ZONING INFORMATION	ORMAT	Ö
ZONE DESIGNATION R2	PERMITTED	PROVIDED
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	15.49
GROSS FLOOR AREA (sq. m)		144.00
LOT COVERAGE (%)	45.0	32.1
BUILDING HEIGHT (m)	9.0	8.32

127N & 134N		FIREBREAK LOT
42-05 A	SOUTH	
42-05 A	NORTH	
42-02 A	WEST	ADJACENT MODE
42-05 B	EAST	
TWO STOREY	alow etc.)	(i.e. walkout, bungalow etc.)
42-01 A		MODEL NO.
	TURE	STRUCTURE

RAIN GARDEN -CROSS SECTION

OR CLEAR STONE MULCH

75mm LAYER OF HARDWOOD MULCH

PAINWATER STORED TEMPORARILY PERCOLATES INTO SUB-GRADE SOILS

0.74) CING	CHECK	ROX
SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/
WATER	~	1.80	227.93
SANITARY	Y	2.63	226,98
STORM	~	1.49	228.14
LEGEN	6	FINISHED FLOOR ELEVATION	NOITA
	TBS	TOP OF BASEMENT SLAB	A AAL
	USF	UNDER SIDE FOOTING	
	ista Sta	UNDER SIDE FOOTING	BREAR
	70 5	NUMBER OF RISERS TO GRADE	GRADE
	won	WALKOUT DECK	
	WO#	WALK OUT BASEMENT	
	REV	REVERSE PLAN	
	ats	STANDARD PLAN	
	o ⊳	MAN DOOR	
	×.	BELL PEDESTAL	
	•	CABLE PEDESTAL	
		CATCH BASIN	
	+ 🖯	DBL CATCH BASIN	
	‡:	HYDRO CONNECTION	
	- \$	FIRE HYDRANT	
	۲e	STREET LIGHT	
		MAIL BOX	
	₽ [€	WATER VALVE	
		WATER CONNECTION	
	◁	SEWER CONNECTIONS 2 LOTS	
	7	SANITARY SEWER CONNECTIONS	NECTIONS
	٧	STORM SEWER CONNECTIONS	CTIONS
	ģ	AREA DRAIN	
) (<u>8</u>)	AIR CONDITIONING	
) (2)	SUMP PUNP	
	₹ 🕏	PIRESREAK LOT	ASH PAO
	_		
	ţ(SWALE DIRECTION	
ا د ×	ŀ	CHAINLINK FENCE	
į, į	[PRIVACY FENCE	
IJ	1 70	SOUND BARRIER	1 25 MAIN BELOW
	-	FOOTING TO BE EXTENDED TO 1 25 MIN BELOW GRAD	1 25 PAIN BELOW

GENERAL NOTES

SHRUBS, PERENNIALS AND GRASSES TOLERANT OF FREQUENT INUNDATION AND DROUGH

200 mm OF TOPSOL -

CLEAR GRAVEL LEVEL SPREADER ON UPHILL SIDE OF RAIN GARDEN

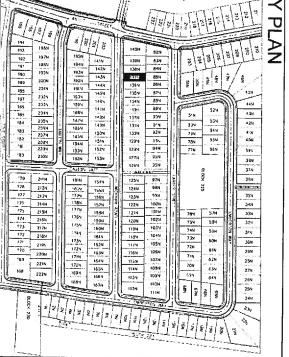
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE
- TO INSTALL THE APPROVED LOWIMPACT WARM TAPPLICATION (LID) PRIOR TO GO GOCCUPANCY FROM THE TOWN OF BUILDING DEPARTMENT THE INSTALLATION ISTRUCTION OF THE APPROVED LID FOR PRESENTED ON THE LID FEATURE JEANNINGS RG1, RC2 & RG3 PREPARED BY UD INTERNATIONAL CONSULTING LTD VERMER 2015. LID APPLICATION TO BE DEFU PRIFICATION TO BUSINEET BY DEPELOPERS ENGINEER DURING LOT GENERET CONSULTING LOT CERTIFICATION TO BUSINEET BY DEPELOPERS ENGINEER DURING LOT GENERET CONSULTING LOT CERTIFICATION TO BUSINEET BY DEPELOPERS ENGINEER DURING LOT CERTIFICATION TO BUSINEET BY DEPENDENT OF APPROVED DESIGNA E OF APPROVED DESIGN

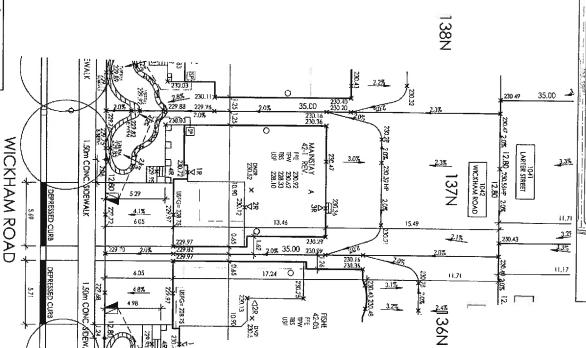
 N OF THE CONSTRUCTED LID FEATURE
 DE WITH THE APPROVED DESIGN WILL
 FOR LOT GRADING AND FINAL

BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC
REFERRED TO TOWNSHIP OF GILFORD
BENCHMARK C.NEY. IRON PIPE CILLVERT, 18 KM
NORTH OF STATION AND 80 8 KM FROM TORONTO,
AT THE NORTH LUNE OF ROAD BETWEEN
ATTHE NORTH LUNE OF ROAD BETWEEN
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Imagina - Inspire - Create
TEL.(905)738-3177
FAX.(905)738-5449
DWG@RNDESIGN.COM

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



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

COMPANY NAME: URBAN WATERSHED

THARTMAN RENG

Nov. 2017 SCALE: DATE: DRAWN: DESIGNED

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





IARTHUR LANZ declare that I have reviewed and take design responsibility for the design work on bankl of IRV Design United under Division. C. Part 3. Subsection 2.4 of the Building Code. I am qualified, and the firm I registrated, in the appropriate desir/extegories.

QUALIFIED DESIGNER ECIN 41230.

NOV-22-17

SIGNATURE

ZANCOR HOMES LOT 137N

PLAN 51M-XXX BELLEAIRE SHORES TOWN OF INNISFIL

DWG. NO.

14084