It is the builder's complete responsibility to ensure that all plans aubmitted 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.

AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS 95 LOT NO. DATE March 30, 2021 PROFESSIONAL CLASSION C. R. MOFFAT 100511242 TOWNCE OF ONTARIO

JRBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN

JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL DATE: APR 08, 2021 certifies compliance with the Guidelines only and bears no professional responsibility.

273.79 x 1R 269.90 269.99 BF 8.08 UF **■**3R 7.65 3.7% 0.65 4.2% 7.26 273.36 SAN 2.0% 273.83 HP 273.21 SUNKEN 1/FOYER -1R 273 36 32-10C-15 ELEV. A 9 1/2" ENG. JOIST FF 273.81 TFW 273.51 % 271 24 × 273.68 17 2R GRADE FLANKING AND F 273.1 NER LOT 4.4% 273.30 269.90 269.90 4.67 SIDEWALK 6.60 95 271.24 3.0% 271.01 842 CONC SUNKEN FOYER&LIB 5.19 -1R 2.8% × 273.51 INSET 1R 4R .50 .59 272.86 272.71 272.58 - CORNER LOT -@ LP UPGRADE FLANKING AND REAR Approved Streetscape / Unit Working Drawi 269 270.15 SAN GRAINGER 270.15 Ш 272.497 ×272.293 99,

**COVERAGE** BLD. HEIGHT 9.0M (MAX) MIN LANDSCAPE (30%) LOT AREA S.M. LOT NO. MODEL UNIT COVERAGE S.M. (MAX. 45%) AVG. GRADE AROUND EXT WALL HEIGHT DRIVEWAY LANDSCAPE % 32-10C-15 'A' 273.02+272.83+272.75+273.01+273 95 371.257 S.M. 150.22 S.M. 40.46 % 8 13 32.66 188.38 50.74 25+273.36) /6=273.04

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 abserve 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 No. OF RISERS . STREET SIGN PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA LIGHT POLE FINISHED FLOOR ELEVATION H O HYDRANT MAIL BOX FINSHED MAN LEVEL ELEVATION
FINISHED MAN LEVEL ELEVATION
UNDERSIDE FOOTING ELEVATION
FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL
UNDERSIDE FOOTING AT FRONT
UNDERSIDE FOOTING AT SIDE
WALK OUT DECK OR THIS LOT CONTAINS ENGINEERED FILL WATER SERVICE TRANSFORMER RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) DOUBLE STM./SAN. CONNECTION AC AIR CONDITIONER REQUIRED RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) SINGLE STM./SAN. CONNECTION or ■ UFR UFF UFS WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO SERVICE LATERAL CATCH BASIN SIDE WINDOW LOCATION OPT. DOOR LOCATION **B B** HYDRO METER STREET SIGN NAME WALK OUT DECK Test 1 SERVICE PEDESTAL **₽** G CAS METER CABLE TELEVISION PEDESTAL BELL PEDESTAL SWALE DIRECTION EXTERIOR DOOR LOCATION WALK OUT BASEMENT REVERSE PLAN W.O.B. EMBANKMENT S LOTS EQUIPPED WITH SEE REDUCE SIDE YARD

**ALCONA SHORES** 

BOFILSTE gton Jno-Baptiste 25591 BCIN 42658

at his own expense.

o verify service connection elevations prior to constructing

DESIGN

255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782

**BAYVIEW WELLINGTON** 

95 INNISFIL 13049

ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

SEP 2017 SITE PLAN drawn by RC 1:250 13049-SP