ZONING INFORMATION	ORMAT	NON
ZONE DESIGNATION R1-41	PERMITTED	DEGINOSA
LOT AREA (sq. m)	475.00	576.90
LOT FRONTAGE (m)	13.50	15.00
FRONT YARD SETBACK (m)	6.0	6.59
INTERIOR SIDE YARD SETBACK (m)	1.20/1.20	1.25/1.25
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A
REAR YARD SETBACK (m)	7.50	18.05
GROSS FLOOR AREA (sq. m)	٠	169.70
LOT COVERAGE (%)	45.0	29.4%
BUILDING HEIGHT (m)	9.0	8.05

FIREBREAK LOT		THE PROPERTY OF THE PROPERTY O	AD IACIENT MODE		HOUSE STYLE (i.e. walkout, bungalow etc.)	MODEL NO.	STRUCTURE
	SOUTH	NORTH	WEST	EAST	etc.)		교
39N & 45N	50-03 A	EX. RESIDENTIAL	50-02 A	50-03 A	2 STOREY	50-02 8	

RAIN GARDEN -CROSS SECTION

<u>4</u> Z

75mm LAYER OF HARDWOOD MULCH OR CLEAR STONE MULCH

OLY A	CING	CHECK	KOR
SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	~	1.79	228.75
SANITARY	4	2.78	227.65
STORM	~	1.65	08.822
LEGEN	D FFE	FINISHED FLOOR ELEVATION	WALL WALL
	78S	TOP OF BASEMENT SLAB	å
	USFR	UNDER SIDE FOOTING (\$ REAR	⊕ REAR
	USFG	UNDER SIDE FOOTING @ GARAGE	G GARAGE
	WOD	WALKOUT DECK	
	6 6	LOOKOUT BASEMENT	
	REV C	REVERSE PLAN	
	STO	STANDARD PLAN	
	00	WDGNIKY	
	Ø	BELL PEDESTAL	
) d	CATCH BASIN	
	В	DBL CATCH BASIN	
	*	ENGINEERED FILL	
	- 0 ‡	FIRE HYDRANT	
	ř•	STREET LIGHT	
	■ [TRANSFORMER	
	+ 0	WATER CONNECTION	
	\triangleleft	SEWER CONNECTIONS 2 LOTS	31
	7	SANITARY SEWER CONNECTIONS	NECTIONS
	_	STORM SEWER CONNECTIONS 1 LOT	ECTIONS
	3 8	AREADRAIN	
	 	SUMP PUMP	
	₽◈	FIREBREAK LOT SPLASH PAD	EM PAD
	0	TREE	
1	× - -	SWALE DIRECTION CHAINLINK FENCE	
L L	× × ×	PRIVACY FENCE	
1		POOTING TO BE EXTENDED TO 1 25 DAIN BELOW GRADI	TI 125 MIN BELOW GRADI

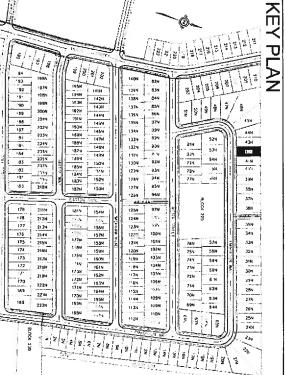
GENERAL NOTES

SHRUBS, PERENNIALS AND GRASSES -

BIORETENTION SOIL FILTER MEDIA - 350mm DEEP

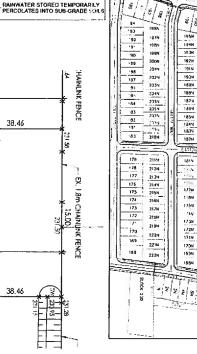
CLEAR GRAVEL LEVEL SPREADER ON UPHILL SIDE OF RAIN GARDEN

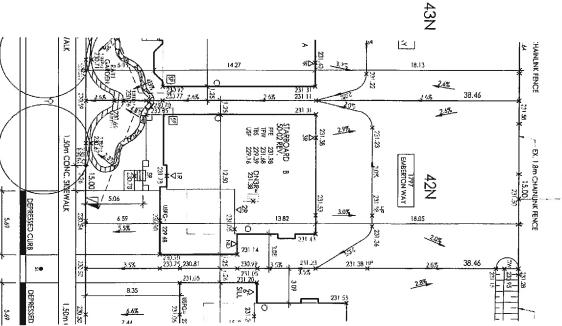
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES, IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE
- PRIOR TO
 PRIOR TO
 FROM TO
 ITHE INSTALLATION
 GARDEN SHALL
 APPROVED LID
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 ELID FEATURE
 GS PREPARED BY
 ISULTING LTD.
 ISUATION TO BE
 INCERIOR DURING LOTING
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This is to certify that these plans comply with the applicable Architectural Design Guidelines, approved by the Town of INNISFIL.





BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC
REFERRED TO TOWNSHIP OF GLEORD
BENCHMARKE, C.I. RY., IRON PIPE CULVERT, 16 KW
NORTH OF STATION AND 80.5 KM FROM TORONTO
AT THE NORTH LINE OF ROAD BETWEEN
CONCESSION, AND II, TOWNSHIP OF ININISEIL,
BOLT IN NORTH END OF WEST FACE OF WEST
STONE HEADWALL, FRST COURSE BELOW COPIN VERT, 16 KM OM TORONTO,

EMBERTON WAY

; (ERTIVEL, Med Actor that have reviewed and that c'inlight researchiller for the delign week on health of AN Drught Limited under researchiller for the Coulibration C, Part 3, Submettion 3.2x of the Building Code, I am qualified, and the first in regulated, in the appropriate characteristic chapering. QUALIFED DESIGNER BCM 41250, 1984. ICM 26695.

NOV 22-17

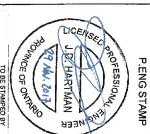
D FOR REVIEW	MAR.07/17	BW5
D FOR FINAL	JOV 08/17	R.P
REVISIONS	DATE	TVILINE

ZANCOR HOMES LOT 42N PLAN 51M-XXX

BELLEAIRE SHORES TOWN OF INNISFIL DWG. NO.



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





COMPANY NAME:

URBAN WATERSHED

670

TO BE COMPLETED BY DEVELOPER'S ENGINEER

DESIGNED:

14084