

ZONING INFORMATION			
ZONE DESIGNATION	PERMITTED	PROVIDED	
R-141			
LOT AREA (sq. ft.)	475,00	706,73	
LOT FRONTAGE (ft.)	13.50	24.51	
FRONT YARD SETBACK (ft.)	6.0	6.05	
INTERIOR SIDE YARD SETBACK (ft.)	1.20/1.20	1.25	
EXTERIOR SIDE YARD SETBACK (ft.)	3.00	6.19	
REAR YARD SETBACK (ft.)	7.50	12.23	
GROSS FLOOR AREA (sq. ft.)	-	193.3	
LOT COVERAGE (%)	45.0	27.4%	
BUILDING HEIGHT (ft.)	9.0	8.65	

STRUCTURE		50-0B A CORNER
MODEL NO	2 STOREY	
HOUSE STYLE (i.e. without bungalow etc.)		
ADJACENT MODEL:	EAST	50-03 A
	WEST	50-03 B
	NORTH	50-02 A
	SOUTH	LOT 81N
FIREBREAK LOT	N/A	

SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.80	228.83
SANITARY	Y	2.97	227.55
STORM	Y	1.65	228.89

LEGEND

FF	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TS	TOP OF SLAB
USFR	UNDER FLOOR COATING
USFR	UNDER FLOOR COATING & REAR
USFR	NUMBER OF REBARS TO GRADE
W03	WALDOOT DECK
W03	LOOKOUT BASEMENT
W03	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
DOOR	DOOR
WINDOW	WINDOW
BELL PRESENTAL	BELL PRESENTAL
CABLE PRESENTAL	CABLE PRESENTAL
CATCH BASIN	CATCH BASIN
ISIL CATCH-BASIN	ISIL CATCH-BASIN
ENGINEERED PUL	ENGINEERED PUL
HYDRO CONNECTION	HYDRO CONNECTION
FIRE HYDRANT	FIRE HYDRANT
STREET LIGHT	STREET LIGHT
MALL BOX	MALL BOX
TRANSFORMER	TRANSFORMER
WATER VALVE	WATER VALVE
WATER CONNECTION	WATER CONNECTION
WATER CONNECTION	WATER CONNECTION
STORM SEWER CONNECTIONS	STORM SEWER CONNECTIONS
STORM SEWER CONNECTIONS	STORM SEWER CONNECTIONS
11 LOT	11 LOT
AREA OPEN	AREA OPEN
AIR CONDITONING	AIR CONDITONING
SLUMP PUMP	SLUMP PUMP
REVERSE LOT	REVERSE LOT
DOWN SLOUT TO STANLEY PAD	DOWN SLOUT TO STANLEY PAD
TREE	TREE
SWALE DIRECTION	SWALE DIRECTION
CHARTLINE FENCE	CHARTLINE FENCE
PRIVATE FENCE	PRIVATE FENCE
SOLID BARBER	SOLID BARBER
POING TO BE ATTACHED TO 12.5 HAWK ELEVATION	POING TO BE ATTACHED TO 12.5 HAWK ELEVATION

1. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, MANHOLES AND OTHER SERVICES. IF ANY DIMENSIONS ARE 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 INNSFILL BUILDING DEPARTMENT. THE INSTALLATION AND CONSTRUCTION OF THE MANAGROBEN SHALL MEET THE SPECIFICATION OF THE APPROVED LID APPLICATION PRESENTED ON THE LID FEATURE DESIGN, DRAWINGS R-01, R-02 & R-03 PREPARED BY GREENLAND INTERNATIONAL CONSULTING LTD. DATED NOVEMBER 28, LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT COMPLIANCE OF APPROVED LID. THIS COMPLIANCE OF APPROVED LID ENSURES THE CERTIFICATION OF THE CONSTRUCTED LOT FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

RAIN GARDEN - CROSS SECTION

SHRUBS, PERENNIALS AND GRASSES - TOLERANT OF FREQUENT INUNDATION AND DROUGHT

SOD

200 mm of TOPSOIL

CLEAR GRAVEL LEVEL SPREADER ON UPHILL SIDE OF RAIN GARDEN

BIORETENTION SOIL FILTER MEDIA - 350mm DEEP

DIRECTION OF FLOW

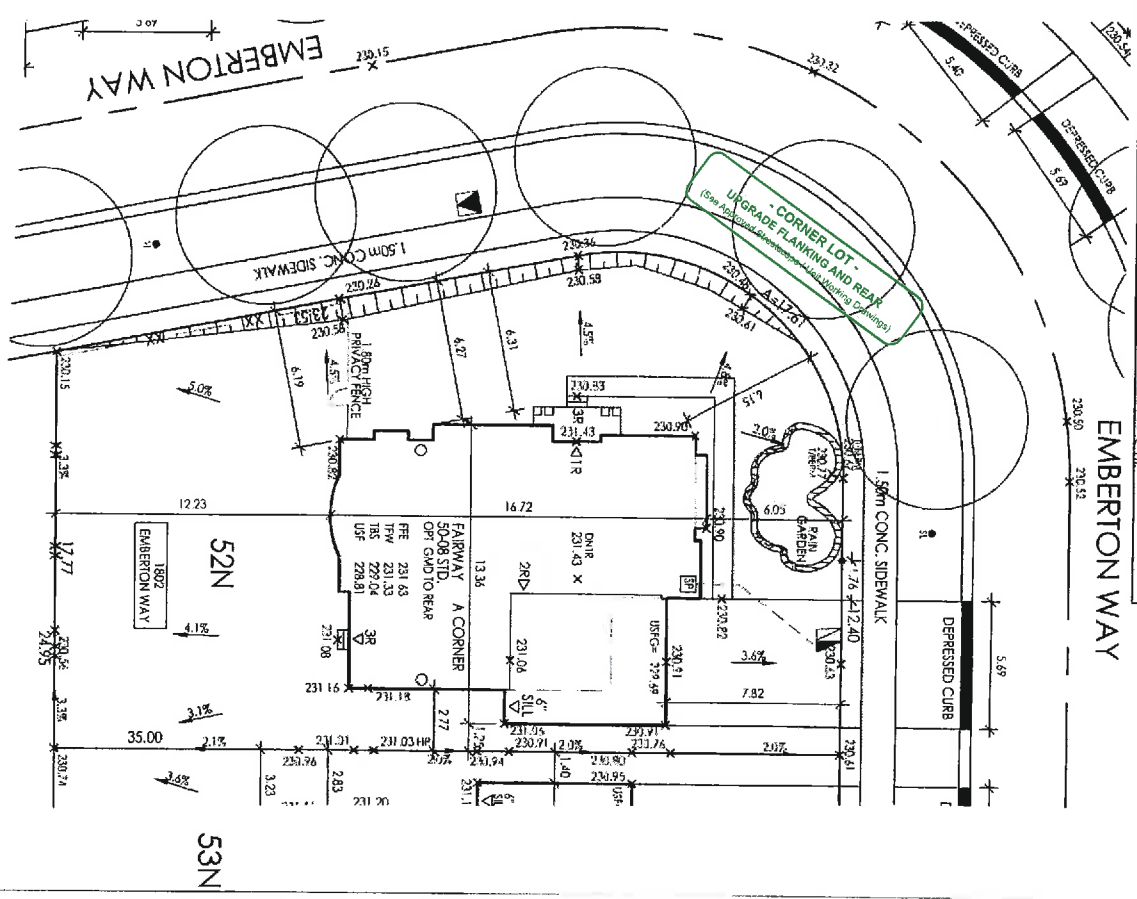
75mm LAYER OF HARDWOOD MULCH OR CLEAR STONE MULCH

SIDEWALK

RAINWATER STORED TEMPORARILY PERCOLATES INTO SUB-GRADE SOILS

STORM DRAIN

K.T.S.



ELEVATION SHOWN HEREON ARE GEODETIC
ELEVATIONS REFERRED TO TOWNSHIP OF GILFORD
BENCHMARK C.N.R., IRON PIPE CULVERT, 1.6 KM
NORTH OF STATION AND 80.6 KM FROM TORONTO,
AT THE NORTH LINE OF ROAD BETWEEN
CONCESSION I AND II, TOWNSHIP OF INNISFIL,
BOLT IN NORTH END OF WEST FACE OF WEST
STONE HEADWALL, FIRST COURSE BELOW COPING

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

COMPANY NAME _____
GRADE LTD

APPROVED BY: Tim Hartzman, PE

SIGNATURE _____

DATE: 15 Nov. 2017

TO BE COMPLETED BY
DESIGN ENGINEER

ZANCOR HOMES
LOT 52N
PLAN 51M-XXX
BELLELAIRE SHORES
TOWN OF INNISFIL
SCALE: 1:250
DATE: DWG. NO. 14084
DRAWN:
DESIGNED:

It is the publisher's complete responsibility to ensure that all plans submitted for review 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 the (filing) plans or working drawings with respect to any zoning or building code or permit matter of this or any house not be properly built or located on its lot.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL, NEWHAM
AND APPROVAL

APPROVED BY: 
DATE: May 22, 2017

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.



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(include address/phone no.)

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PLAN DESIGN ENGINEER

TO BE COMPLETED BY
DEVELOPER'S ENGINEER

DESIGNED:

14084