



PLANNING DEPARTMENT	
COMPLIES WITH ZONING BY-LAW:	2010-050
DATE REVIEWED:	2023-08-18
REVIEWED BY:	<i>Sandy Balagas</i>

ENGINEERING REVIEW	
<input type="checkbox"/> ACCEPTED	
<input checked="" type="checkbox"/> ACCEPTED AS NOTED	
<input type="checkbox"/> 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 22, 2023

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

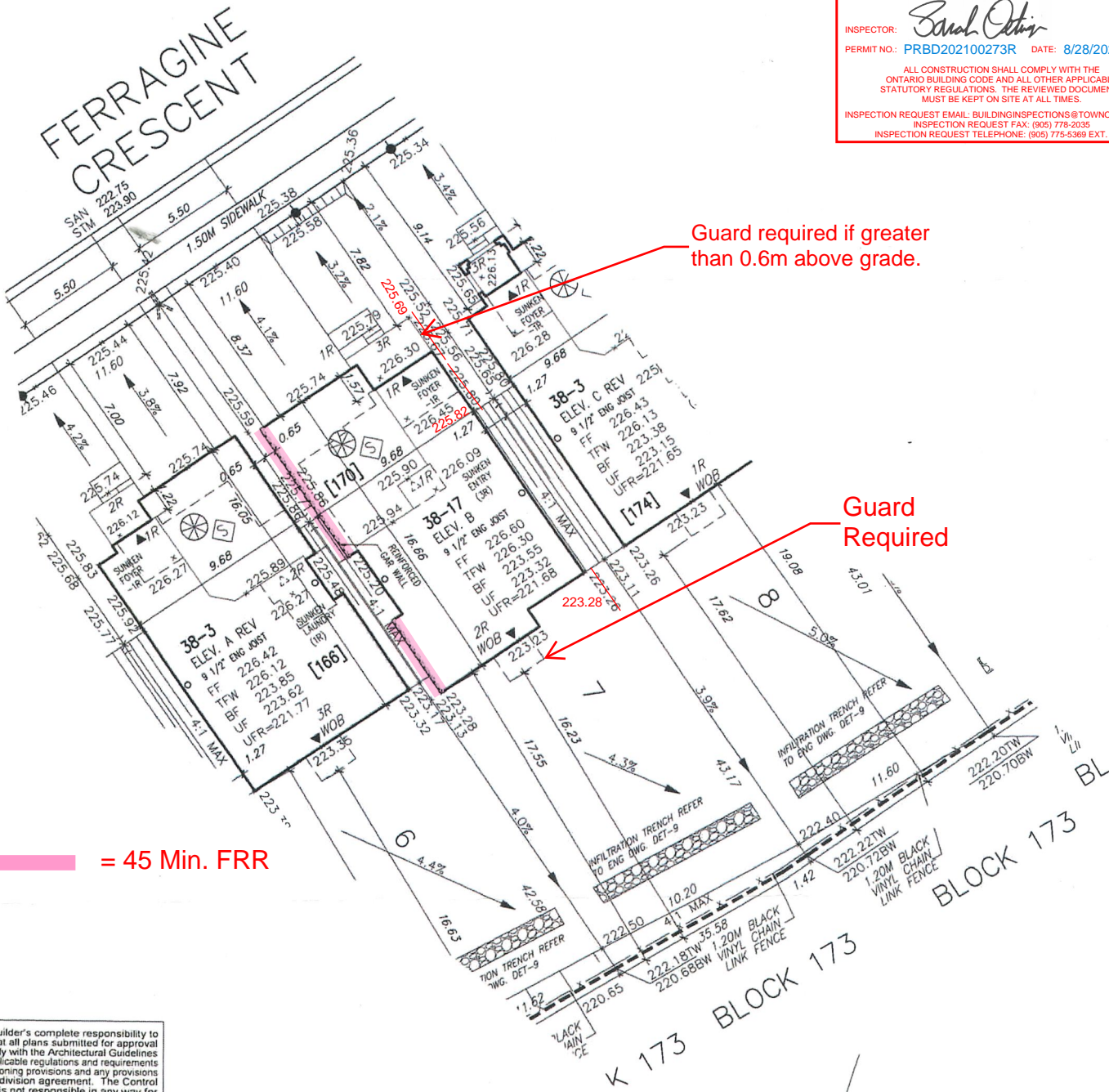
PRIOR TO EXCAVATION OF FOOTINGS THE BUILDER MUST VERIFY EXISTING SANITARY AND STORM INVERT ELEVATIONS.

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR: *Sarah Othman*
PERMIT NO.: PRBD202100273R DATE: 8/28/2023

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) 778-5369 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.

9'-0" BASEMENT

REVIEWED

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Fri - Aug 11 2023 - 11:20 AM

project no 16023

MUNICIPAL ADDRESS
170 FERRAGINE CRES.

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

- NO. OF RISERS
- FINISHED FLOOR 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
- W.O.B. 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
- SMOKE DIRECTION
- LOTS EQUIPPED WITH CLUMP 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
- OFF. 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 7-Res.te-3, AUGUST 11 2023
ARG GROUP

DEVELOPER
BAYVIEW WELLINGTON

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

MAX BUILDING HEIGHT: 13.0m	LOT AREA: 497.89 m2	SAN INVERT: 222.75 m
BUILDING HEIGHT: 9.05m	LOT FRONTAGE: 11.60 m	STM INVERT: 223.90 m
AVERAGE GRADE: 224.87m	LOT COVERAGE: N/A %	DESIGNED: -
4 REV TO AS BUILT COND.	AUG 11-2023	DRAWN: RC
3 REV REAR GRADES	NOV 17-2022	SCALE: 1:250
2 REV TO 9'-0" BASEMENT	AUG 17-2021	DATE: MAY 11-2021
1 REVISED AS PER ENG'S COMMENTS	MAY 11-2021	PLAN: 51M-1137
No Revision	Date	
SITING & GRADING PLAN		LOT NO: 7

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