Bradford Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY:

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.

REVIEWED BY DATE (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

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

ELEVATION: 249.431

OF TELEPHONE POLE No. 256-JP, HAVING AN ELEVATION OF 249.431m.

LEGEND

SINGLE CATCHBASIN DOUBLE CATCHBASIN SANITARY MH 0 STORM MH

SANITARY SERVICE STORM SERVICE WATER SERVICE

GAS SERVICE HYDRO SERVICE CABLE SERVICE FLOW DIRECTION *ENGINEERED FILL

000.00 EXISTING ELEVATION PROPOSED ELEVATION 000.00 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

> 0 VALVE AND BOX BELL PEDESTAL $oldsymbol{X}$

Δ CABLE PEDESTAL \blacksquare 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



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

SIGNATURE:

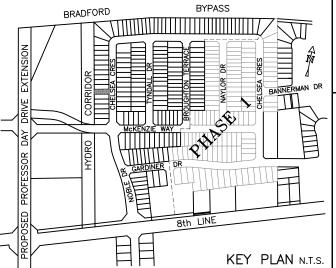
PROPOSED DWELLING FOR: LORMEL HOMES AT: 299 CHELSEA CRESCENT BRADFORD, ONTARIO

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

COMPANY NAME: IBI Group Kishan Pai APPROVED BY: Kishan Pai

19-JUL-2021 DATE:

K.P. PAL 100503842 19-JUL-2021



ZONING INFORMATION ZONE DESIGNATION BY-LAW PERMITTED PROVIDED FRONT YARD SETBACK (m) FRONT FACE OF GARAGE 6.00 FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING 6.00 INTERIOR SIDE YARD SETBACK (m) (NORTH) 1.2 1.28 INTERIOR SIDE YARD SETBACK (m) (SOUTH) 0.6 0.87 REAR YARD SETBACK (m) 7.5 10.51 GARAGE INTERIOR WIDTH (m) 5.59 5.4 GARAGE INTERIOR LENGTH (m) 6.10 GARAGE PROJECTION (m) 3.0 N/A STRUCTURF MODEL NAME LEVINCTON 3240 A

	MODEL NA	ME	LEXINGTON 3240 A					
	HOUSE ST		TWO STOREY WALKOUT					
			EAST	N/A				
_	AD IACENIT	MODEL	WEST	N/A				
	ADJACENT MODEL	NORTH	REDWING 2280 A					
			SOUTH	LEXINGTON 3240 C				
	FIREBREAK	LOT	NO					
	SERVIC	ING CH	OX					
	SERVICE	YES/NO	DEPTH A	ΓP/L	INVERT @ P/L			

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

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., DATED MAY 17, 2019 0.L.S.

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

Town of Bradford West Gwillimbury Complies with Zoning By-law 2010-050 Date: 2021-07-22 Reviewed by: Coekenses

Zoning reviewed for deck only



200mmø PVC SAN 525mmø CONC STM **CRESCENT** CHELSEA 200mmø PVC \blacksquare 5.49 WATERMAIN 264.96 VIIIIV V L1 264.92 265.02 -263.86 263 11.601 264 N12°01'30"W 3 2% 4.4% 265.25 1R 3R 5.49 265.80 265.20 265.20 1R REDWING 2280 A LEXINGTON 3240 C ⋖ 299 LEXINGT 3240 265.45 30 265. TWG 264.79 265.35 LNDRY **A 265.75** 2R 264.94 SLOPE 4:1 MAX SLOPE 4:1 MAX 1.89 1.28 9.45 0.87 0.87 1.28 FFF 265.95

265.65 263.38

w/o

263.23

3.0%

7C

11.601

N12'01'30"W

RUSF

262.00

263.23

263 263

N77.58'30"E

262.93 262.93

263.80

8C

FS USF

`263.27

% % %

6

263.20 263.35

8

35.

263.15

263.12

262.91 262.91

1.52 x 2.44 WOOD DECK ABOVE 265.80 ELEVATION

6C

LOTS TO DRAIN TO SWM POND PER EXISTING DRAINAGE CONDITIONS

HYDRO CORRIDOR

5 5 4 3 2 1 0 10 15

DEVELOPER:	MAX BUILDING HEIGHT: 11.00 m LO			LOT AREA:	406.03 m²	SAN INVE	RT: 261.91 m
	BU	BUILDING HEIGHT: 9.23 m LOT FRONTAGE			11.601 m	STM INVE	RT: 262. 35 m
	AV	ERAGE GRADE:	264.32 m	LOT COVERAGE:	42.79 %	DESIGNED	: TP
	4					DRAWN:	TP
BUILDER:						DATE:	MAR 2020
		ADDED WOOD DECK			JL 06 21	SCALE:	1:250
		ISSUED			MR 30 20	PLAN:	51M-1087
CONSULTANT:		Revision			Date	LOT NO: 7	
		SITING & GRADING F			AN	PHASE 3	