

Planning Department

Complies with Zoning By-Law: 2010-050

Date Reviewed: Jun 22, 2021

Reviewed By: C. deLent

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. 76

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)



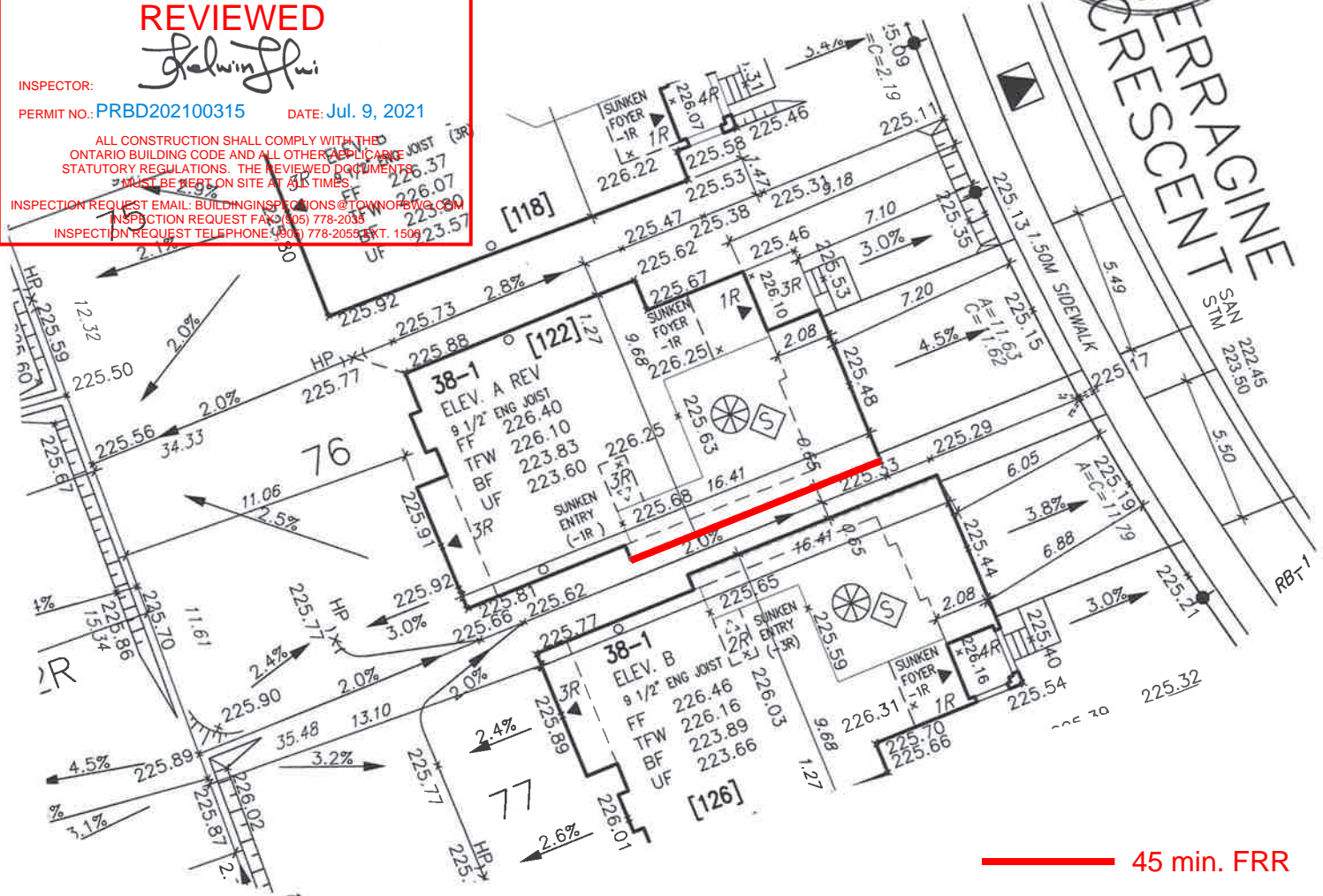
TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202100315 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@TOWNOFBW.GOV.CA  
INSPECTION REQUEST FAX: (905) 778-2035  
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1509

45 min. FRR

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 BCIN

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

122 FERRAGINE CRES.

VA3  
DESIGN255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

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file name

project no.

16023

- PROPOSED VALVE  
LIGHT POLE  
WATER SERVICE  
DOUBLE STM/SAN. CONNECTION  
SINGLE STM/SAN. CONNECTION  
CATCH BASIN  
BELL 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  
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  
SWALE DIRECTION  
LOTS EQUIPPED WITH SUMP PUMP  
EMBANKMENT
- 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

DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG  
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m

BUILDING HEIGHT: 7.94m

AVERAGE GRADE: 225.70m

LOT AREA: 403.58m<sup>2</sup>

LOT FRONTAGE: 11.60m

LOT COVERAGE: N/A %

SAN INVERT: 222.45 m

STM INVERT: 223.50 m

DESIGNED:

DRAWN: RC

SCALE: 1:250

DATE: MAY 11-2021

PLAN: 51M-1137

LOT NO:

76

SITING &amp; GRADING PLAN