

ZONING INFORMATION		
ZONE	PERMITTED	PROVIDED
RS-11		
MIN. LOT AREA (sq.m)	480 sq.m	634 sq.m
MIN. LOT FRONTAGE (m)	12.0m	15.00 m
FRONT YARD SETBACK DWELLING (m)	4.5 m	6.13 m
FRONT YARD SETBACK GARAGE (m)	6.0 m	6.05 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	16.26 m
MIN. GROSS FLOOR AREA (sq.m)	N/A	322 sq.m
MAX. LOT COVERAGE (%)	45 %	33%
MIN. LANDSCAPED OPEN SPACE (%)	50 %	65%
BUILDING HEIGHT (m)	9.00 TO MEAN	8.50 m

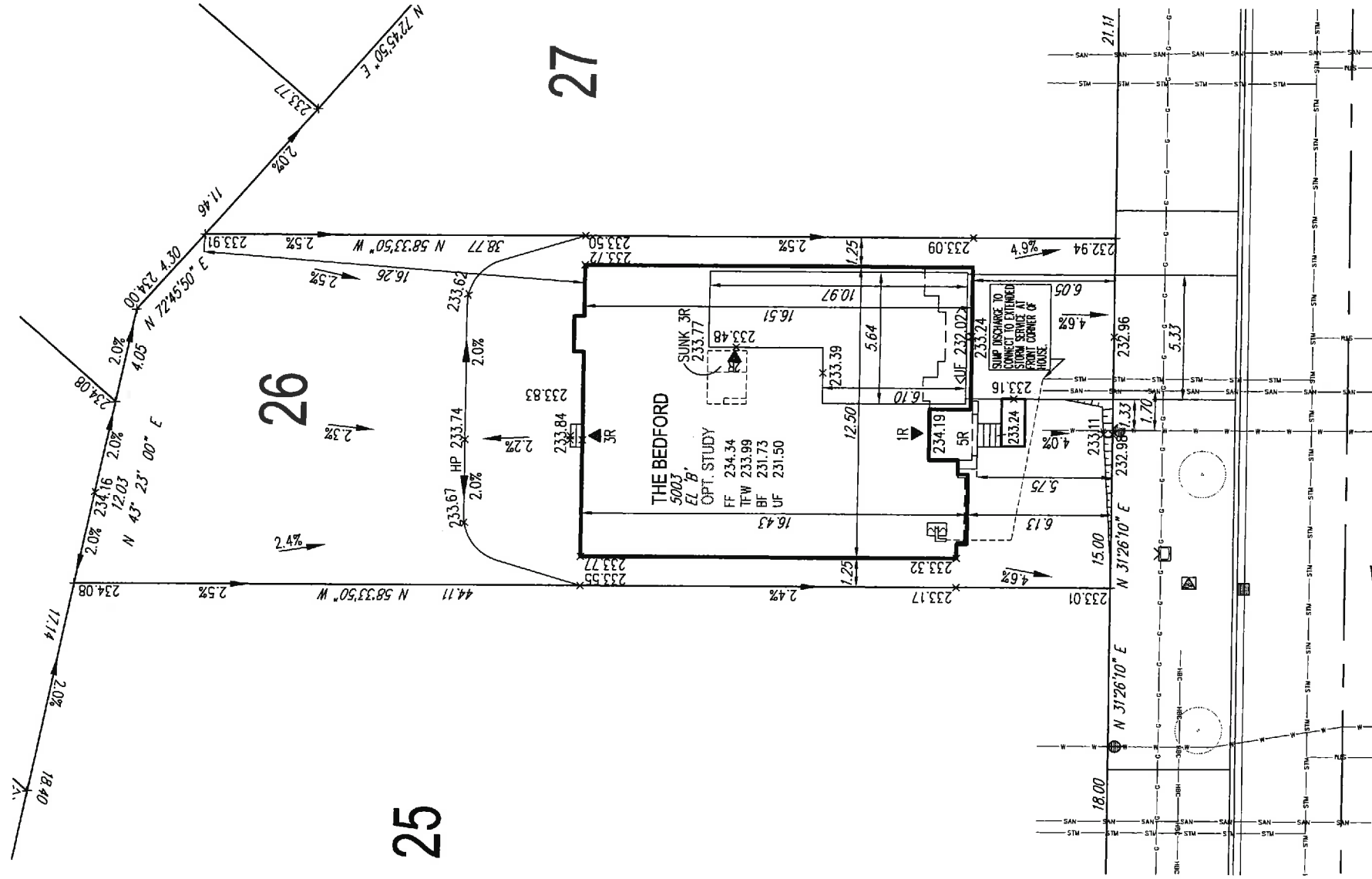
STRUCTURE		
MODEL NO.		5003 'B'
HOUSE STYLE (E BUNGALOW, WALKOUT ETC.)		2 STOREY
ADJACENT MODEL	EAST	-
	WEST	-
	NORTH	-
	SOUTH	-
FIREBREAK LOT		NO

SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH @ pL	INVERT @ pL
WATER	YES	1.70	231.28
SANITARY	YES	2.87	230.10
STORM	YES	1.47	231.50

LEGEND:

ENGINEERED FILL LOTS	SANITARY LINE	STORM WATER LINE
RETAINING WALL	WATERLINE	HYDRO BELL CABLE LINE
CATCH BASIN	WINDROWS PERMITTED	43 MINUTE REVERTED WALL
STORM MANHOLE	THAN 1.2m TO LOT LINE	SHAWD DISCHARGE LESS
VALVE & CHAMBER	(NO WINDROWS PERMITTED)	EXTERIOR DOOR LOCATION
VALVE & BOX	EXTERIOR DOOR LOCATION	F GRADE PERMITS
HYDRANT	SUMP PUMP 1/25mm AIR GAP	UPGRADE ELEVATION
HYDRO SERVICE	STREET LIGHT PEDESTAL	CHAIN LINK FENCE
HYDRO SERVICE	STREET LIGHT	FENCE AND GATE
BELL PEDESTAL	CABLE PEDESTAL	PRIVACY FENCE
HYDRO POLE	STREET SIGN	ACOUSTIC FENCE
COMMUNITY MAILBOX	HYDRO TRANSFORMER	FINISHED FLOOR
PAVING/CONCRETE MOTOR	PROPOSED GRADES	BASEMENT FLOOR
SWALE DIRECTION	EMBAKMENT / BERM	UNDERSIDE OF FOOTING
MAX 3.1 SLOPE		WOB WALKOUT DECK
		MOD MODIFIED
		REV REVERSED

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 0.1m BELOW THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM SWALE GRADIENT SHALL BE 3.0%.
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 METER 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 ADJOURTANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.
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 DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT ASSOCIATES INC.



MUMBERSON STREET

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and all applicable regulations and requirements including zoning, subdivision, and other provisions in the subdivision agreement. The Control Architect is not responsible for any way for examining or approving site (plot) plans or working drawings with respect to any 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.

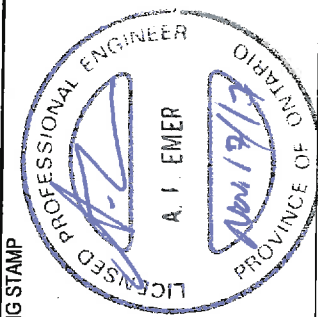
ARCHITECTURAL REVIEW & APPROVAL

NOV 26 2009

John G. Williams Limited, Architect

[illegible]

P. ENG STAMP



BENCHMARK

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



HUNT
DESIGN ASSOCIATES INC.
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS

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

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

TO BE STAMPED BY
DEVELOPER'S ENGINEER

ZANCOR HOMES - 216043

Drawing Title

45 MUMBERSON STREET

LOT 26 PLAN - 51M
COOKSTOWN, ON

Drawn By	Checked By
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Checked By _____

Date 2017.08.21 Scale 1:250

No. 26