

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-26		
LOT AREA (sq m)	420.00	529.28
LOT FRONTAGE (m)	14.300	17.011
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.05
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	4.68
REAR YARD SETBACK (m)	6.00	6.10
LOT COVERAGE (%)	40.00	36.18
BUILDING HEIGHT (m)	10.00	8.49
LANDSCAPED OPEN SPACE (%)	30.00	56.36
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	64.42

STRUCTURE

MODEL NO.	MADAWASKA 3190A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST KAHSHE 3000A
	WEST n/a
	NORTH ARROWHEAD 2650A
	SOUTH KAHSHE 3000A
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
	EXISTING ELEVATION
	PROPOSED ELEVATION
	FINISHED 1ST FLOOR
	TOP OF FOUNDATION WALL
	FINISHED SLAB
	U/S FOOTING
	REAR U/S FOOTING
	TOP OF GARAGE FOUNDATION WALL
	U/S FOOTING GARAGE
	SUMP PUMP
	VALVE AND BOX
	HYDRANT AND VALVE
	BELL PEDESTAL
	CARLF 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
addi@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 240.11	2.84	238.04	2.84	239.14

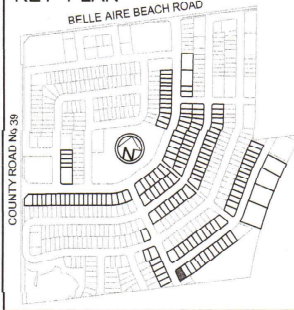
THIS LOT REQUIRES A SUMP PUMP, CONNECTED TO STORM SEWER AS PER TOWN STANDARD 607 (SEE COLE ENGINEERING DRAWING DE-2)

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

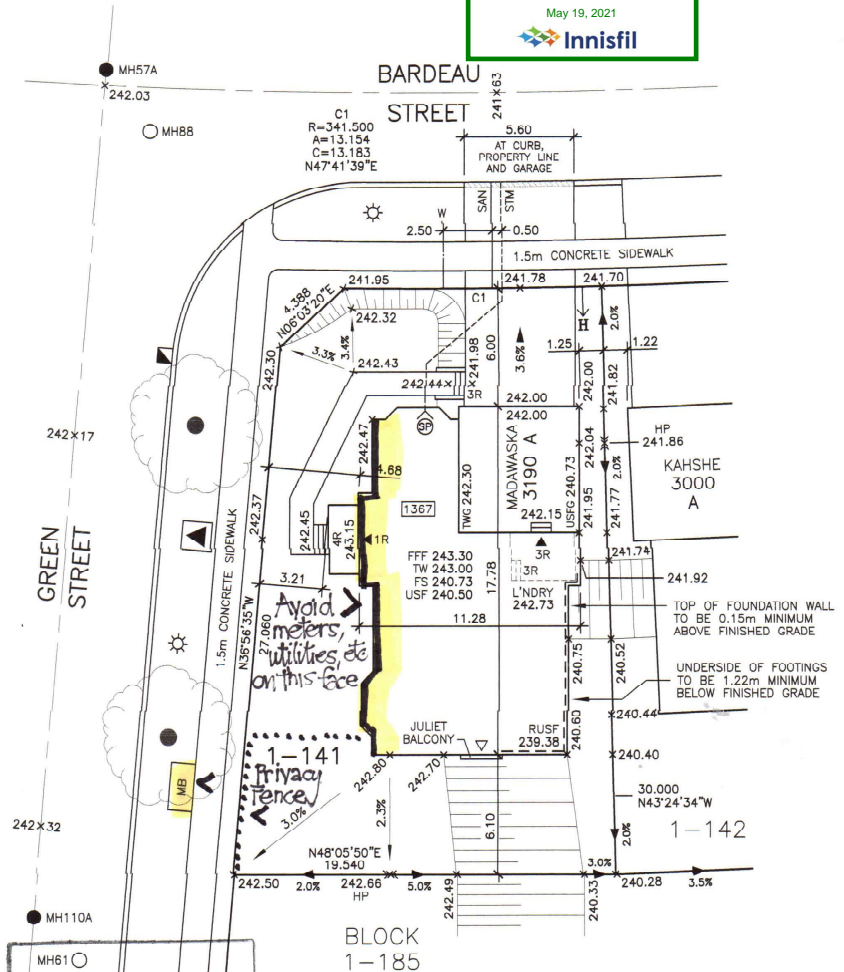
LEO ARIEMMA		7561
NAME	SIGNATURE	LICENCE NUMBER

KEY PLAN



14.3 m
47 foot
LOT

Town of Innisfil
Lot Grading & Zoning Approval
jpenfold
May 19, 2021



ARCHITECTURAL CONTROL

	Approved
	Approved
	Noted

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 purpose.



NO.	REVISIONS	DATE	INITIAL
2	REVISED PER COLE REVIEW	AP 01 21	TP
1	DELETED REAR YARD DECK	MR 24 21	TP
—	ISSUED	MR 24 21	TP

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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: 01-Apr-2021

STOVELL CRESCENT
LOT 141, PLAN 51M-1014
PHASE 1A, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

A-1