



PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: 2022-11-24

REVIEWED BY: *Sandy Baligas*

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.

December 02, 2022

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

REVIEWED

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

Sarah O'Brien

PERMIT NO.: PRBD202100785R DATE: 12/6/2022

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) 775-5369 EXT. 1500

Guard required if greater than 0.6m above grade.

Guard Required

= 45 Min. 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.



9'-0" BASEMENT

- PROPOSED VALVE
- LP LIGHT POLE
- WATER SERVICE
- DOUBLE STM./SAN. CONNECTION
- SINGLE STM./SAN. CONNECTION
- CATCH BASIN
- CABLE TELEVISION PEDESTAL
- BELL PEDESTAL
- HYDRANT
- TRANSFORMER
- No. of RISERS
- FF FINISHED FLOOR ELEVATION
- ML 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

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. 17 - Re-site
DATE NOV 17, 2022

DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

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

MAX BUILDING HEIGHT: 13.0m

BUILDING HEIGHT: 8.92m

AVERAGE GRADE: 224.43m

LOT AREA: 585.86 m²

LOT FRONTAGE: 11.60 m

LOT COVERAGE: N/A %

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3 REV TFW AS PER AS BUILT

2 REV TO 9' BASEMENT

1 ISSUED FOR CLIENT REVIEW

No. Revision

Date

LOT INVERT: 222.22 m

STM INVERT: 223.40 m

DESIGNED: -

DRAWN: RC

SCALE: 1:250

DATE: NOV 23-2021

PLAN: 51M-1137

LOT NO: 17

MUNICIPAL ADDRESS
210 FERRAGINE CRES.

VA3 DESIGN

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SITING & GRADING PLAN

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