

BLK 153

BL

UPGRADE EXPOSED ELEVATION(S)  
(See Approved Streetscape / Unit Working Drawings)  
1.2M CHAIN LINK FENCE  
(STD. 405,411)

1.2  
L/A  
(S)

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. 1 (Re-site)

DATE April 9, 2021



Town of Innisfil  
Lot Grading & Zoning Approval

jpenfold

Jun 15, 2021



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 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	%
1	45-1 'B'	493.20 S.M.	176.78 S.M.	35.84 %	(268.28+268.58+268.88+271.38+271.22+271.08+271.25+271.20+271.22)/9=270.34	8.80	49.56	266.86	54.11

**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		RC		3																																																																			
	PROPOSED VALVE	LP	LIGHT POLE		HYDRANT		TRANSFORMER		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		MUNICIPAL SERVICE PEDESTAL		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		HYDRO METER		GAS METER		STREET SIGN NAME		SWALE DIRECTION		LOTS EQUIPPED WITH SUMP PUMP		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		north arrow