



PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW:

2010-050

DATE REVIEWED:

05/27/2024

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

2024-05-14

DATE

REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

REVIEWED

6TH LINE

UPGRADE EXPOSED ELEVATION(S)
(See Approved Streetscape / Unit Working Drawings)

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PRBD202400121

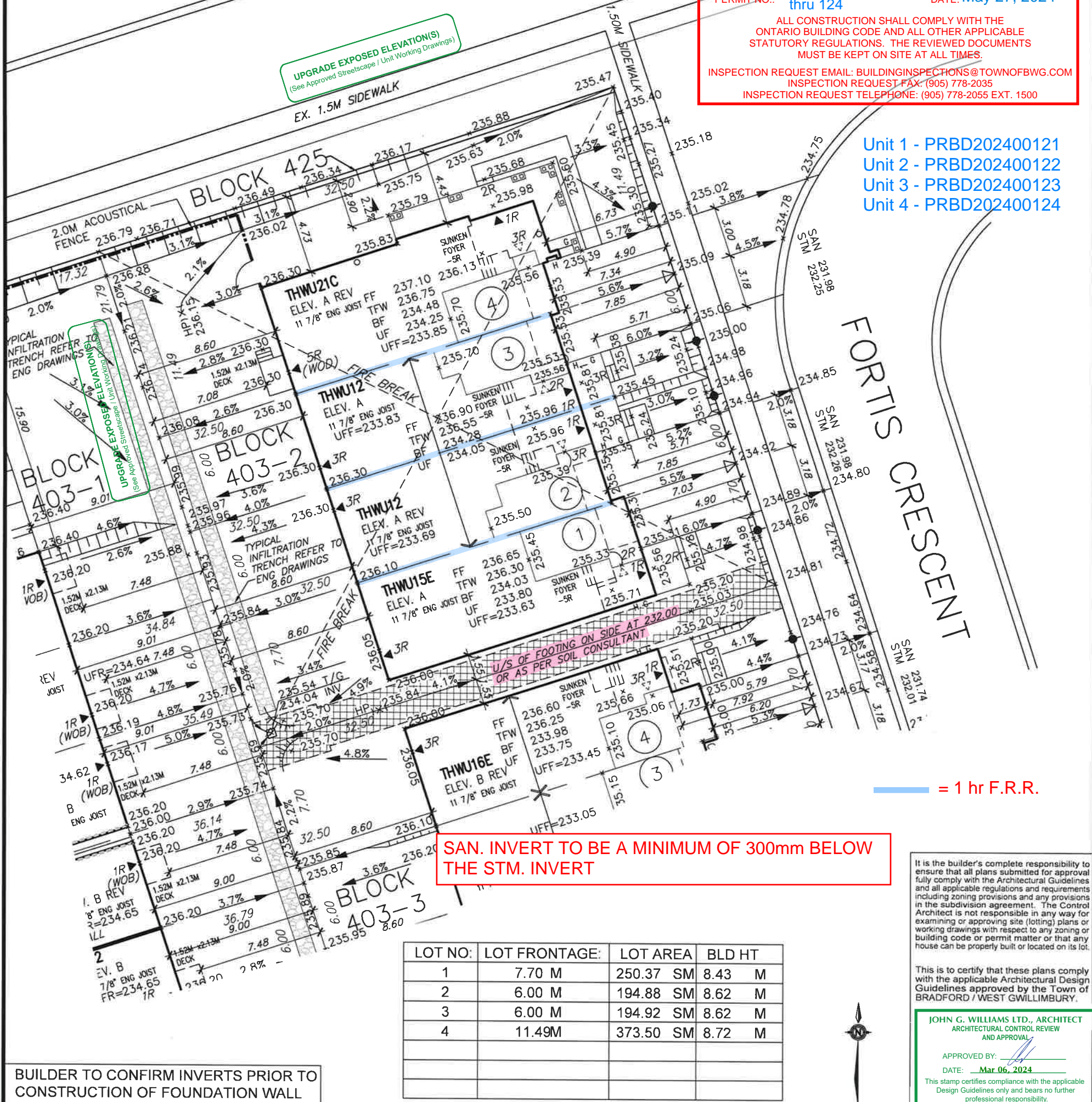
PERMIT NO.: thru 124

DATE: May 27, 2024

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

Unit 1 - PRBD202400121
Unit 2 - PRBD202400122
Unit 3 - PRBD202400123
Unit 4 - PRBD202400124



SAN. INVERT TO BE A MINIMUM OF 300mm BELOW THE STM. INVERT

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: Mar 06, 2024

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

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

- JR No. OF RISERS
- FF FINISHED FLOOR ELEVATION
- UF UNDERSIDE FOOTING ELEVATION
- BF FIN. BASEMENT FLOOR SLAB
- TFW TOP OF FOUNDATION WALL
- UFF UNDERSIDE FOOTING AT REAR
- UFS UNDERSIDE FOOTING AT FRONT
- UFS UNDERSIDE FOOTING AT SIDE
- W.O.D. WALK OUT DECK
- W.O.B. WALK OUT BASEMENT
- REV REVERSE PLAN

- STREET SIGN
- SUPER MAIL BOX
- RETAINING WALL
- 1.5m BLACK VINYL CHAIN LINK FENCE
- ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- HYDRO SERVICE LATERAL
- SWALE DIRECTION
- EMBANKMENT

- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- AIR CONDITIONER REQUIRED
- RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD TOWARDS FRONT OF HOUSE)
- SIDE WINDOW 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-Baptista 25591

name: 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. BLOCK 403-2 (RE-SITE) ARG GROUP

DATE

DEVELOPER:

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS -CIVIL ENG
VA3 DESIGN - ARCHITECTURE

MAX BUILDING HEIGHT: 13.0 m

LOT AREA: varies

SAN INVERT: m

BUILDING HEIGHT: varies

LOT FRONTAGE: varies

STM INVERT: m

AVERAGE GRADE: 235.80 m

LOT COVERAGE: -. m

DESIGNED: -

4

DRAWN: -

3

SCALE: 1:250

2

REVISE DRIVEWAY SLOPE AS PER AS BUILT SIDEWALK GRADE

FEB 16-2024

DATE: DEC 08-2023

1

ISSUED FOR PERMIT

JAN 22-2024

PLAN: 51M-

No.

Revision

Date

LOT NO: BLOCK 403-2

SITING & GRADING PLAN