



PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: 05/27/2020

REVIEWED BY: C. Deleux

ENGINEERING REVIEW

☒ ACCEPTED☐ ACCEPTED AS NOTED☐ REQUIRES RE-SUBMISSION

THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

June 2, 2020

DATE REVIEWED BY: (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

## LEGEND

- ☒ SINGLE CATCHBASIN
- ☒ DOUBLE CATCHBASIN
- ☒ SANITARY MH
- ☒ STORM MH
- SANITARY SERVICE
- STORM SERVICE
- WATER SERVICE
- GAS SERVICE
- HYDRO SERVICE
- CABLE SERVICE
- FLOW DIRECTION
- \* ENGINEERED FILL
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- SW 000.00 SWALE ELEVATION
- FFF FINISHED 1ST FLOOR
- TW TOP OF FOUNDATION WALL
- TWG TOP OF WALL IN GARAGE
- FS FINISHED SLAB
- USF U/S FOOTING
- USFG U/S FOOTING GARAGE
- S/C SUMP PUMP
- HYDRANT AND VALVE
- VALVE AND BOX
- ⊠ BELL PEDESTAL
- ⊡ CABLE PEDESTAL
- ⊞ HYDRO TRANSFORMER
- ⊙ LIGHT STANDARD
- ⊞ SUPER MAIL BOX
- ⊞ DOWNSPOUT
- 1234 MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED FOR 1.22m FROST PROTECTION

## ARCHITECTURAL DESIGN INC.



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



ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT 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.

## PROJECT

PROPOSED DWELLING  
FOR: LORMEL HOMES  
AT: 255 CHELSEA CRESCENT  
BRADFORD, ONTARIO

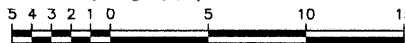
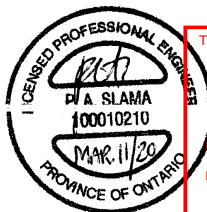
THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: COLE ENGINEERING

APPROVED BY: DANIEL MA

SIGNATURE: [Signature]

DATE: March 11, 2020



## SITE INFORMATION

THIS PLAN IS BASED ON PART OF LOT 14, CONCESSION 8, GEOGRAPHIC TOWNSHIP OF GWILLIMBURY AND ALL OF BLOCK 131 REGISTERED PLAN 51M-952 TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE

SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED MAY 11, 2016

THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION

## ZONING INFORMATION

ZONE DESIGNATION BY-LAW	PERMITTED	PROVIDED
FRONT YARD SETBACK (m) FRONT FACE OF GARAGE	6.0	6.75
OTHER PORTIONS OF DWELLING	3.0	7.17
INTERIOR SIDE YARD SETBACK (m) (SOUTH)	1.2	1.32
INTERIOR SIDE YARD SETBACK (m) (NORTH)	0.6	1.23
REAR YARD SETBACK (m)	7.5	15.57
GARAGE INTERIOR WIDTH (m)	5.4	5.59
GARAGE INTERIOR LENGTH (m)	6.0	6.10
GARAGE PROJECTION (m)	3.0	1.88

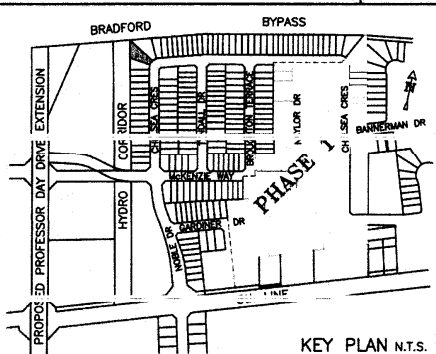
## STRUCTURE

MODEL NAME	ROSEMOUNT 2800 B
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
FOUNDATION MODEL	WEST N/A NORTH ROSEMOUNT 2800 A SOUTH N/A
FIREBREAK LOT	NO

## SERVICING CHECK BOX

SERVICE	YES/NO	DEPTH AT P/L	INVERT @ P/L
WATER	YES	1.7	

NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



KEY PLAN N.T.S.

DEVELOPER: TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

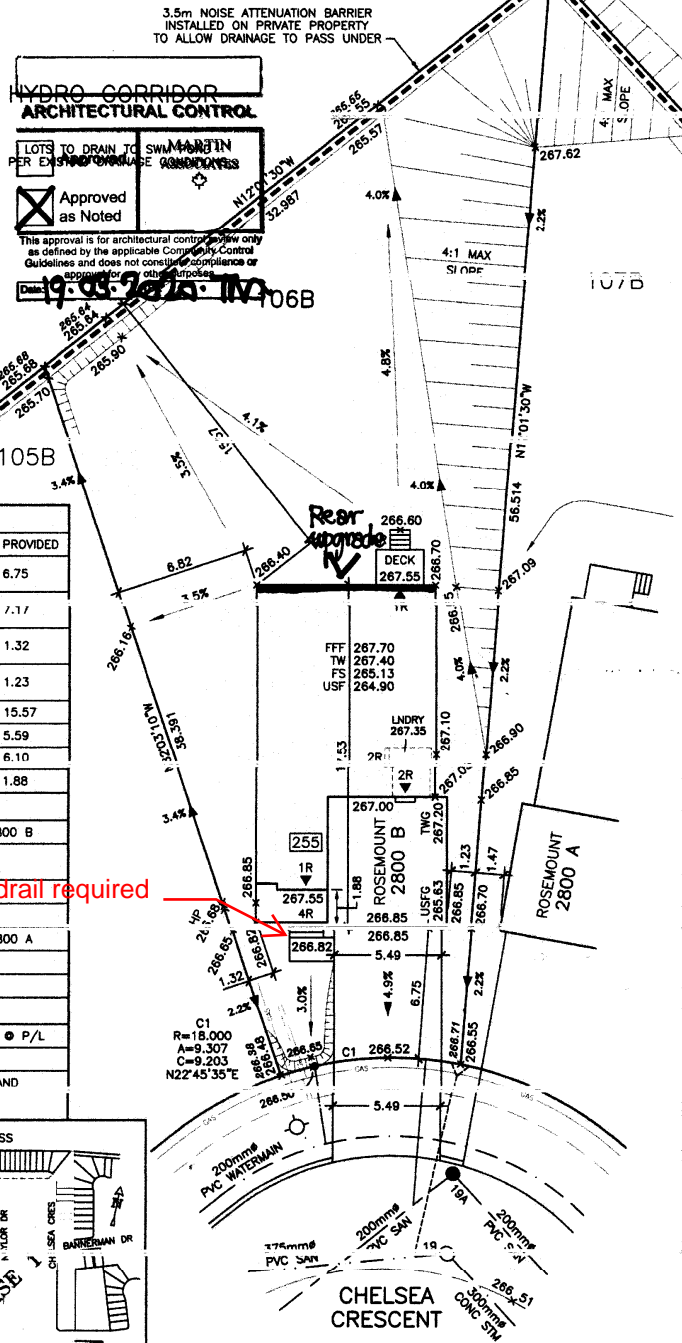
REVIEWED

INSPECTOR: [Signature]

PERMIT NO: BRD202000446 DATE: Jun. 12, 2020

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.

INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM  
INSPECTION REQUEST FAX: (905) 778-2035  
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500



BENCHMARK: CONCRETE CULVERT UNDER HIGHWAY No. 88, 1.8km WEST OF POST OFFICE, TABLET IN WEST FACE OF CULVERT, 30cm FROM NORTH END, 1.02m BELOW TOP, 11.0m NORTH OF SETTING OF ROAD, FROM DECK END OF ROAD, FROM JUNCTION OF TELEPHONE POLE No. 256-JP, HAVING AN ELEVATION OF 249.431m. ELEVATION: 249.431

MAX BUILDING HEIGHT: 11.00 m	LOT AREA: 848.85 m <sup>2</sup>	SAN INVERT: 263.56 m
BUILDING HEIGHT: 8.48 m	LOT FRONTAGE: 12.29 m	STM INVERT: 263.89 m
AVERAGE GRADE: 266.69 m	LOT COVERAGE: 19.27 %	DESIGNED: TP
		DRAWN: TP
		DATE: FEB 2020
2 REVISED PER COLE ENGINEERING REVIEW	MR 08 20	SCALE: 1:250
1 ISSUED	FE 28 20	PLAN: 51M-1087
	Revision	Date

SITING &amp; GRADING PLAN

LOT NO: 106  
PHASE 2

SITE COPY