

**ENGINEERING REVIEW**

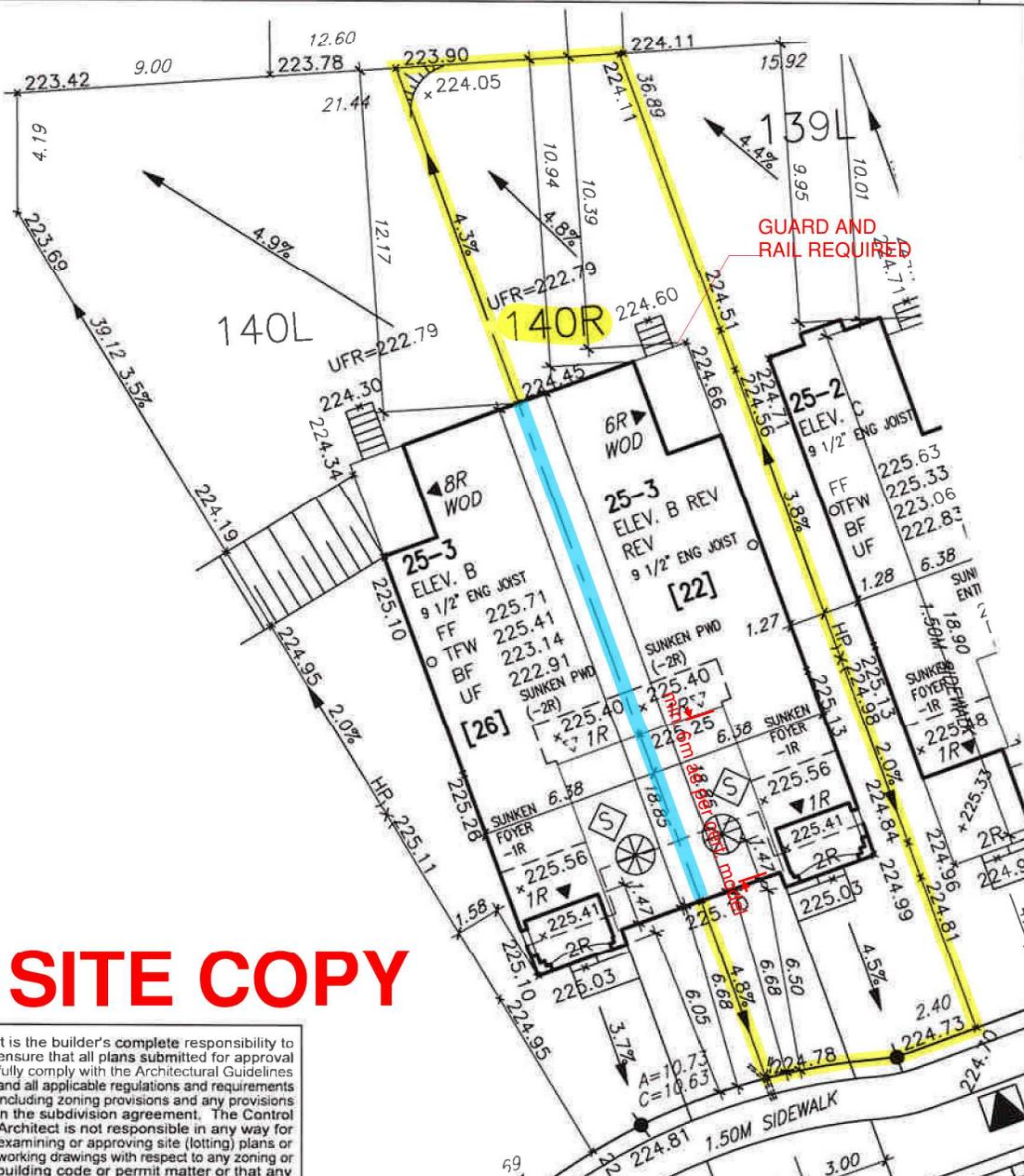
- ACCEPTED
- ACCEPTED AS NOTED
- REQUIRES RE-SUBMISSION

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 23, 2020**

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

*[Signature]*



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-Baptista** 25591  
 name registration information signature BCIN  
**VA3 Design Inc.** 42658



**SITE COPY**

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: **DEC 07, 2020**  
 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.: **PRBD202001520** DATE: **12/16/2020**  
 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) 775-5389 EXT. 1500

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.

**— = 1 hr F.R.R.**

MUNICIPAL ADDRESS  
**22 WESTLAKE CRES.**  
 MUNICIPAL ADDRESS  
**26 WESTLAKE CRES.**

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

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Thu - Dec 3 2020 - 6:59 AM file name project no. 13045

<ul style="list-style-type: none"> <li>⊗ PROPOSED VALVE</li> <li>LP ● LIGHT POLE</li> <li>○ WATER SERVICE</li> <li>○ DOUBLE STM./SAN. CONNECTION</li> <li>○ SINGLE STM./SAN. CONNECTION</li> <li>□ CATCH BASIN</li> <li>○ CABLE TELEVISION PEDESTAL</li> <li>○ BELL PEDESTAL</li> </ul>	<ul style="list-style-type: none"> <li>○ HYDRANT</li> <li>○ TRANSFORMER</li> <li>○ FINISHED FLOOR ELEVATION</li> <li>○ FINISHED MAIN LEVEL ELEVATION</li> <li>○ UNDERSIDE FOOTING ELEVATION</li> <li>○ FIN. BASEMENT FLOOR SLAB</li> <li>○ TOP OF FOUNDATION WALL</li> <li>○ UNDERSIDE FOOTING AT REAR</li> <li>○ UNDERSIDE FOOTING AT FRONT</li> <li>○ UNDERSIDE FOOTING AT SIDE</li> <li>○ WALK OUT DECK</li> <li>○ W.O.B. WALK OUT BASEMENT</li> <li>○ REVERSE PLAN</li> </ul>	<ul style="list-style-type: none"> <li>○ STREET SIGN</li> <li>○ MAIL BOX</li> <li>○ RETAINING WALL</li> <li>○ CHAIN LINK FENCE (SEE LANDSCAPE PLAN)</li> <li>○ ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)</li> <li>○ WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)</li> <li>○ HYDRO SERVICE LATERAL</li> <li>○ HYDRO METER</li> <li>○ GAS METER</li> <li>○ SWALE DIRECTION</li> <li>○ LOTS EQUIPPED WITH SUMP PUMP</li> <li>○ EMBANKMENT</li> </ul>	<ul style="list-style-type: none"> <li>[XXXX] MUNICIPAL ADDRESS</li> <li>○ PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA</li> <li>○ THIS LOT CONTAINS ENGINEERED FILL</li> <li>○ AIR CONDITIONER REQUIRED</li> <li>○ RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)</li> <li>○ SIDE WINDOW LOCATION</li> <li>○ OPT. DOOR LOCATION</li> <li>○ EXTERIOR DOOR LOCATION</li> <li>○ REDUCE SIDE YARD</li> </ul>
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<b>DEVELOPER:</b> <b>ARG GROUP</b>	MAX BUILDING HEIGHT: <b>13.0m</b>	LOT AREA: <b>719.88m<sup>2</sup></b>	SAN INVERT: <b>221.89 m</b>
	BUILDING HEIGHT: <b>8.13m</b>	LOT FRONTAGE: <b>15.73 m</b>	STM INVERT: <b>222.76 m</b>
	AVERAGE GRADE: <b>224.85m</b>	LOT COVERAGE: <b>N/A %</b>	DESIGNED: <b>-</b>
<b>BUILDER:</b> <b>BAYVIEW WELLINGTON</b>	3	Lot area: min. 200m <sup>2</sup> /dwelling unit Lot frontage: min. 6.8m/dwelling unit	DRAWN: <b>RC</b>
	2		SCALE: <b>1:250</b>
	1	REVISED AS PER ENG'S COMMENTS	DATE: <b>DEC 01-2020</b>
<b>CONSULTANT:</b> <b>URBAN ECO SYSTEMS- CIVIL ENG</b> <b>VA3 DESIGN- ARCHITECTURE</b>	No.	Revision	Date
	drawing name		
<b>SITING &amp; GRADING PLAN</b>			LOT NO: <b>140</b>