



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 #
PRBD202001506

BUILDING PERMIT

PROJECT LOCATION	41 TIBERINI WAY
LEGAL DESCRIPTION	PLAN 51M1137 PT LOT 84R
WORK DESCRIPTION	SEMI DETACHED HOUSE SONOMA 2 (SD25-2) ELEV.C MOD
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'Brien*

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: **84**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. **PRBD20201506**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.

INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWS.COM
INSPECTION REQUEST FAX: 5061-776-2025
INSPECTION REQUEST TELEPHONE: (506) 776-2025 EXT. 1268

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.

Qualifier Information

Wellington Jno-Baptiste *[Signature]* 25591

name registration information

VA3 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.

MUNICIPAL ADDRESS

41 TIBERINI WAY

MUNICIPAL ADDRESS

37 TIBERINI WAY

**VA3
DESIGN**

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 / 416.630.4782
va3design.com

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Site plan\16023-SP.dwg - Thu - Dec 3 2020 - 6:58 AM

File name

project no

13045

	PROPOSED VALVE		LIGHT POLE		HYDRANT		TRANSFORMER		NO. OF RISERS		FINISHED FLOOR ELEVATION		UNDERGROUND FOOTING ELEVATION		F.N. BASEMENT FLOOR SLAB		TOP OF FOUNDATION WALL		UNDERGROUND FOOTING AT REAR		UNDERGROUND FOOTING AT FRONT		DECK		WALK OUT DECK		WALK OUT BASEMENT		REVERSE PLAN		STREET SIGN		XXXXX MUNICIPAL ADDRESS		RETAINING WALL		CHAIN LINK FENCE (SEE LANDSCAPE PLAN)		ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)		WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)		HYDRO SERVICE LATERAL		GAS METER		SLOPE DIRECTION		LOTS EQUIPPED WITH SUMP PUMP		REDUCE SIDE YARD		NORTH ARROW
	WATER SERVICE		DOUBLE STM/SAN CONNECTION		SINGLE STM/SAN CONNECTION		CATCH BASIN		CABLE TELEVISION PEDESTAL		BELL PEDESTAL		PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA		THIS LOT CONTAINS ENGINEERED FILL		AIR CONDITIONER REQUIRED		RAIN WATER DOWNSPOUT LOCATION (DISCHARGE INTO SPLASHPAD)		SIDE WINDOW LOCATION		OPT. DOOR LOCATION		EXTERIOR DOOR LOCATION																												

DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

**URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE**MAX BUILDING HEIGHT: **13.0m**BUILDING HEIGHT: **8.13m**AVERAGE GRADE: **225.06m**

3

2

1

No.

Revision

Date

drawing name

SITING & GRADING PLAN

LOT AREA: **525.19m²**LOT FRONTAGE: **15.45m**LOT COVERAGE: **N/A %**DESIGNED: **RC**SCALE: **1:250**DATE: **DEC 01-2020**DATE: **DEC 02-2020**PLAN: **51M-1063**LOT NO: **84**SAN INVERT: **221.90 m**STM INVERT: **222.82 m**DESIGNED: **RC**SCALE: **1:250**DATE: **DEC 01-2020**DATE: **DEC 02-2020**PLAN: **51M-1063**LOT NO: **84**