Bradford west Gwillimbury

Planning Department

Complies with Zoning By-Law: 2010-050

Date Reviewed: December 4, 2018

Reviewed By: Sarah Ottier

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. _____

DATE _____

ENGINEERING REVIEW

☑ ACCEPTED

☐ ACCEPTED AS NOTED

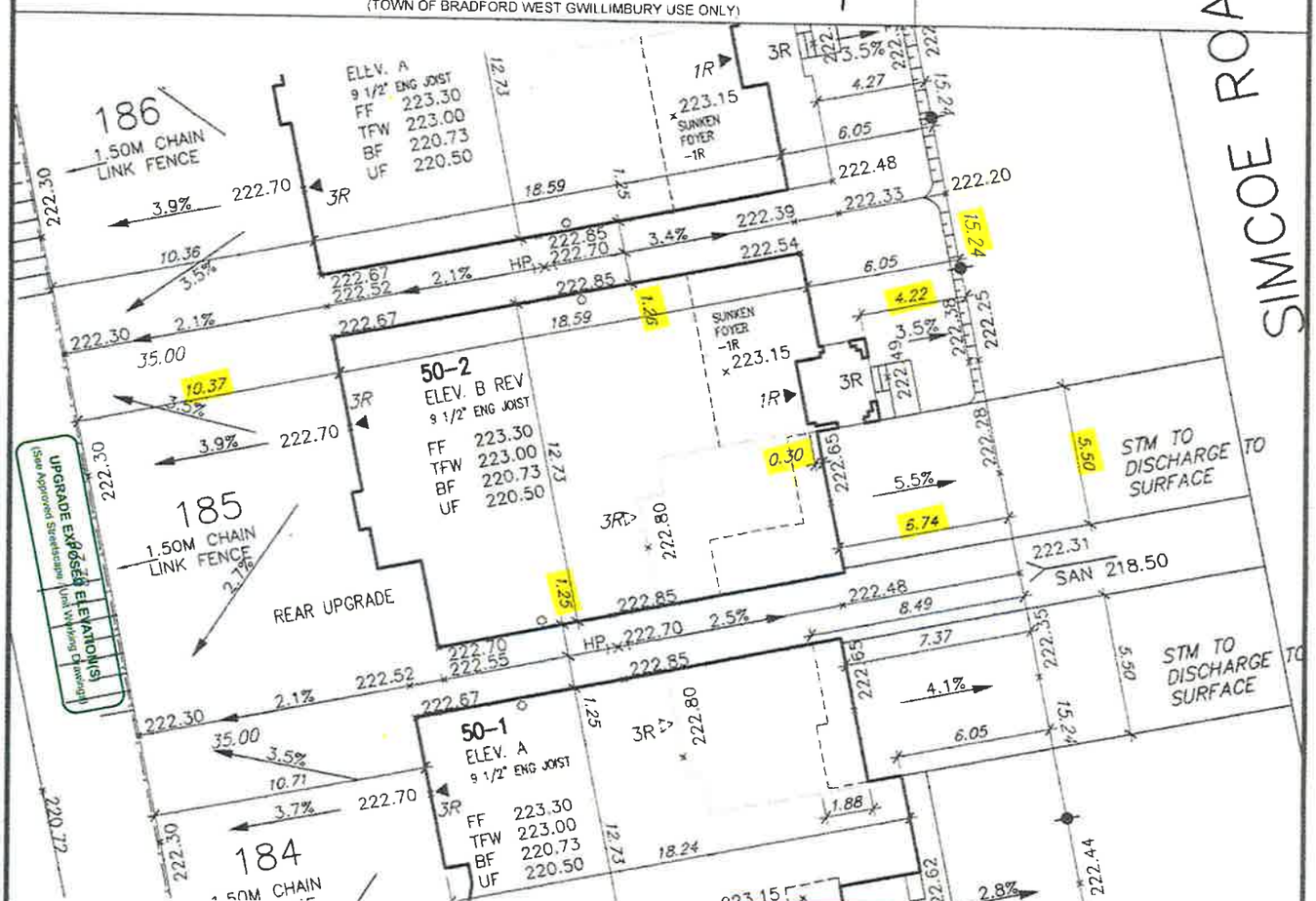
☐ REQUIRES RE-SUBMISSION

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.

December 12, 2018

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: _____

DATE: NOV 28, 2018

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

ROSARIO SACCO

SITE COPY

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: PRBD2018-00926 DATE: 12/19/2018

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: BUILDINGINSPECTION@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 775-2035
INSPECTION REQUEST TELEPHONE: (905) 775-5369 EXT. 1500

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

name: Wellington Jno-Baptiste — signature — BCIN 25591

registration information

name: VA3 Design Inc. — BCIN 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

600 SIMCOE ROAD

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

file name: RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\Site Plan\13045-SP-BCH-PH4-TABS.dwg - Tue - Nov 27 2018 - 12:05 PM

project no. 13045

⊗ PROPOSED VALVE	_R No. OF RISERS	STREET SIGN	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
LP ● LIGHT POLE	FF FINISHED FLOOR ELEVATION	MAIL SUPER MAIL BOX	OR THIS LOT CONTAINS ENGINEERED FILL
H HYDRANT	UF UNDERSIDE FOOTING ELEVATION	RETAINING WALL	AC AIR CONDITIONER REQUIRED
TRANSFORMER	BF FIN. BASEMENT FLOOR SLAB	CHAIN LINK FENCE	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
WATER SERVICE	TFW TOP OF FOUNDATION WALL	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)	SIDE WINDOW LOCATION
DOUBLE STM./SAN. CONNECTION	UFR UNDERSIDE FOOTING AT REAR	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	EXTERIOR DOOR LOCATION
SINGLE STM./SAN. CONNECTION	UFF UNDERSIDE FOOTING AT FRONT	HYDRO SERVICE LATERAL	REDUCE SIDE YARD
CB CATCH BASIN	UFS UNDERSIDE FOOTING AT SIDE	SWALE DIRECTION	
CABLE TELEVISION PEDESTAL	W.O.D. WALK OUT DECK	EMBANKMENT	
BELL PEDESTAL	W.O.B. WALK OUT BASEMENT		
	REV REVERSE PLAN		

north arrow

DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 11.0m	LOT AREA: 533.40 m2	SAN INVERT: 218.50 m	
BUILDING HEIGHT: 8.42m	LOT FRONTAGE 15.24 m	STM INVERT: 000.00 m	
AVERAGE GRADE: 222.68m	LOT COVERAGE: N/A %	DESIGNED:	

No	Revision	Date
3		
2	REVISED AS PER ENG'S COMMENTS	NOV 15-2018
1	ISSUED FOR REVIEW	AUG 31-2018

DRAWN: RC
SCALE: 1:250
DATE: - NOV 15-2018
PLAN: 51M-1063

drawing name: **SITING & GRADING PLAN**

LOT NO: 185

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