

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)	-	190.30
LOT COVERAGE (%)	45.0	42.5%
BUILDING HEIGHT (m)	9.0	7.79

STRUCTURE

MODEL NO.	42-06 B		
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY		
ADJACENT MODEL	EAST	42-01 B	
	WEST	42-05 A	
	NORTH	LOT 94N	
	SOUTH	LOT 152N	
FIREBREAK LOT	LOTS 127N & 135N		

SERVICING CHECK BOX

SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.79	227.34
SANITARY	Y	2.81	226.24
STORM	Y	1.65	227.42

LEGEND

FE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
R	NUMBER OF RISERS TO GRADE
W00	WALKOUT DECK
L08	LOOKOUT BASEMENT
W08	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
DOOR	DOOR
W	WINDOW
○	BELL PEDESTAL
□	CABLE PEDESTAL
□	CATCH BASIN
□	DBL. CATCH BASIN
+	ENGINEERED TEL.
+	HYDRO CONNECTION
+	FIRE HYDRANT
+	STREET LIGHT
+	MAIL BOX
+	TRANSFORMER
+	WATER VALVE
+	WATER CONNECTION
+	2 TUBS
+	SEWER SEWER CONNECTIONS
+	STORM SEWER CONNECTIONS
+	AND DRAIN
+	AIR CONDITIONING
+	SUMP PUMP
+	FIREBREAK LOT
+	DOWN SPOUT TO FLASH PAD
+	TREE
+	SHADE DIRECTION
+	CHAUNLINK FENCE
+	PRIVATE FENCE
+	SOUND BARRIER
+	NOTING TO BE EXTENDED TO 155 MM BELOW GRADE

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 OF LID APPLICATION OF THE RAINGARDEN SHALL MEET THE SPECIFICATIONS OF THE APPROVED LID APPLICATION PRESENTED ON THE APPROVED LID DESIGN. DRAWINGS PGS. PG2 & PG3 PREPARED BY DATED NOVEMBER 2015 LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING ITS COMPLIANCE OF APPROVED DESIGN. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

KEY PLAN

