

ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R1-41		
LOT AREA (sq. m)	475.00	535.50
LOT FRONTAGE (m)	13.50	15.30
FRONT YARD SETBACK (m)	6.0	6.05
INTERIOR SIDE YARD SETBACK (m)	1.20/1.20	1.25/1.25
REAR YARD SETBACK (m)	7.50	8.73
GROSS FLOOR AREA (sq. m)	-	233.30
LOT COVERAGE (%)	45.0	43.5%
BUILDING HEIGHT (m)	9.0	7.26

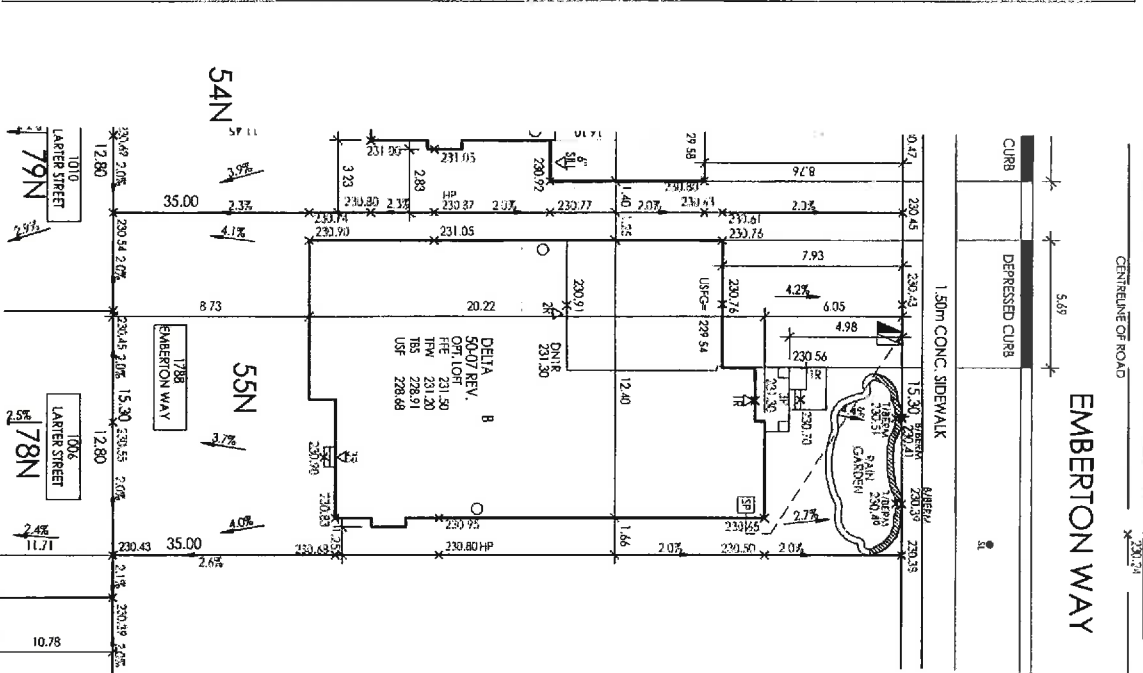
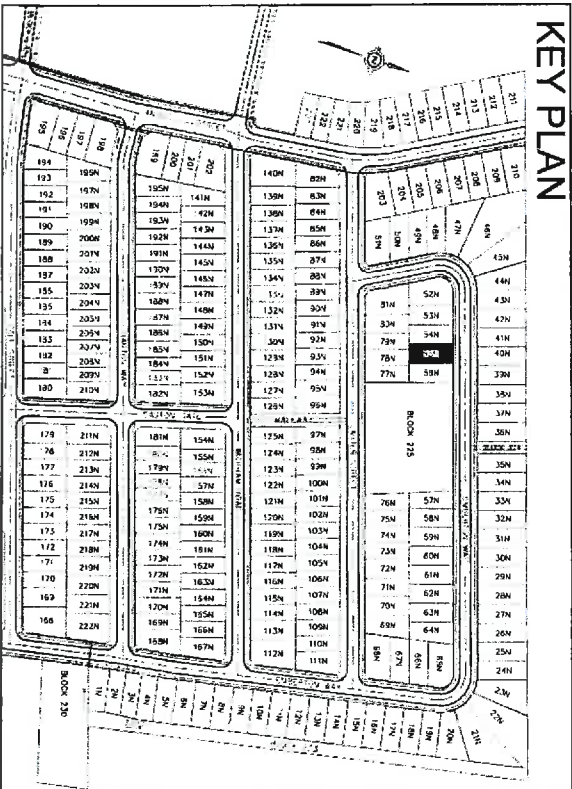
STRUCTURE	
MODEL NO	50-07 B OPT. LOFT
HOUSE STYLE	BUNGALOW
(i.e. main floor, bungalow etc.)	
ADJACENT MODEL	EAST LOT 56N
	WEST 50-03 B
ADJACENT MODEL	NORTH 50-05 B
	SOUTH 42-05 A
FIREBREAK LOT	N/A

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L
WATER	Y	1.80
SEWER	Y	2.89
STORM	Y	1.98

LEGEND	
FF	FISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TS	TOP OF BASEMENT SLAB
USFR	UNDER SIDE FOOTING @ REAR
USFC	UNDER SIDE FOOTING @ GARAGE
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
DOOR	DOOR
Δ	WINDOW
○	BELL PEDESTAL
□	CABLE PEDESTAL
□	CATCH BASIN
□	ENGINEERED TILT
+	HYDRO CONNECTION
+	FIRE HYDRANT
+	STREET LIGHT
+	WALL BOX
+	TRANSFORMER
+	WATER VALVE
+	SEWER CONNECTION
+	STORM SEWER CONNECTION
+	SHUTTER SEWER CONNECTION
+	LOT
+	AIR CONDITIONING
+	SWAMP PUMP
+	FIREBREAK LOT
+	DOWN SPOUT TO GRASSY PAD
+	TREE
+	SWALE DIRECTION
+	CHAINWAY FENCE
+	PRIVATE FENCE
+	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 DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNISFIL BUILDING DEPARTMENT. THE INSTALLATION AND CONSTRUCTION OF THE TRANSFORMERS SHALL MEET THE SPECIFICATION OF THE APPROVED LID. A LID DESIGNER SHALL BE REQUIRED TO PREPARE A DESIGN DRAINAGE REPORT (DDR) AND PERFORM A GREEN AND INTERNATIONAL CONSULTING LTD DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT GRADING CERTIFICATION TO ENSURE ITS PERFORMANCE OF APPROVED DESIGN. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.



I **ARTHUR LAW** declare that I have reviewed and take design responsibility for the design work on behalf of **RN Design Limited** under Division C, Part 3, Subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories. **QUALIFIED DESIGNER BCIN 41230. FIRM BCIN 26995.**

NOV 22 17
DATE

SIGNATURE

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 in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving the (existing) plans or building code or permit matter of the City. The builder 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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY:
DATE: Dec 05, 2017
The Architect is not responsible for the appropriate Design Guidelines and the builder's professional responsibility.



BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.N.R. IRON PIPE CULVERT, 1.6 KM NORTH OF STATION AND 8.8 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONCESSION 1 AND TOWNSHIP OF INNISFIL BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW CORNER. (BENCHMARK # : 9011905J548 ELEVATION: 236.08)

RAIN GARDEN AREA= 15.76 m²

P. ENG STAMP



FN design
Inspire • Inspire • Create
TEL: (905) 738-3177
FAX: (905) 738-8448
DRAWDING@FNDESIGN.COM
COMPANY LOGO FOR PLAN DESIGNER
(include address/phone no.)

TO BE STAMPED BY
PLAN DESIGN ENGINEER

TO BE COMPLETED 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: **URBAN WATERWAYS**

APPROVED BY:

SIGNATURE:

DATE: 29 Nov. 2017

ZANCOR HOMES
LOT 55N
PLAN 51M-XXX
BELLAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250

DATE:

DRAWN:

DESIGNED:

DWG. NO. 14084

NO.	REVISIONS	DATE	INITIAL
2	REGRADING ISSUED FOR REVIEW	OCT 30/17	JC
3	ISSUED FOR FINAL	NOV 16/17	JC
4	ISSUED FOR FINAL	NOV 22/17	ESG