



PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: 2023-01-03

REVIEWED BY: Lilian Zhang

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)

PRIOR TO EXCAVATION OF FOOTINGS THE BUILDER MUST VERIFY EXISTING SANITARY AND STORM INVERT ELEVATIONS.

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

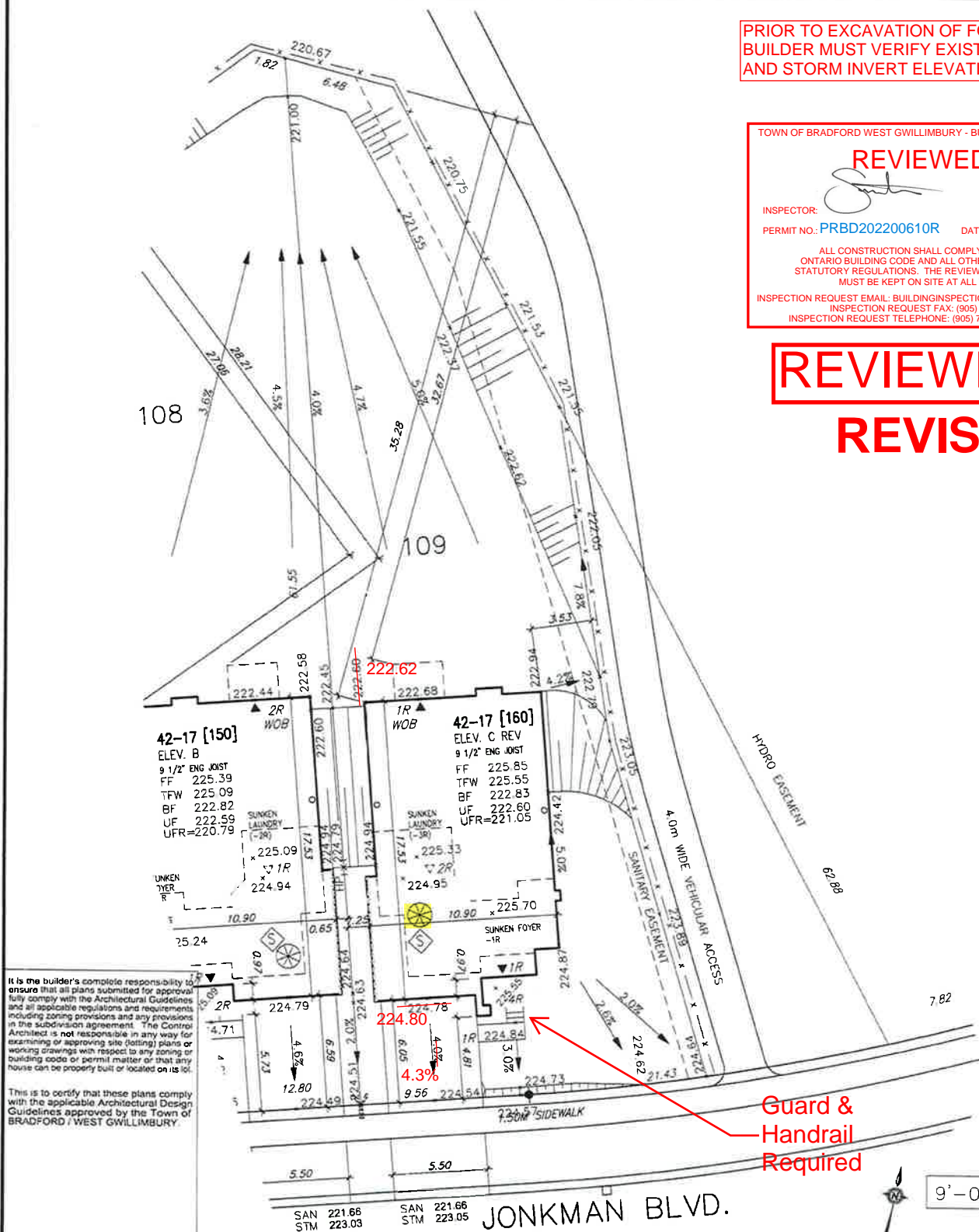
INSPECTOR:

PERMIT NO.: PRBD202200610R DATE: Jan. 23, 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) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

REVIEWED
REVISED



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 Consulting 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.

<input checked="" type="checkbox"/> PROPOSED VALVE <input type="checkbox"/> LIGHT POLE <input type="checkbox"/> WATER SERVICE <input type="checkbox"/> TRANSFORMER <input type="checkbox"/> DOUBLE STM/SAN CONNECTION <input type="checkbox"/> SINGLE STM/SAN CONNECTION <input type="checkbox"/> CATCH BASIN <input type="checkbox"/> CABLE TELEVISION PEDESTAL <input type="checkbox"/> BELL PEDESTAL	<input type="checkbox"/> FINISHED FLOOR ELEVATION <input type="checkbox"/> FINISHED MAIN LEVEL ELEVATION <input type="checkbox"/> UNDERSIDE FOOTING ELEVATION <input type="checkbox"/> FIN. BASEMENT FLOOR SLAB <input type="checkbox"/> TOP OF FOUNDATION WALL <input type="checkbox"/> UNDERSIDE FOOTING AT REAR <input type="checkbox"/> UNDERSIDE FOOTING AT FRONT <input type="checkbox"/> UNDERSIDE FOOTING AT SIDE <input type="checkbox"/> DECK <input type="checkbox"/> WALK OUT DECK <input type="checkbox"/> WALK OUT BASEMENT <input type="checkbox"/> REVERSE PLAN	<input type="checkbox"/> STREET SIGN <input type="checkbox"/> MAIL BOX <input type="checkbox"/> RETAINING WALL <input type="checkbox"/> CHAIN LINK FENCE (SEE LANDSCAPE PLAN) <input type="checkbox"/> ACoustical FENCE (SEE LANDSCAPE PLAN) <input type="checkbox"/> WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) <input type="checkbox"/> HYDRO SERVICE LATERAL <input type="checkbox"/> GAS METER <input type="checkbox"/> HYDRO METER <input type="checkbox"/> SNAKE DIRECTION <input type="checkbox"/> LOTS EQUIPPED WITH SLUMP PUMP	<input type="checkbox"/> PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA <input type="checkbox"/> THIS LOT CONTAINS ENGINEERED FILL <input type="checkbox"/> AIR CONDITIONER REQUIRED <input type="checkbox"/> RAIN WATER DOWNGROUT LOCATION (DISCHARGE INTO SP/ASH/PIPE) <input type="checkbox"/> SIDE WINDOW LOCATION <input type="checkbox"/> OPT. DOOR LOCATION <input type="checkbox"/> EXTERIOR DOOR LOCATION <input type="checkbox"/> REDUCE SIDE YARD
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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. 109 - Re-site Dec 6, 2022

DATE

R. SACCO
40295305
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

DEVELOPER: **ARG GROUP**

BUILDER: **BAYVIEW WELLINGTON**

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

MAX BUILDING HEIGHT: 13.0m	LOT AREA: 871.62 m ²	SAN INVERT: 221.66 m
BUILDING HEIGHT: 9.27m	LOT FRONTAGE: 18.70 m	STM INVERT: 223.05 m
AVERAGE GRADE: 224.01m	LOT COVERAGE: N/A %	DESIGNED: -
4		DRAWN: RC
3		SCALE: 1:250
2	REV TOP OF FDN WALL TO AS BUILT COND	DATE: DEC 10-2021
1	ISSUED FOR CLIENT REVIEW	PLAN: 51M-1137
No	Revision	Date
SITING & GRADING PLAN		LOT NO: 109

MUNICIPAL ADDRESS
160 JONKMAN BLVD.

VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2T 1R4
416 630 2255 / 416 630 4782
va3design.com

The undersigned has reviewed and taken 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, Jane-Baptiste 25591
Home 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 re-record at his own expense.
Builder to verify service connection elevations prior to constructing foundations.