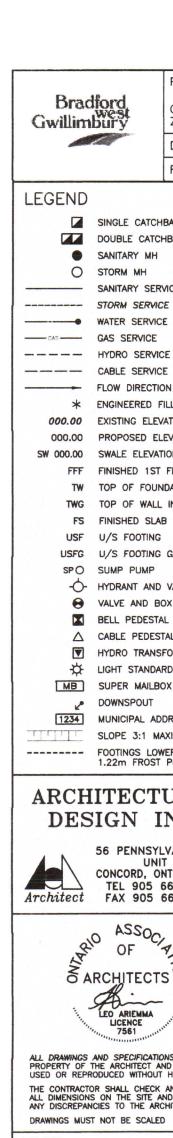
## SITE COPY

05/28/2020

dekente

INICODMANTION



PLANNING DEPARTMENT COMPLIES WITH ZONING BY-LAW: 2010-050

ZONUNIO

DATE REVIEWED:

REVIEWED BY:

ENGINEERING REVIEW M ACCEPTED

ACCEPTED AS NOTED

☐ REQUIRES RE-SUBMISSION

THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL 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 15, 2020

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

SINGLE CATCHBASIN DOUBLE CATCHBASIN SANITARY MH STORM MH SANITARY SERVICE STORM SERVICE WATER SERVICE GAS SERVICE

HYDRO SERVICE CABLE SERVICE FLOW DIRECTION ENGINEERED FILL

**EXISTING ELEVATION** PROPOSED ELEVATION SWALE ELEVATION FINISHED 1ST FLOOR TOP OF FOUNDATION WALL

> TOP OF WALL IN GARAGE FINISHED SLAB U/S FOOTING

U/S FOOTING GARAGE SUMP PUMP

HYDRANT AND VALVE VALVE AND BOX BELL PEDESTAL CABLE PEDESTAL

HYDRO TRANSFORMER LIGHT STANDARD

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

PROPOSED DWELLING FOR: LORMEL HOMES
AT: 275 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: SIGNATURE: DATE:



**BYPASS** BRADFORD AAN DR DAY 8th LINE KEY PLAN N.T.S.

ZONING INFORMATION						
ZONE DESIGNATION BY-LAW			PE	RMITTED	PROVIDED	
FRONT YARD SETBACK (m) FRONT FACE OF GARAGE			6.0	)	6.00	
FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING			3.0	0	6.36	
INTERIOR SIDE YARD SETBACK (m) (NORTH)			1.2	2	1.89	
INTERIOR SIDE YARD SETBACK (m) (SOUTH)			0.6	3	1.28	
REAR YARD SETBACK (m)				5	11.88	
GARAGE INTERIOR WIDTH (m)			5.4	1	5.59	
GARAGE INTERIOR LENGTH (m)			6.0	)	6.10	
GARAGE PROJECTION (m)			3.0	)	2.03	
STRUCT	URE					
MODEL NAME			REDV	REDWING 2280 B		
HOUSE STYLE (i.e. walkout, bungalow etc.)				TWO STOREY		
ADJACENT MODEL N		EAST	N/A			
		WEST	N/A	N/A		
		NORTH	LEXIN	LEXINGTON 3240 C		
		SOUTH	ROSE	ROSEMOUNT 2800 C		
FIREBREAK LOT			NO	NO YES		
SERVICING CHECK BOX						
SERVICE	YES/NO	DEPTH AT	P/L	/L INVERT @ P/L		
WATER	YES	1.7				

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

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

INSPECTOR:

FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION

PERMIT NO.: PRBD202000461

REVIEWED PO PO

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 0 INSPECTION REQUEST FAX: (905) 778-2035 15 ECTION REQUEST, ELEPHONE: (905) 778-2055 EXT. (500

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



Dais Approva for a or a prosess. 200mmø PVC SAN 450mmø CONC STM CHELSEA CRESCENT 200mmø PVC WATERMAIN 5.49 264.83 265.88 265.95 265.85 8 6 266.13 5.0% 266.12 5.49

266.30 1R

3R

266.85 1R

275

1.89

266.15

33

264.73

SLOPE 4:1 MAX

1.28

J240 C

266.15

266.15

REDWING 2280 B

266.30

2R

267.00 266.70 264.43

264,20

FFF

LNORY 266.65

5

1.28

2R

RUSF 264

264

264.41

265.92

ROSEMOUNT

2800 C

0.62

266.05

265.88

266.06

SLOPE 4:1 MAX

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

THE BUILDER SHALL BE RESPONSIBLE

266.85 DECK 266.85 264.7 2.6% 3.0% TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT 102B 2C1C 264.68 264.42 264.36 11.601 N12'01'30"W DATE: Jun. 19, 2020

LOTS TO DRAIN TO SWM POND PER EXISTING DRAINAGE CONDITIONS

HYDRO CORRIDOR

406.03 m<sup>2</sup> SAN INVERT: 262.82 m MAX BUILDING HEIGHT: 11.00 m LOT AREA: DEVELOPER: STM INVERT: 263.15 m 8.69 m LOT FRONTAGE: 11.601 m BUILDING HEIGHT: AVERAGE GRADE: 265.53 m 34.11 % LOT COVERAGE: **DESIGNED:** TP DRAWN: TP 3 2280 LABEL AND REAR OF GARAGE ELEVATION AP 15 20 DATE: MAR 2020 BUILDER: 1:250 2 WAS ELEVATION 'A' MR 31 20 SCALE: MR 27 20 PLAN: 51M-1087 ISSUED No Revision Date CONSULTANT: LOT NO: 1 SITING & GRADING PLAN PHASE 3

14:33 2020 15,