



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 #
PRBD202001517

BUILDING PERMIT

PROJECT LOCATION	43 JONKMAN BLVD
LEGAL DESCRIPTION	PLAN 51M1137 PT LOT 138R
WORK DESCRIPTION	SEMI DETACHED HOUSE SONOMA 3 (SD25-3) 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.

ENGINEERING REVIEW

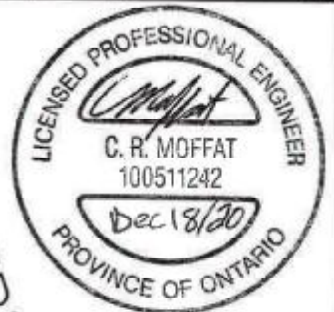
- ☒ ACCEPTED
☐ ACCEPTED AS NOTED
☐ REQUIRES RE-SUBMISSION

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)

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 *[Signature]* 25591
name registration information: *[Signature]* BCN
VA3 Design Inc. 42658



JONKMAN BLVD.

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

TIBERINI WAY

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 18, 2020**

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

= 1 hr F.R.R.

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT
REVIEWED
[Signature]
PROFESSIONAL: PRBO200001517 DATE: Dec. 21, 2020
ALL CONSTRUCTION SHALL COMPLY WITH THE INTENDED 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: (905) 778-2025
INSPECTION REQUEST TELEPHONE: (905) 778-2025 EXT. 1580

MUNICIPAL ADDRESS
47 JONKMAN BLVD.
MUNICIPAL ADDRESS
43 JONKMAN BLVD.

**VA3
DESIGN**

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

RICHARD - H:\ARCHIVE\WORKING\2018\16023.BW\Site plan\16023-SP.dwg - Fri - Dec 18 2020 - 12:27 PM

File name: 13045

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

- NO. OF RISERS
FINISHED FLOOR ELEVATION
FINISHED WALK LEVEL ELEVATION
FIN. BASEMENT FLOOR SLAB
TOP OF FOUNDATION WALL
UNDERSIDE FOOTING AT REAR
UNDERSIDE FOOTING AT FRONT
WALK OUT DOOR
WALK OUT BASEMENT
REVERSE PLAN

- STREET SIGN
MAIL BOX
RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ACQUACULTURE FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
HYDRO SERVICE LATERAL
HYDRO WATER
GAS METER
SMILE DIRECTION
LOTS EQUIPPED WITH SLUMP 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

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

**URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE**

MAX BUILDING HEIGHT: **13.0m** LOT AREA: **655.96m²** SAN INVERT: **221.69 m**
BUILDING HEIGHT: **8.34m** LOT FRONTAGE: **18.44 m** STM INVERT: **222.55 m**
AVERAGE GRADE: **224.81m** LOT COVERAGE: **N/A %** DESIGNED: **-**

SITE COPY
1 REVISED AS PER ENG'S COMMENTS DEC 01-2020 DATE: **- DEC 02-2020**

No. Revision Date
drawing name
SITING & GRADING PLAN LOT NO: **138**