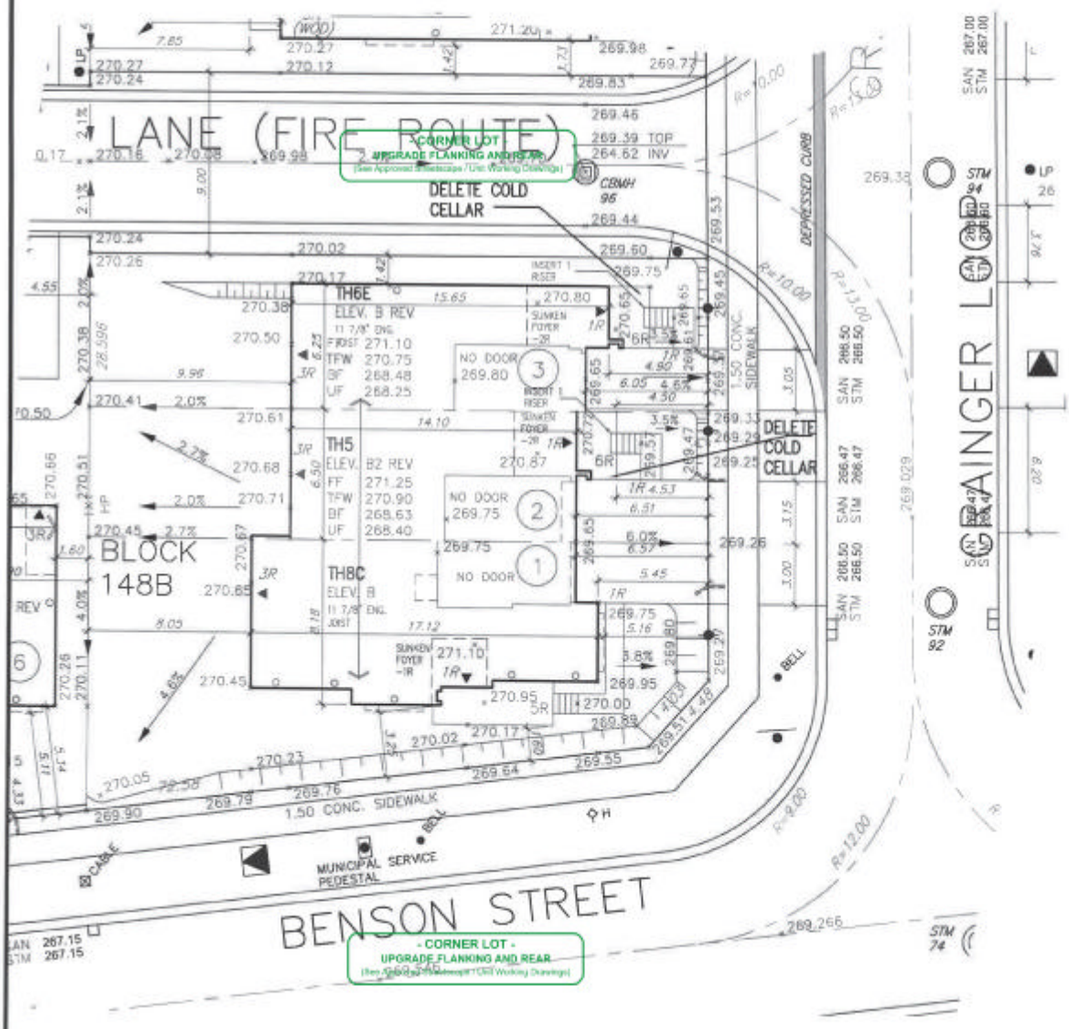
Town of Innisfil
Lot Grading & Zoning Approval
jpenfold
May 17, 2023
Innisfil

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. BLOCK - 148 B (Re - Certification)
DATE MARCH 23, 2023

LICENSED PROFESSIONAL ENGINEER
R. SACCO
40295305
PROVINCE OF ONTARIO



ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

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.

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: MAR 27, 2023
This stamp verifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

COVERAGE					BLD. HEIGHT 11.0M (MAX)	MIN LANDSCAPE (35%)			COVERAGE INCLUDING DECK	
LOT NO.	MODEL	LOT AREA S.M.	UNIT COVERAGE S.M.	(MAX. 50%)	AVG. GRADE AROUND EXT WALL	HEIGHT	DRIVEWAY	LANDSCAPE	%	DECK AREA	%
3	TH6E 'B'	234.14 S.M.	101.40 S.M.	43.31 %	270.16 M	8.55	20.03	112.71	48.14	0.00	43.31
2	TH5 'B2'	196.67 S.M.	98.29 S.M.	49.98 %		8.55	21.17	77.21	39.26	0.00	49.98
1	TH8C 'B'	354.50 S.M.	137.59 S.M.	38.81 %		8.85	20.13	196.78	55.51	0.00	38.81

PROPOSED VALVE
LIGHT POLE
WATER SERVICE
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL
HYDRANT
TRANSFORMER
No. OF RISERS
FINISHED FLOOR 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
WALK OUT BASEMENT
REVERSE PLAN
STREET SIGN NAME
[XXXX] MUNICIPAL ADDRESS
LOTS EQUIPPED WITH SUMP PUMP
STREET SIGN
MAIL BOX
PATIO/RING WALL
CHAIN LINK FENCE
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
EMBANKMENT
NIE CONDITION UNE INSTALLED
STREET NAME
SWALE DIRECTION
PROVIDE 1/4" DIA. CLEAR STONE IN THIS AREA
THIS LOT CONTAINS ENGINEERED FILL
AIR CONDITIONER REQUIRED
SUMP PUMP DISCHARGE LOCATION (DISCHARGE INTO SPLASHPAD)
SDC WINDOW LOCATION
LATERAL DOOR LOCATION
REPLACE SOIL FILL

north arrow

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED LOT LINE GRADES	JUN 26-18	RC
1	ISSUED FOR CLIENT REVIEW	JAN 18-18	RC

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
name
registration information
VA3 Design Inc.
signature
25591
BCIN
42658

Builder to verify location of all hydrants, street signs, 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 / 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name: ALCONA SHORES
municipality: INNISFIL
lot/block no.: 148B
registered plan no.: –
project no.: 13049

date: SEP 2017
drawn by: RC
checked by: RC
scale: 1:250
file name: 13049-SP

SITE PLAN
drawing no. 1

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