



PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: Jul 15, 2021

REVIEWED BY: Cdeleuter

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.

DATE: July 15, 2021 REVIEWED BY: [Signature]

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

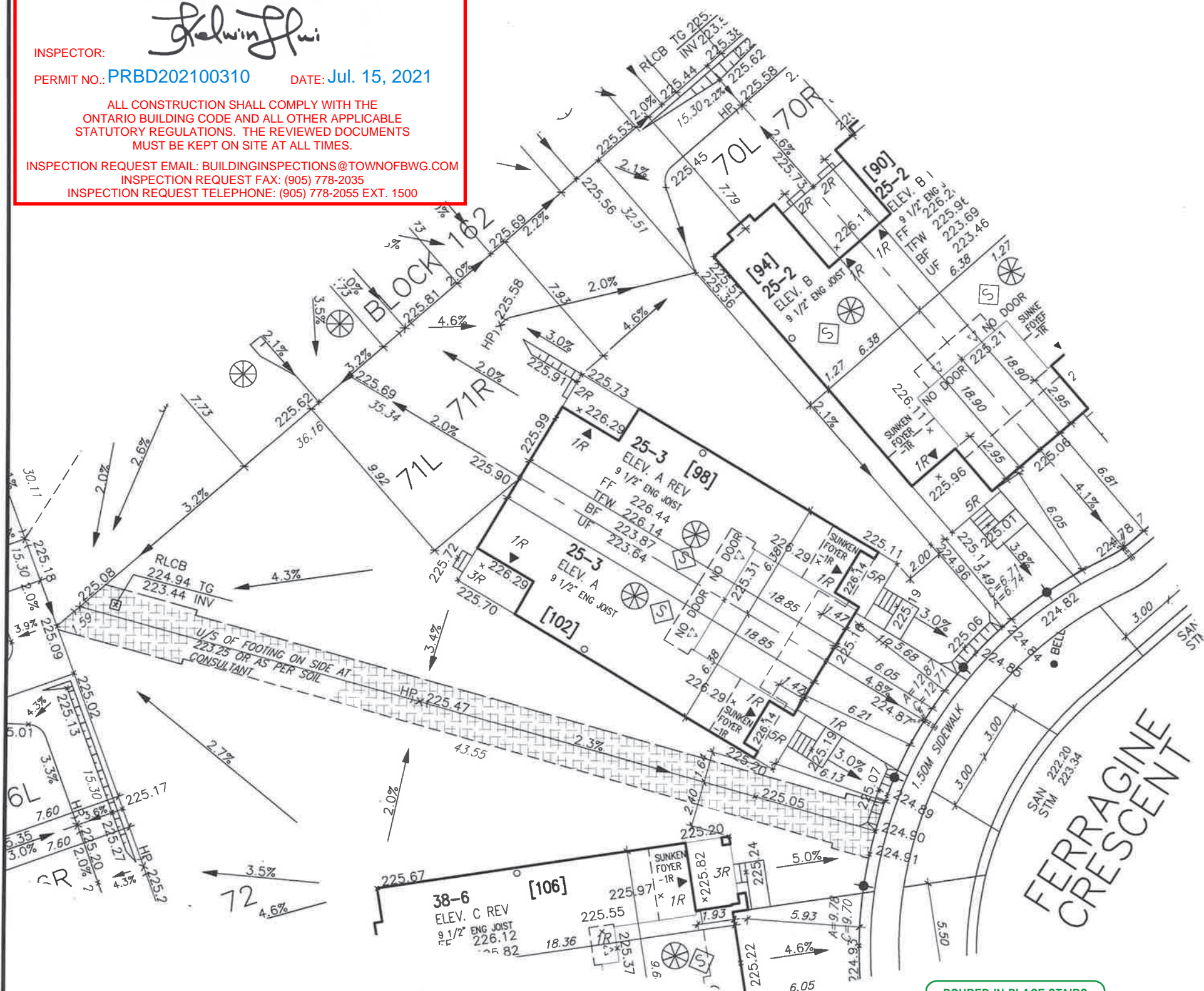
[Signature]

INSPECTOR:

PERMIT NO.: PRBD202100310 DATE: Jul. 15, 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



POURED-IN-PLACE STAIRS WITH MASONRY VENEER ON BOTH SIDES

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.



MUNICIPAL ADDRESS  
98 FERRAGINE CRES.  
MUNICIPAL ADDRESS  
102 FERRAGINE CRES.

PROPOSED VALVE	NO. OF RISERS	STREET SIGN	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
L.P. LIGHT POLE	FF FINISHED FLOOR ELEVATION	MAIL BOX	THIS LOT CONTAINS ENGINEERED FILL
WATER SERVICE	ML UNDERSIDE MAIN LEVEL ELEVATION	RETAINING WALL	AIR CONDITIONER REQUIRED
DOUBLE STM./SAN. CONNECTION	UF UNDERSIDE FOOTING ELEVATION	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SINGLE STM./SAN. CONNECTION	BF FIN. BASEMENT FLOOR SLAB	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)	SIDE WINDOW LOCATION
CATCH BASIN	TFW TOP OF FOUNDATION WALL	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	OPT. DOOR LOCATION
CABLE TELEVISION PEDESTAL	UFR UNDERSIDE FOOTING AT REAR	HYDRO SERVICE LATERAL	EXTERIOR DOOR LOCATION
BELL PEDESTAL	UFFS UNDERSIDE FOOTING AT FRONT	GAS METER	REDUCE SIDE YARD
	W.O.B. WALK OUT DECK	SWALE DIRECTION	
	REV WALK OUT BASEMENT REVERSE PLAN	LOTS EQUIPPED WITH SUMP PUMP	

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. 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.



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. 71 L/R  
DATE May 19, 2021

DEVELOPER:  
**ARG GROUP**

BUILDER:  
**BAYVIEW WELLINGTON**

CONSULTANT:  
**URBAN ECO SYSTEMS- CIVIL ENG  
VA3 DESIGN- ARCHITECTURE**

MAX BUILDING HEIGHT:	13.0m	LOT AREA:	846.04 m <sup>2</sup>
BUILDING HEIGHT:	8.18m	LOT FRONTAGE:	17.48 m
AVERAGE GRADE:	225.53m	LOT COVERAGE:	N/A %
4			
3			
2			
1	REVISED AS PER ENG'S COMMENTS	MAY 11-2021	
No.	Revision	Date	
SITING & GRADING PLAN			

SAN INVERT: 222.20 m  
STM INVERT: 223.34 m  
DESIGNED: -  
DRAWN: RC  
SCALE: 1:250  
DATE: MAY 11-2021  
PLAN: 51M-1137  
LOT NO: 71