

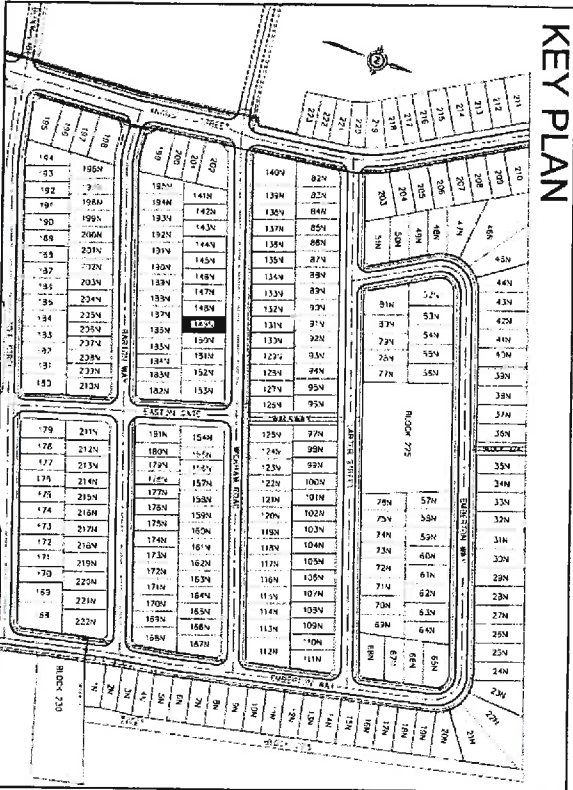
ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R2		
LOT AREA (sq. m)	360.00	448.00
LOT FRONTAGE (m)	12.00	12.80
FRONT YARD SETBACK (m)	4.50	6.05
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	13.30
GROSS FLOOR AREA (sq. m)	-	162.70
LOT COVERAGE (%)	45.0	36.3
BUILDING HEIGHT (m)	9.0	7.65

STRUCTURE		
MODEL NO.	42-02 A	
HOUSE STYLE (i.e. traditional, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-03 A
	WEST	42-05 A
	NORTH	42-03 A
	SOUTH	LOT 186N
FIREBREAK LOT	LOT 147N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT P/L
WATER	Y	1.80
SEWER	Y	2.66
STORM	Y	1.67

LEGEND		
FE	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	
WALKOUT DECK		
WALKOUT BASEMENT		
WOB	WALK OUT BASEMENT	
REV	REVERSE PLAN	
STD	STANDARD PLAN	
DOOR		
WINDOW		
BELL PEDESTAL		
CABLE PEDESTAL		
CATCH BASIN		
DBL. CATCH BASIN		
ENGINEERED FIL.		
HYDRO CONNECTION		
FIRE HYDRANT		
STREET LIGHT		
MAIL BOX		
TRANSFORMER		
WATER VALVE		
SEWER CONNECTION		
2" LONG		
STORM SEWER CONNECTION		
1" LOT		
AREA DRAIN		
AIR CONDITIONING		
SUMP PUMP		
FIREBREAK LOT		
DOWN SPOUT TO SPLASH PAD		
TREE		
SWALE DIRECTION		
CHAINLINK FENCE		
PRIVATE FENCE		
SOUND BARRIER		
--- FLOORING TO BE EXTENDED TO 1.2m BELOW FINISH GRADE		

- ### GENERAL NOTES
- BUILDER TO VERIFY 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 DESIGN. THE RAINGARDEN SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER AND DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT GRADING CERTIFICATION TO ENSURE ITS CONFORMANCE WITH THE APPROVED DESIGN. IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.
 - 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 DESIGN. THE RAINGARDEN SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER AND DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING LOT GRADING CERTIFICATION TO ENSURE ITS CONFORMANCE WITH THE APPROVED DESIGN. IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.



I, **JOHN G. WILLIAMS**, declare that I have reviewed and take design responsibility for the design work on behalf of **RN Design Limited** under Division C, Part 5, subsection 3.2.4 of the Building Code, 1mm qualified, and the firm is registered in the appropriate class/qualification. **QUALIFIED DESIGNER SC# 11330**. **FROM NOV 22 2015**.

NOV 22 17
DATE

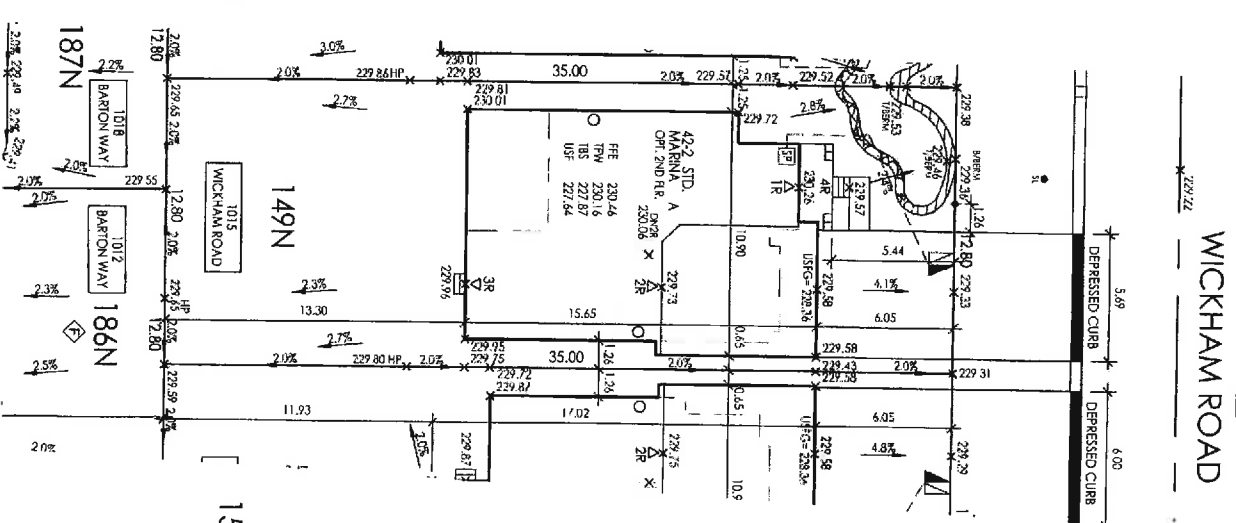
SIGNATURE

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC BENCHMARK C.M.R.T. - 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

RAIN GARDEN AREA = 12.53 m²

BENCHMARK # 30115900649 ELEVATION: 236.06



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
APPROVED BY: **ADD APPROVAL**
DATE: **Nov 22, 2017**

This plan is submitted in accordance with the applicable Design Guidelines approved by the Town of Innisfil.



NO.	REVISIONS	DATE	INITIAL
1	ISSUED FOR REVIEW	MAR 27/17	BWS
2	DESIGNED FOR FINAL	NOV 20/17	BP

ZANCOR HOMES

LOT 149N

PLAN 51M-XXX

BELLELAIRE SHORES

TOWN OF INNISFIL

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 Theoretical, P.Eng.**

SIGNATURE: **[Signature]**

DATE: **15 Nov. 2017**

P. ENG STAMP

J.D. HARTMAN
PROVINCIAL ENGINEER
15 Nov. 2017
ORDINANCE OF PROVINCE OF ONTARIO

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