

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 |
| SP | SUMP PUMP |
| | HYDRANT AND VALVE |
| | VALVE AND BOX |
| | BELL PEDESTAL |
| | CABLE PEDESTAL |
| | HYDRO TRANSFORMER |
| | LIGHT STANDARD |
| | SUPER MAILBOX |
| | DOWNSPOUT |
| | 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 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

PROJECT

PROPOSED DWELLING
FOR: LORMEL HOMES
AT: 323 CHELSEA CRESCENT
BRADFORD, ONTARIO

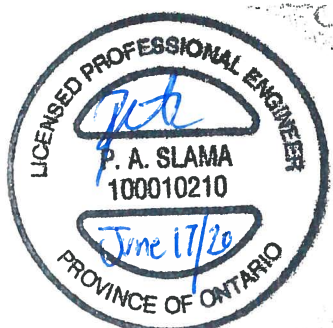
THE PROPOSED LOT GRADING IS APPROVED
AS BEING IN GENERAL CONFORMITY WITH
THE OVERALL APPROVED GRADING PLAN FOR
THIS SUBDIVISION.

COMPANY NAME: COLE ENGINEERING

APPROVED BY: DANIEL MA

SIGNATURE: Daniel Ma

DATE: June 17, 2020



SITE INFORMATION

THIS PLAN IS BASED ON
PLAN OF SURVEY OF
BLOCKS 163 AND 164
REGISTERED PLAN 51M-1087
TOWN OF BRADFORD WEST GWILLIMBURY
COUNTY OF SIMCOE

SURVEY PREPARED BY
HUNT SURVEYS INC., O.L.S.
DATED MAY 17, 2019

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
CENTRELINE OF ROAD, 1.2m BELOW ROAD LEVEL, 4.3m SOUTHEAST
OF TELEPHONE POLE No. 256-JP, HAVING AN ELEVATION OF 249.431m.

ELEVATION: 249.431



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

DEVELOPER:

BUILDER:

CONSULTANT:

MAX BUILDING HEIGHT: 11.00 m		LOT AREA: 478.07 m ²	SAN INVERT: 261.28 m
BUILDING HEIGHT: 8.78 m		LOT FRONTAGE: 14.52 m	STM INVERT: 261.67 m
AVERAGE GRADE: 263.71 m		LOT COVERAGE: 34.21 %	DESIGNED: TP
4			DRAWN: TP
3	CONVERTED TO WALKOUT BASEMENT	JN 09 20	DATE: APR 2020
2	REVISED PER COLE ENGINEERING REVIEW	AP 13 20	SCALE: 1:250
1	ISSUED	AP 01 20	PLAN: 51M-1087
No	Revision	Date	

SITING & GRADING PLAN

LOT NO: 13
PHASE 3

ZONING INFORMATION

ZONE DESIGNATION BY-LAW	PERMITTED	PROVIDED
FRONT YARD SETBACK (m) FRONT FACE OF GARAGE	6.0	6.60
FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING	3.0	6.80
INTERIOR SIDE YARD SETBACK (m)	0.6	0.80
EXTERIOR SIDE YARD SETBACK (m)	3.5	3.87
REAR YARD SETBACK (m)	7.5	10.87
GARAGE INTERIOR WIDTH (m)	5.4	5.59
GARAGE INTERIOR LENGTH (m)	6.0	6.10
GARAGE PROJECTION (m)	3.0	1.88

STRUCTURE

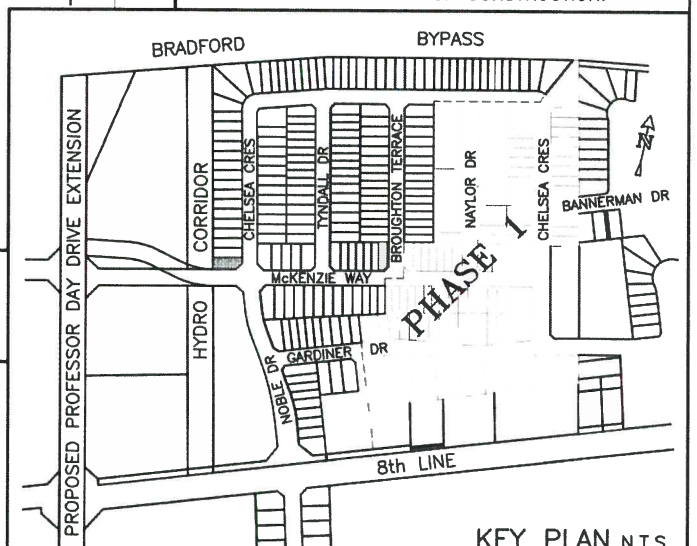
MODEL NAME		ROSEMOUNT 2300 C
HOUSE STYLE (i.e. walkout, bungalow etc.)		TWO STOREY
ADJACENT MODEL	EAST	N/A
	WEST	N/A
	NORTH	LEXINGTON 3240 C
	SOUTH	N/A

SERVICING CHECK BOX	
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SERVICE	YES/NO	DEPTH AT P/L	INVERT AT P/L
WATER	YES	1.7	

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

HYDRO CORRIDOR



KEY PLAN N.T.S.