

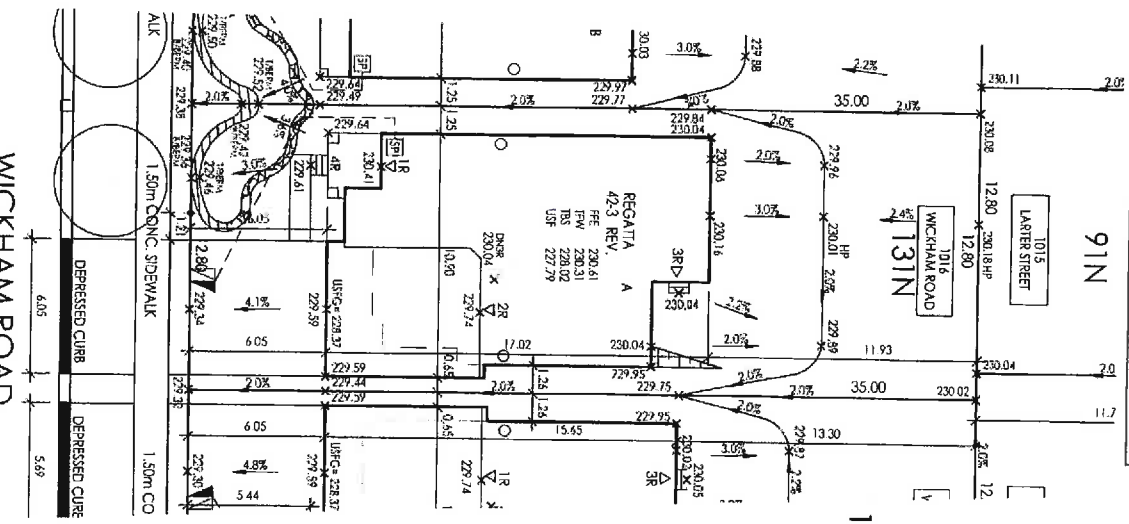
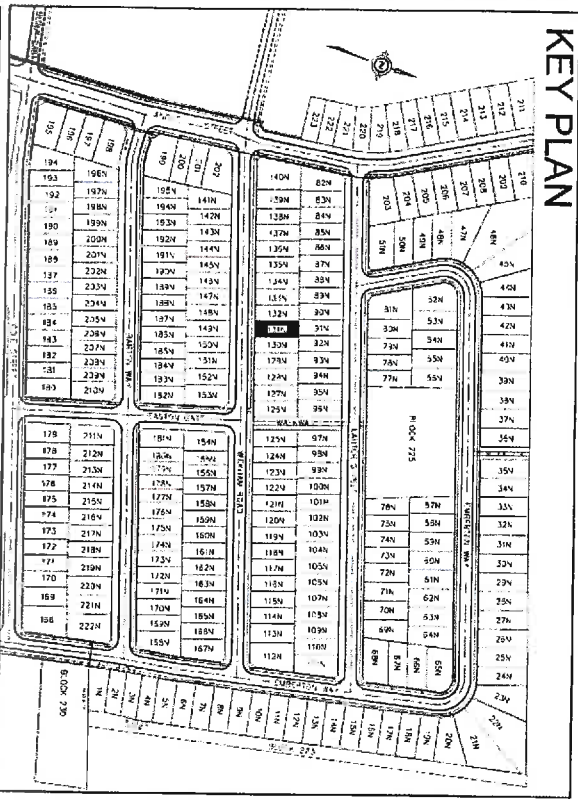
ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.30	6.05
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.30	11.93
GROSS FLOOR AREA (sq. m)	-	168.2
LOT COVERAGE (%)	45.0	37.5
BUILDING HEIGHT (m)	9.0	7.79

STRUCTURE		
MODEL NO.	42-03 A	
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-02 A
	WEST	42-01 B
	NORTH	LOT 91N
	SOUTH	LOT 149N
FIREBREAK LOT	127N & 134N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L INVERT @ P/L
WATER	Y	1.80 227.54
SANITARY	Y	2.81 227.42
STORM	Y	1.59 227.66

LEGEND		
FFE	FINISHED FLOOR ELEVATION	
TTV	TOP OF FOUNDATION WALL	
TBS	TOP OF BASEMENT SLAB	
USP	UNDER SIDE FOOTING	
USP*	UNDER SIDE FOOTING @ REAR	
USP*	UNDER SIDE FOOTING @ GARAGE	
USP*	NUMBER OF RISERS TO GRADE	
WOD	WALKOUT DECK	
LOB	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	
⊗	2 LOTS	
⊗	1 LOT	
⊗	STORM SEWER CONNECTIONS	
⊗	AREA DRAIN	
⊗	AIR CONDITIONING	
⊗	SUMP PUMP	
⊗	FIREBREAK LOT	
⊗	DOWN SLOPE TO STORM PAD	
⊗	TREE	
⊗	SHADE DIRECTION	
⊗	CHAINLINK FENCE	
⊗	PRIVACY FENCE	
⊗	SOUND BARRIER	
⊗	NOT TO BE EXCEEDED TO 1.5M MAX. ALLOWANCE	

- ### 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 BUILDING DEPARTMENT'S INSTALLATION AND CONSTRUCTION OF THE RAINGARDEN. THE APPLICATION PRESENTED ON THE LID FEATURE DESIGN, DRAWINGS R301, R302 & R303 PREPARED BY GREENLAND INTERNATIONAL CONSULTING LTD DATED NOVEMBER 2015, LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT GRADING CERTIFICATION TO ENSURE ITS CONFORMANCE OF APPROVED DESIGN IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.



BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO N.A.S. BY ICN PIPE CULVERT, 1.5 KM NORTH OF STATION AND 80.5 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONDESSON AND L. TOWNSHIP OF INNISFIL, STONE HEADWALL, FIRST COURSE BELOW CORNER [BENCHMARK # : 00119051649 ELEVATION: 236.09]

1. I, [Signature], declare that I have reviewed and site design and all design work on behalf of the Origin Limited under Division C, Part 3, Subsection 3.3 of the Building Code, 1.1m qualified, and the time is registered, in the appropriate design professional's name.

QUANTIFIED DESIGNER SIGNATURE: [Signature]

DATE: NOV 22 17

SIGNATURE: [Signature]

NO.	REVISIONS	DATE	INITIAL
1	ROUTED FOR REVIEW	MAR 13/17	BWS
2	ISSUED FOR SEAL	NOV 09/17	SP

PN design
Imagine - Inspire - Create
TEL: (905) 738-3177
FAX: (905) 738-3177
DWG@PNDESIGN.COM

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

PENG STAMP

LICENCED PROFESSIONAL ENGINEER
J.D. HARTMAN
15 Nov 2017
PROVINCE OF ONTARIO

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.

URBAN WATERSEALD

COMPANY NAME: Grand LTD

APPROVED BY: [Signature]

SIGNATURE: [Signature]

DATE: 15 Nov. 2017

TO BE COMPLETED BY
DEVELOPER'S ENGINEER

ZANCOR HOMES
LOT 131N

PLAN 51M-XXX
BELLELAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250

DATE: [Blank]

DWG. NO. 14084

It is the builder's complete responsibility to ensure that all plans submitted for approval to the Town of Innisfil comply with the Zoning and all applicable regulations and any provisions including zoning provisions and any provisions in the subdivision agreement. The Control of the subdivision is the responsibility of the owner of the lot. The owner of the lot is responsible for 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 INNSFIL.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: [Signature]
DATE: Nov. 22, 2017
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.