ZONING INFORMATION

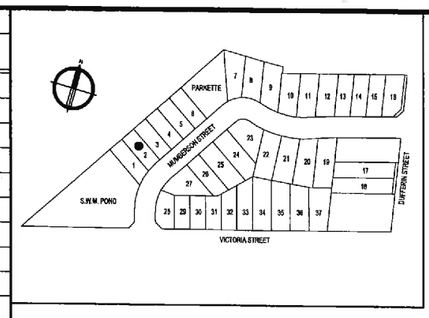
ZONE RS-11	PERMITTED	PROVIDED
MIN. LOT AREA (sq.m)	480 sq m	574 sq m
MIN. LOT FRONTAGE (m)	12.0 m	15.03 m
FRONT YARD SETBACK DWELLING (m)	4.5 m	6.17 m
FRONT YARD SETBACK GARAGE (m)	6.0 m	6.07 m
INTERIOR SIDE YARD SETBACK (m)	1.2 m	1.25 m
EXTERIOR SIDE YARD SETBACK (m)	3.0 m	N/A
REAR YARD SETBACK (m)	6.0 m	18.13 m
MIN. GROSS FLOOR AREA (sq.m)	N/A	289 sq m
MAX. LOT COVERAGE (%)	45 %	31 %
MIN. LANDSCAPED OPEN SPACE (%)	50 %	63 %
BUILDING HEIGHT (m)	9.00 TO MEAN	8.86 m

STRUCTURE

MODEL NO.		5001 'A' REV.
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)		2 STOREY
ADJACENT MODEL	EAST	-
	WEST	-
	NORTH	5005 'A'
	SOUTH	5005 'B'
FIREBREAK LOT		NO

SERVICING CHECK BOX

SERVICES	YES/NO	DEPTH @ pL	INVERT @ pL
WATER	YES	1.70	231.11
SANITARY	YES	2.73	230.07
STORM	YES	1.11	231.69



LEGEND:

- ENGINEERED FILL LOTS
- RETAINING WALL
- CATCH BASIN
- SANITARY MANHOLE
- STORM MANHOLE
- VALVE & CHAMBER
- VALVE & BOX
- HYDRANT
- WATER SERVICE
- HYDRO SERVICE
- STREET LIGHT PEDESTAL
- STREET LIGHT
- BELL PEDESTAL
- CABLE PEDESTAL
- HYDRO POLE
- STREET SIGN
- COMMUNITY MAILBOX
- HYDRO TRANSFORMER
- PADMOUNTED MOTOR
- 190.10 PROPOSED GRADES
- 2.0% SWALE DIRECTION
- EMBANKMENT / BERM MAX 2:1 SLOPE
- SAN — SANITARY LINE
- STM — STORM WATER LINE
- W — WATERLINE
- HBC — HYDRO, BELL, CABLE LINE
- G — GAS
- WINDOWS PERMITTED
- 45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)
- EXTERIOR DOOR LOCATION
- EXTERIOR DOOR LOCATION IF GRADE PERMITS
- SUMP PUMP w/25mm AIR GAP
- UPGRADE ELEVATION
- CHAIN LINK FENCE
- FENCE AND GATE
- PRIVACY FENCE
- ACOUSTIC FENCE
- FF FINISHED FLOOR
- TFW TOP OF FOUNDATION WALL
- BF BASEMENT FLOOR
- UF UNDERSIDE OF FOOTING
- WOD WALKOUT DECK
- WOB WALKOUT BASEMENT
- MOD MODIFIED
- REV REVERSED

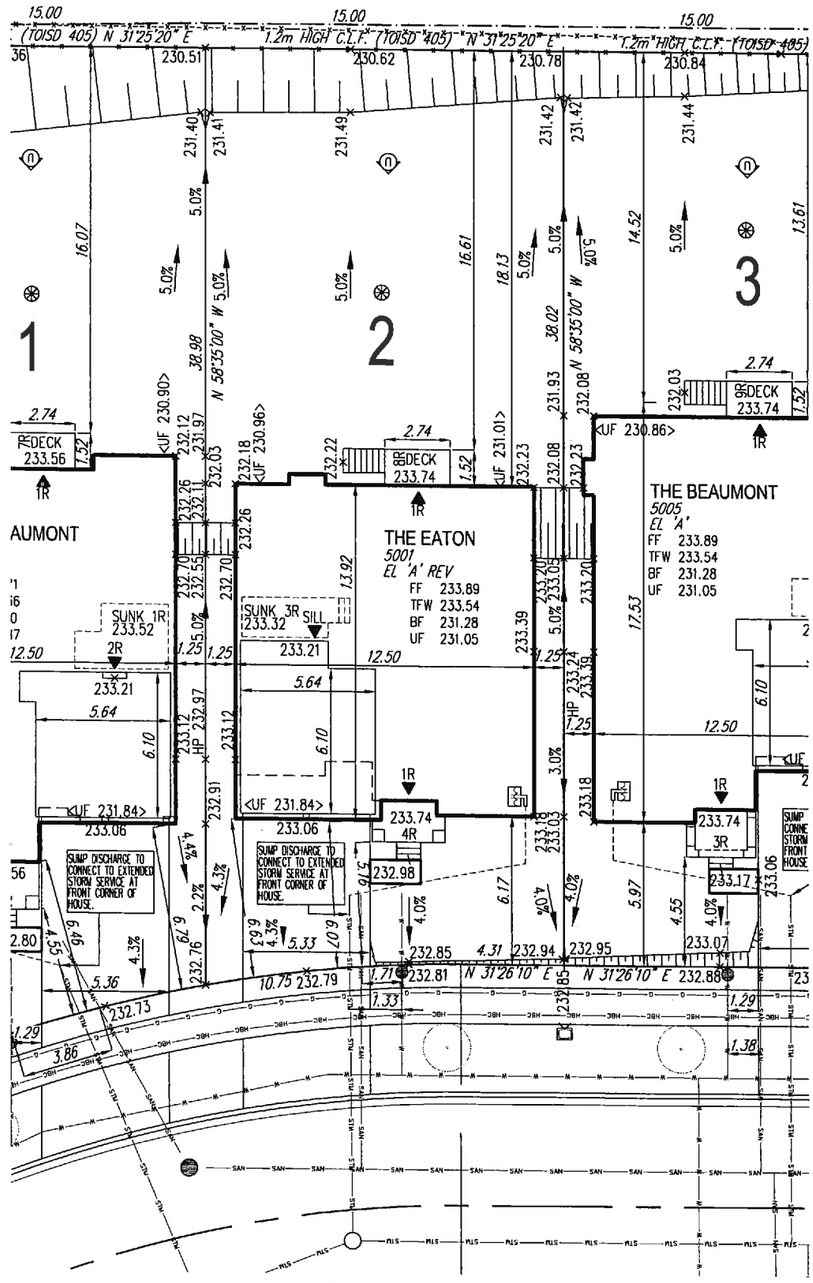
GRADING & DRAINAGE NOTES

1. MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE YARD SHALL BE A MINIMUM OF 0.15m BELOW THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM SWALE GRADIENT SHALL BE 5.0%.
2. TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 75% OF THE REAR YARD AND SLOPES OF 3 HORIZONTAL AND 1 VERTICAL MAXIMUM TO THE REAR LOT LINE.
3. EDGE OF THE DRIVEWAYS ARE A MINIMUM OF 1.0m FROM EDGE OF STREET CATCH BASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATION AND TO INFORM THE ENGINEER IF THE DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
4. BRICK LINE SHALL BE 0.15m ABOVE SOD ELEVATION.
5. ALL NEW FENCES REQUIRED ABUTTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL INCLUDING FOUNDATIONS COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.3m RESERVES.
6. SOIL CONSULTANTS VERIFICATION REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
7. THE BUILDER MUST VERIFY THE AS CONSTRUCTED ON SANITARY AND STORM SERVICES INVERTS AND INFORM THE ENGINEER IF THE MINIMUM 2.0% GRADE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTING.
8. BUILDER TO VERIFY LOCATION ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
9. BUILDER TO STAKE OUT DRIVEWAY CURB DEPRESSION AT TIME OF TOP CURB INSTALLATION.
10. THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPALS.
11. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
12. THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
13. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE, WHICH ARE NOT 1.0 METERS CLEAR FROM EDGE OF DRIVEWAY, INCLUDING STREET CATCH BASIN.
14. APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPENCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
15. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS, INCLUDING GARAGE WALLS ARE TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR THE TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION IN THICKNESS FOR MASONRY VENEER AS REQUIRED.

THE BUILDER / APPLICANT AGREES THAT BY REQUESTING THIS LOT GRADING CERTIFICATION BEFORE THE AVAILABILITY OF INVERT CONNECTION, THE BUILDER / APPLICANT ASSUMES ALL RESPONSIBILITIES, OR ANY POTENTIAL COMPLICATIONS DUE TO THE ULTIMATE SEWER CONNECTION ELEVATIONS AT THE STREET LINE.

(MUNICIPAL TRAIL LANDS)

UPGRADE EXPOSED ELEVATIONS
(See Approved Streetscape/Unit Working dwgs.)



ROOF LEADERS ARE NOT TO BE CONNECTED TO STORM SERVICES.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter 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 Guidelines approved by the Town of INNISFIL.

ARCHITECTURAL REVIEW & APPROVAL
NOV 13 2017
John G. Williams Limited, Architect

BENCHMARK

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM BENCH MARK No._____ HAVING A PUBLISHED ELEVATION OF _____ METRES.

-	-	-
-	-	-
-	-	-
-	-	-
REVISED AS PER ARCH. CONT. COMMENTS	CJO	2017/10/24
REVISED AS PER ENGINEER'S COMMENTS	CJO	2017/10/04
ISSUED FOR PRELIM. REVIEW	CJO	2017/08/23

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca
8966 Woodbine Avenue, Suite 200, Markham, ON L3R 0J7
T 905.737.5133 // F 905.737.7326

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION		
Dominic Mobilio		21274
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		19695

P. ENG STAMP

LICENSED PROFESSIONAL ENGINEER
A. F. EMER
Nov. 17/17
PROVINCE OF ONTARIO

TO BE STAMPED 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:_____

APPROVED BY:_____

SIGNATURE:_____

DATE:_____

TO BE COMPLETED BY DEVELOPER'S ENGINEER

Client: ZANCOR HOMES - 216043

Drawing Title: 52 MUMBERSON STREET
LOT 2 PLAN - 51M _____
COOKSTOWN, ON

Drawn By	Checked By	Drawing No.
CJO	DM	2
Date: 2017.08.21	Scale: 1:250	