is the builder's complete responsibility to neure that all plans submitted for approval ally comply with the Architectural Guidelines not all applicable regulations and requirements icluding zoning provisions and any provisiona the subdivision agreement. The Control critical control of the control of the xamining or approving site (lotting) plans or rorking drawings with respect to any zoning or uilding code or permit matter or that any ouse can be properly built or located on its lot. URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN Town of Innisfil Lot Grading & Zoning Approval AND HAS FOUND THEM TO BE IN GENERAL kbayley CONFORMANCE WITH THE APPROVED PLANS Aug 05, 2021 🗫 Innisfil July 16, 2021 This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of INNISFIL. R. SACCO JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL APPROVED BY: 40295305 is stamp certifies compliance with the applica Design Guidelines only and bears no further professional responsibility. TOWNICE OF ONTER 270.52 % FF 271.71 % TFW 271.41 BF 269.14 UF 268.91 1 270.60 OFIR MAX 9.69 9.56 123 STM TSKN FOYER 7.75 4.3% 70. 16.41 15.89 SAN **√**1R 271.56 76 3.0% 270.50 267.61 267.61 3R 270.3 270.73 270,1 270.61 270.46 270.35 270.55 30 270.40 34.09 2.0% HP 270.58 2.2% 270.29 8.49 76 32-2-10 10 270. 4.8% XX 00 9 1/2" ENG. JOIST 270. 10. 267 267 6.05 9.60 4 SUNKEN MUD 122 80 GRAINER CONC. 14.43 SAN (-2R) WOD 1R 271.21 271.06 1.50 270.91 BELL SUNKEN FOYER -1R 270.41 BF 268.64 1121 268.41 270.14 270.21 270.06 HP, 2.3% 269,99 269.89 30.89 8.01 800 269.2 0.65 269.90 000 32-3-12 ₹ 2.4 270.2 267 X FL 1.82x 2.14 4 60° ELEV. B REV 121 DR 9 1/2" ENG. JOIST WOD SUNKEN LANDING FF 270.91 TFW 270.61 269 269.82 3.0% 8 (-3R) TFV 16.41 BF 80 268.34 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 270.55+270.36+270.14+270.33+270 GRADE AROUND EXT WAL HEIGHT DRIVEWAY LANDSCAPE 32-2-10 'B' 337.760 S.M. 123.28 S.M. 36.50 % 21+270.41+271.53+270.61+270.73) 26.74 187.74 55.58 /9=270.43 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 starm and sanitary services off the street are to meet the requirements of the municipality having VAJ 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 VAJ 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 JUN 04-21 RC 2 REV AS PER ENG'S COMMENTS

\* No. OF RISERS STREET SIGN NO. OF RISERS
FINISHED FLOOR ELEVATION
FINISHED MAIN LEVEL ELEVATION
UNDERSIDE FOOTING ELEVATION
FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL H HYDRANT LIGHT POLE MAIL BOX \* OR \* WATER SERVICE TRANSFORMER RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) THIS LOT CONTAINS ENGINEERED FILL DOUBLE STM./SAN. CONNECTION AIR CONDITIONER REQUIRED TFW CASCH BASIN SINGLE STM./SAN. CONNECTION RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) UFR UNDERSIDE FOOTING AT REAR UNDERSIDE FOOTING AT FRONT WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) OR I HYDRO SERVICE LATERAL **₽ (** UNDERSIDE FOOTING AT SIDE HYDRO METER WALK OUT DECK WALK OUT BASEMENT REVERSE PLAN CABLE TELEVISION PEDESTAL BELL PEDESTAL GAS METER SWALE DIRECTION W.O.B. EXTERIOR DOOR LOCATION EMBANKMENT (3:1 SLOPE unless otherwise noted) REDUCE SIDE YARD

25591 BCIN 42658

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

**BAYVIEW WELLINGTON** 

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ALCONA SHORES INNISFIL 13049

SEP 2017 SITE PLAN RC 13049-SP-TAB-PH3 C\2013\13049.BW\Si7E PLAN\13049-sp-TAB-PH3.dw