

## 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	8.37
LANDSCAPED OPEN SPACE (%)	30.00	51.61
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	60.83

## STRUCTURE

MODEL NO.	CARLYLE 2950A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	MADAWASKA 3190A 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
	R/SF 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.

## 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 238.55	2.89
		237.32
		2.59
		237.62

**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

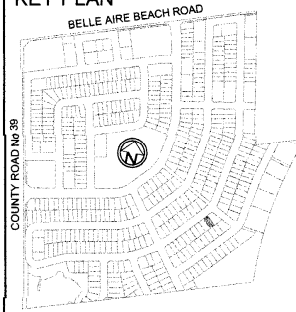
## Town of Innisfil Lot Grading & Zoning Approval

jpenfold

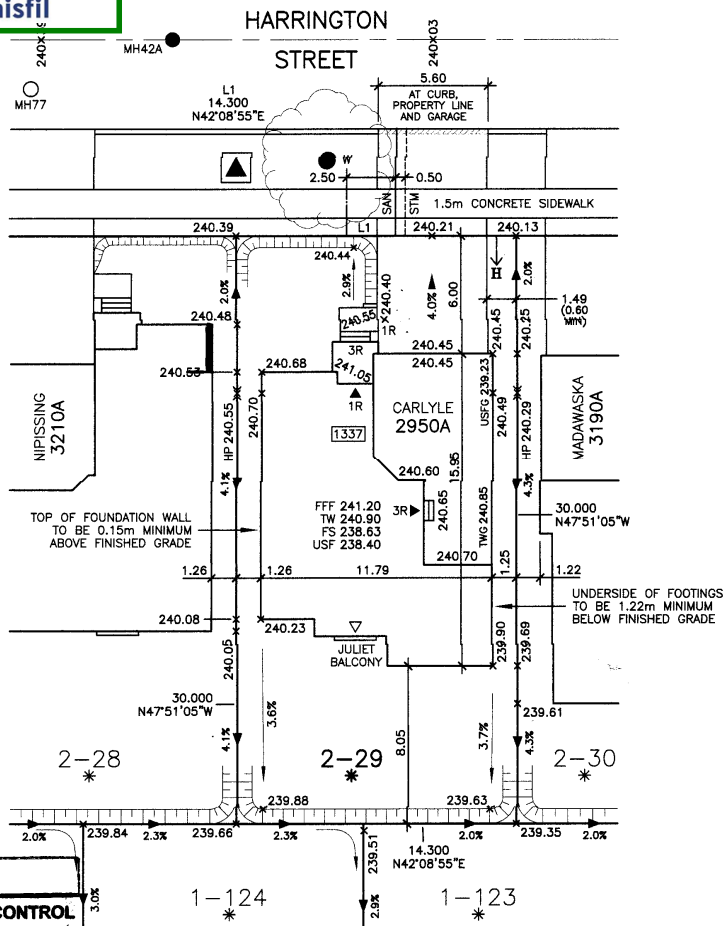
May 21, 2021



## KEY PLAN



14.3 m  
47 foot  
LOT



## ARCHITECTURAL CONTROL

<input checked="" type="checkbox"/>	Approved
<input type="checkbox"/>	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 of any other requirements.

Date: 29-04-2021



NO.	REVISIONS	DATE	INITIAL
2	MODEL WAS CARLYLE 3080	AP 26 21	TP
1	REVISED PER IBI GROUP REVIEW	AP 24 21	TP
-	ISSUED	AP 19 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 29, 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