



PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: 2022-08-22

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

REVIEWED

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 03, 2021

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.: PRBD202200283

DATE: Aug. 24, 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

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

9'-0" BASEMENT

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Tue - Nov 30 2021 - 1:19 PM

project no.  
16023

MUNICIPAL ADDRESS

190 FERRAGINE CRES.

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

- No. OF RISERS  
FF FINISHED FLOOR ELEVATION  
ML FINISHED MAIN LEVEL ELEVATION  
UF UNDERSIDE FOOTING ELEVATION  
BF FIN. BASEMENT FLOOR SLAB  
TFW TOP OF FOUNDATION WALL  
UFR UNDERSIDE FOOTING AT REAR  
UFF UNDERSIDE FOOTING AT FRONT  
UFS UNDERSIDE FOOTING AT SIDE  
DECK WALK OUT DECK  
W.O.B. WALK OUT BASEMENT  
REV 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  
SWALE DIRECTION  
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

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.

Wellington Jno-Baptiste 25591  
name registration information BCIN  
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.

VA3 DESIGN

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. 12 resite

DATE NOV. 30, 2021

DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG  
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m

BUILDING HEIGHT: 8.87m

AVERAGE GRADE: 224.43m

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