

SITE COPY

Bradford West Gwillimbury	PLANNING DEPARTMENT	ENGINEERING REVIEW	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: <i>[Signature]</i> (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)
	COMPLIES WITH ZONING BY-LAW: 2010-050	<input checked="" type="checkbox"/> ACCEPTED	
	DATE REVIEWED: 05/28/2020	<input type="checkbox"/> ACCEPTED AS NOTED	
	REVIEWED BY: <i>C. DeRubeis</i>	<input type="checkbox"/> REQUIRES RE-SUBMISSION	

LEGEND	

LEGEND	ZONING INFORMATION																																									
<ul style="list-style-type: none"><input checked="" type="checkbox"/> SINGLE CATCHBASIN<input checked="" type="checkbox"/> DOUBLE CATCHBASIN<input checked="" type="checkbox"/> SANITARY MH<input checked="" type="checkbox"/> STORM MH<input checked="" type="checkbox"/> SANITARY SERVICE<input checked="" type="checkbox"/> STORM SERVICE<input checked="" type="checkbox"/> WATER SERVICE<input checked="" type="checkbox"/> GAS SERVICE<input checked="" type="checkbox"/> HYDRO SERVICE<input checked="" type="checkbox"/> CABLE SERVICE<input checked="" type="checkbox"/> FLOW DIRECTION<input checked="" type="checkbox"/> ENGINEERED FILL000.00 EXISTING ELEVATION000.00 PROPOSED ELEVATIONSW 000.00 SWALE ELEVATIONFFF FINISHED 1ST FLOORTW TOP OF FOUNDATION WALLTWG TOP OF WALL IN GARAGEFS FINISHED SLABU/S U/S FOOTINGUSFG U/S FOOTING GARAGESPO SUMP PUMP○ HYDRANT AND VALVE⊕ VALVE AND BOX⊗ BELL PEDESTAL⊘ CABLE PEDESTAL⊙ HYDRO TRANSFORMER⊙ LIGHT STANDARD⊙ SUPER MAILBOX⊙ DOWNSPOUT1234 MUNICIPAL ADDRESSSLOPE 3:1 MAXIMUMFOOTINGS LOWERED FOR 1.22m FROST PROTECTION	<table border="1"><tr><th>ZONE DESIGNATION BY-LAW</th><th>PERMITTED</th><th>PROVIDED</th></tr><tr><td>FRONT YARD SETBACK (m)</td><td>6.0</td><td>6.00</td></tr><tr><td>FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING</td><td>3.0</td><td>6.20</td></tr><tr><td>INTERIOR SIDE YARD SETBACK (m) (SOUTH)</td><td>1.2</td><td>1.23</td></tr><tr><td>INTERIOR SIDE YARD SETBACK (m) (NORTH)</td><td>0.6</td><td>0.62</td></tr><tr><td>REAR YARD SETBACK (m)</td><td>7.5</td><td>11.47</td></tr><tr><td>GARAGE INTERIOR WIDTH (m)</td><td>5.4</td><td>5.59</td></tr><tr><td>GARAGE INTERIOR LENGTH (m)</td><td>6.0</td><td>6.10</td></tr><tr><td>GARAGE PROJECTION (m)</td><td>3.0</td><td>1.88</td></tr></table> STRUCTURE <table border="1"><tr><td>MODEL NAME</td><td>ROSEMOUNT 2800 A</td></tr><tr><td>HOUSE STYLE (i.e. walkout, bungalow etc.)</td><td>TWO STOREY</td></tr><tr><td>ADJACENT MODEL</td><td>EAST N/A WEST N/A NORTH KIMBERLEY 3020 B SOUTH ROSEMOUNT 2800 B</td></tr></table> FIREBREAK LOT NO SERVICING CHECK BOX <table border="1"><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> NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.	ZONE DESIGNATION BY-LAW	PERMITTED	PROVIDED	FRONT YARD SETBACK (m)	6.0	6.00	FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING	3.0	6.20	INTERIOR SIDE YARD SETBACK (m) (SOUTH)	1.2	1.23	INTERIOR SIDE YARD SETBACK (m) (NORTH)	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 A	HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY	ADJACENT MODEL	EAST N/A WEST N/A NORTH KIMBERLEY 3020 B SOUTH ROSEMOUNT 2800 B	SERVICE	YES/NO	DEPTH AT P/L	INVERT @ P/L	WATER	YES	1.7	
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ARCHITECTURAL DESIGN INC. 56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONT. L4K 3V9 TEL 905 660-9393 FAX 905 660-9419	ARCHITECTURAL CONTROL <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved as Noted MARTIN ASSOCIATES <i>[Signature]</i> This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval of the proposed development. Date: 15-04-2020-11A
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ONTARIO ASSOCIATION OF ARCHITECTS LEO AREMA 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.	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 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
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PROJECT PROPOSED DWELLING FOR: LORMEL HOMES AT: 311 CHASEA CRESCENT BRADFORD, ONTARIO	TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT REVIEWED <i>[Signature]</i> INSPECTOR: PERMIT NO.: PRBD202000471 DATE: Jun. 19, 2020 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@TOWNOFBWL.COM INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500
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COMPANY NAME: <i>Care Engineering</i> APPROVED BY: <i>Daniel Ma</i> SIGNATURE: <i>Daniel Ma</i> DATE: <i>April 9, 2020</i>	HYDRO CORRIDOR
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DEVELOPER:	MAX BUILDING HEIGHT: 11.00 m	LOT AREA: 406.03 m ²	SAN INVERT: 261.96 m
BUILDER:	BUILDING HEIGHT: 8.95 m	LOT FRONTAGE: 11.601 m	STM INVERT: 262.27 m
CONSULTANT:	AVERAGE GRADE: 264.02 m	LOT COVERAGE: 40.28 %	DESIGNED: TP
			DRAWN: TP
			DATE: APR 2020
			SCALE: 1:250
			PLAN: 51M-1087
			LOT NO: 10
			PHASE 3