Bradford West Gwillimbury

Planning Department

Complies with Zoning By-Law: 2010-050

Date Reviewed: DEC 20, 2021

Reviewed By:

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. 39

DATE NOV. 24, 2021

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 21, 2021

DATE REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

SITE COPY

NOTE: ENSURE SANITARY LATERAL IS EQUAL TO OR LESS THAN 6.0% SLOPE.

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.

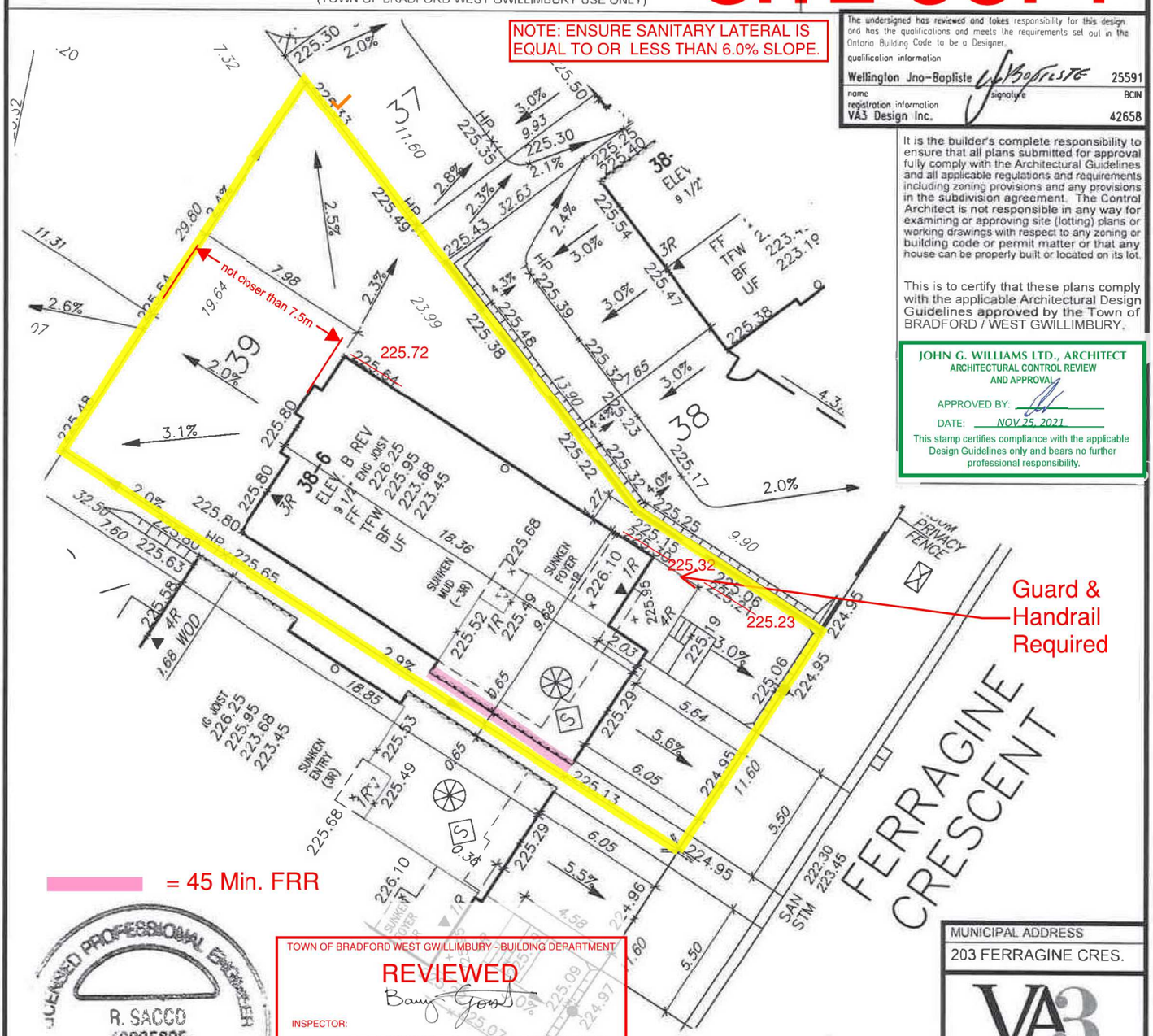
qualification information — Wellington Jno-Baptiste — 25591 (BCIN)

registration information — VA3 Design Inc. — 42658

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: NOV 25, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



= 45 Min. FRR

R. SACCO 90295905 — LICENSED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202100773 DATE: Dec. 21, 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) 778-2055 EXT. 1500

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.

MUNICIPAL ADDRESS
203 FERRAGINE CRES.

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

file name: RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Wed - Nov 24 2021 - 10:07 AM

project no: 16023

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

_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

north arrow

DEVELOPER: **ARG GROUP**

BUILDER: **BAYVIEW WELLINGTON**

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

MAX BUILDING HEIGHT: 13.0m	LOT AREA: 467.83 m2	SAN INVERT: 222.30 m
BUILDING HEIGHT: 8.33m	LOT FRONTAGE: 11.60 m	STM INVERT: 223.45 m
AVERAGE GRADE: 225.50m	LOT COVERAGE: N/A %	DESIGNED: -

No.	Revision	Date	
3	-	-	DRAWN: RC
2	-	-	SCALE: 1:250
1	ISSUED FOR CLIENT REVIEW	NOV 10-2021	DATE: - NOV 10-2021

PLAN: 51M-1137

drawing name: **SITING & GRADING PLAN**

LOT NO: 39

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