ZONING INFORMATION ZONE DESIGNATION R2-15 PROVIDED LOT AREA (sq m) 335.00 405.25 LOT FRONTAGE (m) 11.500 11.961 FRONT YARD SETBACK TO DWELLING (m) 4.50 7.17 FRONT YARD SETBACK TO GARAGE (m) 7.20 ONE INTERIOR SIDE YARD SETBACK (m) 0.72 OTHER INTERIOR SIDE YARD SETBACK (m) 1.20 1.33 11.23 REAR YARD SETBACK (III) 34.26 LOT COVERAGE (%) 40.00 BUILDING HEIGHT (m) 10.00 8.38 LANDSCAPED OPEN SPACE (%) 30.00 53.94 FRONT YARD LANDSCAPED OPEN SPACE (%) 50.72

STRUCTU	RE		
MODEL NO.		MANITOU 2480A	
HOUSE STYLE (i.e. walkout, bungalow	roto.)	2 STOREY	
	EAST	MANITOU 2480B	
ADJACENT MODEL	WEST	SUPERIOR 3615B	
ADJACENT MODEL	NORTH	N/A	
	SOUTH	N/A	
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

000.00 PROPOSED ELEVATION FFF FINISHED 1ST FLOOR

TW TOP OF FOUNDATION WALL

FS FINISHED SLAB USF U/S FOOTING

RUSE REAR U/S FOOTING

TOP OF GARAGE FOUNDATION WALL

USFC U/S FOOTING GARAGE
(SP) SUMP PUMP

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.

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 248.02	2.775	246.995	2.68	247.09

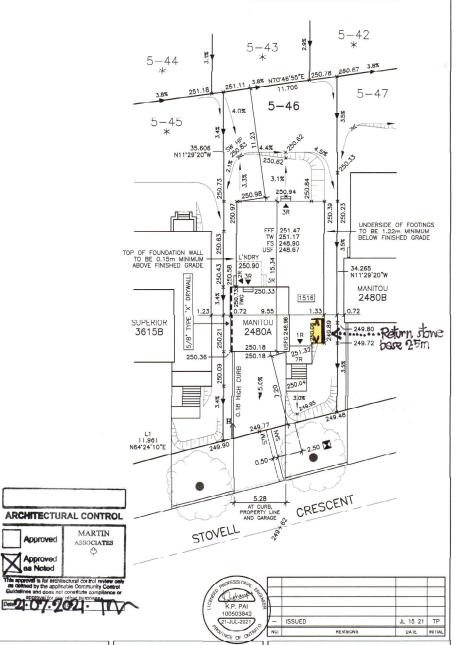
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION

A NAME SIGNATURE LICENCE NUMBER





11.6 m 38 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



Approved

Approved as Noted

approval is for arc

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 DEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: IBI Group

APPROVED BY: Kishan Pai Kishan Pai

21-JUL-2021

DATE: DRAWN: DESIGNED: T.P.

STOVELL CRESCENT LOT 46, PLAN 51M-1169 PHASE 5, STAGE BELLAIRE PROPERTIES INC. PARCEL P1 - LEFROY TOWN OF INNISFIL

DRAWING No: 1:250 JUL 2021 A-1 T.P.