



Planning Department
Complies with Zoning By-Law: **2010-050**
Date Reviewed: **Jul 07, 2021**
Reviewed By: *C. DeFeuer*

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.

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



TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED
Helwin Flu

INSPECTOR:
PERMIT NO.: **PRBD202100382** 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

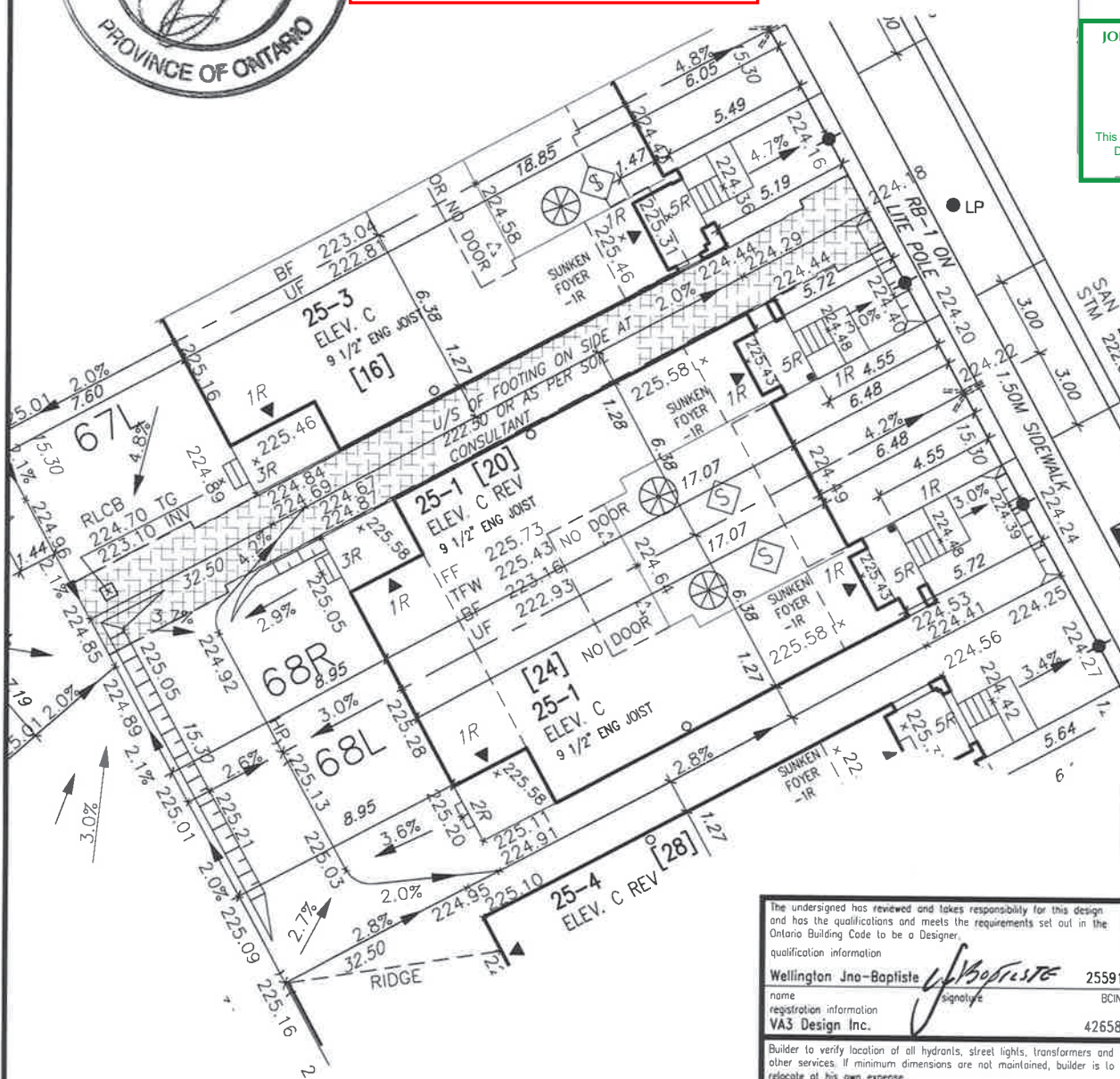
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

VAS3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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**

PROPOSED VALVE
LP LIGHT POLE
WATER SERVICE
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
CATCH BASIN
CABLE TELEVISION PEDESTAL
BELL PEDESTAL

HYDRANT
TRANSFORMER

NO. OF RISERS
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
DECK
W.O.B.
REV

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

SWALE DIRECTION
LOTS EQUIPPED WITH SUMP PUMP

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



DEVELOPER: ARG GROUP	MAX BUILDING HEIGHT:	13.0m	LOT AREA:	497.25 m ²	SAN INVERT:	221.49 m
	BUILDING HEIGHT:	8.11m	LOT FRONTAGE:	15.30m	STM INVERT:	222.65 m
	AVERAGE GRADE:	224.79m	LOT COVERAGE:	N/A %	DESIGNED:	
					DRAWN:	RC
BUILDER: BAYVIEW WELLINGTON	3				SCALE:	1:250
	2				DATE:	MAY 11-2021
	1	REVISED AS PER ENG'S COMMENTS	JUN 11-2021		PLAN:	51M-1137
	No.	Revision	Date		LOT NO:	68
CONSULTANT: URBAN ECO SYSTEMS- CIVIL ENG VA3 DESIGN- ARCHITECTURE	drawing name					
	SITING & GRADING PLAN					