

Bradford West Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: **2010-050**

DATE REVIEWED: **05/27/2020**

REVIEWED BY: *C. Delella*

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 2, 2020 *Don Whelan*

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
- TF TOP OF ACOUSTIC FENCE
- SPO 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

ARCHITECTURAL DESIGN INC.

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

Architect

ARCHITECTURAL CONTROL

Approved ☐ Approved as Noted ☒

MARTIN ASSOCIATES

1504-0020-1M

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 PLAN 51M-982 TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE

SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED MAY 11, 2016

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

ARCHITECTURAL DESIGN INC.

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CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

Architect

ZONING INFORMATION

ZONE DESIGNATION BY-LAW	PERMITTED	PROVIDED
FRONT YARD SETBACK (m)	6.0	7.14
FRONT FACE OF GARAGE		
FRONT YARD SETBACK (m)	3.0	8.33
OTHER PORTIONS OF DWELLING		
INTERIOR SIDE YARD SETBACK (m) (EAST)	1.2	1.97
INTERIOR SIDE YARD SETBACK (m) (WEST)	0.6	1.47
REAR YARD SETBACK (m)	7.5	15.47
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	ROSEMOUNT 2800 A
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
EAST	KIMBERLEY 3020 C
WEST	ROSEMOUNT 2800 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.

PROJECT

PROPOSED DWELLING FOR: LORMEL HOMES
AT: 251 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: **April 2, 2020**

KEY PLAN N.T.S.

DEVELOPER:

BUILDER:

CONSULTANT:

PERMIT NO.: PRBD202000447 **DATE:** Jun. 12, 2020

MAX BUILDING HEIGHT: 11.00 m **LOT AREA:** 966.28 m² **SAN INVERT:** 263.70 m

BUILDING HEIGHT: 8.50 m **LOT FRONTAGE:** 12.62 m **STM INVERT:** 263.95 m

AVERAGE GRADE: 267.32 m **LOT COVERAGE:** 16.92 % **DESIGNED:** TP

4 **DRAWN:** TP

3 **DATE:** FEB 2020

2 **REVISED PER COLE ENGINEERING REVIEW** **AP 02 20** **SCALE:** 1:250

1 **ISSUED** **FE 28 20** **PLAN:** 51M-1087

No **Revision** **Date**

SITING & GRADING PLAN

LOT NO: 107

PHASE 2

PROFESSIONAL ENGINEER

P. A. SLAMA

100010210

APR 2/20

PROVINCE OF ONTARIO

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202000447 **DATE:** Jun. 12, 2020

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.OM

INSPECTION REQUEST FAX: (905) 778-2035

INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

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