



Planning Department	2010-050
Complies with Zoning By-Law:	
Date Reviewed:	Jul 07, 2021
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:	68 L/R
DATE	June 10, 2021

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.

DATE	July 8, 2021	REVIEWED BY	Don Whelan
(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)			



TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR: *Helwin J. Jui*

PERMIT NO.: PRBD202100381 DATE: Jul. 13, 2021

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

POURED-IN-PLACE STAIRS WITH MASONRY VENEER ON BOTH SIDES

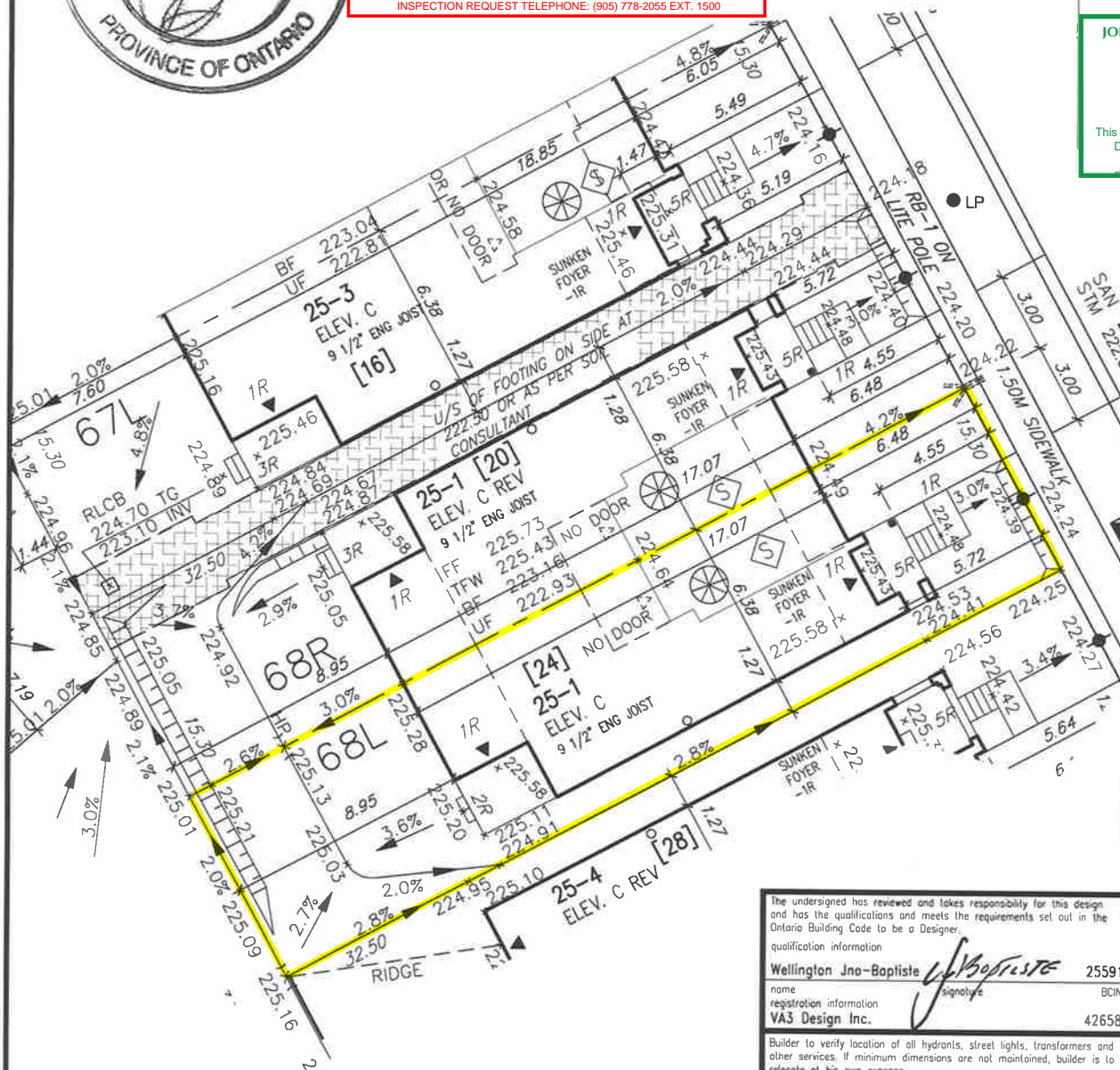
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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:	<i>[Signature]</i>
DATE:	JUN 14, 2021

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



FERRAGINE CRES

MUNICIPAL ADDRESS	20 FERRAGINE CRES.
MUNICIPAL ADDRESS	24 FERRAGINE CRES.

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	BCIN
registration information	
VAS 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 relocate at his own expense.

Builder to verify service connection elevations prior to constructing foundations.



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t 416.630.2255 / 416.630.4782
va3design.com

RICHARD - H:\ARCHIVE\WORKING\2016\16023 BW\Site plan\16023-SP.dwg - Wed - Jun 9 2021 - 6:41 AM

project no. 16023

<ul style="list-style-type: none">PROPOSED VALVELP LIGHT POLEWATER SERVICEDOUBLE STM./SAN. CONNECTIONSINGLE STM./SAN. CONNECTIONCATCH BASINBELL CABLE TELEVISION PEDESTALBELL PEDESTAL	<ul style="list-style-type: none">HYDRANTTRANSFORMERFINISHED FLOOR ELEVATIONFINISHED MAIN LEVEL ELEVATIONUNDERSIDE FOOTING ELEVATIONFIN. BASEMENT FLOOR SLABTOP OF FOUNDATION WALLUNDERSIDE FOOTING AT REARUNDERSIDE FOOTING AT FRONTUNDERSIDE FOOTING AT SIDEDECKW.O.B. WALK OUT BASEMENTREVERSE PLAN	<ul style="list-style-type: none">STREET SIGNMAIL BOXRETAINING WALLCHAIN LINK FENCE (SEE LANDSCAPE PLAN)ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)HYDRO SERVICE LATERALHYDRO METERGAS METERSWALE DIRECTIONLOTS EQUIPPED WITH SUMP PUMPEMBANKMENT	<ul style="list-style-type: none">MUNICIPAL ADDRESSPROVIDE 3/4" DIA. CLEAR STONE IN THIS AREATHIS LOT CONTAINS ENGINEERED FILLAIR CONDITIONER REQUIREDRAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)SIDE WINDOW LOCATIONOPT. DOOR LOCATIONEXTERIOR DOOR LOCATIONREDUCE SIDE YARD
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DEVELOPER:	MAX BUILDING HEIGHT: 13.0m	LOT AREA: 497.25 m ²	SAN INVERT: 221.49 m	
ARG GROUP	BUILDING HEIGHT: 8.11m	LOT FRONTAGE: 15.30m	STM INVERT: 222.65 m	
	AVERAGE GRADE: 224.79m	LOT COVERAGE: N/A %	DESIGNED:	
BUILDER:	3		DRAWN: RC	
BAYVIEW WELLINGTON	2		SCALE: 1:250	
	1	REVISED AS PER ENG'S COMMENTS	JUN 11-2021	DATE: - MAY 11-2021
CONSULTANT:	No.	Revision	Date	PLAN: 51M-1137
URBAN ECO SYSTEMS- CIVIL ENG VA3 DESIGN- ARCHITECTURE	drawing name			LOT NO: 68
	SITING & GRADING PLAN			