### ZONING INFORMATION ZONE DESIGNATION PERMITTED R1-26 **PROVIDED** 530.05 LOT AREA (sq m) 420.00 LOT FRONTAGE (m) 14.300 17.300 FRONT YARD SETBACK 4.50 6.04 TO DWELLING (m) FRONT YARD SETBACK 6.00 6.00 TO GARAGE (m) INTERIOR SIDE YARD 1.20 1.25 SETBACK (m) EXTERIOR SIDE YARD 4.20 4.78 SETBACK (m) REAR YARD SETBACK (m) 6.00 6.07 LOT COVERAGE (%) 40.00 35.16 BUILDING HEIGHT (m) 10.00 8.83 LANDSCAPED OPEN SPACE (%) 30.00 57.40 FRONT YARD LANDSCAPED 40.00 65.36 OPEN SPACE (%)

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

### **LEGEND**

✓ SINGLE CATCHBASIN DOUBLE CATCHBASIN

SANITARY MH

O STORM MH

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

TW TOP OF FOUNDATION WALL

FS FINISHED SLAB

USF U/S FOOTING RUSF REAR U/S FOOTING

TWG TOP OF GARAGE FOUNDATION WALL

USFG U/S FOOTING GARAGE

SP) SUMP PUMP

VALVE AND BOX

⊹ HYDRANT AND VALVE

BELL PEDESTAL △ CABLE PEDESTAL

\* UNDERGROUND PEDESTAL

▼ HYDRO TRANSFORMER

☆ STREETLIGHT

P STREETLIGHT PEDESTAL

→ H HYDRO SERVICE CONNECTION MB 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 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, 23cm FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.

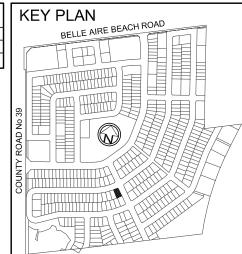
#### SERVICING CHECK BOX WATER SERVICE AT P/L SANITARY SERVICE AT P/L STORM SERVICE AT P/L INVERT DEPTH INVERT DEPTH INVERT Min 1.70 Min 243.91 2.845 242.775 2.76 242.86

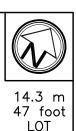
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION LEO ARIEMMA 7561

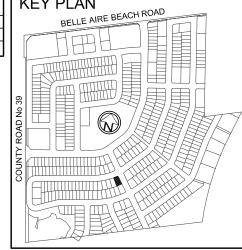
THIS IS AN ENGINEERED FILL LOT. # THE SUITABILITY OF THE FOUNDATION SOIL IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

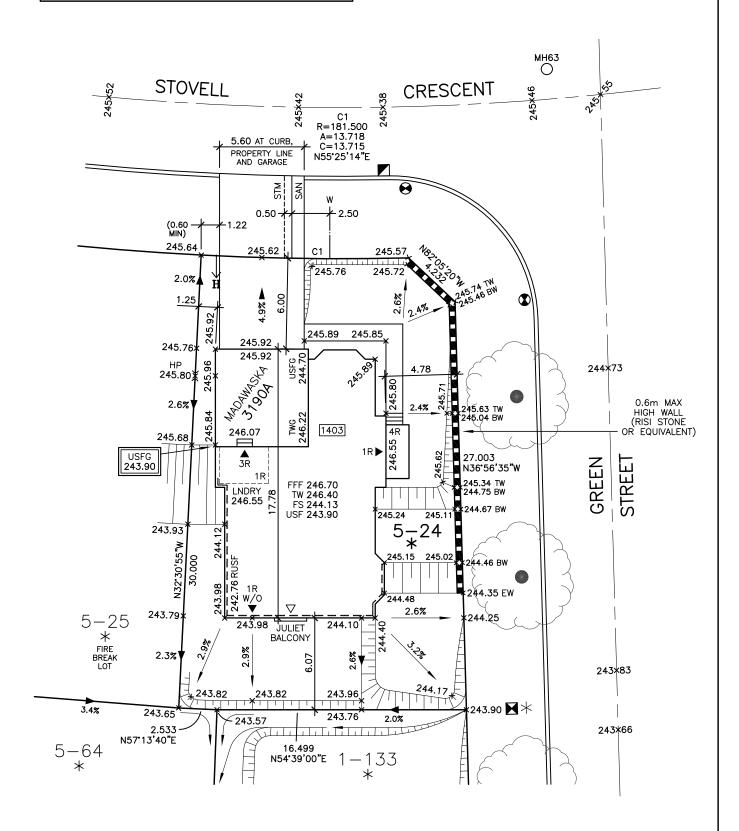
NAME

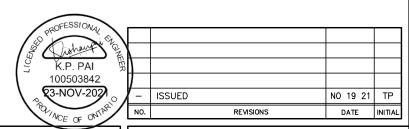
LICENCE NUMBER











# ARCHITECTURAL DESIGN INC.



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

TEL 905 660-9393 FAX 905 660-9419

adcı@bellnet.ca



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:

DATE:

23-NOV-2021

Kishan Pai

STOVELL CRESCENT LOT 24, PLAN 51M-1169 PHASE 5, STAGE BELLAIRE PROPERTIES INC. PARCEL P1 - LEFROY TOWN OF INNISFIL

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

DRAWING No: A-1