

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

APPROVED BY: _____
DATE: JUL 19, 2021

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

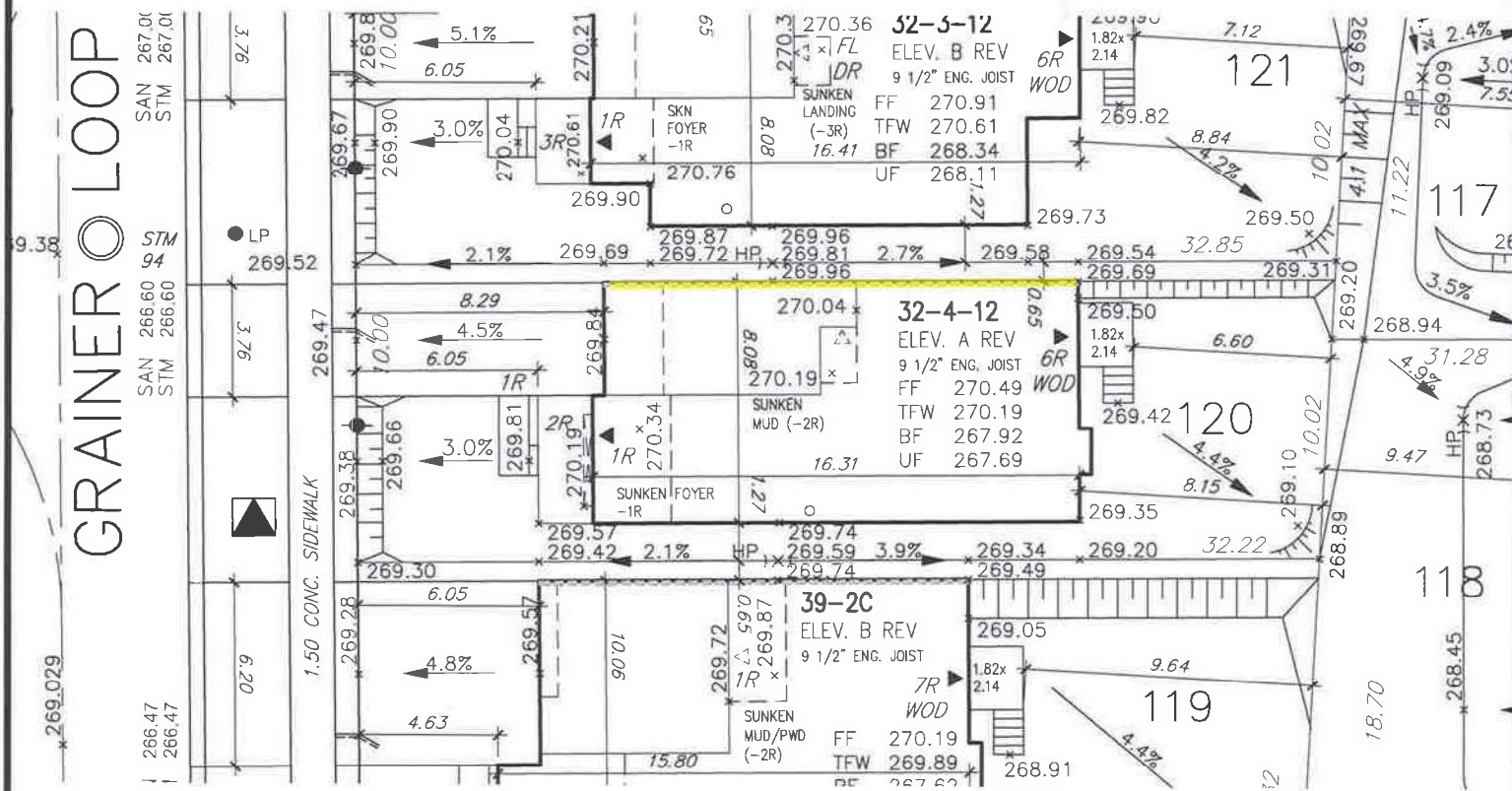
kbaylev

Aug 05, 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. 120
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	%
120	32-4-12 'B'	325.359 S.M.	142.60 S.M.	43.83 %	269.69+269.50+269.42+269.35+269.74+269.57+269.81+269.84+269.96 /9=269.65	8.22	31.15	151.61	46.60

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	REV AS PER ENG'S COMMENTS		RC	3	
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PROPOSED VALVE LIGHT POLE HYDRANT WATER SERVICE TRANSFORMER DOUBLE STM./SAN. CONNECTION SINGLE STM./SAN. CONNECTION CATCH BASIN CABLE TELEVISION PEDESTAL BELL PEDESTAL	_R FINISHED FLOOR ELEVATION FF FINISHED FLOOR ELEVATION ML FINISHED MAIN LEVEL ELEVATION UF UNDERSIDE FOOTING ELEVATION BF FIN. BASEMENT FLOOR SLAB TFW TOP OF FOUNDATION WALL UFR UNDERSIDE FOOTING AT REAR UFF UNDERSIDE FOOTING AT FRONT UFS UNDERSIDE FOOTING AT SIDE DECK WALK OUT DECK W.O.B. WALK OUT BASEMENT REV 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 SWALE DIRECTION 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
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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	BCIN
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

date
SEP 2017
drawn by
RC

checked by	scale
RC	1:250

scale
1:250

1:250

SITE PLAN

file name
13049-SP-TAB-PH3

lot/block no
120
registered plan no

13049

drawing no

1

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