



PLANNING DEPARTMENT

COMPLIES WITH
ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY:

ENGINEERING REVIEW

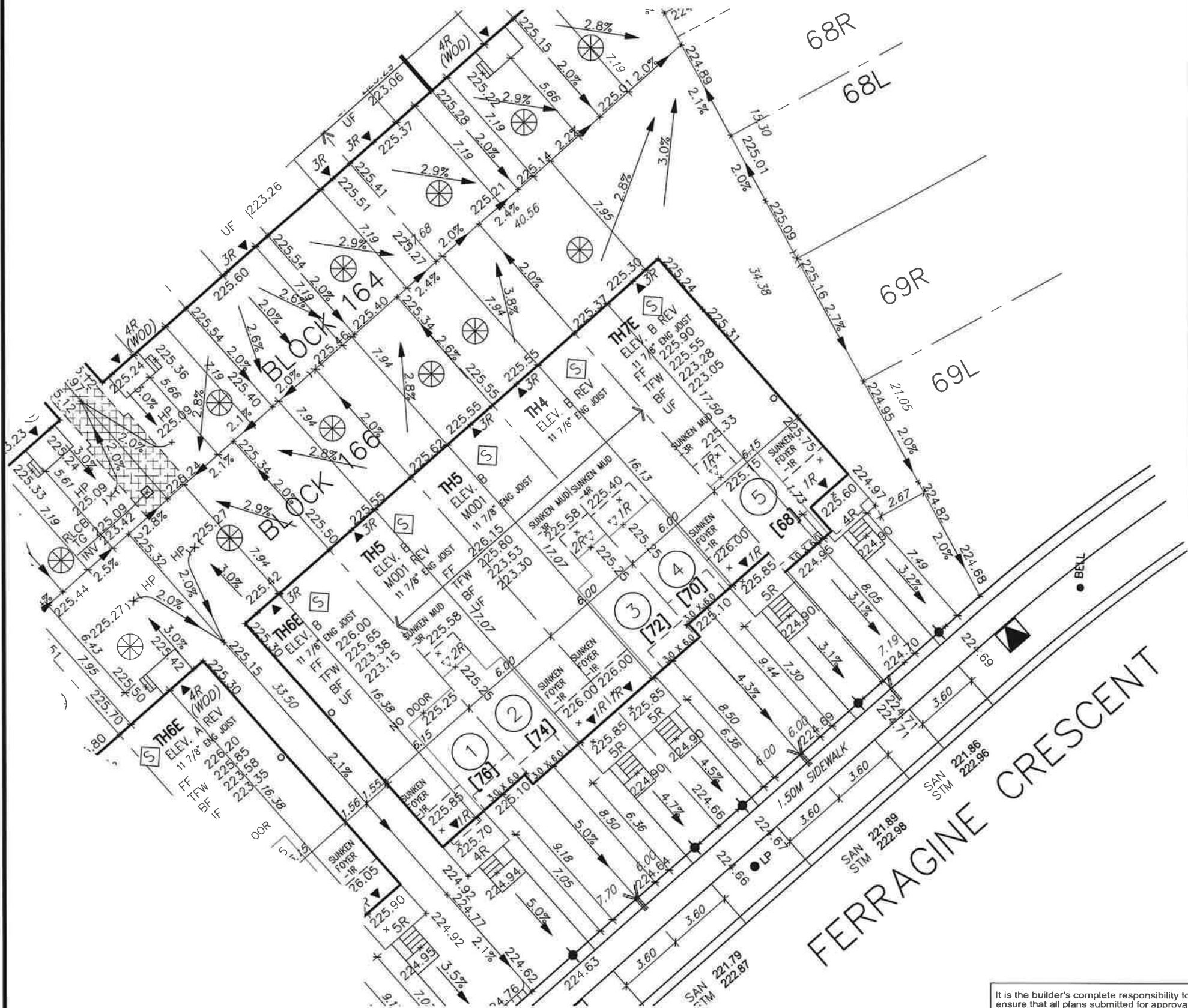
☐ ACCEPTED

☐ 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 166			
LOT NO.	LOT FRONTAGE (M)	LOT AREA (SM)	BUILDING HT (M)
1	7.70	257.95	8.56
2	6.00	201.00	8.51
3	6.00	201.00	8.51
4	6.00	201.00	8.51
5	8.72	368.90	8.36

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: 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-SW.dwg - Wed - Jun 27 2018 - 1:31 PM

project no
13045

- ⊗ PROPOSED VALVE
LP ● LIGHT POLE
H ○ HYDRANT
WATER SERVICE
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL
- FF FINISHED FLOOR ELEVATION
ML FINISHED MAIN LEVEL ELEVATION
UF UNDERSIDE FOOTING ELEVATION
BF FIN. BASEMENT FLOOR SLAB
TFW TOP OF FOUNDATION WALL
UFF UNDERSIDE FOOTING AT REAR
UFS 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
- [XXXX] MUNICIPAL ADDRESS
[XXXX] THIS LOT CONTAINS ENGINEERED FILL
AC AIR CONDITIONER REQUIRED
RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SIDE WINDOW LOCATION
OPT. DOOR LOCATION
EXTERIOR DOOR LOCATION
REDUCE SIDE YARD
- SWALE DIRECTION
LOTS EQUIPPED WITH SUMP PUMP

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

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 165A

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: 225.22m 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

SITING & GRADING PLAN

LOT NO: 166A