

# SITE COPY

|                                  |                                       |  |   |
|----------------------------------|---------------------------------------|--|---|
| <b>Bradford West Gwillimbury</b> | PLANNING DEPARTMENT                   | ENGINEERING REVIEW   | 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.<br><br>DATE: June 15, 2020<br>REVIEWED BY: [Signature]<br>(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY) |
|                                  | COMPLIES WITH ZONING BY-LAW: 2010-050 | <input checked="" type="checkbox"/> ACCEPTED<br><input checked="" type="checkbox"/> ACCEPTED AS NOTED<br><input type="checkbox"/> REQUIRES RE-SUBMISSION |   |
|                                  | DATE REVIEWED: 5/28/2020              |  |   |
|                                  | REVIEWED BY: [Signature]              |  |   |

  

|   |                        |
|---|------------------------|
| <b>LEGEND</b>   | <b>KEY PLAN N.T.S.</b> |
| <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> SINGLE CATCHBASIN</li><li><input checked="" type="checkbox"/> DOUBLE CATCHBASIN</li><li><input checked="" type="checkbox"/> SANITARY MH</li><li><input checked="" type="checkbox"/> STORM MH</li><li>--- SANITARY SERVICE</li><li>--- STORM SERVICE</li><li>--- WATER SERVICE</li><li>--- GAS SERVICE</li><li>--- HYDRO SERVICE</li><li>--- CABLE SERVICE</li><li>--- FLOW DIRECTION</li><li>* ENGINEERED FILL</li><li>000.00 EXISTING ELEVATION</li><li>000.00 PROPOSED ELEVATION</li><li>SW 000.00 SWALE ELEVATION</li><li>FFF FINISHED 1ST FLOOR</li><li>TW TOP OF FOUNDATION WALL</li><li>TWG TOP OF WALL IN GARAGE</li><li>FS FINISHED SLAB</li><li>USF U/S FOOTING</li><li>USFG U/S FOOTING GARAGE</li><li>SPO SUMP PUMP</li><li>○ HYDRANT AND VALVE</li><li>⊕ VALVE AND BOX</li><li>⊠ BELL PEDESTAL</li><li>△ CABLE PEDESTAL</li><li>⊡ HYDRO TRANSFORMER</li><li>⊛ LIGHT STANDARD</li><li>⊞ SUPER MAILBOX</li><li>⊟ DOWNSPOUT</li><li>1234 MUNICIPAL ADDRESS</li><li>SLOPE 3:1 MAXIMUM</li><li>FOOTINGS LOWERED FOR 1.22m FROST PROTECTION</li></ul> |                        |

  

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| <b>ZONING INFORMATION</b>                         |                    |
| ZONE DESIGNATION BY-LAW                           | PERMITTED PROVIDED |
| FRONT YARD SETBACK (m) FRONT FACE OF GARAGE       | 6.0 6.00           |
| FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING | 3.0 6.00           |
| INTERIOR SIDE YARD SETBACK (m) (NORTH)            | 1.2 1.45           |
| INTERIOR SIDE YARD SETBACK (m) (SOUTH)            | 0.6 0.85           |
| REAR YARD SETBACK (m)                             | 7.5 13.71          |
| GARAGE INTERIOR WIDTH (m)                         | 5.4 5.59           |
| GARAGE INTERIOR LENGTH (m)                        | 6.0 6.10           |
| GARAGE PROJECTION (m)                             | 3.0 1.78           |

  

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| <b>STRUCTURE</b>                          |  |
| MODEL NAME                                | CAMERON 2030 C   |
| HOUSE STYLE (i.e. walkout, bungalow etc.) | TWO STOREY   |
| ADJACENT MODEL                            | EAST N/A<br>WEST N/A<br>NORTH ROSEMOUNT 2800 C<br>SOUTH REDWING 2280 A |
| FIREBREAK LOT                             | NO   |

  

|                            |                                |
|----------------------------|--------------------------------|
| <b>SERVICING CHECK BOX</b> |                                |
| 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.

  

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| <b>SITE INFORMATION</b>  |  |
| 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  |  |
| THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION              |  |

  

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| <b>ARCHITECTURAL CONTROL</b>   |                   |
| Approved   | MARTIN ASSOCIATES |
| 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 of the plan. |                   |
| Date: 15-04-2020 TM  |                   |

  

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|---|--|
| <b>ARCHITECTURAL DESIGN INC.</b>  |  |
| 56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONT. L4K 3V9 TEL 905 660-9393 FAX 905 660-9419 |  |

  

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|--|--|
| <b>ONTARIO ASSOCIATION OF ARCHITECTS</b>   |  |
| LEO ARIENMA LICENCE 7561   |  |
| 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 |  |

  

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| <b>PROJECT</b>   |                 |
| PROPOSED DWELLING FOR: LORMEL HOMES AT: 283 CHSELSEA 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:  | CAE ENGINEERING |
| APPROVED BY:   | DANIEL MA       |
| SIGNATURE:   | [Signature]     |
| DATE:  | April 2, 2020   |

  

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|--|--|
| <b>HYDRO CORRIDOR</b>                                      |  |
| LOTS TO DRAIN TO SWM POND PER EXISTING DRAINAGE CONDITIONS |  |
| 45 min. FRR  |  |

  

|  |               |
|--|---------------|
| <b>DEVELOPER:</b>  |               |
| TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT  |               |
| <b>BUILDER:</b> REVIEWED [Signature]   |               |
| <b>INSPECTOR/CONSULTANT:</b>   |               |
| PERMIT NO.:  | PRBD202000464 |
| DATE:  | Jun. 19, 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.OM   |               |
| INSPECTION REQUEST FAX: (905) 778-2035   |               |
| INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500   |               |

  

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|----------------------------------|--|
| <b>SITING &amp; GRADING PLAN</b> |  |
| LOT NO: 3 PHASE 3                |  |

  

|                              |                        |                      |
|------------------------------|------------------------|----------------------|
| MAX BUILDING HEIGHT: 11.00 m | LOT AREA: 406.03 m²    | SAN INVERT: 262.80 m |
| BUILDING HEIGHT: 8.47 m      | LOT FRONTAGE: 11.601 m | STM INVERT: 262.91 m |
| AVERAGE GRADE: 265.01 m      | LOT COVERAGE: 32.92 %  | DESIGNED: TP         |
| DATE: MAR 2020               |                        | SCALE: 1:250         |
| MR 27 20                     |                        | PLAN: 51M-1087       |