

ZONING INFORMATION			
ZONE DESIGNATION	PERMITTED	PROVIDED	
R2			
LOT AREA (sq. m)	360.00	585.97	
LOT FRONTAGE (m)	12.00	14.56	
FRONT YARD SETBACK (m)	4.50	4.93	
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65	
EXTERIOR SIDE YARD SETBACK (m)	3.00	4.43	
REAR YARD SETBACK (m)	7.50	13.43	
GROSS FLOOR AREA (sq. m)	-	164.6	
LOT COVERAGE (%)	45.0	28.1	
BUILDING HEIGHT (m)	9.0	8.41	

STRUCTURE		42-09 A CORNER
MODEL NO.	HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
ADJACENT MODEL	EAST	LOT 154N
	WEST	42-05 A
	NORTH	42-01 B
	SOUTH	LOT 182N
FIREBREAK LOT		LOT 147N

SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH @ P/L	INVERT @ P/L
WATER	Y	1.81	227.25
SANITARY	Y	2.67	226.31
STORM	Y	1.76	226.24

LEGEND

FPE	FURNISHED FLOOR ELEVATION
TW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SOLE FOOTING
USFR	UNDER SOLE FOOTING - REAR
USFR	NUMBER OF RISERS TO GRADE
R	
WOD	WALKOUT DECK
LWB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAIN
STD	STANDARD PLAN
△	DOOR
□	WINDOW
⊗	BELL PEDESTAL
⊙	CABLE PEDestal
○	CENTER BASIN
□	PBL CENTER BASIN
✱	BIG-BROTHER PILL
◇	HINDO CONNECTION
◆	PIPE INHUBBIT
●	STEEL LIGHT
⬢	MAIL BOX
⚡	TRANSFORMER
⬆	WINTER VALVE
⬇	WATER CONNECTION
▽	270°S CONNECTIONS
▽	SQUATRY WATER CONNECTIONS
▽	STOPED SERVER CONNECTIONS
▲	1 LOT
ASL	ASCENDING
ASL	AIR CONDITIONING
SLIP PIPE	SLIP PIPE
FIREFIREM LIT	FIREFIREM LIT
DOWN SHUT-TO SPIN PAD	DOWN SHUT-TO SPIN PAD
TREE	TREE
SWALL DIRECTION	SWALL DIRECTION
-X-	CHANNILE FENCE
-XX-	PRIVACY FENCE
-XXX-	SQUAD BARRIER
-	POURING TO BE RETURNED TO 1/2 INCH BELOW GRADE

1. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES, IF ANY DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
2. BUILDER TO INSTALL THE APPROVED LOW IMPACT DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNSLIL. BUILDING DEPARTMENT, THE INSTALLATION AND CONSTRUCTION OF THE RAINGARDEN SHALL MEET THE SPECIFICATION OF THE APPROVED LID APPLICATION PRESENTED ON THE LID FEATURE DESIGN DRAWINGS R01, R02 & R3 PREPARED BY GREENUP AND INTERNATIONAL CONSULTING LTD. (BY NOVEMBER 28, LID APPLICATION TO BE INSTALLED AND CONSTRUCTION TO BE COMPLETED DURING LOT GRADING CERTIFICATION. BUILDER'S CONFORMANCE OF APPROVED DESIGN IN ACCORDANCE WITH THE CONSTRUCTED LID FEATURE WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

Block 223

[illegible]

ELEVATION SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.N.R. IRON PIPE CULVERT. 1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONCESSION 1 AND 11, TOWNSHIP OF INANISSEL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING.

IRON PIPE CULVERT	ELEVATION
1.6 KM NORTH OF STATION AND 80.8 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONCESSION 1 AND 11, TOWNSHIP OF INANISSEL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING.	226.06

PAN design
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TO BE COMPLETED BY
DEVELOPER'S ENGINEER

COMPANY NAME: GRADU LTD.

APPROVED BY: Jim Hartman, PE

SIGNATURE: 

DATE: 13 May 2017

ZANCOR HOMES
LOT 153N
PLAN 51M-XXX
BELLEAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250 DWG. NO.

DRAWN: 14084
DESIGNED:

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW

DATE: Nov. 27, 2011

Design Guidelines only and bears no further professional responsibility.