

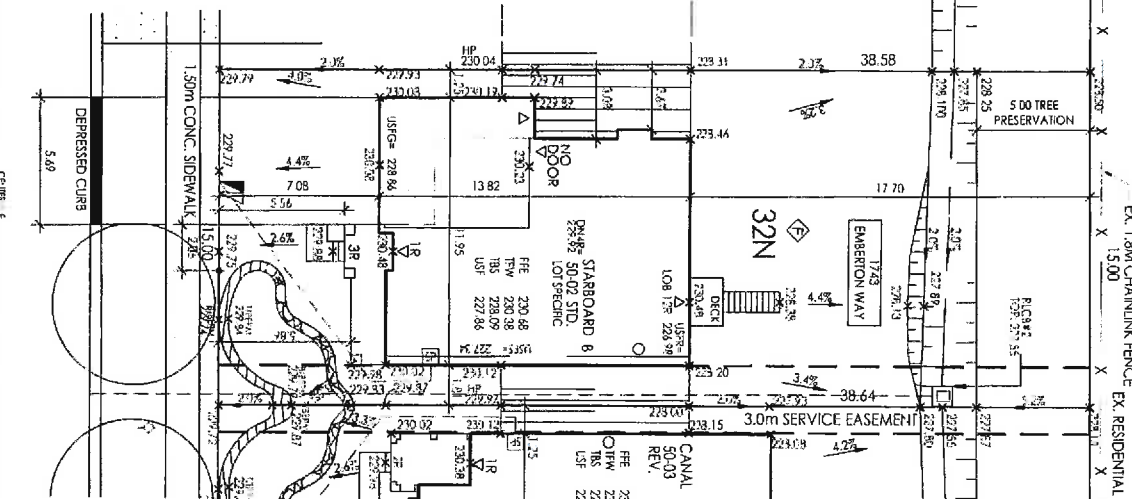
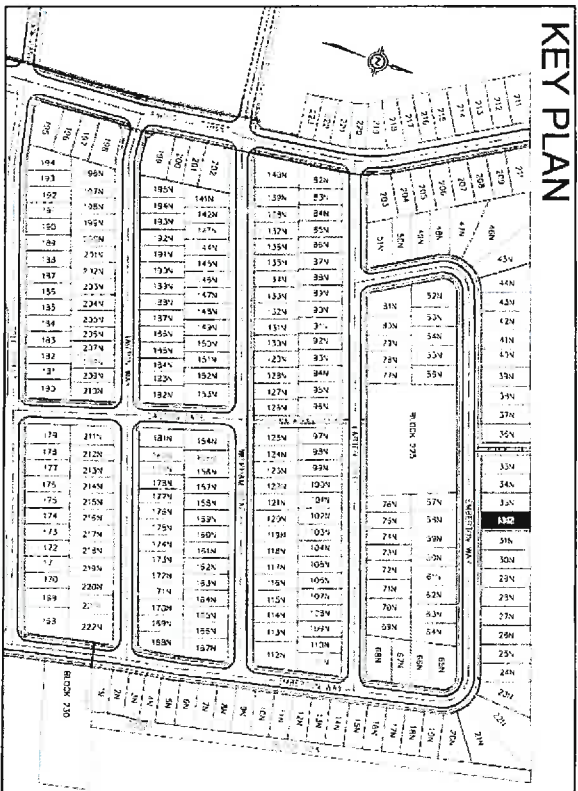
ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R1-41		
LOT AREA (sq. m)	475.00	579.15
LOT FRONTAGE (m)	13.50	15.00
FRONT YARD SETBACK (m)	6.0	7.08
INTERIOR SIDE YARD SETBACK (m)	1.20/1.20	1.25/1.81
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	17.70
GROSS FLOOR AREA (sq m)	-	150.66
LOT COVERAGE (%)	45.0	26.0%
BUILDING HEIGHT (m)	10	8.21

STRUCTURE		
MODEL NO	50-02 B	
HOUSE STYLE (i.e. without bungalow etc.)	2 STOREY	
ADJACENT MODEL:	EAST	50-03 B
	WEST	N/A
	NORTH	EX. RESIDENTIAL
	SOUTH	50-05 A
FIREBREAK LOT	LOT 32N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L
WATER	Y	1.80
SANITARY	Y	3.22
STORM	Y	2.09

LEGEND		
FE	FINISHED FLOOR ELEVATION	
TFW	TOP OF FOUNDATION WALL	
TSS	TOP OF BASEMENT SLAB	
USF	UNDER SIDE FOOTING	
USFR	UNDER SIDE FOOTING @ REAR	
USFG	UNDER SIDE FOOTING @ GARAGE	
R	NUMBER OF RISERS TO GRADE	
WDO	WALKOUT DECK	
LOB	LOOKOUT BASEMENT	
WOB	WALK OUT BASEMENT	
REV	REVERSE PLAN	
STD	STANDARD PLAN	
DOOR	DOOR	
WINDOW	WINDOW	
BELL POST/STAL	BELL POST/STAL	
CABLE PEDISTAL	CABLE PEDISTAL	
CATCH BASIN	CATCH BASIN	
CBL. CATCH-BASIN	CBL. CATCH-BASIN	
ENGINEERED FILL	ENGINEERED FILL	
HYDRO CONNECTION	HYDRO CONNECTION	
FIRE HYDRANT	FIRE HYDRANT	
STREET LIGHT	STREET LIGHT	
MAIL BOX	MAIL BOX	
TRANSFORMER	TRANSFORMER	
WATER VALVE	WATER VALVE	
SEWER CONNECTION	SEWER CONNECTION	
STORM SEWER CONNECTION	STORM SEWER CONNECTION	
AREA DRAIN	AREA DRAIN	
ADJ. CONDUITING	ADJ. CONDUITING	
SEWER SHUT-UP	SEWER SHUT-UP	
FIREBREAK LOT	FIREBREAK LOT	
DOWN SPOUT TO SPLASH-PAD	DOWN SPOUT TO SPLASH-PAD	
TREE	TREE	
SMALL DIRECTION	SMALL DIRECTION	
CHAINLINK FENCE	CHAINLINK FENCE	
PRIVATE FENCE	PRIVATE FENCE	
SOUND BARRIER	SOUND BARRIER	

- ### GENERAL NOTES
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, 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 PAVEMENT AND LANDSCAPE PRIOR TO REMOVAL OF CURB FROM THE TOWN OF INNSISFIL BUILDING DEPARTMENT. THE INSTALLATION AND CONSTRUCTION OF THE BANGKARDEN SHALL MEET THE SPECIFICATION OF THE APPROVED UP APPLICATION PRESENTED ON THE UP FEATURE DESIGN, DRAWINGS R01, R02 & R03 PREPARED BY GREEN AND INTERNATIONAL CONSULTING LTD. DATED NOVEMBER 2015 UP APPLICATION TO BE INSTATED BY DEVELOPERS ENGINEER DURING LOT GRADING CERTIFICATION TO ENSURE ITS PERFORMANCE OF APPROVED DESIGN IN CERTIFICATION OF THE CONSTRUCTED LOT FEATURE BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.



### BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK N 1 RY, IRON PIPE CULVERT, 1.6 KM NORTH OF STATION, AND 8.0 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONGRESSION I AND II, TOWNSHIP OF INNSISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING (BENCHMARK # : 0011905U643 ELEVATION: 226.06)

REVISIONS		
NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW	NOV 12/17
2	ISSUED FOR FINAL	NOV 23/17
		EC

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and the applicable Architectural Design Guidelines. The Architect is not responsible in any way for the design of the building or for the design of the building code or permit matter or that any house can be properly built or located on the lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
APPROVED BY: [Signature]  
DATE: DEC 05, 2017  
This stamp certifies compliance with the applicable Architectural Guidelines only and does not constitute professional responsibility.

**PN design**  
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DWG@PNDESIGN.COM  
COMPANY LOGO FOR PLAN DESIGNER  
(include address/phone no.)



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

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

APPROVED BY: **JIM HARTMAN P.ENG.**

SIGNATURE: [Signature]

DATE: **29 Nov. 2017**

**ZANCOR HOMES**  
**LOT 32N**  
**PLAN 51M-XXX**  
**BELLEFAIRE SHORES**  
**TOWN OF INNSISFIL**

SCALE: 1:250  
DWG. NO. 14084