



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-080-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Lorelie Spencer, Applicant**, on behalf of **2844365 Ontario Inc.**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **PLAN 1249 PT LOT 1, PLAN 1249 PT LOT 2 and PLAN 1249 PT LOT 3**, are known municipally as **1018 Innisfil Beach Road, 1022 Innisfil Beach Road and 1028 Innisfil Beach Rd**, and are zoned as **“Mixed Use 2 (MU2)”**.

The applicant is proposing to construct a mixed-use building with 153 residential parking spaces and 29 shared visitor/commercial parking spaces. The applicant is seeking relief from Section 3.35.1.1(d) of the Zoning By-law which would require a minimum of 202 residential and visitor parking spaces.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, February 15, 2024, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code: <https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

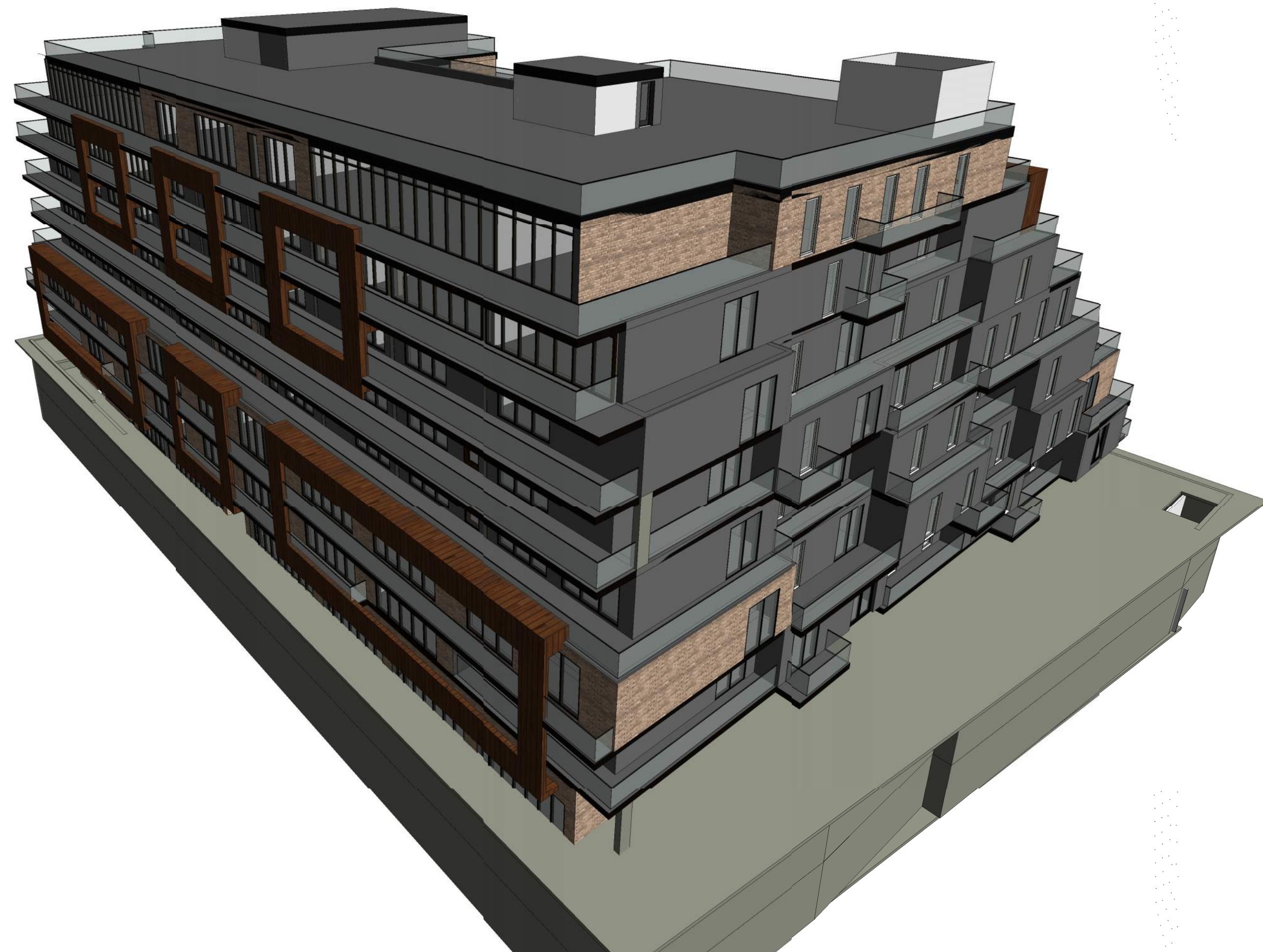
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Lands Tribunal.



Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **January 23, 2024**

Toomaj Haghshenas,
Secretary-Treasurer
thagshenas@innisfil.ca
705-436-3710 ext. 3316



PROJECT
**1018-1028 INNISFIL BEACH
 RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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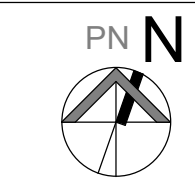
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TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
COVER

DRAWN JB	CHECKED SA
SCALE @ ARCH D 1 : 64	DATE 2021-11-26



PROJECT NO.
210170

STAGE
SPA

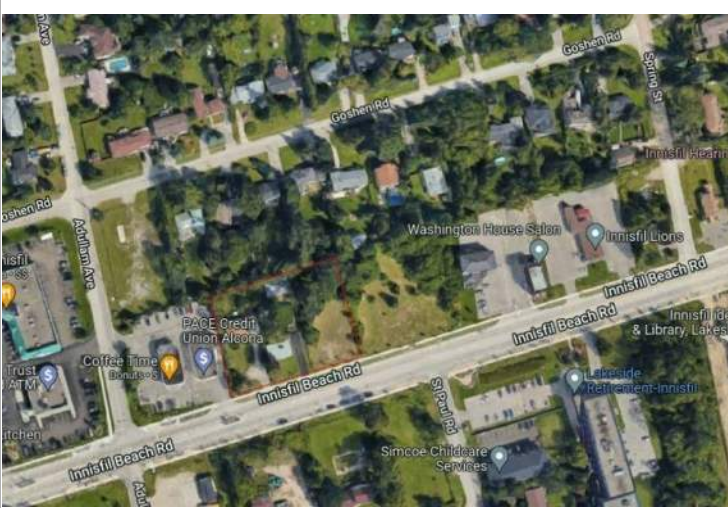
DRAWING NO.
A0-00

LOCATION
INNISFIL

REVISION
17

TOWN FILE NUMBER: SP-2022-003

PROJECT
1018-1028 INNISFIL BEACH RD-INNISFIL, ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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CONSULTANTS

QBS ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
 SABA AL MATHNO LICENCE 8663

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
SITE PLAN

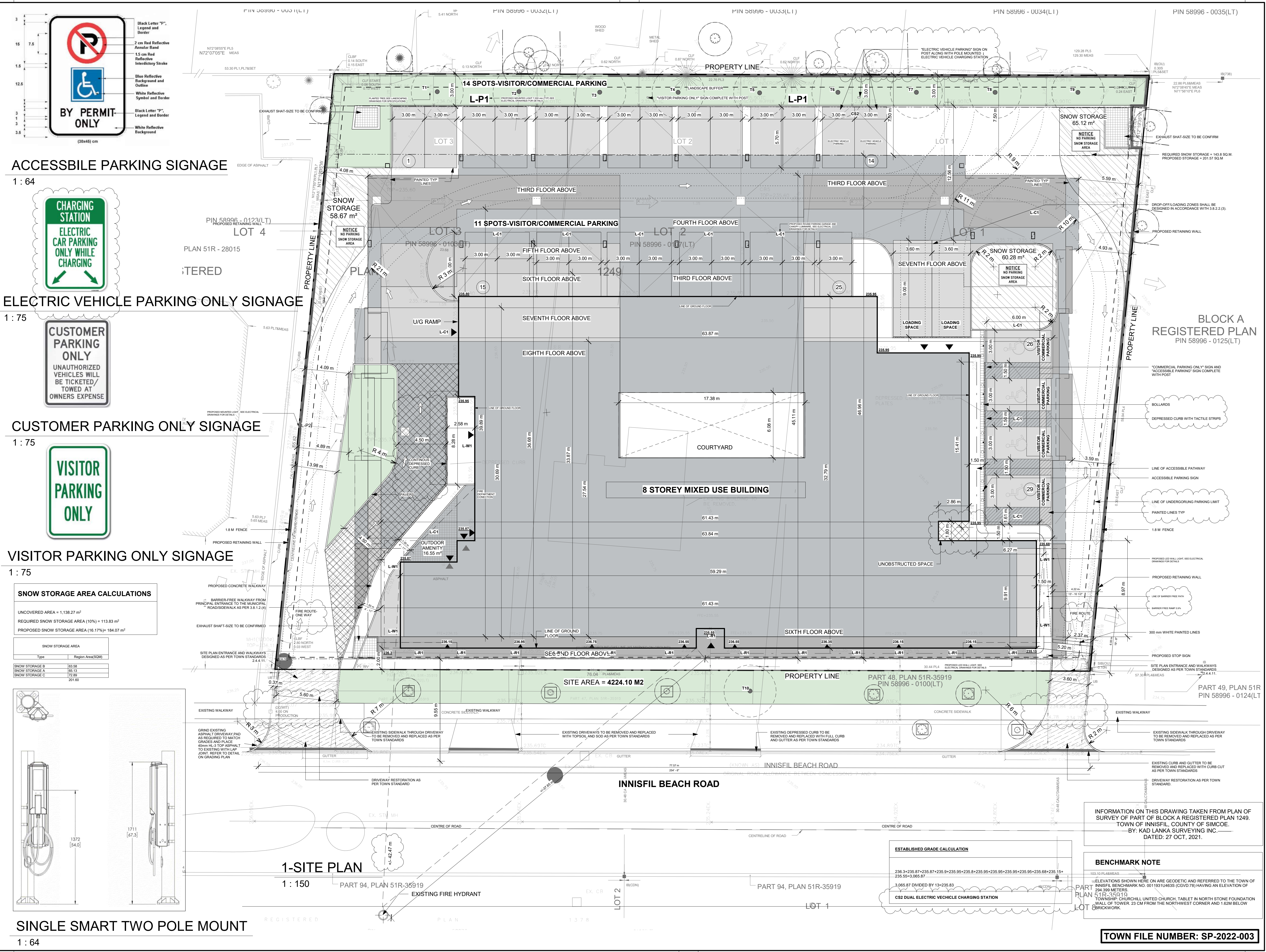
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SCALE @	ARCH D	DATE	2021-11-26



PROJECT NO. 210170

STAGE	SPA	DRAWING NO.	A0-01
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LOCATION INNISFIL **REVISION** 17



ACCESSIBLE PARKING SIGNAGE
 1: 64

Black Letter "P", Legend and Border
 7 cm Red Reflective Annular Band
 15 cm Red Reflective Interdisciplinary Stroke
 Blue Reflective Background and Outline
 White Reflective Symbol and Border
 Black Letter "P", Legend and Border
 White Reflective Background
 (30x45) cm

ELECTRIC VEHICLE PARKING ONLY SIGNAGE
 1: 75

CHARGING STATION
 ELECTRIC CAR PARKING ONLY WHILE CHARGING

CUSTOMER PARKING ONLY SIGNAGE
 1: 75

CUSTOMER PARKING ONLY
 UNAUTHORIZED VEHICLES WILL BE TICKETED/TOWED AT OWNERS EXPENSE

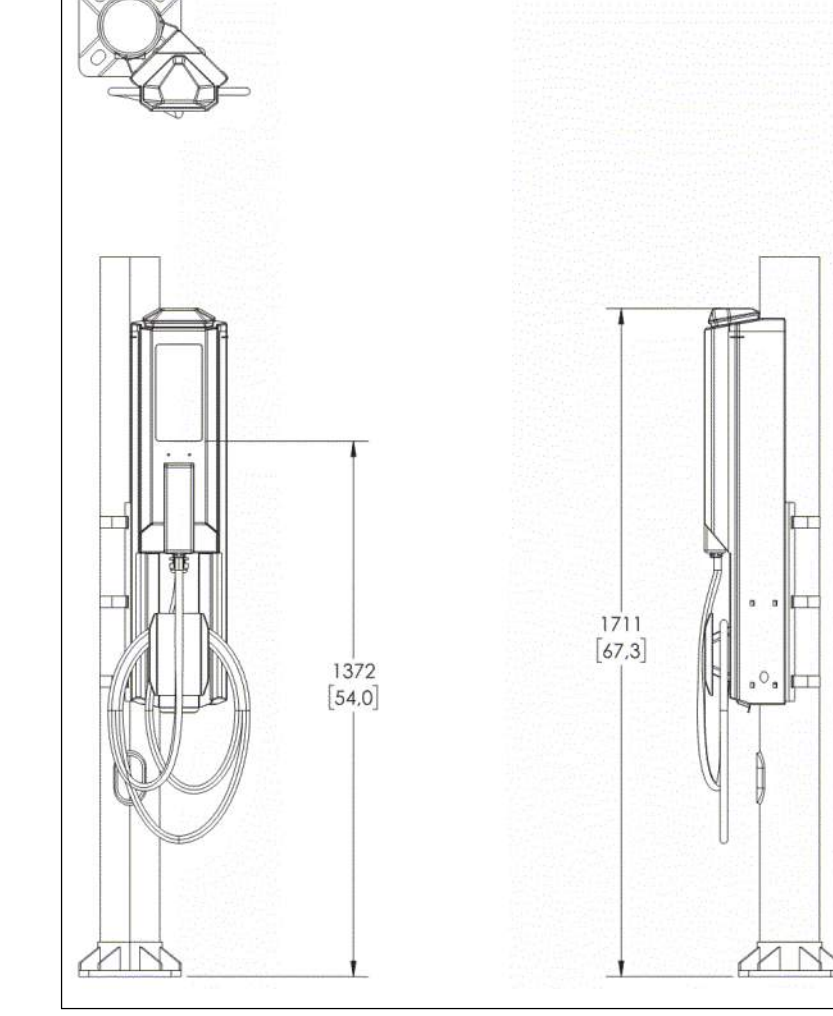
VISITOR PARKING ONLY SIGNAGE
 1: 75

VISITOR PARKING ONLY

SNOW STORAGE AREA CALCULATIONS

UNCOVERED AREA = 1,138.27 m²
 REQUIRED SNOW STORAGE AREA (10%) = 113.83 m²
 PROPOSED SNOW STORAGE AREA (16.11%) = 184.07 m²

Type	Region Area(SQM)
SNOW STORAGE B	63.58
SNOW STORAGE A	65.13
SNOW STORAGE C	123.89
	201.60



TOWN FILE NUMBER: SP-2022-003

ZONING SUMMARY

LOT AREA	4224.10 m²	45467.82 SF
GROSS FLOOR AREA GFA	17737.25 m²	190922.14 SF
FSI	4.20	

SALEABLE UNIT COUNT

LEVEL	1BR	1BR+D	2BR	2BR+D	3BR	TOTAL UNITS
LEVEL 2	13	5	6	2	6	32
LEVEL 3	12	4	3	4	5	29
LEVEL 4	13	4	3	5	2	26
LEVEL 5	9	4	4	3	2	22
LEVEL 6	6	6	4	1	3	20
LEVEL 7	6	6	4	0	2	18
LEVEL 8	4	2	3	3	2	14
NO.%	39.13%	19.25%	16.77%	11.18%	13.67%	

ZONING PROVISION	BY-LAW NUMBER	MU2 REQUIREMENT	PROPOSAL	COMPLIANCE	COMMENTS
MINIMUM LOT FRONTAGE	080-13	15.0M	77.57M	YES	
MINIMUM LOT AREA	080-13	1000 SQM	4224.10 SQM	YES	
MINIMUM FRONT YARD	080-13	1 M	1 M	YES	
MINIMUM REAR YARD DEPTH	080-13	7.5 M	7.5 M	YES	
MINIMUM LANDSCAPED OPEN SPACE	080-13	N/A	N/A	N/A	
MAXIMUM LOT COVERAGE	080-13	N/A	N/A	N/A	
MAXIMUM BUILDING HEIGHT	080-13	24.0M	26.38 M	NO	
45 DEGREE ANGULAR PLANE FROM REAR	080-13	REQUIRED	COMPLIES	YES	
MINIMUM FRONT YARD LANDSCAPE STRIP WIDTH	080-13	1.0M	1.0M	YES	
MINIMUM REAR YARD LANDSCAPE STRIP WIDTH	080-13	3.0M	3.0M	YES	
MAXIMUM DENSITY	080-13	N/A	N/A	N/A	
MINIMUM FLOOR AREA FOR RESIDENTIAL UNIT	080-13	47.0 SQM	47.85 SQM	YES	
MINIMUM NUMBER OF REQUIRED VISITOR/COMMERCIAL PARKING SPACES (SHARED)	080-13	0.25/UNIT-VISITOR	28 SHARED VISITOR/COMMERCIAL	NO	161 RESIDENTIAL UNITS-VISITOR PARKING SPACES REQUIRED 14 SPACES OF COMMERCIAL SPACE PROPOSED 14 SPACES REQUIRED
MINIMUM NUMBER OF RESIDENTIAL PARKING SPACES REQUIRED	080-13	1.25/UNIT-VISITOR	179	NO	181 UNITS-VISITOR PARKING SPACES REQUIRED
PARKING- MINIMUM STALL WIDTH	080-13	3.0 M	3.0 M	YES	
PARKING- MINIMUM STALL LENGTH	080-13	5.7 M(OVERHANGS)/6.0 M	5.7 M/6.0 M	YES	
MINIMUM PARKING ASLE WIDTH	080-13	6.0 M	6.0 M	YES	
MINIMUM ACCESSIBLE PARKING	080-13	3% OF TOTAL PARKING	6	YES	
MINIMUM NUMBER OF LOADING SPACES REQUIRED FOR RESIDENTIAL USES	080-13	1	1	YES	
MINIMUM NUMBER OF LOADING SPACES REQUIRED FOR COMMERCIAL USES	080-13	1	1	YES	
LOADING SPACE MINIMUM DIMENSION: 3.0M WIDTH 9.0M LENGTH AND 4.2M CLEARANCE	080-13	AS PER GENERAL BY-LAWS	COMPLIES	YES	
ADDITIONAL LOADING SPACE REQUIREMENTS	080-13	CANNOT BE LOCATED IN FRONT OR EXTERIOR SIDE YARDS AND CANNOT BE LOCATED CLOSER THAN 6.0M TO ANY ADJACENT RESIDENTIAL ZONE	COMPLIES	YES	
INDOOR AMENITY	080-13	2 SQM/UNIT	COMPLIES	YES	161 UNITS: 4 SQM/UNIT/644 SQM SPACES REQUIRED/ 827.74 SQM PROVIDED
OUTDOOR AMENITY	080-13	2 SQM/UNIT	COMPLIES	YES	
TOTAL AMENITIES AREA	080-13	4 SQM/UNIT	COMPLIES	YES	
LOCATION OF RESIDENTIAL DWELLING UNIT	080-13	NOT PERMITTED ON THE BASEMENT OR THE GROUND FLOOR	COMPLIES	YES	161 UNITS: 4 SQM/UNIT/644 SQM SPACES REQUIRED/ 827.74 SQM PROVIDED
RESIDENTIAL DWELLING UNITS ARE ONLY PERMITTED AS PART OF BUILDING CONTAINING AT LEAST 50% OF NON-RESIDENTIAL USES ON THE GROUND FLOOR	080-13	MINIMUM AREA REQUIRED = 1486/1500% = 743.07 SQ.M	PROPOSED AREA FOR NON-RESIDENTIAL USES = 552.15 SQ.M	NO	

GROSS FLOOR AREAS (RESIDENTIAL STAYS)				NET SALEABLE AREA			
Level	Area	Area m2	Area	Area	Area m2	Area	Area m2
GROUND FLOOR	15996.76 SF	1486.15 m ²	15996.76 SF	1486.15 m ²			
2ND FLOOR	11126.89 SF	1031.78 m ²	11126.89 SF	1031.78 m ²			
3RD FLOOR	2894.18 SF	269.47 m ²	2894.18 SF	269.47 m ²			
4TH FLOOR	2967.83 SF	2763.69 m ²	2967.83 SF	2763.69 m ²			
5TH FLOOR	2220.07 SF	2071.41 m ²	2220.07 SF	2071.41 m ²			
6TH FLOOR	1945.09 SF	1807.53 m ²	1945.09 SF	1807.53 m ²			
7TH FLOOR	1757.36 SF	1627.83 m ²	1757.36 SF	1627.83 m ²			
8TH FLOOR	1681.40 SF	1552.11 m ²	1681.40 SF	1552.11 m ²			
TOP OF ROOF	15102.11 SF	1403.03 m ²	15102.11 SF	1403.03 m ²			
Grand total: 42	190922.14 SF	17737.25 m ²	190922.14 SF	17737.25 m ²			

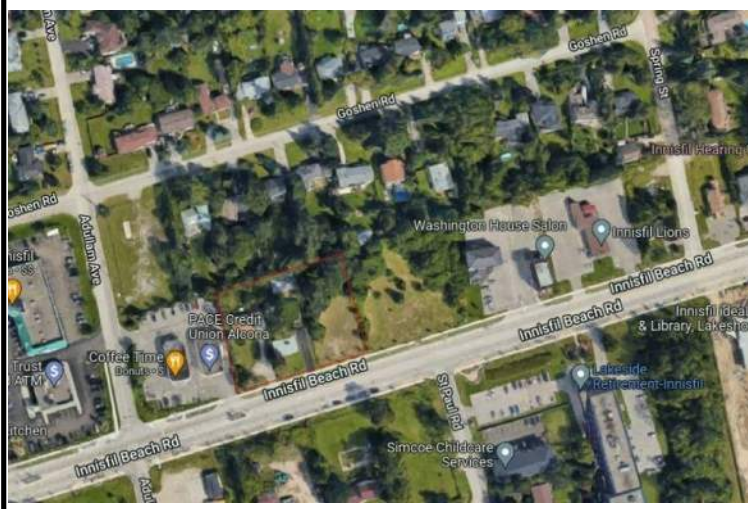
Area Schedule (GROUND FLOOR AREAS)			
Level	Name	Area	Area m2
GROUND FLOOR	LOBBY	56.82 m ²	52.42 m ²
GROUND FLOOR	STAIR	13.52 m ²	13.52 m ²
GROUND FLOOR	STORAGE	6.56 m ²	6.56 m ²
GROUND FLOOR	ELEV.	18.85 m ²	18.85 m ²
GROUND FLOOR	REAR	112.39 m ²	112.39 m ²
GROUND FLOOR	STAIR	13.49 m ²	13.49 m ²
GROUND FLOOR	ELEV.	13.53 m ²	13.53 m ²
GROUND FLOOR	INDOOR AMENITY	76.80 m ²	71.50 m ²
GROUND FLOOR	WC	13.58 m ²	13.58 m ²
GROUND FLOOR	INDOOR AMENITY	46.79 m ²	46.79 m ²
GROUND FLOOR	COMMERCIAL	1521.69 m ²	1521.69 m ²
GROUND FLOOR	MOVING AREA	39.21 m ²	39.21 m ²
GROUND FLOOR	GARAGE R.	73.52 m ²	73.52 m ²
GROUND FLOOR	INDOOR AMENITY	199.18 m ²	199.18 m ²
GROUND FLOOR	OFFICE	12.36 m ²	12.36 m ²
GROUND FLOOR	HALLWAY	166.02 m ²	166.02 m ²
GROUND FLOOR	STAIR	13.55 m ²	13.55 m ²
GROUND FLOOR	MEK ROOM	4.48 m ²	4.48 m ²
Grand total: 18		1379.03 m ²	1379.03 m ²

INDOOR AND OUTDOOR AMENITIES			
Level	Name	Area	Area m2
GROUND FLOOR	INDOOR AMENITY	50.60 m ²	50.60 m ²
GROUND FLOOR	INDOOR AMENITY	298.81 m ²	298.81 m ²
GROUND FLOOR	INDOOR AMENITY	199.18 m ²	199.18 m ²
3RD FLOOR	INDOOR AMENITY	54.74 m ²	54.74 m ²
3RD FLOOR	OUTDOOR AMENITY	199.77 m ²	199.77 m ²
5TH FLOOR	OUTDOOR AMENITY	286.23 m ²	286.23 m ²
5TH FLOOR	OUTDOOR AMENITY	128.73 m ²	128.73 m ²
Grand total: 7		2093.46 m ²	2093.46 m ²

FIRM NAME: QBS ARCHITECTS INC. 1870 BAYVIEW AVENUE, SUITE 401 TORONTO, ON M4G 3C2 CERTIFICATE OF PRACTICE NUMBER: 5255 PROPOSED 8 MIXED USED BUILDING WITH 2 LEVELS OF U/G PARKING LOCATION: 1018-1028 INNISFIL BEACH RD-INNISFIL, ON The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BC20N.	
ONTARIO'S BUILDING CODE DATA MATRIX PART 3 RESIDENTIAL CBC REFERENCE: References are to Division B unless noted (A/C to Division A or C) or Division C.	
1 PROJECT DESCRIPTION:	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> PART 11 <input type="checkbox"/> PART 3 <input type="checkbox"/> PART 9 <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION 11.1 TO 11.4 101.1.2
2 MAJOR OCCUPANCY(S):	GROUP C RESIDENTIAL OCCUPANCY GROUP D&E GROUND FLOOR RETAIL AND/OR PERSONAL SERVICE UNITS GROUP A2 INDOOR AMENITY SPACES GROUP F.3 UNDERGROUND STORAGE AND LOCKERS 3.1.2.1 (1)
3 SUPERIMPOSED MAJOR OCCUPANCIES:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO A2 OVER C OVER B&E OCCUPANCIES 3.2.2.7
4 BUILDING CLASSIFICATION:	3.2.2.23 GROUP A-2, ANY HEIGHT, ANY AREA, SPRINKLED 3.2.2.42 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLED 3.2.2.49 GROUP D, ANY HEIGHT, ANY AREA, SPRINKLED 3.2.2.67 GROUP E, ANY HEIGHT, ANY AREA, SPRINKLED 3.2.2.73 GROUP F-3, ANY HEIGHT, ANY AREA, SPRINKLED 3.2.2.20-83
5 BUILDING AREA (m ²):	EXISTING: 0 NEW: 3,086.74 1.4.1.2(A) 1.4.1.2(A)
6 GROSS AREA (m ²):	EXISTING: 0 NEW: 1487.16 1.4.1.2(A) 1.4.1.2(A)
7 NUMBER OF STOREYS:	ABOVE GRADE: 8 (28.26 M) BELOW GRADE: 2 1.4.1.2(A) & 3.2.1.1 1.4.1.2(A) & 9.10.4
8 NUMBER OF STRETFIRE FIGHTER ACCESS:	1 3.2.2.10 & 3.2.5 9.10.20
9 BUILDING CLASSIFICATION:	GROUP A2, GROUP C, GROUP D, GROUP E, GROUP F-3 3.2.2.20-83 9.10.2
10 SPRINKLER SYSTEM PROPOSED:	<input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING 3.2.2.15 3.2.2.17 INDEX
11 STANDPIPE REQUIRED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3.2.9 N/A
12 FIRE ALARM REQUIRED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3.2.4 9.10.18
13 WATER SERVICE SUPPLY IS ADEQUATE:	<input checked="" type="checkbox"/> YES (MUNICIPAL) <input type="checkbox"/> NO 3.2.5.7 N/A
14 HIGH BUILDING:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3.2.6 N/A
15 CONSTRUCTION RESTRICTIONS:	<input checked="" type="checkbox"/> NON-COMBUSTIBLE PERMITTED <input type="checkbox"/> COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH 3.2.2.20-83 9.10.6
16 ACTUAL CONSTRUCTION:	<input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> BOTH 3.2.2.20-83 9.10.6
17 MEZZANINE(S) AREA (m ²):	N/A 3.2.1.1 (3)-(8) 9.10.4.1
18 OCCUPANT LOAD BASES ON:	<input checked="" type="checkbox"/> m ² /PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING 3.1.17 9.9.1.3
19 BARRIER-FREE DESIGN:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3.8 9.5.2
20 HAZARDOUS SUBSTANCES:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 3.3.1.2 & 3.3.1.19 9.10.1.3(4)
21 REQUIRED FIRE RESISTANCE RATING (FRR):	ASSEMBLY: 2H FLOORS OVER BASEMENT: 2H FLOORS: 2H ROOF: N/A MEZZANINE: 1H RATING: 2H SUPPORTING ASSEMBLY: 2H NON-COMBUSTIBLE IN LIEU OF RATING: 2H 3.2.2.20-83 3.2.1.4 3.2.2.13
22 ENERGY EFFICIENCY:	COMPLIANCE PATH: SB-15 ENERGY MODELLING CLIMATE ZONE: 8
23 SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS:	WALL AREA OF E.F. (sq.ft): 17,675.42 L.D. (ft): 1642.10 L.D. (m): 52.1 U.F. (BTU/HR/FT ²): 15.9 PERMITTED OR MAX % OF HL OPENINGS: 100% PROPOSED % OF OPENINGS: 50.65% (831.739) FRR (INCHES): 48.31% (193.84) FRR (MM): 45 min LISTED DESIGN OR DESCRIPTION: 15.7% (108.46) NON-COMB. CONST.: <input checked="" type="checkbox"/> COMB. CONST. MONOC. CLADDING: <input type="checkbox"/> NON-COMB. CONSTR.: <input type="checkbox"/> FRONT (60/70): 17,297.39 SIDE (60/70): 10,016.03 SIDE (LEFT/RIGHT): 10,022.49 24.60 7.0 2.4 16% 15.7% (108.46) 11% 45 min 30% 29.58% (275.46)

UNITS AREA SCHEDULE

Name	Area	Comments
2 UNIT 1	150.75 m ²	3 BR
2 UNIT 2	70.05 m ²	1BR-DEN
2 UNIT 3	82.79 m ²	1 BR
2 UNIT 4	89.89 m ²	1BR-DEN
2 UNIT 5	110.04 m ²	3 BR
2 UNIT 6	89.23 m ²	2 BR-DEN
2 UNIT 7	76.91 m ²	2BR
2 UNIT 8	79.83 m ²	2BR
2 UNIT 9	79.29 m ²	2BR
2 UNIT 10	89.61 m ²	1BR-DEN
2 UNIT 11	75.15 m ²	1BR-DEN
2 UNIT 12	81.91 m ²	2BR
2 UNIT 13	76.89 m ²	2BR
2 UNIT 14	81.84 m ²	2BR
2 UNIT 15	83.16 m ²	1 BR
2 UNIT 16	104.18 m ²	3 BR
2 UNIT 17	105.26 m ²	3 BR
2 UNIT 18	101.30 m ²	3 BR
2 UNIT 19	99.53 m ²	1 BR
2 UNIT 20	81.02 m ²	1 BR
2 UNIT 21	89.47 m ²	1 BR
2 UNIT 22	54.01 m ²	1 BR
2 UNIT 23	84.86 m ²	2 BR-DEN
2 UNIT 24	109.25 m ²	3 BR
2 UNIT 25	85.05 m ²	1BR-DEN
2 UNIT 26	59.46 m ²	1 BR
2 UNIT 27	53.61 m ²	1 BR
2 UNIT 28	84.30 m ²	1 BR
2 UNIT 29	85.63 m ²	1 BR
2 UNIT 30	53.84 m ²	1 BR
2 UNIT 31	47.85 m ²	1 BR
2 UNIT 32	57.77 m ²	1 BR
2ND FLOOR 32	2384.14 m ²	
3 UNIT 1	161.76 m ²	3 BR
3 UNIT 2	81.37 m ²	1 BR
3 UNIT 3	72.03 m ²	1BR-DEN
3 UNIT 4	83.03 m ²	1 BR
3 UNIT 5	133.65 m ²	3 BR
3 UNIT 6	89.23 m ²	2 BR-DEN
3 UNIT 7	79.91 m ²	2BR
3 UNIT 8	78.83 m ²	2BR
3 UNIT 9	89.29 m ²	2BR
3 UNIT 10	69.61 m ²	1BR-DEN
3 UNIT 11	86.32 m ²	2 BR-DEN
3 UNIT 12	110.45 m ²	3 BR
3 UNIT 13	87.11 m ²	1BR-DEN
3 UNIT 14	93.27 m ²	2 BR-DEN
3 UNIT 15	57.84 m ²	1 BR
3 UNIT 16	113.59 m ²	3 BR
3 UNIT 17	89.32 m ²	2 BR-DEN
3 UNIT 18	66.70 m ²	1 BR
3 UNIT 19	57.77 m ²	1 BR
3 UNIT 20	89.61 m ²	2 BR-DEN
3 UNIT 21	94.95 m ²	3 BR
3 UNIT 22	69.05 m ²	1 BR
3 UNIT 23	59.49 m ²	1 BR
3 UNIT 24	53.61 m ²	1 BR
3 UNIT 25	64.30 m ²	1 BR
3 UNIT 26	82.63 m ²	1 BR
3 UNIT 27	53.84 m ²	1 BR
3 UNIT 28	47.85 m ²	1 BR
3 UNIT 29	47.85 m ²	1 BR
3RD FLOOR 28	2137.04 m ²	
4 UNIT 1	51.46 m ²	1 BR
4 UNIT 2	68.14 m ²	1BR-DEN
4 UNIT 3	58.87 m ²	1 BR
4 UNIT 4	97.46 m ²	3 BR
4 UNIT 5	71.10 m ²	1BR-DEN
4 UNIT 6	79.42 m ²	2BR
4 UNIT 7	79.42 m ²	2BR
4 UNIT 8	85.51 m ²	2 BR-DEN
4 UNIT 9	62.52 m ²	1 BR
4 UNIT 10	85.70 m ²	2BR
4 UNIT 11	58.47 m ²	1 BR
4 UNIT 12	86.22 m ²	2 BR-DEN
4 UNIT 13	47.07 m ²	1 BR
4 UNIT 14	73.49 m ²	1BR-DEN
4 UNIT 15	68.00 m ²	1BR-DEN
4 UNIT 16	83.79 m ²	2 BR-DEN
4 UNIT 17	47.85 m ²	2 BR-DEN
4 UNIT 18	86.22 m ²	2 BR-DEN
4 UNIT 19	105.18 m ²	3 BR
4 UNIT 20	59.49 m ²	1 BR
4 UNIT 21	53.61 m ²	1 BR
4 UNIT 22	64.30 m ²	1 BR
4 UNIT 23	82.63 m ²	1 BR



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
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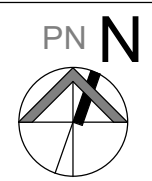
CONSULTANTS



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DRAWING TITLE
LOT AREA

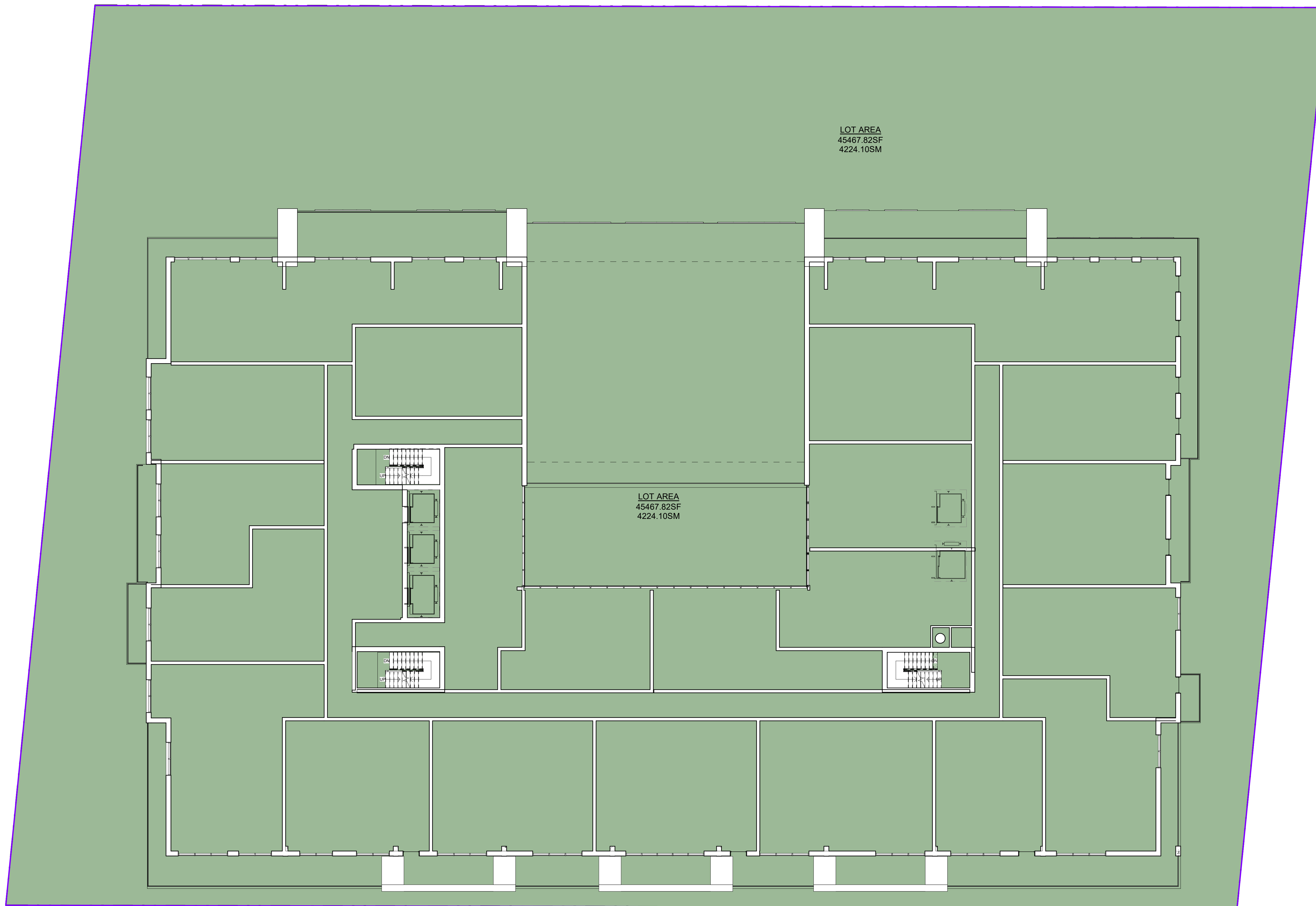
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SCALE @ ARCH D 1 : 120	DATE 02/26/21



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A0-07**

LOCATION **INNISFIL** REVISION **17**



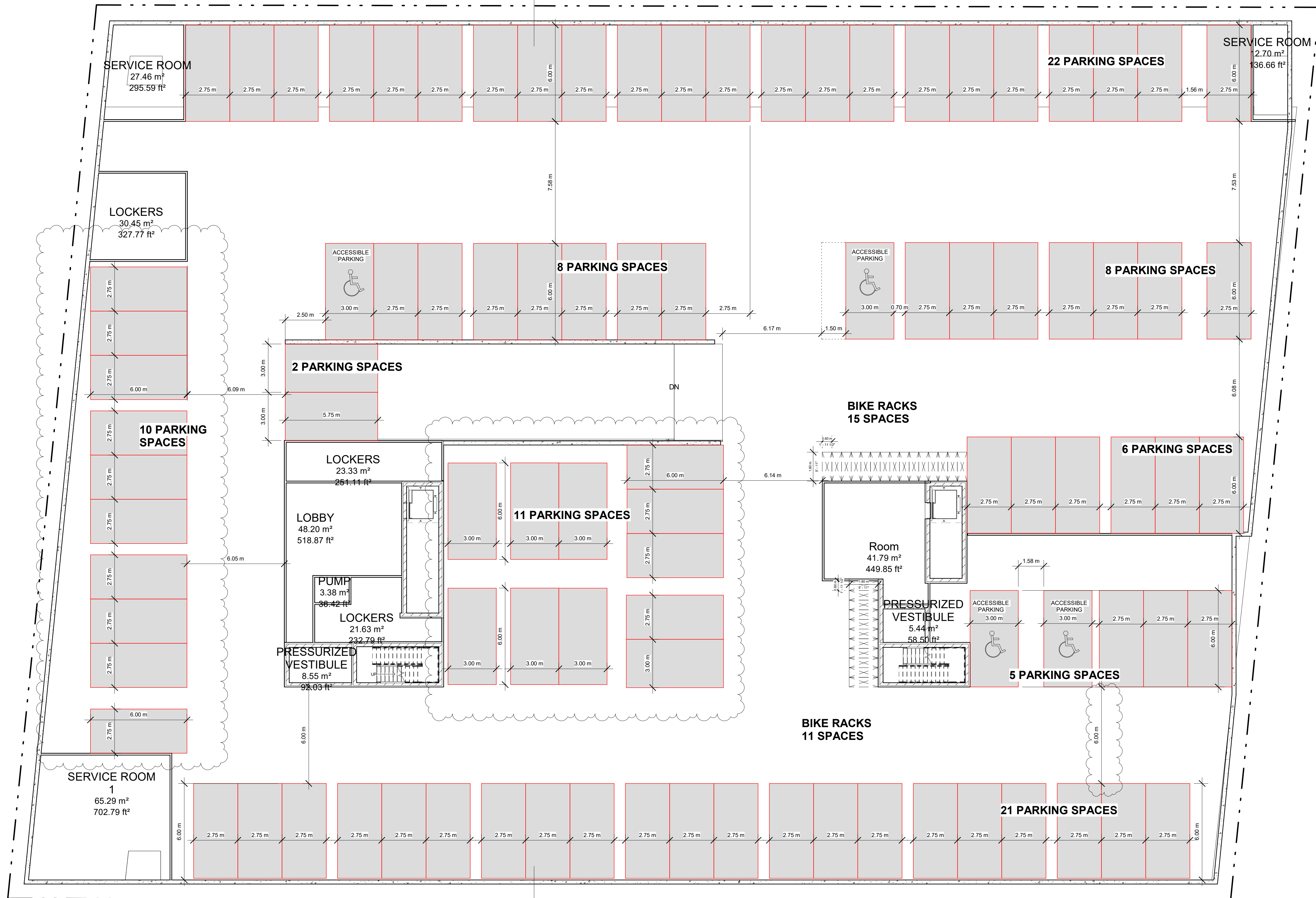
LOT AREA
 45467.82SF
 4224.10SM

LOT AREA
 45467.82SF
 4224.10SM

1 LOT AREA
 1 : 120

LOT AREA	4224.10 m ²	45467.82 SF
----------	------------------------	-------------

93 PARKING SPACES



BENCHMARK NOTE
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. D011931U4633 (CGVD:78) HAVING AN ELEVATION OF 294.909 METERS.
 TOWNSHIP: CHURCHILL UNITED CHURCH. TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

PROJECT
 1018-1028 INNISFIL BEACH
 RD-INNISFIL, ON

REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
16	ISSUED FOR CONSULTANT	2023-09-29
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS

QBS ARCHITECTS INC.
 ONTARIO ASSOCIATION OF ARCHITECTS
 SABA AL MATHNO
 LICENCE 8663

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
 PROPOSED BASEMENT 2 PLAN

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26

PROJECT NO. 210170

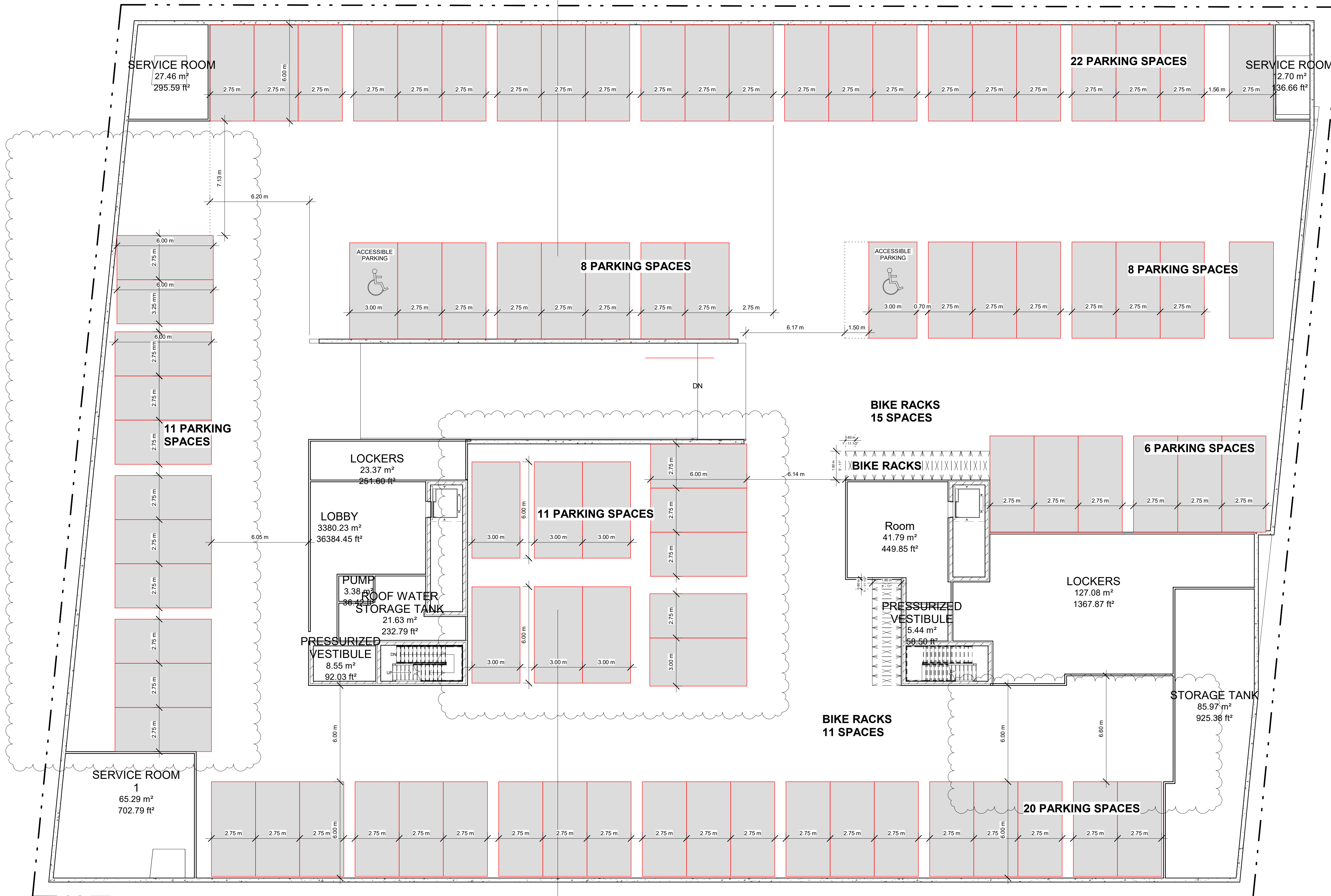
STAGE SPA

DRAWING NO. A1-01

LOCATION INNISFIL

REVISION 17

86 PARKING SPACES



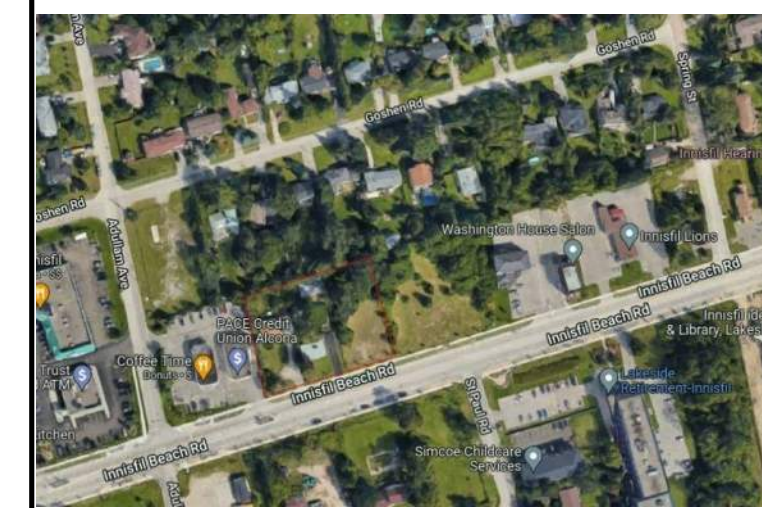
BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

PROJECT
1018-1028 INNISFIL BEACH RD-INNISFIL, ON



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
16	ISSUED FOR CONSULTANT	2023-09-29
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

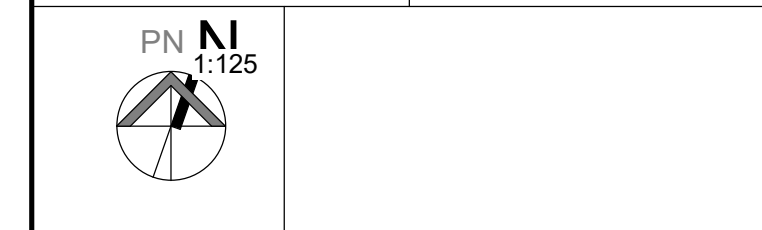
CONSULTANTS



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DRAWING TITLE
PROPOSED BASEMENT 1 PLAN

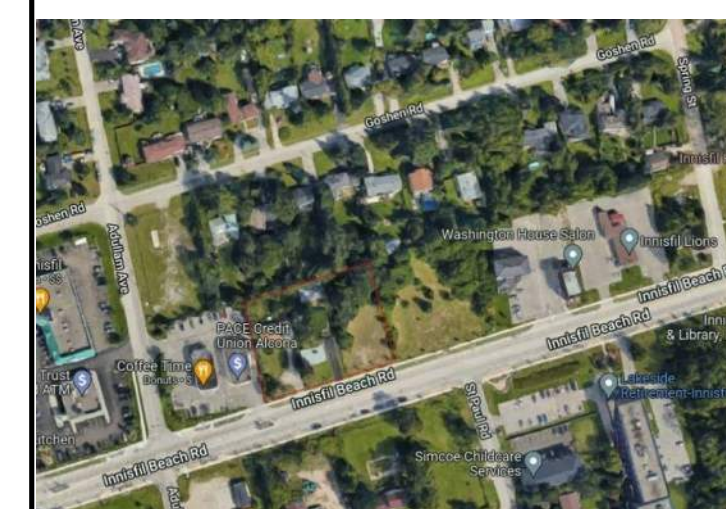
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-02**

LOCATION **INNISFIL** REVISION **17**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

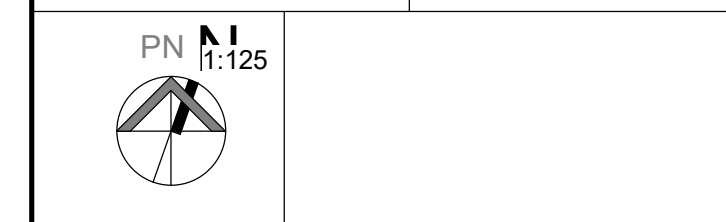
CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
**PROPOSED GROUND FLOOR
 PLAN**

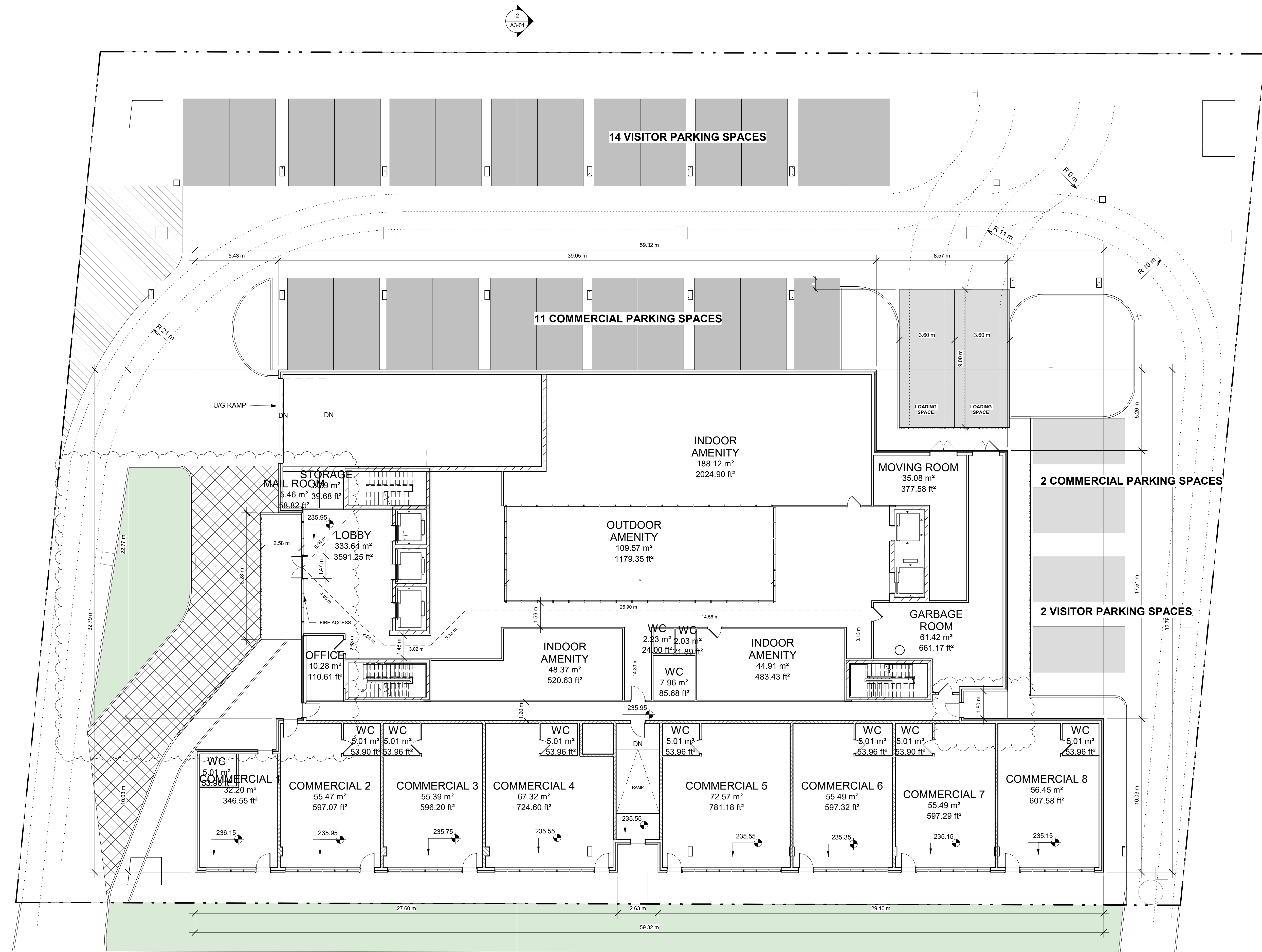
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-03**

LOCATION INNISFIL REVISION **17**



BENCHMARK NOTE
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4835 (CGVD-78) HAVING AN ELEVATION OF 294.399 METERS.
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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CONSULTANTS



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DRAWING TITLE
**PROPOSED SECOND FLOOR
 PLAN**

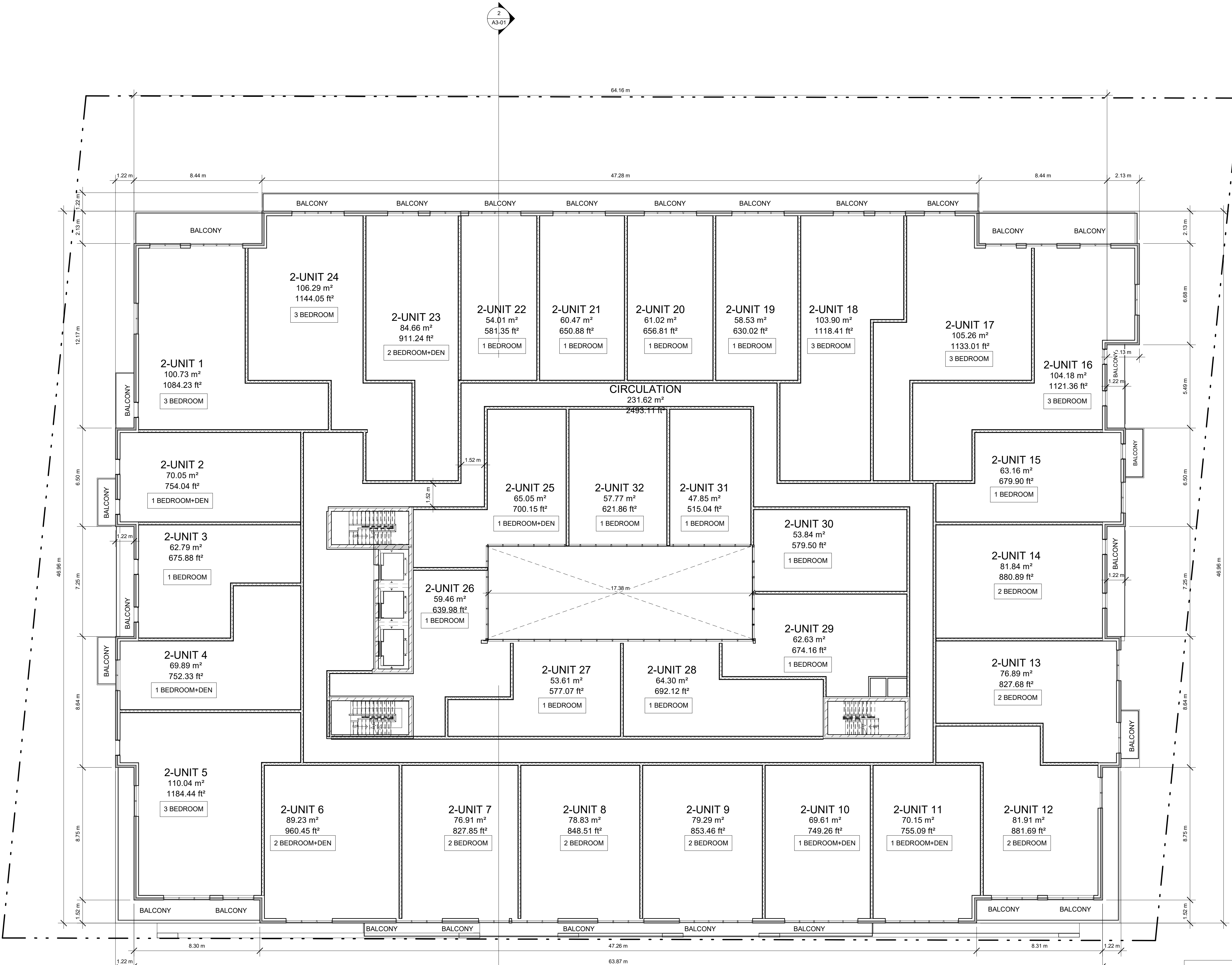
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SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

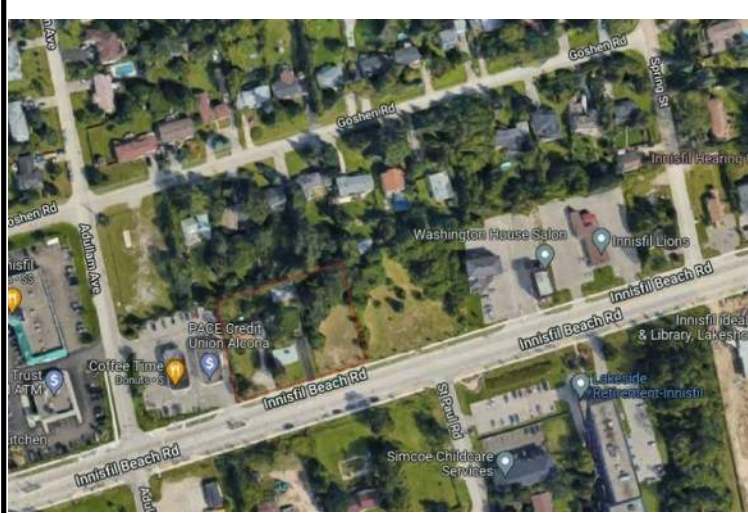
STAGE **SPA** DRAWING NO. **A1-04**

LOCATION **INNISFIL** REVISION **17**



BENCHMARK NOTE
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193104635 (CGVD-78) HAVING AN ELEVATION OF 294.359 METERS.
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

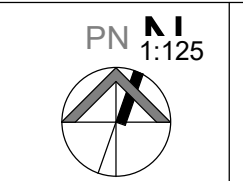
CONSULTANTS



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DRAWING TITLE
PROPOSED THIRD FLOOR PLAN

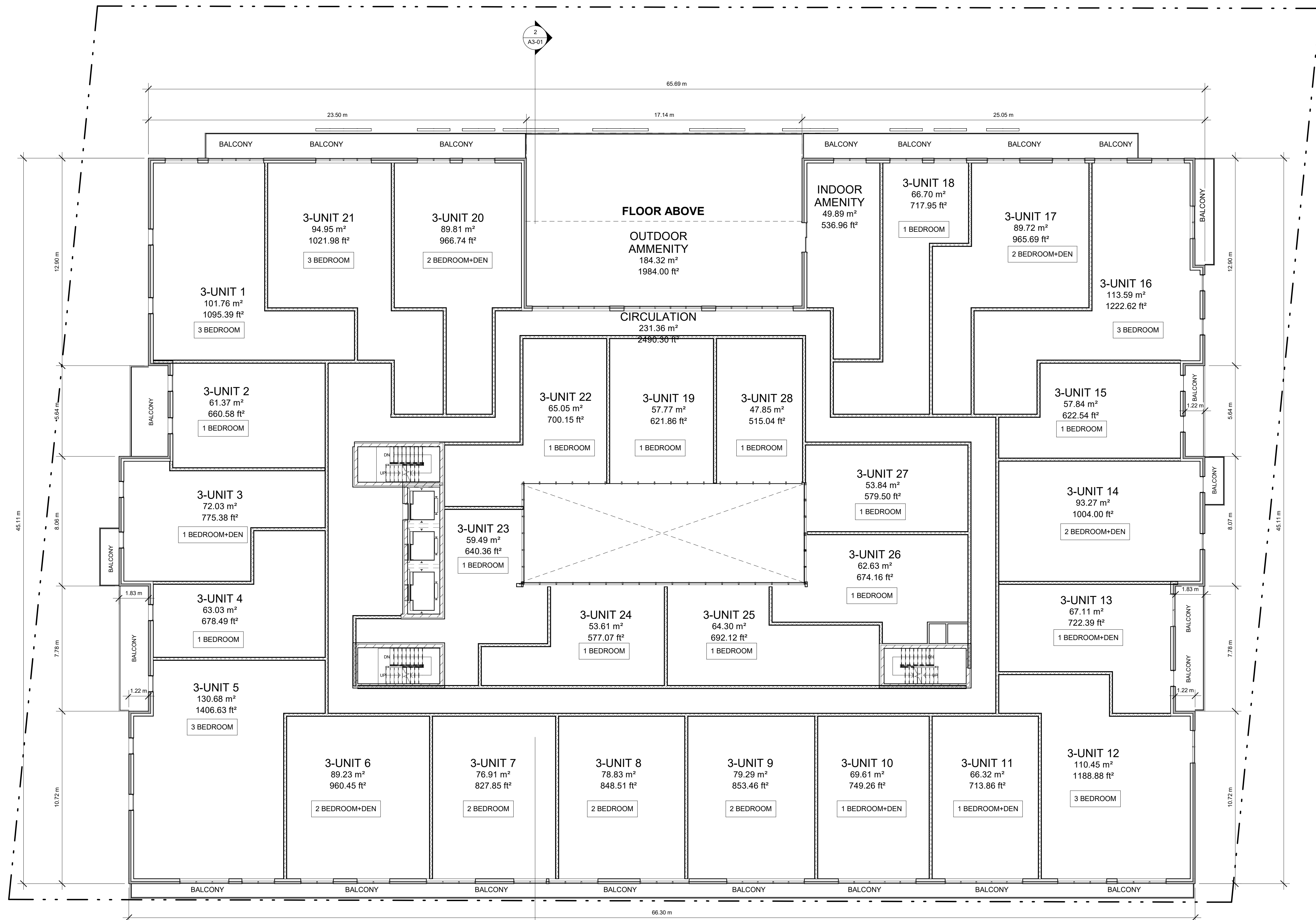
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

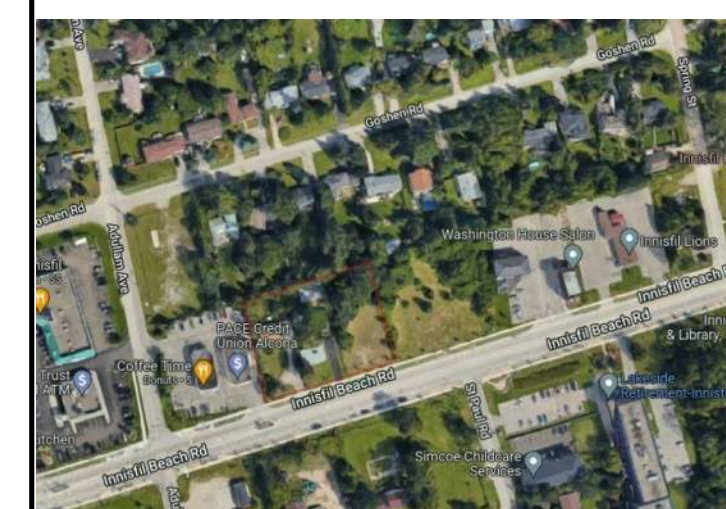
STAGE **SPA** DRAWING NO. **A1-05**

LOCATION **INNISFIL** REVISION **17**



BENCHMARK NOTE
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193104635 (COVID-78) HAVING AN ELEVATION OF 234.399 METERS.
 TOWNSHIP: CHURCHILL UNITED CHURCH. TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

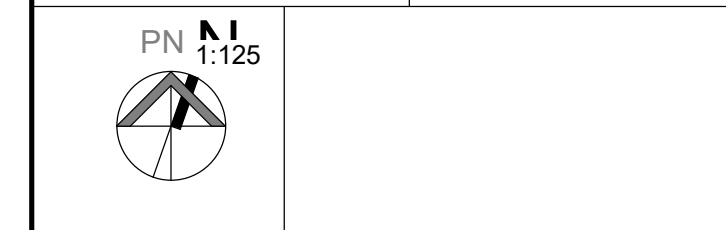
CONSULTANTS



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DRAWING TITLE
**PROPOSED FOURTH FLOOR
PLAN**

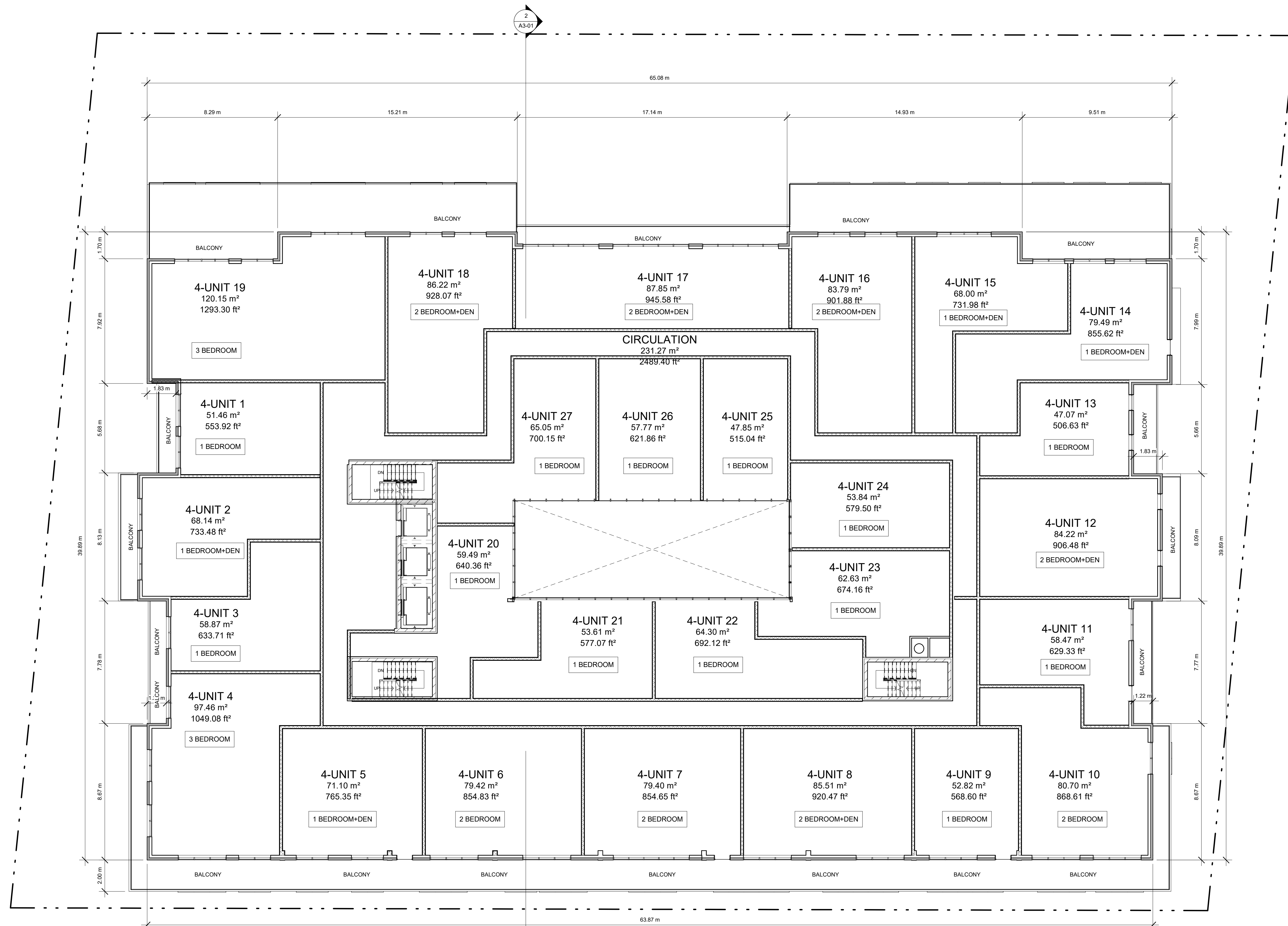
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

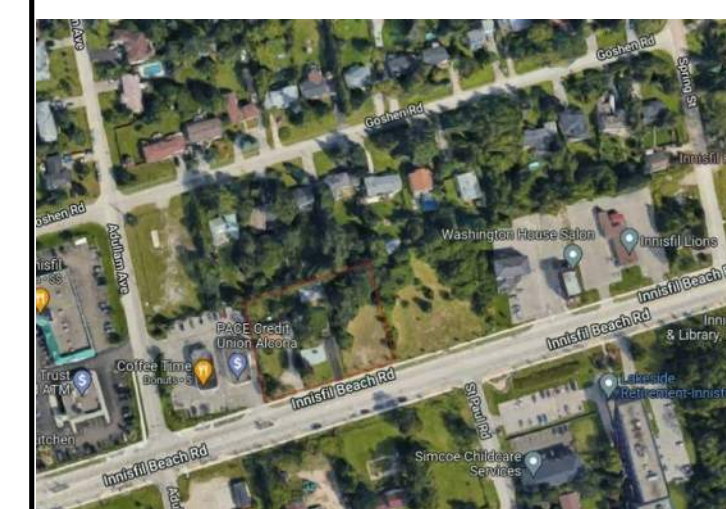
STAGE SPA	DRAWING NO. A1-06
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LOCATION INNISFIL	REVISION 17
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BENCHMARK NOTE
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193104635 (CGVD78) HAVING AN ELEVATION OF 284.989 METERS.
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS

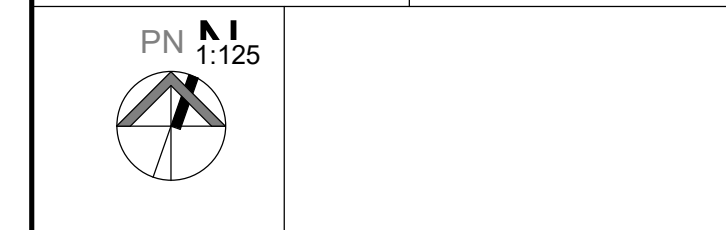


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DRAWING TITLE

PROPOSED FIFTH FLOOR PLAN

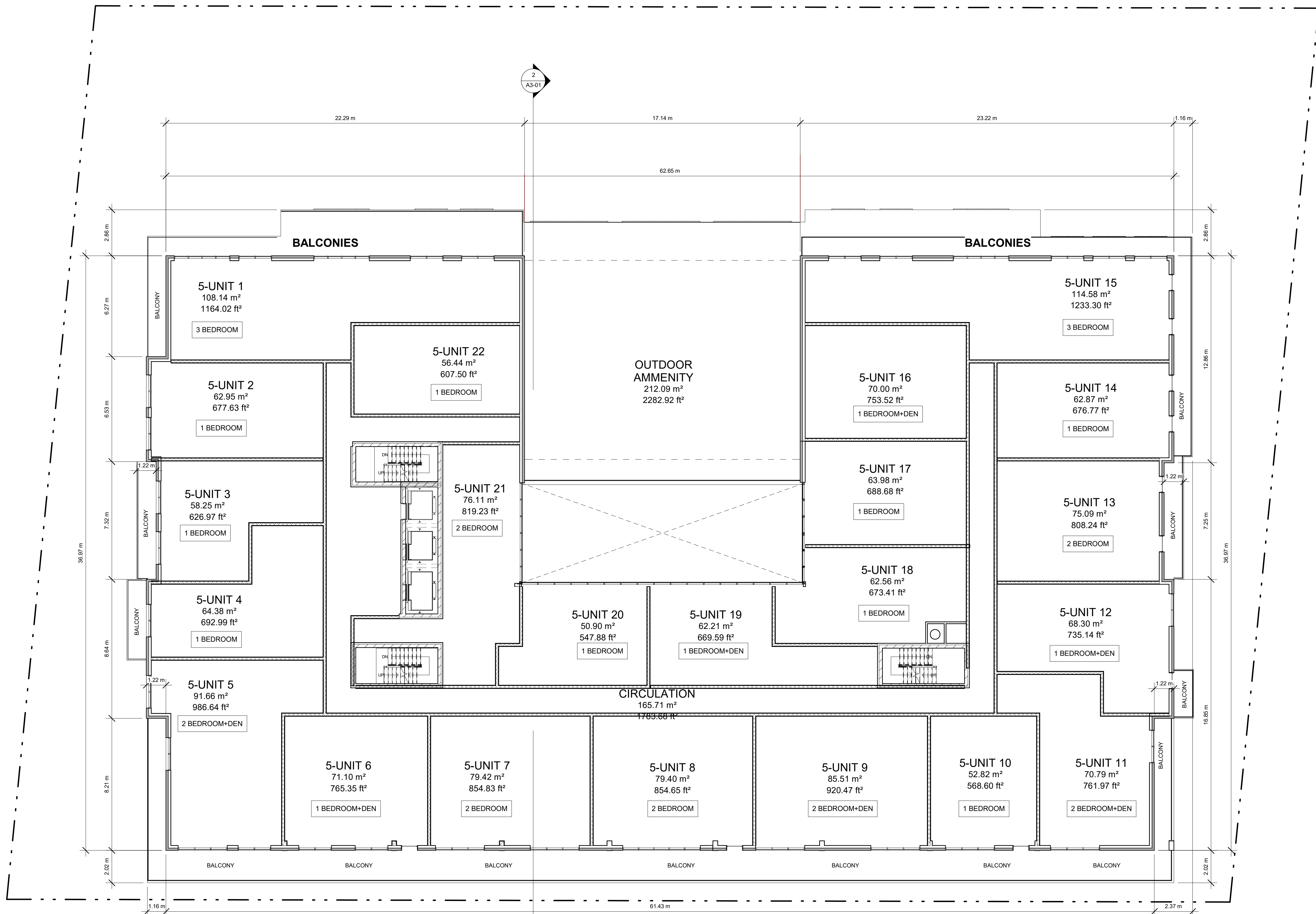
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SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

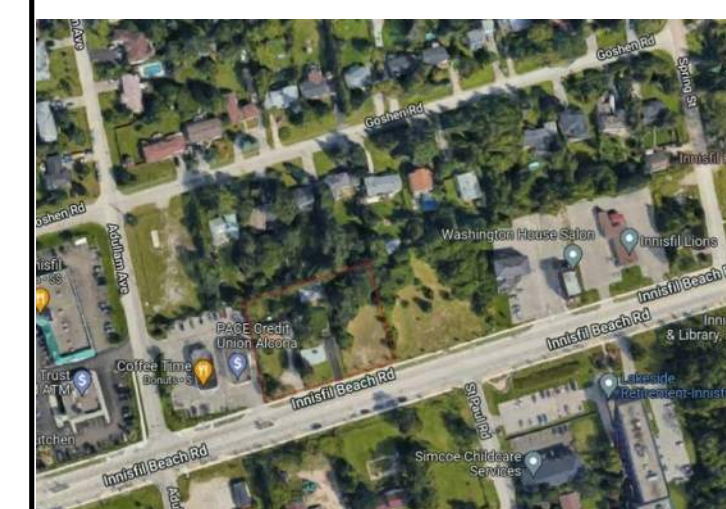
STAGE **SPA** DRAWING NO. **A1-07**

LOCATION **INNISFIL** REVISION **17**



BENCHMARK NOTE
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD-78) HAVING AN ELEVATION OF 294.399 METERS.
TOWNSHIP: CHURCHILL UNITED CHURCH. TABLE IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

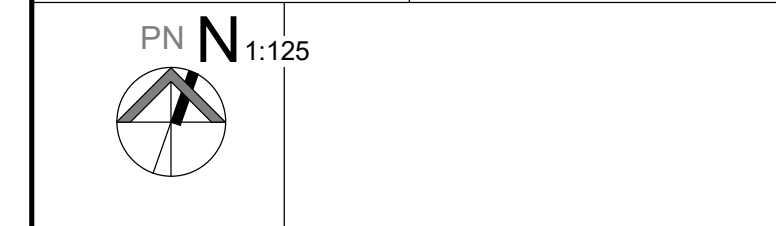
CONSULTANTS



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DRAWING TITLE
PROPOSED SIXTH FLOOR PLAN

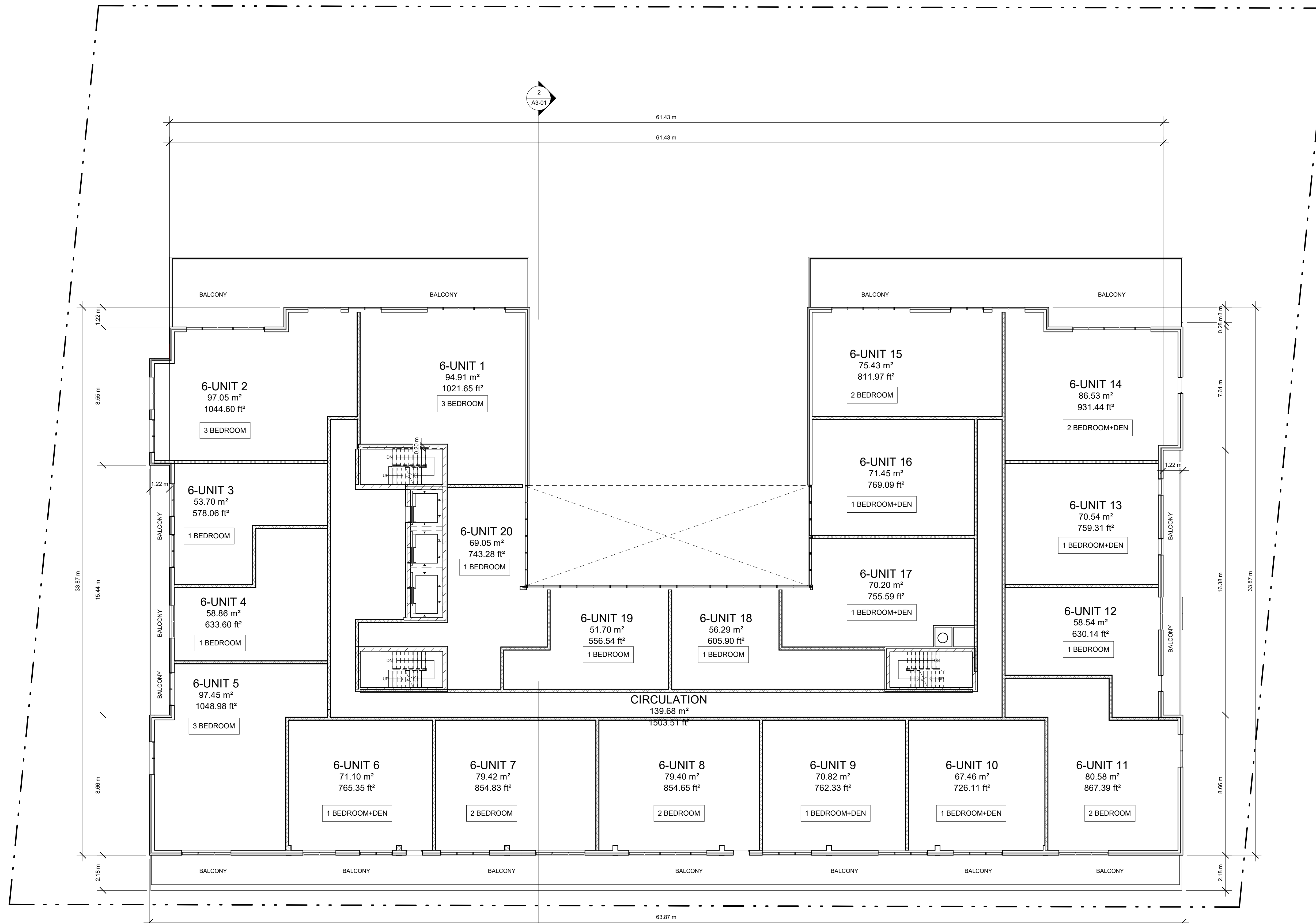
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SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

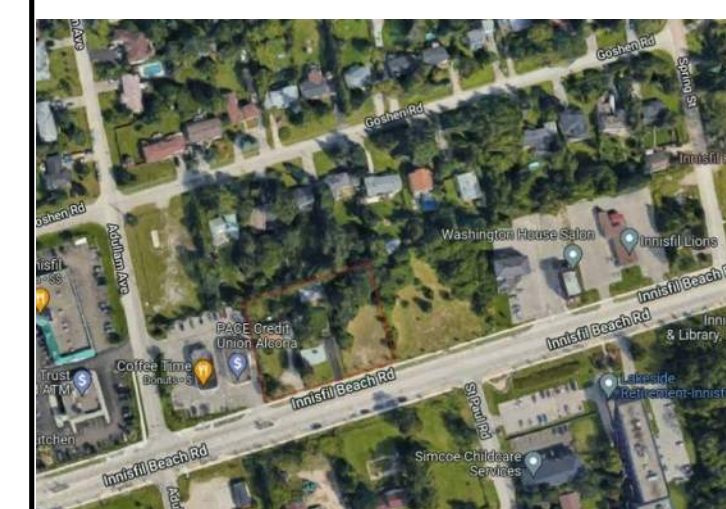
STAGE **SPA** DRAWING NO. **A1-08**

LOCATION **INNISFIL** REVISION **17**



BENCHMARK NOTE
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4633 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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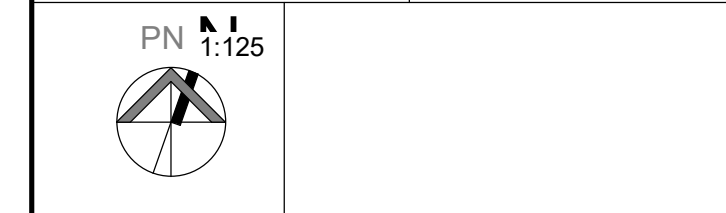
CONSULTANTS



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DRAWING TITLE
**PROPOSED SEVENTH FLOOR
PLAN**

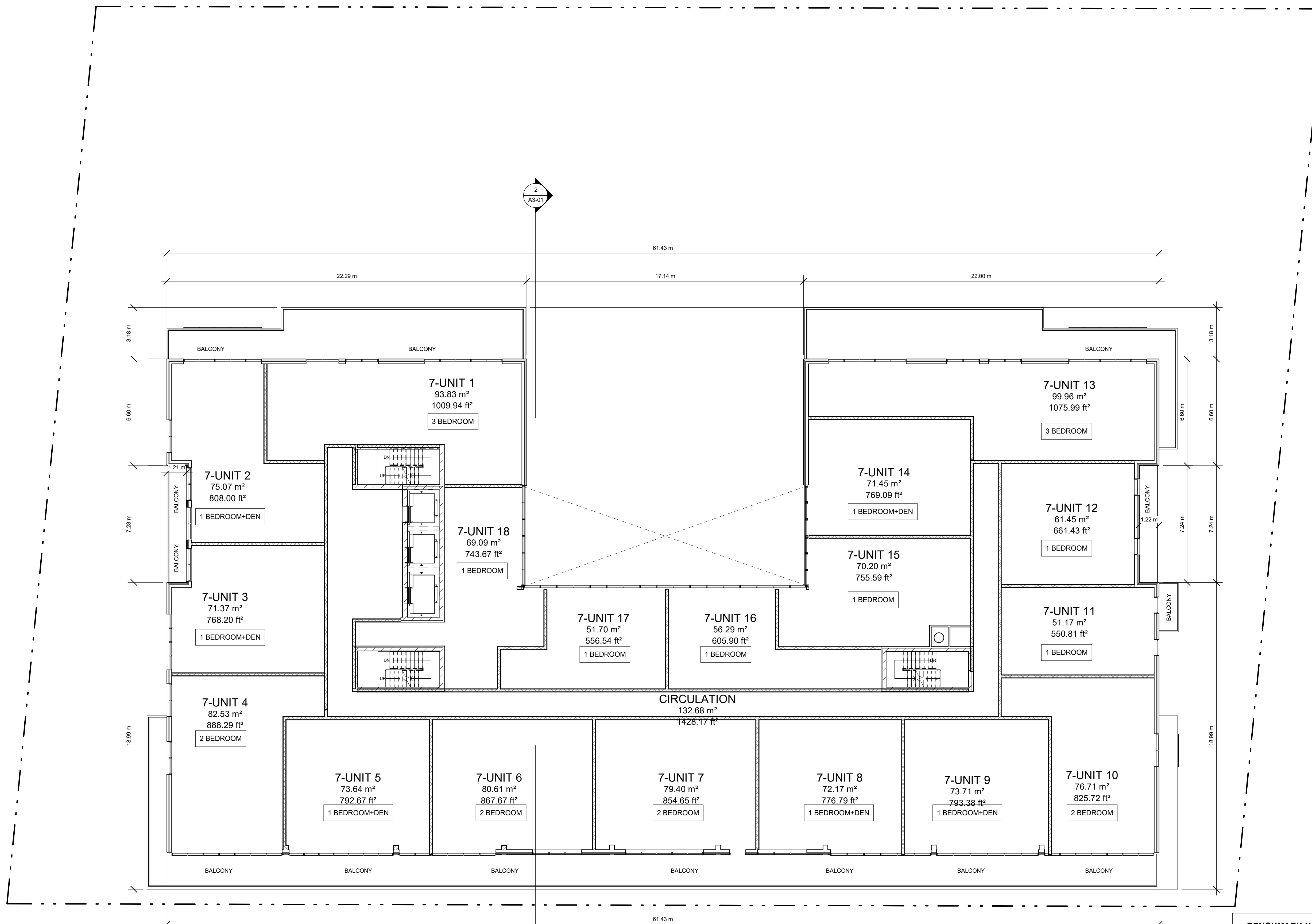
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SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

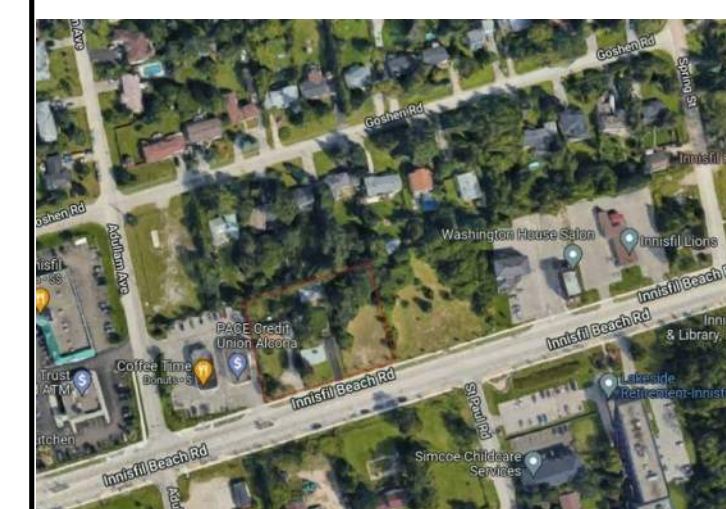
STAGE **SPA** DRAWING NO. **A1-09**

LOCATION **INNISFIL** REVISION **17**



BENCHMARK NOTE
ELEVATIONS SHOWN HERE ON ARE GEOCEOTIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

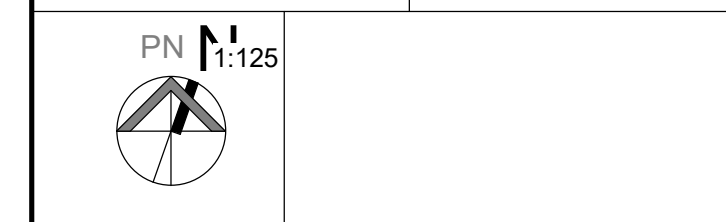
CONSULTANTS



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DRAWING TITLE
**PROPOSED EIGHTH FLOOR
PLAN**

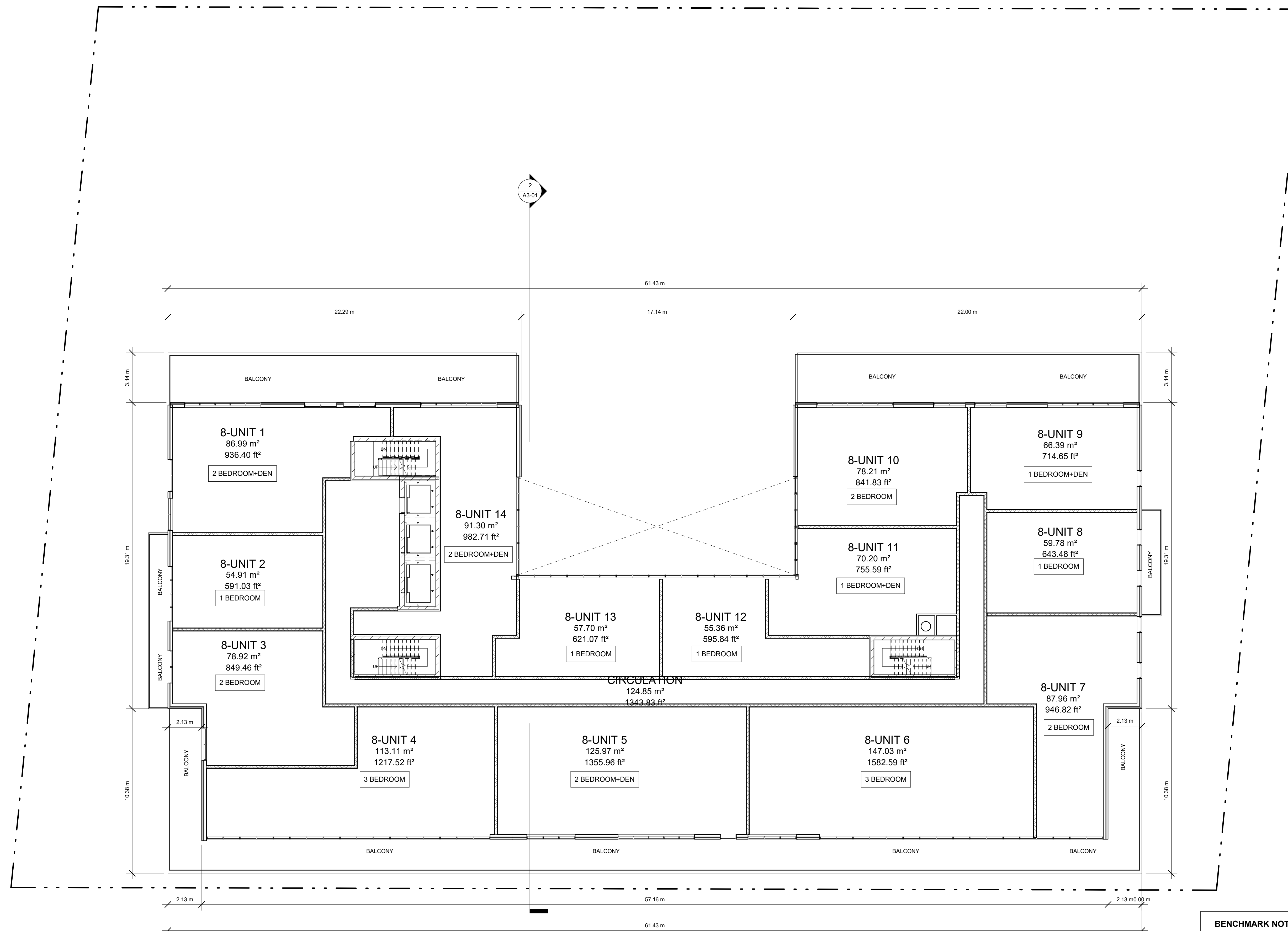
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

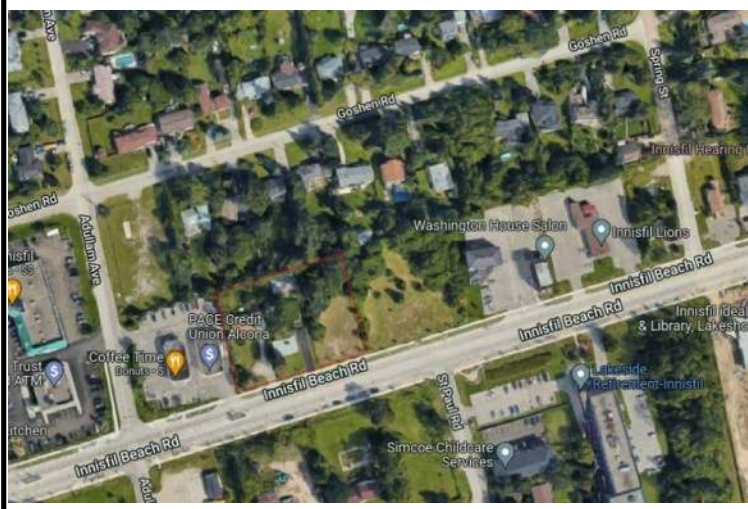
STAGE **SPA** DRAWING NO. **A1-10**

LOCATION INNISFIL REVISION **17**



BENCHMARK NOTE
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4633 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

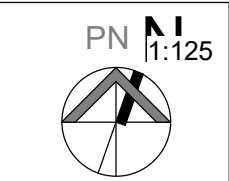
CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
**PROPOSED ROOF PLAN
ACCESS**

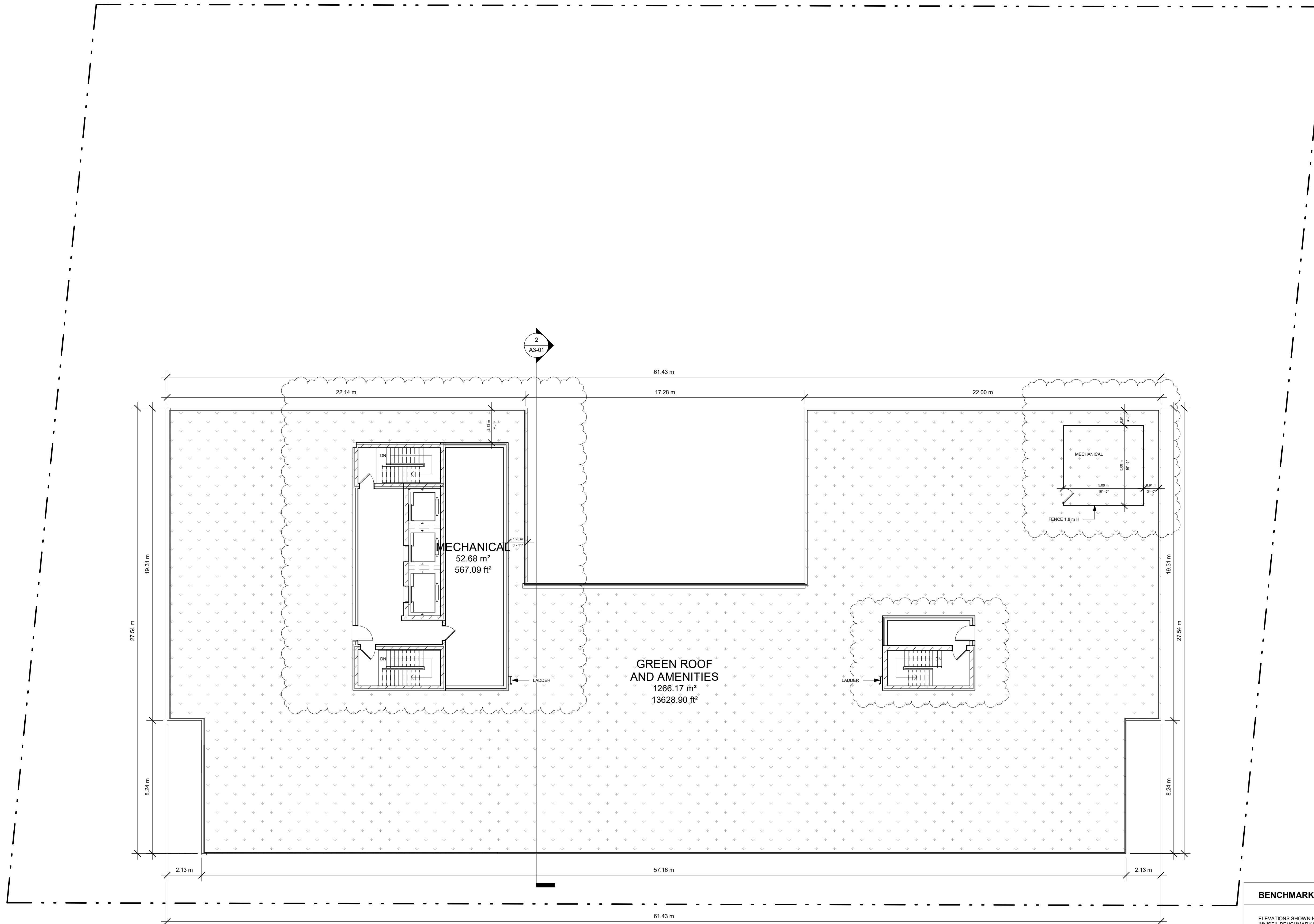
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

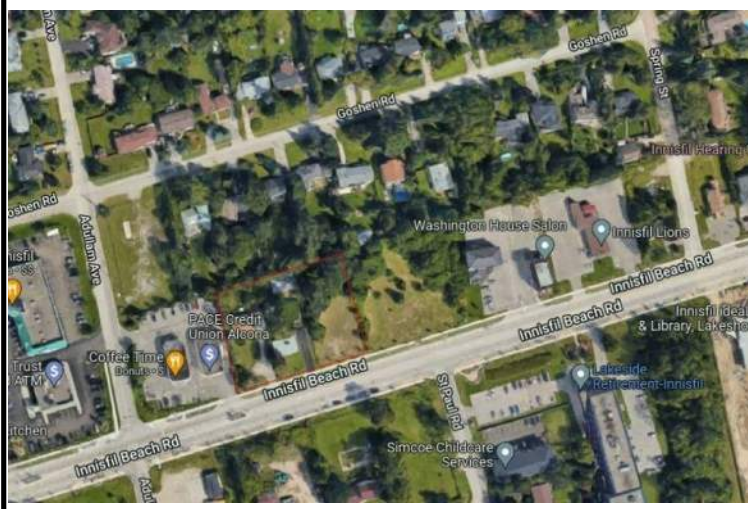
STAGE **SPA** DRAWING NO. **A1-11**

LOCATION INNISFIL REVISION **17**



BENCHMARK NOTE
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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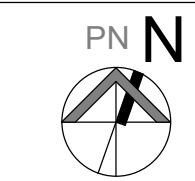
CONSULTANTS



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DRAWING TITLE
PROPOSED ROOF PLAN

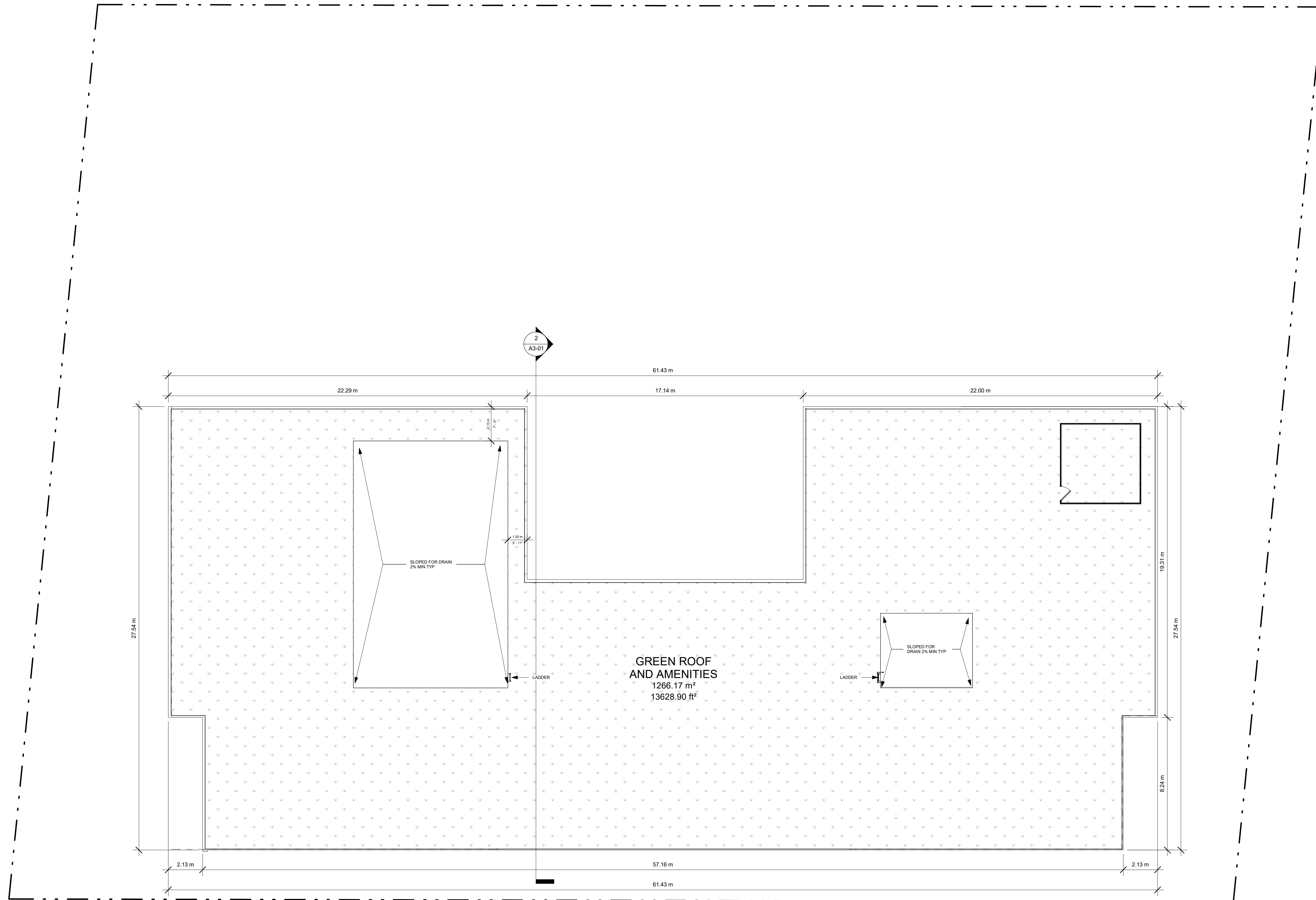
DRAWN Author	CHECKED Checker
SCALE @ ARCH D As indicated	DATE 06/27/23



PROJECT NO. 210170

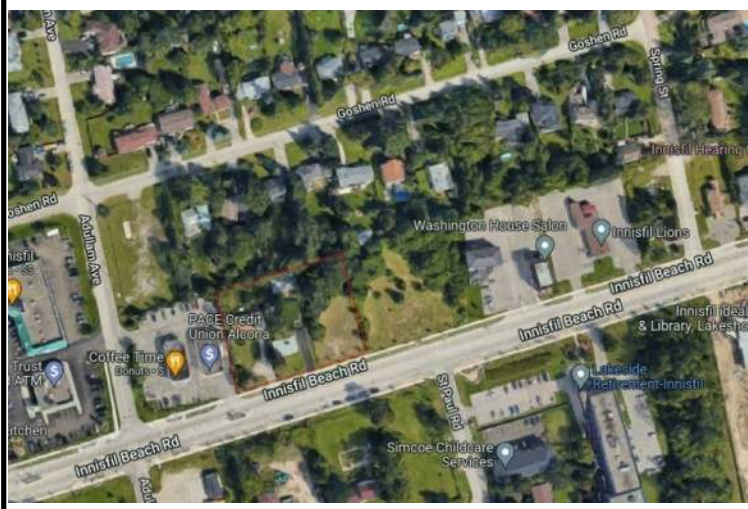
STAGE **SPA** DRAWING NO. **A1-12**

LOCATION INNISFIL REVISION **17**



BENCHMARK NOTE
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4658 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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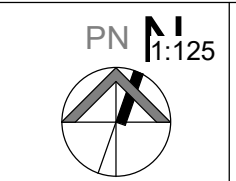
CONSULTANTS



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DRAWING TITLE
PROP. FRONT ELEVATION

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 02/26/21



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A2-01**

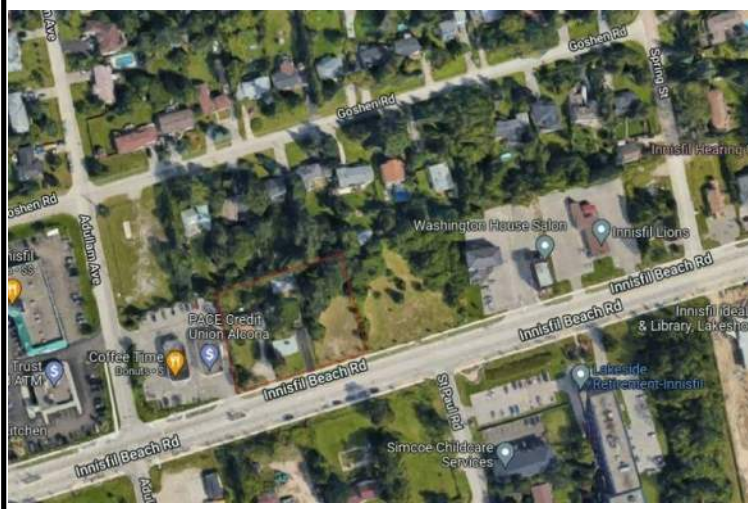
LOCATION INNISFIL REVISION **17**



BENCHMARK NOTE
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

PROJECT
**1018-1028 INNISFIL BEACH
 RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

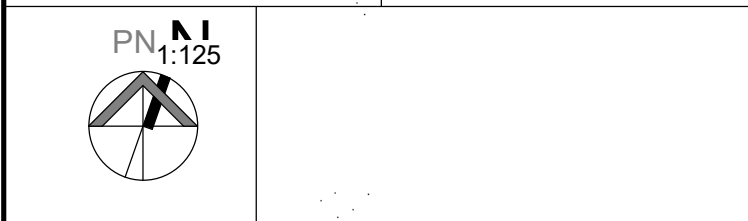
CONSULTANTS



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DRAWING TITLE
PROP. SIDE ELEVATION-(RIGHT)

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 02/26/21



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A2-02**

LOCATION INNISFIL REVISION **17**



BENCHMARK NOTE
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD78) HAVING AN ELEVATION OF 294.399 METERS.
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

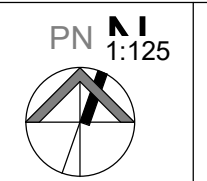
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DRAWING TITLE
PROP. REAR ELEVATION

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 03/22/22



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A2-03**

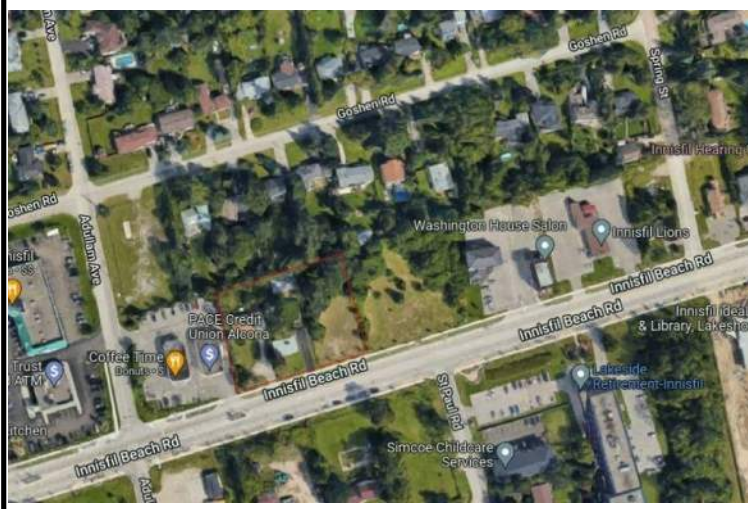
LOCATION INNISFIL REVISION **17**



BENCHMARK NOTE
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

PROJECT
**1018-1028 INNISFIL BEACH
 RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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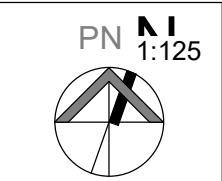
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DRAWING TITLE
PROP. SIDE ELEVATION-(LEFT)

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 03/22/22



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A2-04**

LOCATION INNISFIL REVISION **17**

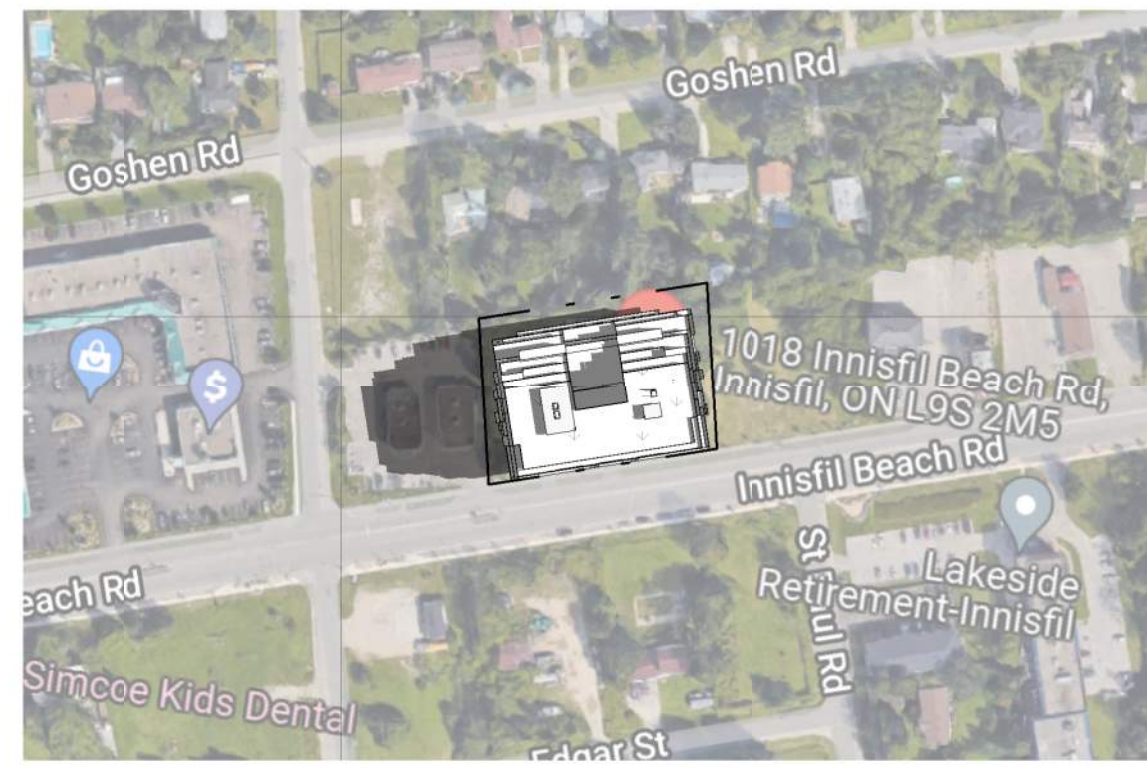


BENCHMARK NOTE
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.
 *TOWNSHIP CHURCHILL UNITED CHURCH, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003



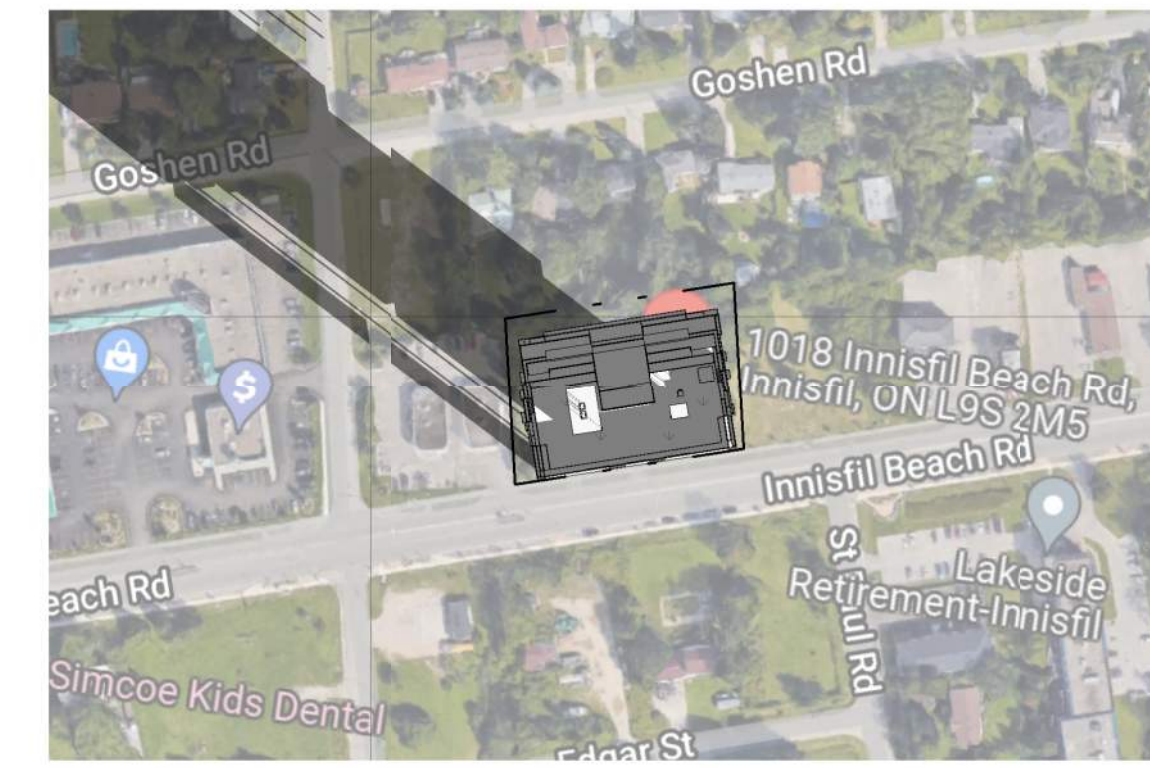
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1 : 2500



21/06/2022 SUMMER 8-15 AM
1 : 2500



20/09/2022 FALL 8-15 AM
1 : 2500



21/12/2022 WINTER 8-15 AM
1 : 2500



20/03/2022 SPRING 11-15 AM
1 : 2500



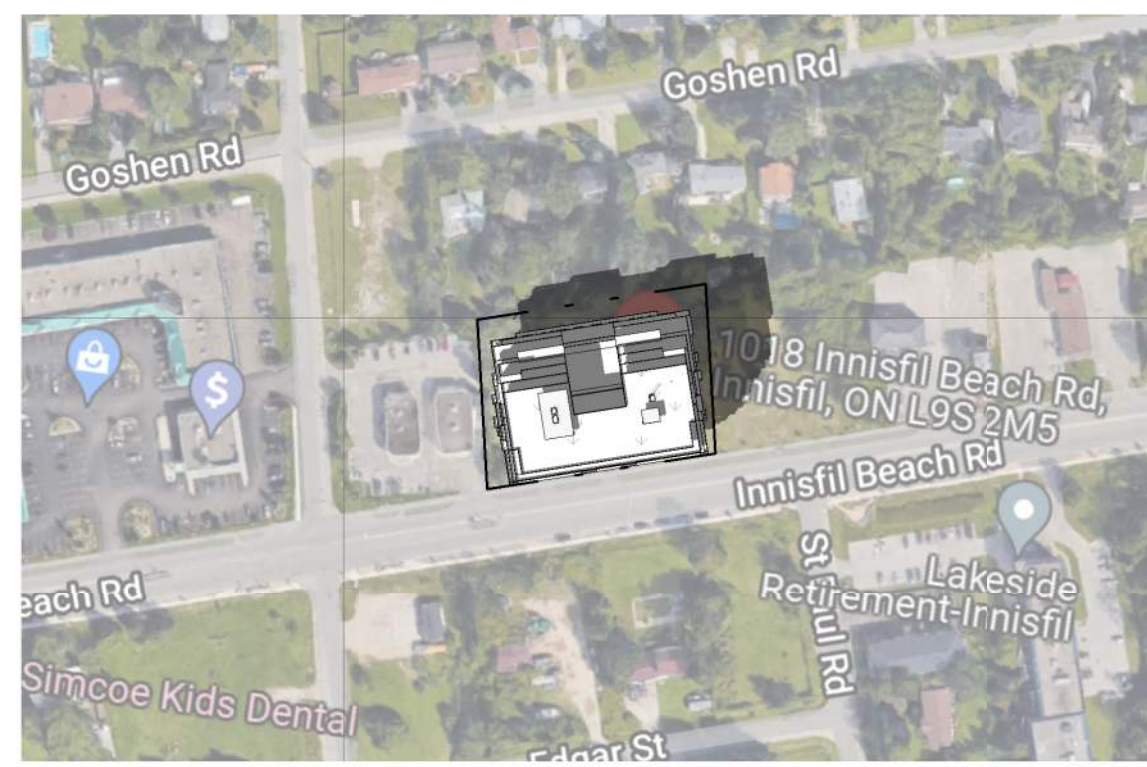
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20/09/2022 FALL 11-15 AM
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20/03/2022 SPRING 2-15 PM
1 : 2500



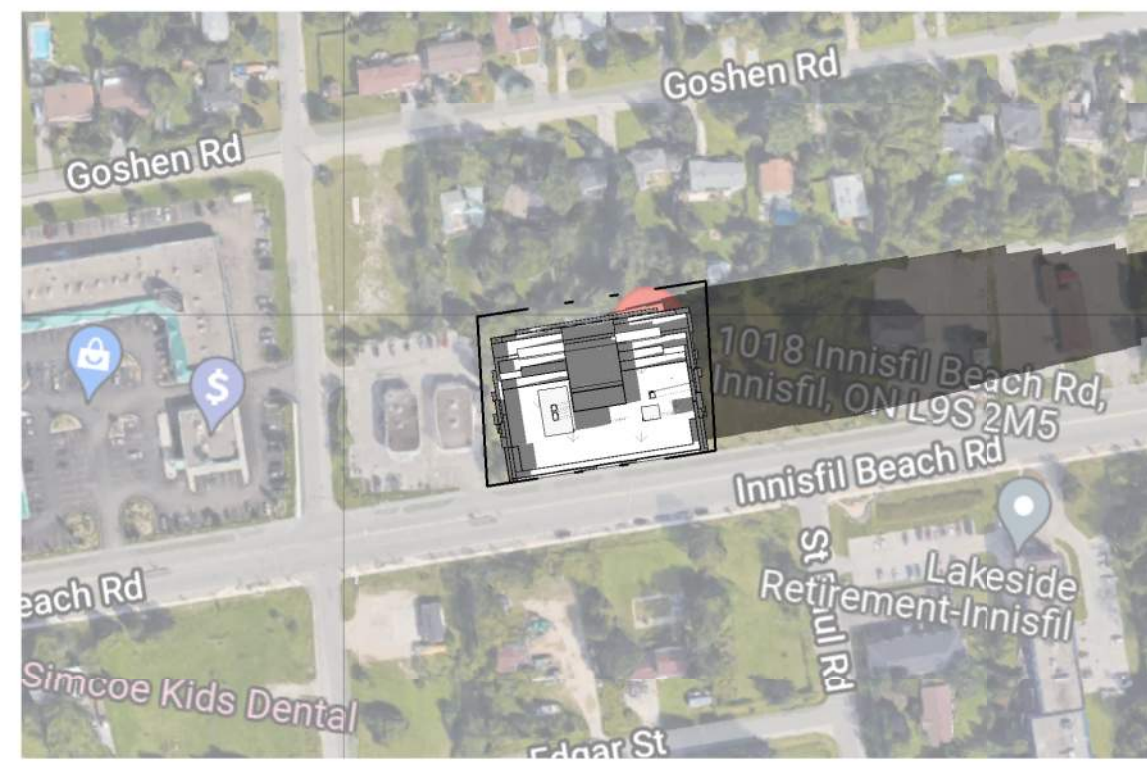
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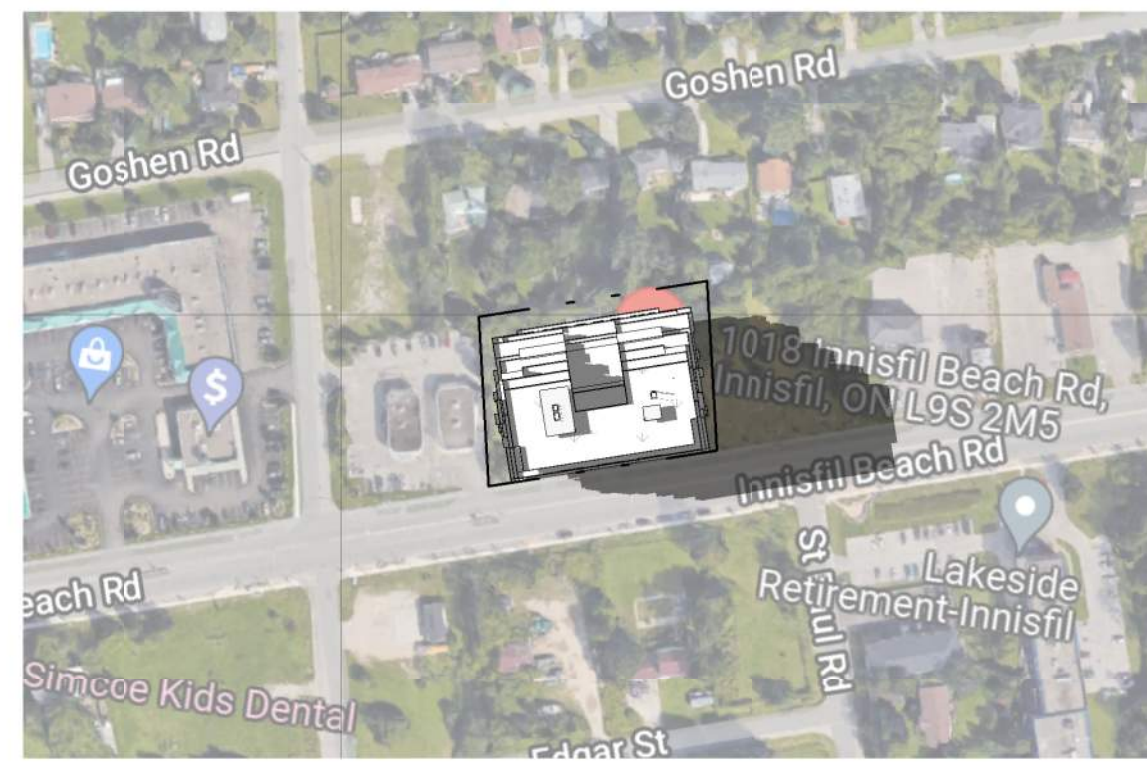
20/09/2022 FALL 2-15 PM
1 : 2500



21/12/2022 WINTER 2-15 PM
1 : 2500



20/03/2022 SPRING 5-15 PM
1 : 2500



21/06/2022 SUMMER 5-15 PM
1 : 2500



20/09/2022 FALL 5-15 PM
1 : 2500

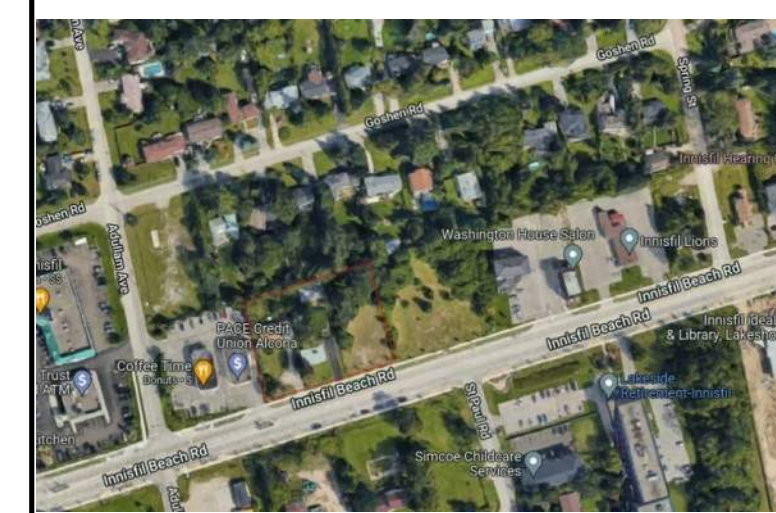


21/12/2022 WINTER 5-15 PM

BENCHMARK NOTE
1 : 2500
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 00118314633 (COVD/75) HAVING AN ELEVATION OF 294.399 METERS.
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

TOWN FILE NUMBER: SP-2022-003

PROJECT
1018-1028 INNISFIL BEACH RD-INNISFIL, ON



REVISIONS

No.	Description	Date
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13
9	ISSUED FOR CONSULTANTS	2023-03-27

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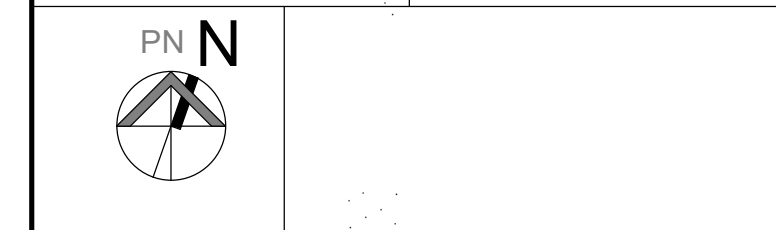
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DRAWING TITLE
SUN SHADOW STUDY

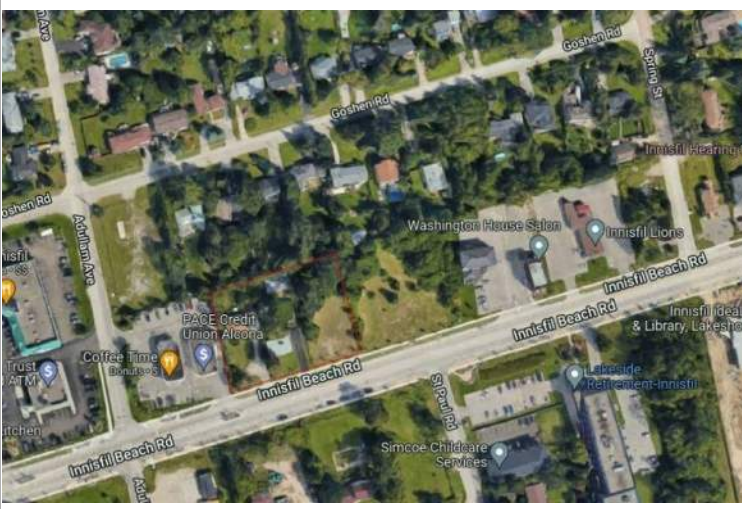
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 07/28/22



PROJECT NO. 210170

STAGE SPA
DRAWING NO. A5-01

LOCATION INNISFIL
REVISION 15



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05

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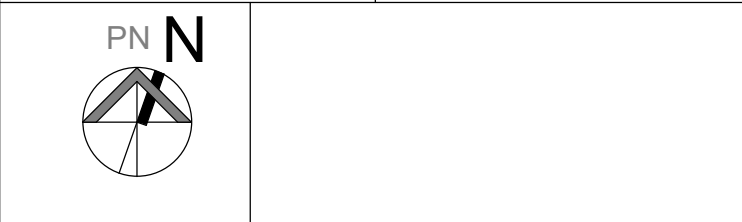
CONSULTANTS



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DRAWING TITLE
**COMMERCIAL & RESIDENTIAL
STATISTICS (GROUND FLOOR)**

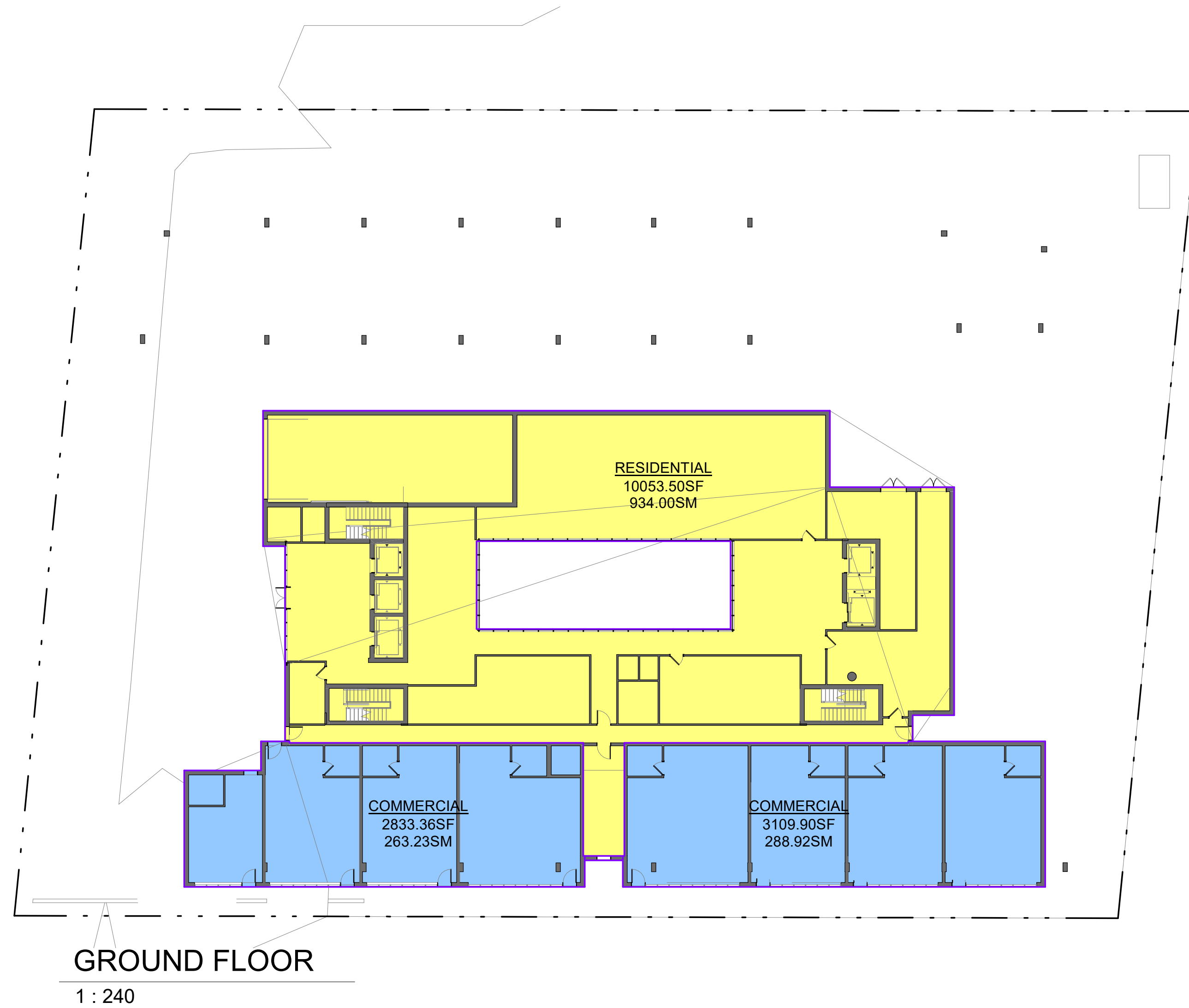
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 12/20/21



PROJECT NO. 210170

STAGE SPA	DRAWING NO. A5-03
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LOCATION INNISFIL	REVISION 17
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Schema 1 Legend

- COMMERCIAL
- RESIDENTIAL

GROSS FLOOR AREAS (RESIDENTIAL STATS)		
Level	Area	Area m2
GROUND FLOOR	15996.76 SF	1486.15 m ²
2ND FLOOR	3126.89 SF	2891.78 m ²
3RD FLOOR	2894.18 SF	2689.47 m ²
4TH FLOOR	2957.83 SF	2743.89 m ²
5TH FLOOR	2120.07 SF	1971.41 m ²
6TH FLOOR	1845.99 SF	1707.53 m ²
7TH FLOOR	1752.80 SF	1627.83 m ²
8TH FLOOR	1981.40 SF	1836.36 m ²
TOP OF ROOF	1910.11 SF	1763.93 m ²
Grand total: 42	19022.14 SF	17737.25 m ²