



PLANNING DEPARTMENT

COMPLIES WITH
ZONING BY-LAW: 2010-050
August 30, 2021

DATE REVIEWED:
REVIEWED BY: Paul Stey

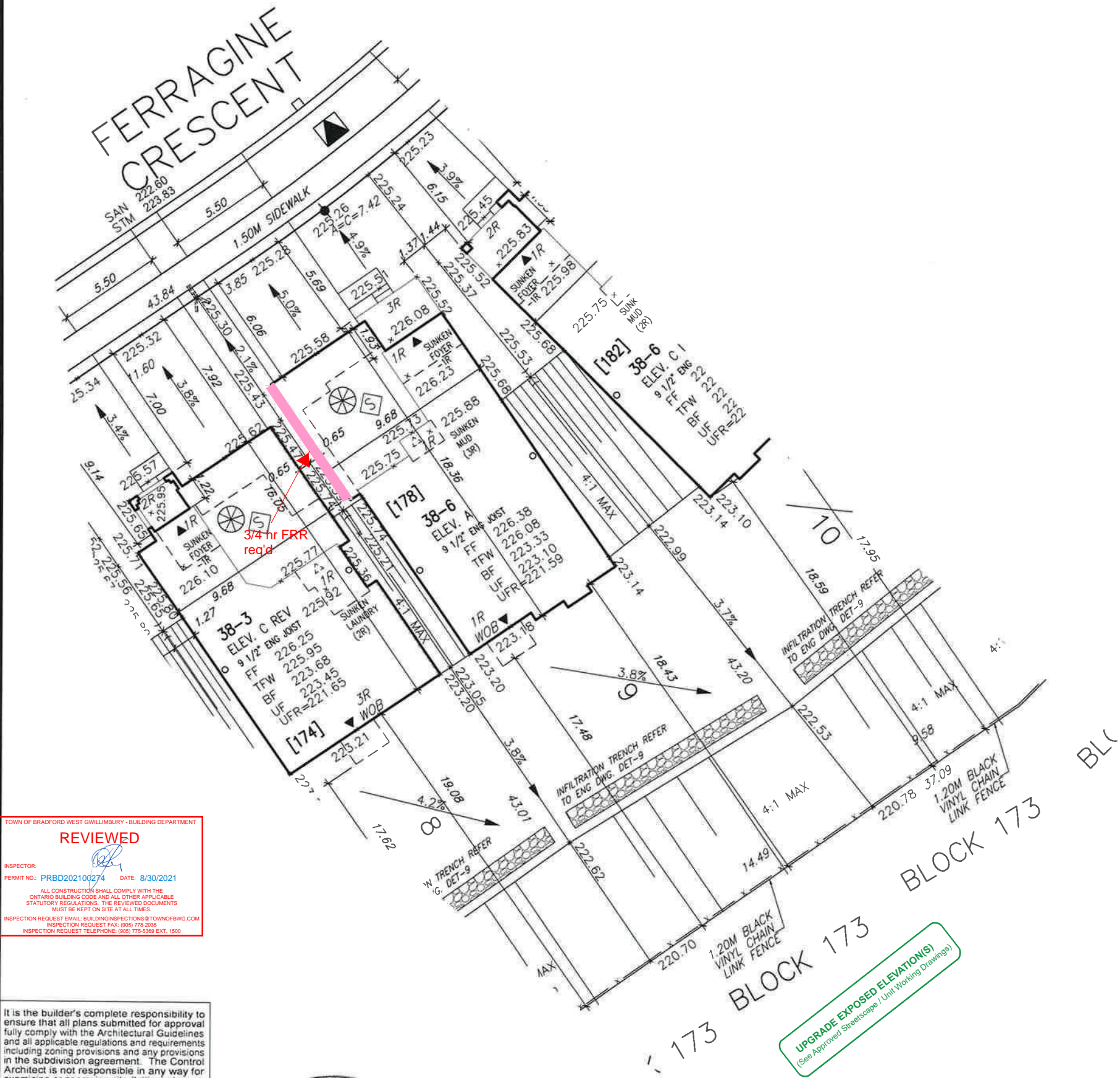
ENGINEERING REVIEW

☒ 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.

August 31, 2021

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



TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT
REVIEWED
INSPECTOR: [Signature]
PERMIT NO.: PRBD202100274 DATE: 8/30/2021
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) 775-5369 EXT. 1500

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: JUL 19, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



9'-0" BASEMENT

SITE COPY

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Mon - Jul 19 2021 - 8:41 AM		file name	project no 16023
<input checked="" type="checkbox"/> PROPOSED VALVE <input checked="" type="checkbox"/> LIGHT POLE <input checked="" type="checkbox"/> WATER SERVICE <input checked="" type="checkbox"/> DOUBLE STM / SAN. CONNECTION <input checked="" type="checkbox"/> SINGLE STM / SAN. CONNECTION <input checked="" type="checkbox"/> CATCH BASIN <input checked="" type="checkbox"/> CABLE TELEVISION PEDESTAL <input checked="" type="checkbox"/> BELL PEDESTAL	<input checked="" type="checkbox"/> HYDRANT <input checked="" type="checkbox"/> TRANSFORMER <input checked="" type="checkbox"/> FINISHED FLOOR ELEVATION <input checked="" type="checkbox"/> MAIN LEVEL ELEVATION <input checked="" type="checkbox"/> UNDERSIDE FOOTING ELEVATION <input checked="" type="checkbox"/> FIN. BASEMENT FLOOR SLAB <input checked="" type="checkbox"/> TOP OF FOUNDATION WALL <input checked="" type="checkbox"/> UNDERSIDE FOOTING AT REAR <input checked="" type="checkbox"/> UNDERSIDE FOOTING AT FRONT <input checked="" type="checkbox"/> UNDERSIDE FOOTING AT SIDE <input checked="" type="checkbox"/> DECK <input checked="" type="checkbox"/> WALK OUT BASEMENT <input checked="" type="checkbox"/> W.O.B. <input checked="" type="checkbox"/> REV	<input checked="" type="checkbox"/> STREET SIGN <input checked="" type="checkbox"/> MAIL BOX <input checked="" type="checkbox"/> RETAINING WALL <input checked="" type="checkbox"/> CHAIN LINK FENCE (SEE LANDSCAPE PLAN) <input checked="" type="checkbox"/> ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) <input checked="" type="checkbox"/> WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) <input checked="" type="checkbox"/> HYDRO SERVICE LATERAL <input checked="" type="checkbox"/> HYDRO METER <input checked="" type="checkbox"/> GAS METER <input checked="" type="checkbox"/> EMBANKMENT	<input checked="" type="checkbox"/> (XXXX) MUNICIPAL ADDRESS <input checked="" type="checkbox"/> PROVIDE 3/4" DIA CLEAR STONE IN THIS AREA <input checked="" type="checkbox"/> THIS LOT CONTAINS ENGINEERED FILL <input checked="" type="checkbox"/> AIR CONDITIONER REQUIRED <input checked="" type="checkbox"/> RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) <input checked="" type="checkbox"/> SIDE WINDOW LOCATION <input checked="" type="checkbox"/> OPT. DOOR LOCATION <input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION <input checked="" type="checkbox"/> REDUCE SIDE YARD

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 BCIN
VA3 Design Inc., 42658
signature

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
178 FERRAGINE CRES.



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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. 9
DATE July 19, 2021

DEVELOPER:
ARG GROUP

BUILDER:
BAYVIEW WELLINGTON

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

MAX BUILDING HEIGHT: 13.0m	LOT AREA: 553.78 m2	SAN INVERT: 222.60 m
BUILDING HEIGHT: 9.26m	LOT FRONTAGE: 11.80 m	STM INVERT: 223.83 m
AVERAGE GRADE: 224.70m	LOT COVERAGE: N/A %	DESIGNED: -
4		DRAWN: RC
3		SCALE: 1:250
2	REVISED TO 9" BASEMENT	JUL 19-2021
1	REVISED AS PER ENG'S COMMENTS	MAY 11-2021
No.	Revision	Date
SITING & GRADING PLAN		LOT NO: 9