

SITE COPY

Bradford
West
Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH
ZONING BY-LAW: 2010-050

DATE REVIEWED: 05/28/2020

REVIEWED BY: C. DeBruin

ENGINEERING REVIEW

☒ ACCEPTED

☐ ACCEPTED AS NOTED

☐ 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.

June 15, 2020

DATE (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
- SPO SUMP PUMP
- HYDRANT AND VALVE
- ⊕ VALVE AND BOX
- ⊠ BELL PEDESTAL
- ⊡ CABLE PEDESTAL
- ⊢ HYDRO TRANSFORMER
- ⊛ LIGHT STANDARD
- ⊜ SUPER MAILBOX
- ⊝ DOWNSPOUT
- 1234 MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED FOR 1.22m FROST PROTECTION

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3Y9
TEL 905 660-9393
FAX 905 660-9419



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: 307 CHELSEA CRESCENT
BRADFORD, ONTARIO

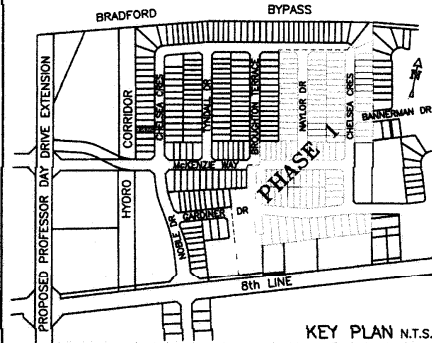
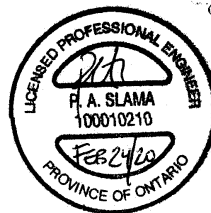
THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: COLE ENGINEERING

APPROVED BY: DANIEL MA

SIGNATURE: Daniel Ma

DATE: Feb 24, 2020



ZONING INFORMATION

ZONE DESIGNATION BY-LAW	PERMITTED	PROVIDED
FRONT YARD SETBACK (m)	6.0	6.00
FRONT FACE OF GARAGE		
FRONT YARD SETBACK (m)	3.0	6.25
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	11.02
GARAGE INTERIOR WIDTH (m)	5.4	5.59
GARAGE INTERIOR LENGTH (m)	6.0	6.10
GARAGE PROJECTION (m)	3.0	1.88

STRUCTURE

MODEL NAME	KIMBERLEY 3020 B
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
EAST	N/A
WEST	N/A
NORTH	N/A
SOUTH	N/A

FIREBREAK LOT

NO

SERVICE CHECK BOX

SERVICE	YES/NO	DEPTH AT P/L	INVERT	P/L
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WATER YES 1.7

NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF LOT 14 CONCESSION 8 AND ALL OF BLOCK 131 GEOGRAPHIC TOWNSHIP OF GWILLIMBURY TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE

SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED OCTOBER 26, 2014

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

ARCHITECTURAL CONTROL

Approved
Approved as Noted
MARTIN ASSOCIATES

25-02-2020

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202000470

DATE: Jun. 19, 2020

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS 5 4 3 2 1 0 MUST BE KEPT ON SITE AT ALL TIMES. 15

INSPECTION REQUEST FAX: (905) 778-2035

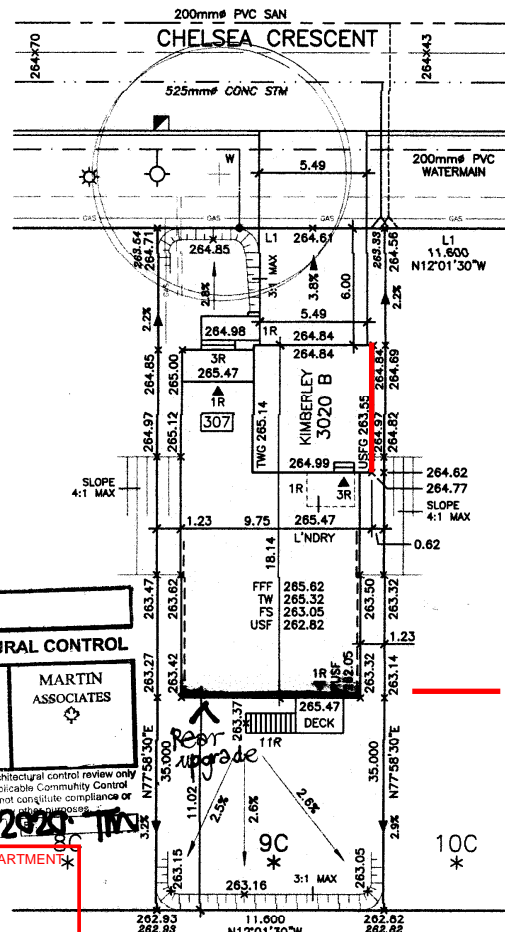
INSPECTION REQUEST TELEPHONE: (905) 778-2035 EXT. 100

DEVELOPER:

BUILDER:

CONSULTANT:

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



LOTS TO DRAIN TO SWM POND PER EXISTING DRAINAGE CONDITIONS

HYDRO CORRIDOR

MAX. BUILDING HEIGHT: 11.00 m	LOT AREA: 406.00 m ²	SAN INVERT: 261.96 m
BUILDING HEIGHT: 8.74 m	LOT FRONTAGE: 11.60 m	STM INVERT: 262.27 m
AVERAGE GRADE: 264.14 m	LOT COVERAGE: 41.61%	DESIGNED: TP
		DRAWN: TP
		DATE: FEB 2020
2 REVISED PER COLE ENGINEERING REVIEW	FE 24 20	SCALE: 1:250
1 ISSUED	FE 18 20	PLAN: 51M-1087
No	Revision	Date
SITING & GRADING PLAN		
LOT NO: 9 PHASE 3		