zoning Approvaljpenfold
Jun 16, 2021

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.

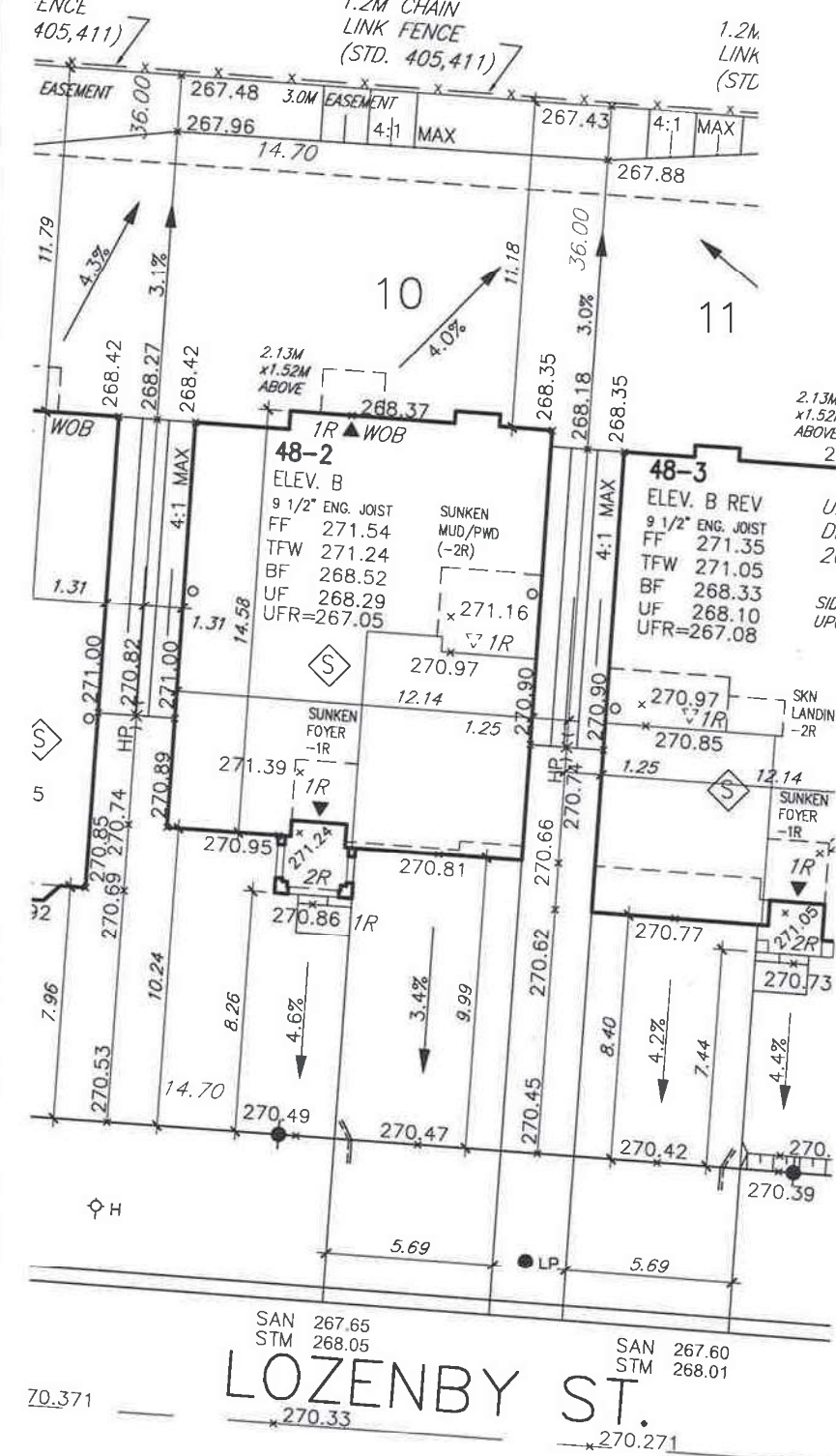
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

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.

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
10	48-2 'B'	520.200 S.M.	185.61 S.M.	35.68 %	(268.42+268.37+238.35+270.90+270.81+270.86+270.95+271.89+271.00)/9=270.06	8.87	56.84	277.75
								%

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 REV AS PER ENG'S COMMENTS		RC		3									
PROPOSED VALVE	LP LIGHT POLE	H HYDRANT	TRANSFORMER	No. OF RISERS	FINISHED FLOOR ELEVATION	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	STREET SIGN NAME	SLOPE DIRECTION	LOTS EQUIPPED WITH SUMP PUMP	REDUCE SIDE YARD	north arrow
DOUBLE STM./SAN. CONNECTION	SINGLE STM./SAN. CONNECTION	CATCH BASIN	CABLE TELEVISION PEDESTAL	BELL PEDESTAL	ML FINISHED MAIN LEVEL ELEVATION	UF UNDERSIDE FOOTING AT REAR	UFR UNDERSIDE FOOTING AT FRONT	UFS UNDERSIDE FOOTING AT SIDE	DECK WALK OUT DECK	W.O.B. WALK OUT BASEMENT	REV REVERSE PLAN	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	

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**BAYVIEW WELLINGTON**project name
ALCONA SHORESdate
SEP 2017drawn by
RCchecked by
RCscale
1:250

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg - Tue - Mar 30 2021 - 1:23 PM

SITE PLAN

file name
13049-SPdrawing no.
1lot/block no.
10registered plan no.
-project no.
13049

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