Bradford West Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: Dec 22, 2020

REVIEWED BY: CdeRenzis

ENGINEERING REVIEW

☑ ACCEPTED

☐ ACCEPTED AS NOTED

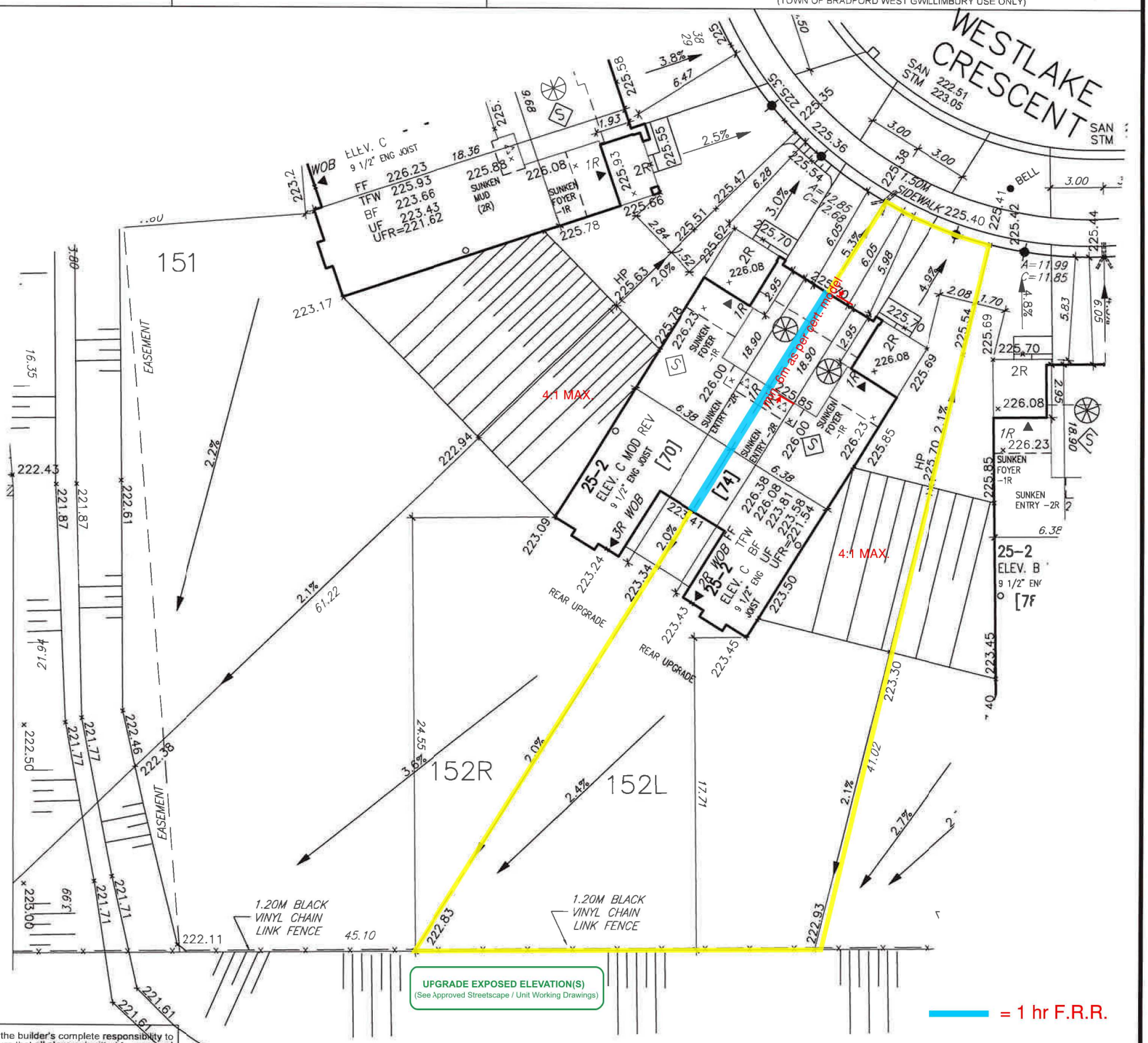
☐ REQUIRES RE-SUBMISSION

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.

December 23, 2020

DATE REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)



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: DEC 09, 2020
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LICENSED PROFESSIONAL ENGINEER
C. R. MOFFAT
100511242
PROVINCE OF ONTARIO

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT
REVIEWED
INSPECTOR:
PERMIT NO.: PRBD202001530 DATE: Dec. 17, 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

MUNICIPAL ADDRESS: 70 WESTLAKE CRES.
MUNICIPAL ADDRESS: 74 WESTLAKE CRES.

RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg – Thu – Dec 3 2020 – 7:00 AM
file name
project no. 16023

PROPOSED VALVE; LP LIGHT POLE; H HYDRANT; WATER SERVICE; TRANSFORMER; DOUBLE STM./SAN. CONNECTION; SINGLE STM./SAN. CONNECTION; CATCH BASIN; CABLE CABLE TELEVISION PEDESTAL; BELL 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; OR THIS LOT CONTAINS ENGINEERED FILL; AC AIR CONDITIONER REQUIRED; OR 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 — 25591 BCIN
registration information: VA3 Design Inc. — 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. 152

DATE Dec 3, 2020

DEVELOPER: ARG GROUP

BUILDER: BAYVIEW WELLINGTON

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

MAX BUILDING HEIGHT: 13.0m	LOT AREA: 1371.02 m2	SAN INVERT: 222.51 m
BUILDING HEIGHT: 8.84m	LOT FRONTAGE: 17.25 m	STM INVERT: 223.05 m
AVERAGE GRADE: 224.62m	LOT COVERAGE: N/A %	DESIGNED: - -

Lot area: min 200m2/dwelling unit
Lot frontage: min 6.8m/dwelling unit

SITE COPY

No.	Revision	Date
4		
3		
2		
1	REVISED AS PER ENG'S COMMENTS	DEC 02-2020

DRAWN: RC
SCALE: 1:250
DATE: DEC 02-2020
PLAN: 51M-1137

SITING & GRADING PLAN

LOT NO: 152

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