

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**

khaylev

Aug 04, 2021



Innisfil

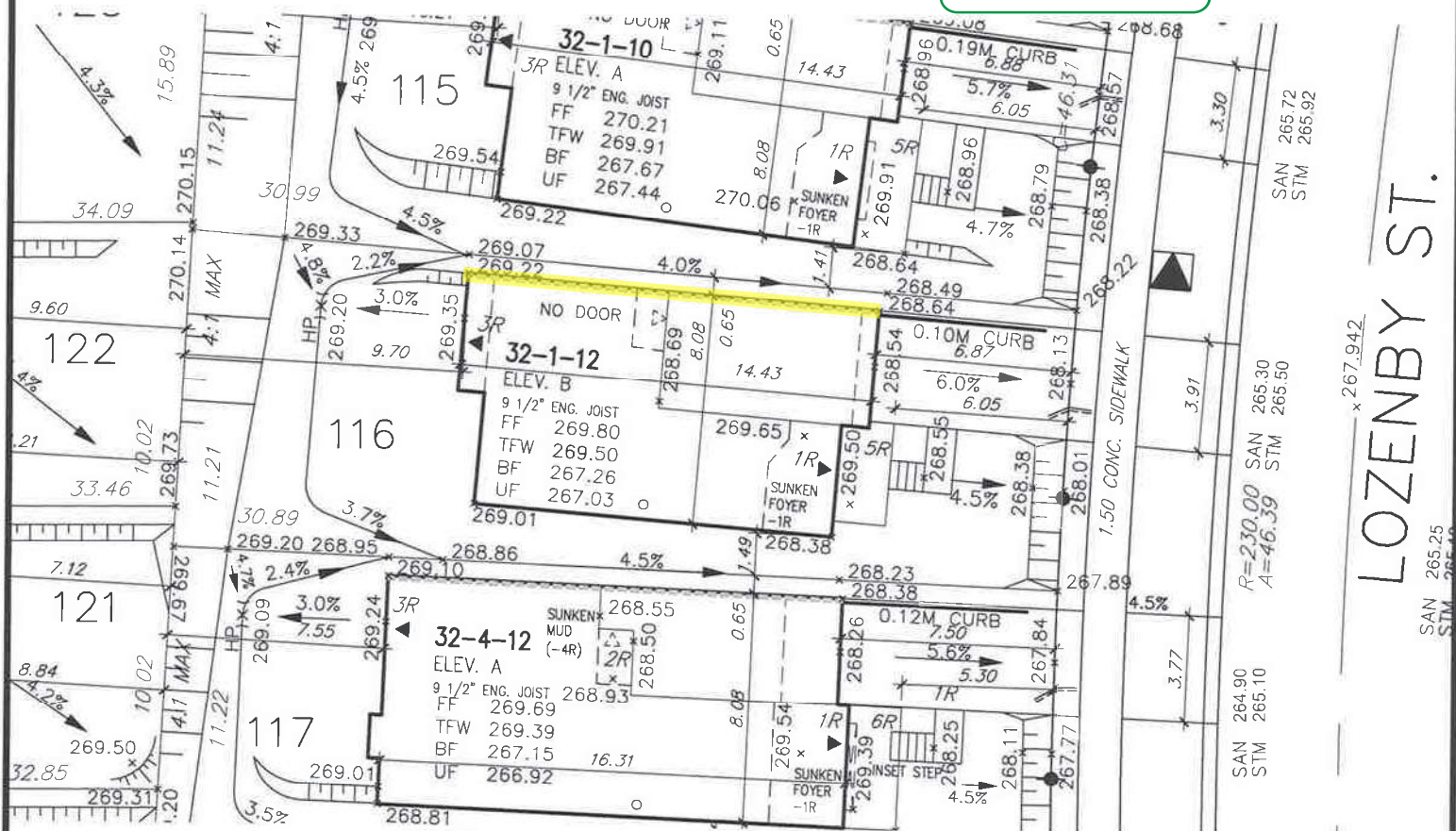
URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

LOT NO. 116

DATE \_\_\_\_\_



### POURED-IN-PLACE STAIRS WITH MASONRY VENEER ON BOTH SIDES



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	%
116	32-1-12 'B'	325.832 S.M.	115.48 S.M.	35.44 %	$\frac{268.64+268.54+268.55+268.38+269.01+269.35+269.224}{7}=268.81$	8.35	26.94	183.41	56.29

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.*

[illegible]

- |   |   |   |  |   |             |
|---|---|---|--|---|-------------|
| PROPOSED VALVE<br>LIGHT POLE<br>WATER SERVICE<br>DOUBLE STM./SAN. CONNECTION<br>SINGLE STM./SAN. CONNECTION<br>CATCH BASIN<br>CABLE<br>CABLE TELEVISION PEDESTAL<br>BELL PEDESTAL | HYDRANT<br>TRANSFORMER<br>_R FINISHED FLOOR ELEVATION<br>FF FINISHED FLOOR ELEVATION<br>ML FINISHED MAIN LEVEL ELEVATION<br>UF UNDERSIDE FOOTING ELEVATION<br>BF FIN. BASEMENT FLOOR SLAB<br>TFW TOP OF FOUNDATION WALL<br>UFR UNDERSIDE FOOTING AT REAR<br>UFF UNDERSIDE FOOTING AT FRONT<br>UFS UNDERSIDE FOOTING AT SIDE<br>DECK WALK OUT DECK<br>W.O.B. WALK OUT BASEMENT<br>REV REVERSE PLAN | No. OF RISERS<br>RETAINING WALL<br>CHAIN LINK FENCE (SEE LANDSCAPE PLAN)<br>ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)<br>WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)<br>HYDRO SERVICE LATERAL<br>GAS METER<br>EMBANKMENT | STREET SIGN<br>MAIL BOX<br>SWALE DIRECTION | PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA<br>THIS LOT CONTAINS ENGINEERED FILL<br>AIR CONDITIONER REQUIRED<br>RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)<br>SIDE WINDOW LOCATION<br>OPT. DOOR LOCATION<br>EXTERIOR DOOR LOCATION | 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.

Wellington Jno-Baptiste	25591
name	signature
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. \*\* Drawings NOT to be scaled \*\*

VA3  
DESIGN

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va3design.com

## BAYVIEW WELLINGTON

project name  
**ALCONA SHORES**

date SEP 2017

SEP 20

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scale

### SITE PLAN

## SITE PLAN

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lot/block no.

116

project no.

13049

Drawing no.

7

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