

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
REAR YARD SETBACK (m)	0.60/1.20 0.65/1.25
INTERIOR SIDE YARD SETBACK (m)	3.00 N/A
EXTERIOR SIDE YARD SETBACK (m)	7.50 13.30
GROSS FLOOR AREA (sq m)	- 142.70
LOT COVERAGE (%)	45.0 36.3
BUILDING HEIGHT (m)	9.0 7.63

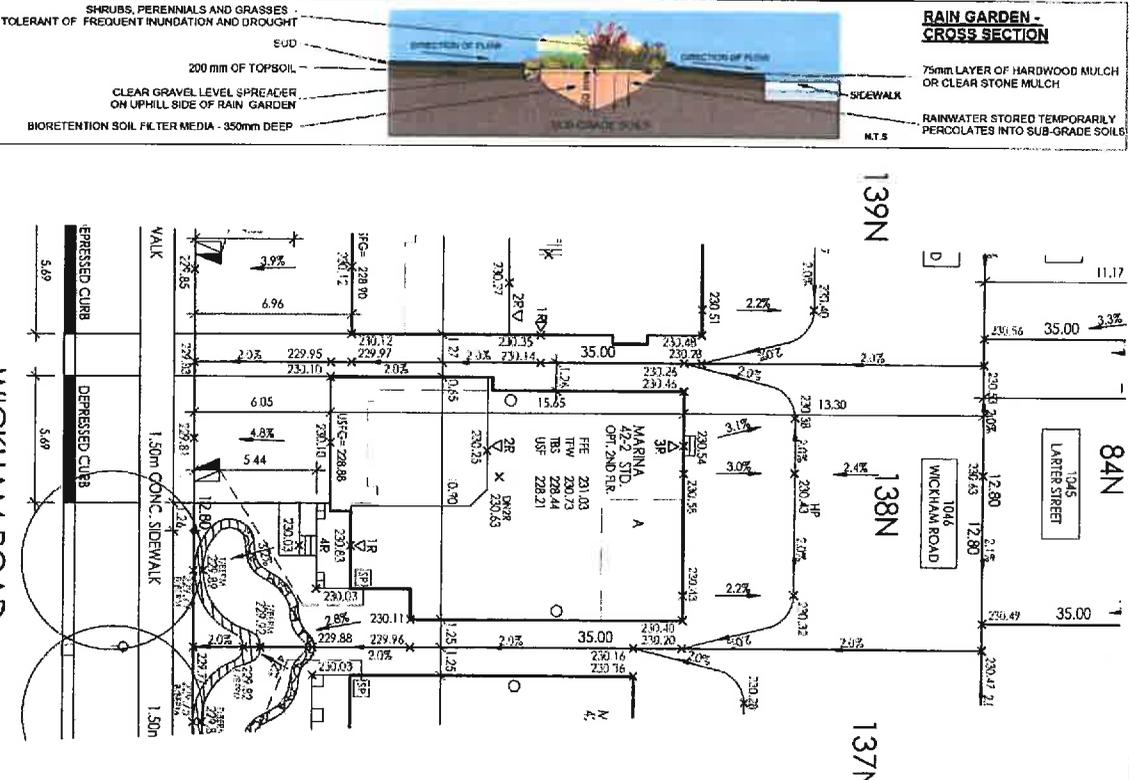
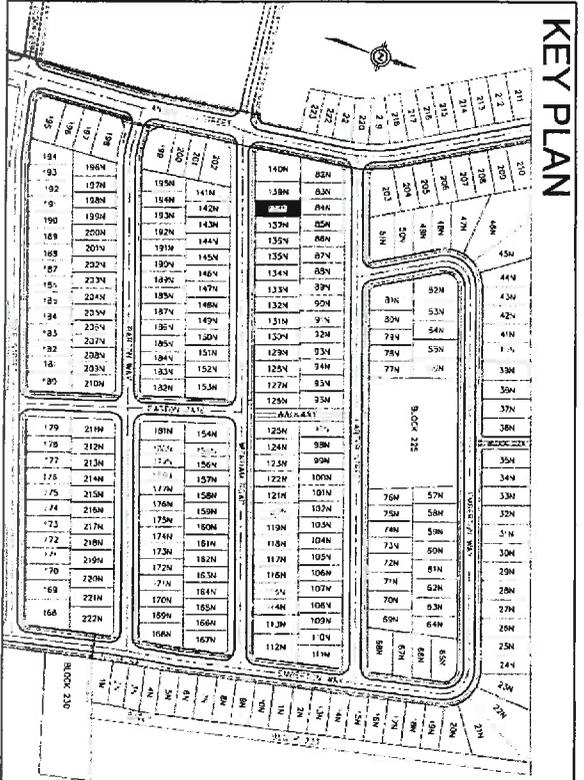
STRUCTURE	
MODEL NO	42-02 A
HOUSE STYLE (i.e. WITHOUT DUNDAS/OWEN etc.)	TWO STOREY
ADJACENT MODEL	EAST 42-01 A
	WEST 50-05 B
ADJACENT MODEL	NORTH 42-02 A
	SOUTH 42-06 A
FIREBREAK LOT	127N & 134N

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L INVERT @ P/L
WATER	Y	1.81 227.96
SEWER	Y	2.67 227.02
STORM	Y	1.53 228.18

LEGEND	
FE	FRESH FLOOR ELEVATION
TW	TOP OF FOUNDATION WALL
TS	TOP OF BEMENT SLAB
USF	UNDER SIDE FOOTING
USR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
R	NUMBER OF RISERS TO GRADE
W03	WALKOUT DECK
W08	COMPOUT BASEMENT
W09	WALK OUT BASEMENT
W10	REVERSE PLAN
STD	STANDARD PLAN
DOOR	DOOR
W	WINDOW
○	BELL PEDESTAL
□	CABLE PEDESTAL
□	CATCH BASIN
□	DBL. CATCH BASIN
□	ENGINEERED T.L.
+	HYDRO CONNECTION
+	FIRE HYDRANT
+	STREET LIGHT
+	MAIL BOX
+	TRANSFORMER
+	WATER VALVE
+	WATER CONNECTION
+	2/10'S SPRINKLER CONNECTIONS
+	2/10'S SPRINKLER CONNECTIONS
+	STORM SEWER CONNECTIONS
+	STORM SEWER CONNECTIONS
+	40' AIR BRAIN
+	AIR CONDITIONING
+	SUMP PUMP
+	PREFAB LOT
+	DOWN SPOUT TO SPLASH PAD
+	TRIBE
+	SMALL DIRECTION
+	CHALKLINE FENCE
+	PRIVATE FENCE
+	ROUND BARRIERS

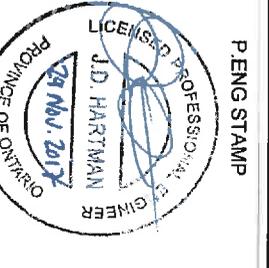
**GENERAL NOTES**

- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER 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 TRANSPARENT SHED CONSTRUCTION OF THE APPROVED LID APPLICATION PRESENTED ON THE APPROVED LID DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT GRADING CERTIFICATION TO ENSURE ITS PERFORMANCE OF APPROVED DESIGN. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.



**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD, BENCHMARK C.N.R.Y. IRON PIPE CULVERT, 1.6 KM NORTH OF STATION AND 80.6 KM FROM TORONTO, CONGESSON (AND) TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING (BENCHMARK # -0011905U649 ELEVATION: 236.05)



**P. ENG STAMP**

APPROVED BY: J.D. HARTMAN, P.ENG

SIGNATURE: [Signature]

DATE: 29 Nov 2017

**ZANCOR HOMES**

LOT 138N

PLAN 51M-XXX

BELLEFAIRE SHORES

TOWN OF INNISFIL

SCALE: 1:250

DWG. NO. 14084

NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MAY 21/17	8WS
2	ISSUED FOR FINAL	NOV 08/17	RP
3	ISSUED FOR FINAL	NOV 29/17	ESG

I, **ARTHUR LAW**, declare that I have reviewed and take design responsibility for the design work on behalf of RN 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 26935.

NOV 22 17

DATE

SIGNATURE

**FN design**

Imagine • Inspire • Create

TEL: (905) 738-3177

FAX: (905) 738-6406

DR: @FNDESIGN.COM

COMPANY LOGO FOR PLAN DESIGNER

(include address/phone no.)

TO BE STAMPED BY: PLAN DESIGN ENGINEER

TO BE COMPLETED BY: DEVELOPER'S ENGINEER

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

COMPANY NAME: URBAN WATERKIVED

APPROVED BY: J.D. HARTMAN, P.ENG

SIGNATURE: [Signature]

DATE: 29 Nov 2017

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

JOHN G. WILLIAMS LTD., ARCHITECT

APPROVED BY: [Signature]

DATE: Dec. 05, 2017

This stamp certifies compliance with the applicable Design Guidelines only and does not constitute professional responsibility.