

ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	11.17
GROSS FLOOR AREA (sq. m)	-	190.3
LOT COVERAGE (%)	45.0	42.5
BUILDING HEIGHT (m)	9.0	8.38

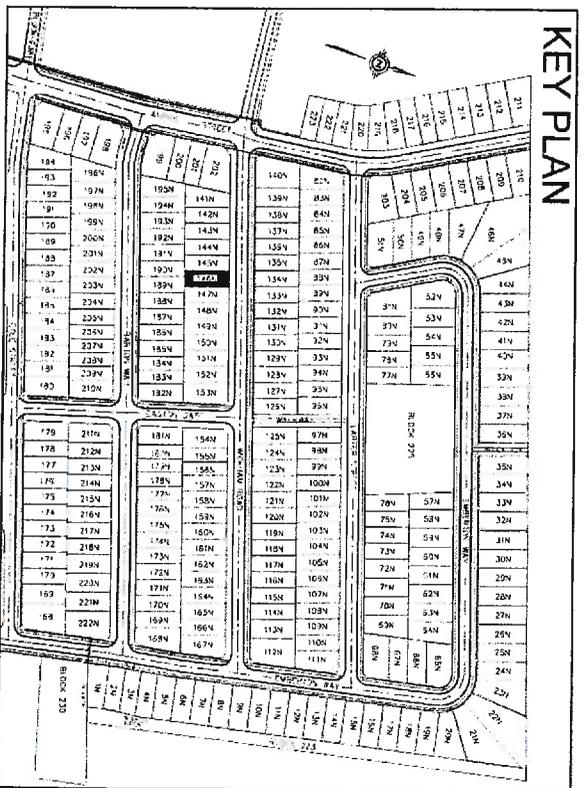
STRUCTURE		
MODEL NO	42-06 A	
HOUSE STYLE (i.e. Method, Bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-04 B
	WEST	42-05 B
	NORTH	42-04 A
FIREBREAK LOT	SOUTH	LOT 189N
		LOT 147N

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L
WATER	Y	1.80
SANITARY	Y	2.50
STORM	Y	1.67
		227.71

LEGEND		
FFE	FINISHED FLOOR ELEVATION	
TFW	TOP OF FOUNDATION WALL	
TBS	TOP OF BASEMENT SLAB	
USF	UNDER SIDE FOOTING @ REAR	
USRF	UNDER SIDE FOOTING @ REAR	
USRF	UNDER SIDE FOOTING @ REAR	
R	NUMBER OF RISERS TO GARAGE	
W	WALKOUT DECK	
WOB	WALKOUT BASEMENT	
WOB	WALKOUT BASEMENT	
REV	REVERSE PLAN	
STD	STANDARD SLAB	
DOOR	DOOR	
WINDOW	WINDOW	
BELL RESTRICTION	BELL RESTRICTION	
CABLE PERSENTAL	CABLE PERSENTAL	
CATCH BASIN	CATCH BASIN	
DBL. CATCH BASIN	DBL. CATCH BASIN	
ENGINEERED FILL	ENGINEERED FILL	
HYDRO CONNECTION	HYDRO CONNECTION	
FIREWORKS	FIREWORKS	
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	
AIR CONDITIONING	AIR CONDITIONING	
SLIP PLUMP	SLIP PLUMP	
FIREBREAK LOT	FIREBREAK LOT	
DOWN SPOUT TO SLASH PND	DOWN SPOUT TO SLASH PND	
TREE	TREE	
SWALE DIRECTION	SWALE DIRECTION	
CHAINLINK FENCE	CHAINLINK FENCE	
PRIVATE DRIVE	PRIVATE DRIVE	
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 DEVELOPMENT APPLICATION (LID) PRIOR TO RECEIVING OCCUPANCY FROM THE TOWN OF INNISFIL. BUILDING DEPARTMENT, THE INSTALLATION AND LOCATION OF THE RAINGARDEN SHALL MEET THE SPECIFICATION ON THE APPROVED LID APPLICATION PRESENTED ON THE APPROVED DESIGN. DRAWINGS R01, R02 & R03 PREPARED BY GREENLAND 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.

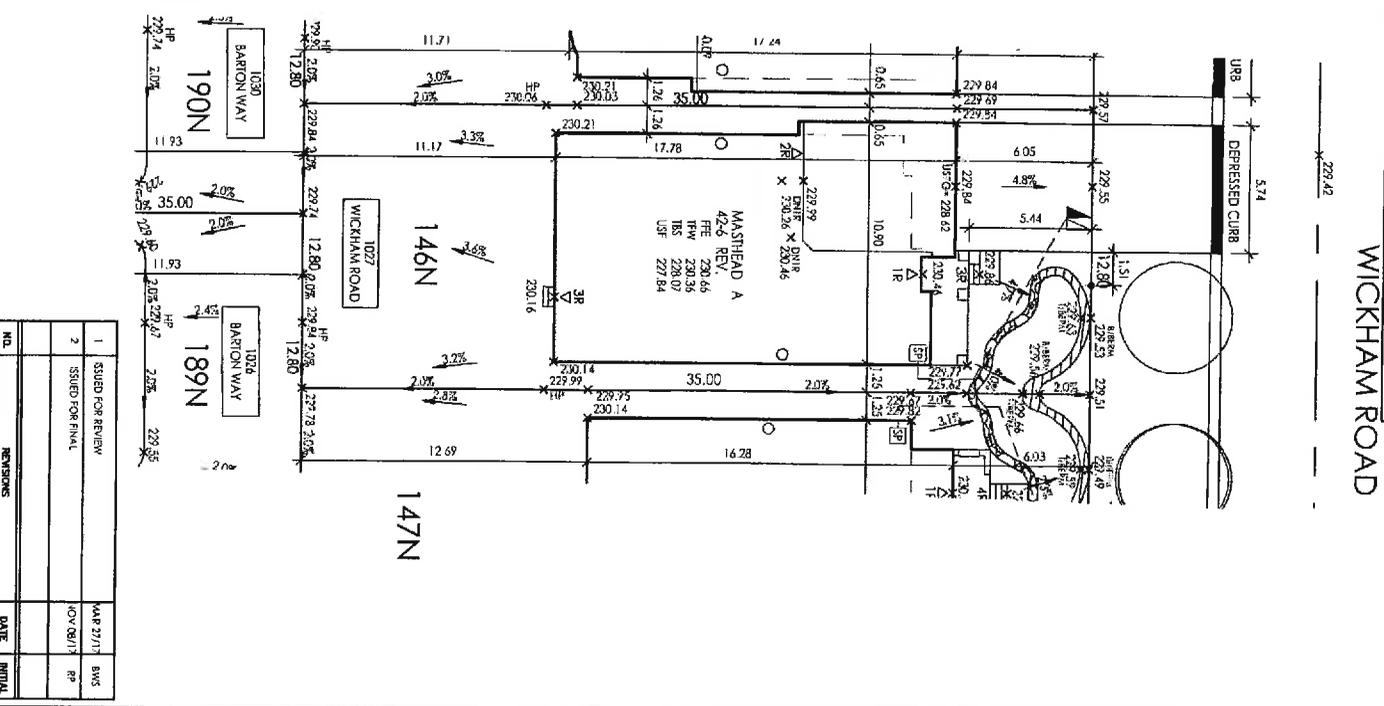


I (ARTHUR LAW) declare that I have reviewed and take full responsibility for the design work on behalf of RK Design Limited under Division C, Part 3, Subsection 3.2.4 of the Building Code. I am qualified, and my firm is registered, in the appropriate class/categories. QUALIFIED DESIGNER REG. # 41220. FIRM BON 26995. NOV 22 17 DATE SIGNATURE

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC ELEVATIONS TO TOWNSHIP OF GILFORD BENCHMARK C.N.XY, FROM FIRE CULVERT, 1.8 KM NORTH OF STATION AND 80.6 KM FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONDESSON (AND) TOWNSHIP OF INNISFIL, BOLT IN NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW COUPLING BENCHMARK # 200119050569 ELEVATION: 236.061

RAIN GARDEN AREA = 12.53 m²



NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MAY 27/17	BWS
2	ISSUED FOR FINAL	NOV/20/17	SP

ZANCOR HOMES
LOT 146N
PLAN 51M-XXX
BELLELAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250
DWG. NO. 14084

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

COMPANY NAME: URBAN WHITEHEAD
APPROVED BY: John Hartman
SIGNATURE: [Signature]
DATE: 15 Nov. 2017

PENG STAMP

TO BE STAMPED BY PLAN DESIGN ENGINEER

TO BE COMPLETED BY DEVELOPERS ENGINEER

PN design
Imagine - Inspire - Create
TEL: (905) 738-3177
1000 SHEPPARD AVE. EAST
SUITE 200 SCARBOROUGH ONTARIO M1S 1T6
DYNAMIC DESIGN COMM

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

It is the builder's complete responsibility to ensure that all plans submitted for approval and all applicable regulations and provisions including zoning provisions and any provisions in the subdivision agreement. The Owner/Developer is not responsible in any way for 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 Architecture Design Ordinance approved by the Town of Innisfil.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURE CONTROL DESIGN
M.D. IN REG.
APPROVED BY: [Signature]
DATE: Nov. 22, 2017
This stamp certifies compliance with the applicable Design Ordinance only and does not confer professional responsibility.