

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 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.

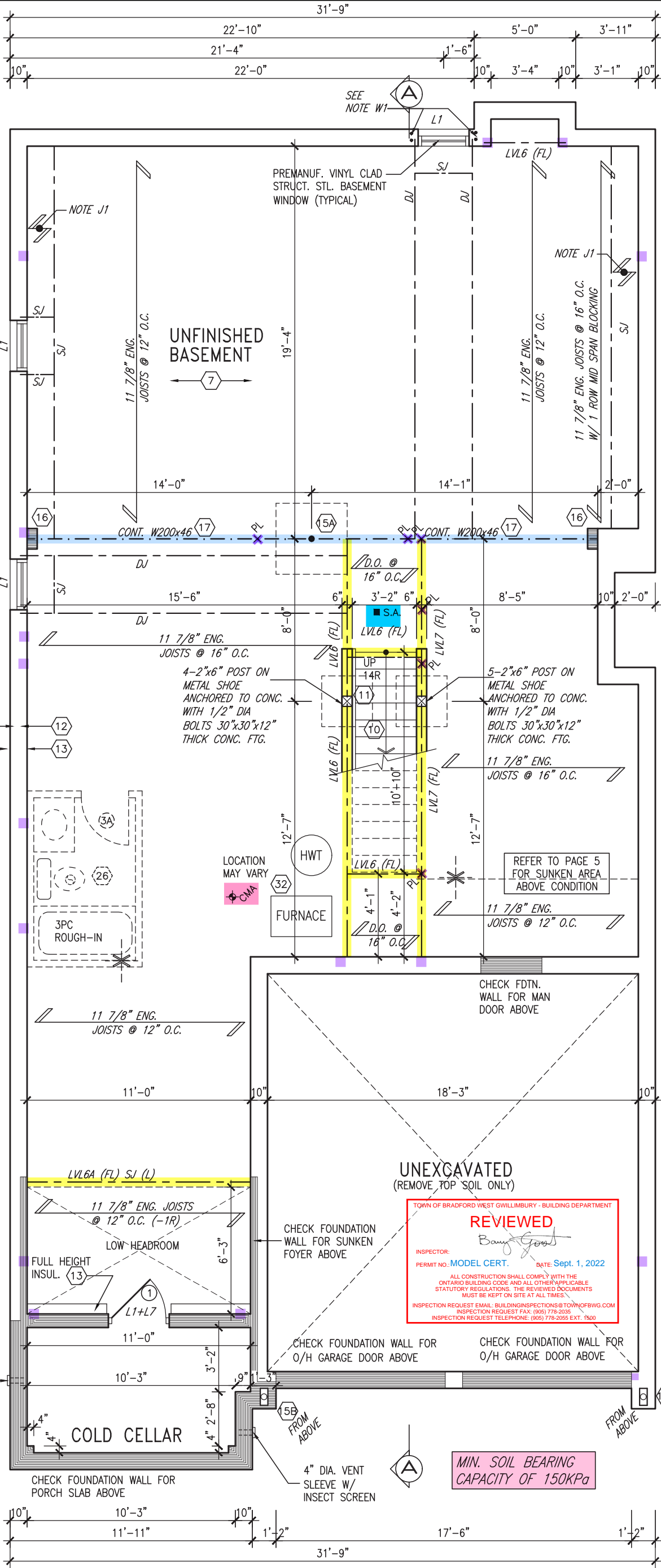
NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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.

BASEMENT  
PLAN 'A' & 'B'



REFER TO PAGE 6 FOR AREA CALCULATIONS

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.  
Qualification information  
Richard - Baptiste  
signature  
25591  
BCIN  
42658  
name  
registration information  
VA3 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.

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"
drawn by	BD.BIM	file name	16023-S38-21	drawing no.	1
BASEMENT PLAN 'A' & 'B'					
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM					

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

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**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'  $\frac{1}{2}$  " x 3'  $\frac{1}{2}$  " x  $\frac{1}{4}$  " SQUARE  
 H.S.S. 6x6x  $\frac{3}{8}$  " TOP AND  
 BOTTOM PL. BASE PLATE 4  
 $\frac{1}{2}$  " x 10  $\frac{1}{2}$  " x  $\frac{1}{2}$  " WITH 2 -  
 $\frac{1}{2}$  "  $\phi$  x 12 " x 2 " HOOK  
 ANCHORS. FIELD WELD  
 COLUMN TO BASE PLATE  
 ON 42 " x 42 " x 18 " 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  
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NOTE: FLOOR FRAMING INFO  
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INFORMATION AND DETAILS.  
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JOISTS ARE PARALLEL TO  
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NOTE: SPACE ALL FLOOR  
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**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)

[illegible]

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					Wallington Jno-Baptiste	25591
6					name	BCIN
5					registration information	
4					VA3 Design Inc.	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			



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 <b>GREEN VALLEY EAST</b>	municipality <b>BRADFORD EAST, ON.</b>	project no. <b>16023</b>
date <b>OCT 2021</b>		drawing no. <div style="font-size: 48pt; font-weight: bold;">1A</div>
BASEMENT PLAN 'A' & 'B' (9'-0" BASEMENT)		
drawn by <b>BD.BIM</b>	checked by <b>JWM</b>	
scale <b>3/16" = 1'-0"</b>		file name <b>16023-S38-21</b>
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BIM\Units\38"\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM		

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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
11'0" or greater	8'0" (96")
10'0"	8'0" (96")
9'0"	8'0" (80")
8'0" or lower	6'8" (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 OBC, DIV. B- TABLE 6.2.3.12.  
• KITCHEN EXHAUST. 3.0m  
• DRIVEWAY, PARKING SPACE, ROAD. 1.5m  
• SOLID FUEL APPLIANCE EXHAUST. 3.0m  
KIT-EX-NOTE-2020.dwg

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

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Qualification information  
Willington, Onto-Baptiste  
name  
signature  
registration information  
VA3 Design Inc.  
42658  
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va3design.com

## BAYVIEW WELLINGTON

S38-21

project name  
GREEN VALLEY EAST  
BRADFORD EAST, ON.  
municipality  
date  
OCT 2021  
drawn by  
BD.BIM  
checked by  
JWM  
scale  
3/16" = 1'-0"  
file name  
16023-S38-21  
drawing no.  
2

project no.  
16023  
drawing no.  
2



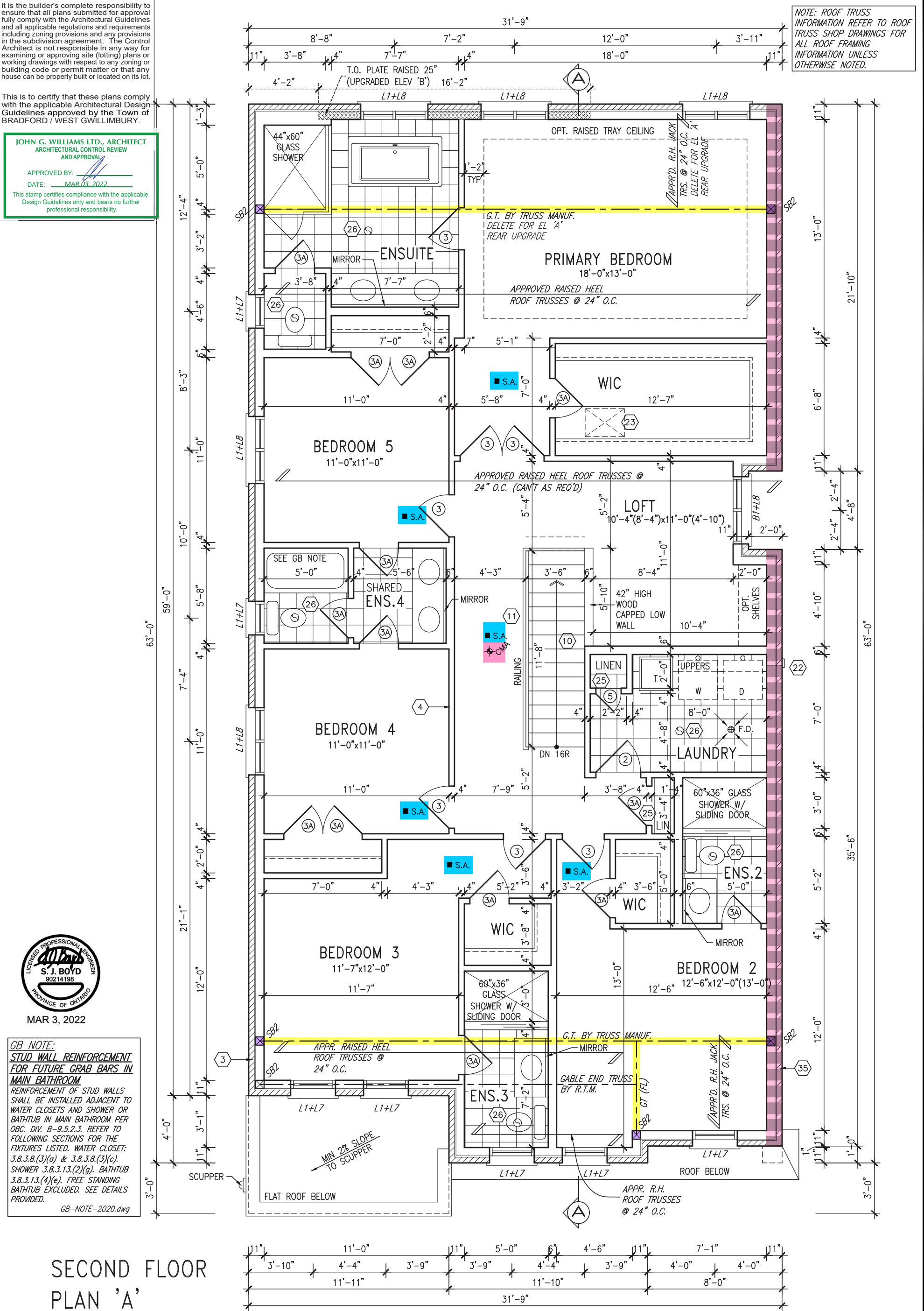
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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

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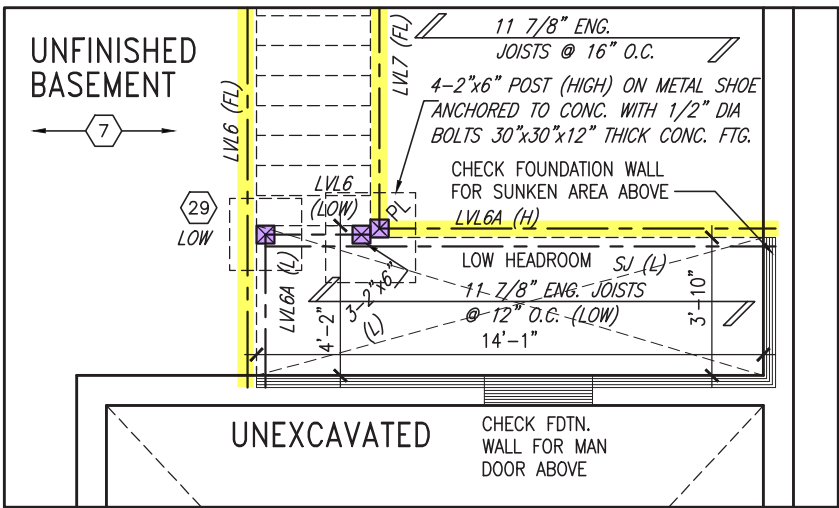
NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.



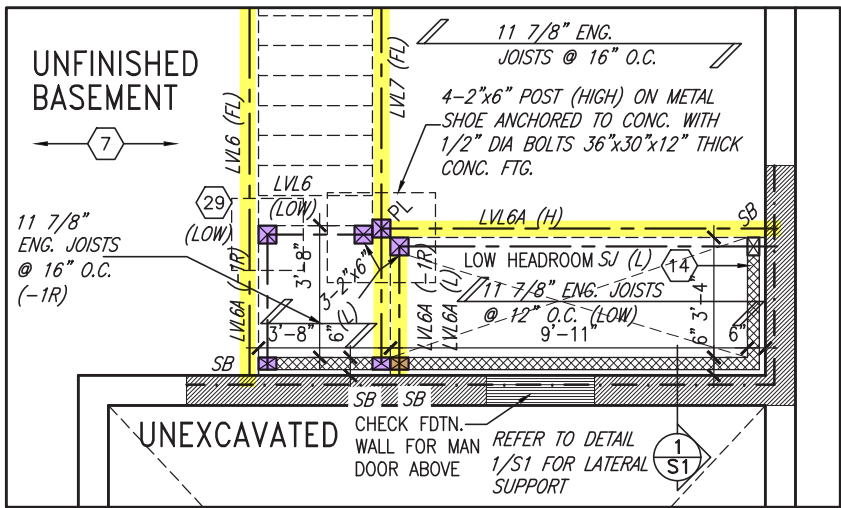
INDICATES REDUCED SIDE YARD CONDITION	
REVIEWED	
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Qualification information Wellington Duo-Baptiste signature 25591 BCIN VA3 Design Inc. 42658	
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BAYVIEW WELLINGTON	
S38-21	
project name GREEN VALLEY EAST	
municipality BRADFORD EAST, ON.	
project no. 16023	
date OCT 2021	
SECOND FLOOR PLAN 'A'	
drawing no. 3	
drawn by BD.BIM	
checked by JWM	
scale 3/16" = 1'-0"	
file name 16023-S38-21	
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PARTIAL BASEMENT PLAN W/ 1R  
SUNKEN AREA ABOVE CONDITION



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

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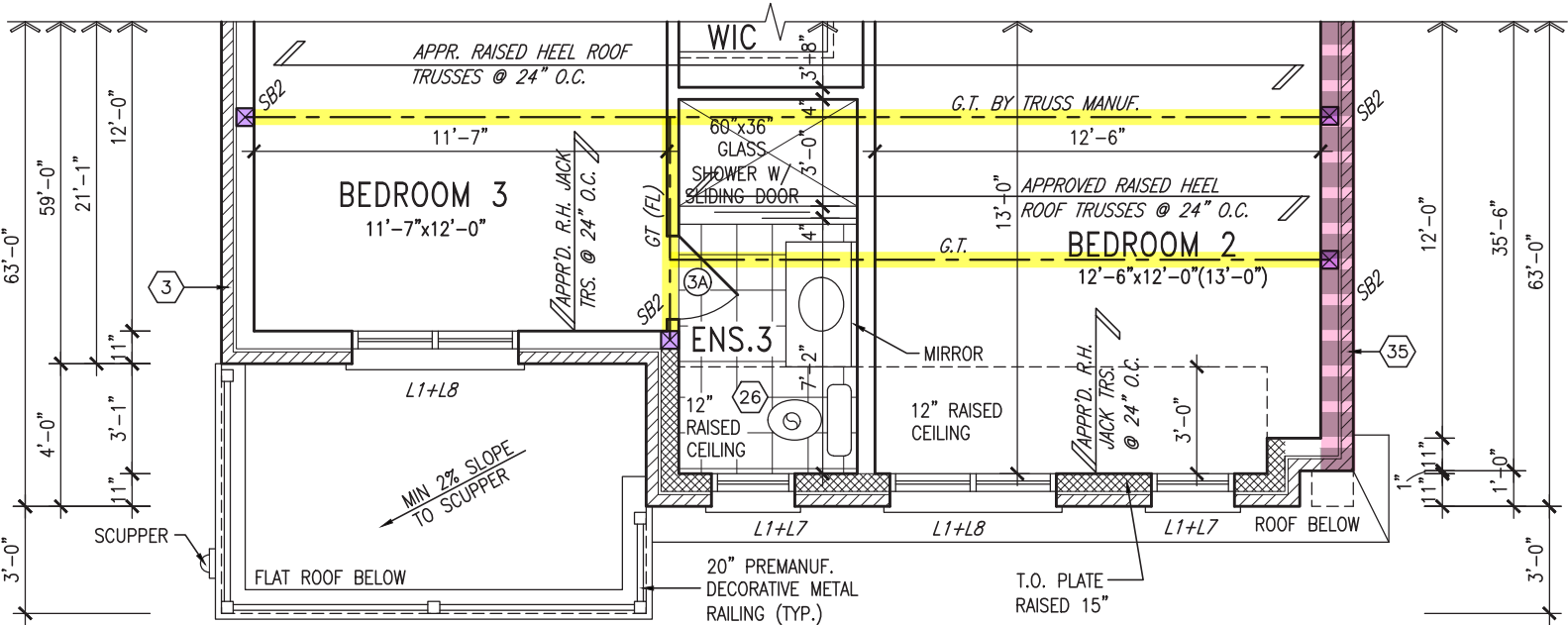
DOOR HEIGHTS	
CEILING HEIGHT	DOOR HEIGHT
11'0" or greater	8'0" (96")
10'0"	8'0" (96")
9'0"	6'8" (80")
8'0" or lower	6'8" (80")

CONTRACTOR TO CONFIRM HEIGHTS WITH BUILDER

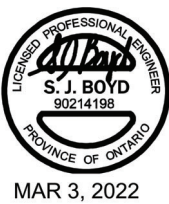
NOTE:  
REFER TO STANDARD PLAN FOR  
COMPLETE CONSTRUCTION NOTES.

**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



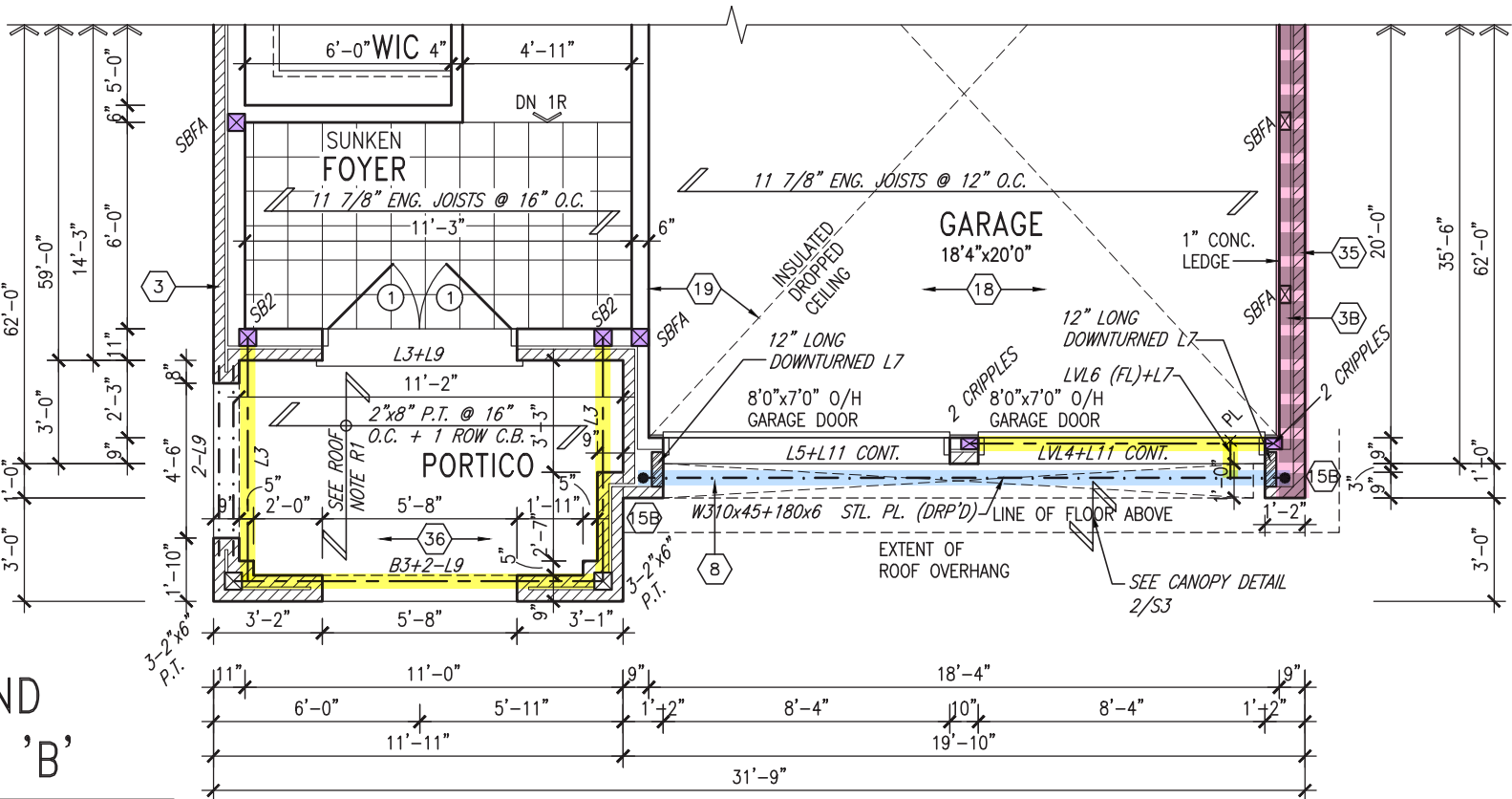
PART. SECOND  
FLOOR PLAN 'B'



**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

<b>REVIEWED</b>			
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			William G. Baptiste
6			signature
5			25591
4			BCIN
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

<b>BAYVIEW WELLINGTON</b>		<b>S38-21</b>	
project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.
date	OCT 2021	project no.	16023
drawn by	BD.BIM	checked by	JWM
scale	3/16" = 1'-0"	file name	16023-S38-21
PARTIAL PLANS 'B'		drawing no.	4

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APPROVED BY: \_\_\_\_\_  
DATE: MAR 03, 2022

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**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), 3.8.3.1.3.(2)(f) & 3.8.3.1.3.(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.

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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

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 *W. J. Baptiste* 255

name	signature	B
registration information		
VA3 Design Inc.		426

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t 416.630.2255 f 416.630.4782  
va3design.com

## BAYVIEW WELLINGTON

**S38-21**

project name	municipality
GREEN VALLEY EAST	BRADFORD EAST, ON.

project no.  
16023

date  
OCT 2021

PARTIAL PLANS 'C'

drawing no.

drawn by  
BD.BIM

checked by  
JWM

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

scale  
1" = 1'-0"

file name  
6023-S38-21

5

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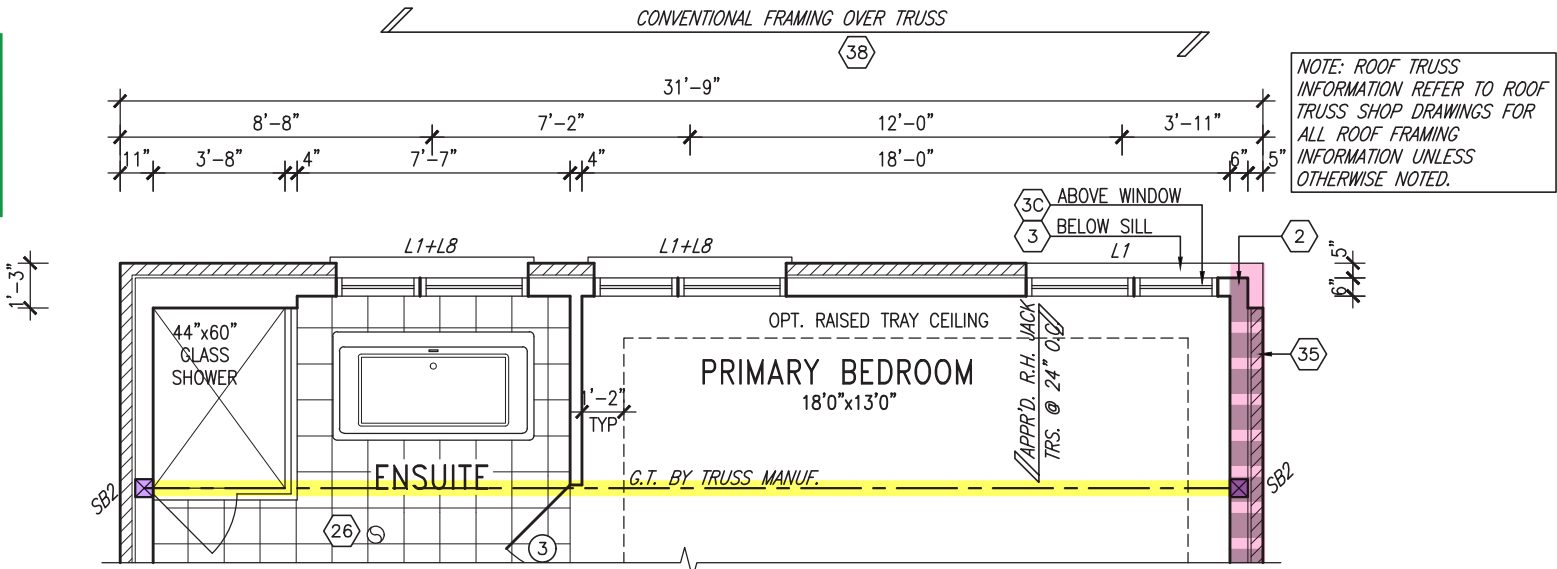
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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

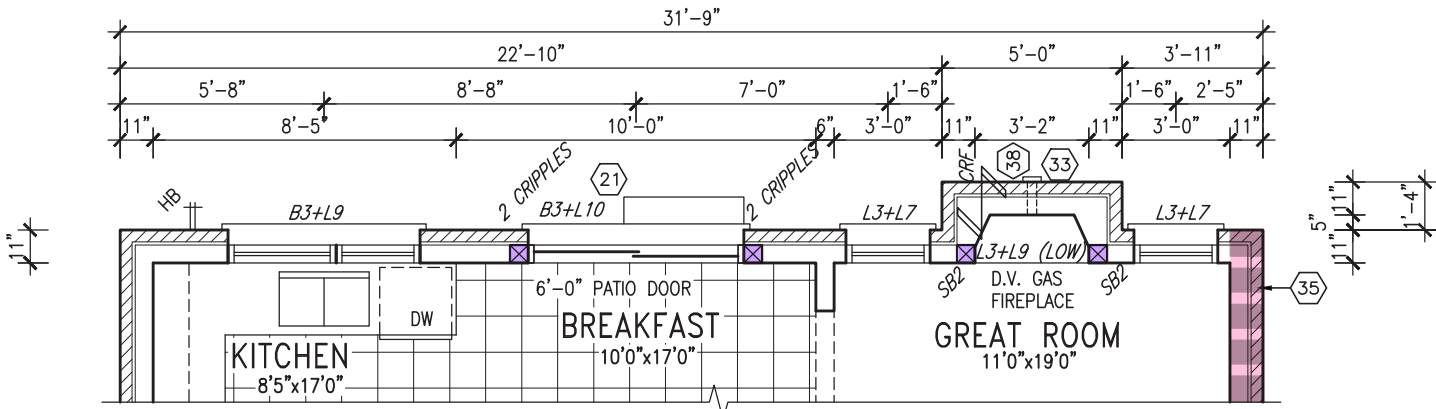
APPROVED BY:   
DATE: MAR 03, 2022

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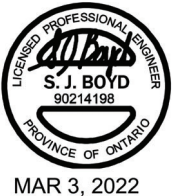
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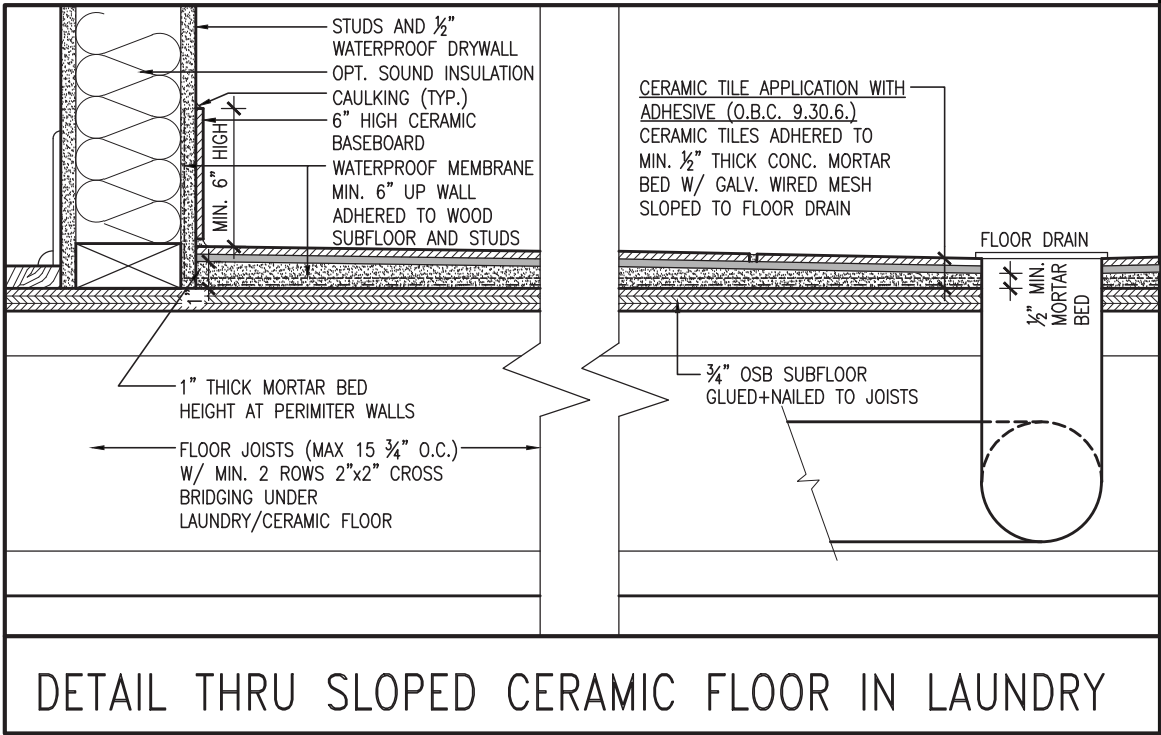
PART. SECOND FLOOR  
PLAN 'C' @ REAR  
(UPGRADED CONDITION)



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	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.
8		Qualification information
7		Wellington, Onto-Baptiste
6		signature
5		25591
4		BCIN
3	REVISED AS PER ENG COMMENTS	VA3 Design Inc.
2	REVISED AS PER FLOR / ROOF LAYOUTS	42658
1	ISSUED FOR CLIENT REVIEW	
no.	description	date by

VA3  
DESIGN

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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  
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drawing no.  
6

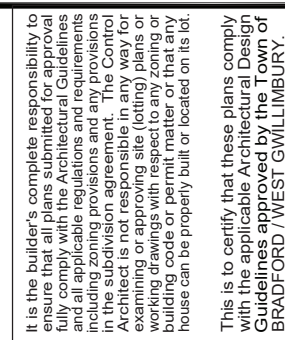
PARTIAL PLANS 'C' (UPGRADED CONDITION)

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









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

APPROVED BY:  \_\_\_\_\_

DATE: MAR 02, 2022

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

[illegible]

**V3**  
**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.

Information

Wellington Jno-Baptiste 25591

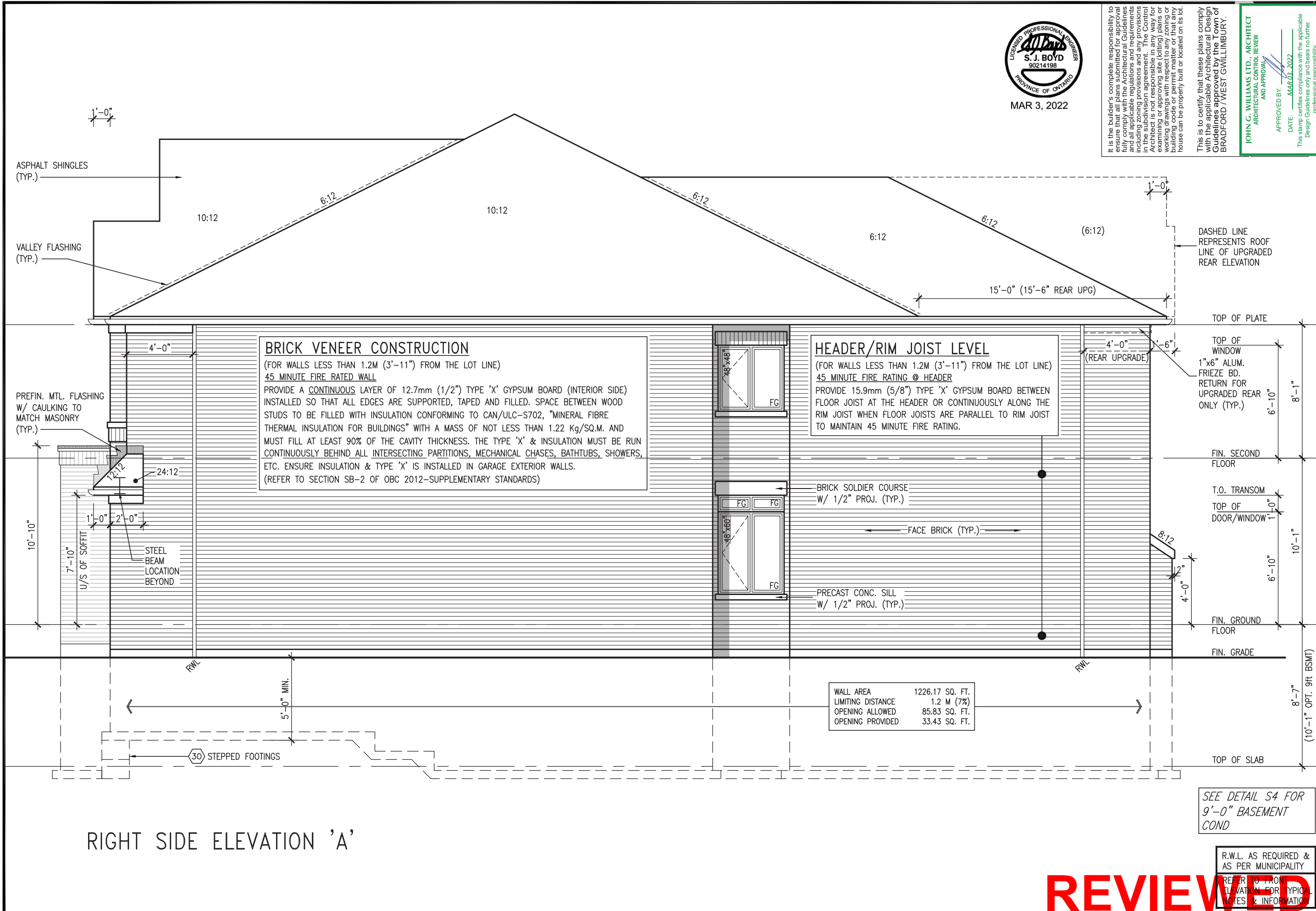
name registration information BCIN

VA3 Design Inc. 42658

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.

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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





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.

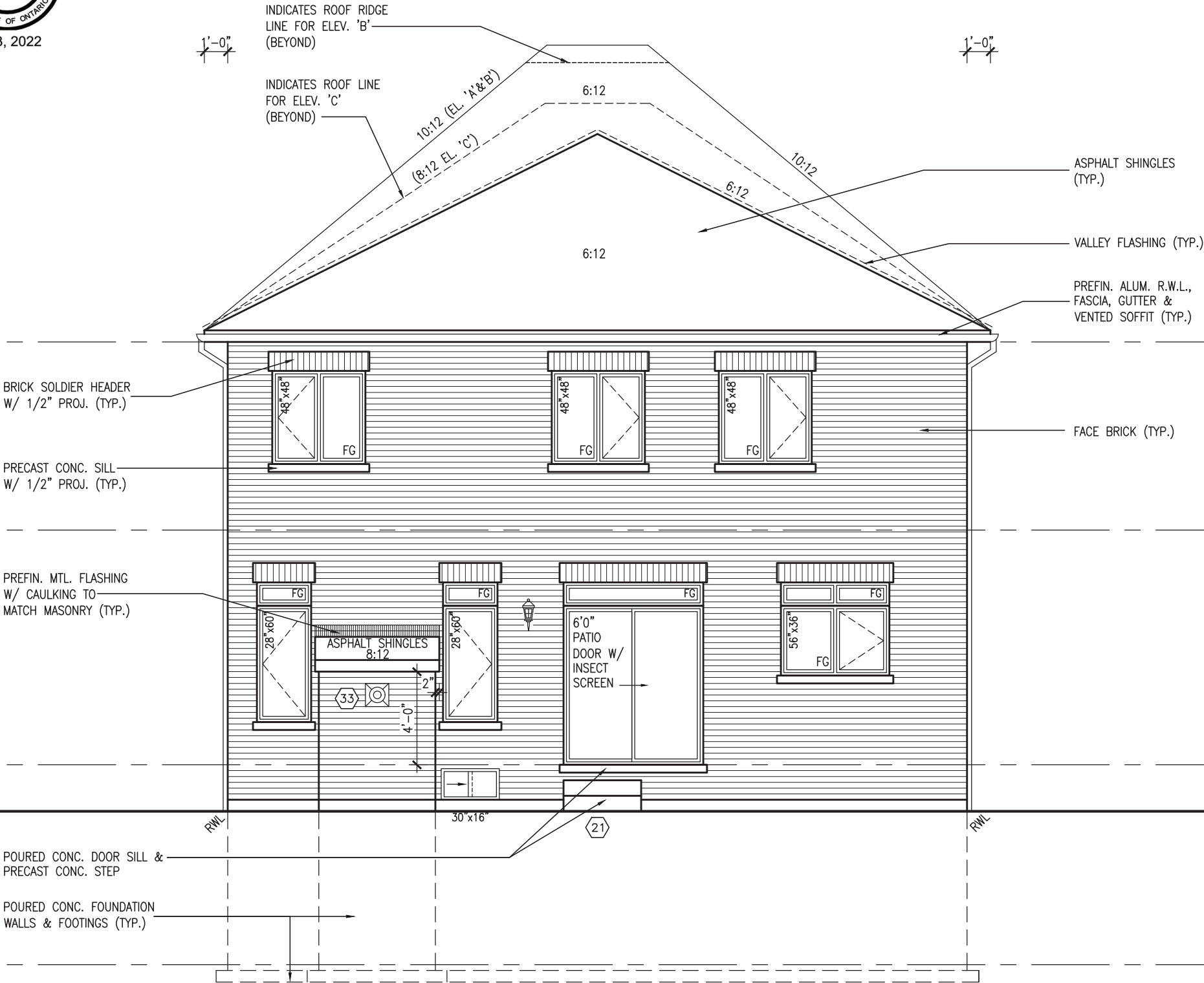
JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: MAR 03, 2022

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MAR 3, 2022



REAR ELEVATION 'A', 'B' & '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

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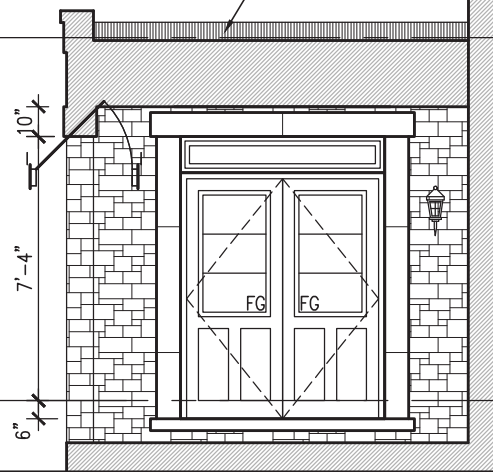
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-21 ELEVATION B		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	640 S.F.	97.14 S.F.	15.18 %
LEFT SIDE	1230 S.F.	110.00 S.F.	8.94 %
RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %
REAR	640 S.F.	141.67 S.F.	22.14 %
* OPENINGS 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 %



MAR 3, 2022

## PORTICO ELEVATION 'B'

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



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

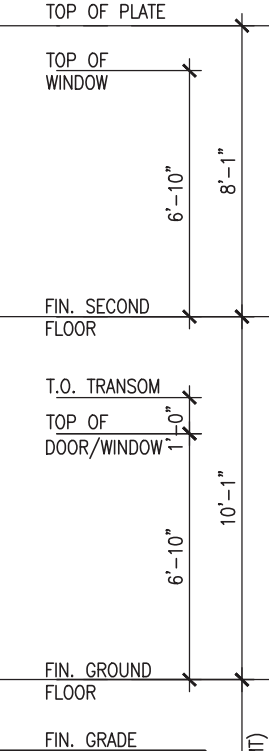
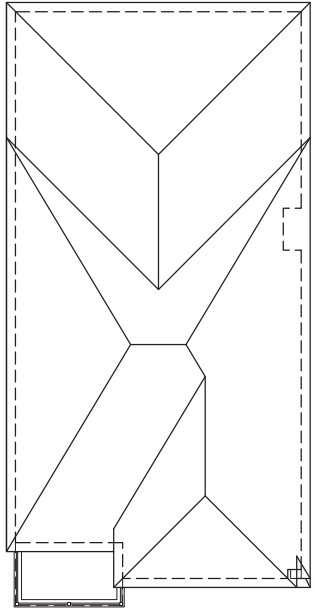
APPROVED BY:   
DATE: MAR 03, 2022

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



## FRONT ELEVATION 'B'

## ROOF PLAN ELEVATION 'B'



SEE DETAIL S4 FOR  
9'-0" BASEMENT  
COND

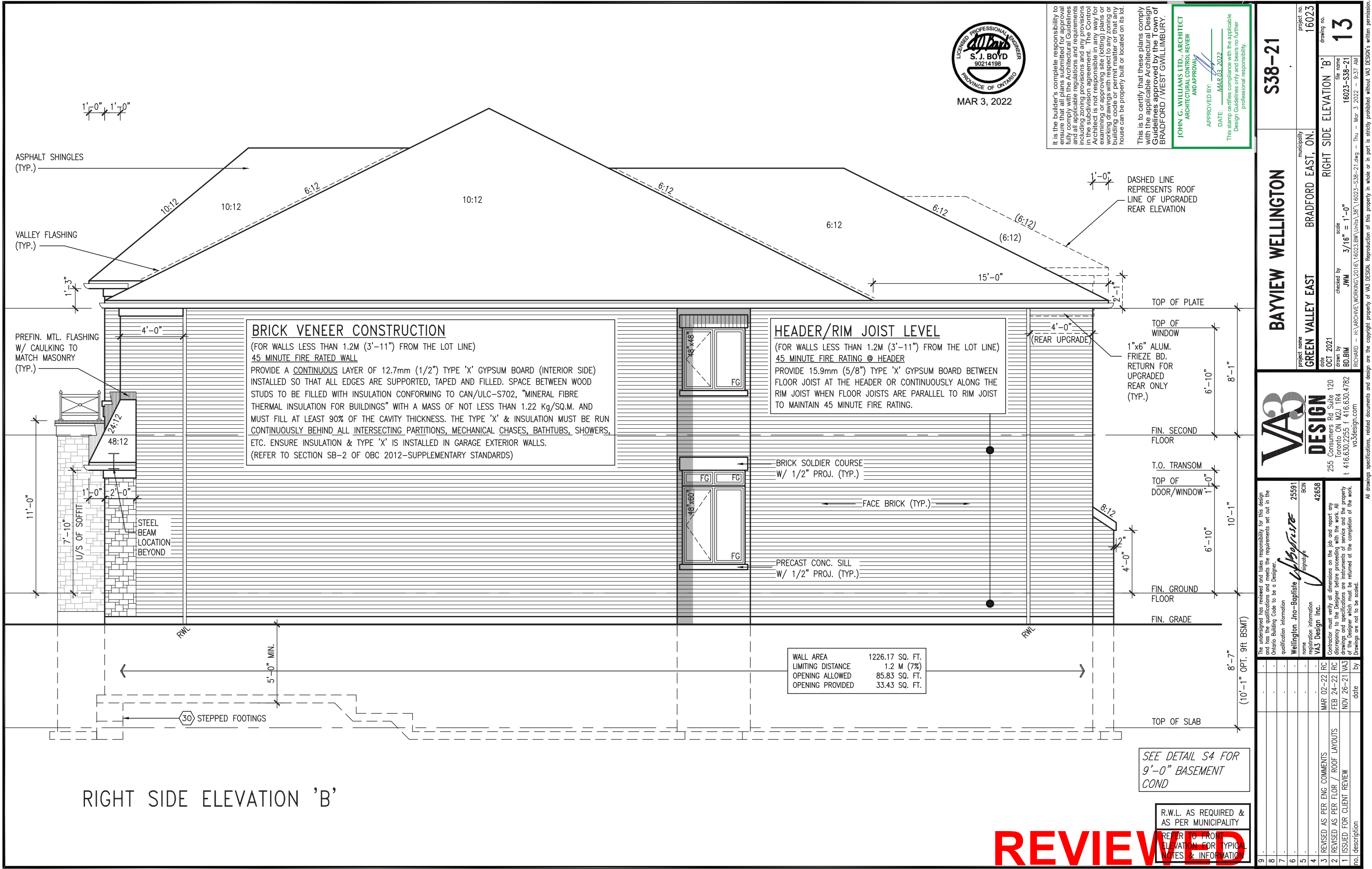
R.W.L. AS REQUIRED &  
AS PER MUNICIPALITY

# REVIEWED

S38-21		BAYVIEW WELLINGTON	
project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.
project no.	16023	drawing no.	11
date	OCT 2021	scale	3/16" = 1'-0"
checked by	JWM	drawn by	BD,BIM
file name	16023-S38-21	date	16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM
RICHARD - H:\ARCHIVE\WORKING\2016\16023\B\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 VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.			
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 25591 BCIN			
name registration information VAS 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.			
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 VAS	
no.	description	date	by







RIGHT SIDE ELEVATION 'B'

REVIEWED

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

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 BCN		42658	
qualification information		name		registration information	
Wellington Jno-Baptiste		V3S 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.	
9		.		MAR 02-22 RC	
8		.		FEB 24-22 RC	
7		.		NOV 26-21 VAS	
6		.		date	
5		.		by	
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 VAS	
no.		description		date	

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 BCN		42658	
qualification information		name		registration information	
Wellington Jno-Baptiste		V3S 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.	
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8		.		FEB 24-22 RC	
7		.		NOV 26-21 VAS	
6		.		date	
5		.		by	
4		.		.	
3		REVISED AS PER ENG COMMENTS		MAR 02-22 RC	
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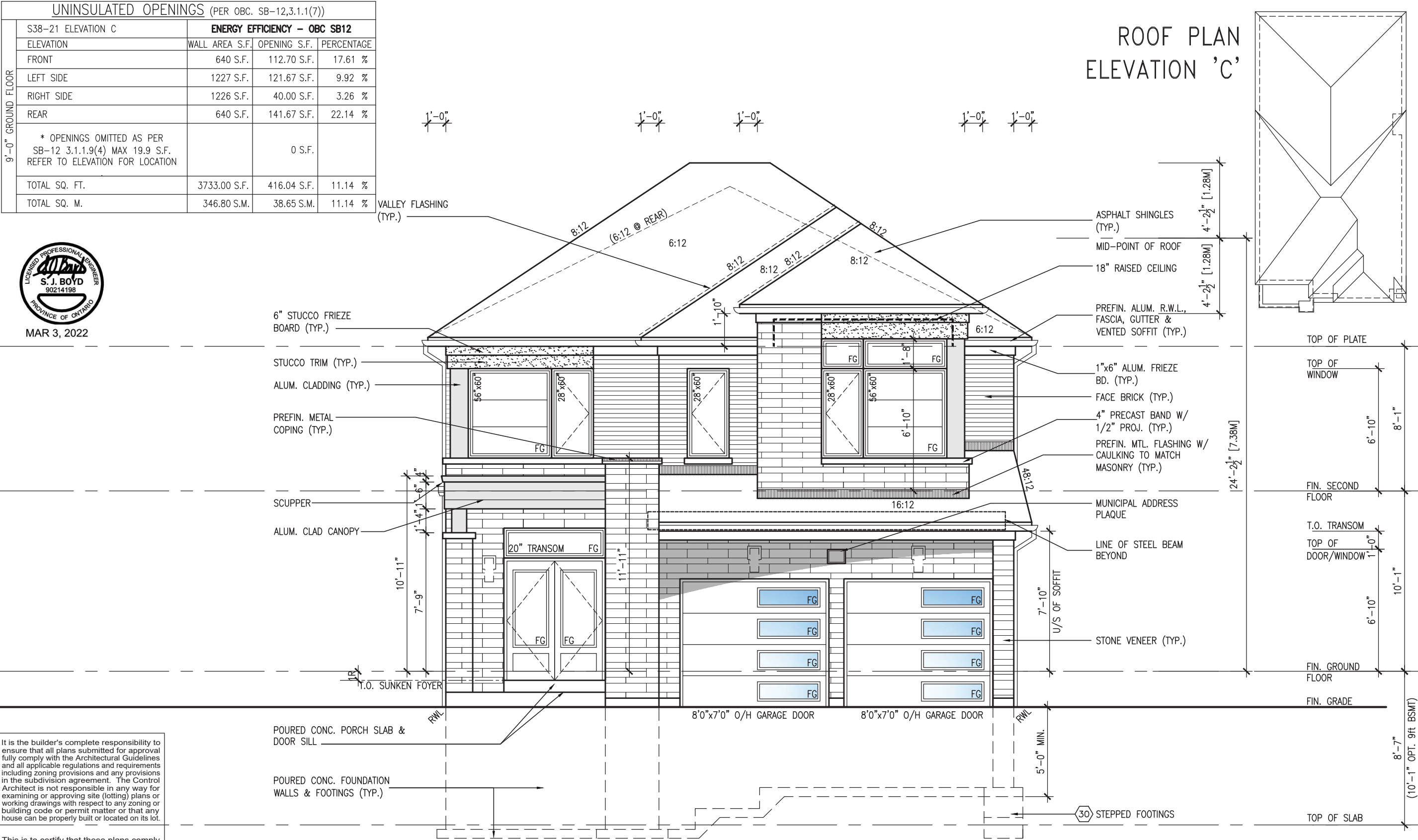
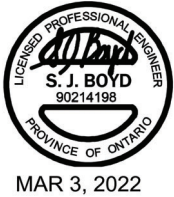
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-21 ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	640 S.F.	112.70 S.F.	17.61 %
LEFT SIDE	1227 S.F.	121.67 S.F.	9.92 %
RIGHT SIDE	1226 S.F.	40.00 S.F.	3.26 %
REAR	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.	3733.00 S.F.	416.04 S.F.	11.14 %
TOTAL SQ. M.	346.80 S.M.	38.65 S.M.	11.14 %



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.

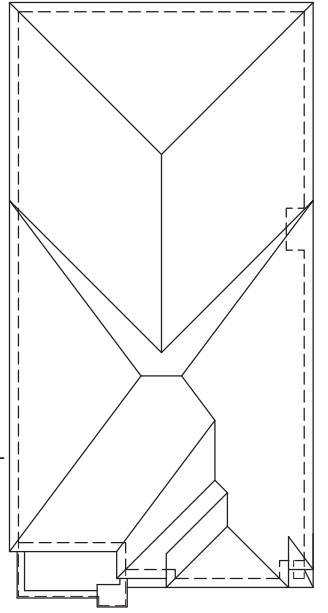
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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 'C'



FRONT ELEVATION 'C'

SEE DETAIL S4 FOR  
9'-0" BASEMENT  
COND

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

REVIEWED

S38-21

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD EAST, ON.

project no. 16023

drawing no. 14

project name

date OCT 2021

checked by JWM

drawn by BD.BM

scale 3/16" = 1'-0"

file name 16023-S38-21

front elevation 'C'

16023-S38-21.dwg

THU - MAR 3 2022 - 9:37 AM

VAS DESIGN

255 Consumers Rd. Suite 120

Toronto, ON M2J 1P4

t 416.630.2255 f 416.630.4782

vasdesign.com

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Wellington Jno-Baptiste

25591 BCIN

42658

name registration information VAS Design Inc.

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1 ISSUED FOR CLIENT REVIEW

no. description



MAR 3, 2022

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LEFT SIDE ELEVATION 'C'

REVIEWED

project no.		project name		municipality		project no.		drawing no.	
16023		GREEN VALLEY EAST		BRADFORD EAST, ON.		16023		15	
date		checked by		scale		LEFT SIDE ELEVATION 'C'		file name	
OCT 2021		JWM		3/16" = 1'-0"				16023-S38-21	
drawn by		checked by		scale		LEFT SIDE ELEVATION 'C'		file name	
BD.BIM		JWM		3/16" = 1'-0"				16023-S38-21	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg	
THU - MAR 3 2022 - 9:37 AM		THU - MAR 3 2022 - 9:37 AM		THU - MAR 3 2022 - 9:37 AM		THU - MAR 3 2022 - 9:37 AM		THU - MAR 3 2022 - 9:37 AM	
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BCIN		BCIN		BCIN		BCIN		BCIN	
42658		42658		42658		42658		42658	
VAS Design Inc.		VAS Design Inc.		VAS Design Inc.		VAS Design Inc.		VAS Design Inc.	
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MAR 02-22 RC		MAR 02-22 RC		MAR 02-22 RC		MAR 02-22 RC		MAR 02-22 RC	
FEB 24-22 RC		FEB 24-22 RC		FEB 24-22 RC		FEB 24-22 RC		FEB 24-22 RC	
NOV 26-21 VAS		NOV 26-21 VAS		NOV 26-21 VAS		NOV 26-21 VAS		NOV 26-21 VAS	
by		by		by		by		by	
date		date		date		date		date	
no. description		no. description		no. description		no. description		no. description	
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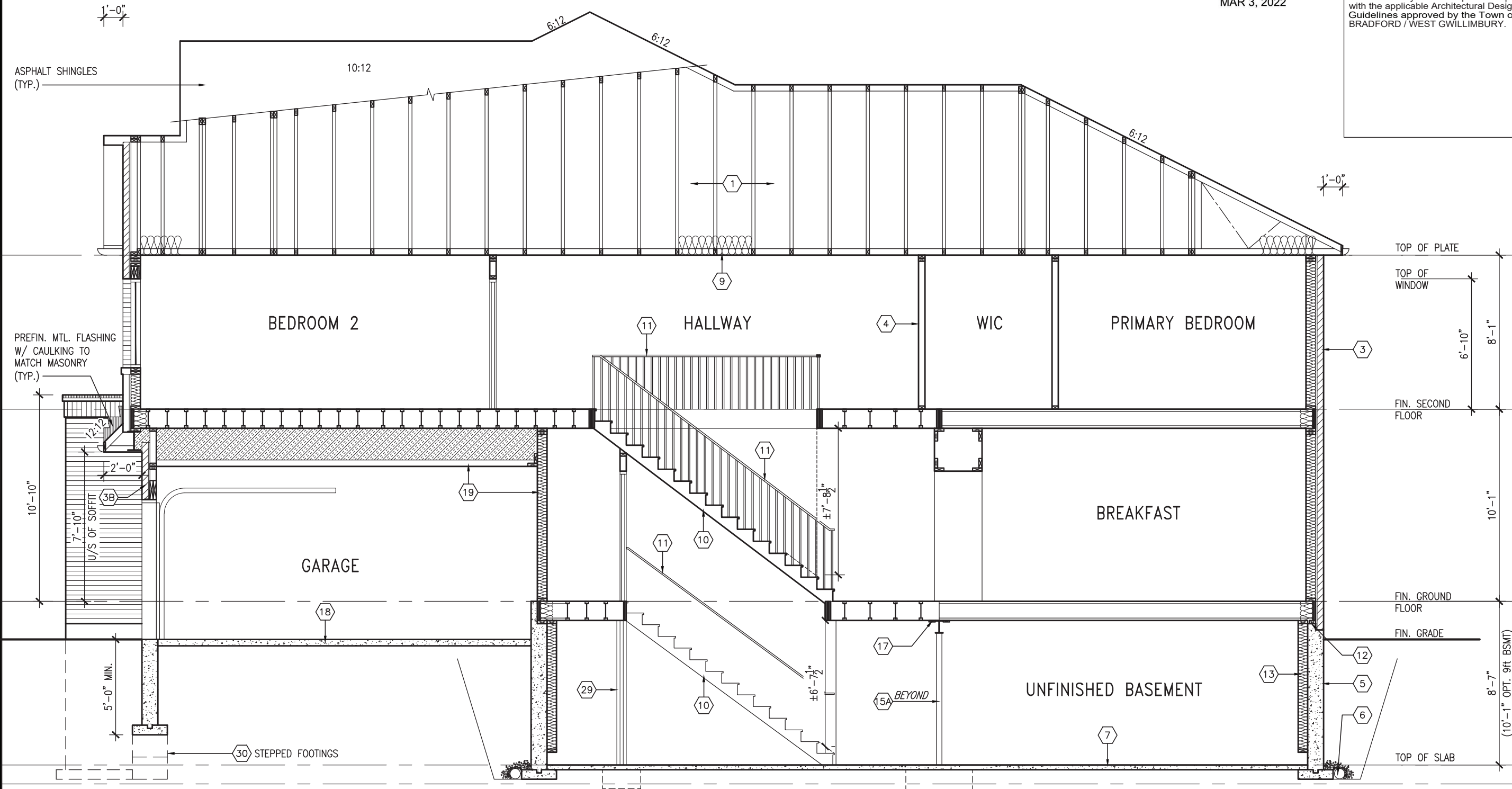




MAR 3, 2022

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

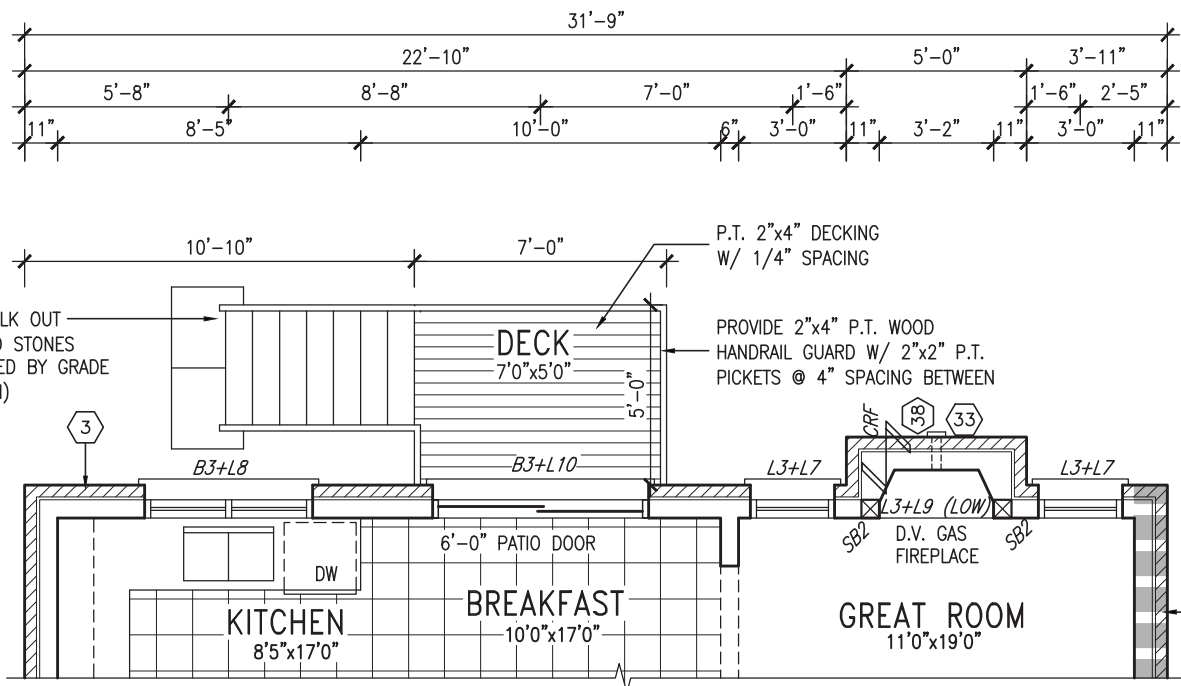


SECTION 'A-A'

SEE DETAIL S4 FOR  
9'-0" BASEMENT  
COND

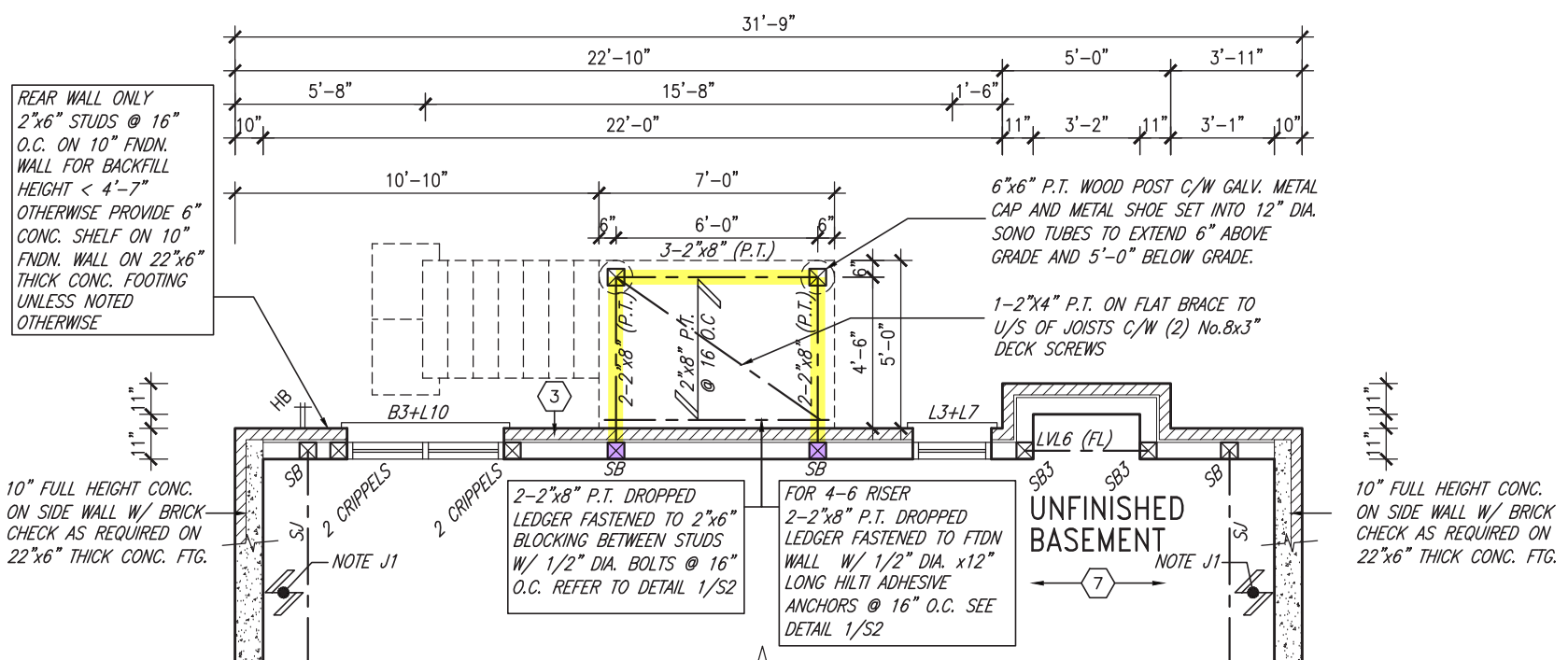
**REVIEWED**

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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 %	



MAR 3, 2022

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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.

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	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	REVISED AS PER ENG COMMENTS	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. Drawings are not to be scaled.
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC	
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3	
no.	description		date	by



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		municipality	project no.
GREEN VALLEY EAST		BRADFORD EAST, ON.	16023
date	drawn by	checked by	scale
OCT 2021	BD.BIM	JWM	3/16" = 1'-0"
PARTIAL PLANS - W.O.D. CONDITION		file name	drawing no.
		16023-S38-21	18
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM			



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



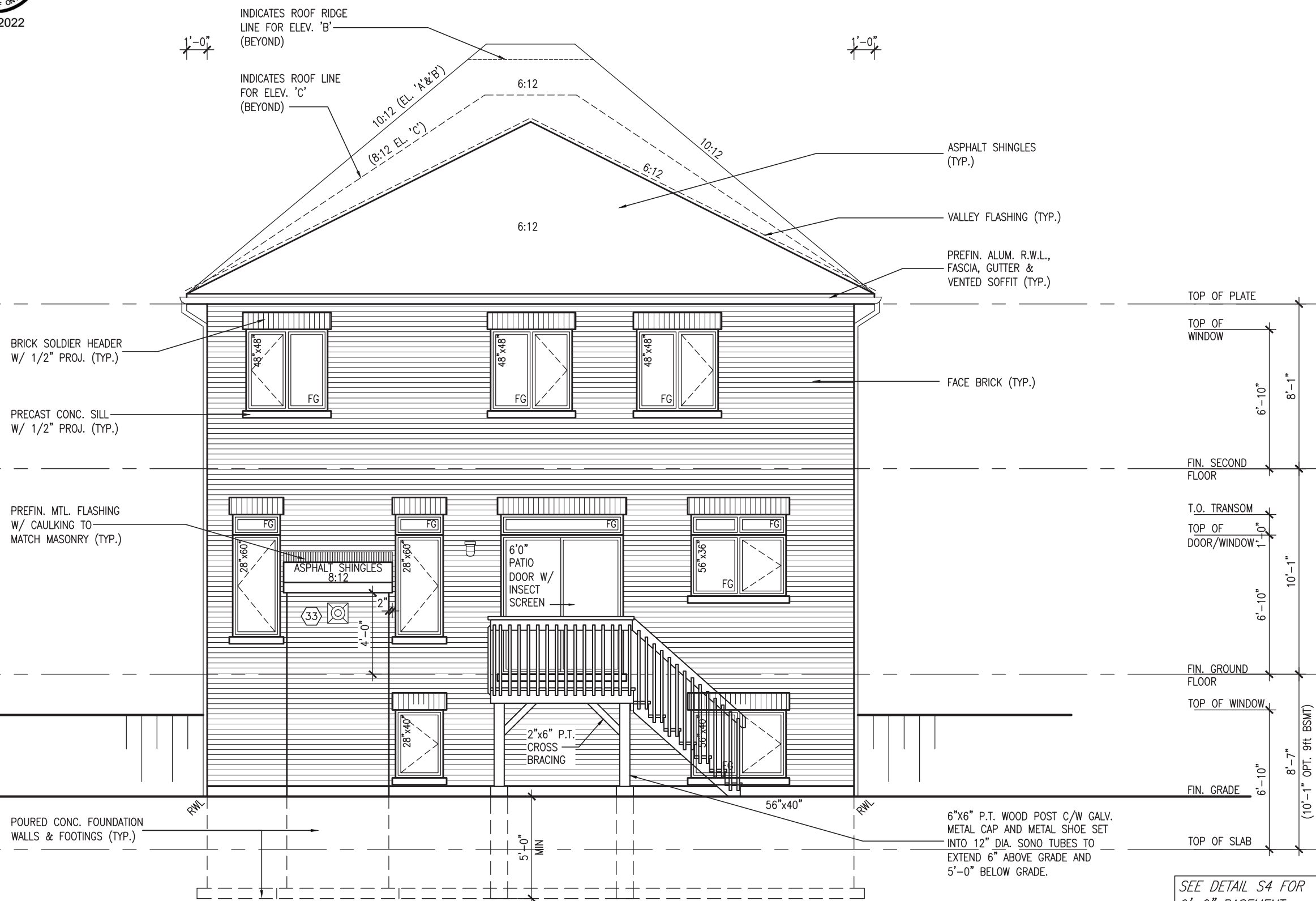
MAR 3, 2022

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

APPROVED BY:

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** REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

BAYVIEW WELLINGTON	S38-21
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**VA3**  
**DESIGN**  
255 Consumers Rd Suite 1  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4143  
va3design.com

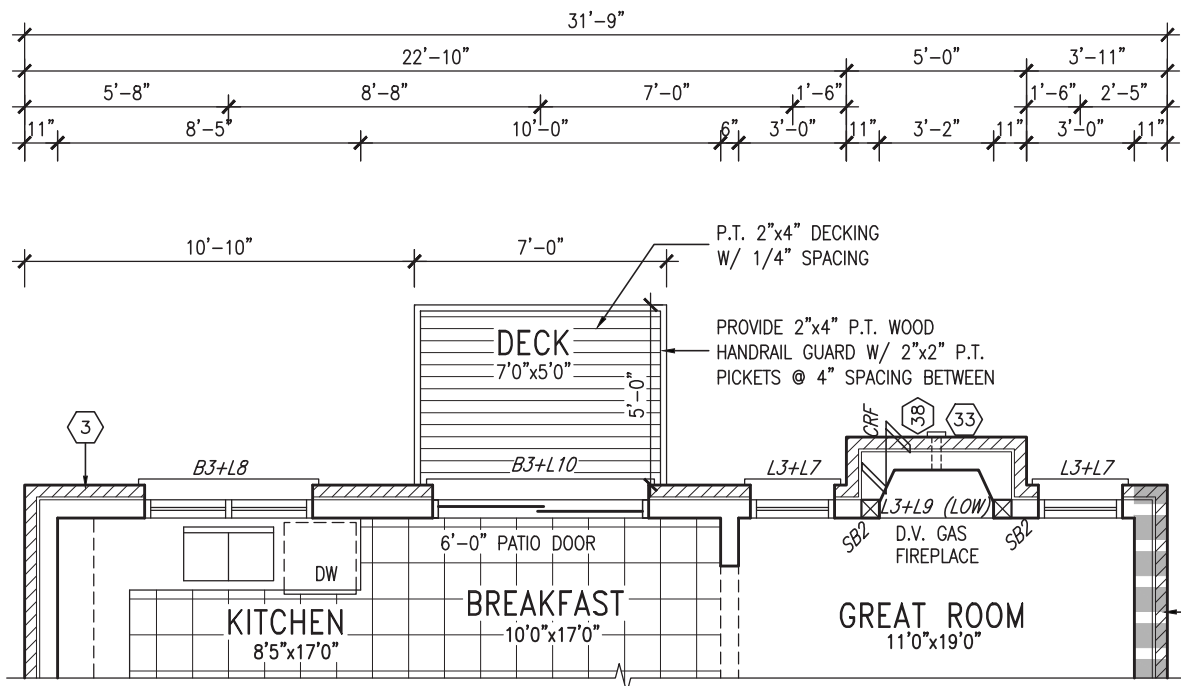
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
 I am providing this qualification information

Wellington Jno-Baptiste Signature	25591 BCIN
name registration information JNB Design Inc.	42638 BCIN

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

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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	WA3	
no.	description	date	by	

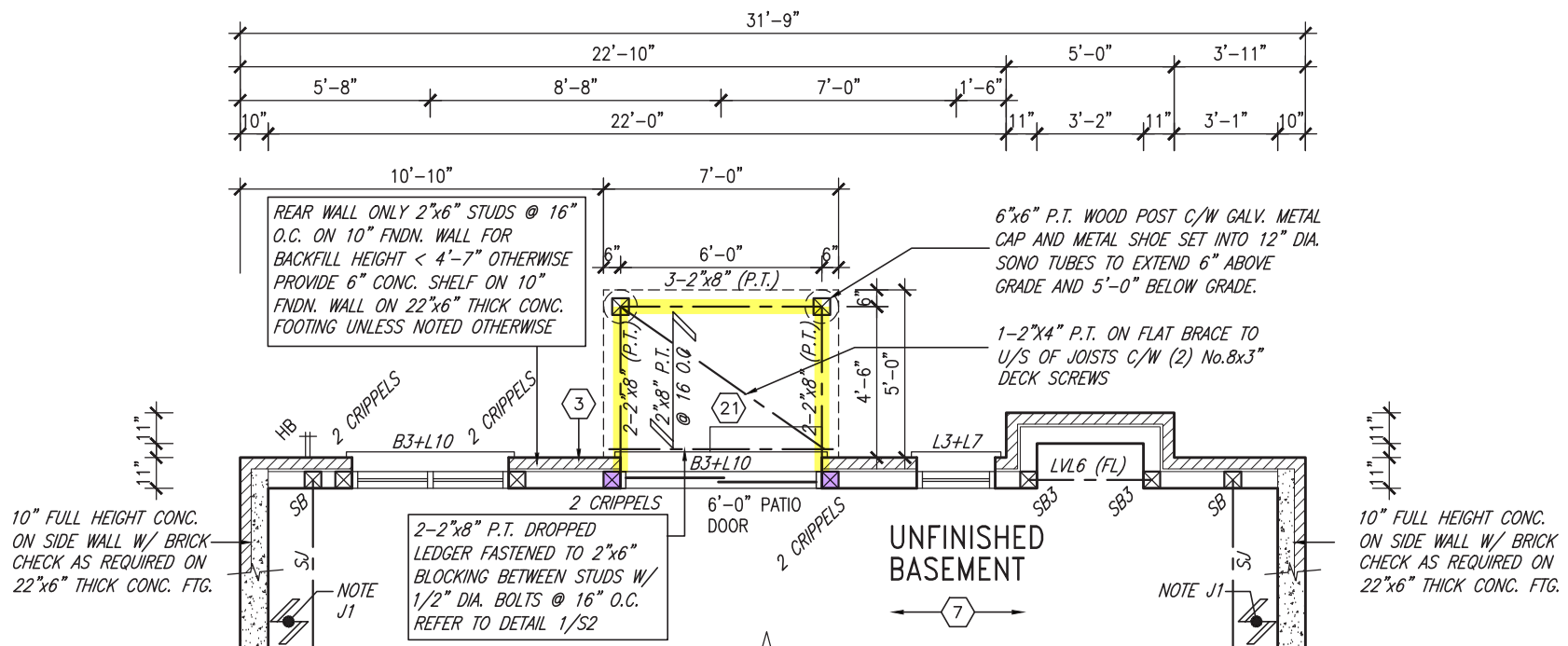
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NOTE:  
REFER TO STANDARD PLAN FOR  
COMPLETE CONSTRUCTION NOTES.

## 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 %
9'-0" GROUND FLOOR	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 %
9'-0" GROUND FLOOR	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 %
9'-0" GROUND FLOOR	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 %
9'-0" GROUND FLOOR	TOTAL SQ. M.	367.71 S.M.	47.76 S.M.	12.99 %



MAR 3, 2022

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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.

REVIEWED			
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			Wellington, Onto-Baptiste
6			signature
5			25591
4			BCIN
3			42658
2	REVISD AS PER ENG COMMENTS	MAR 02-22	RC
1	REVISD AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
0	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 no. 16023	
project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.
date	OCT 2021	checked by	JWM
drawn by	BD.BIM	scale	3/16" = 1'-0"
PARTIAL PLANS - W.O.B. CONDITION		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		drawing no.	20

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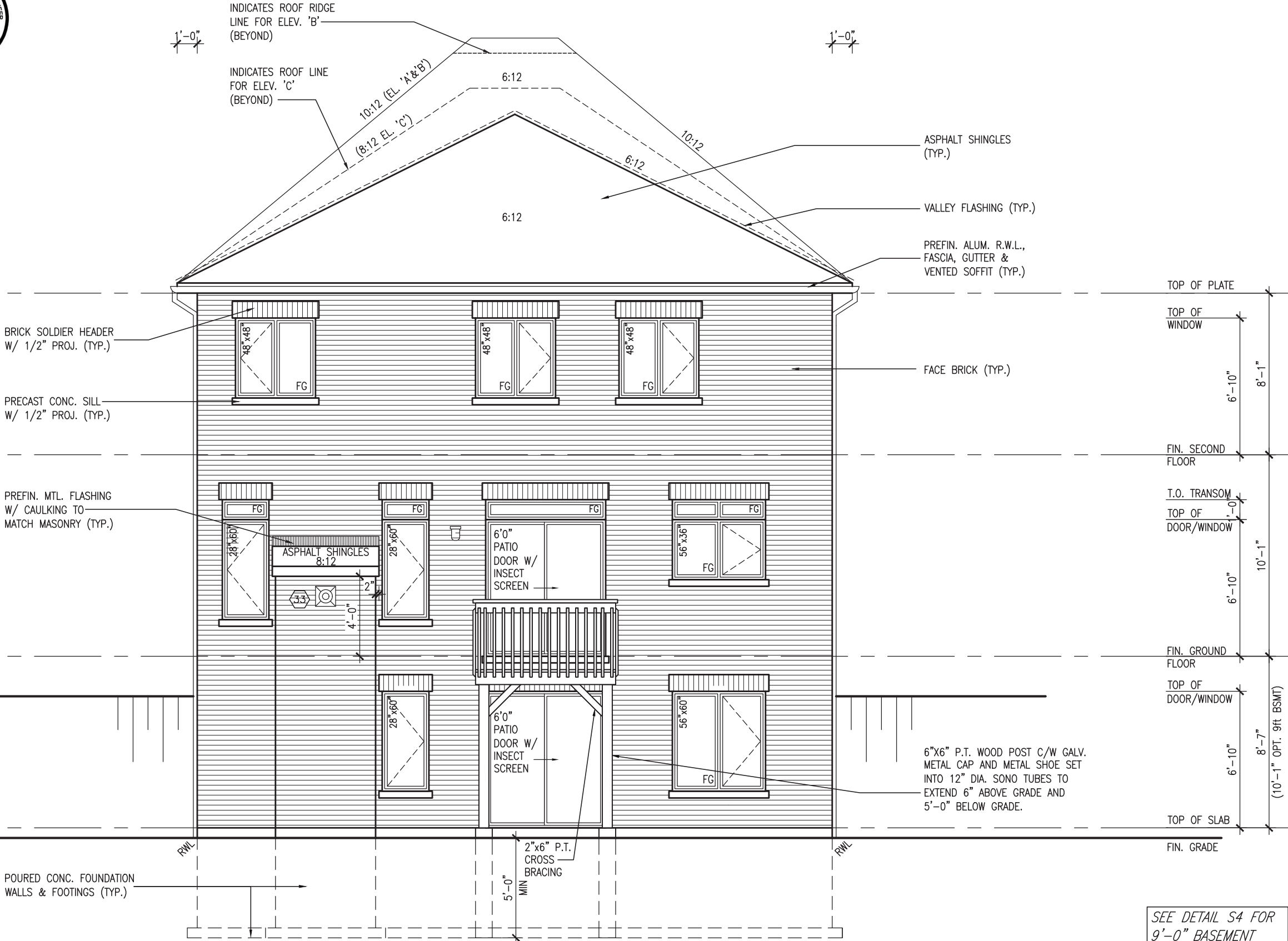
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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

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



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

REVIEWED

project no.

16023

drawing no.

21

project name

BAYVIEW WELLINGTON

municipality

BRADFORD EAST, ON.

date

OCT 2021

drawn by

BD.BIM

checked by

JWM

scale

3/16" = 1'-0"

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GREEN VALLEY EAST

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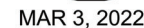
JWM

scale

3/16



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



APPROVED BY: \_\_\_\_\_  
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### 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

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[illegible]

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REFER TO FRONT  
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NOTES & INFORMATION

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8	.	.	.		name		BCIN
7	.	.	.		qualification information		
6	.	.	.		registration information		
5	.	.	.		name		BCIN
4	.	.	.		signature		
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	VA3				
no.	description	date	by				

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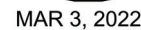
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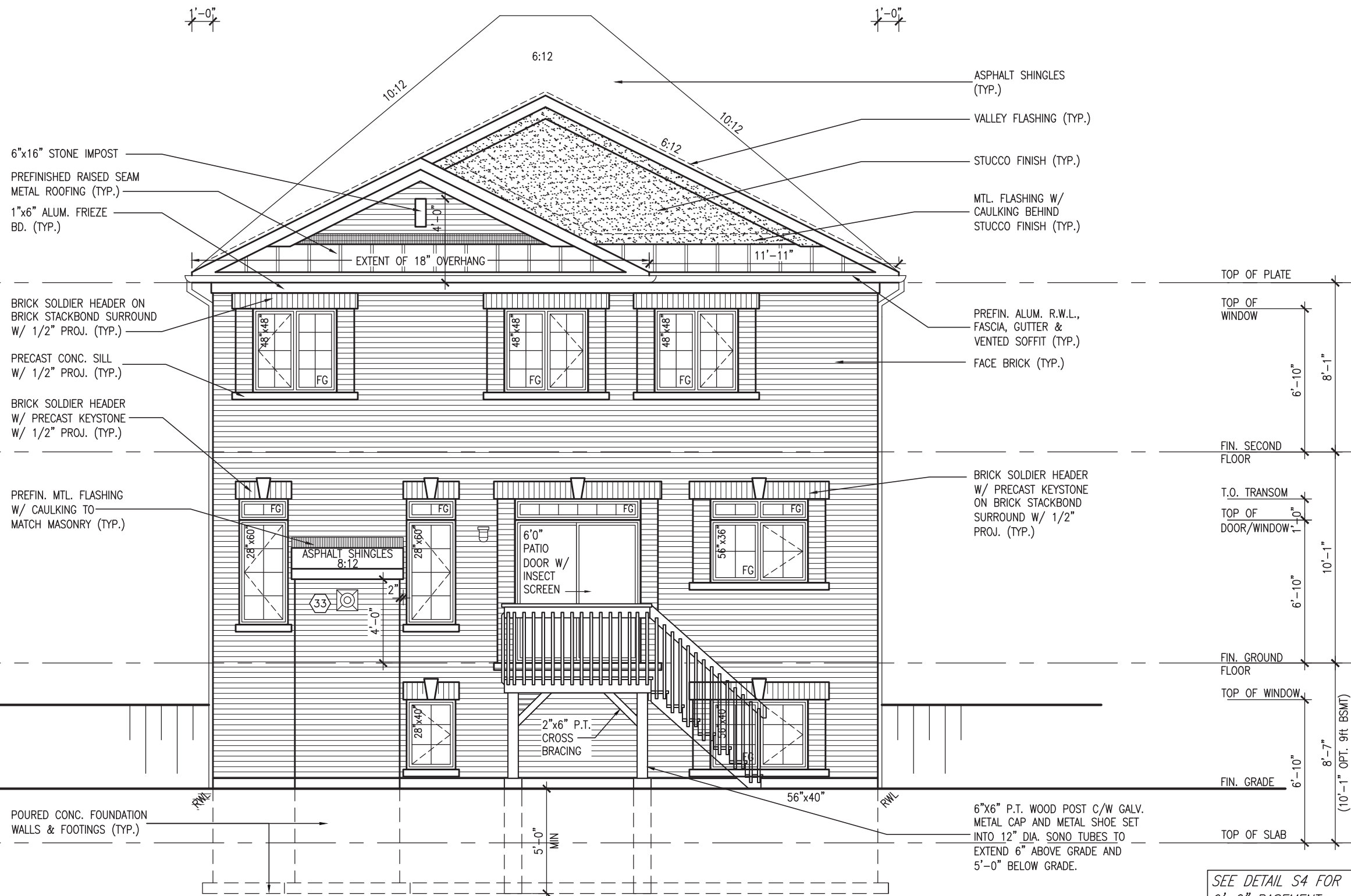
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.



APPROVED BY:

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.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** REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

**S38-21**

**BAYVIEW WELLINGTON**

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

REAR ELEVATION 'A' UPGRADE – W.O.D. CONDITION  
 checked by **JWM** scale **3/16" = 1'-0"** file name **16023-538-AM**  
 drawn by **3D-BIM** drawing no. **25**  
 title **16023-538-AM**  
 date **2022**  
 sheet **1** of **1**



**DESIGN**  
5 Consumers Rd Suite  
Toronto ON M2J 1R4  
16.630.2255 f 416.630.4  
va3design.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  
25591 BCIN

Registration information  
A3 Design Inc. 42658

drawings are not to be scaled.

All draw


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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.

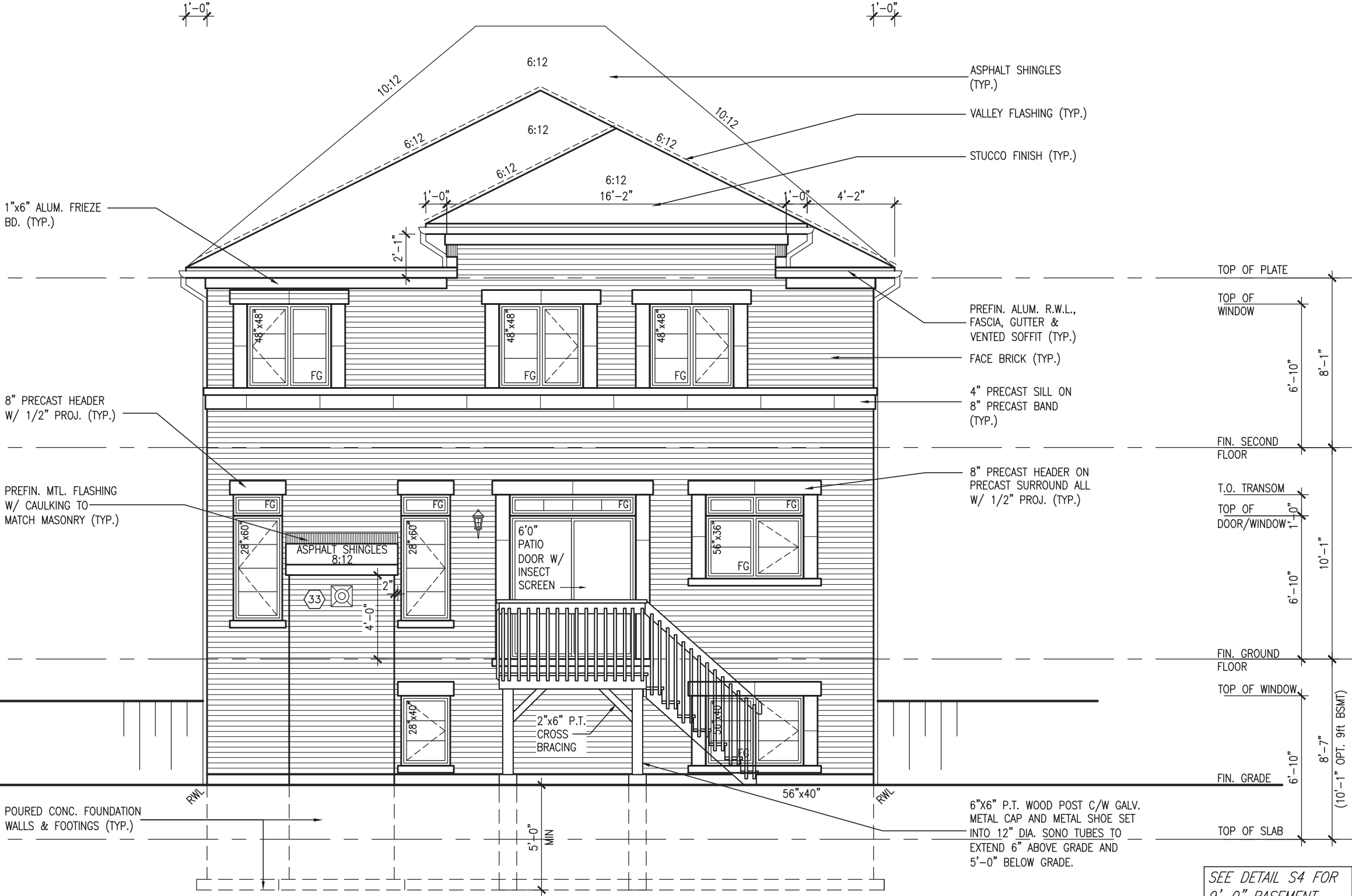
JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: MAR 03, 2022

This stamp certifies compliance with the applicable  
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professional responsibility.



MAR 3, 2022



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

REVIEWED

BAYVIEW WELLINGTON

S38-21

GREEN VALLEY EAST

BRADFORD EAST, ON.

project no.

16023

drawing no.

26

date

OCT 2021

drawn by

BD,BIM

checked by

JWM

scale

3/16" = 1'-0"

file name

16023-S38-21

project name

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

municipality

BRADFORD EAST, ON.



V3 DESIGN

255 Consumers Rd. Suite 120  
Toronto, ON M2J 1P4  
t 416.630.2255 f 416.630.4782  
v3design.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.

signature

25591 BCIN

42658

Wellington Jno-Baptiste

VAS Design Inc.

name

registration information

date

by

description

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REVISED AS PER ENG COMMENTS

REVISED AS PER FLOOR / ROOF LAYOUTS

ISSUED FOR CLIENT REVIEW

MAR 02-22 RC

FEB 24-22 RC

NOV 26-21 VAS

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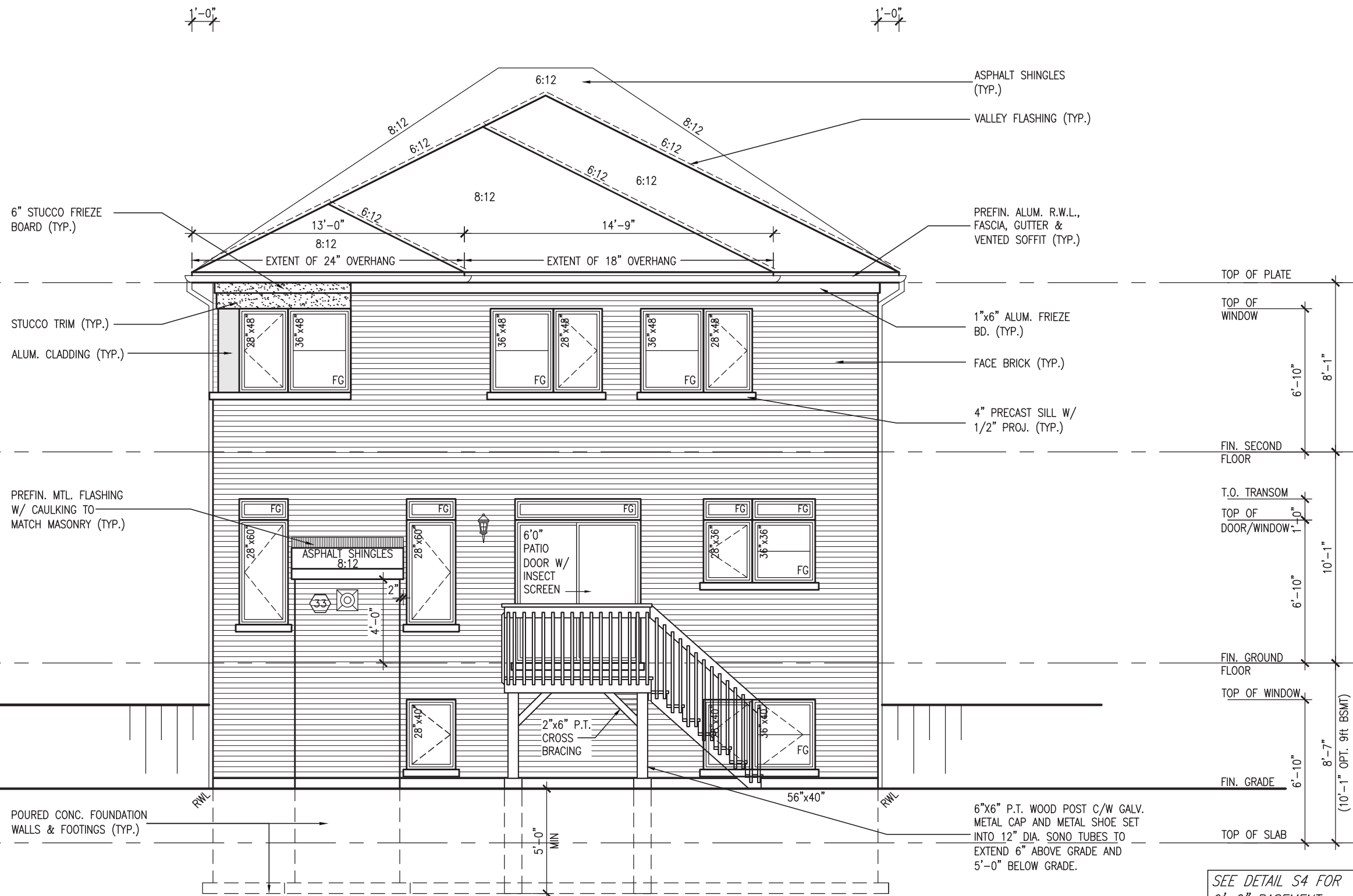
MAR 3, 2022

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

APPROVED BY:

DATE: MAR 03, 2022

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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

<b>BAYVIEW WELLINGTON</b>	<b>S38-21</b>	<b>project name</b> <b>GREEN VALLEY EAST</b>	<b>municipality</b> <b>BRADFORD EAST, ON.</b>	<b>project no.</b> <b>16023</b>
<b>date</b> OCT 2021	<b>REAR ELEVATION 'C' UPGRADE - W.O.D. CONDITION</b>	<b>checked by</b> <b>JWM</b>	<b>scale</b> <b>3/16" = 1'-0"</b>	<b>drawing no.</b> <b>27</b>
<b>drawn by</b> <b>BD.BIM</b>	<b>file name</b> <b>16023-S38-21</b>	<b>RICHARD - H.A. ARCHIVE WORKING; 2016 \ 16023-BW Units_38' \ 16023-S38-21.dwg - Thu _ Mar _3 2022 - 9:38 AM</b>		



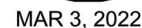
<p>The undersigned has reviewed and takes responsibility for this design and the information contained herein. The undersigned has read and understands the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p>	<p>25591</p>	<p>BCIN</p>
<p>some registration information</p>	<p>25591</p>	<p>42658</p>
<p>VA3 Design Inc.</p>	<p>signature</p>	<p>25591</p>
<p>Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All work of the Designer which must be returned at the completion of the work. Drawings are not to be spoiled.</p>	<p>signature</p>	<p>25591</p>

9	.	.	.	.
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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	

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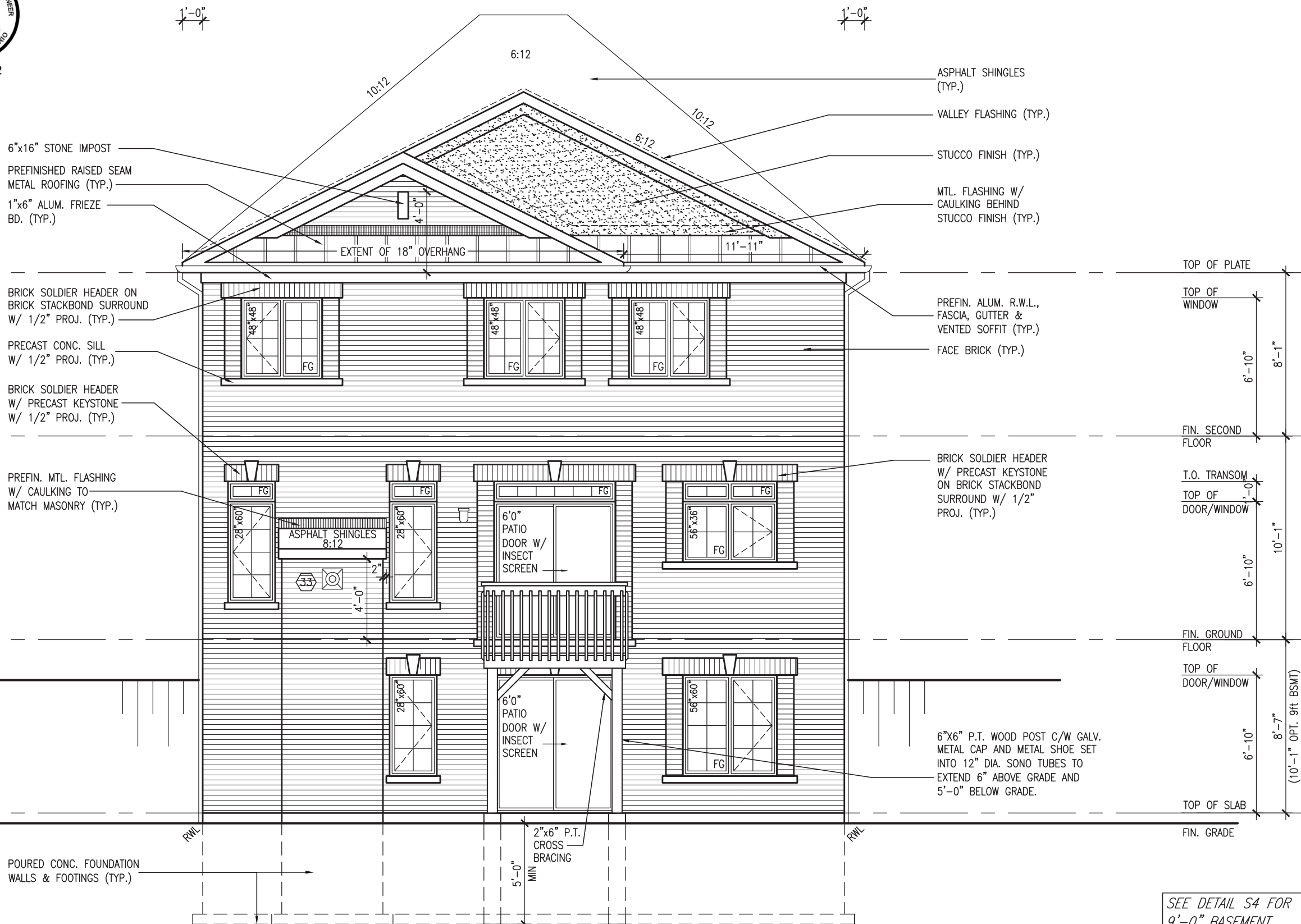


This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.



APPROVED BY: \_\_\_\_\_  
DATE: MAR 03, 2022

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



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	S38-21
--------------------	--------



**DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
www.zdesigns.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 25591	signature BCIN
---	-------------------

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.

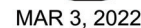
1

<b>BAYVIEW WELLINGTON</b>	<b>S38-21</b>
project name <b>GREEN VALLEY EAST</b> municipality <b>BRADFORD EAST, ON.</b>	project no. <b>16023</b>

title: **DOCT 2021**  
 checked by: **JWM**  
 scale: **3/16" = 1'-0"**  
 file name: **16023-S38-21**  
 drawing no.: **28**  
 REAR ELEVATION 'A' UPGRADE - W.O.B. CONDITION

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

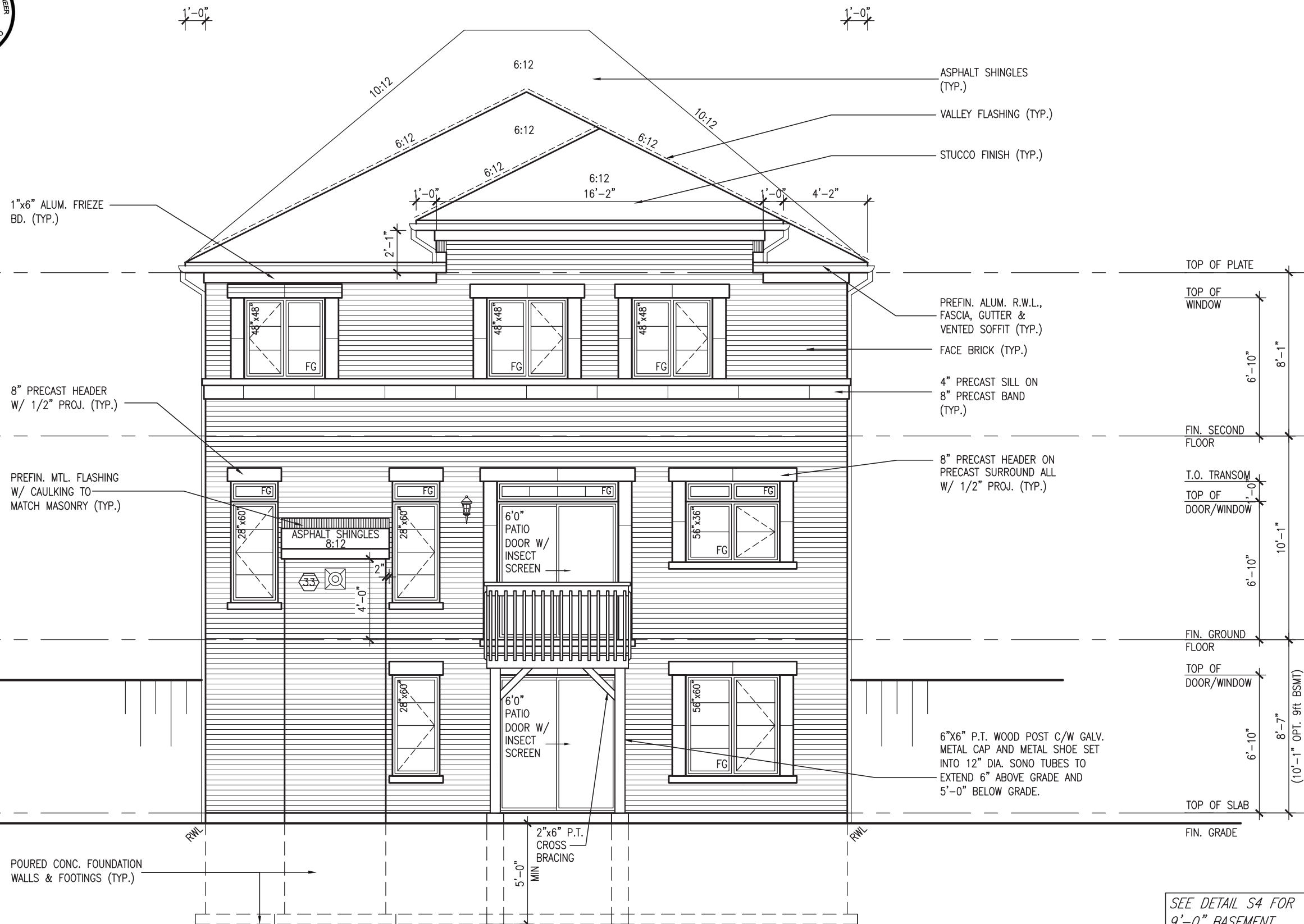
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APPROVED BY:

DATE: MAR 03, 2022

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REAR ELEVATION 'B' 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**

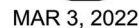
<b>BAYVIEW WELLINGTON</b>	<b>S38-21</b>
project name <b>GREEN VALLEY EAST</b>	municipality <b>BRADFORD EAST, ON.</b>
date OCT 2021	project no. <b>16023</b>
drawn by <b>BD-BIM</b>	drawing no. <b>29</b>
checked by <b>JWM</b>	file name <b>16023-S38-21</b>
scale <b>3/16" = 1'-0"</b>	
REAR ELEVATION 'B' UPGRADE - W.O.B. CONDITION	



**DESIGN**  
255 Consumers Rd Suite 120  
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t 416.630.2255 f 416.630.4782  
va3design.com

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	.	.	.	
7	.	.	.	qualification information
6	.	.	.	
5	.	.	.	name Wellington Jno-Baptiste
4	.	.	.	registration information signature 25591
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC	42658
2	REVISED AS PER FLOOR / ROOF LAYOUTS	FEB 24-22	RC	
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3	
description		date	by	Drawings are not to be scaled.

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



APPROVED BY:

DATE: MAR 03, 2022

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professional responsibility.



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** REFERENCE TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

[illegible]



REVIEWED

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 %

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	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	signature
5	.	.	.	name
4	.	.	.	registration information
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC	VAS Design Inc. 42658
2	REVISED AS PER FLOOR / ROOF LAYOUTS	FEB 24-22	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. Drawings are not to be scaled.
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3	
no.	description	date	by	



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

BAYVIEW WELLINGTON		S38-21	
project name	municipality	project no.	drawing no.
GREEN VALLEY EAST	BRADFORD EAST, ON.	16023	31
date	9'0" SECL FL. SB12 CHART	drawn by	file name
OCT 2021		BD,BIM	16023-S38-21
checked by	scale	3/16" = 1'-0"	16023-S38-21
JWM			
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:38 AM			

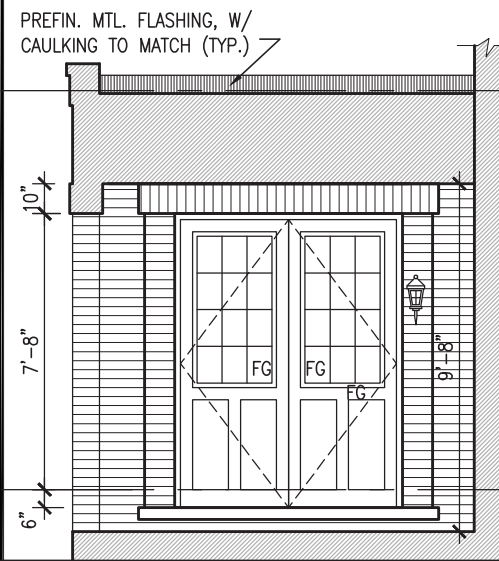
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR	S38-21 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	672 S.F.	81.56 S.F.	12.14 %
	LEFT SIDE	1284 S.F.	115.67 S.F.	9.01 %
	RIGHT 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

# 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.

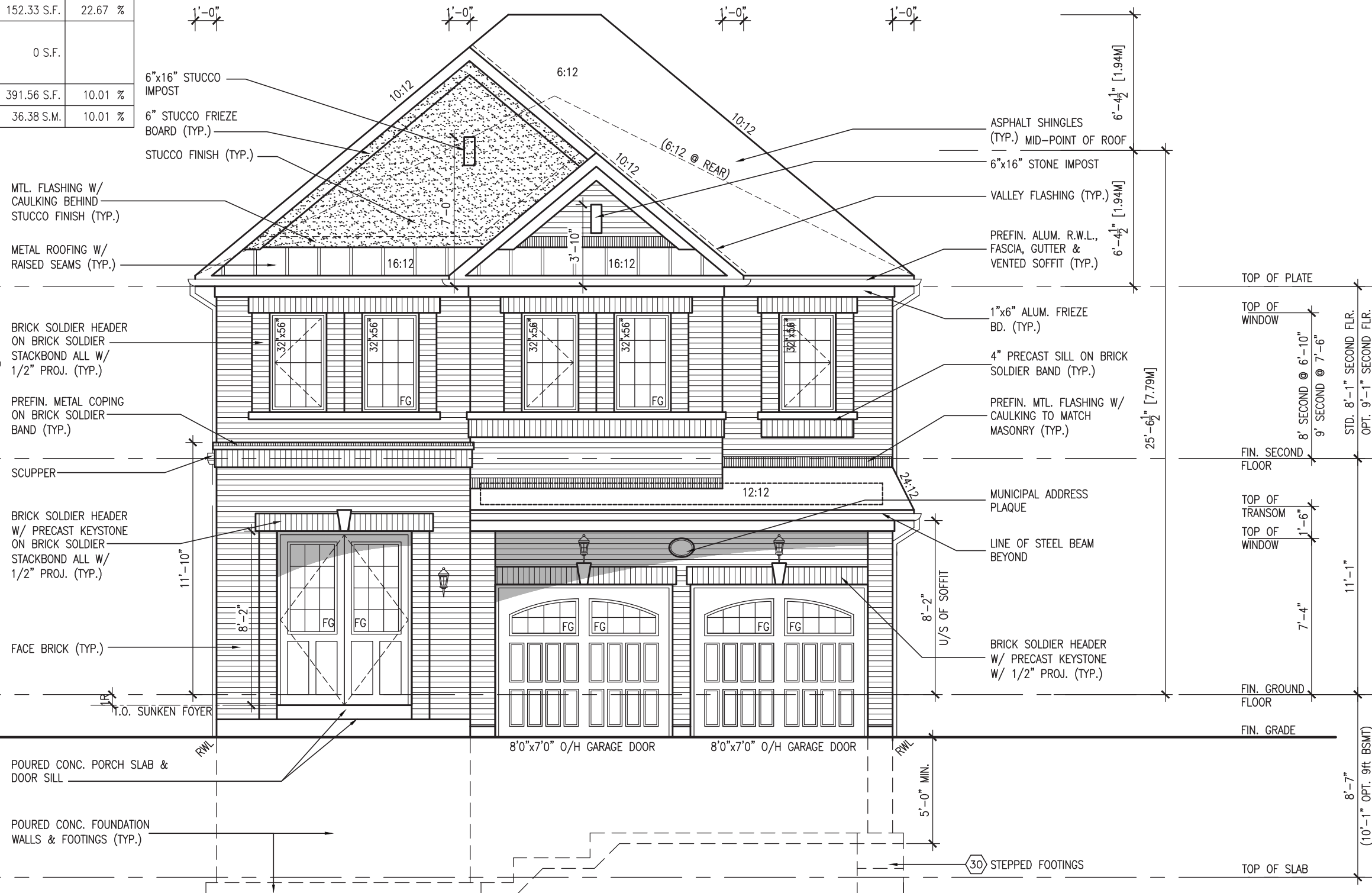
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

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

APPROVED BY: \_\_\_\_\_  
DATE: MAR 03, 2022

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

# 10<sup>9</sup> GROUND



FRONT ELEVATION 'A'

SEE DETAIL S4 FOR  
9'-0" BASEMENT  
COND

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

# REVIEWED

**S38-21**

**BAYVIEW WELLINGTON**



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

qualification information

Wellington, Jno-Baptiste

name

signature

25591

BCIN

9	•		•
8	•		•
7	•		•
6	•		•
5	•		•

<b>project name</b>	<b>BRADFORD EAST, ON.</b>	<b>municipality</b>	<b>project no.</b>
<b>GREEN VALLEY EAST</b>			<b>16023</b>

<b>date</b>	<b>OCT 2021</b>	<b>drawing no.</b>
<b>B.D.BIM</b>		<b>32</b>

**FRONT ELEVATION 'A'**

<b>checked by</b>	<b>JWM</b>	<b>file name</b>
<b>drawn by</b>	<b>scale</b>	<b>16023-S38-21</b>
<b>3/16" = 1'-0"</b>		

<b>DATE</b>	<b>THU MAR 3 2022</b>
<b>BY</b>	<b>9:38 AM</b>

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/27/21

**VA DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va2design.com

Wellington Jno-Baptiste	BCIN	signature	42658
name	BCIN	signature	
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		

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10<sup>9</sup> GROUND



MAR 3, 2022

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

APPROVED BY: [Signature]

DATE: MAR 03, 2022

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**S38-21**

**BAYVIEW WELLINGTON**

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


date	OCT 2021	checked by	JMW	scale	3/16" = 1'-0"	file name	16023-538-21
drawing no.		drawn by	BD.BIM				33
LEFT SIDE ELEVATION 'A'							



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

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Wellington Jno-Baptiste	<i>W. Baptiste</i>	25591
name	signature	BCIN
registration information		

**WAS Design Inc.**  **42655**

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Architectural drawing of a building elevation, likely a rear wall, showing a gabled roof and various window and door openings. The drawing includes dimensions, material specifications, and a table of area calculations.

**Roof and Wall Dimensions:**

- Roof pitch: 6:12 (left side), 10:12 (right side)
- Horizontal distance from left edge to valley: 15'-0"
- Horizontal distance from valley to right edge: 4'-0"
- Horizontal distance from left edge to first window: 4'-0"
- Horizontal distance between windows: 4'-0"
- Horizontal distance from last window to right edge: 4'-0"

**Window and Door Specifications:**

- Windows: 24"x40", 48"x48" (FG), 56"x60" (FG), 24"x40" (FG)
- Doors: 30"x16"
- Material: 1"x6" ALUM. FRIEZE BD. RETURN FOR UPGRADED REAR ONLY (TYP.)
- Brick: BRICK SOLDIER COURSE W/ 1/2" PROJ. (TYP.)
- Precast: PRECAST CONC. SILL W/ 1/2" PROJ. (TYP.)
- Face: FACE BRICK (TYP.)

**Area Calculations Table:**

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** REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



10<sup>9</sup> GROUND



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APPROVED BY: \_\_\_\_\_  
DATE: MAR 03, 2022

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

**V3**  
**DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
vo3design.com

<p>The undersigned has reviewed and takes responsibility for this design and the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p>qualification information</p>	<p><b>Wellington Jno-Baptiste</b></p>		<p>25591</p>
	<p>name</p>	<p>signature</p>	<p>BCIN</p>
<p>registration information</p>	<p><b>VAS Design Inc.</b></p>	<p>42658</p>	<p>BCIN</p>

**Designer 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
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	WAW
2	REVISED AS PER FLOOR / ROOF LAYOUTS	FEB 24-22	RCB
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RCB
4			
5			
6			
7			
8			
9			

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**ASPHALT SHINGLES (TYP.)**

**VALLEY FLASHING (TYP.)**

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

**STEEL BEAM LOCATION BEYOND U/S OF SOFFIT**

**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.

**BRICK SOLDIER COURSE W/ 1/2" PROJ. (TYP.)**

**FACE BRICK (TYP.)**

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

**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.

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

**DASHED LINE REPRESENTS ROOF LINE OF UPGRADED REAR ELEVATION**

**15'-0" (15'-6" REAR UPG)**

**4'-0"**  
**(REAR UPGRADE)**

**1'-6"**

**8'-2"**  
**U/S OF SOFFIT**

**1'-0"**  
**2'-0"**

**12:12**  
**24:12**

**4'-0"**

**10:12**  
**6:12**  
**6:12**  
**6:12**  
**(6:12)**

**5'-0" MIN.**

**30 STEPPED FOOTINGS**

**DATE:** MAR 3, 2022  
**DESIGNER:** JOHN G. W. ARCHITECT  
**ARCHITECT:** JOHN G. W. ARCHITECT  
**ENGINEER:** JOHN G. W. ARCHITECT  
**INSPECTOR:** JOHN G. W. ARCHITECT  
**CHECKER:** JOHN G. W. ARCHITECT  
**DR:** JOHN G. W. ARCHITECT

RIGHT 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** REFERENCE TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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

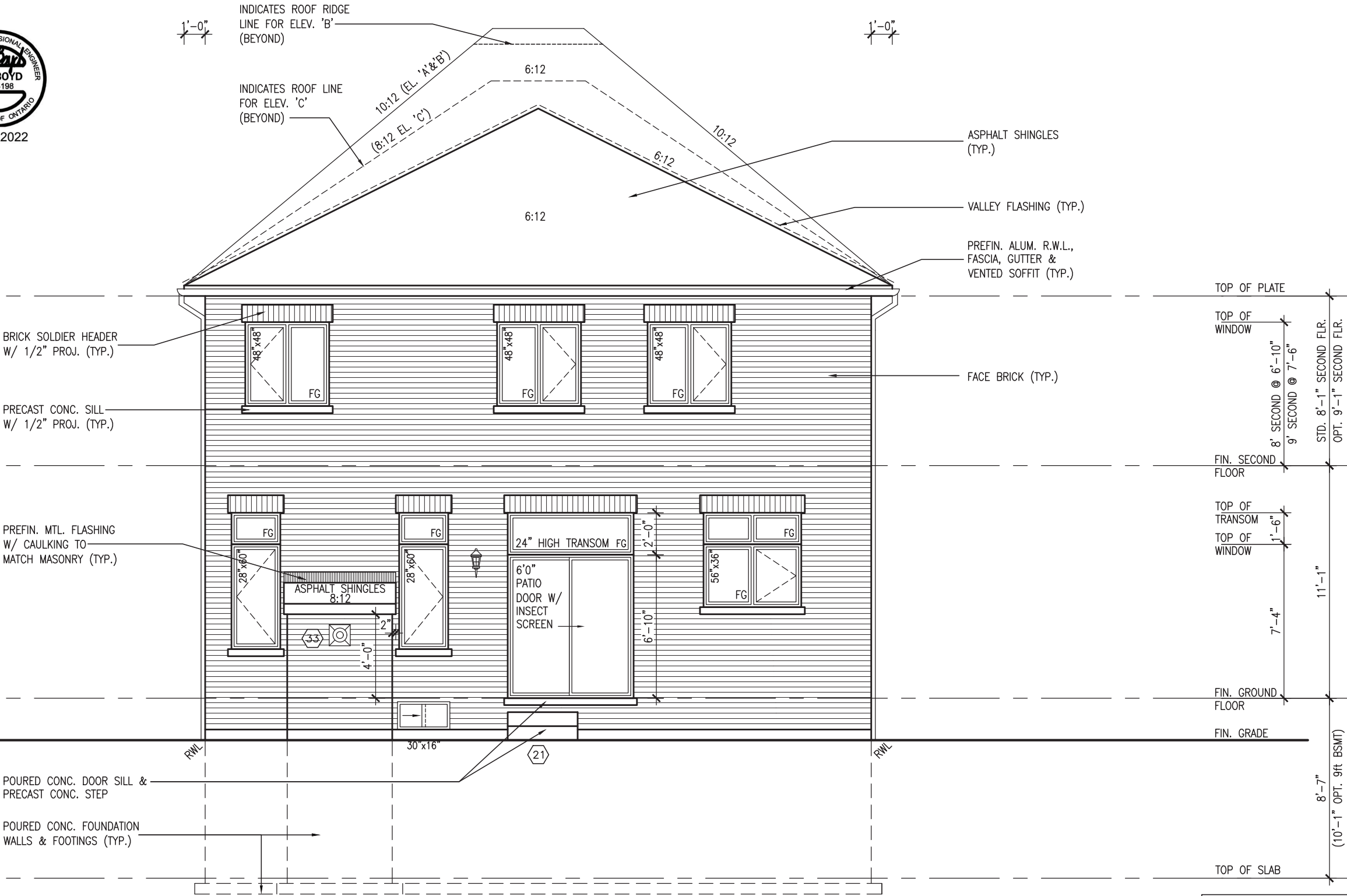
APPROVED BY:   
DATE: MAR 03, 2022

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



MAR 3, 2022

10' GROUND



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

REVIEWED

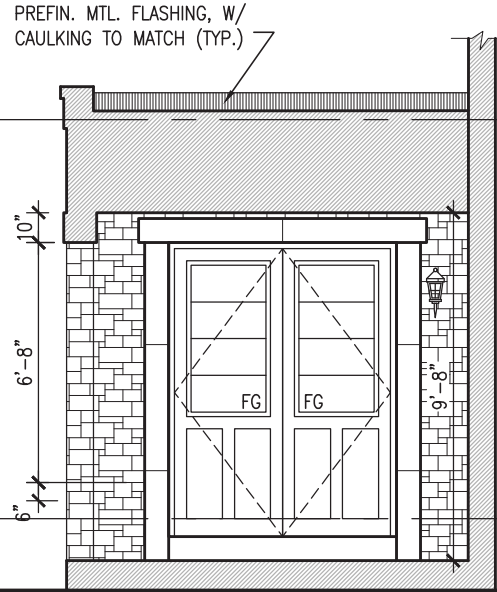
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591		BCIN		42658	
qualification information		Wellingdon Jno-Baptiste		signature		VA3 design inc.	
name		Wellingdon Jno-Baptiste		signature		VA3 design inc.	
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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	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	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.	3935.00 S.F.	407.14 S.F.	10.35 %
TOTAL SQ. M.	365.57 S.M.	37.82 S.M.	10.35 %

10' GROUND



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:   
DATE: MAR 03, 2022

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

- FACE BRICK (TYP.)
- 20" PREMANUF. DECORATIVE METAL RAILING (TYP.)
- PREFIN. METAL COPING ON 8" PRECAST BAND (TYP.)
- SCUPPER
- 8" PRECAST HEADER ON PRECAST SURROUND ALL W/ 1/2" PROJ. (TYP.)
- STONE VENEER (TYP.)
- T.O. SUNKEN FOYER
- POURED CONC. PORCH SLAB & DOOR SILL
- POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)



FRONT ELEVATION 'B'

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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

REVIEWED

S38-21

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD EAST, ON.

project no. 16023

drawing no. 36

project name FRONT ELEVATION 'B'

file name 16023-S38-21

date OCT 2021

scale 3/16" = 1'-0"

checked by JWM

drawn by BD,BIM

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

VAS DESIGN

255 Consumers Rd Suite 120

Toronto ON M2J 1P4

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 25591 BCIN

signature 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

2 REVISED AS PER FLOOR / ROOF LAYOUTS FEB 24-22 RC

1 ISSUED FOR CLIENT REVIEW NOV 26-21 VAS

no. description



10' GROUND



MAR 3, 2022

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

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.



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

BAYVIEW WELLINGTON		S38-21	
project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.
project no.	16023	drawing no.	37
date	OCT 2021	left side elevation 'B'	
drawn by	BD,BIM	scale	3/16" = 1'-0"
checked by	JWM	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			
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 BCN			
Vas 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.			
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	VAS
no.	description	date	by

10' GROUND

1'-0" 1'-0"

ASPHALT SHINGLES  
(TYP.)

VALLEY FLASHING  
(TYP.)

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

12'-0"  
8'-2"  
U/S OF SOFFIT  
STEEL BEAM  
LOCATION  
BEYOND

### 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.

BRICK SOLDIER COURSE  
W/ 1/2" PROJ. (TYP.)

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

FACE BRICK (TYP.)

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.

30 STEPPED FOOTINGS

RIGHT SIDE ELEVATION 'B'



MAR 3, 2022

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

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.

DASHED LINE  
REPRESENTS ROOF  
LINE OF UPGRADED  
REAR ELEVATION

TOP OF PLATE  
TOP OF WINDOW  
1"x6" ALUM.  
FRIEZE BD.  
RETURN FOR  
UPGRADED  
REAR ONLY  
(TYP.)  
FIN. SECOND  
FLOOR  
TOP OF  
TRANSOM  
TOP OF  
WINDOW  
FIN. GROUND  
FLOOR  
FIN. GRADE

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

8'-7"  
(10'-1" OPT. 9ft BSMT)

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

VA3  
DESIGN

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 BCN  
name  
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.

no.	description	date	by
9			
8			
7			
6			
5			
4			
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	VA3

project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.	project no.	16023
date	OCT 2021	scale	3/16" = 1'-0"	drawing no.	38
checked by	JWM	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 - 9:38 AM					





10' GROUND



MAR 3, 2022

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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 '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 no.		16023	drawing no.		40
municipality		BRADFORD EAST, ON.	LEFT SIDE ELEVATION 'C'		
project name		GREEN VALLEY EAST	scale		3/16" = 1'-0"
date		OCT 2021	checked by		JWM
drawn by		BD,BIM	file name		16023-S38-21
drawn by		BD,BIM	date		Mar 3 2022 - 9:38 AM
drawn by		BD,BIM	no. description		
drawn by		BD,BIM	1		ISSUED FOR CLIENT REVIEW
drawn by		BD,BIM	2		REVISED AS PER FLOOR / ROOF LAYOUTS
drawn by		BD,BIM	3		REVISED AS PER ENG COMMENTS
drawn by		BD,BIM	4		NOV 26-21 VA3
drawn by		BD,BIM	5		
drawn by		BD,BIM	6		
drawn by		BD,BIM	7		
drawn by		BD,BIM	8		
drawn by		BD,BIM	9		

10<sup>9</sup> GROUND



MAR 3, 2022

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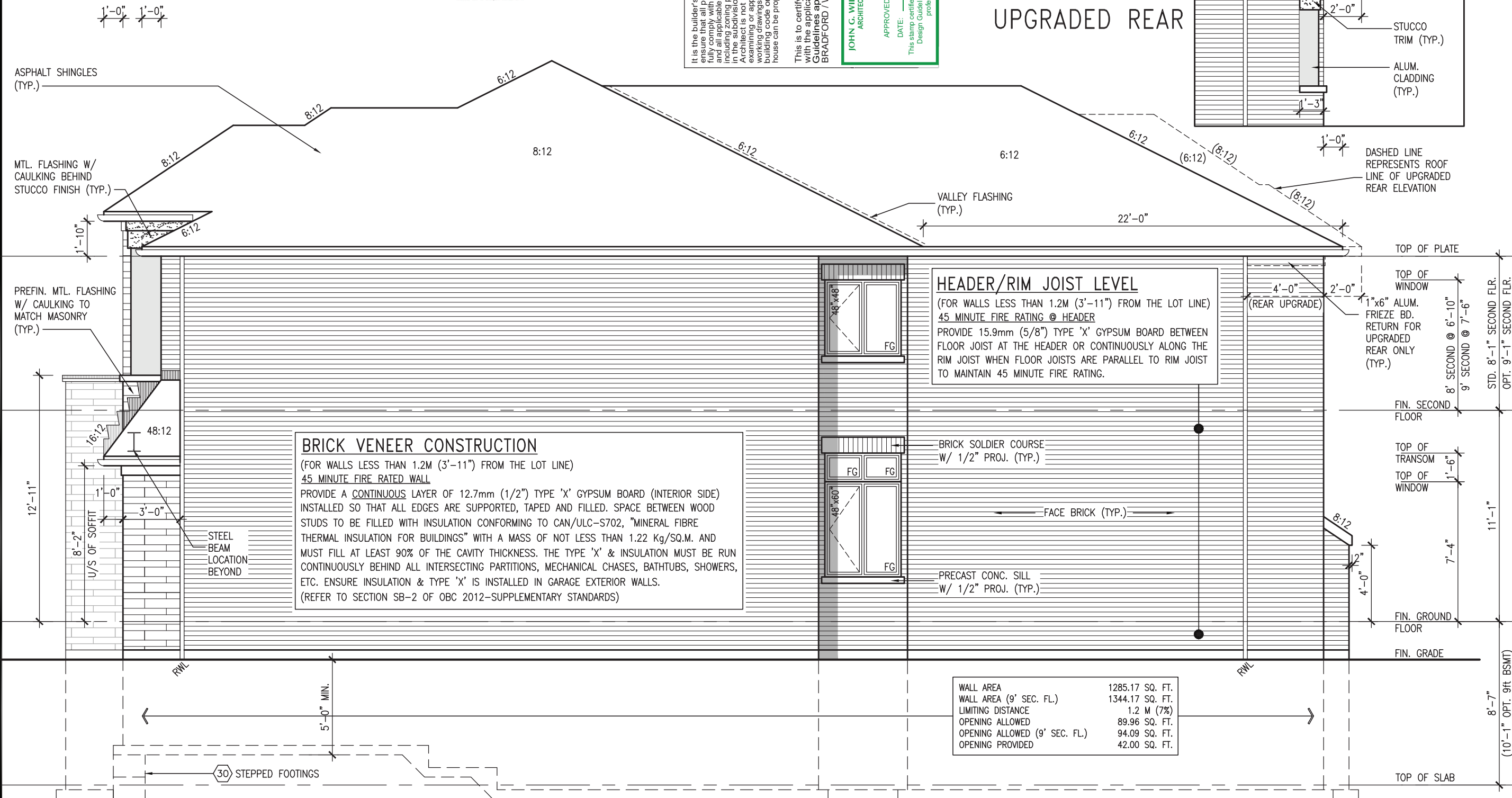
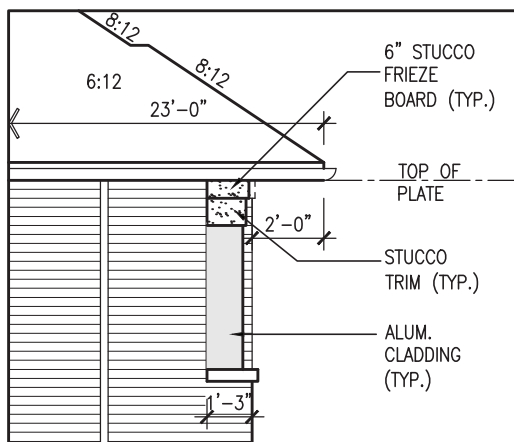
**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW

APPROVED BY:

DATE: \_\_\_\_\_

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PART. RIGHT SIDE  
ELEVATION 'C' FOR  
UPGRADED REAR



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

**BAYVIEW WELLINGTON**



I, the undersigned, have reviewed and taken responsibility for this design and have the qualifications and meets the requirements set out in the Interior Building Code to be a Designer.

Qualification information  
 Wellington Jno-Baptiste  
 Signature  
 BCIN 25591  
 Registration information  
 IAA3 Design Inc. 42658

[illegible]

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



Wellington Jno-Baptiste	signature	BCIN	Z5391
registration information			
VA3 Design Inc.			42658

•	•	•	•
•	•	•	•
•	•	•	•
•	•	•	•

LOCALITY	drawn by	checked by	scale	file name	NIGHT	SIDE	ELEVATION
BD.BIM		JWM	3/16" = 1'-0"	16023-S38-21			
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW Units 38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:38 AM							

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

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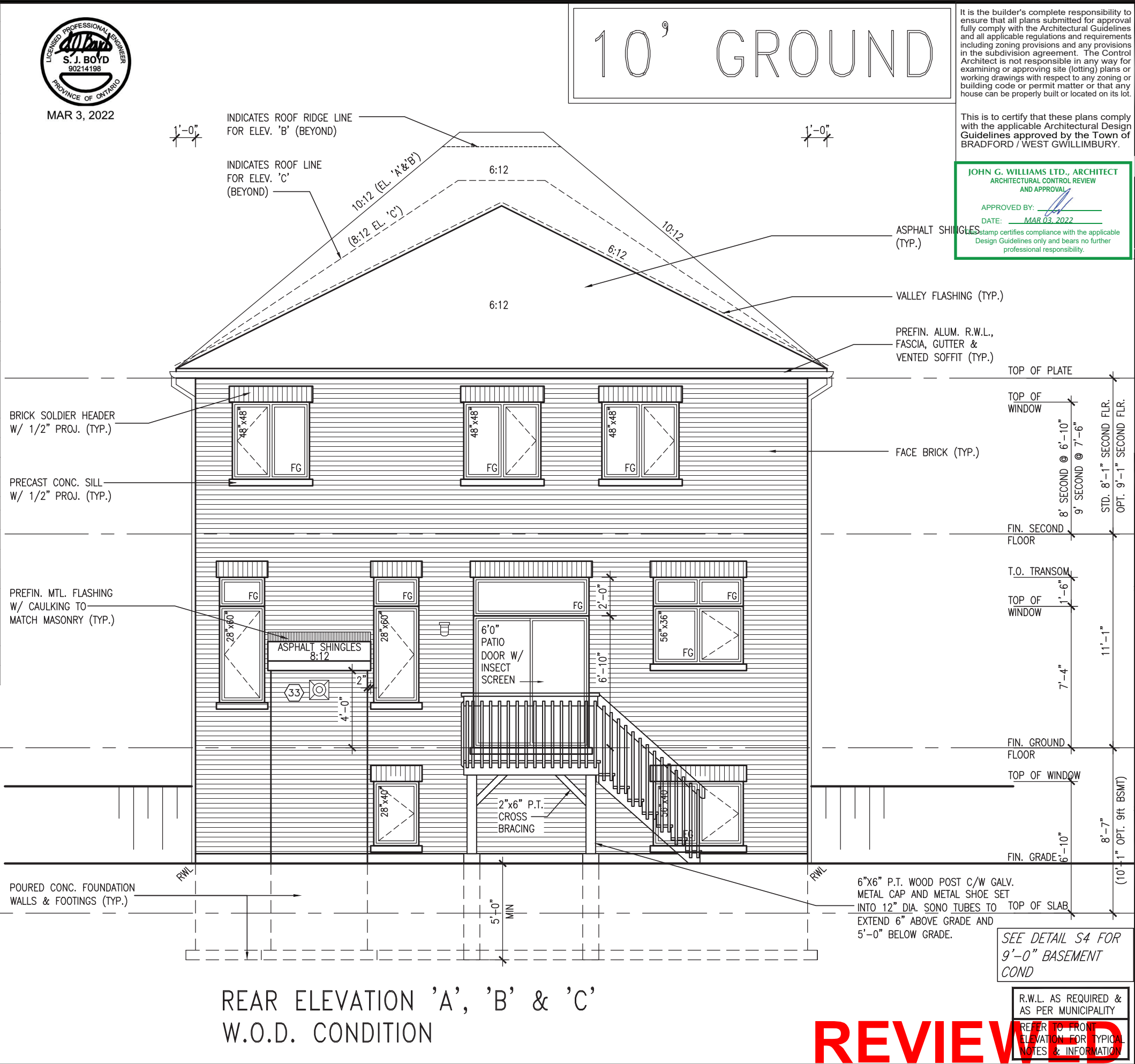
REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC
ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3
description	date	by

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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

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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's.		qualification information		Wellington Jno-Baptiste		25591		BCIN	
8		-		-		-		-		-		-		-	
7		-		-		-		-		-		-		-	
6		-		-		-		-		-		-		-	
5		-		-		-		-		-		-		-	
4		-		-		-		-		-		-		-	
3		REVISED AS PER ENG. COMMENTS		MAR 02-22		RC		Contractor must verify all dimensions on the job and report any discrepancy to Designer before proceeding with the work and the property of the Designer, which must be returned at the completion of the work. Drawings are not to be scaled.		registration information		VAS Design Inc.		42558	
2		REVISED AS PER FLOOR / ROOF LAYOUTS		FEB 24-22		RC		-		signature				BCIN	
1		ISSUED FOR CLIENT REVIEW		NOV 26-21		VAS3		-		-		-		-	
no.		description		date		by		-		-		-		-	

S38-21		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD EAST, ON.		project no. 16023		drawing no. 42	
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S38-21		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD EAST, ON.		project no. 16023			





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

APPROVED BY: 

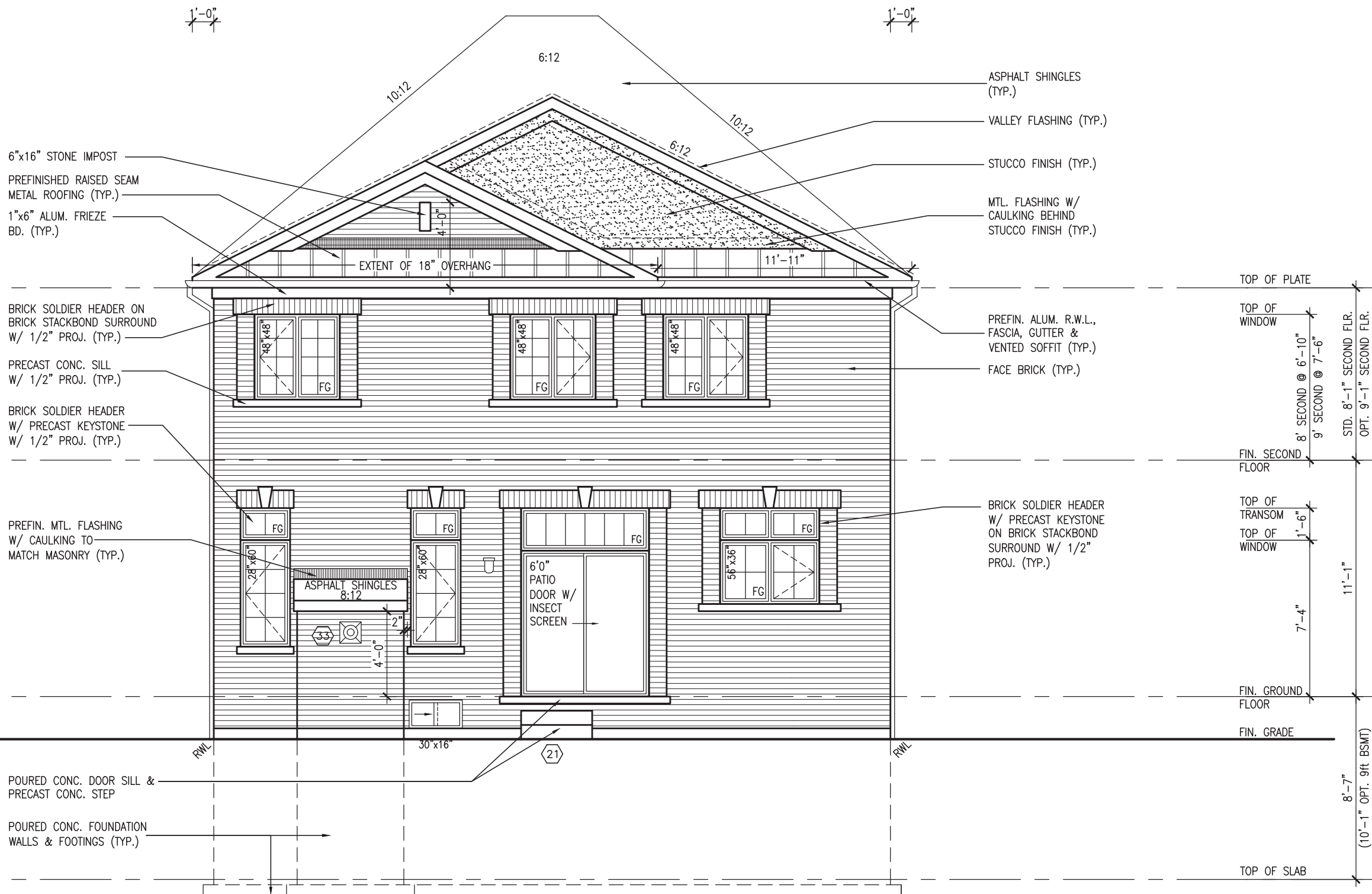
DATE: MAR 03, 2022

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Design Guidelines only and bears no further  
professional responsibility.



MAR 3, 2022

# 10<sup>9</sup> 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

**REVIEWED** REFERENCE TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

**S38-21**

BAYVIEW WELLINGTON



**DESIGN**  
255 Consumers Rd Suite 120  
Toronto ON M2J 1R4  
416.630.2255 f 416.630.4782

—







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

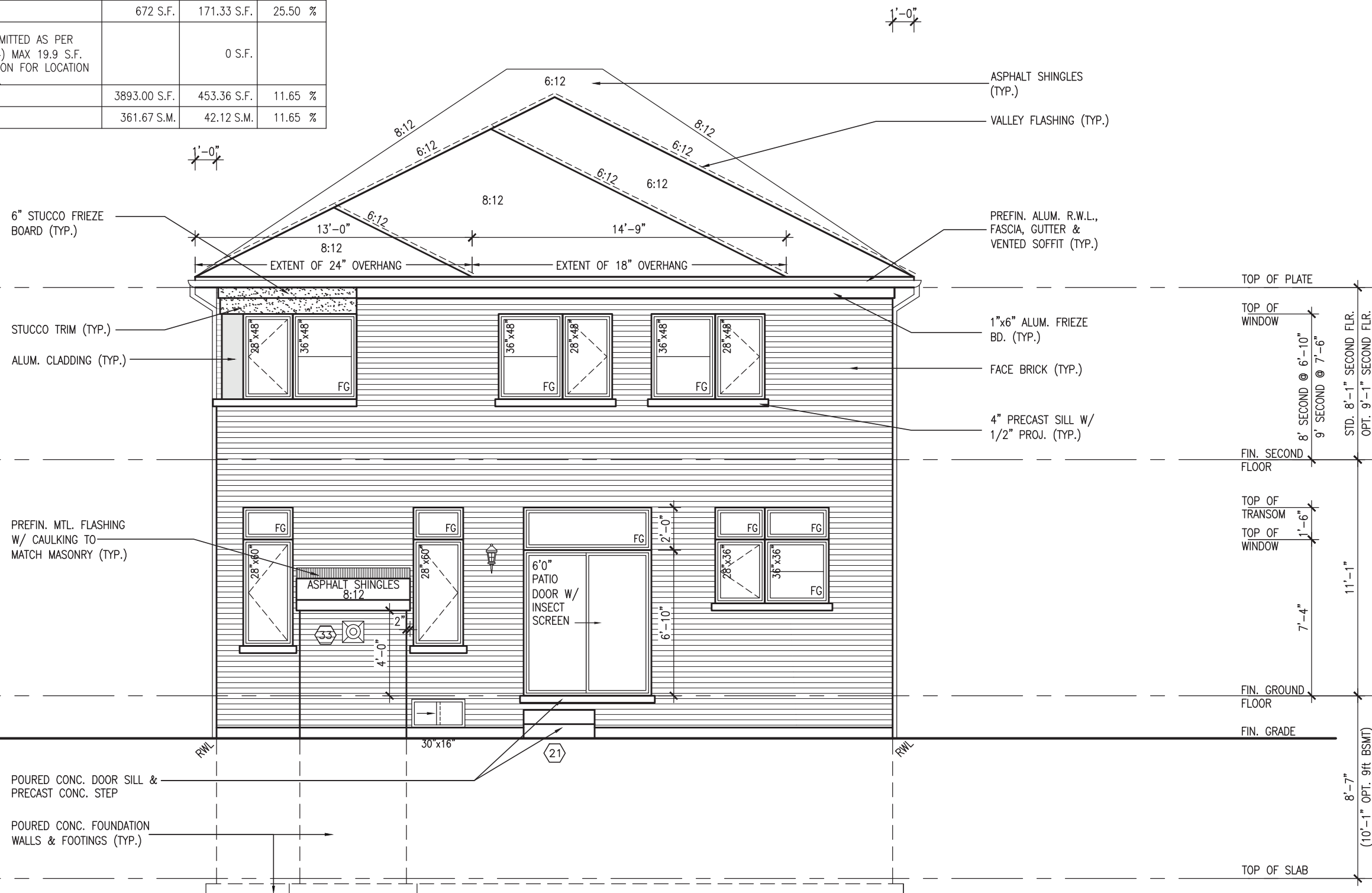
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MAR 3, 2022

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<sup>9</sup> GROUND



### 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

[illegible]

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

**BAYVIEW WELLINGTON**

**S38-21**

project name	project no.
GREEN VALLEY EAST	16023
municipality	
BRADFORD EAST, ON.	
<div> <div>DATE</div> <div>1 OCT 2021</div> </div> <div> <div>CHECKED BY</div> <div>JWM</div> </div> <div> <div>SCALE</div> <div>3/16" = 1'-0"</div> </div> <div> <div>FILE NAME</div> <div>16023-S38-21</div> </div>	
<div> <div>DRAWN BY</div> <div>BD,BIM</div> </div> <div> <div>REAR ELEVATION</div> <div>"C"</div> </div> <div> <div>UPGRADE</div> <div></div> </div>	
drawing no.	
46	

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

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

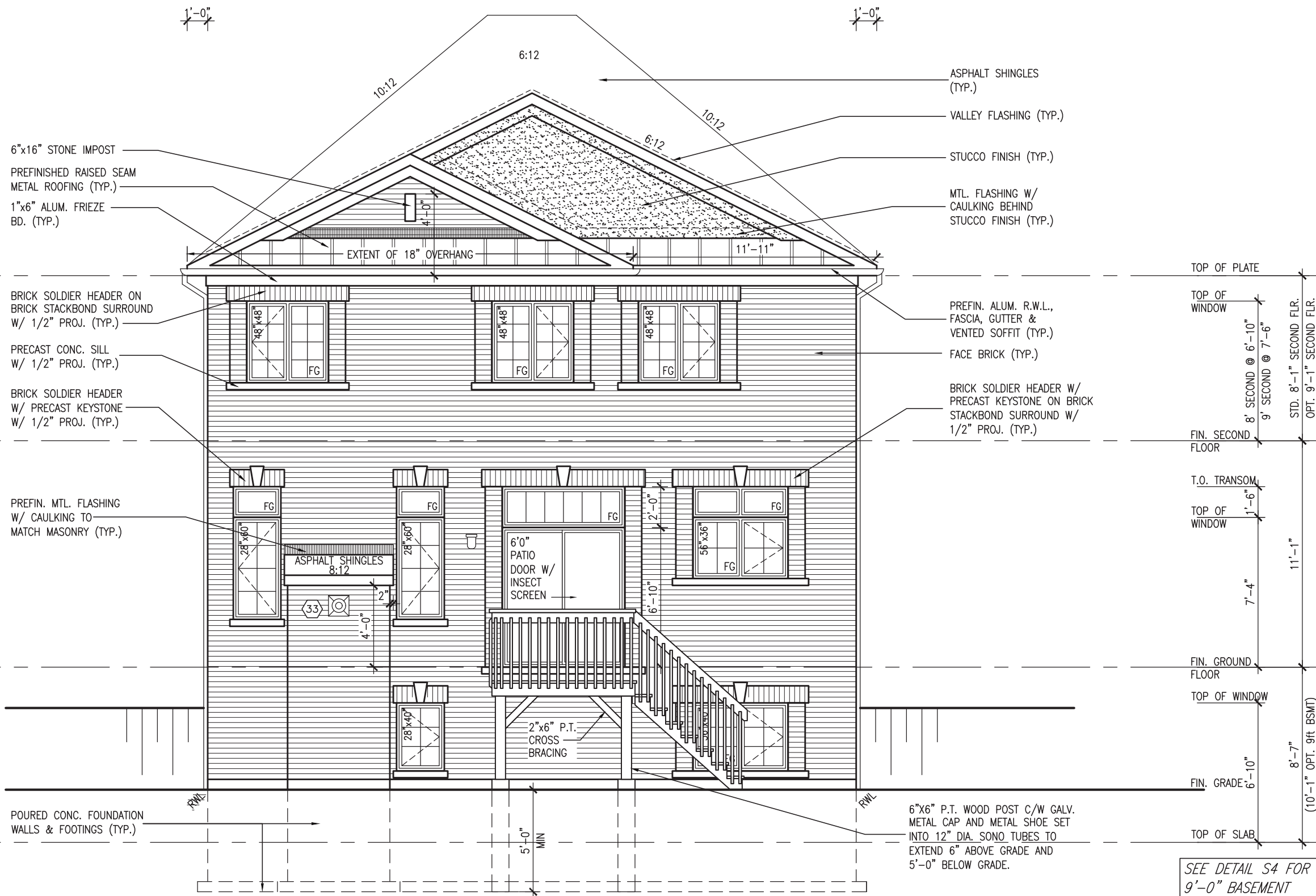
APPROVED BY: \_\_\_\_\_  
DATE: MAR 03, 2022

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



MAR 3, 2022

# 10<sup>9</sup> GROUND



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

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

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

# REVIEWED

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

BAYVIEW WELLINGTON	S38-21
--------------------	--------

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

<p>The undersigned has reviewed and takes responsibility for this design and is satisfied that it meets the requirements set out in the Ontario Building Code to be a Designer.</p> <p><b>Wellington Info</b></p> <p><b>James Wellington Inc.</b></p> <p>Registration information</p> <p><b>343 Design Inc.</b></p> <p>25591</p> <p>BCIN</p> <p>426358</p>	<p><i>signature</i></p>
--	-------------------------

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

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9	.	.	
8	.	.	
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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	WA3
no.	description	date	by





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 %	

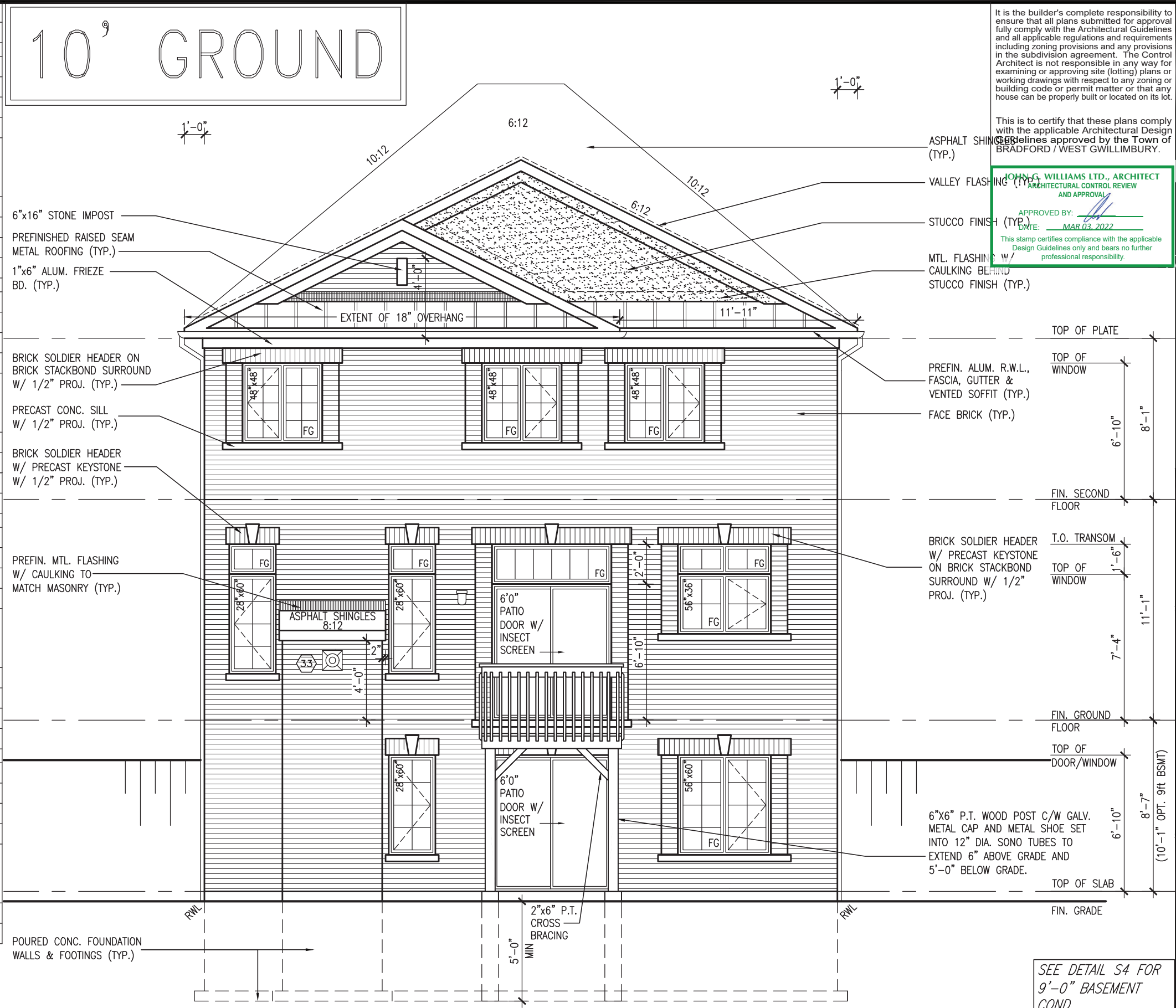
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
S38-21 ELEV B-STD&UPG REAR WOB	ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	
FRONT	689 S.F.	97.14 S.F.	14.10 %	
LEFT SIDE	1289 S.F.	115.67 S.F.	8.97 %	
RIGHT SIDE	1285 S.F.	42.00 S.F.	3.27 %	
REAR	929 S.F.	228.33 S.F.	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 %	



MAR 3, 2022



REAR ELEVATION 'A' UPGRADE  
W.O.B. 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: [Signature]  
DATE: MAR 03, 2022  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

S38-21	
BAYVIEW WELLINGTON	
project name	GREEN VALLEY EAST
municipality	BRADFORD EAST, ON.
project no.	16023
drawing no.	50
date	OCT 2021
drawn by	BD:BM
checked by	JWM
scale	3/16" = 1'-0"
REAR ELEVATION 'A' UPGRADE - W.O.B. CONDITION	
16023-S38-21	

**VAS DESIGN**  
255 Consumers Rd. Suite 120  
Toronto, ON M2J 1P4  
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.	
signature	25591 BCIN
name	Wellington Jno-Baptiste
registration information	42658
name	VAS Design Inc.
registration information	RC
date	MAR 02-22
description	3 REVISED AS PER ENG COMMENTS
date	FEB 24-22
description	2 REVISED AS PER FLOOR / ROOF LAYOUTS
date	NOV 26-21
description	1 ISSUED FOR CLIENT REVIEW
date	
description	

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

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.

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

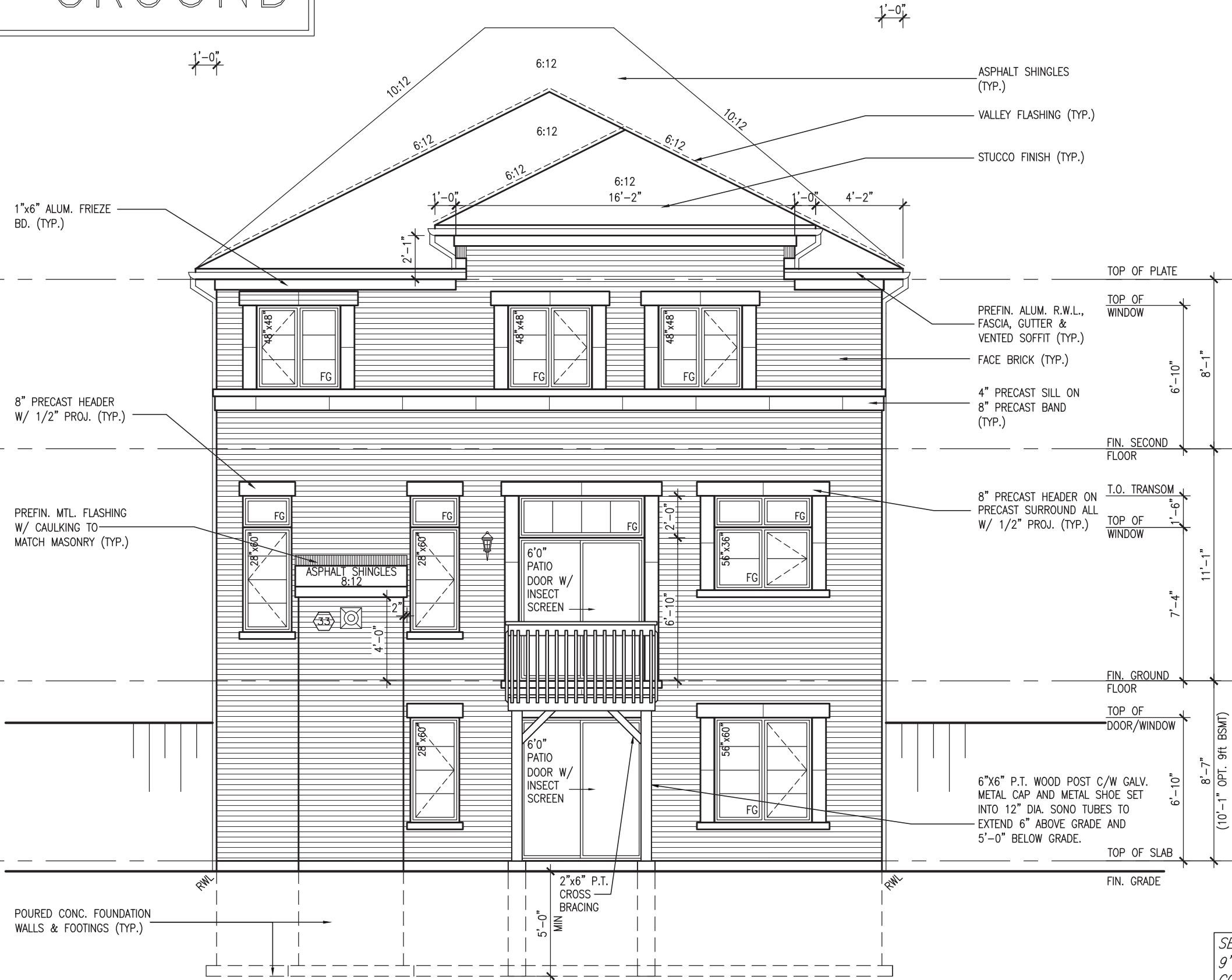
APPROVED BY:   
DATE: MAR 03, 2022

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MAR 3, 2022

10' GROUND



REAR ELEVATION 'B' 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		BRADFORD EAST, ON.	
project no.	16023	project name	GREEN VALLEY EAST
drawing no.	51	date	OCT 2021
file name	16023-S38-21	checked by	JWM
scale	3/16" = 1'-0"	drawn by	BD.BIM
REAR ELEVATION 'B' UPGRADE - W.O.B. CONDITION			
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			
name registration information VAS 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.			
9	REVIS	DATE	DESCRIPTION
8	REVISED AS PER ENG COMMENTS	MAR 02-22	RC
7	REVISED AS PER FLOOR / ROOF LAYOUTS	FEB 24-22	RC
6	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3
5			
4			
3			
2			
1			



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

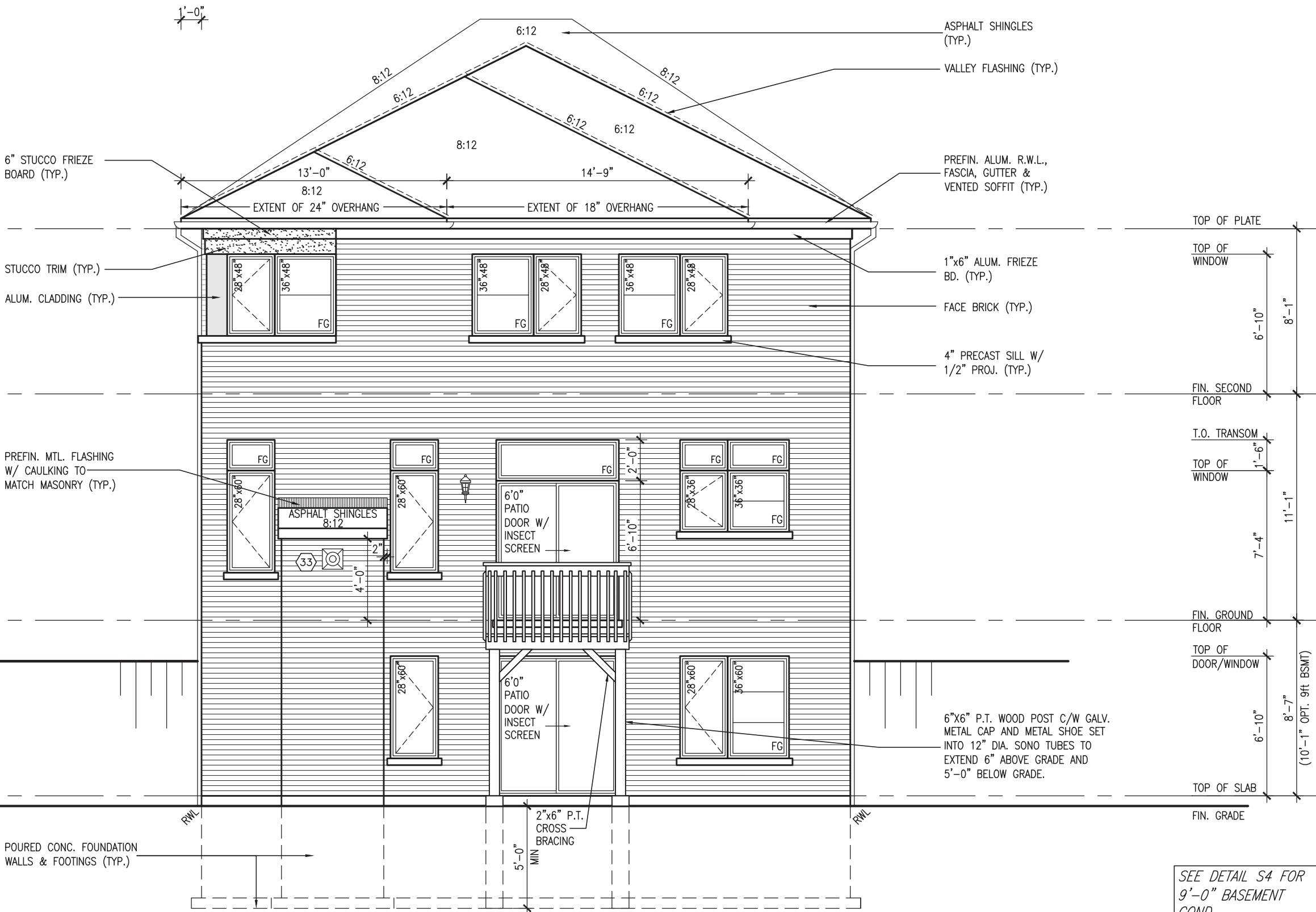
APPROVED BY:   
DATE: MAR 03, 2022

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



MAR 3, 2022

10' 9" GROUND



REAR ELEVATION 'C' 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

9

8

7

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5

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2

1

no.

description

date

by

1

ISSUED FOR CLIENT REVIEW

NOV 26-21

VA3

2

REVISED AS PER FLOOR / ROOF LAYOUTS

FEB 24-22

RC

3

REVISED AS PER ENG COMMENTS

MAR 02-22

RC

Wellington Jno-Baptiste

signature

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.

project no.

16023

drawing no.

52

project name

BAYVIEW WELLINGTON

municipality

BRADFORD EAST, ON.

date

OCT 2021

drawn by

BD,BIM

checked by

JWM

scale

3/16" = 1'-0"

rear elevation 'C' UPGRADE - W.O.B. CONDITION

16023-S38-21

file name

16023-S38-21

project no.

16023

drawing no.

52

project no.

16023

drawing no.

52

REVIEWED



# REVIEWED

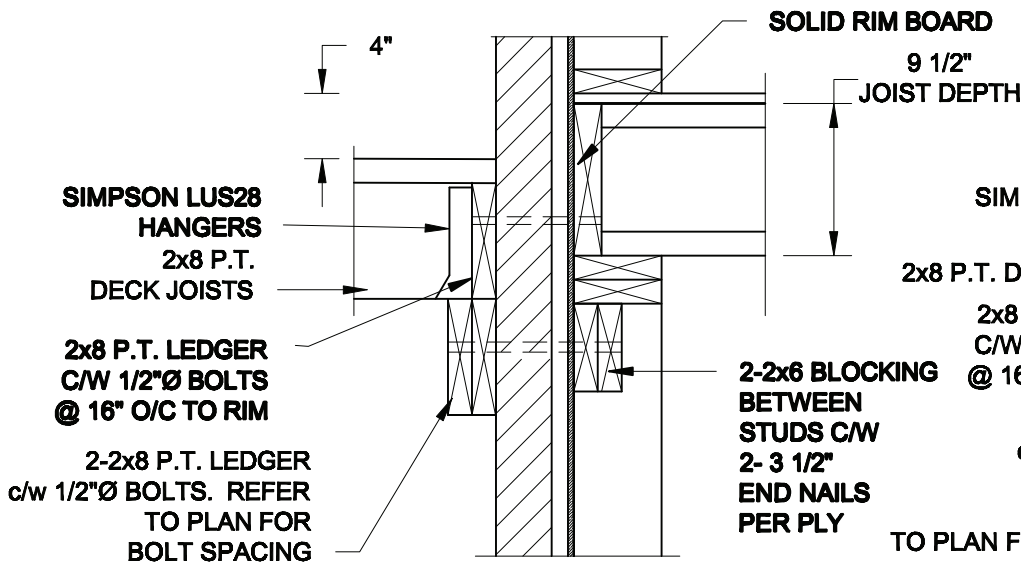
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))				
10'-0" GROUND FLOOR, OPT. 9' SEC. FL. & OPT. 9'-0" BASEMENT	S38-21 ELEV C UPGR. REAR - WOB	ENERGY EFFICIENCY - OBC SB12		
	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	FRONT	719 S.F.	112.70 S.F.	15.67 %
	LEFT SIDE	1349 S.F.	127.33 S.F.	9.44 %
	RIGHT 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 %	

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FOR 9 1/2" JOIST DEPTH



1A  
S2

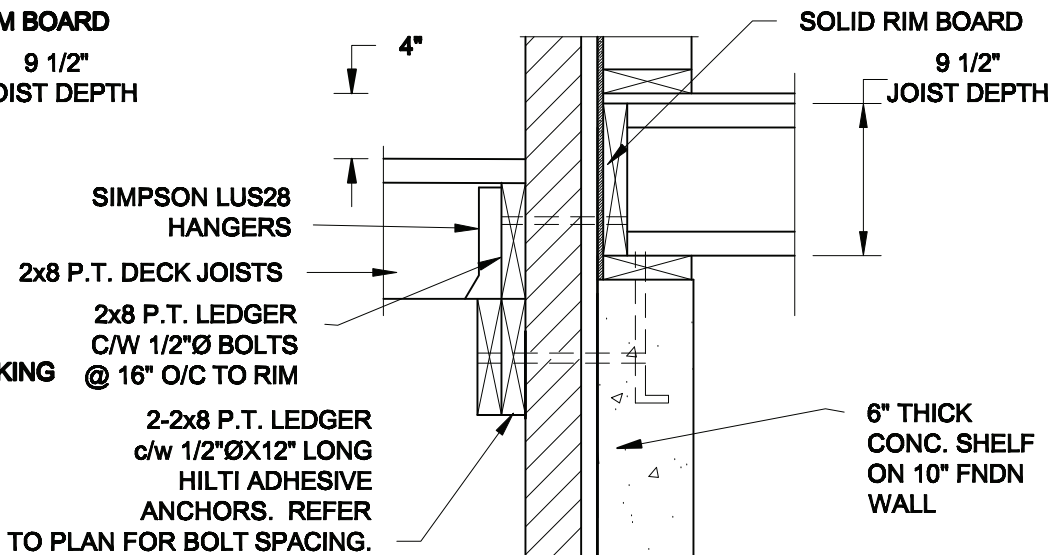
DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

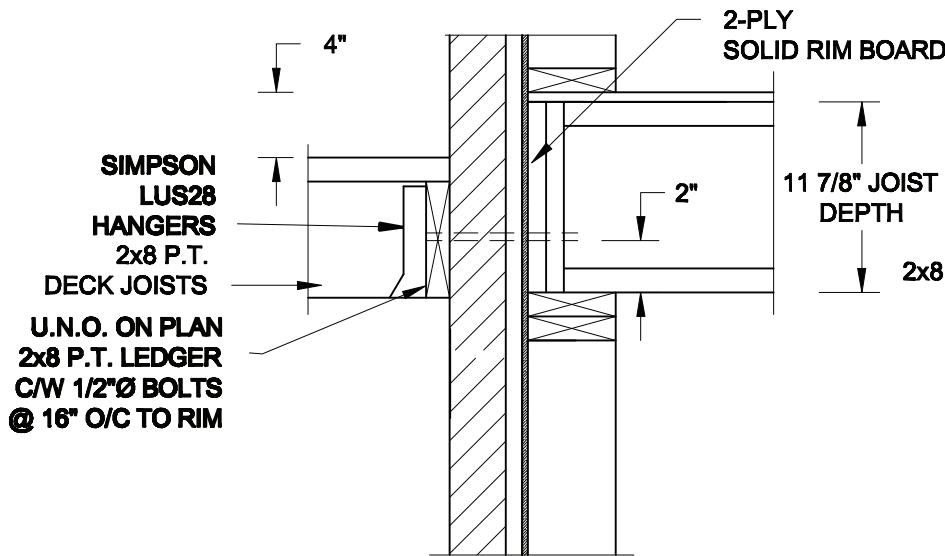
1B  
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



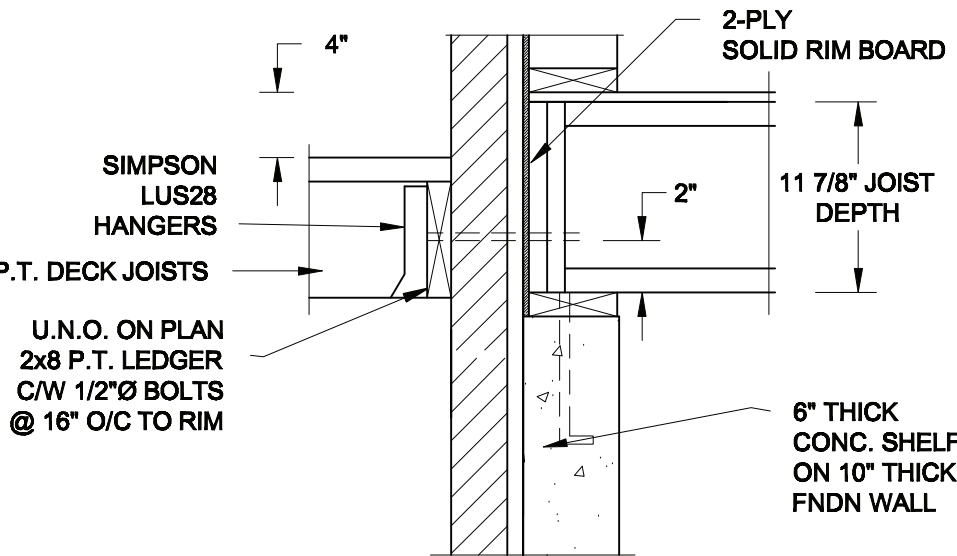
FOR 11 7/8" JOIST DEPTH



1C  
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



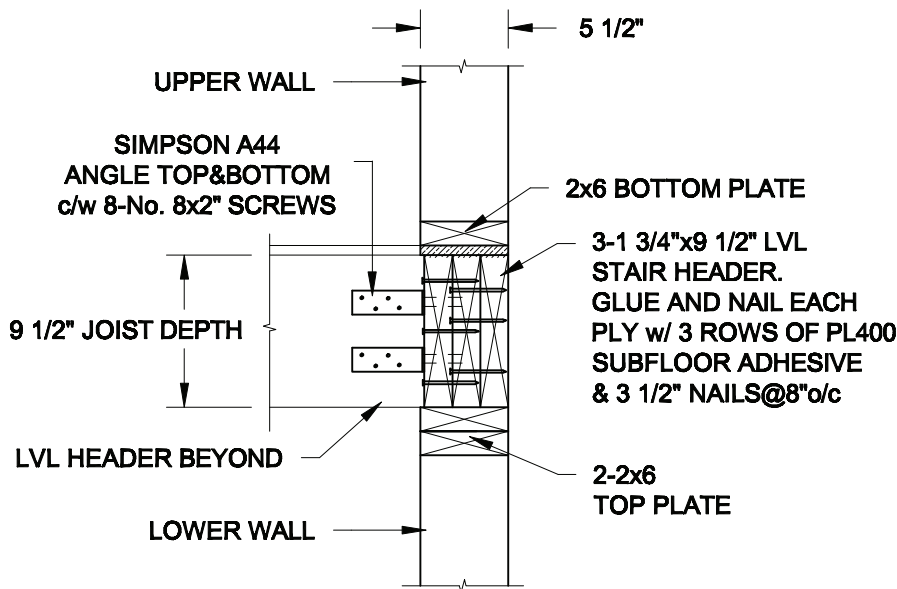
1D  
S2

DECK FASTENING DETAIL

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

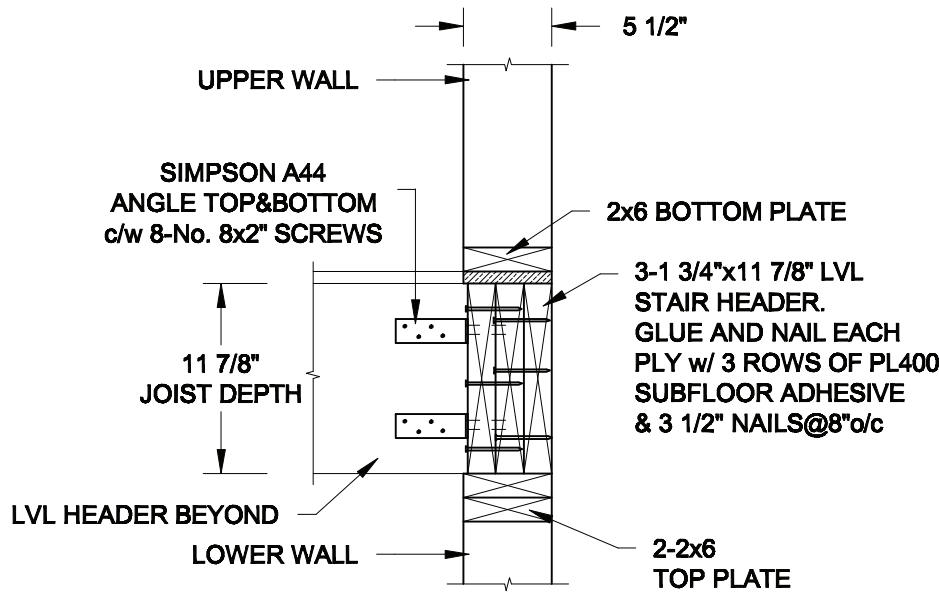


2A  
S2

STAIR HEADER

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B  
S2

STAIR HEADER

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: quaille.eng@rogers.com

Engineer's Seal



MAR 30, 2021

Project:

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

TYPICAL STRUCTURAL DETAILS

Project No.:

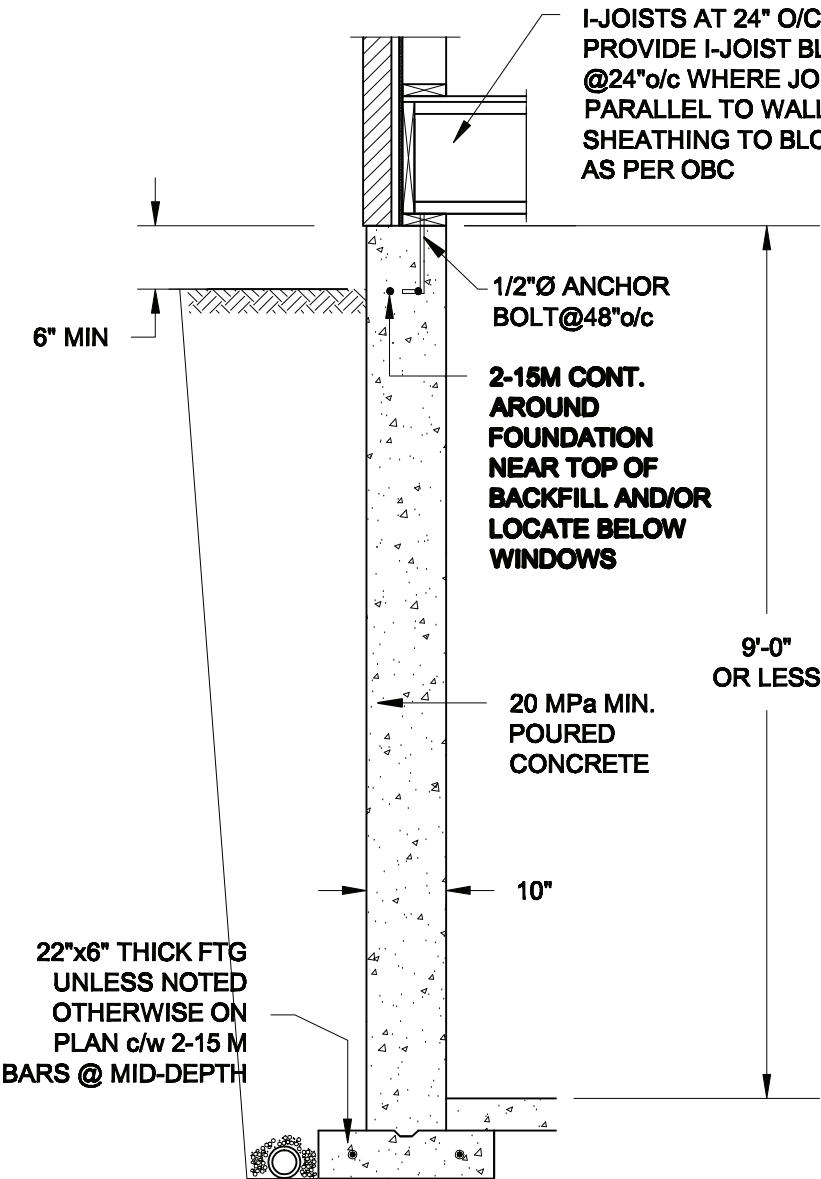
21-038

Drawing No.:

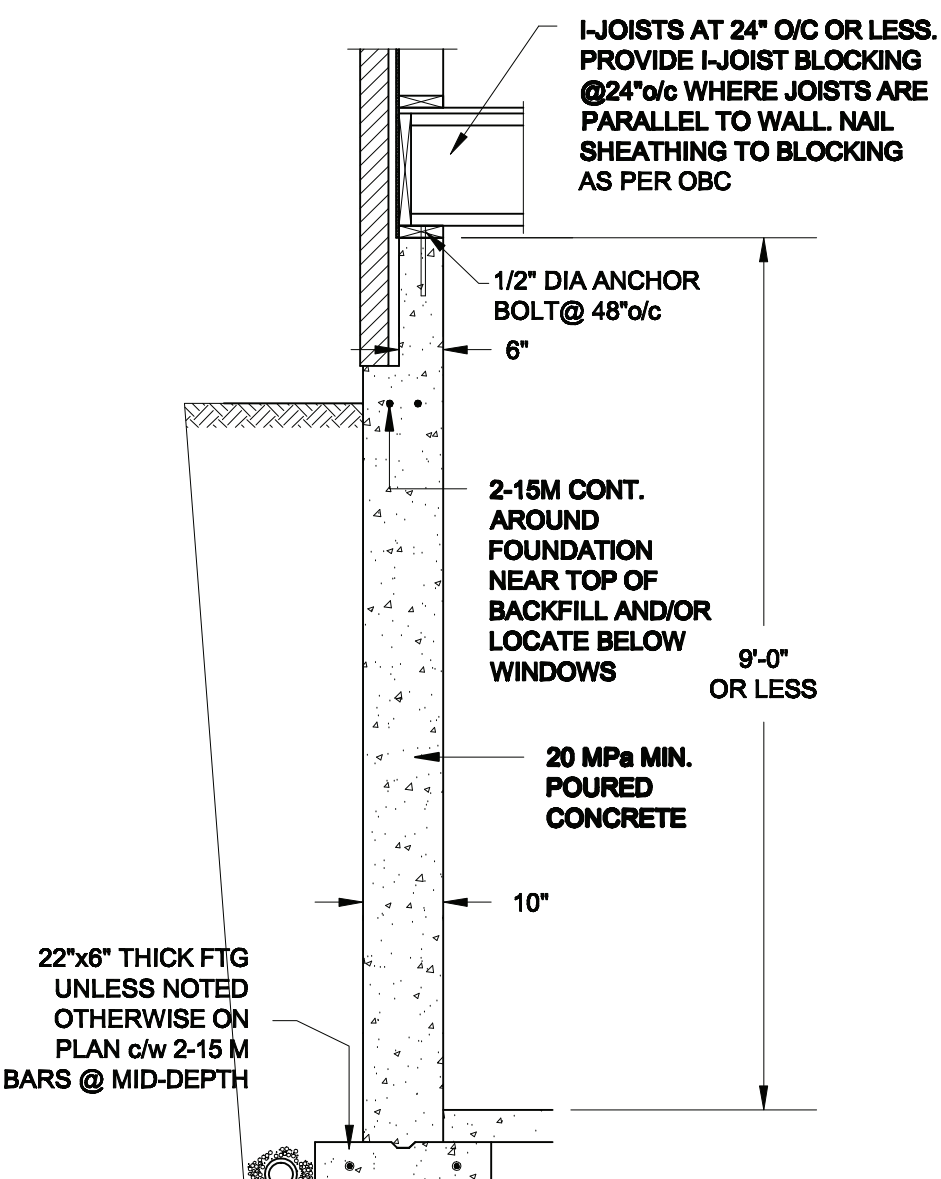
S2



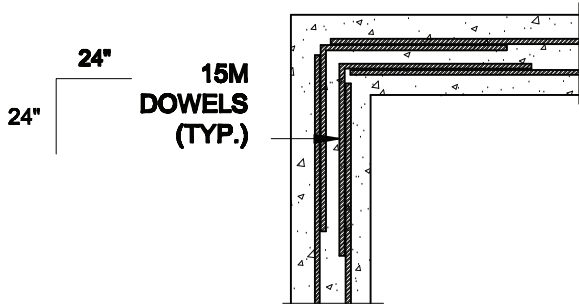




**1A**  
**S4** **FOUNDATION WALL**  
SCALE: 1/2" = 1'-0"



**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: quaille.eng@rogers.com

Engineer's Seal



Project:

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

**TYPICAL STRUCTURAL DETAILS**

Project No.:

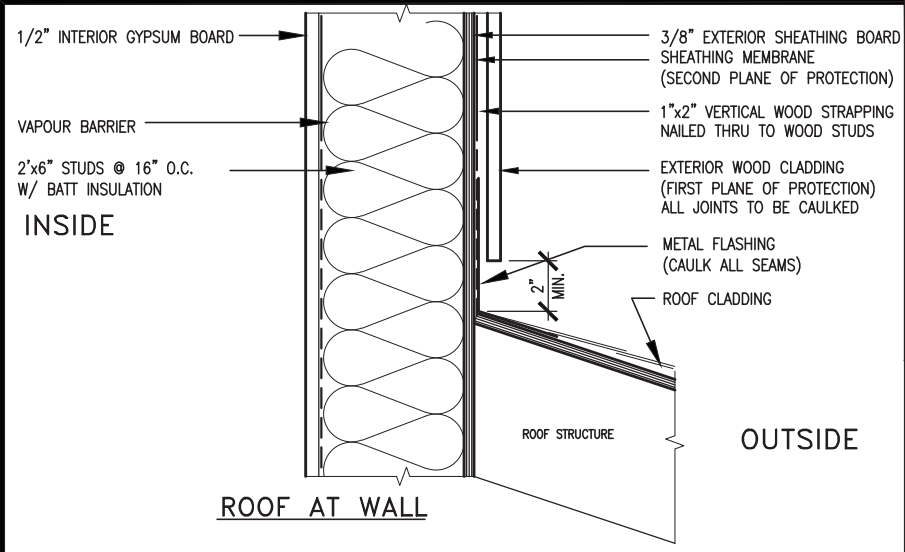
**21-038**

Drawing No.:

**S4**







MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:  
2"x4" @ 16" O.C. - 9'-10"  
2-2"x4" @ 12" O.C. - 10'-9"  
3-2"x4" @ 16" O.C. - 11'-2"  
3-2"x4" @ 12" O.C. - 12'-4"

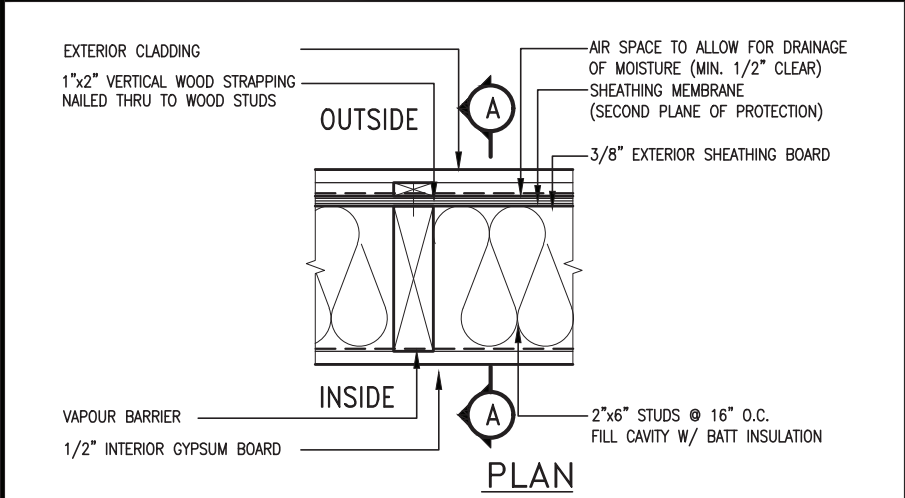
NOTES:  
1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.  
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.  
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.  
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.  
6. 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"  
2-2"x6" @ 16" O.C. - 15'-0"  
2-2"x6" @ 12" O.C. - 17'-4"

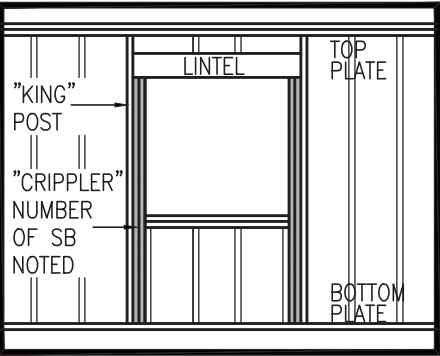
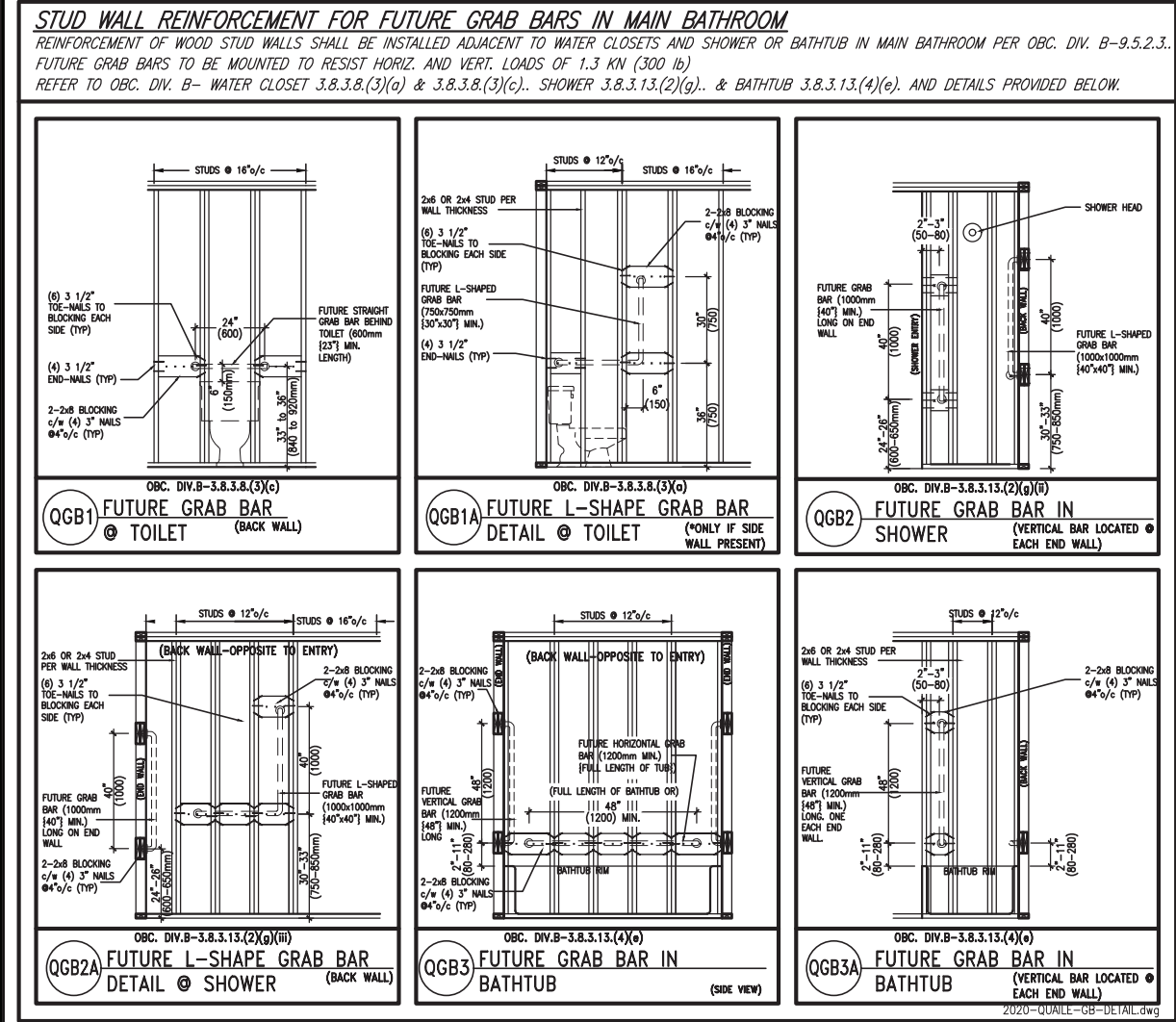
MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:  
2"x8" @ 16" O.C. - 16'-0"  
2"x8" @ 12" O.C. - 17'-9"  
2-2"x8" @ 16" O.C. - 20'-4"  
2-2"x8" @ 12" O.C. - 22'-4"

NOTES:  
1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa  
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.  
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
4. 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.  
5. WALL FRAMING SHALL CONFORM TO OBC 9.2.3.10.1.(2)  
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa  
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.  
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

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



EXTERIOR WOOD CLADDING WALL ASSEMBLY



"CRIPPLE" DETAIL

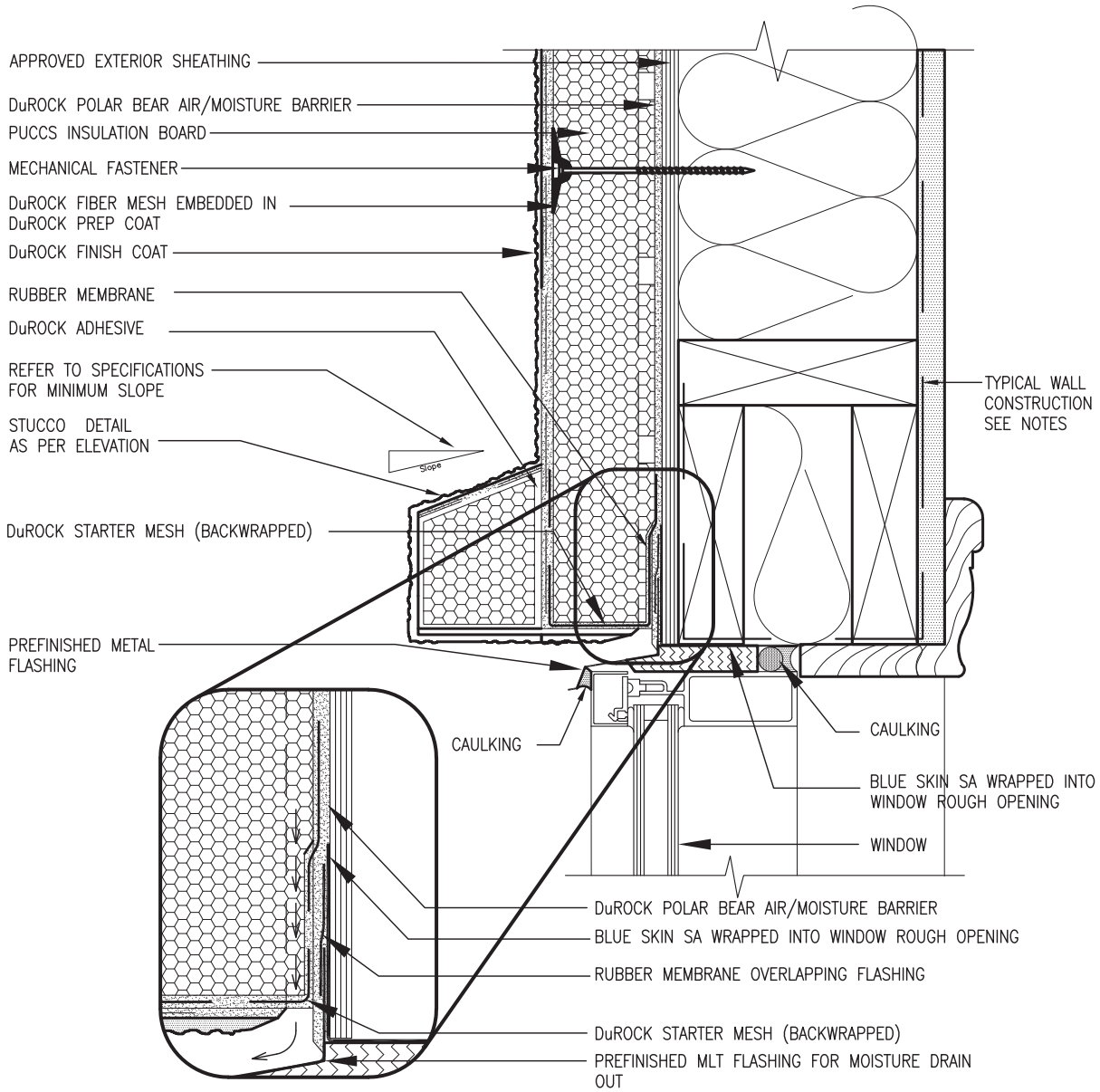
PROFESSIONAL ENGINEER  
S. J. BOYD  
PROVINCE OF ONTARIO  
JAN 26, 2022

9	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.
8					Qualification information
7					Wellington, Onto-Baptiste
6					signature
5					25591
4	UPDATE TO 2022	JAN 11-22	RC		name registration information
3	UPDATE TO 2020	FEB 24-20	RC		VA3 Design Inc.
2	UPDATE TO 2018	JAN 11-18	RC		42658
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	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. Drawings are not to be scaled.
no.	description	date	by		

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255 Consumers Rd Suite 120  
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t 416.630.2255 f 416.630.4782  
va3design.com

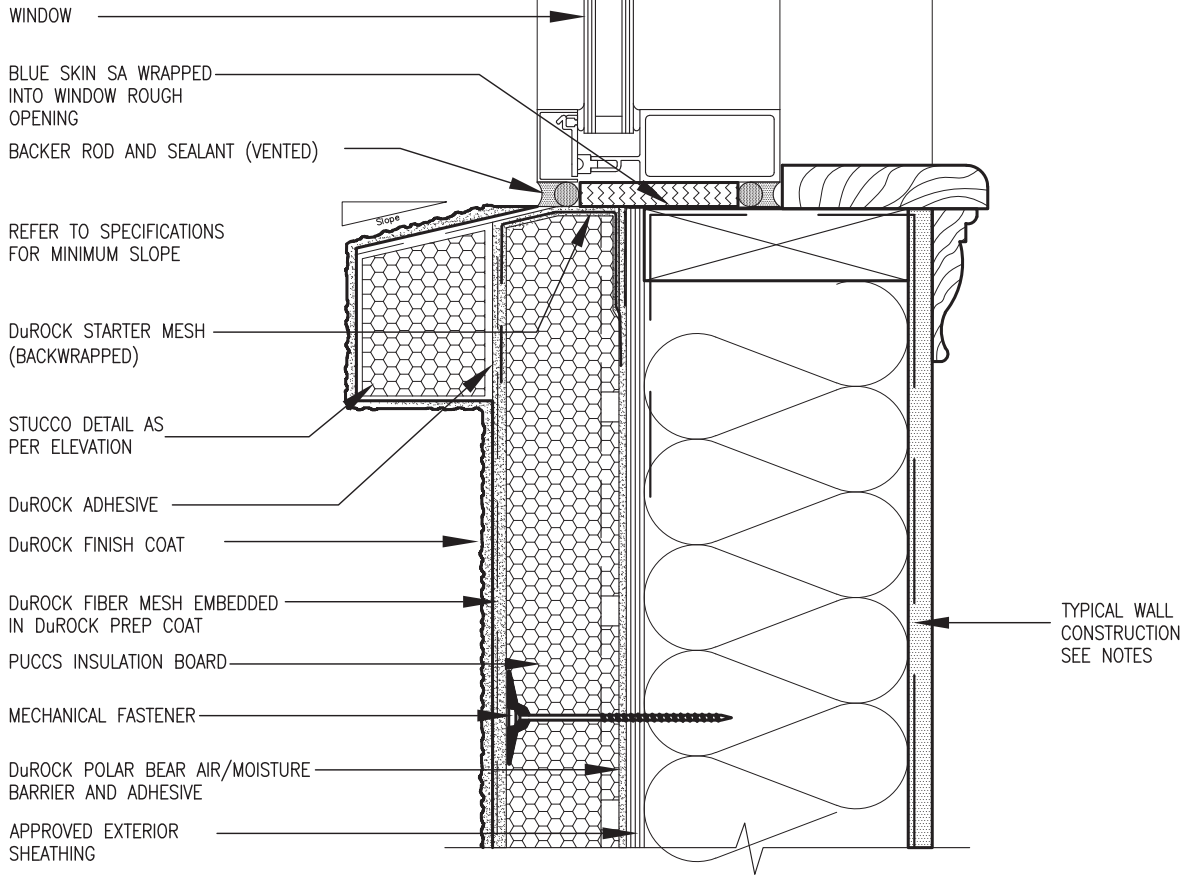
BAYVIEW WELLINGTON			CONST NOTE	
project name			municipality	
GREEN VALLEY EAST			BRADFORD	
date			project no.	
MAY 2016			16023	
CONSTRUCTION NOTES			drawing no.	
drawn by			file name	
RC			16023-CN-2022-A1	
checked by			scale	
-			3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:05 PM				





1 WINDOW HEADER  
CN3 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



2 WINDOW SILL  
CN3 SCALE: 3"=1'-0"

REVIEWED

CONST NOTE			BAYVIEW WELLINGTON			project name GREEN VALLEY EAST			municipality BRADFORD			project no. 16023		
9			.			.			.			drawing no. CN3		
8			.			.			.			.		
7			.			.			.			.		
6			.			.			.			.		
5			.			.			.			.		
4			UPDATE TO 2022			JAN 11-22			RC			date MAY 2016		
3			UPDATE TO 2020			FEB 24-20			RC			checked by RC		
2			UPDATE TO 2018			JAN 11-18			RC			scale 3/16" = 1'-0"		
1			ISSUE FOR CLIENT REVIEW			AUG 04-17			RC			file name 16023-CN-2022-A1		
no.			description			date			by			drawn by RICHARD - H:\ARCHIVE\WORKING\2016\16023\BAYVIEW\Units\16023-CN-2022-A1.dwg -- Wed - Jan 26 2022 - 12:07 PM		

VA3

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qualification information

Wellington Jno-Baptiste 25591 BCN

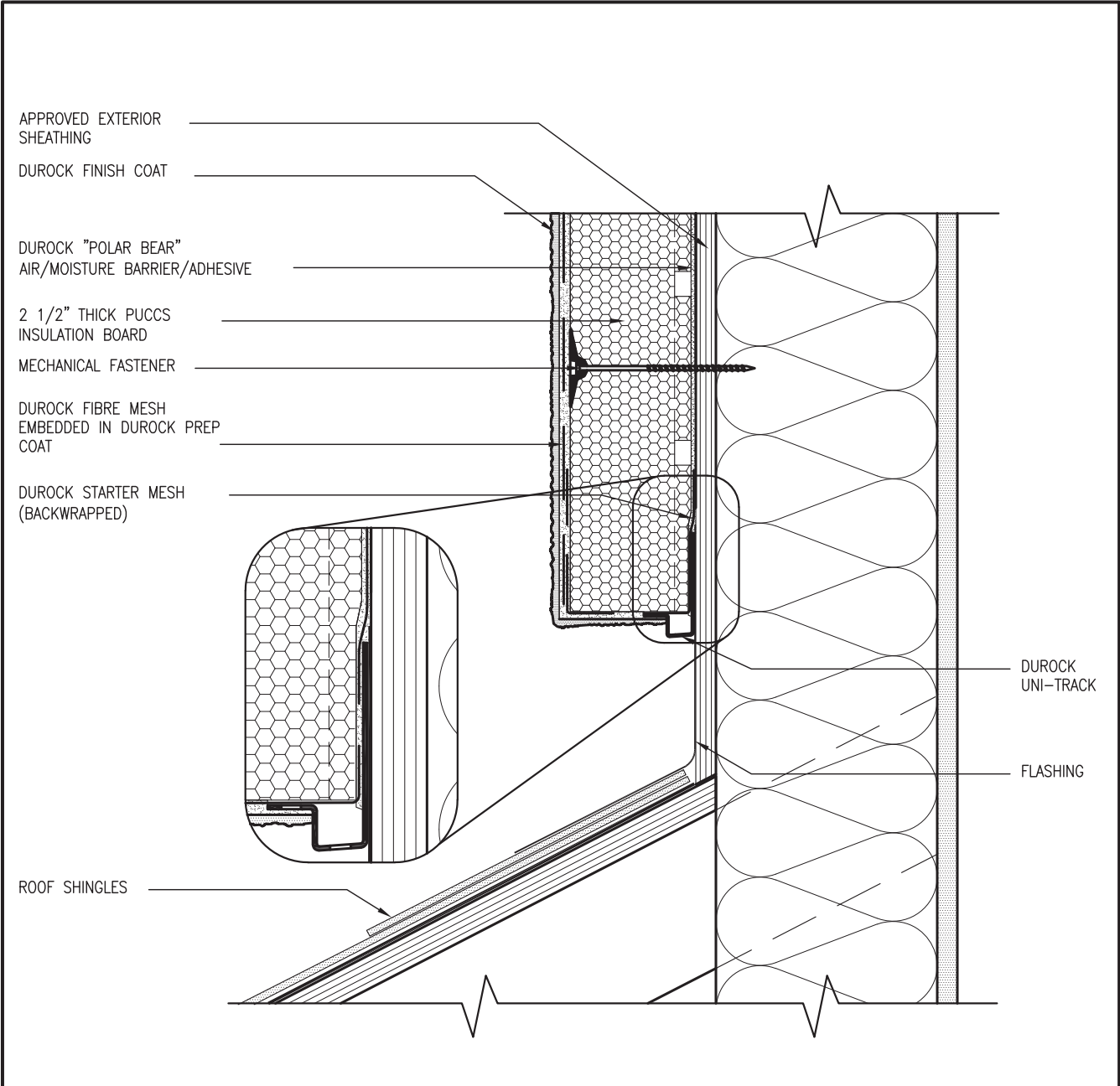
name registration information VAS Design Inc. 42658

signature

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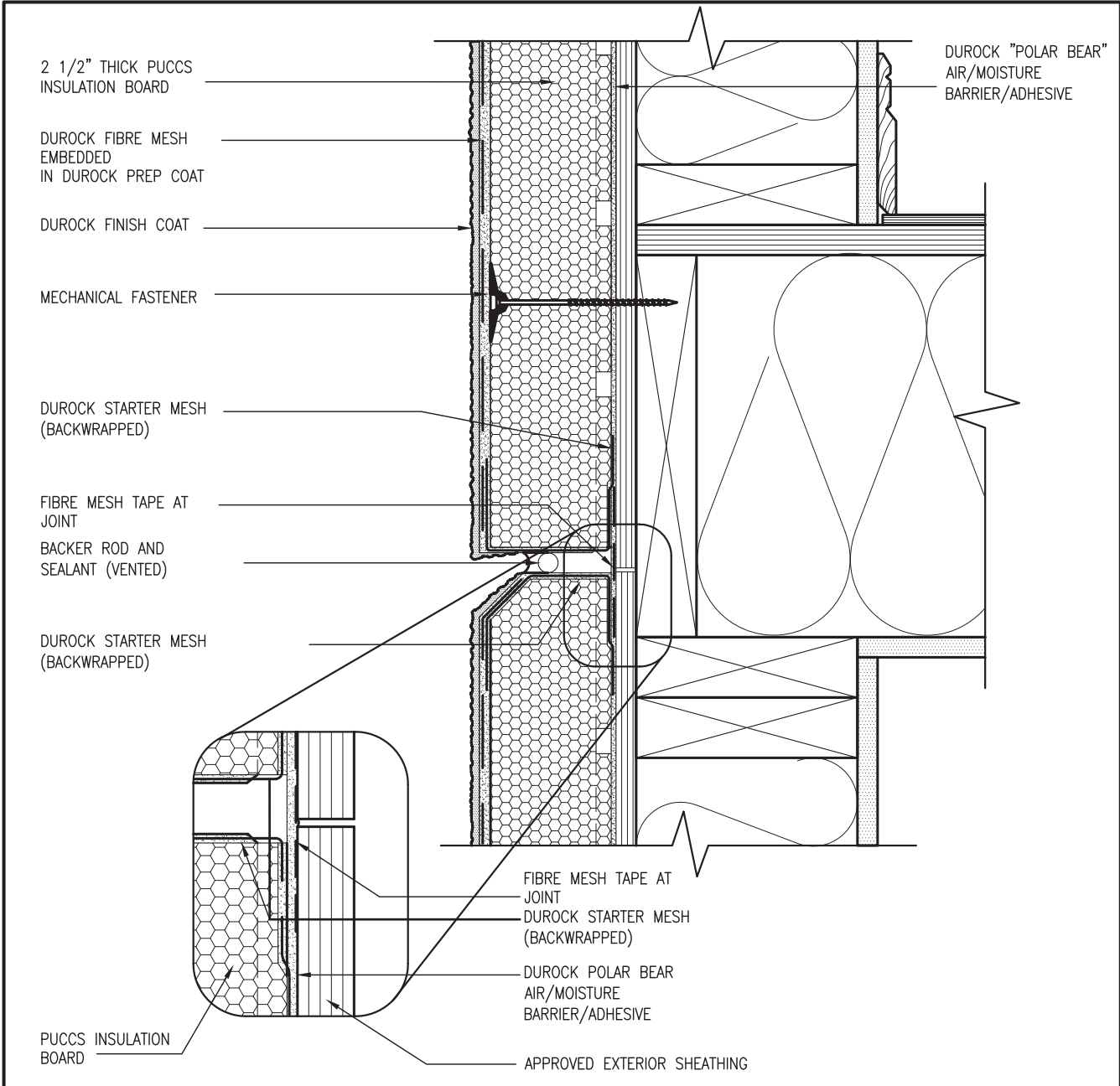
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3 STUCCO TERMINATION @ ROOF  
CN4 SCALE: 3"=1'-0"

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



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

REVIEWED

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qualification information										signature										BCIN									
name										registration information										BCIN									
5										JAN 11-22										RC									
4										UPDATE TO 2022										RC									
3										UPDATE TO 2020										RC									
2										UPDATE TO 2018										RC									
1										ISSUE FOR CLIENT REVIEW										RC									
no.										description										date									

VA3 DESIGN										255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2265 f 416.630.4782 vo3design.com									
project name										project no.									
GREEN VALLEY EAST										16023									
municipality										drawing no.									
BRADFORD										16023									
date										CONSTRUCTION NOTES									
MAY 2016										file name									
drawn by										16023-CN-2022-A1									
checked by										scale									
RC										3/16" = 1'-0"									
RC										CN4									
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CONST NOTE									
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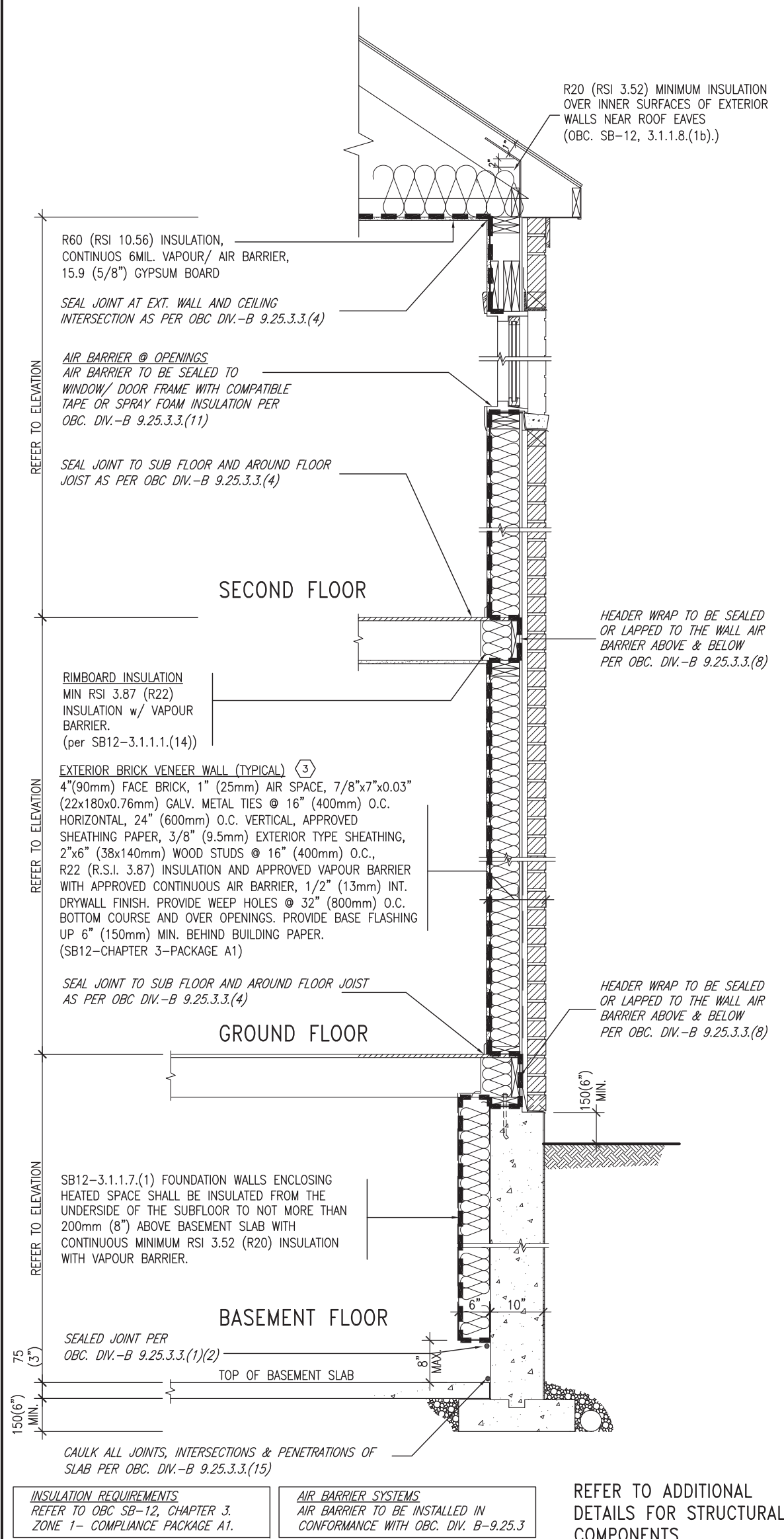


# REVIEWED

[illegible]



SB12-COMPLIANCE PACKAGE 'A1'

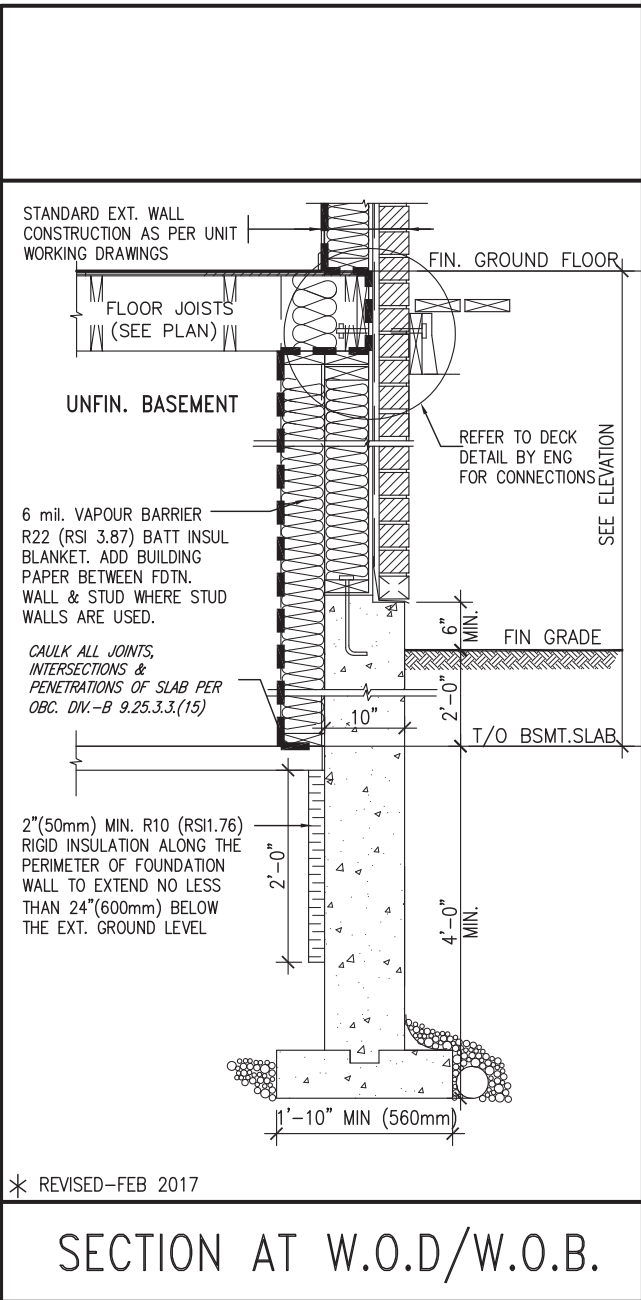


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

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	R20 at inner face of exterior walls
Minimum RSI (R) value	(R60)	
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE R12+R10ci.
Minimum RSI (R) value	(R20ci)	
Edge of Below Grade Slab ≤600mm below grade	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights		
Maximum U-value	2.8U	
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.



\* REVISED-FEB 2017

SECTION AT W.O.D/W.O.B.

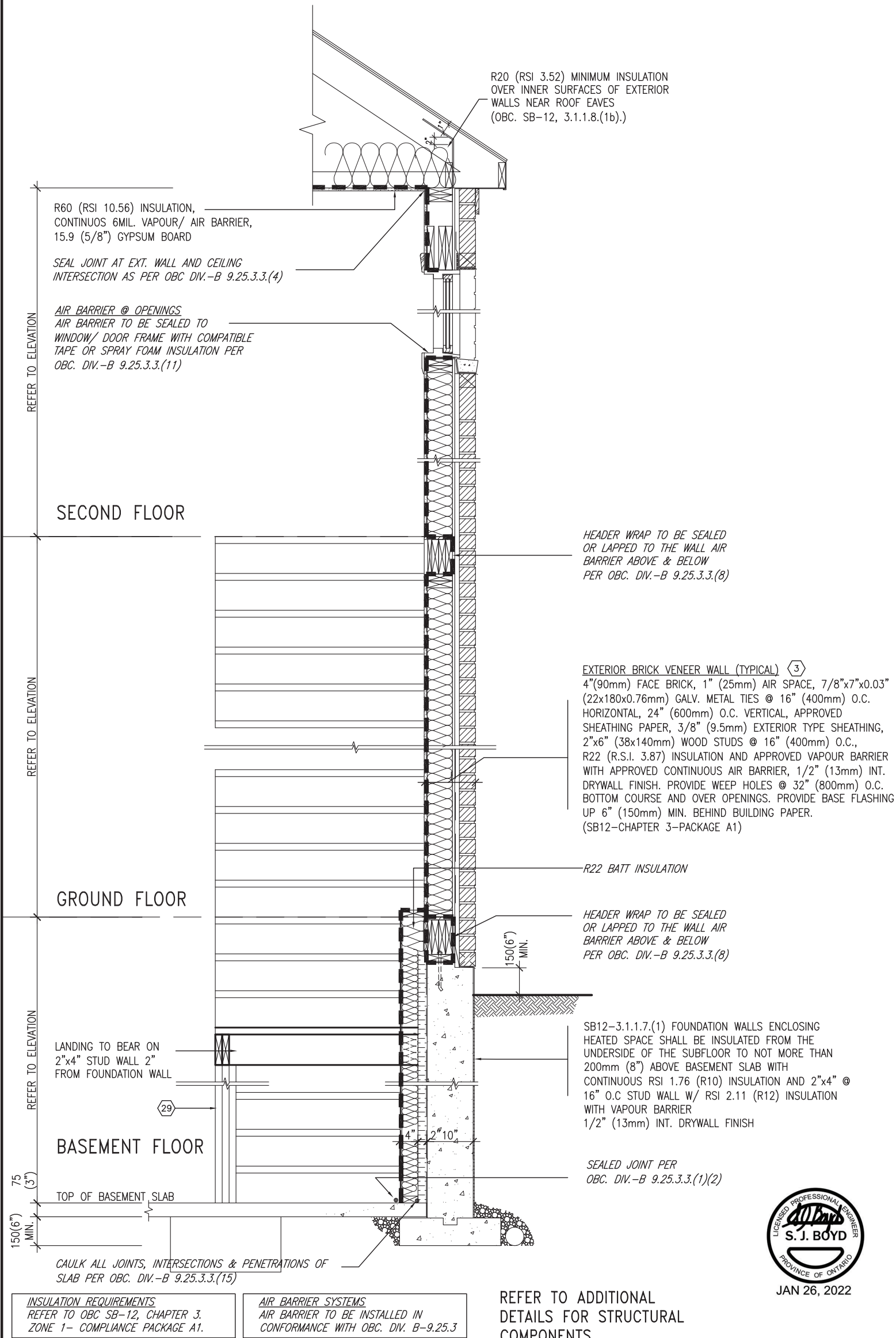
REVIEWED		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		VA3 DESIGN		BAYVIEW WELLINGTON		CONST NOTE	
5. UPDATE TO 2022		JAN 11-22 RC		25591		project name		project no.	
4. UPDATE TO 2020		FEB 24-20 RC		42658		GREEN VALLEY EAST		16023	
3. UPDATE TO 2018		JAN 11-18 RC				date		file name	
2. ISSUE FOR CLIENT REVIEW		AUG 04-17 RC				MAY 2016		16023-CN-2022-A1	
no. description		date		by		drawn by		drawing no.	
						RC		CN6	

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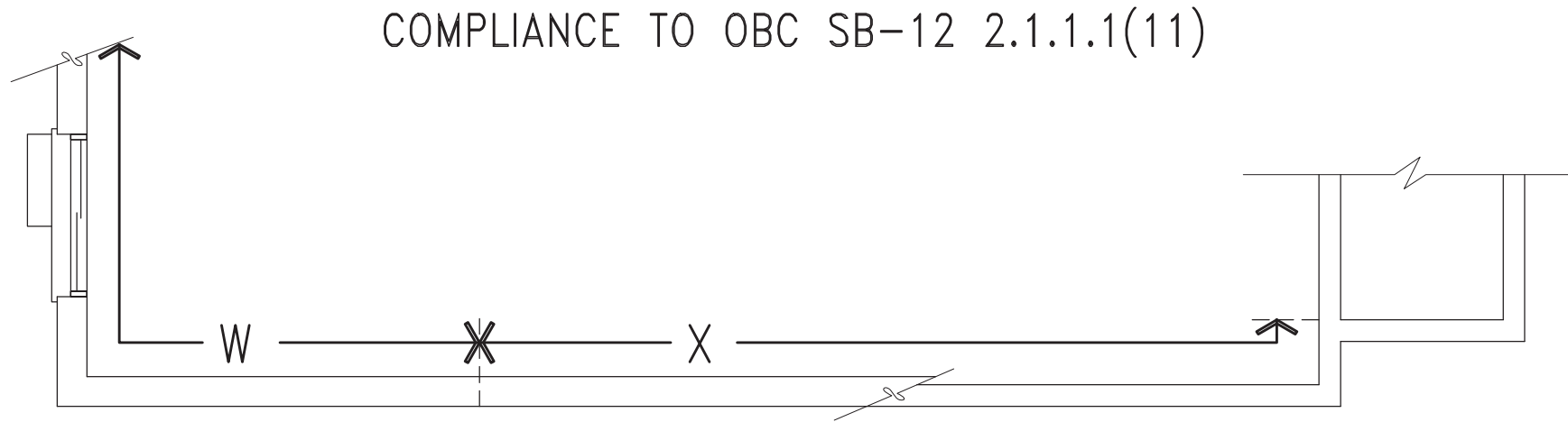
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SB12-COMPLIANCE PACKAGE 'A1'

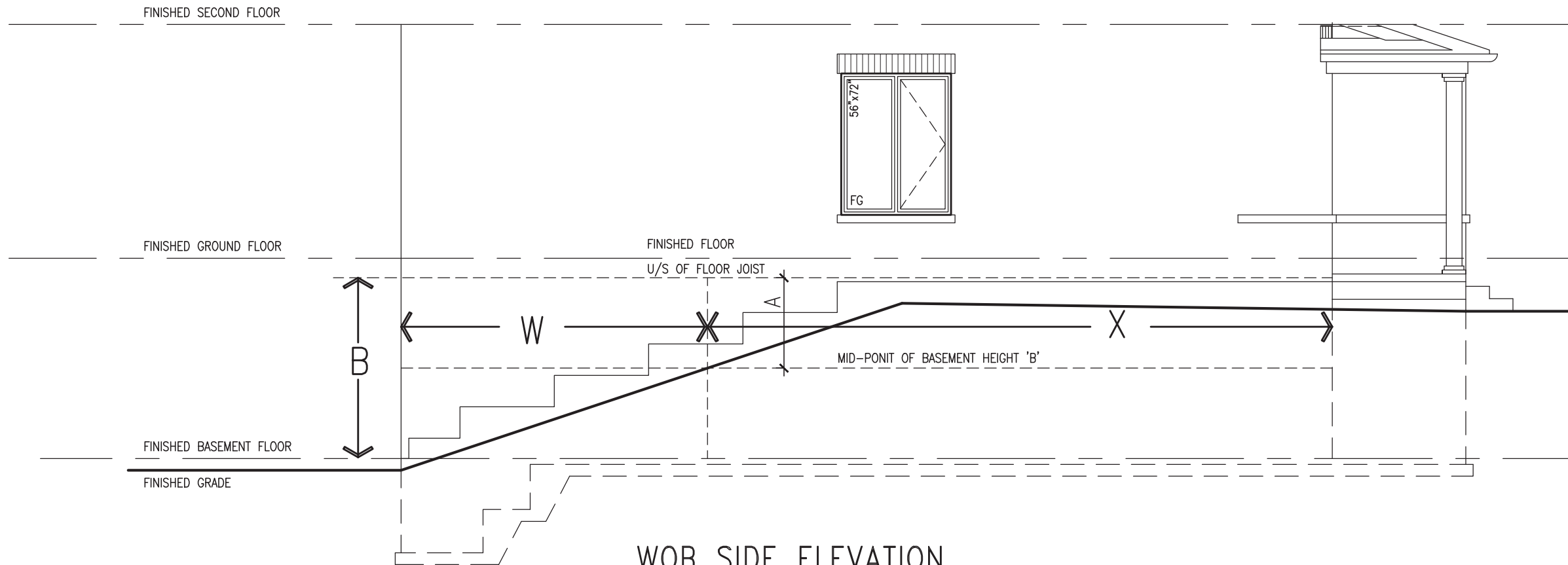


**EW STR** TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1) 10" FOUNDATION WALL SCALE: N.T.S.

<div>REVIEWED</div>		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-Duo-Baptiste signature 25591 BCIN 42658		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	
9						project name	municipality		project no.
8						GREEN VALLEY EAST	BRADFORD		16023
7						date		CONSTRUCTION NOTES	drawing no.
6						MAY 2016			CN7
5						drawn by	checked by	scale	file name
4	UPDATE TO 2022	JAN 11-22	RC			RC		3/16" = 1'-0"	16023-CN-2022-A1
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						
no.	description		date	by	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM				



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

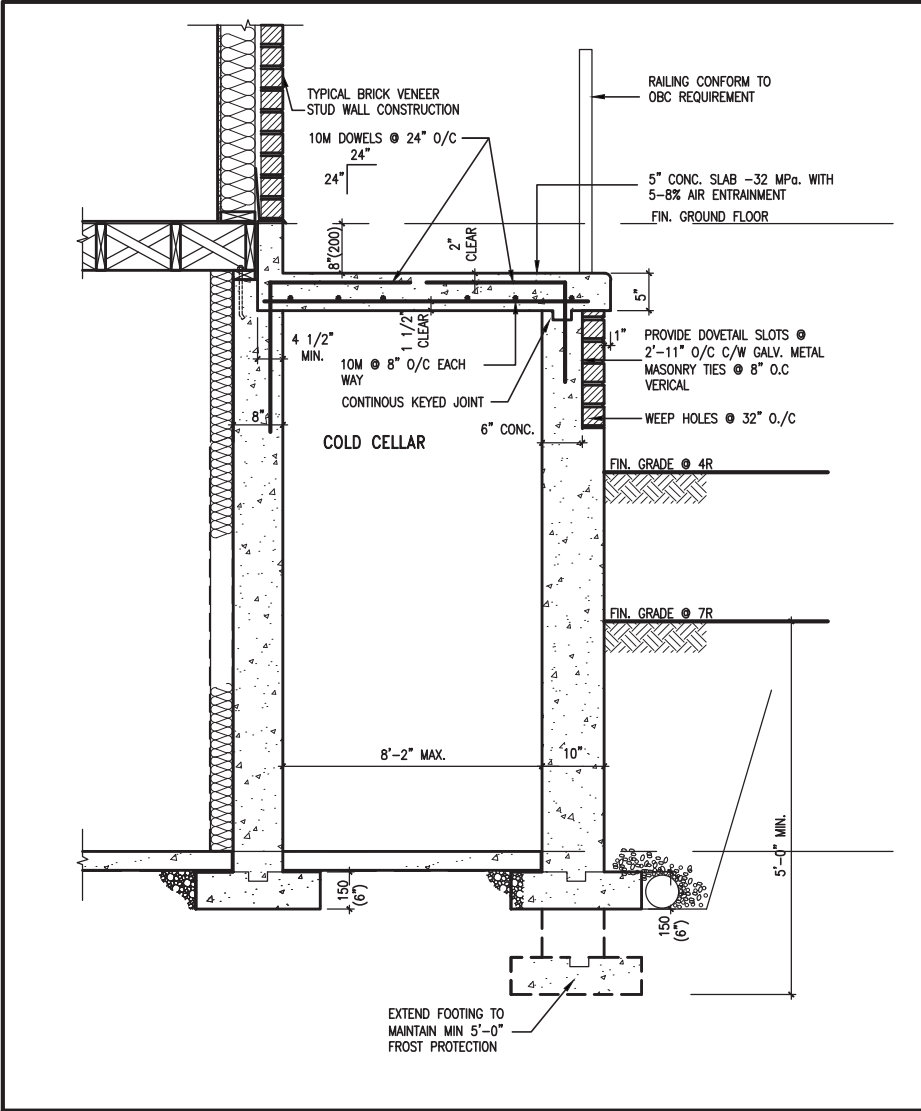
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A



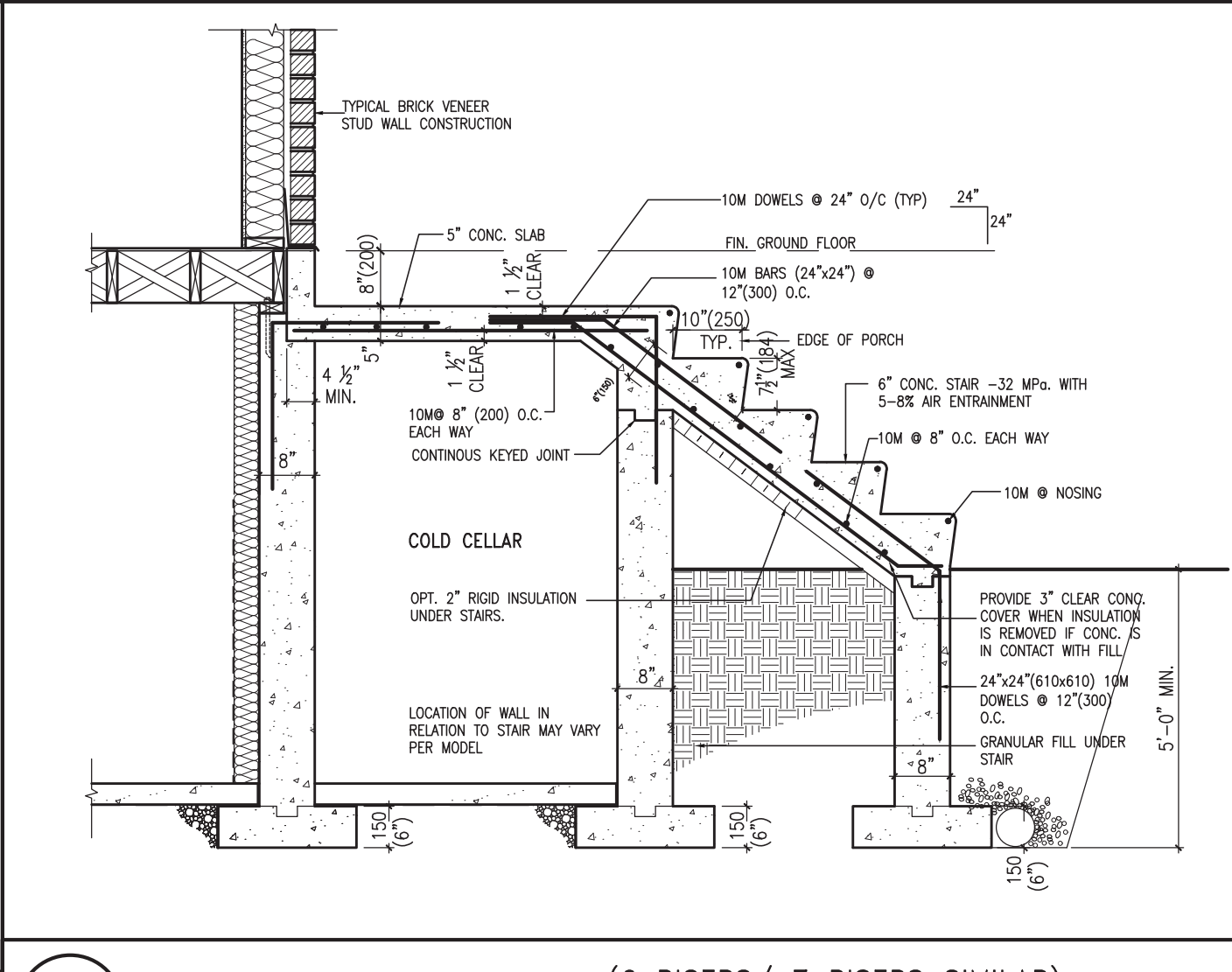
REVIEWED

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		25591	
Wellington Jno-Baptiste		signature		BCIN	
name		registration information		42658	
VA3 Design Inc.		VA3		DESIGN	
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. Drawings must be returned at the completion of the work. Drawings are not to be scaled.		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com		CN8	
drawing no.		CONSTRUCTION NOTES		file name	
16023		GREEN VALLEY EAST		16023-CN-2022-A1	
project no.		municipality		drawn by	
16023		BRADFORD		RC	
project name		date		checked by	
GREEN VALLEY EAST		MAY 2016		-	
scale		3/16" = 1'-0"		date	
drawn by		RC		file name	
checked by		-		16023-CN-2022-A1	
drawn by		RC		drawn by	
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checked by		-		drawn by	
drawn by		RC		drawn by	
checked by		-		drawn by	
drawn by					





X1 SECTION AT PORCH FOR 4-7R CONDITION  
SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)  
SCALE: N.T.S.



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

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qualification information

Wellington Jno-Baptiste 25591 BCIN

name registration information VAS Design Inc. 42658

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t 416.630.2255 f 416.630.4782  
vas3design.com

**BAYVIEW WELLINGTON**

project name GREEN VALLEY EAST  
municipality BRADFORD

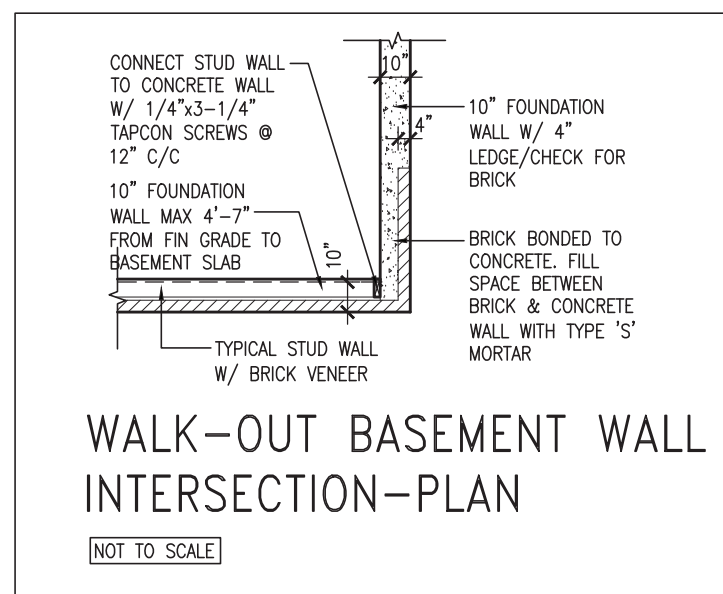
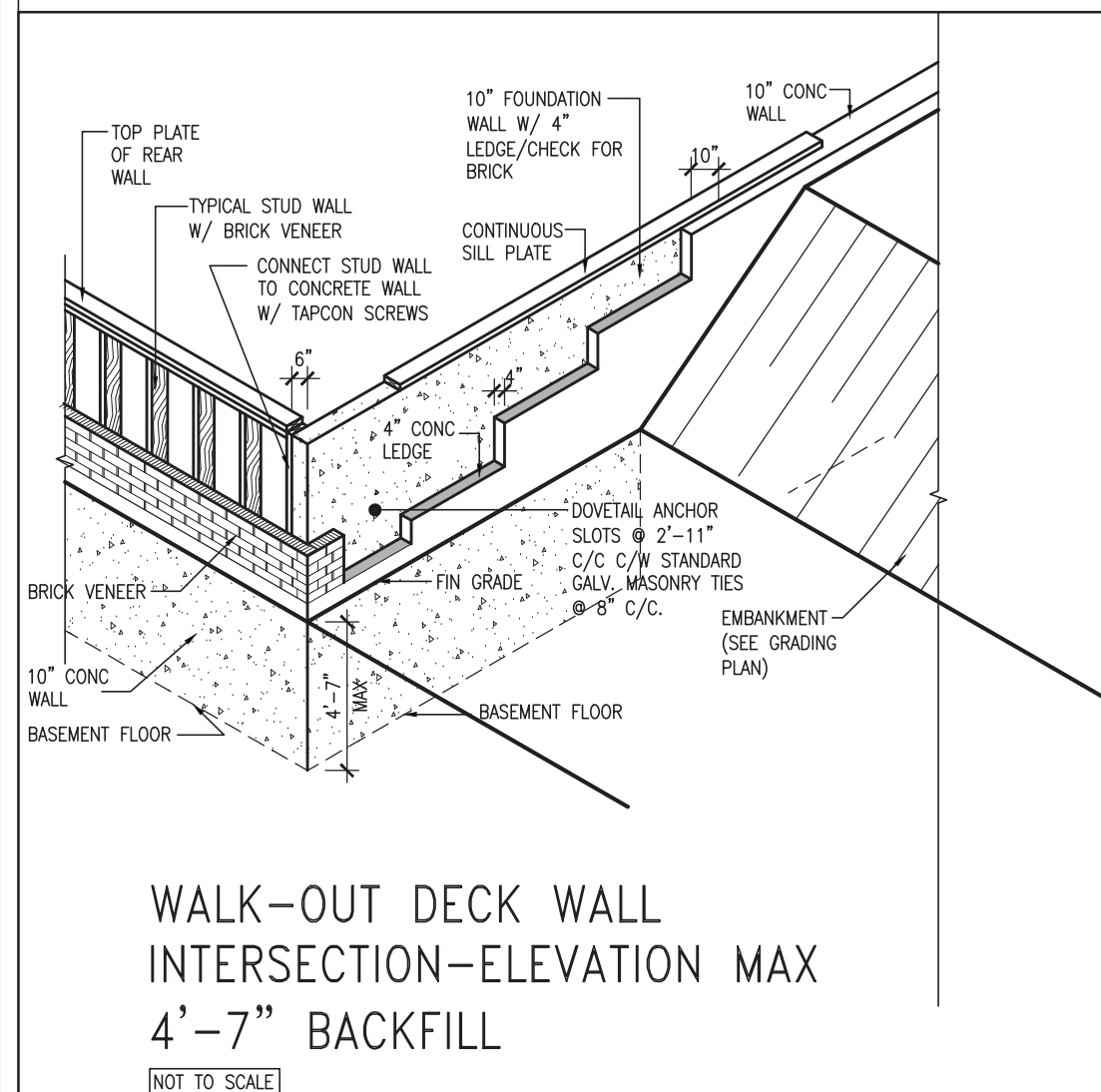
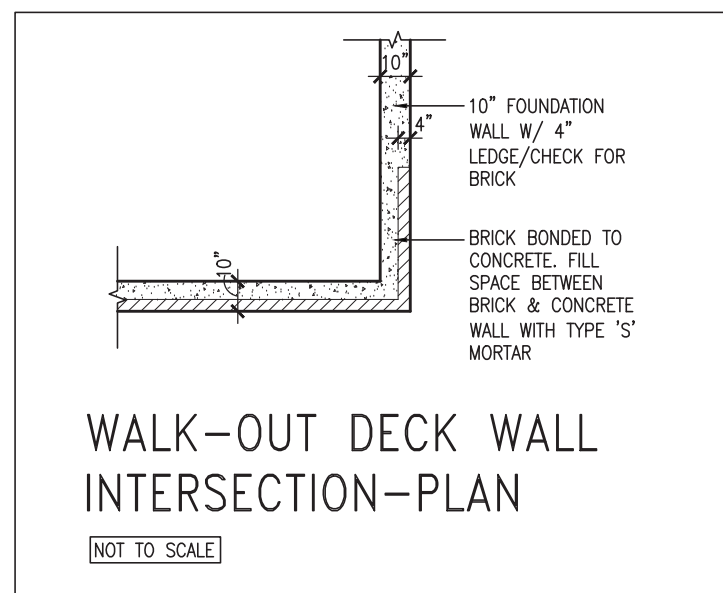
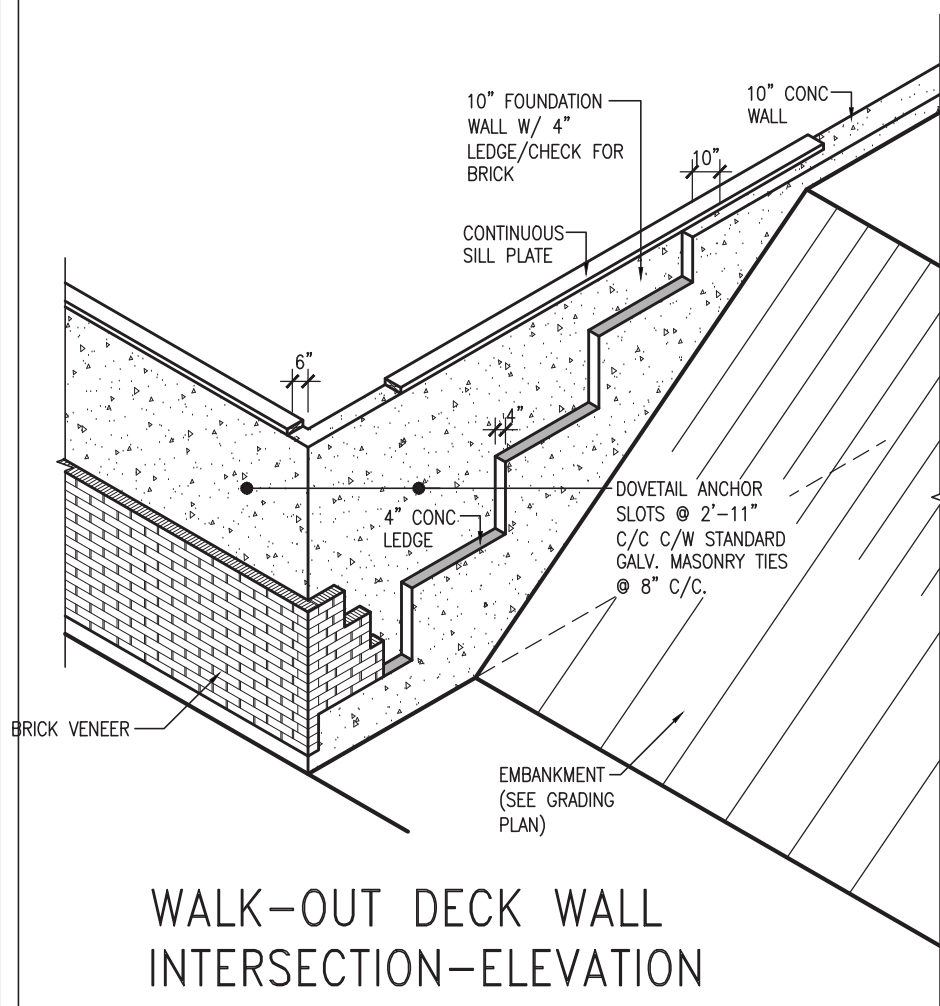
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drawing no. CN9

date MAY 2016  
checked by RC  
scale 3/16" = 1'-0"

**CONSTRUCTION NOTES**

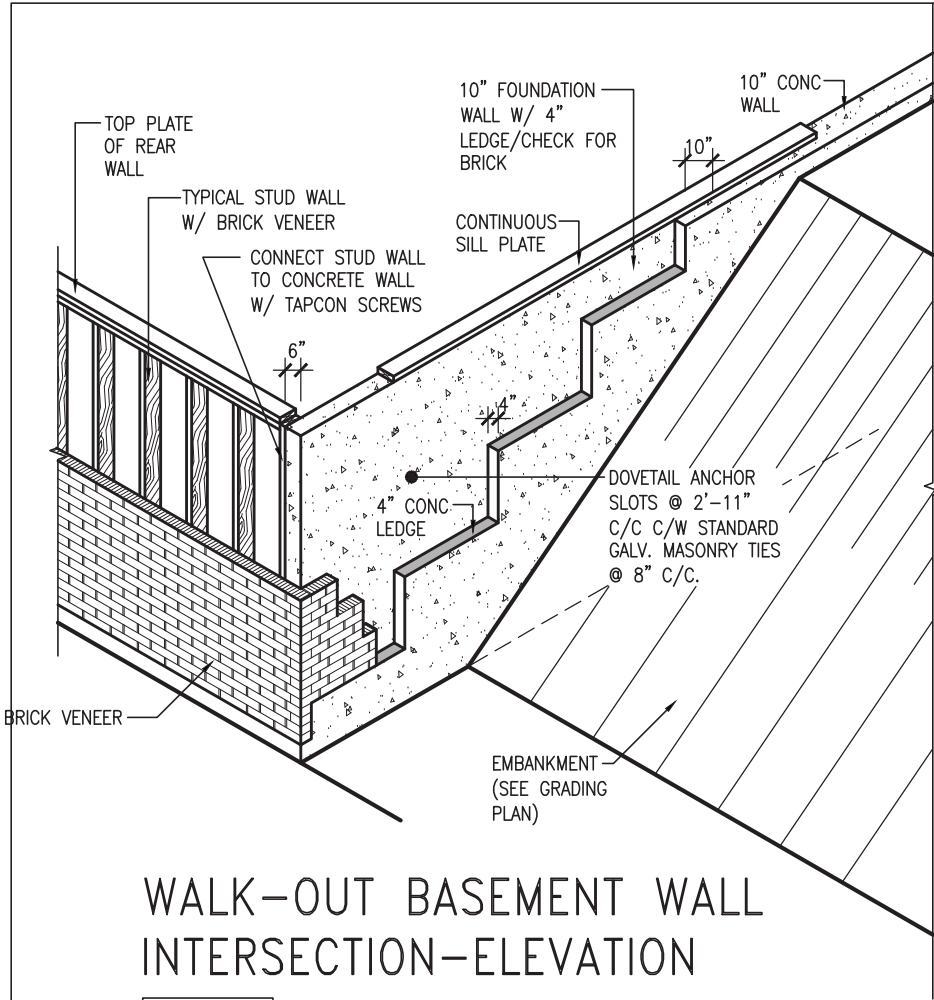
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**CONST NOTE**



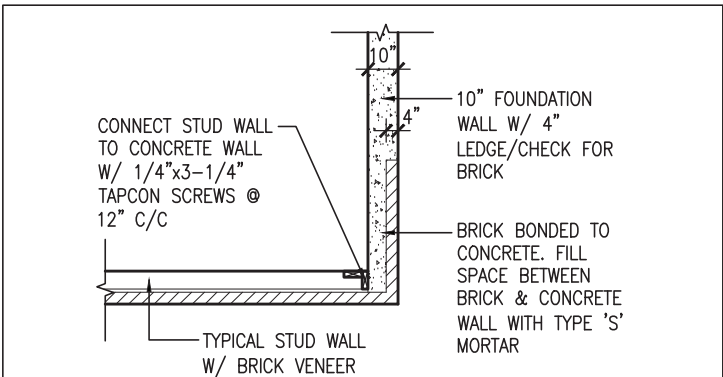
9	<div>REVIEWED</div>		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		CONST NOTE					
8			qualification information			project name		municipality		project no.			
7			Wellington Jno-Baptiste			25591		GREEN VALLEY EAST		BRADFORD		16023	
6			name			BCIN		date		CONSTRUCTION NOTES		drawing no.	
5			registration information			signature		MAY 2016		file name		CN10	
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3	UPDATE TO 2020		FEB 24-20 RC				-		3/16" = 1'-0"				
2	UPDATE TO 2018		JAN 11-18 RC				-		-				
1	ISSUE FOR CLIENT REVIEW		AUG 04-17 RC				-		-				
no.	description		date		by		RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:06 PM						

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WALK-OUT BASEMENT WALL  
INTERSECTION-ELEVATION

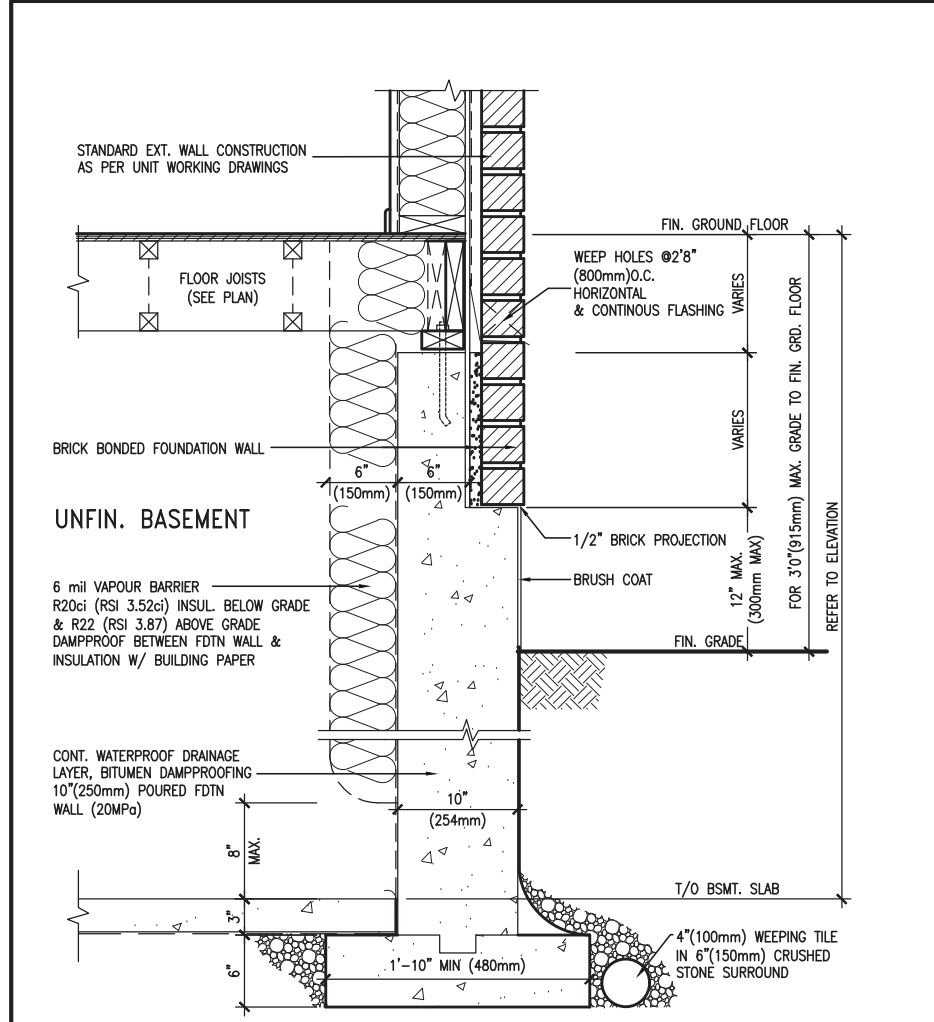
NOT TO SCALE



WALK-OUT BASEMENT WALL  
INTERSECTION-PLAN

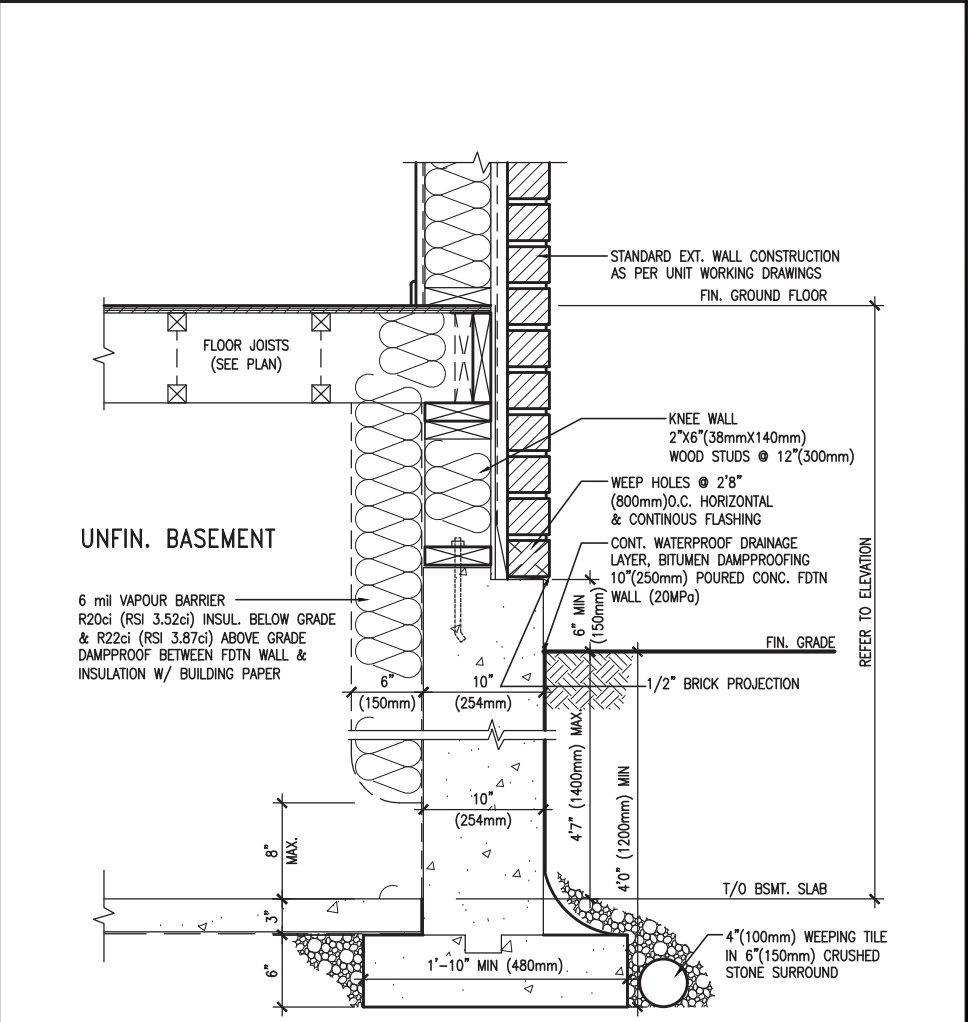
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.



JAN 26, 2022

9	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.	25591
8		Qualification information	BCIN
7		name	42658
6		registration information	
5		VA3 Design Inc.	
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
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		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"
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:06 PM		CONSTRUCTION NOTES	
		file name	16023-CN-2022-A1
		drawing no.	CN11



PREFIN. METAL ROOF  
CAP OVER WATERPROOF  
MEMBRANE

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

2"x12" LEDGER

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

TYPICAL BRICK VENEER  
WALL CONSTRUCTION

HEATED SPACE

ENG. FLOOR JOIST

SECOND FLOOR

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

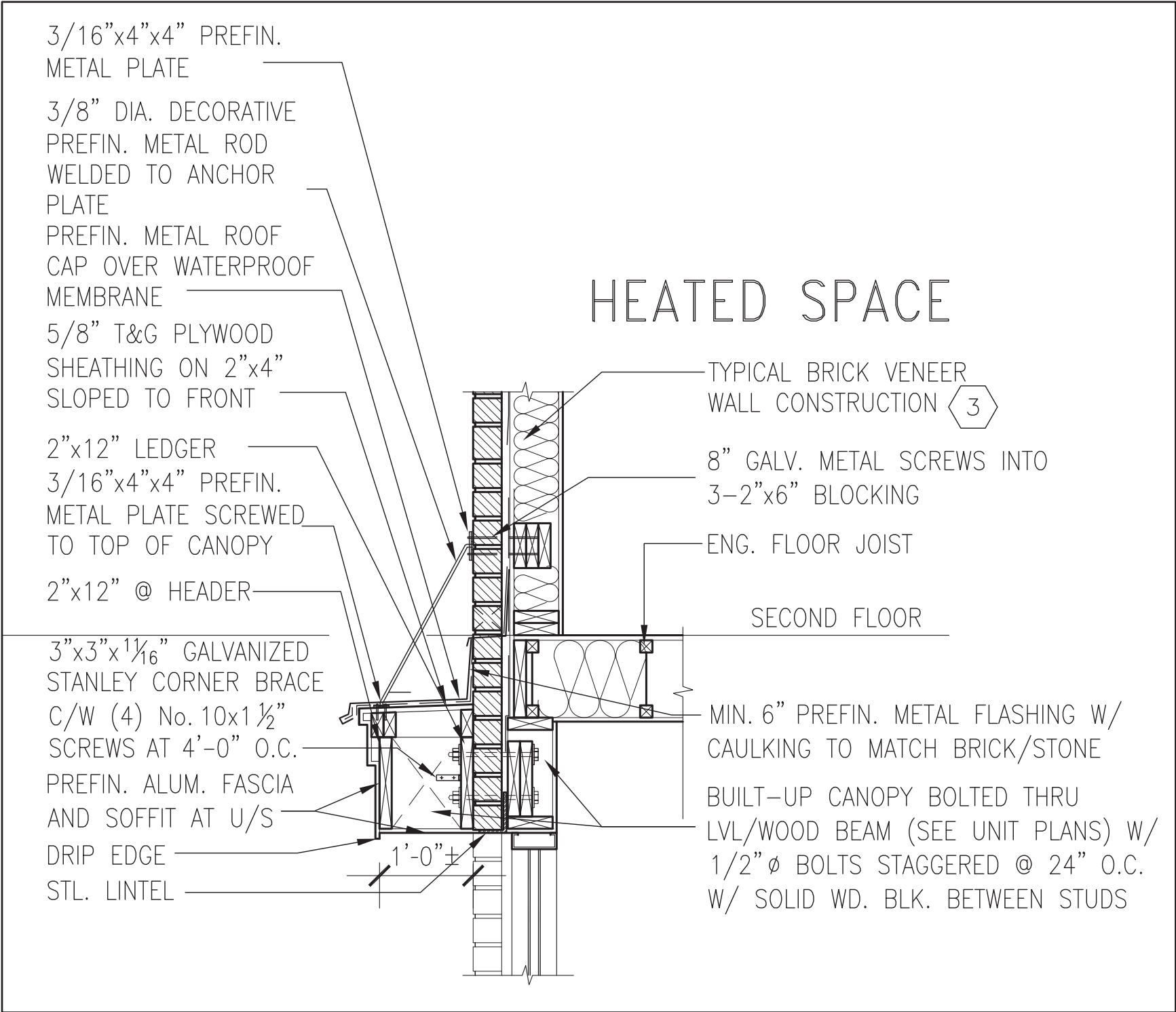
CN12

SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"



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.			VA3			BAYVIEW WELLINGTON			CONST NOTE		
8			qualification information			DESIGN			project name			project no.		
7			W. Baptiste			25591			GREEN VALLEY EAST			16023		
6			signature			BCIN			municipality			drawing no.		
5			name			42658			BRADFORD			16023		
4			registration information			CONTRACTOR'S VERIFICATION			date			MAY 2016		
3			VA3 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.			checked by			scale		
2			UPDATE TO 2022			JAN 11-22 RC			RC			3/16" = 1'-0"		
1			UPDATE TO 2020			FEB 24-20 RC			drawn by			file name		
			UPDATE TO 2018			JAN 11-18 RC			16023-CN-2022-A1			CN12		
			ISSUE FOR CLIENT REVIEW			AUG 04-17 RC			RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM					
no.			description			date			by					



1  
CN13

SECTION THROUGH CANOPY  
W/ DECORATIVE ROD  
SCALE 1/2" = 1'-0"



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.			VA3			BAYVIEW WELLINGTON			CONST NOTE		
8			qualification information			signature			municipality			project no.		
7			Wellington-Duo-Baptiste			25591			BRADFORD			16023		
6			name			BCIN			date			drawing no.		
5			registration information			42658			MAY 2016			CN13		
4			UPDATE TO 2022			JAN 11-22			RC			CONSTRUCTION NOTES		
3			UPDATE TO 2020			FEB 24-20			RC			file name		
2			UPDATE TO 2018			JAN 11-18			RC			16023-CN-2022-A1		
1			ISSUE FOR CLIENT REVIEW			AUG 04-17			RC			RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg - Wed - Jan 26 2022 - 12:09 PM		
no.			description			date			by			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"



<div>REVIEWED</div>			<div>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 Duo-Baptiste signature 25591 BCIN 42658</div>			<div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>			<div>BAYVIEW WELLINGTON</div>			<div>CONST NOTE</div>								
									project name GREEN VALLEY EAST			municipality BRADFORD			project no. 16023					
									date MAY 2016			CONSTRUCTION NOTES			drawing no.					
									drawn by			checked by			scale 3/16" = 1'-0"			file name 16023-CN-2022-A1		
no. description			date by						RICHARD			- H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-2022-A1.dwg			- Wed - Jan 26 2022 - 12:09 PM					

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