

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R2-15		
LOT AREA (sq m)	335.00	438.77
LOT FRONTAGE (m)	11.500	11.800
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.56
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	0.60	0.82
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.44
REAR YARD SETBACK (m)	6.00	14.21
LOT COVERAGE (%)	40.00	31.64
BUILDING HEIGHT (m)	10.00	8.18
LANDSCAPED OPEN SPACE (%)	30.00	58.08
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	55.22

STRUCTURE

MODEL NO.	MANITOU 2480A
HOUSE STYLE (i.e. Walkout, bungalow etc.)	2 STOREY WALK-UP
ADJACENT MODEL	EAST NIPISSING 3210B WEST N/A NORTH TEMAGAMI 3350A SOUTH MANITOU 2480B
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
- FINISHED 1ST FLOOR
- TOP OF FOUNDATION WALL
- FINISHED SLAB
- U/S FOOTING
- REAR U/S FOOTING
- TOP OF GARAGE FOUNDATION WALL
- 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. 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

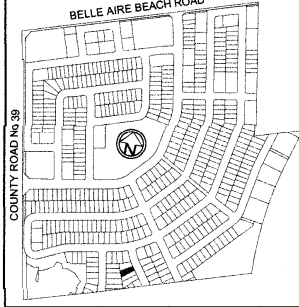
WATER SERVICE AT P/L	SANITARY SERVICE AT P/L	STORM SERVICE AT P/L
DEPTH INVERT	DEPTH INVERT	DEPTH INVERT
Min 1.70	Min 241.88	2.60
	240.895	240.96

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

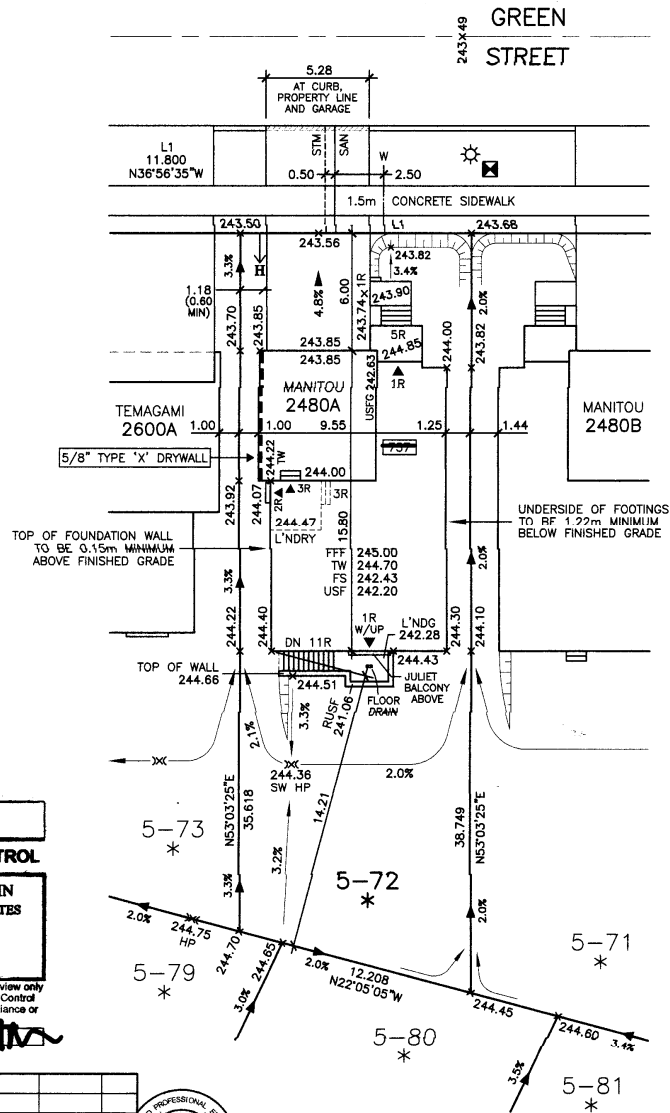
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
LEO ARIEMMA
NAME SIGNATURE LICENCE NUMBER 7561

KEY PLAN



11.6 m
38 foot
LOT



ARCHITECTURAL CONTROL

☒ Approved
☐ Approved as Noted
MARTIN ASSOCIATES

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

Date: 16-06-2021

NO.	REVISIONS	DATE	INITIAL
1	REVISED PER IBI GROUP REVIEW	MY 31 21	TP
-	ISSUED	MY 24 21	TP



ARCHITECTURAL DESIGN INC.

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



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: 15-JUN-2021
DATE: 15-JUN-2021

GREEN STREET
LOT 72, PLAN 51M-1169
PHASE 5, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

A-1