

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	11.71
GROSS FLOOR AREA (sq. m)	-	186.3
LOT COVERAGE (%)	45.0	41.6%
BUILDING HEIGHT (m)	9.0	8.17

MODEL NO	42-05 B
HOUSE STYLE (i.e. without, bungalow etc.)	TWO STOREY
ADJACENT MODEL	EAST LOT 94N
	WEST 42-05 A
	NORTH 42-05 A
	SOUTH 42-05 A
FIREBREAK LOT	LOTS 88N & 95N

SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.81	227.91
SANITARY	Y	2.54	227.06
STORM	Y	1.61	228.01

	TOP OF BASEMENT WALL
	TBS
	USF
	USFC
	R
	MOD
	MODB
	WOB
	REV
	STD
	WINDOR
	FELL RESEAL
	CABLE RESEAL
	CATCH BASIN
	ENGINEERED FILL
	HYDRO CONNECTION
	FIRE HYDRANT
	STREET LIGHT
	MAIL BOX
	TRANSFORMER
	WATER VALVE
	WATER CONNECTION
	ZONES
	SHUNT AIR SEWER CONNECTIONS
	STORM SEWER CONNECTIONS
	1 LOT
	AREA MARK
	AIR CONDITIONING
	SLUMP PUMP
	FREEDRAIN LOT
	DOWN SLOUT TO SPLASH PAD
	TREE
	SWALE DIRECTION
	CHANNEL/ENCE
	PRIVACY FENCE
	SOLID BARRIER

FORMS TO BE DEVELOPED BY 12 JAN 2020/2021

1. BUILDER TO VERIFY LOCATION OF ALL HYDROGRANTS, 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 NANSIPI. 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 101, REG 1 RICH PREPARED BY GREENBERG AND INTERNATIONAL CONSULTING LTD. DATED NOVEMBER 2015. LID APPLICATION TO BE GRADING CERTIFICATION TO ENGINEER DURING LOT CONFORMANCE OF APPROVED DESIGN.

IN ACCORDANCE WITH THE CONSTRUCTED LID FEATURE WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION

[illegible]

RAIN GARDEN - CROSS SECTION

- SIDEWALK
- 75mm LAYER OF HARDWOOD MULCH OR CLEAR STONE MULCH
- BIORETENTION SOIL FILTER MEDIA - 350mm DEEP
- CLEAR GRAVEL LEVEL SPREADER ON UPHILL SIDE OF RAIN GARDEN
- 200 mm of TOPSOIL
- TOLERANT OF FREQUENT INUNDATION AND DROUGHT
- SHRUBS, PERENNIALS AND GRASSES
- DIRECTION OF FLOW
- RAINWATER STORED TEMPORARILY PERCOLATES INTO SUB-GRADE SOILS

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO TOWNSHIP 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 1 AND 11, TOWNSHIP OF INNISFIL, BOLTON NORTH END OF WEST FENCE OF WEST STONE HEADWALL, FIRST COURSE BELOW COPING.


BENCHMARK # : D07119051849 ELEVATION: 236.061

TO BE STAMPED BY
PLAN DESIGN ENGINEER

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

COMPANY NAME: URBAN WATERSEED
GEORP LTD

APPROVED BY: SIM HARTMAN, DESIGNER

SIGNATURE: 

DATE: 15 Nov. 2017

TO BE COMPLETED BY
DEVELOPER'S ENGINEER

ZANCOR HOMES
LOT 93N
PLAN 51M-XXX
BELLEAIRE SHORES
TOWN OF INNISFIL
SCALE: 1/250
DATE: DWG. NO.
DRAWN: 14084
DESIGNED:

It is as builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building codes with respect to any zoning or building codes. The Control Architect's house can be properly built or located on its lot.

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

APPROVED BY: 
DATE: Nov. 27, 2017

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

