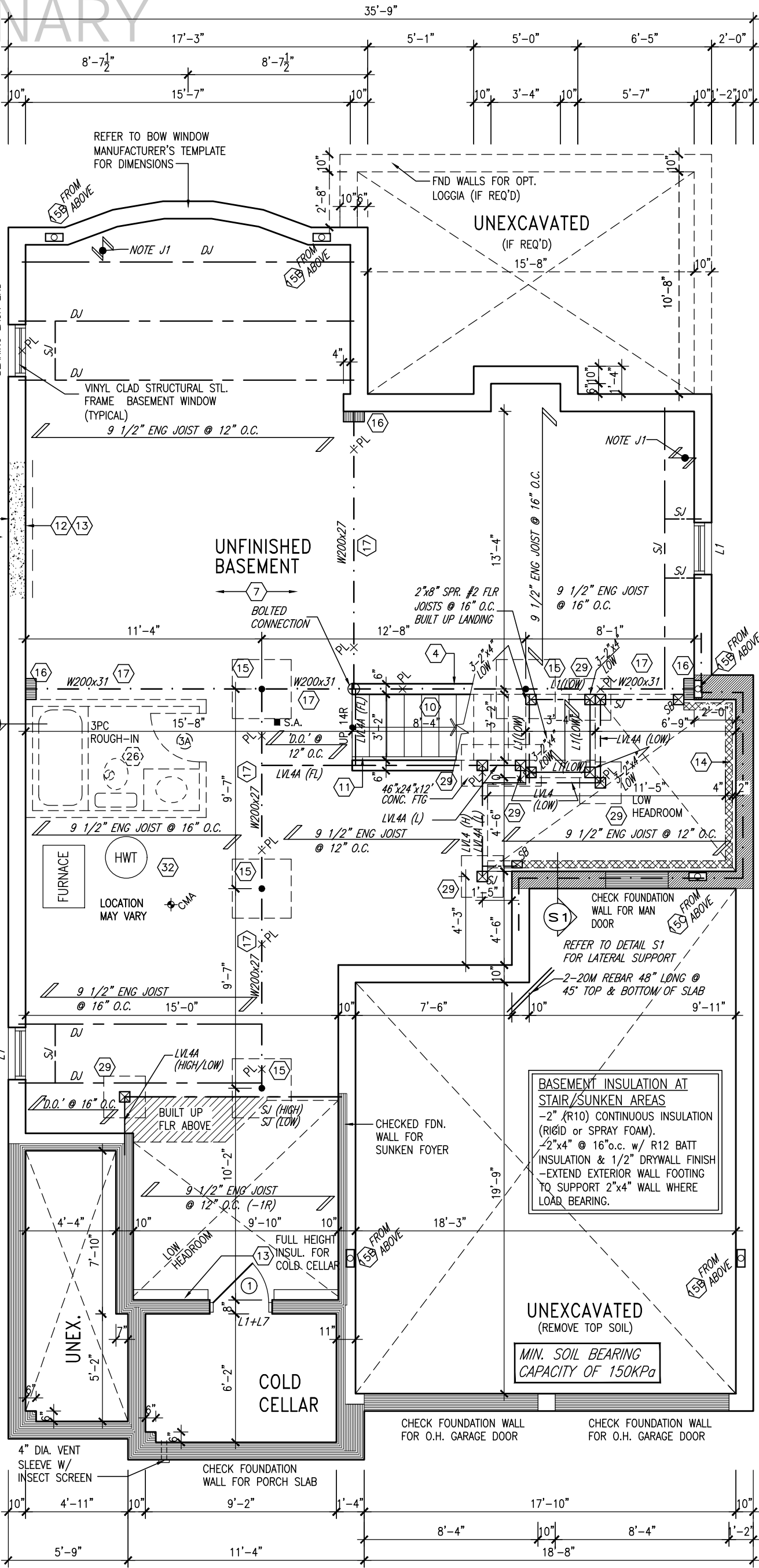


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10' GROUND



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.

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

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

AREA CHART ON PAGE 11

BASEMENT PLAN 'A'

9.	.	.	.
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5.	.	.	.
4.	10' GROUND FLOOR	JLU 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW	.	.
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.



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BAYVIEW WELLINGTON

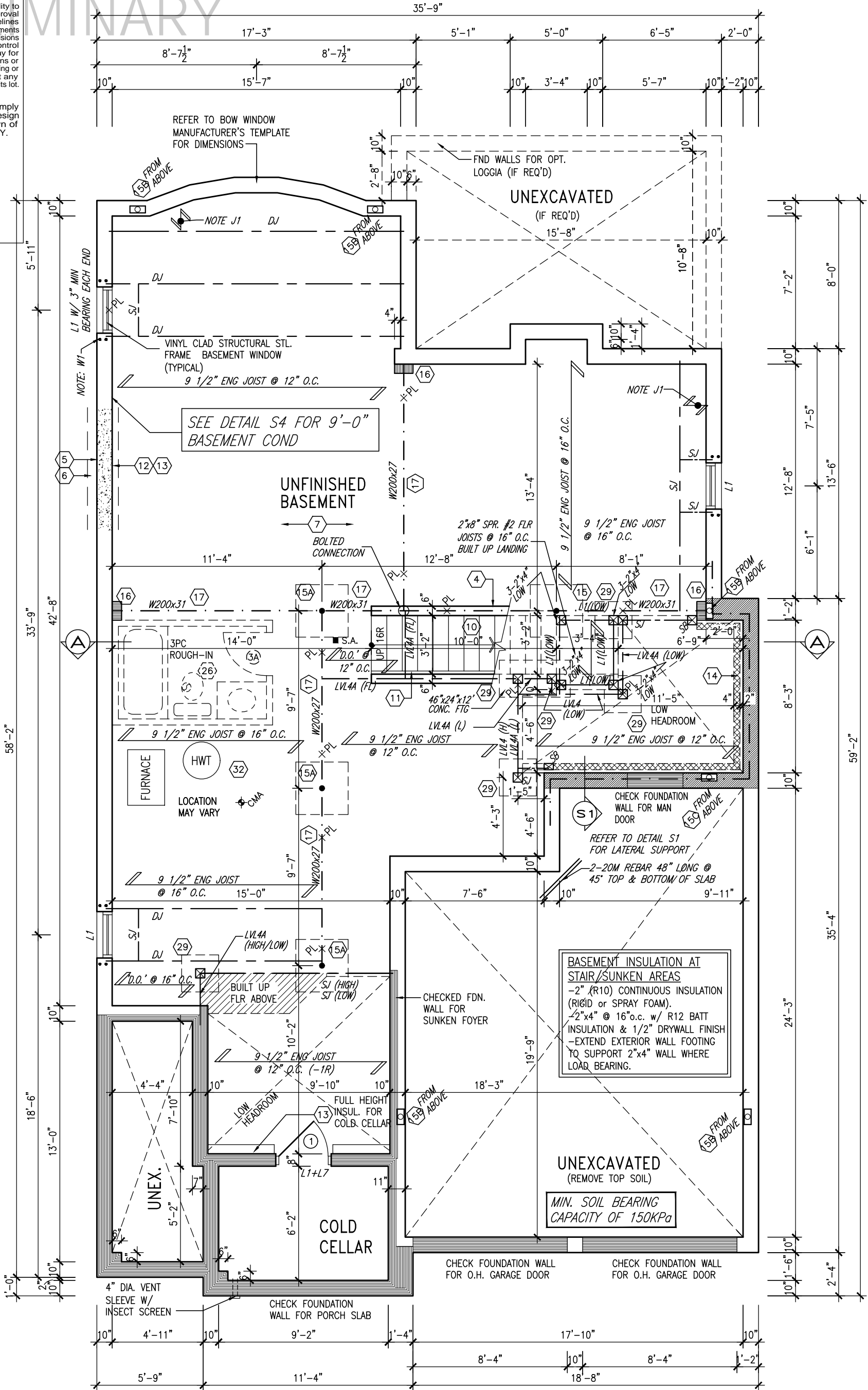
S42-2
RIDEAU 2

project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.	project no.	16023
date	FEBRUARY, 2017	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	16023-S42-2-10GRND	drawing no.	1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-2-10GRND.dwg - Thu - Jul 29 2021 - 10:04 AM					

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10' GROUND



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

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.

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

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

9.	.	.	.
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6.	.	.	.
5.	.	.	.
4.	10' GROUND FLOOR	JLU 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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BAYVIEW WELLINGTON

S42-2
RIDEAU 2

project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.	project no.	16023
date	FEBRUARY, 2017	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	16023-S42-2-10GRND	drawing no.	1A
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10' GROUND

NOTE R1:
ONE PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x8" SPR. FLR. JOISTS @ 16" O.C. W/ PREFIN. ALUM. SOFFIT ON U/S

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

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

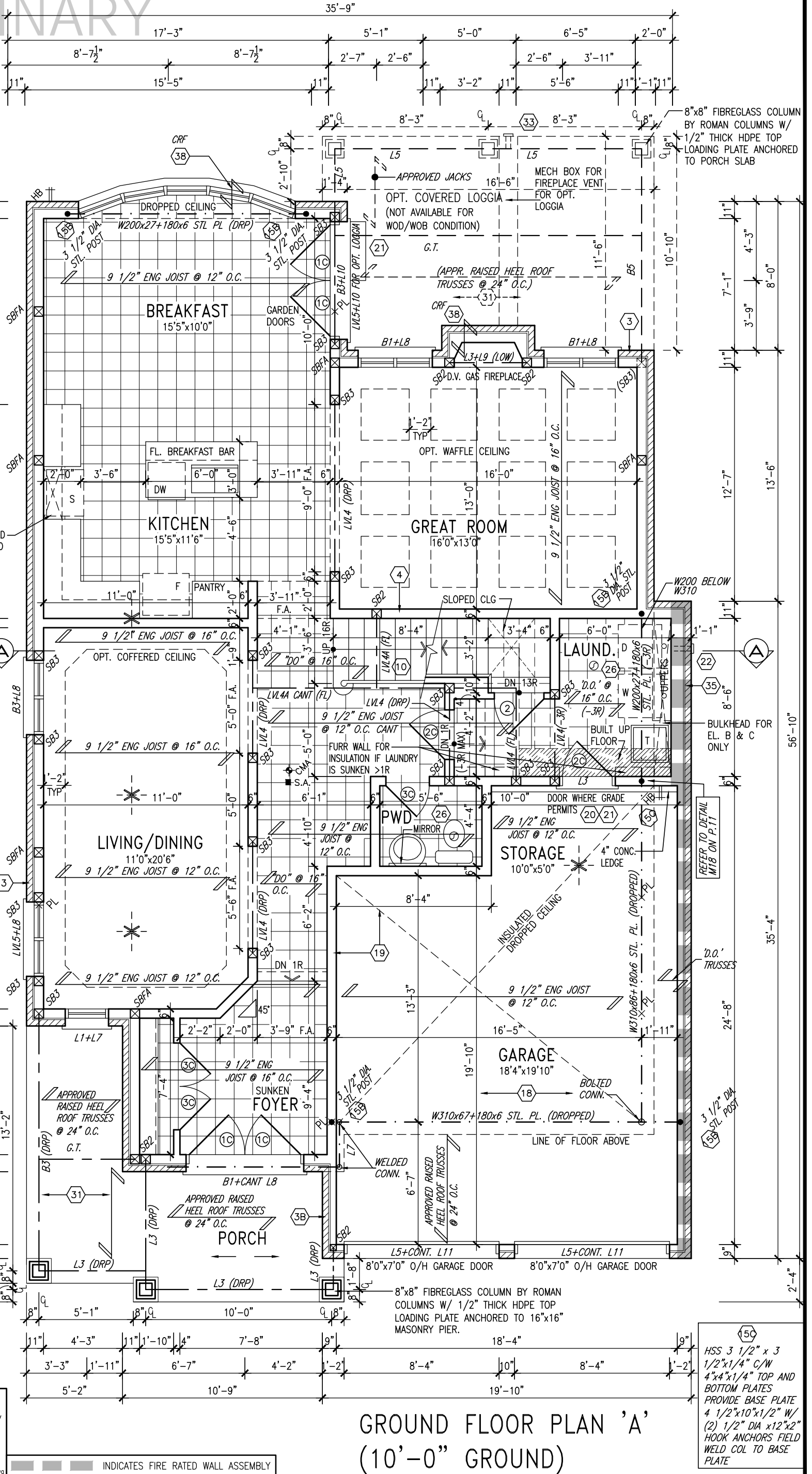
NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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



GROUND FLOOR PLAN 'A'
(10'-0" GROUND)

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	10' GROUND FLOOR	JLU 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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BAYVIEW WELLINGTON		S42-2 RIDEAU 2	
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023	drawing no. 2
date FEBRUARY, 2017	checked by RC	scale 3/16" = 1'-0"	file name 16023-S42-2-10GRND
GROUND FLOOR PLAN ELEV. 'A'			
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-2-10GRND.dwg - Thu - Jul 29 2021 - 10:04 AM			

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10' GROUND

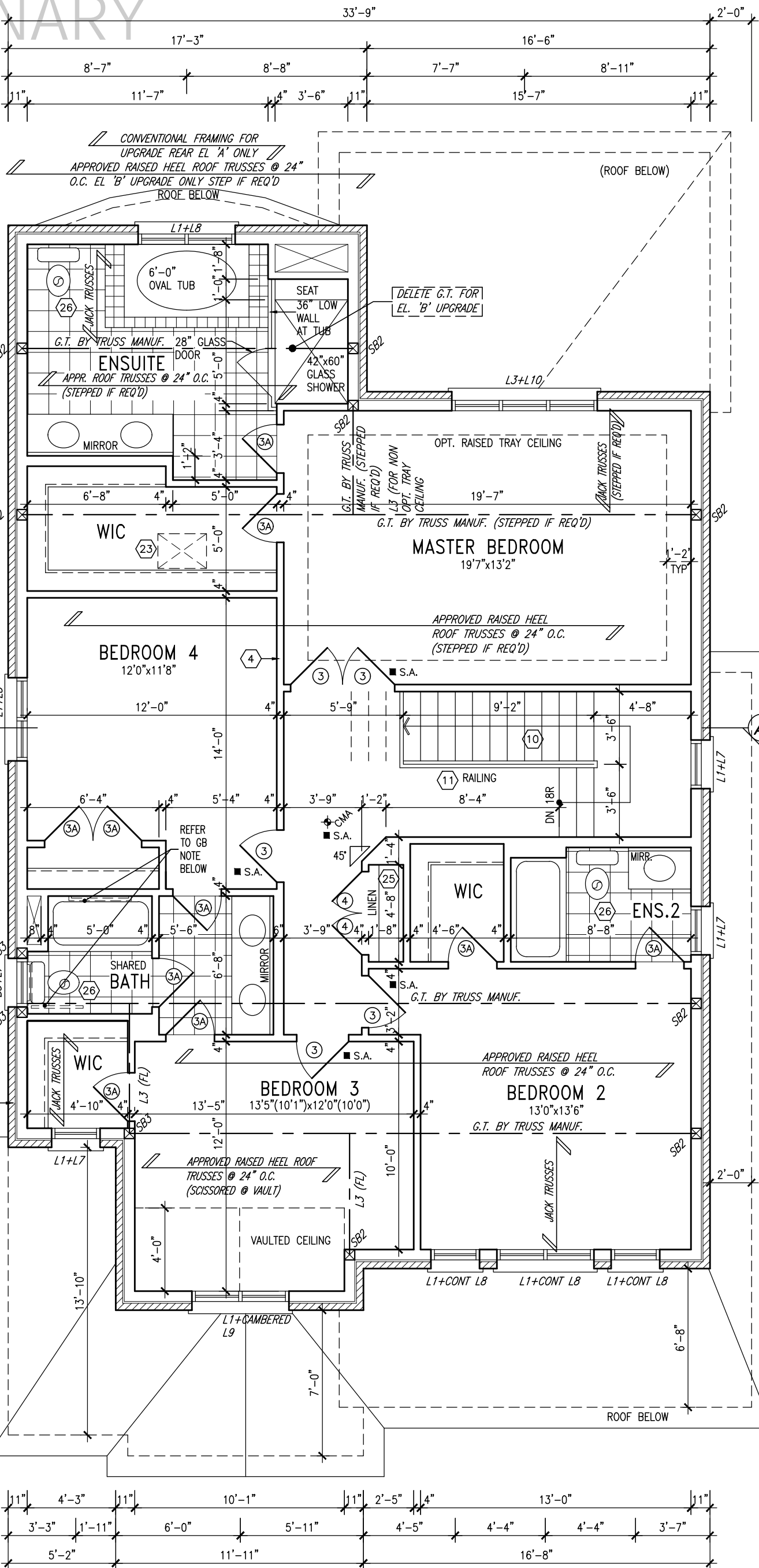
NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION
REFER TO ROOF TRUSS
SHOP DRAWINGS FOR ALL
ROOF FRAMING INFORMATION
UNLESS OTHERWISE NOTED.

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
PROVIDED.

GB-NOTE-2020.dwg



SECOND FLOOR PLAN 'A'

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	10' GROUND FLOOR	JLU 22-21	KL
3	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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BAYVIEW WELLINGTON		S42-2 RIDEAU 2	
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023	
date FEBRUARY, 2017	SECOND FLOOR PLAN ELEV. 'A'		drawing no. 3
drawn by WT	checked by RC	scale 3/16" = 1'-0"	file name 16023-S42-2-10GRND
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MINIARY

ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4"
@ 12" O.C. DIAGONALLY CUT
CROSS PURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE

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

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

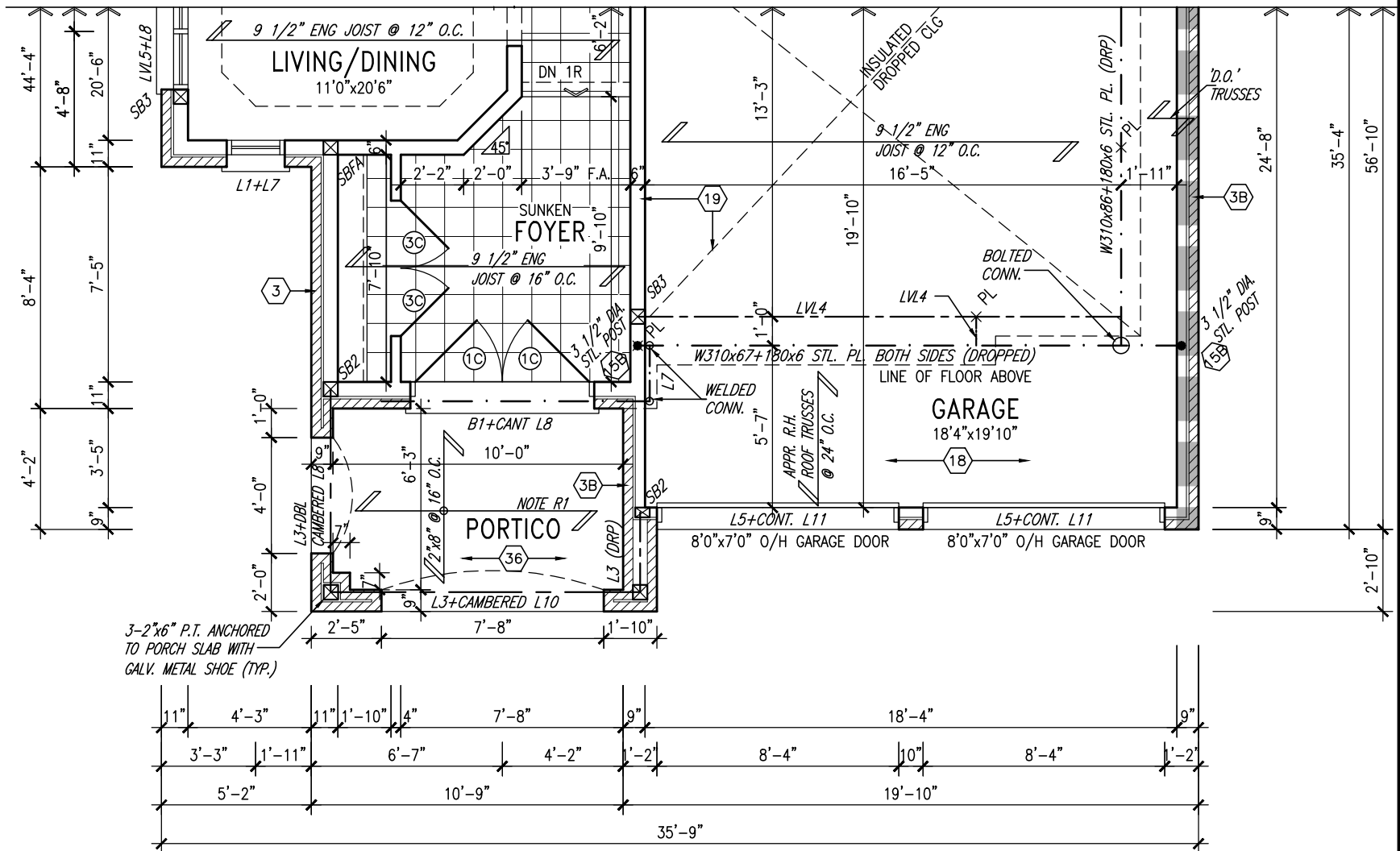
NOTE: FLOOR FRAMING INFO
REFER TO SHOP DRAWINGS
FOR ALL TRUSS-JOIST
INFORMATION AND DETAILS.
UNLESS OTHERWISE NOTED.

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

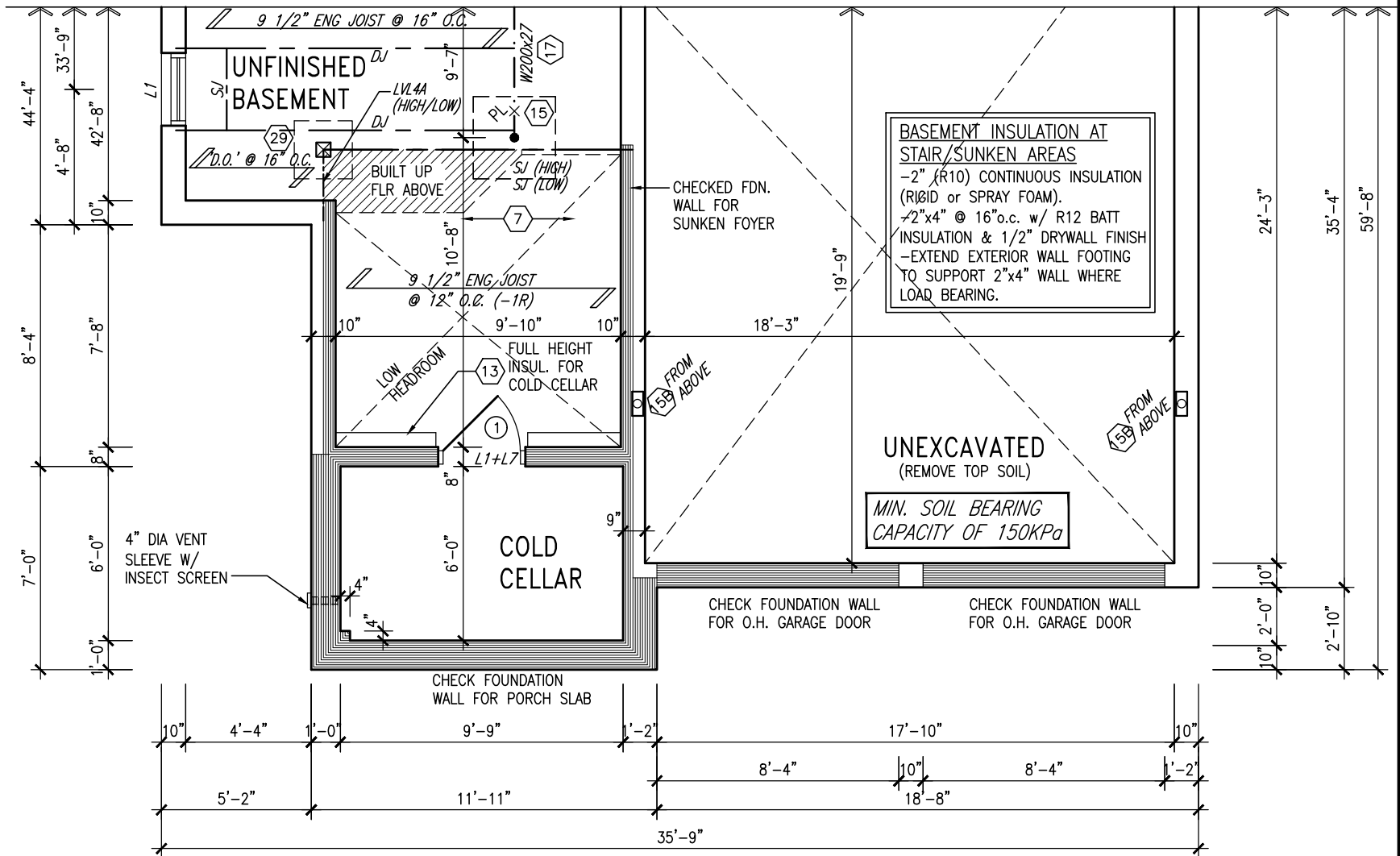
NOTE J1: PROVIDE SOLID BLOCKING
@ 24" O.C. WHERE FLOOR JOISTS ARE
PARALLEL TO FOUNDATION WALL (TYP.)

NOTE:
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES.

10' GROUND



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



PARTIAL BASEMENT PLAN 'B'

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	10' GROUND FLOOR	JLU 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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BAYVIEW WELLINGTON

S42-2
RIDEAU 2

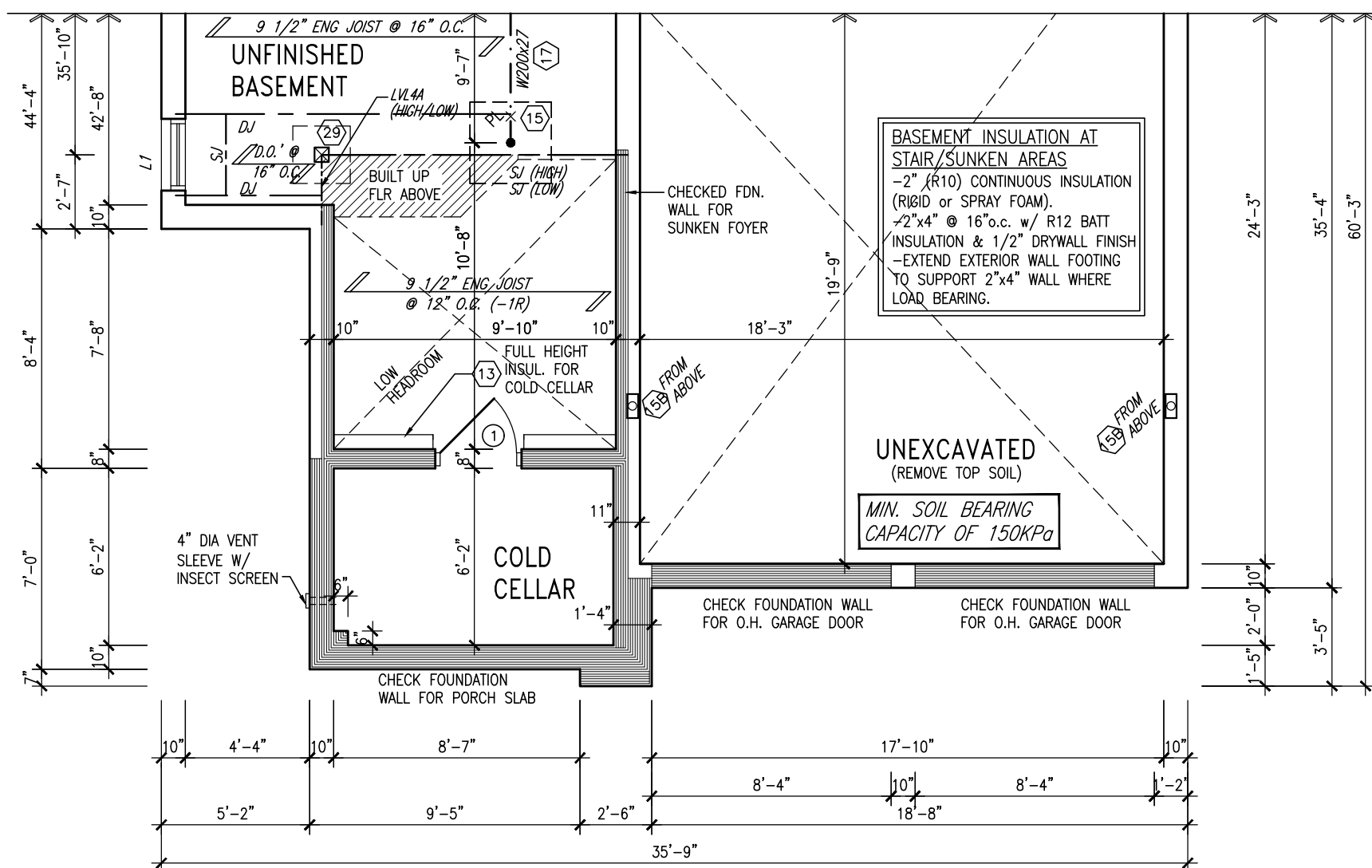
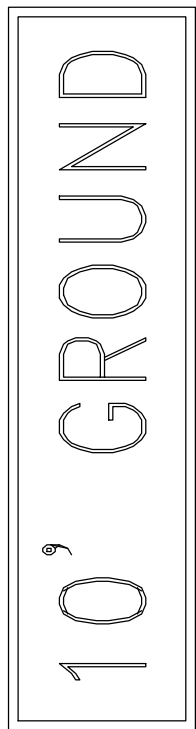
project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.	project no.	16023
date	FEBRUARY, 2017	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	16023-S42-2-10GRND	drawing no.	4
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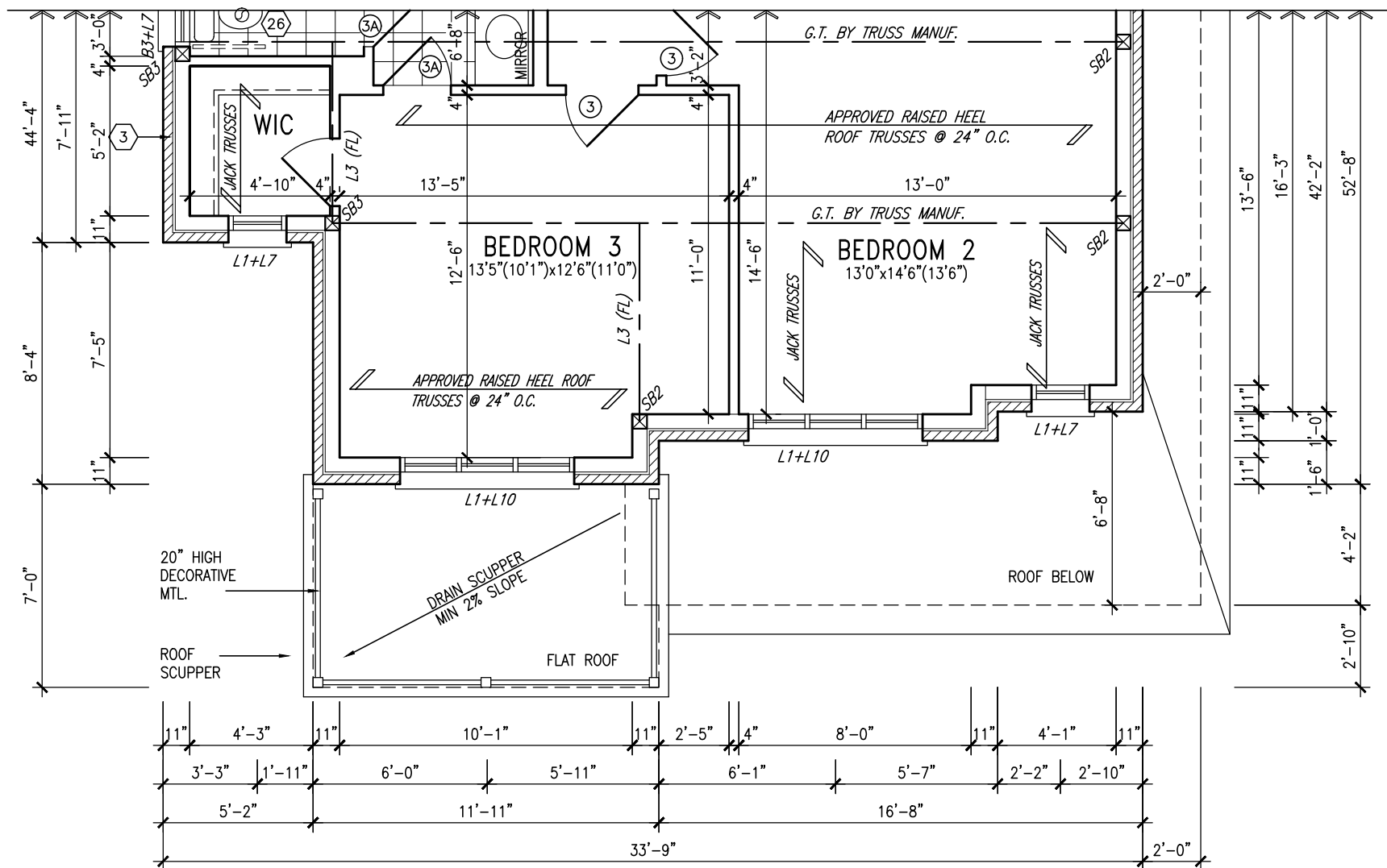
<u>NOTE J1:</u> PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)	
<u>NOTE:</u> SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.	
<u>NOTE:</u> ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.	
<u>NOTE:</u> FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.	

<p><u>GRAB BAR NOTE:</u></p> <p><u>STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM</u></p> <p>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 PROVIDED.</p>	<p>GB-NOTE-2020.dwg</p>
<p><u>NOTE: ROOF FRAMING</u></p> <p>ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.</p>	

NOTE:
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES.



PARTIAL BASEMENT PLAN 'C'



PARTIAL SECOND FLOOR PLAN 'B'

9	.	.	.		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	BAYVIEW WELLINGTON		S42-2 RIDEAU 2	project no. 16023	drawing no. 5				
8	.	.	.				project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	date FEBRUARY, 2017			PART. PLANS ELEV. 'B' & 'C'			
7	.	.	.				drawn by WT	checked by RC	scale 3/16" = 1'-0"	file name 16023-S42-2-10GRND					
6	.	.	.				RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-2-10GRND.dwg - Thu - Jul 29 2021 - 10:04 AM								
5	.	.	.												
4	10' GROUND FLOOR	JUL 22-21	KL												
3	ADDED OPT. 9' BASEMENT	JUL 22-21	KL												
2	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC												
1	ISSUED FOR CLIENT REVIEW	.	.												
no.	description	date	by												

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GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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FLAT ROOF OVER LIVING SPACE: R2
2 PLY WATERPROOFING MEMBRANE ON 5/8" EXT. GRADE PLYWD. ON 2"x4" CROSS PURLINS (CUT DIAGONALLY @ 12" O.C. ON 2"x10" JOISTS @ 12" o.c. FLAT ROOF TO BE INSULATED W/ SPRAY INSULATION (RSI 5.46 (R31)) MIN SLOPE 2:12

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

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

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

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

KIT-EX-NOTE-2020.dwg

ROOF NOTE R1

2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

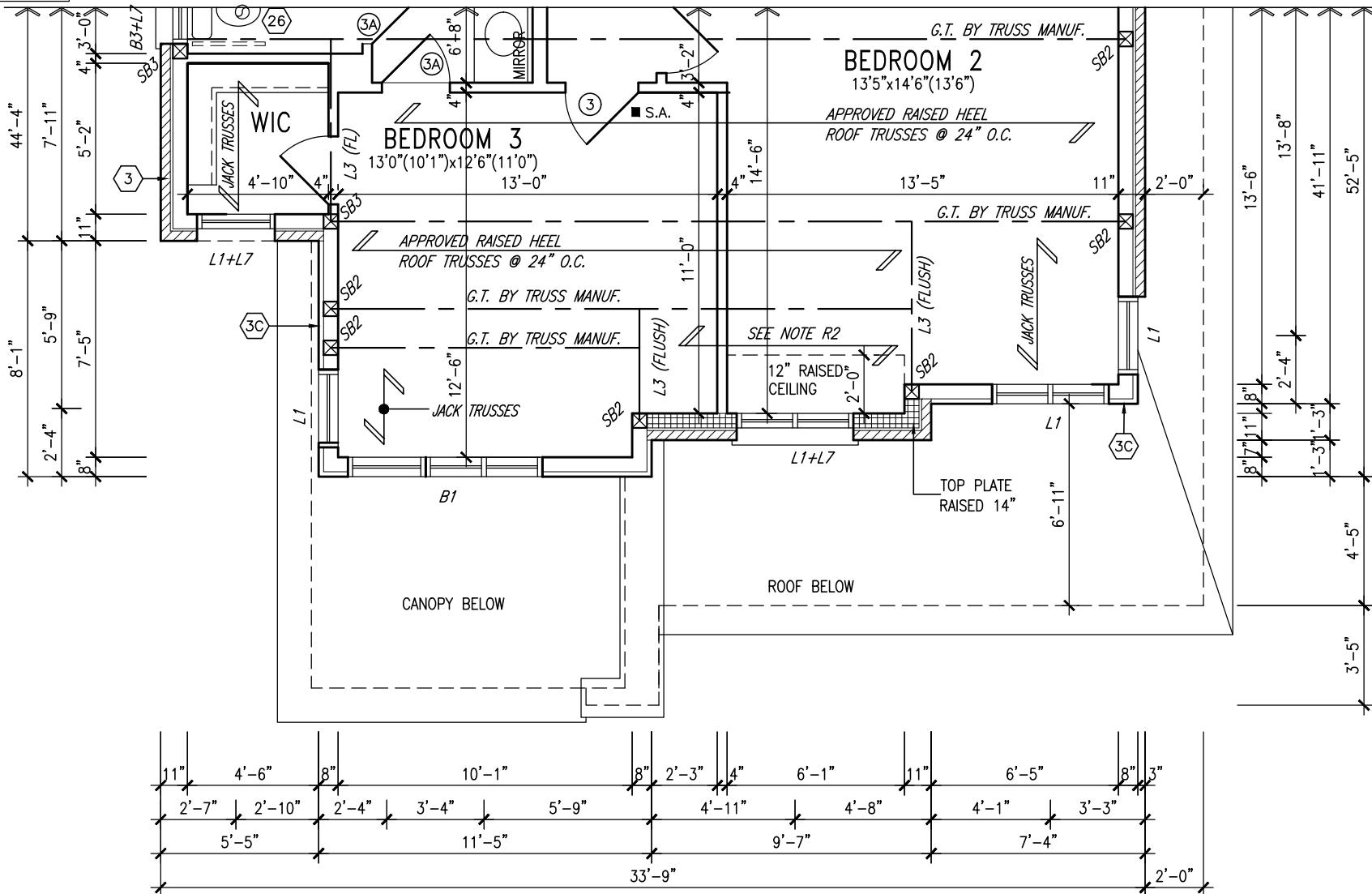
CANOPY ROOF NOTE:

P.T. 2"x8" ROOF JOIST @ 16" O.C., 5/8" SHEATHING SLOPED FORWARD WITH PREFIN. METAL CAP

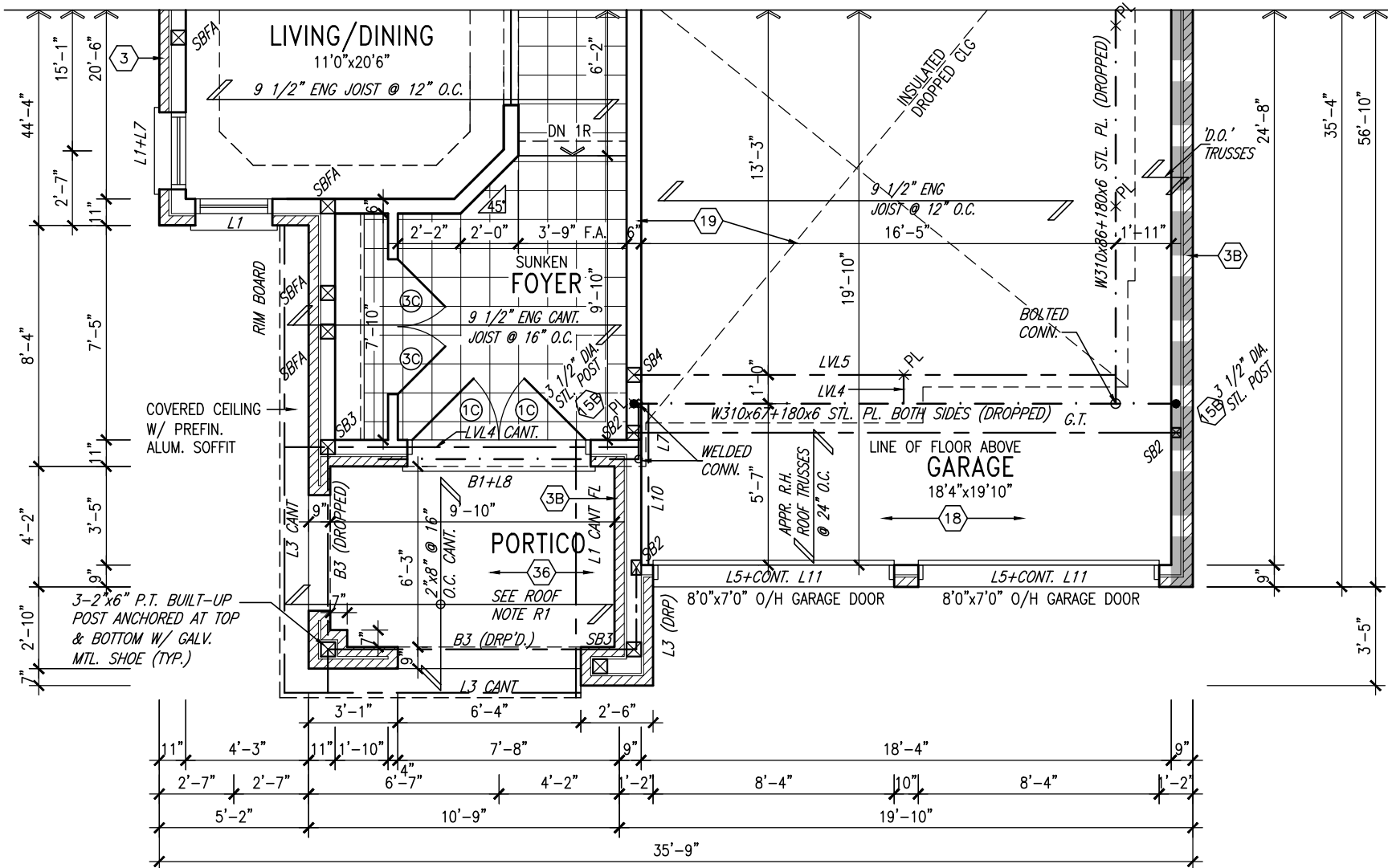
NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.

NOTE: ROOF FRAMING
ROOF TRUSS INFORMATION
REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

10' GROUND



PARTIAL SECOND FLOOR PLAN 'C'



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

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	10' GROUND FLOOR	JLU 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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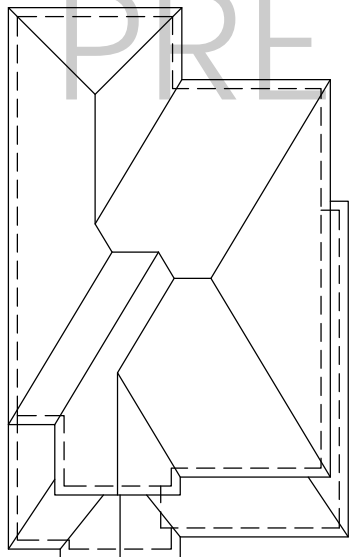
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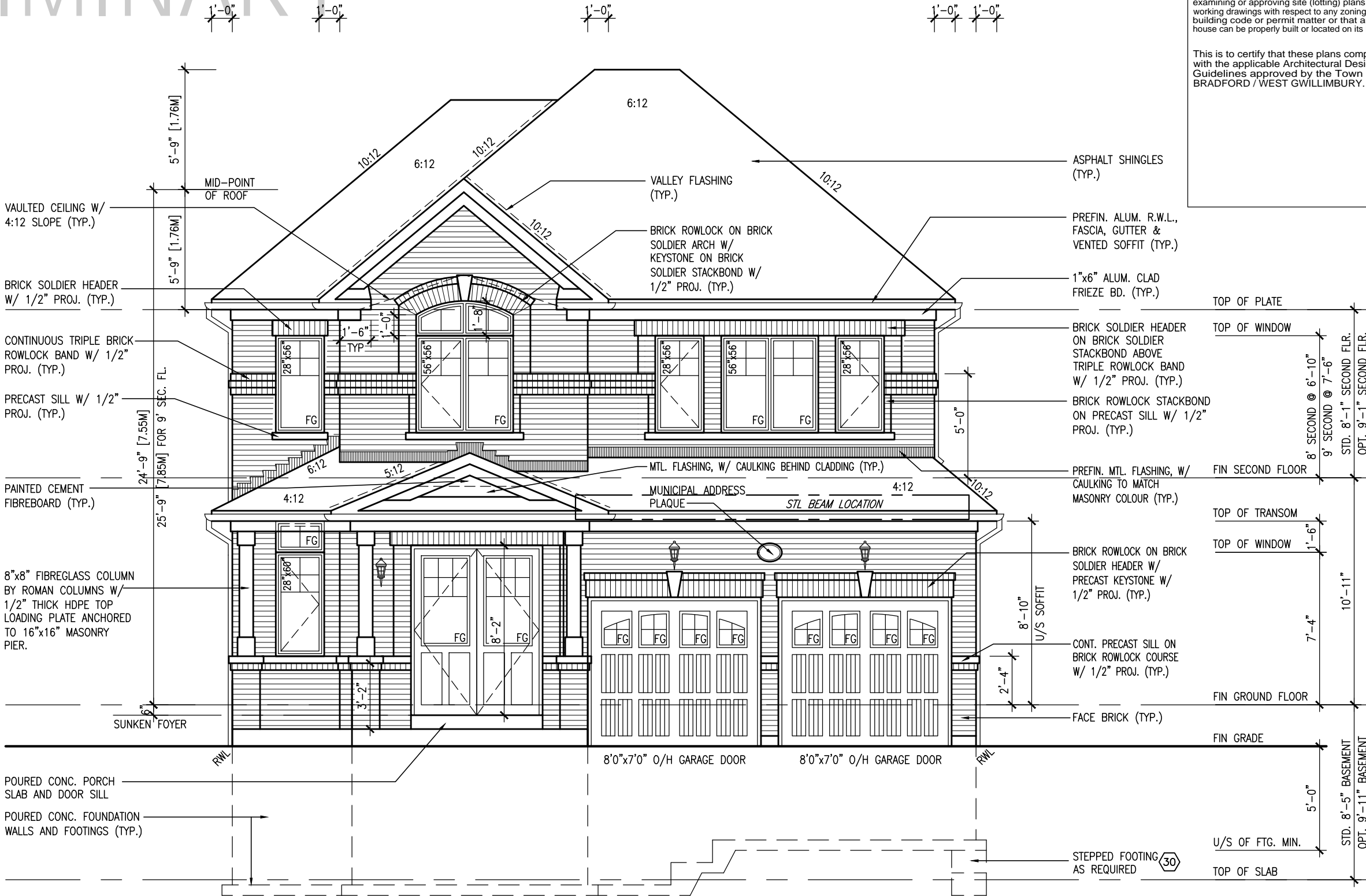
BAYVIEW WELLINGTON

S42-2
RIDEAU 2

project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.	project no.	16023
date	FEBRUARY, 2017	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	16023-S42-2-10GRND	drawing no.	6
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ROOF PLAN 'A'
NTS



FRONT ELEVATION 'A'

10' GROUND

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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S42-2
RIDEAU 2

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD, ONT.

FRONT ELEVATION 'A'

project no. 16023
drawing no. 7

checked by RC
date FEBRUARY, 2017
scale 3/16" = 1'-0"

drawn by WT
date FEBRUARY, 2017

16023-S42-2-10GRND.dwg - Thu - Jul 29 2021 - 10:05 AM

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no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.	10' GROUND FLOOR	JUL 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW		

PRELIMINARY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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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 GWILLIMBURY.

VALLEY
FLASHING (TYP.)

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

BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENING PROVIDED

957.72 SQ. FT.
1.2 M (7%)
67.04 SQ. FT.
14.96 SQ. FT.(GLASS AREA ONLY)

STEPPED FOOTING
AS REQUIRED

RIGHT SIDE ELEVATION 'A'

10' GROUND

TOP OF PLATE
TOP OF WINDOW
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW
FIN GROUND FLOOR
FIN GRADE
U/S OF FTG. MIN.
TOP OF SLAB

8' SECOND @ 6'-10"
9' SECOND @ 7'-6"
STD. 8'-1" SECOND FLR.
OPT. 9'-1" SECOND FLR.

7'-4"
10'-11"

5'-0"

STD. 8'-5" BASEMENT
OPT. 9'-11" BASEMENT

BAYVIEW WELLINGTON

S42-2
RIDEAU 2

project no. 16023
municipality BRADFORD, ONT.
project name GREEN VALLEY EAST

date FEBRUARY, 2017
checked by RC
drawn by WT

RIGHT SIDE ELEVATION 'A'

file name

16023-S42-2-10GRND

scale

3/16" = 1'-0"

checked by

RC

drawn by

WT

date

FEBRUARY, 2017

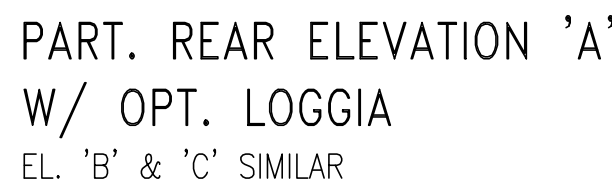
VA3
DESIGN

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
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4.	10' GROUND FLOOR	JUL 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW		

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SEE DETAIL S4 FOR 9'-0"
BASEMENT COND


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Diagram showing vertical dimensions for a building section. The diagram is divided into three main sections: TOP OF PLATE, TOP OF WINDOW, and FIN SECOND FLOOR. The TOP OF PLATE section shows a height of 8' SECOND @ 6'-10" and 9' SECOND @ 7'-6". The TOP OF WINDOW section shows a height of 1'-6". The FIN SECOND FLOOR section shows a height of 7'-4" and 10'-11". The FIN GROUND FLOOR section shows a height of 5'-0". The FIN GRADE section shows a height of 5'-0". The U/S OF FTG. MIN. section shows a height of 5'-0". The TOP OF SLAB section shows a height of 5'-0". The diagram also includes labels for STD. 8'-1" SECOND FLR. and OPT. 9'-1" SECOND FLR.


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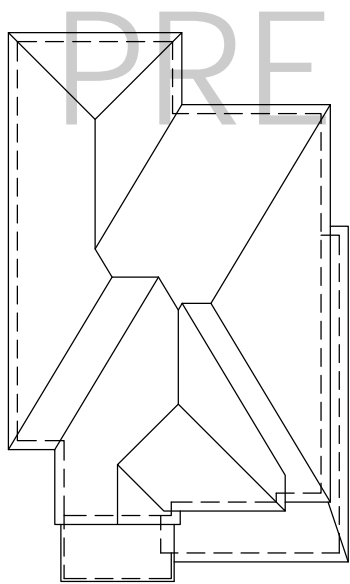
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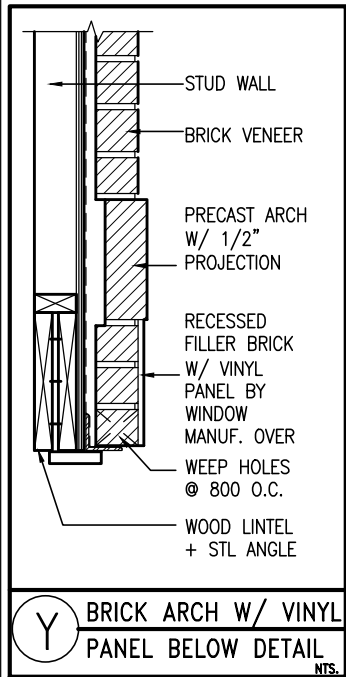
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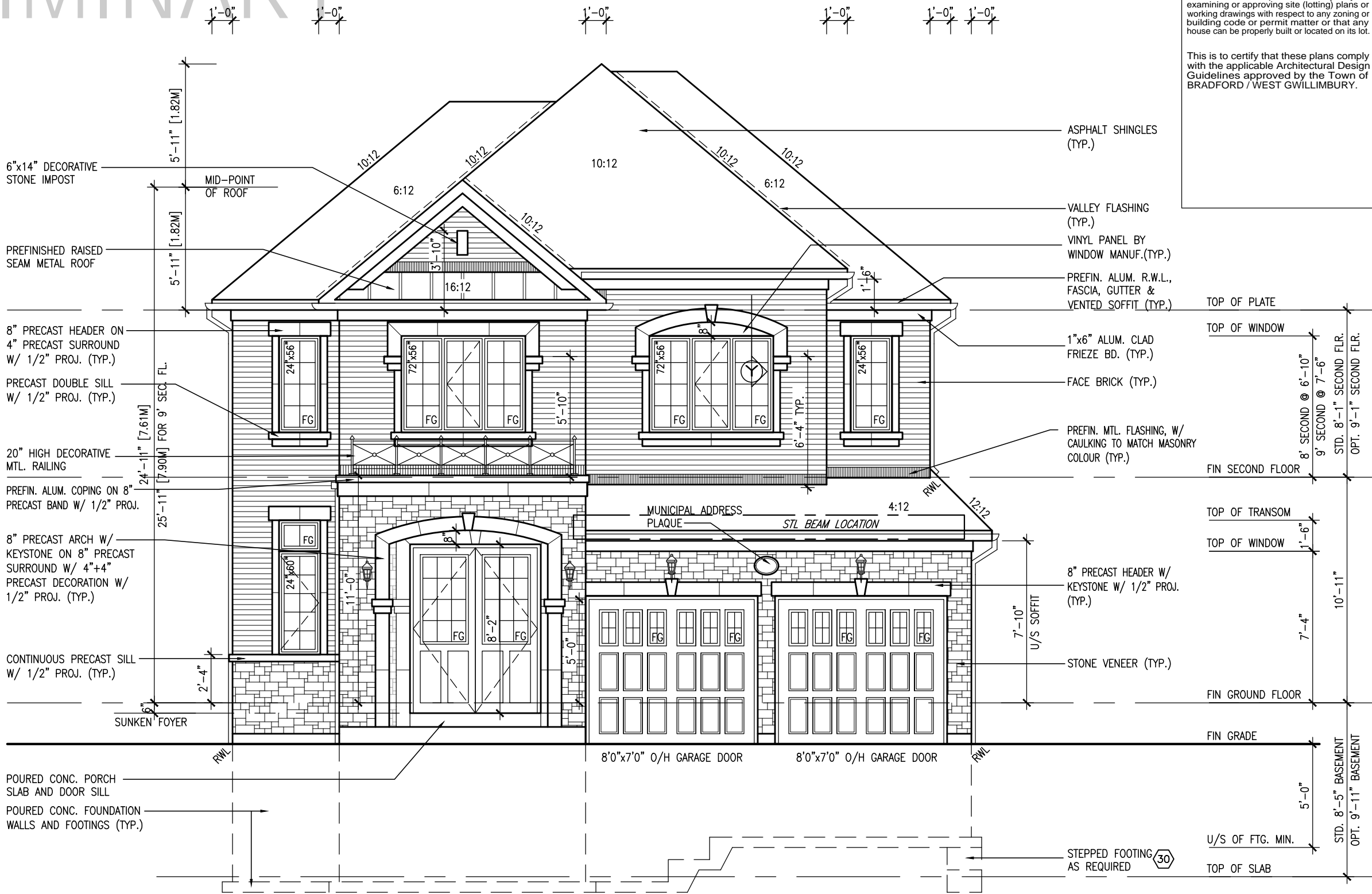


ROOF PLAN 'B'
NTS



BRICK ARCH W/ VINYL
PANEL BELOW DETAIL
NTS

10' GROUND



FRONT ELEVATION 'B'

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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S42-2 RIDEAU 2		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD, ONT.	
project no.	16023	municipality	BRADFORD, ONT.	project name	GREEN VALLEY EAST	date	FEBRUARY, 2017
drawing no.	12	file name	16023-S42-2-10GRND	scale	3/16" = 1'-0"	checked by	RC
FRONT ELEVATION 'B'		FRONT ELEVATION 'B'		drawn by		drawn by	
10' GROUND FLOOR		JUL 22-21		JUL 22-21		JUL 22-21	
3. ADDED OPT. 9' BASEMENT		JUL 22-21		JUL 22-21		JUL 22-21	
2. REVISED AS PER ENG'S COMMENTS		FEB 07-18		FEB 07-18		FEB 07-18	
1. ISSUED FOR CLIENT REVIEW		.		.		.	
no.	description	date	by	date	by	date	by

PRELIMINARY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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LEFT SIDE ELEVATION 'B'

10' GROUND

project no.		project name		project no.	
16023		BAYVIEW WELLINGTON		16023	
drawing no.		municipality		drawing no.	
13		BRADFORD, ONT.		13	
file name		LEFT SIDE ELEVATION 'B'		file name	
16023-S42-2-10GRND		RC		16023-S42-2-10GRND	
scale		3/16" = 1'-0"		scale	
checked by		RC		checked by	
drawn by		WT		drawn by	
date		FEBRUARY, 2017		date	
RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-2-10GRND.dwg - Thu - Jul 29 2021 - 10:05 AM		RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-2-10GRND.dwg - Thu - Jul 29 2021 - 10:05 AM		RICHARD - H:\ARCHIVE\WORKING\2016\16023-S42-2-10GRND.dwg - Thu - Jul 29 2021 - 10:05 AM	
no.		description		no.	
9	.	.		9	.
8	.	.		8	.
7	.	.		7	.
6	.	.		6	.
5	.	.		5	.
4	10' GROUND FLOOR	JUL 22-21	KL	4	10' GROUND FLOOR
3	ADDED OPT. 9' BASEMENT	JUL 22-21	KL	3	ADDED OPT. 9' BASEMENT
2	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC	2	REVISED AS PER ENG'S COMMENTS
1	ISSUED FOR CLIENT REVIEW	.	.	1	ISSUED FOR CLIENT REVIEW

PRELIMINARY

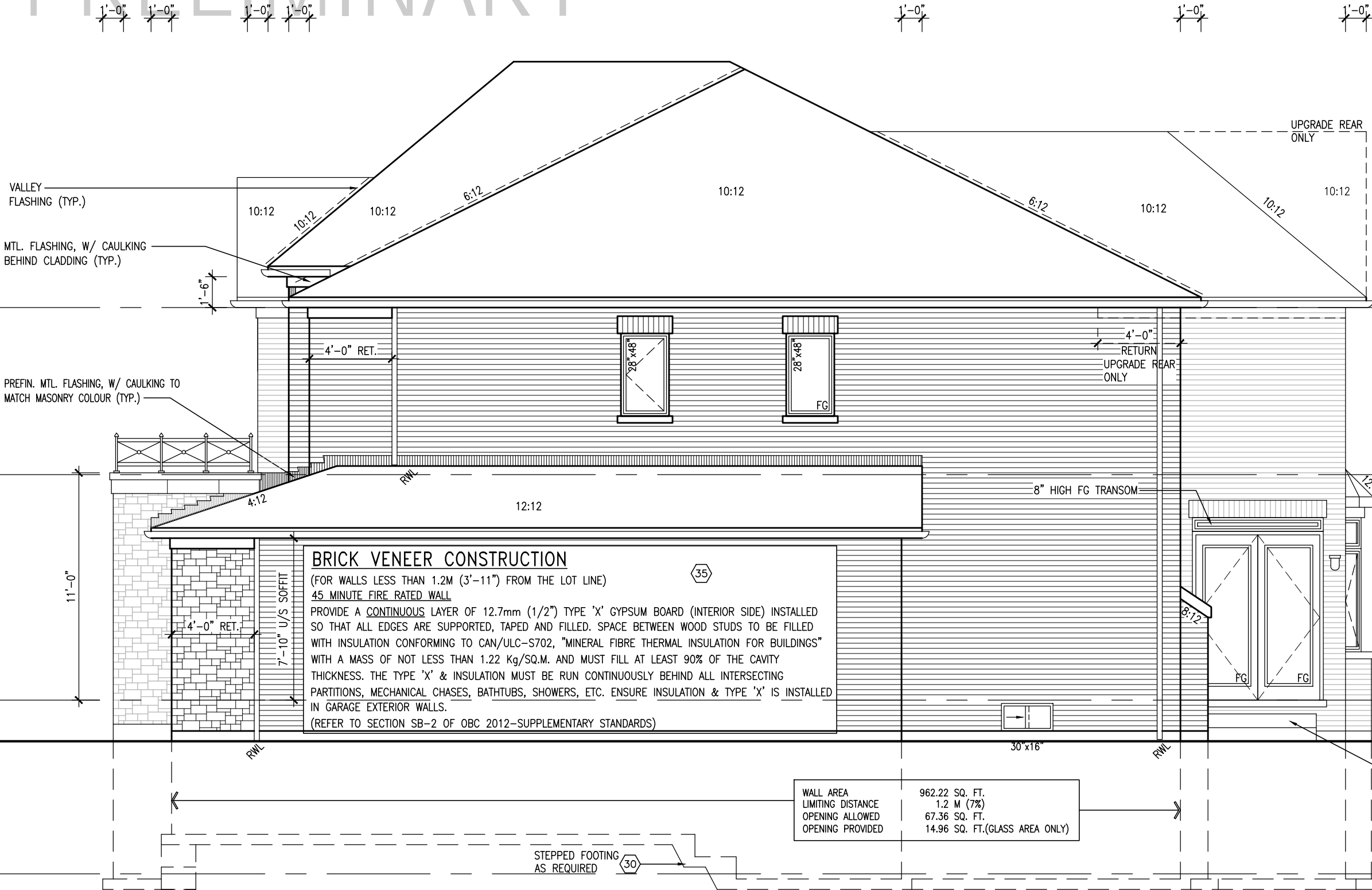
REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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RIGHT SIDE ELEVATION 'B'

10' GROUND

TOP OF PLATE	
TOP OF WINDOW	
FIN SECOND FLOOR	8' SECOND @ 6'-10"
TOP OF TRANSOM	9' SECOND @ 7'-6"
TOP OF WINDOW	STD. 8'-1" SECOND FLR.
	OPT. 9'-1" SECOND FLR.
FIN GROUND FLOOR	
FIN GRADE	
PRECAST CONC. DOOR SILL & STEP	
U/S OF FTG. MIN.	
TOP OF SLAB	

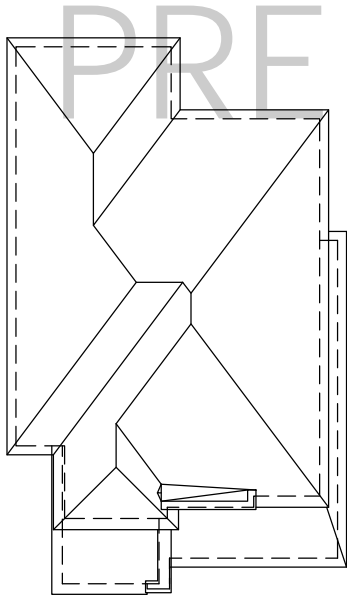
WALL AREA	962.22 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	67.36 SQ. FT.
OPENING PROVIDED	14.96 SQ. FT.(GLASS AREA ONLY)

project no.		project name		municipality		date		drawn by		checked by		scale		file name	
16023		S42-2		BAYVIEW WELLINGTON		FEBRUARY, 2017		WT		RC		3/16" = 1'-0"		16023-S42-2-10GRND	
drawing no.		RIDEAU 2		BRADFORD, ONT.		RIGHT SIDE ELEVATION 'B'		GREEN VALLEY EAST		RC		16023-S42-2-10GRND		14	
no.		description		date		date		date		date		date		date	
9															
8															
7															
6															
5															
4		10' GROUND FLOOR		JUL 22-21		KL									
3		ADDED OPT. 9' BASEMENT		JUL 22-21		KL									
2		REVISED AS PER ENG'S COMMENTS		FEB 07-18		RC									
1		ISSUED FOR CLIENT REVIEW													

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ROOF PLAN 'C'
NTS



FRONT ELEVATION 'C'

10' GROUND

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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S42-2
RIDEAU 2

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD, ONT.

project no.
16023

drawing no.
15

FRONT ELEVATION 'C'

16023-S42-2-10GRND

checked by
RC

scale
3/16" = 1'-0"

drawn by
WT

date
FEBRUARY, 2017

project name
GREEN VALLEY EAST

project no.
16023

drawing no.
15

file name
16023-S42-2-10GRND

date
FEBRUARY, 2017

checked by
RC

scale
3/16" = 1'-0"

drawn by
WT

date
FEBRUARY, 2017

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

JUL 22-21

KL

3 ADDED OPT. 9' BASEMENT

JUL 22-21

KL

2 REVISED AS PER ENG'S COMMENTS

FEB 07-18

RC

1 ISSUED FOR CLIENT REVIEW

REFER TO FRONT ELEVATION FOR TYPICAL NOTES

R.W.L. AS REQUIRED & AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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8:12

8:12

1'-0"

1'-3"

4'-0" RET.

32"x56"

1"x6" STUCCO FRIEZE BOARD (TYP.)

PREC. CONC. CAP (TYP.)

15'-4"

8'-10"

1'-10"

1'-0"

30"x16"

SUNKEN FOYER

FIN GRADE

FIN GROUND FLOOR

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF PLATE

TOP OF WINDOW

8' SECOND @ 6'-10"

9' SECOND @ 7'-6"

STD. 8'-1" SECOND FLR.

OPT. 9'-1" SECOND FLR.

8'-10"

10'-11"

STD. 8'-5" BASEMENT

OPT. 9'-11" BASEMENT

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD, ONT.

S42-2

RIDEAU 2

LEFT SIDE ELEVATION 'C'

16023

16023-542-2-10CRND

3/16" = 1'-0"

RC

checked by

scale

drawn by

date

project name

municipality

project no.

drawing no.

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10⁹ GROUND

[illegible]

PRELIMINARY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

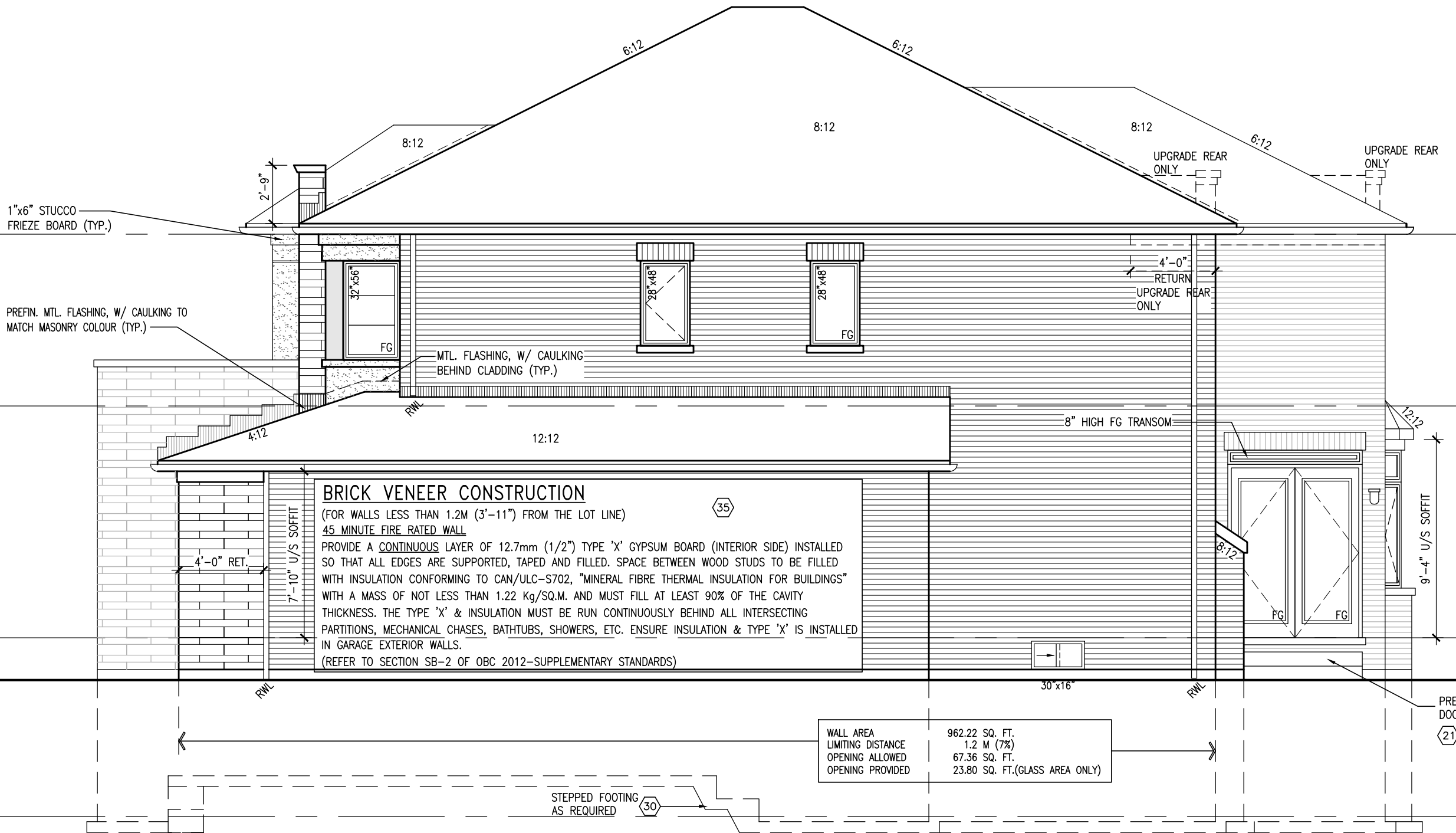
SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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

1'-0"
1'-0"



RIGHT SIDE ELEVATION 'C'

10' GROUND

TOP OF PLATE
TOP OF WINDOW
FIN SECOND FLOOR
TOP OF WINDOW
FIN GROUND FLOOR
FIN GRADE
U/S OF FTG. MIN.
TOP OF SLAB

8' SECOND @ 6'-10"
9' SECOND @ 7'-6"
STD. 8'-1" SECOND FLR.
OPT. 9'-1" SECOND FLR.

8'-10"
10'-11"

8'-10"
10'-11"

5'-0"

STD. 8'-5" BASEMENT
OPT. 9'-11" BASEMENT

BAYVIEW WELLINGTON

S42-2
RIDEAU 2

project no. 16023
municipality BRADFORD, ONT.
project name GREEN VALLEY EAST

date FEBRUARY, 2017
checked by RC
drawn by WT

RIGHT SIDE ELEVATION 'C'

file name 16023-S42-2-10GRND

scale 3/16" = 1'-0"

drawing no. 17

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no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.	10' GROUND FLOOR	JUL 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW		

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PRELIMINARY

1'-0" 1'-0"

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

1'-0"

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project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		project no. 16023	
date FEBRUARY, 2017		CROSS SECTION A-A		drawing no. 18	
drawn by WT		checked by RC		file name 16023-S42-2-10GRND	
scale 3/16" = 1'-0"					
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VAD3

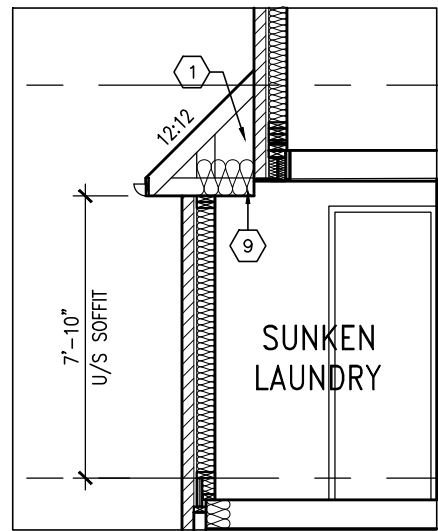
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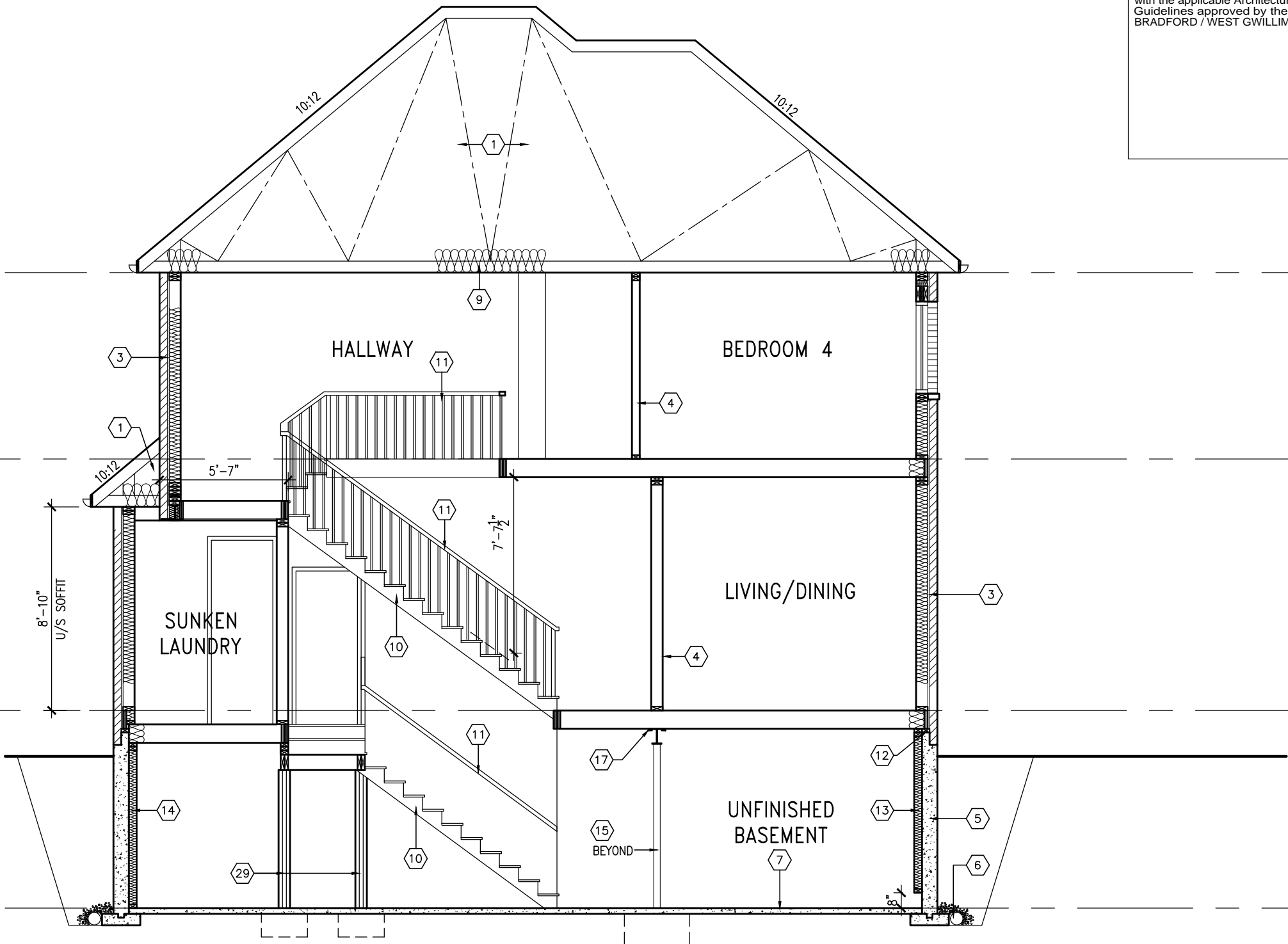
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no.	description	date	by
9			
8			
7			
6			
5			
4	10' GROUND FLOOR	JUL 22-21	KL
3	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1	ISSUED FOR CLIENT REVIEW		

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PARTIAL LAUNDRY
CROSS SECTION FOR
ELEV. 'B' & 'C'



CROSS SECTION A-A

10' GROUND

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MINIARY

ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4"
@ 12" O.C. DIAGONALLY CUT
CROSS PURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE

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

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

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

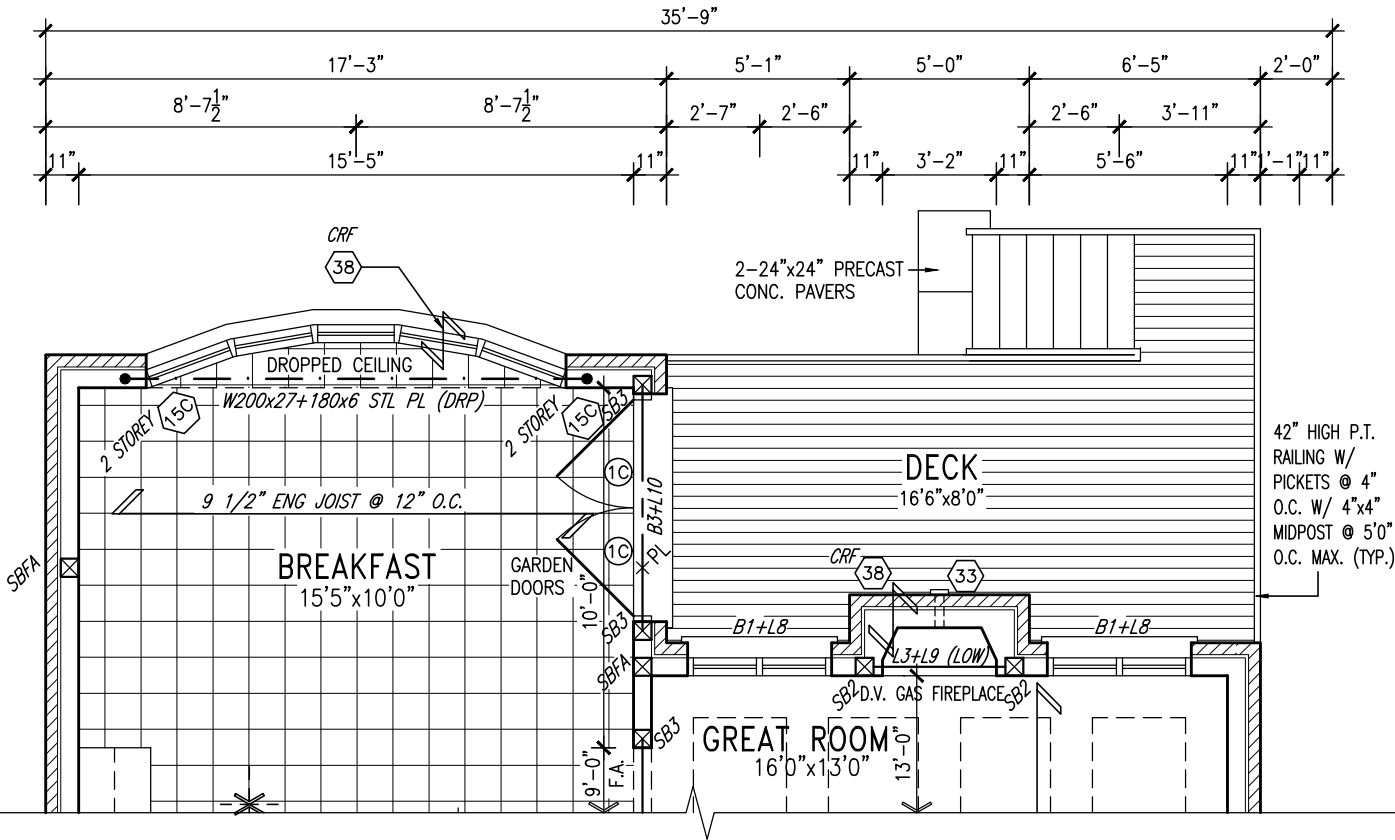
OUTDOOR AIR INTAKE SEPARATION
ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER OBC, DIV. B- TABLE 6.2.3.12.
• KITCHEN EXHAUST. 3.0m
• DRIVEWAY, PARKING SPACE, ROAD. 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
KIT-EX-NOTE-2020.dwg

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

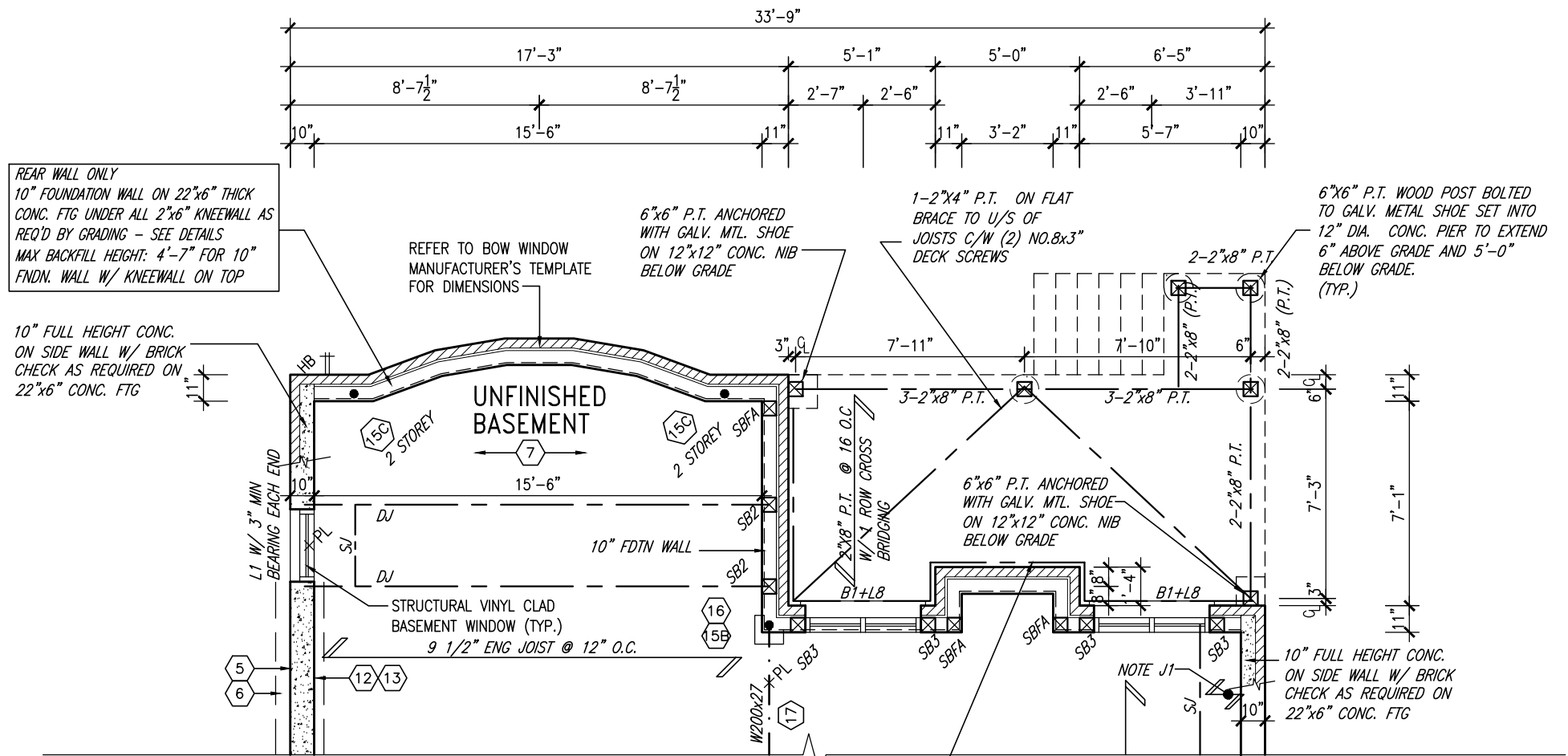
NOTE:
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES.

15
HSS 3 1/2" x 3
1/2"x1/4" C/W
4"x4"x1/4" TOP AND
BOTTOM PLATES
PROVIDE BASE PLATE
4 1/2"x10"x1/2" W/
(2) 1/2" DIA x12"x2"
HOOK ANCHORS FIELD
WELD COL TO BASE
PLATE

10' GROUND



PART GRND FLOOR PLAN
9R OR MORE W.O.D. CONDITION



PART. BSMT. PLAN
9R OR MORE W.O.D. CONDITION

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	10' GROUND FLOOR	JLU 22-21	KL
3	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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BAYVIEW WELLINGTON		S42-2 RIDEAU 2	
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023	
date FEBRUARY, 2017	checked by RC	PART. FLOOR PLANS- W.O.D. COND.	
drawn by WT	scale 3/16" = 1'-0"	file name 16023-S42-2-10GRND	drawing no. 19
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-2-10GRND.dwg - Thu - Jul 29 2021 - 10:05 AM			

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2"x8" @ 16" O.C. P.T. W/ 2"x4"
@ 12" O.C. DIAGONALLY CUT
CROSS PURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE

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

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

NOTE: FLOOR FRAMING INFO
REFER TO SHOP DRAWINGS
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INFORMATION AND DETAILS.
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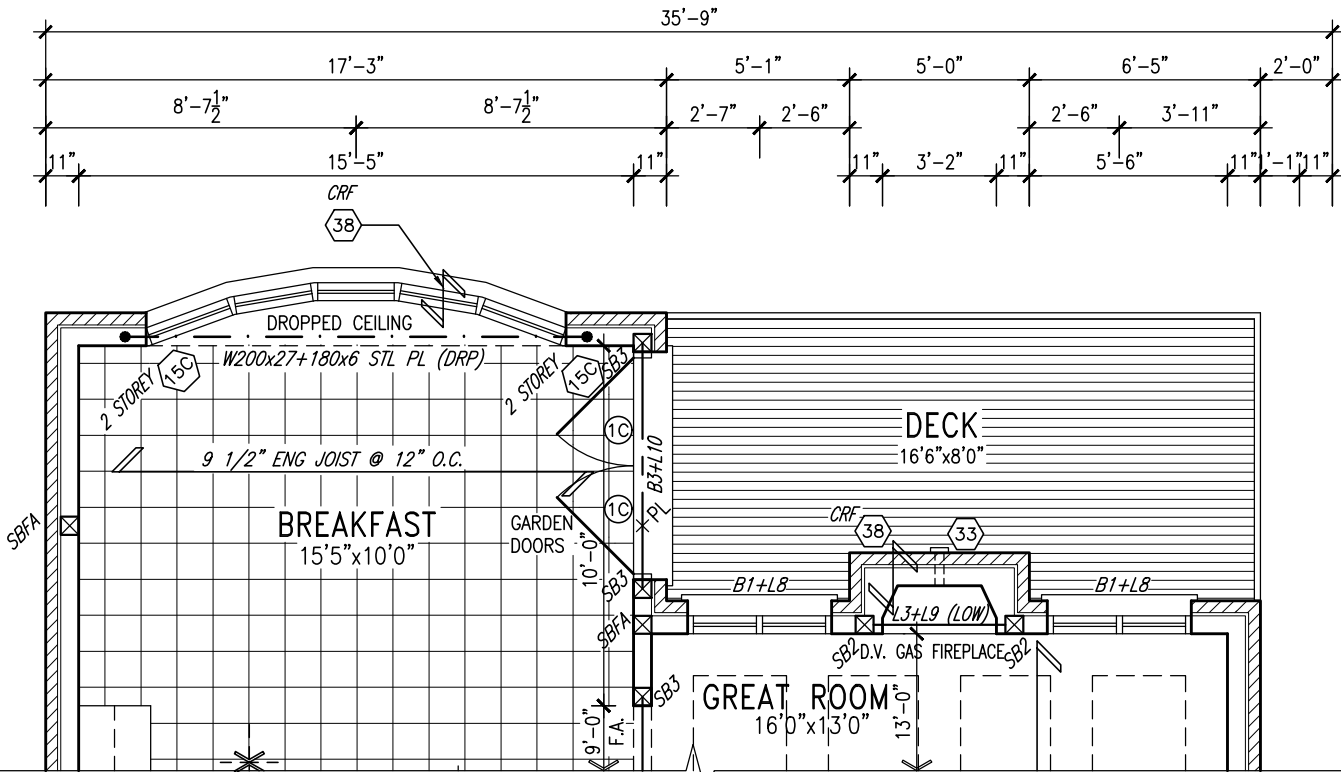
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ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A
MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION
PER OBC. DIV. B- TABLE 6.2.3.12.
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• DRIVEWAY, PARKING SPACE, ROAD. 1.5m
• SOLID FUEL APPLIANCE EXHAUST 3.0m
KIT-EX-NOTE-2020.dwg

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

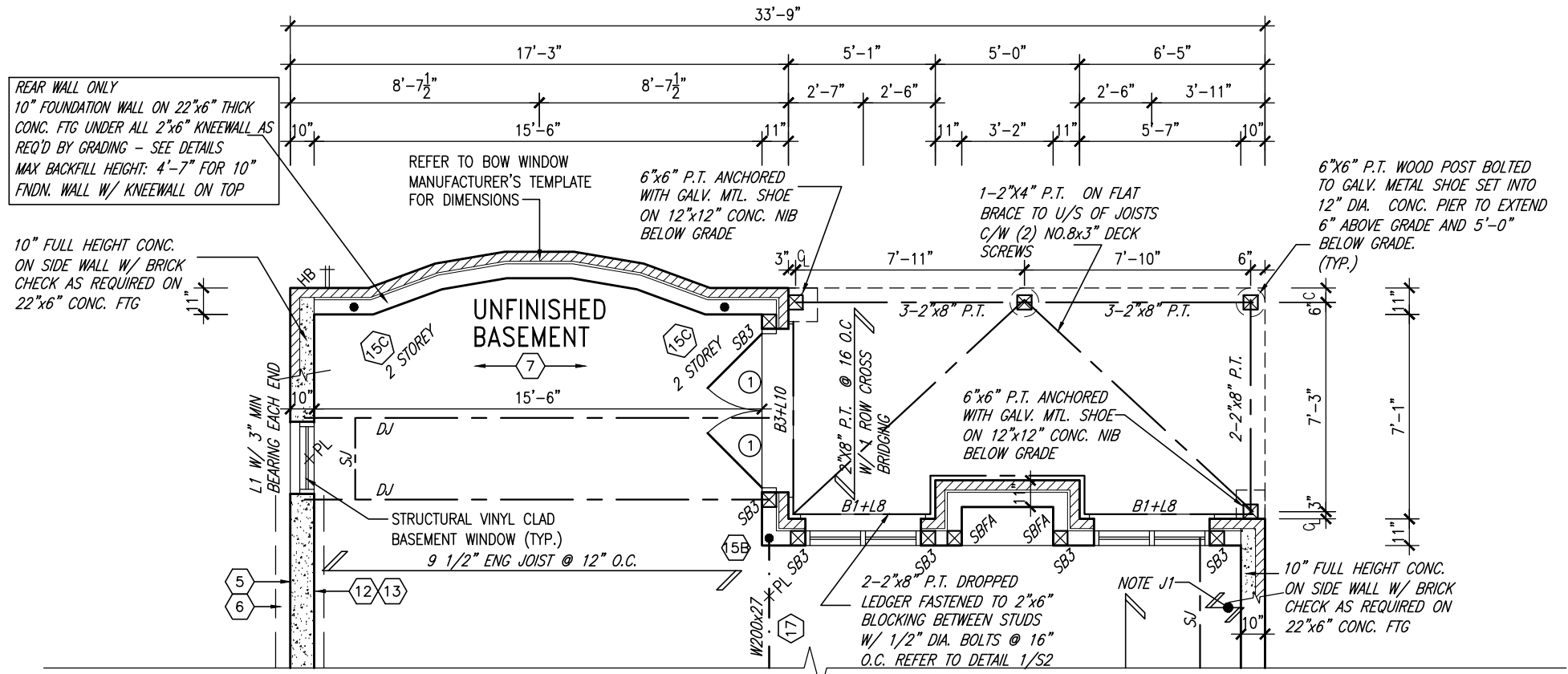
NOTE:
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES.

15
HSS 3 1/2" x 3
1/2"x1/4" C/W
4"x4"x1/4" TOP AND
BOTTOM PLATES
PROVIDE BASE PLATE
4 1/2"x10"x1/2" W/
(2) 1/2" DIA x12"x2"
HOOK ANCHORS FIELD
WELD COL TO BASE
PLATE

10' GROUND



PART GRND FLOOR PLAN
W.O.B. CONDITION



PART. BSMT. PLAN - W.O.B. CONDITION

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	10' GROUND FLOOR	JLU 22-21	KL
3	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

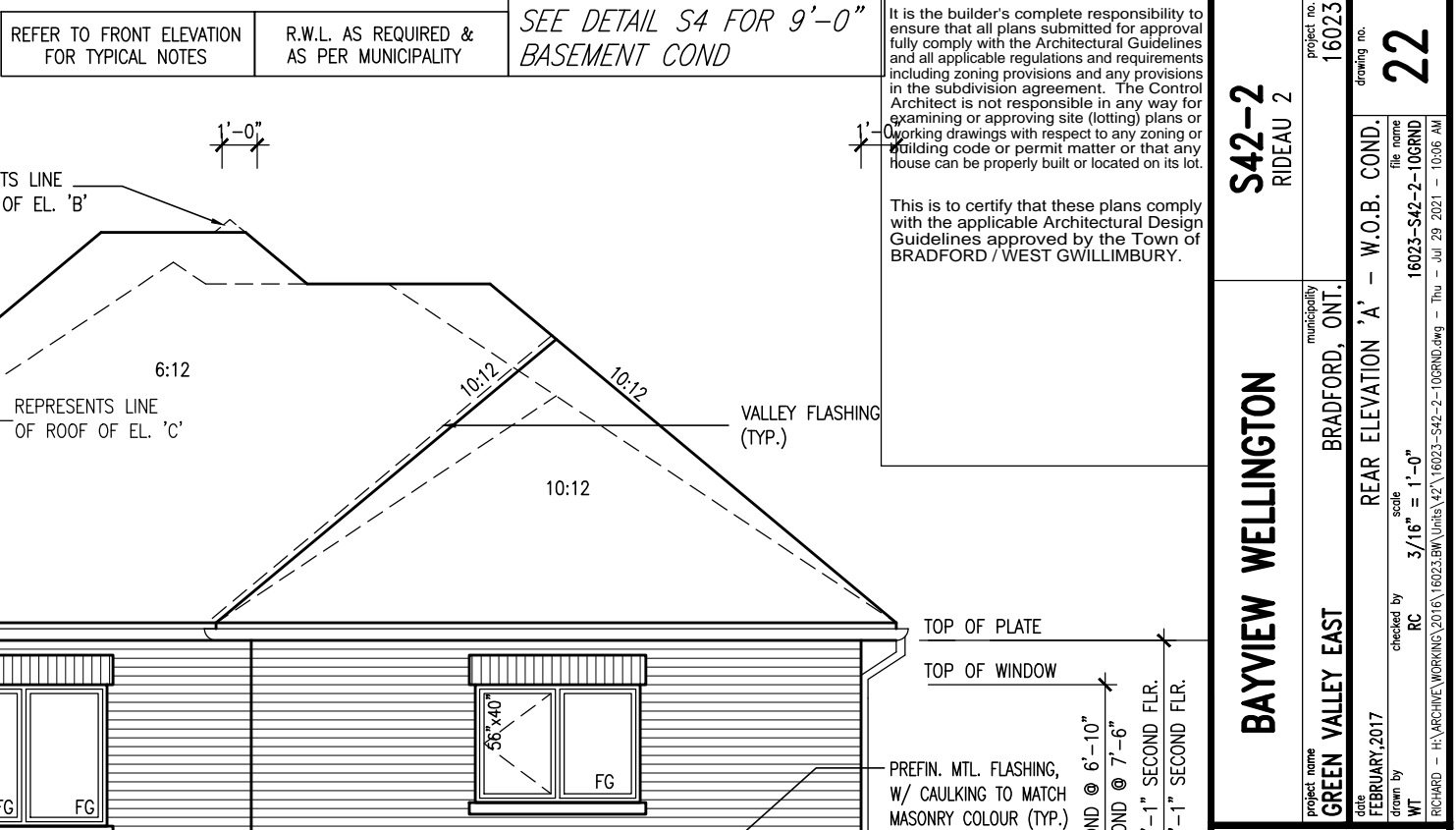
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BAYVIEW WELLINGTON		S42-2 RIDEAU 2	
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023	
date FEBRUARY, 2017	checked by RC	PART. FLOOR PLAN - W.O.B. COND.	
drawn by WT	scale 3/16" = 1'-0"	file name 16023-S42-2-10GRND	drawing no. 21
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-2-10GRND.dwg - Thu - Jul 29 2021 - 10:05 AM			

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 ELC WOB W/ 8' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	734.49 S.F.	178.44 S.F.	24.29 %
LEFT SIDE	1104.52 S.F.	82.89 S.F.	7.50 %
RIGHT SIDE	1232.56 S.F.	129.16 S.F.	10.48 %
REAR	963.85 S.F.	211.39 S.F.	21.93 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4035.42 S.F.	601.88 S.F.	14.91 %
TOTAL SQ. M.	374.90 S.M.	55.92 S.M.	14.91 %

Technical drawing showing a corner detail of a roof and wall. The roof is sloped, and the wall is vertical. A dimension line indicates a height of 1'-0" from the ground line to the top of the wall. The drawing includes a dashed line representing the roof's profile and a solid line representing the wall's edge.



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S42-2
RIDEAU 2

BAYVIEW

project name
GREEN VALLEY EAST

project no.
16023

Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. The property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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5	.	.	.
4	10' GROUND FLOOR	JUL 22-21 KL	
3	ADDED OPT. 9' BASEMENT	JUL 22-21 KL	
2	REVISED AS PER ENG'S COMMENTS	FEB 07-18 RC	
1	ISSUED FOR CLIENT REVIEW	.	by
no.	description	date	by

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ROOF PLAN 'A'
(UPGRADED REAR)



10⁹ GROUND

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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BRICK SOLDIER HEADER ON 4"
BRICK SOLDIER STACKBOND
W/ 1/2" PROJ. (TYP.)

BRICK SOLDIER HEADER C/W
KEYSTONE ON 4" BRICK
SOLDIER STACKBOND W/
1/2" PROJ. (TYP.)

PRECAST SILL W/
1/2" PROJ. (TYP.)

BRICK ROWLOCK ON BRICK
— SOLDIER ARCH W/
KEYSTONE ON BRICK
SOLDIER STACKBOND W/
1/2" PROJ. (TYP.)

— CONTINUOUS TRIPLE BRICK
ROWLOCK BAND W/ 1/2"
PROJ. (TYP.)

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

—FACE BRICK (TYP.)

TOP OF PLATE

TOP OF WINDOW

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 TRANS

TOP OF WINDO

FIN GROUND F

FIN GRADE

STD. 8'-5" BASEMENT

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

UPGRADED REAR ELEVATION 'A'

BAYVIEW WELLINGTON

S42-2
RIDEAU 2

7 CONCLUSIONS

project name	project no.
GREEN VALLEY EAST	16023
BRADFORD, ONT.	

date FEBRUARY, 2017

drawn by	checked by	scale	file name
MT	RC	3/16" = 1'-0"	16023-S42-2-10GRND

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specifications, related documents and data

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Drawings are not to be scaled.

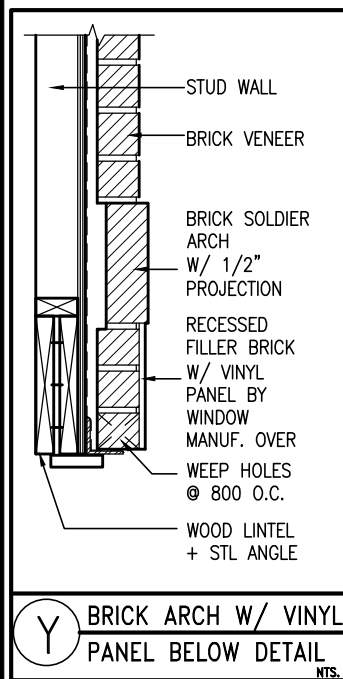
All are

4	TO GROUND FLOOR	ULO 22-21	KL
3	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2	REMOVED 10' PER FLOOR COMMENTS	SEP 27-19	RS

Z	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.

no.	description	date	by
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ROOF PLAN 'A'
(UPGRADED REAR w/
LOGGIA)



10⁹ GROUND

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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S42-2
RIDEAU 2

BAYVIEW WELLINGTON

project name	project no.
GREEN VALLEY EAST	16023
BRADFORD, ONT.	110240 Z

date	LIBRARY REAR ELEVATION 'A' (.... / ART 10001A)	drawing no.
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UPGRADED REAR ELEVATION A (W/ UFI. LUGGIA)	
drawn by	checked by
FEBRUARY, 2017	scale
	file name

WT	RC	$3/16'' = 1'-0''$	16023-S42-2-10GRND
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Drawings are not to be scaled.

All done

4	10' GROUND FLOOR
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3	ADDED OPT. 9' BASEMENT
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2 REVISED AS PER ENG'S CO

1	ISSUED FOR CLIENT REVIEW
2	description

No.	Description
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PRELIMINARY

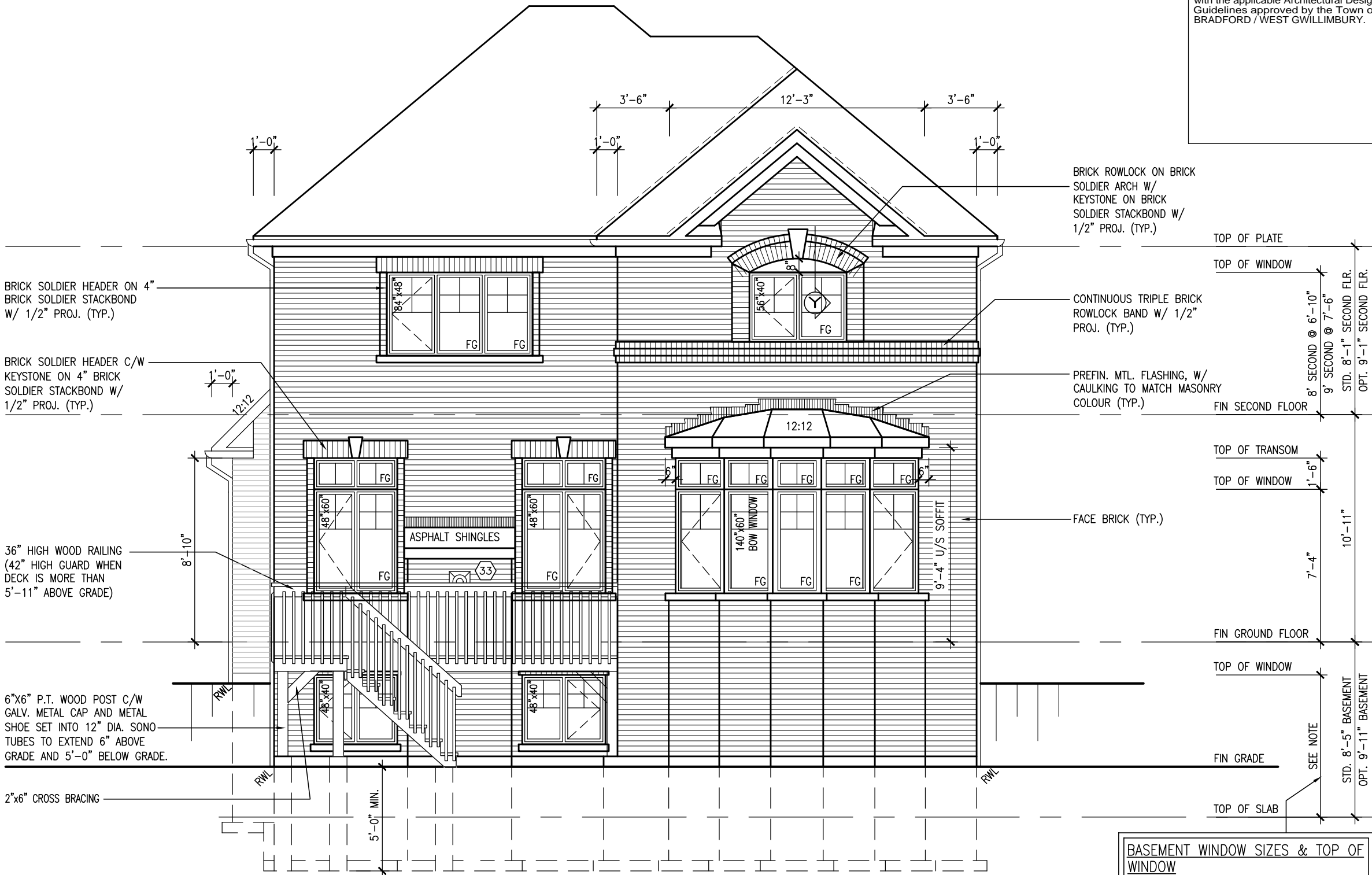
REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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UPGRADED REAR ELEVATION 'A' W.O.D. COND.

10' GROUND

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	

project no. 16023		drawing no. 25	
project name S42-2 RIDEAU 2		municipality BRADFORD, ONT.	
date FEBRUARY, 2017		checked by RC	
drawn by WT		scale 3/16" = 1'-0"	
project name GREEN VALLEY EAST		municipality BRADFORD, ONT.	
date FEBRUARY, 2017		checked by RC	
drawn by WT		scale 3/16" = 1'-0"	

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no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.	10' GROUND FLOOR	JUL 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW		

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PRELIMINARY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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S42-2
RIDEAU 2

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD, ONT.

project no.

16023

drawing no.

26

UPGRADED REAR ELEVATION 'A' - W.O.B. COND.

16023-S42-2-10GRND

3/16" = 1'-0"

RC

checked by

drawn by

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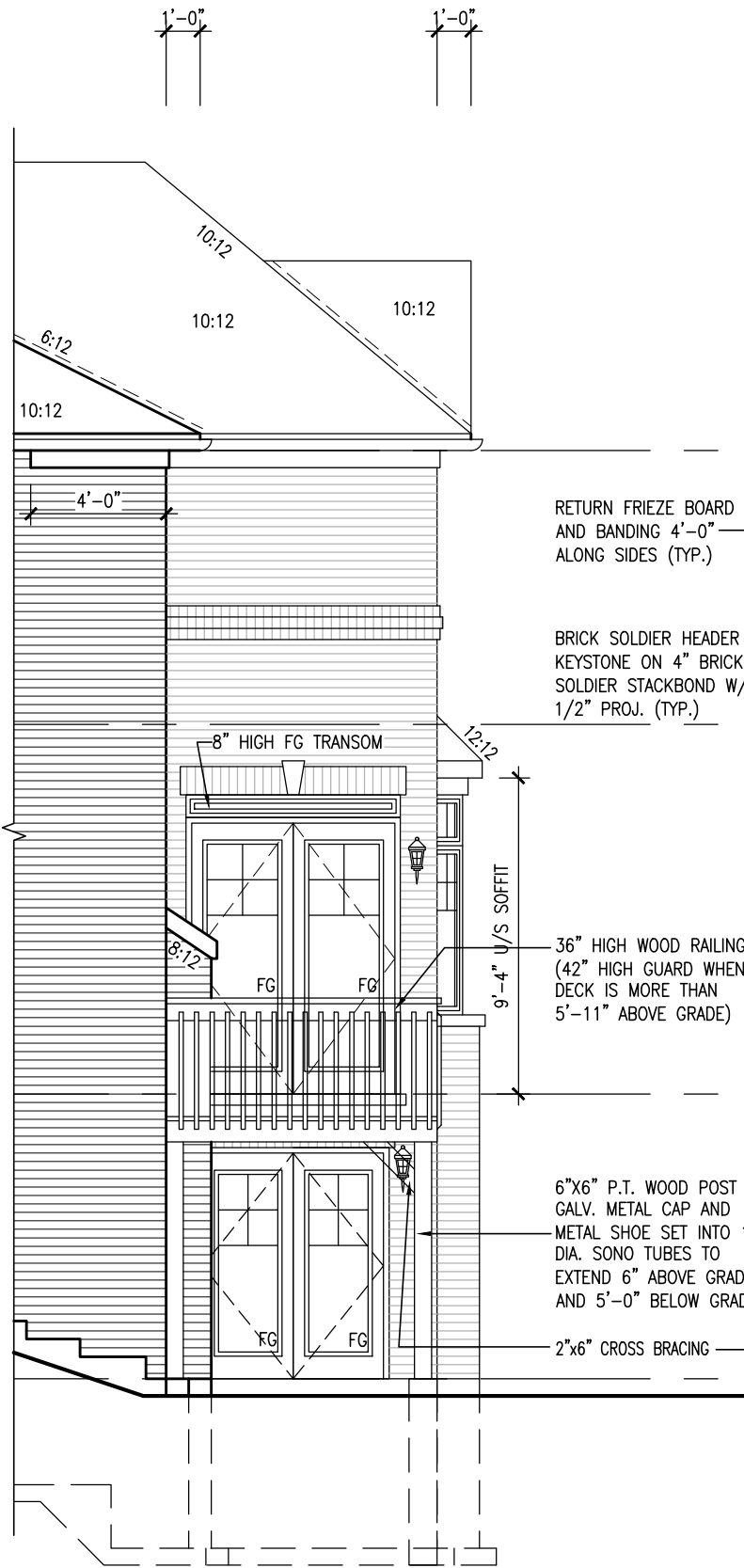
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10' GROUND



UPGRADED RIGHT SIDE ELEV. 'A'
W.O.B. CONDITION



UPGRADED REAR ELEVATION 'A' W/ W.O.B. CONDITION

no.	description	date	by
9			
8			
7			
6			
5			
4	10' GROUND FLOOR	JUL 22-21	KL
3	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1	ISSUED FOR CLIENT REVIEW		

ROOF PLAN 'B'
(UPGRADED REAR w/
LOGGIA)

UPGRADED REAR ELEVATION 'B' (with OPT. LOGGIA)

10⁹ GROUND

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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BAYVIEW WELLINGTON

S42-2
RIDEAU 2

project name
GREEN VALLEY EAST

BRADFORD, ONT.
municipality

project no.	16023
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<div>GREEN VALLEY EAST</div>	<div>BROADBOND, ONT.</div>	<div>DATE</div>	<div>FILE NAME</div>
FEBRUARY, 2017	UPGRADED REAR ELEVATION 'B' (w/ OPT. LOGGIA)	drawn by checked by scale	file name

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PRELIMINARY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
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project no.	16023
drawing no.	30
project name	S42-2 RIDEAU 2
municipality	BAYVIEW WELLINGTON
date	FEBRUARY, 2017
checked by	RC
drawn by	WT
scale	3/16" = 1'-0"
file name	16023-S42-2-10GRND
project name	GREEN VALLEY EAST
municipality	BRADFORD, ONT.
date	FEBRUARY, 2017
checked by	RC
drawn by	WT
scale	3/16" = 1'-0"
file name	16023-S42-2-10GRND

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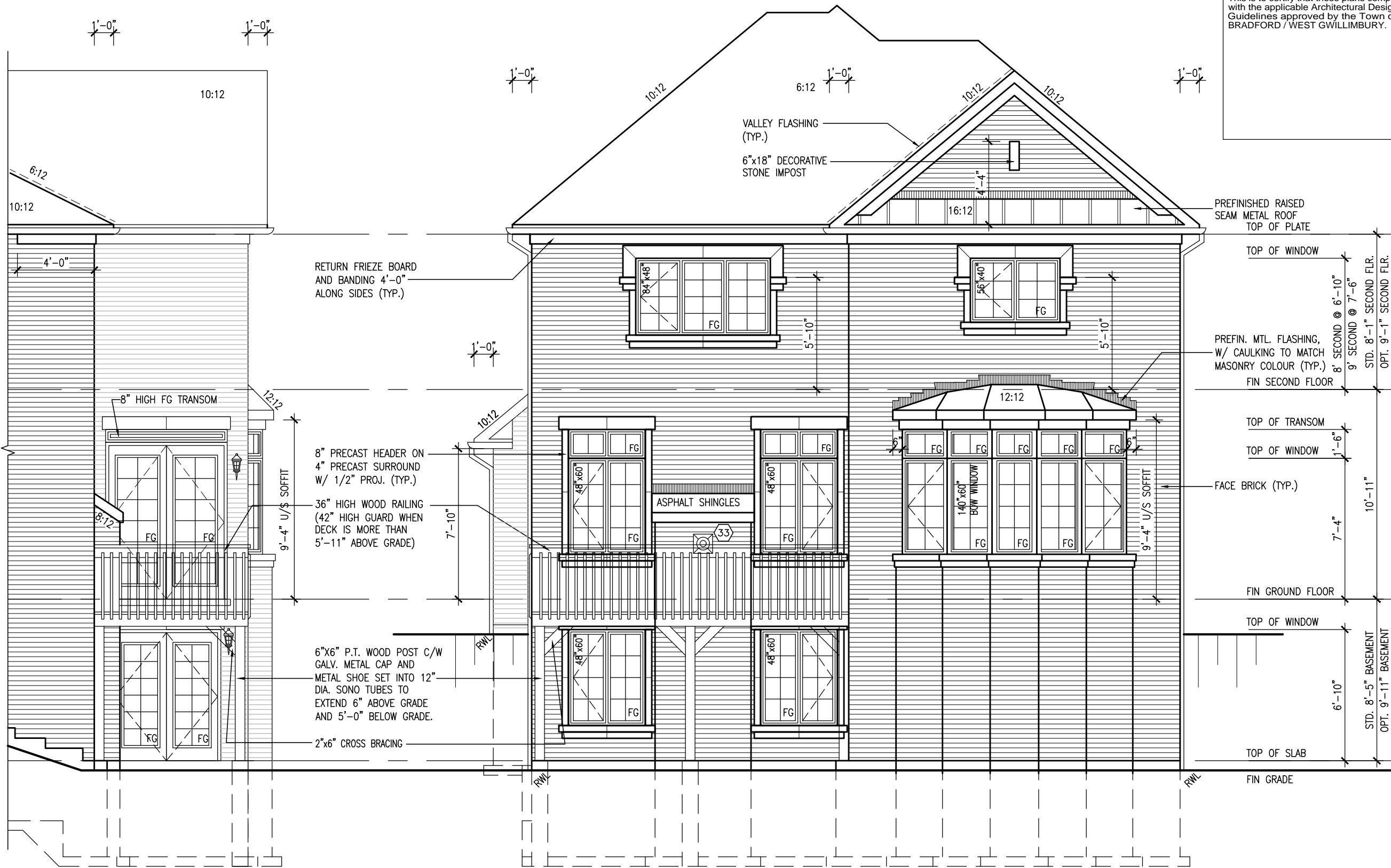
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no.	description	date	by
9.			
8.			
7.			
6.			
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4.	10' GROUND FLOOR	JUL 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW		

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10' GROUND



UPGRADED RIGHT SIDE ELEV. 'B'
W.O.B. CONDITION

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

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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 PROVIDED.

GB-NOTE-2020.dwg

FLAT ROOF OVER LIVING SPACE: R2

2 PLY WATERPROOFING MEMBRANE ON 5/8" EXT. GRADE PLYWD. ON 2"x4" CROSS PURLINS (CUT DIAGONALLY @ 12" O.C. ON 2"x10" JOISTS @ 12" o.c. FLAT ROOF TO BE INSULATED W/ SPRAY INSULATION (RSI 5.46 (R31)) MIN SLOPE 2:12

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

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

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

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

NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.

NOTE: ROOF FRAMING ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

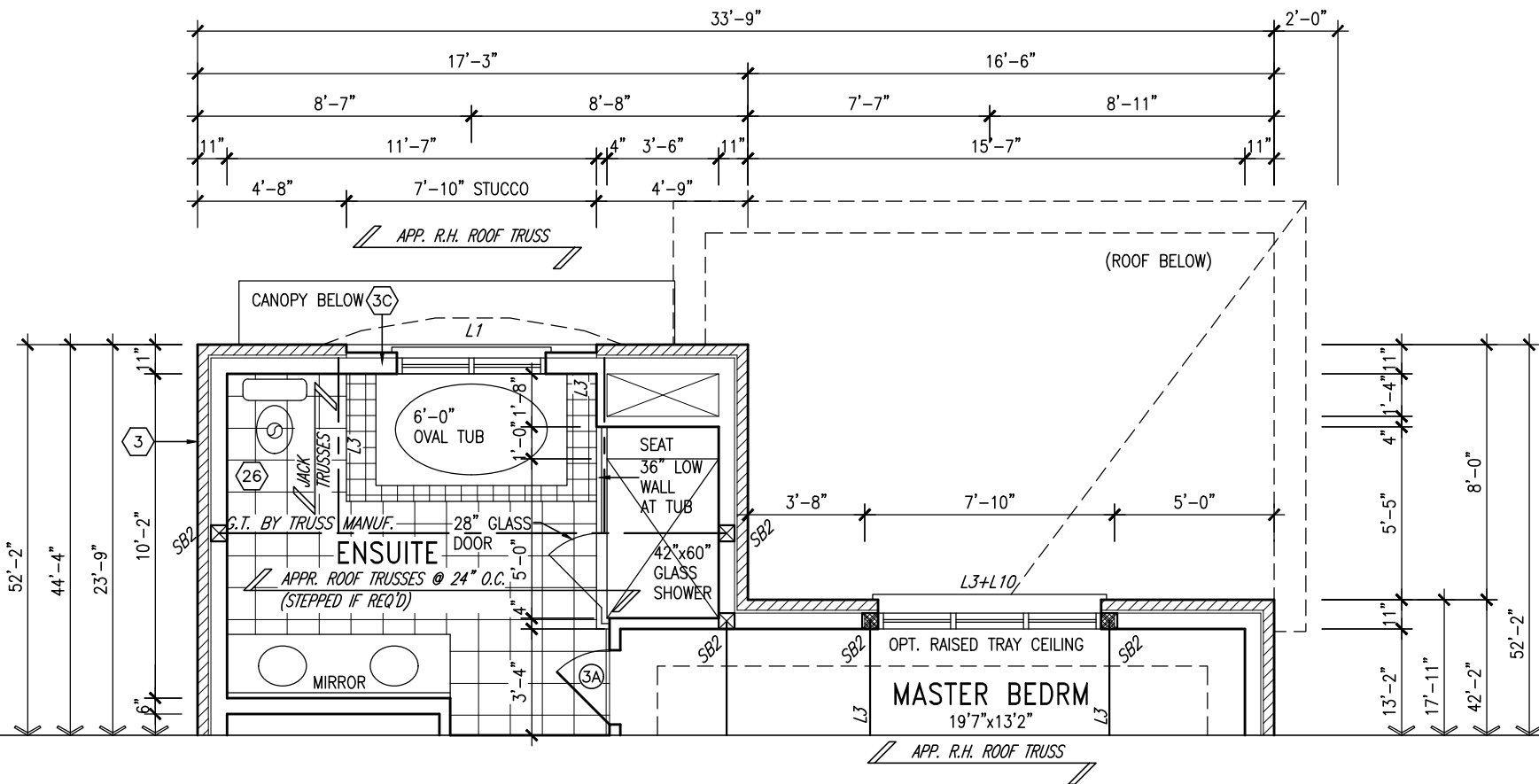
ROOF NOTE R1

2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

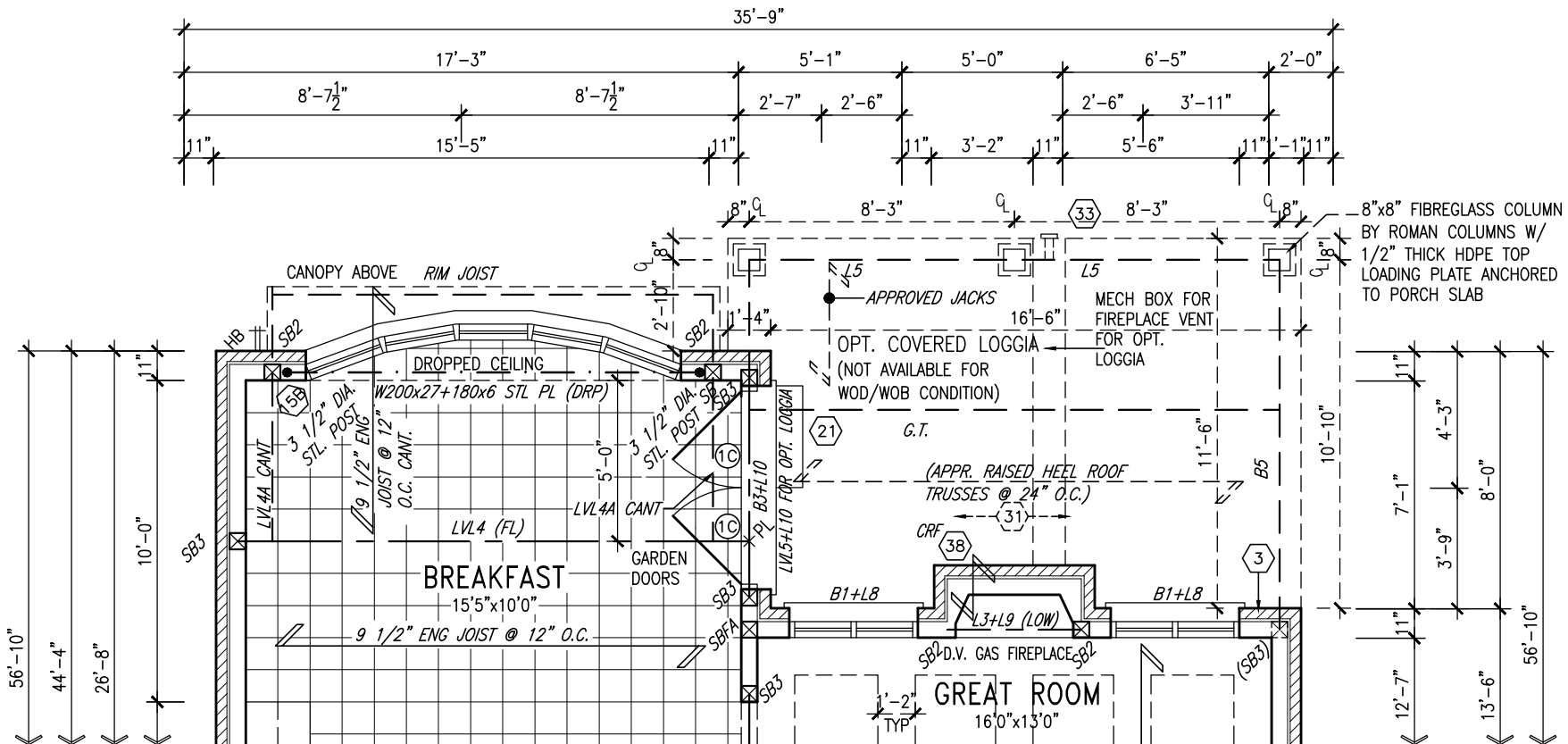
CANOPY ROOF NOTE:

P.T. 2"x8" ROOF JOIST @ 16" O.C., 5/8" SHEATHING SLOPED FORWARD WITH PREFIN. METAL CAP

10' GROUND



PARTIAL SECOND FLOOR PLAN
ELEVATION 'C' REAR UPGRADE



PARTIAL GROUND FLOOR PLAN
ELEVATION 'C' REAR UPGRADE

9.	.	.	.
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5.	.	.	.
4.	10' GROUND FLOOR	JLU 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

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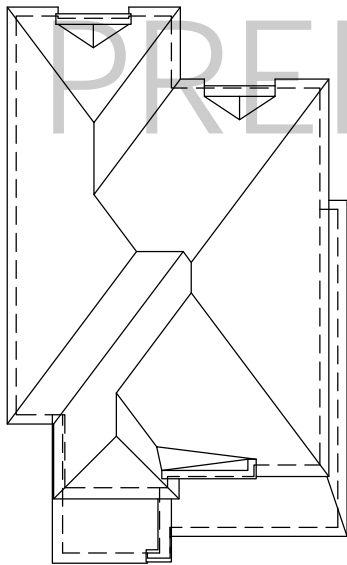
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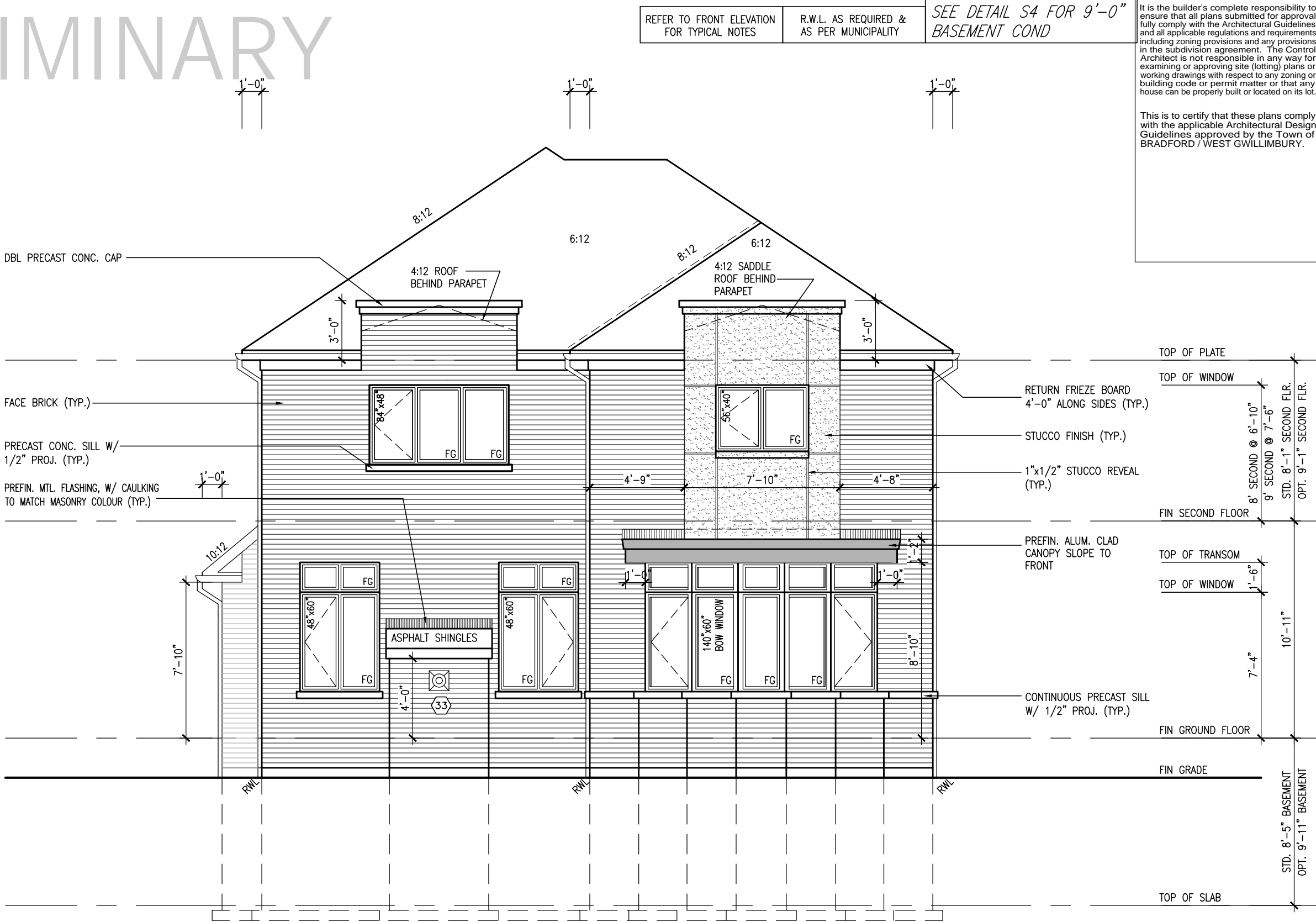
BAYVIEW WELLINGTON

S42-2
RIDEAU 2

project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.	project no.	16023
date	FEBRUARY, 2017	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	16023-S42-2-10GRND	drawing no.	31
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ROOF PLAN 'C'
(UPGRADED REAR)



UPGRADED REAR ELEVATION 'C'

10' GROUND

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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S42-2 RIDEAU 2		BAYVIEW WELLINGTON		GREEN VALLEY EAST		UPGRADED REAR ELEVATION 'C'	
project no. 16023		municipality BRADFORD, ONT.		project name GREEN VALLEY EAST		date FEBRUARY, 2017	
drawing no. 32		scale 3/16" = 1'-0"		checked by RC		drawn by WT	
file name 16023-S42-2-10GRND		checked by RC		drawn by WT		date FEB 07-18	
no. description		date		no. description		date	
4 10' GROUND FLOOR		JUL 22-21		KL		JUL 22-21	
3 ADDED OPT. 9' BASEMENT		JUL 22-21		KL		JUL 22-21	
2 REVISED AS PER ENG'S COMMENTS		FEB 07-18		RC		FEB 07-18	
1 ISSUED FOR CLIENT REVIEW		.		.		.	

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ROOF PLAN 'C'
(UPGRADED REAR w/
LOGGIA)

10⁹ GROUND

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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S42-2
RIDEAU 2

project no.	16023
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	municipality	BRADFORD, ONT.
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project name
GREEN VALLEY EAST

22-21	.	.
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	.	.

0	.
5	.
4	10' GROUND FLOOR

ing no.

ELEVATION 'C' (W/

UPGFF
date
FEBRUARY, 2017

DESIGN
255 Consumers Rd Suite 120

Contractor must verify all dimensions on the job and report any

JUL 22-21	KL
JUL 22-21	KL
EFB 07-18	RC

4	TO GROUND FLOOR
3	ADDED OPT. 9' BASEMENT
2	REVISED AS PER ENG'S COMMENTS

3

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checked by	drawn by	WT	RC

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drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. All drawings are not to be scaled

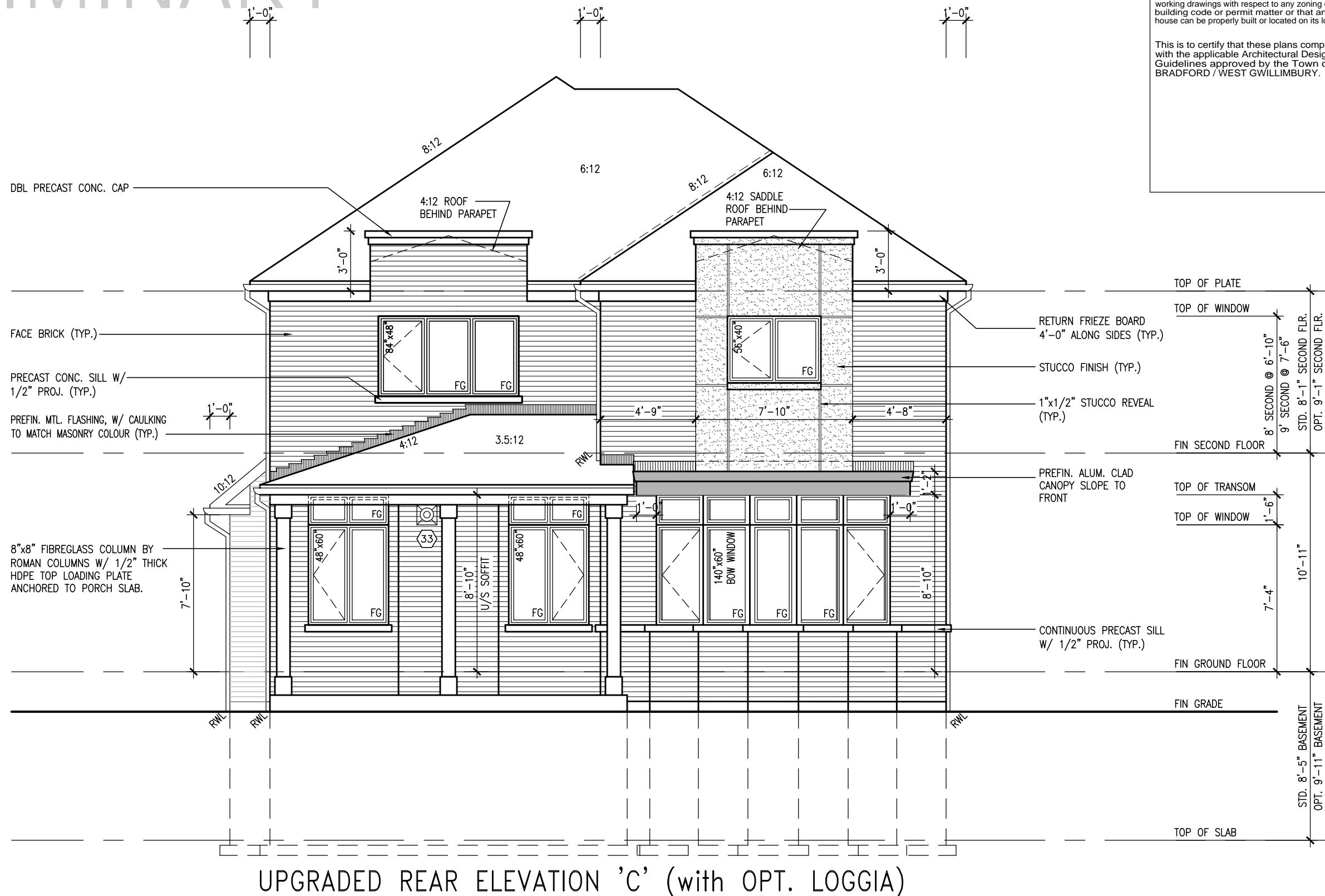
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1	ISSUED FOR CLIENT REVIEW
no	description

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FIGURE NO.	FIGURE TITLE	FIGURE NO.	FIGURE TITLE	FIGURE NO.	FIGURE TITLE
1	GENERAL VIEW	2	SECTION A-A	3	SECTION B-B
4	SECTION C-C	5	SECTION D-D	6	SECTION E-E
7	SECTION F-F	8	SECTION G-G	9	SECTION H-H
10	SECTION I-I	11	SECTION J-J	12	SECTION K-K
13	SECTION L-L	14	SECTION M-M	15	SECTION N-N
16	SECTION O-O	17	SECTION P-P	18	SECTION Q-Q
19	SECTION R-R	20	SECTION S-S	21	SECTION T-T
22	SECTION U-U	23	SECTION V-V	24	SECTION W-W
25	SECTION X-X	26	SECTION Y-Y	27	SECTION Z-Z
28	SECTION AA-AA	29	SECTION BB-BB	30	SECTION CC-CC
31	SECTION DD-DD	32	SECTION EE-EE	33	SECTION FF-FF
34	SECTION GG-GG	35	SECTION HH-HH	36	SECTION II-II
37	SECTION JJ-JJ	38	SECTION KK-KK	39	SECTION LL-LL
40	SECTION MM-MM	41	SECTION NN-NN	42	SECTION OO-OO
43	SECTION PP-PP	44	SECTION QQ-QQ	45	SECTION RR-RR
46	SECTION SS-SS	47	SECTION TT-TT	48	SECTION UU-UU
49	SECTION VV-VV	50	SECTION WW-WW	51	SECTION XX-XX
52	SECTION YY-YY	53	SECTION ZZ-ZZ	54	SECTION AA-AA
55	SECTION BB-BB	56	SECTION CC-CC	57	SECTION DD-DD
58	SECTION EE-EE	59	SECTION FF-FF	60	SECTION GG-GG
61	SECTION HH-HH	62	SECTION II-II	63	SECTION JJ-JJ
64	SECTION KK-KK	65	SECTION LL-LL	66	SECTION MM-MM
67	SECTION NN-NN	68	SECTION OO-OO	69	SECTION PP-PP
70	SECTION QQ-QQ	71	SECTION RR-RR	72	SECTION SS-SS
73	SECTION TT-TT	74	SECTION UU-UU	75	SECTION VV-VV
76	SECTION WW-WW	77	SECTION XX-XX	78	SECTION YY-YY
79	SECTION ZZ-ZZ	80	SECTION AA-AA	81	SECTION BB-BB
82	SECTION CC-CC	83	SECTION DD-DD	84	SECTION EE-EE
85	SECTION FF-FF	86	SECTION GG-GG	87	SECTION HH-HH
88	SECTION II-II	89	SECTION JJ-JJ	90	SECTION KK-KK
91	SECTION LL-LL	92	SECTION MM-MM	93	SECTION NN-NN
94	SECTION OO-OO	95	SECTION PP-PP	96	SECTION QQ-QQ
97	SECTION RR-RR	98	SECTION SS-SS	99	SECTION TT-TT
100	SECTION UU-UU	101	SECTION VV-VV	102	SECTION WW-WW
103	SECTION XX-XX	104	SECTION YY-YY	105	SECTION ZZ-ZZ
106	SECTION AA-AA	107	SECTION BB-BB	108	SECTION CC-CC
109	SECTION DD-DD	110	SECTION EE-EE	111	SECTION FF-FF
112	SECTION GG-GG	113	SECTION HH-HH	114	SECTION II-II
115	SECTION JJ-JJ	116	SECTION KK-KK	117	SECTION LL-LL
118	SECTION MM-MM	119	SECTION NN-NN	120	SECTION OO-OO
121	SECTION PP-PP	122	SECTION QQ-QQ	123	SECTION RR-RR
124	SECTION SS-SS	125	SECTION TT-TT	126	SECTION UU-UU
127	SECTION VV-VV	128	SECTION WW-WW	129	SECTION XX-XX
130	SECTION YY-YY	131	SECTION ZZ-ZZ	132	SECTION AA-AA
133	SECTION BB-BB	134	SECTION CC-CC	135	SECTION DD-DD
136	SECTION EE-EE	137	SECTION FF-FF	138	SECTION GG-GG
139	SECTION HH-HH	140	SECTION II-II	141	SECTION JJ-JJ
142	SECTION KK-KK	143	SECTION LL-LL	144	SECTION MM-MM
145	SECTION NN-NN	146	SECTION OO-OO	147	SECTION PP-PP
148	SECTION QQ-QQ	149	SECTION RR-RR	150	SECTION SS-SS
151	SECTION TT-TT	152	SECTION UU-UU	153	SECTION VV-VV
154	SECTION WW-WW	155	SECTION XX-XX	156	SECTION YY-YY
157	SECTION ZZ-ZZ	158	SECTION AA-AA	159	SECTION BB-BB
160	SECTION CC-CC	161	SECTION DD-DD	162	SECTION EE-EE
163	SECTION FF-FF	164	SECTION GG-GG	165	SECTION HH-HH
166	SECTION II-II	167	SECTION JJ-JJ	168	SECTION KK-KK
169	SECTION LL-LL	170	SECTION MM-MM	171	SECTION NN-NN
172	SECTION OO-OO	173	SECTION PP-PP	174	SECTION QQ-QQ
175	SECTION RR-RR	176	SECTION SS-SS	177	SECTION TT-TT
178	SECTION UU-UU	179	SECTION VV-VV	180	SECTION WW-WW
181	SECTION XX-XX	182	SECTION YY-YY	183	SECTION ZZ-ZZ
184	SECTION AA-AA	185	SECTION BB-BB	186	SECTION CC-CC
187	SECTION DD-DD	188	SECTION EE-EE	189	SECTION FF-FF
190	SECTION GG-GG	191	SECTION HH-HH	192	SECTION II-II
193	SECTION JJ-JJ	194	SECTION KK-KK	195	SECTION LL-LL
19					

110



PRELIMINARY

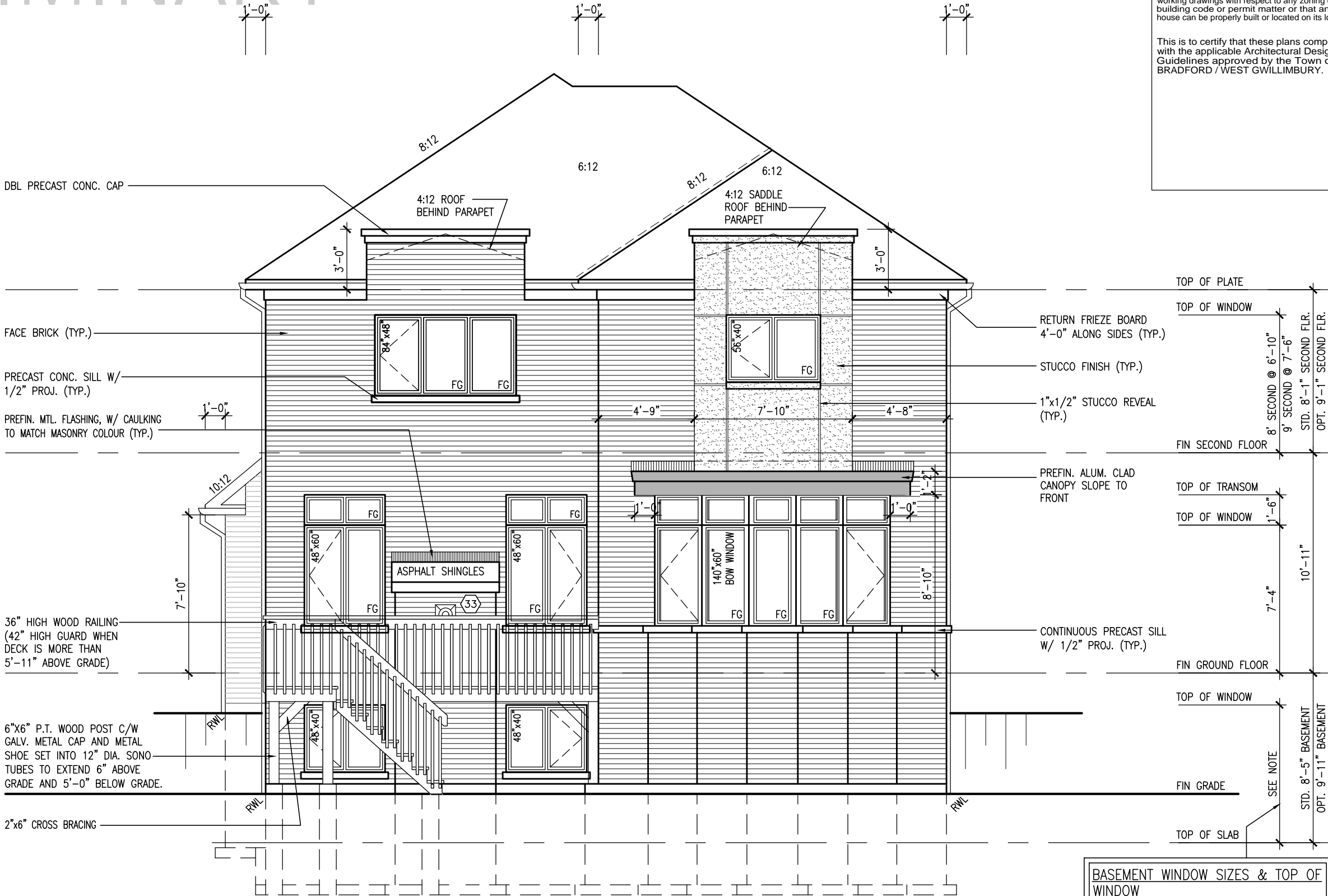
REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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UPGRADED REAR ELEVATION 'C' W.O.D. 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	

S42-2		BAYVIEW WELLINGTON	
RIDEAU 2		BRADFORD, ONT.	
project no.	16023	project name	GREEN VALLEY EAST
drawing no.	34	municipality	BRADFORD, ONT.
16023-S42-2-10GRND		date	FEBRUARY, 2017
16023-S42-2-10GRND		checked by	RC
16023-S42-2-10GRND		drawn by	WT
16023-S42-2-10GRND		scale	3/16" = 1'-0"
16023-S42-2-10GRND		checked by	RC
16023-S42-2-10GRND		drawn by	WT

VAD3
DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1P4
t 416.630.2255 f 416.630.4782
v3design.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.			
8.			
7.			
6.			
5.			
4.	10' GROUND FLOOR	JUL 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW		

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PRELIMINARY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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S42-2
RIDEAU 2

BAYVIEW WELLINGTON

project no. 16023
municipality BRADFORD, ONT.
project name GREEN VALLEY EAST

date FEBRUARY, 2017
checked by RC
drawn by WT

drawing no. 35
file name 16023-S42-2-10GRND
scale 3/16" = 1'-0"

16023-S42-2-10GRND.dwg - Thu - Jul 29 2021 - 10:06 AM
RICHARD - H:\ARCHIVE\WORKING\2016\16023-BW\Units\42\16023-S42-2-10GRND.dwg

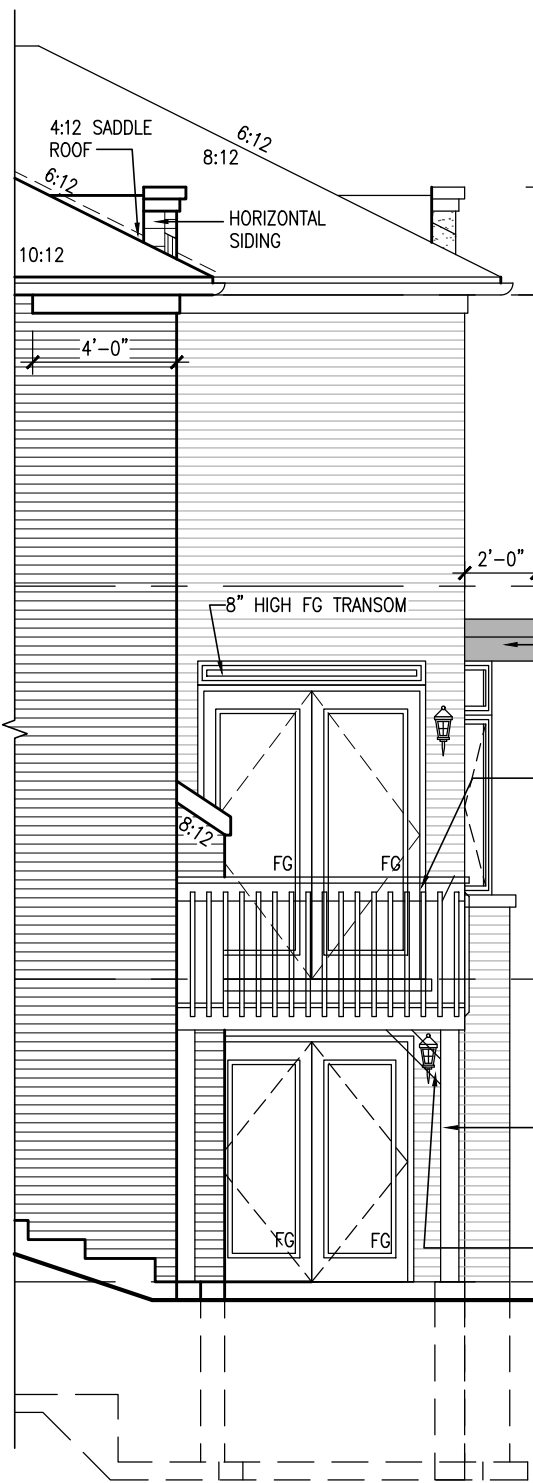
VA3
DESIGN

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Toronto, ON M2J 1P4
t 416.630.2255 f 416.630.4782
va3design.com

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10' GROUND



UPGRADED RIGHT SIDE ELEV. 'C'
W.O.B. CONDITION



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

no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.	10' GROUND FLOOR	JUL 22-21	KL
3.	ADDED OPT. 9' BASEMENT	JUL 22-21	KL
2.	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC
1.	ISSUED FOR CLIENT REVIEW		

10' GROUND

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.B W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	779.67 S.F.	163.89 S.F.	21.02 %
LEFT SIDE	1158.67 S.F.	82.44 S.F.	7.12 %
RIGHT SIDE	1161.67 S.F.	77.94 S.F.	6.71 %
REAR	764.17 S.F.	171.39 S.F.	22.43 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3864.18 S.F.	495.66 S.F.	12.83 %
TOTAL SQ. M.	358.99 S.M.	46.05 S.M.	12.83 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.C W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	768.24 S.F.	178.44 S.F.	23.23 %
LEFT SIDE	1157.19 S.F.	82.89 S.F.	7.16 %
RIGHT SIDE	1153.17 S.F.	90.44 S.F.	7.84 %
REAR	764.17 S.F.	171.39 S.F.	22.43 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3842.77 S.F.	523.16 S.F.	13.61 %
TOTAL SQ. M.	357.00 S.M.	48.60 S.M.	13.61 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.A W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	772.64 S.F.	174.39 S.F.	22.57 %
LEFT SIDE	1147.67 S.F.	82.44 S.F.	7.18 %
RIGHT SIDE	1147.67 S.F.	77.94 S.F.	6.79 %
REAR	764.17 S.F.	171.39 S.F.	22.43 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3832.15 S.F.	506.16 S.F.	13.21 %
TOTAL SQ. M.	356.02 S.M.	47.02 S.M.	13.21 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.B WOD W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	779.67 S.F.	163.89 S.F.	21.02 %
LEFT SIDE	1158.67 S.F.	82.44 S.F.	7.12 %
RIGHT SIDE	1161.67 S.F.	77.94 S.F.	6.71 %
REAR	899.17 S.F.	198.06 S.F.	22.03 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3999.18 S.F.	522.33 S.F.	13.06 %
TOTAL SQ. M.	371.53 S.M.	48.53 S.M.	13.06 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.C WOD W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	768.24 S.F.	178.44 S.F.	23.23 %
LEFT SIDE	1157.19 S.F.	82.89 S.F.	7.16 %
RIGHT SIDE	1153.17 S.F.	90.44 S.F.	7.84 %
REAR	899.17 S.F.	198.06 S.F.	22.03 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3977.77 S.F.	549.83 S.F.	13.82 %
TOTAL SQ. M.	369.54 S.M.	51.08 S.M.	13.82 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.A WOD W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	772.64 S.F.	174.39 S.F.	22.57 %
LEFT SIDE	1147.67 S.F.	82.44 S.F.	7.18 %
RIGHT SIDE	1147.67 S.F.	77.94 S.F.	6.79 %
REAR	899.17 S.F.	198.06 S.F.	22.03 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3967.15 S.F.	532.83 S.F.	13.43 %
TOTAL SQ. M.	368.56 S.M.	49.50 S.M.	13.43 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.B WOB W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	779.67 S.F.	163.89 S.F.	21.02 %
LEFT SIDE	1158.67 S.F.	82.44 S.F.	7.12 %
RIGHT SIDE	1293.48 S.F.	116.67 S.F.	9.02 %
REAR	997.60 S.F.	211.39 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4229.42 S.F.	574.39 S.F.	13.58 %
TOTAL SQ. M.	392.92 S.M.	53.36 S.M.	13.58 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.C WOB W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	768.24 S.F.	178.44 S.F.	23.23 %
LEFT SIDE	1157.19 S.F.	82.89 S.F.	7.16 %
RIGHT SIDE	1284.98 S.F.	129.16 S.F.	10.05 %
REAR	997.60 S.F.	211.39 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4208.01 S.F.	601.88 S.F.	14.30 %
TOTAL SQ. M.	390.93 S.M.	55.92 S.M.	14.30 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.A WOB W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	772.64 S.F.	174.39 S.F.	22.57 %
LEFT SIDE	1147.67 S.F.	82.44 S.F.	7.18 %
RIGHT SIDE	1279.48 S.F.	116.67 S.F.	9.12 %
REAR	997.60 S.F.	211.39 S.F.	21.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4197.39 S.F.	584.89 S.F.	13.93 %
TOTAL SQ. M.	389.95 S.M.	54.34 S.M.	13.93 %

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9	KL
8	KL
7	KL
6	KL
5	KL
4	10' GROUND FLOOR	JUL 22-21	KL			
3	ADDED OPT. 9' BASEMENT	JUL 22-21	KL			
2	REVISED AS PER ENG'S COMMENTS	FEB 07-18	RC			
1	ISSUED FOR CLIENT REVIEW	.	.			
no.	description	date	by			

VAD3

DESIGN

255 Consumers Rd, Suite 120
Toronto, ON M2J 1P4
t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON

GREEN VALLEY EAST

project name

S42-2

RIDEAU 2

project no.

BRADFORD, ONT.

SB12 – W/ OPT. 9' SECOND FLOOR

municipality

FEBRUARY, 2017

SB12 – W/ OPT. 9' SECOND FLOOR

date

RC

3/16" = 1'-0"

checked by

WT

16023-S42-2-10GRND

drawn by

16023

36

drawing no.

RICHARD – H:\ARCHIVE\WORKING\2016\16023-S42-2-10GRND.dwg – Thu – Jul 29 2021 – 10:06 AM

PRELIMINARY

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.A WOB W/9' BSMT+8' 2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	738.89 S.F.	174.39 S.F.	23.60 %
LEFT SIDE	1095.50 S.F.	82.44 S.F.	7.53 %
RIGHT SIDE	1255.90 S.F.	116.67 S.F.	9.29 %
REAR	1014.48 S.F.	211.39 S.F.	20.84 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4104.77 S.F.	584.89 S.F.	14.25 %
TOTAL SQ. M.	381.34 S.M.	54.34 S.M.	14.25 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.B WOB W/9' BSMT+8' 2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	745.92 S.F.	163.89 S.F.	21.97 %
LEFT SIDE	1106.00 S.F.	82.44 S.F.	7.45 %
RIGHT SIDE	1269.40 S.F.	116.67 S.F.	9.19 %
REAR	1014.48 S.F.	211.39 S.F.	20.84 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4135.80 S.F.	574.39 S.F.	13.89 %
TOTAL SQ. M.	384.23 S.M.	53.36 S.M.	13.89 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.C WOB W/9' BSMT+8' 2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	734.49 S.F.	178.44 S.F.	24.29 %
LEFT SIDE	1104.52 S.F.	82.89 S.F.	7.50 %
RIGHT SIDE	1261.15 S.F.	129.16 S.F.	10.24 %
REAR	1014.48 S.F.	211.39 S.F.	20.84 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4114.64 S.F.	601.88 S.F.	14.63 %
TOTAL SQ. M.	382.26 S.M.	55.92 S.M.	14.63 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.A WOB W/ 9' BSMT+2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	772.64 S.F.	174.39 S.F.	22.57 %
LEFT SIDE	1147.67 S.F.	82.44 S.F.	7.18 %
RIGHT SIDE	1308.07 S.F.	116.67 S.F.	8.92 %
REAR	1048.23 S.F.	211.39 S.F.	20.17 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4276.61 S.F.	584.89 S.F.	13.68 %
TOTAL SQ. M.	397.31 S.M.	54.34 S.M.	13.68 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.B WOB W/ 9' BSMT+2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	779.67 S.F.	163.89 S.F.	21.02 %
LEFT SIDE	1158.67 S.F.	82.44 S.F.	7.12 %
RIGHT SIDE	1322.07 S.F.	116.67 S.F.	8.82 %
REAR	1048.23 S.F.	211.39 S.F.	20.17 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4308.64 S.F.	574.39 S.F.	13.33 %
TOTAL SQ. M.	400.28 S.M.	53.36 S.M.	13.33 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-2 EL.C WOB W/ 9' BSMT+2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	768.24 S.F.	178.44 S.F.	23.23 %
LEFT SIDE	1157.19 S.F.	82.89 S.F.	7.16 %
RIGHT SIDE	1313.57 S.F.	129.16 S.F.	9.83 %
REAR	1048.23 S.F.	211.39 S.F.	20.17 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4287.23 S.F.	601.88 S.F.	14.04 %
TOTAL SQ. M.	398.29 S.M.	55.92 S.M.	14.04 %

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.

10' GROUND

9

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8

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7

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6

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5

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4

10' GROUND FLOOR

3

ADDED OPT. 9' BASEMENT

2

REVISED AS PER ENG'S COMMENTS

1

ISSUED FOR CLIENT REVIEW

no. description

date

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JUL 22-21

JUL 22-21

FEB 07-18

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by

KL

KL

RC

RC

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VAD3

DESIGN

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Toronto, ON M2J 1P4

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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.

BAYVIEW WELLINGTON

GREEN VALLEY EAST

project name

project no. 16023

drawing no. 37

BRADFORD, ONT.

SB12 – OPT. 9' BASEMENT W/ 8' 2ND OR 9' 2ND

municipality

date FEBRUARY, 2017

drawn by WT

checked by RC

scale 3/16" = 1'-0"

file name 16023-S42-2-10GRND

S42-2

RIDEAU 2

16023-S42-2-10GRND

16023-S42-2-10GRND.dwg – Thu – Jul 29 2021 – 10:06 AM

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