ZONING INFORMATION ZONE DESIGNATION PERMITTED PROVIDED LOT AREA (sq m) 420.00 429.00 LOT FRONTAGE (m) 14.300 14.300 FRONT YARD SETBACK TO DWELLING (m) 4.52 4.50 FRONT YARD SETBACK TO GARAGE (m) 6.50 ONE INTERIOR SIDE YARD SETBACK (m) 1.20 1.25 OTHER INTERIOR SIDE YARD SETBACK (m) 1.20 1.26 REAR YARD SETBACK (m) 6.00 9.83 LOT COVERAGE (%) 40.00 39.70 BUILDING HEIGHT (m) 10.00 8.43 LANDSCAPED OPEN SPACE (%) 50.87 FRONT YARD LANDSCAPED OPEN SPACE (%) 60.84

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

LEGEND

SINGLE CATCHBASIN DOUBLE CATCHBASIN SANITARY MH

STORM MH 0

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 RUSE 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 ఘ STREETLIGHT

P STREETLIGHT PEDESTAL → H 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. 0011931U463S HAVING AN No. 001193/IU463S 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

CERTICING 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 239.90	2.98	238.66	2.68	238.96		

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.

A. LEO ARIEMMA 7561 SIGNATURE LICENCE NUMBER NAME





47 foot LOT

Town of Innisfil Lot Grading & Zoning Approval jpenfold

May 20, 2021 🚧 Innisfil HARRINGTON ST AT CURB, PROPERTY LINE AND GARAGE STM 0.50 1.5m CONCRETE SIDEWALK 241.76 3.4% H 2.0% 241.83 6.0% റജ 241.85 241.70 242.55 စ္တ 1R 241.86 242.03 1363 NIPISSING 3210B KAHSHE 241.89 NIPISSING 3000A 3210A 11.79 FFF 242.70 TW 242.40 FS 240.13 USF 239.90 UNDERSIDE OF FOOTINGS TO BE 1.22m MINIMUM BELOW FINISHED GRADE TOP OF FOUNDATION WALL TO BE 0.15m MINIMUM ABOVE FINISHED GRADE 1,00 30.000 N47*51'05"W 241.50 241.79 2-23 2-24 2-25 2.7% 240.94 3.9% 241.23 2.0% 14.300 N42'08'55"E 1-128 1 - 129ARCHITECTURAL CONTROL



Dishan 1 REVISED PER IBI GROUP REVIEW AP 24 21 TP AP 16 21 TP - ISSUED DATE INITIAL

ARCHITECTURAL DESIGN INC.



56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONTARIO L4K 3V9

TEL 905 660-9393 FAX 905 660-9419

adci@bellnet.ca



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 Kishan Pai SIGNATURE:

27-APR-2021 DATE:

HARRINGTON STREET LOT 24, 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