



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. 48

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

DATE

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202100335

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

25591

name

registration information

VA3 Design Inc.

BCN

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 02, 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

165 FERRAGINE CRES.

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

project no.

16023

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

- FF FINISHED FLOOR ELEVATION
- ML FINISHED MAIN LEVEL ELEVATION
- UF UNDERSIDE FOOTING ELEVATION
- BT FIN. BASEMENT FLOOR SLAB
- TFW TOP OF FOUNDATION WALL
- UFF UNDERSIDE FOOTING AT REAR
- UFF UNDERSIDE FOOTING AT FRONT
- UFF UNDERSIDE FOOTING AT SIDE
- 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
- 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

- 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

north arrow



DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m

BUILDING HEIGHT: 7.92m

AVERAGE GRADE: 225.91m

LOT AREA: 393.38m²

LOT FRONTAGE: 11.60m

LOT COVERAGE: N/A %

SAN INVERT: 222.77 m

STM INVERT: 223.90 m

DESIGNED:

DRAWN: RC

SCALE: 1:250

DATE: MAY 11-2021

PLAN: 51M-1137

SITING & GRADING PLAN

LOT NO. 48