ZONING INFORMATION

ZONE DESIGNATION R2	PERMITTED	PROVIDED
LOT AREA (sq. m)	360.00	448.06
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.26
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	11.17
GROSS FLOOR AREA (sq. m)	-	190.30
LOT COVERAGE (%)	45.0	42.6%
BUILDING HEIGHT (m)	9.0	8.51

STRUCTURE

MODEL NO.		42-06 B
HOUSE STYLE (i.e walkout, bungalow etc.)		TWO STOREY
ADJACENT MODEL	EAST	42-05 A
	WEST	50-05 A
	NORTH	50-03 B
	SOUTH	LOT 92N
FIREBREAK LOT		N/A

SERVICING CHECK BOX

SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.80	227.96
SANITARY	Y	2.67	227.01
STORM	Y	1.46	228.24

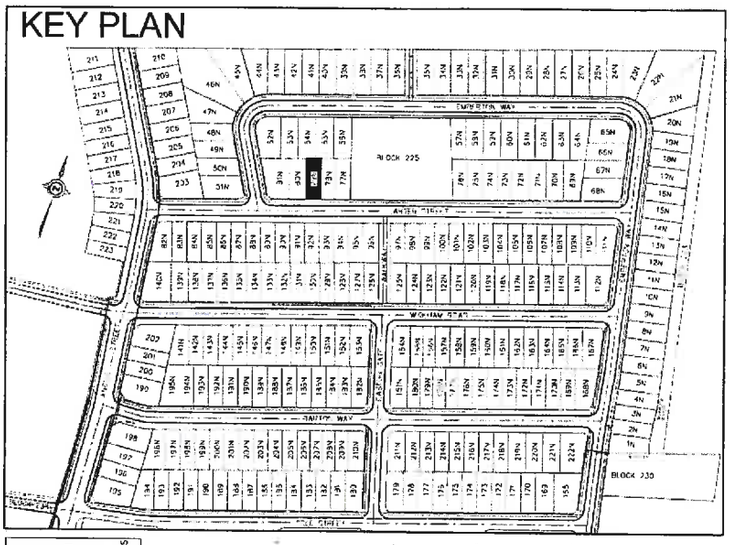
LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
	DOOR
	WINDOW
	BELL PEDESTAL
	CABLE PEDESTAL
	CATCH BASIN
	DBL CATCH BASIN
	ENGINEERED FILL
	HYDRO CONNECTION
	FIRE HYDRANT
	STREET LIGHT
	MAIL BOX
	TRANSFORMER
	WATER VALVE
	WATER CONNECTION
	SEWER CONNECTIONS 2 LOTS
	SANITARY SEWER CONNECTIONS 1 LOT
	STORM SEWER CONNECTIONS 1 LOT
AD :	AREA DRAIN
AC	AIR CONDITIONING
SP	SUMP PUMP
	FIREBREAK LOT
	DOWN SPOUT TO SPLASH PAD
	TREE
	SWALE DIRECTION
—X—X—	CHAINLINK FENCE
—XX—XX—	PRIVACY FENCE
—XXX—XXX—	SOUND BARRIER
— — —	FOOTING TO BE EXTENDED TO 1.25 (MIN BELOW GRADE)

GENERAL NOTES

1. 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.
2. 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 RAINGARDEN SHALL MEET THE SPECIFICATION OF THE APPROVED LID APPLICATION PRESENTED ON THE LID FEATURE DESIGN, DRAWINGS RG1, RG2 & RG3 PREPARED BY GREENLAND INTERNATIONAL CONSULTING LTD. DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT GRADING CERTIFICATION TO ENSURE ITS CONFORMANCE OF APPROVED DESIGN. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION

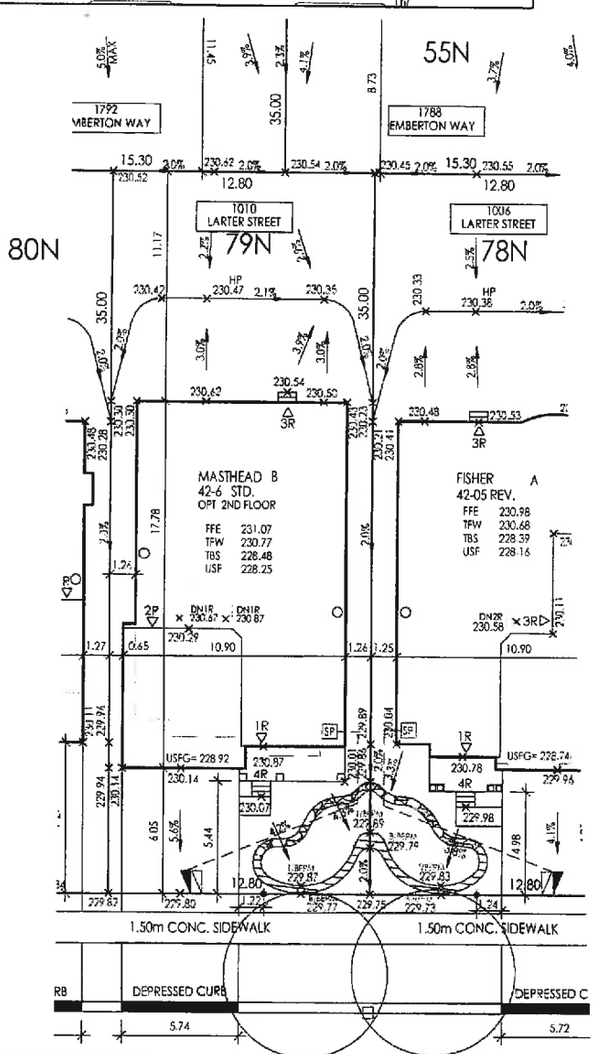
KEY PLAN



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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: Nov. 22, 2017
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



RAIN GARDEN AREA= 12.53 m2

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.N.RY., 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.

(BENCHMARK # :0011905U649 ELEVATION: 236.06)

LARTER STREET

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

NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MAR 07/17	BWS
2	ISSUED FOR FINAL	NOV.08/17	RP

RN design
Imagine • Inspire • Create
TEL.(905)738-3177
FAX.(905)738-5449
DWG@RNDESIGN.COM

COMPANY LOGO FOR PLAN DESIGNER (include address/phone no.)

P.ENG STAMP

LICENSED PROFESSIONAL ENGINEER
J.D. HARTMAN
15 NOV. 2017
PROVINCE OF ONTARIO

TO BE STAMPED BY PLAN DESIGN ENGINEER

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:

DATE: 15 NOV. 2017

TO BE COMPLETED BY DEVELOPER'S ENGINEER

ZANCOR HOMES
LOT 79N

PLAN 51M-XXX
BELLEAIRE SHORES
TOWN OF INNISFIL

SCALE:	1:250	DWG. NO.	
DATE:			14084
DRAWN:			
DESIGNED:			