

ZONING INFORMATION


ZONE DESIGNATION R1-26	PERMITTED	PROVIDED
LOT AREA (sq m)	420.00	522.43
LOT FRONTAGE (m)	14.300	18.006
FRONT YARD SETBACK TO DWELLING (m)	4.50	5.93
FRONT YARD SETBACK TO GARAGE (m)	6.00	6.00
INTERIOR SIDE YARD SETBACK (m)	1.20	1.25
EXTERIOR SIDE YARD SETBACK (m)	4.20	4.60
REAR YARD SETBACK (m)	6.00	6.17
LOT COVERAGE (%)	40.00	35.68
BUILDING HEIGHT (m)	10.00	8.15
LANDSCAPED OPEN SPACE (%)	30.00	55.16
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	67.07

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 241.10	2.935	239.885	2.71	240.11

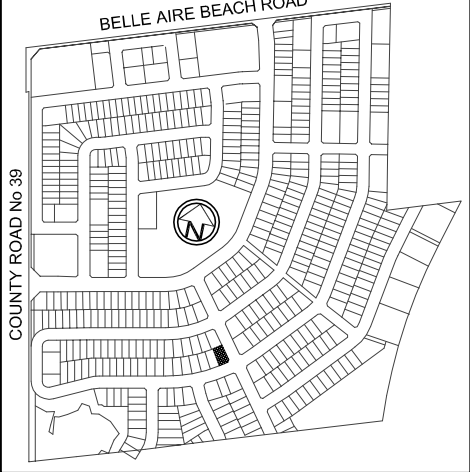
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

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



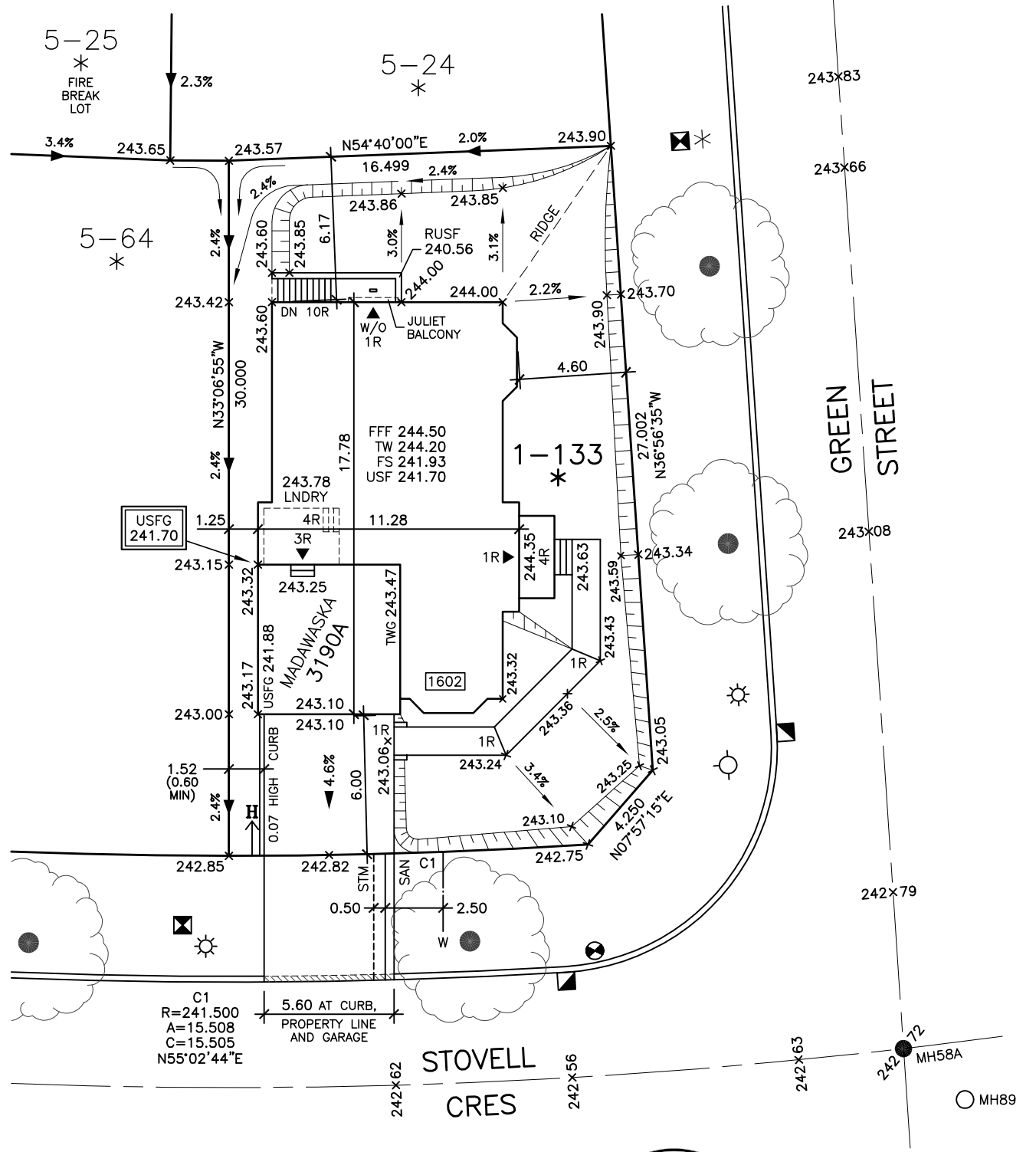
14.3 m
47 foot
LOT

STRUCTURE

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

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
- MB SUPER MAILBOX
- 1234 MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED TO MAINTAIN 1.22m FROST PROTECTION

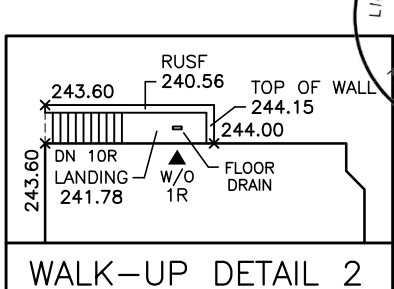
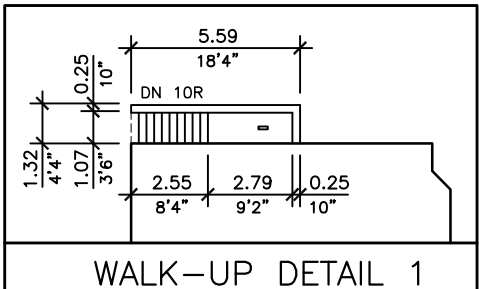


GENERAL NOTES

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.



NO.	REVISIONS	DATE	INITIAL
-	ISSUED	NO 19 21	TP

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE. UNIT 1
 CONCORD, ONTARIO L4K 3V9
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 adci@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: Kishan Pai
 DATE: 23-NOV-2021

STOVELL CRESCENT
 LOT 133, PLAN 51M-1014
 PHASE 1A, 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**