

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-26		
LOT AREA (sq m)	420.00	484.28
LOT FRONTAGE (m)	14.300	18.102
FRONT YARD SETBACK TO DWELLING (m)	4.50	5.26
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	1.20	1.25
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.63
REAR YARD SETBACK (m)	6.00	7.48
LOT COVERAGE (%)	40.00	35.40
BUILDING HEIGHT (m)	10.00	8.42
LANDSCAPED OPEN SPACE (%)	30.00	53.26
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	63.38

STRUCTURE

MODEL NO.	KAHSHE 3000A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALK-UP
ADJACENT MODEL	EAST KAWARTHA 2460A
	WEST NIPISSING 3210A
	NORTH BALSAM 2740C
	SOUTH MADAWASKA 3190A
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
- 000.00 EXISTING ELEVATION
- 000.00 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
- SP SUMP PUMP
- VALVE AND BOX
- HYDRANT AND VALVE
- BELL PEDESTAL
- △ CABLE PEDESTAL
- UNDERGROUND PEDESTAL
- HYDRO 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. 0011931U4633 HAVING AN ELEVATION OF 286.399 METRES. LOCATION: TOWNSHIP OF CHURCHILL UNITED CHURCH, TABLE 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
add@bellnet.ca

SERVICING CHECK BOX

WATER SERVICE AT P/L	SANITARY SERVICE AT P/L	STORM SERVICE AT P/L
DEPTH	INVERT	DEPTH
Min 1.70	Min 238.36	2.90
		237.11
		2.59
		237.41

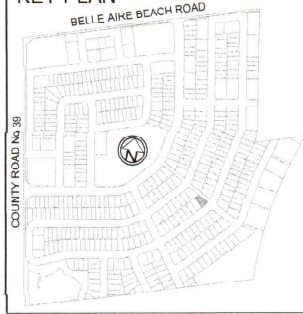
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
LEO ARIEMMA
NAME SIGNATURE LICENCE NUMBER 7561

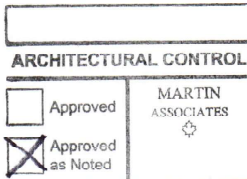
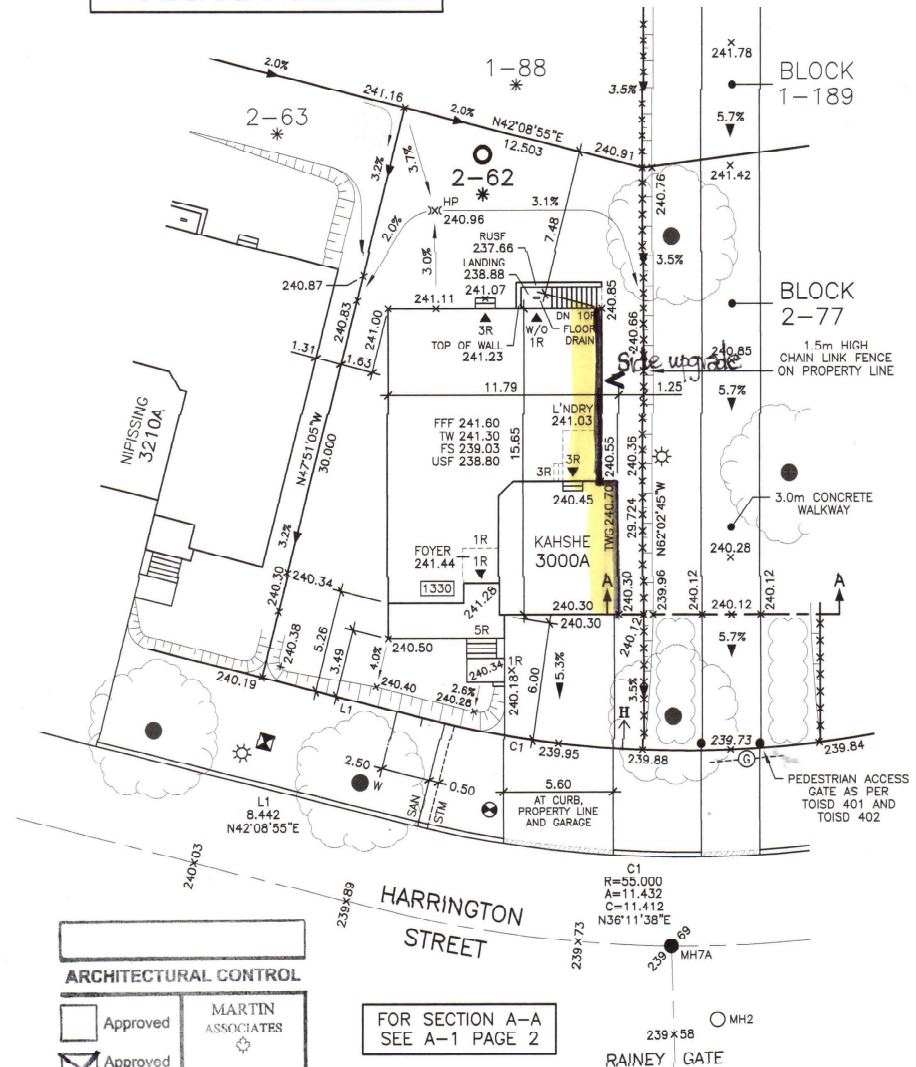
* THIS IS AN ENGINEERED FILL LOT.
THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

○ EXTENDED FOOTINGS REQUIRED DUE TO SEWER LINES IN ADJACENT EASEMENT.

KEY PLAN



14.3 m
47 foot
LOT



FOR SECTION A-A
SEE A-1 PAGE 2



NO.	REVISIONS	DATE	INITIAL
1	REVISED PER IBI GROUP REVIEW	AP 28 21	TP
-	ISSUED	AP 23 21	TP



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

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

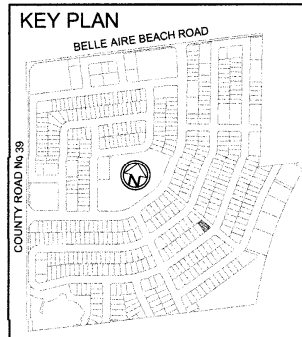
SIGNATURE: Kishan Pai

DATE: 04-May-2021

HARRINGTON STREET
LOT 62, 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.

DRAWING NO:
A-1
PAGE 1



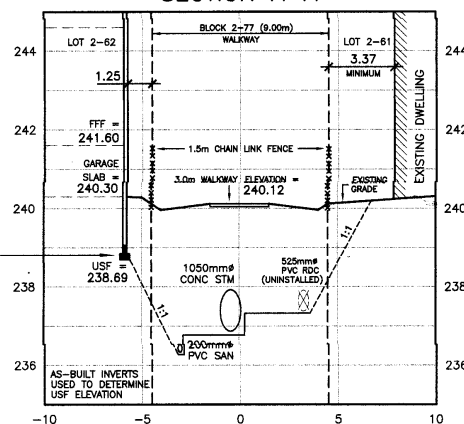
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LEO ARIEMMA
NAME SIGNATURE LICENCE NUMBER 7561

**BLOCK 2-77
ZONE OF INFLUENCE SECTION
SECTION A-A**



FOOTING EXTENSION
REQUIRED FOR FROST
PROTECTION AND / OR
1:1 ZONE OF INFLUENCE

ARCHITECTURAL CONTROL

<input checked="" type="checkbox"/> Approved	MARTIN ASSOCIATES
<input type="checkbox"/> Approved as Noted	

This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or

Date: 05 May 2021



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**ARCHITECTURAL
DESIGN INC.**



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**ONTARIO ASSOCIATION
OF
ARCHITECTS**



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DATE: **04-May-2021**

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