



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.

V&J 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 V&J 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.

ALL DIMENSIONS ARE IN METRIC
UNLESS OTHERWISE NOTED

COVERAGE					BLD. HEIGHT 11.0M (MAX)		MIN LANDSCAPE (35%)			COVERAGE INCLUDING DECK	
LOT NO.	MODEL	LOT AREA S.M.	UNIT COVERAGE S.M.	(MAX. 50%)	AVG. GRADE AROUND EXT WALL	HEIGHT	DRIVEWAY	LANDSCAPE	%	DECK AREA	%
8	TH11E 'A'	301.40 S.M.	111.39 S.M.	36.96 %	273.25 M	10.24	18.14	171.87	57.02	3.24	38.03
7	TH10 'A'	216.01 S.M.	105.72 S.M.	48.94 %		9.89	24.31	85.98	39.80	2.24	49.98
6	TH10 'A2'	216.79 S.M.	105.72 S.M.	48.77 %		9.89	24.31	86.76	40.02	2.24	49.80
5	TH10 'A2'	217.56 S.M.	105.72 S.M.	48.59 %		9.89	24.31	87.53	40.23	2.24	49.62
4	TH10 'A3'	218.34 S.M.	105.72 S.M.	48.42 %		9.89	24.31	88.31	40.45	2.24	49.45
3	TH10 'A3'	219.12 S.M.	105.72 S.M.	48.25 %		9.89	24.31	89.09	40.66	2.24	49.27
2	TH10 'A'	219.89 S.M.	105.72 S.M.	48.08 %		9.89	24.31	89.86	40.87	2.24	49.10
1	TH11E 'A'	288.72 S.M.	111.39 S.M.	38.58 %		10.05	18.14	159.19	55.14	3.24	39.70

URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS

LOT NO. Block 143
DATE Oct 17/18



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: OCT 17, 2018

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

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