Bradford West Gwillimbury

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 (Lilian Zhang)

DATE REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

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

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR: Bany Gou

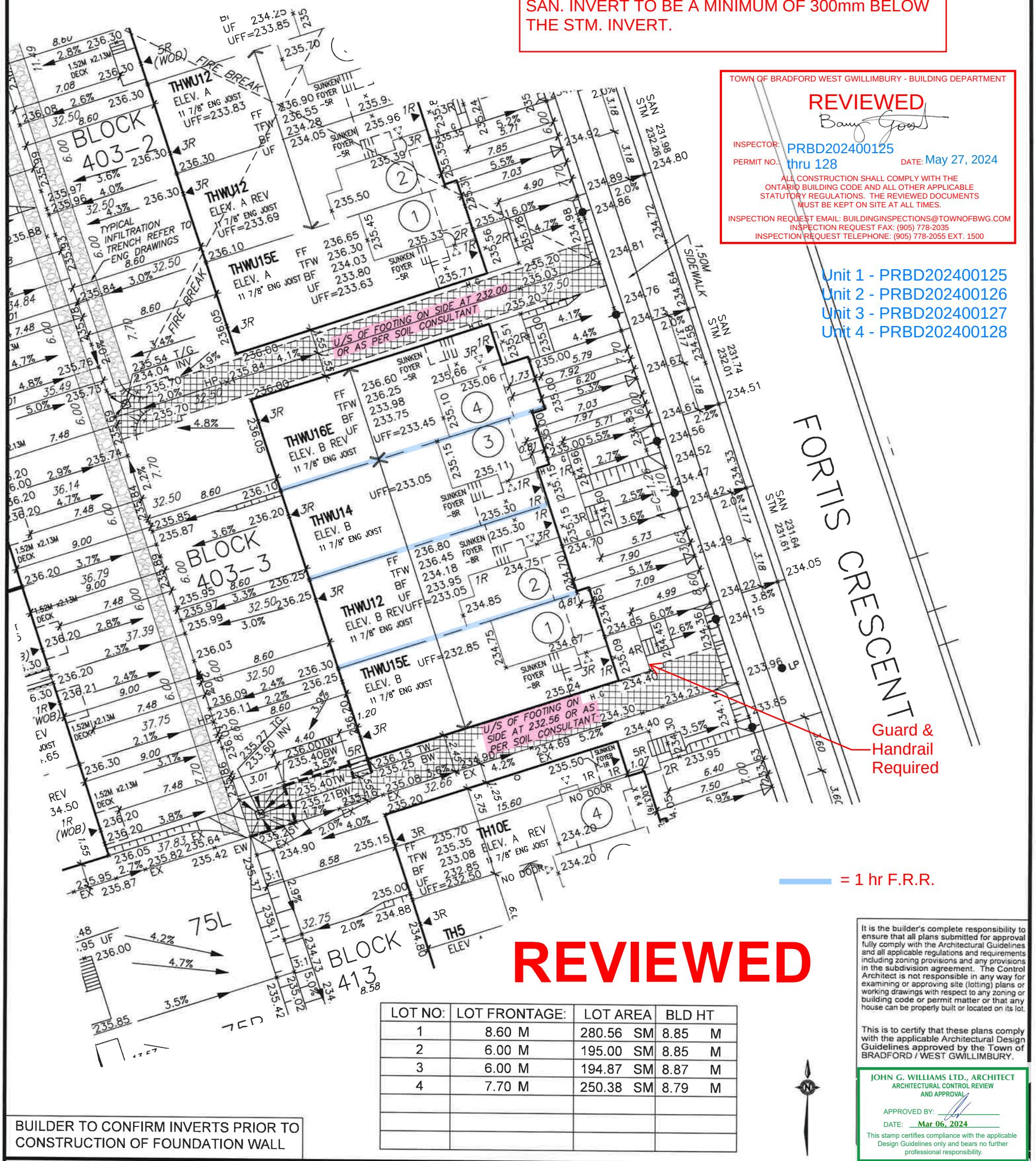
PERMIT NO.: PRBD202400125 thru 128

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 - PRBD202400125
Unit 2 - PRBD202400126
Unit 3 - PRBD202400127
Unit 4 - PRBD202400128



REVIEWED

LOT NO:	LOT FRONTAGE:	LOT AREA	BLD HT
1	8.60 M	280.56 SM	8.85 M
2	6.00 M	195.00 SM	8.85 M
3	6.00 M	194.87 SM	8.87 M
4	7.70 M	250.38 SM	8.79 M

BUILDER TO CONFIRM INVERTS PRIOR TO CONSTRUCTION OF FOUNDATION WALL

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

_R No. OF RISERS; FF FINISHED FLOOR 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; W.O.D. WALK OUT DECK; W.O.B. WALK OUT BASEMENT; REV REVERSE PLAN

STREET SIGN; MAIL 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; OR THIS LOT CONTAINS ENGINEERED FILL; AC AIR CONDITIONER REQUIRED; OR 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-Baptiste 25591 BCIN

registration information: VA3 Design Inc. 42658 BCIN

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 403-3 (RE-SITE)

DATE MAR. 4, 2024

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: 13.0 m	LOT AREA: varies	SAN INVERT: . m
BUILDING HEIGHT: varies	LOT FRONTAGE: varies	STM INVERT: . m
AVERAGE GRADE: 235.49 m	LOT COVERAGE: -.- m	DESIGNED: -

No.	Revision	Date
4		
3		
2	REVISE DRIVEWAY SLOPE AS PER AS BUILT SIDEWALK GRADE	FEB 16-2024
1	ISSUED FOR PERMIT	JAN 22-2024

DRAWN: -
SCALE: 1:250
DATE: DEC 08-2023
PLAN: 51M-

SITING & GRADING PLAN

LOT NO: BLOCK 403-3

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