#### ZONING INFORMATION ZONE DESIGNATION ERMITTED PROVIDED LOT AREA (sq m) 420.00 443.97 LOT FRONTAGE (m) 14.300 15.274 FRONT YARD SETBACK TO DWELLING (m) 4.50 6.59 FRONT YARD SETBACK TO GARAGE (m) 6.00 6.00 ONE INTERIOR SIDE YARD SETBACK (m) 1.20 1.42 OTHER INTERIOR SIDE YARD SETBACK (m) 1.20 1.44 REAR YARD SETBACK (m) 8.30 6.00 LOT COVERAGE (%) 38.62 40.00 BUILDING HEIGHT (m) 10.00 8.38 LANDSCAPED OPEN SPACE (%) 30.00 50.92 FRONT YARD LANDSCAPED OPEN SPACE (%) 63.95

STRUCTURE		
MODEL NO.		KAHSHE 3000A
HOUSE STYLE (i.e. walkout, bungalow etc.)		2 STOREY
ADJACENT MODEL	EAST	N/A
	WEST	CARLYLE 3080A
	NORTH	KAHSHE 3000A
	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 PROPOSED ELEVATION

FINISHED 1ST FLOOR TOP OF FOUNDATION WALL

FS FINISHED SLAB

U/S FOOTING RUSE REAR II/S FOOTING

TOP OF GARAGE FOUNDATION WALL

USFG U/S FOOTING GARAGE

SP) SUMP PUMP

VALVE AND BOX

HYDRANT AND V HYDRANT AND VALVE

BELL PEDESTAL

△ CABLE PEDESTAL

UNDERGROUND PEDESTAL

THE 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: ZOO.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 WATER SERVICE AT P/L DEPTH INVERT DEPTH INVERT DEPTH INVERT Min 241.36 2.745 240.285 2.92 240.11

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

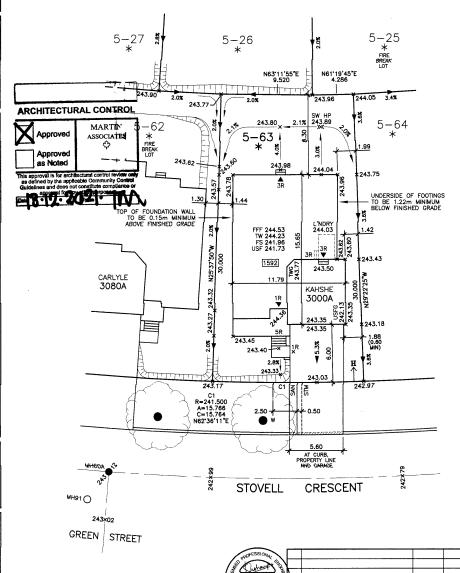
THIS IS AN ENGINEERED FILL LOT.

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





47 foot LOT



# **ARCHITECTURAL** DESIGN INC.



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

TEL 905 660-9393 FAX 905 660-9419

adci@bellnet.ca

ASSOC, A & ARCHITECTS 2

THE CONTRACTOR SHALL CHECK AND VERIFIALL 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-DEC-2021 DATE:

STOVELL CRESCENT LOT 63, PLAN 51M-1169 PHASE 5, STAGE BELLAIRE PROPERTIES INC. PARCEL P1 - LEFROY TOWN OF INNISFIL

1 REVISED PER IBI GROUP REVIEW

- ISSUED

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

DRAWING No: A-1

DE 10 21 TP

DE 06 21 TP DATE INITIAL

DE 10, 2021 15:58 TF