

ZONING INFORMATION		
ZONE	PERMITTED	PROVIDED
RS-11		
MIN. LOT AREA (sq.m)	480 sq.m	593 sq.m
MIN. LOT FRONTAGE (m)	12.0m	15.08 m
FRONT YARD SETBACK DWELLING (m)	4.5 m	7.06 m
FRONT YARD SETBACK GARAGE (m)	6.0 m	6.05 m
INTERIOR SIDE YARD SETBACK (m)	1.2 m	1.25 m
EXTERIOR SIDE YARD SETBACK (m)	3.0 m	N/A
REAR YARD SETBACK (m)	6.0 m	15.54 m
MIN. GROSS FLOOR AREA (sq.m)	N/A	322 sq.m
MAX. LOT COVERAGE (%)	45 %	35 %
MIN. LANDSCAPED OPEN SPACE (%)	50 %	66 %
BUILDING HEIGHT (m)	9.00 TO MEAN	8.53 m

STRUCTURE		
MODEL NO.	5003 'B'	
HOUSE STYLE (i.e. BUNGALOW WALKOUT ETC.)	2 STOREY	
ADJACENT MODEL	5002 'A' REV	
FIREBREAK LOT	EAST	-
	WEST	-
	NORTH	-
FIREBREAK LOT	SOUTH	-
	NORTH	-
	SOUTH	-

SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH @ PL	INVERT @ PL
WATER	YES	1.70	233.34
SANITARY	YES	2.84	232.27
STORM	YES	1.67	233.44

LEGEND:

SANITARY LINE

STORM WATER LINE

RETAINING WALL

CATCH BASIN

HYDRO BELL CABLE LINE

GAS

WINDOWS PERMITTED

45 MINUTE FIRE RATED WALL

SIDE YARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)

VALUE & CHAMBER

VALUE & BOX

HYDRANT

WATER SERVICE

HYDRO SERVICE

STREET LIGHT PEDISTAL

STREET LIGHT

BELL PEDISTAL

CABLE PEDISTAL

HYDRO POLE

STREET SIGN

COMMUNITY MAILBOX

HYDRO TRANSFORMER

PAVEMENT MOTOR

190.10 PROPOSED GRADES

2.0% SWALE DIRECTION

EASEMENT (BEAM)

MAX 3% SLOPE

REV REVERSED

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2.0% SWALE DIRECTION

EASEMENT (BEAM)

MAX 3% SLOPE

REV REVERSED

- GRADING & DRAINAGE NOTES**
- MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 2.0%. THE PROPOSED ELEVATION OF THE SIDE YARD SHALL BE A MINIMUM OF 0.15m BELOW THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM SWALE GRADIENT SHALL BE 5.0%.
 - TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 75% OF THE REAR YARD AND SLOPES OF 3 HORIZONTAL AND 1 VERTICAL MAXIMUM TO THE REAR LOT LINE.
 - EDGE OF THE DRIVEWAYS ARE A MINIMUM OF 1.0m FROM EDGE OF STREET CATCH BASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATION AND TO INFORM THE ENGINEER IF THE DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
 - BRICK LANE SHALL BE 0.15m ABOVE SDO ELEVATION.
 - ALL NEW FENCES REQUIRED ABUTTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL INCLUDING FOUNDATIONS COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.3m RESERVES.
 - SOIL CONSULTANT'S VERIFICATION REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
 - THE BUILDER MUST VERIFY THE AS CONSTRUCTED ON SANITARY AND STORM SERVICES INVERTS AND INFORM THE ENGINEER IF THE MINIMUM 2.0% GRADE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTING.
 - BUILDER TO VERIFY LOCATION ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
 - BUILDER TO STAKE OUT DRIVEWAY CURB DEPRESSION AT TIME OF TOP CURB INSTALLATION.
 - THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES.
 - THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLANS APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
 - THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
 - THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE, WHICH ARE NOT 1.0 METERS CLEAR FROM EDGE OF DRIVEWAY, INCLUDING STREET CATCH BASIN.
 - APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE. PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
 - UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS AND CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS, INCLUDING GARAGE WALLS ARE TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR THE TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION IN THICKNESS FOR MASONRY VENEER AS REQUIRED.
 - THE BUILDER / APPLICANT AGREES THAT BY REQUESTING THIS LOT GRADING CERTIFICATION BEFORE THE AVAILABILITY OF INVERT CONNECTION, THE BUILDER / APPLICANT ASSUMES ALL RESPONSIBILITIES, OR ANY POTENTIAL COMPLICATIONS DUE TO THE ULTIMATE SEWER CONNECTION ELEVATIONS AT THE STREET LINE.

BENCHMARK

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM BENCH MARK No. _____ HAVING A PUBLISHED ELEVATION OF _____ METRES.

HUNT DESIGN ASSOCIATES INC.
DESIGN ASSOCIATES INC.
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
NAME: Dominic Mobilio
21274
SIGNATURE: [Signature]
REGISTRATION INFORMATION
NAME: DOMINIC MOBILIO
19695

PROFESSIONAL ENGINEER
A I EMER
Dec 17/2017
PROVINCE OF ONTARIO

TO BE STAMPED 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: _____

APPROVED BY: _____

SIGNATURE: _____

DATE: _____

TO BE COMPLETED BY DEVELOPER'S ENGINEER

Client		ZANCOR HOMES - 216043	
Drawing Title		6 MUMBERSON STREET LOT 15 PLAN - 51M _____ COOKSTOWN, ON	
Drawn By CJO	Checked By DM	Drawing No. 15	
Date	Scale		

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.

NOV 1 3 2017
ARCHITECTURAL REVIEW & APPROVAL
G. Williams Limited, Architect

-	-	-	-
-	-	-	-
-	-	-	-
REVISED AS PER ARCH. CONT. COMMENTS	CJO	2017/10/24	
REVISED AS PER ENGINEER'S COMMENTS	CJO	2017/10/04	
ISSUED FOR PRELIM. REVIEW	CJO	2017/08/23	

ROOF LEADERS ARE NOT TO BE CONNECTED TO STORM SERVICES.

MUMBERSON STREET

