



Town of Bradford West Gwillimbury
305 Barrie St, Unit 4B
Bradford, Ontario, Canada L3Z 2A9

Phone: 905-778-2055
Fax: 905-778-2053

www.townofbwg.com

PERMIT #
PRBD202001503

BUILDING PERMIT

PROJECT LOCATION	45 TIBERINI WAY
LEGAL DESCRIPTION	PLAN 51M1137 PT LOT 83L
WORK DESCRIPTION	SEMI DETACHED HOUSE SONOMA 2 (SD25-2) ELEV. B
OWNER NAME	BRADFORD EAST DEVELOPMENTS 111 CREDITSTONE RD CONCORD , ON L4K 1N3
APPLICANT NAME	ANDY MINATEL (BAYVIEW WELLINGTON HOMES)) 111 CREDITSTONE ROAD, CONCORD, ON L4K 1N3

On behalf of the CHIEF BUILDING OFFICIAL

December 21, 2020
DATE

POST THIS CARD IN A CONSPICUOUS PLACE

The person to whom a permit has been issued shall notify the Chief Building Official at least 48 hours in advance of the stages of construction specified in section 2.4.5 of the regulations.

The permit is granted on the express condition of full compliance with all the provisions of the Building Code Act and regulation made hereunder and of any By-Law or any amendment thereto of the Town of Bradford West Gwillimbury in whole regulates the structural requirements, the erection, alteration, location, use, etc., of buildings unless otherwise specifically so provided for and approved of in writing by the Chief Building Official. This permit is subject to revocation pursuant to section 10 of the Building Code Act, 1992.

Construction to start within 6 months. Permit will be revoked if construction has been substantially suspended for a period of more than 1 (one) year.



Planning Department

Complies with Zoning By-Law: **2010-050**Date Reviewed: **December 16, 2020**Reviewed By: *Sam O'Neil*

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. **83**DATE **Dec 3, 2020**

ENGINEERING REVIEW



ACCEPTED



ACCEPTED AS NOTED



REQUIRES RE-SUBMISSION

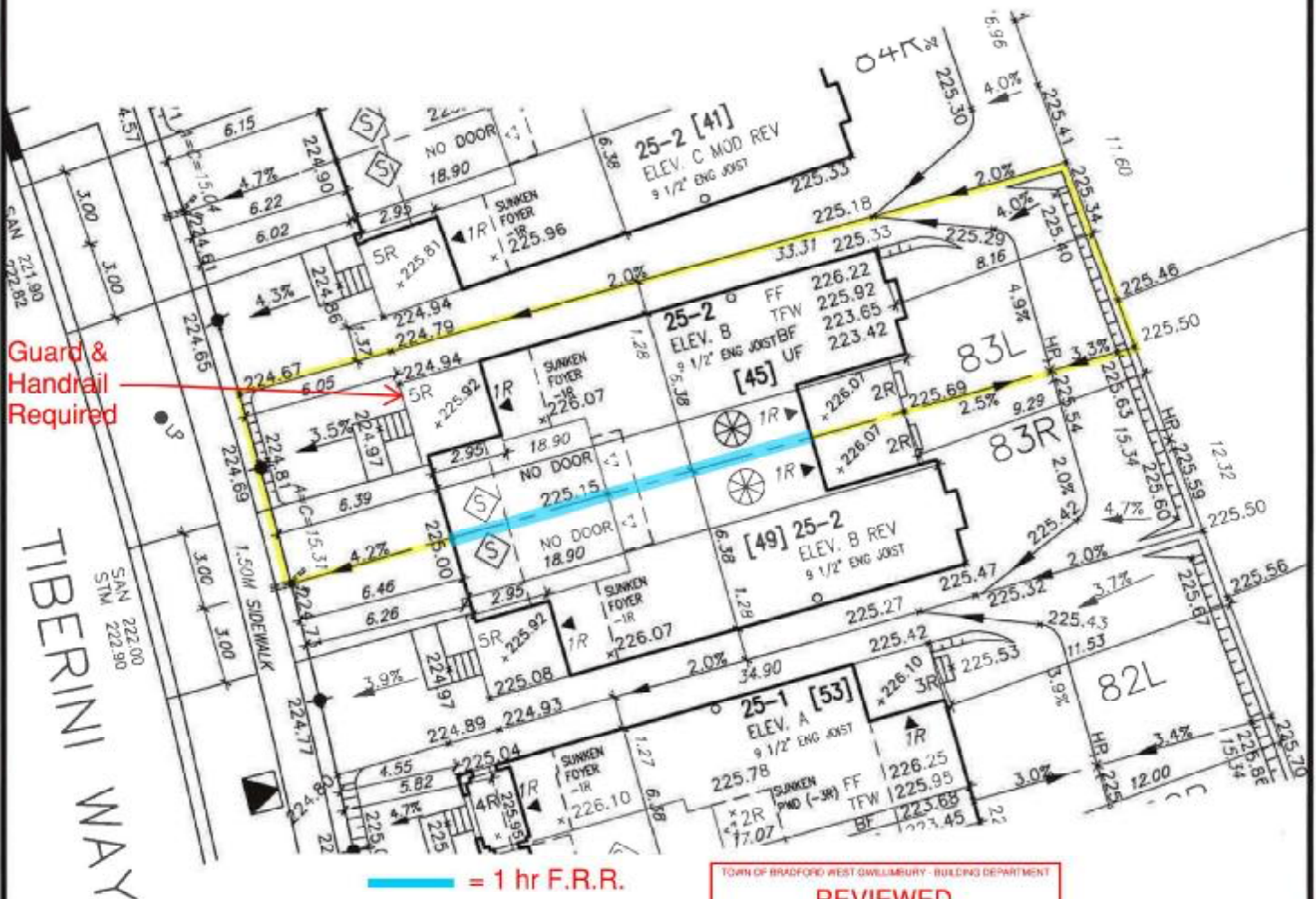
THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

December 21, 2020

DATE

REVIEWED BY

(TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)



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 02, 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. **PHB0202001503**DATE: **Dec. 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.

INSPECTOR REQUEST EMAIL: BUILDINGINSPECTION@BRADFORDWG.COM
INSPECTION REQUEST FAX: (800) 778-0035
INSPECTION REQUEST TELEPHONE: (800) 778-0035 EXT. 1500

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

VAS Design Inc.

BCIM

registration information

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.

**VA3
DESIGN**

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.6782
va3design.com

RICHARD - H:\ARCHIVE\WORKING\2016\18023.BM\Site plan\18023-SP.dwg - Thu - Dec 3 2020 - 6:58 AM

file name

project no

13045

<input checked="" type="checkbox"/> PROPOSED VALVE	<input checked="" type="checkbox"/> LIGHT POLE	<input checked="" type="checkbox"/> HYDRANT	<input checked="" type="checkbox"/> TRANSFORMER	<input checked="" type="checkbox"/> NO. OF RISERS	<input checked="" type="checkbox"/> FINISHED FLOOR ELEVATION	<input checked="" type="checkbox"/> UNFINISHED MAIN LEVEL ELEVATION	<input checked="" type="checkbox"/> FIN. BASEMENT FLOOR SLAB	<input checked="" type="checkbox"/> TOP OF FOUNDATION WALL	<input checked="" type="checkbox"/> UNDERSIDE FOOTING AT REAR	<input checked="" type="checkbox"/> UNDERSIDE FOOTING AT FRONT	<input checked="" type="checkbox"/> UNDERSIDE FOOTING AT SIDE	<input checked="" type="checkbox"/> WALK OUT DECK	<input checked="" type="checkbox"/> WALK OUT BASEMENT	<input checked="" type="checkbox"/> REVERSE PLAN	<input checked="" type="checkbox"/> STREET SIGN	<input checked="" type="checkbox"/> MAIL BOX	<input checked="" type="checkbox"/> RETAINING WALL	<input checked="" type="checkbox"/> CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	<input checked="" type="checkbox"/> ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)	<input checked="" type="checkbox"/> WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	<input checked="" type="checkbox"/> HYDRO SERVICE LATERAL	<input checked="" type="checkbox"/> HYDRO METER	<input checked="" type="checkbox"/> GAS METER	<input checked="" type="checkbox"/> SNAKE DIRECTION	<input checked="" type="checkbox"/> LOTS EQUIPPED WITH SUMP PUMP	<input checked="" type="checkbox"/> PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA	<input checked="" type="checkbox"/> THIS LOT CONTAINS ENGINEERED FILL	<input checked="" type="checkbox"/> AIR CONDITIONER REQUIRED	<input checked="" type="checkbox"/> RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)	<input checked="" type="checkbox"/> SIDE WINDOW LOCATION	<input checked="" type="checkbox"/> OPT. DOOR LOCATION	<input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION	<input checked="" type="checkbox"/> REDUCE SIDE YARD
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DEVELOPER:	MAX BUILDING HEIGHT: 13.0m	LOT AREA: 520.61 m²	SAN INVERT: 222.00 m
ARG GROUP	BUILDING HEIGHT: 8.12m	LOT FRONTAGE: 15.30 m	STM INVERT: 222.90 m
BUILDER:	AVERAGE GRADE: 225.18m	LOT COVERAGE: N/A %	DESIGNED: -
BAYVIEW WELLINGTON	3 SITE COPY	DRAWN: RC	SCALE: 1:250
CONSULTANT:	1 REVISED AS PER ENG'S COMMENTS	DEC 01-2020	DATE: DEC 02-2020
URBAN ECO SYSTEMS- CIVIL ENG	No.	Revision	Date
VA3 DESIGN- ARCHITECTURE			drawing name
			SITING & GRADING PLAN
			LOT NO: 83

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