ZONING INFORMATION	ORMAT	ON
ZONE DESIGNATION R1-41	PERMITTED	PROVIDED
LOT AREA (sq. m)	475.00	576.80
LOT FRONTAGE (m)	13.50	15.00
FRONT YARD SETBACK (m)	6.0	8.18
INTERIOR SIDE YARD SETBACK (m)	1.20/1.20	1.26/1.85
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	13.81
GROSS FLOOR AREA (sq. m)	•	188.61
LOT COVERAGE (%)	45.0	32.7%
BUILDING HEIGHT (m)	10	8.21

FIREBREAK LOT		_	AD INCENT MODEL		HOUSE STYLE (i.e. walkout, bungalow etc.)	MODEL NO.	STRUCTURE	
	SOUTH	NORTH	WEST	EAST	etc.)		ᇛ	
LOT 39N & 45N	50-07 B	EX. RESIDENTIAL	50-03 A	50-04 A	2 STOREY	50-05 B		

SERVICIN	FIREBREAK LOT		איסטרויין איסטרני	AD INCENT MODEL		(i.e. walkout, bungalow etc.
၁ ၅		SOUTH	NORTH	WEST	EAST	v etc.)
SERVICING CHECK BOX	LOT 39N & 45N	50-07 B	EX, RESIDENTIAL	50-03 A	50-04 A	2 STONE !

RAIN GARDEN -CROSS SECTION

OR CLEAR STONE MULCH

RAINWATER STORED TEMPORARILY PERCOLATES INTO SUB-GRADE SOIL

O 1 25 MAIN BELOW-GRADE	FOOTING TO BE EXTENDED TO 1.25 MAIN BELOW-GRAD		
	SOUND BASRIER	XXX XXX	Į
	PRIVACY FENCE	<u>×</u> × ×	J.
	CHAINLINK FENCE	× 	ı
	SWALE DIRECTION	t(
	TREE	\odot	
SHPAD	DOWN SPOUT TO SPLASH PAD)里<	
	FIREBREAKLOT	3 (
	SUMP PUMP	<u>i</u> 9 (2	
] !	
	AREADRAIN		
CTIONS	STORM SEWER CONNECTIONS	7	
NECTIONS	SANITARY SEWER CONNECTIONS 1 LOT	V	
	2 LOTS	\triangleleft	
	WATER CONNECTION	-•	
	WATER VALVE	- 0	
	TRANSFORMER	=	
	MAIL BOX	X	
	STREET LIGHT	y.e	
	FIRE HYDRANT	-ф	
	HYDRO CONNECTION	‡	
	ENGINEERED FILL	*	
	DBL CATCH BASIN	·B	
	CATCH BASIN		
	CABLE PEDESTAL	•	
	BELL PEDESTAL	×	
	WINDOW	0	
	DOOR	٥	
	STANDARD PLAN	STD	
	REVERSE PLAN	REV	
	WALK OUT BASEMENT	MOB	
	LOOKOUT BASEMENT	F08	
	WALKOUT DECK	MOD	
GRADE	NUMBER OF RISERS TO GRADE	Z)	
Q GARAGE	UNDER SIDE FOOTING @ GARAGE	USFG	
O REAR	UNDER SIDE FOOTING & REAR	USFR	
ě	UNDER SIDE FOOTING	F	
5 3 F	TOP OF PASSENGAL SI AR	F	
ATTON	FINISHED FLOOR ELEVATION	5	LEGEND
228.38	1.92	~	STORM
227.38	2.90	۲	SANITARY
45.877	1./3	-	WA IT
220 50	1 73	۲	MATED
INVERT @ P/L	DEPTH AT P/L	YES/NO	SERVICES
0,1	0.1		

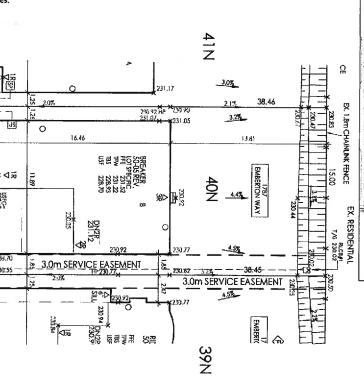
GENERAL NOTES

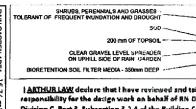
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OW EXPENSE.





ify that these plans comply cable Architectural Design ipproved by the Town of





| ARTHUR LAY declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, Subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories.
QUALIFIED DESIGNER BORS 41220. FIRM BCIN 26995.

CONC. SIDEWALK

236.36

SIGNATURE

3.4%

9.10

8 25

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC

REFERRED TO TOWNSHIP OF GILFORD

BENCHMARK C.N.R., IRON PIPE CILLVERT, 16 KM

NORTH OF STATION AND BOS KM FROM TORONTO,

AT THE NORTH LINE OF ROAD BETWEEN

CONCESSION, AND II, TOWNSHIP OF INNISFIL

BOLT IN NORTH END OF WEST FACE OF WEST

STONE HEADWALL, FIRST COURSE BELOW COPING. NOV 22 17 DATE

EMBERTON WAY

ĕ	o,	4	3	l
 REVESIONS	ISSUED FOR FINAL	ISSUED FOR FINAL	REVISED PER ENGINEER COMMENTS	
DATE	10V 23/17 ESG	11-91-4Oh	40v-10-77	
3	938	٦٢	J.	

ZANCOR HOMES LOT 40N

BELLEAIRE SHORES
TOWN OF INNISFIL PLAN 51M-XXX

DWG. NO.

COMPANY LOGO FOR PLAN DESIGNER (include address/phone no.) TO BE STAMPED BY PLAN DESIGN ENGINEER



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COMPANDI AM

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

2017

SCALE:
DATE:
DRAWN:
DESIGNED:

14084