

ZONING INFORMATION

| ZONE DESIGNATION | PERMITTED | PROVIDED |
|--------------------------------------|-----------|----------|
| R2-15 | | |
| LOT AREA (sq m) | 335.00 | 374.14 |
| LOT FRONTAGE (m) | 11.500 | 11.961 |
| FRONT YARD SETBACK TO DWELLING (m) | 4.50 | 7.18 |
| FRONT YARD SETBACK TO GARAGE (m) | 6.00 | 9.00 |
| 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 | 6.64 |
| LOT COVERAGE (%) | 40.00 | 35.82 |
| BUILDING HEIGHT (m) | 11.00 | 10.40 |
| LANDSCAPED OPEN SPACE (%) | 30.00 | 59.27 |
| FRONT YARD LANDSCAPED OPEN SPACE (%) | 40.00 | 49.96 |

STRUCTURE

| | |
|--|---------------------|
| MODEL NO. | SUPERIOR 3400A |
| HOUSE STYLE (i.e. walkout, bungalow etc.) | 2 STOREY WALK-UP |
| ADJACENT MODEL | EAST MANITOU 2480A |
| | WEST MANITOU 2480B |
| | NORTH MANITOU 2480A |
| | 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
- 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. 0011931U4635 HAVING AN ELEVATION OF 286.399 METRES. LOCATION: TOWNSHIP OF CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 2.3cm FROM NORTHWEST CORNER AND 1.62m BELOW BRICKWORK.

SERVICING CHECK BOX

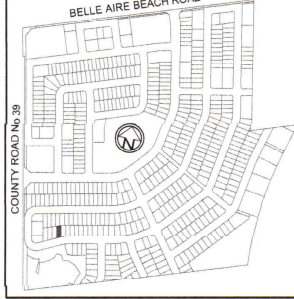
| WATER SERVICE AT P/L | | SANITARY SERVICE AT P/L | | STORM SERVICE AT P/L | |
|----------------------|------------|-------------------------|---------|----------------------|--------|
| DEPTH | INVERT | DEPTH | INVERT | DEPTH | INVERT |
| Min 1.70 | Min 247.18 | 2.975 | 245.955 | 2.91 | 246.02 |

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 |

KEY PLAN



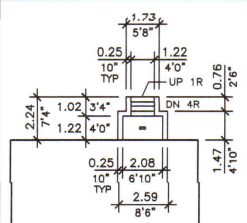
11.6 m
38 foot
LOT

ARCHITECTURAL CONTROL

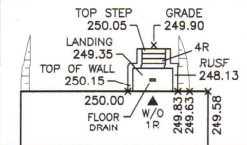
| | |
|---|-------------------|
| <input type="checkbox"/> Approved | MARTIN ASSOCIATES |
| <input checked="" type="checkbox"/> Approved as Noted | |

This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval for any other purpose.

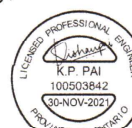
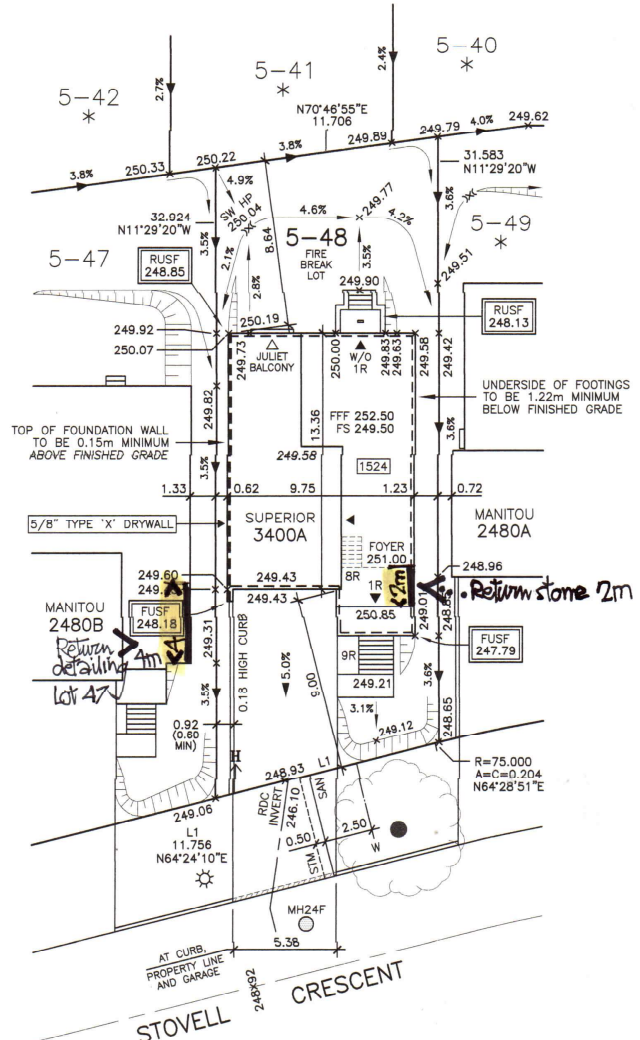
IT IS BUILDERS RESPONSIBILITY TO ENSURE TOP OF FOUNDATION WALL IS AT A MIN. OF 0.15m ABOVE FINISHED GRADE



WALK-UP DETAIL 2



WALK-UP DETAIL 1



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

| NO. | ISSUED | REVISIONS | NO | 25 | 21 | TP |
|-----|--------|-----------|----|----|----|----|
| | | | | | | |

ARCHITECTURAL DESIGN INC.

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

ONTARIO ASSOCIATION OF ARCHITECTS



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 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: **30-NOV-2021**

STOVELL CRESCENT
LOT 48, PLAN 51M-1169
PHASE 5, STAGE
BELLAIRE PROPERTIES INC.
PARCEL P1 - LEFROY
TOWN OF INNISFIL

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

A-1