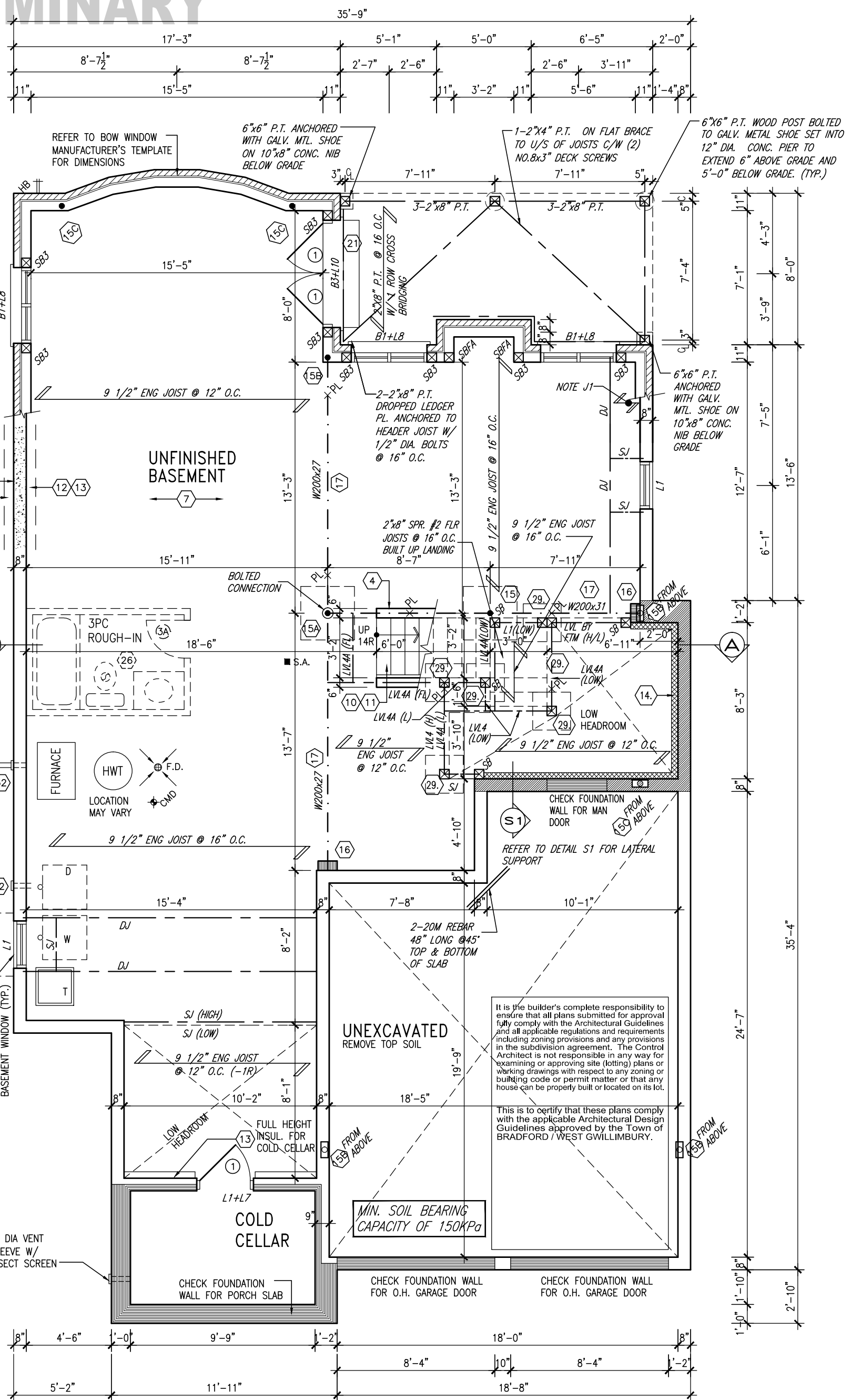


PRELIMINARY

10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS
MAX BACKFILL HEIGHT: 4'-7" FOR 10" FNDN. WALL W/ KNEEWALL ON TOP



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

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

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

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

BASEMENT PLAN 'C'
SEE PAGE 8 FOR AREA CHART

LOT 23
RIDEAU 2

| | | | |
|-----|---------------------------------|------------|----|
| 9 | . | . | . |
| 8 | . | . | . |
| 7 | . | . | . |
| 6 | . | . | . |
| 5 | . | . | . |
| 4 | REVISED FOR LOT 23 | AUG 17-15 | CL |
| 3 | REVISED AS PER ENG'S COMMENTS | MAY 04-15 | RC |
| 2 | ADDED UPGRADED REAR ELEVATIONS. | OCT. 06/14 | GW |
| 1 | ISSUED FOR CLIENT REVIEW | SEP 04-14 | RC |
| no. | description | date | by |

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

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON **S42-2**

project name: **GREEN VALLEY ESTATES** municipality: **BRADFORD, ON** project no.: **13045**

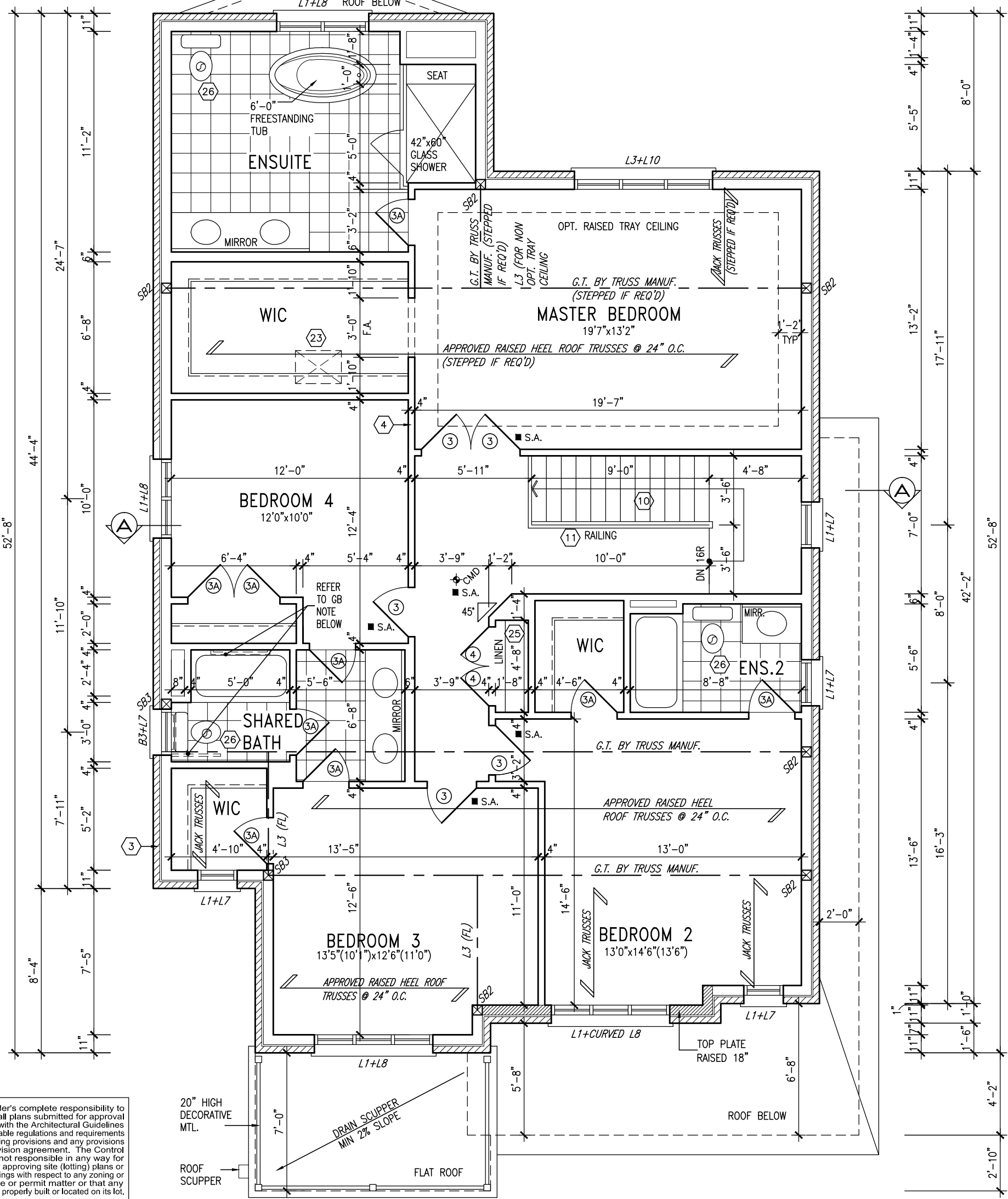
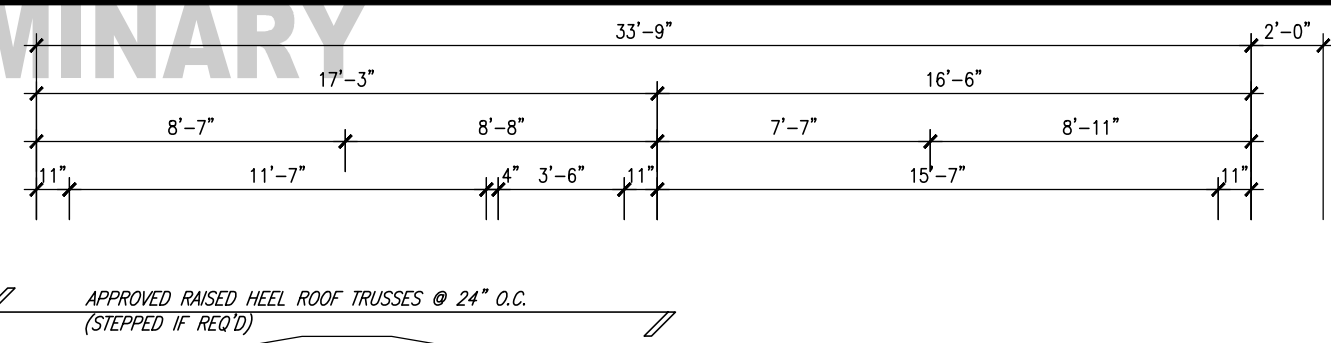
date: **APR 17/14** drawing no.: **BASEMENT PLAN 'A'**

drawn by: **BD.BIM** checked by: **3/16" = 1'-0"** scale: **13045-S42-2-LOT 23** file name: **1**

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-2-LOT 23.dwg - Tue - Aug 25 2015 - 3:46 PM

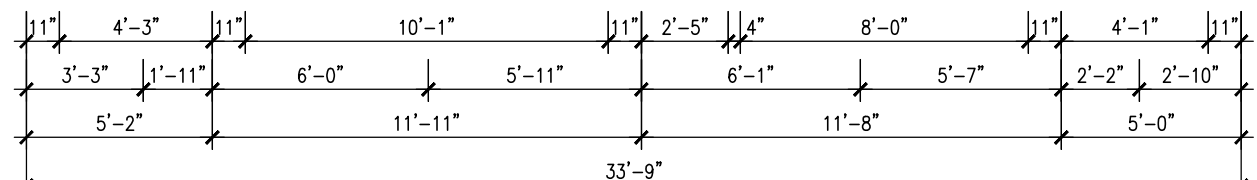
PRELIMINARY

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.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED



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 WILLIMBURY.



SECOND FLOOR PLAN 'C'

NOTE: REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.

LOT 23
 RIDEAU 2

| | | | |
|-----|---------------------------------|------------|----|
| 9 | . | . | . |
| 8 | . | . | . |
| 7 | . | . | . |
| 6 | . | . | . |
| 5 | . | . | . |
| 4 | REVISED FOR LOT 23 | AUG 17-15 | CL |
| 3 | REVISED AS PER ENG'S COMMENTS | MAY 04-15 | RC |
| 2 | ADDED UPGRADED REAR ELEVATIONS. | OCT. 06/14 | GW |
| 1 | ISSUED FOR CLIENT REVIEW | SEP 04-14 | RC |
| no. | description | date | by |

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

VA3 DESIGN
 300A Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2255 f 416.630.4782
 va3design.com

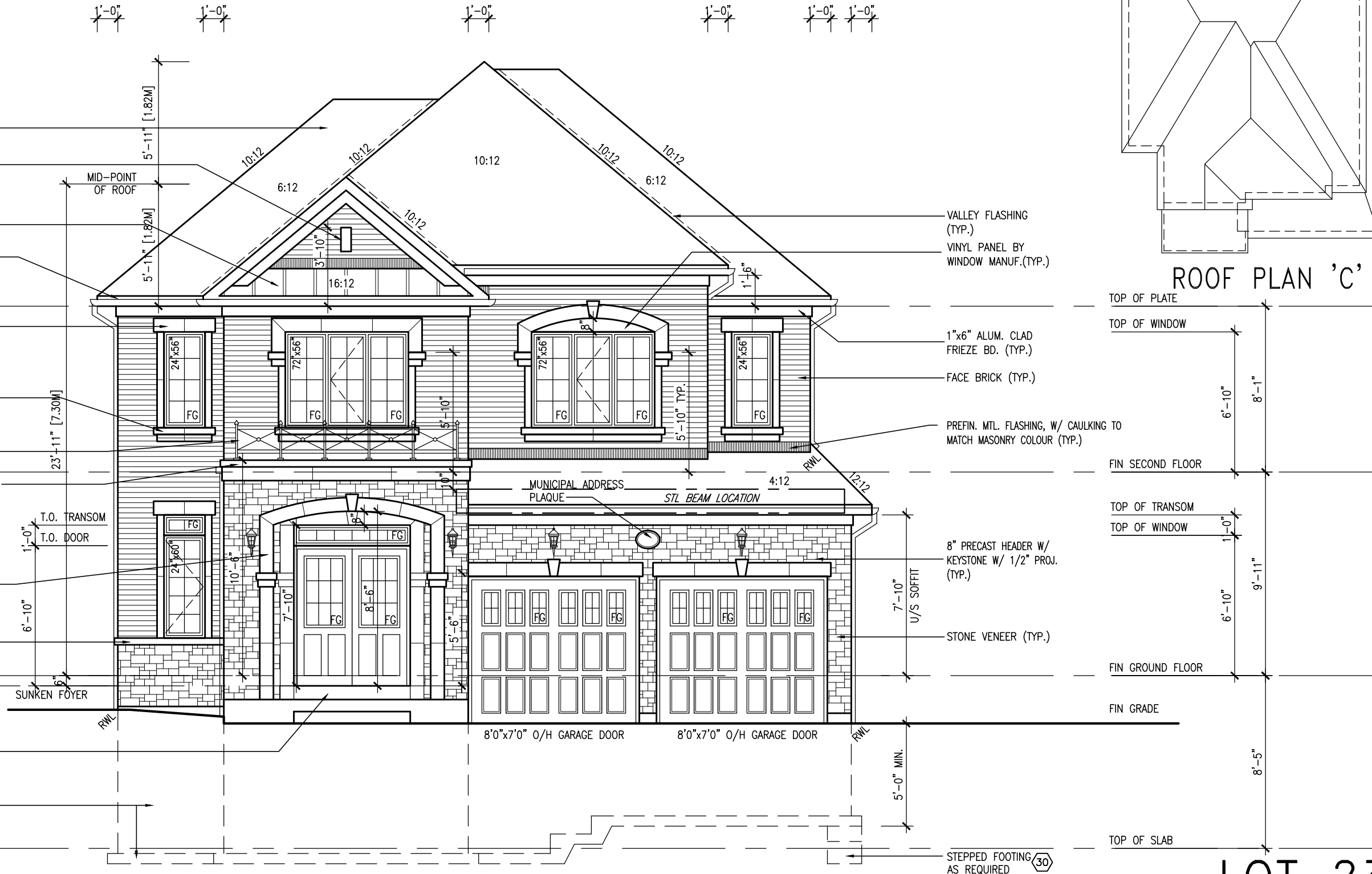
BAYVIEW WELLINGTON
 project name: GREEN VALLEY ESTATES
 municipality: BRADFORD, ON
 date: APR 17/14
 drawn by: BD.BIM
 checked by: [blank]
 scale: 3/16" = 1'-0"

S42-2
 project no.: 13045
 SECOND FLOOR PLAN 'A'
 drawing no.: 3

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.

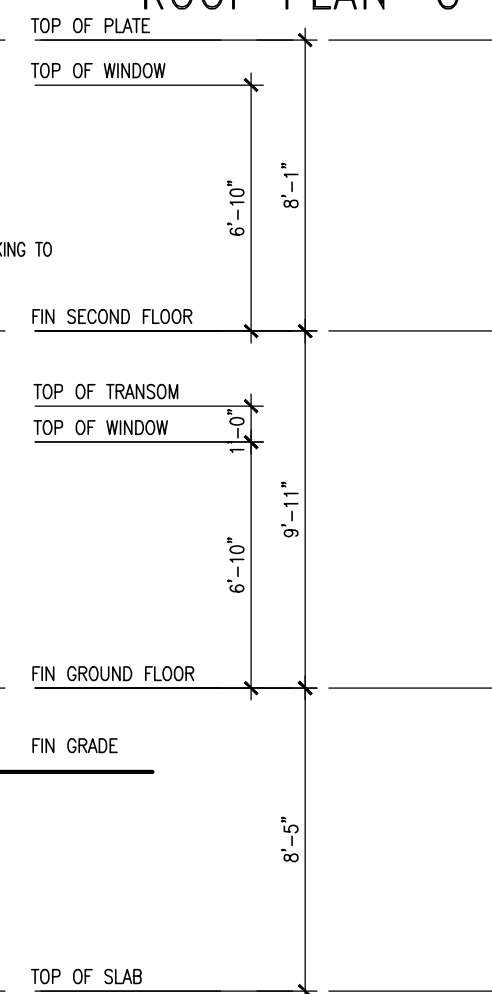
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ELIMINARY



- ASPHALT SHINGLES (TYP.)
- 6"x14" DECORATIVE STONE IMPOST
- PREFINISHED RAISED SEAM METAL ROOF
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- 8" PRECAST HEADER ON 4" PRECAST SURROUND W/ 1/2" PROJ. (TYP.)
- PREFIN. ALUM. COPING ON 8" PRECAST BAND W/ 1/2" PROJ.
- 8" PRECAST ARCH W/ KEYSTONE ON 8" PRECAST SURROUND W/ 4"x4" PRECAST DECORATION W/ 1/2" PROJ. (TYP.)
- CONTINUOUS PRECAST SILL W/ 1/2" PROJ. (TYP.)
- POURED CONC. PORCH SLAB AND DOOR SILL
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

- VALLEY FLASHING (TYP.)
- VINYL PANEL BY WINDOW MANUF.(TYP.)
- 1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
- FACE BRICK (TYP.)
- PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH MASONRY COLOUR (TYP.)
- 8" PRECAST HEADER W/ KEYSTONE W/ 1/2" PROJ. (TYP.)
- STONE VENEER (TYP.)



| | | | |
|--------------|----------------------|-------------|--------------------|
| project name | BAYVIEW WELLINGTON | project no. | S42-2 |
| municipality | BRADFORD, ON | drawing no. | 13045 |
| project name | GREEN VALLEY ESTATES | file name | 13045-S42-2-LOT 23 |
| date | APR 17/14 | checked by | BD,BIM |
| scale | 3/16" = 1'-0" | drawn by | BD,BIM |
| checked by | BD,BIM | date | APR 17/14 |
| drawn by | BD,BIM | checked by | BD,BIM |
| date | APR 17/14 | drawn by | BD,BIM |
| checked by | BD,BIM | date | APR 17/14 |
| drawn by | BD,BIM | checked by | BD,BIM |
| date | APR 17/14 | drawn by | BD,BIM |
| checked by | BD,BIM | date | APR 17/14 |
| drawn by | BD,BIM | checked by | BD,BIM |
| date | APR 17/14 | drawn by | BD,BIM |

VAD DESIGN

300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vad@vaddesign.com

| | | | |
|-----|---------------------------------|---------------|----|
| no. | description | date | by |
| 9 | | | |
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | REVISED FOR LOT 23 | AUG 17-15 CL | |
| 3 | REVISED AS PER ENG'S COMMENTS | MAY 04-15 RC | |
| 2 | ADDED UPGRADED REAR ELEVATIONS. | OCT. 06/14 GW | |
| 1 | ISSUED FOR CLIENT REVIEW | SEP 04-14 RC | |

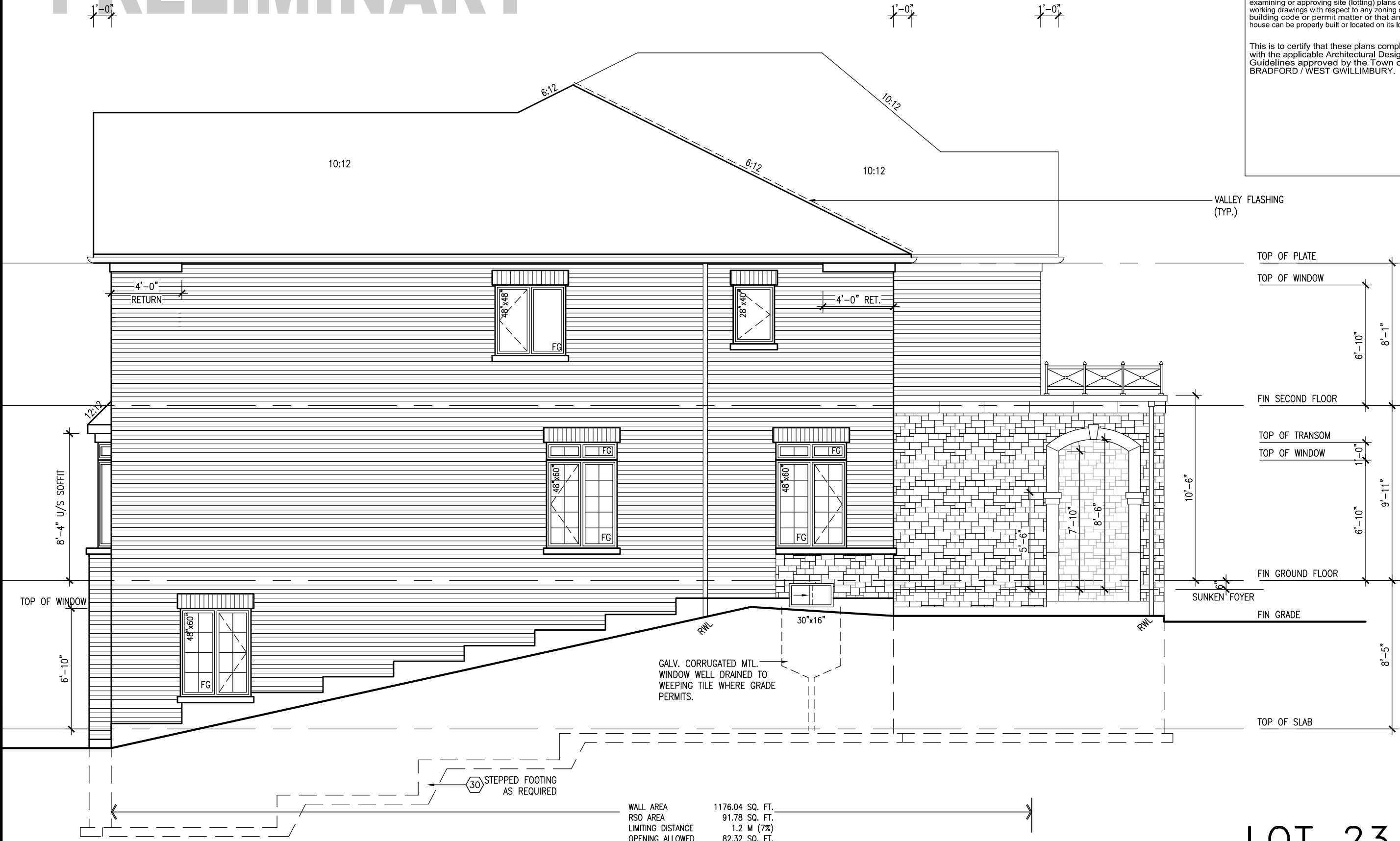
All drawings specifications, related documents and design are the copyright property of VAD DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAD DESIGN'S written permission.

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

PRELIMINARY

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.



VALLEY FLASHING (TYP.)

TOP OF PLATE
 TOP OF WINDOW
 6'-10" 8'-1"
 FIN SECOND FLOOR
 TOP OF TRANSOM
 TOP OF WINDOW
 1'-0" 6'-10" 9'-11"
 FIN GROUND FLOOR
 SUNKEN FOYER
 FIN GRADE
 8'-5"

| | |
|-------------------|-----------------|
| WALL AREA | 1176.04 SQ. FT. |
| RSO AREA | 91.78 SQ. FT. |
| LIMITING DISTANCE | 1.2 M (7%) |
| OPENING ALLOWED | 82.32 SQ. FT. |
| OPENING PROVIDED | 79.47 SQ. FT. |

LEFT SIDE ELEVATION 'C'

LOT 23
 RIDEAU 2

| | | | |
|--|-----------|-------------------------|---------------|
| project name | | BAYVIEW WELLINGTON | |
| municipality | | BRADFORD, ON | |
| project no. | 13045 | drawing no. | 5 |
| project name | | LEFT SIDE ELEVATION 'C' | |
| date | APR 17/14 | checked by | BDJ |
| drawn by | BDJ | scale | 3/16" = 1'-0" |
| file name: 13045-S42-2-LOT 23 | | | |
| RICHARD - H:\ARCHIVE\WORKING\2013\13045\DW\units\42\13045-S42-2-LOT 23.dwg - Tue - Aug 25 2015 - 3:46 PM | | | |

| | | | | |
|-----|---------------------------------|------------|----|--|
| 9 | | | | |
| 8 | | | | |
| 7 | | | | |
| 6 | | | | |
| 5 | | | | |
| 4 | REVISED FOR LOT 23 | AUG 17-15 | CL | |
| 3 | REVISED AS PER ENG'S COMMENTS | MAY 04-15 | RC | |
| 2 | ADDED UPGRADED REAR ELEVATIONS. | OCT. 06/14 | GW | |
| 1 | ISSUED FOR CLIENT REVIEW | SEP 04-14 | RC | |
| no. | description | date | by | |

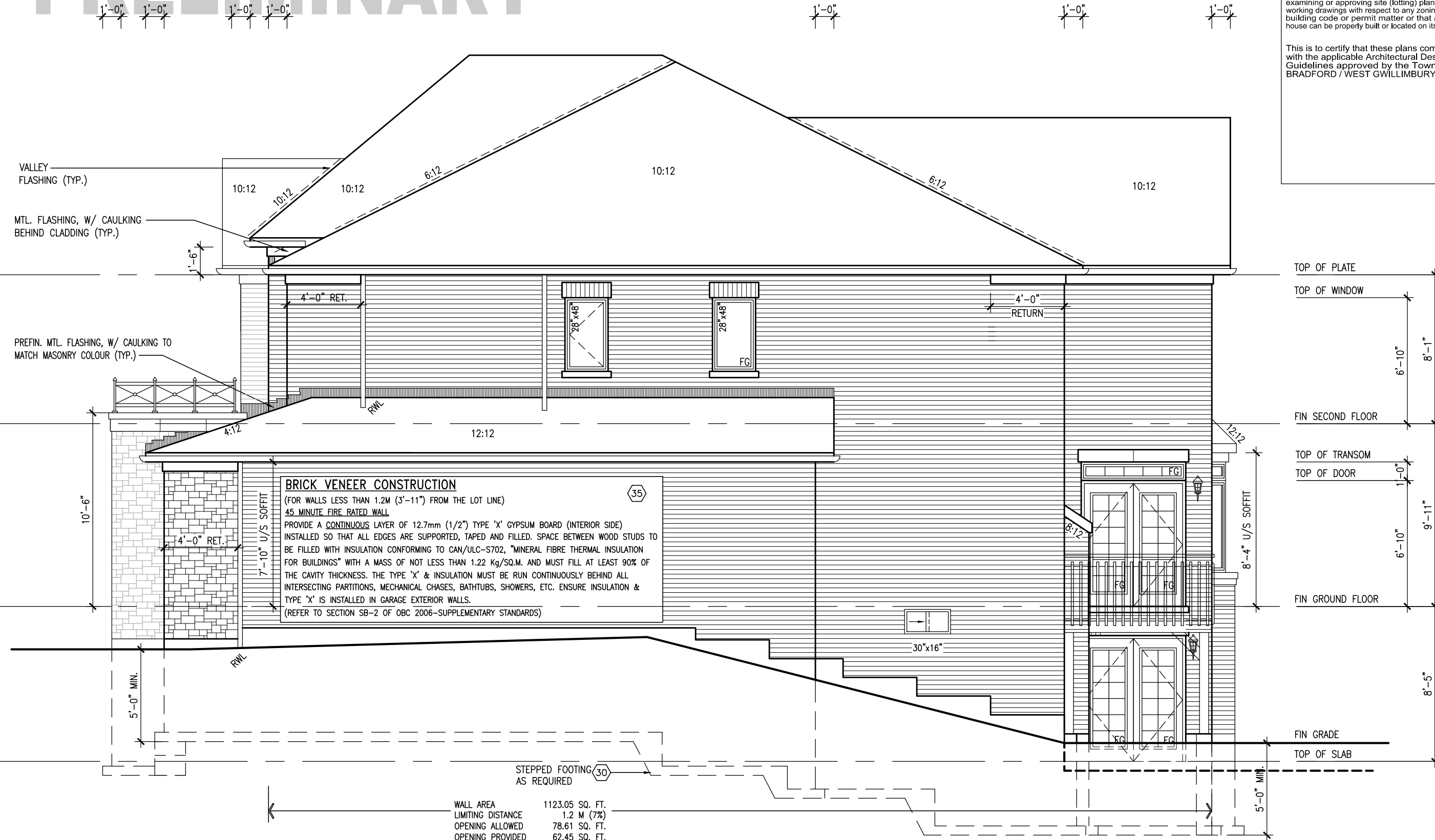


Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

PRELIMINARY



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.

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
 BRADFORD, ON

project no. 13045
 drawing no. 6

RIGHT SIDE ELEVATION 'C'

checked by: BDJ, BIM
 scale: 3/16" = 1'-0"
 date: APR 17/14
 drawn by: BDJ, BIM

file name: 13045-S42-2-LOT 23
 date: Aug 25 2015 - 3:46 PM
 path: H:\ARCHIVE\WORKING\2013\13045.BM\units\42\13045-S42-2-LOT 23.dwg - Tue - Aug 25 2015 - 3:46 PM

VAS3 DESIGN
 300A Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2235 f 416.630.4782
 vas3design.com

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

| no. | description | date | by |
|-----|---------------------------------|---------------|----|
| 9 | | | |
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | REVISED FOR LOT 23 | AUG 17-15 CL | |
| 3 | REVISED AS PER ENG'S COMMENTS | MAY 04-15 RC | |
| 2 | ADDED UPGRADED REAR ELEVATIONS. | OCT. 06/14 GW | |
| 1 | ISSUED FOR CLIENT REVIEW | SEP 04-14 RC | |

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

RIGHT SIDE ELEVATION 'C'

LOT 23
 RIDEAU 2

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

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.

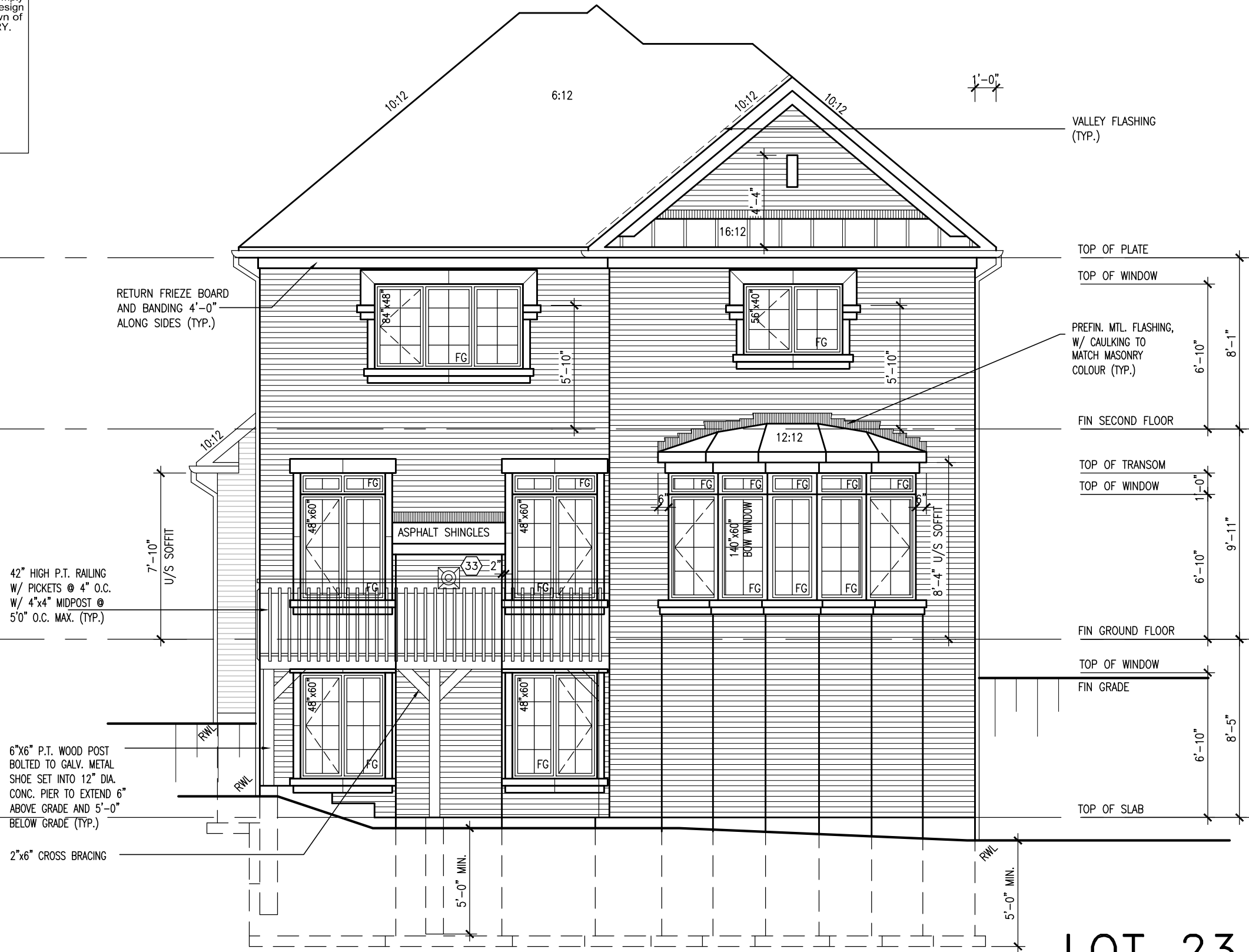
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

PRELIMINARY

1'-0" 1'-0"

1'-0"

1'-0"



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

LOT 23
RIDEAU 2

BAYVIEW WELLINGTON S42-2

GREEN VALLEY ESTATES BRADFORD, ON
UPGRADED REAR ELEV. 'C' - W.O.B. CONDITION

VAS3 DESIGN
300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2235 f 416.630.4782
vas3design.com

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

| no. | description | date | by |
|-----|---------------------------------|---------------|----|
| 9 | | | |
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | REVISED FOR LOT 23 | AUG 17-15 CL | |
| 3 | REVISED AS PER ENG'S COMMENTS | MAY 04-15 RC | |
| 2 | ADDED UPGRADED REAR ELEVATIONS. | OCT. 06/14 GW | |
| 1 | ISSUED FOR CLIENT REVIEW | SEP 04-14 RC | |

project no. 13045
drawing no. 7

checked by BD.BIM
scale 3/16" = 1'-0"
file name 13045-S42-2-LOT 23

checked by BD.BIM
scale 3/16" = 1'-0"
file name 13045-S42-2-LOT 23
RICHARD - H:\ARCHIVE\WORKING\2013\13045\B\units\42\13045-S42-2-LOT 23.dwg - Tue - Aug 25 2015 - 3:46 PM

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.

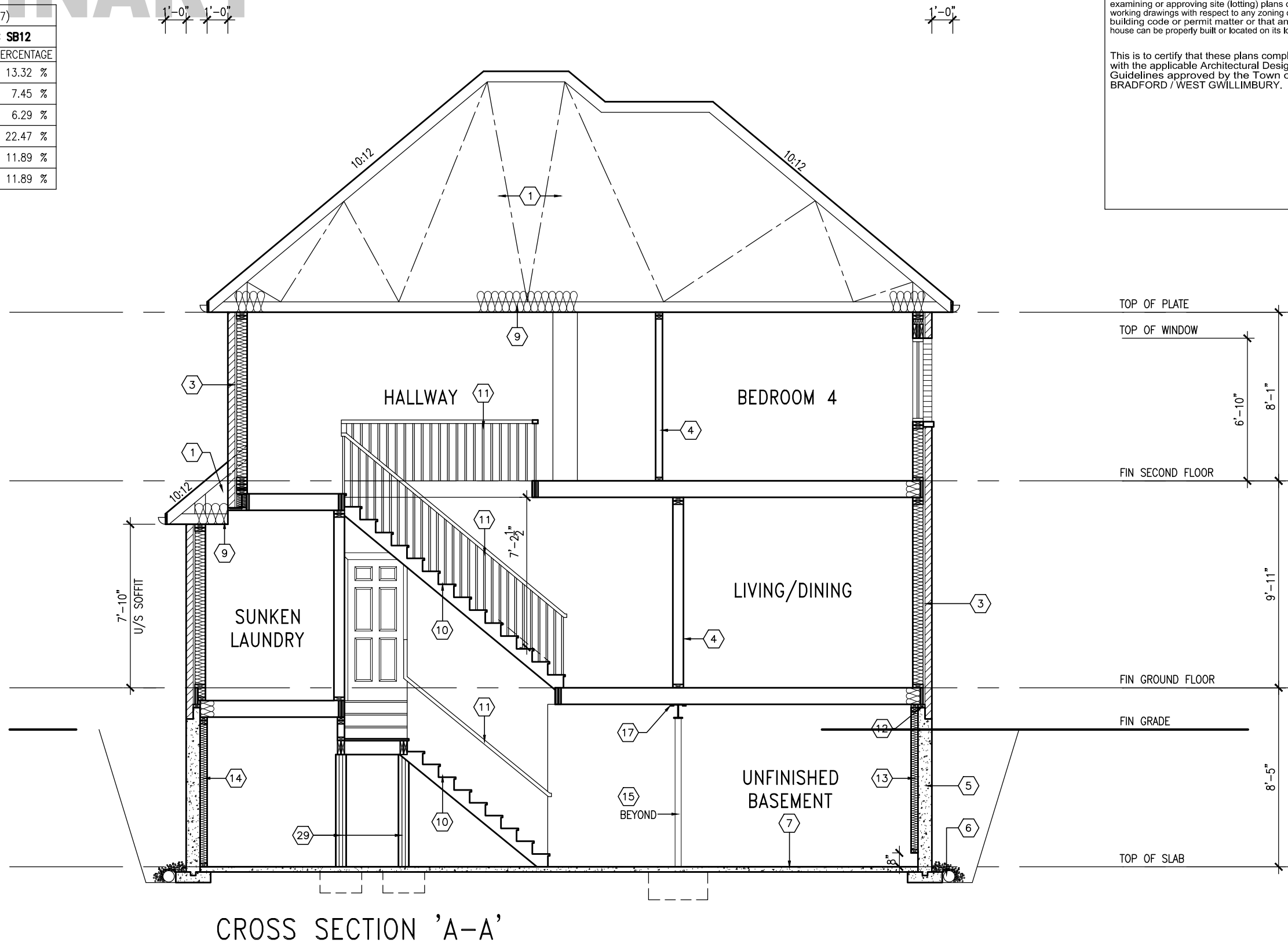
REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))

| S42-2 ELEVATION C W.O.B. | | ENERGY EFFICIENCY - OBC SB12 | |
|--------------------------|----------------|------------------------------|------------|
| ELEVATION | WALL AREA S.F. | OPENING S.F. | PERCENTAGE |
| FRONT | 693.00 S.F. | 92.33 S.F. | 13.32 % |
| LEFT SIDE | 1053.00 S.F. | 78.44 S.F. | 7.45 % |
| RIGHT SIDE | 1056.00 S.F. | 66.39 S.F. | 6.29 % |
| REAR | 908.00 S.F. | 204.00 S.F. | 22.47 % |
| TOTAL SQ. FT. | 3710.00 S.F. | 441.16 S.F. | 11.89 % |
| TOTAL SQ. M. | 344.67 S.M. | 40.98 S.M. | 11.89 % |

AREA CALCULATIONS ELEV. B

| | |
|--------------------------|-------------------------------|
| GROUND FLOOR AREA | 1318 SF |
| SECOND FLOOR AREA | 1561 SF |
| SUBTOTAL | 2879 SF |
| DEDUCT ALL OPEN AREAS | 0 SF |
| TOTAL NET AREA | 2879 SF (267.47 m2) |
| FINISHED BSMT AREA | 0 SF |
| COVERAGE W/OUT PORCH | 1764 SF (163.88 m2) |
| COVERAGE W/ PORCH | 1843 SF (171.22 m2) |



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.

CROSS SECTION 'A-A'

LOT 23
RIDEAU 2

| | | | |
|--|---------------------------------|----------------------------|---------------|
| BAYVIEW WELLINGTON | | S42-2 | |
| project name | GREEN VALLEY ESTATES | municipality | BRADFORD, ON |
| project no. | 13045 | drawing no. | 8 |
| date | APR 17/14 | checked by | BD,BIM |
| drawn by | BD,BIM | scale | 3/16" = 1'-0" |
| file name | 13045-S42-2-LOT 23 | | |
| | | CROSS SECTION 'A-A' | |
| <small>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.</small> | | | |
| no. | description | date | by |
| 9 | | | |
| 8 | | | |
| 7 | | | |
| 6 | | | |
| 5 | | | |
| 4 | REVISED FOR LOT 23 | AUG 17-15 | CL |
| 3 | REVISED AS PER ENG'S COMMENTS | MAY 04-15 | RC |
| 2 | ADDED UPGRADED REAR ELEVATIONS. | OCT. 06/14 | GW |
| 1 | ISSUED FOR CLIENT REVIEW | SEP 04-14 | RC |

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