

## ZONING INFORMATION

ZONE DESIGNATION R2-15	PERMITTED	PROVIDED
LOT AREA (sq m)	335.00	348.02
LOT FRONTAGE (m)	11.500	11.600
FRONT YARD SETBACK TO DWELLING (m)	4.50	6.09
FRONT YARD SETBACK TO GARAGE (m)	6.00	7.00
ONE INTERIOR SIDE YARD SETBACK (m)	0.60	0.62
OTHER INTERIOR SIDE YARD SETBACK (m)	1.20	1.23
REAR YARD SETBACK (m)	6.00	9.64
LOT COVERAGE (%)	40.00	38.51
BUILDING HEIGHT (m)	11.00	10.47
LANDSCAPED OPEN SPACE (%)	30.00	48.82
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	53.58

## STRUCTURE

MODEL NO.	SUPERIOR 3615A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALK-UP
ADJACENT MODEL	EAST TEMAGAMI 3350A
	WEST FRASER 2250A
	NORTH CURRANT 2490A
	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
- SP 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.

## ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONTARIO  
L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419  
ada@bellnet.ca

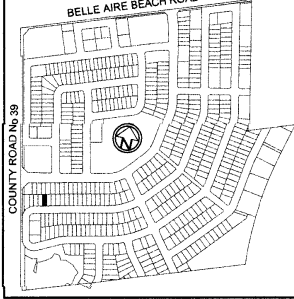
## SERVICING CHECK BOX

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 251.24	2.825	250.165	2.75	250.24

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

RDC SYSTEM TO BE INSTALLED AT MIN. OF 1.2m MIN. 2.0% USING 150mm PVC DR-28 CLASS PIPE

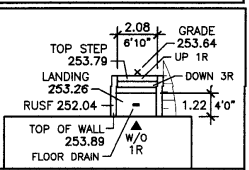
RDC INVERT TO BE FIELD VERIFIED BY THE BUILDER TO ENSURE THAT POSITIVE DRAINAGE CAN BE ACHIEVED PRIOR TO CONSTRUCTION

## ARCHITECTURAL CONTROL

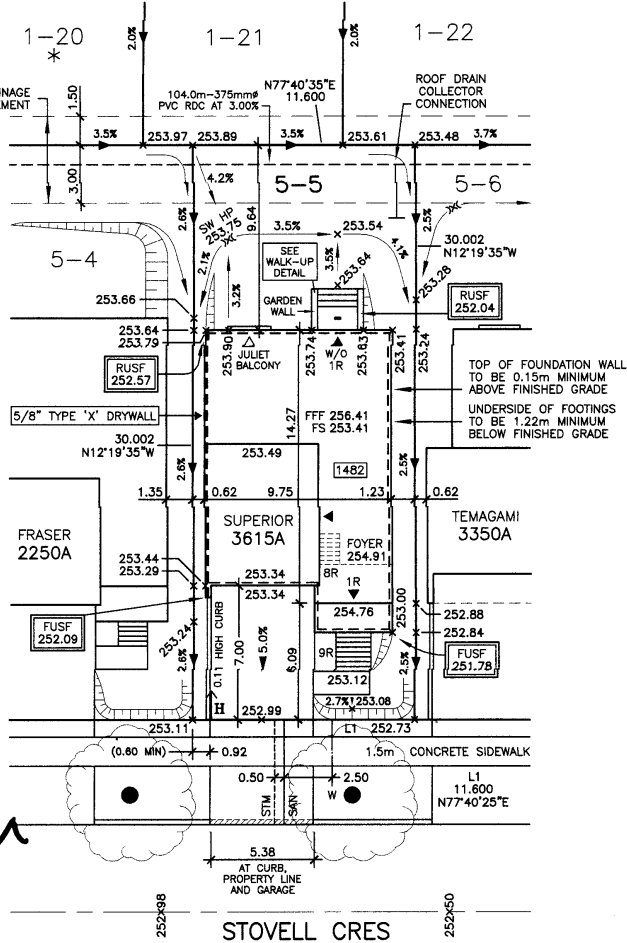
Approved as Noted  
MARTIN ASSOCIATES

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.

IT IS BUILDERS RESPONSIBILITY TO ENSURE TOP OF FOUNDATION WALL IS AT A MIN. OF 0.15m ABOVE FINISHED GRADE.



## WALK-UP DETAIL



NO.	ISSUED	REVISIONS	DATE	INITIAL
1	ISSUED		DE 07 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: 10-DEC-2021

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

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

A-1