
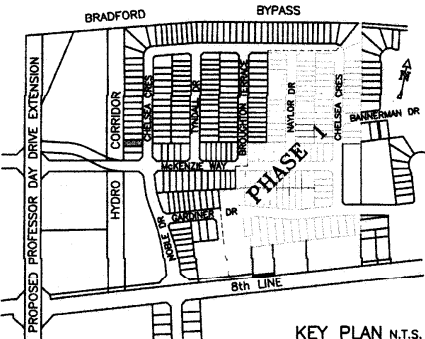


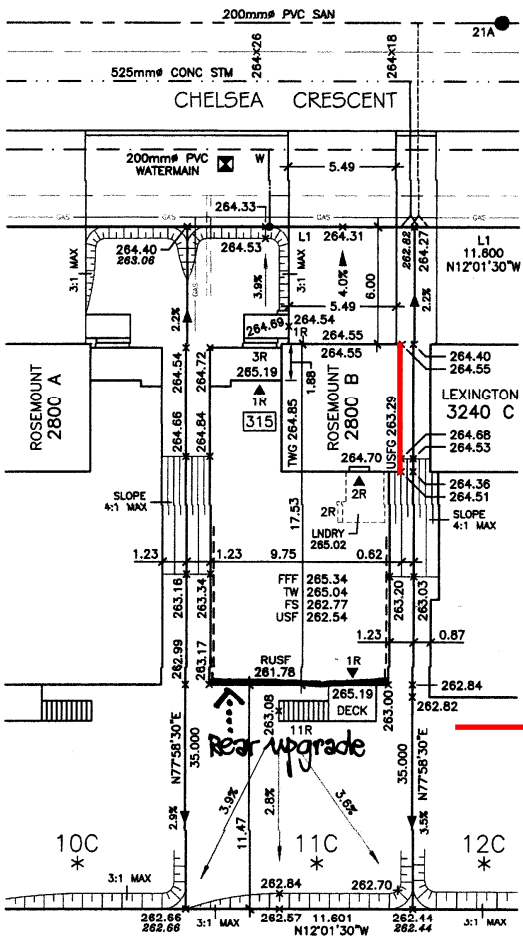


# SITE COPY

	<b>PLANNING DEPARTMENT</b> COMPLIES WITH ZONING BY-LAW: <b>2010-050</b> DATE REVIEWED: <b>05/28/2020</b> REVIEWED BY: <i>C. DeKruyter</i>	<b>ENGINEERING REVIEW</b> <input checked="" type="checkbox"/> ACCEPTED <input type="checkbox"/> ACCEPTED AS NOTED <input type="checkbox"/> REQUIRES RE-SUBMISSION DATE: <b>June 15, 2020</b> REVIEWED BY: <i>[Signature]</i> <small>(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)</small>	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. <b>BENCHMARK:</b> 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-UP, HAVING AN ELEVATION OF 249.431m. <b>ELEVATION: 249.431</b>																																																																		
<b>LEGEND</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 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>		<b>ARCHITECTURAL CONTROL</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved as Noted MARTIN ASSOCIATES <small>This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval for other purposes.</small> Date: <b>5-04-2020 TM</b>																																																																			
<b>ARCHITECTURAL DESIGN INC.</b>  56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONT. L4K 3V9 TEL 905 660-9393 FAX 905 660-9419	<b>ZONING INFORMATION</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ZONE DESIGNATION</th> <th>BY-LAW</th> <th>PERMITTED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>FRONT YARD SETBACK (m)</td> <td>6.0</td> <td>6.00</td> <td></td> </tr> <tr> <td>FRONT FACE OF GARAGE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>FRONT YARD SETBACK (m)</td> <td>3.0</td> <td>6.20</td> <td></td> </tr> <tr> <td>OTHER PORTIONS OF DWELLING</td> <td></td> <td></td> <td></td> </tr> <tr> <td>INTERIOR SIDE YARD SETBACK (m) (NORTH)</td> <td>1.2</td> <td>1.23</td> <td></td> </tr> <tr> <td>INTERIOR SIDE YARD SETBACK (m) (SOUTH)</td> <td>0.6</td> <td>0.62</td> <td></td> </tr> <tr> <td>REAR YARD SETBACK (m)</td> <td>7.5</td> <td>11.47</td> <td></td> </tr> <tr> <td>GARAGE INTERIOR WIDTH (m)</td> <td>5.4</td> <td>5.59</td> <td></td> </tr> <tr> <td>GARAGE INTERIOR LENGTH (m)</td> <td>6.0</td> <td>6.10</td> <td></td> </tr> <tr> <td>GARAGE PROJECTION (m)</td> <td>3.0</td> <td>1.88</td> <td></td> </tr> </tbody> </table> <b>STRUCTURE</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>MODEL NAME</td> <td>ROSEMOUNT 2800 B</td> </tr> <tr> <td>HOUSE STYLE (i.e. walkout, bungalow etc.)</td> <td>TWO STOREY</td> </tr> <tr> <td>ADJACENT MODEL</td> <td> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>EAST</td> <td>N/A</td> </tr> <tr> <td>WEST</td> <td>N/A</td> </tr> <tr> <td>NORTH</td> <td>ROSEMOUNT 2800 A</td> </tr> <tr> <td>SOUTH</td> <td>LEXINGTON 3240 C</td> </tr> </table> </td> </tr> </table> <b>FIREBREAK LOT</b> NO <b>SERVICE CHECK BOX</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SERVICE</td> <td>YES/NO</td> <td>DEPTH AT P/L</td> <td>INVERT @ P/L</td> </tr> <tr> <td>WATER</td> <td>YES</td> <td>1.7</td> <td></td> </tr> </table> <small>NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.</small>			ZONE DESIGNATION	BY-LAW	PERMITTED	PROVIDED	FRONT YARD SETBACK (m)	6.0	6.00		FRONT FACE OF GARAGE				FRONT YARD SETBACK (m)	3.0	6.20		OTHER PORTIONS OF DWELLING				INTERIOR SIDE YARD SETBACK (m) (NORTH)	1.2	1.23		INTERIOR SIDE YARD SETBACK (m) (SOUTH)	0.6	0.62		REAR YARD SETBACK (m)	7.5	11.47		GARAGE INTERIOR WIDTH (m)	5.4	5.59		GARAGE INTERIOR LENGTH (m)	6.0	6.10		GARAGE PROJECTION (m)	3.0	1.88		MODEL NAME	ROSEMOUNT 2800 B	HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY	ADJACENT MODEL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>EAST</td> <td>N/A</td> </tr> <tr> <td>WEST</td> <td>N/A</td> </tr> <tr> <td>NORTH</td> <td>ROSEMOUNT 2800 A</td> </tr> <tr> <td>SOUTH</td> <td>LEXINGTON 3240 C</td> </tr> </table>	EAST	N/A	WEST	N/A	NORTH	ROSEMOUNT 2800 A	SOUTH	LEXINGTON 3240 C	SERVICE	YES/NO	DEPTH AT P/L	INVERT @ P/L	WATER	YES	1.7	
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<b>ONARIO ASSOCIATION OF ARCHITECTS</b>  LEO ARENMA LICENCE 7561 <small>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.</small>	<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																																																																				
<b>PROJECT</b> PROPOSED DWELLING FOR: LORMEL HOMES AT: 315 CHELSEA CRESCENT BRADFORD, ONTARIO  THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMANCE WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION. COMPANY NAME: <i>CASE ENGINEERING</i> APPROVED BY: <i>Daniel Ma</i> SIGNATURE: <i>Daniel Ma</i> DATE: <i>April 9, 2020</i>																																																																					
<b>DEVELOPER:</b> TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT  <b>REVIEWED</b> <i>[Signature]</i> PERMIT NO.: <b>PRBD202000472</b> DATE: <b>Jun. 19, 2020</b> INSPECTOR: <i>[Signature]</i> CONSULTANT: <i>[Signature]</i> ALL CONSTRUCTION SHALL COMPLY WITH THE MINIMUM 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 TELEPHONE: (905) 778-2055 EXT. 1500	<b>HYDRO CORRIDOR</b> <div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; text-align: center;">             SANITARY INVERT TO BE 300mm MIN. BELOW STORM INVERT           </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>MAX BUILDING HEIGHT: 11.00 m</td> <td>LOT AREA: 406.03 m<sup>2</sup></td> <td>SAN INVERT: 261.43 m</td> </tr> <tr> <td>BUILDING HEIGHT: 8.95 m</td> <td>LOT FRONTAGE: 11.601 m</td> <td>STM INVERT: 261.69 m</td> </tr> <tr> <td>AVERAGE GRADE: 263.86 m</td> <td>LOT COVERAGE: 40.28 %</td> <td>DESIGNED: TP</td> </tr> <tr> <td colspan="2"></td> <td>DRAWN: TP</td> </tr> <tr> <td colspan="2"></td> <td>DATE: APR 2020</td> </tr> <tr> <td colspan="2"></td> <td>SCALE: 1:250</td> </tr> <tr> <td colspan="2"></td> <td>PLAN: 51M-1087</td> </tr> </table> <b>SITING &amp; GRADING PLAN</b> LOT NO: 11 PHASE 3			MAX BUILDING HEIGHT: 11.00 m	LOT AREA: 406.03 m <sup>2</sup>	SAN INVERT: 261.43 m	BUILDING HEIGHT: 8.95 m	LOT FRONTAGE: 11.601 m	STM INVERT: 261.69 m	AVERAGE GRADE: 263.86 m	LOT COVERAGE: 40.28 %	DESIGNED: TP			DRAWN: TP			DATE: APR 2020			SCALE: 1:250			PLAN: 51M-1087																																													
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