ZONING INFORMATION ZONE DESIGNATION R1-26 541.20 420.00 LOT AREA (sq m) LOT FRONTAGE (m) 14,300 18.909 FRONT YARD SETBACK TO DWELLING (m) 4.50 5.87 FRONT YARD SETBACK TO GARAGE (m) 6.00 6.00 INTERIOR SIDE YARD SETBACK (m) 1.25 1.20 EXNTERIOR SIDE YARD SETBACK (m) 4.20 4.93 REAR YARD SETBACK (m) 6.00 6.14 LOT COVERAGE (%) 40.00 34.39 10.00 8.36 BUILDING HEIGHT (m) LANDSCAPED OPEN SPACE (%) 30.00 58.29 FRONT YARD LANDSCAPED OPEN SPACE (%) 40.00 68.25

	STRUCTURE		
	MODEL NO.		MADAWASKA 3190A
	HOUSE STYLE (i.e. walkout, bungalow etc.)		2 STOREY
	ADJACENT MODEL	EAST	KAHSHE 3000A
		WEST	KAHSHE 3000A
		NORTH	NIPISSING 3210A
		SOUTH	N/A
	FIREBREAK LOT		NO

LEGEND

SINGLE CATCHBASIN DOUBLE CATCHBASIN SANITARY MH STORM MH Ō

SANITARY SERVICE CONNECTION STORM SERVICE CONNECTION

WATER SERVICE CONNECTION - FLOW DIRECTION ROOF DRAIN

* ENGINEERED FILL 000.00 EXISTING ELEVATION 000.00 PROPOSED ELEVATION

FFF 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

SP) SUMP PUMP HYDRANT AND VALVE BELL PEDESTAL △ CABLE PEDESTAL

★ UNDERGROUND P

UNDERGROUND PEDESTAL THYDRO TRANSFORMER STREETLIGHT

TO STREET IGHT PENESTAL → 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 TYPE AND ELEVATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION

BENCHMARK

ELEVATION: 286.399

ELEVATION. 200.399

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 SANITARY SERVICE AT P/L STORM SERVICE AT P WATER SERVICE AT P/L INVERT DEPTH DEPTH INVERT 242.775

2.875

Min 1.70 Min 243.93

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

B LEO ARIEMMA NAME SIGNATURE LICENCE NUMBER

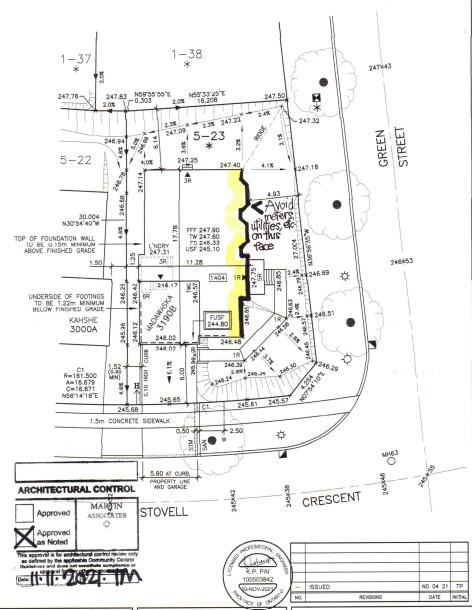
THIS IS AN ENGINEERED FILL LOT.

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





14.3 m 47 foot LOT



ARCHITECTURAL DESIGN INC.



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

TEL 905 660-9393 FAX 905 660-9419

adcı@bellnet.ca

ASSOC_{/A}

THE CONTRACTOR SHALL CHECK AND VERIF 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

Kishan Pai SIGNATURE 10-NOV-2021 DATE:

STOVELL CRESCENT LOT 23, PLAN 51M-1169 PHASE 5, STAGE BELLAIRE PROPERTIES INC. PARCEL P1 - LEFROY TOWN OF INNISFIL

SCALE DATE: NOV 2021 DRAWN: T.P.

DESIGNED: T.P.

DRAWING No: A-1