#### ZONING INFORMATION ZONE DESIGNATION R1-26 PROVIDED 432.00 420.00 LOT AREA (sq m) LOT FRONTAGE (m) 14.300 14,400 FRONT YARD SETBACK TO DWELLING (m) 4.50 5.52 FRONT YARD SETBACK TO GARAGE (m) 6.00 7.50 ONE INTERIOR SIDE YARD SETBACK (m) 1,20 1.30 OTHER INTERIOR SIDE YARD SETBACK (m) 1.20 1.31 REAR YARD SETBACK (m) 6.00 8.53 LOT COVERAGE (%) 40.00 39.43 BUILDING HEIGHT (m) 10.00 8.50 LANDSCAPED OPEN SPACE (%) 30.00 48.50 FRONT YARD LANDSCAPED OPEN SPACE (%) 40.00 61.11

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

### **LEGEND**

SINGLE CATCHBASIN DOUBLE CATCHBASIN SANITARY MH

Ō STORM MH

SANITARY SERVICE CONNECTION ---- STORM SERVICE CONNECTION

WATER SERVICE CONNECTION

- FLOW DIRECTION

ROOF DRAIN \* ENGINEERED FILL

000.00 EXISTING ELEVATION

PROPOSED ELEVATION 00.00

FINISHED 1ST FLOOR TOP OF FOUNDATION WALL

FS FINISHED SLAB

USF U/S FOOTING REAR U/S FOOTING

TWG TOP OF GARAGE FOUNDATION WALL

USFG U/S FOOTING GARAGE

SUMP PUMP

HYDRANT AND VALVE

X BELL PEDESTAL

CABLE PEDESTAL △ CABLE PEDESTAL

★ UNDERGROUND PEDES

→ HYDRO TRANSFORMER

UNDERGROUND PEDESTAL

STREETLIGHT

STREETLIGHT PEDESTAL

SERVICE CONNE → H HYDRO SERVICE CONNECTION 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. 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,
AND 1.62m BELOW BRICKWORK.

# SERVICING CHECK BOX

SERVICING SHESK BOX							
WATER SEE	RVICE AT P/L	SANITARY SERVICE AT P/L		STORM SERVICE AT P/L			
DEPTH	INVERT	DEPTH	INVERT	DEPTH	INVERT		
Min 1.70	Min 239.69	3.09	238.34	2.79	238.64		

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.

B LEO ARIEMMA 7561 LICENCE NUMBER NAME SIGNATURE

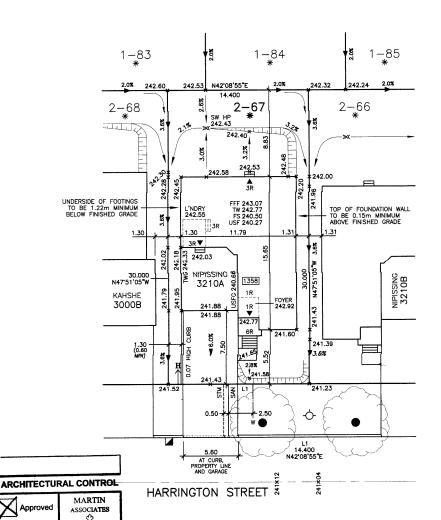
THIS IS AN ENGINEERED FILL LOT.

\*\* THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.





14.3 m 47 foot LOT



# ARCHITECTURAL DESIGN INC.

Architect

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

TEL 905 660-9393 FAX 905 660-9419

adci@bellnet.ca

ASSOC,

Approved

Das 2. VOUS BOZ . IV

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

100503842 05-MAY-2021

COMPANY NAME: IBI Group

APPROVED BY:

DATE:

Kishan Pai Kishan Pai SIGNATURE:

5-MAY-2021

HARRINGTON STREET LOT 67, PLAN 51M-1088 PHASE 2, STAGE BELLAIRE PROPERTIES INC. PARCEL P1 - LEFROY TOWN OF INNISFIL

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

ISSUED

DRAWING No:

A-1

AP 30 21

DATE INITIAL

AP 30, 2021 09:04 TP