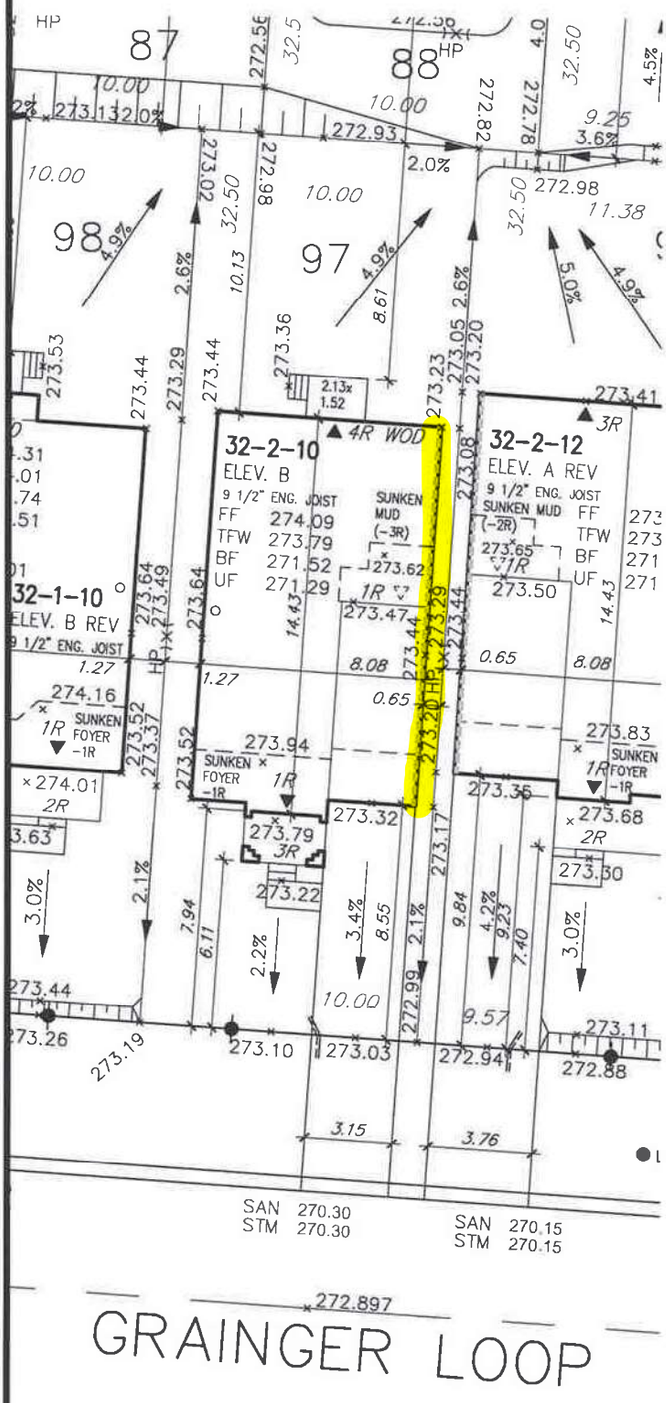

URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS

LOT NO. 97

DATE March 30, 2021

LICENSED PROFESSIONAL ENGINEER
C. R. MOFFAT
100511242
PROVINCE OF ONTARIO

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.

Town of Innisfil
Lot Grading & Zoning Approval
jpenfold
Jun 09, 2021
Innisfil

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: APR 08, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

COVERAGE

LOT NO.	MODEL	LOT AREA S.M.	UNIT COVERAGE S.M.	(MAX. 45%)
97	32-2-10 'B'	325.00 S.M.	122.62 S.M.	37.73 %

BLD. HEIGHT 9.0M (MAX)

AVG. GRADE AROUND EXT WALL	HEIGHT
(273.44+273.36+273.23+273.44+273.32+273.22+273.52+273.64)/8=273.40	7.82

MIN LANDSCAPE (30%)

DRIVEWAY	LANDSCAPE	%
26.93	175.45	53.98

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	MAR 29-21	RC	2	REV AS PER ENG'S COMMENTS	MAR 29-21	RC	3	.		

PROPOSED VALVE
LP LIGHT POLE
H HYDRANT
WATER SERVICE
TRANSFORMER
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CATCH BASIN
CABLE CABLE TELEVISION PEDESTAL
BELL BELL PEDESTAL

_R No. OF RISERS
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
[XXXX] MUNICIPAL ADDRESS

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
MUNICIPAL SERVICE PEDESTAL
H HYDRO METER
G GAS METER
STREET SIGN NAME
SWALE DIRECTION
EMBANKMENT
S LOTS EQUIPPED WITH SUMP PUMP

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
OR THIS LOT CONTAINS ENGINEERED FILL
AC AIR CONDITIONER REQUIRED
OR RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SIDE WINDOW LOCATION
OPT. DOOR LOCATION
EXTERIOR DOOR LOCATION
REDUCE SIDE YARD

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.
qualification information: Wellington Jno-Baptiste 25591
name signature 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
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

lot/block no. 97
registered plan no. –
project name: ALCONA SHORES
municipality: INNISFIL
project no. 13049
date: SEP 2017
drawn by: RC
checked by: RC
scale: 1:250
SITE PLAN
drawing no. 1
file name: 13049-SP
RICHARD – H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg – Mon – Mar 29 2021 – 10:55 AM

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