

## ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-26		
LOT AREA (sq m)	420.00	552.87
LOT FRONTAGE (m)	14.300	16.293
FRONT YARD SETBACK TO DWELLING (m)	4.50	4.52
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.10
INTERIOR SIDE YARD SETBACK (m)	1.20	1.22
EXTERIOR SIDE YARD SETBACK (m)	4.20	4.23
REAR YARD SETBACK (m)	6.00	6.12
LOT COVERAGE (%)	40.00	33.71
BUILDING HEIGHT (m)	10.00	8.27
LANDSCAPED OPEN SPACE (%)	30.00	59.12
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	61.91

## STRUCTURE

MODEL NO.	MADAWASKA 3190A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST NIPISSING 3210A
	WEST CARLYLE 3080A
	NORTH KAHSHI 3000A
	SOUTH TANDEM 2950C
FIREBREAK LOT	NO

## LEGEND

	SINGLE CATCHBASIN
	DOUBLE CATCHBASIN
	SANITARY MH
	STORM MH
	SANITARY SERVICE CONNECTION
	STORM SERVICE CONNECTION
	WATER SERVICE CONNECTION
	FLOW DIRECTION
	ROOF DRAIN
	ENGINEERED FILL
	EXISTING ELEVATION
	PROPOSED ELEVATION
	FFF FINISHED 1ST FLOOR
	TW TOP OF FOUNDATION WALL
	FS FINISHED SLAB
	USF U/S FOOTING
	RUSF REAR U/S FOOTING
	TWG TOP OF GARAGE FOUNDATION WALL
	USFG U/S FOOTING GARAGE
	SUMP PUMP
	VALVE AND BOX
	HYDRANT AND VALVE
	BELL PEDESTAL
	CABLE PEDESTAL
	UNDERGROUND PEDESTAL
	HYDRO TRANSFORMER
	STREETLIGHT
	STREETLIGHT PEDESTAL
	HYDRO SERVICE CONNECTION
	SUPER MAILBOX
	MUNICIPAL ADDRESS
	SLOPE 3:1 MAXIMUM
	FOOTINGS LOWERED TO MAINTAIN 1.2m 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.

## ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONTARIO  
L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419  
addi@bellnet.ca



## SERVICING CHECK BOX

WATER SERVICE AT P.I.		SANITARY SERVICE AT P.I.		STORM SERVICE AT P.I.	
DEPTH	INVERT	DEPTH	INVERT	DEPTH	INVERT
Min 1.70	Min 238.31	2.96	237.09	2.66	237.39

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  
LEO ARIEMMA  
NAME SIGNATURE LICENCE NUMBER 7561

## KEY PLAN

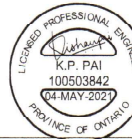
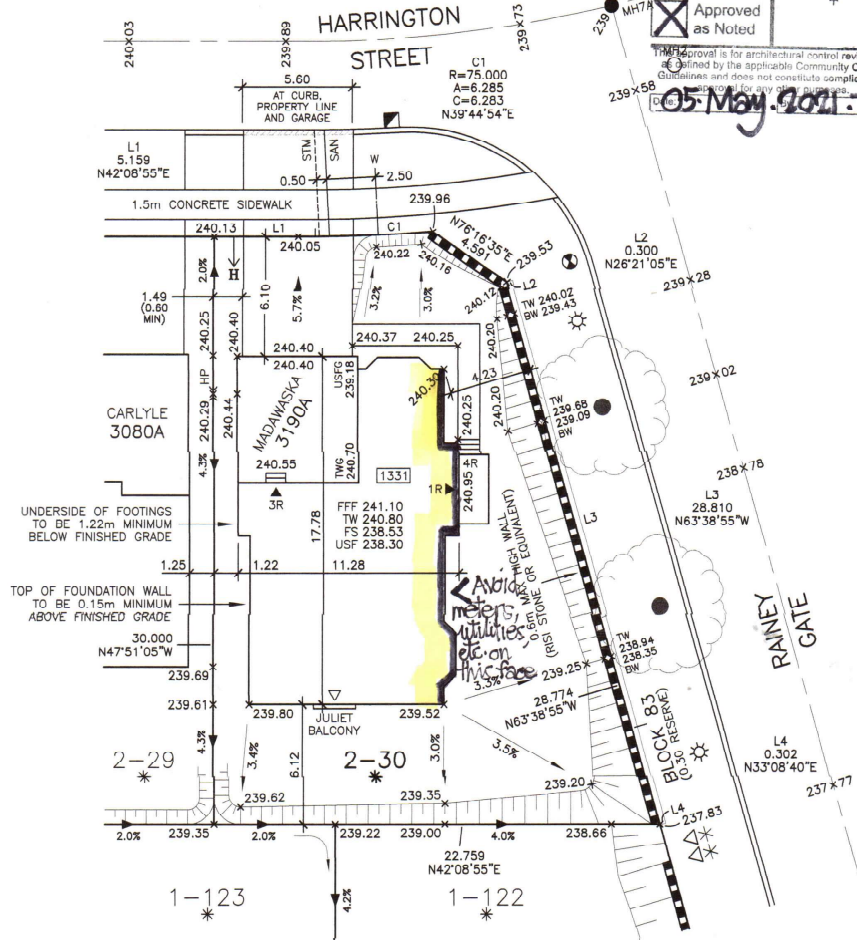


14.3 m  
47 foot  
LOT

## ARCHITECTURAL CONTROL

Approved	MARTIN ASSOCIATES
Approved as Noted	

Approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or endorsement of any design or construction.



NO.	REVISIONS	DATE	INITIAL
1	REVISED PER IBI GROUP REVIEW	AP 27 21	TP
-	ISSUED	AP 23 21	TP

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

COMPANY NAME: IBI Group  
APPROVED BY: Kishan Pai  
SIGNATURE: Kishan Pai  
DATE: 04-May-2021

HARRINGTON STREET  
LOT 30, PLAN 51M-1088  
PHASE 2, STAGE  
BELLAIRE PROPERTIES INC.  
PARCEL P1 - LEFROY  
TOWN OF INNISFIL

SCALE: 1:250  
DATE: APR 2021  
DRAWN: T.P.  
DESIGNED: T.P.

A-1



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