

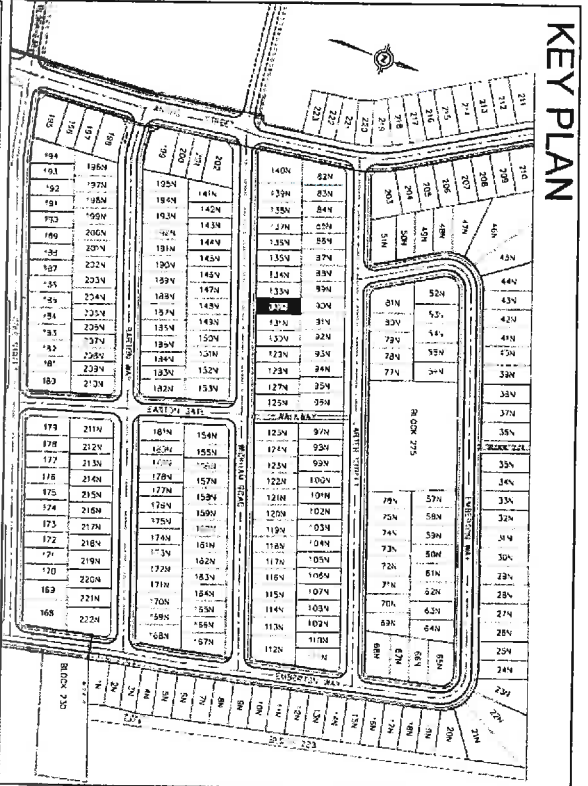
ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	15.49
GROSS FLOOR AREA (sq. m)	-	142.8
LOT COVERAGE (%)	45.0	31.9
BUILDING HEIGHT (m)	9.0	7.87

STRUCTURE		
MODEL NO	42-01 B	
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-03 A
	WEST	42-05 A
	NORTH	42-05 B
	SOUTH	LOT 148N
FIREBREAK LOT	127N & 134N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L INVERT @ P/L
WATER	Y	1.80 227.59
SEWAGE	Y	2.68 226.62
STORM	Y	1.59 227.73

LEGEND		
FE	FINISHED FLOOR ELEVATION	
TRM	TOP OF FOUNDATION WALL	
TBS	TOP OF BASEMENT SLAB	
USR	UNDER SIDE FOOTING	
USFR	UNDER SIDE FOOTING @ REAR	
USFRG	UNDER SIDE FOOTING @ GARAGE	
R	NUMBER OF RISERS TO GRADE	
WOD	WALKOUT DECK	
LOB	LOOKOUT BASEMENT	
WOB	WALK OUT BASEMENT	
REV	REVERSE PLAN	
STD	STANDING PLAN	
Δ	DOOR	
○	WINDOW	
○	BELL PEDESTAL	
□	CABLE PEDESTAL	
□	CATCH BASIN	
□	DBL. CATCH BASIN	
+	ENGINEERED P/L	
+	HYDRO CONNECTION	
+	FIRE HYDRANT	
+	STREET LIGHT	
+	WALL BOX	
+	TRANSFORMER	
+	WATER VALVE	
+	SEWER CONNECTION	
+	SEWER CONNECTION	
+	STORM SEWER CONNECTION	
+	STORM SEWER CONNECTION	
+	ASB/ASB	
+	AIR CONDITIONING	
+	SMALL PLUMB	
+	FIREBREAK LOT	
+	DOWN SLOPE TO DRAINAGE	
+	SWALE DIRECTION	
+	CHAINLINK FENCE	
+	PRIVATE FENCE	
+	SOUND BARRIER	
+	ROOMS TO BE EXTENDED TO 1.5M BELOW GRADE	

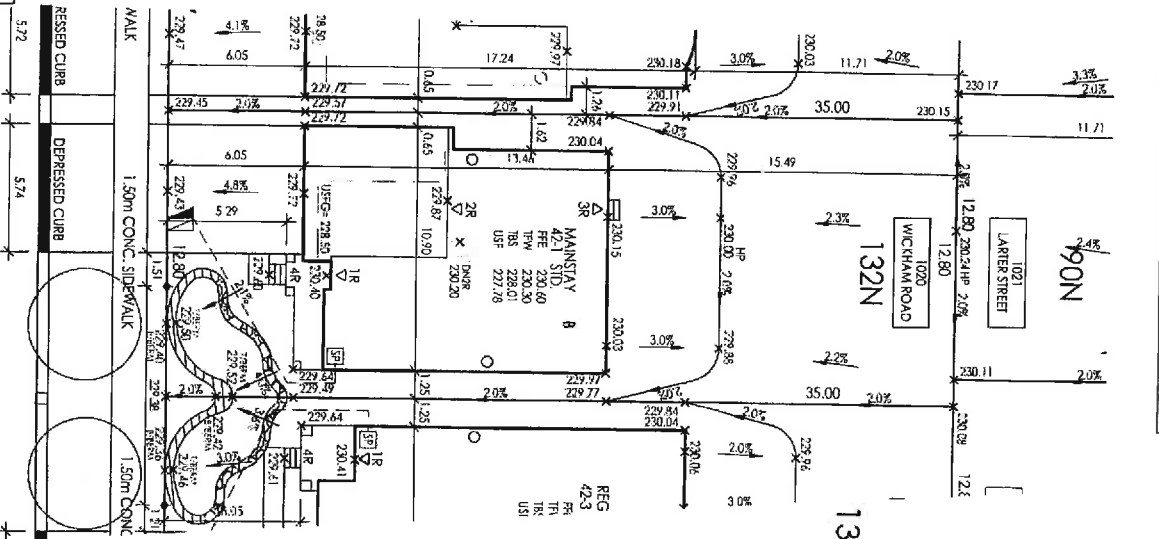
- ### GENERAL NOTES
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE
  - BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNISFIL. BUILDING DEPARTMENT, THE INSTALLATION AND INSPECTION OF THE RAINGARDEN SHALL MEET THE SPECIFICATIONS OF THE APPROVED LID APPLICATION PRESENTED ON THE APPROVED DESIGN, DRAWINGS REG. # 2017-001-001 DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT CONFORMANCE OF APPROVED DESIGN. ITS CONFORMANCE 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. BENCHMARK DATA IS PROVIDED FOR THE TOWN OF INNISFIL AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. BENCHMARK DATA IS PROVIDED FOR THE TOWN OF INNISFIL AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.



1.50m CONC. SIDEWALK  
DEPRESSED CURB  
WICKHAM ROAD

NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MAR 13/17	BWS
2	ISSUED FOR FINAL	NOV 08/17	BP

It is the builder's complete responsibility to ensure that all plans submitted for approval and all work done in accordance with the plans, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way 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 Guidelines as approved by the Town of Innisfil.

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



**PN design**  
Imagine - Inspire - Create  
TEL: (905) 738-3177  
FAX: (905) 738-5445  
DWS@pndesign.com

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

**PENG STAMP**  
LICENSED PROFESSIONAL ENGINEER  
J.D. HARTMAN  
15 Nov. 2017  
PROVINCE OF ONTARIO

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

COMPANY NAME: **GRUP LTD.**  
APPROVED BY: **JIM HARTMAN**  
SIGNATURE: [Signature]  
DATE: **15 Nov. 2017**

**ZANCOR HOMES**  
LOT 132N  
PLAN 51M-XXX  
BELLELAIRE SHORES  
TOWN OF INNISFIL

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