Bradford West Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: 2022-09-09

REVIEWED BY: Lilian Zhang

ENGINEERING REVIEW

☐ ACCEPTED

☑ ACCEPTED AS NOTED

☐ REQUIRES RE-SUBMISSION

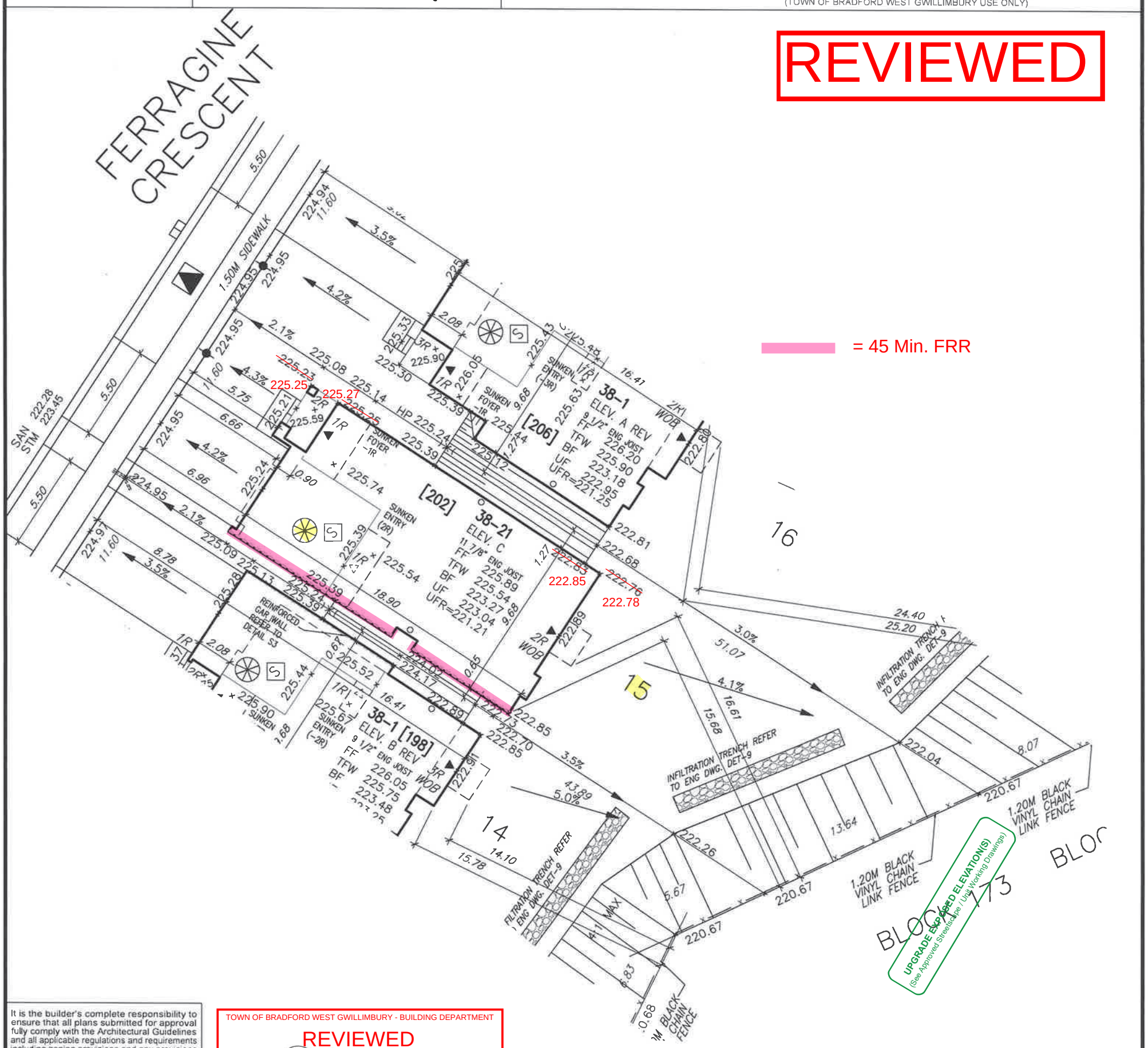
THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

April 28, 2022

DATE REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

REVIEWED



= 45 Min. FRR

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: FEB 02, 2022

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

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202200284 DATE: Sept. 12, 2022

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

Prior to excavation of footings the builder must verify existing sanitary and storm invert elevations.

file name: RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg – Thu – Jan 27 2022 – 2:18 PM

project no. 16023

MUNICIPAL ADDRESS
202 FERRAGINE CRES.

PROPOSED VALVE; LP LIGHT POLE; H 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; 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 PLAN.

LOT NO. 15

DATE Jan 27/2022

LICENSED PROFESSIONAL ENGINEER — R. SACCO — 40295305 — PROVINCE OF ONTARIO

DEVELOPER: ARG GROUP

BUILDER: BAYVIEW WELLINGTON

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

MAX BUILDING HEIGHT: 13.0m	LOT AREA: 550.79 m2	SAN INVERT: 222.28 m	
BUILDING HEIGHT: 8.97m	LOT FRONTAGE: 11.60 m	STM INVERT: 223.45 m	
AVERAGE GRADE: 224.30m	LOT COVERAGE: N/A %	DESIGNED: - -	
4	.	.	DRAWN: RC
3	.	.	SCALE: 1:250
2	REVISED AS PER ENG'S COMMENTS	JAN 27-22	DATE: JAN 27-2022
1	ISSUED FOR CLIENT REVIEW	JAN 27-22	PLAN: 51M-1137
No.	Revision	Date	LOT NO: 15

SITING & GRADING PLAN

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