

ZONING INFORMATION

ZONE DESIGNATION R2-15	PERMITTED	PROVIDED
LOT AREA (sq m)	335.00	420.81
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	12.63
LOT COVERAGE (%)	40.00	31.85
BUILDING HEIGHT (m)	11.00	10.43
LANDSCAPED OPEN SPACE (%)	30.00	52.70
FRONT YARD LANDSCAPED OPEN SPACE (%)	40.00	49.96

STRUCTURE

MODEL NO.	SUPERIOR 3615B
HOUSE STYLE (i.e. walkout, bungalow etc.)	2 STOREY WALK-UP
ADJACENT MODEL	EAST MANITOU 2480A
	WEST N/A
	NORTH N/A
	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
- EXISTING ELEVATION
- PROPOSED ELEVATION
- FINISHED 1ST FLOOR
- TOP OF FOUNDATION WALL
- FINISHED SLAB
- U/S FOOTING
- REAR U/S FOOTING
- TOP OF GARAGE FOUNDATION WALL
- 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
- SUPER MAILBOX
- 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
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 248.44	2.805	247.385	2.72	247.47

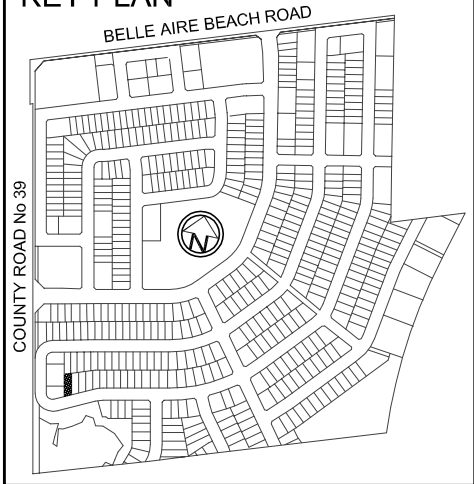
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ARCHITECTURAL PORTION OF THIS PLAN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

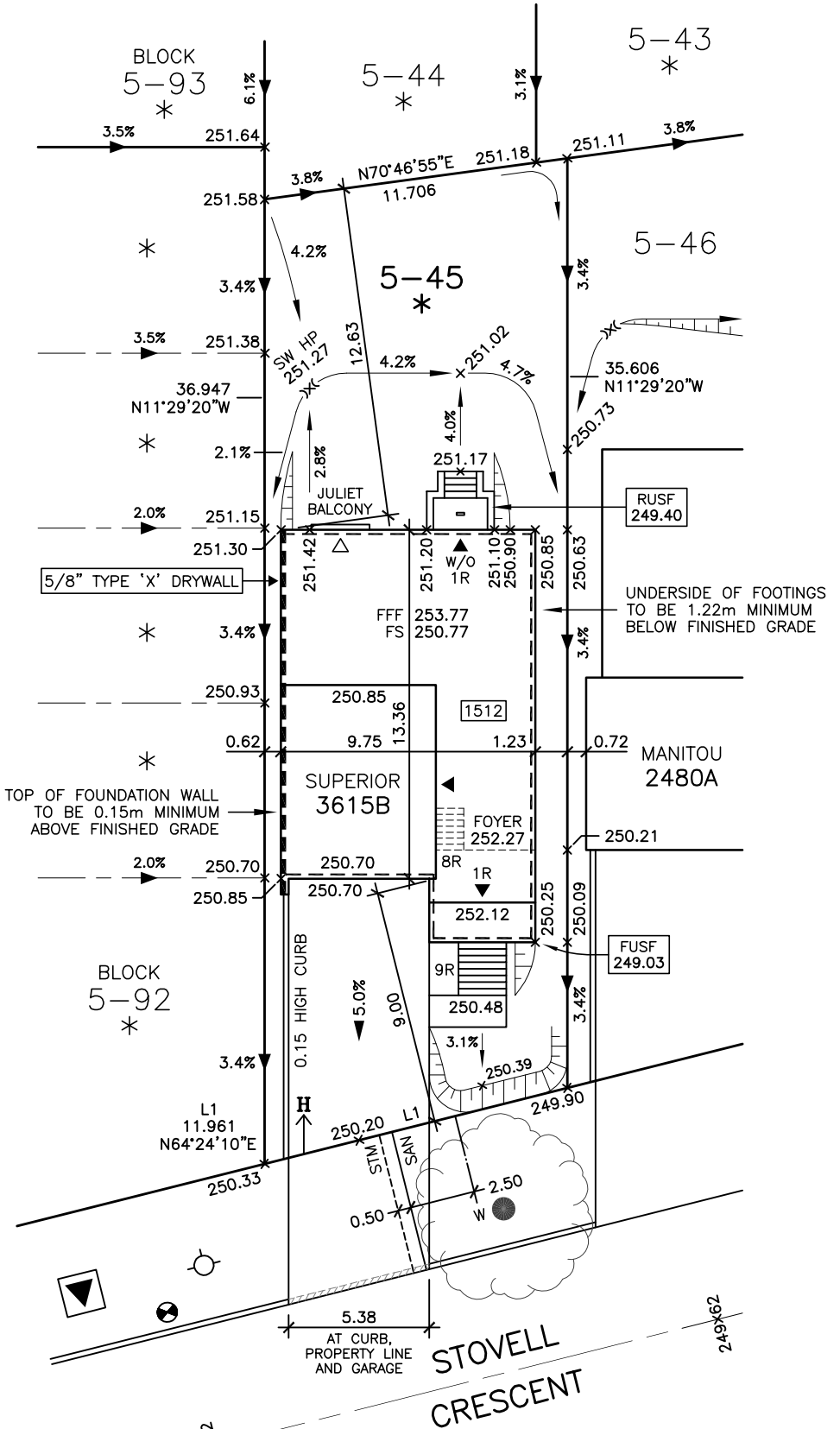
LEO ARIEMMA
NAME SIGNATURE LICENCE NUMBER 7561

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

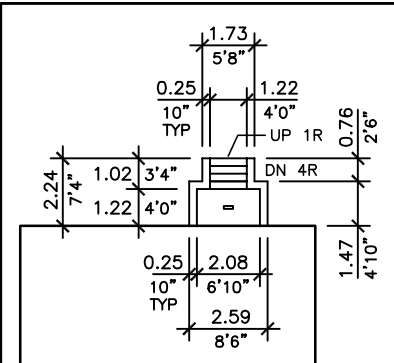
KEY PLAN



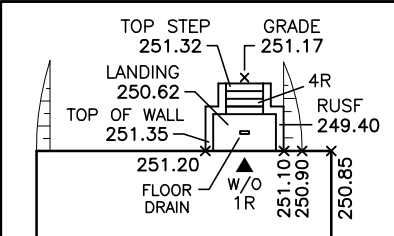
11.6 m
38 foot
LOT



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



WALK-UP DETAIL 2



WALK-UP DETAIL 1

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: 14-SEP-2021

STOVELL CRESCENT
LOT 45, 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