

## ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R2-15		
LOT AREA (sq m)	335.00	403.16
LOT FRONTAGE (m)	11.500	11.600
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.97
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	1.24
REAR YARD SETBACK (m)	6.00	12.80
LOT COVERAGE (%)	40.00	32.50
BUILDING HEIGHT (m)	10.00	7.72
LANDSCAPED OPEN SPACE (%)	30.00	57.89
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	53.44

## STRUCTURE

MODEL NO.	FRASER 2250B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	
EAST	TEMAGAMI 3350A
WEST	N/A
NORTH	MANITOU 2480B
SOUTH	NIPISSING 3210B
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. 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  
adci@belinet.ca



## 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 243.55	2.765	242.475	2.68	242.56

\* 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.

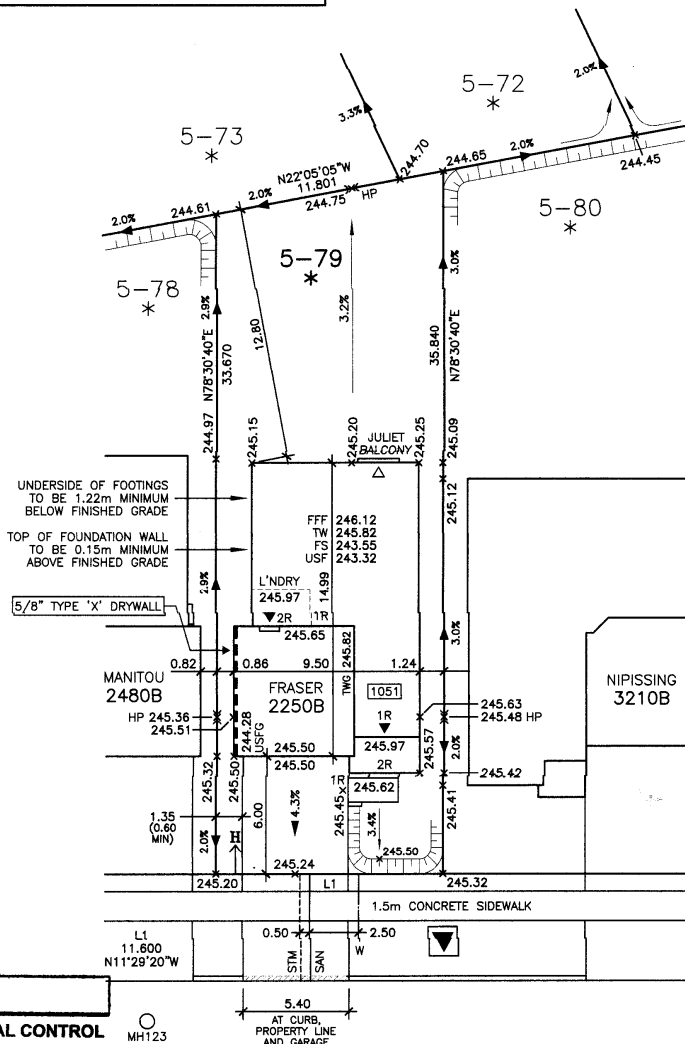
QUALIFICATION INFORMATION

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 any other purposes.  
Date: 2021-06-30

HARDY WAY



NO.	REVISIONS	DATE	INITIAL
1	ISSUED	JN 16 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: 30-JUN-2021

HARDY WAY  
LOT 79, PLAN 51M-1169  
PHASE 5, STAGE  
BELLAIRE PROPERTIES INC.  
PARCEL P1 - LEFROY  
TOWN OF INNISFIL

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

A-1