

*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.*

LOT NO. 134  
DATE July 16, 2021



ALL DIMENSIONS ARE IN METRIC  
UNLESS OTHERWISE NOTED

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 (NNISEI)

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: [Signature]  
DATE: JUL 19, 2021

This stamp certifies compliance with the applicable  
Design Guidelines only and bears no further  
professional responsibility.

**Town of Innisfil  
Lot Grading & Zoning Approval**

kbayley

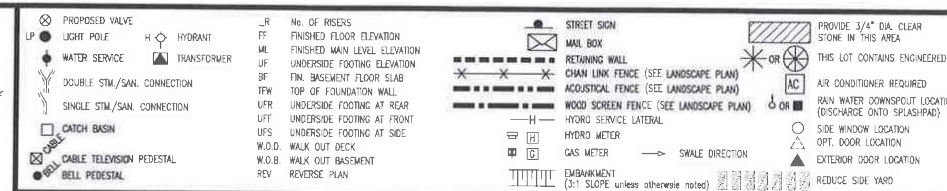
Aug 05, 2021



*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.*

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	%
134	32-4-12 'B'	530.165 S.M.	142.62 S.M.	26.90 %	$\frac{266.10+265.74+265.74+265.55+265.92+266.18+266.26+266.35+266.70+266.61}{10} = 266.12$	8.44	38.65	348.89	65.81



**UPGRADE EXPOSED ELEVATION(S)**  
See Approved Streetscape / Unit Working Drawings)

**UPGRADE EXPOSED ELEVATION(S)**  
(See Approved Streetscape / Unit Working Drawings)

**POURED-IN-PLACE STAIRS  
WITH MASONRY VENEER  
ON BOTH SIDES**

DELETE COL  
CELLAR

2.21

[illegible]

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BAYVIEW WELLINGTON

BAYVIEW WELLINGTON		project name		project no.		drawing no.	
		municipality		project no.		drawing no.	
		INNISFIL		13049		1	
date		checked by		scale		file name	
EP 2017		RC		1:250		13049-SP-TAB-PH3	
C						13049-SP-TAB-PH3 - Final 12.2021 - 3.5.17.0	

SITE PLAN  
file name  
9-SP-TAB-PH3  
2021 - 9:51 AM

date	checked by	scale
EP 2017	RC	1:250
C		

**DESIGN**  
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w3design.com

**VAC design inc.** 42655  
Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.  
Builder to verify service connection elevations prior to constructing foundations. \*\* Drawings NOT to be sealed \*\*

REV AS PER ENG COMMENTS	R	
ISSUED FOR CLIENT REVIEW	R	JUN 04-21
description		date