

ZONING INFORMATION

| ZONE DESIGNATION | PERMITTED | PROVIDED |
|--------------------------------------|-----------|----------|
| R2-15 | | |
| LOT AREA (sq m) | 335.00 | 348.00 |
| LOT FRONTAGE (m) | 11.500 | 11.600 |
| FRONT YARD SETBACK TO DWELLING (m) | 4.50 | 6.97 |
| FRONT YARD SETBACK TO GARAGE (m) | 6.00 | 6.00 |
| ONE INTERIOR SIDE YARD SETBACK (m) | 0.60 | 0.75 |
| OTHER INTERIOR SIDE YARD SETBACK (m) | 1.20 | 1.35 |
| REAR YARD SETBACK (m) | 6.00 | 9.01 |
| LOT COVERAGE (%) | 40.00 | 37.61 |
| BUILDING HEIGHT (m) | 10.00 | 7.98 |
| LANDSCAPED OPEN SPACE (%) | 30.00 | 51.43 |
| FRONT YARD LANDSCAPED OPEN SPACE (%) | 40.00 | 54.73 |

STRUCTURE

| | |
|--|----------------|
| MODEL NO. | FRASER 2250B |
| HOUSE STYLE (i.e. walkout, bungalow etc.) | 2 STOREY |
| ADJACENT MODEL | |
| EAST | N/A |
| WEST | MANITOU 2480A |
| NORTH | SUPERIOR 3615B |
| SOUTH | N/A |
| 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
- 1:1 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. 0011931U4635 HAVING AN ELEVATION OF 286.399 METRES. LOCATION: TOWNSHIP OF CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 233cm 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

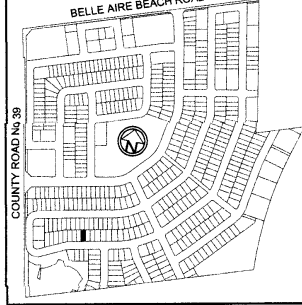
| WATER SERVICE AT P/L | | SANITARY SERVICE AT P/L | | STORM SERVICE AT P/L | |
|----------------------|------------|-------------------------|--------|----------------------|--------|
| DEPTH | INVERT | DEPTH | INVERT | DEPTH | INVERT |
| Min 1.70 | Min 245.22 | 2.64 | 244.32 | 2.60 | 244.36 |

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.

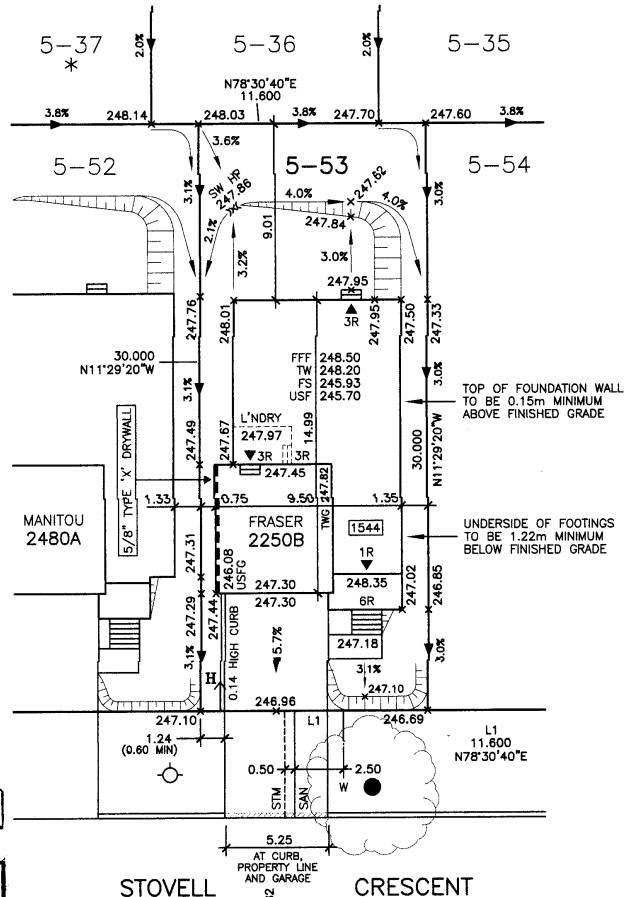
QUALIFICATION INFORMATION

LEO ARIEMMA
NAME SIGNATURE LICENCE NUMBER 7561

KEY PLAN



11.6 m
38 foot
LOT



ARCHITECTURAL CONTROL

Approved
MARTIN ASSOCIATES

Approved as 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.

19-10-2021

THE BUILDER TO VERIFY SAN AND STM LATERAL INVERTS BEFORE POURING FOUNDATION CONCRETE



| NO. | REVISIONS | DATE | INITIAL |
|-----|-----------|----------|---------|
| 1 | ISSUED | JL 23 21 | TP |

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: 18-OCT-2021

STOVELL CRESCENT
LOT 53, PLAN 51M-1169
PHASE 5, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

DRAWING No:
A-1