#### ZONING INFORMATION ZONE DESIGNATION PERMITTED PROVIDED 429.00 LOT AREA (sq m) 420.00 14.300 14.300 LOT FRONTAGE (m) FRONT YARD SETBACK 4.50 4.52 TO DWELLING (m) FRONT YARD SETBACK TO GARAGE (m) 6.50 ONE INTERIOR SIDE YARD SETBACK (m) 1.25 OTHER INTERIOR SIDE YARD SETBACK (m) REAR YARD SETBACK (m) 6.00 9.83 LOT COVERAGE (%) 40.00 39.70 BUILDING HEIGHT (m) 10.00 8.49 LANDSCAPED OPEN SPACE (%) 50.87 FRONT YARD LANDSCAPED OPEN SPACE (%) 60.84

| STRUCTURE                                    |       |                     |  |  |
|--|-------|---------------------|--|--|
| MODEL NO.                                    |       | NIPISSING 3210A     |  |  |
| HOUSE STYLE<br>(i.e. walkout, bungalow etc.) |       | 2 STOREY<br>WALK-UP |  |  |
| ADJACENT MODEL                               | EAST  | CARLYLE 2950A       |  |  |
|  | WEST  | KAHSHE 3000A        |  |  |
|  | NORTH | CARLYLE 3080A       |  |  |
|  | SOUTH | N/A                 |  |  |
| FIREBREAK LOT                                |       | NO                  |  |  |

## **LEGEND**

SINGLE CATCHBASIN DOUBLE CATCHBASIN SANITARY MH

O STORM MH

SANITARY SERVICE CONNECTION STORM SERVICE CONNECTION WATER SERVICE CONNECTION

- FLOW DIRECTION

ROOF DRAIN \* ENGINEERED FILL

000.00 EXISTING ELEVATION 000.00 PROPOSED ELEVATION

FFF FINISHED 1ST FLOOR

TW TOP OF FOUNDATION WALL FS FINISHED SLAB

USF U/S FOOTING

RUSE REAR II/S FOOTING

TWG TOP OF GARAGE FOUNDATION WALL

USFG U/S FOOTING GARAGE (SP) SUMP PUMP

VALVE AND BOX

HYDRANT AND VALVE

BELL PEDESTAL

△ CABLE PEDESTAL

\* UNDERGROUND PEDESTAL THYDRO TRANSFORMER

STREETLIGHT

STREETLIGHT PEDESTAL

HYDRO SERVICE CONNECTION

MB SUPER MAILBOX

1234 MUNICIPAL ADDRESS

SLOPE 3:1 MAXIMUM

FOOTINGS LOWERED TO MAINTAIN 1.22m FROST PROTECTION

# **GENERAL NOTES**

ALL SLOPES TO BE 3:1 MAX THE BUILDER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF HOUSE TYPE AND ELEVATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION

### **BENCHMARK**

**ELEVATION: 286.399** 

ELEVATION IS BASED ON BENCHMARK No. 0011931U4635 HAVING AN ELEVATION OF 286.399 METRES. LOCATION: TOWNSHIP OF CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23cm FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.

# SERVICING CHECK BOX

| WATER SEE | RVICE AT P/L | SANITARY SERVICE AT P/L |        | STORM SERVICE AT P/L |        |
|-----------|--------------|-------------------------|--------|----------------------|--------|
| DEPTH     | INVERT       | DEPTH                   | INVERT | DEPTH                | INVERT |
| Min 1.70  | Min 238.83   | 2.95                    | 237.62 | 2.65                 | 237.92 |

THIS IS AN ENGINEERED FILL LOT.
THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

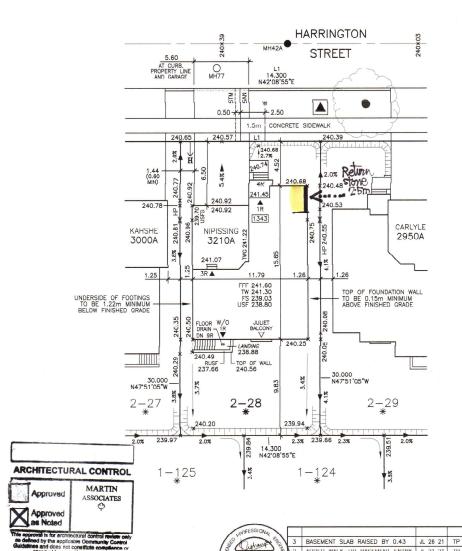
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION

|             | A.        |                |  |
|-------------|-----------|----------------|--|
| LEO ARIEMMA | SAGO      | 7561           |  |
| NAME        | SIGNATURE | LICENCE NUMBER |  |





14.3 m 47 foot LOT



# **ARCHITECTURAL** DESIGN INC.



56 PENNSYLVANIA AVE. CONCORD, ONTARIO

TEL 905 660-9393 FAX 905 660-9419

adci@bellnet.ca

ASSOC/A ARCHITECTS 2

Date 15 AND 5/1/2

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT

DRAWINGS MUST NOT BE SCALED

DEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

THE PROPOSED LOT GRADING IS APPROVED AS

100503842

30-JUL-2021

VCE CE

COMPANY NAME: IBI Group

APPROVED BY: Kishan Pai

Kishan Pai

30-JUL-2021

HARRINGTON STREET LOT 28, PLAN 51M-1088 PHASE 2, STAGE BELLAIRE PROPERTIES INC. PARCEL P1 - LEFROY TOWN OF INNISFIL

2 ADDED WALK-UP BASEMENT ENTRY JL 21 21 TP

1 REVISED PER IBI GROUP REVIEW

DATE: APR 2021 DRAWN: T.P. DESIGNED: T.P.

ISSUED

A-1

AP 24 21 TP

AP 19 21 TP

INITIAL DATE

JL 26, 2021 18:30 TF