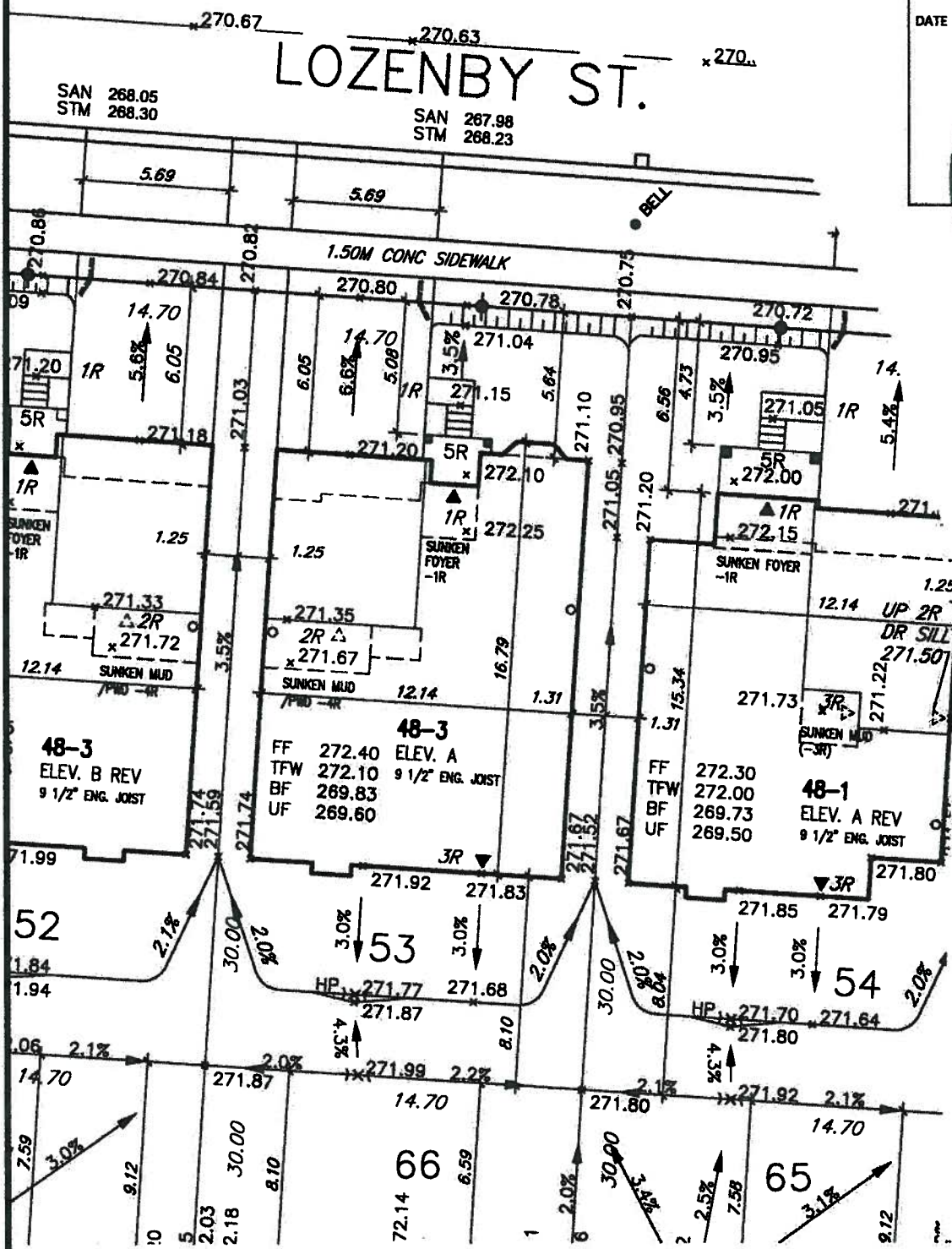


URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS

LOT NO. 53
DATE Nov 27, 2017



LOZENBY ST.



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.

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	%
53	48-3 'A'	441.00 S.M.	198.26 S.M.	44.96 %	$\frac{271.20+271.15+271.10+271.67+271.83+271.92+271.74}{7}=271.52$	8.37	34.42	208.320	47.238

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

WATER SERVICE

DOUBLE STIM/SAN. CONNECTION

SINGLE STIM/SAN. CONNECTION

CATCH BASIN

CABLE TELEVISION FEEDLINE

BELL FEEDLINE

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

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

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA

THIS LOT CONTAINS ENGINEERED FILL

AIR CONDITIONER REQUIRED

RAIN WATER DOWNSPOUT LOCATION (DISCHARGE OUTDOOR SPLASHPAD)

SIDE WINDOW LOCATION

OPT. DOOR LOCATION

EXTERIOR DOOR LOCATION

REDUCE SIDE YARD

VA3 DESIGN

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BAYVIEW WELLINGTON

ALCONA SHORES

SEP 2017

RC

checked by RC

scale 1:250

SITE PLAN

13049-SP

lot/block no. 53

registered plan no.

project no. 13049

drawing no. 1

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