## GRAINGER LOOP SAN 270.90 STM 270.90 PROFESSIONAL CHOSEN TO THE TOTAL TOT 271.30 271.30 SAN STM 3.20 3.10 3.15 1.50M CONC 100511242 SIDEWALK 274.08 HOUNCE OF ONTARIO 274.23 3.70 27 804 3.0% 7.05 274,34 9.38 274.21 274.36 3R ×274.91 3R 274.84 274.23 1R A SUNKEN FOYER -1R 274.34 1R × 275.06 ×274 99 Town of Innisfil Lot Grading & Zoning Approval 8 0.65 jpenfold 0.65 8.08 274.55 [2265] Jun 10, 2021 32--16.97 🗫 Innisfil ELFV 1.55 17/2 × 21/2 × 2/2 9 1/2" 274.64 SUNKEN SUNKEN 57 모 200 4 MUD (-2R) 274.45 SUNKEN MUD 274.6 274.45 30-1 (-2R)9R ELEV. A REV 2 9 1/2 ENG. JOIST FF 275.21 TH7E 8.08 WOD 274.9 ELEV. B TFW 274.6 1.80 x1.52 11 7/8" ENG 4 TFW 274.91 272.64 272.41 =272.05 BF 272.3 8R (WOD) UFF UFR=272.04 9R ▼WOD 273.49 GIM 273.63 273.48 2.13 x1.52 273.30 273.15 273.30 106,500 10 0 7.42 32 3.02 8.40 10.00 273.30 HP HP, 273.0. T. 10.39 3.06 TG 34.05 10.01 9

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

106

March 30, 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.

with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

JOHN G. WILLIAMS LTD., ARCHITECT

DATE: APR 08, 2021
is 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%)		(30%)
LOT NO.	MODEL	LOT AREA S.M.	UNIT COVERAGE S.M.	(MAX. 45%)	AVG. GRADE AROUND EXT WALL	HEIGHT	DRIVEWAY	LANDSCAPE	%
106	30-1 'A'	307.691 S.M.	127.32 S.M.		(274.36+274.34+274.34+274.48+274, 39+273.30+273.50+273.62+274.45+ 274.55) /10=274.13		20.94	159.43	51.82

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.



own expense.

service connection elevations prior to constru

Wellington Jno-Baptiste

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25591 BCIN

42658

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

**BAYVIEW WELLINGTON** 

INNISFIL 13049

ALCONA SHORES SEP 2017 SITE PLAN drown RC RC 1:250 (NIC\2013\13049.BW\SITE PLAN\13049-sp.dwg 13049-SP