

## ZONING INFORMATION

ZONE DESIGNATION R2-15	PERMITTED	PROVIDED
LOT AREA (sq m)	335.00	382.78
LOT FRONTAGE (m)	11.500	11.600
FRONT YARD SETBACK TO DWELLING (m)	4.50	7.00
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)	6.00	9.25
LOT COVERAGE (%)	40.00	36.28
BUILDING HEIGHT (m)	11.00	9.07
LANDSCAPED OPEN SPACE (%)	30.00	53.98
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	54.64

## STRUCTURE

MODEL NO.	FINLAY 2515A
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALKOUT
ADJACENT MODEL	EAST MANITOU 2480A
	WEST N/A
	NORTH N/A
	SOUTH MANITOU 2480B
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
- 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,  
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@belinet.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 250.70	2.755	249.645	2.61	249.79

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.

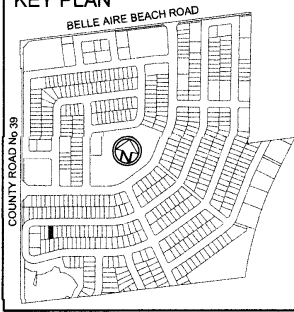
### QUALIFICATION INFORMATION

LEO ARIEMMA  7561  
NAME SIGNATURE LICENCE NUMBER

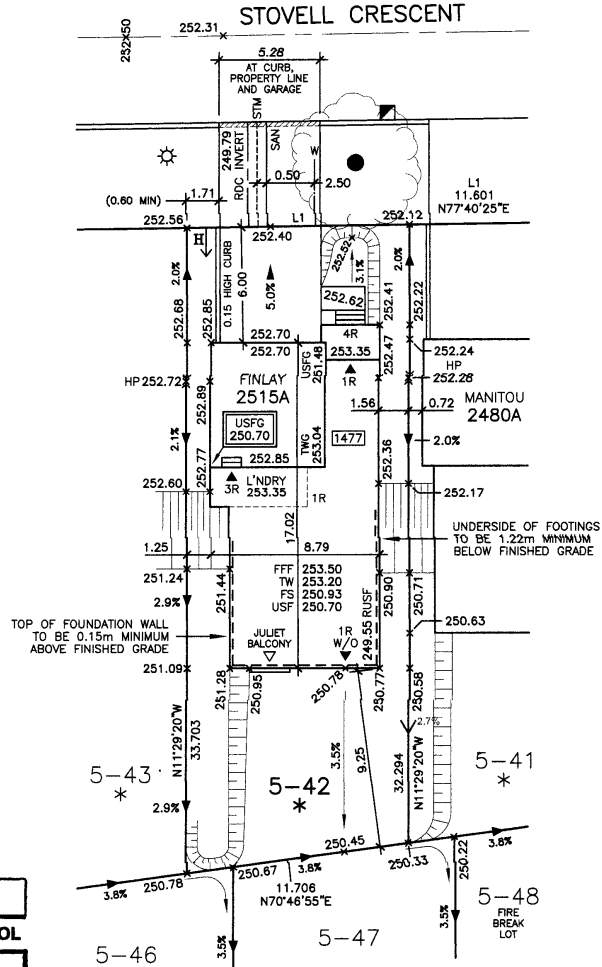
\* THIS IS AN ENGINEERED FILL LOT.  
THE SUITABILITY OF THE FOUNDATION SOIL IS TO  
BE CONFIRMED BY A GEOTECHNICAL ENGINEER.

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

## KEY PLAN



11.6 m  
38 foot  
LOT



## ARCHITECTURAL CONTROL

<input checked="" type="checkbox"/> Approved	MARTIN ASSOCIATES
<input 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 compliance or  
approval for engineering purposes.

Date: 10-DEC-2021



NO.	ISSUED	REVISIONS	DATE	INITIAL
1	ISSUED		DE 09 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 42, 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.

DRAWING No:  
**A-1**