ZONING INFORMATION	ORMAT	Õ
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	11.17
GROSS FLOOR AREA (sq. m)	-	190.30
LOT COVERAGE (%)	45.0	42.5
BUILDING HEIGHT (m)	9.0	8.49

FIREBREAK LOT	LC Hunos	NORTH	ADJACENT MODEL WEST	EAST 4	(i.e. walkout, bungalow etc.) TW(		STRUCTURE	
LOT 147N	LOT 193N	42-02 A	42-06 B	42-05 A	TWO STOREY	42-06 A		

SER\	/ICINC	SERVICING CHECK BOX	вох
SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Υ	1.81	227.96
SANITARY	~	2.5	227.18
STORM	~	1.56	228.14
FOENT	5	FINISHED FLOOR ELEVATION	ATRON
<u>ר</u>	•	TOP OF FOUNDATION WALL	.ALL
	<b>S</b>	INDER SIDE ECCUING	ě
	USFR	UNDER SIDE FOOTING @ REAR	O REAR
	USFG	UNDER SIDE FOOTING @ GARAGE	@ GARAGE
	70	NUMBER OF RISERS TO GRADE	GRADE
	2 8	WALKOUT DECK	
	WOB	WALK OUT BASEMENT	
	2	REVERSE PLAN	
	> =	STANDARO PLAN	
	01	WOOMIN	
	×	BELL PEDESTAL	
	) ( <b>1</b>	CABLE PEDESTAL	
	8	DBL GATCH BASIN	
	*	ENGINEERED FILL	
	<b>0</b> ‡	HYDRO CONNECTION	
	2 <b>4</b> –	STREET LIGHT	
	M	MAIL BOX	
	3	TRANSFORMER	
	<b>-</b> 0	WATER CONNECTION	
	◁	SEWER CONNECTIONS	
	7	SANITARY SEWER CONNECTIONS	NECTIONS
	-	STORM SEWER CONNECTIONS	CTIONS
	ě	AREA DRAIN	
	] ( <u>a</u> )	AIR CONDITIONING	
	<b>∌</b> €	FIREBREAKLOT	
	<b>)</b> ₽<	DOWN SPOUT TO SPUASH PAD	3H PAD
	C	TREE	
ļ	   	SWALE DIRECTION	
   	   	PRIVACY FENCE	
· ·	{ }	Special Colores	

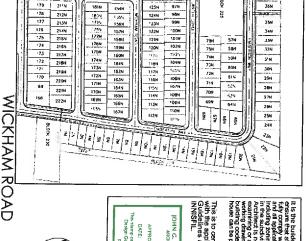
## GENERAL NOTES

SHRUBS, PERENNIALS AND GRASSES TOLERANT OF FREQUENT INUNDATION AND DROUGHT

143N

- 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.
- INSTALL THE APPROVED LOW IMPACT IN TAPPLICATION (LID) PRIOR TO DICUIDANCY FROM THE TOWN OF LUNING DEPARTMENT. THE INSTALLATION PECIFICATION OF THE RAINCARDEN SMALL PECIFICATION OF THE APPROVED LID UP RESENTED ON THE LID FEATURE WANGS RGI, RGZ & RG3 PREPARED BY INTERNATIONAL CONSULTING LTD. SMERT ZDIS. (LID APPLICATION TO BE SY DEVELOPERS ENGINEER DURING LOT RTHEADTON TO SHOUTH TO SHOUTH OF THE CONSTRUCTED LID FEATURE ON OF THE CONSTRUCTED LID FEATURE NOE WITH THE APPROVED DESIGN WALL OF PALOT GRADING AND FINAL ON OTHER LOT GRADING AND FINAL OTHER LOT





ny that these plans comply cable Architectural Design pproved by the Town of



RAIN GARDEN -CROSS SECTION

75mm LAYER OF HARDWOOD MULCH OR CLEAR STONE MULCH

RAINWATER STORED TEMPORARILY PERCOLATES INTO SUB-GRADE SONS



6.05

5 44

(<u>ARTHUR LAW</u> decises that I have reviewed and take design responsibility for the design work an bonall of BN Casign Limited under Division C, Part 5: Subsection S 2.4 of the Building Code. I am qualified. SIGNATURE

CLEAR GRAVEL LEVEL SPREADER ON UPHILL SIDE OF RAIN GARDEN BIORETENTION SOIL FILTER MEDIA - 350mm DEEP DMIRON L, FRM F. Systemion F 2.4 of the and the firm is registered, in the approp QUALIFIED DESIGNER SCHI 41230. FIRM BCIN 26995. NOV 22 17 DATE 141N

200 mm OF TOPSOIL

3.30

00

0%

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC
REFERRED TO TOWNSHIP OF GILFORD
BENCHMARK CU.RY., IRON PIPE CILLVERT, 16 KM
NORTH OF STATION AND 808 KM FROM TORONTO,
AT THE NORTH LINE OF ROAD BETWEEN
CONCESSION I AND I, TOWNSHIP OF INNISPIL
BOLT IN NORTH END OF WEST FACE OF WEST
STONE HEADWALL, FIRST COURSE BELOW COPINIG
STONE HEADWALL, FIRST COURSE BELOW COPINIS

2.3% 8.65 1048 BARTON WAY 8.57 17 78 194N 230.42 230.46 230.27 2.0% 230.31HP 35.00 0 250 11,17 17.78 5.8% 2.0% WICKHAM ROAD MASTHEAD A 42-6 REV. FFE 220.91 TFW 220.61 188 228.32 USF 228.09 142N 128 228 193N HP 275.95 2.04 225,87 2.04 275 3.3% 233.40 35.00 230.22 230.37 2.8%



URBAN WATERSHED

COMPANY NAME:

JIM HARTHAN, PENG 2017

ZANCOR HOMES LOT 142N

PLAN 51M-XXX BELLEAIRE SHORES

TOWN OF INNISFIL DWG. NO.

TO BE STAMPED BY

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

TEL. (905) 738-3177 FAX. (905) 738-5449 DWG GRNDESIGN, COM

TO BE COMPLETED BY

SCALE: DATE: DRAWN: DESIGNED

14084