



PLANNING DEPARTMENT

COMPLIES WITH
ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY:

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.

DATE: (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 SWAILE 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
- TF TOP OF ACOUSTIC FENCE
- SPO SUMP PUMP
- HYDRANT AND VALVE
- VALVE AND BOX
- BELL PEDESTAL
- CABLE PEDESTAL
- HYDRO TRANSFORMER
- LIGHT STANDARD
- MB SUPER MAILBOX
- 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 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: 251 CHELSEA CRESCENT
BRADFORD, ONTARIO

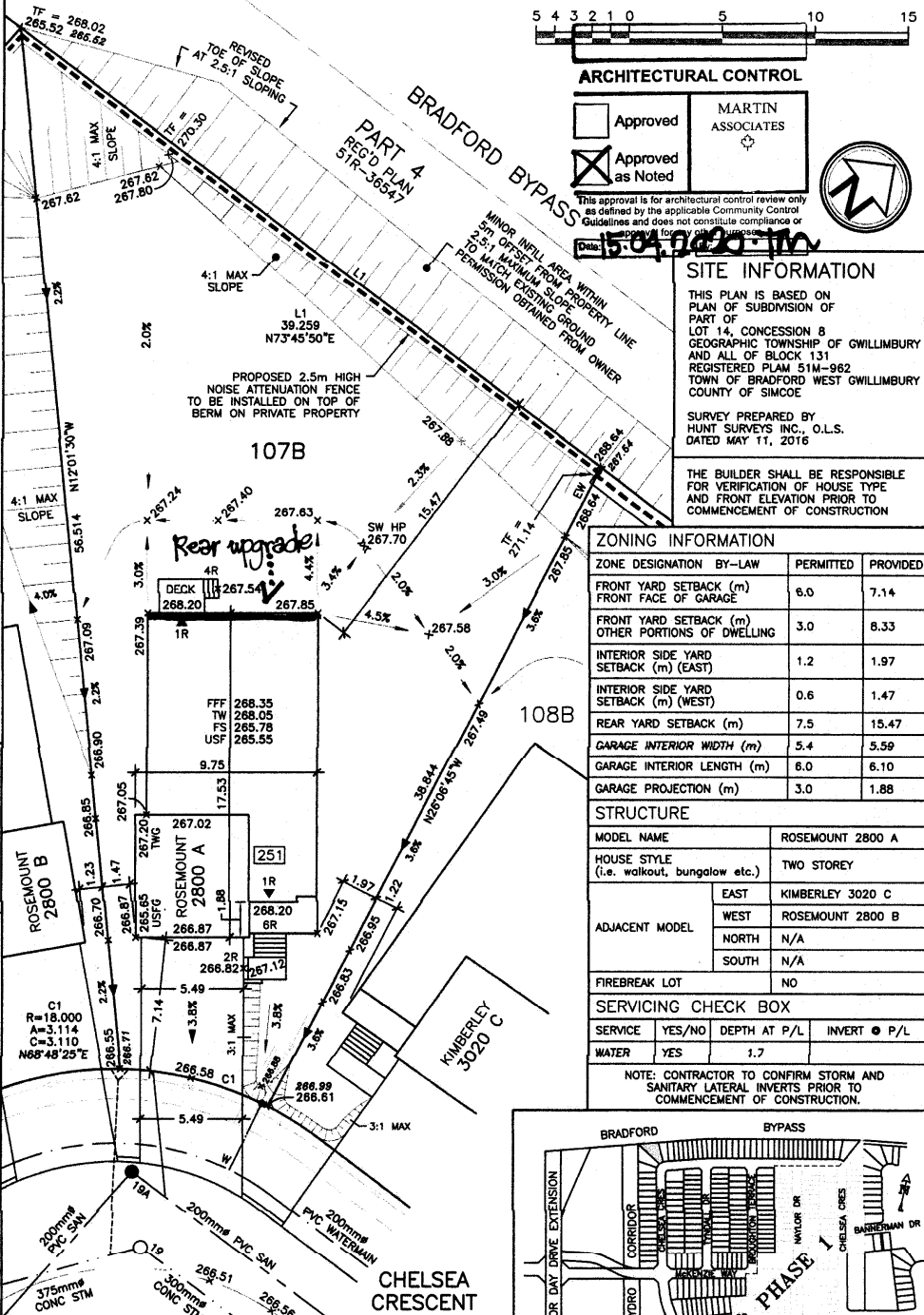
THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: COLE ENGINEERING

APPROVED BY: DANIEL MA

SIGNATURE: Daniel Ma

DATE: April 2, 2020



ARCHITECTURAL CONTROL

Approved
Approved as Noted

MARTIN ASSOCIATES



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.

Date: 15.04.2020-TP

SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF LOT 14, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF GWILLIMBURY AND ALL OF BLOCK 131 REGISTERED PLAN 51M-982 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	7.14
FRONT YARD SETBACK (m)		
OTHER PORTIONS OF DWELLING	3.0	8.33
INTERIOR SIDE YARD SETBACK (m) (EAST)	1.2	1.97
INTERIOR SIDE YARD SETBACK (m) (WEST)	0.6	1.47
REAR YARD SETBACK (m)	7.5	15.47
GARAGE INTERIOR WIDTH (m)	5.4	5.59
GARAGE INTERIOR LENGTH (m)	6.0	6.10
GARAGE PROJECTION (m)	3.0	1.88

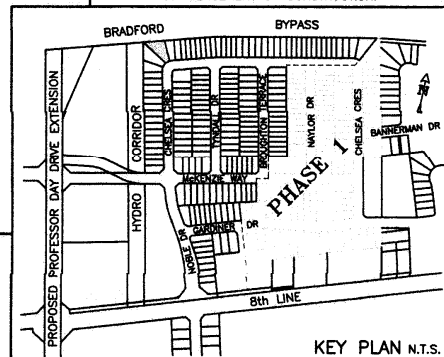
STRUCTURE

MODEL NAME	ROSEMOUNT 2800 A
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
ADJACENT MODEL	EAST KIMBERLEY 3020 C
	WEST ROSEMOUNT 2800 B
	NORTH N/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.

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

DEVELOPER:	MAX BUILDING HEIGHT: 11.00 m	LOT AREA: 966.28 m ²	SAN INVERT: 263.70 m
	BUILDING HEIGHT: 8.50 m	LOT FRONTAGE: 12.62 m	STM INVERT: 263.95 m
	AVERAGE GRADE: 267.32 m	LOT COVERAGE: 16.92 %	DESIGNED: TP
BUILDER:	4		DRAWN: TP
	3		DATE: FEB 2020
	2 REVISED PER COLE ENGINEERING REVIEW	AP 02 20	SCALE: 1:250
	1 ISSUED	FE 28 20	PLAN: 51M-1087
CONSULTANT:	No	Revision	Date

SITING & GRADING PLAN

LOT NO: 107
PHASE 2