



PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: 2022-09-09

REVIEWED BY: Lihua Zhang

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.

April 28, 2022

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

= 45 Min. FRR

FERRAGINE CRESCENT

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: FEB 18, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202200286

DATE: Sept. 12, 2022

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) 778-2055

INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

Prior to excavation of footings the builder must verify existing sanitary and storm invert elevations.

REVIEWED

- PROPOSED VALVE
LIGHT POLE
WATER SERVICE
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL
- JR
FF
ML
BF
TFW
UFR
UFF
UFS
DECK
W.O.B.
REV
- No. OF RISERS
FINISHED FLOOR ELEVATION
FINISHED MAIN LEVEL ELEVATION
UNDERSIDE FOOTING ELEVATION
FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL
UNDERSIDE FOOTING AT REAR
UNDERSIDE FOOTING AT FRONT
UNDERSIDE FOOTING AT SIDE
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
EMBANKMENT
- [XXXX] MUNICIPAL ADDRESS
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

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 PLAN.

LOT NO.
DATE

DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m
BUILDING HEIGHT: 9.51m
AVERAGE GRADE: 223.86m

LOT AREA: 880.29 m2
LOT FRONTAGE: 12.82 m
LOT COVERAGE: N/A %

MUNICIPAL ADDRESS
222 FERRAGINE CRES.

VA3 DESIGN

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

SAN INVERT: 222.18 m
STM INVERT: 223.27 m

DESIGNED: RC
DRAWN: RC
SCALE: 1:250
DATE: FEB 14-2022
PLAN: 51M-1137

LOT NO: 20

SITING & GRADING PLAN