Bradford Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY:

**ENGINEERING REVIEW** 

☐ ACCEPTED

**BYPASS** 

☐ REQUIRES RE-SUBMISSION

☐ ACCEPTED AS NOTED

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.

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

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

ELEVATION: 249.431

OF TELEPHONE POLE No. 256-JP, HAVING AN ELEVATION OF 249.431m.

#### **LEGEND**

SINGLE CATCHBASIN DOUBLE CATCHBASIN SANITARY MH 0 STORM MH

SANITARY SERVICE STORM SERVICE WATER SERVICE

GAS SERVICE HYDRO SERVICE CABLE SERVICE FLOW DIRECTION \*ENGINEERED FILL

FFF

000.00 EXISTING ELEVATION PROPOSED ELEVATION 000.00 SW 000.00 SWALE ELEVATION

> 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

SPO SUMP PUMP **⊹** HYDRANT AND VALVE

> 0 VALVE AND BOX BELL PEDESTAL  $oldsymbol{X}$

Δ CABLE PEDESTAL  $\blacksquare$ 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.

## BRADFORD BANNERMAN DR 8th LINE KEY PLAN N.T.S.

ZONING INFORMATION ZONE DESIGNATION BY-LAW PERMITTED PROVIDED FRONT YARD SETBACK (m) FRONT FACE OF GARAGE 6.00 FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING 6.36 INTERIOR SIDE YARD SETBACK (m) (SOUTH) 1.2 1.89 INTERIOR SIDE YARD SETBACK (m) (NORTH) 0.6 1.28 REAR YARD SETBACK (m) 7.5 11.88 GARAGE INTERIOR WIDTH (m) 5.59 5.4 GARAGE INTERIOR LENGTH (m) 6.10 GARAGE PROJECTION (m) 3.0 2.03

	STRUCTURE						
	MODEL NAME	REDWING 2280 A					
	HOUSE STYLE (i.e. walkout, bungal	TWO STOREY WALKOUT					
	ADJACENT MODEL	EAST	N/A				
		WEST	N/A				
		NORTH	ROSEMOUNT 2800 A				
		SOUTH	LEXINGTON 3240 A				
	FIREBREAK LOT	NO					
	CEDVICING CLIECK DOV						

SERVICING CHECK BOX INVERT @ P/L **SERVICE** YES/NO DEPTH AT P/L WATER YES NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

# Architect

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: 295 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: IBI Group Kishan Pai APPROVED BY:

DATE:

Kishan Pai SIGNATURE: 19-JUL-2021 Dishauf K.P. PAI 100503842

### SITE INFORMATION

CTDLICTLIDE

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF CONTROL OF BRADFORD WEST GWILLIMBURY

AND ALL OF BLOCK 131

REGISTERED PLAM 51M-962

TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE

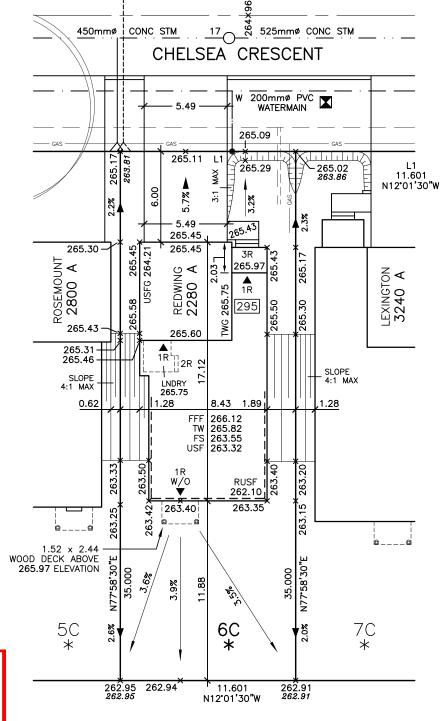
SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED MAY 11, 2016

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

Town of Bradford West Gwillimbury Complies with Zoning By-law 2010-050 2021-07-22 Reviewed by: Cdekewer

\*Zoning reviewed for deck only\*

5 10 5 4 3 2 1 0 15



200mmø PVC SAN

LOTS TO DRAIN TO SWM POND PER EXISTING DRAINAGE CONDITIONS

HYDRO CORRIDOR

Λl							
2	DEVELOPER:	MAX BUILDING HEIGHT: 11.00 m LOT A		LOT AREA: 4	06.03 m <sup>2</sup> SAN INVERT: 262.21 m		RT: 262.21 m
JAERY		BUILDING HEIGHT: 8.93 m		LOT FRONTAGE: 11.601 m		STM INVERT: 262.71 m	
	<i>y</i>	AVI	/ERAGE GRADE: 264.41 m LOT COVERAGE:		34.11 %	DESIGNED: TP	
1		4				DRAWN:	TP
	BUILDER:	3	ADDED WOOD DECK		JL 06 21	DATE:	MAR 2020
		2	REVISED PER COLE ENGINEERIN	IG REVIEW	MR 08 20	SCALE:	1:250
		1 ISSUED			MR 01 20	PLAN:	51M-1087
	CONSULTANT:	No	Revision		Date	LOT NO: 6	
			SITING & GRA	DING PLAN			IASE 3