

10' GROUND

**BASEMENT INSULATION AT STAIR/SUNKEN AREAS**  
-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).  
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH  
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

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**NOTE J1:** PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

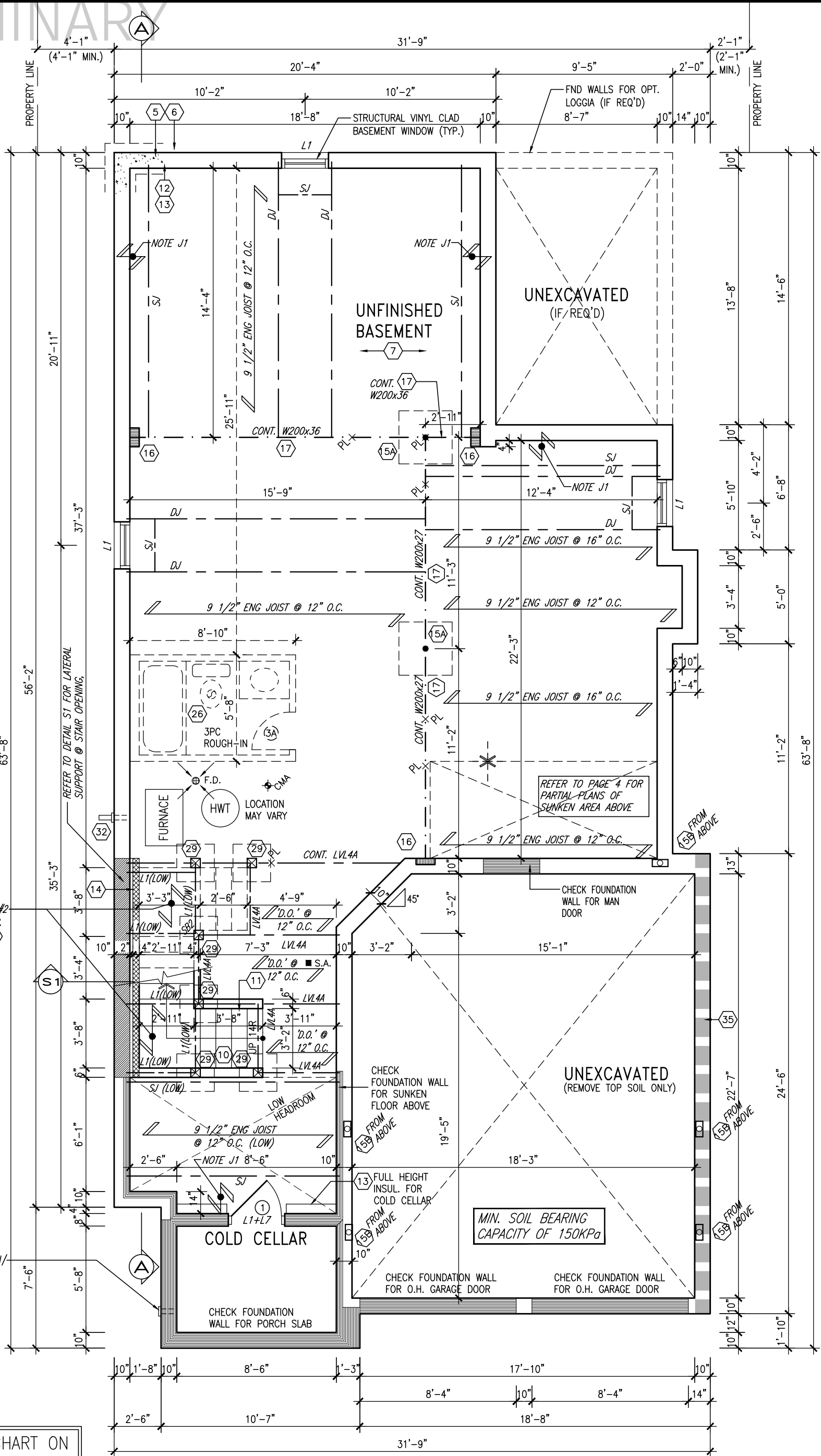
**NOTE:** SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

**NOTE:** FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS, UNLESS OTHERWISE NOTED.

**NOTE:** ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

AREA CHART ON PAGE 4

INDICATES REDUCED SIDE YARD



# 10<sup>9</sup> Ground

SEE DETAIL S4 FOR  
9'-0" BASEMENT COND

NOTE W1  
PROVIDE 2-15M FULL HEIGHT VERTICAL  
REBARS EACH SIDE OF OPENING +  
2-15M HORIZ. REBARS BELOW AND  
EXTEND 24" BEYOND OPENING PROVIDE  
3" CLEAR COVER FROM SOIL SIDE

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INDICATES REDUCED SIDE YARD

UNFINISHED  
BASEMENT

UNEXCAVATED  
(IF/REQ'D)

REFER TO PAGE 4 FOR  
PARTIAL PLANS OF  
SUNKEN AREA ABOVE

UNEXCAVATED  
(REMOVE TOP SOIL ONLY)

MIN. SOIL BEARING  
CAPACITY OF 150KPa

BASEMENT PLAN 'A'  
(9'-0" BASEMENT) ELEV. 'B' & 'C' SIMILAR

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4	10' GROUND FLOOR	MAY 17-21	KL
3	ADDED OPT. 9' BASEMENT	MAY 17-21	KL
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJ
no.	description	date	by

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# BAYVIEW WELLINGTON

**S38-5**  
BAROSSA 5

project name	municipality
GREEN VALLEY EAST	BRADFORD, ON

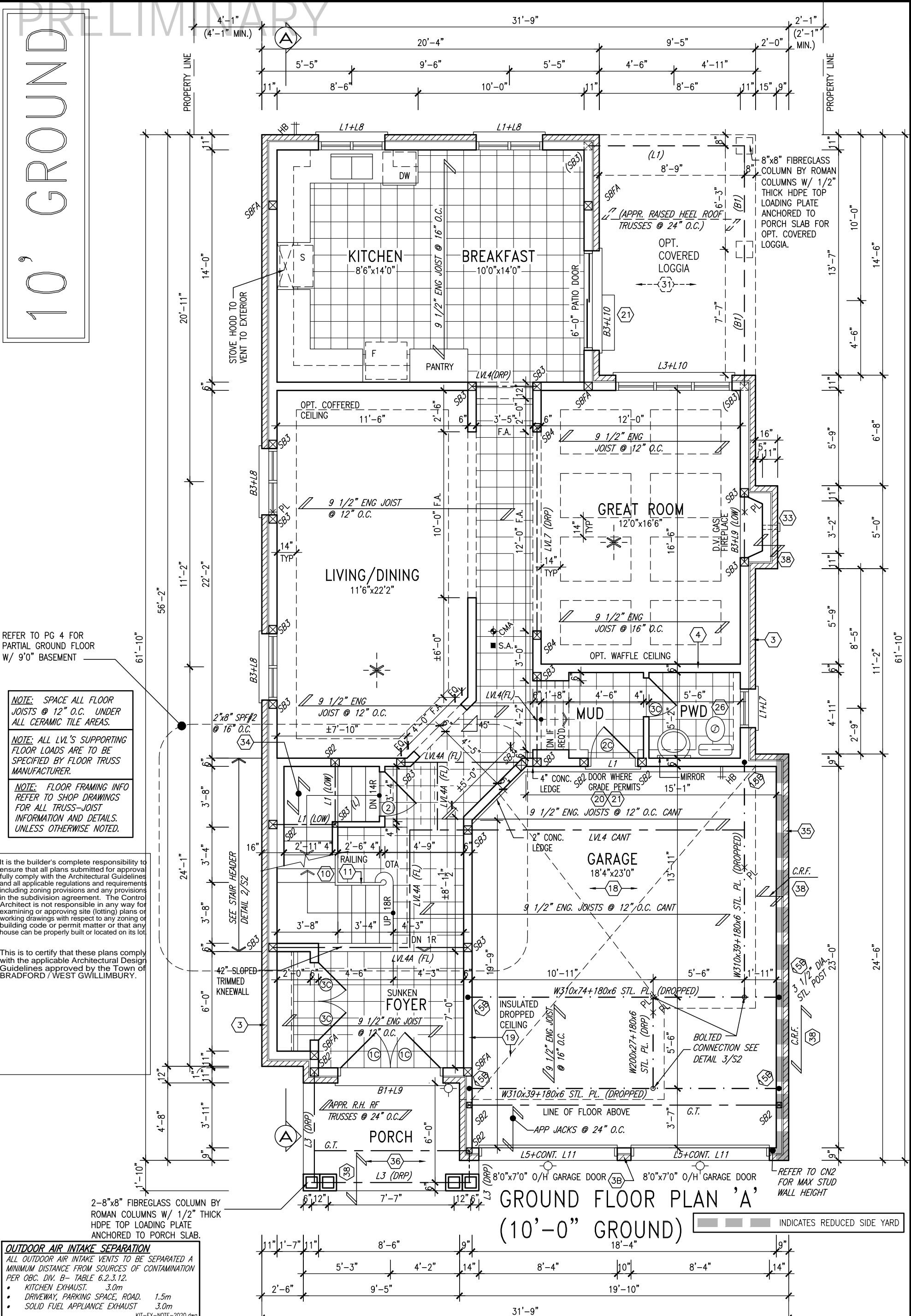
project no.  
16023

date		BASEMENT PLAN 'A'	
JAN. 2017			
drawn by	checked by	scale	file name
AJE	-	3/16" = 1'-0"	16023-S38-5-10GRND.dwg
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drawing no.

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**OUTDOOR AIR INTAKE SEPARATION**  
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.

- KITCHEN EXHAUST. 3.0m
- DRIVEWAY, PARKING SPACE, ROAD. 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

KIT-EX-NOTE-2020.dwg

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<b>BAYVIEW WELLINGTON</b>		<b>S38-5</b> BAROSSA 5	
project name <b>GREEN VALLEY EAST</b>	municipality <b>BRADFORD, ON</b>	project no. <b>16023</b>	
date <b>JAN. 2017</b>	drawing no. <b>2</b>		
drawn by <b>AJE</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>16023-S38-5-10GRND</b>
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**NOTE:**  
ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

**GRAB BAR NOTE:**  
**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS

**SECOND FLOOR PLAN 'A'**

Master Bedroom: 18'6" x 12'0". APPROVED RAISED HEEL ROOF TRUSSES @ 24" O.C. (STEPPED FOR OPT. RAISED TRAY CLG). OPT. RAISED TRAY CEILING. JACK TRUSSES (STEPPED FOR OPT. RAISED TRAY CLG). DELETE FOR EL. 'B' REAR UPG. ONLY. G.T. BY TRUSS MANUF. (STEPPED FOR OPT. TRAY CLG). DELETE FOR EL. 'B' REAR UPG. ONLY.

Bedroom 4: 11'0" x 11'0". G.T. BY TRUSS MANUF. REFER TO GB NOTE BELOW. S.A. (3).

Bedroom 2: 11'6" x 11'0". APPROVED RAISED HEEL ROOF TRUSSES @ 24" O.C. 11'-6". S.A. (3).

Bedroom 3: 10'6" x 12'8". APPROVED RAISED HEEL ROOF TRUSSES @ 24" O.C. 12'-8". G.T. BY TRUSS MANUF. VAULTED CEILING. APPR. RAISED HEEL ROOF TRUSSES @ 24" O.C. (SCISSORED @ VAULT). L3+CAMBERED L10.

Laundry: 11'7". L3 (FLUSH). JACK TRUSSES.

WIC: WARDROBE CLOSET.

ENS.2: ENSUITE 2.

ENSUE: ENSUITE.

SHARED BATH: 3'-10".

OTB: OVER THE BATHTUB.

RAILING: DN 18R.

UPPERS: UP.

W: WATER CLOSET.

T: TOILET.

F.D.: FLOOR DRAIN.

26: FLOOR FINISH.

3: WALL FINISH.

10: FLOOR FINISH.

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PROVIDED. GB-NOTE--2020.dwg

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**S38-5**  
BAROSSA 5

project name <b>GREEN VALLEY EAST</b>		municipality <b>BRADFORD, ON</b>		project no. <b>16023</b>	
date <b>JAN. 2017</b>		SECOND FLOOR PLAN 'A'			drawing no.
drawn by <b>AJE</b>		checked by <b>-</b>		scale <b>3/16" = 1'-0"</b>	
				file name <b>16023-S38-5-10GRND</b>	
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				<b>3</b>	

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AREA CALCULATIONS			
	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1247.6 SF	1250.1 SF	1250.1 SF
SECOND FLOOR AREA	1549.3 SF	1551.7 SF	1551.7 SF
SUBTOTAL	2796.9 SF	2801.9 SF	2801.9 SF
DEDUCT ALL OPENINGS	16.4 SF	16.4 SF	16.4 SF
<b>TOTAL NET AREA</b>	<b>2780 SF</b>	<b>2785 SF</b>	<b>2785 SF</b>
	258.3 m2	258.8 m2	258.8 m2
FINISHED BSMT AREA	0 SF	0 SF	0 SF
<b>TOTAL NET AREA</b>	<b>2780 SF</b>	<b>2785 SF</b>	<b>2785 SF</b>
<b>W/ FIN BSMT</b>	258.3 m2	258.8 m2	258.8 m2
COVERAGE W/O PORCH	1700.6 SF	1703.1 SF	1703.1 SF
	158.0 m2	158.2 m2	158.2 m2
COVERAGE W/PORCH	1763.9 SF	1776.1 SF	1776.1 SF
	163.9 m2	165.0 m2	165.0 m2
COVERAGE W/PORCH & OPT. LOGGIA	1900.5 SF	1912.7 SF	1912.7 SF
	176.6 m2	177.7 m2	177.7 m2

[illegible]

STUDS AND 1/2" WATERPROOF DRYWALL

OPT. SOUND INSULATION

CAULKING (TYP.)

6" HIGH CERAMIC BASEBOARD

WATERPROOF MEMBRANE MIN. 6" UP WALL

ADHERED TO WOOD SUBFLOOR AND STUDS

MIN. 6" HIGH

1" THICK MORTAR BED HEIGHT AT PERIMETER WALLS

FLOOR JOISTS (MAX 15 3/4" O.C.) W/ MIN. 2 ROWS 2"x2" CROSS BRIDGING UNDER LAUNDRY/CERAMIC FLOOR

CERAMIC TILE APPLICATION WITH ADHESIVE (O.B.C. 9.30.6.)

CERAMIC TILES ADHERED TO MIN. 1/2" THICK CONC. MORTAR BED W/ GALV. WIRED MESH SLOPED TO FLOOR DRAIN

FLOOR DRAIN

MIN. 1/2" MORTAR BED

3/4" OSB SUBFLOOR GLUED+NAILED TO JOISTS

DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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**S38-5**  
BAROSSA 5

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date <b>JAN. 2017</b>		drawing no. <div style="font-size: 2em; text-align: center;">4</div>
PARTIAL PLANS & AREA CHART		
drawn by <b>AJE</b>	checked by -	
scale <b>3/16" = 1'-0"</b>		
file name <b>16023-S38-5-10GRND</b>		
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# 10 Ground

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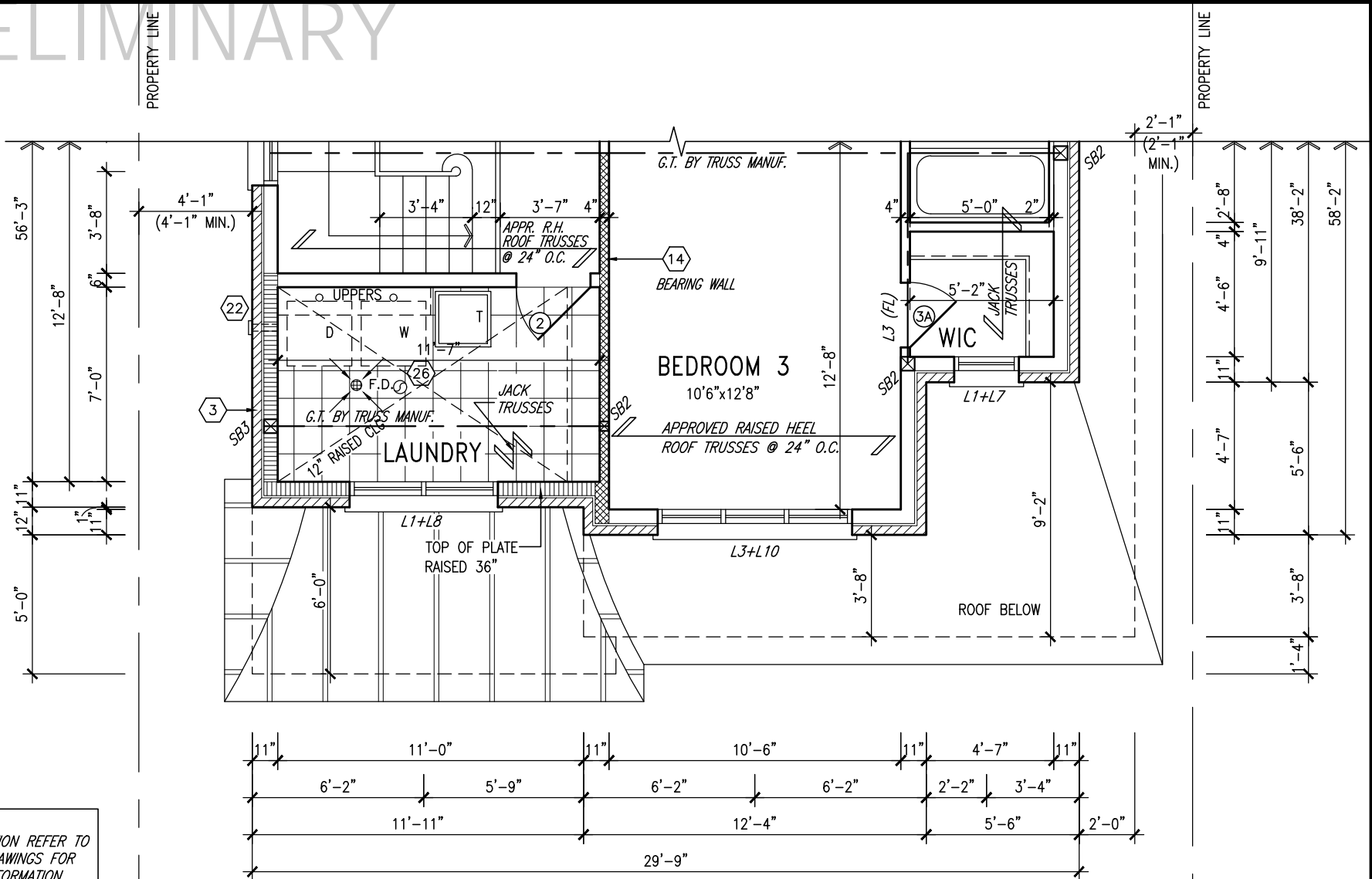
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NOTE:  
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INFORMATION.

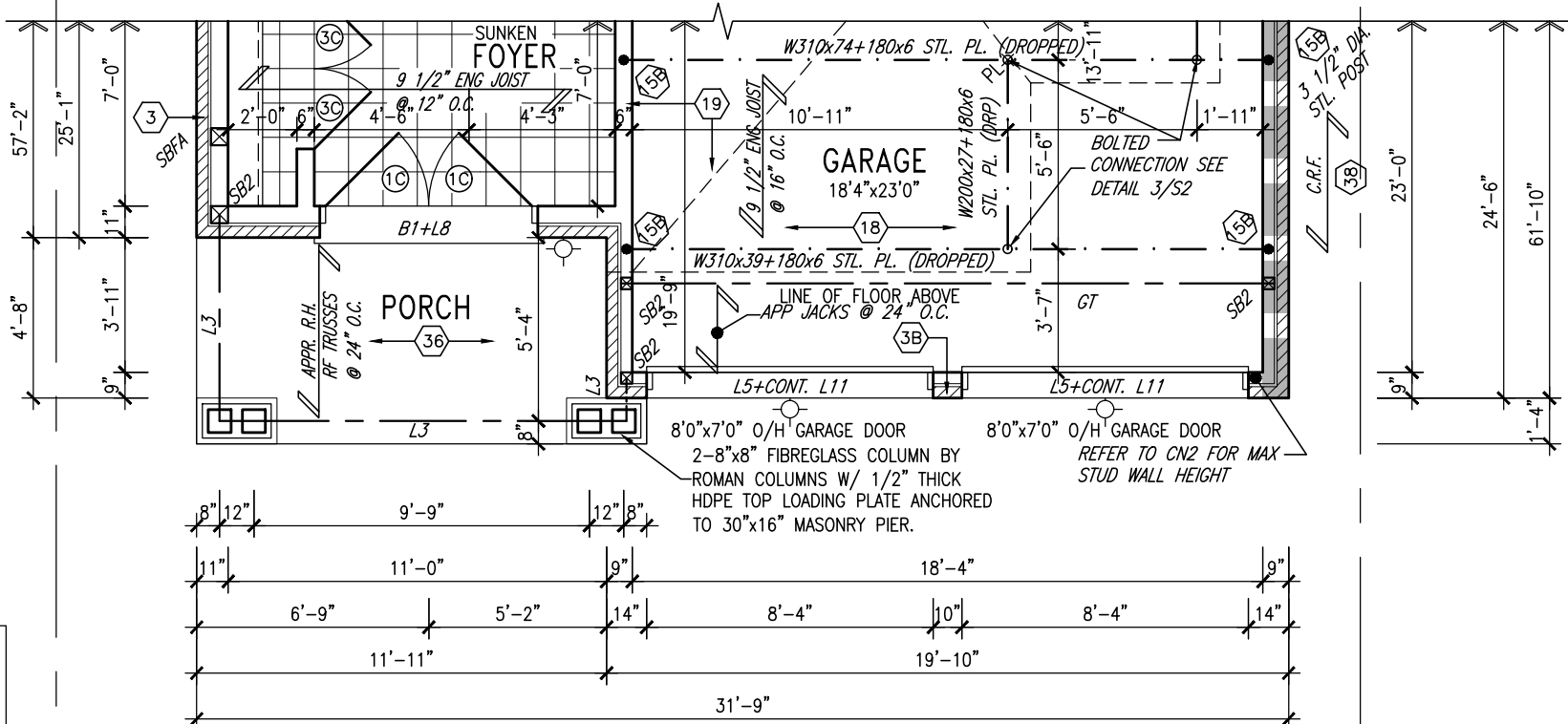
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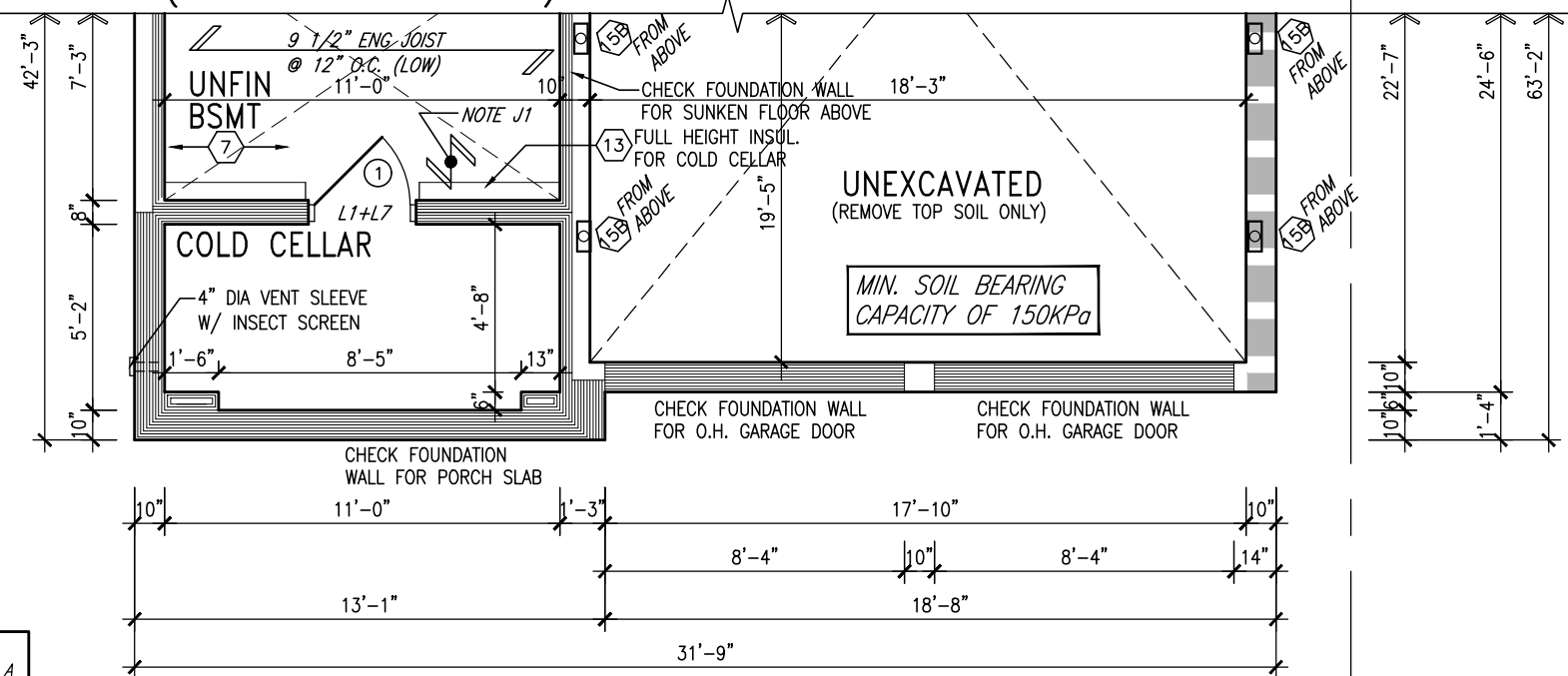
• KITCHEN EXHAUST	3.0m
• DRIVEWAY, PARKING SPACE, ROAD	1.5m
• SOLID FUEL APPLIANCE EXHAUST	3.0m



PART. SECOND FLOOR PLAN 'B'



PARTIAL GROUND FLOOR PLAN 'B'  
(10'-0" GROUND)



PART. BASEMENT PLAN 'B'

INDICATES REDUCED SIDE YARD

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BAROSSA 5

project name	municipality
GREEN VALLEY EAST	BRADFORD, ON

project no.  
16023

date  
JAN. 2017

drawn by  
**AJE**

checked by  
—

$$\frac{3}{16}'' \stackrel{\text{scale}}{=} 1'-0''$$

### PARTIAL PLANS 'B'

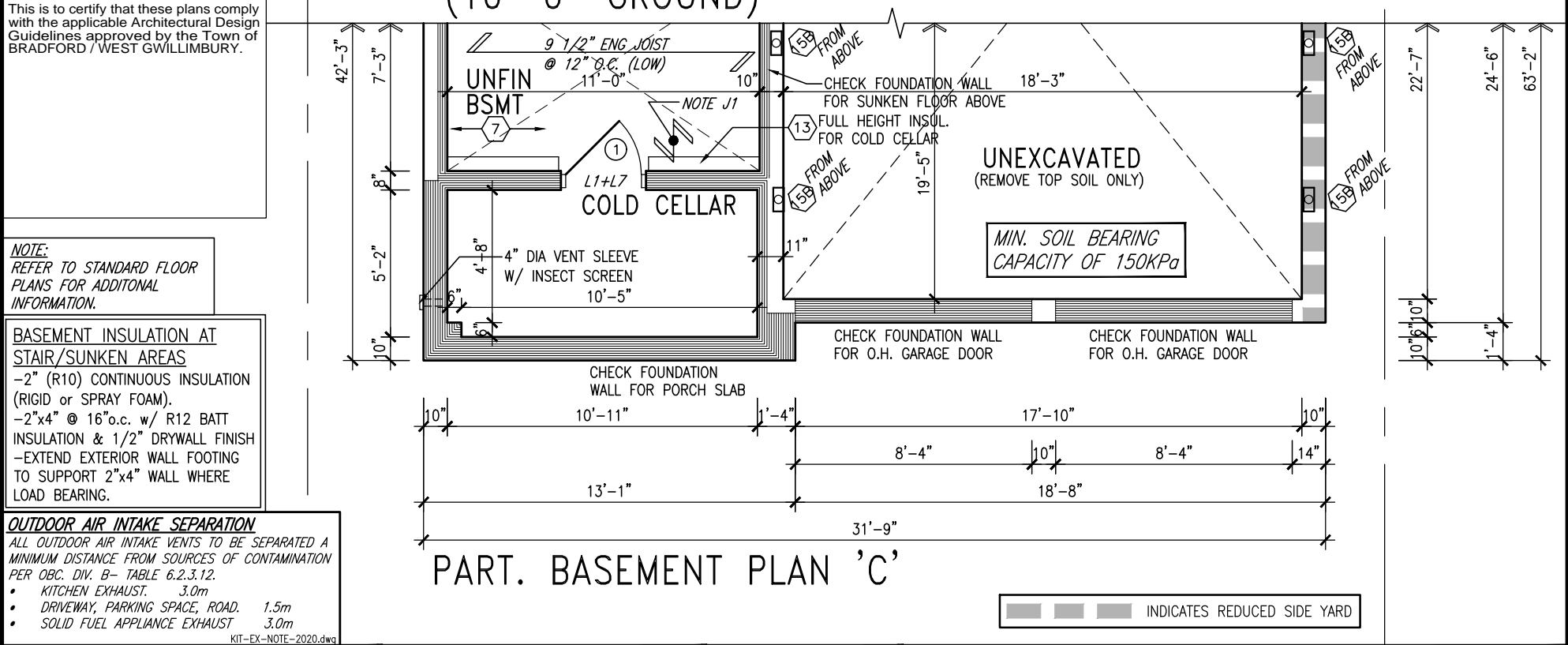
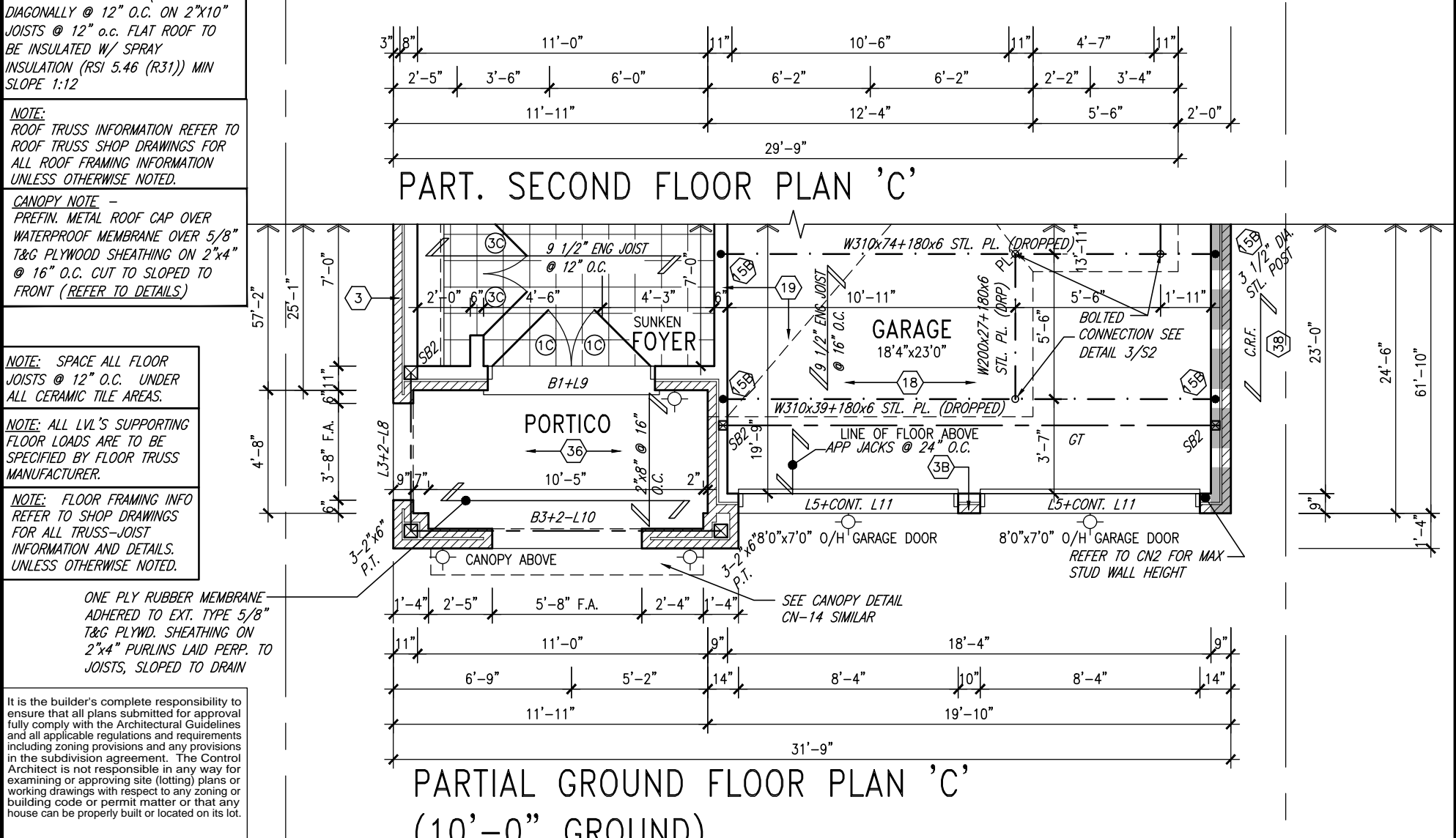
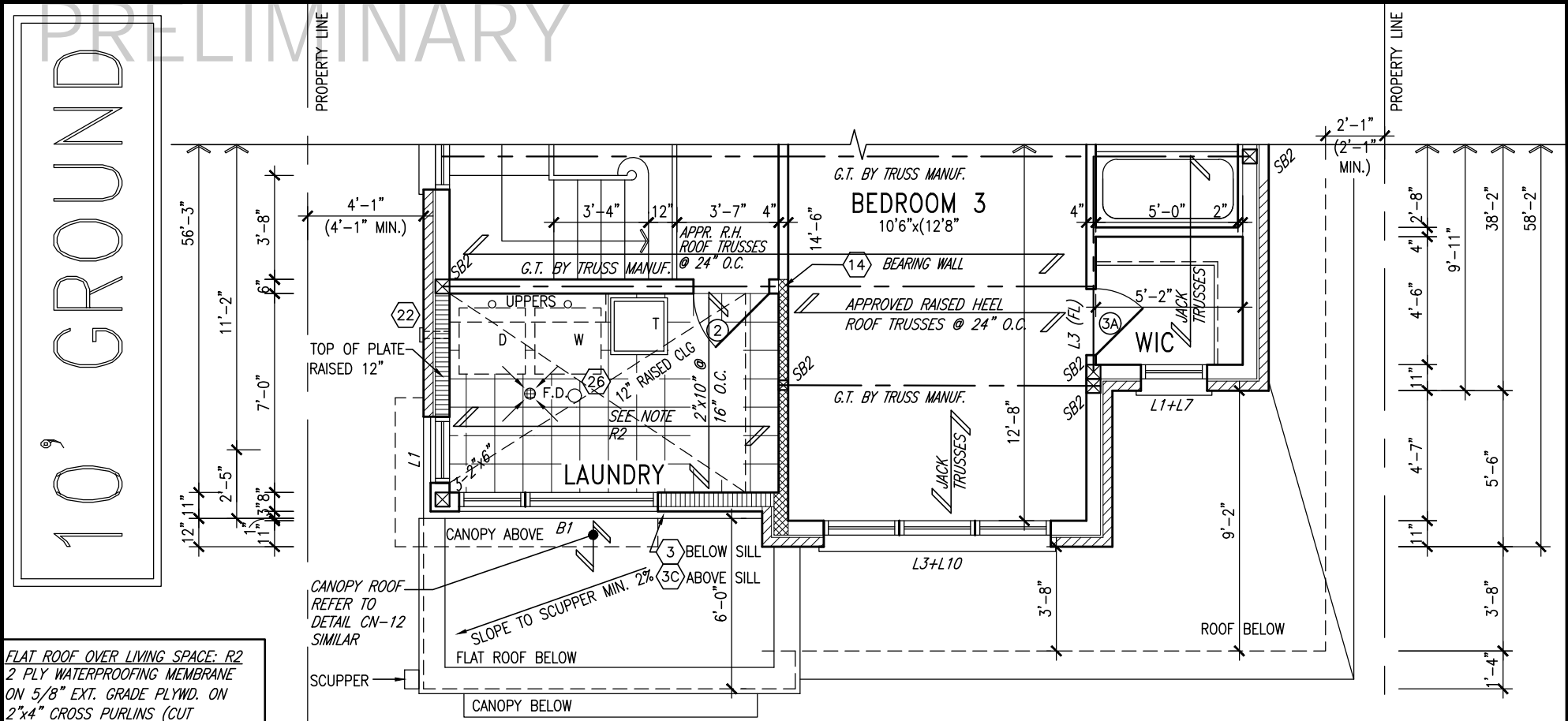
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drawing no.

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scale  
**3/16" = 1'-0"**

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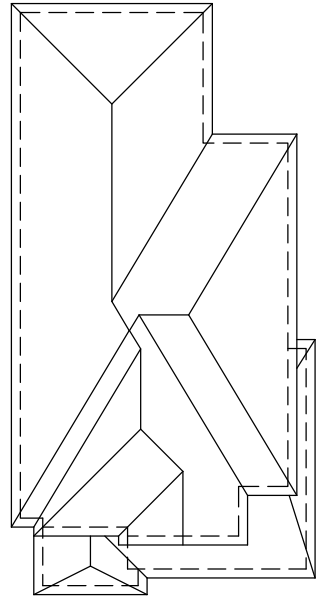
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**S38-5**  
BAROSSA 5

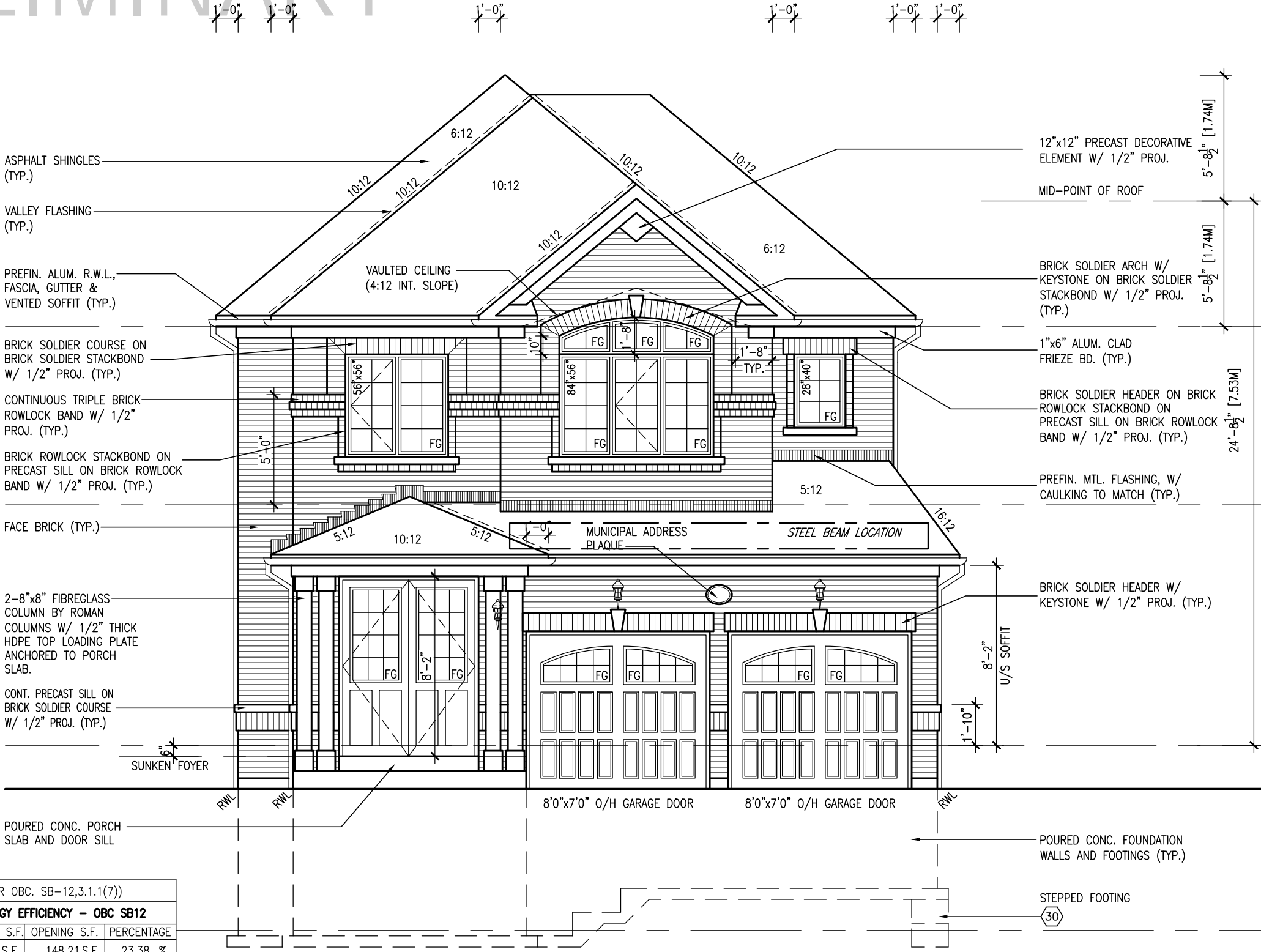


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ROOF PLAN 'A'  
NTS



FRONT ELEVATION 'A'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

10' GROUND

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 ELA W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	633.94 S.F.	148.21 S.F.	23.38 %
LEFT SIDE	1209.42 S.F.	100.44 S.F.	8.30 %
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %
REAR	624.75 S.F.	141.83 S.F.	22.70 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3689.61 S.F.	486.09 S.F.	13.17 %
TOTAL SQ. M.	342.77 S.M.	45.16 S.M.	13.17 %

BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

GREEN VALLEY EAST

BRADFORD, ON

project no.  
16023

drawing no.  
7

file name  
16023-S38-5-10GRND

scale  
3/16" = 1'-0"

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drawn by  
AJE

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JAN. 2017



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

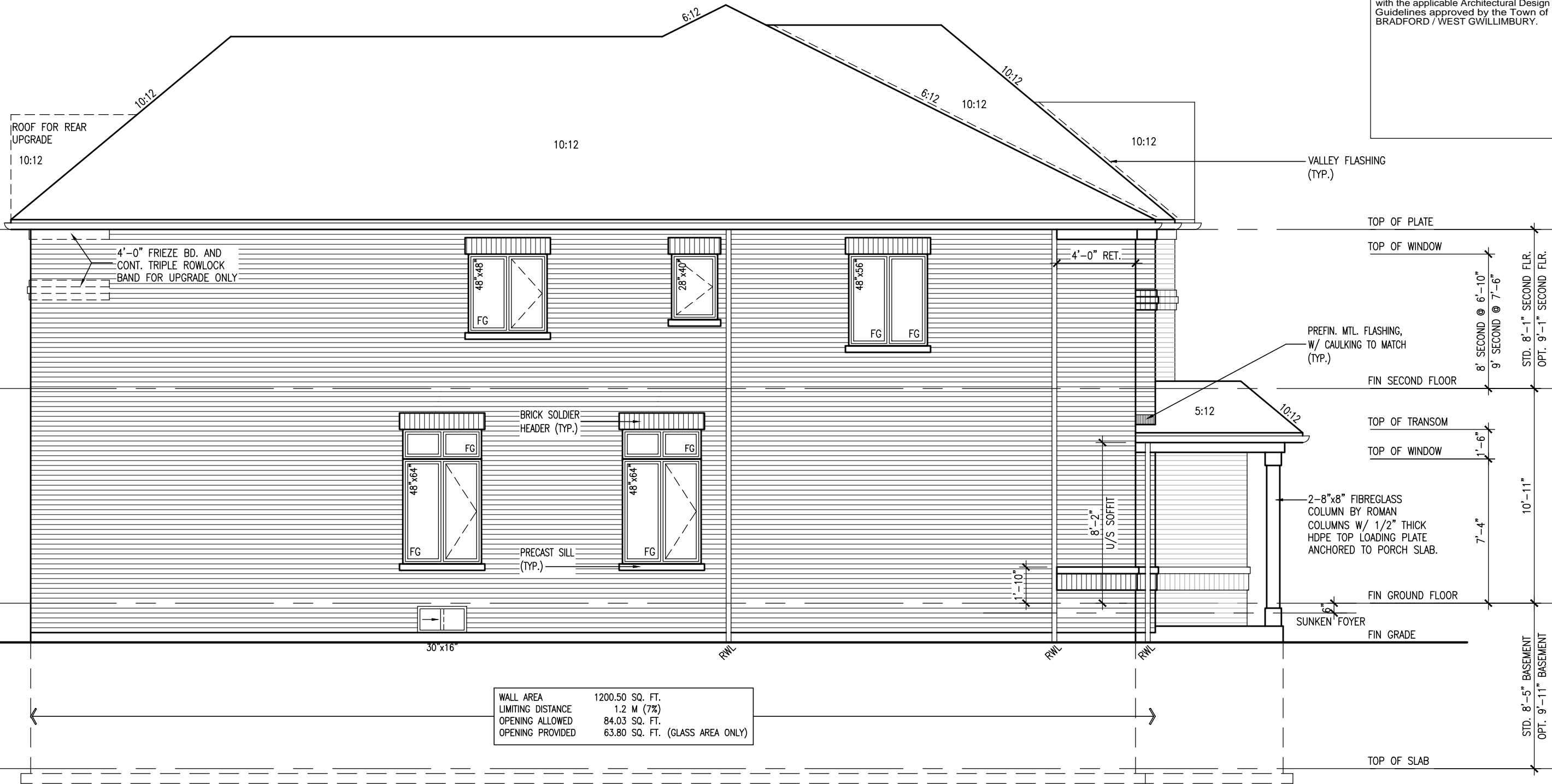
1'-0"

1'-0" 1'-0" 1'-0"

1'-0"

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LEFT SIDE ELEVATION 'A'

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

10' GROUND

project no.		16023	
drawing no.		8	
project name		S38-5 BAROSSA 5	
municipality		BRADFORD, ON	
project name		BAYVIEW WELLINGTON	
municipality		GREEN VALLEY EAST	
date		JAN. 2017	
drawn by		AJE	
checked by		-	
scale		3/16" = 1'-0"	
file name		16023-S38-5-10GRND	
date		Tue - Jun 22 2021 - 6:24 AM	
no.		description	
9	.	.	.
8	.	.	.
7	.	.	.
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5	.	.	.
4	10' GROUND FLOOR	MAY 17-21	KL
3	ADDED OPT. 9' BASEMENT	MAY 17-21	KL
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

PRELIMINARY



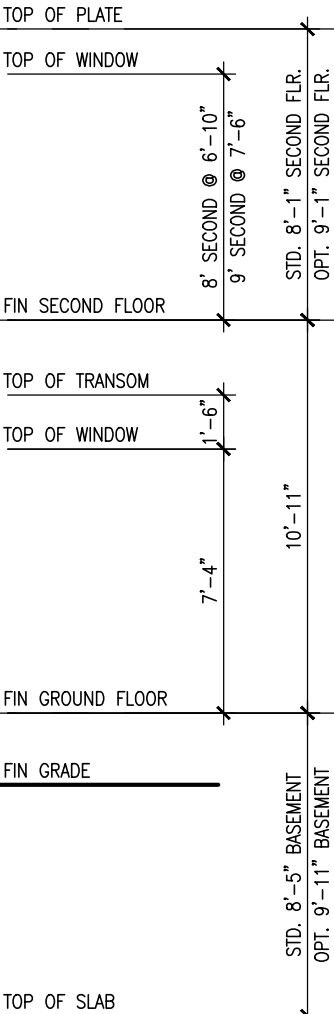
REAR ELEVATION 'A', 'B', & 'C'

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

10' GROUND

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S38-5		BAYVIEW WELLINGTON		GREEN VALLEY EAST		REAR ELEVATION 'A', 'B', & 'C'	
BAROSSA 5		BRADFORD, ON		MUNICIPALITY		16023	
project no.		drawing no.		file name		10	
16023		16023-S38-5-10GRND		16023-S38-5-10GRND.dwg		Tue - Jun 22 2021 - 6:24 AM	
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JAN. 2017		A/E		-		-	
drawn by		checked by		scale		3/16" = 1'-0"	
A/E		A/E		-		-	
RICHARD - H:\ARCHIVE\WORKING\2016\16023-BW\Units\38\16023-S38-5-10GRND.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023-BW\Units\38\16023-S38-5-10GRND.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023-BW\Units\38\16023-S38-5-10GRND.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023-BW\Units\38\16023-S38-5-10GRND.dwg	
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9		10' GROUND FLOOR		MAY 17-21		KL	
8		3 ADDED OPT. 9' BASEMENT		JAN 05-18		RC	
7		2 REVISED AS PER ENG'S COMMENTS		17-01-17		A/E	
6		1 IMPORTED FROM 13045 TO 16023					
5							
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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

1'-0" 1'-0" 12'-3" 1'-0" 1'-0" 1'-0"

ROOF FOR REAR  
UPGRADE

10:12

10:12

10:12

6:12

6:12

ROOF SADDLE MIN 4:12

12:12

12:12

10:12

VALLEY FLASHING  
(TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

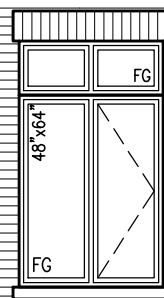
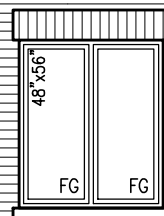
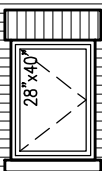
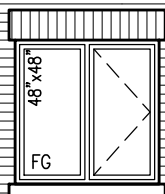
FIN GROUND FLOOR

8'-2" U/S SOFFIT

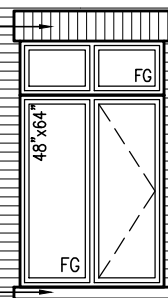
SUNKEN FOYER  
FIN GRADE

TOP OF SLAB

4'-0" FRIEZE BD. RETURN  
FOR UPGRADE ONLY



BRICK SOLDIER  
HEADER (TYP.)



PRECAST SILL  
(TYP.)

30' x 16'

RWL

RWL

WALL AREA	1200.50 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	84.03 SQ. FT.
OPENING PROVIDED	63.80 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'B'

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

10' GROUND

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BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

project no. 16023  
municipality BRADFORD, ON

project name GREEN VALLEY EAST  
drawing no. 13

date JAN. 2017  
checked by A/E  
drawn by A/E

scale 3/16" = 1'-0"  
file name 16023-S38-5-10GRND.dwg  
date of issue 16023-S38-5-10GRND.dwg - Tue - Jun 22 2021 - 6:24 AM

VA3  
DESIGN

255 Consumers Rd Suite 120  
Toronto, ON M2J 1P4  
t 416.630.2255 f 416.630.4782  
va3design.com

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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
9			
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4	10' GROUND FLOOR	MAY 17-21 KL	KL
3	ADDED OPT. 9' BASEMENT	MAY 17-21 KL	KL
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18 RC	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17 A/E	A/E

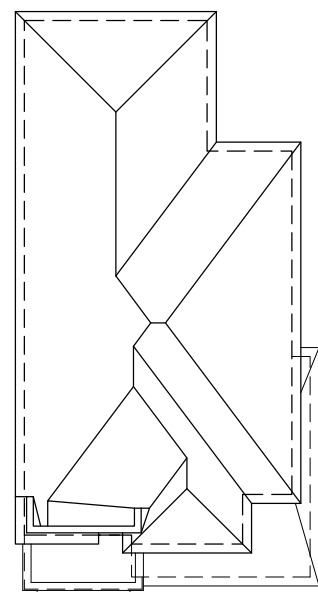
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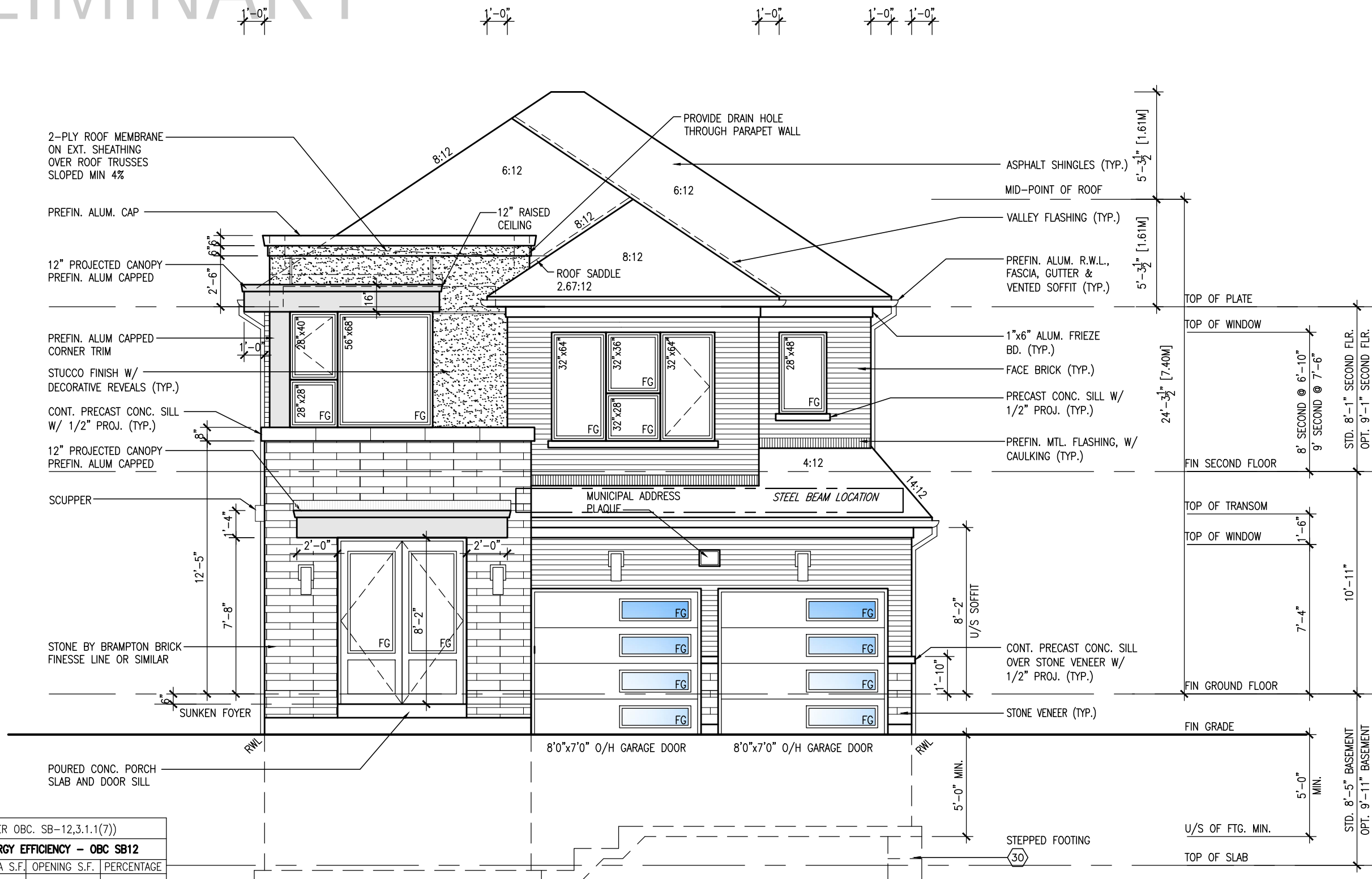
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILIMBURY.

# LIMINARY



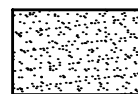
ROOF PLAN 'C'  
NTS

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 E.L.C W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635.17 S.F.	167.89 S.F.	26.43 %
LEFT SIDE	1216.42 S.F.	113.67 S.F.	9.34 %
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %
REAR	624.75 S.F.	141.83 S.F.	22.70 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3697.84 S.F.	519.00 S.F.	14.04 %
TOTAL SQ. M.	343.54 S.M.	48.22 S.M.	14.04 %



FRONT ELEVATION 'C'

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND



FACE BRICK

STUCCO FINISH

RENAISSANCE  
STONE

ALUMINUM PANEL

# 10<sup>9</sup> GROUND

[illegible]

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

1'-0"

1'-0"



WALL AREA	1200.50 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	84.03 SQ. FT.
OPENING PROVIDED	72.11 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'C'

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

10' GROUND

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BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

project name  
GREEN VALLEY EAST

municipality  
BRADFORD, ON

project no.  
16023

drawing no.  
16

date  
JAN. 2017

checked by  
A/E

scale  
3/16" = 1'-0"

file name  
16023-S38-5-10GRND

drawn by  
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VAS  
DESIGN

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Toronto, ON M2J 1P4  
t 416.630.2255 f 416.630.4782  
vasdesign.com

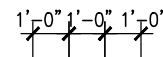
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
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5			
4	10' GROUND FLOOR	MAY 17-21 KL	
3	ADDED OPT. 9' BASEMENT	MAY 17-21 KL	
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18 RC	
1	IMPORTED FROM 13045 TO 16023	17-01-17 A/E	


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1'-0"



10<sup>9</sup> GROUND

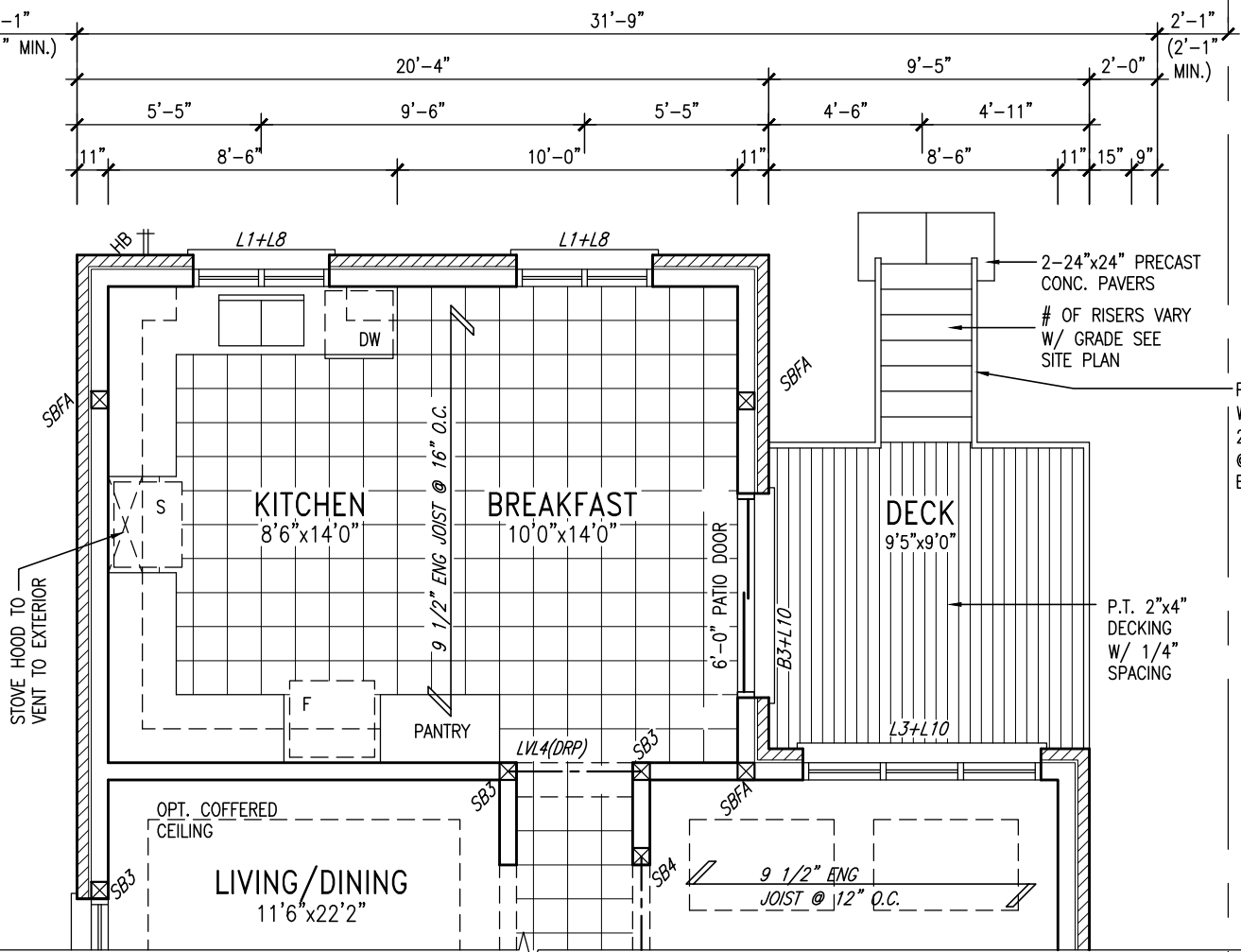
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	 255 Consumers Rd, Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	project name <b>GREEN VALLEY EAST</b>	municipality <b>BRADFORD, ON</b>	<b>S38-5</b> BAROSSA 5	project no. <b>16023</b>	drawing no. <b>18</b>
9	.	.	.							
8	.	.	.							
7	.	.	.							
6	.	.	.							
5	.	.	.							
4	10' GROUND FLOOR	MAY 17-21	KL							
3	ADDED OPT. 9' BASEMENT	MAY 17-21	KL							
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC							
1	IMPORTED FROM 13045 TO 16023	17-01-17	A/E							
		date		by		CROSS SECTION 'A-A'		file name		
		JAN. 2017		A/E		checked by —		scale 3/16" = 1'-0"		16023-S38-5-10GRND
		drawn by		RICHARD		— H:\ARCHIVE\WORKING\2016\16023-BW\Units\38\16023-S38-5-10GRND.dwg — Tue — Jun 22 2021 — 8:25 AM				

REFER TO FULL PLANS FOR  
TYPICAL NOTES.

10' GROUND

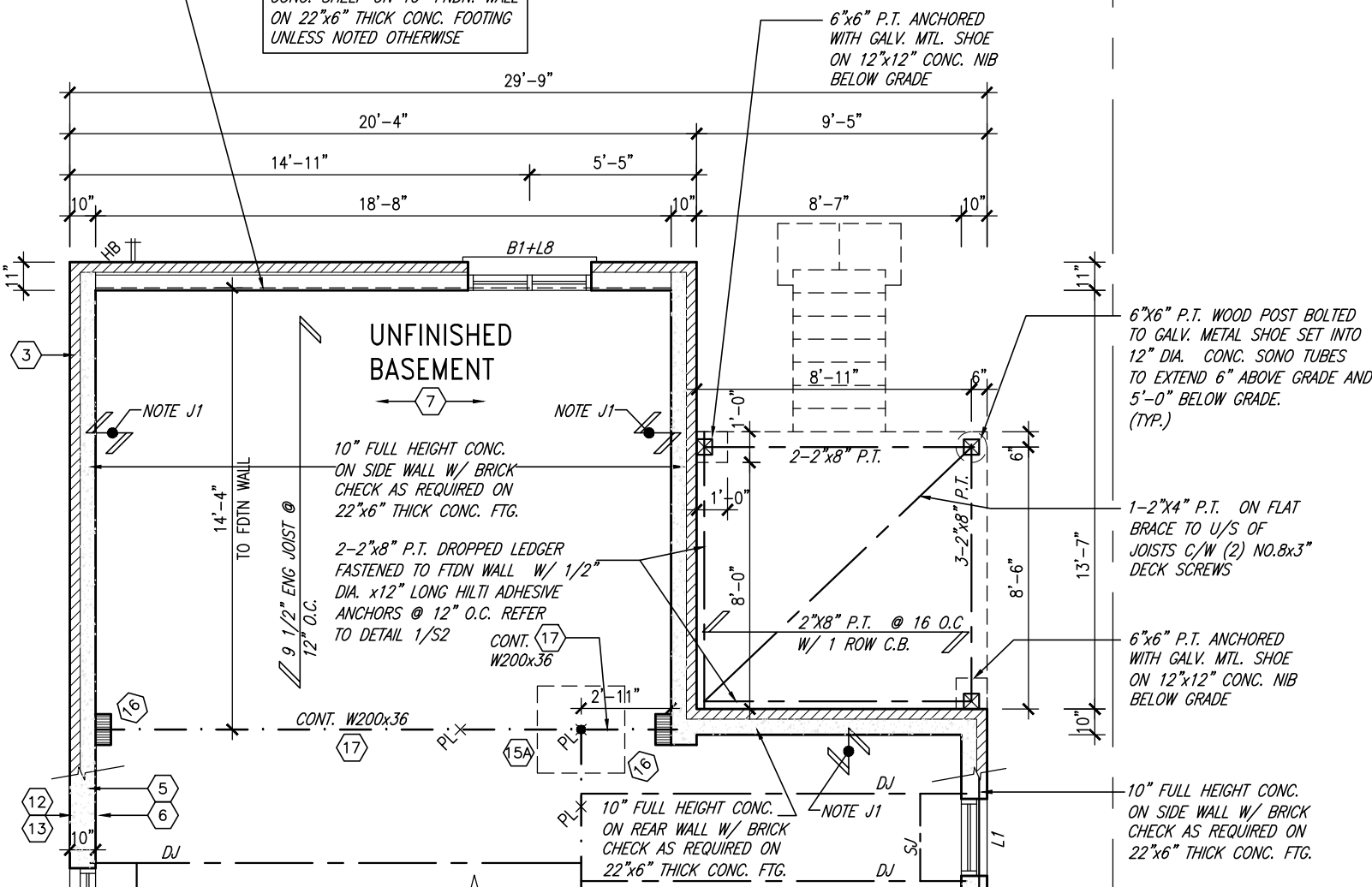
PROPERTY LINE

PROPERTY LINE



PART GRND FLOOR PLAN 'A'  
WOD CONDITION  
ELEVS 'B' & 'C' SIMILAR

REAR WALL ONLY  
2"x6" STUDS @ 16" O.C. ON 10"  
FNDN. WALL FOR BACKFILL HEIGHT  
< 4'-7" OTHERWISE PROVIDE 6"  
CONC. SHELF ON 10" FNDN. WALL  
ON 22"x6" THICK CONC. FOOTING  
UNLESS NOTED OTHERWISE



PART BSMT PLAN 'A'  
WOD CONDITION  
ELEVS 'B' & 'C' SIMILAR

PART BSMT  
PLAN 'C'  
WOD UPG  
CONDITION  
ONLY

9.	.	.
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7.	.	.
6.	.	.
5.	.	.
4.	10' GROUND FLOOR	MAY 17-21 KL
3.	ADDED OPT. 9' BASEMENT	MAY 17-21 KL
2.	REVISED AS PER ENG'S COMMENTS	JAN 05-18 RC
1.	IMPORTED FROM 13045 TO 16023	17-01-17 AJE
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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.

**VA3**  
**DESIGN**

255 Consumers Rd Suite 120  
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va3design.com

**BAYVIEW WELLINGTON**

**S38-5**  
BAROSSA 5

project name	GREEN VALLEY EAST	municipality	BRADFORD, ON	project no.	16023
date	JAN. 2017	checked by	AJE	scale	3/16" = 1'-0"
drawn by	AJE	file name	16023-S38-5-10GRND	drawing no.	19
PARTIAL PLANS - W.O.D. CONDITION					
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-5-10GRND.dwg - Tue - Jun 22 2021 - 8:25 AM					

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

TO FRONT ELEVATION FOR  
TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 ELA WOD W/ 8' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	633.94 S.F.	148.21 S.F.	23.38 %
LEFT SIDE	1209.42 S.F.	100.44 S.F.	8.30 %
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %
REAR	743.75 S.F.	151.83 S.F.	20.41 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3808.61 S.F.	496.09 S.F.	13.03 %
TOTAL SQ. M.	353.83 S.M.	46.09 S.M.	13.03 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 EL.B WOD W/ 8' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635.17 S.F.	148.67 S.F.	23.41 %
LEFT SIDE	1217.83 S.F.	100.44 S.F.	8.25 %
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %
REAR	743.75 S.F.	151.83 S.F.	20.41 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3818.25 S.F.	496.55 S.F.	13.00 %
TOTAL SQ. M.	354.72 S.M.	46.13 S.M.	13.00 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 EL.C WOD W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635.17 S.F.	167.89 S.F.	26.43 %
LEFT SIDE	1216.42 S.F.	113.67 S.F.	9.34 %
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %
REAR	743.75 S.F.	151.83 S.F.	20.41 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3816.84 S.F.	529.00 S.F.	13.86 %
TOTAL SQ. M.	354.59 S.M.	49.15 S.M.	13.86 %

Architectural elevation drawing of a two-story house with a gabled roof. The drawing includes the following details and annotations:

- Roof:** Gabled roof with a 10:12 pitch. A dashed line indicates the roof line for elevation 'B'. Valley flashing (TYP.) is shown at the ridge.
- Windows:**
  - Second floor: Three double-hung windows, each labeled 48" x 40" and FG.
  - First floor: Three double-hung windows, each labeled 48" x 36" and FG.
  - Basement: One double-hung window labeled 48" x 40" and FG.
- Door:** A front entrance door labeled 84" x 64" and FG, located on the first floor.
- Staircase:** A staircase with P.T. stringers & treads, located on the first floor.
- Structural Details:**
  - 42" high P.T. railing w/ pickets @ 4" O.C. w/ 4"x4" midpost @ 5'0" O.C. max. (TYP.)
  - 2"x6" P.T. cross bracing
  - 6"x6" P.T. wood post bolted to galv. metal shoe set into 12" dia. conc. pier to extend 6" above grade and 5'-0" below grade (TYP.)
- Other Annotations:**
  - Cement fiber board finish w/ 6" mtl. flashing and caulking behind el. 'B'
  - 5'-0" MIN. clearance at the base of the house.
  - Basement window size: 48" x 40" (TYP.)

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DASHED LINE  
- INDICATES ROOF  
LINE FOR EL. 'B'

CEMENT FIBER  
BOARD FINISH W/  
6" MTL FLASHING  
AND CAULKING  
BEHIND EL. 'B'

Diagram illustrating the relationship between various levels and floor heights:

- TOP OF PLATE** (Top boundary)
- TOP OF WINDOW** (Level 1)
- FIN SECOND FLOOR** (Level 2)
- TOP OF TRANSOM** (Level 3)
- TOP OF WINDOW** (Level 4)
- FIN GROUND FLOOR** (Level 5)
- TOP OF WINDOW** (Level 6)
- FIN GRADE** (Level 7)
- TOP OF SLAB** (Level 8)

Vertical dimensions and offsets:

- From **TOP OF WINDOW** (Level 1) to **FIN SECOND FLOOR** (Level 2): 8' SECOND @ 6'-10" (Left), 9' SECOND @ 7'-6" (Right)
- From **TOP OF TRANSOM** (Level 3) to **TOP OF WINDOW** (Level 4): 1'-6"
- From **TOP OF WINDOW** (Level 4) to **FIN GROUND FLOOR** (Level 5): 7'-4"
- From **FIN GROUND FLOOR** (Level 5) to **TOP OF WINDOW** (Level 6): 10'-11"
- From **FIN GROUND FLOOR** (Level 5) to **FIN GRADE** (Level 7): 8'-5" BASEMENT (Left), 9'-11" BASEMENT (Right)
- From **FIN GRADE** (Level 7) to **TOP OF SLAB** (Level 8): SEE NOTE (Left), 9'-11" BASEMENT (Right)

BASEMENT WINDOW SIZES & TOP OF WINDOW  
STD. BASEMENT  
 - 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME  
 BASEMENT WINDOWS  
OPT. 9'-0" BASEMENT  
 - 9R-11R USE 40" DEEP CASEMENT WINDOWS @ 8'-4" TOP  
 OF WINDOW  
 - 12R OR GREATER USE 40" DEEP CASEMENT WINDOWS @  
 6'-10" TOP OF WINDOW

REAR ELEVATION 'A'  
W.O.D. CONDITION (9R OR MORE)  
EL. 'B' & 'C' SIMILAR

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

# 10<sup>9</sup> GROUND

no.	description	date	by
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	KL
3	ADDED OPT. 9' BASEMENT	MAY 17-21	KL
4	10' GROUND FLOOR	MAY 17-21	KL
5			
6			
7			
8			
9			

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**DESIGN**

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t 416-630-2255 f 416-630-4782  
va3design.com

project name  
**GREEN VALLEY EAST**

project no.  
**16023**

project no.  
**S38-5**

BAROSSA 5

project name  
**BAYVIEW WELLINGTON**

project no.  
**16023**

project name  
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project no.  
**16023**

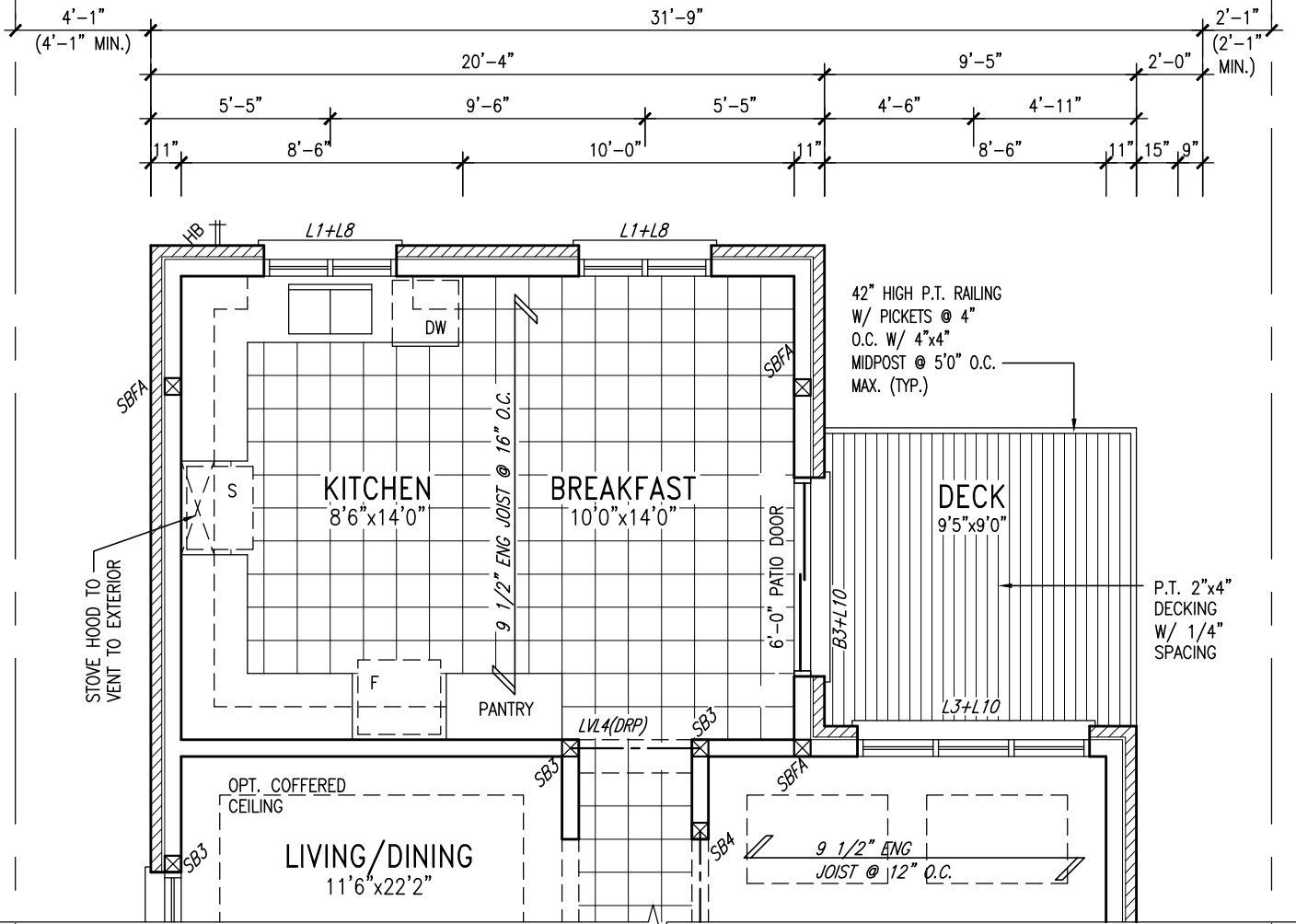
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**16023**

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**BAYVIEW WELLINGTON**

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**16023**

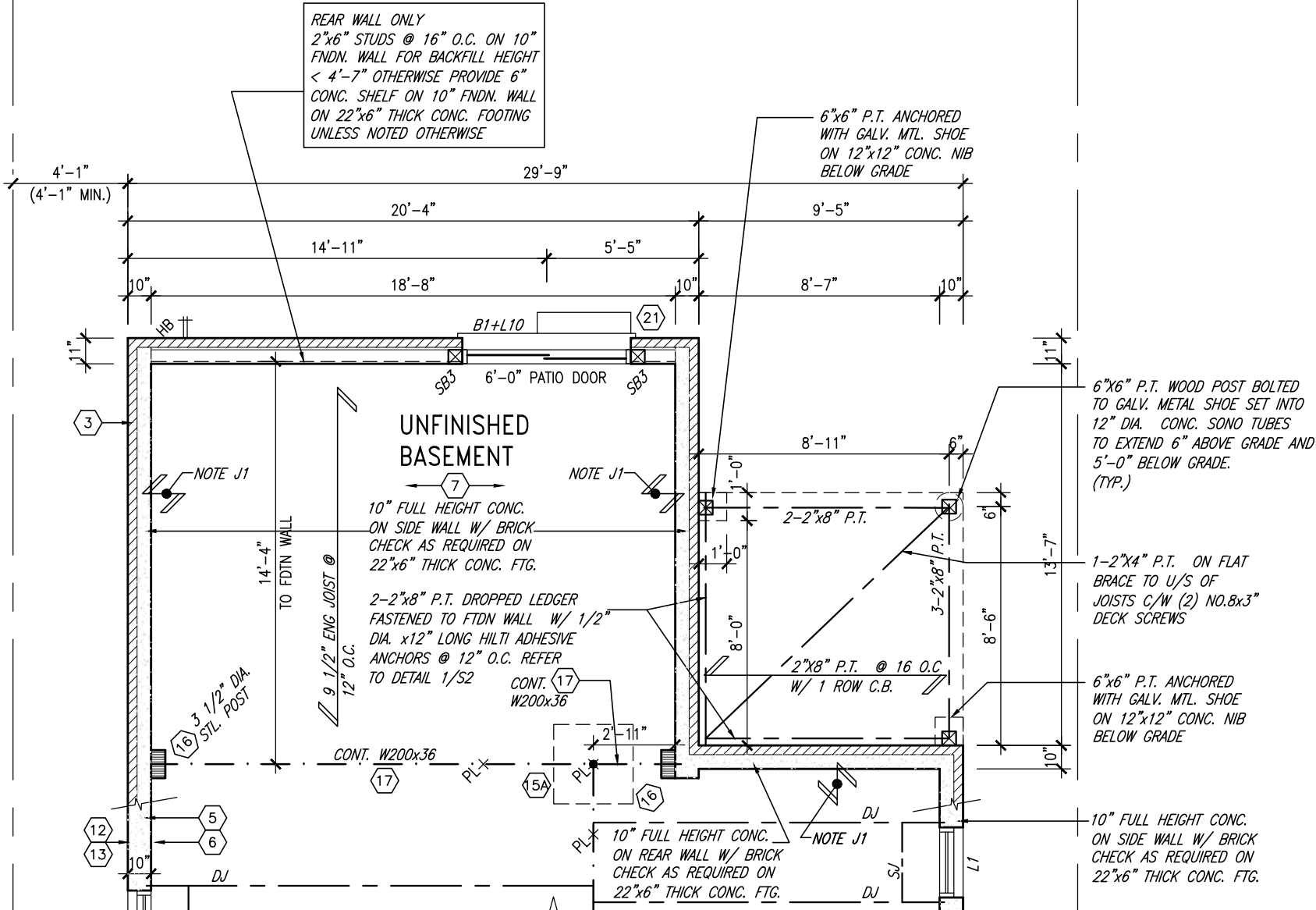
10' GROUND



PART GRND FLOOR PLAN 'A'

WOB CONDITION

ELEVS 'B' & 'C' SIMILAR



PART BSMT PLAN 'A'

WOB CONDITION

ELEVS 'B' & 'C' SIMILAR



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

PRELIMINARY

1'-0"

1'-0"

1'-0"

1'-0"

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 EL.A WOB W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	633.94 S.F.	148.21 S.F.	23.38 %
LEFT SIDE	1209.42 S.F.	100.44 S.F.	8.30 %
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %
REAR	830.52 S.F.	179.50 S.F.	21.61 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3895.38 S.F.	523.76 S.F.	13.45 %
TOTAL SQ. M.	361.89 S.M.	48.66 S.M.	13.45 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 EL.B WOB W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635.17 S.F.	148.67 S.F.	23.41 %
LEFT SIDE	1217.83 S.F.	100.44 S.F.	8.25 %
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %
REAR	830.52 S.F.	179.50 S.F.	21.61 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3905.02 S.F.	524.22 S.F.	13.42 %
TOTAL SQ. M.	362.79 S.M.	48.70 S.M.	13.42 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 EL.C WOB W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635.17 S.F.	167.89 S.F.	26.43 %
LEFT SIDE	1216.42 S.F.	113.67 S.F.	9.34 %
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %
REAR	830.52 S.F.	179.50 S.F.	21.61 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3903.61 S.F.	556.67 S.F.	14.26 %
TOTAL SQ. M.	362.65 S.M.	51.72 S.M.	14.26 %

DASHED LINE  
INDICATES ROOF LINE  
FOR EL. 'C'

VALLEY FLASHING (TYP.)

DASHED LINE  
INDICATES ROOF LINE  
FOR EL. 'C'

42" HIGH P.T. RAILING W/  
PICKETS @ 4" O.C. W/  
4"x4" MIDPOST @ 5'0"  
O.C. MAX. (TYP.)

2"x6" P.T. CROSS BRACING

6"x6" P.T. WOOD POST  
BOLTED TO GALV. METAL  
SHOE SET INTO 12"  
DIA. CONC. PIER TO  
EXTEND 6" ABOVE  
GRADE AND 5'-0"  
BELOW GRADE (TYP.)



DASHED LINE  
INDICATES ROOF  
LINE FOR EL. 'B'

CEMENT FIBER  
BOARD FINISH W/  
6" MTL FLASHING  
AND CAULKING  
BEHIND EL. 'B'

TOP OF PLATE	
TOP OF WINDOW	8' SECOND @ 6'-10"
	9' SECOND @ 7'-6"
	STD. 8'-1" SECOND FLR.
	OPT. 9'-1" SECOND FLR.
FIN SECOND FLOOR	
TOP OF TRANSOM	
TOP OF WINDOW	1'-6"
	7'-4"
	10'-11"
FIN GROUND FLOOR	
	STD. 8'-5" BASEMENT
	OPT. 9'-11" BASEMENT
TOP OF SLAB	
FIN GRADE	

REAR ELEVATION 'A'  
W.O.B. CONDITION  
EL. 'B' & 'C' SIMILAR

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

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BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

project no. 16023  
municipality BRADFORD, ON

drawing no. 22

file name 16023-S38-5-10GRND

scale 3/16" = 1'-0"

checked by

drawn by

date JAN. 2017

drawn by

checked by

drawn by

date

description

no.

description

description

description

description

description

description

description

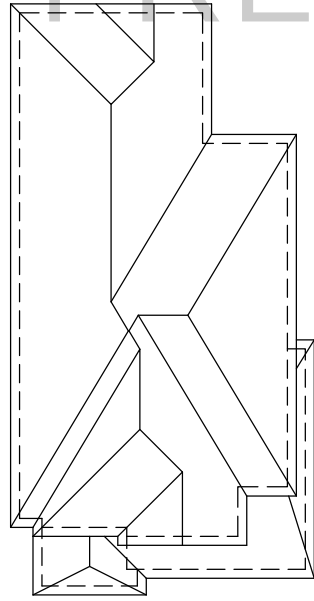
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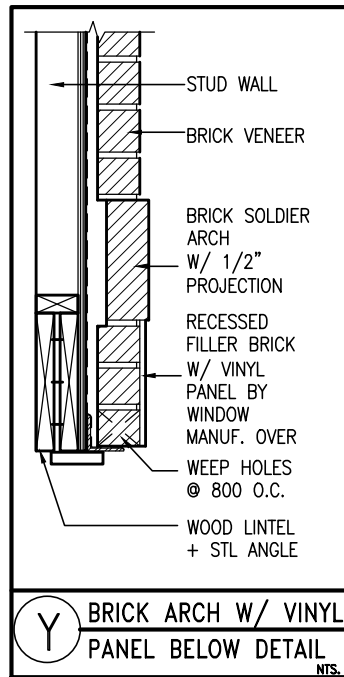
description

description

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'A'  
(UPGRADE REAR)  
NTS



UPGRADED REAR ELEVATION 'A'

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

10<sup>9</sup> GROUND

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Diagram illustrating the elevation view of a building facade, showing floor levels and window dimensions.

**Vertical Levels (from top to bottom):**

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

**Horizontal Dimensions (from left to right):**

- 8' SECOND @ 6'-10"
- 9' SECOND @ 7'-6"
- 10'-11"

**Notes:**

- STD. 8'-1" SECOND FLR.
- OPT. 9'-1" SECOND FLR.
- STD. 8'-5" BASEMENT
- OPT. 9'-11" BASEMENT

**BAYVIEW WELLINGTON**

**S38-5**  
BAROSSA 5

project name	project no.
GREEN VALLEY EAST	16023
municipality	
BRADFORD, ON	
date	drawing no.

JAN. 2017

	drawn by	checked by	scale	file name	ELEVATION A	UPGRADED REAR
	AJE	-	3/16" = 1'-0"	16023-S38-5-10GRND		
	RICHARD	H: ARCHIVE WORKINGS (2016) \16023-BW\Units \38 \16023-S38-5-10GRND.dwg	Tue - Jun 22 2021	8:25 AM		

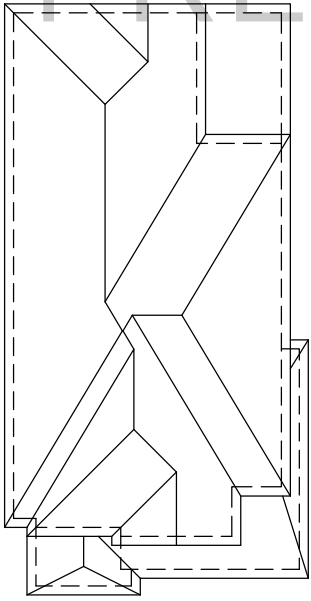
**V3**  
**DESIGN**  
255 Consumers Rd Suite  
Toronto, ON M2J 1R4  
t 416.630.2255 f 416.630.  
va3design.com

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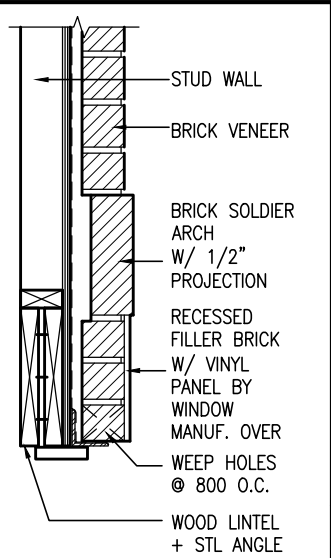
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9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	10' GROUND FLOOR	MAY 17-21	KL
3	ADDED OPT. 9' BASEMENT	MAY 17-21	KL
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE
no.	description	date	by

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'A'  
(UPGRADE REAR)  
NTS



Y BRICK ARCH W/ VINYL  
PANEL BELOW DETAIL  
NTS

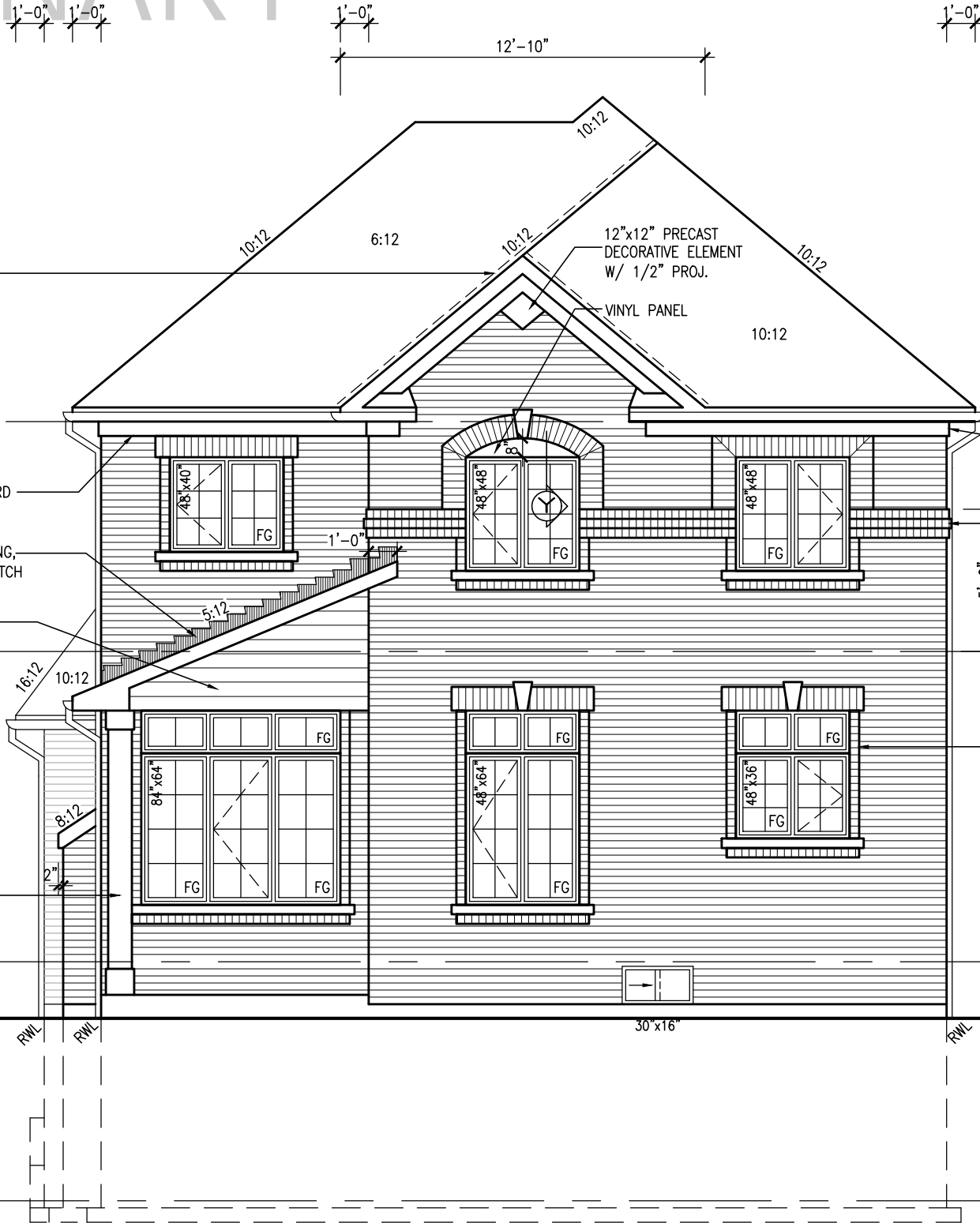
VALLEY FLASHING  
(TYP.)

RETURN FRIEZE BOARD  
4'-0" ALONG SIDE

PREFIN. MTL. FLASHING,  
W/ CAULKING TO MATCH  
(TYP.)

HORIZ. VINYL SIDING  
(TYP.)

10"x10" COLUMN  
ANCHORED TO  
PORCH SLAB W/  
GALVANIZED MTL.  
SHOE



RETURN FRIEZE BOARD  
4'-0" ALONG SIDE

CONTINUOUS TRIPLE BRICK  
ROWLOCK BAND W/ 1/2"  
PROJ. (TYP.) RETURN 4'-0"  
ON LEFT SIDE

BRICK SOLDIER HEADER ON BRICK  
ROWLOCK STACKBOND ON  
PRECAST SILL ON BRICK ROWLOCK  
BAND W/ 1/2" PROJ. (TYP.)

TOP OF PLATE

TOP OF WINDOW

8' SECOND @ 6'-10"  
9' SECOND @ 7'-6"

STD. 8'-1" SECOND FLR.  
OPT. 9'-1" SECOND FLR.

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

7'-4"  
10'-11"

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

10' GROUND

UPGRADED REAR ELEVATION 'A'  
W/ OPT. LOGGIA (3R COND. ONLY)

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

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BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

BRADFORD, ON

GREEN VALLEY EAST

DESIGN

255 Consumers Rd Suite 120  
Toronto, ON M2J 1P4  
t 416.630.2255 f 416.630.4782  
vo3design.com

no. description

9 .  
8 .  
7 .  
6 .  
5 .  
4 10' GROUND FLOOR  
3 ADDED OPT. 9' BASEMENT  
2 REVISED AS PER ENG'S COMMENTS  
1 IMPORTED FROM 13045 TO 16023

date

project no. 16023  
municipality BRADFORD, ON  
date JAN. 2017  
drawn by A/E

checked by  
scale 3/16" = 1'-0"

file name 16023-S38-5-10GRND  
drawing no. 24

16023-S38-5-10GRND.dwg - Tue - Jun 22 2021 - 6:25 AM

no. description

project no. 16023  
municipality BRADFORD, ON  
date JAN. 2017  
drawn by A/E

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scale 3/16" = 1'-0"

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drawing no. 24

16023-S38-5-10GRND.dwg - Tue - Jun 22 2021 - 6:25 AM

no. description

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

VALLEY FLASHING  
(TYP.)

— CEMENT FIBER BOARD FINISH  
W/ 6" MTL FLASHING AND  
CAULKING BEHIND

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SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

[illegible]

**BAYVIEW WELLINGTON**

**S38-5**  
**BAROSSA 5**

**DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vo3design.com

date	JAN. 2017
drawn by	AJE
checked by	-
RICHARD - H:\ARCHIVE\WORKING\2016	

UPGRADED REAR

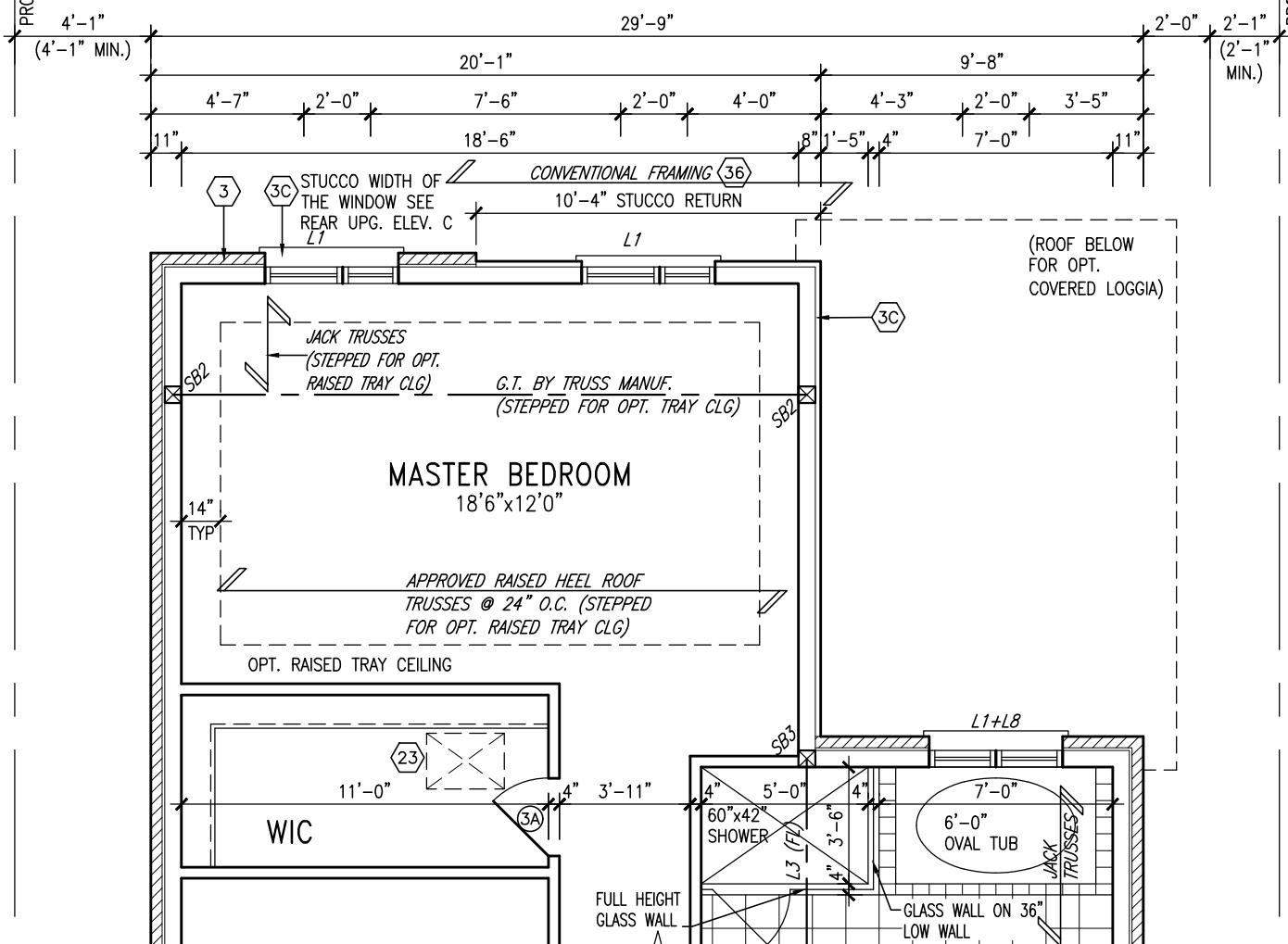
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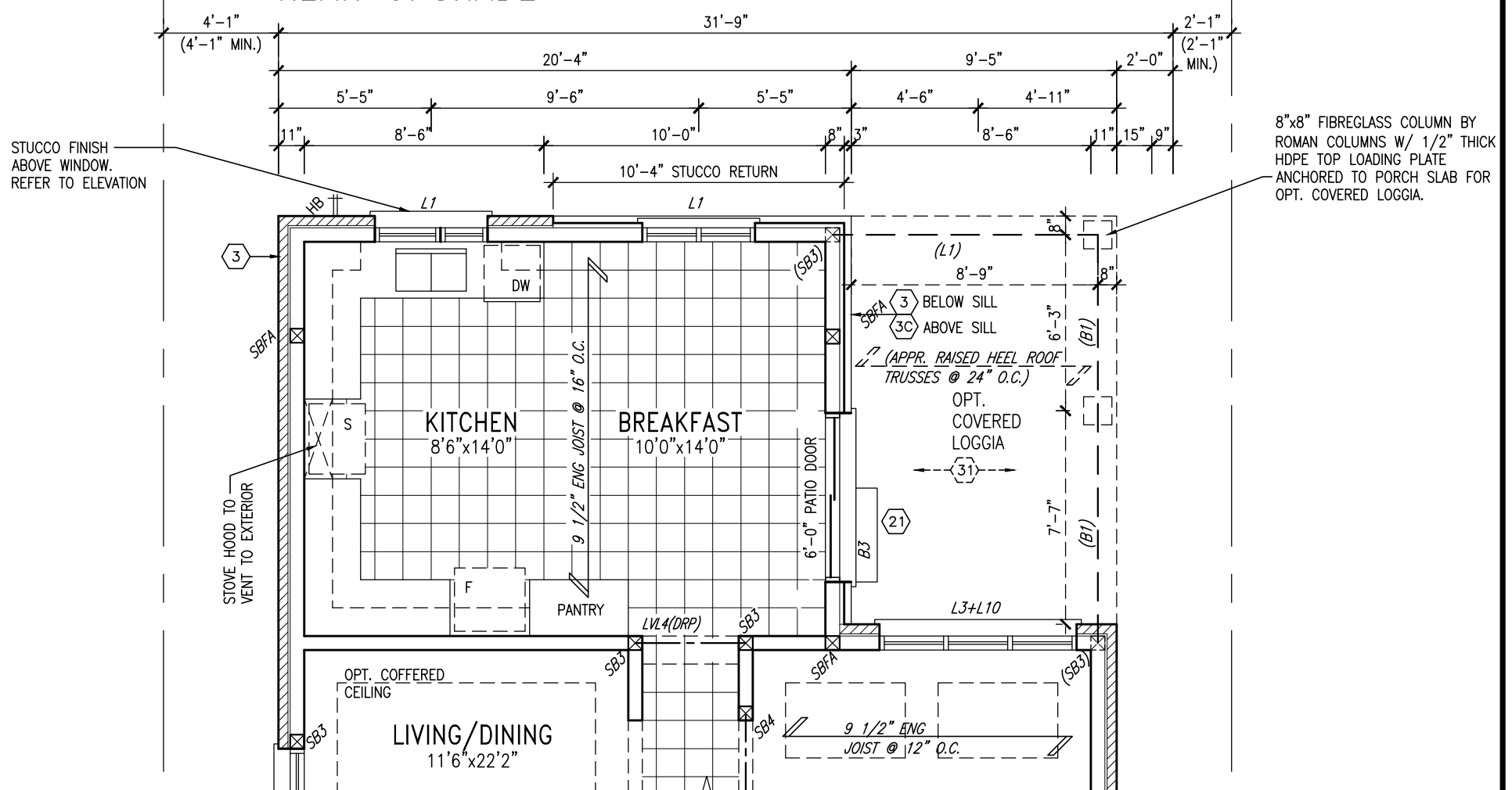


PROPERTY LINE

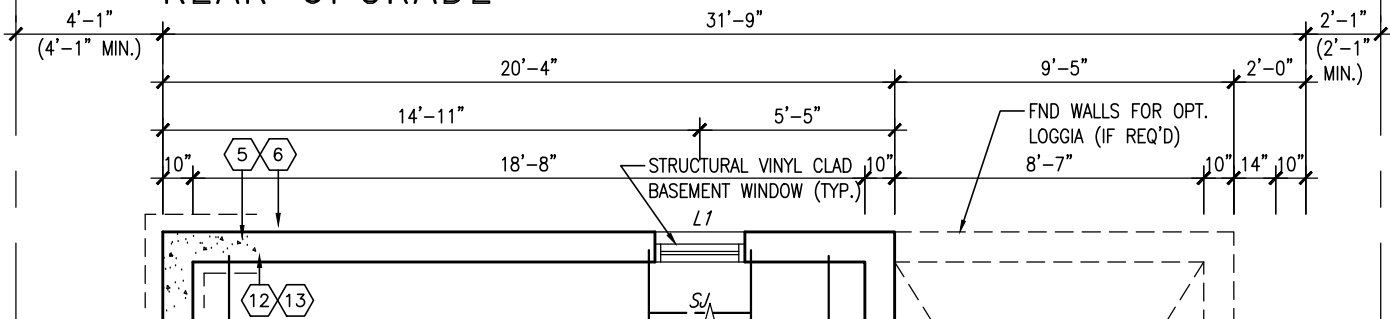
PROPERTY LINE



PART SECOND FLOOR PLAN 'C'  
REAR UPGRADE



PART GRND FLOOR PLAN 'C'  
REAR UPGRADE



PART BASEMENT PLAN 'C'  
REAR UPGRADE

9	.	.	.		 <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p><b>BAYVIEW WELLINGTON</b></p> <p>project name <b>GREEN VALLEY EAST</b></p> <p>date <b>JAN. 2017</b></p> <p>drawn by <b>AJE</b></p> <p>RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-5-10GRND.dwg - Tue - Jun 22 2021 - 8:25 AM</p>	<p><b>S38-5</b> BAROSSA 5</p> <p>municipality <b>BRADFORD, ON</b></p> <p>project no. <b>16023</b></p> <p>file name <b>16023-S38-5-10GRND</b></p>	<p>drawing no. <b>27</b></p>
8	.	.	.					
7	.	.	.					
6	.	.	.					
5	.	.	.					
4	10" GROUND FLOOR	MAY 17-21	KL	<p>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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.</p>				
3	ADDED OPT. 9" BASEMENT	MAY 17-21	KL					
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC					
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE					
no.	description	date	by					

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REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

ROOF PLAN 'C'  
(UPGRADE REAR)  
NTS

STUCCO FINISH W/  
DECORATIVE REVEALS (TYP.)

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

UPGRADED REAR ELEVATION 'C'

PART. UPGRADED RIGHT SIDE  
ELEV. 'C'

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

10' GROUND

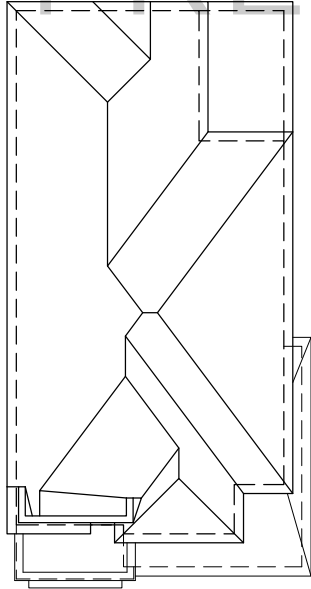
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project no.		16023	
drawing no.		28	
project name		S38-5 BAROSSA 5	
municipality		BRADFORD, ON	
project name		BAYVIEW WELLINGTON	
municipality		GREEN VALLEY EAST	
date		JAN. 2017	
drawn by		AJE	
checked by		-	
scale		3/16" = 1'-0"	
file name		16023-S38-5-10GRND	
date		Tue - Jun 22 2021 - 6:25 AM	
no.		description	
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	10' GROUND FLOOR	MAY 17-21	KL
3	ADDED OPT. 9' BASEMENT	MAY 17-21	KL
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1	IMPORTED FROM 13045 TO 16023	17-01-17	AJE



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.



ROOF PLAN 'C'  
(UPGRADE REAR)  
NTS



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UPGRADED REAR ELEVATION 'C'  
W/ OPT. LOGGIA (3R COND. ONLY)

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

10' GROUND

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))

S38-5 ELC W/ 8' 2ND & REAR UPG				ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE			
FRONT	635.17 S.F.	167.89 S.F.	26.43 %			
LEFT SIDE	1216.42 S.F.	113.67 S.F.	9.34 %			
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %			
REAR	624.75 S.F.	134.33 S.F.	21.50 %			
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION					0 S.F.	
TOTAL SQ. FT.	3697.84 S.F.	511.50 S.F.	13.83 %			
TOTAL SQ. M.	343.54 S.M.	47.52 S.M.	13.83 %			

BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

project no. 16023  
drawing no. 29  
municipality BRADFORD, ON  
project name GREEN VALLEY EAST  
date JAN. 2017  
drawn by AJE  
checked by  
scale 3/16" = 1'-0"

VA3  
DESIGN  
255 Consumers Rd. Suite 120  
Toronto, ON M2J 1P4  
t 416.630.2255 f 416.630.4782  
vo3design.com

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no.	description	date	by
9			
8			
7			
6			
5			
4	10' GROUND FLOOR	MAY 17-21 KL	
3	ADDED OPT. 9' BASEMENT	MAY 17-21 KL	
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18 RC	
1	IMPORTED FROM 13045 TO 16023	17-01-17 AJE	

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10<sup>9</sup> GROUND

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

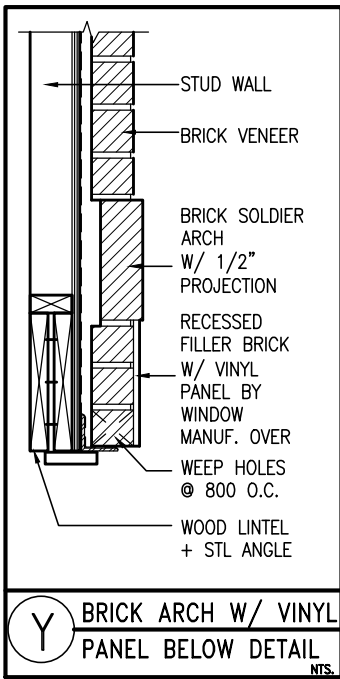
<p><u>BASEMENT WINDOW SIZES &amp; TOP OF WINDOW</u></p> <p><u>STD. BASEMENT</u></p> <ul style="list-style-type: none"> <li>- 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS</li> </ul> <p><u>OPT. 9'-0" BASEMENT</u></p> <ul style="list-style-type: none"> <li>- 9R-11R USE 40" DEEP CASEMENT WINDOWS @ 8'-4" TOP OF WINDOW</li> <li>- 12R OR GREATER USE 40" DEEP CASEMENT WINDOWS @ 6'-10" TOP OF WINDOW</li> </ul>
--

[illegible]

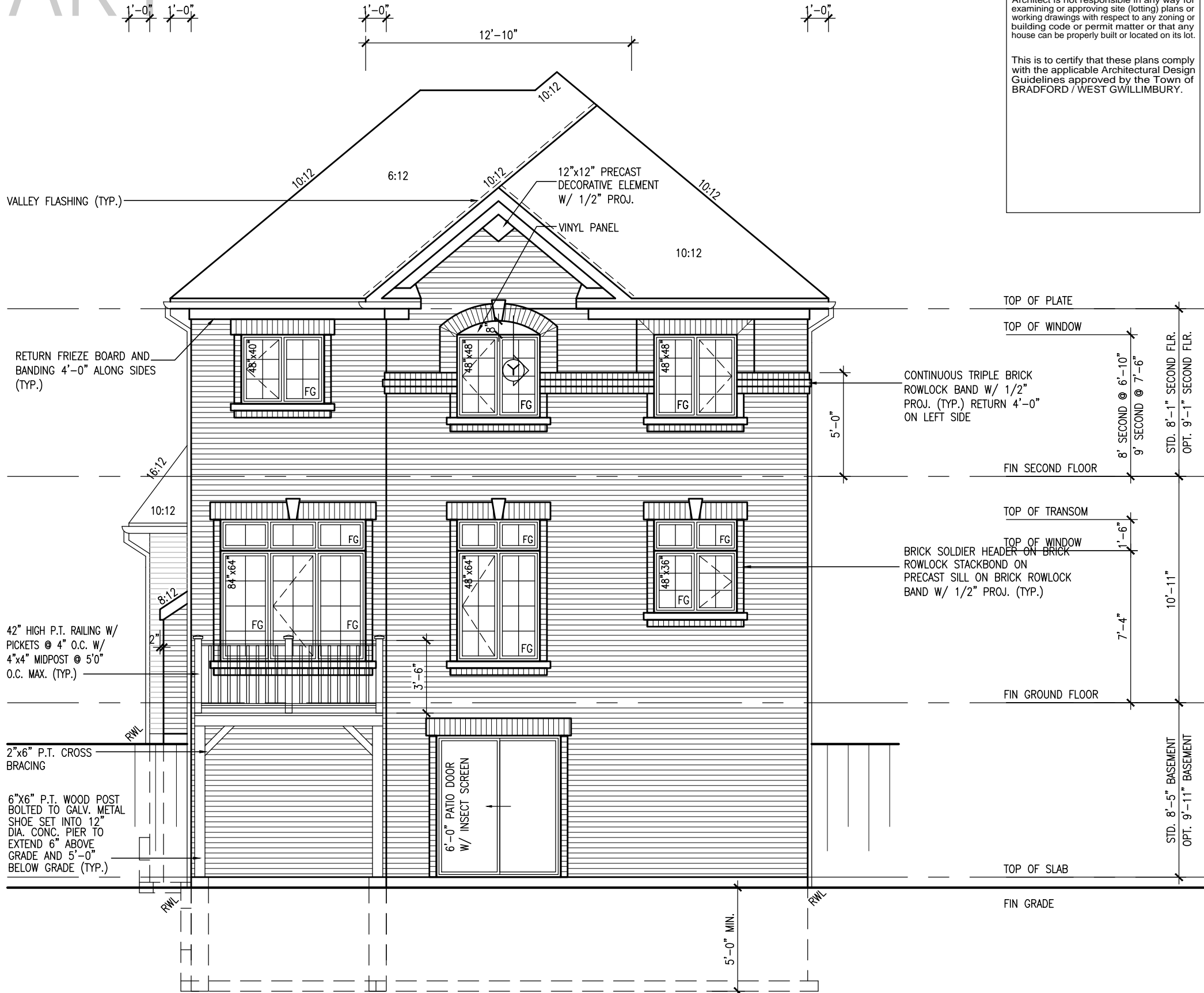
Drawings are not to be scaled.

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

PRELIMINARY



10' GROUND



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UPGRADED REAR ELEVATION 'A'  
W.O.B. CONDITION  
SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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10<sup>9</sup> GROUND

REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

PRELIMINARY

1'-0" 1'



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UPGRADED REAR ELEVATION 'B'  
9R OR MORE W.O.D. CONDITION

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

**BASEMENT WINDOW SIZES & TOP OF WINDOW**  
**STD. BASEMENT**  
 - 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME  
 BASEMENT WINDOWS  
**OPT. 9'-0" BASEMENT**  
 - 9R-11R USE 40" DEEP CASEMENT WINDOWS @ 8'-4" TOP  
 OF WINDOW  
 - 12R OR GREATER USE 40" DEEP CASEMENT WINDOWS @  
 6'-10" TOP OF WINDOW

**VA3**  
**DESIGN**  
255 Consumers Rd Suite  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.  
va3design.com

**BAYVIEW WELLINGTON**

**S38-5**  
BAROSSA 5

project name  
**GREEN VALLEY EAST**

---

16023

...ing no.

O.D. CONDITION	file name
----------------	-----------

date  
JAN. 2017

**DESIGN** 120  
255 Consumers Rd Suite 120  
Toronto, ON M2J 1P4

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All

3	ADDED OPT. 9' BASEMENT	MAY 17-21	KL
2	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC

AJE - 3/16" = 1'-0" 16023-S38-5-10GRND  
 RICHARD - H: \ARCHIVE\WORKING\2016\ 16023.BW Units \38\ 16023-S38-5-10GRND.dwg - Tue - Jun 22 2021 - 8:26 AM

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1	IMPORTED FROM 13045 TO 16023	17-01-17	by
no.	description	date	

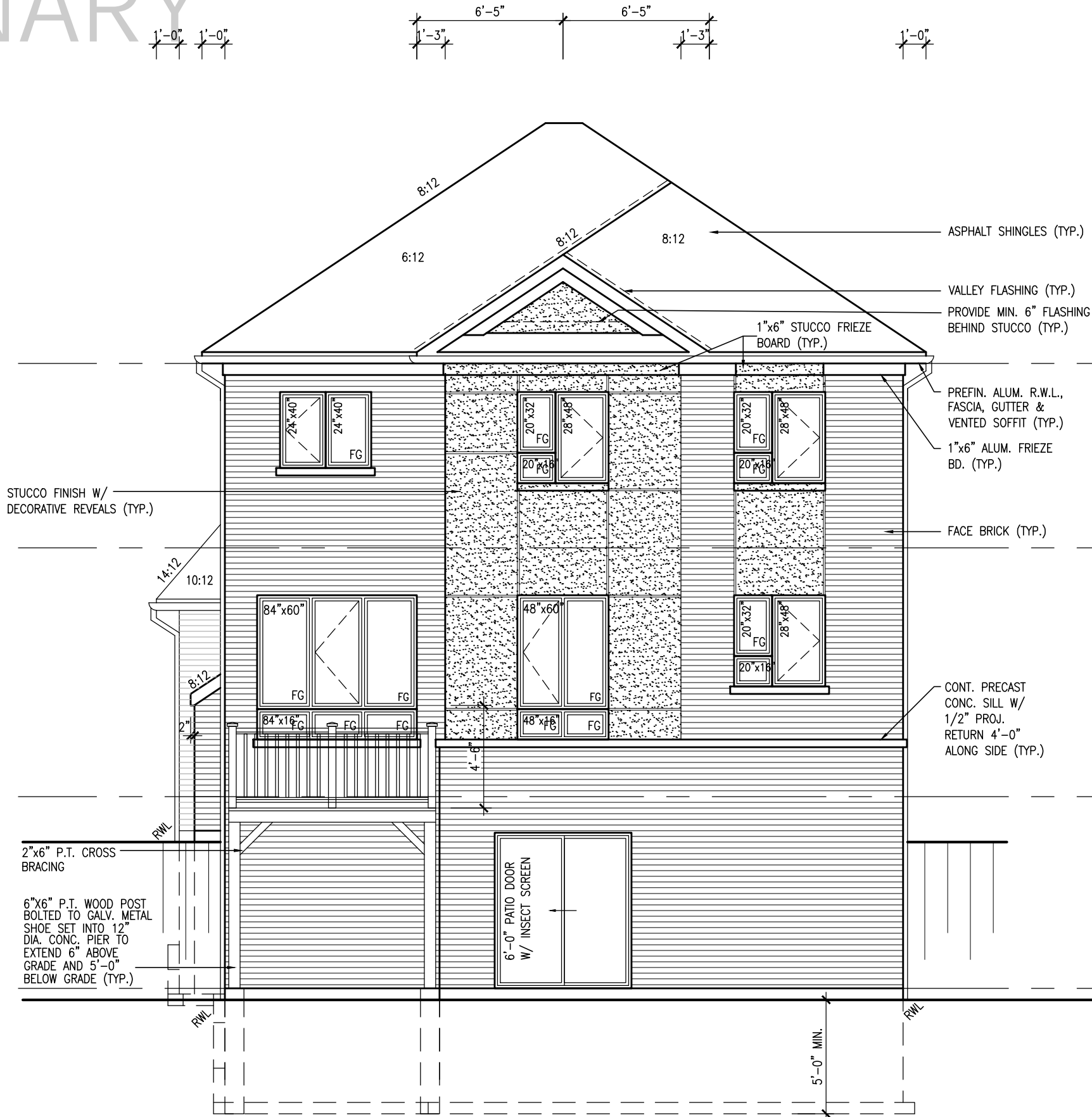
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-5 'C' WOB W/8' 2ND & REAR UPG			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	635.17 S.F.	167.89 S.F.	26.43 %
LEFT SIDE	1216.42 S.F.	113.67 S.F.	9.34 %
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %
REAR	830.52 S.F.	172.00 S.F.	20.71 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3903.61 S.F.	549.17 S.F.	14.07 %
TOTAL SQ. M.	362.65 S.M.	51.02 S.M.	14.07 %

10' GROUND

UPGRADED REAR ELEVATION 'C'  
W.O.B. CONDITION

SEE DETAIL S4 FOR 9'-0"  
BASEMENT COND

BAYVIEW WELLINGTON

S38-5  
BAROSSA 5

project name

municipality

project no.

16023

drawing no.

35

file name

16023-S38-5-10GRND

scale

3/16" = 1'-0"

checked by

AJE

drawn by

AJE

date

JAN. 2017

UPGRADED REAR ELEVATION 'C' - W.O.B. CONDITION

VA3  
DESIGN

255 Consumers Rd. Suite 120  
Toronto, ON M2J 1P4  
t 416.630.2255 f 416.630.4782  
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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 Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.	10' GROUND FLOOR	MAY 17-21	KL
3.	ADDED OPT. 9' BASEMENT	MAY 17-21	KL
2.	REVISED AS PER ENG'S COMMENTS	JAN 05-18	RC
1.	IMPORTED FROM 13045 TO 16023	17-01-17	AJE

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S38-5 EL.A WOB W/ 9' BSMT+8' 2ND	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	633.94 S.F.	148.21 S.F.	23.38 %	
LEFT SIDE	1209.42 S.F.	100.44 S.F.	8.30 %	
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %	
REAR	875.15 S.F.	179.50 S.F.	20.51 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3940.01 S.F.	523.76 S.F.	13.29 %	
TOTAL SQ. M.	366.04 S.M.	48.66 S.M.	13.29 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S38-5 EL.B WOB W/ 9' BSMT+8' 2ND	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	635.17 S.F.	148.67 S.F.	23.41 %	
LEFT SIDE	1217.83 S.F.	100.44 S.F.	8.25 %	
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %	
REAR	875.15 S.F.	179.50 S.F.	20.51 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3949.65 S.F.	524.22 S.F.	13.27 %	
TOTAL SQ. M.	366.93 S.M.	48.70 S.M.	13.27 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S38-5 EL.C WOB W/ 9' BSMT+8' 2ND	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	635.17 S.F.	167.89 S.F.	26.43 %	
LEFT SIDE	1216.42 S.F.	113.67 S.F.	9.34 %	
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %	
REAR	875.15 S.F.	179.50 S.F.	20.51 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3948.24 S.F.	556.67 S.F.	14.10 %	
TOTAL SQ. M.	366.80 S.M.	51.72 S.M.	14.10 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S38-5 EL.C WOB W/ 9' BSMT+8' 2ND & REAR UPG	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	635.17 S.F.	167.89 S.F.	26.43 %	
LEFT SIDE	1216.42 S.F.	113.67 S.F.	9.34 %	
RIGHT SIDE	1221.50 S.F.	95.61 S.F.	7.83 %	
REAR	875.15 S.F.	172.00 S.F.	19.65 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	3948.24 S.F.	549.17 S.F.	13.91 %	
TOTAL SQ. M.	366.80 S.M.	51.02 S.M.	13.91 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S38-5 EL.A WOB W/ 9' BSMT+2ND	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	663.69 S.F.	148.21 S.F.	22.33 %	
LEFT SIDE	1267.58 S.F.	100.44 S.F.	7.92 %	
RIGHT SIDE	1279.67 S.F.	95.61 S.F.	7.47 %	
REAR	904.90 S.F.	179.50 S.F.	19.84 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	4115.84 S.F.	523.76 S.F.	12.73 %	
TOTAL SQ. M.	382.37 S.M.	48.66 S.M.	12.73 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S38-5 EL.B WOB W/ 9' BSMT+2ND	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	664.92 S.F.	148.67 S.F.	22.36 %	
LEFT SIDE	1276.00 S.F.	100.44 S.F.	7.87 %	
RIGHT SIDE	1279.67 S.F.	95.61 S.F.	7.47 %	
REAR	904.90 S.F.	179.50 S.F.	19.84 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	4125.49 S.F.	524.22 S.F.	12.71 %	
TOTAL SQ. M.	383.27 S.M.	48.70 S.M.	12.71 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S38-5 EL.C WOB W/ 9' BSMT+2ND	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	664.92 S.F.	167.89 S.F.	25.25 %	
LEFT SIDE	1274.58 S.F.	113.67 S.F.	8.92 %	
RIGHT SIDE	1279.67 S.F.	95.61 S.F.	7.47 %	
REAR	904.90 S.F.	179.50 S.F.	19.84 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	4124.07 S.F.	556.67 S.F.	13.50 %	
TOTAL SQ. M.	383.14 S.M.	51.72 S.M.	13.50 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
38-5 EL.C WOB W/ 9' BSMT+2ND & REAR UPG	ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	664.92 S.F.	167.89 S.F.	25.25 %	
LEFT SIDE	1274.58 S.F.	113.67 S.F.	8.92 %	
RIGHT SIDE	1279.67 S.F.	95.61 S.F.	7.47 %	
REAR	904.90 S.F.	172.00 S.F.	19.01 %	
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		
TOTAL SQ. FT.	4124.07 S.F.	549.17 S.F.	13.32 %	
TOTAL SQ. M.	383.14 S.M.	51.02 S.M.	13.32 %	

10' GROUND

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.

project no.16023drawing no.37

file name16023-S38-5-10GRND

scale3/16" = 1'-0"

checked byAJE

drawn byAJE

dateJAN. 2017

municipalityBRADFORD, ON

project nameGREEN VALLEY EAST

project no.16023drawing no.37

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no. descriptiondateby

1IMPORTED FROM 13045 TO 1602317-01-17AJE

2REVISED AS PER ENG'S COMMENTSJAN 05-18RC

3ADDED OPT. 9' BASEMENTMAY 17-21KL

410' GROUND FLOORMAY 17-21KL

9	.	.	.	.	.	KL
8	.	.	.	.	.	KL
7	.	.	.	.	.	KL
6	.	.	.	.	.	KL
5	.	.	.	.	.	KL