

153

BLK 153

1/4IN
NCE
05,411)1.2M CHAIN
LINK FENCE
(STD. 405,411)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. 2

DATE March 30, 2021

Town of Innisfil
Lot Grading & Zoning Approval

jpenfold

Jun 16, 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.

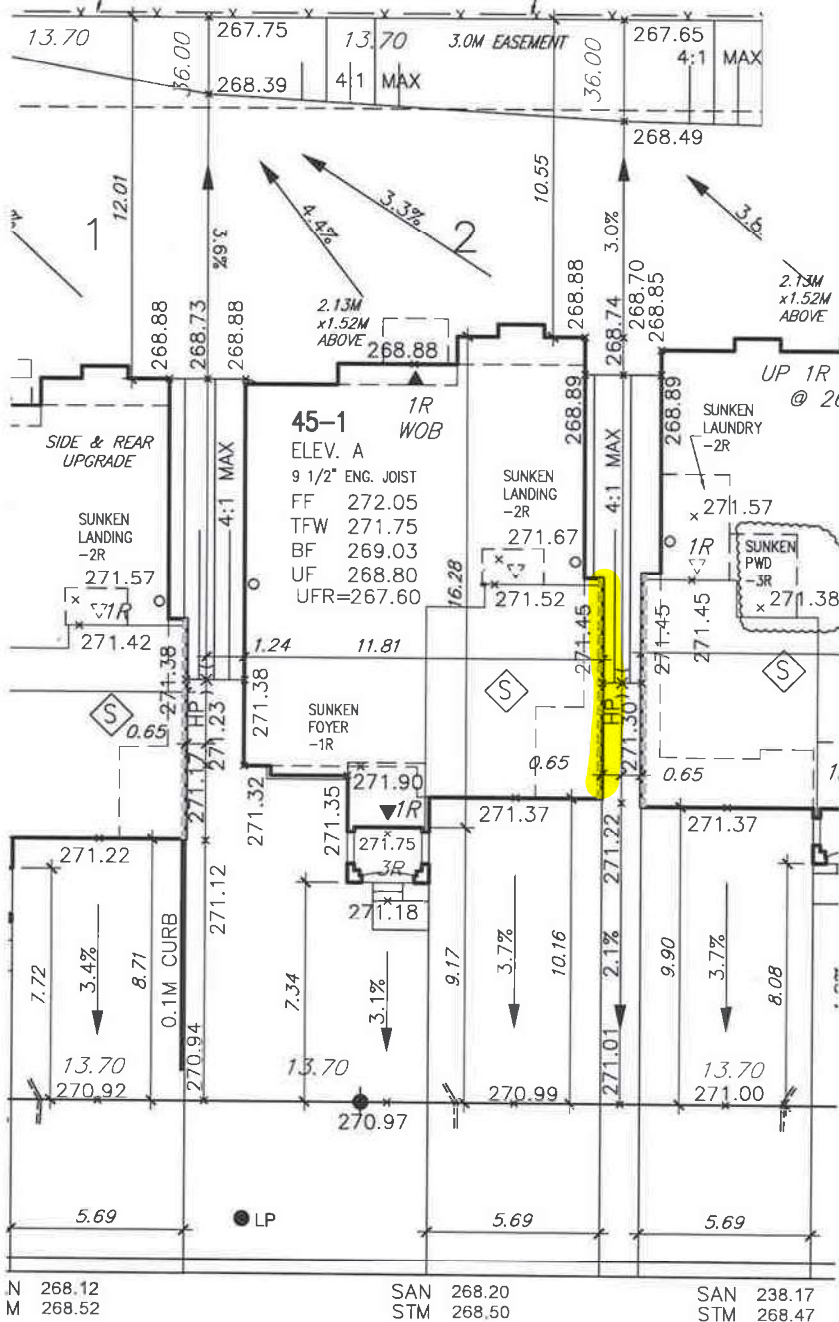
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: APR 08, 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	%
2	45-1 'A'	493.20 S.M.	176.50 S.M.	35.79 %	$\frac{268.88+268.88+268.88+268.89+271.45+271.37+271.18+271.32+271.38}{10}=270.36$	8.92	57.80	258.90	52.49

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
<ul style="list-style-type: none">PROPOSED VALVELP LIGHT POLEWATER SERVICEDOUBLE STM./SAN. CONNECTIONSINGLE STM./SAN. CONNECTIONCATCH BASINCABLE TELEVISION PEDESTALBELL PEDESTAL	<ul style="list-style-type: none">HYDRANTTRANSFORMER	<ul style="list-style-type: none">No. OF RISERSFINISHED FLOOR ELEVATIONFINISHED MAIN LEVEL ELEVATIONUNDERSIDE FOOTING ELEVATIONFIN. BASEMENT FLOOR SLABTOP OF FOUNDATION WALLTFWUNDERSIDE FOOTING AT REARUNDERSIDE FOOTING AT FRONTUFFUNDERSIDE FOOTING AT SIDEUFSDECKWALK OUT DECKW.O.B.REVERSE PLAN	<ul style="list-style-type: none">STREET SIGNMAIL BOXRETAINING WALLCHAIN LINK FENCE (SEE LANDSCAPE PLAN)ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)HYDRO SERVICE LATERALHYDRO METERGAS METEREMBANKMENT	<ul style="list-style-type: none">PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREATHIS LOT CONTAINS ENGINEERED FILLAIR CONDITIONER REQUIREDRAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)SIDE WINDOW LOCATIONOPT. DOOR LOCATIONEXTERIOR DOOR LOCATIONREDUCE 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.

Wellington Jno-Baptiste 25591
name 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 WELLINGTONproject name
ALCONA SHORESmunicipality
INNISFILdate
SEP 2017drawn by
RCchecked by
RCscale
1:250**SITE PLAN**
file name
13049-SPdrawing no.
1

RICHARD - H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg - Tue - Mar 30 2021 - 1:22 PM

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.