

COMPLIES WITH
ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY:

Sarah Oting

Ma 201(

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

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

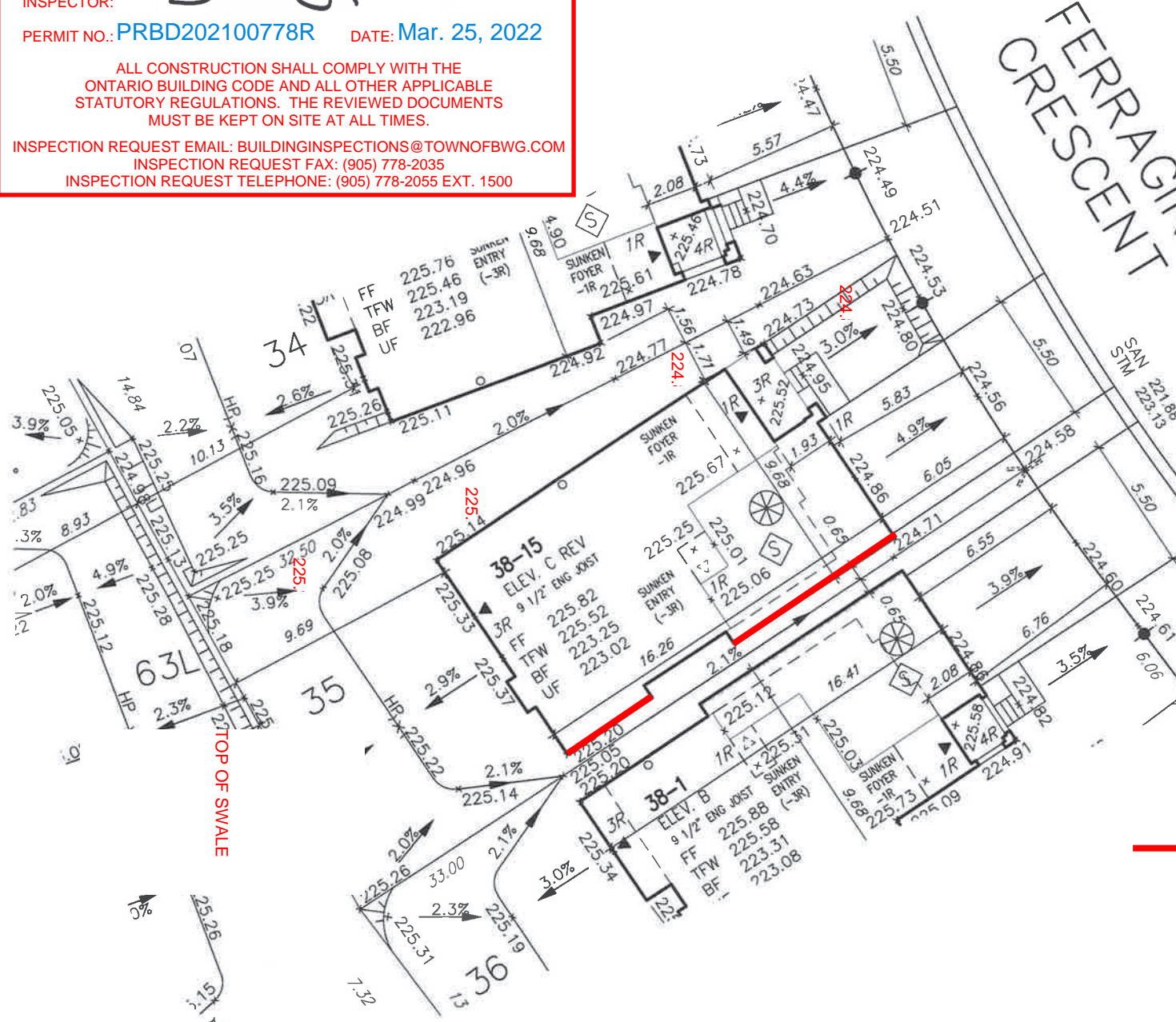
REVIEWED

INSPECTOR:

PERMIT NO.: PRBD202100778R DATE: Mar. 25, 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) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500



45 mins FRR

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: DEC 08, 2021









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

RICHARD - H:\ARCHIVE\WORKING\2016\16023 BW\Site plan\16023-SP.dwg - Fri - Dec 3 2021 - 8:10 AM

project no
16023










MUNICIPAL ADDRESS

239 FERRAGINE CRES.

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

_R	No. OF RISERS
FF	FINISHED FLOOR ELEVATION
ML	FINISHED MAIN LEVEL ELEVATION
UF	UNDERSIDE FOOTING ELEVATION
BF	FIN. BASEMENT FLOOR SLAB
TWF	TOP OF FOUNDATION WALL
UFWR	UNDERSIDE FOOTING AT REAR
UFF	UNDERSIDE FOOTING AT FRONT
UFFS	UNDERSIDE FOOTING AT SIDE
DECK	WALK OUT DECK
W.O.B.	WALK OUT BASEMENT
REV	REVERSE PLAN

	STREET SIGN	[XXXX] MUNICIPAL ADDRESS
	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	
	SMALL DIRECTION	
	LOTS EQUIPPED	

 PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
 OR  THIS LOT CONTAINS ENGINEERED FILL
 AIR CONDITIONER REQUIRED
 OR  RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
 SIDE WINDOW LOCATION
 OPT. DOOR LOCATION
 EXTERIOR DOOR LOCATION

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 signature BCIN

registration information

VA3 Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformers and services. If minimum dimensions are not maintained, builder is to relocate at his own expense.

Builder to verify servicing connection elevations prior to construction.

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782

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. 35

DATE Dec 7, 2021

R. SACCO
40235375

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

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

foundations.		vaojdesign.com	
MAX BUILDING HEIGHT: 13.0m		LOT AREA: 421.30 m2	
BUILDING HEIGHT: 7.92m		SAN INVERT: 221.88 m	
AVERAGE GRADE: 225.01m		STM INVERT: 223.13 m	
LOT FRONTAGE: 11.90 m		DESIGNED: - -	
LOT COVERAGE: N/A %		DRAWN: RC	
4		SCALE: 1:250	
3		DATE: NOV 23-2021	
2		PLAN: 51M-1137	
1 ISSUED FOR CLIENT REVIEW		NOV 23-2021	
No.	Revision	Date	35
<div>SITING & GRADING PLAN</div>			