



Planning Department

Complies with Zoning By-Law:

2010-050

Date Reviewed:

Jun 22, 2021

Reviewed By:

C. DeFeuster

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: 46

DATE June 3, 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

REVIEWED BY

DATE

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202100333

DATE: Jul. 7, 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.COM  
INSPECTION REQUEST FAX: (905) 778-2035  
INSPECTION REQUEST TELEPHONE: (905) 778-2035 EXT. 1500

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 BCN

registration information

VA3 Design Inc. 42658

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.

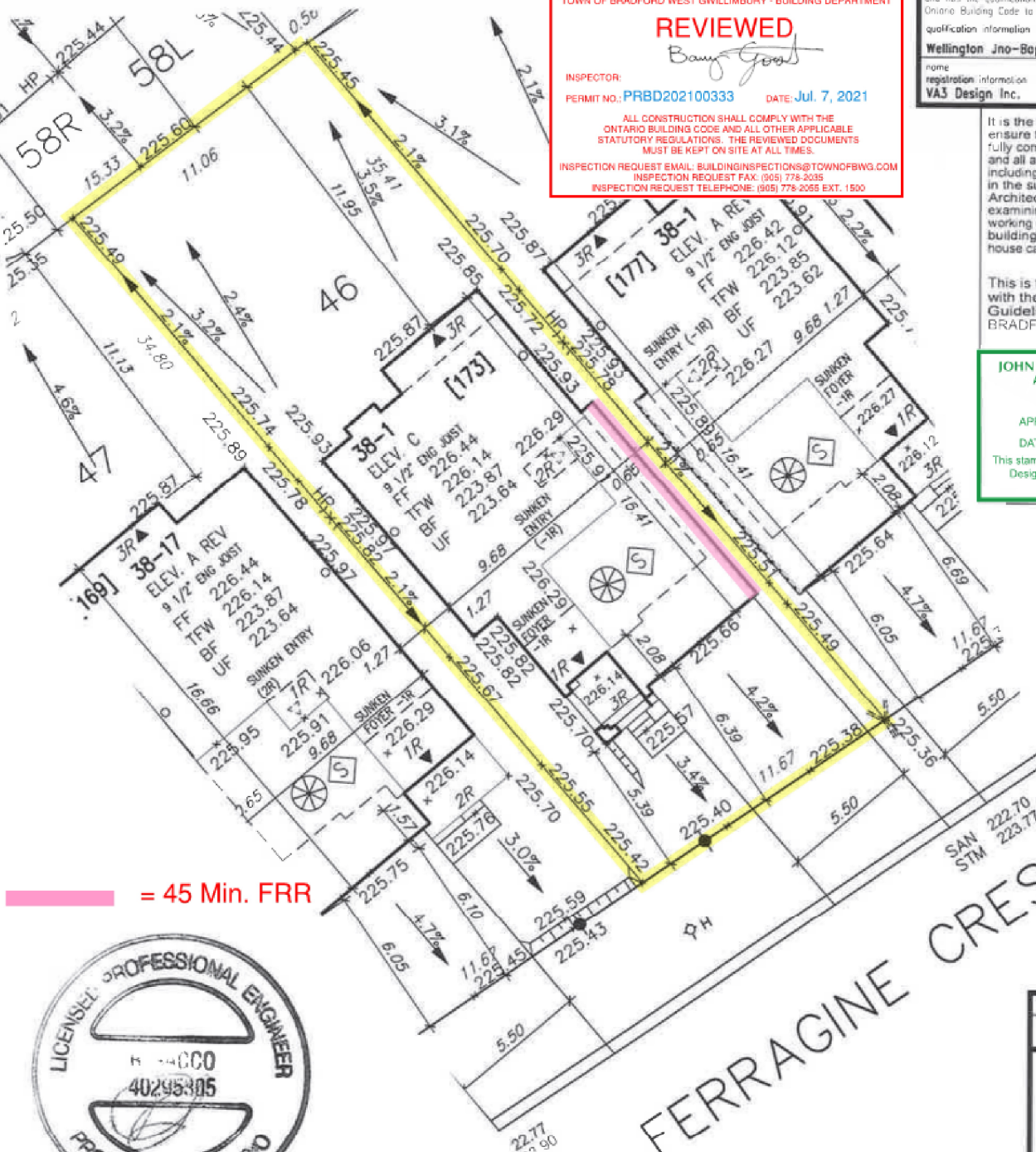
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:

DATE: JUN 07 2021

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



= 45 Min. FRR



SITE COPY

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  
173 FERRAGINE CRES.

VA3  
DESIGN

255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
T 416.630.2255 F 416.630.4782  
va3design.com

project no.

16023

RICHARD - H.\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Thu - Jun 3 2021 - 3:44 PM

- PROPOSED VALVE
- UP LIGHT POLE
- WATER SERVICE
- DOUBLE STM/SAN. CONNECTION
- SINGLE STM/SAN. CONNECTION
- CATCH BASIN
- CABLE TELEVISION PEDESTAL
- BELL PEDESTAL

- FF FINISHED FLOOR ELEVATION
- FM FINISHED MAIN LEVEL ELEVATION
- UF UNDERSIDE FOOTING ELEVATION
- TFM TOP OF FOUNDATION WALL
- UFR UNDERSIDE FOOTING AT REAR
- UFS UNDERSIDE FOOTING AT SIDE
- DECK WALK OUT DECK
- W.O.B. WALK OUT BASEMENT
- REV REVERSE PLAN

- 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
- EMBRANKMENT
- SMALL DIRECTION
- LOTS EQUIPPED WITH SUMP PUMP
- REDUCE SIDE YARD

- 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

north arrow



DEVELOPER:	MAX BUILDING HEIGHT: 13.0m	LOT AREA: 407.23m <sup>2</sup>	SAN INVERT: 222.70 m
ARG GROUP	BUILDING HEIGHT: 7.84m	LOT FRONTAGE: 11.60m	STM INVERT: 223.77 m
BUILDER:	AVERAGE GRADE: 225.81m	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: 46

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