

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-26		
LOT AREA (sq m)	420.00	432.00
LOT FRONTAGE (m)	14.300	14.400
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.61
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	1.20	1.30
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.31
REAR YARD SETBACK (m)	6.00	8.35
LOT COVERAGE (%)	40.00	39.69
BUILDING HEIGHT (m)	10.00	8.51
LANDSCAPED OPEN SPACE (%)	30.00	49.35
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	59.72

STRUCTURE

MODEL NO.	KAHSHE 3000B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST CARLYLE 3080A WEST NIPISSING 3210B NORTH NIPISSING 3210A SOUTH KAHSHE 3000A
FIREBREAK LOT	YES

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
TWC	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 1.22m 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. 0011931U463S 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 SERVICE AT P/L		SANITARY SERVICE AT P/L		STORM SERVICE AT P/L	
DEPTH	INVERT	DEPTH	INVERT	DEPTH	INVERT
Min 1.70	Min 239.15	2.95	237.94	2.65	238.24

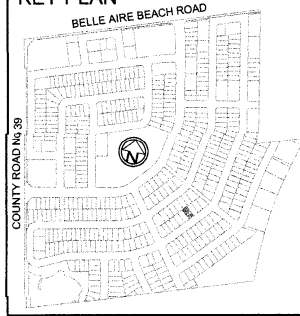
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

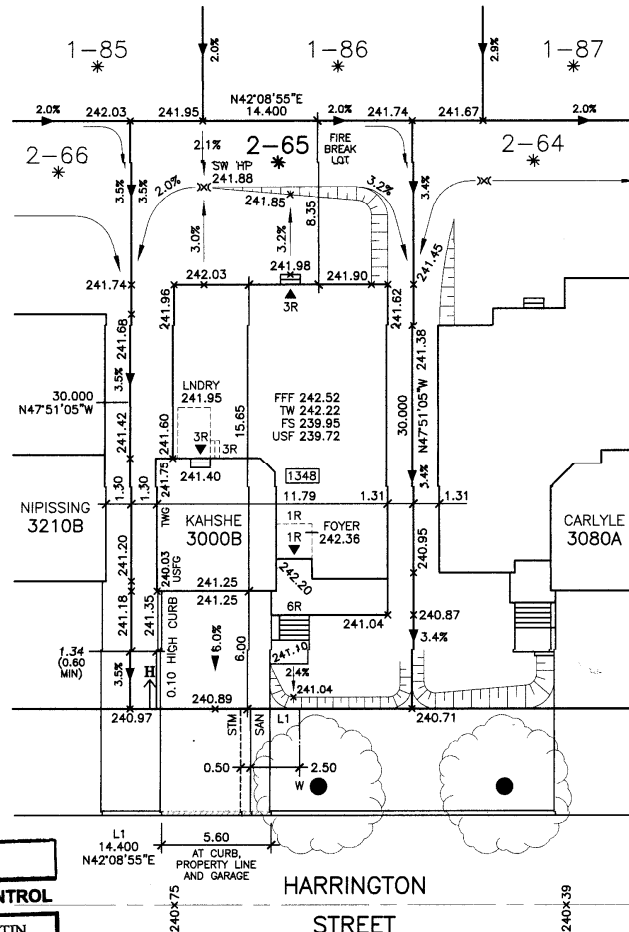
LEO ARIEMMA		7561
NAME	SIGNATURE	LICENCE NUMBER

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

KEY PLAN



14.3 m
47 foot
LOT



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 approval for any other purposes.
Date: 12-May-2021



NO.	REVISIONS	DATE	INITIAL
1	REVISED PER IBI GROUP REVIEW	MY 05 21	TP
-	ISSUED	AP 27 21	TP

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
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ONTARIO ASSOCIATION OF ARCHITECTS



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: 5-MAY-2021

HARRINGTON STREET
LOT 65, 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.

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