

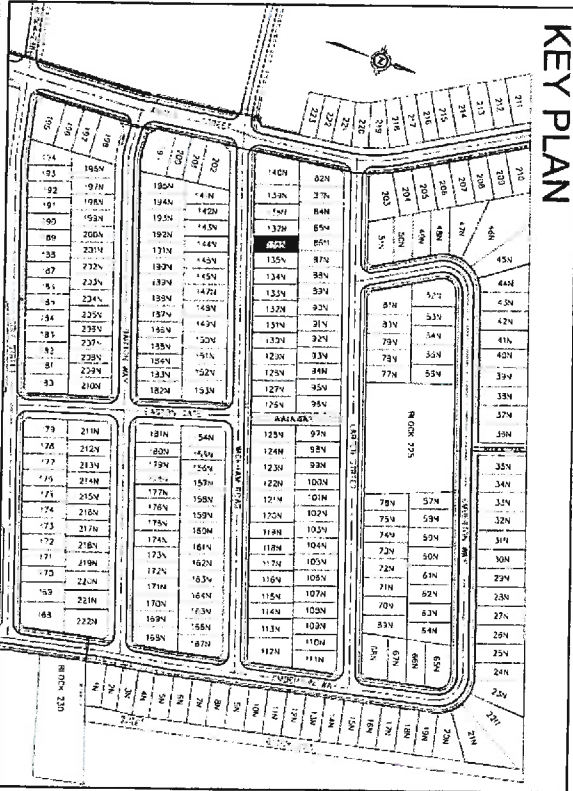
ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.40/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	11.71
GROSS FLOOR AREA (sq. m)	-	186.3
LOT COVERAGE (%)	45.0	41.6
BUILDING HEIGHT (m)	9.0	8.40

STRUCTURE		
MODEL NO.	42-05 B	
HOUSE STYLE (i.e. wellbush, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-02 B
	WEST	42-01 A
	NORTH	42-06 B
FIREBREAK LOT	SOUTH	42-02 A
	127N & 134N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L INVERT @ P/L
WATER	Y	1.80 227.84
SANITARY	Y	2.65 226.90
STORM	Y	1.63 227.94

LEGEND		
FFR	FINISHED FLOOR ELEVATION	
TFW	TOP OF FOUNDATION WALL	
TBS	TOP OF BASEMENT SLAB	
USF	UNDER SIDE FOOTING	
USFR	UNDER SIDE FOOTING @ REAR	
USFRG	UNDER SIDE FOOTING @ GARAGE	
R	NUMBER OF RISERS TO GARAGE	
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 FILL	
+	HYDRO CONNECTION	
+	FIRE HYDRANT	
+	STREET LIGHT	
+	WALL BOX	
+	TRANSFORMER	
+	WATER VALVE	
+	SEWER CONNECTION	
+	2 LOTS	
+	STORM SEWER CONNECTIONS	
+	STORM SEWER CONNECTIONS	
+	AREA DRAIN	
+	AIR COOLING TOWER	
+	SWIRE PUMP	
+	FIREBREAK LOT	
+	DOWN SLOUT TO BRUSH PAD	
+	TREE	
+	SHADE DIRECTION	
+	CHAIN LINK FENCE	
+	PRIVACY FENCE	
+	SOUND BARRIER	
+	ACCORDING TO BE EXTENDED TO 15 MIN. BLOCKAGES	

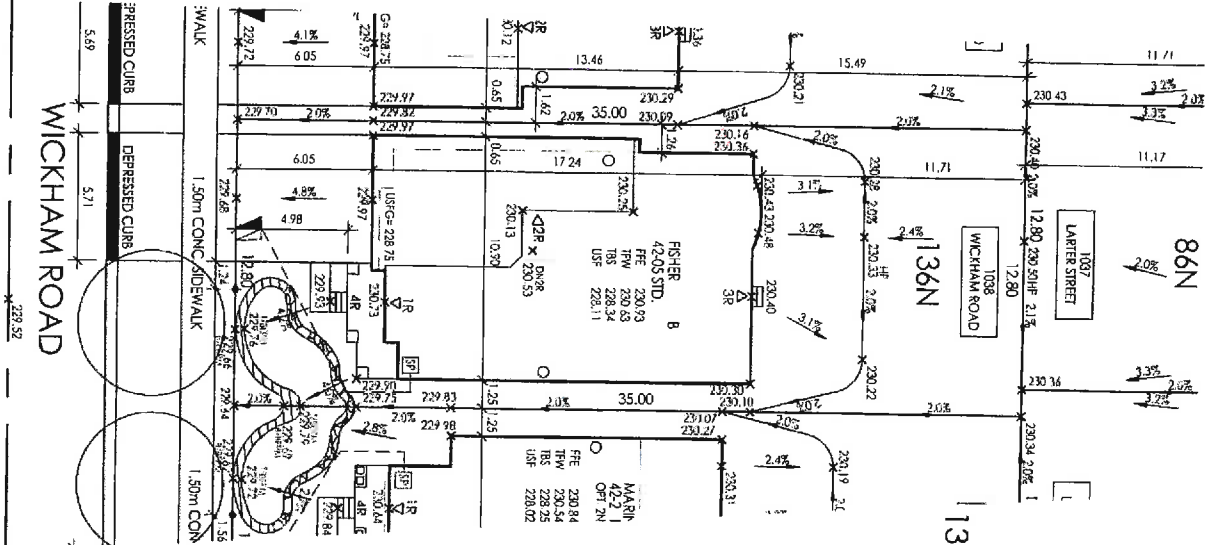
- GENERAL NOTES**
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
 - BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNISFIL. BUILDING DEPARTMENT, THE INSTALLATION AND COMPLETION OF THE APPROVED LID APPLICATION SHALL MEET THE SPECIFICATION OF THE APPROVED LID DESIGN, DRAWINGS RFG, RFG 2, RFG 3 PREPARED BY GREENLAND 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: 12.33 m²

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC BENCHMARK (M) - IRON PIPE CULVERT - 1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONGRESSION AND IL. TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING (BENCHMARK # 20011908UB49 ELEVATION: 226.06)



It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and zoning provisions set out in the subdivision agreement. The Council Architect is not responsible in any way for working drawings with a site layout, plans or building code or permit matter of 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 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.



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738-3177
DWG@RNDESIGN.COM
COMPANY LOGO FOR PLAN DESIGNER
(include address/phone no.)



PENG STAMP

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: **J.D. HARTMAN, P.Eng**

SIGNATURE: [Signature]

DATE: **15 Nov. 2017**

ZANCOR HOMES
LOT 136N

PLAN 51M-XXX
BELLELAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250 DWG. NO. 14084

DATE: DRAWN: DESIGNED:

NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MAR 27/17	BWS
2	ISSUED FOR FINAL	NOV 08/17	BP