



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 #
PRBD202001498

BUILDING PERMIT

PROJECT LOCATION	73 TIBERINI WAY
LEGAL DESCRIPTION	PLAN 51M1137 PT LOT 80R
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 Oltis*

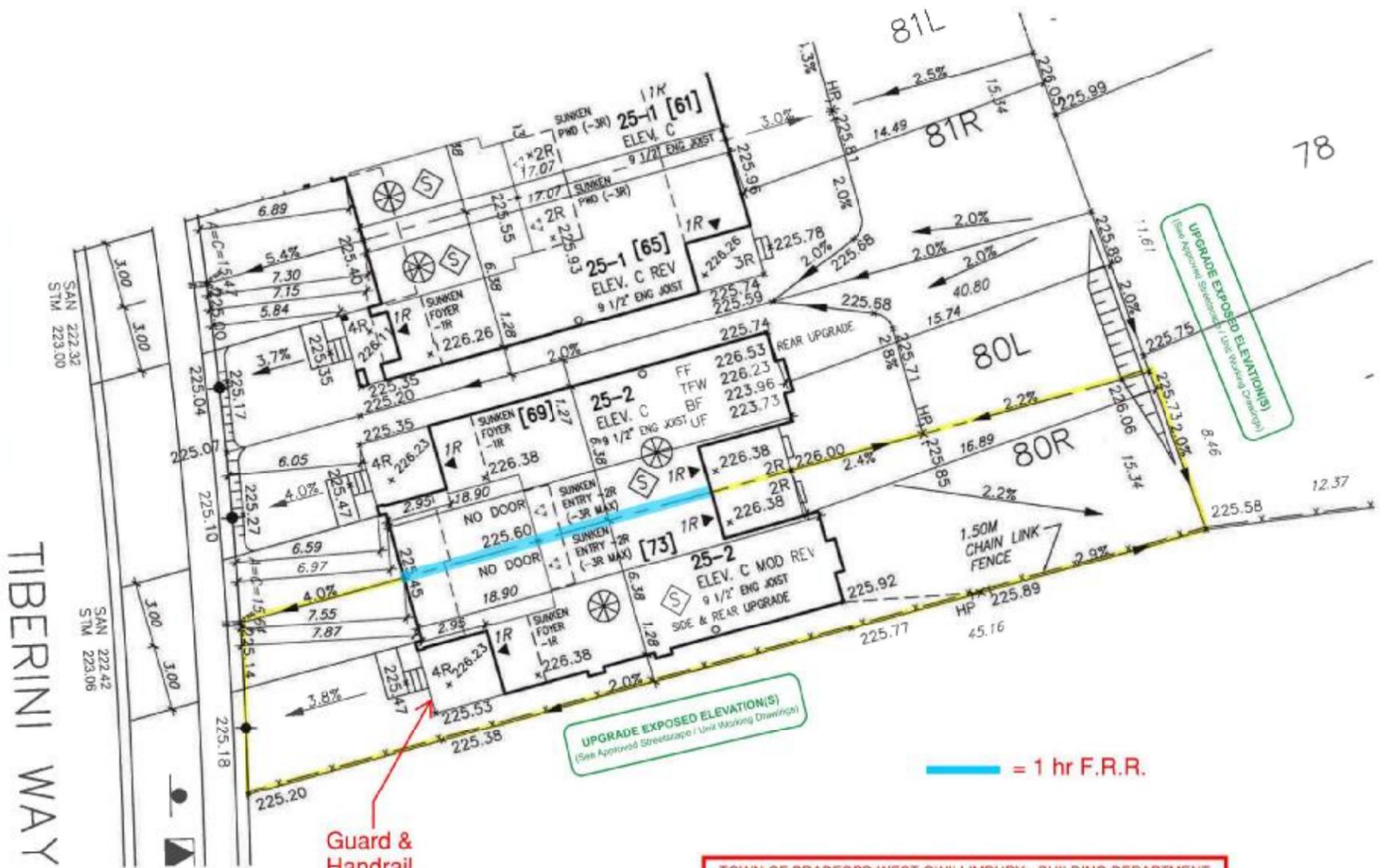
ENGINEERING REVIEW

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: *[Signature]*
 (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)



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 09, 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

Bay Gost

INSPECTOR:
 PERMIT NO.: **PRBD202001498** 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: BUILDINGSINSPECTIONS@TOWNOFBWG.COM
 INSPECTION REQUEST FAX: (905) 778-2035
 INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

SITE COPY

MUNICIPAL ADDRESS
73 TIBERINI WAY

MUNICIPAL ADDRESS
69 TIBERINI WAY

<ul style="list-style-type: none"> PROPOSED WALK LIGHT POLE WATER SERVICE DOUBLE STM/SAL CONNECTION SINGLE STM/SAL CONNECTION CATCH BASIN CABLE TELEVISION PEDestal BELL PEDestal 	<ul style="list-style-type: none"> FINISHED FLOOR ELEVATION FINISHED MAIN LEVEL ELEVATION UNDERSIDE FOOTING ELEVATION 1st BASEMENT FLOOR SLAB TOP OF FOUNDATION WALL UNDERSIDE FOOTING AT REAR UNDERSIDE FOOTING AT FRONT UNDERSIDE FOOTING AT SIDE WALK OUT DECK WALK OUT BASEMENT REARISE PLAN 	<ul style="list-style-type: none"> STREET SIGN MAIL BOX RETAINING WALL CHAIN LINK FENCE (SEE LANDSCAPE PLAN) ADDITIONAL FENCE (SEE LANDSCAPE PLAN) WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) HYDRO METER HYDRO SERVICE LATERAL GAS METER EMBARMENT 	<ul style="list-style-type: none"> PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA THIS LOT CONTAINS ENGINEERED FILL AIR CONDITIONER REQUIRED RAIN WATER DRAINOUT LOCATION (DISCHARGE INTL. STRAIGHT) SIDE WINDOOR LOCATION EXT. DOOR LOCATION EXTENDED DOOR LOCATION REDUCE SIDE YARD 	The undersigned has reviewed and takes responsibility for this design and has the specifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 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. Failure to verify service connection elevations prior to constructing foundations.
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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. **80**
 DATE **Dec 3, 2020**

DEVELOPER:
ARG GROUP

BUILDER:
BAYVIEW WELLINGTON

CONSULTANT:
URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m	LOT AREA: 656.43 m²	SAN INVERT: 222.42 m
BUILDING HEIGHT: 7.99m	LOT FRONTAGE: 15.30 m	STM INVERT: 223.06 m
AVERAGE GRADE: 225.62m	LOT COVERAGE: N/A %	DESIGNED: -
4		DRAWN: RC
3		SCALE: 1:250
2		DATE: DEC 02-2020
1	REVISED AS PER ENO'S COMMENTS	DEC 01-2020
No.	Revision	Date
SITING & GRADING PLAN		

VA3 DESIGN

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 Toronto ON M2J 1R4
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va3design.com

LOT NO: **80**

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