

ZONING INFORMATION			
ZONE DESIGNATION	PERMITTED	PROVIDED	
R-1			
LOT AREA (sq. ft.)	475,000	576,800	
LOT FRONTAGE (ft.)	13.50	15.00	
FRONT YARD SETBACK (ft.)	6.0	8.18	
INTERIOR SIDE YARD SETBACK (ft.)	1.20/1.20	1.28/1.85	
EXTERIOR SIDE YARD SETBACK (ft.)	3.00	N/A	
REAR YARD SETBACK (ft.)	7.50	13.81	
GROSS FLOOR AREA (sq. ft.)	-	188,610	
LOT COVERAGE (%)	45.0	32.7%	
BUILDING HEIGHT (ft.)	10	8.21	

STRUCTURE	
MODEL NO.	50-03 B
HOUSE STYLE (ie. without, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST
	WEST
	NORTH
	SOUTH
FIREBRICK LOT	LOT 39N & 45N

SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.73	228.59
SEWAGE	Y	2.90	227.38
STORM	Y	1.92	228.36

—X—	SWALE DIRECTION	PE	FINISHED FLOOR ELEVATION
—X—	CHANNEL FENCE	PF	TYPE OF FINISHING WALL
—XX—	PRIVACY FENCE	TBS	TYPE OF BASEMENT SLAB
—XXX—	SLUDG BARRIER	USFR	UNDER SLAB FOOTING
		USFR	UNDER SLAB FOOTING @ TIE IN
		USFG	UNDER SLAB FOOTING @ SLAB
		R	NUMBER OF SLABERS TO GRADE
		WOD	W/OUT DOCK
		LOB	LOADING PLATFORM
		MOB	MOULDED MOUNT
		REV	REVERSE PLAN
		STD	STANDARD PLAN
		Δ	DOOR
		□	WINDOW
		⊗	BELL PERISCOPE
		⊗	CABLE RECEPT
		□	CATCH BASIN
		□	DEL. CATCH BASIN
		⊗	ENGINEERED FILL
		⊗	HYDRO CONNECTION
		⊗	FIRE HYDRANT
		⊗	STREET LIGHT
		⊗	MAL BOX
		⊗	TRANSFORMER
		⊗	WATER VALVE
		⊗	WATER CONNECTION
		⊗	SEWER CONNECTION
		⊗	SEWAGE CONNECTION
		⊗	STATION SEWER CONNECTION
		⊗	STATION SEWER CONNECTION
		⊗	AREA DRAIN
		⊗	AIR COLLECTION
		⊗	SUMP PUMP
		⊗	FREESTAND LOT
		⊗	DOWN SPOUT TO FLASH PUD
		⊗	TREE

NOTING: 1. ALL ELEVATIONS ARE IN FEET AND INCHES.

1. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, SERVICES, UTILITY 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 INNSHEL 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 (G1, R1, R2 & R3 PREPARED BY GREENLAND AND INTERNATIONAL CONSULTING LTD.). DATED NOVEMBER 2015. LID APPLICATION TO BE SUBMITTED TO THE TOWN OF INNSHEL DURING LOT GRADING CERTIFICATION TO ENSURE ITS CONFORMANCE OF APPROVED DESIGN. IN ACCORDANCE WITH THE CONSTRUCTED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

[illegible]

A diagram of a roundabout with a central landscaped island. Arrows indicate the 'DIRECTION OF FLOW' around the island. A 'SIDEWALK' is shown on the right side of the roundabout. The text 'N.T.S.' (Not To Scale) is at the bottom right.

NOV 22 17
DATE

ELEVATION SHOWN HEREON ARE GEODETIC
ELEVATIONS OF GILFORD
BENCHMARK, O.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 AND II, TOWNSHIP OF HANSEL,
BOLT IN NORTH END OF WEST FACE OF WEST
STONE HEADWALL, FIRST COURSE BELOW COPING.

PIN design
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TO BE COMPLETED BY
DEVELOPER'S ENGINEER

APPROVED BY: Dr. J. H. M. P. P. P.
SIGNATURE: _____
DATE: 29 Nov. 2017

SCALE: 1:250 DWG. NO. 14084
DATE: _____
DRAWN: _____
DESIGNED: _____

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

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APPROVED BY: [Signature]
DATE: Dec. 05, 2017

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