



Planning Department

Complies with Zoning By-Law: 2010-050

Date Reviewed: Jun 22, 2021

Reviewed By: C. Decker

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. 45

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

REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202100332 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@TOWNOFBWGS.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

registration information

VA3 Design Inc.

BCIN

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

177 FERRAGINE CRES.

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

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project no
16023

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

- FINISHED FLOOR 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
- WALK OUT DECK
- WALK OUT BASEMENT
- 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
- SWALE DIRECTION
- EMBANKMENT
- 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:	MAX BUILDING HEIGHT: 13.0m		LOT AREA: 410.17 m ²	SAN INVERT: 222.70 m
	BUILDING HEIGHT: 7.88m		LOT FRONTAGE: 11.60 m	STM INVERT: 223.77 m
	AVERAGE GRADE: 225.78m		LOT COVERAGE: N/A %	DESIGNED: -
BUILDER:	3	-	-	DRAWN: RC
	2	-	-	SCALE: 1:250
	1	REVISED AS PER ENG'S COMMENTS	JUN 03-2021	DATE: - MAY 11-2021
CONSULTANT:	No.	Revision	Date	PLAN: 51M-1137
	URBAN ECO SYSTEMS- CIVIL ENG		drawing name	LOT NO: 45
	VA3 DESIGN- ARCHITECTURE		SITING & GRADING PLAN	

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