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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: APR 13, 2021

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



LOT 80R

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR ADDITIONAL
INFORMATION.

PARTIAL BASEMENT
PLAN 'C' MOD

PART. GROUND FLR.
PLAN 'C' MOD

PART. SECOND FLR.
PLAN 'C' MOD

9.	.	.
8.	.	.
7.	.	.
6.	.	.
5.	ADDED UPGRADE CONDITIONS	DEC 18-20 KL
4.	REVISED AS PER ENG'S COMMENTS	JAN 08-18 RC
3.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17 RC
2.	REVISED FDN WALL TO BE 10"	DEC. 8/16 AJE
1.	ISSUED FOR CLIENT REVIEW.	.
no.	description	date by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information		
Wellington Jno-Baptiste	signature	25591
name	BCIN	
registration information		
VA3 Design Inc.		42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.		

VA3
DESIGN

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

BAYVIEW WELLINGTON

SD25-2
SONOMA 2

project name
GREEN VALLEY EAST

municipality
BRADFORD EAST, ON.

project no.
16023

date
AUGUST 2016

PART. PLANS 'C' MOD W/ SIDE & REAR UPG.

drawing no.

drawn by
NS

checked by
-

scale
3/16" = 1'-0"

file name
16023-SD25-2

21

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-2.dwg - Fri - Apr 9 2021 - 8:32 AM

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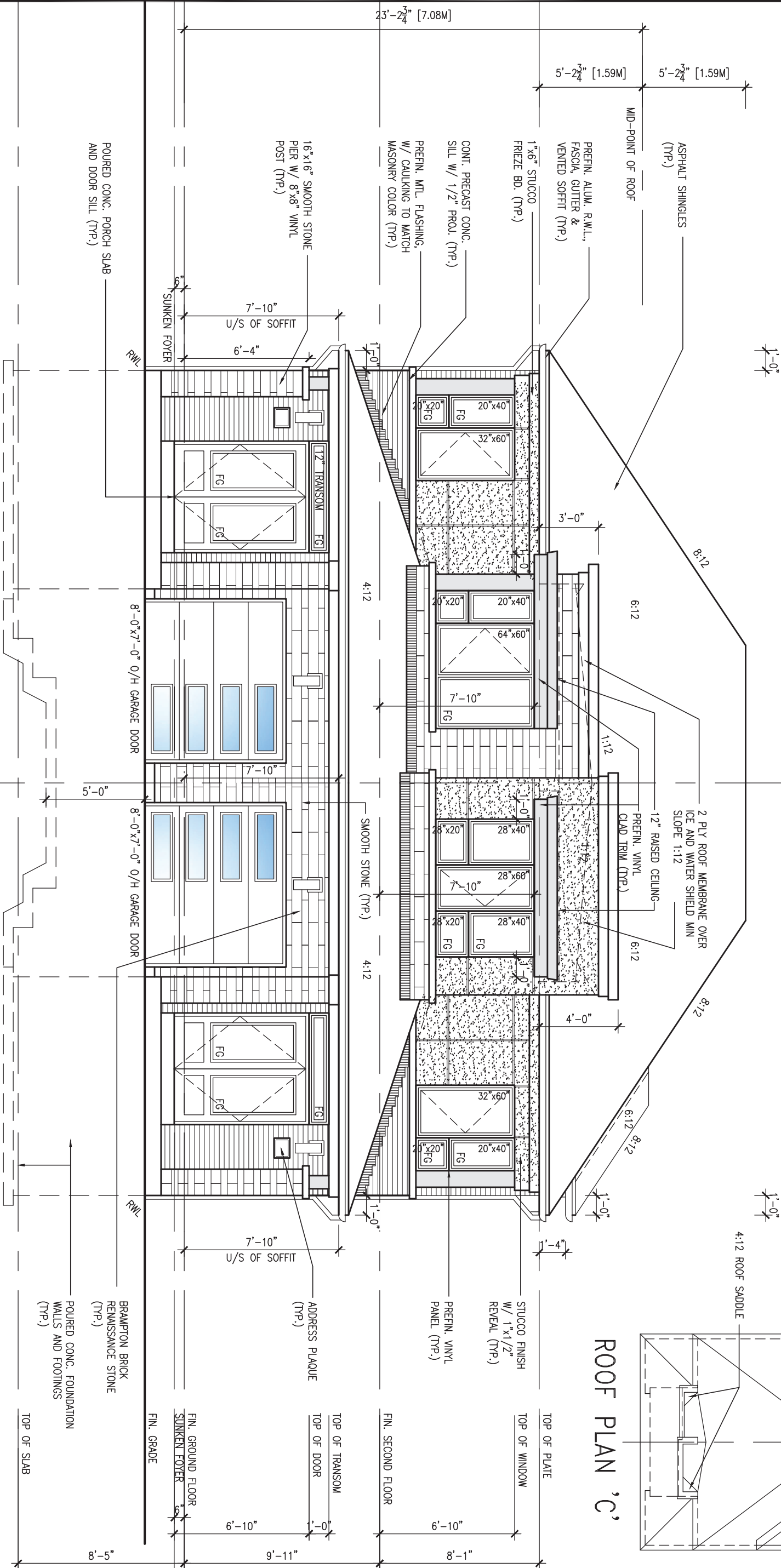
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FRONT ELEVATION 'C'
W/ REAR UPGRADE

FRONT ELEVATION 'C MOD' (REV.)
W/ SIDE & REAR UPGRADE



ROOF PLAN 'C'

9.	.	.	.
8.	.	.	.
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BAYVIEW WELLINGTON		SD25-2 SONOMA 2	
project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.
date	AUGUST 2016	project no.	16023
drawn by	NS	drawing no.	22
checked by	-	file name	16023-SD25-2
scale	3/16" = 1'-0"		
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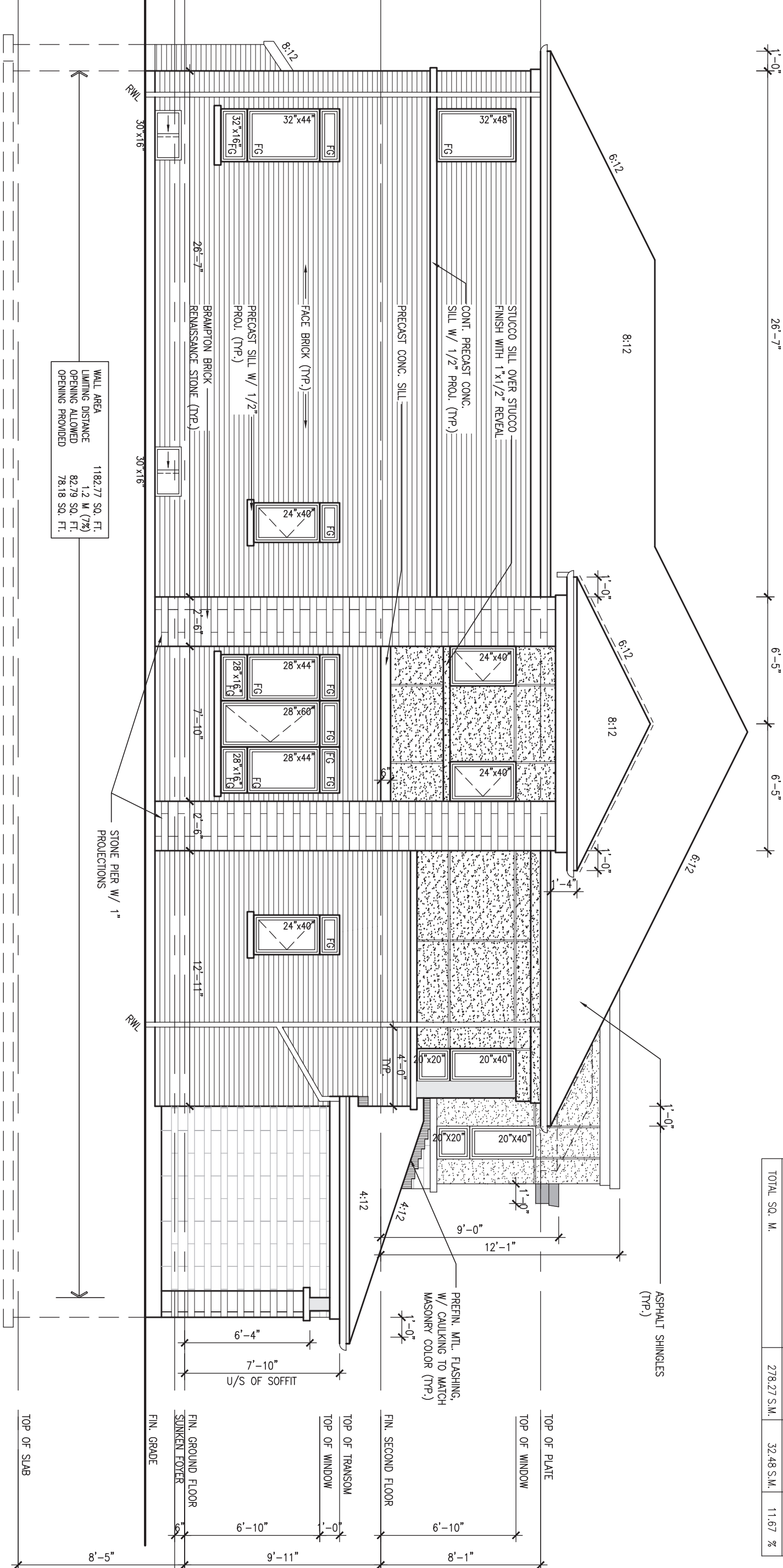
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LOT
80R

UNINSULATED OPENINGS (PER OBC. SB-12.3.1(7))			
SD25-2 ELEVATION C	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	428.42 S.F.	121.56 S.F.	28.57 %
LEFT SIDE	1074.26 S.F.	106.00 S.F.	9.87 %
RIGHT SIDE	1074.26 S.F.	0 S.F.	0.00 %
REAR	418.33 S.F.	122.06 S.F.	29.18 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX. 19.9 S.F. REFER TO ELEVATION FOR LOCATION	0 S.F.		
TOTAL SQ. FT.	2995.27 S.F.	349.62 S.F.	11.67 %
TOTAL SQ. M.	278.27 S.M.	32.48 S.M.	11.67 %



WALL AREA	1182.77 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	82.79 SQ. FT.
OPENING PROVIDED	78.18 SQ. FT.

SIDE ELEVATION 'C' MOD
W/ SIDE & REAR UPGRADE

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

9
8
7
6
5
4
3
2
1

no. description

KL
RC
RC
AJE
-

DEC 18-20
JAN 08-18
SEP 08-17
DEC. 8/16
-

KL
RC
RC
AJE
-

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name registration information
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BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST
drawn by
NS
date
AUGUST 2016
checked by
-
scale
3/16" = 1'-0"

municipality
BRADFORD EAST, ON.
file name
16023-SD25-2
date
16023-SD25-2.dwg
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Fri - Apr 9 2021 - 8:32 AM

SD25-2
SONOMA 2

project no.
16023
drawing no.
23

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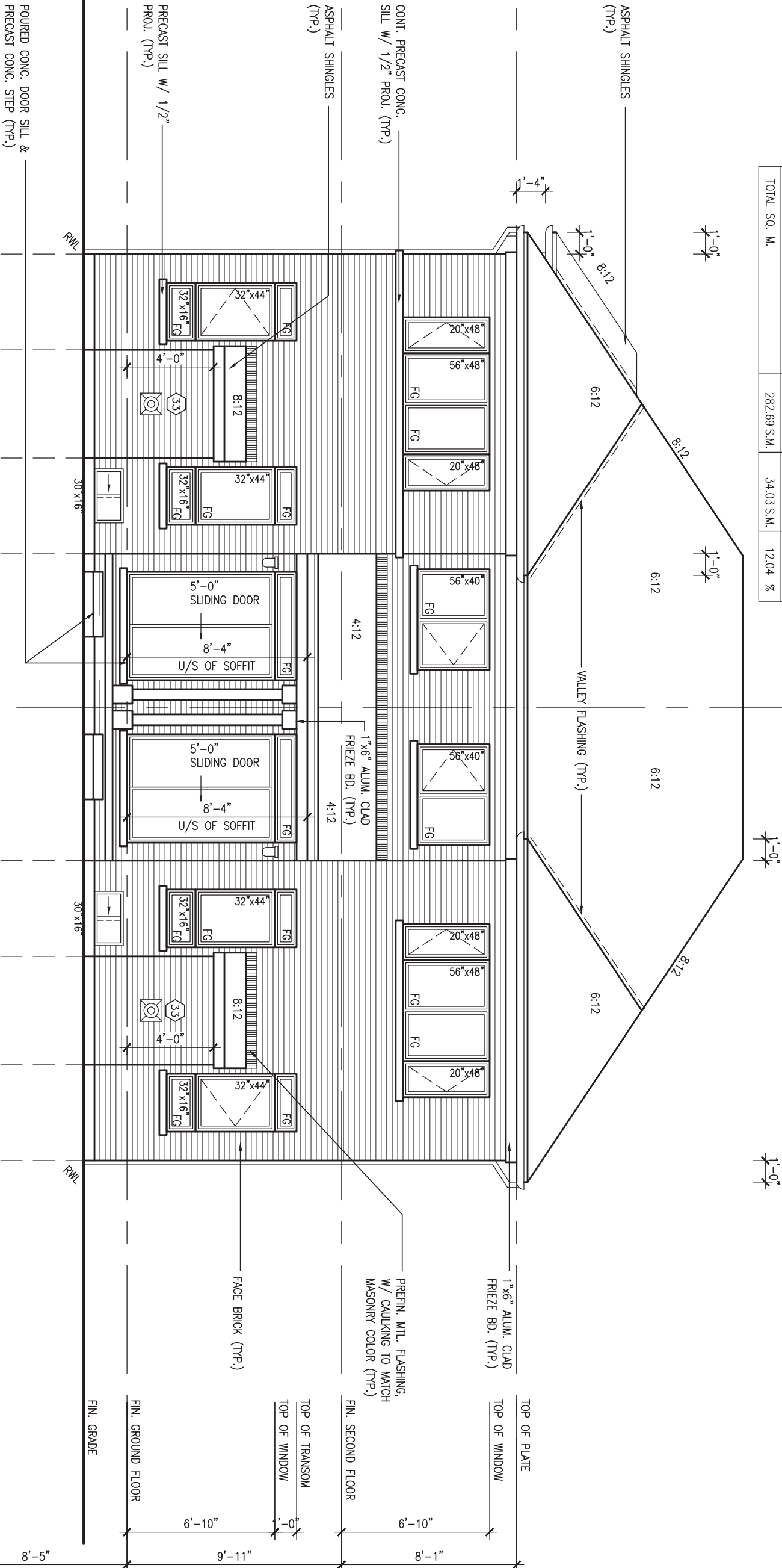
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UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))				ENERGY EFFICIENCY - OBC S812			
SD25-2 ELEVATION C MOD	WALL AREA S.F., OPENING S.F., PERCENTAGE						
ELEVATION							
FRONT	445.08 S.F.	121.56 S.F.	27.31 %				
LEFT SIDE	1081.38 S.F.	122.67 S.F.	11.34 %				
RIGHT SIDE	1081.38 S.F.	0 S.F.	0.00 %				
REAR	435.00 S.F.	122.06 S.F.	28.06 %				
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION	0 S.F.						
TOTAL SQ. FT.	3042.84 S.F.	366.29 S.F.	12.04 %				
TOTAL SQ. M.	282.69 S.M.	34.03 S.M.	12.04 %				



REAR ELEVATION 'C' MOD' (REV.)
W/ SIDE & REAR UPGRADE

REAR ELEVATION 'C'
W/ REAR UPGRADE

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

LOT 80

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8	.	.	.	qualification information	signature				project name GREEN VALLEY EAST	municipality BRADFORD EAST, ON.	project no. 16023
7	.	.	.	name Wellington Jno-Baptiste					date AUGUST 2016	scale 3/16" = 1'-0"	file name 16023-SD25-2
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