

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

83

LOT NO.

DATE Nov 27, 2017



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable provisions 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.

ARCHITECTURAL REVIEW & APPROVAL

NOV 30 2017

John G. Williams Limited, Architect

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	%
83	30-1 'B'	304.20 S.M.	124.58 S.M.	40.95 %	(272.80+272.70+272.64+273.21+273.38+273.38+273.48+273.34)/8=273.13	7.90	23.40	156.220	51.354

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

SEP 18-17 RC

2 REV AS PER ENG'S COMMENTS

OCT 27-17 RC

3

- PROPOSED VALVE
LIGHT POLE
WATER SERVICE
DOUBLE STL/SAL CONNECTION
SINGLE STL/SAL CONNECTION
CATCH BASIN
CABLE TELEVISION PEDestal
BELL PEDestal

- NO. OF RISERS
FINISHED FLOOR ELEVATION
FINISHED MIN LEVEL ELEVATION
UNDERSIDE FOOTING ELEVATION
FBL 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
MAIL BOX
RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ACQUADICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
EMBANKMENT

- PROVIDE 3/4" DIA. CLEAR SPACE 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



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

Willingington Jno-Baptiste 25591

name registration information

VA3 Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If obtained dimensions are not maintained, builder is to relocate at his own expense.

Builder to verify service connection elevations prior to constructing foundations.



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va3design.com

BAYVIEW WELLINGTON

project name
ALCONA SHORES

date
SEP 2017

drawn by
RC

checked by
RC

scale
1:250

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg - Tue - Oct 31 2017 - 12:06 PM

SITE PLAN

file name
13049-SP

drawing no.
1

lot/block no.
83

registered plan no.
-

municipality
INNISFIL

project no.
13049