

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)	-	186.3
LOT COVERAGE (%)	45.0	41.5
BUILDING HEIGHT (m)	9.0	8.38

STRUCTURE		
MODEL NO	42-05 B	
HOUSE STYLE (i.e. without, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-06 A
	WEST	42-02 A
	NORTH	42-02 B
	SOUTH	LOT 190N
FIREBREAK LOT	LOT 147N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L
WATER	Y	1.76
SANITARY	Y	2.53
STORM	Y	1.67

LEGEND

FINISHED FLOOR ELEVATION

TOP OF FOUNDATION WALL

TOP OF BASEMENT SLAB

UNDER SIDE FOOTING

UNDER SIDE FOOTING @ REAR

UNDER SIDE FOOTING @ GARAGE

WALKOUT DECK

LOOKOUT BASEMENT

WALK OUT BASEMENT

REVERSE PLAN

STANDARD PLAN

DOOR

WINDOW

BELL PEDESTAL

CABLE PEDESTAL

CATCH BASIN

DBL CATCH BASIN

ENGINEERED FILL

PIEDRA CONNECTION

STREET LIGHT

MAIL BOX

TRANSFORMER

WATER VALVE

2 LOTS

2 LOTS SEVER CONNECTIONS

1 LOT SEVER CONNECTIONS

AREA DRAIN

AIR CONDITIONING

SUMP PUMP

PREFAB LOT

DOWN SPOUT TO SLASH PAD

SWALE DIRECTION

CHAINLINK FENCE

SOUND BARRIER

FORMING TO BE EXCLUDED TO 125 MM CONCRETE

GENERAL NOTES

- BUILDER TO VERIFY LOCATION OF ALL HYDRAULICS, 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 OF THE LID APPLICATION OF THE APPROVED LID MEET THE SPECIFICATION OF THE APPROVED LID APPLICATION PRESENTED ON THE PRELIMINARY GREENLAND INTERNATIONAL CONSULTING LTD. DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING 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.

KEY PLAN



RAIN GARDEN - CROSS SECTION



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 5, Subsection 5.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories, QUALIFIED DESIGNER BCIN 41220.

DATE: NOV 22 17

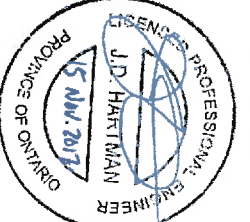
SIGNATURE

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC BENCHMARK C.N.R. IRON PIPE CULVERT 1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, AT THE NORTH END OF ROAD BETWEEN CONGRESSION AND H. TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING (BENCHMARK # 0011908U649 ELEVATION: 236.06)

RAIN GARDEN AREA= 12.53 m2

P ENG STAMP



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

COMPANY NAME: **URBAN WATERSHED GROUP LTD.**

APPROVED BY: **Jim Hageman, P.Eng.**

SIGNATURE: **[Signature]**

DATE: **15 Nov 2017**

ZANCOR HOMES

LOT 145N

PLAN 51M-XXX
BELLELAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250

DATE: **14084**

DRAWN: **14084**

DESIGNED: **14084**

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

PN design
Imagine - Inspire - Create
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