


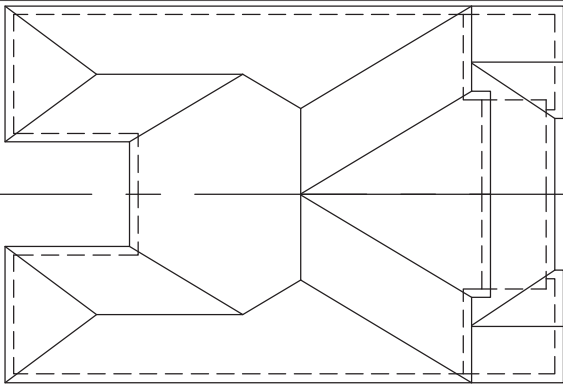
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: APR 13, 2021

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



LOT 153

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-2 ELEVATION B W.O.B.		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	422 S.F.	94.57 S.F.	22.41 %
LEFT SIDE	1090 S.F.	89.333 S.F.	8.20 %
RIGHT SIDE	1090 S.F.	0 S.F.	0.00 %
REAR	563 S.F.	152.556 S.F.	27.10 %
* 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.	3165.00 S.F.	336.46 S.F.	10.63 %
TOTAL SQ. M.	294.04 S.M.	31.26 S.M.	10.63 %

ROOF PLAN 'B'  
REAR UPG

ASPHALT SHINGLES (TYP.)

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

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

ASPHALT SHINGLES (TYP.)

36" HIGH WOOD RAILING (42" HIGH GUARD WHEN DECK IS MORE THAN 5'-11" ABOVE GRADE)

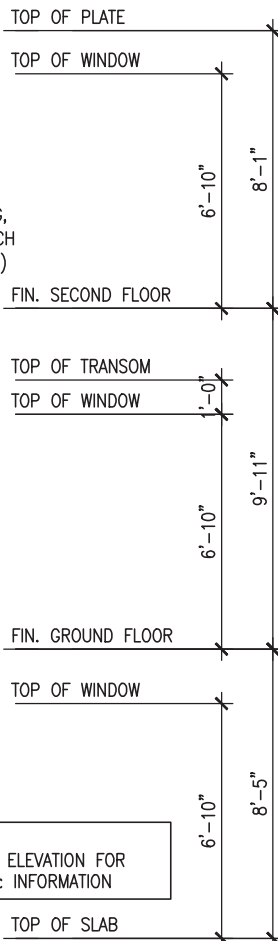


PREFIN. MTL. FLASHING, W/ CAULKING TO MATCH MASONRY COLOR (TYP.)

FACE BRICK (TYP.)

FIN. GRADE

NOTE:  
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION



REAR ELEVATION 'B' (REV.)  
W.O.B. CONDITION  
W/ REAR UPGRADE

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

SD25-2  
SONOMA 2

BAYVIEW WELLINGTON

PROJECT NO. 16023

MUNICIPALITY BRADFORD EAST, ON.

TITLE AUGUST 2016 LOT 153 - REAR EL. 'B' W/ UPG. - W.O.B. CONDITION

CHECKED BY NS

SCALE 3/16" = 1'-0"

FILE NAME 16023-SD25-2

VA3  
DESIGN

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vco3design.com

25591  
BCIN

42658  
BCIN

Wellington Jno-Baptiste

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.

5. ADDED UPGRADE CONDITIONS

4. REVISED AS PER ENG'S COMMENTS

3. REVISED AS PER FLOOR AND ROOF LAYOUTS

2. REVISED FDN WALL TO BE 10"

1. ISSUED FOR CLIENT REVIEW.

no.

description

date

by