ITE C ENGINEERING REVIEW THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERLIL LOT GRIDNING JUAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER JASON WE ACCEPT NO RESPONSIBILITY FOR THE ACLU ACCY OF THE ELEVATIONS AND DIMENSIONS PROVIDED THERS. Bradford Gwillimbury ACCEPTED COMPLIES WITH ZONING BY-LAW: 2010-050 ☐ ACCEPTED AS NOTED DATE REVIEWED: August 12, 2020 August 13, 2020 ☐ REQUIRES RE-SUBMISSION DATE REVIEWED (TOWN OF BRADFORD WEST GWILLIMBUR REVIEWED BY Sarah Ceting **LEGEND** SINGLE CATCHBASIN **ARCHITECTURAL CONTROL** DOUBLE CATCHBASIN SANITARY MH MARTIN Approved 0 STORM MH BRADFORD BYPASS SANITARY SERVICE Approved as Noted STORM SERVICE This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or Guidelines and does not constitute compliance or To MATCH EXISTING GROUND DOWNER WATER SERVICE PROPOSED 1.8m HIGH NOISE ATTENUATION FENCE TO BE INSTALLED ON TOP OF BERM ON PRIVATE PROPERTY PART 4 GAS SERVICE PLAN 51R-36547 HYDRO SERVICE CABLE SERVICE REAR PROPERTY LINE FLOW DIRECTION ENGINEERED FILL SITE INFORMATION 272.7 EXISTING ELEVATION THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF LOT 14, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF GWILLIMBURY AND ALL OF BLOCK 131 REGISTERCD PLAM 51M—962 TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE 000.00 PROPOSED ELEVATION 000.00 L2 11.601 N78'37'00"E SWALE ELEVATION SW 000.00 FINISHED 1ST FLOOR $\overline{\Sigma}$ 271.73 TW TOP OF FOUNDATION WALL TOP OF WALL IN GARAGE TWG 122B FS FINISHED SLAB SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED MAY 11, 2016 123B 4.9% USF U/S FOOTING SW HP 271.66 3.1% X(2. U/S FOOTING GARAGE 124B USFG 271.55 - 271,58 SUMP PUMP THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION SPO Rear 2.0% 0 HYDRANT AND VALVE 0 VALVE AND BOX 3.6% BELL PEDESTAL \bowtie ZONING INFORMATION 271.81 CABLE PEDESTAL Λ 271.49 ZONE DESIGNATION BY-LAW PERMITTED PROVIDED 271.32 7 HYDRO TRANSFORMER 271.46 FRONT YARD SETBACK (m) FRONT FACE OF GARAGE 6.00 6.0 * LIGHT STANDARD MB SUPER MAILBOX FRONT YARD SETBACK (m)
OTHER PORTIONS OF DWELLING 3.0 6.56 DOWNSPOUT 38.000 N11°23'00"W FFF TW FS USF 1234 MUNICIPAL ADDRESS 272.30 272.00 269.73 269.50 INTERIOR SIDE YARD SETBACK (m) (WEST) 0.6 0.62 .23 SLOPE 3:1 MAXIMUM INTERIOR SIDE YARD SETBACK (m) (EAST) FOOTINGS LOWERED FOR 1.22m FROST PROTECTION 1.2 1.23 0.62 0.62 9.75 1.23 ,1.23 REAR YARD SETBACK (m) 13.66 GARAGE INTERIOR WIDTH (m) 5.4 5.59 271.10 270.93 ARCHITECTURAL 38.000 N11'23'00'W GARAGE INTERIOR LENGTH (m) 60 6 10 DESIGN INC. 271.03 ROSEMOUNT 2800 B GARAGE PROJECTION (m) 0.56 ROSEMOUNT 2800 C 760 C 56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONT. L4K 3V9 TEL 905 660-9393 FAX 905 660-9419 STRUCTURE 2760 187 MODEL NAME STANTON 2760 C S HOUSE STYLE TWO STOREY (i.e. walkout, bungalow etc.) Architect 270.69 FAST ROSEMOUNT 2800 C ASSOC, AL 270.88 270.88 7R WEST ROSEMOUNT 2800 B 5.54 270.79 ADJACENT MODEL 270.85 NORTH N/A 3.6% 9.00 3.6% S ARCHITECTS 2 SOUTH N/A 269.50 270.47 FIREBREAK LOT 270,52 L1 SERVICING CHECK BOX 270.56 SERVICE YES/NO DEPTH AT P/L × 5.54 YES WATER 1.7 11.601 N78'37'00"E ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. 200mmø PVC WATERMAIN THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT 200mmø PVC SAN DRAWINGS MUST NOT BE SCALED X 300mmø CONC STM PROJECT PROPOSED DWELLING FOR: LORMEL HOMES AT: 187 CHELSEA CRESCENT BRADFORD, ONTARIO MAYLOR CHELSEA CRESCENT 45min, FRR PHASE THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION. MCKENZIE WAY 4 3 2 1 0 10 15 COLE ENGINEERING 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 CENTRELINF OF ROAD, 1.2m BELOW ROAD LEVEL, 4.3m SOUTHEAST OF TELEPHONE POLE No. 256-JP, HAVING AN ELEVATION OF 249.431m. DANIEL MA APPROVED BY: Dail Ma July 15,2000 **ELEVATION: 249.431** KEY PLAN N.T.S. DOPROFESSIONAL DIPLOMENT 440.84 m² SAN INVERT: 267.51 m MAX BUILDING HEIGHT: 11.00 m LOT AREA: DEVELOPER: 8.64 m LOT FRONTAGE: 11.601 m STM INVERT: 267.81 m DING HEIGHT: BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT TOWN O AGE GRADE: 271.26 m LOT COVERAGE: 38.21 % DESIGNED: TP DRAWN: TP REVIEWED A. SLAMA DATE: JUL 2020 3 BUILDER: 100010210 2 REVISED PER COLE ENGINEERING REVIEW JL 14 20 SCALE: 1:250 1:05 July 15/20 JL 09 20 PLAN: 51M-1087 2020 DATE: Aug. 14, 2020 CONSULTANT: IO.: PRBD202000762 Revision Date ONNOE OF ON LOT NO: 123 SITING & GRADING PLAN PHASE 2 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 INSPECTION REQUEST FAX: (905) 778-2035 INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500