

ZONING INFORMATION			
ZONE DESIGNATION R2	PERMITTED	PROVIDED	
LOT AREA (sq. m)	360.00	586.19	
LOT FRONTAGE (m)	12.00	13.18	
FRONT YARD SETBACK (m)	4.50	5.65	
INTERIOR SIDE YARD SETBACK (m)	0.60/1.20	0.65	
EXTERIOR SIDE YARD SETBACK (m)	3.00	3.06	
REAR YARD SETBACK (m)	7.50	12.71	
GROSS FLOOR AREA (sq. m)	-	164.6	
LOT COVERAGE (%)	45.0	28.1%	
BUILDING HEIGHT (m)	9.0	8.21	

MODEL NO.	42-09 A CORNER
HOUSE STYLE (if walkout, bungalow etc.)	TWO STOREY
ADJACENT MODEL	EAST
	42-06 A
	WEST
	LOT 221
	NORTH
	50-09 B CORNER
	LOT 140N
FIREBREAK LOT	88N & 95N

SERVICING CHECK BOX			
SERVICES	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	Y	1.77	228.90
SEWARIARY	Y	2.49	228.05
STORM	Y	1.43	229.13

LEGEND	FF	FINISHED FLOOR ELEVATION
TYPE OF FOUNDATION WALL	FF	
TYPE OF BASEMENT SLAB	TBS	
UNDER SIDE POORING	USP	
UNDER SIDE POORING + BEAR	USP+R	
UNDER SIDE POORING + CHANGE	USP+C	
NUMBER OF RISERS TO BRIDGE	R	
WALKOUT DECK	WOD	
WALKOUT DECK	WOD	
LOOKOUT BASEMENT	LOB	
WALK OUT BASEMENT	WOB	
RECESSED PLAIN	REV	
STANDARD PLAIN	STD	
DOOR	Δ	
WINDOW	□	
REEL PROJECTAL	□	
CABLE RECESSED	□	
CATCH BASIN	□	
BEL. CATCH BASIN	□	
ENGINEERED PILL	*	
HYDRO CONNECTION	◇	
FIRE HYDRANT	◇	
STREET LIGHT	◇	
WALL BOX	⊠	
TRANSFORMER	⊠	
WATER VALVE	⊕	
WATER CONNECTION	⊕	
STOPS CONNECTION	▽	
SAINTMARY SEWER CONNECTIONS	▽	
STORM SEWER CONNECTIONS	▽	
1 LOT	!	
ACID DRAIN	NO	
AIR CONDITIONING	⊕	
SUMP PUMP	⊕	
FIREBOMB LOT	⊕	
DOWN SPOUT TO SPASH PAD	⊕	
THREE	⊕	
SWALE DIRECTION	—X—	
CHALKLINE FENCE	—XX—	
PRICKLE FENCE	—XXX—	
FOUND BARRIER	—	
POORING TO BE EXTENDED TO 12 INCH BELOW GRADE	—	

1. BUILDER TO VERIFY LOCATION OF ALL PROPOSED, 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 INNSFILL BUILDING DEPARTMENT. THE INSTALLATION AND CONSTRUCTION OF THE RAINGARDEN SHALL MEET THE SPECIFICATION OF THE APPROVED LID APPLICATION PRESENTED ON THE LID FEATURE DESIGN. DOWNHILLS, RGT, RGT & RGT PROVIDED BY THE TOWN OF INNSFILL. ALL LID APPLICATIONS DATED NOVEMBER 2015 AND APPLICATIONS TO BE INSPECTED BY DOWD ENGINEERS DURING LOT GRADING CERTIFICATION TO ENSURE ITS CONFORMANCE OF APPROVED DESIGN. CERTIFICATION OF THE CONSTRUCTED LID FEATURE IN ACCORDANCE WITH THE APPROVED DESIGN WILL BE REQUIRED FOR LOT GRADING AND FINAL CERTIFICATION.

**TOLERANT OF FREQUENT INUNDATION AND DROUGHT**

**SHRUBS, PERENNIALS AND GRASSES**

**SOD**

**200 mm OF TOPSOIL**

**CLEAR GRAVEL LEVEL SPREADER ON UPHILL SIDE OF RAIN GARDEN**

**BIORETENTION SOIL FILTER MEDIA - 350mm DEEP**

**DIRECTION OF FLOW**

**75mm LAYER OF HARDWOOD MULCH OR CLEAR STONE MULCH**

**SIDEWALK**

**RAINWATER STORED TEMPORARILY PERCOLATES INTO SUB-GRADE SOILS**

**N.T.S.**

**BENCHMARK**  
ELEVATIONS SHOWN HEREON ARE GEODETIC  
REFERRED TO TOWNSHIP OF GILFORD  
BENCHMARK C.N.R.Y., IRON PIPE CUL. VERT. 1.6 KM  
NORTH OF STATION AND 80.3 KM FROM TOWNTON,  
AT THE NORTH LINE OF ROAD BETWEEN  
CONCESSION (LAND I), TOWNSHIP OF INWISL,  
BOLT IN NORTH END OF WEST FACE OF WEST  
STONE HEADWALL, FIRST COURSE BELOW COPING.

ELEVATIONS SHOWN HEREON ARE GEODETIC  
REFERRED TO TOWNSHIP OF GILFORD  
BENCHMARK C.N.R., IRON PIPE CULVERT, 1.6 KM  
NORTH OF STATION AND 80.8 KM FROM TORONTO,  
AT THE NORTH LINE OF ROAD BETWEEN  
CONCESSION I AND II, TOWNSHIP OF INNESVILLE,  
BOLT IN NORTH END OF WEST FACE OF WEST  
STONE HEADWALL, FIRST COURSE BELOW COPING.

TO BE STAMPED BY  
PLAN DESIGN ENGINEER

TO BE COMPLETED BY  
DEVELOPER'S ENGINEER

DESIGNED:

Imagine • Inspire • Create  
TEL (905) 738-3177  
FAX: (905) 738-5449  
DWG@GRNDESIGN.COM

APPROVED BY: Tim Mathiam, PEAK  
SIGNATURE: [Signature]  
DATE: 29 Nov. 2017

APPROVED

DATE:

29 Nov. 2017

PLAN 51M-XXX  
BELLEAIRE SHORES  
TOWN OF INNISFIL

1:250 DWG. NO.

14084

It is the builder's complete responsibility to ensure that the design and construction fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor is not responsible in any way for estimating or approving site related plans or working drawings with respect to any zoning or building codes or permit matter or that any house can be properly built or located on this lot.

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

APPROVED BY:   
DATE: Dec 05, 2017

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