



PLANNING DEPARTMENT

COMPLIES WITH
ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY:

ENGINEERING REVIEW

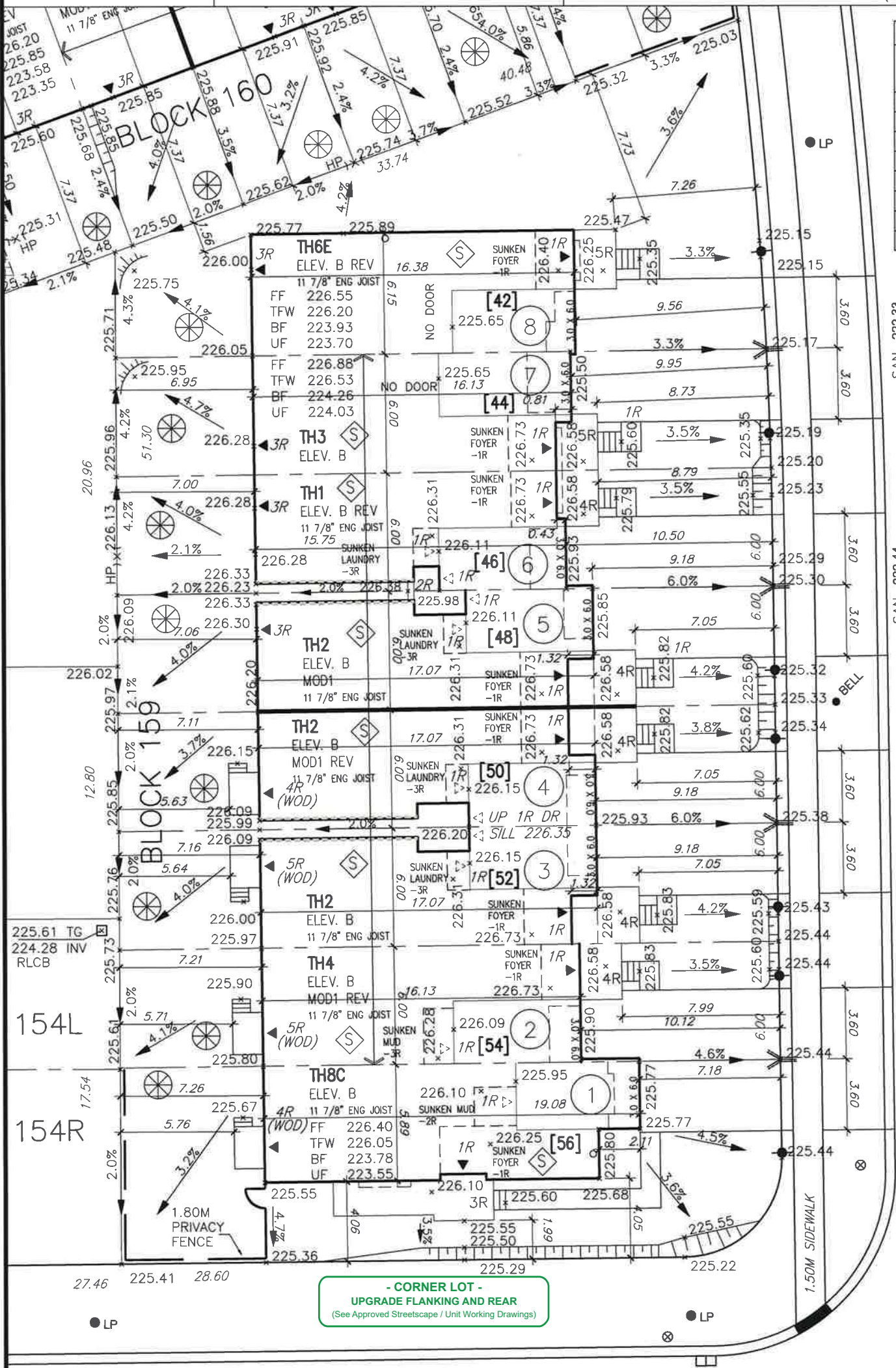
☐ ACCEPTED

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



| BLOCK 159 | | | |
|-----------|------------------|---------------|-----------------|
| LOT NO. | LOT FRONTAGE (M) | LOT AREA (SM) | BUILDING HT (M) |
| 1 | 9.98 | 328.52 | 8.28 |
| 2 | 6.00 | 200.92 | 8.57 |
| 3 | 6.00 | 200.61 | 8.66 |
| 4 | 6.00 | 200.31 | 8.66 |
| 5 | 6.00 | 200.00 | 8.58 |
| 6 | 6.00 | 199.67 | 8.45 |
| 7 | 6.00 | 198.91 | 8.45 |
| 8 | 14.22 | 360.81 | 8.35 |

TIBERINI WAY



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: [Signature]
DATE: Jun. 18, 2018

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

MUNICIPAL ADDRESS

| | | | |
|--|--|---|--|
| RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-Sp.dwg - Wed - Jun 27 2018 - 1:31 PM | | file name | project no. |
| | | | 13045 |
| <p>PROPOSED VALVE LP LIGHT POLE H HYDRANT WATER SERVICE DOUBLE STM./SAN. CONNECTION SINGLE STM./SAN. CONNECTION CATCH BASIN BELL CABLE TELEVISION PEDESTAL BELL PEDESTAL</p> | | <p>No. OF RISERS FF FINISHED FLOOR ELEVATION ML FINISHED MAIN LEVEL ELEVATION UF UNDERSIDE FOOTING ELEVATION BF FIN. BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL UFFR UNDERSIDE FOOTING AT REAR UFF UNDERSIDE FOOTING AT FRONT UFFS UNDERSIDE FOOTING AT SIDE DECK WALK OUT DECK W.O.B. WALK OUT BASEMENT REV REVERSE PLAN</p> | <p>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</p> |
| | | <p>[XXXX] MUNICIPAL ADDRESS SWALE DIRECTION LOTS EQUIPPED WITH SUMP PUMP REDUCE SIDE YARD</p> | <p>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</p> |

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
registration information
VA3 Design Inc. 42658
signature

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. Block 159A
DATE June 28, 2018

DEVELOPER:
ARG GROUP

BUILDER:
BAYVIEW WELLINGTON

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

| | | | |
|----------------------------|-------------------|---------------------|-------------------|
| MAX BUILDING HEIGHT: 13.0m | | LOT AREA: VARIES m2 | SAN INVERT: - m |
| BUILDING HEIGHT: -m | | LOT FRONTAGE: - m | STM INVERT: - m |
| AVERAGE GRADE: 225.91m | | LOT COVERAGE: N/A % | DESIGNED: - |
| 4 | | | DRAWN: RC |
| 3 | | | SCALE: 1:250 |
| 2 | ISSUED FOR PERMIT | JUNE 13-2018 | DATE: JUN 12-2018 |
| 1 | ISSUED FOR REVIEW | NOV 06-2017 | PLAN: - |
| No. | Revision | Date | |

LOT NO: **159A**