



Planning Department

Complies with Zoning By-Law:

2010-050

Date Reviewed:

Dec 22, 2020

Reviewed By:

CdeReuter

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. 154

DATE Dec 3, 2020

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)

WESTLAKE CRESCENT

Guard & Handrail Required

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

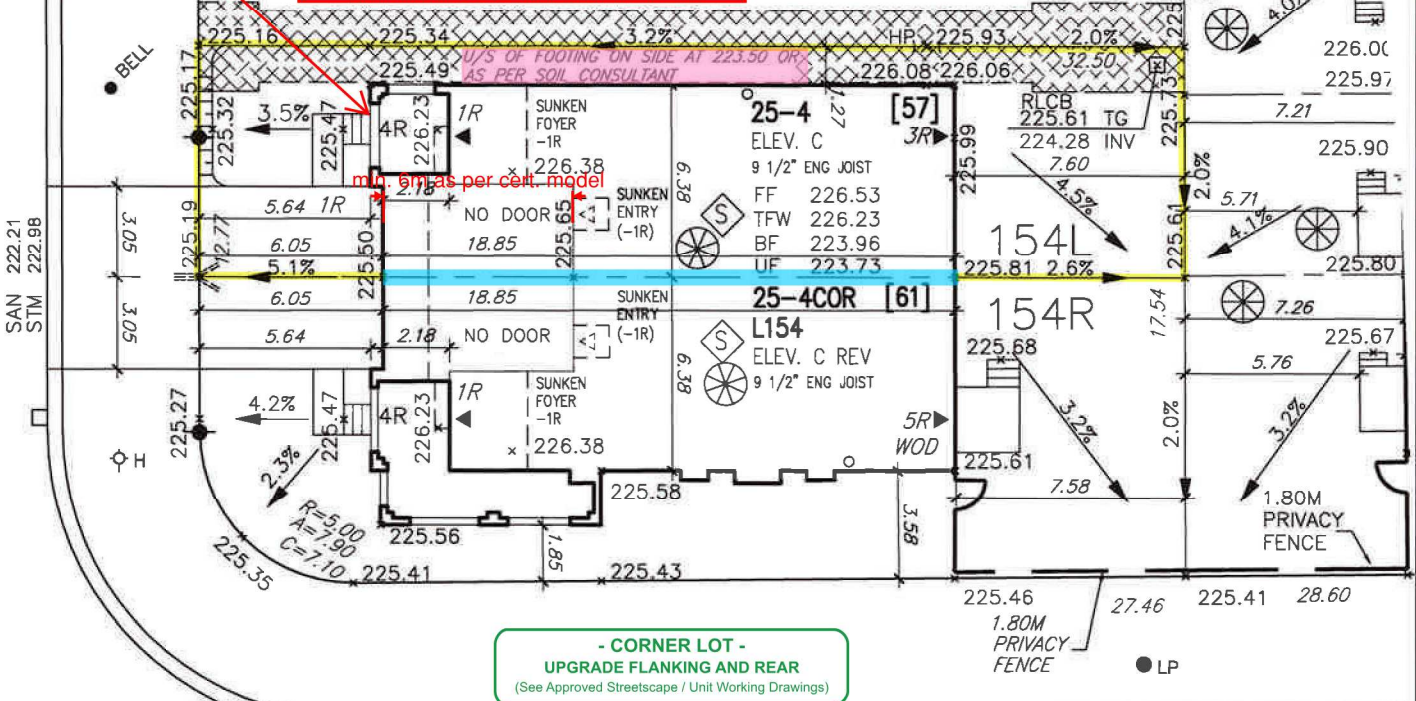
INSPECTOR: *Bany Goss*

PERMIT NO.: PRBD202001534 DATE: Dec. 17, 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

155



= 1 hr F.R.R.

WESTLAKE CRESCENT

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.



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.

signature

BCN

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

57 WESTLAKE CRES.

MUNICIPAL ADDRESS

61 WESTLAKE CRES.



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 - 7:00 AM

file name

project no.

13045

- PROPOSED VALVE
LIGHT POLE
WATER SERVICE
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL
- HYDRANT
TRANSFORMER
- LR FINISHED FLOOR ELEVATION
FF FINISHED MAIN LEVEL ELEVATION
ML FINISHED MAIN LEVEL ELEVATION
UF UNDERSIDE FOOTING ELEVATION
BF FIN. BASEMENT FLOOR SLAB
TFW TOP OF FOUNDATION WALL
UFR UNDERSIDE FOOTING AT REAR
UFF UNDERSIDE FOOTING AT FRONT
UFS UNDERSIDE FOOTING AT SIDE
DECK WALK OUT DECK
W.O.B. WALK OUT BASEMENT
REV 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
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
- LOTS EQUIPPED WITH SUMP PUMP

north arrow



DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m

BUILDING HEIGHT: 8.56m

AVERAGE GRADE: 225.69m

3

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1 REVISED AS PER ENG'S COMMENTS

No. Revision

Date

drawing name

SITING & GRADING PLAN

LOT AREA: 568.97 m²

LOT FRONTAGE: 17.75 m

LOT COVERAGE: N/A %

DRAWN: RC

SCALE: 1:250

DATE: DEC 02-2020

PLAN: 51M-1063

LOT NO: 154

SAN INVERT: 222.21 m

STM INVERT: 222.98 m

DESIGNED:

DATE: DEC 02-2020

PLAN: 51M-1063

LOT NO: 154