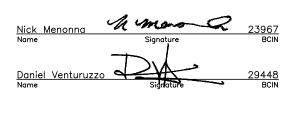




Due to grading conditions, steps up to the porch will be required. Steps can range from 3 risers to possibly 7 risers. Steps will need to encroach into the front yard setback as model has maximized the lot's building envelope allowance.

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.



VERUS DESIGN INC.

All drawings & specifications, are an instrument of service, provided by, & are the property of, Camber Design Inc., (the "Designer") & must be returned upon completion of the work.

The contractor must verify & accept responsibility for all dimensions & conditions on site & must notify the Designer, of any variations or discrepancy from the supplied information, before proceeding with the work.

The Designer is not responsible for the accuracy of survey, structural, mechanical, electrical, engineering information, etc. (the "Consultants"), which is shown on this drawing. Refer to the appropriate Consultants drawings before proceeding with the work.

Construction must conform to all applicable codes & requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by the Designer, in regards to the environmental condition of the site to which this drawing relates.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

The as—built information provided in these drawings is for information purposes only. All dimensions are calculated from on site observations representing existing conditions. The information provided must be confirmed prior to construction, enlargement or alteration of any part, or in whole of the existing building Owner of the property will not hold The Designer liable for the Work done by others nor shall The Architect be held responsible for the accuracy of the information provided by any

LIGHT POLE HYDRANT

 ∇

TRANSFORMER WATER SERVICE

DOUBLE STM. CONNECTION DOUBLE SAN. CONNECTION SINGLE STM. CONNECTION SINGLE SAN. CONNECTION

7 СВ□ CATCH BASIN Δ _R

EXTERIOR DOOR LOCATION (_R= No. OF RISERS)

SIDE WINDOW LOCATION SWALE DIRECTION

UFR

UFF

STREET SIGN \boxtimes CABLE TELEVISION PEDESTAL BELL PEDESTAL • FF FINISHED FLOOR ELEVATION UNDERSIDE FOOTING ELEVATION UF BF FIN. BASEMENT FLOOR SLAB **TFW** TOP OF FOUNDATION WALL

W.O.D. WALK OUT DECK W.O.B. WALK OUT BASEMENT

-H- HYDRO SERVICE LATERAL 1.5m BLACK VINYL CHAIN LINK FENCE EMBANKMENT 3:1 SLOPE

PROPOSED VALVE MAIL SUPER MAIL BOX PROVIDE 3/4 DIA. C STONE IN THIS AREA PROVIDE 3/4" DIA. CLEAR

RETAINING WALL AC

*

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REVERSE PLAN RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)

ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) AIR CONDITIONER REQUIRED

THIS LOT CONTAINS ENGINEERED FILL

LOT NUMBER

design + drafting + consulting

416.675.5596 | 96 Skyway Ave Toronto ON | M9W 4Y9 | verusdesign.ca

Client

UNDERSIDE FOOTING AT REAR

UNDERSIDE FOOTING AT FRONT

Three Lakes Developments

Project Name:

The Stars in Bobcaygeon - Ph.1 Town of Bobcaygeon, ON

Sheet Title

Siting & Grading Plan Reg. Plan No:

Lot: 63

Scale: Drawn by: 1:200 NM Date Issued: Project No. June.01.2021 145.20

145.20-TLD-ROKEBY-SP-PH1 Drawing No.

SP1-PH1