

--- STORM CONNECTION

--- SANITARY CONNECTION

W- WATER CONNECTION

H- HYDRO CONNECTION

DOUBLE CATCH BASIN

CATCH BASIN

HYDRANT

VALVE AND CHAMBER

△ ENTRANCE DOOR LOCATION

▲ GARAGE DOOR LOCATION

* ENGINEERED FILL LOT

● SANITARY MANHOLE

○ STORM MANHOLE

MAIL COMMUNITY MAILBOX

○ DOWNSPOUT LOCATION

SWALE DIRECTION

● STREET LIGHT

▲ TRANSFORMER

▣ CABLE TV PEDESTAL

■ BELL PEDESTAL

FG BELL/ROG. FLUSH TO GRADE

HM HYDRO METER

◇ GAS METER

▣ AIR-CONDITIONING UNIT

SP SUMP PUMP

F.FLR. FINISHED FLOOR ELEVATION

T/WALL TOP OF FOUNDATION WALL

F.SLAB FIN. BASEMENT FLOOR SLAB

U/FTG. UNDERSIDE FOOTING ELEVATION

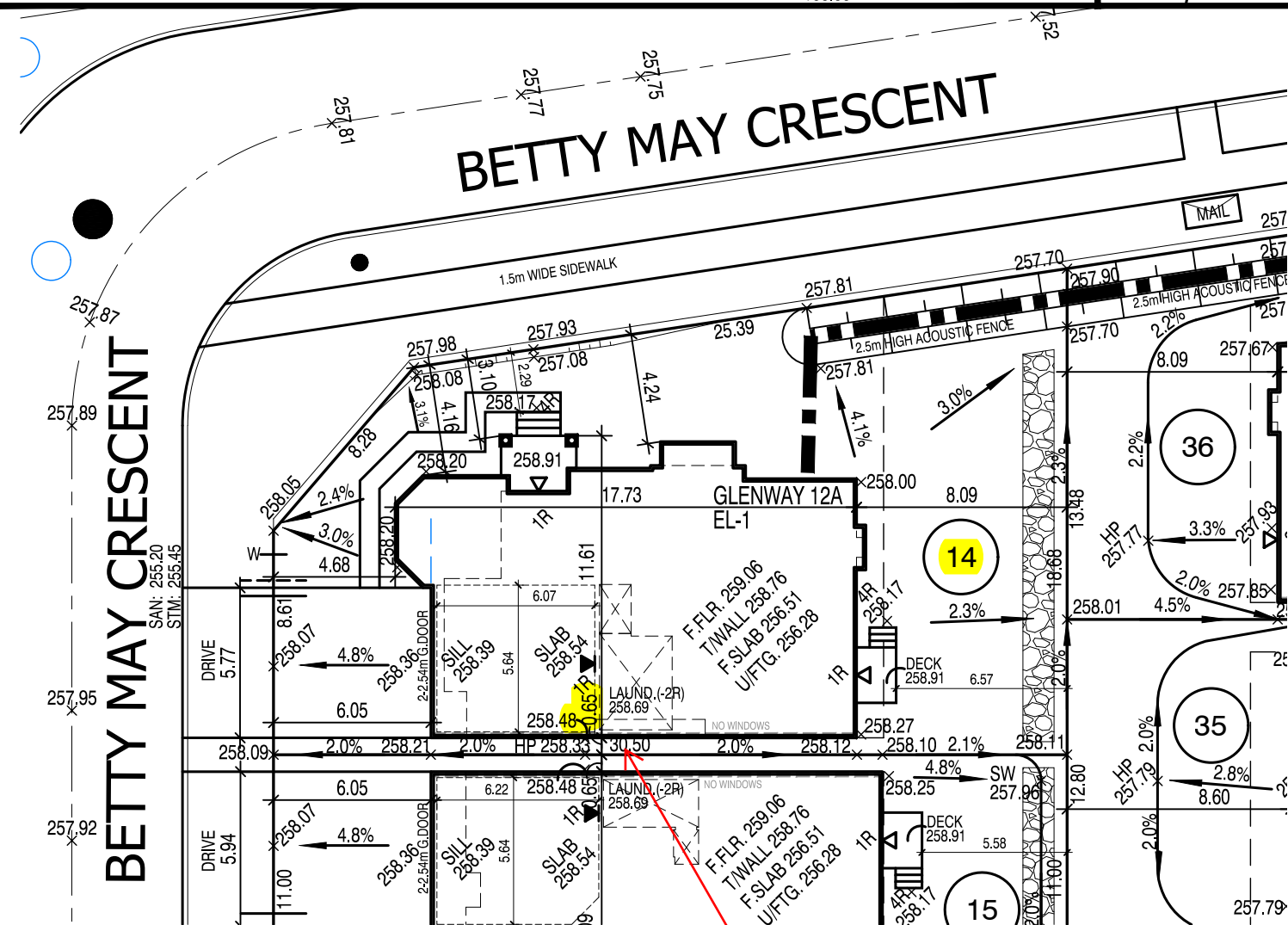
PROPOSED 3:1 SLOPE

PROPOSED GRADE

100.00 SW

×100.00 PROPOSED SWALE GRADE

NORTH



CONSULTANTS CERTIFICATE

I HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND I HEREBY CERTIFY THAT:

- 1) THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES
- 2) THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLAN APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS
- 3) THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING
- 4) THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE
- 5) WATER SERVICE TO BE LOCATED IN THE GRASSED PORTION OF THE YARD

SCHAEFFER & ASSOCIATES

DATE :

NOTE:
BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AND HIS OWN EXPENSE.

NOTE:
BUILDER TO VERIFY SANITARY AND STORM INVERT ELEVATIONS PRIOR TO EXCAVATION FOR FOOTINGS.

int. side setback

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of EAST GWILLIMBURY.

BUILDING HEIGHT (FROM AVERAGE GRADE)		
LOT No.	AVERAGE GRADE	BUILD'G HEIGHT (MAX.)
14	258.23	8.45m

SITE STATISTICS				
LOT No.	LOT AREA	COV. PERMITTED (55%)	COV. PROPOSED	% COV. PROPOSED
14	484.75	m ² 266.61	m ² 179.02	m ² 36.93 %

45 MINUTE RATED WALL
WITH SIDE YARD < 1.2m

5		
4		
3	JAN. 28, 2021	ADDED INTERIOR SIDE YARD SETBACK
2	OCT. 14, 2020	ISSUED FOR PERMIT
1	OCT. 5, 2020	ISSUED TO ENGINEER FOR GRADING REVIEW

REVISIONS:



TRINAR HALL HOMES INC.

PROJ. No. 17-28 MUNICIPAL ADDRESS

LOT No. 14



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

Walter Boller 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code

jardin design group inc. 27763
FIRM NAME BCIN

jardin
DESIGN GROUP INC.

64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

REG. PLAN

PLAN OF SUBDIVISION OF PART OF LOT 15, CONCESSION 2,
(GEOGRAPHIC TOWNSHIP OF EAST GWILLIMBURY)
THE REGIONAL MUNICIPALITY OF YORK
TOWN OF EAST GWILLIMBURY, PLAN 65M-

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK. JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS. JARDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF JARDIN DESIGN GROUP INC. THIS DRAWING IS NOT TO BE SCALED.