

ZONING INFORMATION

| ZONE DESIGNATION | PERMITTED | PROVIDED |
|--------------------------------------|-----------|----------|
| R1-26 | | |
| LOT AREA (sq m) | 420.00 | 429.00 |
| LOT FRONTAGE (m) | 14.300 | 14.300 |
| FRONT YARD SETBACK TO DWELLING (m) | 4.50 | 4.52 |
| FRONT YARD SETBACK TO GARAGE (m) | 6.00 | 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 | 8.28 |
| LANDSCAPED OPEN SPACE (%) | 30.00 | 50.87 |
| FRONT YARD LANDSCAPED OPEN SPACE (%) | 40.00 | 60.84 |

STRUCTURE

| | |
|---|--|
| MODEL NO. | NIPISSING 3210B |
| HOUSE STYLE (i.e. walkout, bungalow etc.) | 2 STOREY |
| ADJACENT MODEL | EAST CARLYLE 3080A WEST NIPISSING 3210A NORTH NIPISSING 3210A SOUTH n/a |
| 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 1.2m 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.

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
L4K 3V9
TEL 905 660-9393
FAX 905 660-9419
adai@bellnet.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 239.58 | 2.89 | 238.35 | 2.59 | 238.65 |

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

Town of Innisfil Lot Grading & Zoning Approval

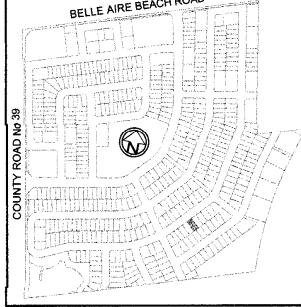
jpenfold

May 20, 2021



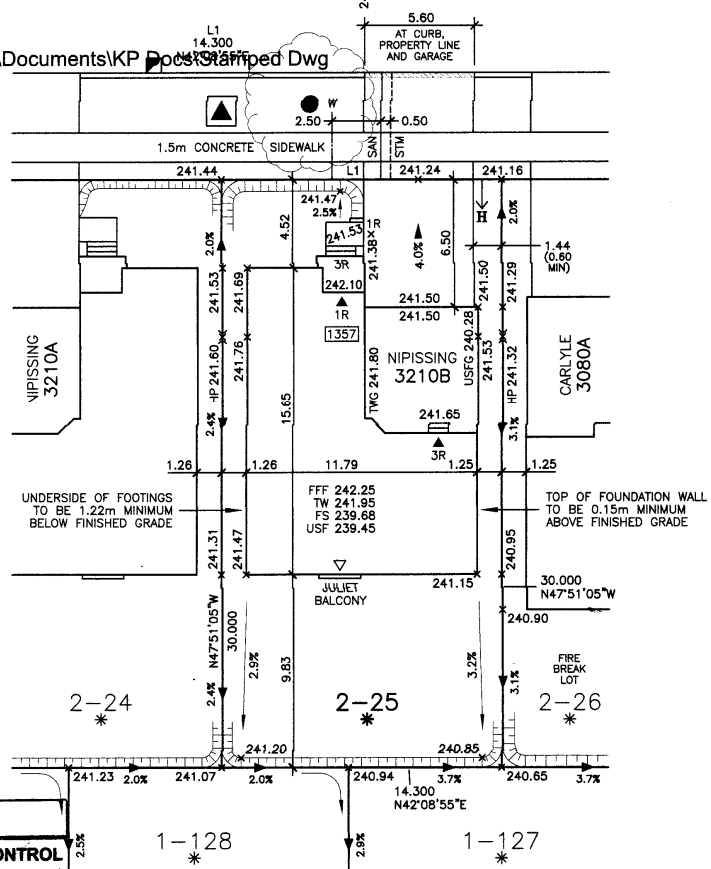
HARRINGTON ST

KEY PLAN



14.3 m
47 foot
LOT

C:\Users\kpa\Documents\KP Docs\Stamped Dwg



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 other purposes.
Date: 29.04.2021



| NO. | REVISIONS | DATE | INITIAL |
|-----|------------------------------|----------|---------|
| 1 | REVISED PER IBI GROUP REVIEW | AP 24 21 | TP |
| - | ISSUED | AP 16 21 | TP |

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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: 27-APR-2021

HARRINGTON STREET
LOT 25, 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