



Planning Department
Complies with Zoning By-Law: **2010-050**
Date Reviewed: **Jun 22, 2021**
Reviewed By: *C. Deleux*

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. **47**
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

Tom Whelan

DATE REVIEWED BY
(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR: *Bang Goo*
PERMIT NO. **PRBD202100334** 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) 778-2055 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 *J. Baptiste* 25591
name registration information BCN
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: *[Signature]*
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 maximum dimensions are not maintained, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

MUNICIPAL ADDRESS
169 FERRAGINE CRES.

VA3 DESIGN

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

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project no
16023

- ⊗ PROPOSED VALVE
LP LIGHT POLE
H HYDRANT
WATER SERVICE
DOUBLE STM/SAN. CONNECTION
SINGLE STM/SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDestal
BELL PEDestal

- FF FINISHED FLOOR ELEVATION
ML MAIN LEVEL ELEVATION
UF UNDERSIDE FOOTING ELEVATION
BF FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL
UFR UNDERSIDE FOOTING AT REAR
UFS UNDERSIDE FOOTING AT FRONT
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
EMBANKMENT
SLOPE 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 (DISCHARGE ONTO SPLASHPAD)
SIDE WINDOW LOCATION
OPT. DOOR LOCATION
EXTERIOR DOOR LOCATION
REDUCE SIDE YARD



DEVELOPER: ARG GROUP	MAX BUILDING HEIGHT: 13.0m		LOT AREA: 400.14 m²	SAN INVERT: 222.77 m
	BUILDING HEIGHT: 7.85m		LOT FRONTAGE: 11.60 m	STM INVERT: 223.90 m
	AVERAGE GRADE: 225.85m		LOT COVERAGE: N/A %	DESIGNED: -
BUILDER: BAYVIEW WELLINGTON	3			DRAWN: RC
	2			SCALE: 1:250
	1	REVISED AS PER ENG'S COMMENTS	JUN 03-2021	DATE: MAY 11-2021
CONSULTANT: URBAN ECO SYSTEMS- CIVIL ENG VA3 DESIGN- ARCHITECTURE	No.	Revision	Date	PLAN: 51M-1137
	drawing name SITING & GRADING PLAN			LOT NO: 47