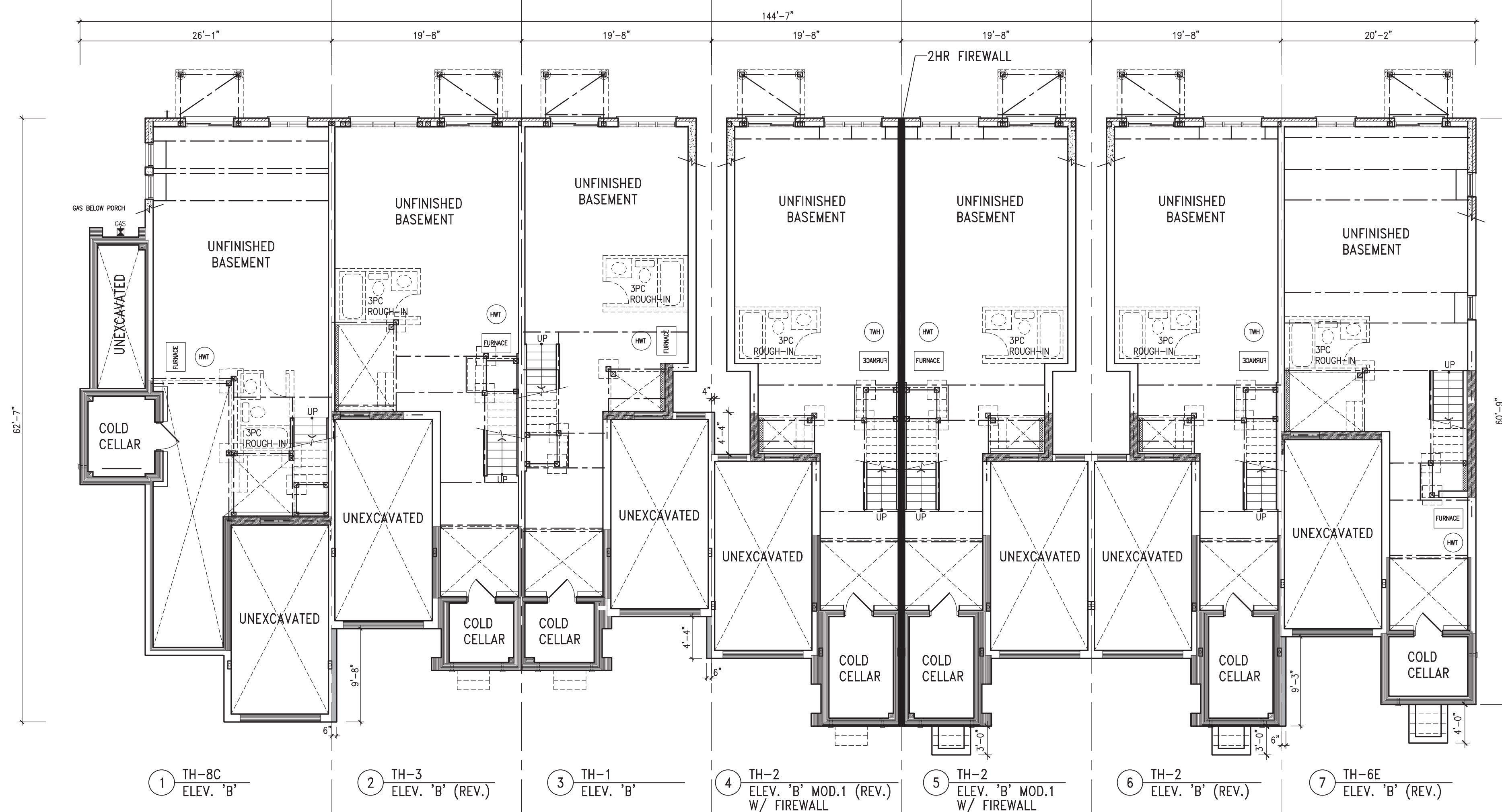
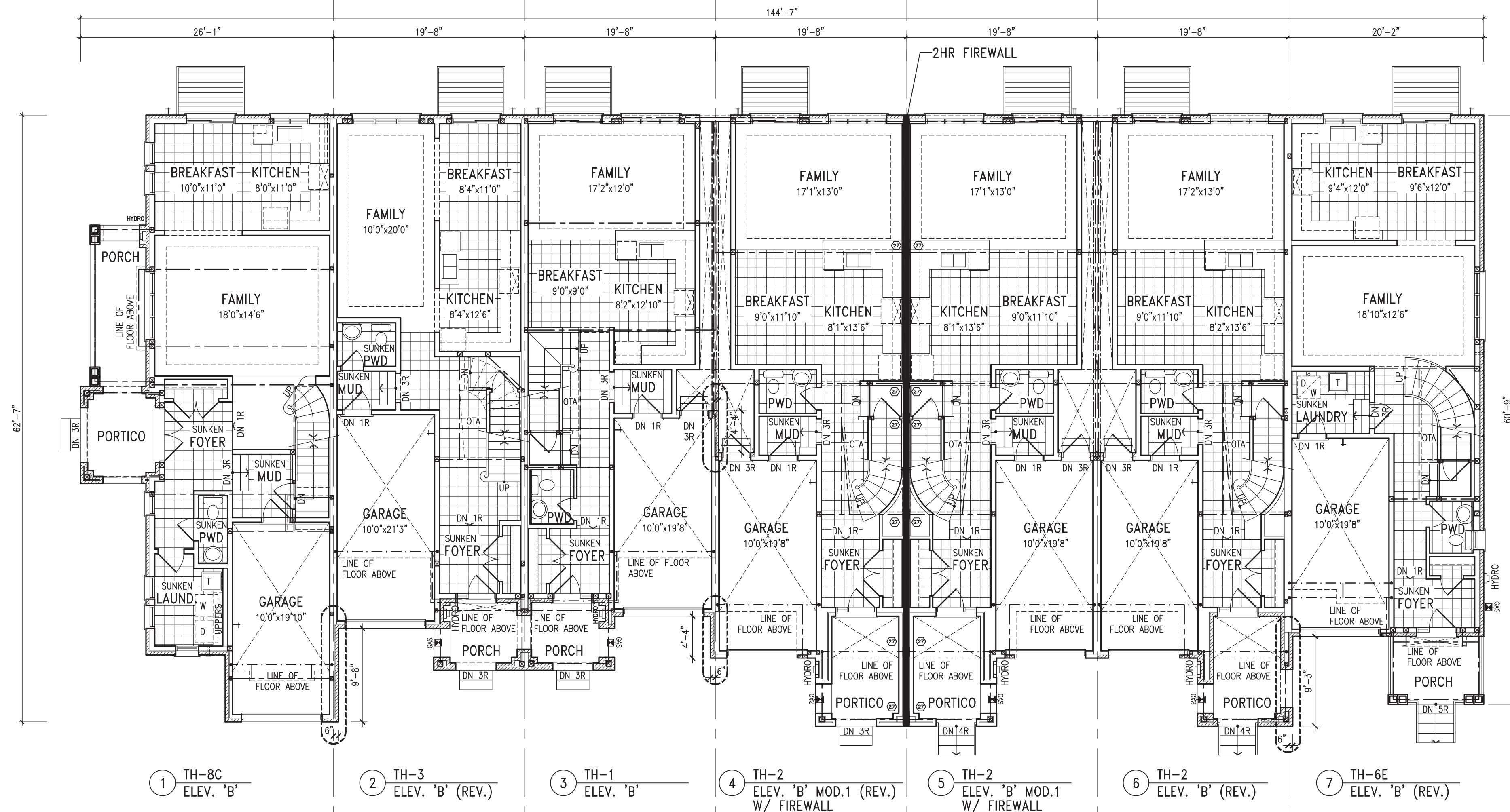




BASEMENT PLANS



GROUND FLOOR PLANS

BUILDING AREA (per OBC, DIV A-1.1.2.2.(1)(b))
8130.57 S.F. (755.35 m²)

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				
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3				
2				
1				

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.

VAS DESIGN

255 Consumers Rd
Suite 120
Toronto, ON M2J 1R4
t 416.630.2255
f 416.630.4782
vasdesign.com

It is the architect's complete responsibility to ensure that all plans submitted for approval comply with the applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for any errors or omissions in the drawings or specifications or for any loss or damage to the property or for any other reason.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD WEST GUILDFORD.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: FEB 26, 2024
This stamp certifies compliance with the applicable Design Guidelines and the architect's professional responsibility.

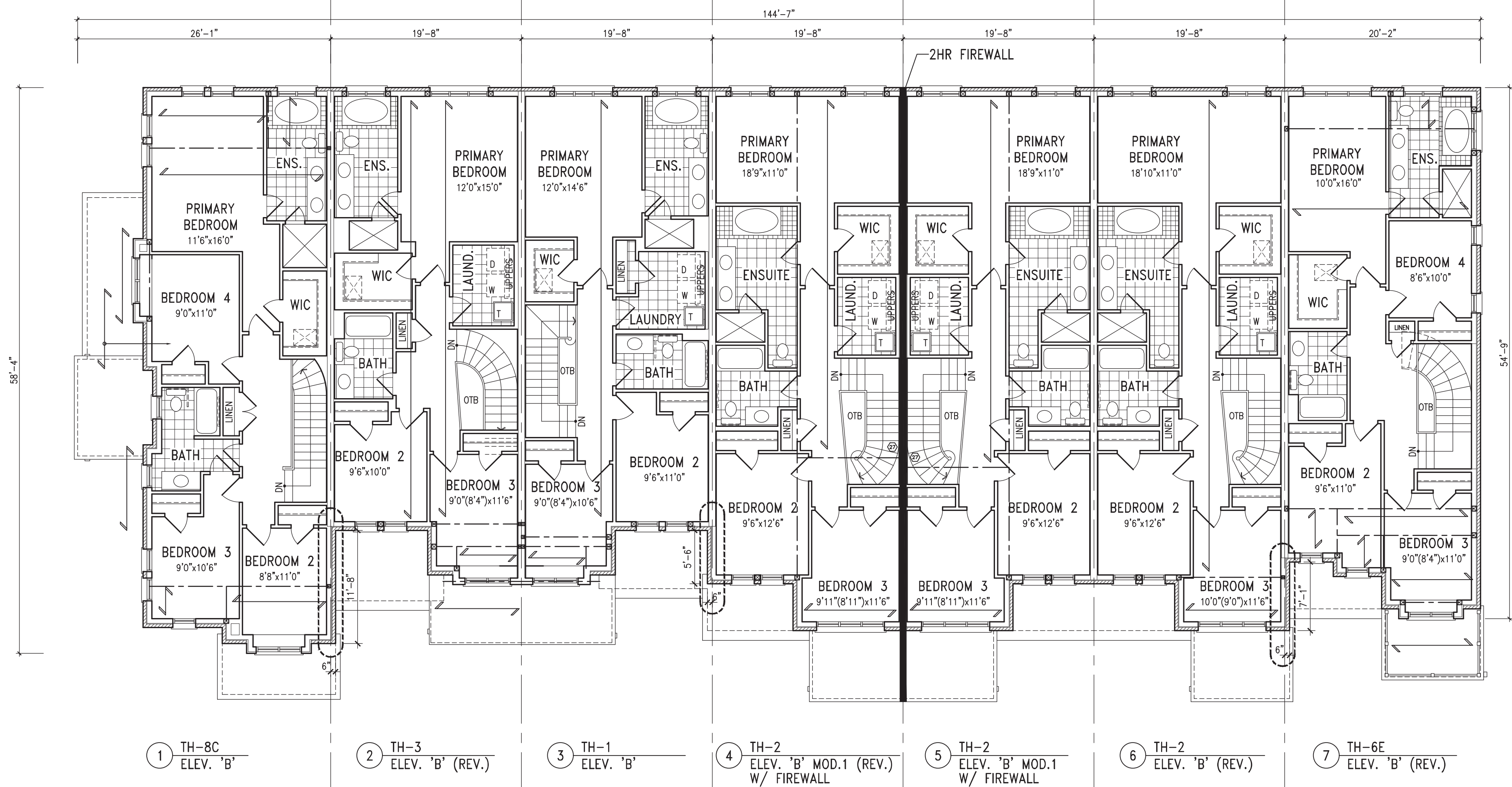
LICENSED PROFESSIONAL ENGINEER
M. F. PARENTÉ
100517923
FEB 26, 2024
PROVINCE OF ONTARIO

BAYVIEW WELLINGTON

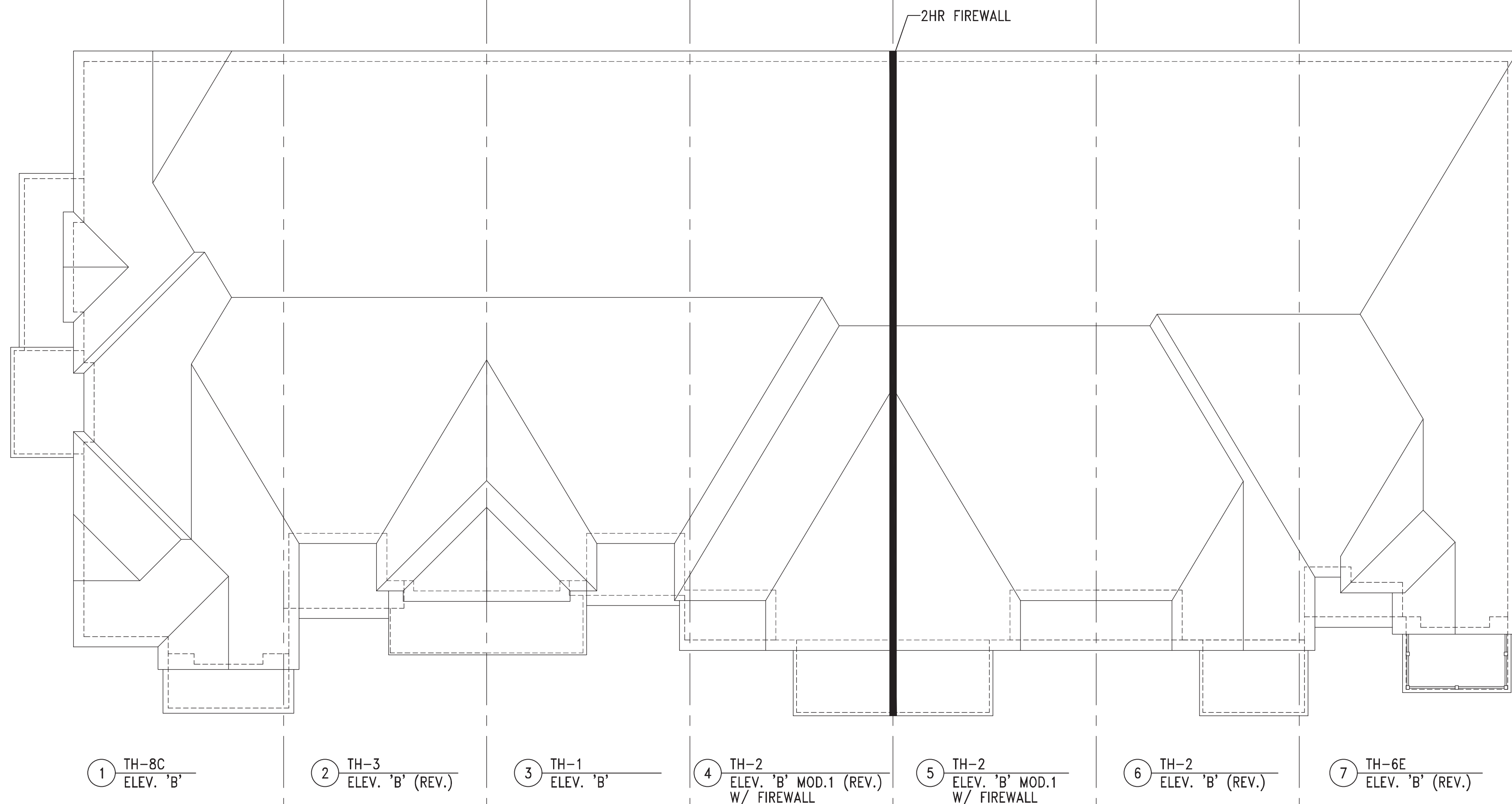
GREEN VALLEY ESTATE
BRADFORD
13045-BLOCK 403-1

PROJECT NO. 13045
BLOCK 403-1
DATE: APRIL 2019
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
SHEET NO. 1

BLOCK 403-1



SECOND FLOOR PLANS



ROOF PLANS

BUILDING AREA (per OBC, DIV A-1.1.2.2.(1)(b))
8130.57 S.F. (755.35 m2)

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

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11 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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Toronto ON M2J 1R4
t 416.630.2255
f 416.630.4782
vadesign.com

BAYVIEW WELLINGTON
PROJECT NO. 13045
BRADFORD
name

BLOCK 403-1
BLOCK PLANS
DATE: APRIL 2019
drawn by: 13045-BLOCK 403
checked by: 13045-BLOCK 403
scale: 1/8" = 1'-0"
sheet no.: 2

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 exceeding or approving the (Building) plans or building drawings with regard 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 GUILMBURY.

APPROVED BY: **JOHN G. WILLIAMS LTD., ARCHITECT**
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
DATE: **2024.04.26**
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LICENCED PROFESSIONAL ENGINEER
M. F. PARENTÉ
100517923
Feb. 26, 2024
PROVINCE OF ONTARIO

BLOCK 403-1



LEFT SIDE ELEVATIONS

FRONT ELEVATIONS



RIGHT SIDE ELEVATIONS

REAR ELEVATIONS

BUILDING AREA (per OBC, DIV A-1.1.2.2.(1)(b))
8130.57 S.F. (755.35 m²)

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

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 approving or rejecting site layout 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 CIVIL LIABILITY.

JOHN C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
APPROVED BY: [Signature]
DATE: FEB 25, 2024
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR CLIENT REVIEW	24-02-09 RC	
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9			
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va3design.com

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By accepting this review and taking responsibility for this design and for the specifications and materials, all set in the specification herein.

Wellington, Jan-Baptiste [Signature] 25991
[Signature] 42858

BAYVIEW WELLINGTON

PROJECT NAME: **GREEN VALLEY ESTATE**
PROPERTY: **BRADFORD**
JOB NAME: **13045**

BLOCK 403-1

ELEVATIONS

DATE: **APRIL 2019**
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: **1/8" = 1'-0"**
SHEET NO.: **3**

BLOCK 403-1