

JRBAN ECOSYSTEMS LTD. HAS REVIEWED THE ROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS LOT **NO.**\_98

DATE March 30, 2021

Town of Innisfil Lot Grading & Zoning Approval jpenfold Jun 09, 2021

🗫 Innisfil

100511242

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

be stamp certifies compliance with the applica Design Guidelines only and bears no further professional responsibility.

ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED

13049

<u>COVERAGE</u>				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	7,
98 32-1-10 'B'	325.00 S.M.	118.72 S.M.	36.53 %	(273.63+273.53+273.44+273.64+273. 52+273.63+273.71+273.84) /8=273.62	8.13	30.67	175.61	54.03

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

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 No. OF RISERS . STREET SIGN PROMDE 3/4" DIA. CLEAR STONE IN THIS AREA LIGHT POLE H O HYDRANT FINISHED FLOOR ELEVATION MAIL BOX FINISHED MAIN LEVEL ELEVATION UNDERSIDE FOOTING ELEVATION RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) OR THIS LOT CONTAINS ENGINEERED FILL WATER SERVICE TRANSFORMER FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL DOUBLE STM./SAN. CONNECTION AC AIR CONDITIONER REQUIRED RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) OR SINGLE STM./SAN, CONNECTION UNDERSIDE FOOTING AT REAR UNDERSIDE FOOTING AT FRONT WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) CATCH BASIN HYDRO SERVICE LATER SIDE WINDOW LOCATION OPT. DOOR LOCATION UNDERSIDE FOOTING AT SIDE HYDRO METER MUNICIPAL SERVICE PEDESTAL CABLE TELEVISION PEDESTAL WALK OUT DECK WALK OUT BASEMENT ₽ G GAS METER SWALE DIRECTION W.O.B. **EXTERIOR DOOR LOCATION** REVERSE PLAN TTTTTTT EMBANKMENT S LOTS EQUIPPED WITH A REDUCE SIDE YARD 98 **BAYVIEW WELLINGTON** 2559

BCIN 42658

his own expense. verify service connection elevations prior to constructing

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

ALCONA SHORES INNISFIL SEP 2017 SITE PLAN 1:250 RC

H:\ARCHIVE\WORKING\2013\13049.BW\SITE PLAN\13049-sp.dwg - Mon - Mor 29 2021