

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	13.30
GROSS FLOOR AREA (sq. m)	-	162.70
LOT COVERAGE (%)	45.0	36.3
BUILDING HEIGHT (m)	9.0	7.71

STRUCTURE		
MODEL NO	42-02 A	
HOUSE STYLE (i.e. traditional, bungalow etc.)	TWO STOREY	
ADJACENT MODEL	EAST	42-05 B
	WEST	42-05 A
	NORTH	42-05 B
	SOUTH	LOT 191N
FIREBREAK LOT	LOT 147N	

SERVICING CHECK BOX		
SERVICES	YES/NO	DEPTH AT PUL INVERT @ PUL
WATER	Y	1.85 227.79
SEWAGE	Y	2.59 226.96
STORM	Y	1.70 227.87

LEGEND		
FFE	FINISHED FLOOR ELEVATION	
TFM	TOP OF FOUNDATION WALL	
TSB	TOP OF BASEMENT SLAB	
USR	UNDER SIDE FOOTING	
USR1	UNDER SIDE FOOTING @ REAR	
USR2	UNDER SIDE FOOTING @ GARAGE	
R	NUMBER OF RISERS TO GRADE	
W/O	WALK OUT DECK	
LOB	LOOKOUT BASEMENT	
WOB	WALK OUT BASEMENT	
REV	REVERSE PLAN	
STD	STANDARD PLAN	
DOOR	DOOR	
Δ	WINDOW	
○	BELL PERSISTAL	
□	CABLE PEDISTAL	
□	CATCH BASIN	
□	ENGINNERED TILL	
+	HYDRO CONNECTION	
+	FIRE HYDRANT	
+	STREET LIGHT	
+	MAIL BOX	
+	TRANSFORMER	
+	WATER VALVE	
+	SEWER CONNECTION	
+	2.00% FLOW CONNECTIONS	
+	STORM SEWER CONNECTIONS	
+	AREA DRAIN	
+	AIR CONDITIONING	
+	300P PUMP	
+	FIREBREAK LOT	
+	DOWN SPOUT TO EVAPOR PAD	
+	SWALE DIRECTION	
+	CHAINLINK FENCE	
+	PRIVATE FENCE	
+	SOUND BARRIER	
+	POINTING TO BE FURNISHED TO 1.25 METER BELOW GRADE	

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 INNISFIL. THE INSTALLATION OF THE LID SHALL MEET THE SPECIFICATION OF THE LID FEATURE APPLICATION PRESENTED ON THE LID FEATURE DESIGN. DRAWINGS RGT, RGT2 & RGT3 PREPARED BY GREENLAND INTERNATIONAL CONSULTING LTD DATED NOVEMBER 2015. LID APPLICATION TO BE INSPECTED BY DEVELOPERS ENGINEER DURING ITS CONFIRMANCE OF APPROVED DESIGN. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.



I, J.D. HARTMAN, declare that I have prepared and this design is for the use of the client. I am a qualified Professional Engineer in the Province of Ontario, and this firm is registered in the appropriate class/categories. I have read and understand the B.C.M. 4.3.3.3. FIRM BCIN 26995

NOV 22 17
DATE

SIGNATURE

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP OF GILFORD BENCHMARK C.N.R. IRON PIPE CULVERT 1.8 KM NORTH OF STATION AND 80.6 M FROM TORONTO, AT THE NORTH LINE OF ROAD BETWEEN CONCESSION AND 11, TOWNSHIP OF INNISFIL, BOLTON NORTH END OF WEST FACE OF WEST STONE HEADWALL, FIRST COURSE BELOW CORNER.

[BENCHMARK # 3001190546-9 ELEVATION: 236.06]

RAIN GARDEN AREA = 12.53 m²

