



Planning Department

Complies with Zoning By-Law:

Date Reviewed:

Reviewed By:

ENGINEERING REVIEW

- ☐ ACCEPTED
- ☐ ACCEPTED AS NOTED
- ☐ REQUIRES RE-SUBMISSION

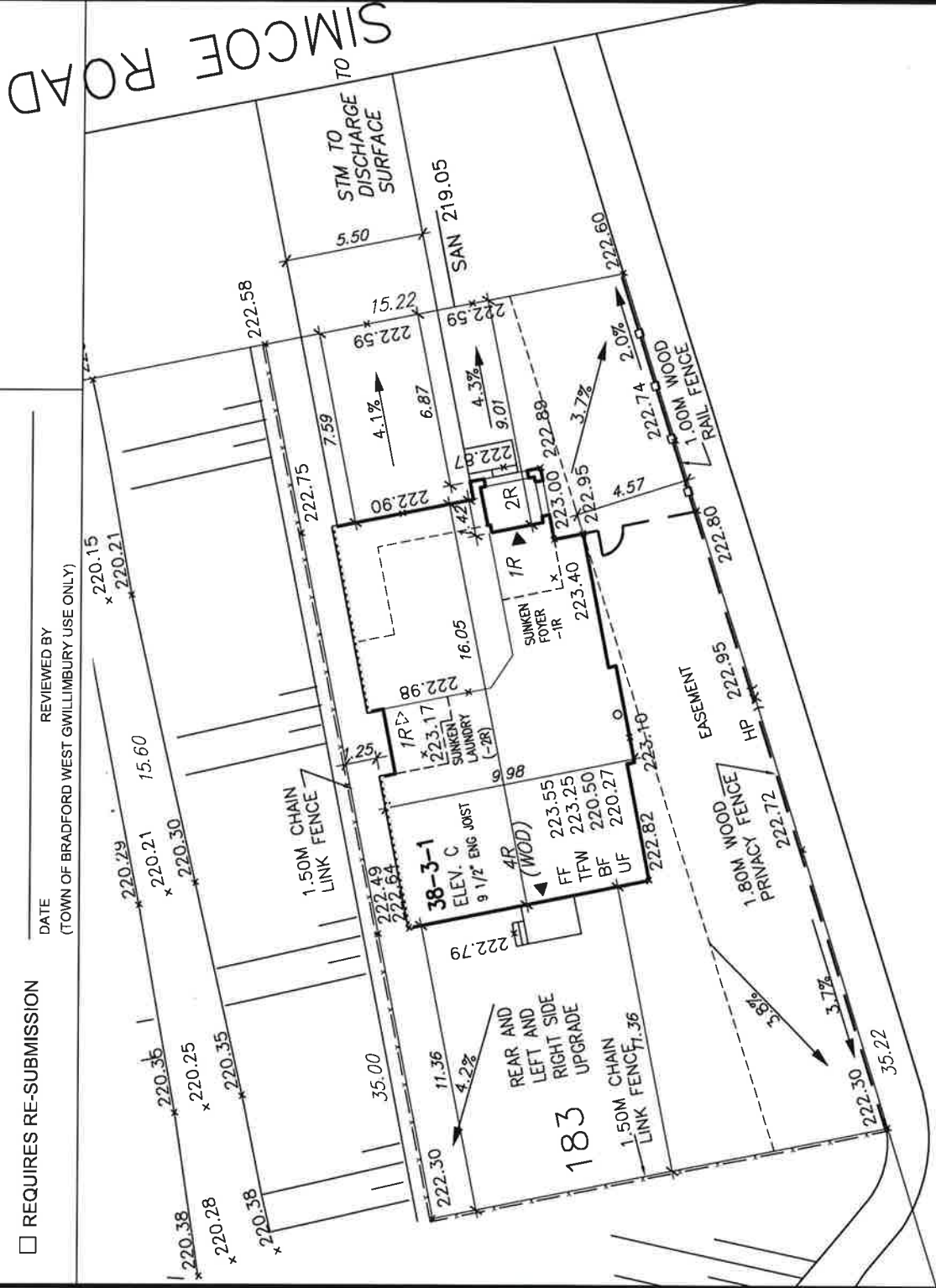
THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

DATE
(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

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. 183(Re-Site)

DATE May 8/20



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

The undersigned has reviewed and takes responsibility for this design and has no qualifications or meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Wellington Jno-Bopiste 25591
name registration information BCN
VAS Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformers and other services. Minimum dimensions are not maintained, builder is to relocate all services to minimum dimensions.
Builder to verify service connection elevations prior to constructing foundations.

MUNICIPAL ADDRESS
610 SIMCOE ROAD

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

project no. 13045

file name RICHARD - H:\ARCH\WORKING\2013\13045.BW Site Plan\13045-SP-BCH-PH4-TABS.dwg - Wed - Apr 22 2020 - 9:13 AM

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

NO. OF RISERS
FF
UF
BF
TFW
UPR
UFF
UPS
W.O.D.
W.O.B.
WALK OUT BASEMENT
REV
REVERSE PLAN

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

THIS LOT CONTAINS ENGINEERED FILL
AC
AIR CONDITIONER REQUIRED
RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SIDE WINDOW LOCATION
EXTERIOR DOOR LOCATION
REDUCE SIDE YARD

PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA

north arrow

DEVELOPER:		MAX BUILDING HEIGHT: 11.0m		LOT AREA: 573.63 m2	SAN INVERT: 219.05 m
		BUILDING HEIGHT: 8.14m		LOT FRONTAGE: 15.22 m	STM INVERT: 000.00 m
		AVERAGE GRADE: 222.88m		LOT COVERAGE: N/A %	DESIGNED: -
BUILDER:	3		REVISED TO 9'-0" BASEMENT	APR 22-2020	DRAWN: RC
	2		REVISED AS PER ENG'S COMMENTS	NOV 15-2018	SCALE: 1:250
	1		ISSUED FOR REVIEW	AUG 31-2018	DATE: - NOV 15-2018
CONSULTANT:		No.	Revision	Date	PLAN: 51M-1063
URBAN ECO SYSTEMS- CIVIL ENG VA3 DESIGN- ARCHITECTURE		SITING & GRADING PLAN			LOT NO: 183