

ZONING INFORMATION		
ZONE DESIGNATION R1-26	PERMITTED	PROVIDED
LOT AREA (sq m)	420.00	445.54
LOT FRONTAGE (m)	14.300	14.300
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.94
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
ONE INTERIOR SIDE YARD SETBACK (m)	1.20	1.22
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.23
REAR YARD SETBACK (m)	6.00	7.94
LOT COVERAGE (%)	40.00	38.05
BUILDING HEIGHT (m)	10.00	9.16
LANDSCAPED OPEN SPACE (%)	30.00	53.38
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	60.04

STRUCTURE	
MODEL NO.	CARLYLE 3080A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALKOUT
ADJACENT MODEL	EAST MADAWASKA 3190A
	WEST KAHSHE 3000A
	NORTH KAHSHE 3000A
	SOUTH N/A
FIREBREAK LOT	YES

LEGEND	
	SINGLE CATCHBASIN
	DOUBLE CATCHBASIN
	SANITARY MH
	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
	SUMP PUMP
	VALVE AND BOX
	HYDRANT AND VALVE
	BELL PEDESTAL
	CABLE PEDESTAL
	UNDERGROUND PEDESTAL
	HYDRO TRANSFORMER
	STREETLIGHT
	STREETLIGHT PEDESTAL
	HYDRO SERVICE CONNECTION
	SUPER MAILBOX
	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.

ARCHITECTURAL DESIGN INC.
56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONTARIO L4K 3V9 TEL 905 660-9393 FAX 905 660-9419 adci@bellnet.ca

SERVICING CHECK BOX					
WATER SERVICE AT P/L		SANITARY SERVICE AT P/L		STORM SERVICE AT P/L	
DEPTH	INVERT	DEPTH	INVERT	DEPTH	INVERT
Min 1.70	Min 243.99	2.715	242.965	2.63	243.05

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.

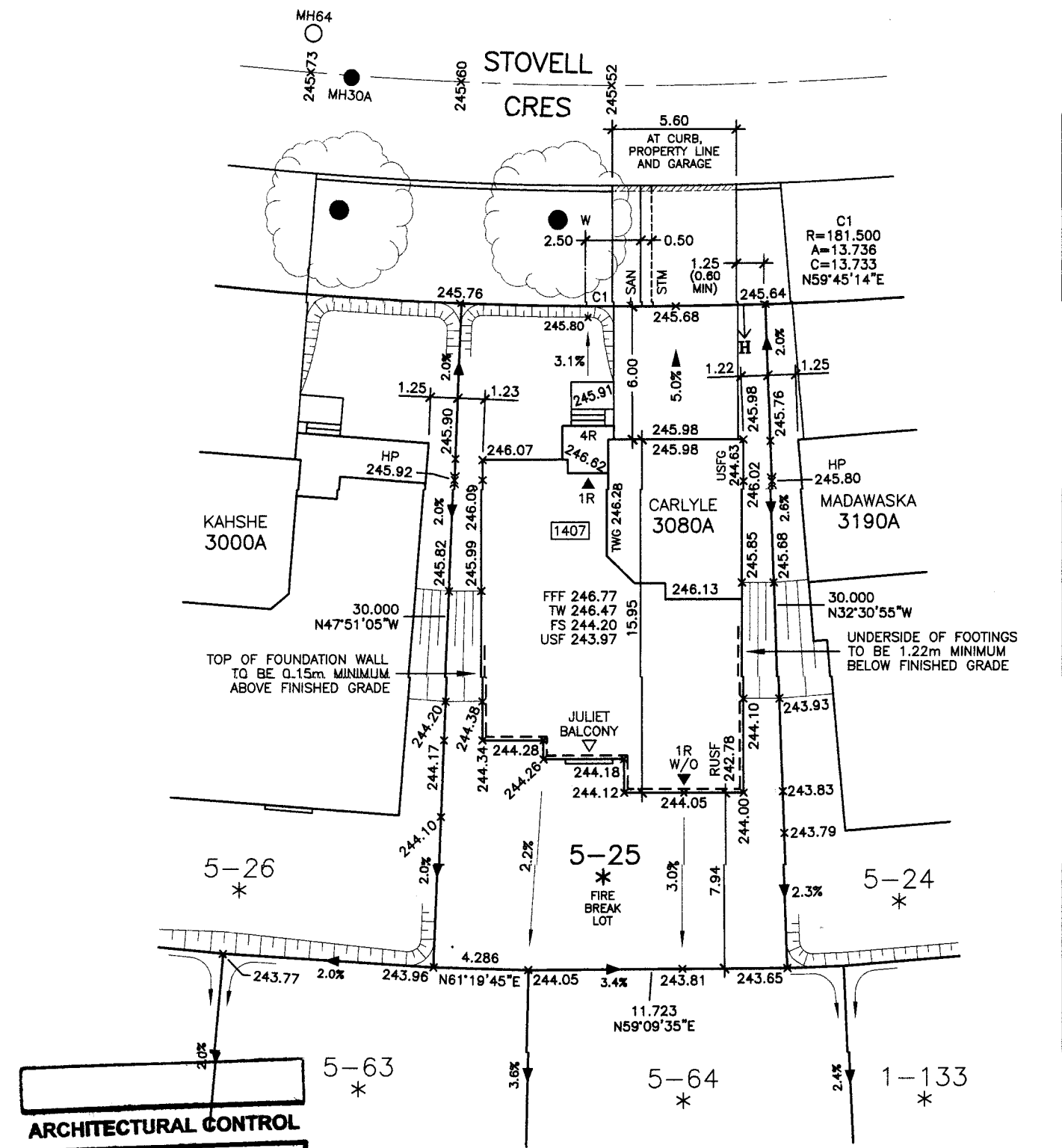
QUALIFICATION INFORMATION

LEO ARIEMMA 7561

NAME SIGNATURE LICENCE NUMBER

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

KEY PLAN
14.3 m 47 foot LOT



ARCHITECTURAL CONTROL
<input checked="" type="checkbox"/> Approved
<input type="checkbox"/> Approved as Noted
MARTIN ASSOCIATES
This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval for any other purposes.
21-12-2021

LICENSED PROFESSIONAL ENGINEER
K.P. PAI 100503842 20-DEC-2021 PROVINCE OF ONTARIO

NO.	REVISIONS	DATE	INITIAL
1	MODEL WAS CARLYLE 2950A	DE 15 21	TP
2	ISSUED	NO 23 21	TP

ONTARIO ASSOCIATION OF ARCHITECTS
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: Kishan Pai
DATE: 20-DEC-2021

STOVELL CRESCENT LOT 25, 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