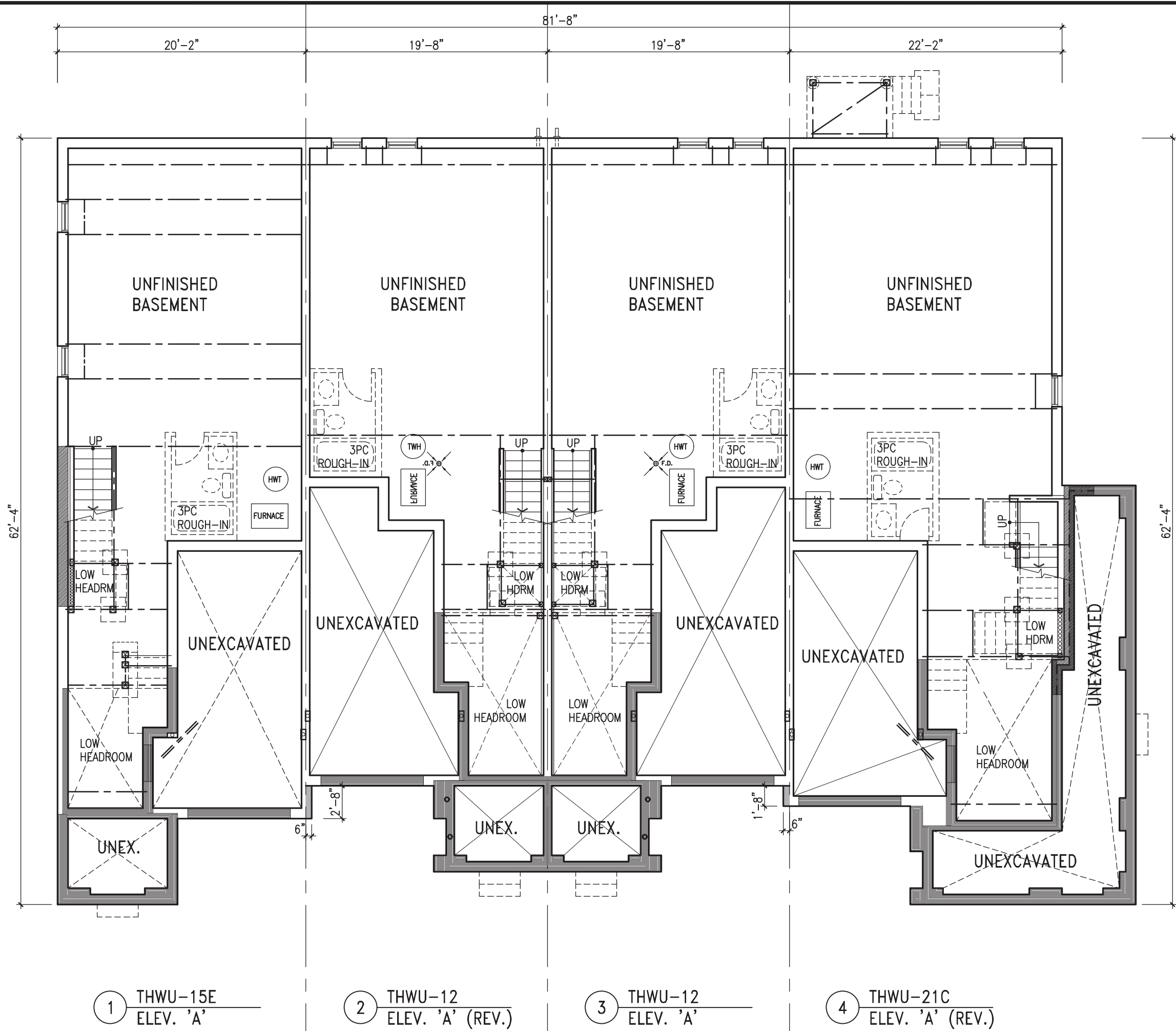
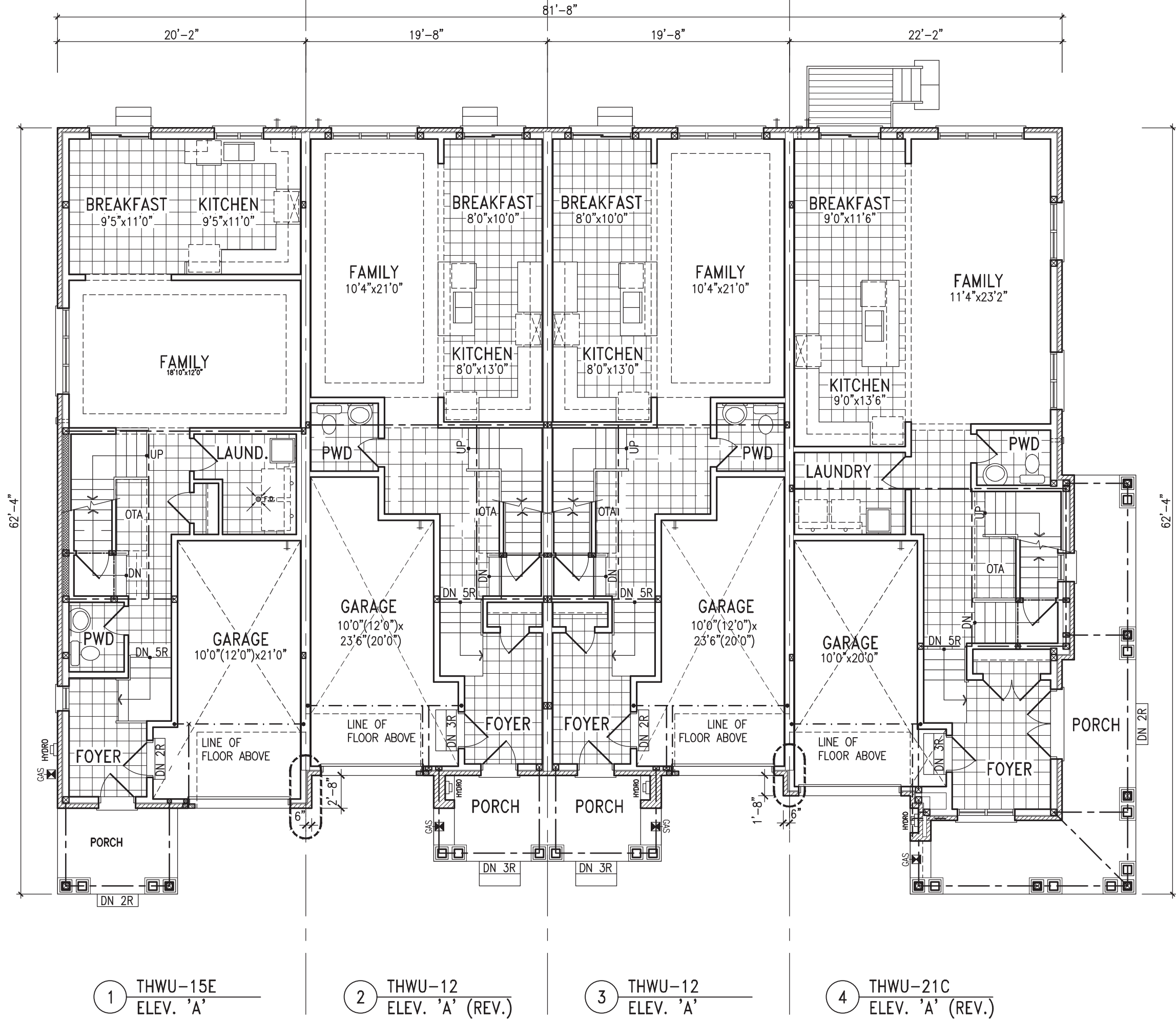


BASEMENT PLANS



GROUND FLOOR PLANS



BUILDING AREA  
4423.08 S.F. (410.92 m<sup>2</sup>)

NOTE:  
REFER TO UNIT WORKING  
DWG., CONSULTANT'S DWGS.  
& SITE PLAN FOR ANY  
ADDITIONAL INFORMATION &  
VERIFICATION

NOTE:  
PROVIDE FIREBLOCKS AS  
REQ. BY O.B.C. 9.10.16

NOTE:  
PROVIDE 10" FDTN WALL FOR  
W.O.D. (SEE WORKING  
DRAWING FOR DETAILS)

NOTE:  
REFER TO WORKING  
DRAWINGS FOR HEIGHT AND  
SIZE OF BASEMENT WINDOW  
FOR W.O.D. CONDITIONS

10			
9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR CLIENT REVIEW	24-02-09	RC
no.	description	date	by

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.

**VAD**  
**DESIGN**  
255 Consumers Rd  
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f 416.630.4782  
va3design.com

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Wellington, Inc. - Bayplate  
425591

**BAYVIEW WELLINGTON**

PROJECT NAME  
**GREEN VALLEY ESTATE**

PROJECT NO.  
**BRADFORD**

PROJECT NO.  
**13045**

PROJECT NO.  
**BLOCK 403-2**

PROJECT NO.  
**BLOCK PLANS**

DATE  
**APRIL 2019**

drawn by  
**KL**

checked by  
**KL**

scale  
**1/8" = 1'-0"**

sheet no.  
**1**

drawing no.  
**13045-BLOCK 403**

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 Council Architect is not responsible in any way for exceeding or exceeding site holding dates or building code or zoning matter or that any house can be properly built or located on its lot.

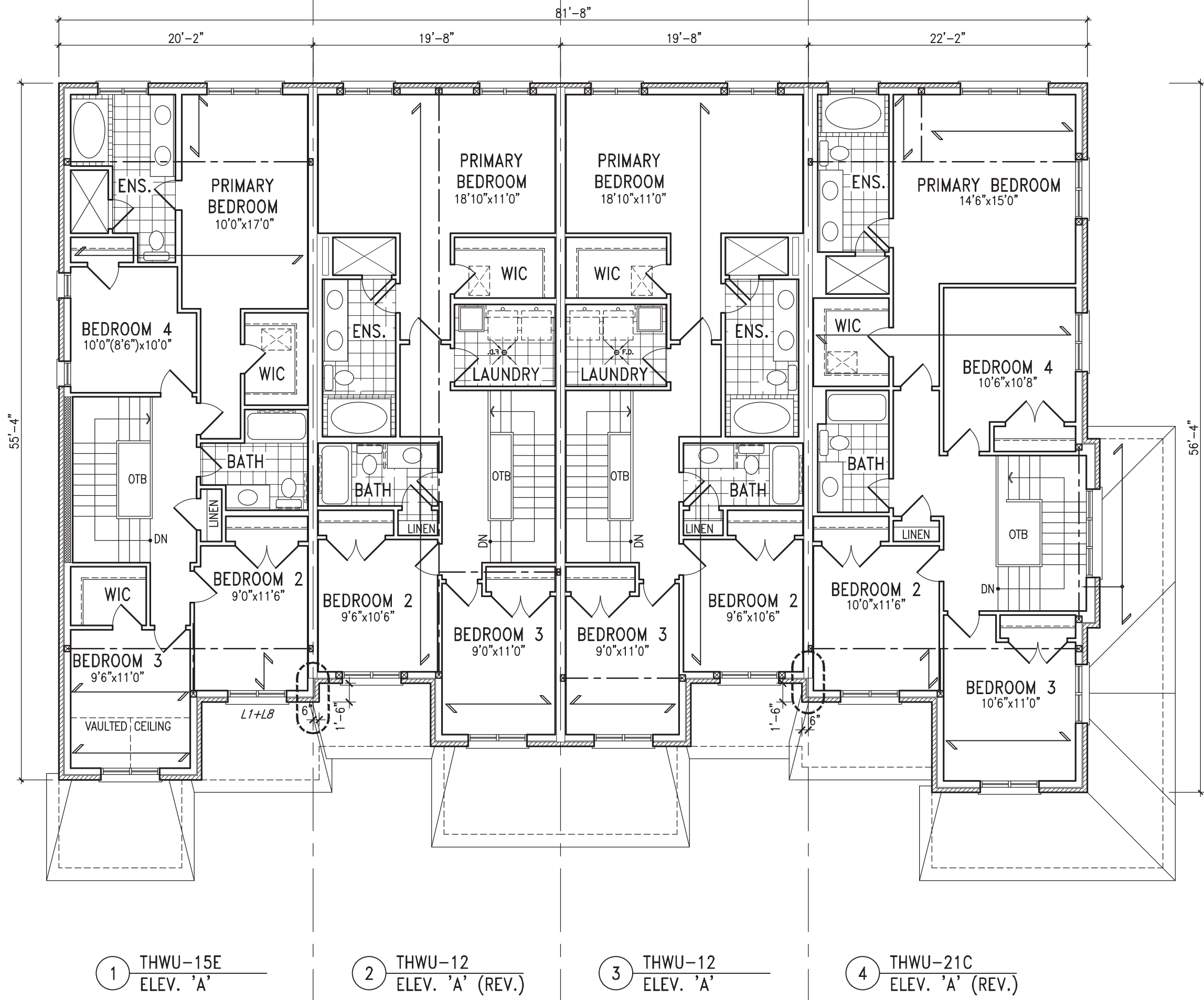
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford West Gwillimbury.

APPROVED BY  
**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONSULTANT  
DATE: **FEB 26, 2024**  
This stamp certifies compliance with the applicable Design Guidelines and any provisions in the subdivision agreement.

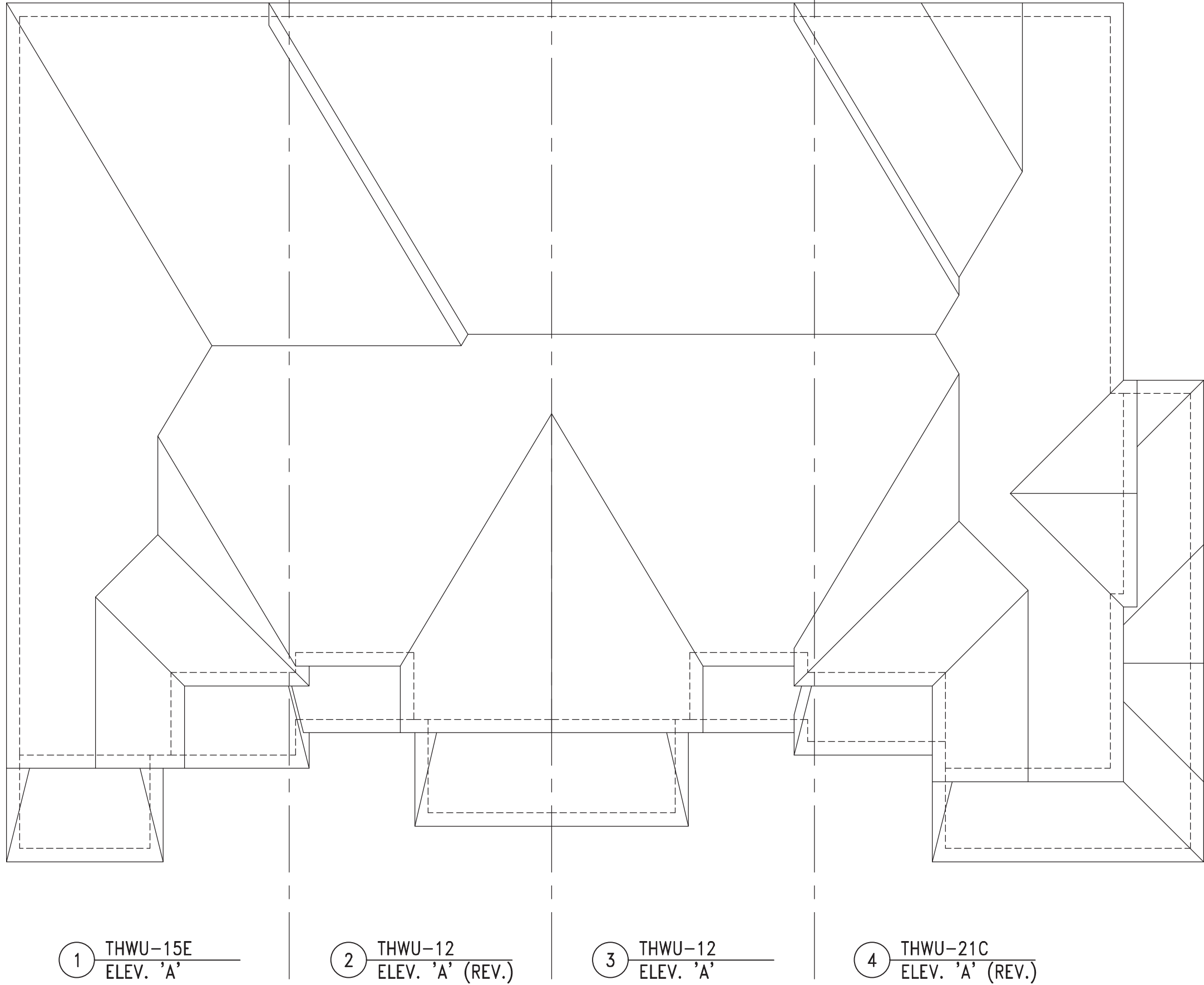
LICENSED PROFESSIONAL ENGINEER  
**M. F. PARENTE**  
1005179023  
Feb. 26, 2024  
PROVINCE OF ONTARIO

**BLOCK 403-2**

SECOND FLOOR PLANS



ROOF PLANS



BUILDING AREA  
4423.08 S.F. (410.92 m2)

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ADDITIONAL INFORMATION &  
VERIFICATION

NOTE:  
PROVIDE FIREBLOCKS AS  
REQ. BY O.B.C. 9.10.16

NOTE:  
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W.O.D. (SEE WORKING  
DRAWING FOR DETAILS)

NOTE:  
REFER TO WORKING  
DRAWINGS FOR HEIGHT AND  
SIZE OF BASEMENT WINDOW  
FOR W.O.D. CONDITIONS

10	...	...
9	...	...
8	...	...
7	...	...
6	...	...
5	...	...
4	...	...
3	...	...
2	...	...

1 ISSUED FOR CLIENT REVIEW 24-02-09 RC

no. description date by

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the architect which must be returned at the completion of the work. Drawings are not to be scaled.

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He who designs has reviewed and taken responsibility for his design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Wellington, Jan-Bagplate  
M. F. Parente  
42588

**BAYVIEW WELLINGTON**

PROJECT NAME: **GREEN VALLEY ESTATE**

PROFESSIONAL: **BRADFORD** PROJECT NO.: **13045**

DATE: **2024** BLOCK PLANS

DATE: **2024** BLOCK PLANS

DATE: **2024** BLOCK PLANS

DATE: **2024** BLOCK PLANS

DATE: **2024** BLOCK PLANS

DATE: **2024** BLOCK PLANS

DATE: **2024** BLOCK PLANS

BLOCK 403-2





1 THWU-15E  
ELEV. 'A'

LEFT SIDE ELEVATIONS



1 THWU-15E  
ELEV. 'A'

2 THWU-12  
ELEV. 'A' (REV.)

3 THWU-12  
ELEV. 'A'

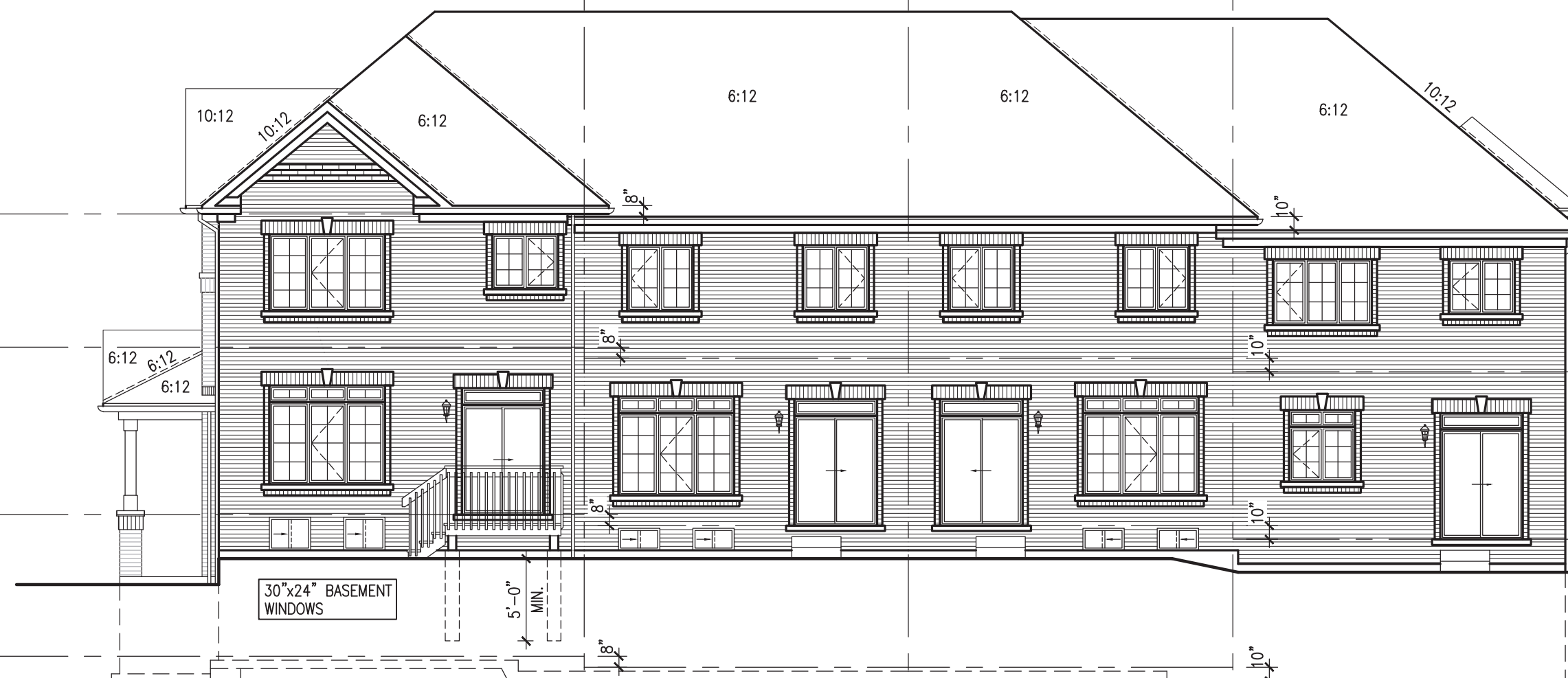
4 THWU-21C  
ELEV. 'A' (REV.)

FRONT ELEVATIONS



4 THWU-21C  
ELEV. 'A' (REV.)

RIGHT SIDE ELEVATIONS



4 THWU-21C  
ELEV. 'A' (REV.)

3 THWU-12  
ELEV. 'A'

2 THWU-12  
ELEV. 'A' (REV.)

1 THWU-15E  
ELEV. 'A'

REAR ELEVATIONS

TOP OF PLATE  
TOP OF WINDOW  
FIN SECOND FLOOR  
TOP OF TRANSOM  
TOP OF WINDOW  
FIN GROUND FLOOR  
FIN GRADE  
TOP OF SLAB

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 Council Architect is not responsible in any way for existing or proposed site building 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.

APPROVED BY: *[Signature]*  
DATE: FEB 26, 2024  
This stamp certifies compliance with the applicable Design Guidelines only and does not confer professional responsibility.

LICENSED PROFESSIONAL ENGINEER  
M. F. PARENTE  
1005177923  
Feb. 26, 2024  
PROVINCE OF ONTARIO

BUILDING AREA (per OBC, DIV A-1.1.2.2.(1)(b))  
4423.08 S.F. (410.92 m<sup>2</sup>)

NOTE:  
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NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR CLIENT REVIEW	24-02-09	RC

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GREEN VALLEY ESTATE  
BRADFORD  
BLOCK 403-2

42558

BLOCK 403-2