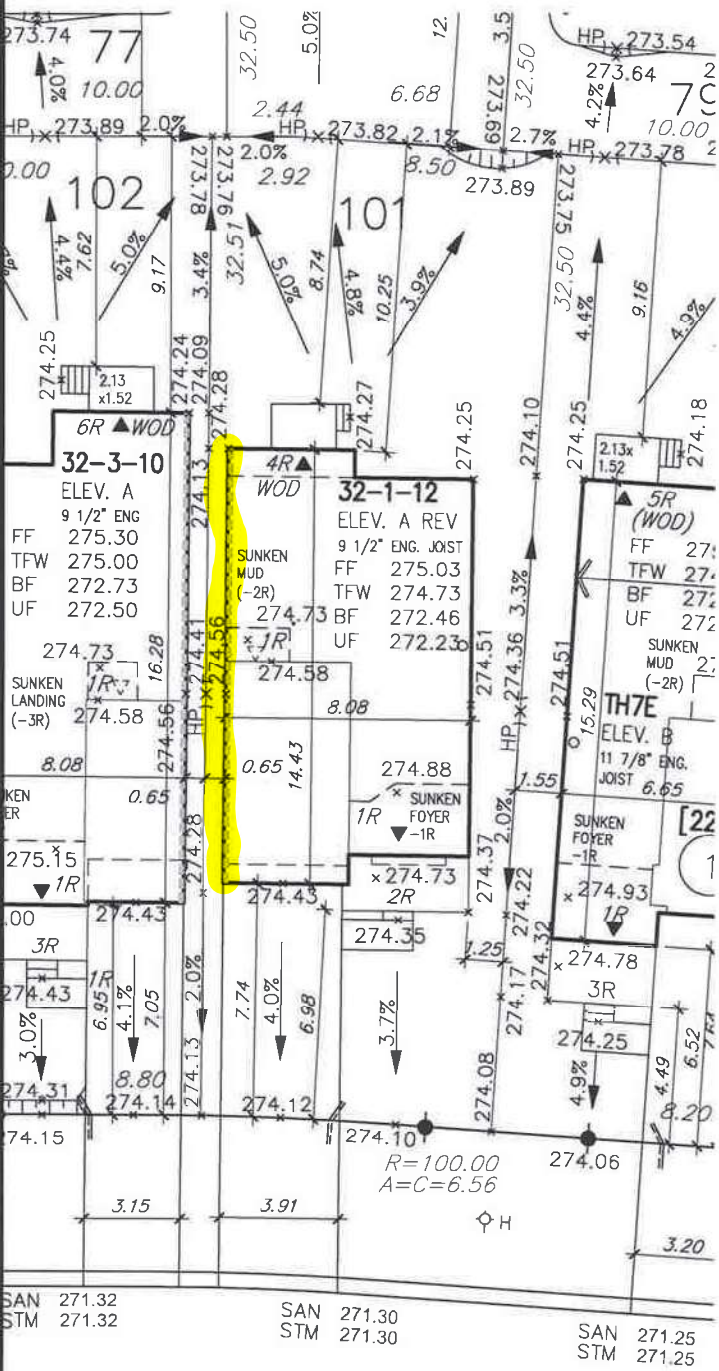


URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS

LOT NO. 101
DATE March 30, 2021



Town of Innisfil
Lot Grading & Zoning Approval
jpenfold
Jun 10, 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:
DATE: APR 08, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

GRAINGER LOOP

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	%
101	32-1-12 'A'	341.427 S.M.	119.84 S.M.	35.10 %	(274.28+274.27+274.25+274.51+274.37+274.35+274.43+274.56)/8=274.38	7.86	30.44	191.15	55.98

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
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<ul style="list-style-type: none"> PROPOSED VALVE LIGHT POLE WATER SERVICE DOUBLE STM./SAN. CONNECTION SINGLE STM./SAN. CONNECTION CATCH BASIN CABLE TELEVISION PEDESTAL BELL PEDESTAL 	<ul style="list-style-type: none"> HYDRANT TRANSFORMER 	<ul style="list-style-type: none"> No. OF RISERS FINISHED FLOOR ELEVATION FINISHED MAIN LEVEL 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 	<ul style="list-style-type: none"> 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 EMBANKMENT 	<ul style="list-style-type: none"> 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 	<p>north arrow</p>
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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.
qualification information
Wellington Jno-Baptista 25591
name registration information
VA3 Design Inc. 42658

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. <u>101</u>
project name ALCONA SHORES	municipality INNISFIL	registered plan no. <u>13049</u>
date SEP 2017	checked by RC	project no. 13049
drawn by RC	scale 1:250	drawing no. 1
RICHARD - H:\ARCHIVE\WORKING\2013\13049 BW\SITE PLAN\13049-sp.dwg - Mon - Mar 29 2021 - 10:55 AM		SITE PLAN file name 13049-SP