

ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	11.17
GROSS FLOOR AREA (sq. m)	-	190.30
LOT COVERAGE (%)	45.0	42.5%
BUILDING HEIGHT (m)	9.0	8.2

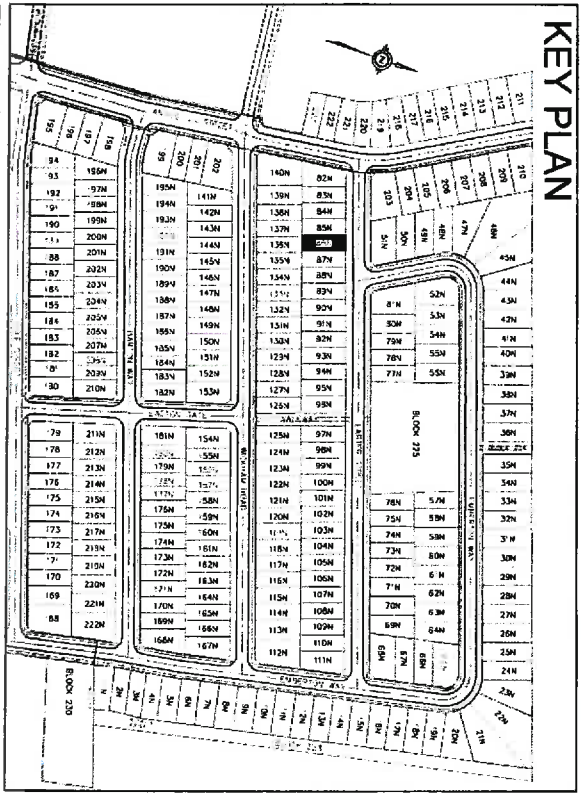
STRUCTURE		
MODEL NO	42-06 B	
HOUSE STYLE (i.e. ranch, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-03 A
	WEST	42-05 A
	NORTH	50-08 A
	SOUTH	LOT 136N
FIREBREAK LOT	LOT 88N & LOT 95N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L
WATER	Y	1.79
SEWER	Y	2.61
STORM	Y	1.50

LEGEND		
FE	FINISHED FLOOR ELEVATION	
TFW	TOP OF FOUNDATION WALL	
TBS	TOP OF BASEMENT SLAB	
USF	UNDER SIDE FOOTING	
USFG	UNDER SIDE FOOTING @ GARAGE	
R	NUMBER OF RISERS TO GRADE	
WOD	WALKOUT DECK	
LOB	LOOKOUT BASEMENT	
WOB	WALK OUT BASEMENT	
REV	REVERSE PLAN	
STD	STANDARD PLAN	
DOOR	DOOR	
Δ	WINDOW	
○	BELL PEDESTAL	
□	CABLE RECEPTACLE	
□	CATCH BASIN	
□	DR. CATCH BASIN	
□	ENGINEERED TIL.	
+	HYDRO CONNECTION	
+	FIRE HYDRANT	
+	STREET LIGHT	
+	WALL BOX	
+	TRANSFORMER	
+	WATER VALVE	
+	SEWER CONNECTION	
+	STORM SEWER CONNECTION	
+	TO/NOT ANY SEWER CONNECTIONS	
+	AREA DRAIN	
+	AIR CONDITIONING	
+	BUMP PUMP	
+	PREHEAT LOT	
+	DOWN SPOUT TO STAYERS PAD	
+	TREE	
+	SWALE DIRECTION	
+	CHALKLINE FENCE	
+	PRIVACY FENCE	
+	ROUND BARBER	
NOTHING TO BE EXCLUDED TO 1:250 SCALE		

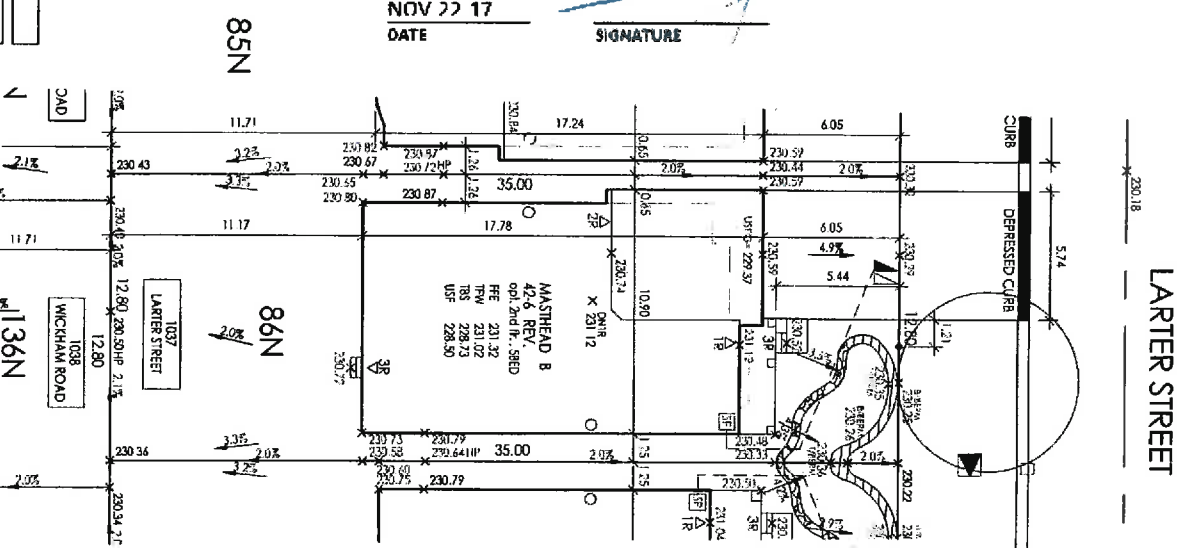
**GENERAL NOTES**

- 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 OWN EXPENSE
- BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF MISSISSAUGA. BOLDING DEPARTMENT THE INSTALLATION OF LID APPLICATIONS TO THE APPROVED AND APPLICATION PRESENTED ON THE LID FEATURE DESIGN. DRAWINGS R01, R02 & R03 PREPARED BY GREENLAND INTERNATIONAL CONSULTING LTD. DATED NOVEMBER 2016. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT GRADING CERTIFICATION TO ENSURE ITS CONFORMANCE OF APPROVED DESIGN. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION



**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.N.R. IRON PIPE CULVERT 1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONGRESSION I AND II TOWNSHIP OF INNISFIL. BOLT IN NORTH END OF WEST FACE OF INSET STONE HEADWALL, FIRST COURSE BELOW COPING (BENCHMARK # 300119050649 ELEVATION: 236.06)



I, **ARTHUR LAW** 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 BCIN 41230. FIRM BCIN 26595.**

NOV 22 17  
DATE

SIGNATURE

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 of the Building Code. The Architect is not responsible in any way for obtaining or approving site (grading) plans or building plans with respect to any zoning or building code provisions. The builder is responsible for ensuring that all plans submitted for approval are in compliance with the applicable Design Guidelines only and bear no further professional responsibility.

JOHN C. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
APPROVED BY: [Signature]  
DATE: Dec. 05, 2017

**RN design**  
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DUNCAN@RNDDESIGN.COM

**P. ENG STAMP**  
LICENSED PROFESSIONAL ENGINEER  
J. PARTIMAN  
PROVINCE OF ONTARIO  
29 NOV 2017

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

COMPANY NAME: **GROUND LTD.**  
APPROVED BY: [Signature]  
SIGNATURE: [Signature]  
DATE: **29 NOV. 2017**

**ZANCOR HOMES**  
LOT 86N  
PLAN 51M-XXX  
BELLEAIRE SHORES  
TOWN OF INNISFIL

SCALE: 1:250  
DWG. NO. **14084**