

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: JUL 19, 2021

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

Town of Innisfil
Lot Grading & Zoning Approval

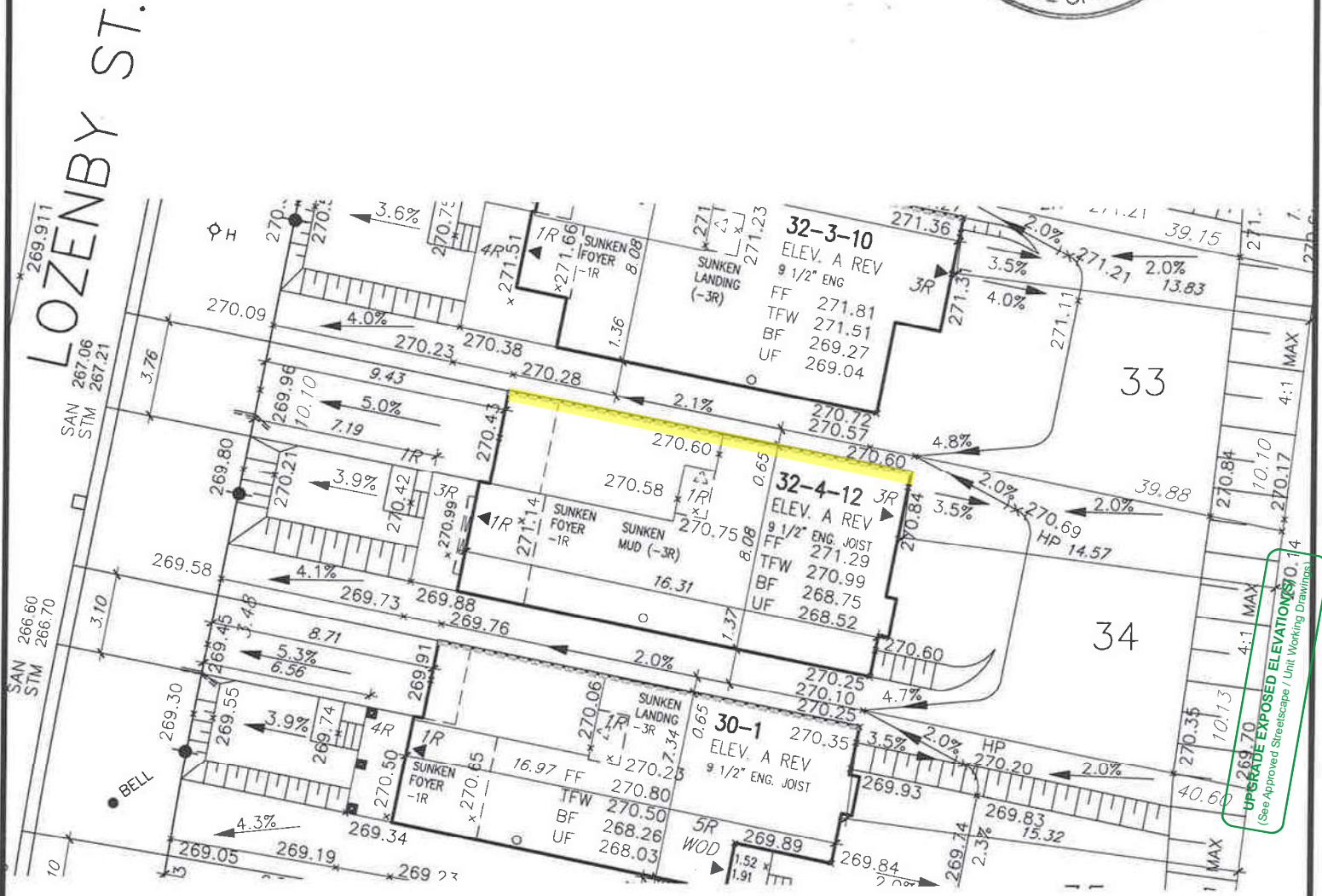
kbayley

Aug 04, 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. 1 of 34
DATE July 16, 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	%
34	32-4-12 'A'	406.515 S.M.	138.70 S.M.	34.12 %	$\frac{270.84+270.60+270.25+269.88+270.42+270.43}{6} = 270.43$	8.24	35.45	232.37	57.16

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		JUN 04-21	RC	2 REVISED AS PER ENGS COMMENTS		RC	3
<input checked="" type="checkbox"/> PROPOSED VALVE <input checked="" type="checkbox"/> LIGHT POLE <input checked="" type="checkbox"/> WATER SERVICE <input checked="" type="checkbox"/> DOUBLE STM./SAN. CONNECTION <input checked="" type="checkbox"/> SINGLE STM./SAN. CONNECTION <input checked="" type="checkbox"/> CATCH BASIN <input checked="" type="checkbox"/> CABLE TELEVISION PEDESTAL <input checked="" type="checkbox"/> BELL PEDESTAL	<input checked="" type="checkbox"/> HYDRANT <input checked="" type="checkbox"/> 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 W.O.B. WALK OUT BASEMENT REVERSE PLAN	<input checked="" type="checkbox"/> STREET SIGN <input checked="" type="checkbox"/> MAIL BOX <input checked="" type="checkbox"/> RETAINING WALL <input checked="" type="checkbox"/> CHAIN LINK FENCE (SEE LANDSCAPE PLAN) <input checked="" type="checkbox"/> ACoustical FENCE (SEE LANDSCAPE PLAN) <input checked="" type="checkbox"/> WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) <input checked="" type="checkbox"/> HYDRO SERVICE LATERAL <input checked="" type="checkbox"/> HYDRO METER <input checked="" type="checkbox"/> GAS METER <input checked="" type="checkbox"/> SWALE DIRECTION <input checked="" type="checkbox"/> EMBANKMENT (3:1 SLOPE unless otherwise noted)	<input checked="" type="checkbox"/> PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA <input checked="" type="checkbox"/> THIS LOT CONTAINS ENGINEERED FILL <input checked="" type="checkbox"/> AIR CONDITIONER REQUIRED <input checked="" type="checkbox"/> RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) <input checked="" type="checkbox"/> SIDE WINDOW LOCATION <input checked="" type="checkbox"/> OPT. DOOR LOCATION <input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION <input checked="" type="checkbox"/> REDUCE SIDE YARD			

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
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. ** Drawings NOT to be scaled **



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va3design.com

BAYVIEW WELLINGTON

project name
ALCONA SHORES

municipality
INNISFIL

lot/block no.
34
registered plan no.

project no.
13049

date
SEP 2017

drawn by
RC

checked by
RC

scale
1:250

SITE PLAN

file name
13049-SP-TAB-PH3

drawing no.
1