

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	6.91
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
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	8.05
LOT COVERAGE (%)	40.00	39.52
BUILDING HEIGHT (m)	10.00	8.38
LANDSCAPED OPEN SPACE (%)	30.00	51.61
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	60.83

STRUCTURE

MODEL NO.	CARLYLE 3080A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST KAHSHE 3000A WEST NIPISSING 3210B NORTH NIPISSING 3210B SOUTH n/a
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
	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. 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 3Y9
TEL 905 660-9393
FAX 905 660-9419
adci@bellnet.ca

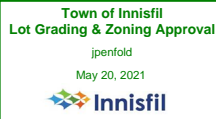
SERVICING CHECK BOX

WATER SERVICE AT P/L	SANITARY SERVICE AT P/L	STORM SERVICE AT P/L
DEPTH	INVERT	DEPTH
Min 1.70	Min 239.34	2.99
		238.09
		2.69
		238.39

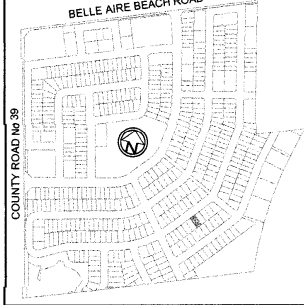
**THIS IS AN ENGINEERED FILL LOT.
THE SUITABILITY OF THE FOUNDATION SOIL IS TO
BE CONFIRMED BY A GEOTECHNICAL ENGINEER.**

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

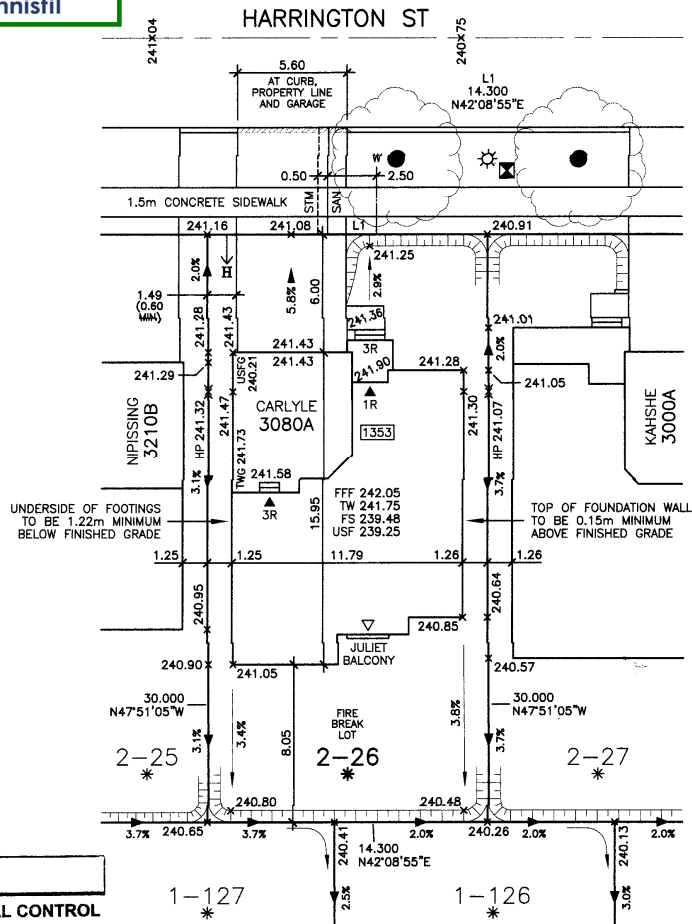
LEO ARIEMMA
NAME SIGNATURE LICENCE NUMBER 7561



KEY PLAN



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 Development Control Guidelines and does not constitute acceptance of the proposed plan or any other part of the plan.

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 26, 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.

A-1