

ENGINEERING REVIEW

☒ ACCEPTED

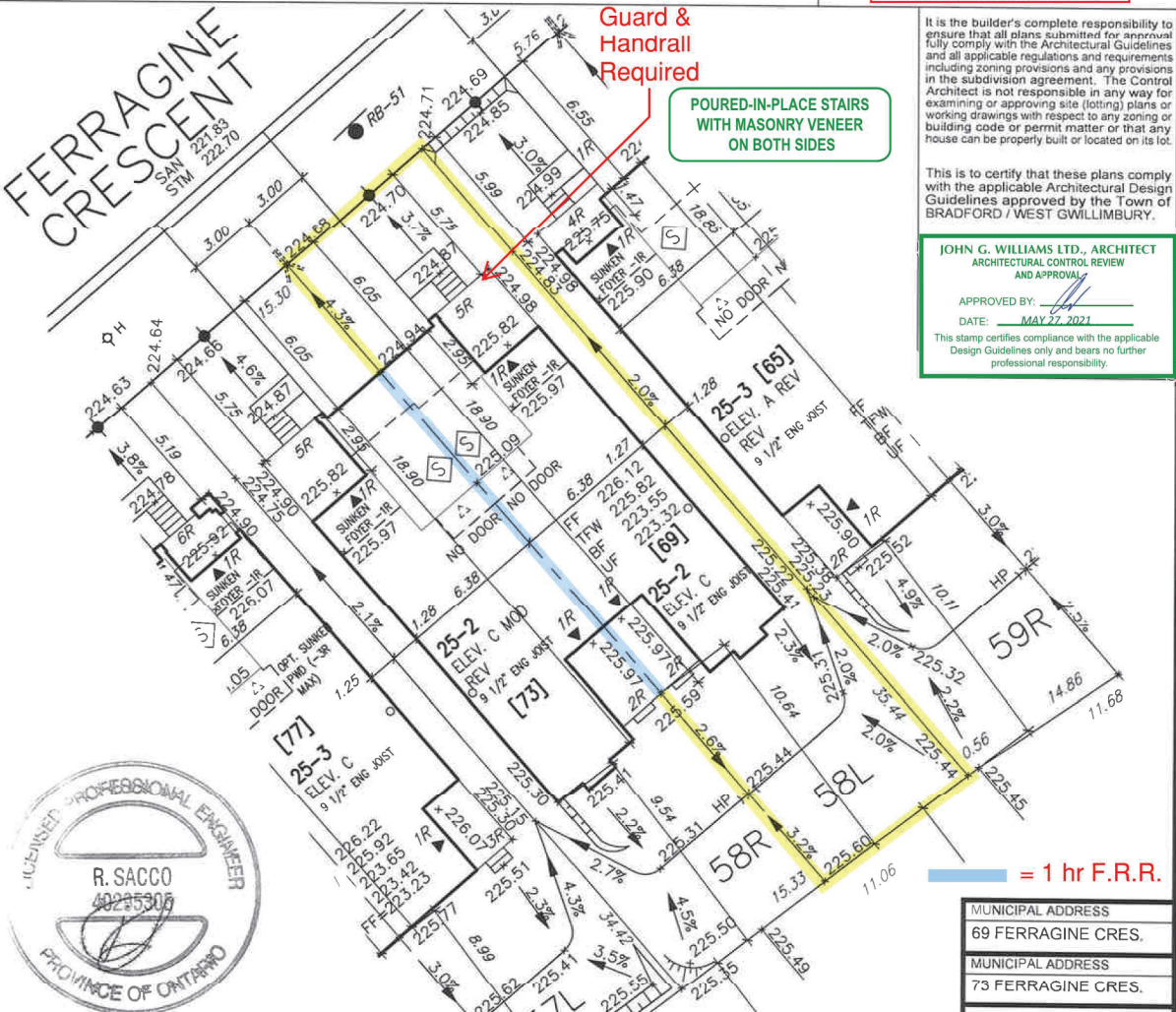
☐ ACCEPTED AS NOTED

☐ 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.

DATE **June 18, 2021**

REVIEWED BY *Don Whelan*
(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)



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: *[Signature]*
DATE: **MAY 22, 2021**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

SITE COPY

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
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.

MUNICIPAL ADDRESS
69 FERRAGINE CRES.
MUNICIPAL ADDRESS
73 FERRAGINE CRES.

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

RICHARD - H:\ARCHIVE\WORKING\2016\16023\BWL Site plan\16023-SP.dwg - Thu - May 13 2021 - 1:33 PM

project no
16023

| | | | | |
|---|-----------------------------------|--|--|---|
| <p>PROPOSED VALVE</p> <p>LIGHT POLE</p> <p>WATER SERVICE</p> <p>DOUBLE STM/SAN. CONNECTION</p> <p>SINGLE STM/SAN. CONNECTION</p> <p>CATCH BASIN</p> <p>CABLE TELEVISION PEDESTAL</p> <p>BELL PEDESTAL</p> | <p>HYDRANT</p> <p>TRANSFORMER</p> | <p>NO. OF RISERS</p> <p>FINISHED FLOOR ELEVATION</p> <p>FINISHED MAIN LEVEL ELEVATION</p> <p>UNDERSIDE FOOTING ELEVATION</p> <p>FIN. BASEMENT FLOOR SLAB</p> <p>TOP OF FOUNDATION WALL</p> <p>UNDERSIDE FOOTING AT REAR</p> <p>UNDERSIDE FOOTING AT FRONT</p> <p>UNDERSIDE FOOTING AT SIDE</p> <p>WALK OUT DECK</p> <p>WALK OUT BASEMENT</p> <p>REVERSE PLAN</p> | <p>STREET SIGN</p> <p>MAIL BOX</p> <p>RETAINING WALL</p> <p>CHAIN LINK FENCE (SEE LANDSCAPE PLAN)</p> <p>ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)</p> <p>WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)</p> <p>HYDRO SERVICE LATERAL</p> <p>HYDRO METER</p> <p>GAS METER</p> <p>SWALE DIRECTION</p> <p>EMPALEMENT</p> <p>LOTS EQUIPPED WITH SUMP PUMP</p> | <p>PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA</p> <p>THIS LOT CONTAINS ENGINEERED FILL</p> <p>AIR CONDITIONER REQUIRED</p> <p>RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)</p> <p>SIDE WINDOW LOCATION</p> <p>OPT. PORCH LOCATION</p> <p>EXTERIOR DOOR LOCATION</p> <p>REDUCE SIDE YARD</p> |
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|-------------------------------------|-----------------------------------|-------------------------------|----------------------------------|
| DEVELOPER: | MAX BUILDING HEIGHT: 13.0m | LOT AREA: 534.43 m2 | SAN INVERT: 221.83 m |
| ARG GROUP | BUILDING HEIGHT: 8.08m | LOT FRONTAGE: 15.30 m | STM INVERT: 222.70 m |
| BUILDER: | AVERAGE GRADE: 225.12m | LOT COVERAGE: N/A % | DESIGNED: - |
| BAYVIEW WELLINGTON | 3 | | DRAWN: RC |
| CONSULTANT: | 2 | | SCALE: 1:250 |
| URBAN ECO SYSTEMS- CIVIL ENG | 1 | REVISED AS PER ENG'S COMMENTS | DATE: MAY 11-2021 |
| VA3 DESIGN- ARCHITECTURE | No. | Revision | PLAN: 51M-1137 |
| | | Date | drawing name |
| | | | SITING & GRADING PLAN |
| | | LOT NO: | 58 |