

Sam Olin

ENGINEERING REVIEW

☒ ACCEPTED☐ ACCEPTED AS NOTED☐ REQUIRES RE-SUBMISSIONTHIS 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.

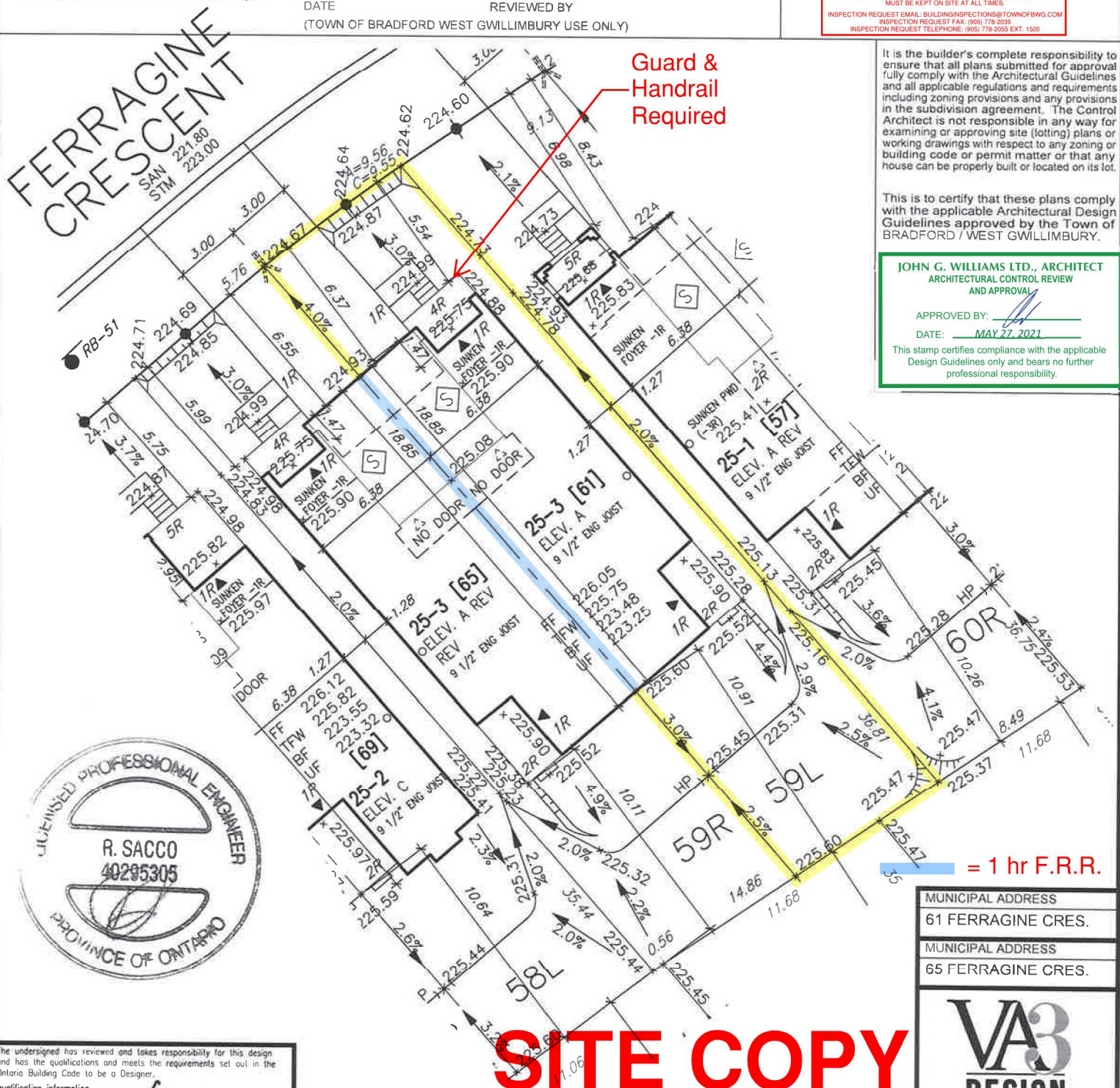
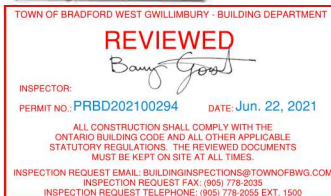
June 21, 2021

Don Whelan

DATE

REVIEWED BY

(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 APPROVALAPPROVED BY: *[Signature]*

DATE: MAY 27, 2021

This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.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
name BOIN
registration information
VA3 Design Inc. 42658Builder 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
61 FERRAGINE CRES.MUNICIPAL ADDRESS
65 FERRAGINE CRES.VA3
DESIGN255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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

file name

project no

16023

- PROPOSED VALVE
LP LIGHT POLE
WATER SERVICE
DOUBLE STM/SAN. CONNECTION
SINGLE STM/SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL
- HYDRANT
TRANSFORMER
- FINISHED FLOOR ELEVATION
FINISHED MAIN LEVEL ELEVATION
UNDERSIDE FOOTING ELEVATION
FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL
UNDERSIDE FOOTING AT REAR
UNDERSIDE FOOTING AT FRONT
UNDERSIDE FOOTING AT SIDE
WALK OUT DECK
W.O.B.
REV
- NO. OF RISERS
FINISHED FLOOR ELEVATION
FINISHED MAIN LEVEL ELEVATION
UNDERSIDE FOOTING ELEVATION
FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL
UNDERSIDE FOOTING AT REAR
UNDERSIDE FOOTING AT FRONT
UNDERSIDE FOOTING AT SIDE
WALK OUT DECK
W.O.B.
REV

- STREET SIGN
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
EMBANKMENT
- [XXXX] MUNICIPAL ADDRESS
- PROVIDE 3/4" DIA. CLEAR
STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- AIR CONDITIONER REQUIRED
- RAIN WATER DOWNSPOUT LOCATION
(DISCHARGE ONTO SPLASHPAD)
- SIDE WINDOW LOCATION
OPT. DOOR LOCATION
EXTERIOR DOOR LOCATION
- REDUCE SIDE YARD
- SWALE DIRECTION
- LOTS EQUIPPED
WITH SUMP PUMP



DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m

BUILDING HEIGHT: 8.11m

AVERAGE GRADE: 225.21m

LOT AREA: 555.01 m²

LOT FRONTAGE: 15.30 m

LOT COVERAGE: N/A %

DRAWN: RC

SCALE: 1:250

DATE: MAY 11-2021

PLAN: 51M-1137

drawing name

SITING & GRADING PLAN

SAN INVERT: 221.80 m

STM INVERT: 223.00 m

DESIGNED:

DATE: MAY 11-2021

PLAN: 51M-1137

LOT NO: 59