SITE COPY

Bradford West Gwillimbury

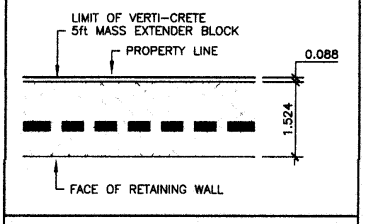
PLANNING DEPARTMENT	ENGINEERING REVIEW
COMPLIES WITH ZONING BY-LAW: 2010-050	☑ ACCEPTED
DATE REVIEWED: 06/01/2020	☐ ACCEPTED AS NOTED
REVIEWED BY: CdeRewter	☐ REQUIRES RE-SUBMISSION

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.

August 30, 2020
DATE — REVIEWED BY
(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

LEGEND

- SINGLE CATCHBASIN
- DOUBLE CATCHBASIN
- SANITARY MH
- STORM MH
- SANITARY SERVICE
- STORM SERVICE
- WATER SERVICE
- GAS SERVICE
- HYDRO SERVICE
- CABLE SERVICE
- FLOW DIRECTION
- ENGINEERED FILL
- 000.00 EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- SW 000.00 SWALE ELEVATION
- FFF 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
- SP SUMP PUMP
- HYDRANT AND VALVE
- VALVE AND BOX
- BELL PEDESTAL
- CABLE PEDESTAL
- HYDRO TRANSFORMER
- LIGHT STANDARD
- MB SUPER MAILBOX
- DOWNSPOUT
- 1234 MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED FOR 1.22m FROST PROTECTION



DETAIL A SCALE = 1:100

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

SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF LOT 14, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF 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

ZONING INFORMATION

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	5.70
INTERIOR SIDE YARD SETBACK (m) (WEST)	1.2	1.27
INTERIOR SIDE YARD SETBACK (m) (EAST)	0.6	0.67
REAR YARD SETBACK (m)	7.5	13.10
GARAGE INTERIOR WIDTH (m)	2.7	3.30
GARAGE INTERIOR LENGTH (m)	6.0	6.15
GARAGE PROJECTION (m)	3.0	1.32

Appr: Rear Upgrade...

ARCHITECTURAL CONTROL
Approved
Approved as Noted
MARTIN ASSOCIATES
This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval for any other purpose.
Date 27.08.2020 - MA

STRUCTURE

MODEL NAME		ASHBURY 2350 C
HOUSE STYLE (i.e. walkout, bungalow etc.)		TWO STOREY
ADJACENT MODEL	EAST	N/A
	WEST	GLENARM 2250 B
	NORTH	N/A
	SOUTH	N/A
FIREBREAK LOT		NO

SERVICING CHECK BOX

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.

ARCHITECTURAL DESIGN INC.
Architect
56 PENNSYLVANIA AVE. UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

ONTARIO ASSOCIATION OF ARCHITECTS
LEO ARIEMMA 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

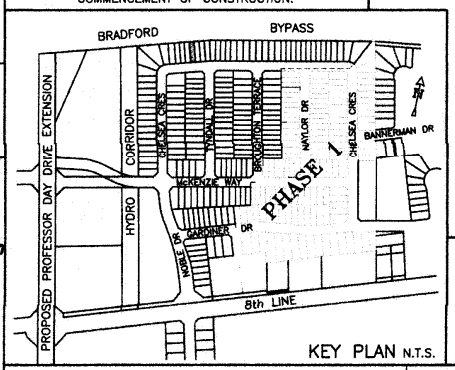
PROJECT
PROPOSED DWELLING
FOR: LORMEL HOMES
AT: 227 CHELSEA CRESCENT
BRADFORD, ONTARIO

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

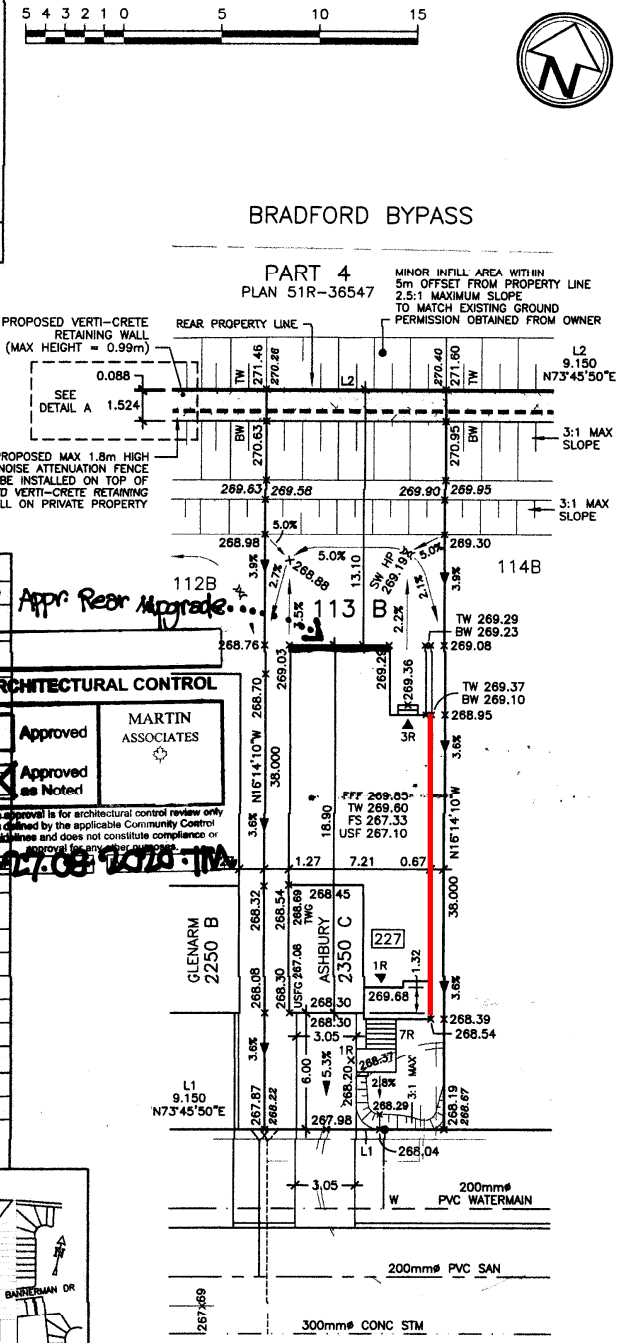
COMPANY NAME: COLE ENGINEERING
APPROVED BY: DANIEL MA
SIGNATURE: Daniel Ma
DATE: Aug. 18, 2020

LICENSED PROFESSIONAL ENGINEER
P.A. SLAMA
100010210
AUG 18/20
PROVINCE OF ONTARIO

AU 18, 2020 16:48 TP



KEY PLAN N.T.S.



45min. FRR

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

DEVELOPER:

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT
REVIEWED
BUILDER:
INSPECTOR:
PERMIT NO.: PRBD202000453 DATE: Sept. 1, 2020
CONSULTANT: 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

MAX BUILDING HEIGHT: 11.00 m	LOT AREA: 347.70 m²	SAN INVERT: 264.92 m	
BUILDING HEIGHT: 8.68 m	LOT FRONTAGE: 9.15 m	STM INVERT: 265.22 m	
AVERAGE GRADE: 268.79 m	LOT COVERAGE: 37.32 %	DESIGNED: TP	

No	Revision	Date
4	REVISED PER COLE ENGINEERING REVIEW	AU 18 20
3	REVISED VERTI-CRETE RETAINING WALL	AU 17 20
2	REVISED PER COLE ENGINEERING REVIEW	MR 25 20
1	ISSUED	MR 17 20

DRAWN: TP
DATE: MAR 2020
SCALE: 1:250
PLAN: 51M-1087

SITING & GRADING PLAN

LOT NO: 113
PHASE 2