ZONING INFORMATION ZONE DESIGNATION R2-15 ERMITTED PROVIDED LOT AREA (sq m) 335.00 348.00 LOT FRONTAGE (m) 11.500 11.600 FRONT YARD SETBACK TO DWELLING (m) 4.50 6.91 FRONT YARD SETBACK TO GARAGE (m) 6.00 6.00 ONE INTERIOR SIDE YARD SETBACK (m) 0.60 1.25 OTHER INTERIOR SIDE YARD SETBACK (m) 1.20 1.56 REAR YARD SETBACK (m) 6.98 6.00 LOT COVERAGE (%) 40.00 39.91 BUILDING HEIGHT (m) 11.00 9.35 LANDSCAPED OPEN SPACE (%) 30.00 49.45 FRONT YARD LANDSCAPED OPEN SPACE (%) 54.45

STRUCTURE		
MODEL NO.		FINLAY 2515A
HOUSE STYLE (i.e. walkout, bungalow etc.)		2 STOREY
ADJACENT MODEL	EAST	FRASER 2250B
	WEST	FINLAY 2515B
	NORTH	N/A
	SOUTH	FRASER 2250B
FIREBREAK LOT		YES

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 TOP OF FOUNDATION WALL FS FINISHED SLAB USF U/S FOOTING RUSE 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 P UNDERGROUND PEDESTAL HYDRO TRANSFORMER STREETLIGHT P STREETLIGHT PEDESTAL → H HYDRO SERVICE CONNECTION MB SUPER MAILBOX 1234 MUNICIPAL ADDRESS SLOPE 3:1 MAXIMUM

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

----- FOOTINGS LOWERED TO MAINTAIN 1.22m FROST PROTECTION

BENCHMARK

ELEVATION: 286.399

ELEVATION: 200.399

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, 23cm FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.

SERVICING CHECK BOX WATER SERVICE AT P/L SANITARY SERVICE AT P/L DEPTH INVERT DEPTH INVERT DEPTH INVERT 2.185 Min 1.70 Min 249.37 248.905

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. OHALIFICATION INFORMATION Bi LEO ARIEMMA

NAME

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

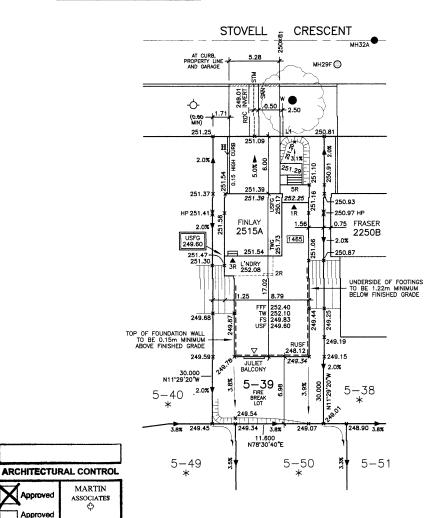
LICENCE NUMBER

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









Approved Dat O BES DAZ TO

Approved

MARTIN

CFESSIO K.P. PAI REVISED PER IBI GROUP REVIEW NO 30 21 TP ISSUED NO 29 21 TP 1-DEC-202 REVISIONS DATE INITIAL

ARCHITECTURAL DESIGN INC.



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

adcı@belinet.ca

ASSOC, A & architects 2

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

DATE:

APPROVED BY: Kishan Pai Kishan Pai SIGNATURE:

1-DEC-2021

STOVELL CRESCENT LOT 39, PLAN 51M-1169 PHASE 5, STAGE BELLAIRE PROPERTIES INC. PARCEL P1 - LEFROY TOWN OF INNISFIL

SCALE: 1.250 DATE: NOV 2021 DRAWN: ΤP DESIGNED: T.P.

DRAWING No. A-1

NO 30, 2021 18:44 TF