

ZONING INFORMATION			
ZONE DESIGNATION	PERMITTED	PROVIDED	
R2			
LOT AREA (sq. m)	360.00	455.66	
LOT FRONTAGE (m)	12.00	12.80	
FRONT YARD SETBACK (m)	4.50	7.20	
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65/1.27	
EXTERIOR SIDE YARD SETBACK (m)	3.00	N/A	
REAR YARD SETBACK (m)	7.50	10.78	
GROSS FLOOR AREA (sq. m)	-	169.50	
LOT COVERAGE (%)	45.0	36.9%	
BUILDING HEIGHT (m)	9.0	7.87	

STRUCTURE		42-03 B
MODEL NO.		
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	BLK 225
	WEST	42-03 A
	NORTH	LOT 55N
	SOUTH	LOT 94N
FREEBORN LOT	N/A	

SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.80	227.83
SEWERTARY	Y	2.71	226.84
STORM	Y	1.55	228.02

[illegible]

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 INNSPIR. 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 (R1, R2 & R3) PREPARED BY GREEN BUILDING CONSULTANTS. APPLICATIONS TO BE INSPECTED BY TOWN ENGINEERS ENGAGED 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.

[illegible]

SHRUBS, PERENNIALS AND GRASSES - TOLERANT OF FREQUENT INUNDATION AND DROUGHT

SOD

200mm OF TOPSOIL

CLEAR GRAVEL LEVEL SPREADER ON UPHILL SIDE OF RAIN GARDEN

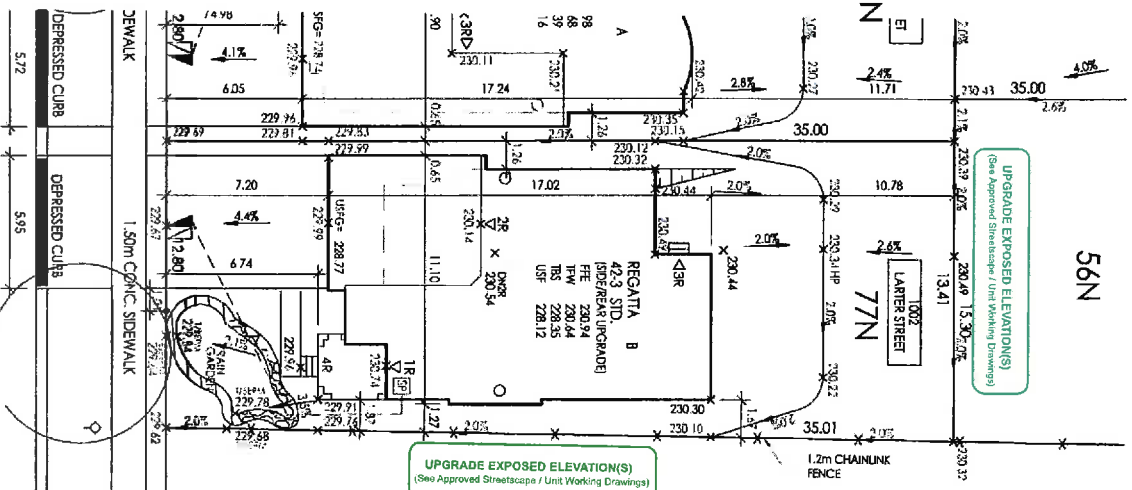
BIORETENTION SOIL FILTER MEDIA - 350mm DEEP

RAIN GARDEN - CROSS SECTION

75mm LAYER OF HARDWOOD MULCH OR CLEAR STONE MULCH

RAINWATER STORED TEMPORARILY PERCOLATES INTO SUB-GRADE SOILS

NTS



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ELEVATIONS SHOWN HEREON ARE GEODETIC
REFERRED TO TOWNSHIP OF GILFORD.
BENCHMARK C.N.R., 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 # : 30119050649 ELEVATION: 236.061

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

COMPANY NAME: GRAND LTD

APPROVED BY: Jay H. Gorman, Preside

SIGNATURE: _____

DATE: 19 Nov. 2017

**TO BE COMPLETED BY
DEVELOPER'S ENGINEER**

ZANCOR HOMES
LOT 77N
PLAN 51M-XXX
BELLEAIRE SHORES
TOWN OF INNISFIL

SCALE: 1:250 DWG. NO.

DATE: _____

DRAWN: 14084

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innsbruck.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

STRUCTURAL CONTROL REVIEW
AND APPROVAL

STRUCTURAL CONTROL REVIEW
AND APPROVAL

DATE: Dec. 05, 2017

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

Seasonal availability

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