

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	9.39
GROSS FLOOR AREA (sq. m)	-	201.4
LOT COVERAGE (%)	45.0	44.9%
BUILDING HEIGHT (m)	9.0	6.74

STRUCTURE

MODEL NO.	42-08 B		
HOUSE STYLE (i.e. without, bungalow etc.)	RAISED BUNGALOW		
ADJACENT MODEL	EAST	LOT 125N	
	WEST	42-01 B	
	NORTH	LOT 96N	
	SOUTH	LOT 133N	
FIREBREAK LOT	127N & 134N		

SERVICING CHECK BOX

SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.82	227.18
SEWAGE	Y	2.69	226.23
STORM	Y	1.69	227.25

LEGEND

FINISHED FLOOR ELEVATION	TW
TOP OF FOUNDATION WALL	TW
UNDER SIDE FOOTING	USF
UNDER SIDE FOOTING @ REAR	USF
NUMBER OF RISERS TO GRADE	R
LOOKOUT BASEMENT	WOB
WALK OUT BASEMENT	WOB
REVERSE PLAN	REV
STANDARD PLAN	STD
DOOR	Δ
WINDOW	○
BELL PEDESTAL	□
CABLE RECESSED	□
DB, CATCH BASIN	□
ENGINEERED TEL	□
FIRE HYDRANT	□
STREET LIGHT	□
WALK BOX	□
WATER VALVE	□
WATER CONNECTION	□
SEWER CONNECTION	□
2 LOTS	□
SEWER SEVER CONNECTIONS	□
STORM SEWER CONNECTIONS	□
AREAS	□
AIR CONDITIONING	□
SUMP PUMP	□
FIREBREAK LOT	□
DOWN SLOUT TO SPLASH PAD	□
TREE	□
SWALE DIRECTION	—X—
CHAINLINK FENCE	—XX—
PRIVATE FENCE	—XX—
SOUND BARRIER	—XX—
FORMING TO BE EXTENDED TO 1.5 METRE BELOW GRADE	—XX—

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 INNISFIL. BUILDING DEPARTMENT THE INSTALLATION AND CONSTRUCTION OF THE RAINGARDEN SHALL MEET THE SPECIFICATION OF THE APPROVED LID APPLICATION PRESENTED ON THE LID FEATURE DESIGN DRAWINGS SET, R2 & R3 PREPARED BY DESIGNER ARTHUR LAW CONSULTING LTD. DATED NOVEMBER 2017. THE LID APPLICATION TO BE INSPECTED BY DEVELOPER 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.

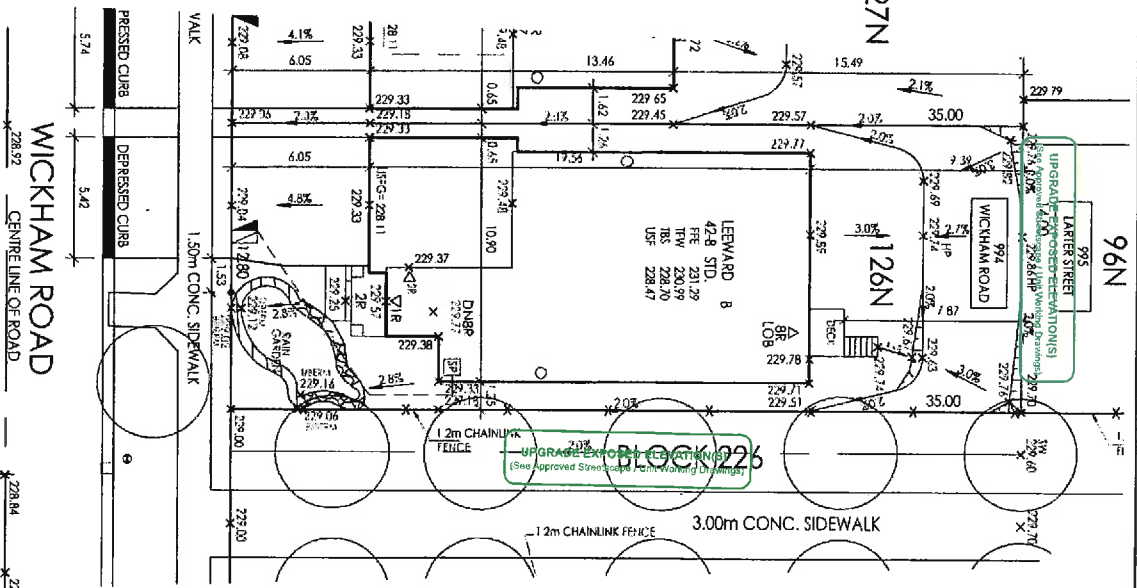
KEY PLAN



RAIN GARDEN - CROSS SECTION



RAIN GARDEN AREA = 12.53 m²



WICKHAM ROAD
CENTRE LINE OF ROAD

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.N.R.V., IRON PIPE CULVERT, 1.8 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, AT THE NORTH END OF ROAD BETWEEN CONGRESSION AND I.I. TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW CURBING.
BENCHMARK # 10011906J046 ELEVATION: 226.06

PENG STAMP



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

COMPANY NAME: **GROUP LTD.**

APPROVED BY: **ARTHUR LAW**

SIGNATURE: **ARTHUR LAW**

DATE: **19 Nov. 2017**

ZANCOR HOMES

LOT 126N

PLAN 51M-XXX
BELLEAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250 DWG. NO.

DATE: **14084**

DRAWN: **14084**

COMPANY LOGO FOR PLAN DESIGNER
(Include address/phone no.)

TO BE STAMPED BY
PLAN DESIGN ENGINEER

TO BE COMPLETED BY
DEVELOPER'S ENGINEER

This is to certify that these plans comply with the applicable zoning and building codes of the Town of Innisfil and are approved by the Town of Innisfil.

JOHN C. WILLIAMS LTD. ARCHITECT
REGISTERED ARCHITECT
AND APPROVAL

APPROVED BY: **JOHN C. WILLIAMS**
DATE: **DEC 05 2017**

The stamp certifies compliance with the applicable Design Professional Regulations.

I, **ARTHUR LAW**, declare that I have reviewed and take design responsibility for the design work on behalf of RK 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 26995.

NOV 22 17
DATE
SIGNATURE