



Planning Department
Complies with Zoning By-Law: **2010-050**
Date Reviewed: **2023-01-11**
Reviewed By: *Lilian Zhang*

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 - Re-site**

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.

January 17, 2023

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

DATE

Dec 6, 2022



TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

John Flui

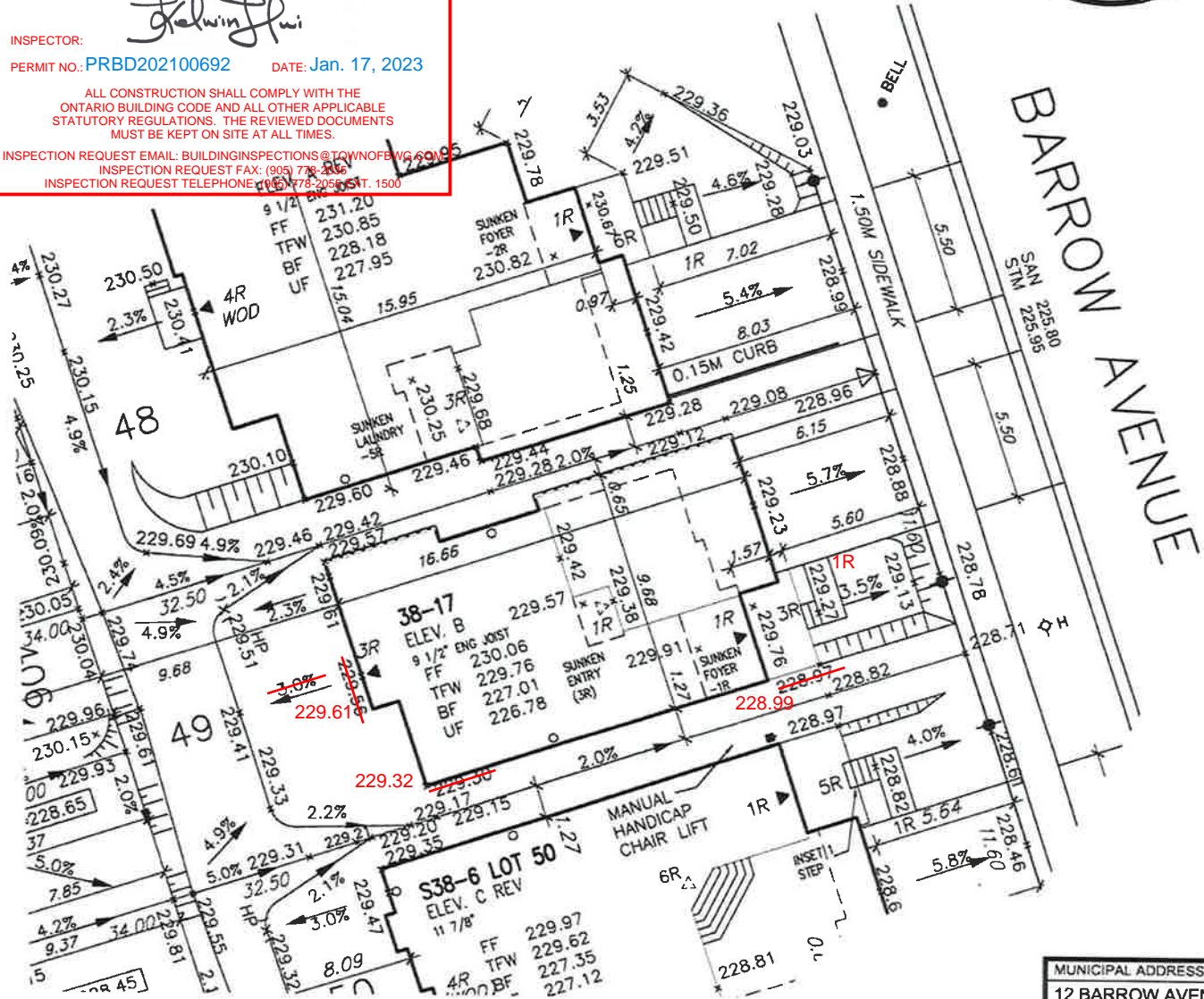
INSPECTOR:

PERMIT NO.: **PRBD202100692**

DATE: **Jan. 17, 2023**

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) 778-2356
INSPECTION REQUEST TELEPHONE: (905) 778-2056 EXT. 1500



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

9'-0" BASEMENT

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.

MUNICIPAL ADDRESS

12 BARROW AVENUE



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

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project no
16023

- LP PROPOSED VALVE
H LIGHT POLE
H HYDRANT
T TRANSFORMER
W WATER SERVICE
D DOUBLE STM/SAN CONNECTION
S SINGLE STM/SAN CONNECTION
CB CATCH BASIN
C CABLE TELEVISION PEDESTAL
B BELL PEDESTAL

- JR No. OF RISERS
FF FINISHED FLOOR ELEVATION
UF UNDERSIDE FOOTING ELEVATION
BF FIN. BASEMENT FLOOR SLAB
TFW TOP OF FOUNDATION WALL
UFF UNDERSIDE FOOTING AT REAR
UFF UNDERSIDE FOOTING AT FRONT
UFF 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
SMALL DIRECTION
EMBANKMENT

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



DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: **13.0m** LOT AREA: **377.00 m** SAN INVERT: **225.80 m**
BUILDING HEIGHT: **8.02m** LOT FRONTAGE: **11.60m** STM INVERT: **225.95 m**
AVERAGE GRADE: **229.28m** LOT COVERAGE: **N/A %** DESIGNED:

3 REV TO AS BUILT COND DEC 02-2022 DRAWN: **RC**
2 REVISED AS PER ENG'S COMMENTS SCALE: **1:250**
1 ISSUED FOR CLIENT REVIEW MAR 04-2021 DATE: **MAR 04-2021**

No. Revision Date PLAN: **51M-1063**
drawing name
SITING & GRADING PLAN LOT NO: **49**