Bradford West Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: August 30, 2021

REVIEWED BY: Sarah Ottaviano

ENGINEERING REVIEW

☑ ACCEPTED

☐ ACCEPTED AS NOTED

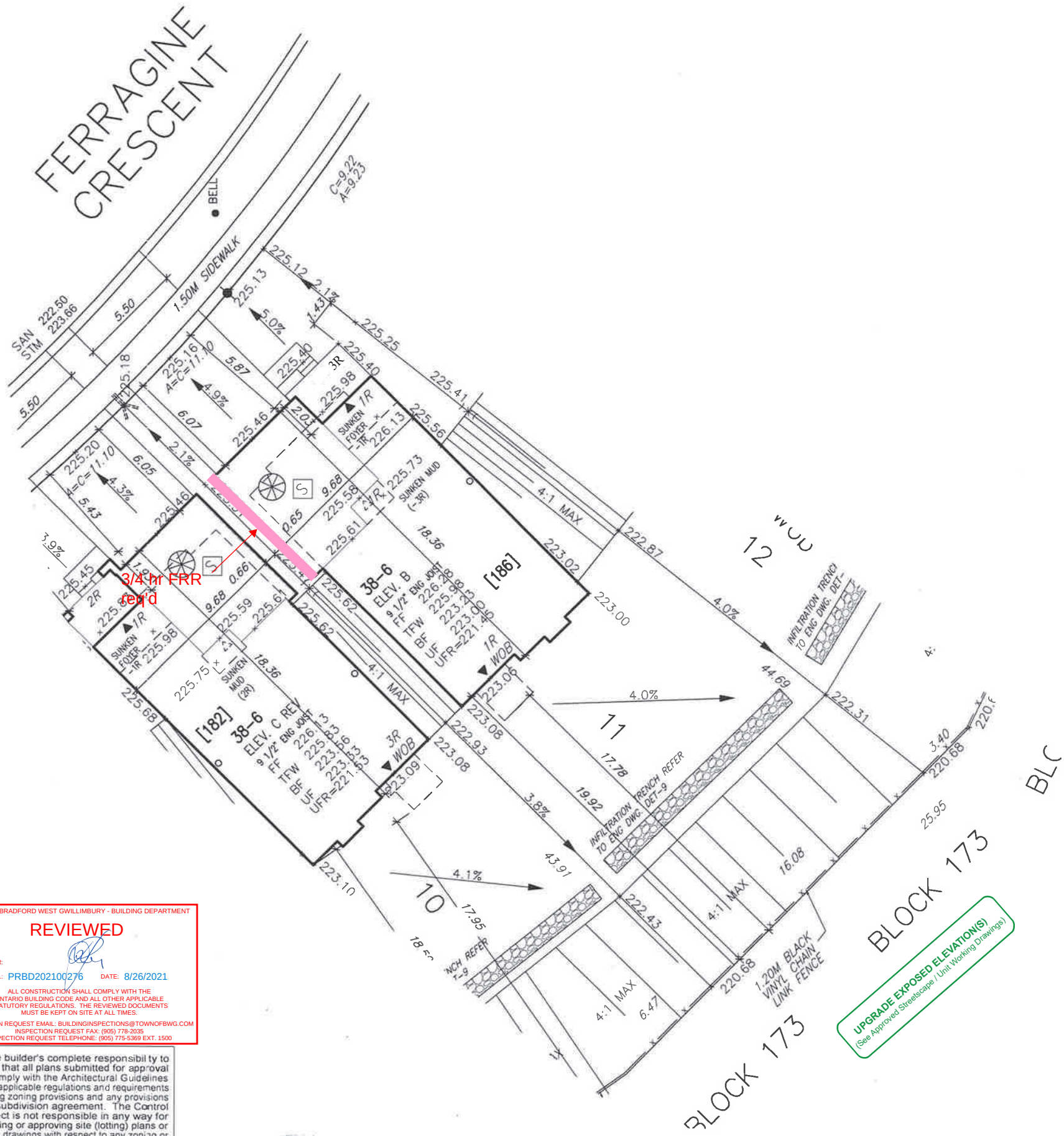
☐ REQUIRES RE-SUBMISSION

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.

August 31, 2021 — Dan Whelan

DATE — REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)



TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202100276 DATE: 8/26/2021

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) 775-5369 EXT. 1500

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: JUL 20, 2021

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LICENSED PROFESSIONAL ENGINEER — R. SACCO — 90295305 — PROVINCE OF ONTARIO

9'-0" BASEMENT

SITE COPY

RIC-IARD – H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg – Mon – Jul 19 2021 – 1:36 PM

file name

project no. 16023

MUNICIPAL ADDRESS
186 FERRAGINE CRES.

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
H HYDRO METER
G GAS METER
SWALE DIRECTION
EMBANKMENT
S 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 — signature — 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. 11

DATE July 20, 2021

DEVELOPER: ARG GROUP

BUILDER: BAYVIEW WELLINGTON

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

MAX BUILDING HEIGHT: 13.0m	LOT AREA: 599.36 m2	SAN INVERT: 222.50 m
BUILDING HEIGHT: 9.46m	LOT FRONTAGE: 11.90 m	STM INVERT: 223.66 m
AVERAGE GRADE: 224.40m	LOT COVERAGE: N/A %	DESIGNED: - -
		DRAWN: RC
		SCALE: 1:250
		DATE: MAY 11-2021
		PLAN: 51M-1137

No.	Revision	Date
4	-	-
3	-	-
2	-	-
1	REVISED AS PER ENG'S COMMENTS	MAY 11-2021

SITING & GRADING PLAN

LOT NO: 11

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