

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: *[Signature]*
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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



MAR 3, 2022

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.

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

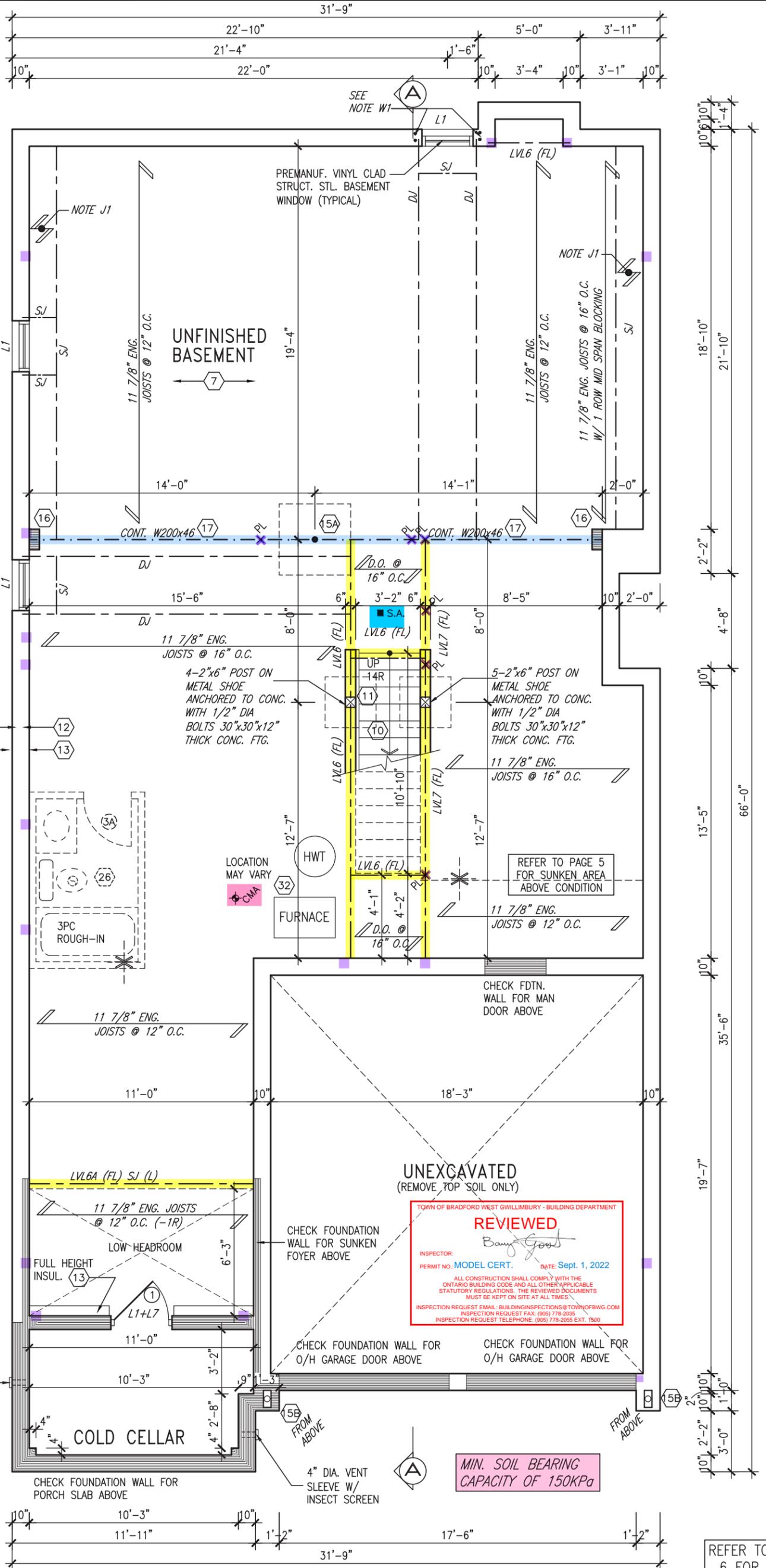
NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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

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

4" DIA. VENT SLEEVE W/ INSECT SCREEN

BASEMENT PLAN 'A' & 'B'



TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR: *[Signature]*
PERMIT NO. MODEL CERT. DATE Sept. 1, 2022

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.

INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

MIN. SOIL BEARING CAPACITY OF 150KPa

REFER TO PAGE 6 FOR AREA CALCULATIONS

<p>REVIEWED</p>	<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p>		<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p> <p>project name: GREEN VALLEY EAST municipality: BRADFORD EAST, ON.</p>	<p>S38-21</p> <p>project no.: 16023</p>		
	<p>name: Wellington - Baptiste registration information: VA3 Design Inc. BCIN: 42658</p>					<p>date: OCT 2021</p>	<p>drawing no.: BASEMENT PLAN 'A' & 'B' 1</p>
	<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>					<p>checked by: JWM scale: 3/16" = 1'-0"</p>	<p>file name: 16023-S38-21</p>

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: *[Signature]*
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

150 = 3 1/2" x 3 1/2" x 1/4" SQUARE H.S.S. 6x6x 3/8" TOP AND BOTTOM PL. BASE PLATE 4 1/2" x 10 1/2" x 1/2" WITH 2- 1/2" x 12" x 2" HOOK ANCHORS. FIELD WELD COLUMN TO BASE PLATE ON 42"x42"x18" CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150Kpa MIN. AND AS PER SOILS REPORT



MAR 3, 2022

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.

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

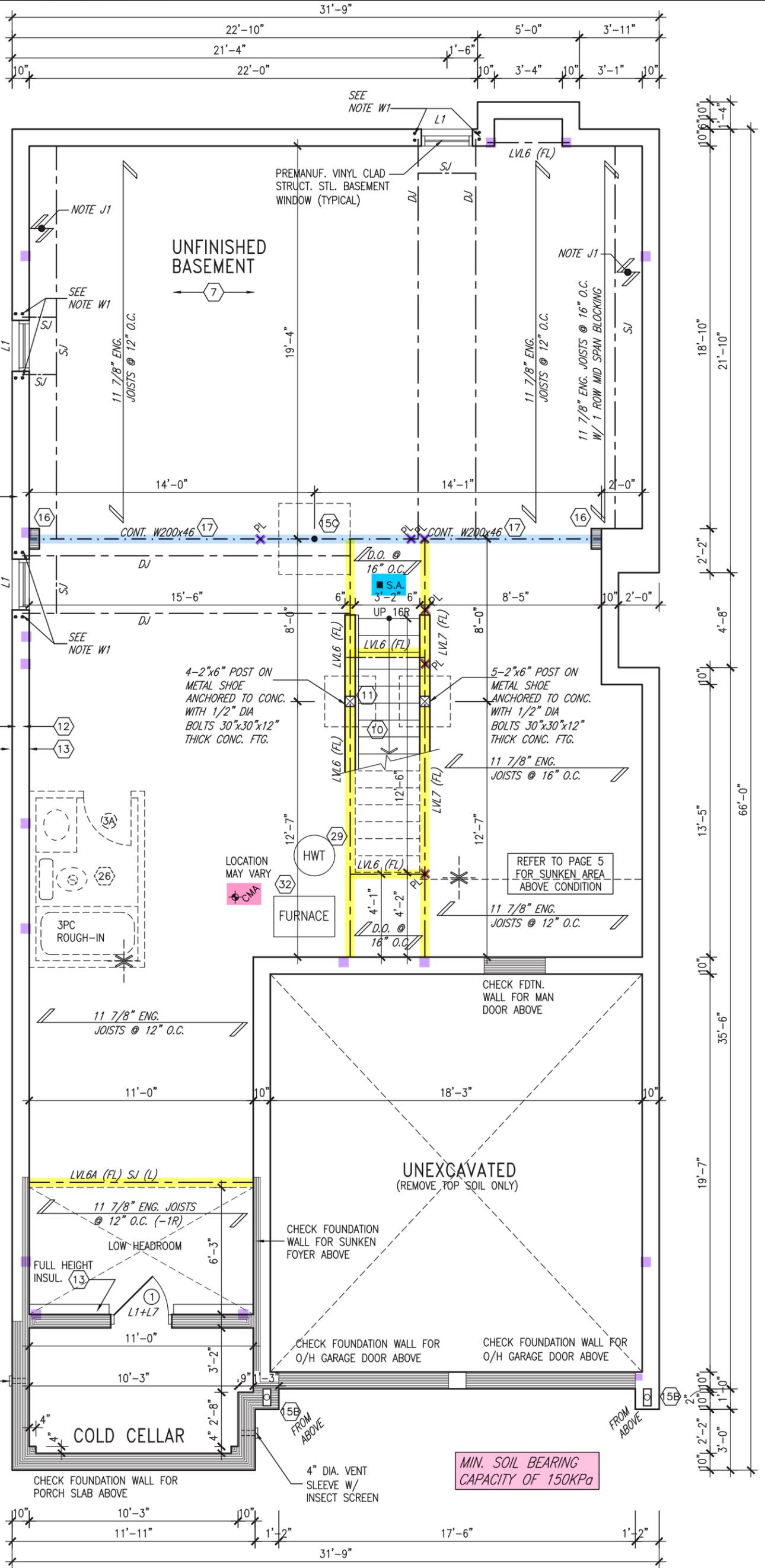
NOTE J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

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

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

4" DIA. VENT SLEEVE W/ INSECT SCREEN

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



MIN. SOIL BEARING CAPACITY OF 150KPa

REVIEWED	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN	BAYVIEW WELLINGTON		S38-21	
	name: Wellington - Baptiste registration information: VA3 Design Inc. BCIN: 42658			project name: GREEN VALLEY EAST municipality: BRADFORD EAST, ON.		project no.: 16023	
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC	date: OCT 2021 drawn by: BD.BIM checked by: JWM scale: 3/16" = 1'-0"		drawing no.: 1A	
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC	project name: BASEMENT PLAN 'A' & 'B' (9'-0" BASEMENT)		drawing no.: 1A	
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3	file name: 16023-S38-21		drawing no.: 1A	
no.	description	date	by	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM			

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



MAR 3, 2022

DOOR HEIGHTS	
CEILING HEIGHT	DOOR HEIGHT
11" or greater	80" (96")
10"	80" (96")
9"	68" (80")
8" or lower	68" (80")

CONTRACTOR TO CONFIRM HEIGHTS WITH BUILDER

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

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

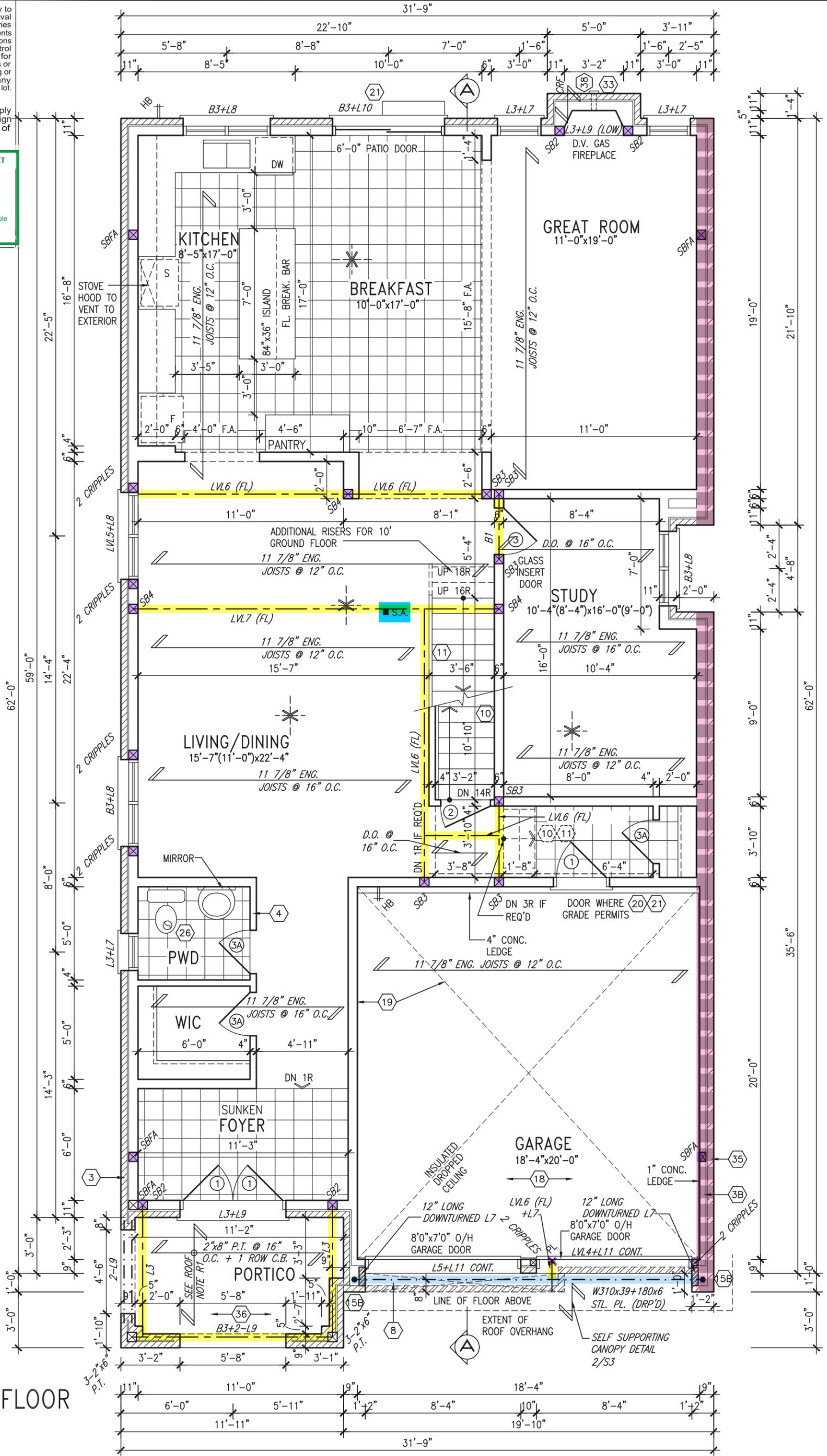
KIT-EX-NOTE-2020.dwg

NOTE: 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.

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

GROUND FLOOR PLAN 'A'



INDICATES REDUCED SIDE YARD CONDITION

9			
8			
7			
6			
5			
4			
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Qualification information
name: Richard J. Williams registration information: 25591 BCIN
VA3 Design Inc. 42658

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
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON **S38-21**

project name: **GREEN VALLEY EAST** municipality: **BRADFORD EAST, ON.** project no.: **16023**

date: **OCT 2021** checked by: **JWM** scale: **3/16" = 1'-0"** drawing no.: **2**

drawn by: **BD.BIM** file name: **16023-S38-21**

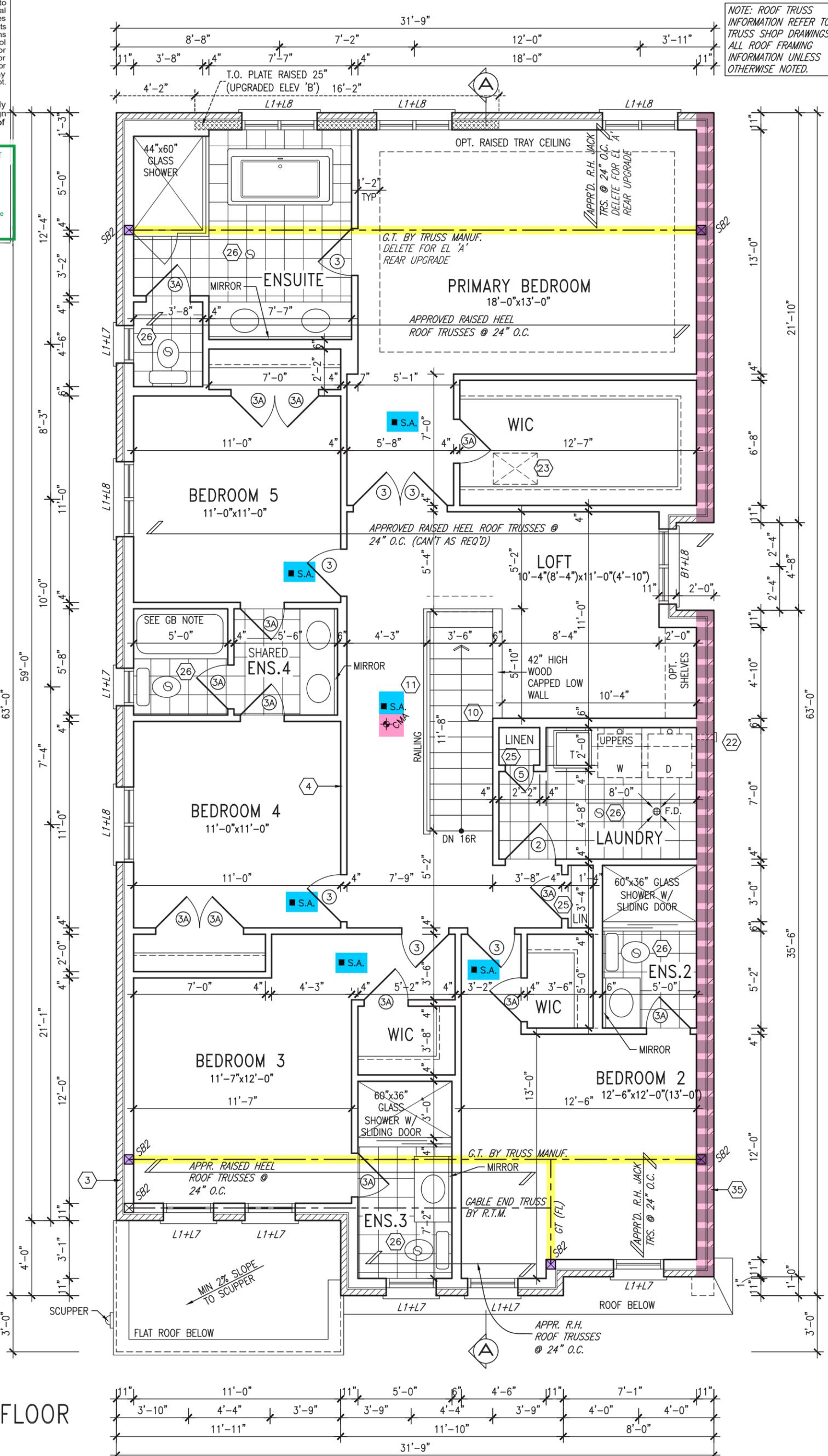
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM

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.



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



GB 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

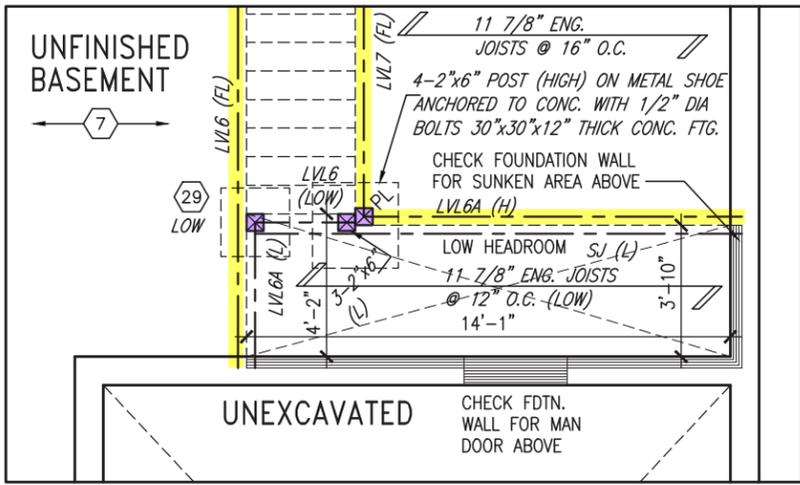
SECOND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD CONDITION

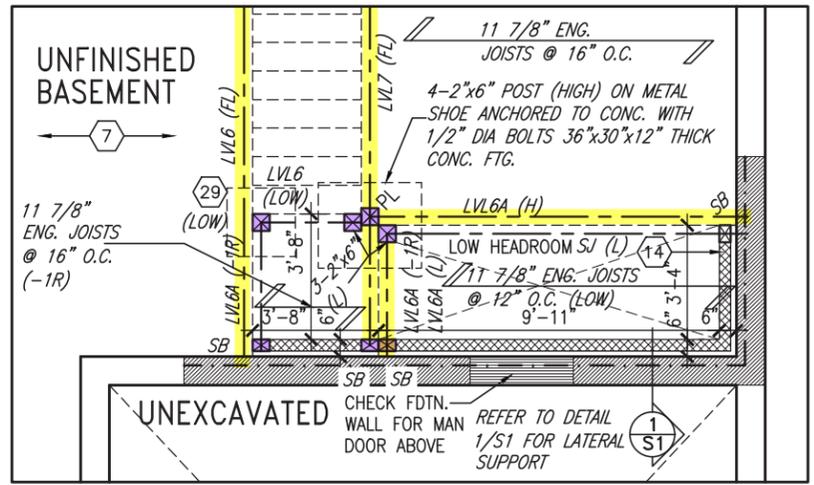
9			
8			
7			
6			
5			
4			
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3
no.	description	date	by

VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON S38-21
 project name: GREEN VALLEY EAST municipality: BRADFORD EAST, ON. project no.: 16023
 date: OCT 2021 drawn by: BD.BIM checked by: JWM scale: 3/16" = 1'-0" SECOND FLOOR PLAN 'A' drawing no.: 3
 RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM



PARTIAL BASEMENT PLAN W/ 1R
SUNKEN AREA ABOVE CONDITION



PARTIAL BASEMENT PLAN W/ >1R
SUNKEN AREA ABOVE CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: MAR 03, 2022

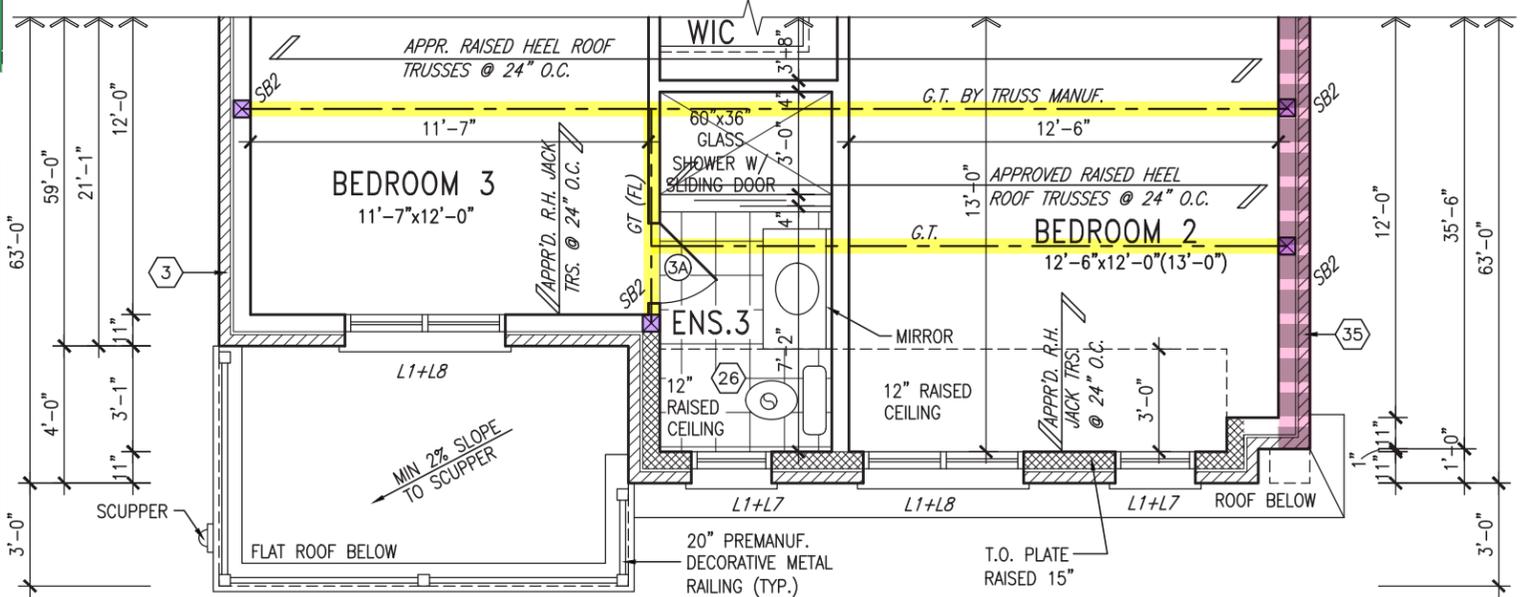
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

DOOR HEIGHTS	
CEILING HEIGHT	DOOR HEIGHT
11'0" or greater	8'0" (96")
10'0"	8'0" (96")
9'0"	6'8" (80")
8'0" or lower	6'8" (80")

CONTRACTOR TO CONFIRM HEIGHTS WITH BUILDER

NOTE:
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES.

GB 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



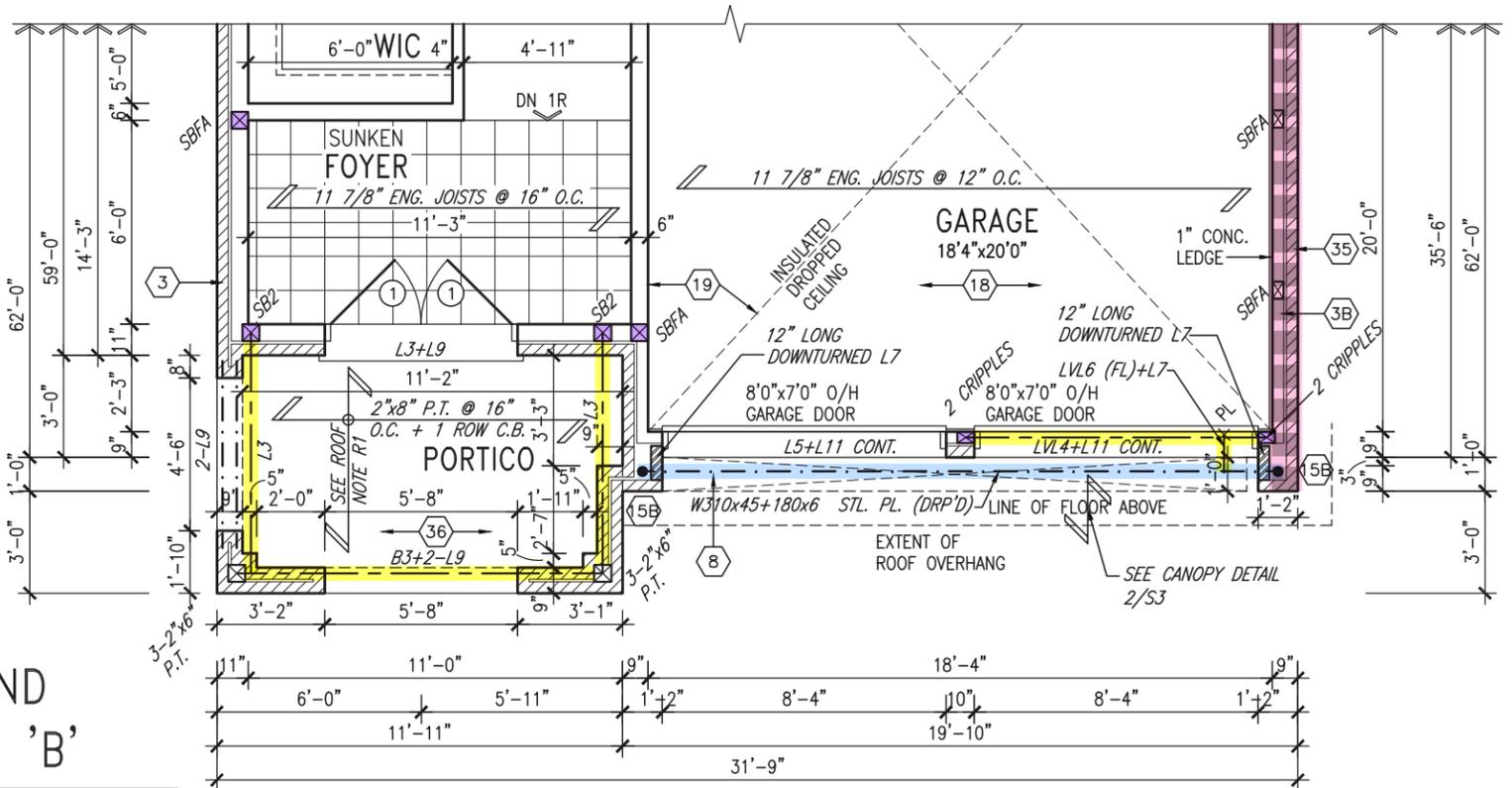
PART. SECOND
FLOOR PLAN 'B'



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.

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



PART. GROUND
FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD CONDITION

9				
8				
7				
6				
5				
4				
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC	
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC	
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3	
no.	description	date	by	

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON **S38-21**

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

date: OCT 2021
drawn by: BD.BIM checked by: JWM scale: 3/16" = 1'-0"
file name: 16023-S38-21 drawing no.: 4

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

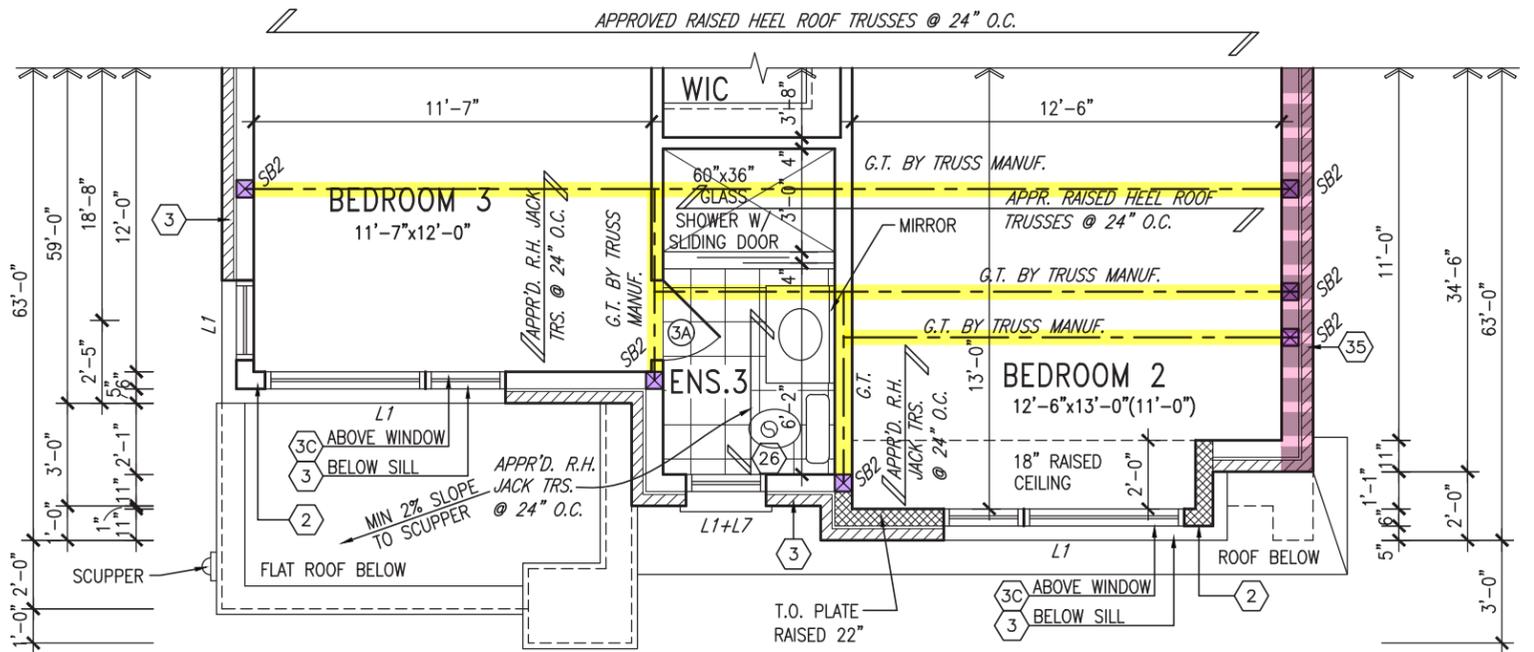
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: *[Signature]*
DATE: MAR.03.2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

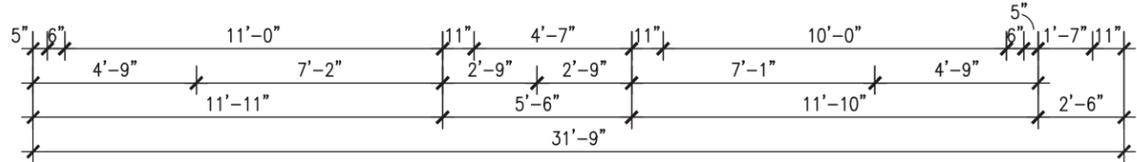
NOTE:
REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.



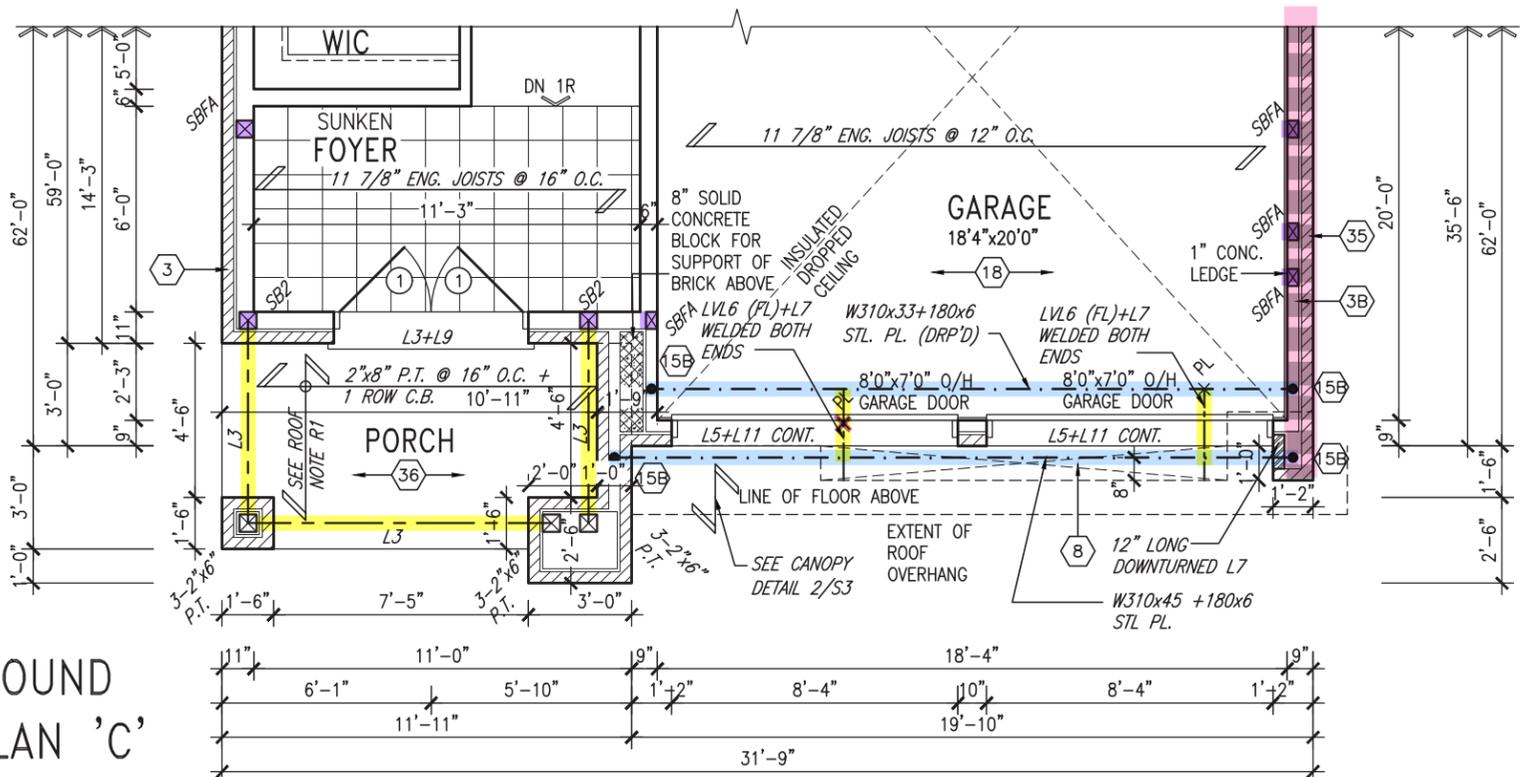
GB NOTE:
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

DOOR HEIGHTS	
CEILING HEIGHT	DOOR HEIGHT
11'0" or greater	8'0" (96")
10'0"	8'0" (96")
9'0"	6'8" (80")
8'0" or lower	6'8" (80")

CONTRACTOR TO CONFIRM HEIGHTS WITH BUILDER



PART. SECOND FLOOR PLAN 'C'



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.

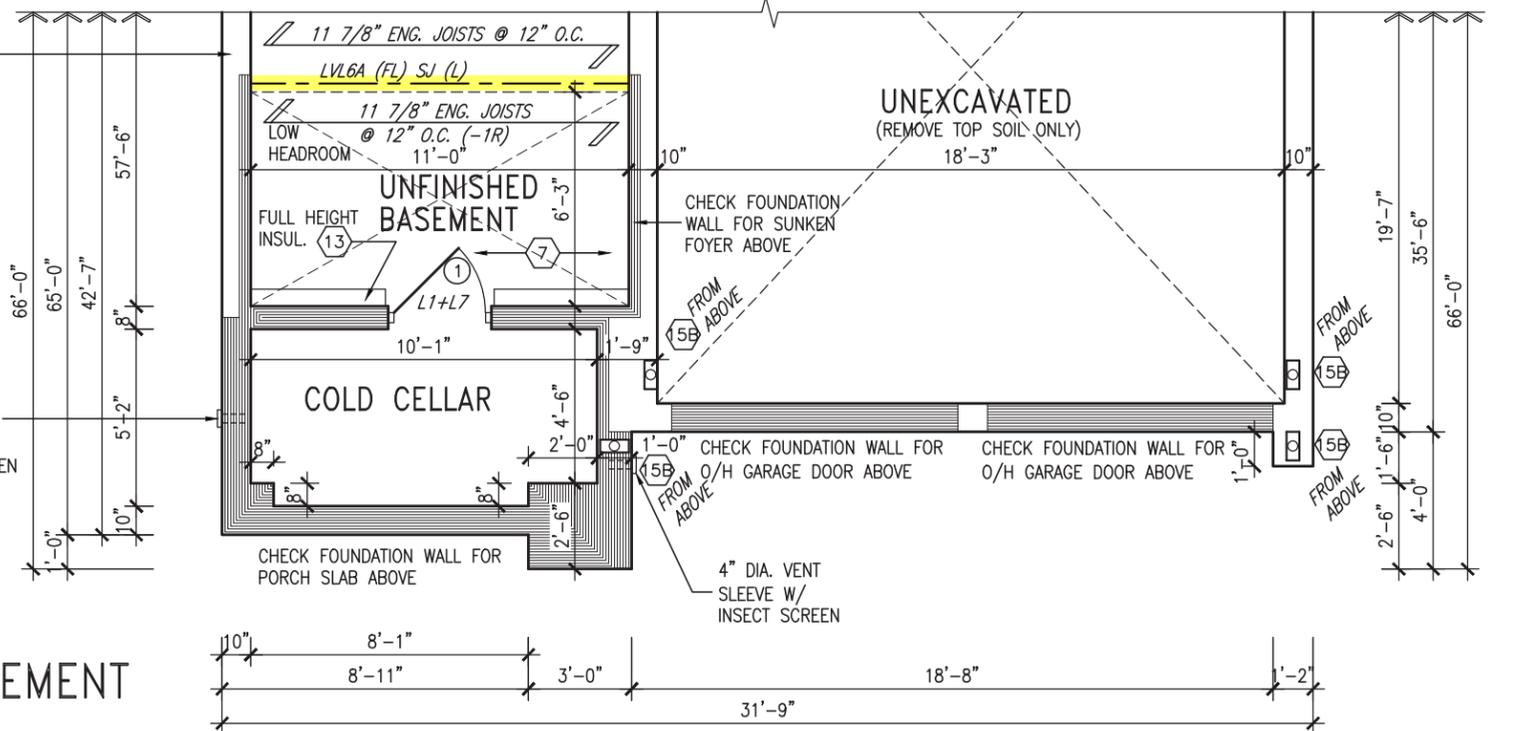
ROOF NOTE R1:
2"x8" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C. DIAGONALLY CUT CROSS PURLINS W/ 5/8" EXTERIOR GRADE SHEATHING W/ SINGLE PLY ROOF MEMBRANE

PART. GROUND FLOOR PLAN 'C'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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.



MAR 3, 2022

PART. BASEMENT PLAN 'C'

INDICATES REDUCED SIDE YARD CONDITION

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8				Qualification information
7				Wilmington - Baptiste <i>[Signature]</i> 25591
6				name registration information BCIN
5				VA3 Design Inc. 42658
4				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.
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC	
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC	
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3	
no.	description	date	by	

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S38-21

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

date: OCT 2021 drawn by: BD.BIM checked by: JWM scale: 3/16" = 1'-0" drawing no.: 5

PARTIAL PLANS 'C'

16023-S38-21

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

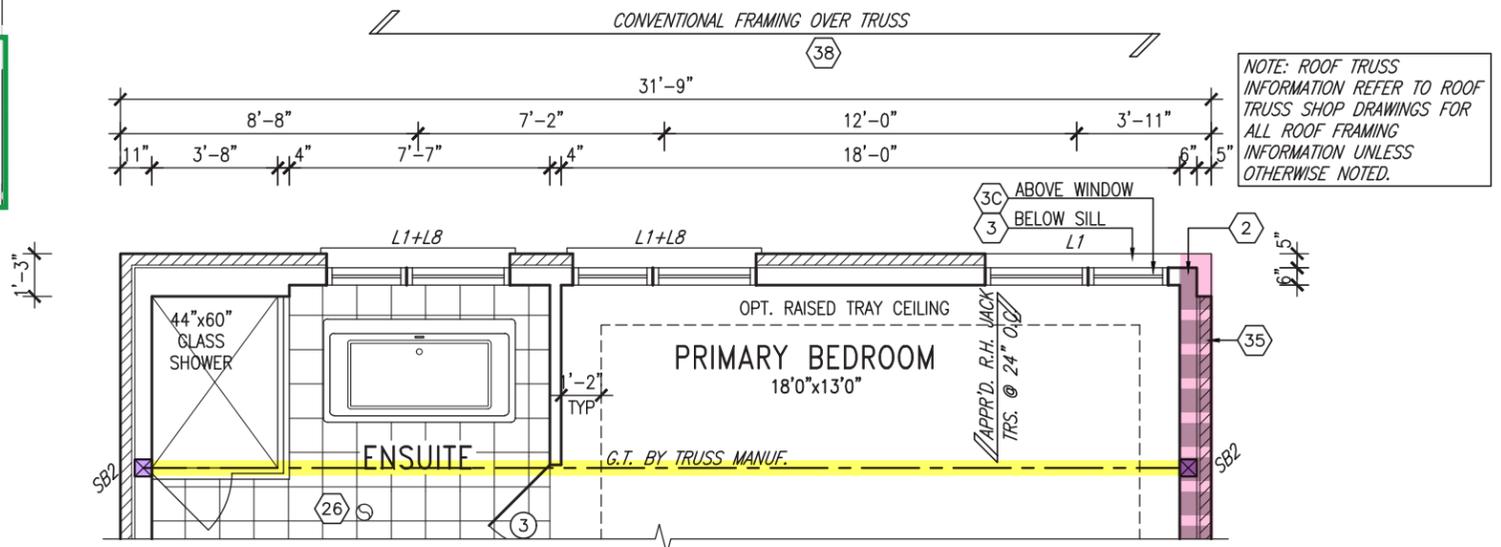
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY:

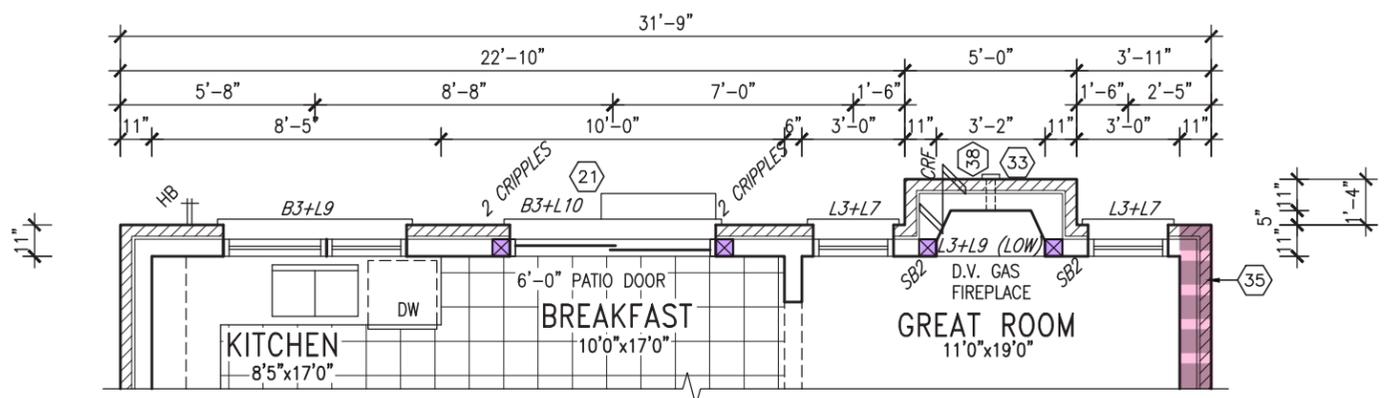
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

NOTE:
REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES.



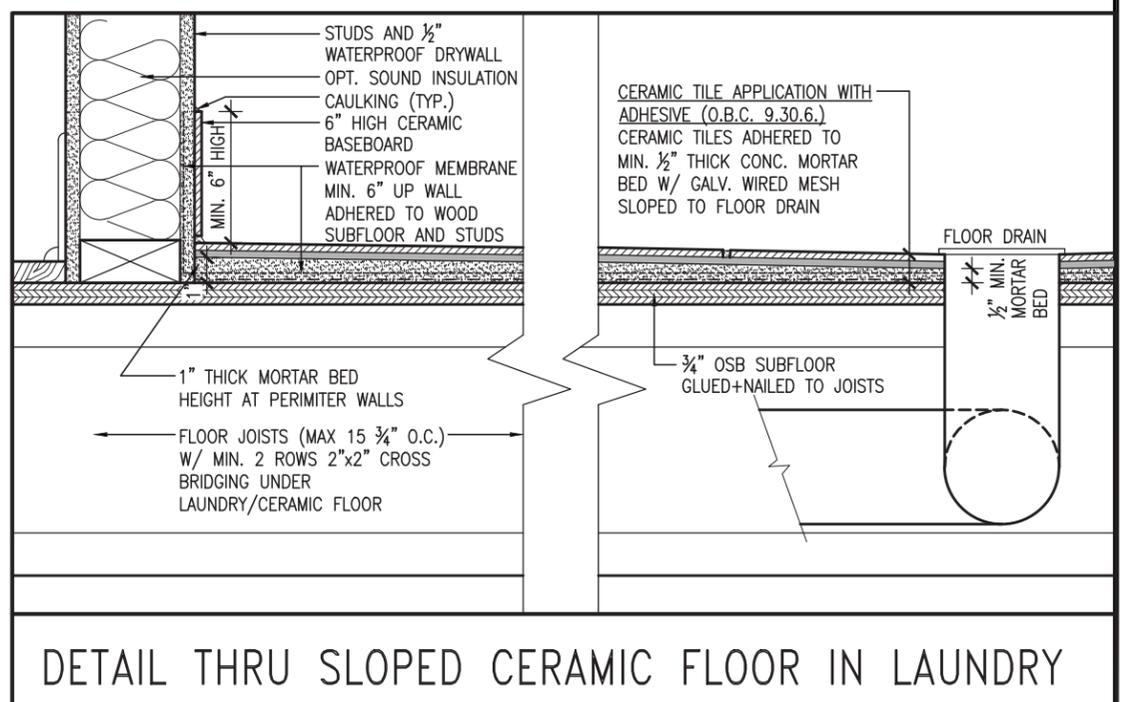
PART. SECOND FLOOR
PLAN 'C' @ REAR
(UPGRADED CONDITION)



PART. GROUND FLOOR
PLAN 'C' @ REAR
(UPGRADED CONDITION)



AREA CALCULATIONS			
	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1525.2 SF	1525.2 SF	1525.2 SF
SECOND FLOOR AREA	1935.2 SF	1941.7 SF	1932.7 SF
SUBTOTAL	3460.4 SF	3466.9 SF	3457.9 SF
DEDUCT ALL OPENINGS	0 SF	0 SF	0 SF
TOTAL NET AREA	3460 SF	3467 SF	3458 SF
	321.5 m2	322.1 m2	321.3 m2
FINISHED BSMT AREA	0 SF	0 SF	0 SF
TOTAL NET AREA W/ FIN BSMT	3460 SF	3467 SF	3458 SF
	321.5 m2	322.1 m2	321.3 m2
COVERAGE W/O PORCH	1941.9 SF	1948.4 SF	1944.9 SF
	180.4 m2	181.0 m2	180.7 m2
COVERAGE W/PORCH	2026.5 SF	2033.0 SF	2017.6 SF
	188.3 m2	188.9 m2	187.4 m2



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

INDICATES REDUCED SIDE YARD CONDITION

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	REVIEWED			Qualification information
7				Wellington - St. Baptiste 25591
6				name registration information BCIN
5				VA3 Design Inc. 42658
4				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.
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC	
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC	
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3	
no.	description	date	by	

VA3 DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON **S38-21**

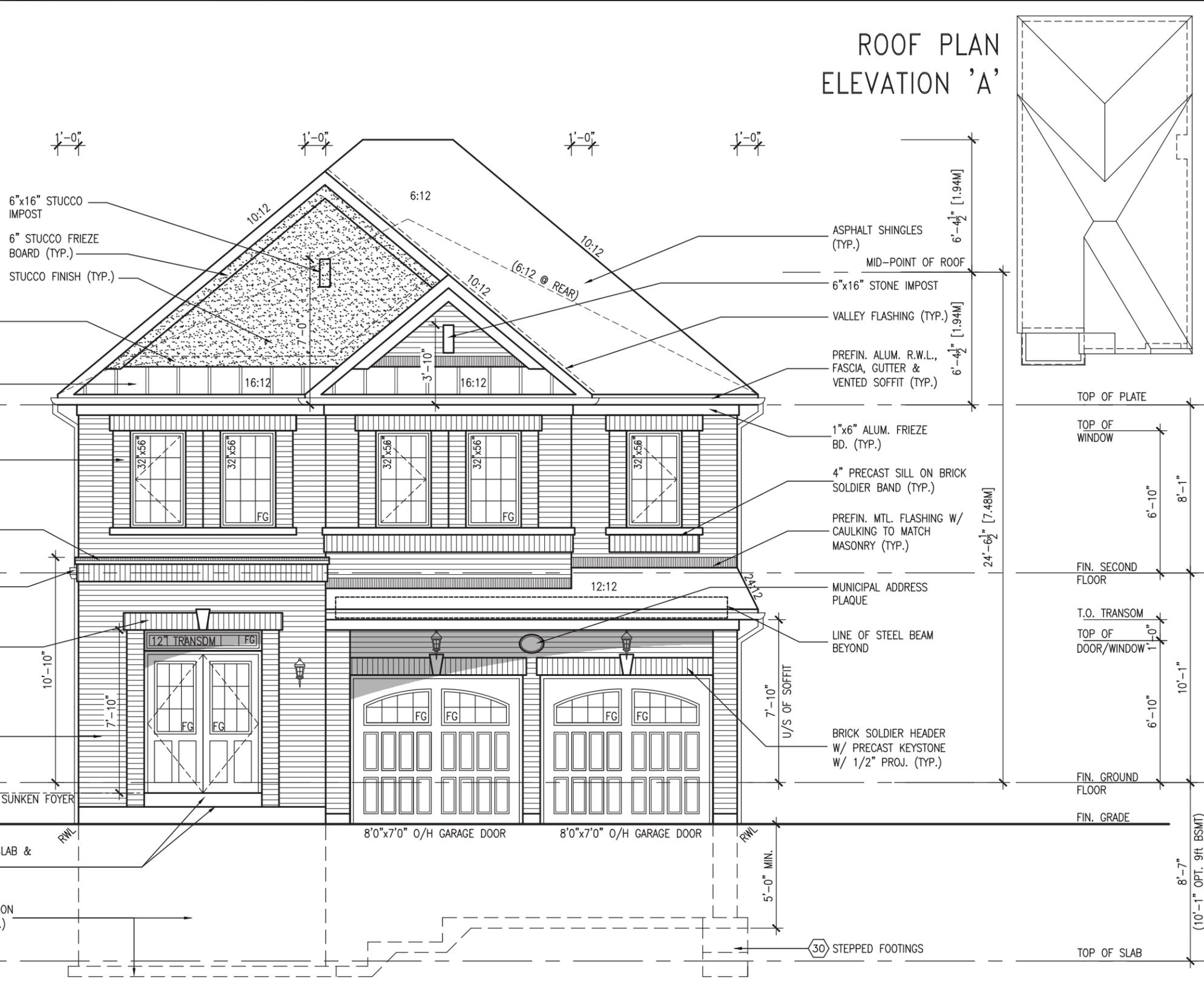
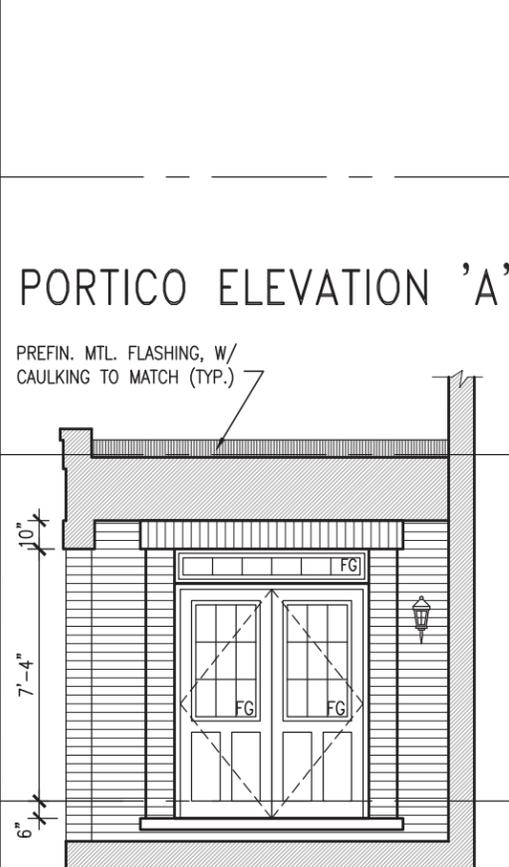
project name: GREEN VALLEY EAST municipality: BRADFORD EAST, ON. project no.: 16023

date: OCT 2021 scale: 3/16" = 1'-0" file name: 16023-S38-21

drawn by: BD.BIM checked by: JWM drawing no.: 6

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S38-21 ELEVATION A		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	640 S.F.	81.56 S.F.	12.74 %
LEFT SIDE	1225 S.F.	110.00 S.F.	8.98 %
RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %
REAR	640 S.F.	141.67 S.F.	22.14 %
* 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.	3731.00 S.F.	373.23 S.F.	10.00 %
TOTAL SQ. M.	346.62 S.M.	34.67 S.M.	10.00 %



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: *[Signature]*
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



MAR 3, 2022

FRONT ELEVATION 'A'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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

REVIEWED

BAYVIEW WELLINGTON		S38-21	
GREEN VALLEY EAST		BRADFORD EAST, ON.	
project no.	16023	project name	FRONT ELEVATION 'A'
checked by	JWM	scale	3/16" = 1'-0"
date	OCT 2021	drawn by	BD,BIM
file name	16023-S38-21	drawn no.	7
<p>VAS DESIGN 255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com</p>			
name	Wellington Jno-Baptiste	BCIN	25591
registration information	VAS Design Inc.	BCIN	42658
date	MAR 02-22	RC	
description	REVISED AS PER ENG COMMENTS	RC	
description	2 REVISED AS PER FLOR / ROOF LAYOUTS	RC	
description	1 ISSUED FOR CLIENT REVIEW	RC	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

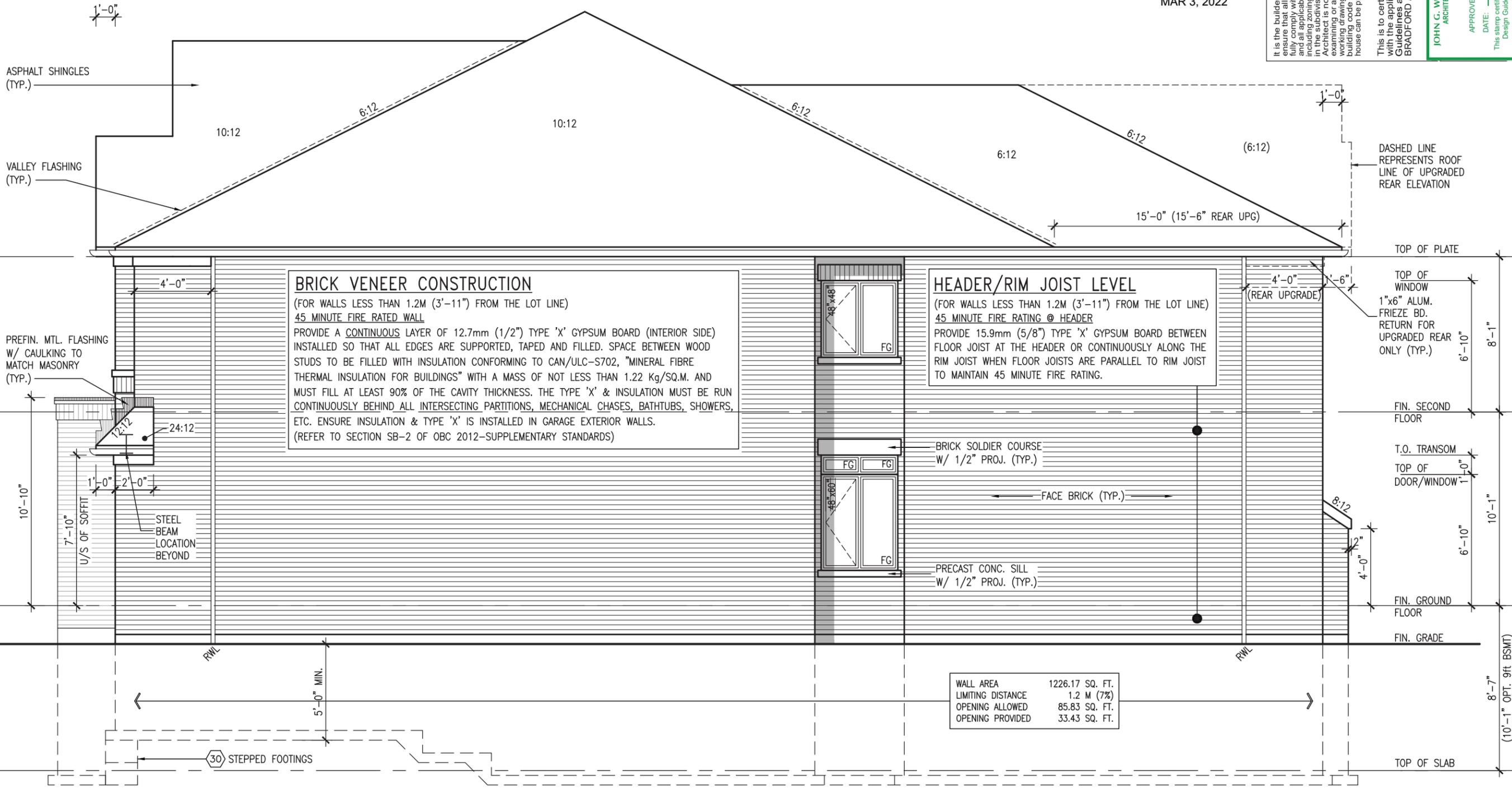


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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 as applied by the Town of BRADFORD / WEST GUILMIBURY.

APPROVED BY: *[Signature]*
 DATE: MAR 03, 2022
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL



RIGHT SIDE ELEVATION 'A'

REVIEWED

R.W.L. AS REQUIRED & AS PER MUNICIPALITY
 REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

VAS3 DESIGN
 255 Consumers Rd, Suite 120
 Toronto, ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 vas3design.com

WELLINGTON
 GREEN VALLEY EAST
 BRADFORD EAST, ON.
 RIGHT SIDE ELEVATION 'A'

project no. 16023
 drawing no. 9

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

date OCT 2021
 drawn by BD,BIM

signature: *[Signature]*
 name: Wellington Jno-Baptiste
 registration information: VAS Design Inc.
 BCIN: 25591
 BCIN: 42658

no.	description	date	by
3	REVISED AS PER ENG COMMENTS	MAR 02-22 RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	FEB 24-22 RC	
1	ISSUED FOR CLIENT REVIEW	NOV 26-21 VAS3	

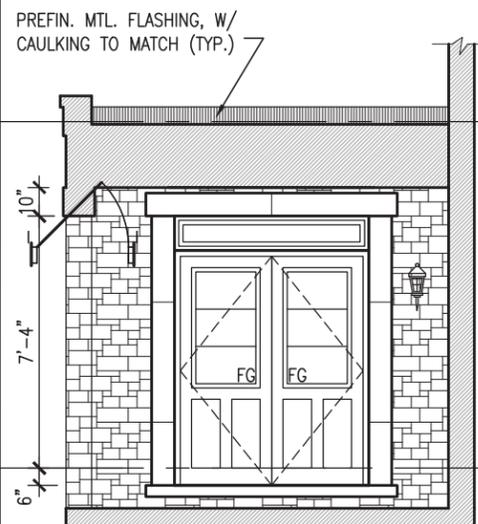
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

S38-21 ELEVATION B		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	640 S.F.	97.14 S.F.	15.18 %
LEFT SIDE	1230 S.F.	110.00 S.F.	8.94 %
RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %
REAR	640 S.F.	141.67 S.F.	22.14 %
* 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.	3736.00 S.F.	388.81 S.F.	10.41 %
TOTAL SQ. M.	347.08 S.M.	36.12 S.M.	10.41 %



PORTICO ELEVATION 'B'



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW AND APPROVAL
 APPROVED BY: *[Signature]*
 DATE: MAR 03, 2022
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ROOF PLAN ELEVATION 'B'



FRONT ELEVATION 'B'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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

REVIEWED

<p>VAS DESIGN 255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com</p>	<p>project name BAYVIEW WELLINGTON</p>	<p>project no. 16023</p>
	<p>municipality GREEN VALLEY EAST</p>	<p>drawing no. 11</p>
	<p>project name BRADFORD EAST, ON.</p>	<p>file name 16023-S38-21</p>
	<p>date OCT 2021</p>	<p>checked by JWM</p>
<p>signature <i>[Signature]</i></p>	<p>scale 3/16" = 1'-0"</p>	<p>drawn by BD,BIM</p>
<p>name Wellington Jno-Baptiste</p>	<p>BCIN 25591</p>	<p>date NOV 26-21</p>
<p>registration information VAS Design Inc.</p>	<p>BCIN 42658</p>	<p>description FRONT ELEVATION 'B'</p>
<p>name RC</p>	<p>BCIN 25591</p>	<p>date MAR 02-22</p>
<p>description REVISED AS PER ENG COMMENTS</p>	<p>BCIN 42658</p>	<p>date FEB 24-22</p>
<p>description REVISED AS PER FLOR / ROOF LAYOUTS</p>	<p>BCIN 42658</p>	<p>date NOV 26-21</p>
<p>description ISSUED FOR CLIENT REVIEW</p>	<p>BCIN 42658</p>	<p>date NOV 26-21</p>

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



MAR 3, 2022

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: *[Signature]*
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



LEFT SIDE ELEVATION 'B'

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REVIEWED

VAS3 DESIGN	
255 Consumers Rd. Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vas3design.com	
project name	BAYVIEW WELLINGTON
municipality	BRADFORD EAST, ON.
project no.	S38-21
project no.	16023
drawing no.	12
date	OCT 2021
checked by	JWM
drawn by	BD,BIM
scale	3/16" = 1'-0"
file name	16023-S38-21
date	Mar 3 2022 - 9:37 AM

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
name	Wellington Jno-Baptiste		
registration information	25591 BCIN		
name	VAS Design Inc.		
registration information	42658		
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
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR. / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VAS3

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



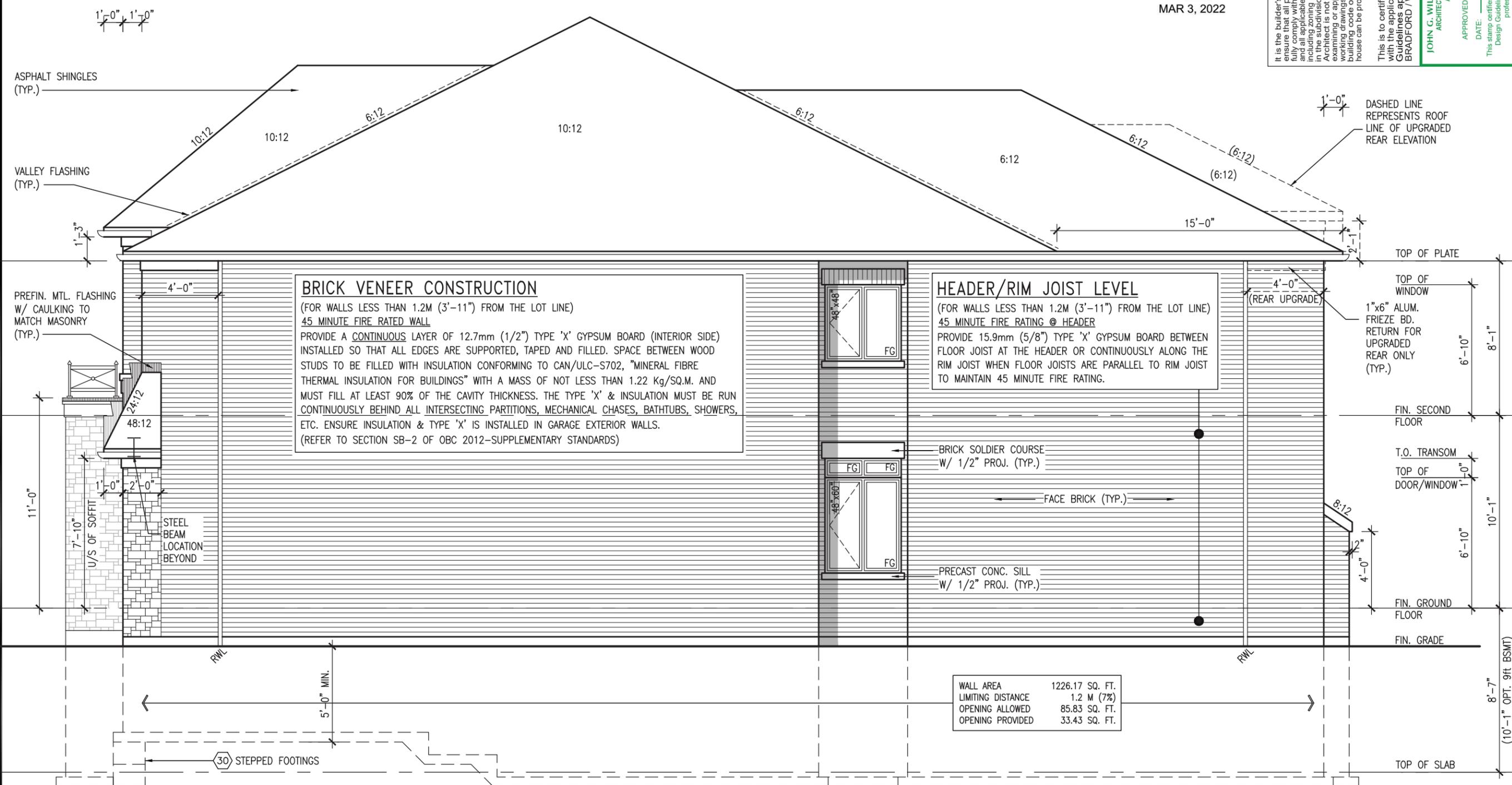
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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 as applied by the Town of BRADFORD / WEST GUILMIBURY.

APPROVED BY: *[Signature]*
 DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL



RIGHT SIDE ELEVATION 'B'

REVIEWED

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

R.W.L. AS REQUIRED & AS PER MUNICIPALITY
 REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

VAS3 DESIGN
 255 Consumers Rd, Suite 120
 Toronto, ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 vas3design.com

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **16023**
 drawing no.: **13**

checked by: **JWM** scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**
 date: **OCT 2021**
 file name: **16023-S38-21**

signature: *[Signature]* BCIN: 25591, 42658
 name: **Wellington Jno-Baptiste**
 registration information: **VAS Design Inc.**

3. REVISED AS PER ENG COMMENTS MAR 02-22 RC
 2. REVISED AS PER FLOOR / ROOF LAYOUTS FEB 24-22 RC
 1. ISSUED FOR CLIENT REVIEW NOV 26-21 VAS3

no. description date by

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



MAR 3, 2022

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: MAR 03, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



WALL AREA	1189.83 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	83.29 SQ. FT.
OPENING PROVIDED	83.03 SQ. FT. (GLASS AREA ONLY)

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REVIEWED

LEFT SIDE ELEVATION 'C'

VAS3 DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

WELLINGTON
GREEN VALLEY EAST
BRADFORD EAST, ON.
MUNICIPALITY

PROJECT NO. 16023
DRAWING NO. 15
LEFT SIDE ELEVATION 'C'

DATE: OCT 2021
DRAWN BY: BD.BIM
CHECKED BY: J.W.M.
SCALE: 3/16" = 1'-0"

REGISTRATION INFORMATION:
NAME: Wellington Jno-Baptiste
SIGNATURE: [Signature]
BCIN: 25591
42658

REVISIONS:
3. REVISED AS PER ENG. COMMENTS MAR 02-22 RC
2. REVISED AS PER FLOR. / ROOF LAYOUTS FEB 24-22 RC
1. ISSUED FOR CLIENT REVIEW NOV 26-21 VAS3

NO. description date by

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



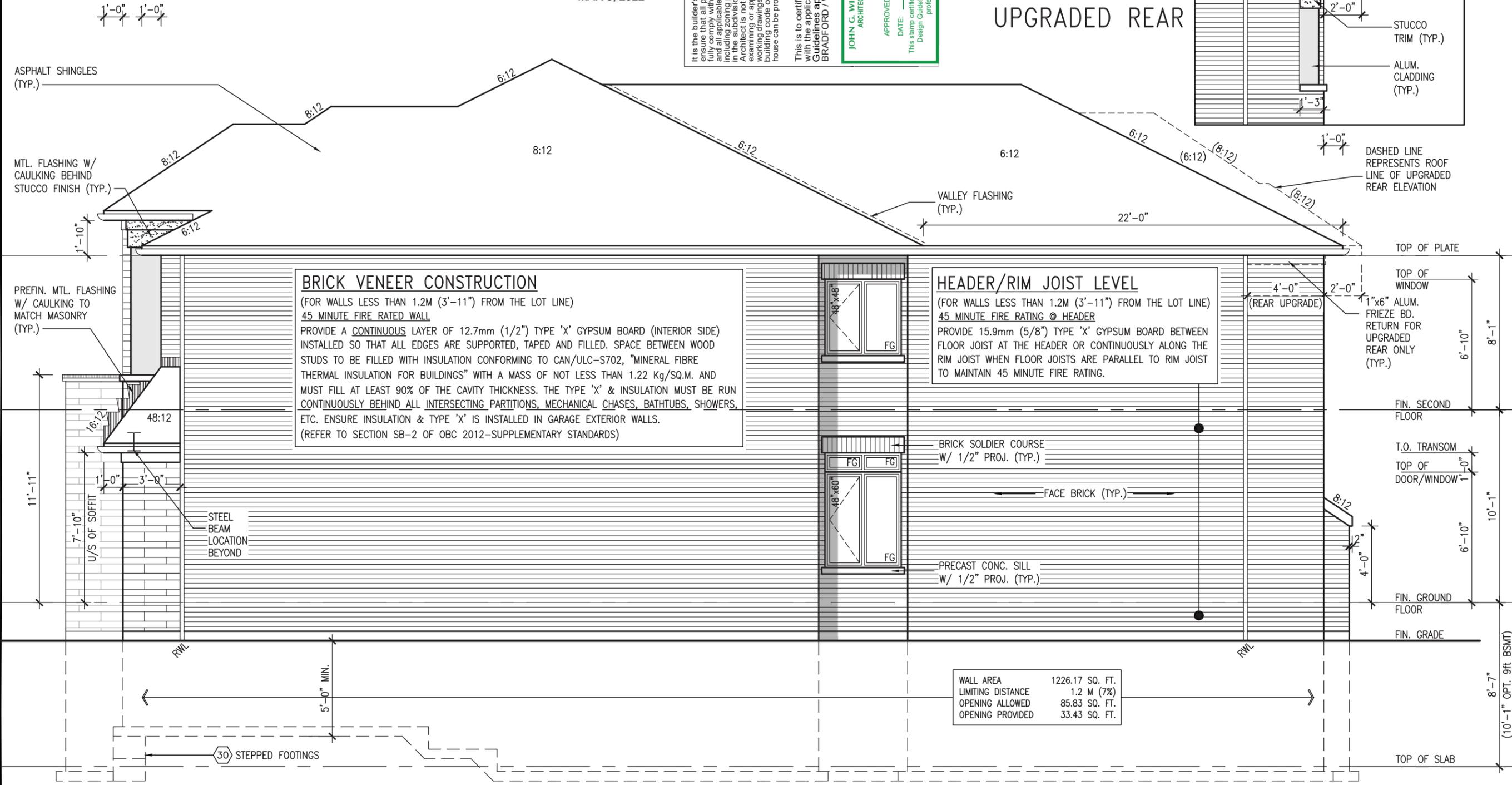
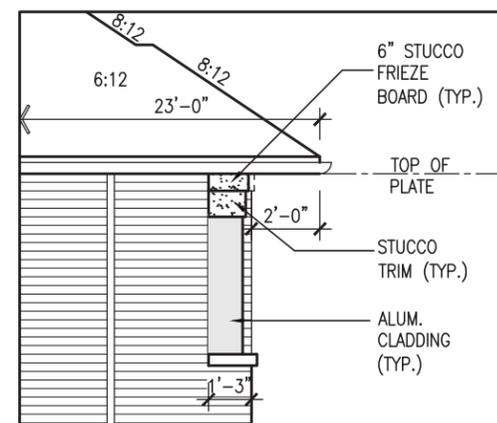
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or planning codes or permits that may apply. Any house can be properly built or located on its lot.

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

APPROVED BY: *[Signature]*
 JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW AND APPROVAL

DATE: MAR 03, 2022
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

PART. RIGHT SIDE ELEVATION 'C' FOR UPGRADED REAR



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)

HEADER/RIM JOIST LEVEL
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
 45 MINUTE FIRE RATING @ HEADER
 PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

WALL AREA	1226.17 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	85.83 SQ. FT.
OPENING PROVIDED	33.43 SQ. FT.

RIGHT SIDE ELEVATION 'C'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

R.W.L. AS REQUIRED & AS PER MUNICIPALITY
 REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REVIEWED

project name: **BAYVIEW WELLINGTON**

municipality: **GREEN VALLEY EAST**

project no.: **S38-21**

project no.: **16023**

drawing no.: **16**

checked by: **JWM**

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

drawn by: **BD,BIM**

date: **OCT 2021**

file name: **16023-S38-21**

project name: **GREEN VALLEY EAST**

municipality: **BRADFORD EAST, ON.**

project no.: **16023**

RIGHT SIDE ELEVATION 'C'

signature: *[Signature]*

name: **Wellington Jno-Baptiste**

registration information: **BCIN 25591**

signature: *[Signature]*

name: **VAS Design Inc.**

registration information: **BCIN 42658**

3. REVISED AS PER ENG COMMENTS

2. REVISED AS PER FLOR / ROOF LAYOUTS

1. ISSUED FOR CLIENT REVIEW

date: **MAR 02-22**

date: **FEB 24-22**

date: **NOV 26-21**

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.

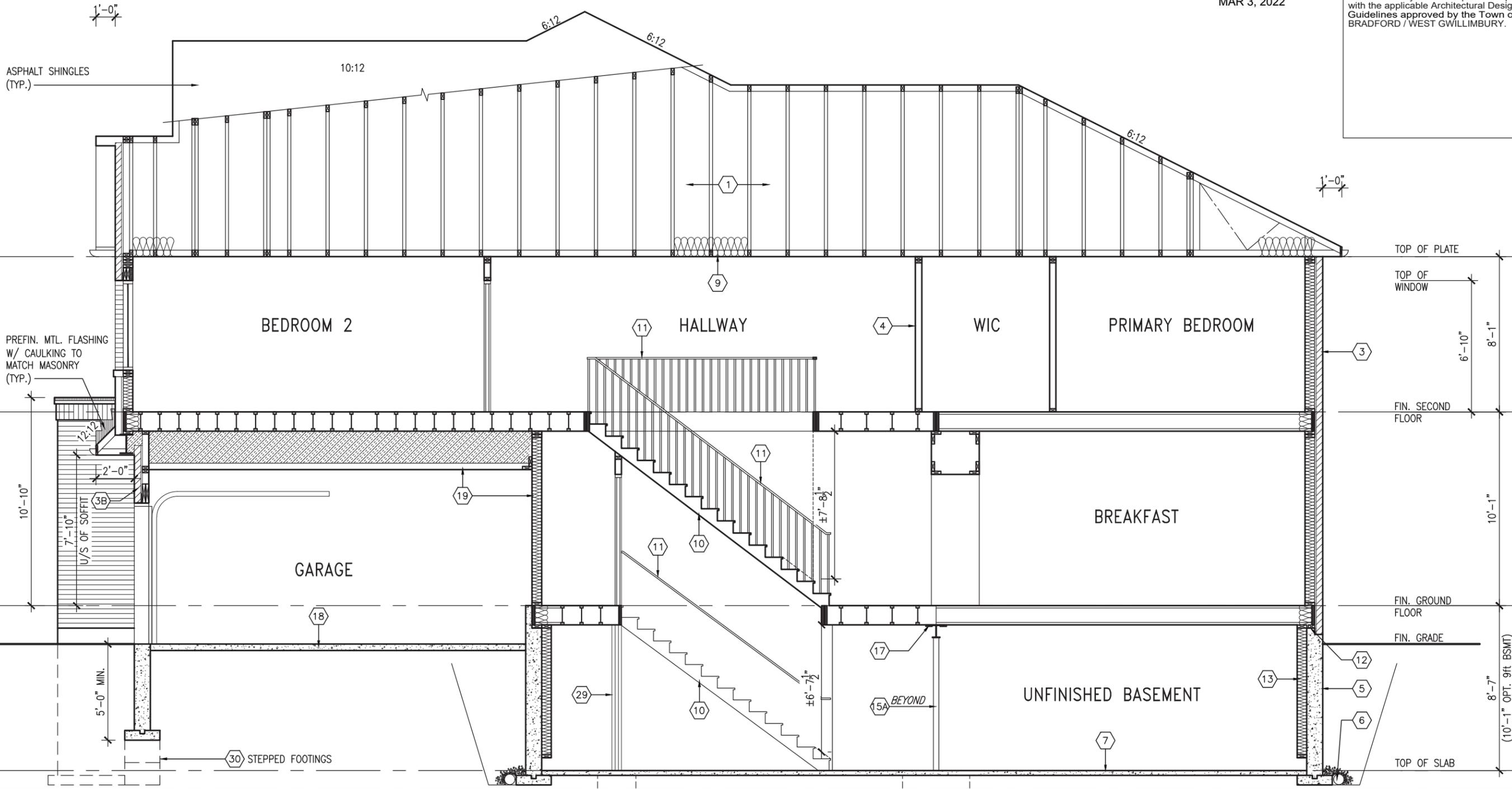
255 Consumers Rg. Suite 120
 Toronto, ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 vao3design.com

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



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.



SECTION 'A-A'

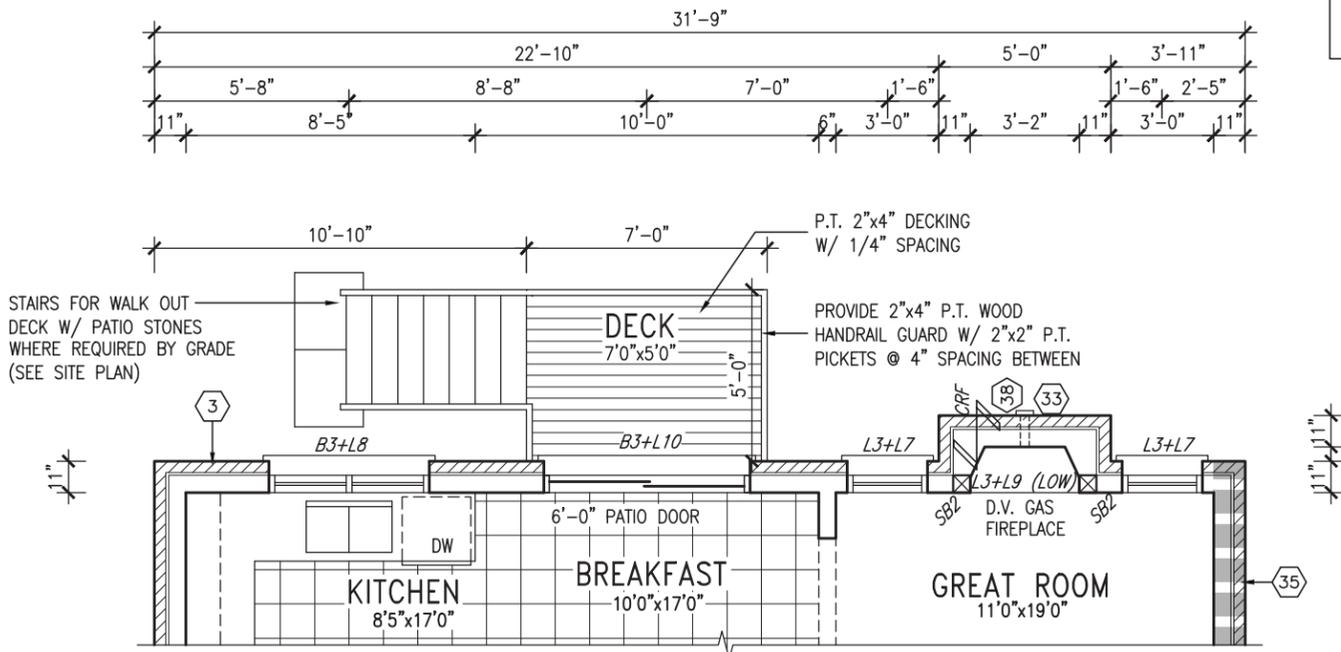
SEE DETAIL S4 FOR 9'-0" BASEMENT COND

REVIEWED REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

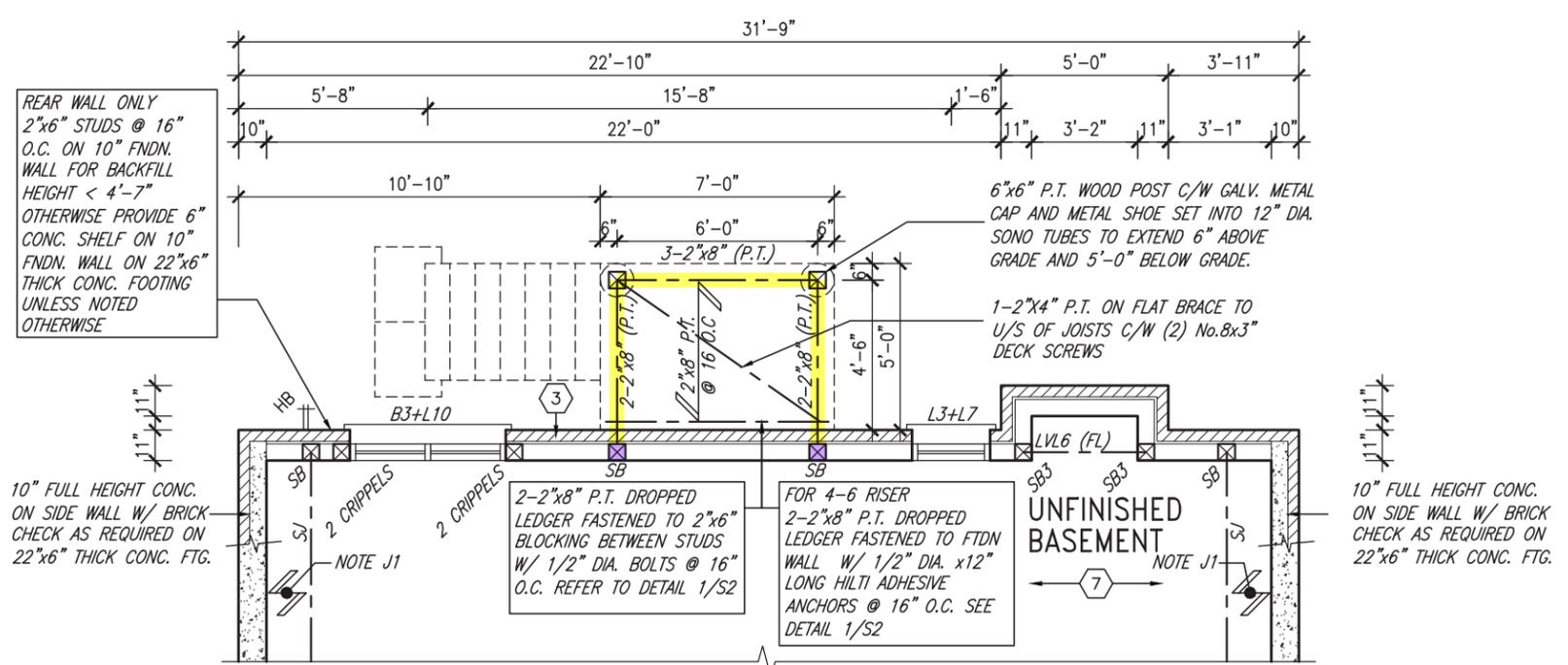
project no. 16023		drawing no. 17	
project name S38-21		SECTION 'A-A'	
municipality BAYVIEW WELLINGTON		BRADFORD EAST, ON.	
project name GREEN VALLEY EAST		BRADFORD EAST, ON.	
checked by JWM	scale 3/16" = 1'-0"	drawn by BD,BIM	date OCT 2021
project no. 16023-S38-21		file name 16023-S38-21	
checked by JWM		date OCT 2021	
drawn by BD,BIM		scale 3/16" = 1'-0"	
RICHARD - H. ARCHIVE WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM			
		255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		name Jno-Baptiste registration information VAS Design Inc. name Jno-Baptiste registration information VAS Design Inc.	
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.		name Jno-Baptiste registration information VAS Design Inc. name Jno-Baptiste registration information VAS Design Inc.	
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3
no.	description	date	by

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

NOTE:
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES.



PARTIAL GROUND FLOOR PLAN
9R OR MORE W.O.D. CONDITION
ELEV. 'B' & 'C' SIMILAR



PARTIAL BASEMENT PLAN
9R OR MORE W.O.D. CONDITION
ELEV. 'B' & 'C' SIMILAR

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
9'-0" GROUND FLOOR	S38-21 ELEVATION A - 9R WOD		
	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F. PERCENTAGE
	FRONT	640 S.F.	81.56 S.F. 12.74 %
	LEFT SIDE	1225 S.F.	110.00 S.F. 8.98 %
	RIGHT SIDE	1226 S.F.	40.00 S.F. 3.26 %
	REAR	767 S.F.	165.00 S.F. 21.51 %
* 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.	3858.00 S.F.	396.56 S.F. 10.28 %	
TOTAL SQ. M.	358.42 S.M.	36.84 S.M. 10.28 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
9'-0" GROUND FLOOR	S38-21 ELEVATION B - 9R WOD		
	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F. PERCENTAGE
	FRONT	640 S.F.	97.14 S.F. 15.18 %
	LEFT SIDE	1230 S.F.	110.00 S.F. 8.94 %
	RIGHT SIDE	1226 S.F.	40.00 S.F. 3.26 %
	REAR	767 S.F.	165.00 S.F. 21.51 %
* 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.	3863.00 S.F.	412.14 S.F. 10.67 %	
TOTAL SQ. M.	358.88 S.M.	38.29 S.M. 10.67 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
9'-0" GROUND FLOOR	S38-21 ELEVATION C - 9R WOD		
	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F. PERCENTAGE
	FRONT	640 S.F.	112.70 S.F. 17.61 %
	LEFT SIDE	1227 S.F.	121.67 S.F. 9.92 %
	RIGHT SIDE	1226 S.F.	40.00 S.F. 3.26 %
	REAR	767 S.F.	185.89 S.F. 24.24 %
* 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.	3860.00 S.F.	460.26 S.F. 11.92 %	
TOTAL SQ. M.	358.60 S.M.	42.76 S.M. 11.92 %	



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: *[Signature]*
DATE: MAR 03, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY EAST municipality BRADFORD EAST, ON.	S38-21 project no. 16023
8			Wellington Jno-Baptiste 25591				
7			VA3 Design Inc. 42658				
6			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.				
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC			PARTIAL PLANS - W.O.D. CONDITION drawing no. 18	
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC				
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3				
no.	description	date	by			date OCT 2021 drawn by BD.BIM checked by JWM scale 3/16" = 1'-0" file name 16023-S38-21 RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM	

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

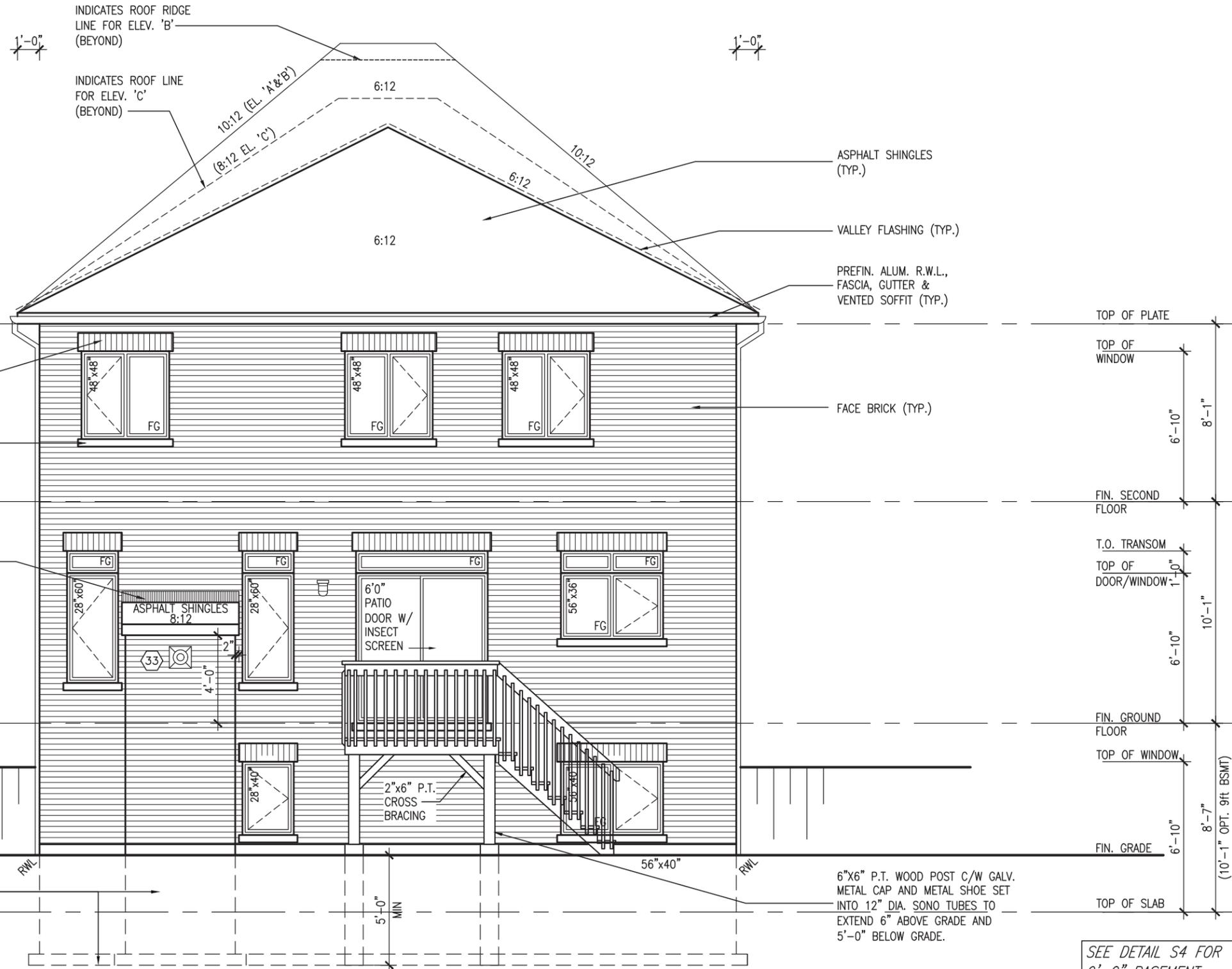
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: *[Signature]*
DATE: MAR 03 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



MAR 3, 2022



REAR ELEVATION 'A', 'B' & 'C'
W.O.D. CONDITION

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REVIEWED

project no.	16023
drawing no.	19
project name	BAYVIEW WELLINGTON
municipality	BRADFORD EAST, ON.
date	OCT 2021
drawn by	BD,BIM
checked by	JWM
scale	3/16" = 1'-0"
file name	16023-S38-21
rear elevation 'A', 'B' & 'C' - W.O.D. CONDITION	

VAS3 DESIGN

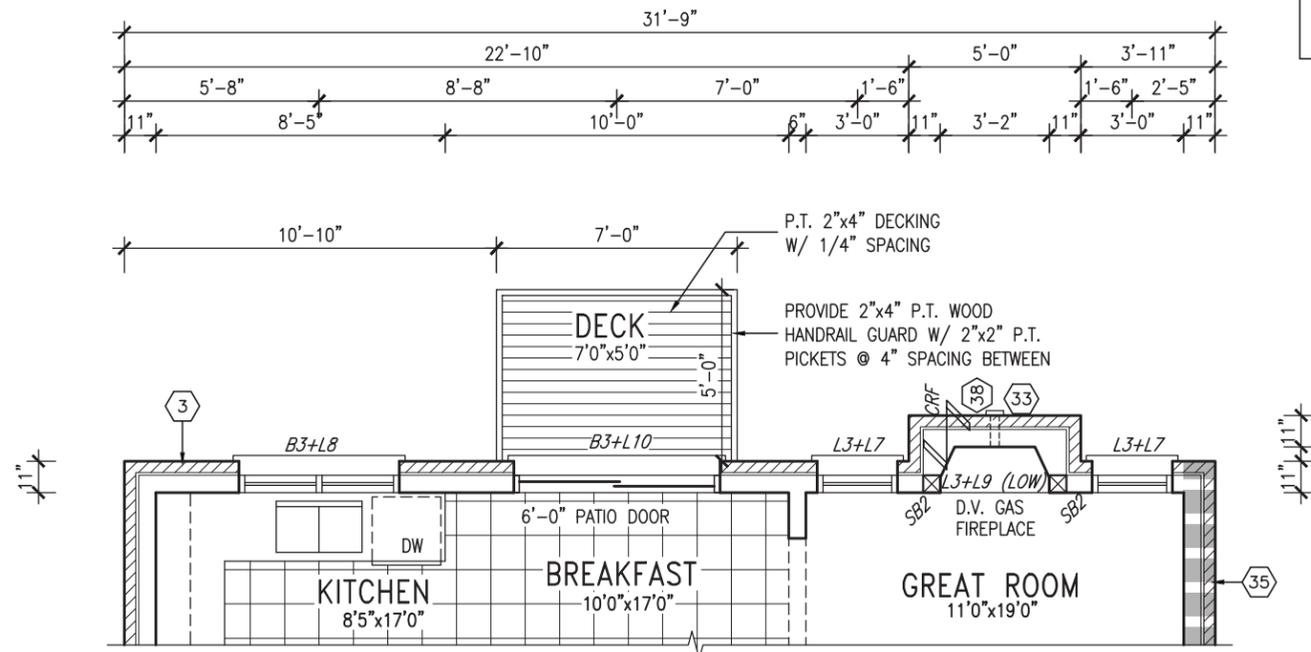
255 Consumers Rd, Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

name	Wellington Jno-Baptiste	BCIN	25591
registration information	VAS Design Inc.		42658
name			
registration information			

no.	description	date	by
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

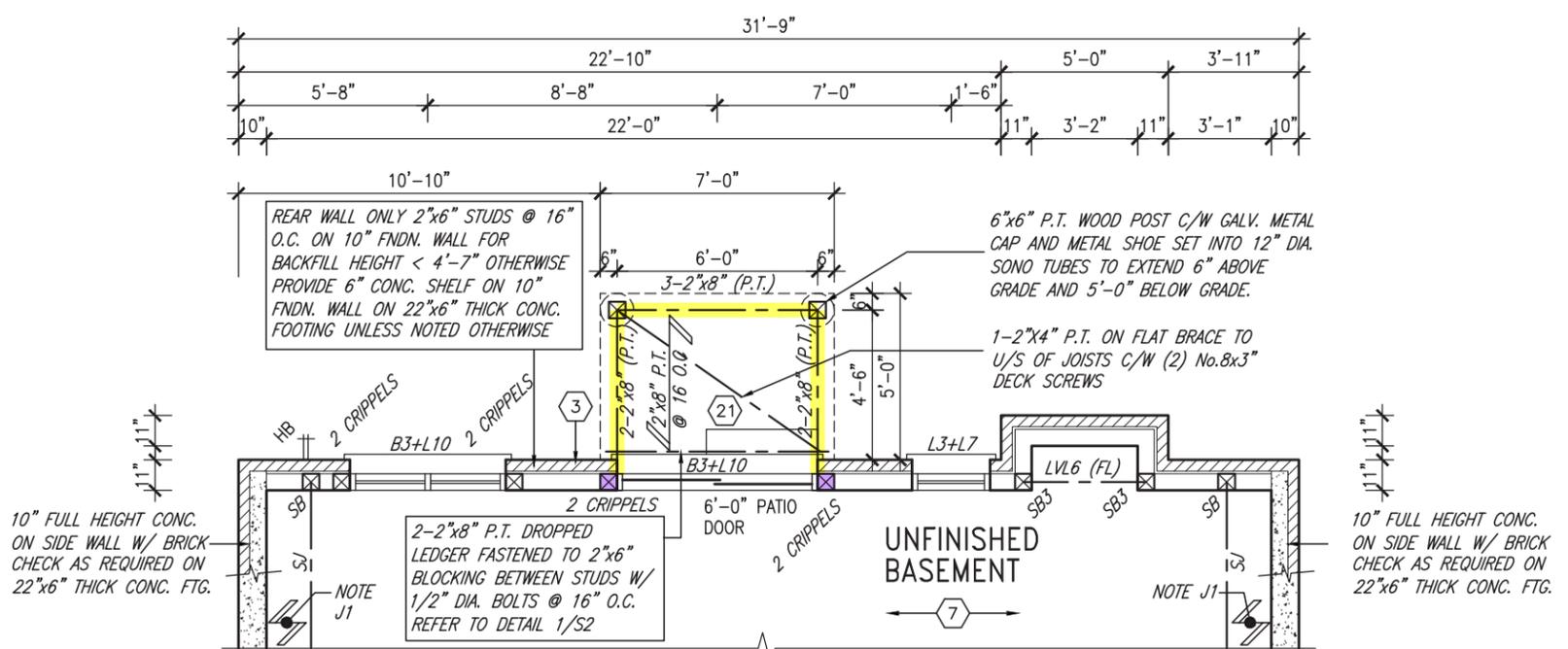
All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

NOTE:
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES.



**PARTIAL GROUND FLOOR PLAN
W.O.B. CONDITION**

ELEV. 'B' & 'C' SIMILAR



**PARTIAL BASEMENT PLAN
W.O.B. CONDITION**

ELEV. 'B' & 'C' SIMILAR

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
9'-0" GROUND FLOOR	S38-21 ELEV A-STD&UPG REAR WOB	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	640 S.F.	81.56 S.F.	12.74 %
	LEFT SIDE	1225 S.F.	110.00 S.F.	8.98 %
	RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %
	REAR	865 S.F.	217.67 S.F.	25.16 %
	* 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.	3956.00 S.F.	449.23 S.F.	11.36 %	
TOTAL SQ. M.	367.52 S.M.	41.73 S.M.	11.36 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
9'-0" GROUND FLOOR	S38-21 ELEV B-STD&UPG REAR WOB	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	640 S.F.	97.14 S.F.	15.18 %
	LEFT SIDE	1230 S.F.	110.00 S.F.	8.94 %
	RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %
	REAR	865 S.F.	217.67 S.F.	25.16 %
	* 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.	3961.00 S.F.	464.81 S.F.	11.73 %	
TOTAL SQ. M.	367.99 S.M.	43.18 S.M.	11.73 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
9'-0" GROUND FLOOR	S38-21 ELEV C - STD REAR WOB	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	640 S.F.	112.70 S.F.	17.61 %
	LEFT SIDE	1227 S.F.	121.67 S.F.	9.92 %
	RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %
	REAR	865 S.F.	217.67 S.F.	25.16 %
	* 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.	3958.00 S.F.	492.04 S.F.	12.43 %	
TOTAL SQ. M.	367.71 S.M.	45.71 S.M.	12.43 %	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
9'-0" GROUND FLOOR	S38-21 ELEV C UPGR. REAR - WOB	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	640 S.F.	112.70 S.F.	17.61 %
	LEFT SIDE	1227 S.F.	121.67 S.F.	9.92 %
	RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %
	REAR	865 S.F.	239.67 S.F.	27.71 %
	* 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.	3958.00 S.F.	514.04 S.F.	12.99 %	
TOTAL SQ. M.	367.71 S.M.	47.76 S.M.	12.99 %	



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: MAR 03, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

REVIEWED	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN	BAYVIEW WELLINGTON	S38-21	
	name: Wellington, Onto-Baptiste	registration information: VA3 Design Inc.				25591 BCIN	42658	project name: GREEN VALLEY EAST	municipality: BRADFORD EAST, ON.	project no.: 16023
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC	date: OCT 2021	scale: PARTIAL PLANS - W.O.B. CONDITION	drawing no.: 20
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC	drawn by: BD.BIM	checked by: JWM	file name: 16023-S38-21
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3	scale: 3/16" = 1'-0"	date: MAR 3 2022 - 9:37 AM	
no.	description	date	by	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM		

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: *[Signature]*
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



MAR 3, 2022



REAR ELEVATION 'A', 'B' & 'C'
W.O.B. CONDITION

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.

project no.: 16023
drawing no.: 21

date: OCT 2021
file name: 16023-S38-21

drawn by: BD.BIM
checked by: J.W.M.
scale: 3/16" = 1'-0"

REAR ELEVATION 'A', 'B' & 'C' - W.O.B. CONDITION

VAS DESIGN

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
name: Wellington Jno-Baptiste
signature: *[Signature]*
BCIN: 25591
BCIN: 42658

registration information
name: VAS Design Inc.
BCIN: 42658

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
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

REVIEWED

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

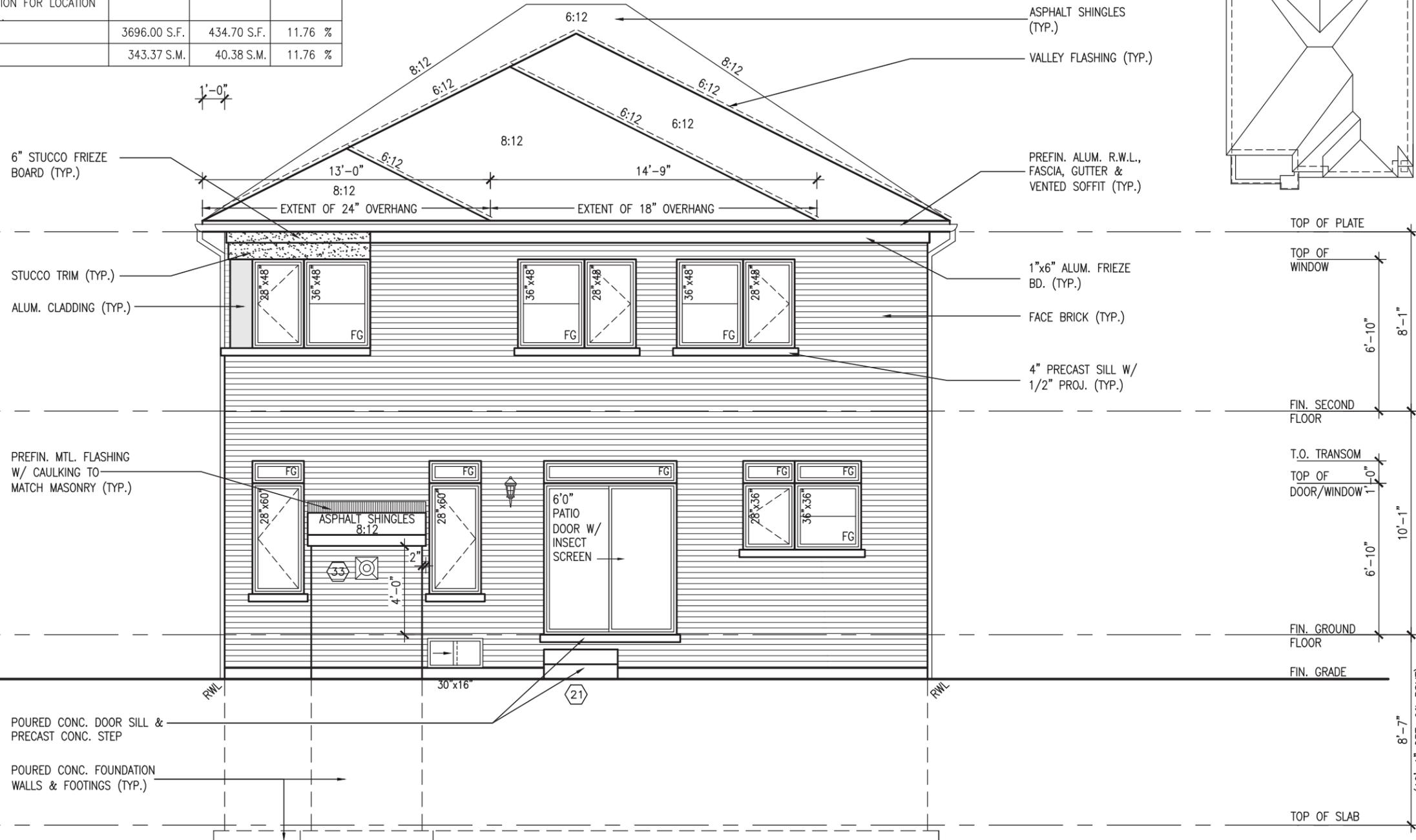
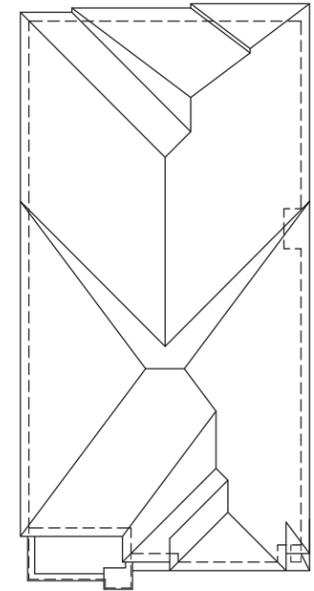
APPROVED BY: _____
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



UNINSULATED OPENINGS (PER OBC, SB-12,3.1.1(7))			
S38-21 ELEV C (UPGRADED REAR)			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	640 S.F.	112.70 S.F.	17.61 %
LEFT SIDE	1190 S.F.	121.67 S.F.	10.22 %
RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %
REAR	640 S.F.	160.33 S.F.	25.05 %
* 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.	3696.00 S.F.	434.70 S.F.	11.76 %
TOTAL SQ. M.	343.37 S.M.	40.38 S.M.	11.76 %

ROOF PLAN UPGRADED ELEVATION 'C'



6" STUCCO FRIEZE BOARD (TYP.)

STUCCO TRIM (TYP.)

ALUM. CLADDING (TYP.)

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

POURED CONC. DOOR SILL & PRECAST CONC. STEP

POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

1"x6" ALUM. FRIEZE BD. (TYP.)

FACE BRICK (TYP.)

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

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

T.O. TRANSOM

TOP OF DOOR/WINDOW

FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

REAR ELEVATION 'C' UPGRADE

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

R.W.L. AS REQUIRED & AS PER MUNICIPALITY
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REVIEWED

BAYVIEW WELLINGTON		S38-21	
GREEN VALLEY EAST		BRADFORD EAST, ON.	
project name		project no. 16023	
drawing no. 24		drawing no. 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	
date OCT 2021		file name 16023-S38-21	
checked by J.W.M.		scale 3/16" = 1'-0"	
drawn by B.D.B.M.		date OCT 2021	

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.



MAR 3, 2022

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: *[Signature]*
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



REAR ELEVATION 'C' UPGRADE
W.O.D. CONDITION

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REVIEWED

BAYVIEW WELLINGTON		S38-21	
project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.
project no.	16023	drawing no.	27
date	OCT 2021	checked by	JWM
drawn by	BD,BIM	scale	3/16" = 1'-0"
REAR ELEVATION 'C' UPGRADE - W.O.D. CONDITION			
file name: 16023-S38-21			
checked by: JWM			
drawn by: BD,BIM			
date: MAR 3 2022 - 9:38 AM			

VAS DESIGN	
255 Consumers Rd. Suite 120	416.630.2255
Toronto, ON M2J 1R4	vasdesign.com

name	Wellington Jno-Baptiste	BCIN	25591
registration information	VAS Design Inc.	BCIN	42658
date	MAR 02-22 RC	date	NOV 26-21 VAS
description	REVISED AS PER ENG COMMENTS	description	ISSUED FOR CLIENT REVIEW
date	FEB 24-22 RC	description	REVISED AS PER FLOOR / ROOF LAYOUTS
date	NOV 26-21 VAS	description	ISSUED FOR CLIENT REVIEW

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

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.

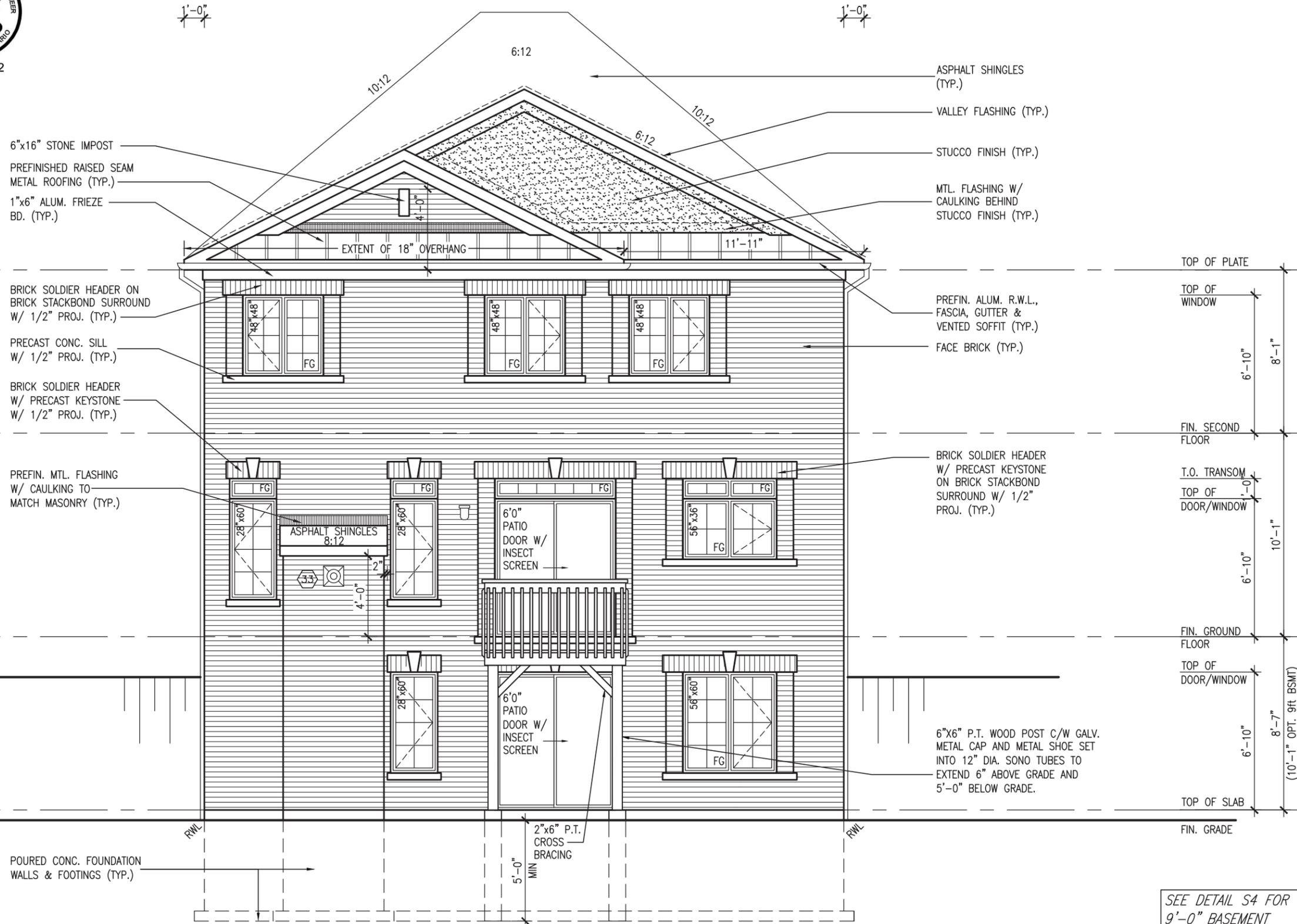


MAR 3, 2022

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: *[Signature]*
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



REAR ELEVATION 'A' UPGRADE
W.O.B. CONDITION

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REVIEWED

BAYVIEW WELLINGTON		S38-21	
project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.
project no.	16023	drawing no.	28
date	OCT 2021	rear elevation 'A' UPGRADE - W.O.B. CONDITION	
drawn by	BD,BIM	checked by	JWM
scale	3/16" = 1'-0"	file name	16023-S38-21
		checked by	JWM
		date	3/16" = 1'-0"
		drawn by	BD,BIM
		checked by	JWM
		date	3/16" = 1'-0"
		drawn by	BD,BIM
		checked by	JWM
		date	3/16" = 1'-0"

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

name	Wellington Jno-Baptiste	BCIN	25591
registration information	VAS Design Inc.	BCIN	42658
date	MAR 02-22	RC	
revised as per eng comments	FEB 24-22	RC	
revised as per floor / roof layouts	NOV 26-21	VA3	
issued for client review			
no.	description	date	by

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



MAR 3, 2022

1'-0"

1'-0"

1"x6" ALUM. FRIEZE
BD. (TYP.)

8" PRECAST HEADER
W/ 1/2" PROJ. (TYP.)

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

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)



ASPHALT SHINGLES
(TYP.)

VALLEY FLASHING (TYP.)

STUCCO FINISH (TYP.)

PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

FACE BRICK (TYP.)

4" PRECAST SILL ON
8" PRECAST BAND
(TYP.)

8" PRECAST HEADER ON
PRECAST SURROUND ALL
W/ 1/2" PROJ. (TYP.)

6"x6" P.T. WOOD POST C/W GALV.
METAL CAP AND METAL SHOE SET
INTO 12" DIA. SONO TUBES TO
EXTEND 6" ABOVE GRADE AND
5'-0" BELOW GRADE.

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

T.O. TRANSOM
TOP OF DOOR/WINDOW

FIN. GROUND FLOOR

TOP OF DOOR/WINDOW

TOP OF SLAB

FIN. GRADE

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND

REAR ELEVATION 'B' UPGRADE
W.O.B. CONDITION

R.W.L. AS REQUIRED &
AS PER MUNICIPALITY
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REVIEWED

BAYVIEW WELLINGTON
S38-21

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.
project no.: 16023
drawing no.: 29

date: OCT 2021
checked by: JWM
drawn by: B.D.BIM
file name: 16023-S38-21

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

REAR ELEVATION 'B' UPGRADE - W.O.B. CONDITION

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington, Jno-Baptiste
signature:
#signature: 25591
BCIN: 42658

name: Wellington Jno-Baptiste
registration information: VAS Design Inc.
BCIN: 42658

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
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					
9'-0" GROUND FLOOR & OPT. 9'-0" BASEMENT	S38-21 ELEV A-STD&UPG REAR WOB	ENERGY EFFICIENCY - OBC SB12			
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
	FRONT	640 S.F.	81.56 S.F.	12.74 %	
	LEFT SIDE	1225 S.F.	110.00 S.F.	8.98 %	
	RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %	
	REAR	897 S.F.	217.67 S.F.	24.27 %	
	* 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.	3988.00 S.F.	449.23 S.F.	11.26 %	
TOTAL SQ. M.	370.49 S.M.	41.73 S.M.	11.26 %		

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					
9'-0" GROUND FLOOR & OPT. 9'-0" BASEMENT	S38-21 ELEV C - STD REAR WOB	ENERGY EFFICIENCY - OBC SB12			
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
	FRONT	640 S.F.	112.70 S.F.	17.61 %	
	LEFT SIDE	1227 S.F.	121.67 S.F.	9.92 %	
	RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %	
	REAR	897 S.F.	217.67 S.F.	24.27 %	
	* 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.	3990.00 S.F.	492.04 S.F.	12.33 %	
TOTAL SQ. M.	370.68 S.M.	45.71 S.M.	12.33 %		

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					
9'-0" GROUND FLOOR & OPT. 9'-0" BASEMENT	S38-21 ELEV B-STD&UPG REAR WOB	ENERGY EFFICIENCY - OBC SB12			
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
	FRONT	640 S.F.	97.14 S.F.	15.18 %	
	LEFT SIDE	1230 S.F.	110.00 S.F.	8.94 %	
	RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %	
	REAR	897 S.F.	217.67 S.F.	24.27 %	
	* 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.	3993.00 S.F.	464.81 S.F.	11.64 %	
TOTAL SQ. M.	370.96 S.M.	43.18 S.M.	11.64 %		

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					
9'-0" GROUND FLOOR & OPT. 9'-0" BASEMENT	S38-21 ELEV C UPGR. REAR - WOB	ENERGY EFFICIENCY - OBC SB12			
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
	FRONT	640 S.F.	112.70 S.F.	17.61 %	
	LEFT SIDE	1227 S.F.	121.67 S.F.	9.92 %	
	RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %	
	REAR	897 S.F.	239.67 S.F.	26.72 %	
	* 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.	3990.00 S.F.	514.04 S.F.	12.88 %	
TOTAL SQ. M.	370.68 S.M.	47.76 S.M.	12.88 %		

REVIEWED

9	.	.	.	.	.
8	.	.	.	.	.
7	.	.	.	.	.
6	.	.	.	.	.
5	.	.	.	.	.
4	.	.	.	.	.
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC		
2	REVISED AS PER FLOR. / ROOF LAYOUTS	FEB 24-22	RC		
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3		
no.	description	date	by		

VA3 DESIGN
 255 Consumers Rd, Suite 120
 Toronto, ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 vao3design.com

BAYVIEW WELLINGTON
 GREEN VALLEY EAST BRADFORD EAST, ON.
 project no. 16023
 drawing no. 31
 date OCT 2021
 checked by JWM
 drawn by BD,BIM
 scale 3/16" = 1'-0"
 municipality BRADFORD EAST, ON.
 project name 9'0" SECL FL. SB12 CHART

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

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

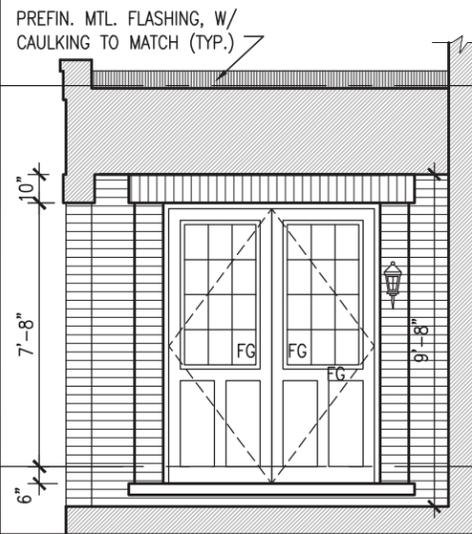
S38-21 ELEVATION A		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	672 S.F.	81.56 S.F.	12.14 %
LEFT SIDE	1284 S.F.	115.67 S.F.	9.01 %
RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %
REAR	672 S.F.	152.33 S.F.	22.67 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3913.00 S.F.	391.56 S.F.	10.01 %
TOTAL SQ. M.	363.53 S.M.	36.38 S.M.	10.01 %



MAR 3, 2022

10' GROUND

PORTICO ELEVATION 'A'



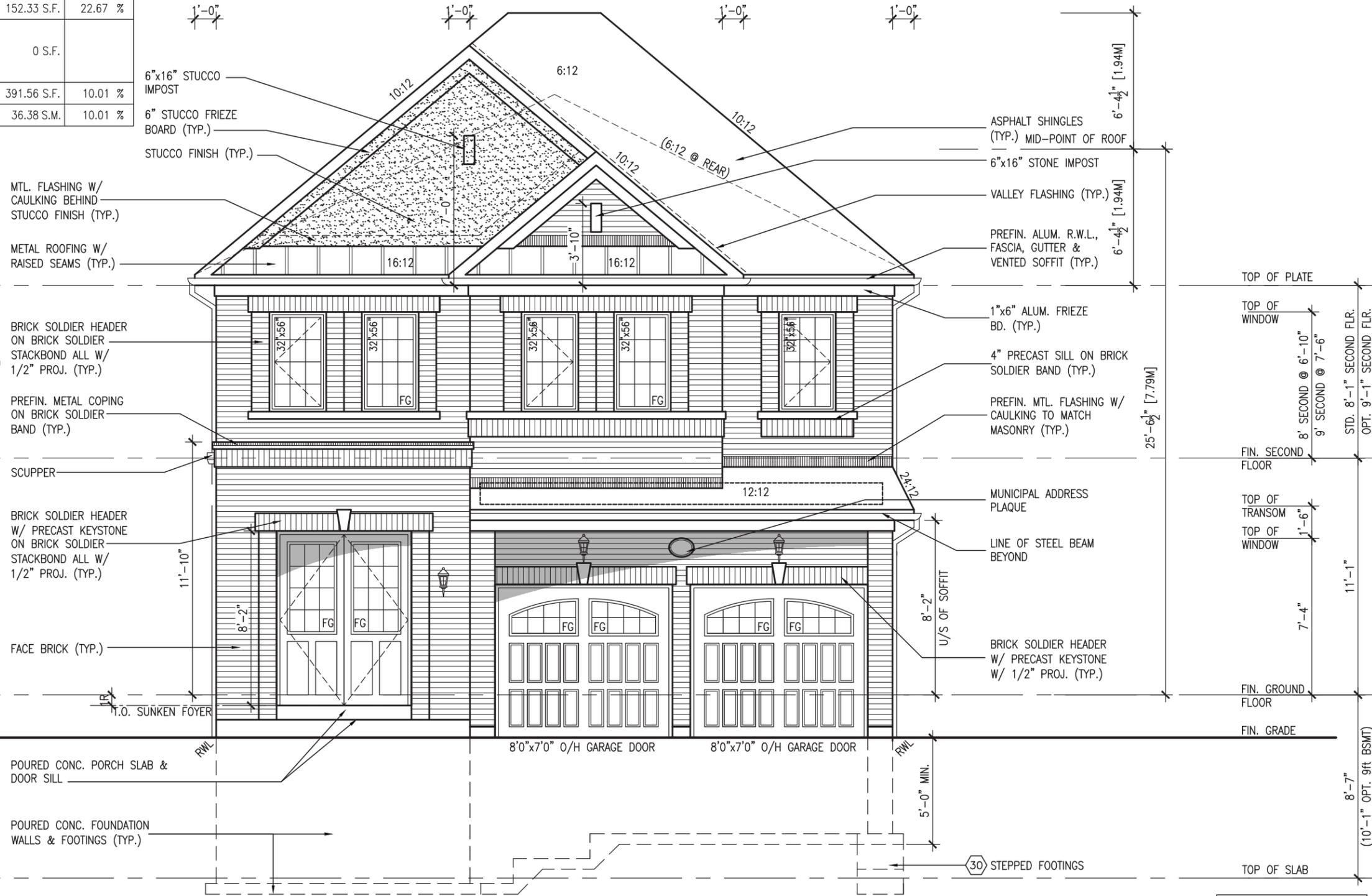
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL

APPROVED BY: *[Signature]*
 DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



FRONT ELEVATION 'A'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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

REVIEWED

BAYVIEW WELLINGTON		S38-21	
GREEN VALLEY EAST		BRADFORD EAST, ON.	
project no.	16023	project name	FRONT ELEVATION 'A'
drawing no.	32	file name	16023-S38-21
checked by	JWM	scale	3/16" = 1'-0"
drawn by	BD,BIM	date	OCT 2021
project name	GREEN VALLEY EAST		
municipality	BRADFORD EAST, ON.		

name	Wellington Jno-Baptiste	signature	<i>[Signature]</i>	BCIN	25591
registration information	VAS Design Inc.				42658
date	MAR 02-22	RC			
revised as per eng. comments	FEB 24-22	RC			
revised as per floor / roof layouts	NOV 26-21	VA3			
issued for client review					

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

Richard - H. ARCHIVE WORKING\2016\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:38 AM

10' GROUND



MAR 3, 2022

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: *[Signature]*
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



WALL AREA	1248.83 SQ. FT.
WALL AREA (OPT. 9' SEC. FL.)	1307.83 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	87.42 SQ. FT.
OPENING ALLOWED (OPT. 9' SEC. FL.)	91.54 SQ. FT.
OPENING PROVIDED	78.31 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'A'

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

REVIEWED

VA3 DESIGN
255 Consumers Rd, Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

WELLINGTON JNO-BAPTISTE
signature
name: Wellington Jno-Baptiste
registration information: VAS Design Inc.
BCIN: 25591
BCIN: 42658

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.

9					
8					
7					
6					
5					
4					
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC		
2	REVISED AS PER FLOR. / ROOF LAYOUTS	FEB 24-22	RC		
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3		

no. description

VA3 DESIGN
255 Consumers Rd, Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Wellington Jno-Baptiste
signature
name: Wellington Jno-Baptiste
registration information: VAS Design Inc.
BCIN: 25591
BCIN: 42658

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.

9					
8					
7					
6					
5					
4					
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC		
2	REVISED AS PER FLOR. / ROOF LAYOUTS	FEB 24-22	RC		
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3		

no. description

project no. 16023
drawing no. 33

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.

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

date: OCT 2021
drawn by: BD, BIM

file name: 16023-S38-21

date: MAR 3 2022 - 9:38 AM

project no. 16023
drawing no. 33

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.

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

date: OCT 2021
drawn by: BD, BIM

file name: 16023-S38-21

date: MAR 3 2022 - 9:38 AM

project no. 16023
drawing no. 33

project name: GREEN VALLEY EAST
municipality: BRADFORD EAST, ON.

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

date: OCT 2021
drawn by: BD, BIM

file name: 16023-S38-21

date: MAR 3 2022 - 9:38 AM

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

10' GROUND

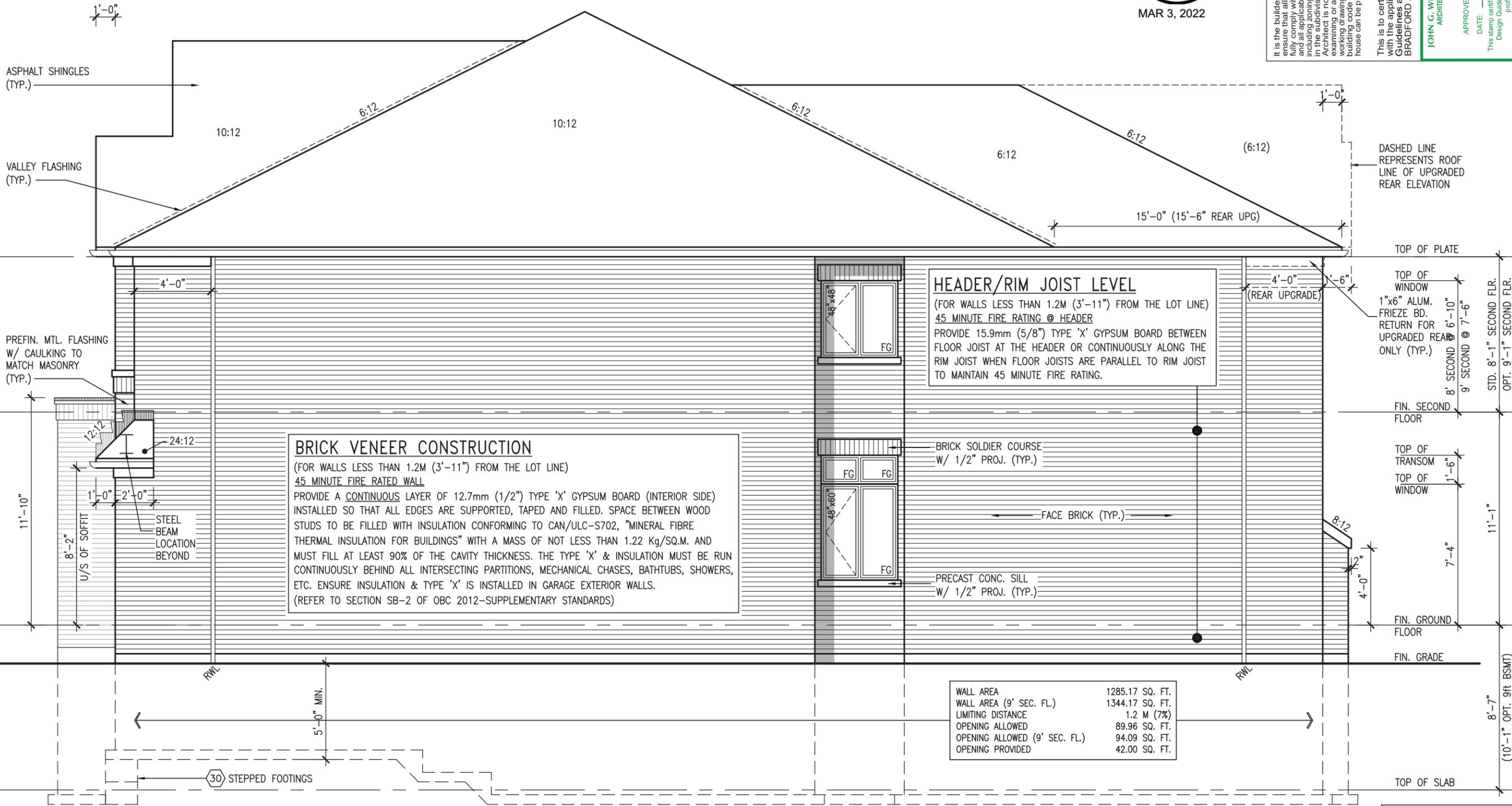


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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 as applied by the Town of BRADFORD / WEST GUILMIBURY.

APPROVED BY: *[Signature]*
 DATE: MAR 03, 2022
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL



HEADER/RIM JOIST LEVEL
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
 45 MINUTE FIRE RATING @ HEADER
 PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

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	1285.17 SQ. FT.
WALL AREA (9' SEC. FL.)	1344.17 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	89.96 SQ. FT.
OPENING ALLOWED (9' SEC. FL.)	94.09 SQ. FT.
OPENING PROVIDED	42.00 SQ. FT.

RIGHT SIDE ELEVATION 'A'

REVIEWED

VAS3 DESIGN
 255 Consumers Rd, Suite 120
 Toronto, ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 vas3design.com

WELLINGTON
 Jno-Baptiste
 25591 BCIN
 42658

WELLINGTON
 Jno-Baptiste
 25591 BCIN
 42658

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
3	REVISED AS PER ENG. COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR. / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VAS3

project no. 16023
 drawing no. 34
 project name BAYVIEW WELLINGTON
 municipality GREEN VALLEY EAST
 date OCT 2021
 checked by JWM
 scale 3/16" = 1'-0"
 drawn by BD,BIM
 RICHARD - H: ARCHIVE WORKING\2016\16023-BW Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:38 AM



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste
 25591 BCIN
 42658

9			
8			
7			
6			
5			
4			
3	REVISED AS PER ENG. COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR. / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VAS3

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

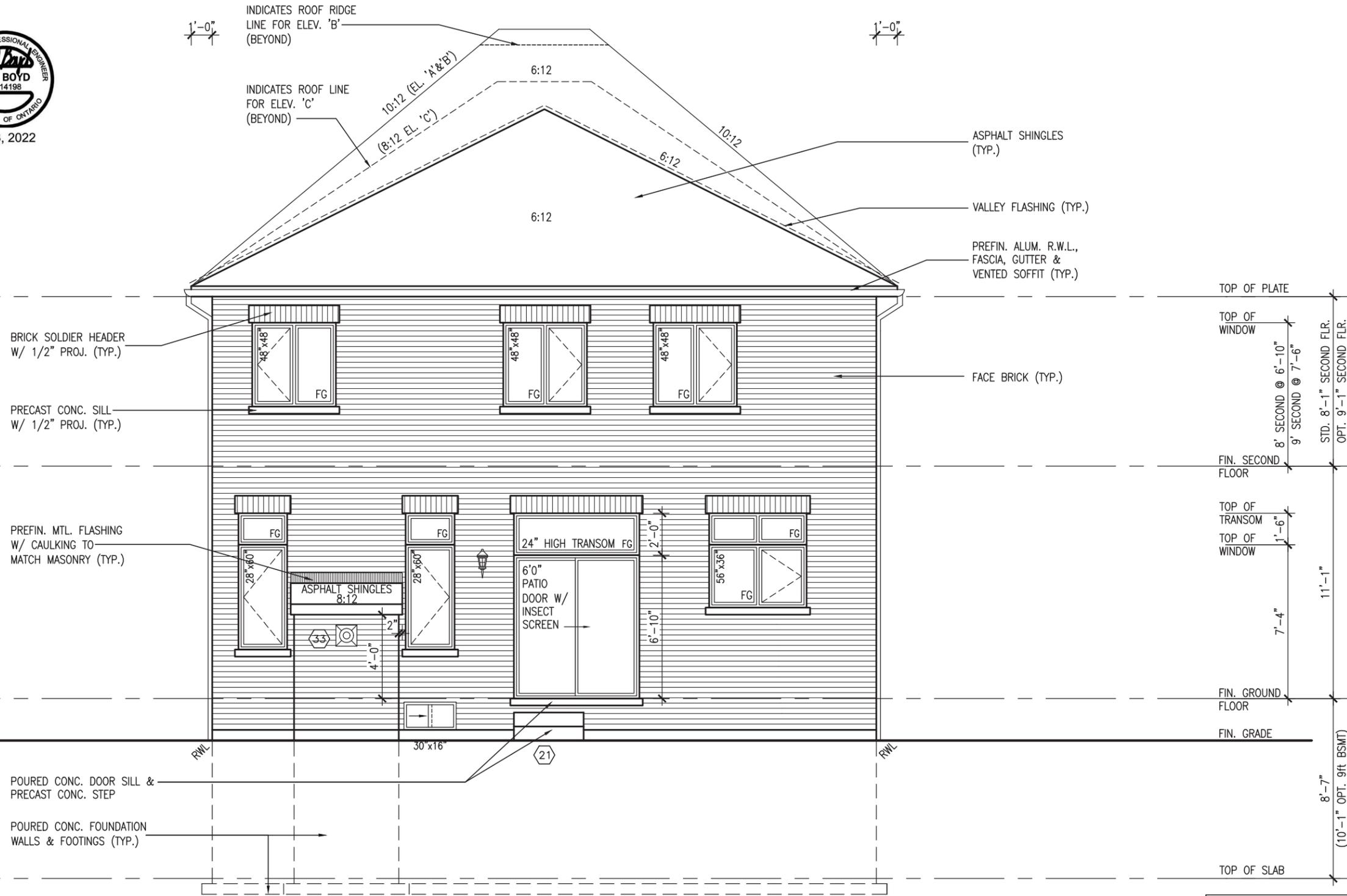
APPROVED BY: *[Signature]*
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



MAR 3, 2022

10' GROUND



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

REVIEWED

BAYVIEW WELLINGTON		S38-21	
project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.
project no.	16023	drawing no.	35
date	OCT 2021	checked by	J.W.M.
drawn by	B.D.BIM	scale	3/16" = 1'-0"
file name	16023-S38-21		
checked by	J.W.M.		
date	MAR 3 2022 - 9:38 AM		

VAS DESIGN	
255 Consumers Rd. Suite 120	416.630.2255
Toronto, ON M2J 1R4	vasdesign.com

name	Wellington Jno-Baptiste	BCIN	25591
registration information	VAS Design Inc.	BCIN	42658
date	MAR 02-22	RC	
description	REVISED AS PER ENG COMMENTS		
date	FEB 24-22	RC	
description	REVISED AS PER FLOR / ROOF LAYOUTS		
date	NOV 26-21	VA3	
description	ISSUED FOR CLIENT REVIEW		

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

10' GROUND



MAR 3, 2022

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: MAR 03, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



WALL AREA	1248.83 SQ. FT.
WALL AREA (OPT. 9' SEC. FL.)	1307.83 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	87.42 SQ. FT.
OPENING ALLOWED (OPT. 9' SEC. FL.)	91.54 SQ. FT.
OPENING PROVIDED	78.31 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'B'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

R.W.L. AS REQUIRED & AS PER MUNICIPALITY
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REVIEWED

VAS3 DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

WELLINGTON JNO-BAPTISTE
name: Wellington Jno-Baptiste
signature: [Signature]
registration information: VAS Design Inc.
BCIN: 25591
BCIN: 42658

CONTRACTOR
RC: MAR 02-22
RC: FEB 24-22
RC: NOV 26-21

REVISIONS

no.	description	date	by
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR. / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VAS3

project name: **BAYVIEW WELLINGTON**
municipality: **GREEN VALLEY EAST**
project no.: **S38-21**
drawing no.: **16023**
file name: **16023-S38-21**
checked by: **JWM**
scale: **3/16" = 1'-0"**
date: **OCT 2021**
drawn by: **BD,BIM**

project no.: **16023**
drawing no.: **37**

Richard - H:\ARCHIVE\WORKING\2016\16023\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:38 AM

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

10'-0" GROUND FLOOR	S38-21 ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	687 S.F.	112.70 S.F.	16.40 %
	LEFT SIDE	1285 S.F.	127.33 S.F.	9.91 %
	RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %
REAR	672 S.F.	152.33 S.F.	22.67 %	
* 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.	3929.00 S.F.	434.36 S.F.	11.06 %	
TOTAL SQ. M.	365.01 S.M.	40.35 S.M.	11.06 %	

10' GROUND



MAR 3, 2022

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY:

DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



FRONT ELEVATION 'C'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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

REVIEWED

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST

municipality: BRADFORD EAST, ON.

project no.: 16023

drawing no.: 39

file name: 16023-S38-21

checked by: JWM

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

date: OCT 2021

drawn by: BD,BIM

FRONT ELEVATION 'C'

VAS DESIGN

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste

name: Jno-Baptiste

registration information: 25591 BCIN

signature:

name: VAS Design Inc.

registration information: 42658 BCIN

signature:

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
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

10' GROUND



MAR 3, 2022

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: MAR 03, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



WALL AREA	1248.83 SQ. FT.
WALL AREA (OPT. 9' SEC. FL.)	1307.83 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	87.42 SQ. FT.
OPENING ALLOWED (OPT. 9' SEC. FL.)	91.54 SQ. FT.
OPENING PROVIDED	86.37 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'C'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

R.W.L. AS REQUIRED & AS PER MUNICIPALITY
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REVIEWED

VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
v3design.com

WELLINGTON
GREEN VALLEY EAST
BRADFORD EAST, ON.

S38-21

project no. 16023
drawing no. 40

checked by JWM
drawn by B.D.BIM
scale 3/16" = 1'-0"
date OCT 2021

signature [Signature]
name Jno-Baptiste
registration information VAS Design Inc.
BCIN 25591
BCIN 42658

3. REVISED AS PER ENG. COMMENTS MAR 02-22 RC
2. REVISED AS PER FLOR. / ROOF LAYOUTS FEB 24-22 RC
1. ISSUED FOR CLIENT REVIEW NOV 26-21 VA3

no. description date by

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

10' GROUND



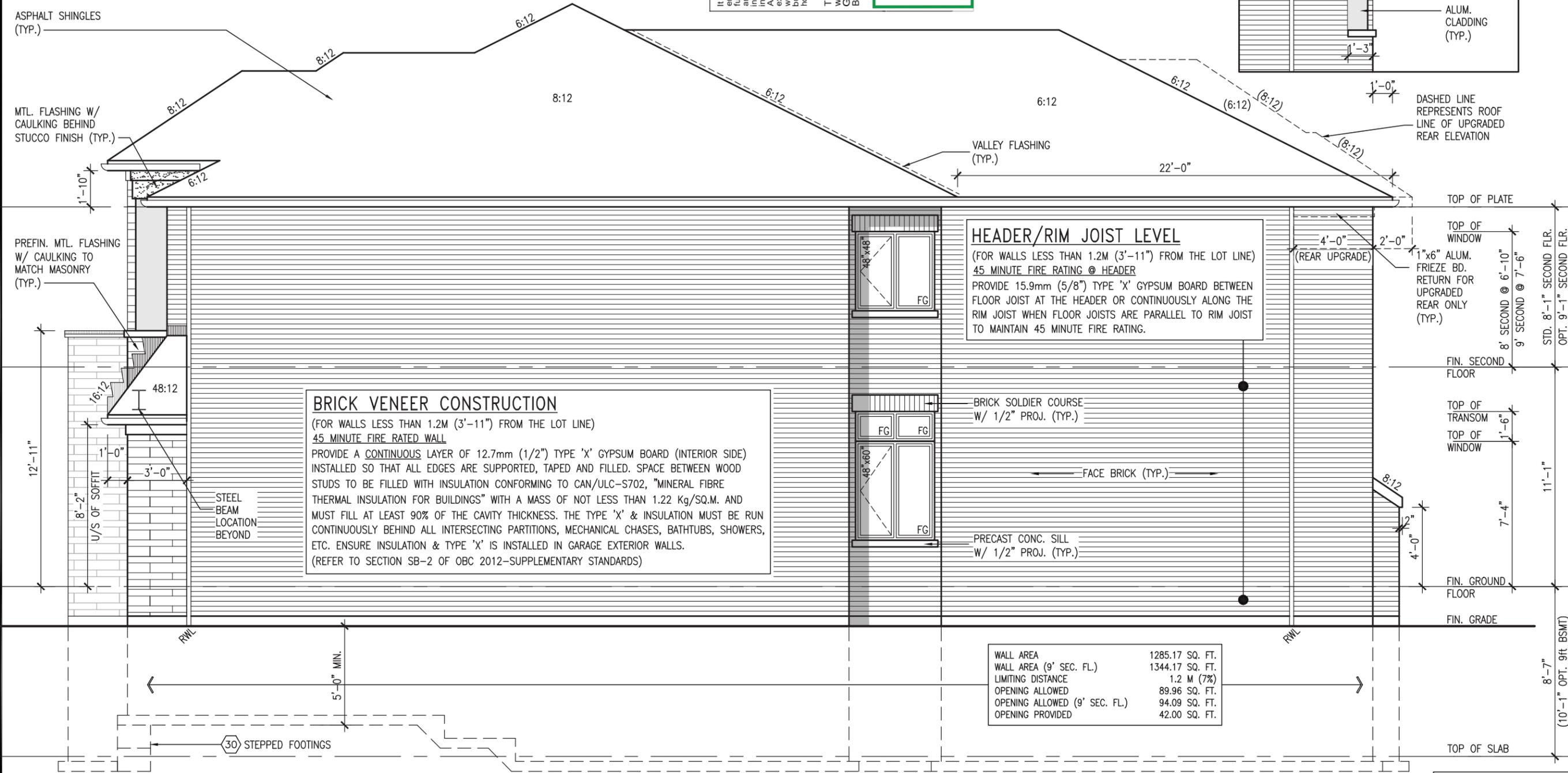
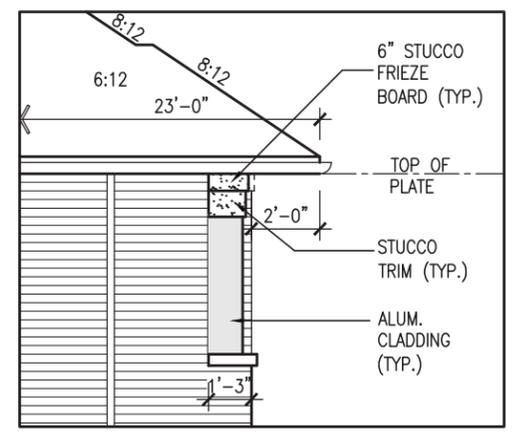
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or planning codes or permits that may apply. Any house can be properly built or located on its lot.

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

APPROVED BY: *[Signature]*
 JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW AND APPROVAL

DATE: MAR 03, 2022
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

PART. RIGHT SIDE ELEVATION 'C' FOR UPGRADED REAR



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)

HEADER/RIM JOIST LEVEL
 (FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
 45 MINUTE FIRE RATING @ HEADER

PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

WALL AREA	1285.17 SQ. FT.
WALL AREA (9' SEC. FL.)	1344.17 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	89.96 SQ. FT.
OPENING ALLOWED (9' SEC. FL.)	94.09 SQ. FT.
OPENING PROVIDED	42.00 SQ. FT.

RIGHT SIDE ELEVATION 'C'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REVIEWED

VAS3 DESIGN
 255 Consumers Rd, Suite 120
 Toronto, ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 vas3design.com

WELLINGTON JNO-BAPTISTE
 name: Wellington Jno-Baptiste
 registration information: VAS Design Inc.
 BCIN: 25591
 BCIN: 42658

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
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VAS3

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**
 drawn by: **BD,BIM**

project no.: **16023**
 drawing no.: **41**

file name: **16023-S38-21**
 date: **3/16" = 1'-0"**
 checked by: **JWM**
 scale: **3/16" = 1'-0"**
 drawn by: **BD,BIM**

project name: **BAYVIEW WELLINGTON**
 municipality: **GREEN VALLEY EAST**
 project no.: **S38-21**
 drawing no.: **41**

checked by: **JWM**
 scale: **3/16" = 1'-0"**
 date: **OCT 2021**

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S38-21 ELEVATION A - 9R WOD		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	672 S.F.	81.56 S.F.	12.14 %
LEFT SIDE	1284 S.F.	115.67 S.F.	9.01 %
RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %
REAR	799 S.F.	175.67 S.F.	21.99 %
* 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.	4040.00 S.F.	414.90 S.F.	10.27 %
TOTAL SQ. M.	375.33 S.M.	38.55 S.M.	10.27 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S38-21 ELEVATION B - 9R WOD		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	689 S.F.	97.14 S.F.	14.10 %
LEFT SIDE	1289 S.F.	115.67 S.F.	8.97 %
RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %
REAR	799 S.F.	175.67 S.F.	21.99 %
* 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.	4062.00 S.F.	430.48 S.F.	10.60 %
TOTAL SQ. M.	377.37 S.M.	39.99 S.M.	10.60 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S38-21 ELEVATION C - 9R WOD		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	687 S.F.	112.70 S.F.	16.40 %
LEFT SIDE	1285 S.F.	127.33 S.F.	9.91 %
RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %
REAR	799 S.F.	196.89 S.F.	24.64 %
* 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.	4056.00 S.F.	478.92 S.F.	11.81 %
TOTAL SQ. M.	376.81 S.M.	44.49 S.M.	11.81 %



MAR 3, 2022

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.

JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL

APPROVED BY: *[Signature]*
 DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

REAR ELEVATION 'A', 'B' & 'C'
 W.O.D. CONDITION

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

R.W.L. AS REQUIRED & AS PER MUNICIPALITY
 REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REVIEWED

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

project name: **BAYVIEW WELLINGTON**
 municipality: **BRADFORD EAST, ON.**
 project no.: **16023**
 drawing no.: **42**

date: **OCT 2021**
 checked by: **J.W.M.**
 scale: **3/16" = 1'-0"**

1 ISSUED FOR CLIENT REVIEW
 2 REVISED AS PER FLOR / ROOF LAYOUTS
 3 REVISED AS PER ENG COMMENTS
 4
 5
 6
 7
 8
 9

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

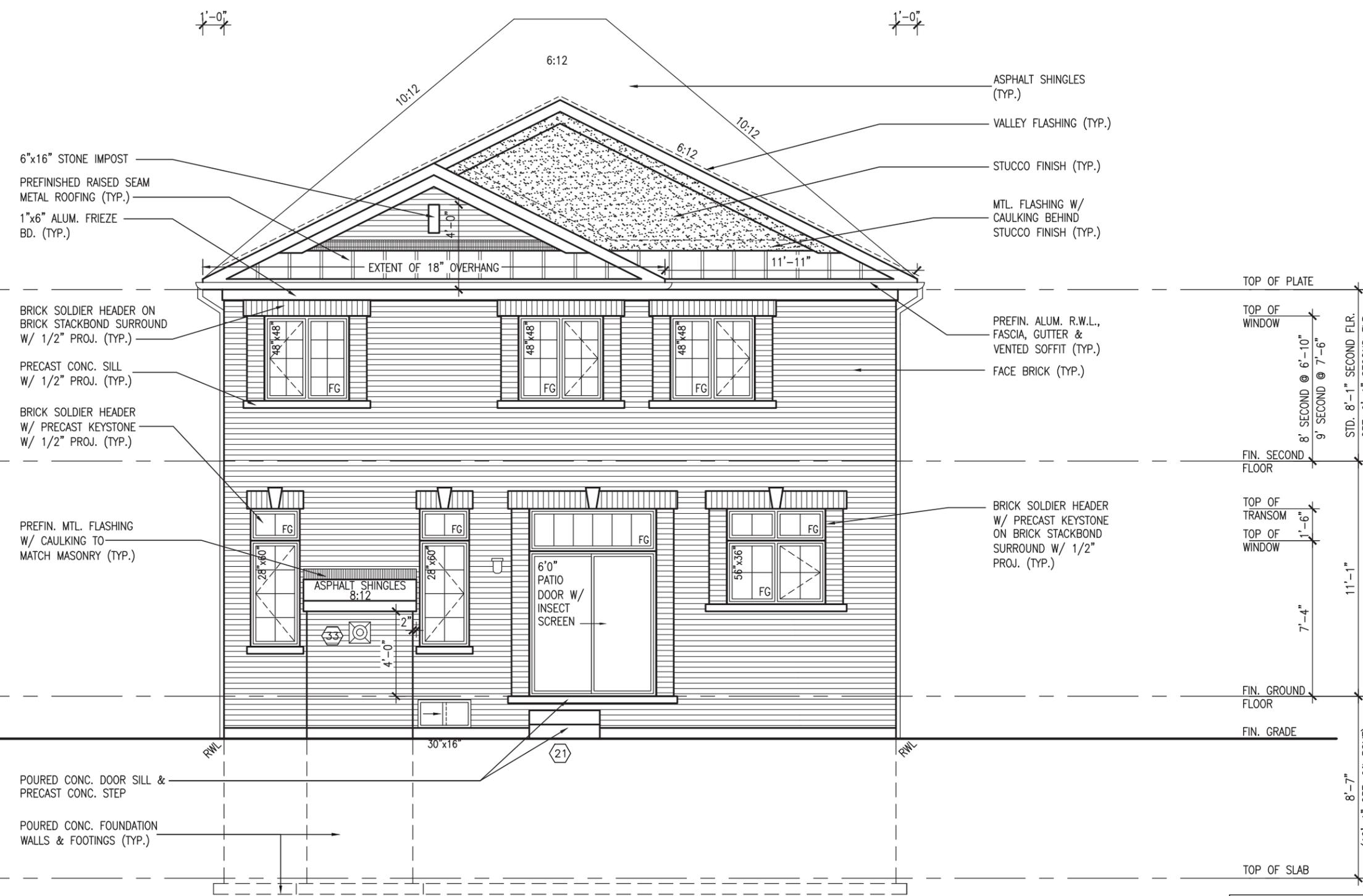
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



10' GROUND

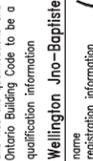
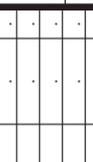
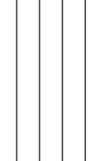


REAR ELEVATION 'A' UPGRADE

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND

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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

project name		BAYVIEW WELLINGTON	
municipality		BRADFORD EAST, ON.	
project no.	16023	project name	S38-21
drawing no.	44	file name	16023-S38-21
checked by	J.W.M.	scale	3/16" = 1'-0"
date	OCT 2021	checked by	J.W.M.
drawn by	B.D.B.M.	date	OCT 2021
			
255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vas3design.com			
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
name	Wellington Jno-Baptiste	signature	
registration information	VAS Design Inc.	BCIN	25591
name	Wellington Jno-Baptiste	BCIN	42658
registration information	VAS Design Inc.	BCIN	25591
name	Wellington Jno-Baptiste	signature	
registration information	VAS Design Inc.	BCIN	25591
name	Wellington Jno-Baptiste	signature	
registration information	VAS Design Inc.	BCIN	25591
name	Wellington Jno-Baptiste	signature	
registration information	VAS Design Inc.	BCIN	25591
name	Wellington Jno-Baptiste	signature	
registration information	VAS Design Inc.	BCIN	25591

REVIEWED

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

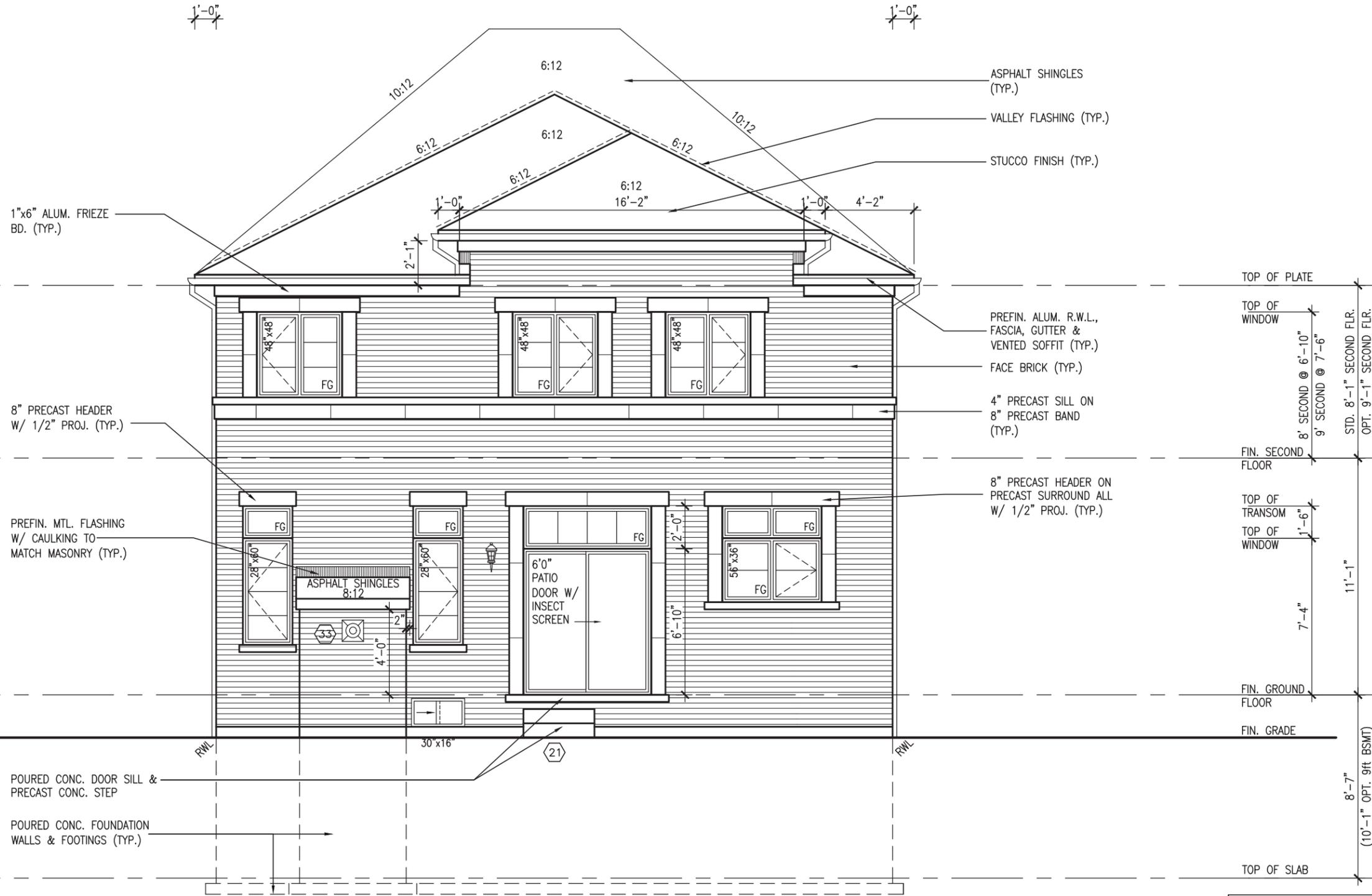
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



MAR 3, 2022

10' GROUND



REAR ELEVATION 'B' UPGRADE

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

R.W.L. AS REQUIRED & AS PER MUNICIPALITY
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REVIEWED

project name		BAYVIEW WELLINGTON	
municipality		BRADFORD EAST, ON.	
project no.	16023	drawing no.	45
file name	16023-S38-21	checked by	J.W.M.
date	OCT 2021	scale	3/16" = 1'-0"
drawn by	B.D.B.M.	date	MAR 3 2022 - 9:38 AM
<p>VAS3 DESIGN 255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vas3design.com</p>			
<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p>		<p>Wellington, Jno-Baptiste signature 25591 BCIN 42658</p>	
<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>		<p>name: Wellington, Jno-Baptiste registration information: VAS Design Inc. name: VAS Design Inc. registration information: 25591 BCIN 42658</p>	
9		date	
8		date	
7		date	
6		date	
5		date	
4		date	
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR. / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VAS3
no.	description	date	by

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: MAR 03 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-21 ELEV C (UPGRADED REAR)	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	687 S.F.	112.70 S.F.	16.40 %
LEFT SIDE	1249 S.F.	127.33 S.F.	10.19 %
RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %
REAR	672 S.F.	171.33 S.F.	25.50 %
* 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.	3893.00 S.F.	453.36 S.F.	11.65 %
TOTAL SQ. M.	361.67 S.M.	42.12 S.M.	11.65 %

10' GROUND



BAYVIEW WELLINGTON

project name: **GREEN VALLEY EAST**

municipality: **BRADFORD EAST, ON.**

project no.: **16023**

drawing no.: **46**

checked by: **JWM**

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

date: **OCT 2021**

drawn by: **BD,BIM**

file name: **16023-S38-21**

checked by: **JWM**

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

date: **OCT 2021**

drawn by: **BD,BIM**

file name: **16023-S38-21**

checked by: **JWM**

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

date: **OCT 2021**

drawn by: **BD,BIM**

file name: **16023-S38-21**

VAS DESIGN

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington, Jno-Baptiste

name: **Wellington, Jno-Baptiste**

registration information: **VAS Design Inc.**

BCIN: **25591**

42658

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
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VAS

REAR ELEVATION 'C' UPGRADE

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REVIEWED

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S38-21 ELEV A-STD&UPG REAR WOB		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	672 S.F.	81.56 S.F.	12.14 %
LEFT SIDE	1284 S.F.	115.67 S.F.	9.01 %
RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %
REAR	929 S.F.	228.33 S.F.	24.58 %
* 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.	4170.00 S.F.	467.56 S.F.	11.21 %
TOTAL SQ. M.	387.40 S.M.	43.44 S.M.	11.21 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S38-21 ELEV B-STD&UPG REAR WOB		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	689 S.F.	97.14 S.F.	14.10 %
LEFT SIDE	1289 S.F.	115.67 S.F.	8.97 %
RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %
REAR	929 S.F.	228.33 S.F.	24.58 %
* 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.	4192.00 S.F.	483.14 S.F.	11.53 %
TOTAL SQ. M.	389.45 S.M.	44.88 S.M.	11.53 %

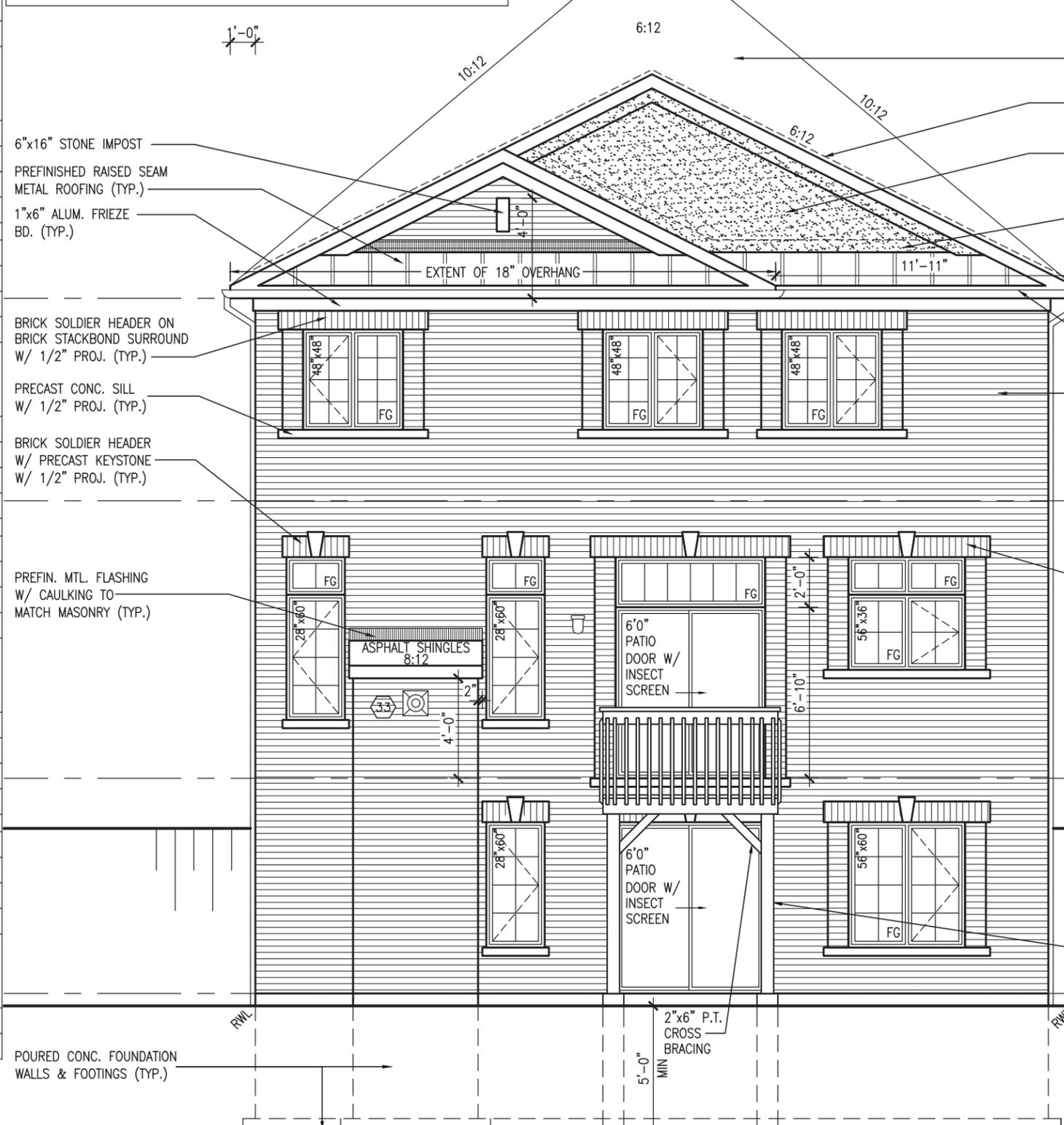
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S38-21 ELEV C - STD REAR WOB		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	687 S.F.	112.70 S.F.	16.40 %
LEFT SIDE	1285 S.F.	127.33 S.F.	9.91 %
RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %
REAR	929 S.F.	228.33 S.F.	24.58 %
* 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.	4186.00 S.F.	510.36 S.F.	12.19 %
TOTAL SQ. M.	388.89 S.M.	47.41 S.M.	12.19 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

S38-21 ELEV C UPGR. REAR - WOB		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	687 S.F.	112.70 S.F.	16.40 %
LEFT SIDE	1285 S.F.	127.33 S.F.	9.91 %
RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %
REAR	929 S.F.	291.67 S.F.	31.40 %
* 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.	4186.00 S.F.	573.70 S.F.	13.71 %
TOTAL SQ. M.	388.89 S.M.	53.30 S.M.	13.71 %

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.

APPROVED BY: *[Signature]*
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ASPHALT SHINGLES (TYP.)
VALLEY FLASHING (TYP.)
STUCCO FINISH (TYP.)
MTL. FLASHING W/ CAULKING BEHIND STUCCO FINISH (TYP.)
PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
FACE BRICK (TYP.)

BRICK SOLDIER HEADER ON BRICK STACKBOND SURROUND W/ 1/2" PROJ. (TYP.)
PRECAST CONC. SILL W/ 1/2" PROJ. (TYP.)
BRICK SOLDIER HEADER W/ PRECAST KEYSTONE SURROUND W/ 1/2" PROJ. (TYP.)
PREFIN. MTL. FLASHING W/ CAULKING TO MATCH MASONRY (TYP.)
6'0" PATIO DOOR W/ INSECT SCREEN
6'0" PATIO DOOR W/ INSECT SCREEN

6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE.

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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

S38-21

BAYVIEW WELLINGTON

GREEN VALLEY EAST BRADFORD EAST, ON.

project no. 16023
drawing no. 50

REAR ELEVATION 'A' UPGRADE - W.O.B. CONDITION

checked by J.W.M. 3/16" = 1'-0"

drawn by B.D.B.M.

date OCT 2021

scale 3/16" = 1'-0"

VAS DESIGN

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste
signature
BCIN 25591
BCIN 42658

name Jno-Baptiste
registration information VAS Design Inc.
name Jno-Baptiste
BCIN 25591
BCIN 42658

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
3	REVISED AS PER ENG. COMMENTS	MAR 02-22 RC	
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22 RC	
1	ISSUED FOR CLIENT REVIEW	NOV 26-21 VAS	



REAR ELEVATION 'A' UPGRADE
W.O.B. CONDITION

REVIEWED

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: _____
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



MAR 3, 2022

10' GROUND



ASPHALT SHINGLES (TYP.)
VALLEY FLASHING (TYP.)
STUCCO FINISH (TYP.)

PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
FACE BRICK (TYP.)
4" PRECAST SILL ON 8" PRECAST BAND (TYP.)

8" PRECAST HEADER ON PRECAST SURROUND ALL W/ 1/2" PROJ. (TYP.)

6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE.

1"x6" ALUM. FRIEZE BD. (TYP.)

8" PRECAST HEADER W/ 1/2" PROJ. (TYP.)

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

POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

REAR ELEVATION 'B' UPGRADE
W.O.B. CONDITION

REVIEWED

R.W.L. AS REQUIRED & AS PER MUNICIPALITY
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

BAYVIEW WELLINGTON

project name: **GREEN VALLEY EAST** municipality: **BRADFORD EAST, ON.** project no.: **16023** drawing no.: **51**

date: **OCT 2021** file name: **16023-S38-21**

drawn by: **BD,BIM** checked by: **JWM** scale: **3/16" = 1'-0"**

project no.: **16023** drawing no.: **51**

project name: **GREEN VALLEY EAST** municipality: **BRADFORD EAST, ON.** project no.: **16023** drawing no.: **51**

date: **OCT 2021** file name: **16023-S38-21**

drawn by: **BD,BIM** checked by: **JWM** scale: **3/16" = 1'-0"**

VAS DESIGN

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington, Jno-Baptiste *Jno-Baptiste* 25591 BCIN 42658

name: **Wellington, Jno-Baptiste** registration information: **VAS Design Inc.**

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
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: MAR 03, 2022

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



10' GROUND



TOP OF PLATE

TOP OF WINDOW

6'-10"

8'-1"

FIN. SECOND FLOOR

T.O. TRANSOM

TOP OF WINDOW

1'-6"

11'-1"

7'-4"

FIN. GROUND FLOOR

TOP OF DOOR/WINDOW

6'-10"

8'-7"

(10'-1" OPT. 9ft BSMT)

TOP OF SLAB

6'-10"

FIN. GRADE

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)

1"x6" ALUM. FRIEZE BD. (TYP.)

FACE BRICK (TYP.)

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

6" STUCCO FRIEZE BOARD (TYP.)

STUCCO TRIM (TYP.)

ALUM. CLADDING (TYP.)

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

6"x6" P.T. WOOD POST C/W GALV. METAL CAP AND METAL SHOE SET INTO 12" DIA. SONO TUBES TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE.

POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

REVIEWED

project no. 16023		drawing no. 52	
project name BAYVIEW WELLINGTON		municipality BRADFORD EAST, ON.	
project name GREEN VALLEY EAST		municipality BRADFORD EAST, ON.	
date OCT 2021		date REAR ELEVATION 'C' UPGRADE - W.O.B. CONDITION	
drawn by B.D.BIM		checked by J.W.M.	
scale 3/16" = 1'-0"		file name 16023-S38-21	
RICHARD - H. ARCHIVE WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:38 AM		checked by J.W.M.	

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		signature		BCIN 25591	
Wellington Jno-Baptiste		signature		BCIN 42658	
name		registration information		VAS Design Inc.	
MAR 02-22 RC		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.		NOV 26-21 VAS	
REVISED AS PER ENG COMMENTS		DATE		BY	
2 REVISED AS PER FLOR / ROOF LAYOUTS		FEB 24-22 RC		J.W.M.	
1 ISSUED FOR CLIENT REVIEW		NOV 26-21 VAS		J.W.M.	
no. description		date		by	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEVATION A		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	704 S.F.	81.56 S.F.	11.59 %
	LEFT SIDE	1347 S.F.	115.67 S.F.	8.59 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	704 S.F.	152.33 S.F.	21.64 %
	* 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.	4103.00 S.F.	391.56 S.F.	9.54 %
	TOTAL SQ. M.	381.18 S.M.	36.38 S.M.	9.54 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEVATION A - 9R WOD		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	704 S.F.	81.56 S.F.	11.59 %
	LEFT SIDE	1347 S.F.	115.67 S.F.	8.59 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	831 S.F.	175.67 S.F.	21.14 %
	* 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.	4230.00 S.F.	414.90 S.F.	9.81 %
	TOTAL SQ. M.	392.98 S.M.	38.55 S.M.	9.81 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEV A-STD&UPG REAR WOB		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	704 S.F.	81.56 S.F.	11.59 %
	LEFT SIDE	1347 S.F.	115.67 S.F.	8.59 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	928 S.F.	228.33 S.F.	24.60 %
	* 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.	4327.00 S.F.	467.56 S.F.	10.81 %
	TOTAL SQ. M.	401.99 S.M.	43.44 S.M.	10.81 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEV C (UPGRADED REAR)		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	719 S.F.	112.70 S.F.	15.67 %
	LEFT SIDE	1349 S.F.	127.33 S.F.	9.44 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	704 S.F.	171.33 S.F.	24.34 %
	* 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.	4120.00 S.F.	453.36 S.F.	11.00 %
	TOTAL SQ. M.	382.76 S.M.	42.12 S.M.	11.00 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEVATION B		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	720 S.F.	97.14 S.F.	13.49 %
	LEFT SIDE	1352 S.F.	115.67 S.F.	8.56 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	704 S.F.	152.33 S.F.	21.64 %
	* 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.	4124.00 S.F.	407.14 S.F.	9.87 %
	TOTAL SQ. M.	383.13 S.M.	37.82 S.M.	9.87 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEVATION B - 9R WOD		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	720 S.F.	97.14 S.F.	13.49 %
	LEFT SIDE	1352 S.F.	115.67 S.F.	8.56 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	831 S.F.	175.67 S.F.	21.14 %
	* 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.	4251.00 S.F.	430.48 S.F.	10.13 %
	TOTAL SQ. M.	394.93 S.M.	39.99 S.M.	10.13 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEV B-STD&UPG REAR WOB		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	720 S.F.	97.14 S.F.	13.49 %
	LEFT SIDE	1352 S.F.	115.67 S.F.	8.56 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	928 S.F.	228.33 S.F.	24.60 %
	* 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.	4348.00 S.F.	483.14 S.F.	11.11 %
	TOTAL SQ. M.	403.94 S.M.	44.88 S.M.	11.11 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEV C 9R WOD (UPG REAR)		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	719 S.F.	112.70 S.F.	15.67 %
	LEFT SIDE	1349 S.F.	127.33 S.F.	9.44 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	831 S.F.	196.89 S.F.	23.69 %
	* 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.	4247.00 S.F.	478.92 S.F.	11.28 %
	TOTAL SQ. M.	394.56 S.M.	44.49 S.M.	11.28 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEVATION C		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	719 S.F.	112.70 S.F.	15.67 %
	LEFT SIDE	1349 S.F.	127.33 S.F.	9.44 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	704 S.F.	152.33 S.F.	21.64 %
	* 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.	4120.00 S.F.	434.36 S.F.	10.54 %
	TOTAL SQ. M.	382.76 S.M.	40.35 S.M.	10.54 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEVATION C - 9R WOD		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	719 S.F.	112.70 S.F.	15.67 %
	LEFT SIDE	1349 S.F.	127.33 S.F.	9.44 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	831 S.F.	196.89 S.F.	23.69 %
	* 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.	4247.00 S.F.	478.92 S.F.	11.28 %
	TOTAL SQ. M.	394.56 S.M.	44.49 S.M.	11.28 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEV C - STD REAR WOB		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	719 S.F.	112.70 S.F.	15.67 %
	LEFT SIDE	1349 S.F.	127.33 S.F.	9.44 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	928 S.F.	228.33 S.F.	24.60 %
	* 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.	4344.00 S.F.	510.36 S.F.	11.75 %
	TOTAL SQ. M.	403.57 S.M.	47.41 S.M.	11.75 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR & OPT. 9' SEC. FL	S38-21 ELEV C UPGR. REAR - WOB		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	719 S.F.	112.70 S.F.	15.67 %
	LEFT SIDE	1349 S.F.	127.33 S.F.	9.44 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	928 S.F.	291.67 S.F.	31.43 %
	* 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.	4344.00 S.F.	573.70 S.F.	13.21 %
	TOTAL SQ. M.	403.57 S.M.	53.30 S.M.	13.21 %

9' SECOND FLOOR

REVIEWED

BAYVIEW WELLINGTON	S38-21	project name GREEN VALLEY EAST	municipality BRADFORD EAST, ON.	project no. 16023
		date OCT 2021		drawing no. 53
		checked by JWM		file name 16023-S38-21
		drawn by BD,BIM		scale 3/16" = 1'-0"
		date OCT 2021		drawing no. 53
		checked by JWM		file name 16023-S38-21
		drawn by BD,BIM		scale 3/16" = 1'-0"
		date OCT 2021		drawing no. 53

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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste 25591 BCIN 42658

name registration information VAS Design Inc.

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.

3	REVISED AS PER ENG COMMENTS	MAR 02-22 RC	by
2	REVISED AS PER FLOOR / ROOF LAYOUTS	FEB 24-22 RC	
1	ISSUED FOR CLIENT REVIEW	NOV 26-21 VAS	

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))					UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR, OPT. 9'-0" BASEMENT	S38-21 ELEV A-STD&UPG REAR WOB		ENERGY EFFICIENCY - OBC SB12		10'-0" GROUND FLOOR, OPT. 9'-0" BASEMENT	S38-21 ELEV B-STD&UPG REAR WOB		ENERGY EFFICIENCY - OBC SB12		10'-0" GROUND FLOOR, OPT. 9'-0" BASEMENT	S38-21 ELEV C - STD REAR WOB		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE		ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE		ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	704 S.F.	81.56 S.F.	11.59 %		FRONT	720 S.F.	97.14 S.F.	13.49 %		FRONT	719 S.F.	112.70 S.F.	15.67 %
	LEFT SIDE	1347 S.F.	115.67 S.F.	8.59 %		LEFT SIDE	1352 S.F.	115.67 S.F.	8.56 %		LEFT SIDE	1349 S.F.	127.33 S.F.	9.44 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %		RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %		RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	960 S.F.	228.33 S.F.	23.78 %		REAR	960 S.F.	228.33 S.F.	23.78 %		REAR	960 S.F.	228.33 S.F.	23.78 %
	* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.			* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.			* 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.	4359.00 S.F.	467.56 S.F.	10.73 %	TOTAL SQ. FT.	4380.00 S.F.	483.14 S.F.	11.03 %	TOTAL SQ. FT.	4376.00 S.F.	510.36 S.F.	11.66 %			
TOTAL SQ. M.	404.96 S.M.	43.44 S.M.	10.73 %	TOTAL SQ. M.	406.91 S.M.	44.88 S.M.	11.03 %	TOTAL SQ. M.	406.54 S.M.	47.41 S.M.	11.66 %			

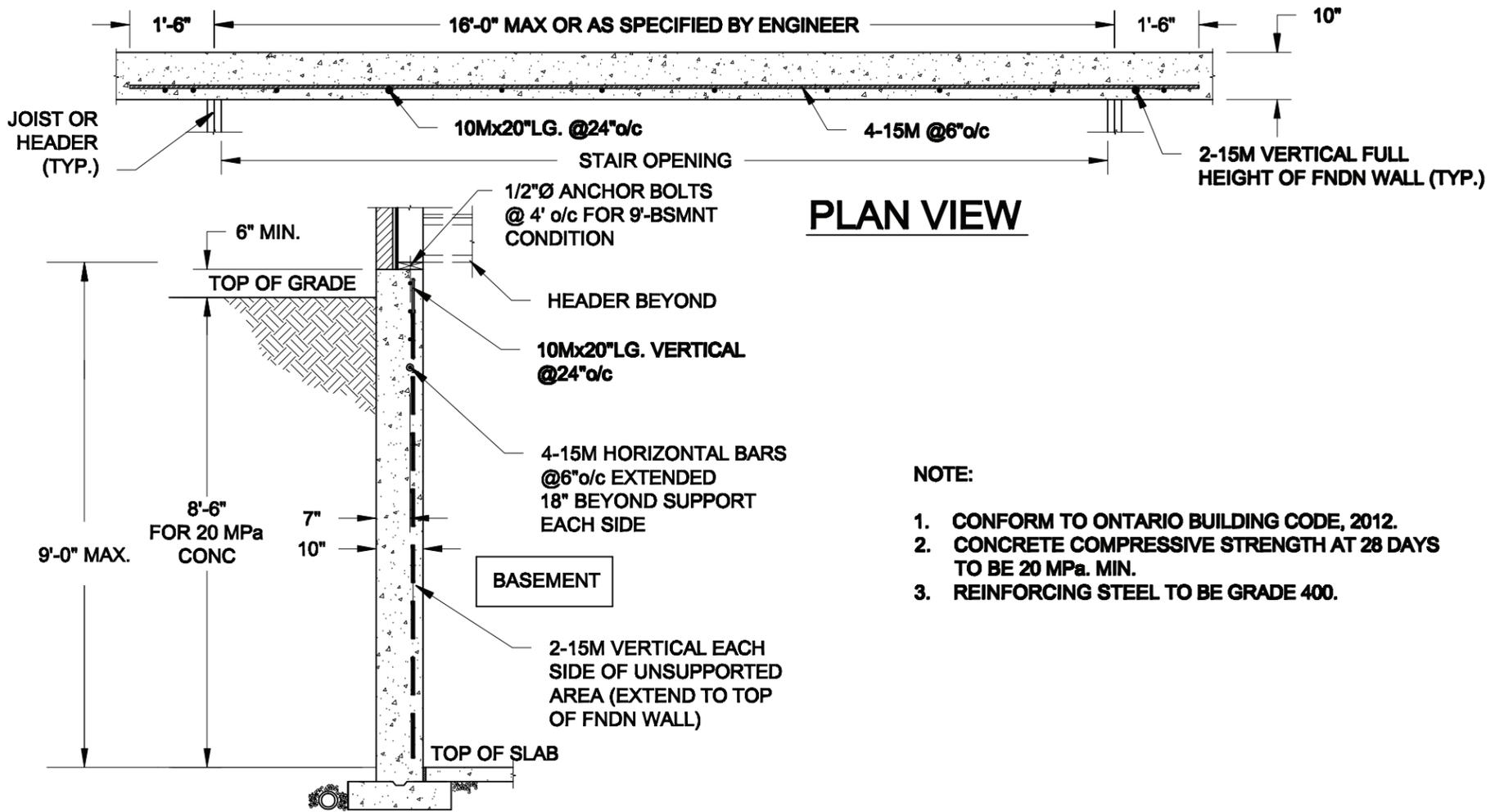
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR, OPT. 9'-0" BASEMENT	S38-21 ELEV C UPGR. REAR - WOB		ENERGY EFFICIENCY - OBC SB12	
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	719 S.F.	112.70 S.F.	15.67 %
	LEFT SIDE	1349 S.F.	127.33 S.F.	9.44 %
	RIGHT SIDE	1348 S.F.	42.00 S.F.	3.12 %
	REAR	960 S.F.	291.67 S.F.	30.38 %
	* 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.	4376.00 S.F.	573.70 S.F.	13.11 %	
TOTAL SQ. M.	406.54 S.M.	53.30 S.M.	13.11 %	

9' SECOND FLOOR

REVIEWED

	BAYVIEW WELLINGTON	S38-21	
project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.
project no.	16023	drawing no.	54
date	OCT 2021	checked by	JWM
drawn by	BD,BIM	scale	3/16" = 1'-0"
file name	16023-S38-21		
RICHARD - H:\ARCHIVE\WORKING\2016\16023\B.W\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:38 AM			

VAS3	DESIGN
255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vas3design.com	25591 BCIN 42658
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	Wellington Jno-Baptiste
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.	MAR 02-22 RC FEB 24-22 RC NOV 26-21 VAS3
3. REVISED AS PER ENG COMMENTS	date
2. REVISED AS PER FLOOR / ROOF LAYOUTS	by
1. ISSUED FOR CLIENT REVIEW	description

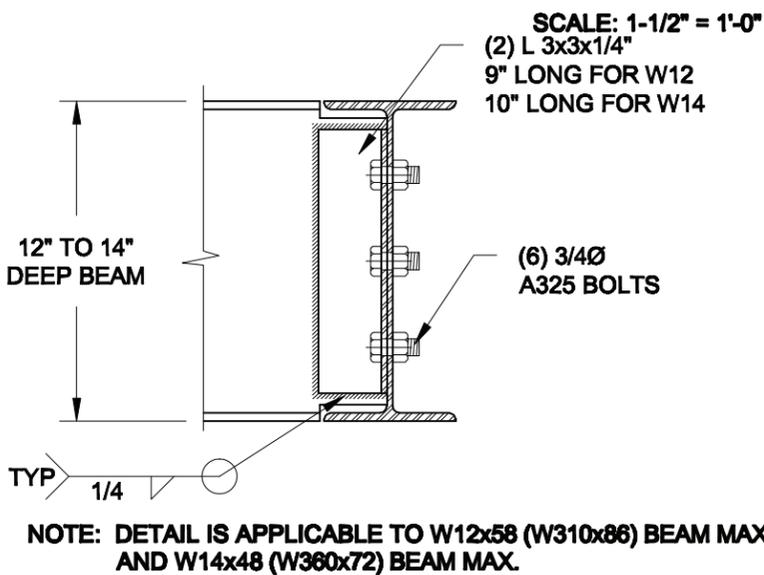
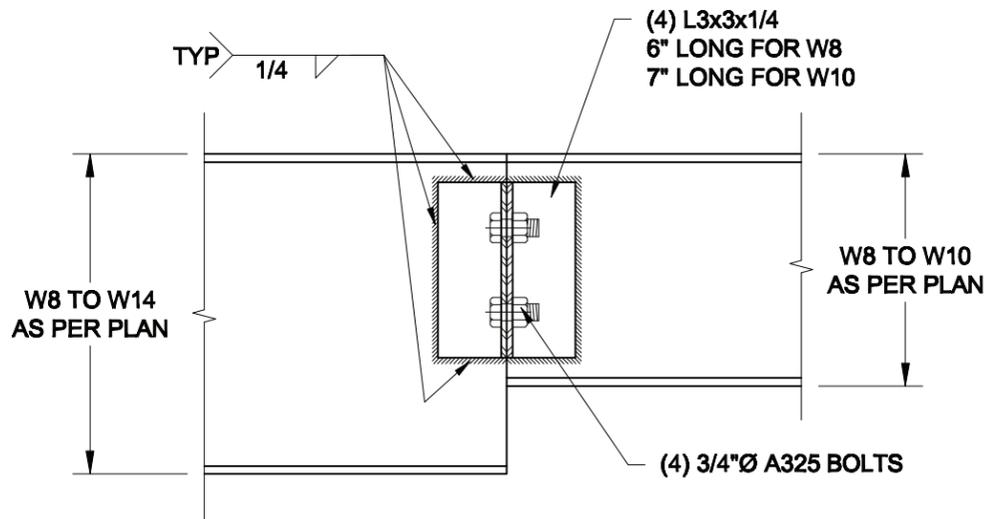
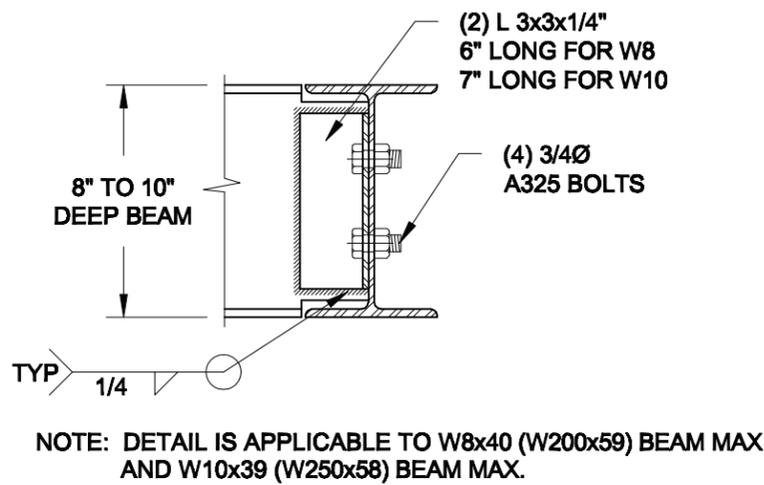


PLAN VIEW

NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

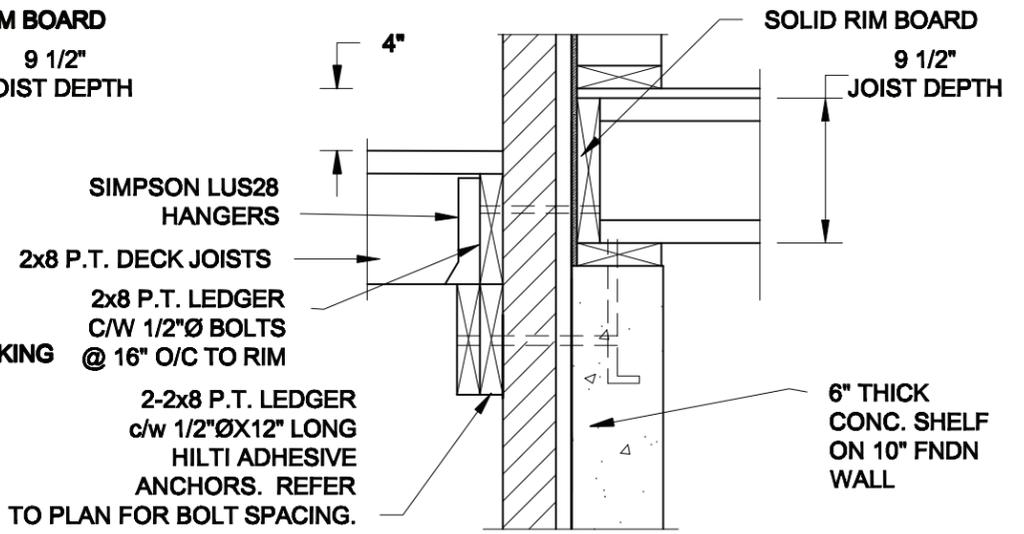
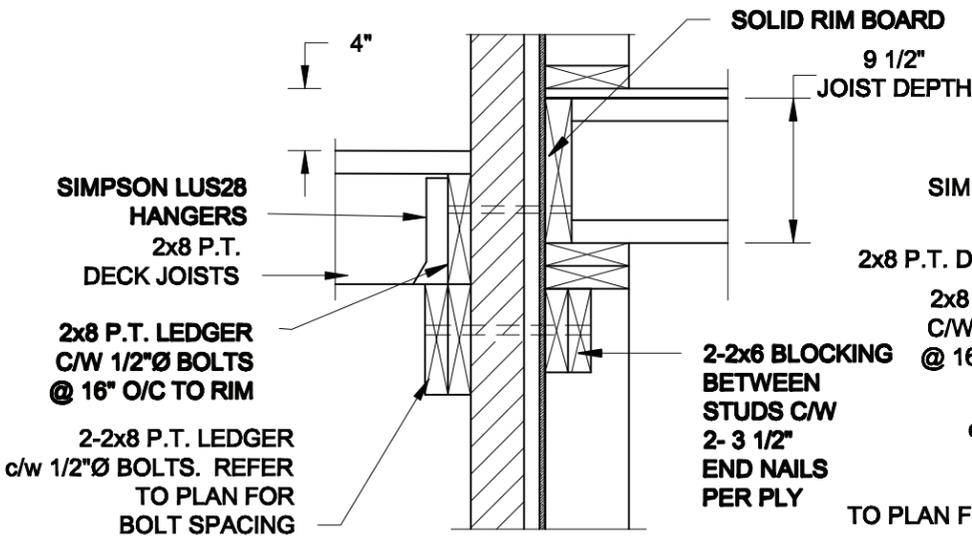
1 **LATERALLY UNSUPPORTED WALL**
S1 SCALE: 3/8" = 1'-0"



2 **STEEL BEAM CONNECTION DETAILS**
S1

Scale: AS NOTED Date: FEB-17-2022 Drawn: SC Checked: SJB	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  S.J. BOYD 90214198 FEB 17, 2022	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO TYPICAL STRUCTURAL DETAILS Project No.: 21-038 Drawing No.: S1
---	---	--	--

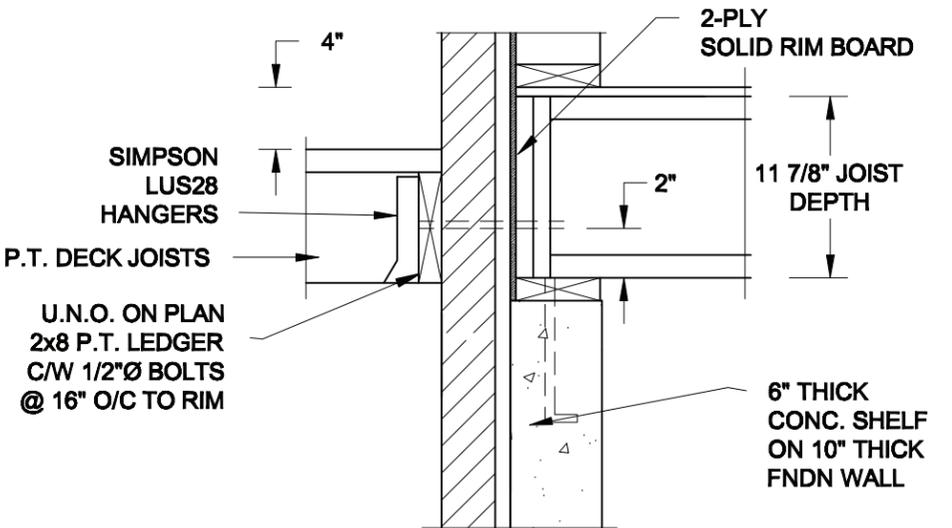
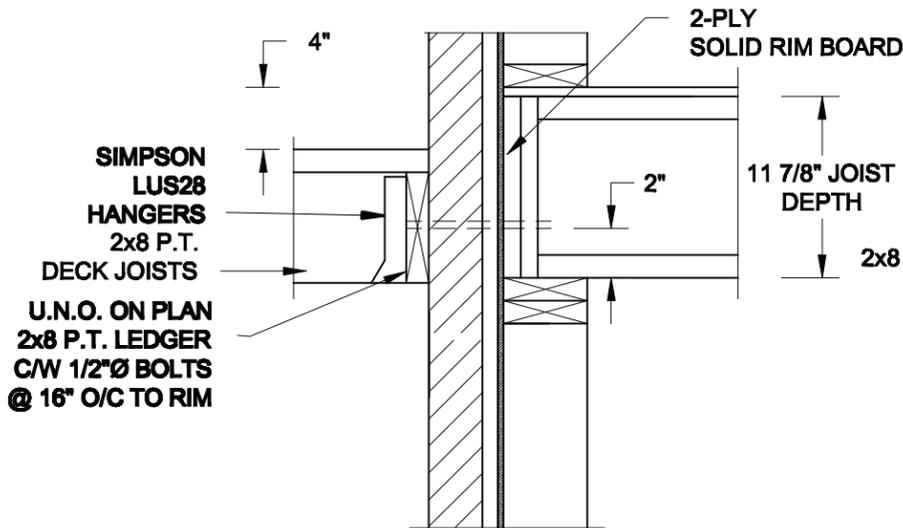
FOR 9 1/2" JOIST DEPTH



1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH

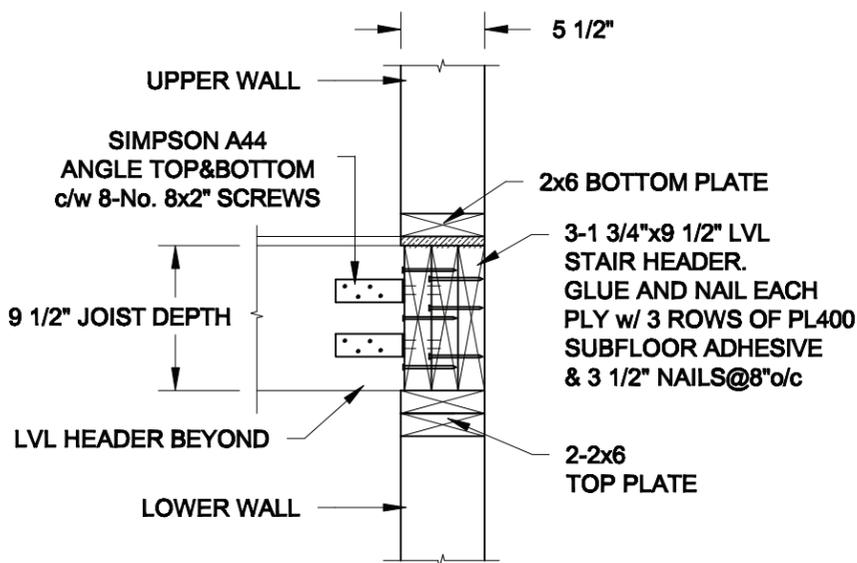


1C DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

1D DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

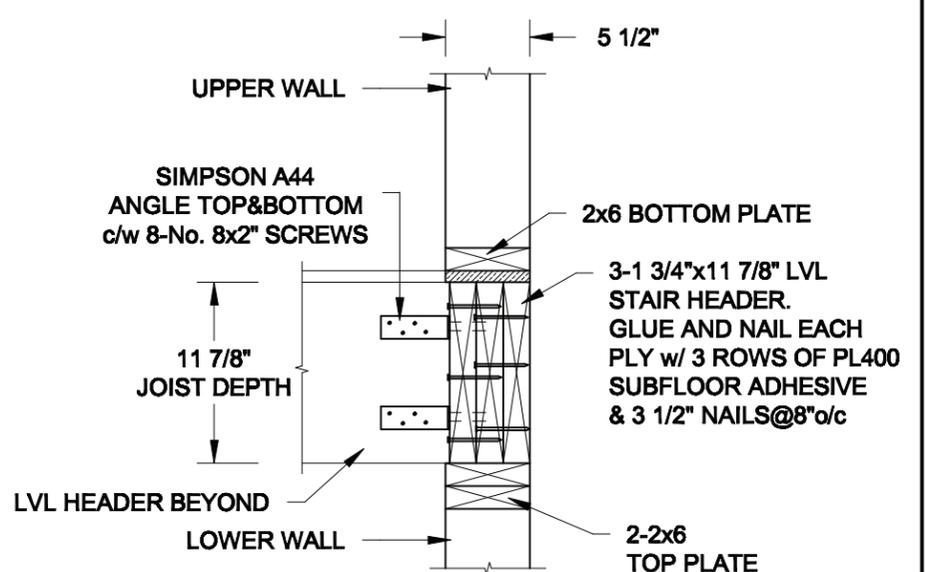
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 9 1/2" JOIST DEPTH



2A STAIR HEADER
S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B STAIR HEADER
S2 SCALE: 1" = 1'-0"

Scale: AS NOTED
Date: MAR-16-2021
Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



MAR 30, 2021

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES
BRADFORD, ONTARIO

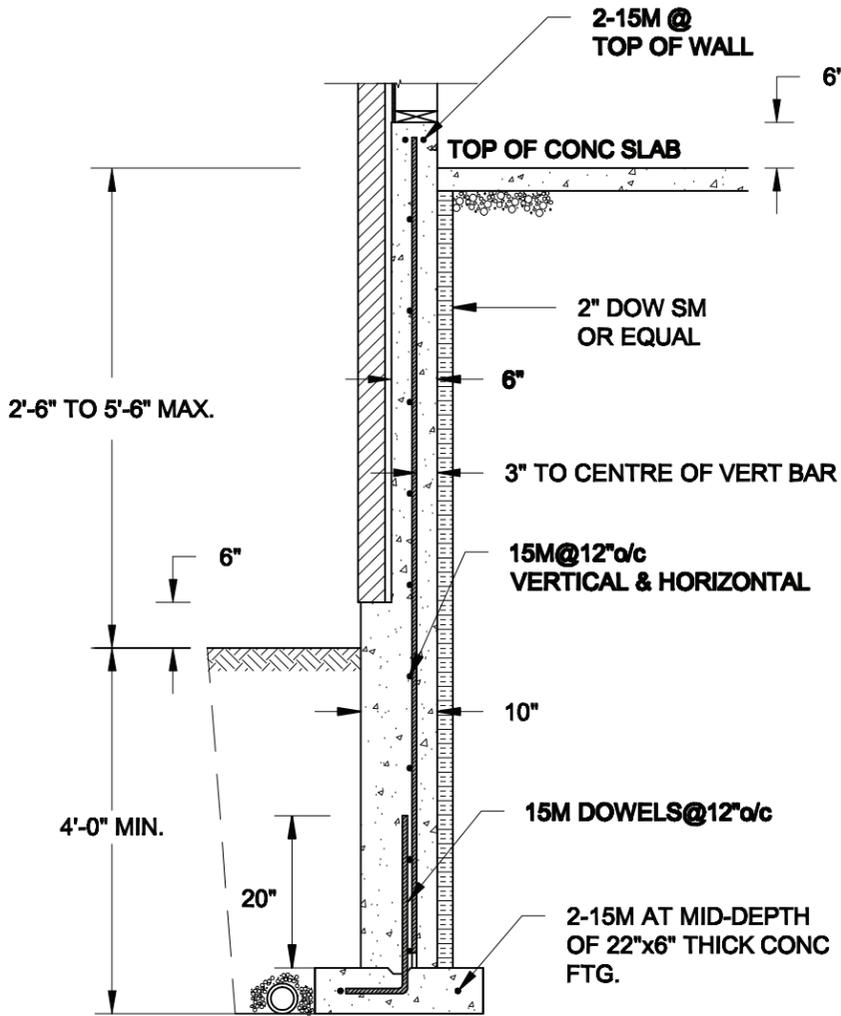
TYPICAL STRUCTURAL DETAILS

Project No.:

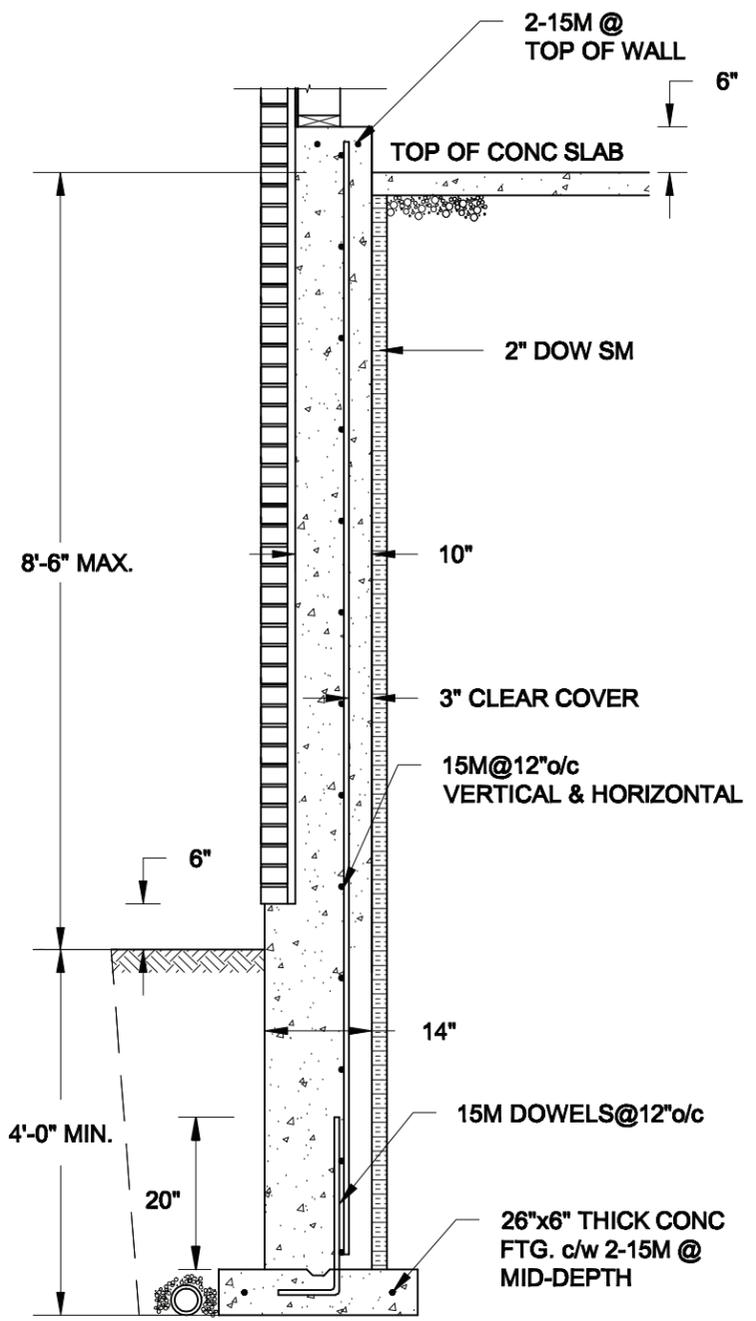
21-038

Drawing No.:

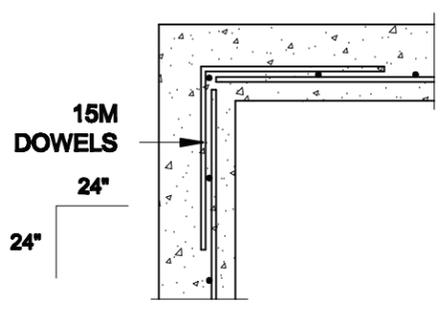
S2



1A REINFORCED BRICKSHELF
S3 SCALE: 1/2" = 1' - 0"



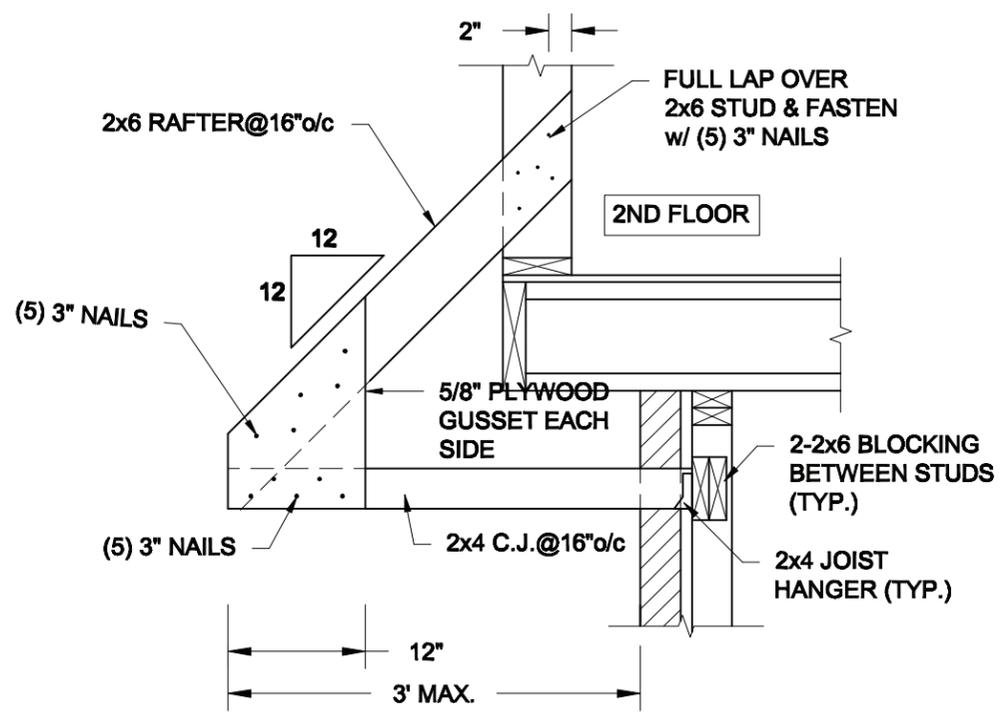
1B REINFORCED BRICKSHELF
S3 SCALE: 1/2" = 1' - 0"



1C PLAN VIEW AT CORNER
S3 SCALE: 1/2" = 1' - 0"

NOTES:

1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING STEEL TO BE GRADE 400.
4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S3.
5. PROVIDE 3" COVER TO SOIL MINIMUM.
6. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.



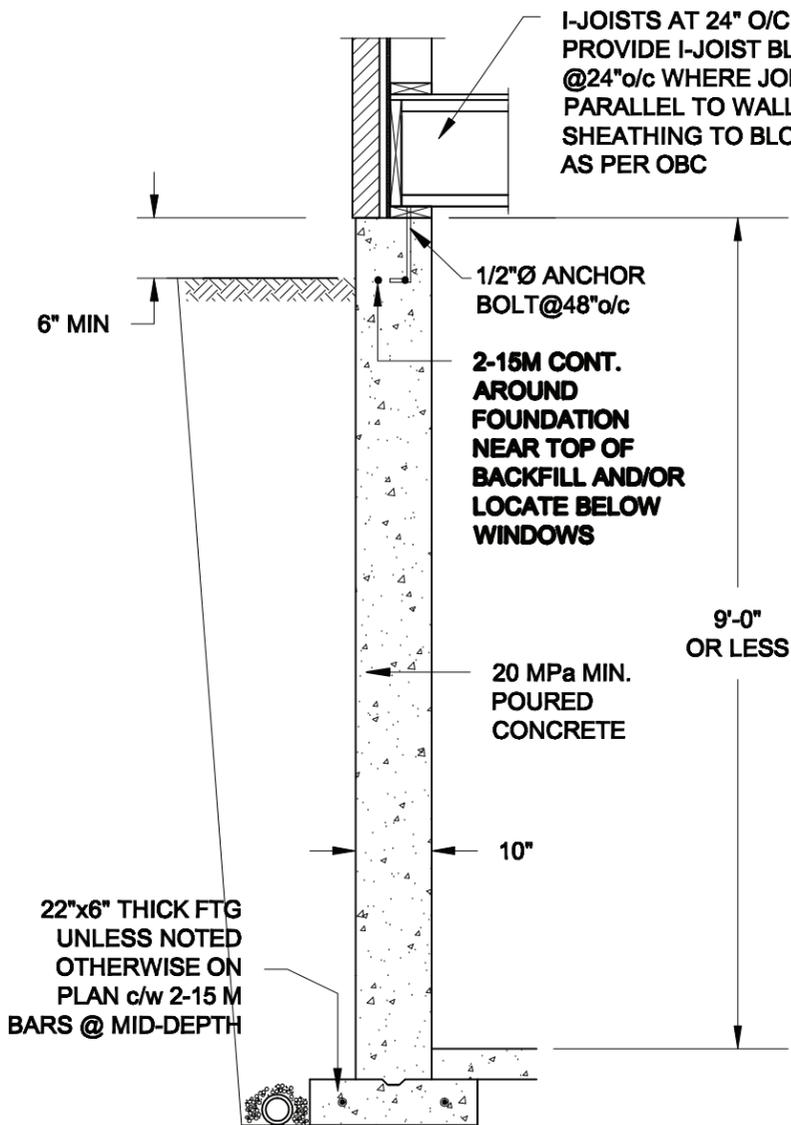
2 CANOPY ROOF OVER GARAGE
S3 SCALE: 3/4" = 1' - 0"

Scale:
 AS NOTED
 Date:
 FEB-24-2022
 Drawn:
 SC
 Checked:
 SJB

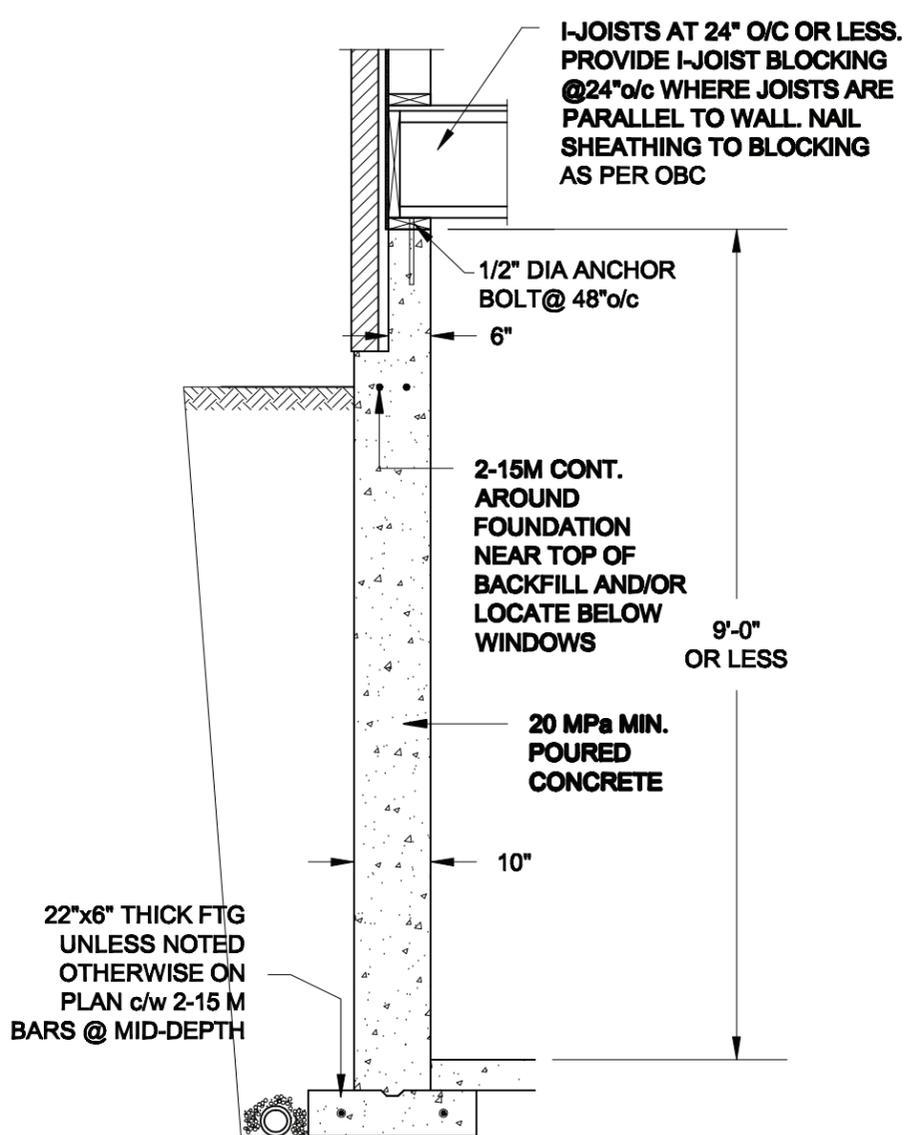
QUAILE ENGINEERING LTD.
 38 Parkside Drive, UNIT 7
 Newmarket, ON
 L3Y 8J9
 T: 905-853-8547
 E: quaille.eng@rogers.com

Engineer's Seal
 S. J. BOYD
 90214198
 FEB 24, 2022

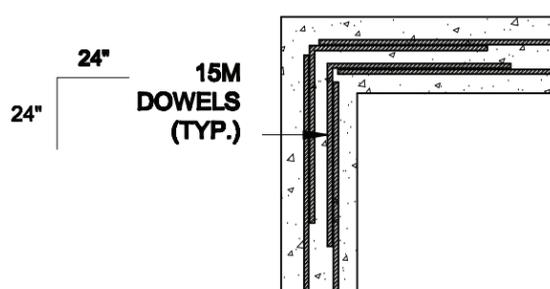
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO
 TYPICAL STRUCTURAL DETAILS
 Project No.:
21-038
 Drawing No.:
S3



1A
S4 FOUNDATION WALL
SCALE: 1/2" = 1'-0"



1B
S4 DROPPED VENEER
SCALE: 1/2" = 1'-0"



1C
S4 TYP. PLAN VIEW AT CORNER
SCALE: 1/2" = 1'-0"

NOTE:
AT ALL WINDOW OPENINGS,
PROVIDE 2-15M VERTICALLY
AT EACH SIDE + 2-15M
HORIZONTALLY 2" BELOW &
EXTEND 24" BEYOND OPENING

NOTES:

1. CONFORM TO THE ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE A 28 DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING STEEL TO BE GRADE 400.
4. LAP REINFORCING STEEL 24" AT SPLICES. PROVIDE 24"x24" L-SHAPE BARS AT ALL CORNERS - SEE DETAIL 1C/S4.
5. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.
6. FOUNDATION IS FOR A PART 9 RESIDENTIAL BUILDING.
7. DETAIL IS APPLICABLE TO SITE CLASSES A TO D ONLY AS GIVEN IN TABLE 4.1.8.4.A OF THE OBC (TO BE CONFIRMED BY GEOTECHNICAL ENGINEER).

Scale:
AS NOTED
Date:
MAR-16-2021
Drawn:
SC
Checked:
SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



Project:

**BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES
BRADFORD, ONTARIO**

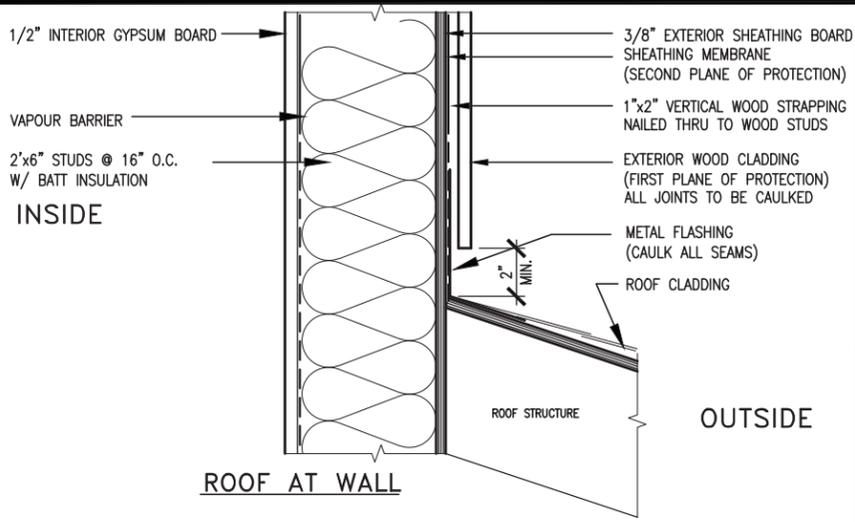
TYPICAL STRUCTURAL DETAILS

Project No.:

21-038

Drawing No.:

S4



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:

- 2"x4" @ 16" O.C. - 9'-10"
- 2"x4" @ 12" O.C. - 10'-9"
- 3"x4" @ 16" O.C. - 11'-2"
- 3"x4" @ 12" O.C. - 12'-4"

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
- PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
- STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
- STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

**** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:**

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2"x6" @ 16" O.C. - 15'-0"
- 2"x6" @ 12" O.C. - 17'-4"

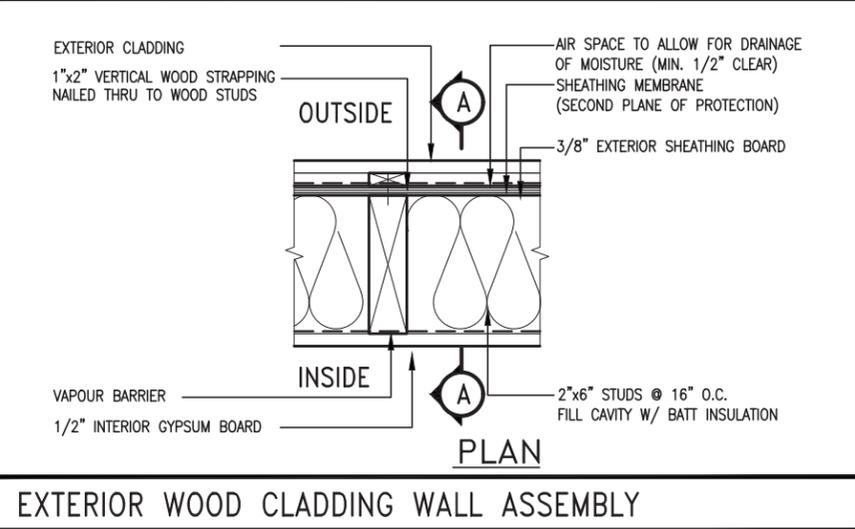
MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

- 2"x8" @ 16" O.C. - 16'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2"x8" @ 16" O.C. - 20'-4"
- 2"x8" @ 12" O.C. - 22'-4"

NOTES:

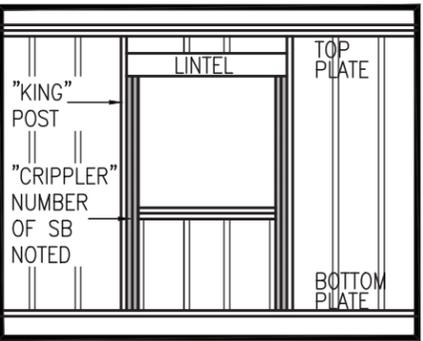
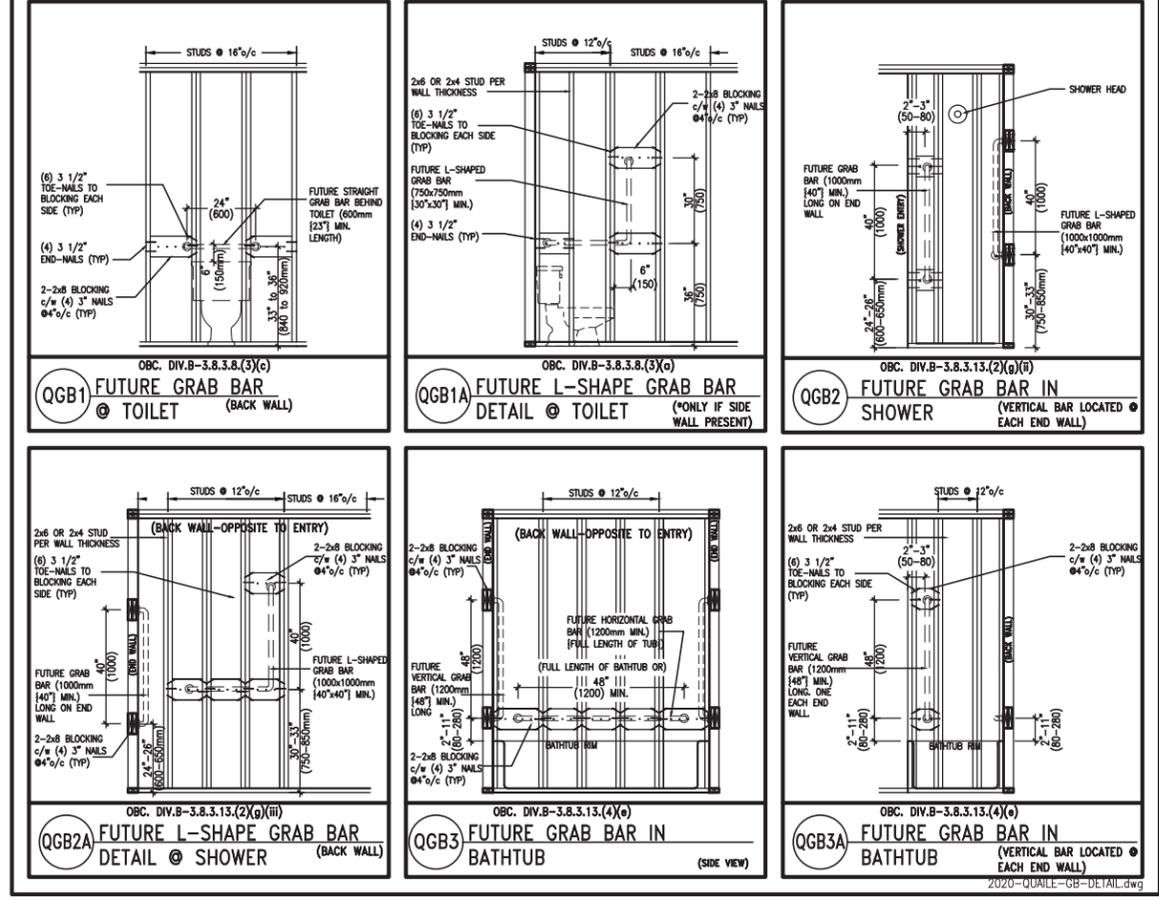
- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
- PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
- WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
- STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
- STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

**** STUD INFORMATION TAKEN FROM OBC TABLE A-30**



EXTERIOR WOOD CLADDING WALL ASSEMBLY

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
 REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B-9.5.2.3. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb) REFER TO OBC. DIV. B- 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). AND DETAILS PROVIDED BELOW.



"CRIPPLE" DETAIL



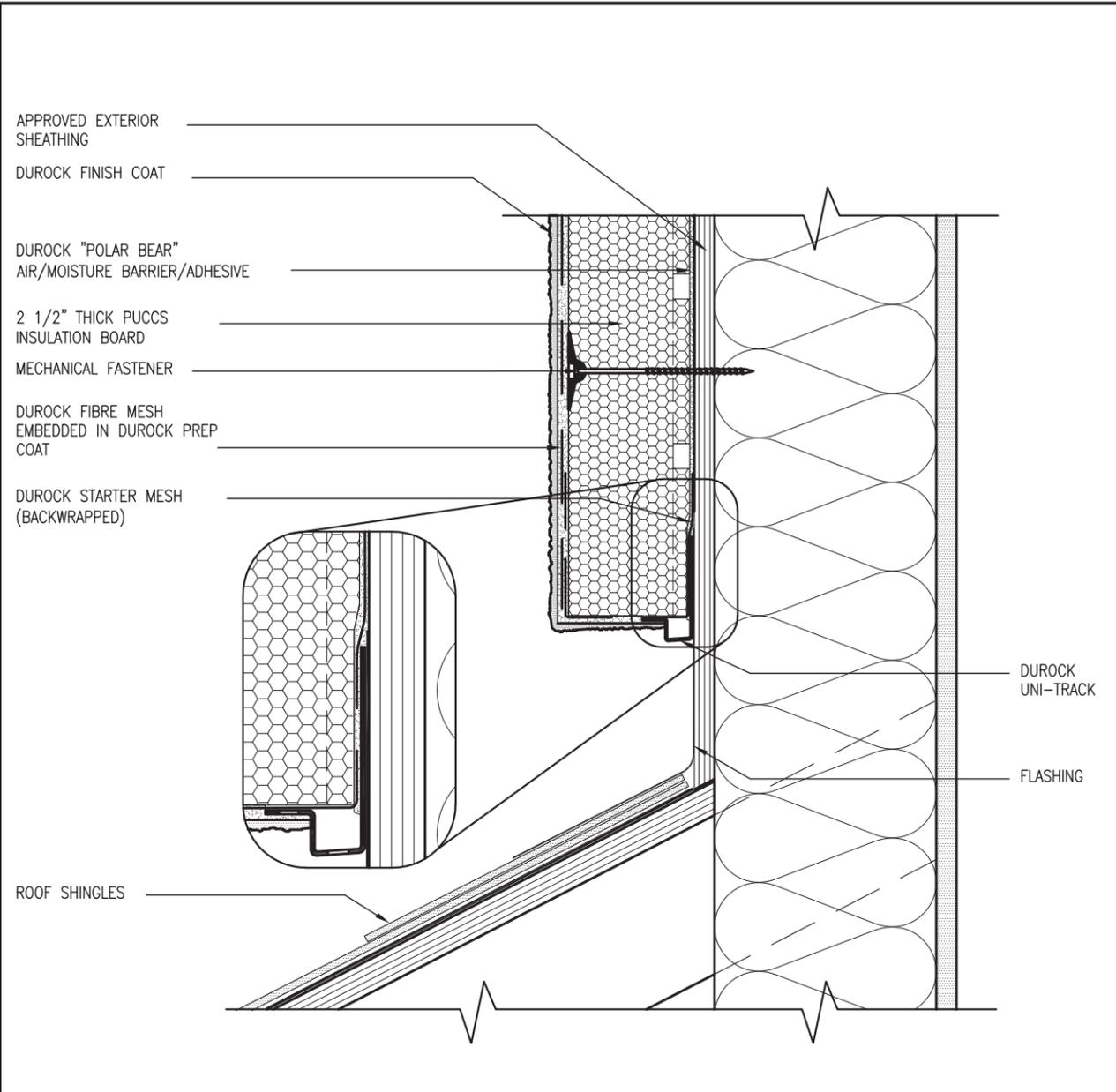
JAN 26, 2022

REVIEWED			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
name	signature	25591	BCIN
registration information	VA3 Design Inc.	42658	
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.			

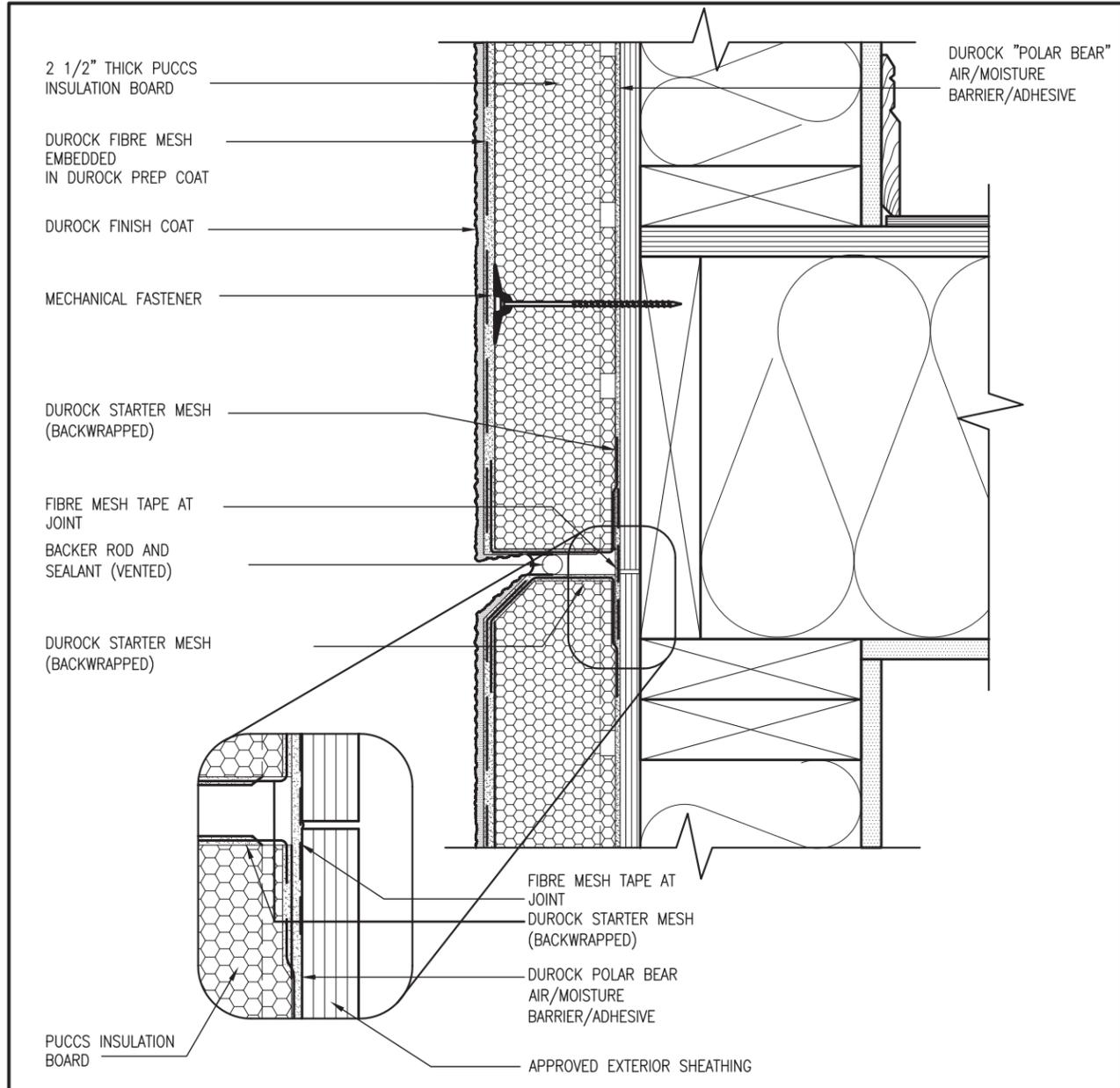
VA3 DESIGN

255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
date	MAY 2016	project no.	16023
drawn by	RC	checked by	scale
			3/16" = 1'-0"
CONSTRUCTION NOTES		drawing no.	
16023-CN-2022-A1		CN2	



3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"



4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

REVIEWED

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	drawing no. CN4
date MAY 2016	checked by RC	file name 16023-CN-2022-A1	drawn by RC
<p>scale: 3/16" = 1'-0"</p> <p>checked by: RC date: MAY 2022 time: 12:07 PM</p>			
<p>CONSTRUCTION NOTES</p> <p>1. ISSUE FOR CLIENT REVIEW</p> <p>2. UPDATE TO 2018</p> <p>3. UPDATE TO 2020</p> <p>4. UPDATE TO 2022</p>			
<p>name Wellington Jno-Baptiste</p> <p>signature <i>Jno-Baptiste</i></p> <p>BCIN 25591</p>		<p>name VAS Design Inc.</p> <p>BCIN 42658</p>	
<p>9.</p> <p>8.</p> <p>7.</p> <p>6.</p> <p>5.</p> <p>4.</p> <p>3.</p> <p>2.</p> <p>1.</p>			
no.	description	date	by

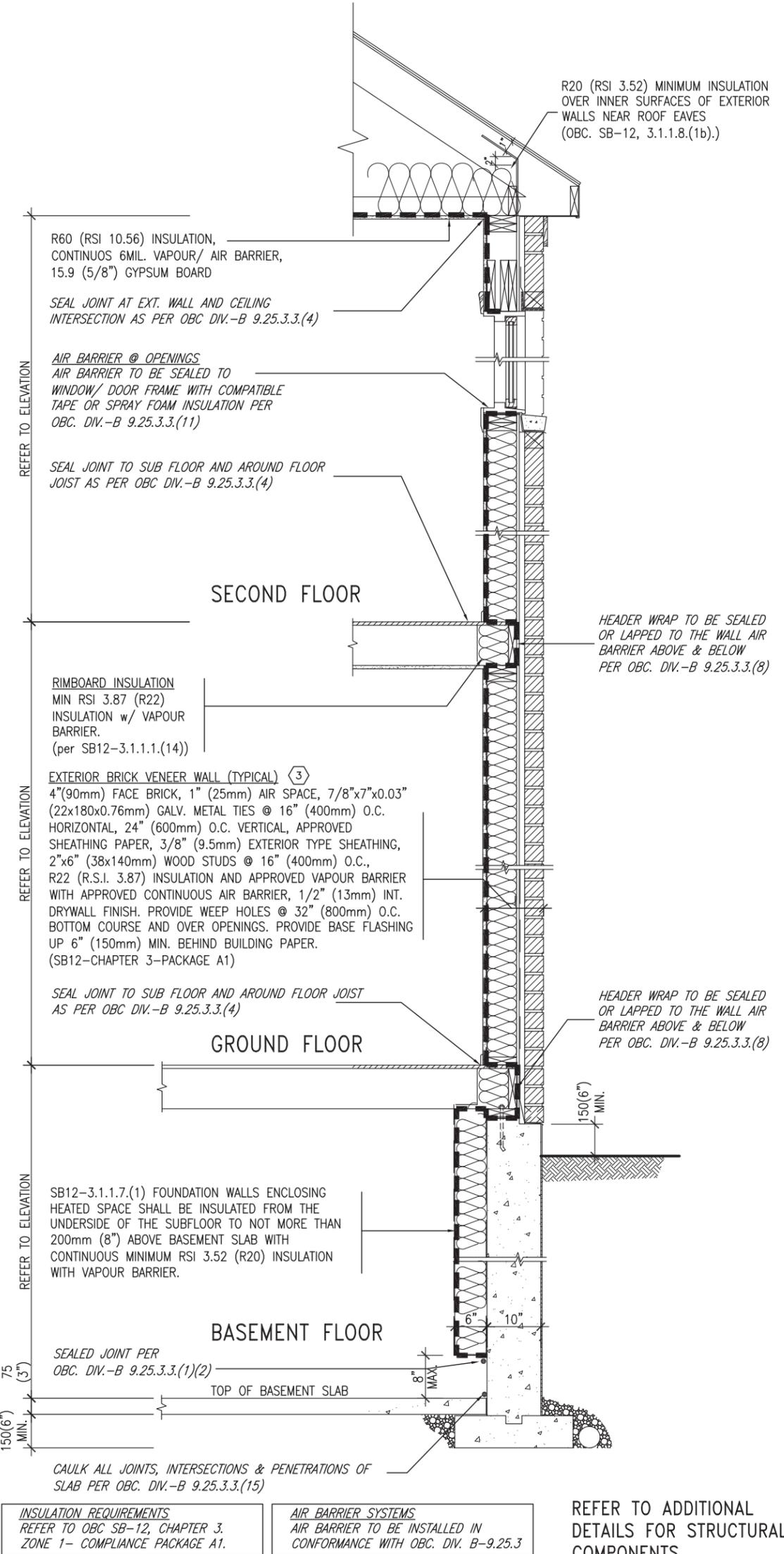
All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.

SB12-COMPLIANCE PACKAGE 'A1'

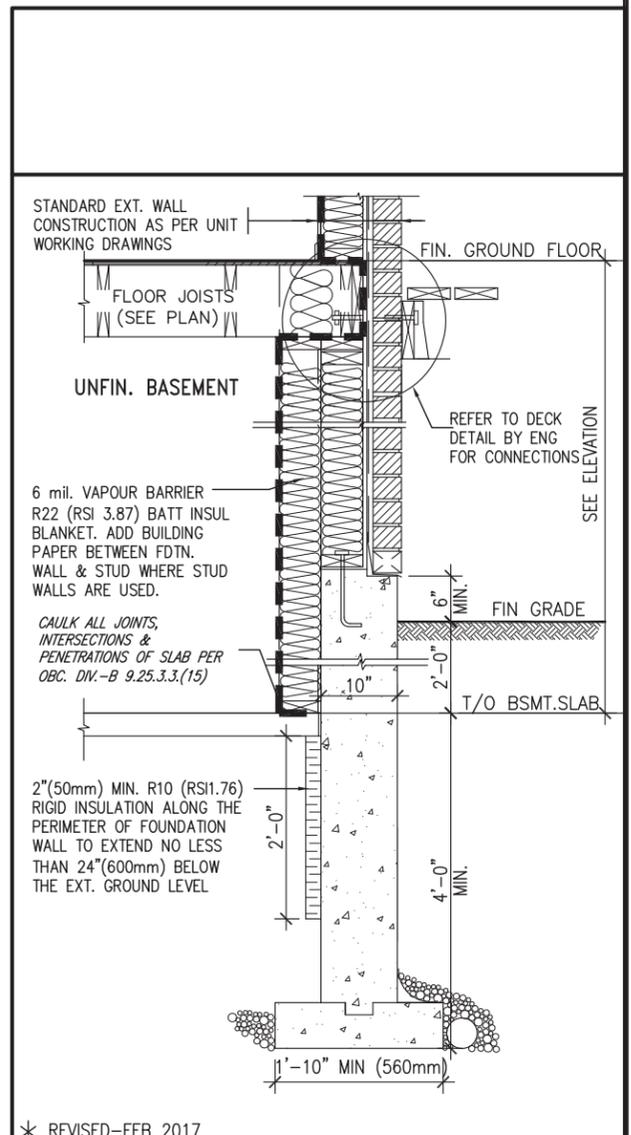
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

USE SB-12 COMPLIANCE PACKAGE (A1):		
COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 at inner face of exterior walls
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value		
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value		
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights	2.8U	
Maximum U-value		
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information.	

ci- Denotes Continuous Insulation without framing interruption.



EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

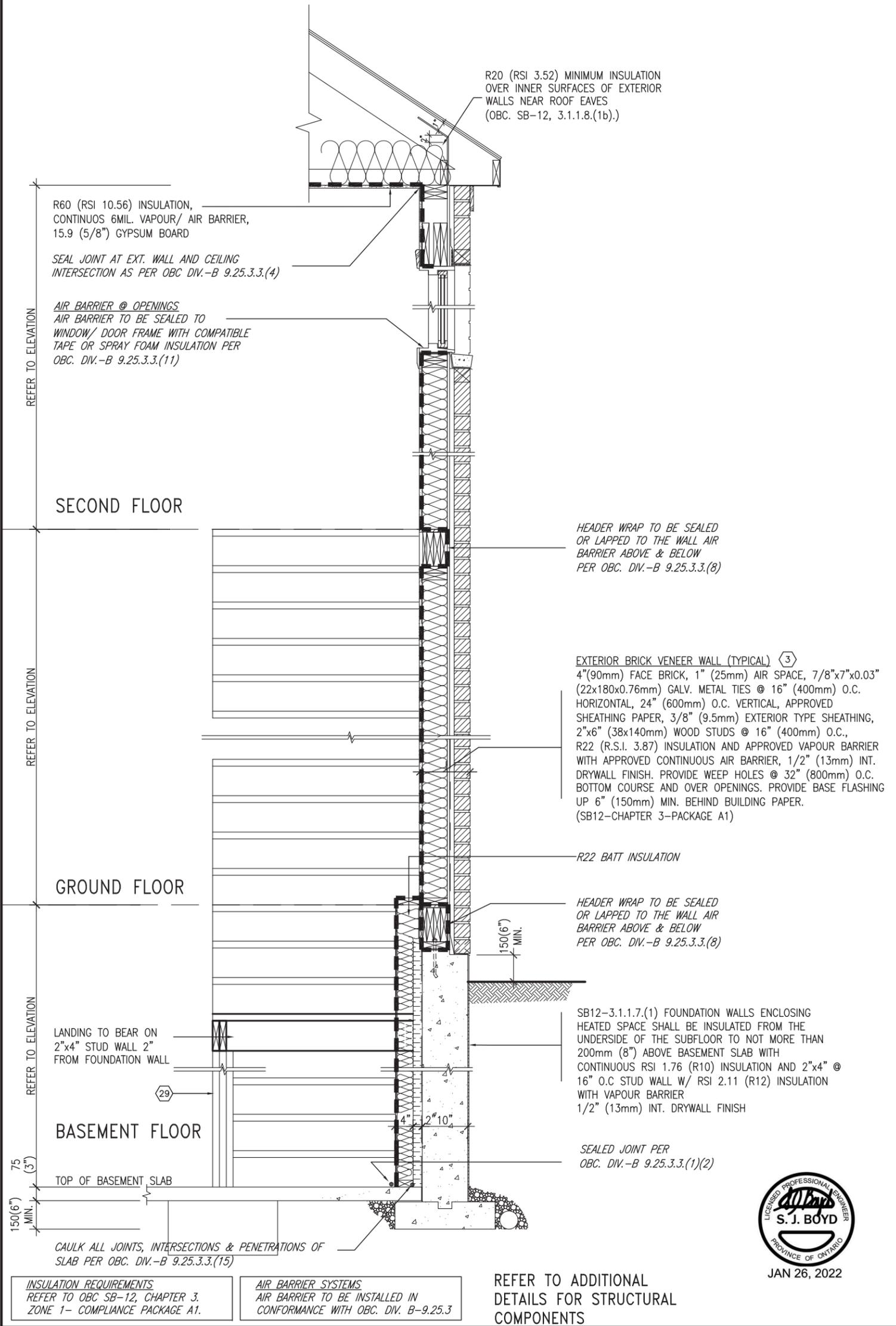


SECTION AT W.O.D/W.O.B.
* REVISED-FEB 2017



<p>REVIEWED</p> <p>9 8 7 6 5 4 3 2 1</p>	<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>W. Wellington - Baptiste</p> <p>signature</p> <p>25591 BCIN</p>	<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p> <p>project name</p> <p>GREEN VALLEY EAST</p> <p>date</p> <p>MAY 2016</p>	<p>CONST NOTE</p> <p>project no.</p> <p>16023</p>		
	<p>name</p> <p>W. Wellington - Baptiste</p> <p>registration information</p> <p>VA3 Design Inc.</p> <p>42658</p>		<p>municipality</p> <p>BRADFORD</p>	<p>CONSTRUCTION NOTES</p> <p>file name</p> <p>16023-CN-2022-A1</p>	<p>drawing no.</p> <p>CN6</p>	
	<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>		<p>checked by</p> <p>scale</p> <p>3/16" = 1'-0"</p>	<p>date</p> <p>MAY 2016</p>	<p>drawing no.</p> <p>CN6</p>	
	<p>4 UPDATE TO 2022</p> <p>JAN 11-22</p> <p>RC</p>		<p>3 UPDATE TO 2020</p> <p>FEB 24-20</p> <p>RC</p>	<p>2 UPDATE TO 2018</p> <p>JAN 11-18</p> <p>RC</p>	<p>1 ISSUE FOR CLIENT REVIEW</p> <p>AUG 04-17</p> <p>RC</p>	<p>RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:08 PM</p>
	<p>no. description</p> <p>date</p> <p>by</p>		<p>date</p> <p>by</p>	<p>date</p> <p>by</p>	<p>date</p> <p>by</p>	<p>date</p> <p>by</p>

SB12-COMPLIANCE PACKAGE 'A1'

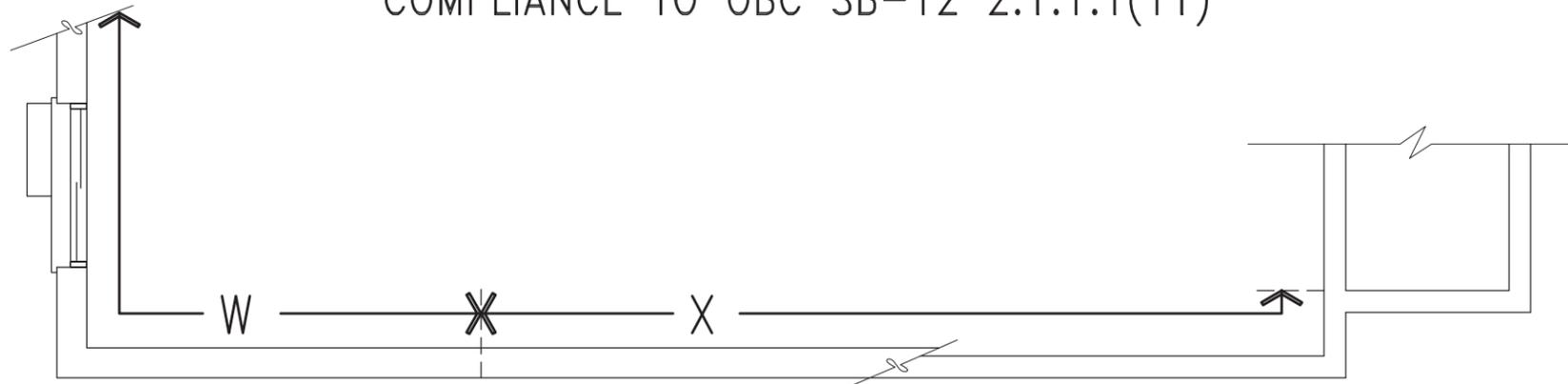


EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

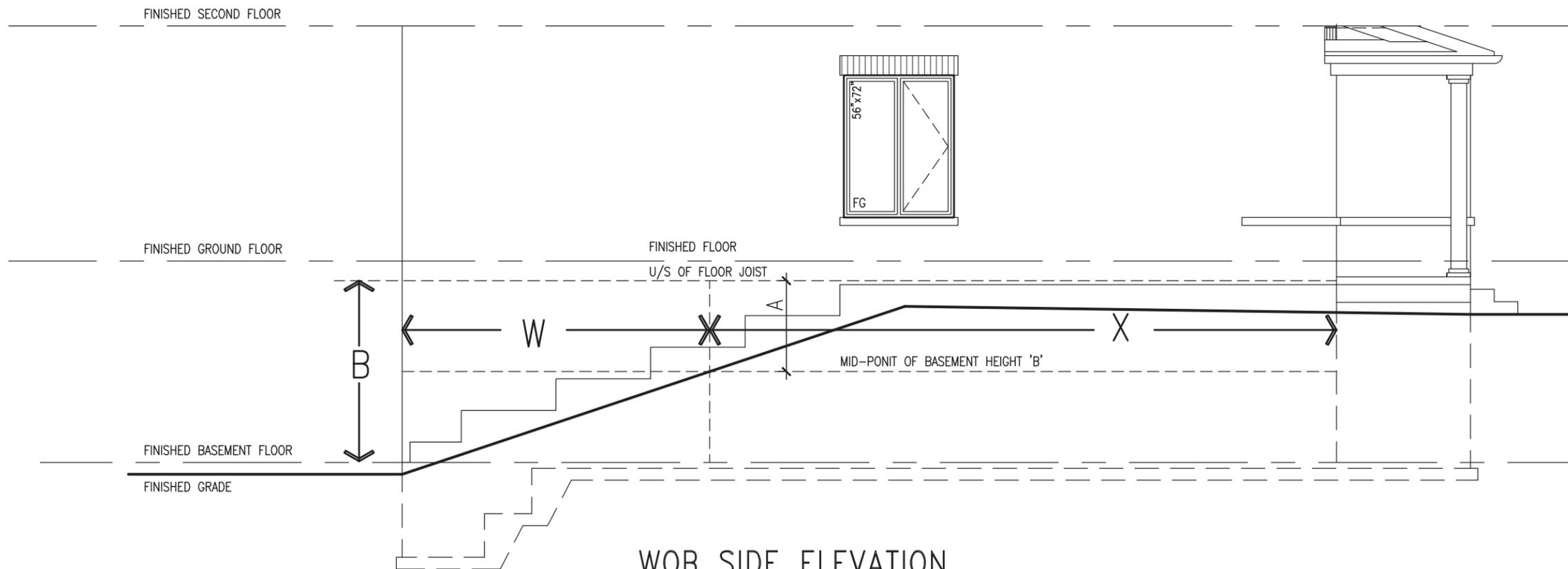
<p>REVIEWED</p>	<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p>		<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>	<p>BAYVIEW WELLINGTON</p>		<p>CONST NOTE</p>	
	<p>name: Wellington-Dro-Baptiste</p>			<p>project name: GREEN VALLEY EAST</p>		<p>project no.: 16023</p>	
	<p>registration information: VA3 Design Inc. 42658</p>			<p>municipality: BRADFORD</p>		<p>date: MAY 2016</p>	
	<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>			<p>checked by: [Signature]</p>		<p>scale: 3/16" = 1'-0"</p>	
	<p>no. description</p>			<p>date by</p>		<p>CONSTRUCTION NOTES</p>		file name: 16023-CN-2022-A1 drawing no.: CN7

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A



REVIEWED
JAN 26, 2022

<p>project name BAYVIEW WELLINGTON</p>		<p>project no. 16023</p>	
<p>municipality BRADFORD</p>		<p>drawing no. CN8</p>	
<p>project name GREEN VALLEY EAST</p>		<p>CONSTRUCTION NOTES</p>	
<p>date MAY 2016</p>		<p>file name 16023-CN-2022-A1</p>	
<p>drawn by RC</p>		<p>scale 3/16" = 1'-0"</p>	
<p>checked by RC</p>		<p>date Jan 26 2022 - 12:06 PM</p>	

VAS3 DESIGN
255 Consumers Rd, Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

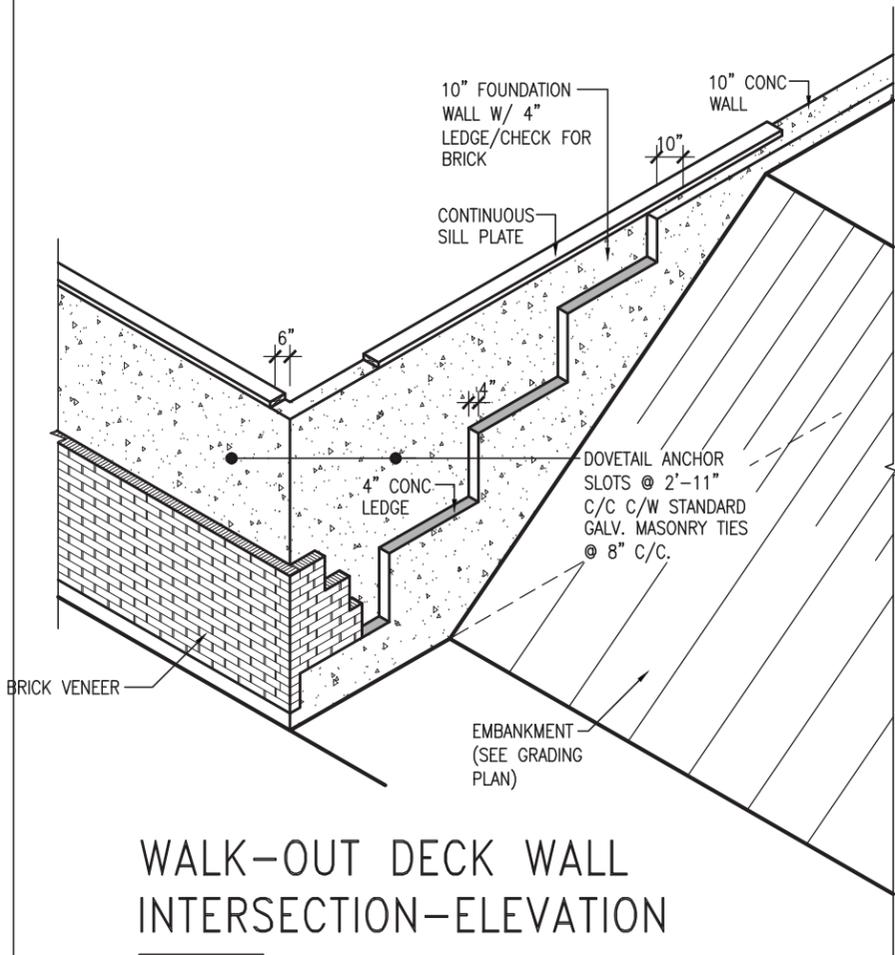
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Wellington Jno-Baptiste
signature
25591 BCIN
42658

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.

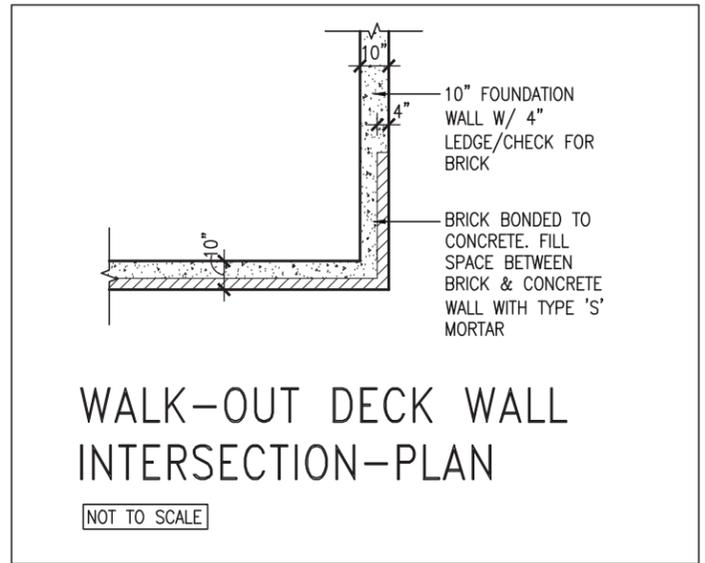
no.	description	date	by
9			
8			
7			
6			
5			
4	UPDATE TO 2022	JAN 11-22	RC
3	UPDATE TO 2020	FEB 24-20	RC
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



WALK-OUT DECK WALL INTERSECTION-ELEVATION

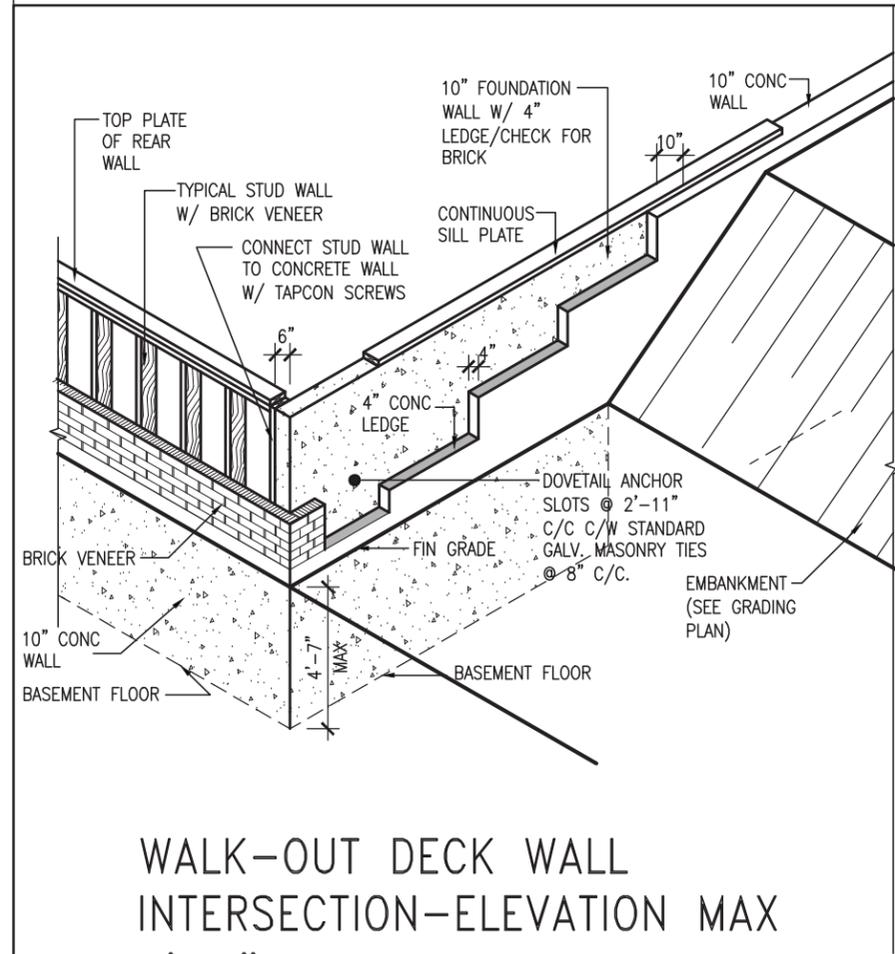
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

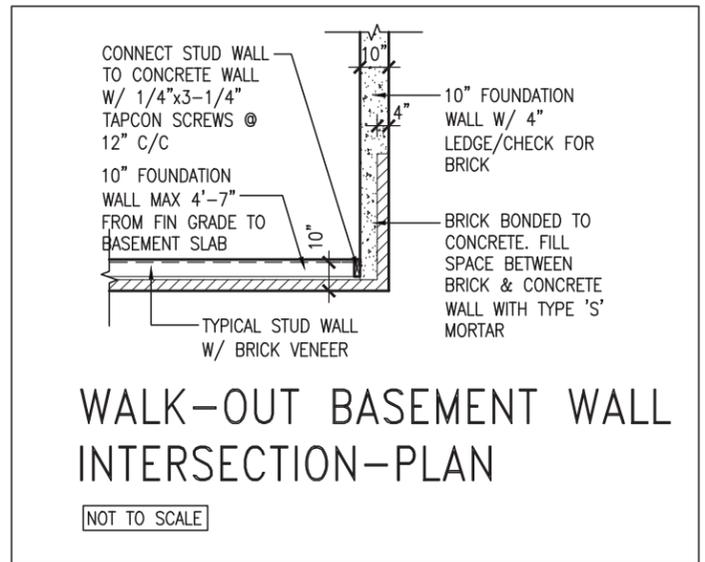
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL INTERSECTION-ELEVATION MAX 4'-7" BACKFILL

NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



JAN 26, 2022

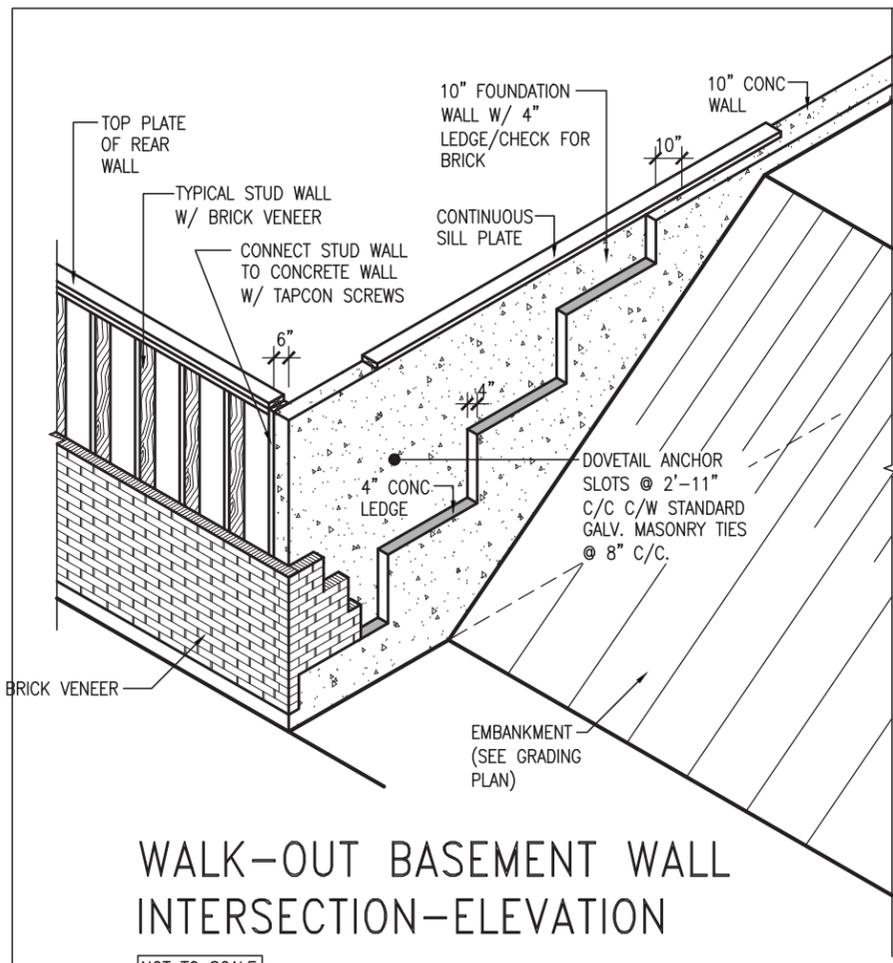
REVIEWED

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
name	signature	25591	BCIN
registration information			
VA3 Design Inc.		42658	
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
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

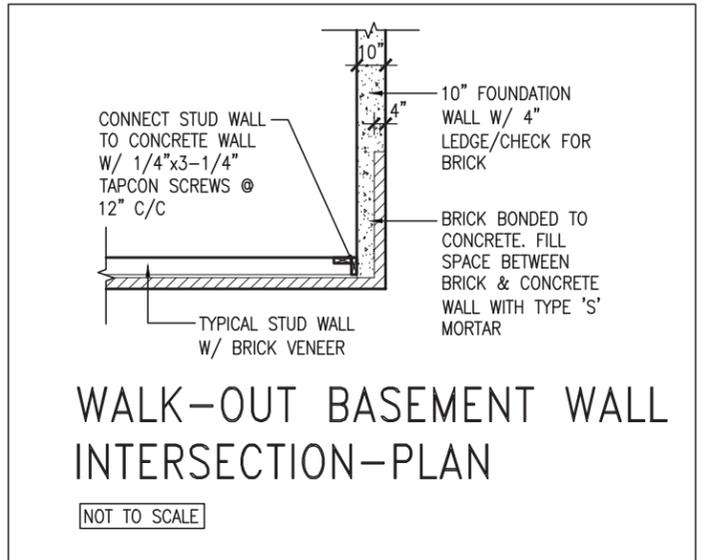
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY EAST	municipality	BRADFORD
date	MAY 2016	project no.	16023
drawn by	RC	checked by	
scale	3/16" = 1'-0"	file name	16023-CN-2022-A1
CONSTRUCTION NOTES		drawing no.	
		CN10	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:06 PM			

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

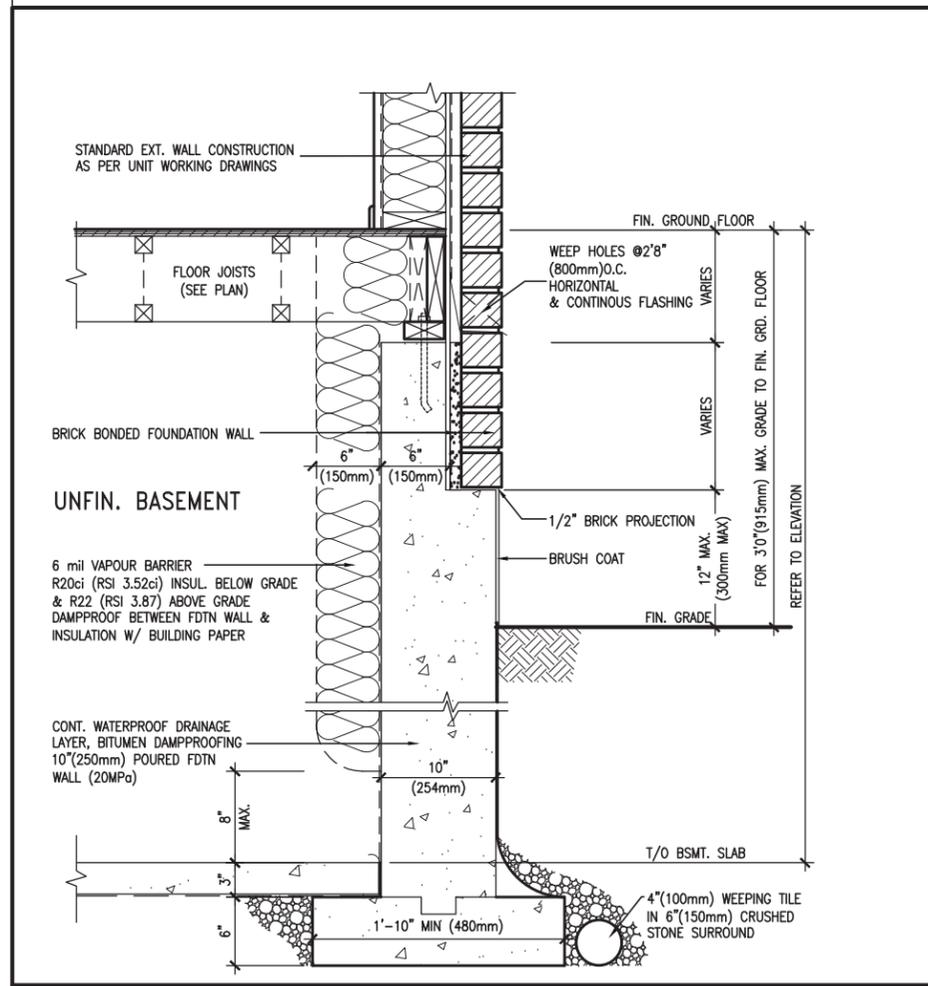
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

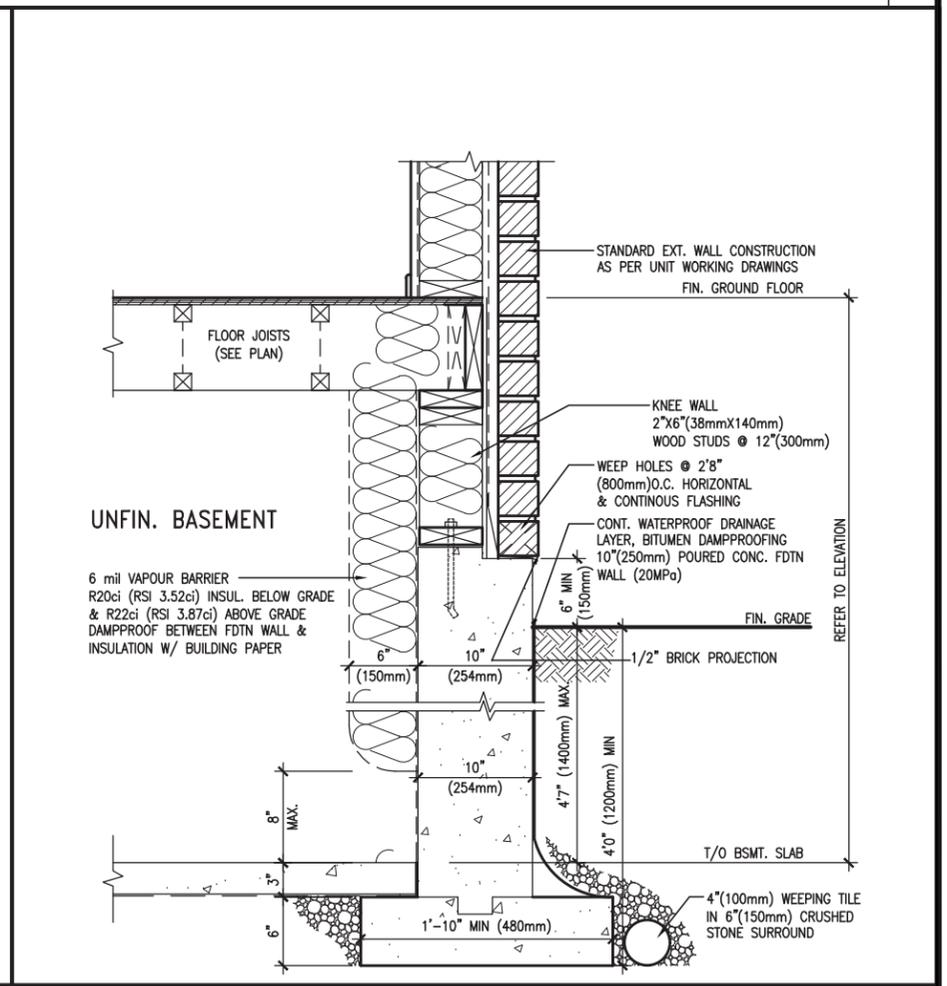
(10" FOUNDATION WALL)



WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE

EW3.06x
PKG A1

SCALE: N.T.S.



WALL SECTION FOR GRADE TO BASEMENT SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE

EW3.07x
PKG A1

SCALE: N.T.S.



JAN 26, 2022

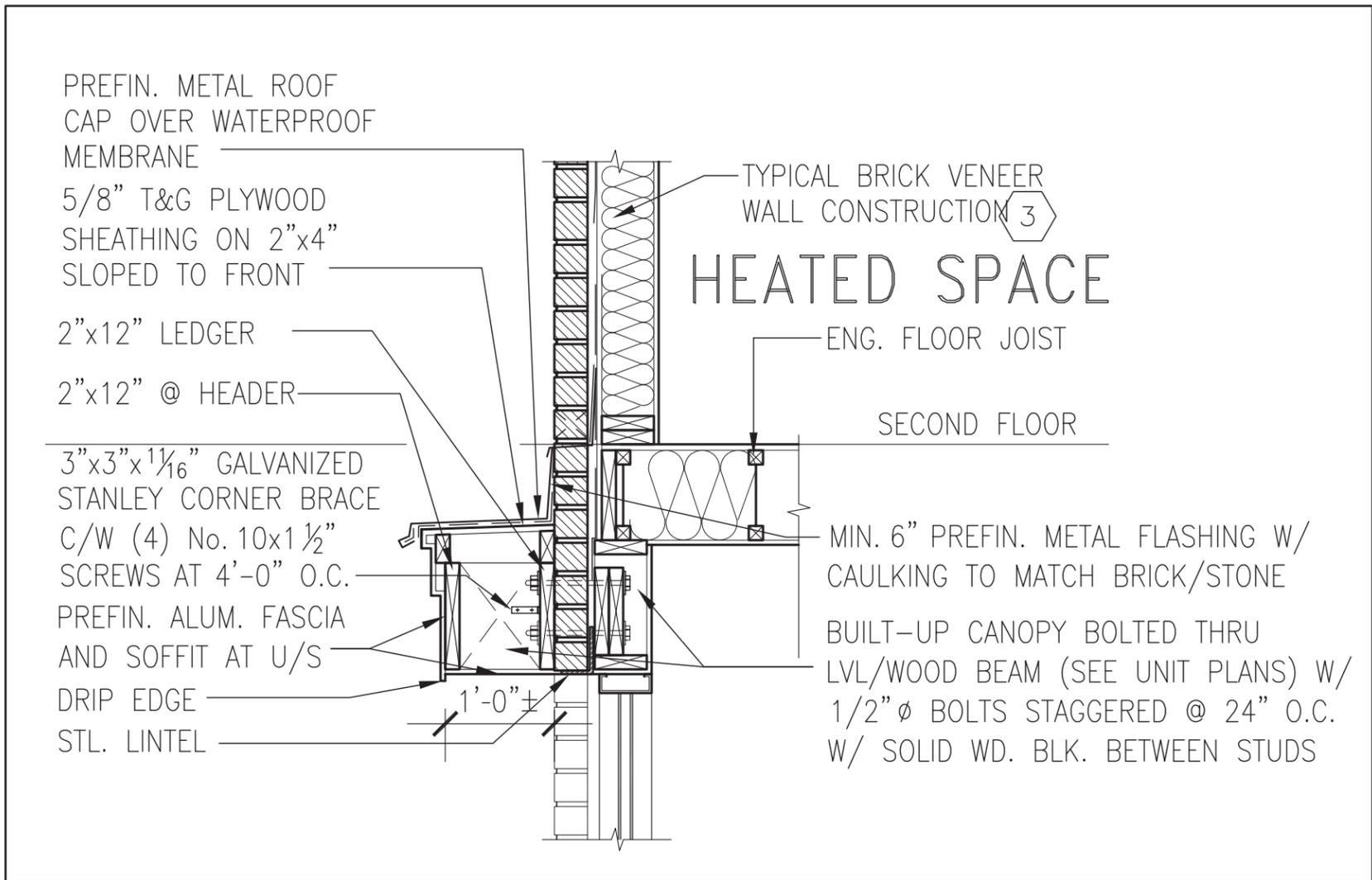
REVIEWED

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 name: Wellington, Qno-Baptiste
 registration information: 25591
 VA3 Design Inc. 42658
 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
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 16023-CN-2022-A1
CONSTRUCTION NOTES			drawing no. CN11
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:06 PM			

All drawings specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.



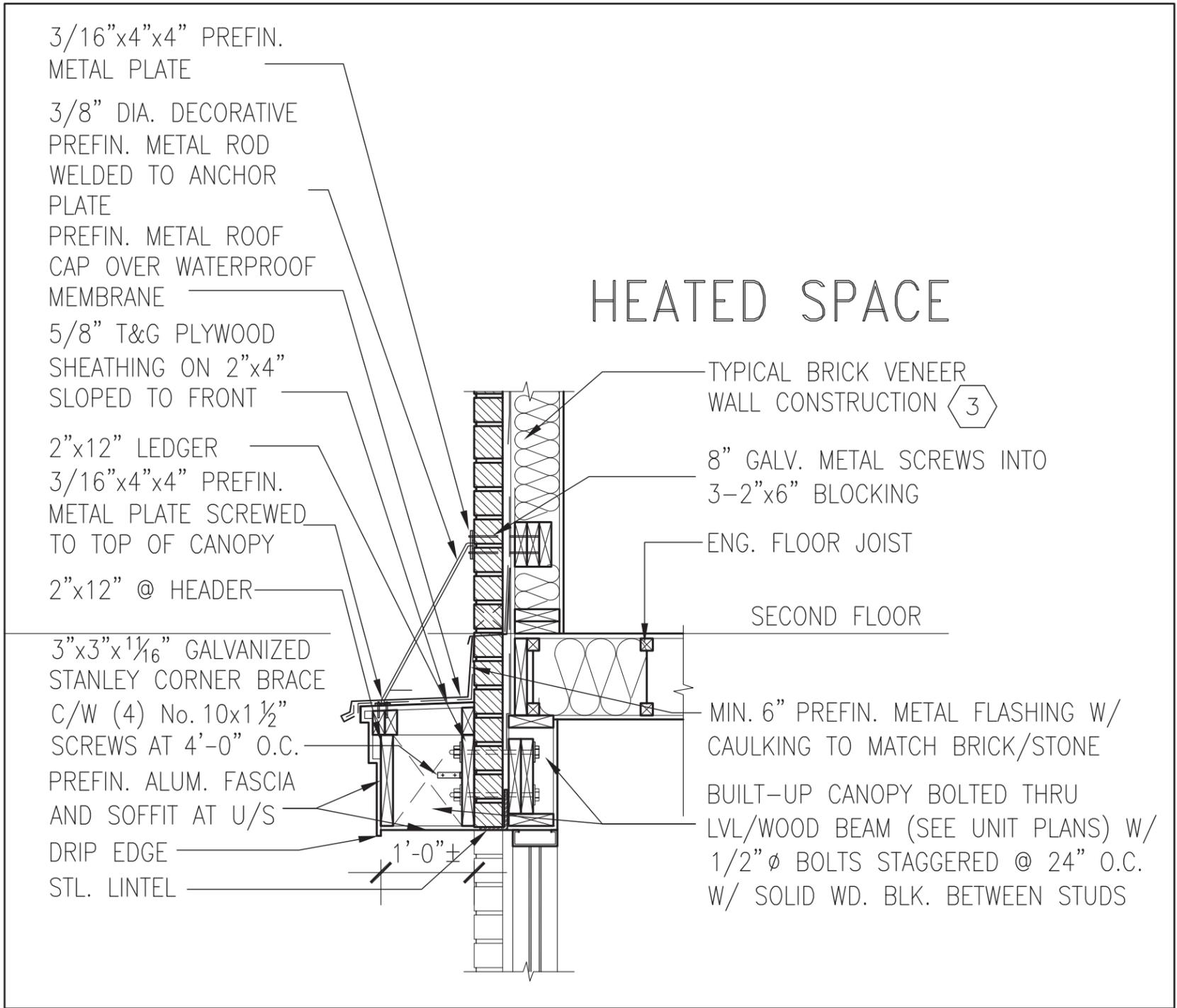
1
CN12

SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



<p>REVIEWED</p> <p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>Qualification information Wellington Bo-Baptiste <i>S. J. BOYD</i> 25591 name registration information BCIN VA3 Design Inc. 42658</p>			<p>VA3 DESIGN</p> <p>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>		<p>BAYVIEW WELLINGTON</p>		<p>CONST NOTE</p>	
					<p>project name GREEN VALLEY EAST municipality BRADFORD project no. 16023</p>		<p>date MAY 2016 scale 3/16" = 1'-0" file name 16023-CN-2022-A1 drawing no. CN12</p>	
<p>4 UPDATE TO 2022 JAN 11-22 RC</p> <p>3 UPDATE TO 2020 FEB 24-20 RC</p> <p>2 UPDATE TO 2018 JAN 11-18 RC</p> <p>1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC</p>			<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>		<p>CONSTRUCTION NOTES</p>		<p>RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM</p>	



1
CN13

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



REVIEWED

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 name: Wellington, Ohio-Baptiste
 signature: [Signature]
 BCIN: 25591
 registration information: 42658
 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
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON
 project name: GREEN VALLEY EAST
 municipality: BRADFORD
 date: MAY 2016
 drawn by: RC
 checked by: -
 scale: 3/16" = 1'-0"
 RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM

CONST NOTE
 project no.: 16023
 CONSTRUCTION NOTES
 file name: 16023-CN-2022-A1
 drawing no.: CN13

3/16"x4"x4" PREFIN.
METAL PLATE

3/8" DIA. DECORATIVE
PREFIN. METAL ROD
WELDED TO ANCHOR
PLATE

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

5/8" T&G PLYWOOD
SHEATHING ON 2"x4"
SLOPED TO FRONT

2"x12" LEDGER

3/16"x4"x4" PREFIN.
METAL PLATE SCREWED
TO TOP OF CANOPY

2"x12" @ HEADER

3"x3"x1 1/16" GALVANIZED
STANLEY CORNER BRACE

C/W (4) No. 10x1 1/2"
SCREWS AT 4'-0" O.C.

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

8" GALV. METAL SCREWS INTO
3-2"x6" BLOCKING

PREFINISHED METAL FLASHING
OVER WATERPROOF MEMBRANE

2"x6" @ 12" O.C. NAILED TO
2"x8" JOIST BELOW

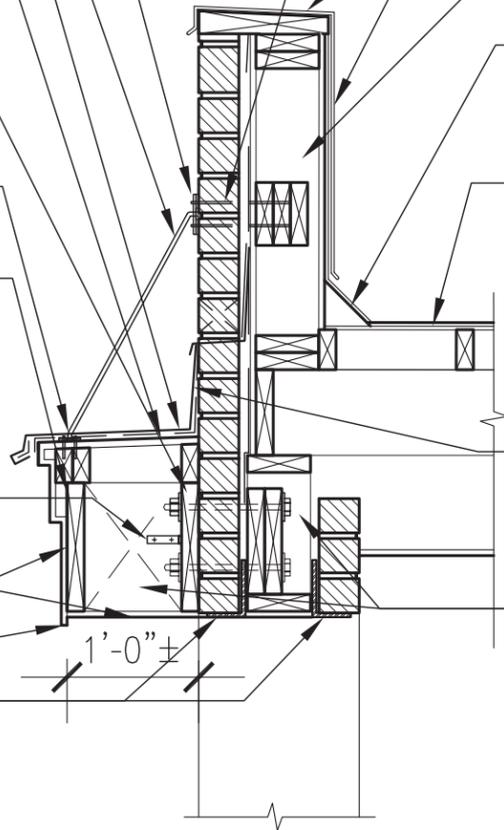
CANT STRIP

ROOF NOTE R1

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

MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE

BUILT-UP CANOPY BOLTED THRU
LVL/WOOD BEAM (SEE UNIT PLANS) W/
1/2" Ø BOLTS STAGGERED @ 24" O.C.
W/ SOLID WD. BLK. BETWEEN STUDS



1

CN14

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



REVIEWED

no.	description	date	by
9			
8			
7			
6			
5			
4	UPDATE TO 2022	JAN 11-22	RC
3	UPDATE TO 2020	FEB 24-20	RC
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Wellington **Bo-Baptiste** *S. J. BOYD* 25591
 name registration information BCIN
VA3 Design Inc. 42658

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
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST municipality BRADFORD project no. 16023

date MAY 2016
 drawn by RC checked by - scale 3/16" = 1'-0"
 RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM

CONST NOTE

CONSTRUCTION NOTES
 file name 16023-CN-2022-A1 drawing no. **CN14**