

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 21, 2020**

DATE

REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

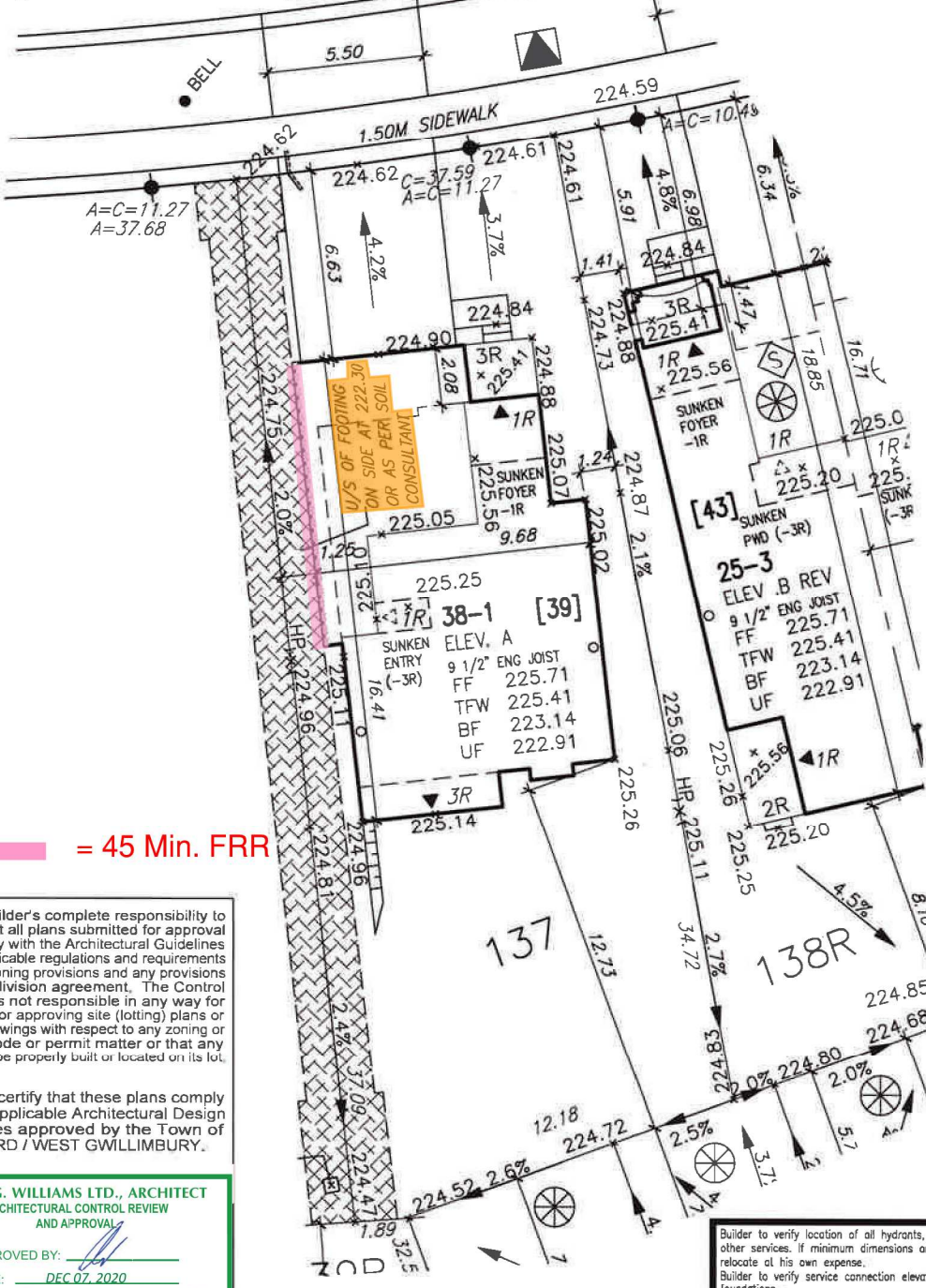
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information  
Wellington Jno-Baptiste *Jno-Baptiste* 25591  
name registration information signature BCIN  
VA3 Design Inc. 42658



JONKMAN BLVD.

SAN 221.75  
STM 222.55



**= 45 Min. FRR**

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:

PERMIT NO.: **PRBD202001515**

DATE: **Dec. 21, 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) 778-2055 EXT. 1500

MUNICIPAL ADDRESS

39 JONKMAN BLVD.

**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**

- PROPOSED VALVE
- LP LIGHT POLE
- WATER SERVICE
- DOUBLE STM./SAN. CONNECTION
- SINGLE STM./SAN. CONNECTION
- CATCH BASIN
- CABLE TELEVISION PEDESTAL
- BELL PEDESTAL
- TRANSFORMER
- FINISHED FLOOR ELEVATION
- FINISHED MAIN LEVEL ELEVATION
- UNDERSIDE FOOTING ELEVATION
- FIN. BASEMENT FLOOR SLAB
- TOP OF FOUNDATION WALL
- UNDERSIDE FOOTING AT REAR
- UNDERSIDE FOOTING AT FRONT
- UNDERSIDE FOOTING AT SIDE
- WALK OUT DECK
- W.O.B. WALK OUT BASEMENT
- REVERSE PLAN

- STREET SIGN
- MAIL BOX
- RETAINING WALL
- CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
- ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
- WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
- HYDRO SERVICE LATERAL
- HYDRO METER
- GAS METER
- SWALE DIRECTION
- LOTS EQUIPPED WITH SUMP PUMP
- EMBANKMENT

- [XXXX] MUNICIPAL ADDRESS
- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
- THIS LOT CONTAINS ENGINEERED FILL
- AIR CONDITIONER REQUIRED
- RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
- SIDE WINDOW LOCATION
- OPT. DOOR LOCATION
- EXTERIOR DOOR LOCATION
- REDUCE SIDE YARD

north arrow



DEVELOPER:	MAX BUILDING HEIGHT: <b>13.0m</b>	LOT AREA: <b>452.13m<sup>2</sup></b>	SAN INVERT: <b>221.75 m</b>
<b>ARG GROUP</b>	BUILDING HEIGHT: <b>7.93m</b>	LOT FRONTAGE: <b>11.77 m</b>	STM INVERT: <b>222.55 m</b>
BUILDER:	AVERAGE GRADE: <b>225.02m</b>	LOT COVERAGE: <b>N/A %</b>	DESIGNED: <b>-</b>
<b>BAYVIEW WELLINGTON</b>	<b>SITE COPY</b>		DRAWN: <b>RC</b>
CONSULTANT:			SCALE: <b>1:250</b>
<b>URBAN ECO SYSTEMS- CIVIL ENG</b>	1 REVISED AS PER ENG'S COMMENTS	DEC 01-2020	DATE: <b>DEC 02-2020</b>
<b>VA3 DESIGN- ARCHITECTURE</b>	No. Revision	Date	PLAN: <b>51M-1063</b>
<b>SITING &amp; GRADING PLAN</b>			LOT NO: <b>137</b>