



Planning Department
Complies with Zoning By-Law: **2010-050**
Date Reviewed: **OCT 25, 2021**
Reviewed By: *[Signature]*

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: **49**

DATE **July 8/21 (08017)**

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.

October 28, 2021

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: *[Signature]*

DATE: **JUL 16, 2021**

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

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

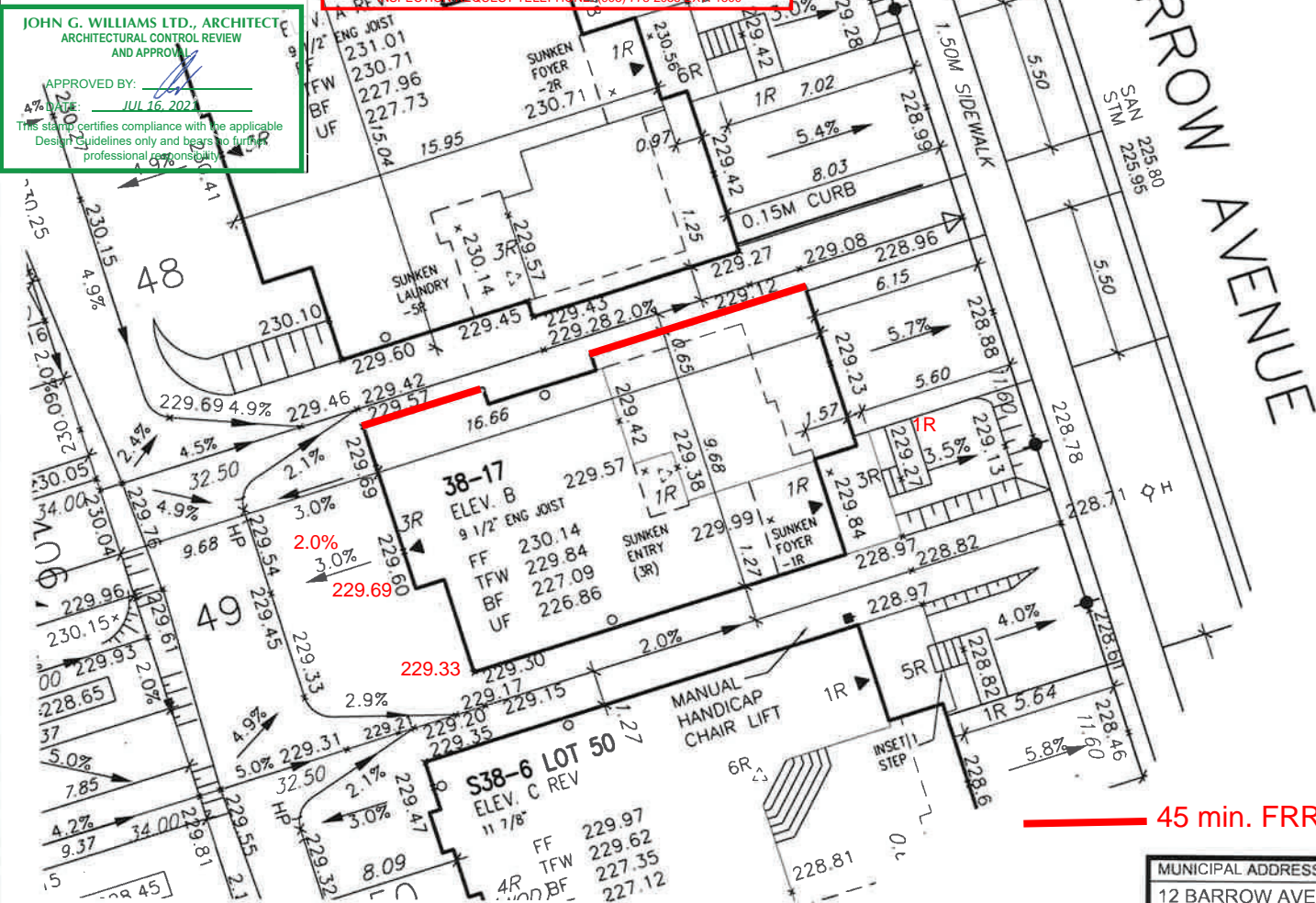
REVIEWED

INSPECTOR: *[Signature]*

PERMIT NO.: **PRBD202100692** DATE: **Nov. 2, 2021**

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 PHONE: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-2035 EXT. 4500



MUNICIPAL ADDRESS
12 BARROW AVENUE

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 BCIN

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.



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 / 416.630.4782
vo3design.com

9'-0" BASEMENT

SANITARY SERVICE INVERT IS TO BE 0.3M LOWER THAN THE STORM SERVICE INVERT

- PROPOSED VALVE
- LP LIGHT POLE
- H HYDRANT
- TRANSFORMER
- WATER SERVICE
- DOUBLE STM/SAN. CONNECTION
- SINGLE STM/SAN. CONNECTION
- CB CATCH BASIN
- CABLE TELEVISION PEDESTAL
- BELL PEDESTAL

- FF FINISHED FLOOR 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
- W.O.D WALK OUT DECK
- W.O.B WALK OUT BASEMENT
- REV REVERSE PLAN

- STREET SIGN
- SUPER MAIL BOX
- RETAINING WALL
- 1.5m BLACK VINYL 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
- THIS LOT CONTAINS ENGINEERED FILL
- AC AIR CONDITIONER REQUIRED
- RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD TOWARDS FRONT OF HOUSE)
- SIDE WINDOW LOCATION
- EXTERIOR DOOR LOCATION
- REDUCE SIDE YARD

north arrow



DEVELOPER:	MAX BUILDING HEIGHT: 13.0m	LOT AREA: 377.00 m	SAN INVERT: 225.80 m
ARG GROUP	BUILDING HEIGHT: 8.02m	LOT FRONTAGE: 11.60 m	STM INVERT: 225.95 m
BUILDER:	AVERAGE GRADE: 229.28m	LOT COVERAGE: N/A %	DESIGNED: -
BAYVIEW WELLINGTON	3		DRAWN: RC
CONSULTANT:	2	REVISED AS PER ENG'S COMMENTS	SCALE: 1:250
URBAN ECO SYSTEMS- CIVIL ENG	1	ISSUED FOR CLIENT REVIEW	DATE: - MAR 04-2021
VA3 DESIGN- ARCHITECTURE	No.	Revision	PLAN: 51M-1063
		Date	drawing name
			SITING & GRADING PLAN
		LOT NO:	49