

BLK 153

1.2M CHAIN
LINK FENCE
(STD. 405,411)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 PLANSLOT NO. 8 (resite)
DATE April 9, 2021Town of Innisfil
Lot Grading & Zoning Approval
jpenfold
Jun 16, 2021
Innisfil

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: [Signature]

DATE: APR 13, 2021

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

LOZENBY ST.

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	%
8	48-2 'A'	520.200 S.M.	186.63 S.M.	35.88 %	(268.55+268.52+268.49+271.04+270.96+271.00+271.03+271.03+271.11)/9=270.19	8.89	57.11	276.46	53.14

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		APR 05-21		RC		2 REV AS PER ENG'S COMMENTS		APR 09-21		RC		3	
	PROPOSED VALVE		LP LIGHT POLE		H HYDRANT		TRANSFORMER		STREET SIGN		MAIL BOX		PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
	WATER SERVICE		DOUBLE STM./SAN. CONNECTION		UF UNDERSIDE FOOTING ELEVATION		BF FIN. BASEMENT FLOOR SLAB		CHAIN LINK FENCE (SEE LANDSCAPE PLAN)		ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)		THIS LOT CONTAINS ENGINEERED FILL
	SINGLE STM./SAN. CONNECTION		CATCH BASIN		UFR UNDERSIDE FOOTING AT REAR		UFF UNDERSIDE FOOTING AT FRONT		WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)		HYDRO SERVICE LATERAL		AIR CONDITIONER REQUIRED
	DECK		W.O.D. WALK OUT DECK		W.O.B. WALK OUT BASEMENT		REV REVERSE PLAN		STREET SIGN NAME		SWALE DIRECTION		RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
	BELL PEDESTAL		CABLE TELEVISION PEDESTAL		MUNICIPAL ADDRESS		PEDESTAL		LOTS EQUIPPED WITH SUMP PUMP		SUMP PUMP		REDUCE SIDE YARD
	BELL PEDESTAL		BELL PEDESTAL		BELL PEDESTAL		BELL PEDESTAL		EMBANKMENT		EMBANKMENT		EMBANKMENT
													

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 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.

VA3
DESIGN

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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 - Fri - Apr 9 2021 - 1:40 PM

SITE PLAN

file name
13049-SPlot/block no.
8registered plan no.
-project no.
13049drawing no.
1