SITE COPY

Bradford West Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY: Sarah Ottin

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.

September 3, 2020

DATE REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR: Kelwin Lui

PERMIT NO.: PRBD202001085 DATE: Sept. 10, 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@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

1hr FRR

2hrs FRR

WESTLAKE CRESCENT

TIBERINI WAY

1.50M SIDEWALK

- CORNER LOT - UPGRADE FLANKING AND REAR (see Approved Steetscape Unit Working Drawings)

CABLE

BELL

LP

H

1.80M PRIVACY FENCE

BLOCK 160

157L

157R

RLCB TG 225.17 INV 223.60

U/S OF FOOTING ON SIDE AT 223.00 OR AS PER SOIL CONSULTANT

TH4 ELEV. B MOD1 REV 11 7/8" ENG JOIST FF 226.45 TFW 226.10 BF 223.83 UF 223.60

TH5 ELEV. B MOD1 11 7/8" ENG JOIST

TH7E ELEV. B REV 11 7/8" ENG JOIST FF 226.20 TFW 225.85 BF 223.58 UF 223.35

TH8C ELEV. B 11 7/8" ENG JOIST FF 226.00 TFW 225.65 BF 223.38 UF 223.15

TH6E ELEV. B REV 11 7/8" ENG JOIST FF 226.55 TFW 226.20 BF 223.93 UF 223.70

FF 226.88 TFW 226.53 BF 224.26 UF 224.03

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 BRADFORD / WEST GWILLIMBURY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: Jun. 18, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LICENSED PROFESSIONAL ENGINEER ROSARIO SACCO PROVINCE OF ONTARIO

BLOCK 160			
LOT NO.	LOT FRONTAGE (M)	LOT AREA (SM)	BUILDING HT (M)
1	13.43	379.19	8.31
2	6.00	195.00	8.65
3	6.00	195.00	8.65
4	6.00	195.00	8.72
5	6.00	195.00	8.72
6	7.70	250.25	8.61

RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg – Wed – Jun 27 2018 – 1:31 PM

file name

project no. 13045

MUNICIPAL ADDRESS: -

PROPOSED VALVE; LIGHT POLE; HYDRANT; WATER SERVICE; TRANSFORMER; DOUBLE STM./SAN. CONNECTION; SINGLE STM./SAN. CONNECTION; CATCH BASIN; CABLE TELEVISION PEDESTAL; BELL PEDESTAL

_R No. OF RISERS; FF FINISHED FLOOR ELEVATION; ML FINISHED MAIN LEVEL ELEVATION; UF UNDERSIDE FOOTING ELEVATION; BF FIN. BASEMENT FLOOR SLAB; TFW TOP OF FOUNDATION WALL; UFR UNDERSIDE FOOTING AT REAR; UFF UNDERSIDE FOOTING AT FRONT; UFS UNDERSIDE FOOTING AT SIDE; DECK WALK OUT DECK; W.O.B. WALK OUT BASEMENT; REV REVERSE PLAN

STREET SIGN [XXXX] MUNICIPAL ADDRESS; MAIL BOX; RETAINING WALL; CHAIN LINK FENCE (SEE LANDSCAPE PLAN); ACOUSTICAL FENCE (SEE LANDSCAPE PLAN); WOOD SCREEN FENCE (SEE LANDSCAPE PLAN); HYDRO SERVICE LATERAL; HYDRO METER; GAS METER; SWALE DIRECTION; EMBANKMENT; LOTS EQUIPPED WITH SUMP PUMP

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA; THIS LOT CONTAINS ENGINEERED FILL; AIR CONDITIONER REQUIRED; RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD); SIDE WINDOW LOCATION; OPT. DOOR LOCATION; EXTERIOR DOOR LOCATION; REDUCE SIDE YARD

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: Wellington Jno-Baptiste — signature — 25591

name — registration information: VA3 Design Inc. — BCIN 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS

LOT NO. Block 160A

DATE June 28, 2018

DEVELOPER: ARG GROUP

BUILDER: BAYVIEW WELLINGTON

CONSULTANT: URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m — LOT AREA: VARIES m2 — SAN INVERT: - m

BUILDING HEIGHT: -m — LOT FRONTAGE: - m — STM INVERT: - m

AVERAGE GRADE: 225.34m — LOT COVERAGE: N/A % — DESIGNED: -

No.	Revision	Date
4		
3		
2	ISSUED FOR PERMIT	JUNE 13-2018
1	ISSUED FOR REVIEW	NOV 06-2017

DRAWN: RC

SCALE: 1:250

DATE: JUN 12-2018

PLAN: -

LOT NO: 160A

SITING & GRADING PLAN

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