Bradford West Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: 2025-01-17

REVIEWED BY:

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.

January 22, 2025

DATE REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO: Revised Grading - Se DATE: Jan. 24, 2025

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

- 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)
- H 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

6TH LINE

CORNER LOT - UPGRADE FLANKING AND REAR (See Approved Streetscape / Unit Working Drawings)

EX. 1.5M SIDEWALK

Block 403-1
PRBD202400112 - Unit 1
PRBD202400115 - Unit 2
PRBD202400116 - Unit 3
PRBD202400117 - Unit 4
PRBD202400118 - Unit 5
PRBD202400119 - Unit 6
PRBD202400120 - Unit 7

BLOCK 425

BLOCK 403-1

BLOCK 403-2

BLOCK 403-3

TH8C ELEV. B 1R (WOB)
TH3 ELEV. B REV 11 7/8" ENG JOIST
TH1 ELEV. B 11 7/8" ENG JOIST
TH2 ELEV. B REV 11 7/8" ENG JOIST UFR=234.60
TH2 ELEV. B 11 7/8" ENG JOIST UFR=234.60
TH6E ELEV. B REV UFR=234.50

2.0M ACOUSTICAL FENCE

1.50M SIDEWALK

INVERNESS WAY

TYPICAL INFILTRATION TRENCH REFER TO ENG DRAWINGS

2 HR FIREWALL

RELOCATE LITEPOLE

RELOCATE HYDRANT

EXISTING

SAN STM

MASONRY VENEER REQUIRED ON SIDES OF STAIRS

BUILDER TO CONFIRM INVERTS PRIOR TO CONSTRUCTION OF FOUNDATION WALL

REVISED

REVIEWED

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.

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
name — signature — BCIN
registration information
VA3 Design Inc. — 42658

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

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 sile (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.

BLOCK 403 - 1

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: Jan 02, 2025
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LOT NO:	LOT FRONTAGE:	LOT AREA	BLD HT
1	13.42M	619.62 SM	9.26 M
2	6.00 M	210.59 SM	9.26 M
3	6.00 M	214.85 SM	9.26 M
4	6.00 M	218.82 SM	9.47 M
5	6.00 M	222.64 SM	9.47 M
6	6.00 M	226.00 SM	9.47 M
7	7.70 M	260.85 SM	9.38 M

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 403-1 RE-SITE

DATE NOV 20, 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
BUILDING HEIGHT:	varies	LOT FRONTAGE:	varies
AVERAGE GRADE:	237.34 m	LOT COVERAGE:	-.- m

No.	Revision	Date
4		
3		
2	REV AS PER AS BUILT FTN TOW	NOV 18-2024
1	ISSUED FOR PERMIT	JAN 22-2024

SAN INVERT: . m
STM INVERT: . m
DESIGNED: -
DRAWN: -
SCALE: 1:250
DATE: DEC 08-2023
PLAN: 51M-

SITING & GRADING PLAN

LOT NO: BLOCK 403-1

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.