Bradford West Gwillimbury

Planning Department

Complies with Zoning By-Law: 2010-050

Date Reviewed: December 4, 2018

Reviewed By: Sarah Ottin

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. _____

DATE _____

ENGINEERING REVIEW

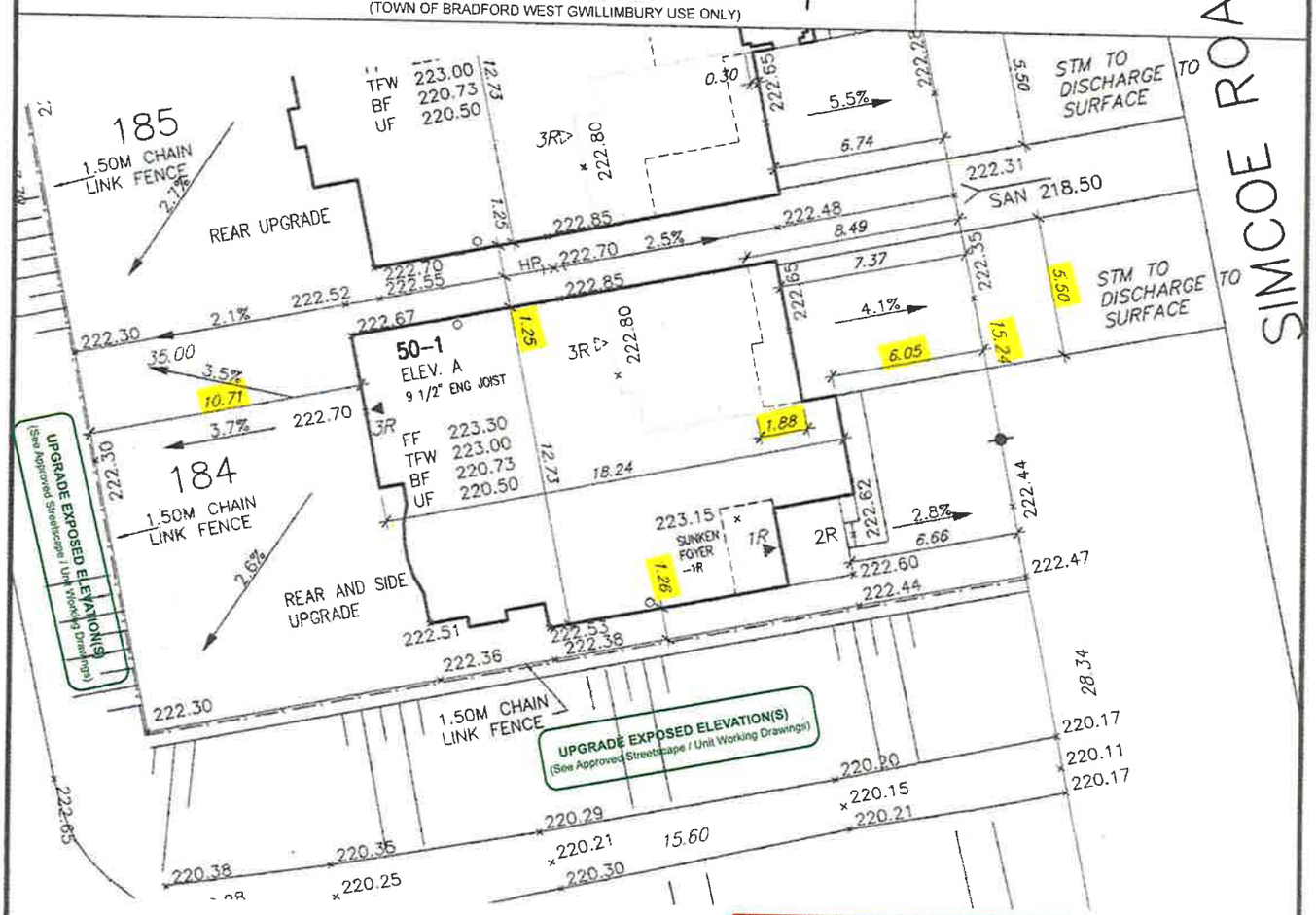
- [x] ACCEPTED
- [ ] ACCEPTED AS NOTED
- [ ] REQUIRES RE-SUBMISSION

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 12, 2018

DATE REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)



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: NOV 28, 2018

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

LICENSED PROFESSIONAL ENGINEER
ROSARIO SACCO
PROVINCE OF ONTARIO

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT
REVIEWED
INSPECTOR:
PERMIT NO.: PRBD2018-00725 DATE: 1/8/2019
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) 775-2005
INSPECTION REQUEST TELEPHONE: (905) 775-5369 EXT. 1500

SITE COPY

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 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.

MUNICIPAL ADDRESS
602 SIMCOE ROAD

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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file name

project no. 13045

PROPOSED VALVE	_R	No. OF RISERS	
LP LIGHT POLE	FF	FINISHED FLOOR ELEVATION	
H HYDRANT	UF	UNDERSIDE FOOTING ELEVATION	
TRANSFORMER	BF	FIN. BASEMENT FLOOR SLAB	
WATER SERVICE	TFW	TOP OF FOUNDATION WALL	
DOUBLE STM./SAN. CONNECTION	UFR	UNDERSIDE FOOTING AT REAR	
SINGLE STM./SAN. CONNECTION	UFF	UNDERSIDE FOOTING AT FRONT	
CB CATCH BASIN	UFS	UNDERSIDE FOOTING AT SIDE	
CABLE TELEVISION PEDESTAL	W.O.D.	WALK OUT DECK	
BELL PEDESTAL	W.O.B.	WALK OUT BASEMENT	
	REV	REVERSE PLAN	

STREET SIGN
MAIL SUPER MAIL BOX
RETAINING WALL
CHAIN LINK FENCE
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
SWALE DIRECTION
EMBANKMENT

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

north arrow

DEVELOPER:
ARG GROUP

BUILDER:
BAYVIEW WELLINGTON

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

MAX BUILDING HEIGHT: 11.0m	LOT AREA: 533.40m2	SAN INVERT: 218.50 m	
BUILDING HEIGHT: 8.11m	LOT FRONTAGE: 15.24m	STM INVERT: 000.00 m	
AVERAGE GRADE: 222.64m	LOT COVERAGE: N/A %	DESIGNED:	

No.	Revision	Date
3		
2	REVISED AS PER ENG'S COMMENTS	NOV 15-2018
1	ISSUED FOR REVIEW	AUG 31-2018

DRAWN: RC
SCALE: 1:250
DATE: - NOV 15-2018
PLAN: 51M-1063

drawing name
SITING & GRADING PLAN

LOT NO: 184

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