



Planning Department
Complies with Zoning By-Law: 2010-050
Date Reviewed: Jun 22, 2021
Reviewed By: Cdeleux

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. 75
DATE May 19, 2021

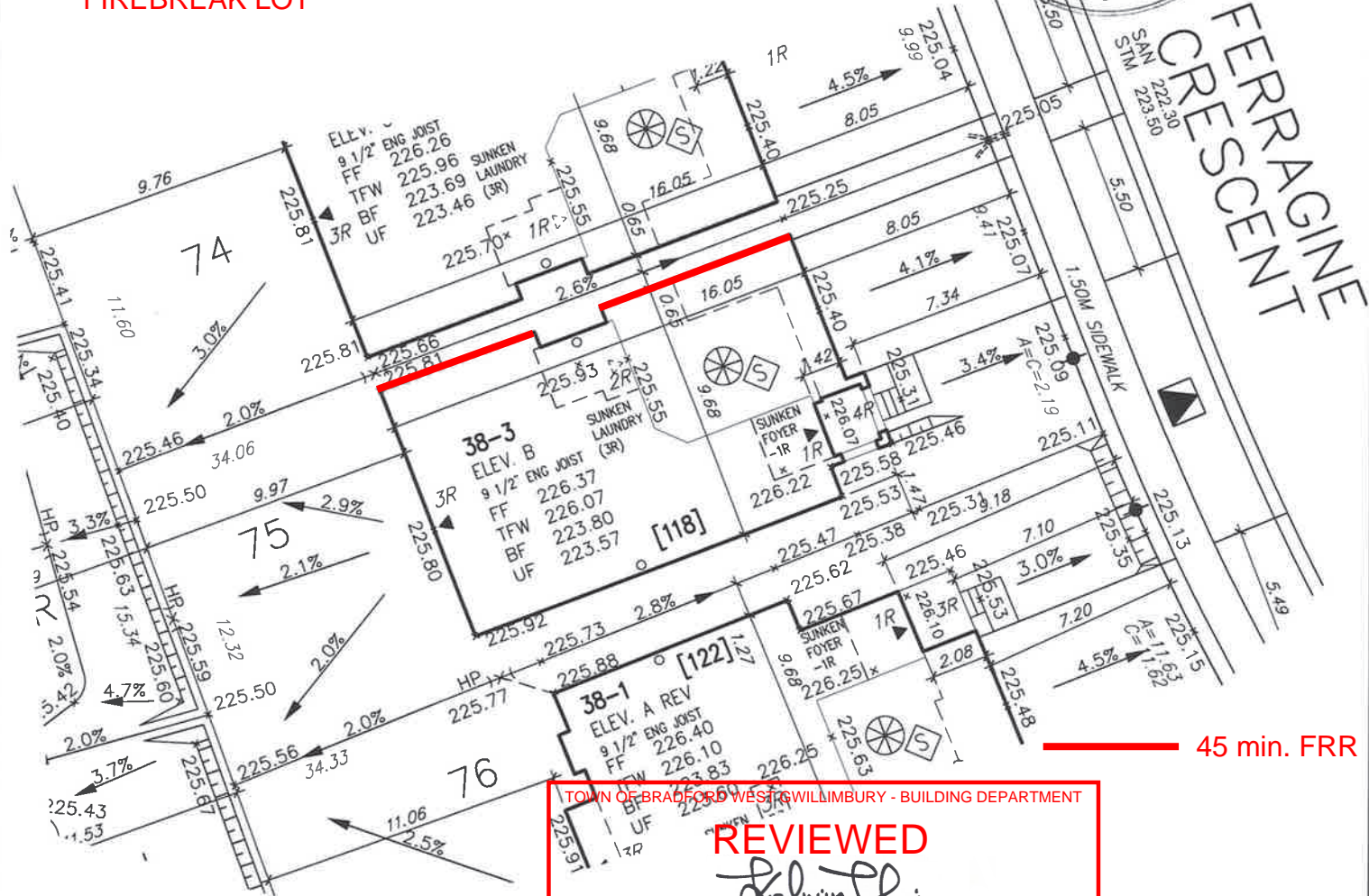


ENGINEERING REVIEW

- ☐ 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.
July 6, 2021
DATE REVIEWED BY
(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

FIREBREAK LOT



45 min. FRR

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT
REVIEWED
INSPECTOR: [Signature]
PERMIT NO.: PRBD202100314 DATE: Jul. 9, 2021
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.OM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

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 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 25591
name: registration information
VA3 Design Inc. 42658
signature
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
118 FERRAGINE CRES.

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

LEGEND:
PROPOSED VALVE, LIGHT POLE, WATER SERVICE, DOUBLE STM/SAN. CONNECTION, SINGLE STM/SAN. CONNECTION, CATCH BASIN, CABLE TELEVISION PEDESTAL, BELL PEDESTAL, HYDRANT, TRANSFORMER, 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, DECK, W.O.B. DECK, WALK OUT BASEMENT, REVERSE PLAN, STREET SIGN, MAIL BOX, RETAINING WALL, CHAIN LINK FENCE, ACOUSTICAL FENCE, WOOD SCREEN FENCE, HYDRO SERVICE LATERAL, HYDRO METER, GAS METER, EMBANKMENT, SWALE DIRECTION, LOTS EQUIPPED WITH SUMP PUMP, PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA, THIS LOT CONTAINS ENGINEERED FILL, AIR CONDITIONER REQUIRED, RAIN WATER DOWNSPOUT LOCATION, SIDE WINDOW LOCATION, OPT. DOOR LOCATION, EXTERIOR DOOR LOCATION, REDUCE SIDE YARD

DEVELOPER:	MAX BUILDING HEIGHT: 13.0m	LOT AREA: 408.72m ²	SAN INVERT: 222.30 m
ARG GROUP	BUILDING HEIGHT: 8.24m	LOT FRONTAGE: 11.72 m	STM INVERT: 223.50 m
BUILDER:	AVERAGE GRADE: 225.60m	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	DATE
			PLAN: 51M-1137
		drawing name	LOT NO: 75