

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)	-	183.3
LOT COVERAGE (%)	45.0	40.9
BUILDING HEIGHT (m)	9.0	8.49

STRUCTURE

MODEL NO.	42-05 A
HOUSE STYLE (i.e. traditional, bungalow etc.)	TWO STOREY
ADJACENT MODEL	EAST 42-02 A
	WEST 42-04 B
	NORTH 42-01 B
FIREBREAK LOT	LOT 187N
	LOT 147N

SERVICING CHECK BOX

SERVICES	YES/NO	DEPTH AT P.L.	INVERT @ P.L.
WATER	Y	1.84	227.54
SEWAGE	Y	2.54	226.75
STORM	Y	1.68	227.63

LEGEND

- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION WALL
- TOP OF BASEMENT SLAB
- UNDER SIDE FOOTING @ REAR
- UNDER SIDE FOOTING @ GARAGE
- NUMBER OF RISERS TO GARAGE
- WALKOUT DECK
- LOOKOUT BASEMENT
- WALK OUT BASEMENT
- REVERSE PLAN
- STD STANDARD PLAN
- DOOR
- WINDOW
- BELL PEDESTAL
- CABLE PEDestal
- CATCH BASIN
- ENRICHED FILL
- HYDRO CONNECTION
- FIRE HYDRANT
- STREET LIGHT
- MAIL BOX
- TRANSFORMER
- WATER TOWER
- SEWER CONNECTIONS
- STREET SEWER CONNECTIONS
- STORM SEWER CONNECTIONS
- LOT
- WELL DRAIN
- AIR CONDITIONING
- SLIP PUMP
- FIREBREAK LOT
- DOWN SPOUT TO SLASH PAD
- TREE
- SWALE DIRECTION
- CHAIN LINK FENCE
- PRIVATE FENCE
- SOUND BARRIER
- LOOKING TO BE ELATED TO 12.5 METER BELOW GRADE

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 RAINGARDEN SHALL MEET THE SPECIFICATION OF THE APPROVED LID DESIGN DOCUMENT. THE LID FEATURE SHALL BE CONSTRUCTED AND INSPECTED BY A REGISTERED PROFESSIONAL ENGINEER DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPER ENGINEER DURING LOT 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.

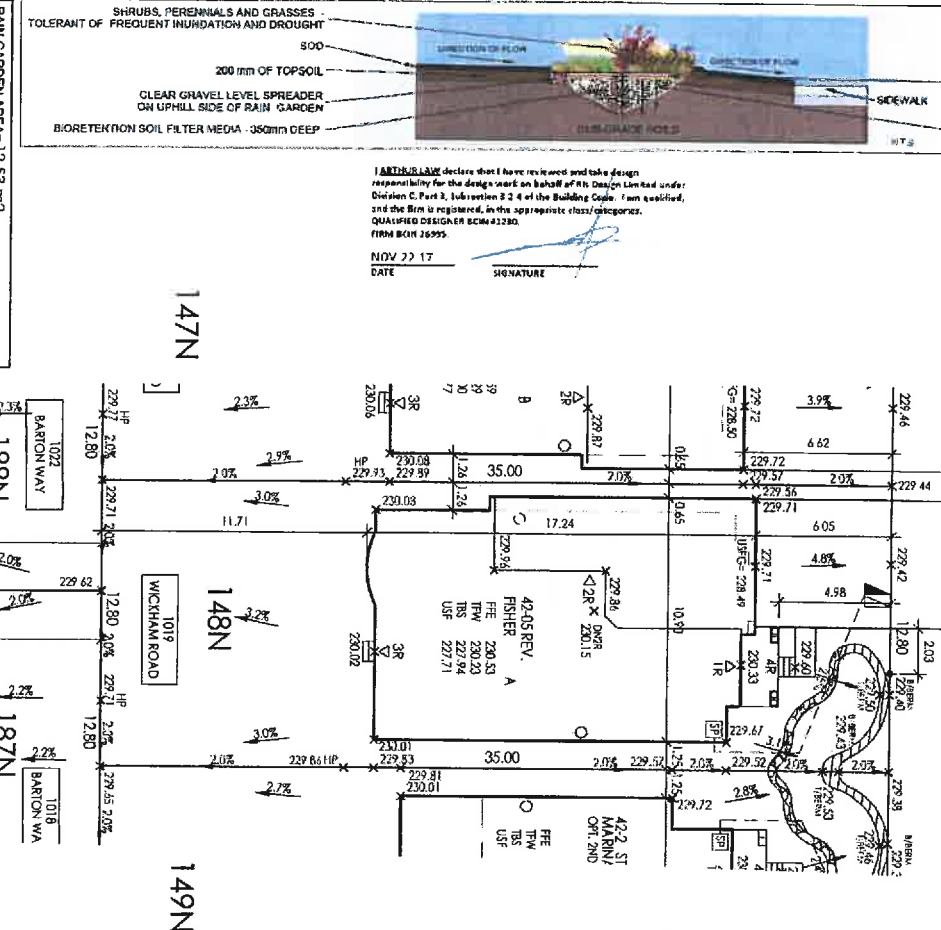
KEY PLAN



RAIN GARDEN - CROSS SECTION



I, JAMES LAW, declare that I have reviewed and take design responsibility for the design work on behalf of J.L. Design Limited under Division C, Part 3, subsection 2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories. QUALIFIED DESIGNER SIGNATURE: JAMES LAW, NOV 22 17, DATE.



BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC BENCHMARK C.N.R.T. FROM PIPE CULVERT, 1.6 KM NORTH OF STATION AND 80.6 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONGRESSION (AND) II, TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPIING. (BENCHMARK # 3001190519649 ELEVATION: 226.06)

PENG STAMP



APPROVED BY: JIM HARTMAN, P.ENG. SIGNATURE: 15 Nov. 2017, DATE.

PLAN 51M-XXX BELLELAIRE SHORES TOWN OF INNISFIL

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

PN design Imagine • Inspire • Create TEL: (905) 738-4177 FAX: (905) 738-4446 DVM@PNDDESIGN.COM

TO BE STAMPED BY: PLAN DESIGN ENGINEER

TO BE COMPLETED BY: DEVELOPER'S ENGINEER

SCALE: 1:250 DWG. NO. 14084

ZANCOR HOMES LOT 148N

NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MAY 27/17	BWS
2	ISSUED FOR FINAL	NOV 20/17	BP

It is the builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the applicable zoning and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The control of the subdivision agreement, including any amendments or approvals, shall remain with the building code or permit officer 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 and are approved by the Town of INNISFIL.

JOHN G. WILLIAMS LTD. ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL. APPROVED BY: NOV 22, 2017. The undersigned hereby certifies that the applicable Design Guidelines apply and have been followed in the preparation of these plans.