

ZONING INFORMATION

ZONE DESIGNATION	PERMITTED	PROVIDED
R1-28		
LOT AREA (sq m)	420.00	524.14
LOT FRONTAGE (m)	14.300	16.901
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.04
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	4.53
REAR YARD SETBACK (m)	6.00	6.05
LOT COVERAGE (%)	40.00	35.56
BUILDING HEIGHT (m)	10.00	8.05
LANDSCAPED OPEN SPACE (%)	30.00	56.71
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	63.19

STRUCTURE

MODEL NO	MADAWASKA 3190A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY
ADJACENT MODEL	EAST MADAWASKA 3190A WEST KAHSE 3000A NORTH N/A SOUTH TEMAGAMI 3350A
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
	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.

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 241.88	2.795
		240.815
		2.71
		240.90

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

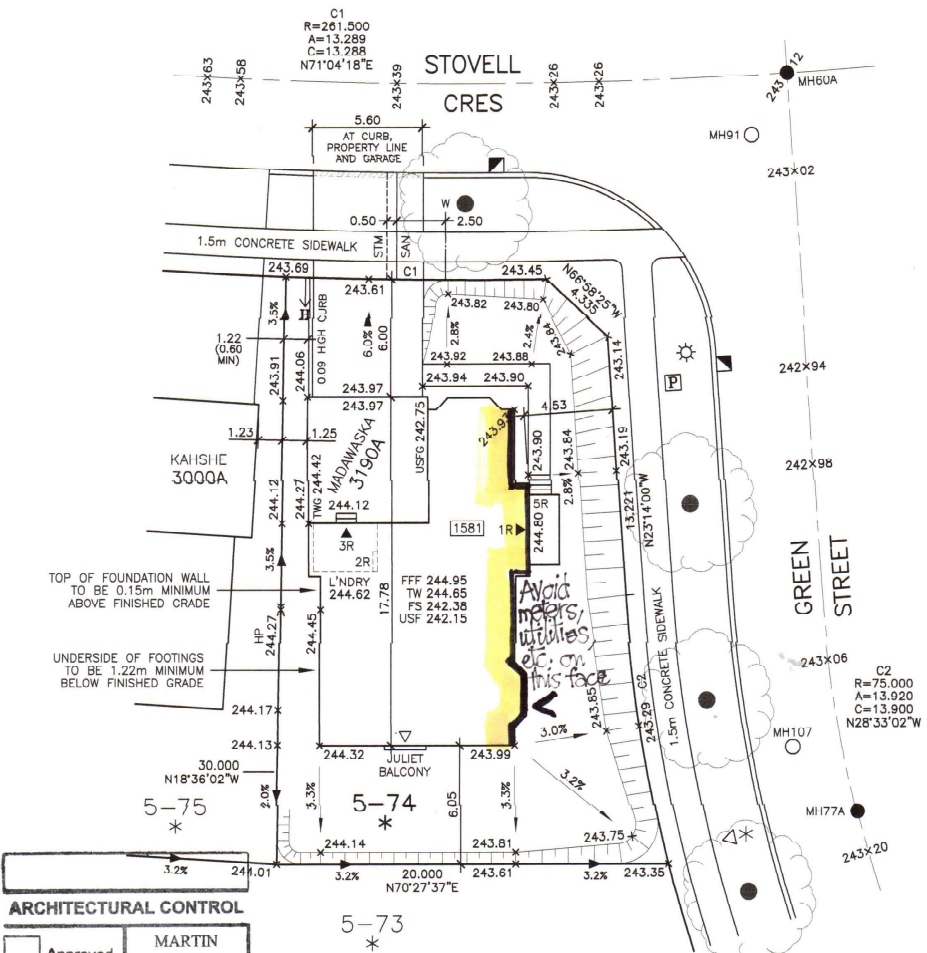
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION

LEO ARIEMMA
NAME SIGNATURE LICENCE NUMBER

KEY PLAN



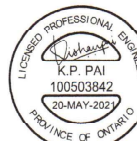
14.3 m
47 foot
LOT



ARCHITECTURAL CONTROL

<input type="checkbox"/> Approved	MARTIN ASSOCIATES
<input checked="" type="checkbox"/> Approved as Noted	

This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute consideration or approval for any other purpose.
27-05-2021



NO.	REVISIONS	DATE	INITIAL
1	REVISED PER IBI GROUP REVIEW	MY 18 21	TP
-	ISSUED	MY 05 21	TP

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONTARIO
L4K 3V9
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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: IRI Group
APPROVED BY: Kishan Pai
SIGNATURE: Kishan Pai
DATE: 20-MAY-2021

STOVELL CRESCENT
LOT 74, PLAN 51M-1169
PHASE 5, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

DRAWING No:
A-1