

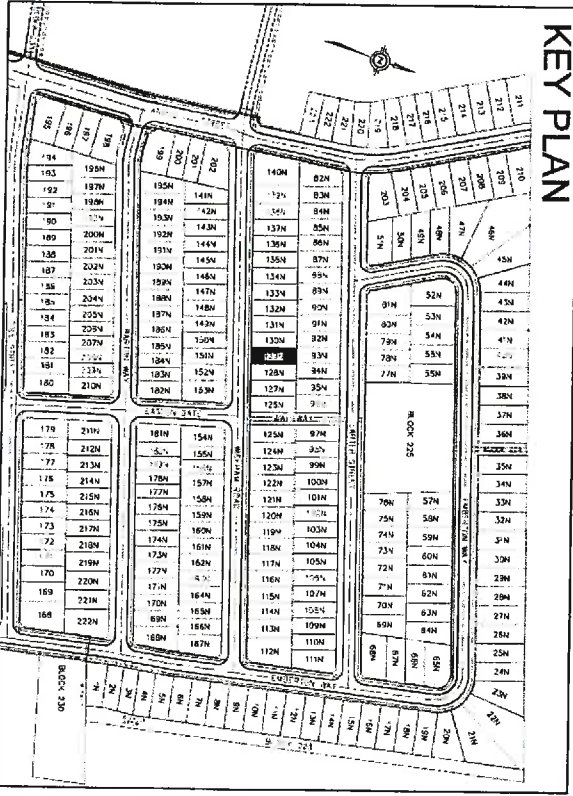
ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	11.71
GROSS FLOOR AREA (sq. m)	-	183.3
LOT COVERAGE (%)	45.0	40.9
BUILDING HEIGHT (m)	9.0	8.3

STRUCTURE		
MODEL NO.	42-05 A	
HOUSE STYLE (i.e. without, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-06 B
	WEST	42-02 A
	NORTH	42-05 B
	SOUTH	LOT 151N
FIREBREAK LOT	LOTS 127N & 135N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P.L. INVERT @ P.L.
WATER	Y	1.79 227.42
SANITARY	Y	2.74 226.35
STORM	Y	1.58 227.53

LEGEND		
FE	FINISHED FLOOR ELEVATION	
TFW	TOP OF FOUNDATION WALL	
TBS	TOP OF BASEMENT SLAB	
USF	LANDER SIDE FOOTING	
USFR	LANDER SIDE FOOTING @ REAR	
USFG	LANDER SIDE FOOTING @ GARAGE	
R	NUMBER OF RISERS TO GRADE	
WOD	WALKOUT DECK	
L08	LOOKOUT BASEMENT	
WOB	WALK OUT BASEMENT	
REV	REVERSE PLAN	
STD	STANDARD PLAN	
Δ	DOOR	
○	WINDOW	
○	BELL PEDESTAL	
□	CABLE PEDESTAL	
□	CATCH BASIN	
□	DBL. CATCH BASIN	
+	ENGINEERED P.L.	
+	HYDRO CONNECTION	
+	FIRE HYDRANT	
+	STREET LIGHT	
+	MAIL BOX	
+	TRANSFORMER	
+	WATER VALVE	
+	SEWER CONNECTION	
+	STORM SEWER CONNECTION	
+	STORM SEWER CONNECTIONS	
+	ADRI. COPLAN	
+	AIR CONDITIONING	
+	SUMP PUMP	
+	FIREBREAK LOT	
+	DOWN SPOUT TO DRAIN PAD	
+	TREE	
+	SWALE DIRECTION	
+	CHAINLINK FENCE	
+	PRIVACY FENCE	
+	SOUND BARRIER	
+	NOTING TO BE EXTENDED TO 1.75M BELOW GRADE	

- ### 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 BE IN ACCORDANCE WITH THE APPROVED LID APPLICATION. THE LID FEATURE SHALL BE DESIGNED BY GREEN AND INTERNATIONAL CONSULTING LTD. DATED NOVEMBER 2015. LID APPLICATION TO BE 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.

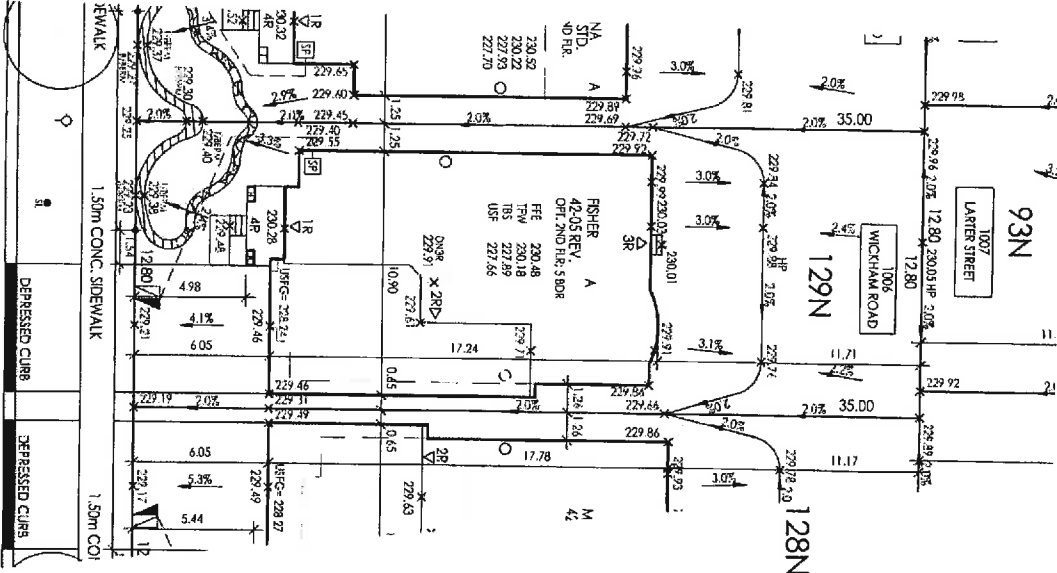


RAIN GARDEN AREA = 12.53 m<sup>2</sup>

### BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC BENCHMARK DATA FROM THE TOWN OF INNISFIL. THE BENCHMARK DATA IS 1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO. AT THE NORTH LINE OF ROAD BETWEEN CONGRESSION AND L. TOWNSHIP OF INNISFIL. BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW CONING. (BENCHMARK # : 0011908U649 ELEVATION: 236.06)

### WICKHAM ROAD

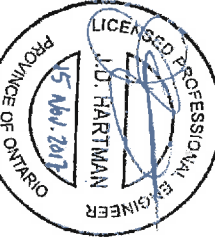


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.

JOHN C. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
APPROVED BY: [Signature]  
DATE: Nov. 22, 2017  
The stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.



**RN design**  
Imagine - Inspire - Create  
TEL: (503) 728-3177  
FAX: (503) 728-3446  
DWM@RNDDESIGN.COM  
COMPANY LOGO FOR PLAN DESIGNER  
(include address/phone no.)



TO BE STAMPED BY  
PLAN DESIGN ENGINEER

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

COMPANY NAME: **URBAN WATERSHED GROUP LTD.**  
APPROVED BY: **John Hartman, P.Eng.**  
SIGNATURE: [Signature]  
DATE: **15 Nov. 2017**

TO BE COMPLETED BY  
DEVELOPER'S ENGINEER

**ZANCOR HOMES**  
LOT 129N  
**PLAN 51M-XXX**  
**BELLELAIRE SHORES**  
**TOWN OF INNISFIL**

SCALE: 1:250  
DATE: [Blank]  
DWG. NO. **14084**