

BASEMENT PLAN 'A'

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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: 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.)

AREA CHART ON PAGE 5

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.

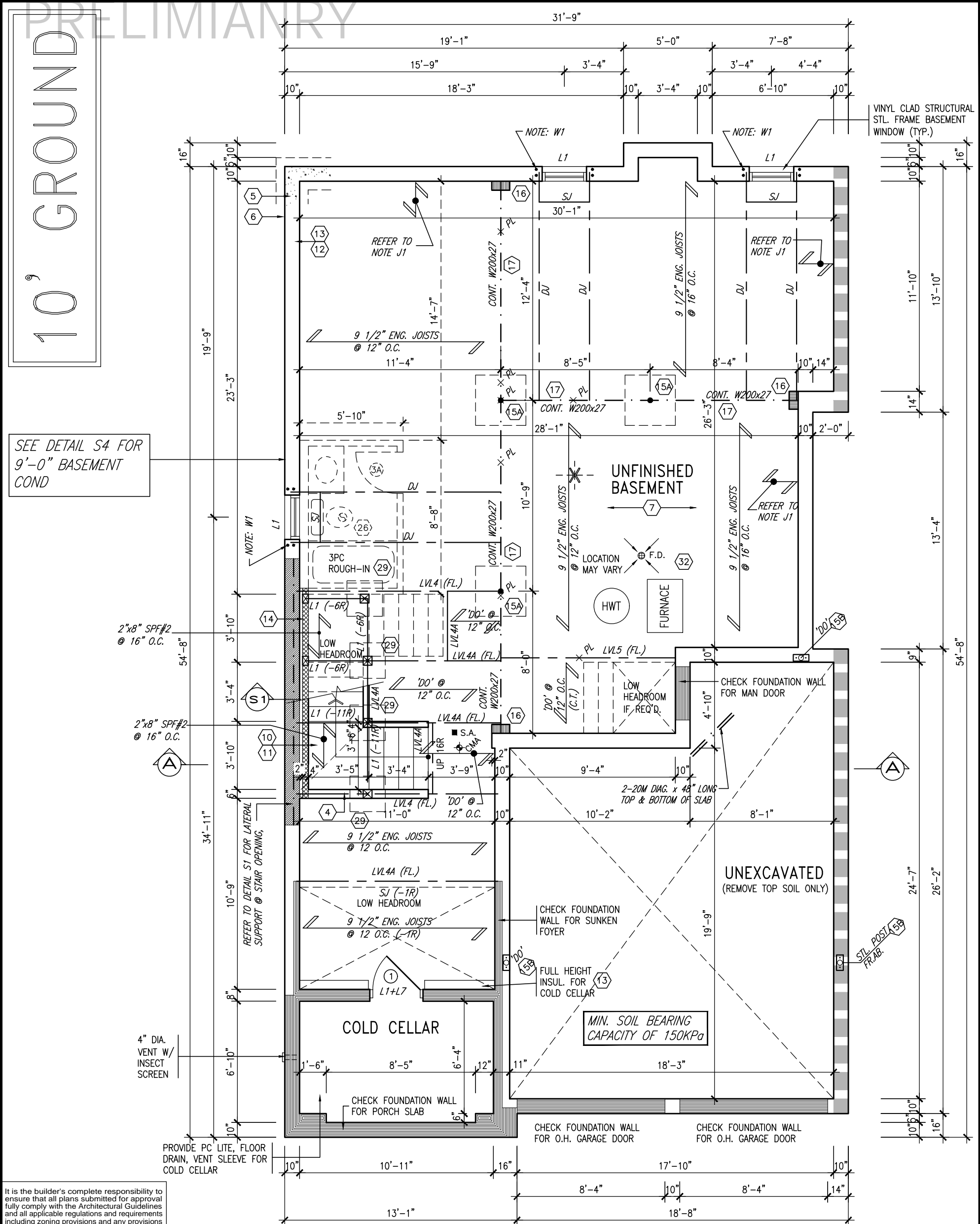
INDICATES REDUCED SIDE YARD

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	10' GROUND FLOOR	MAY 28-21	KL
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
1	IMPORTED FROM 13045 TO 16023	31-01-17	AJE
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
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-15 BAROSSA 15	
project name GREEN VALLEY EAST	municipality BRADFORD, ON	project no. 16023	
date JAN. 2017	checked by AJE	scale 3/16" = 1'-0"	drawing no. 1
BASEMENT PLAN 'A'			
file name 16023-S38-15-10GRND			
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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.

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INDICATES REDUCED SIDE YARD

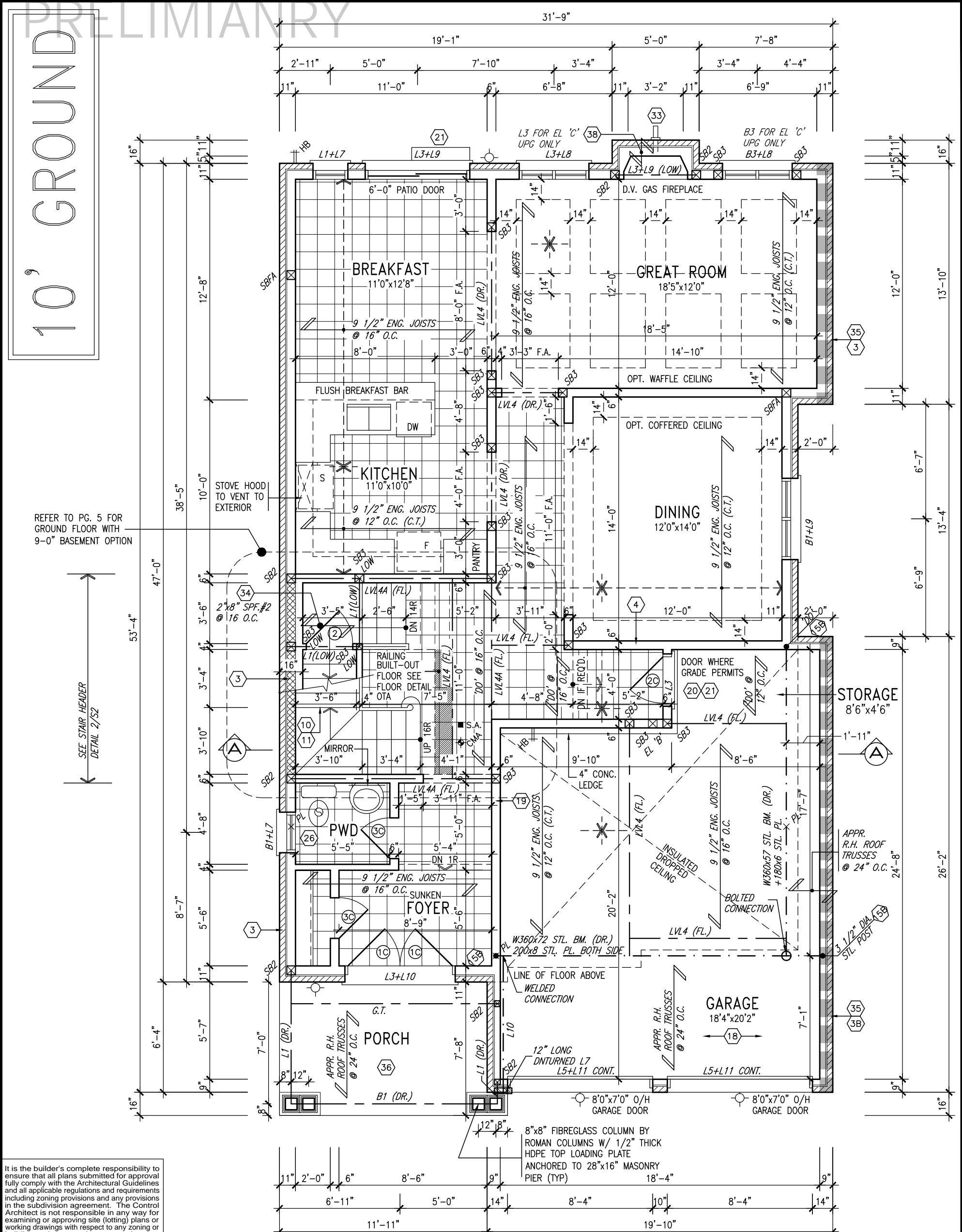
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7	.	.	.
6	.	.	.
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project name GREEN VALLEY EAST	municipality BRADFORD, ON	project no. 16023	
date JAN. 2017	checked by AJE	scale 3/16" = 1'-0"	drawing no. 1A
BASEMENT PLAN 'A'		16023-S38-15-10GRND	
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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: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

INDICATES REDUCED SIDE YARD

GROUND FLOOR PLAN 'A' (10'-0" GROUND)

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
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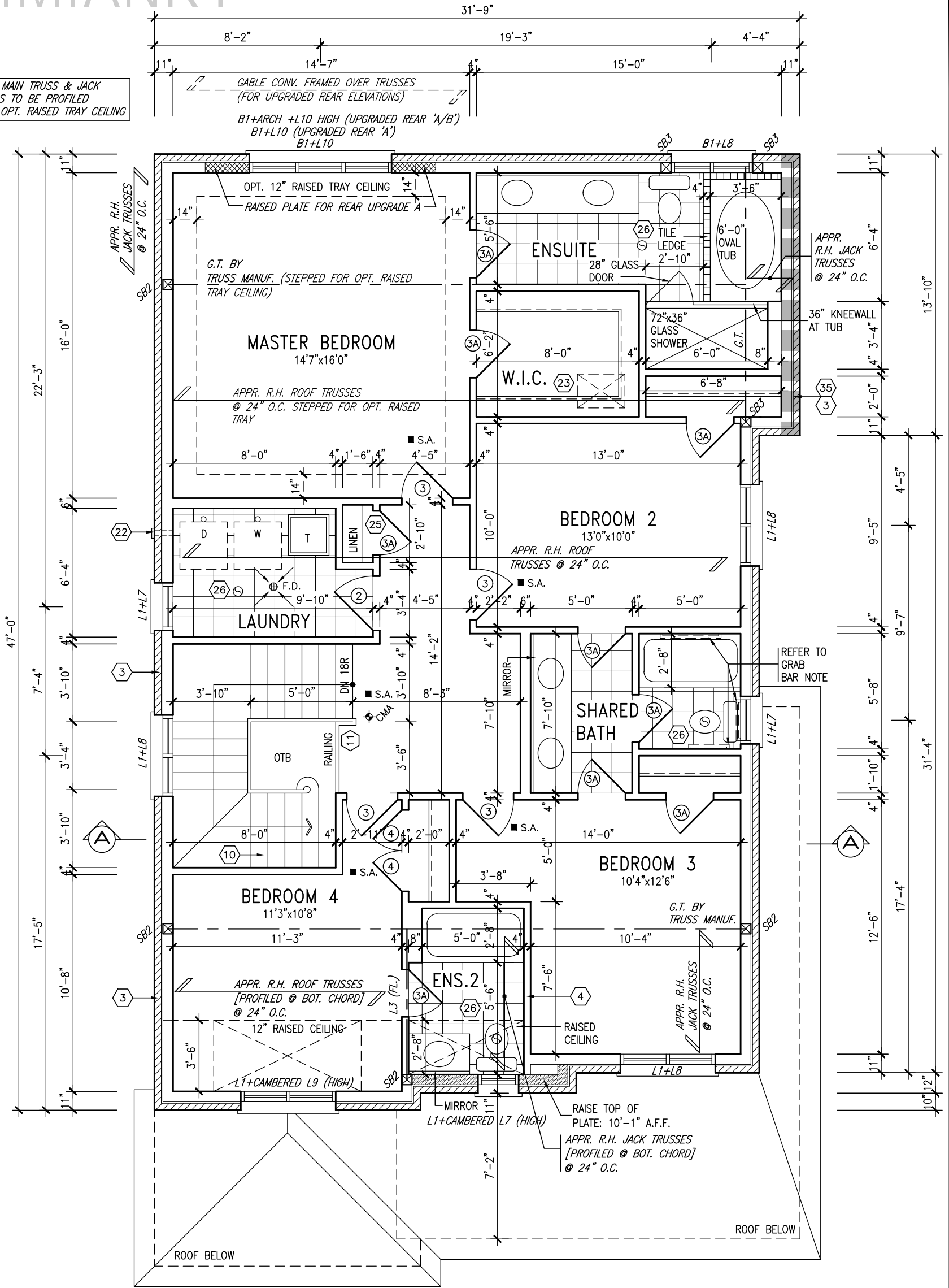
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project name GREEN VALLEY EAST	municipality BRADFORD, ON	project no. 16023	
date JAN. 2017	scale 3/16" = 1'-0"	file name 16023-S38-15-10GRND	drawing no. 2
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10' GROUND

G.T., MAIN TRUSS & JACK TRUSS TO BE PROFILED FOR OPT. RAISED TRAY CEILING



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GRAB BAR 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

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

SECOND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

9	.	.	.
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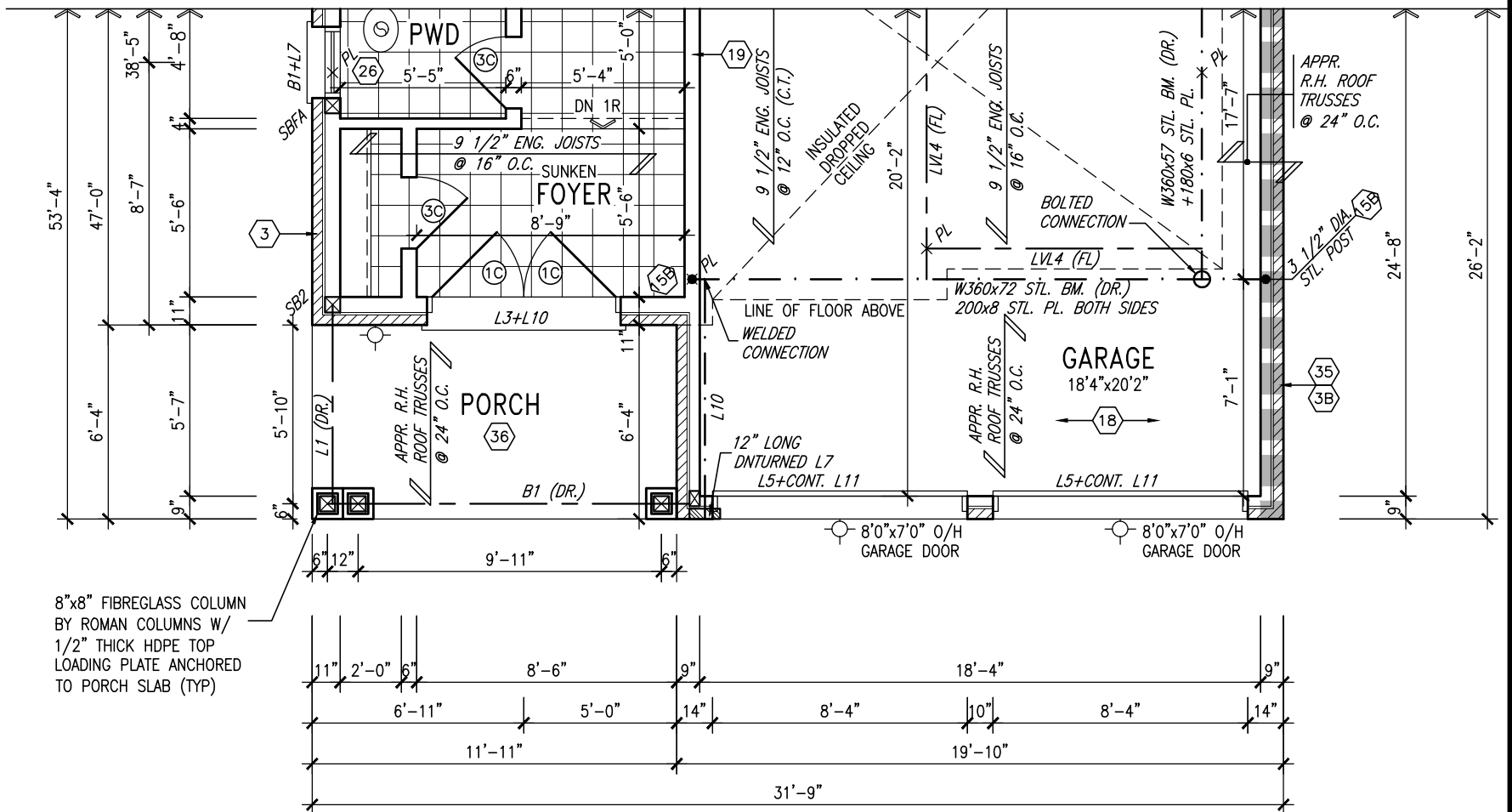
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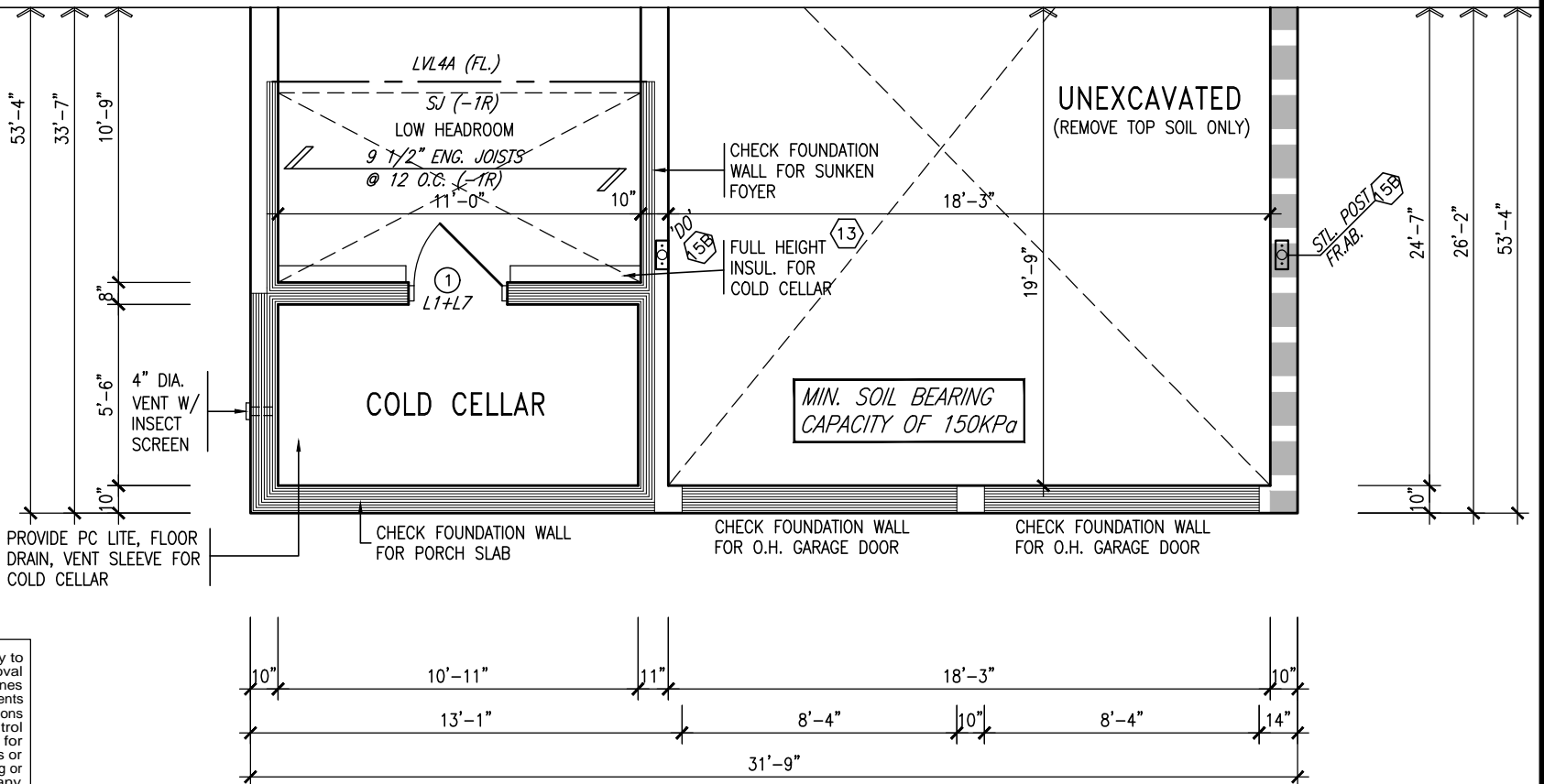
S38-15
BAROSSA 15

project name	GREEN VALLEY EAST	municipality	BRADFORD, ON	project no.	16023
date	JAN. 2017	drawn by	AJE	SECOND FLOOR PLAN 'A'	drawing no.
checked by	-	scale	3/16" = 1'-0"	16023-S38-15-10GRND	3
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10' GROUND



PARTIAL GROUND FLOOR PLAN 'B'
(10'-0" GROUND)



PARTIAL BASEMENT PLAN 'B'

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

KIT-EX-NOTE-2020.dwg

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REFER TO FULL PLANS FOR TYPICAL NOTES.

INDICATES REDUCED SIDE YARD

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
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S38-15
BAROSSA 15

project name
GREEN VALLEY EAST

municipality
BRADFORD, ON

project no.
16023

date
JAN. 2017

drawn by
AJE

checked by
-

scale
3/16" = 1'-0"

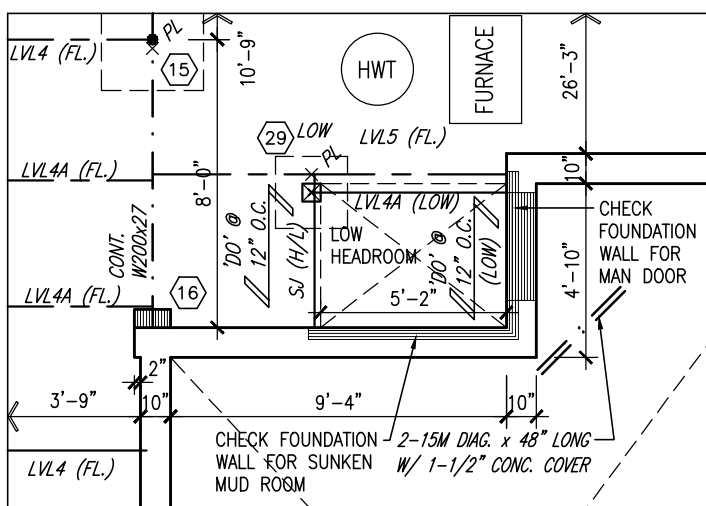
PARTIAL FLOOR PLANS 'B'

file name
16023-S38-15-10GRND

drawing no.
4

[illegible]

AREA CALCULATIONS			
	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1150.8 SF	1150.8 SF	1150.8 SF
SECOND FLOOR AREA	1403.0 SF	1403.0 SF	1403.0 SF
SUBTOTAL	2553.9 SF	2553.9 SF	2553.9 SF
DEDUCT ALL OPENINGS	16.5 SF	16.5 SF	16.5 SF
TOTAL NET AREA	2537 SF	2537 SF	2537 SF
	235.7 m2	235.7 m2	235.7 m2
FINISHED BSMT AREA	0 SF	0 SF	0 SF
TOTAL NET AREA	2537 SF	2537 SF	2537 SF
W/ FIN BSMT	235.7 m2	235.7 m2	235.7 m2
COVERAGE W/O PORCH	1597.9 SF	1597.9 SF	1597.9 SF
	148.4 m2	148.4 m2	148.4 m2
COVERAGE W/PORCH	1690.8 SF	1673.3 SF	1676.4 SF
	157.1 m2	155.5 m2	155.7 m2

[illegible][illegible]

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TYPICAL NOTES.

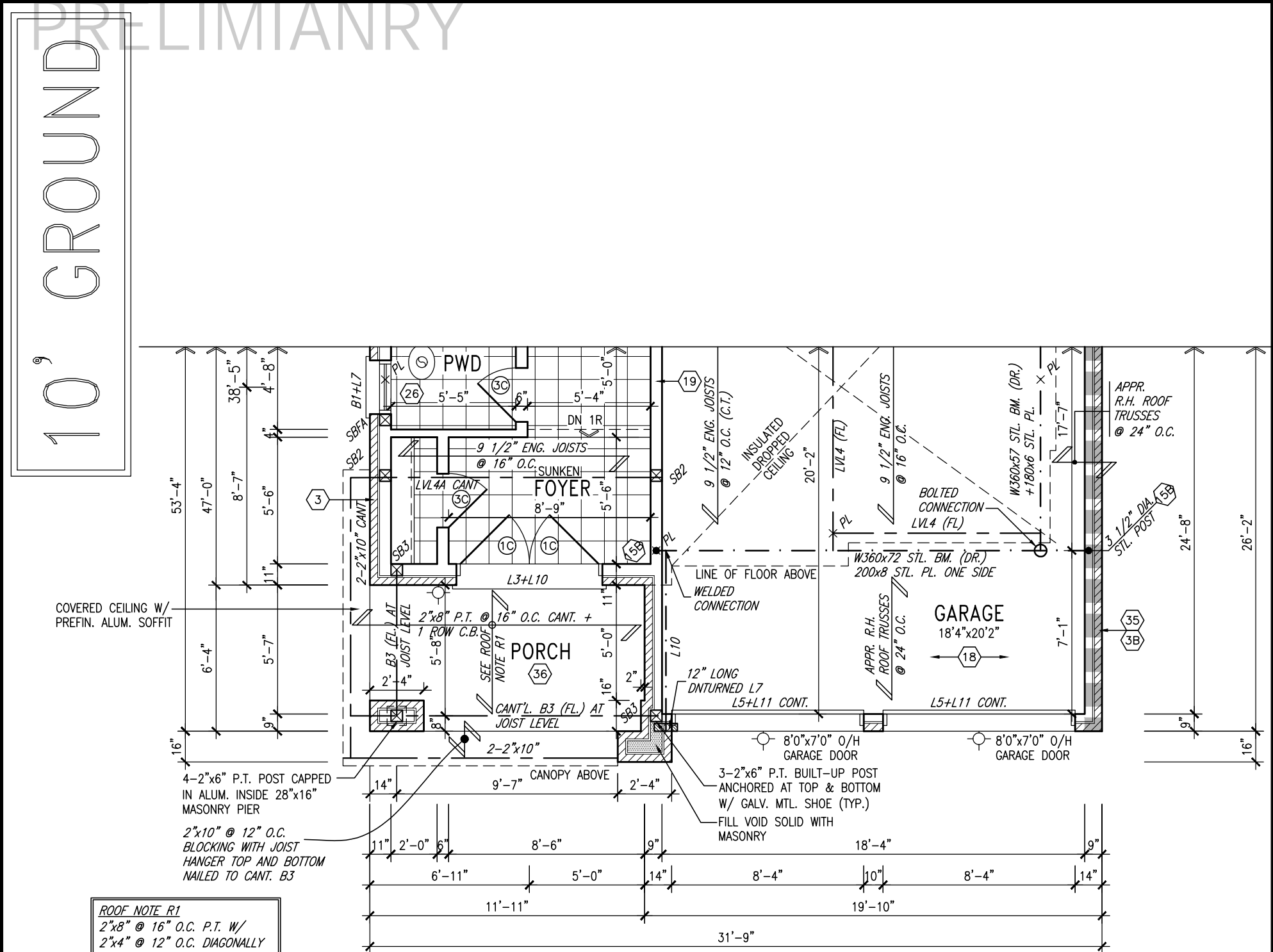
Figure 1 is a diagram showing the layout of a three-lane highway. The total width is 31'-9". The diagram includes dimensions for lane widths (11'-3", 11'-8", 11'-3"), shoulder widths (6'-7", 6'-6", 4'-6", 4'-6"), and various offset dimensions (11", 5'-1", 1'-8", 11", 13", 11"). The total width is 31'-9".

9	.	.	.
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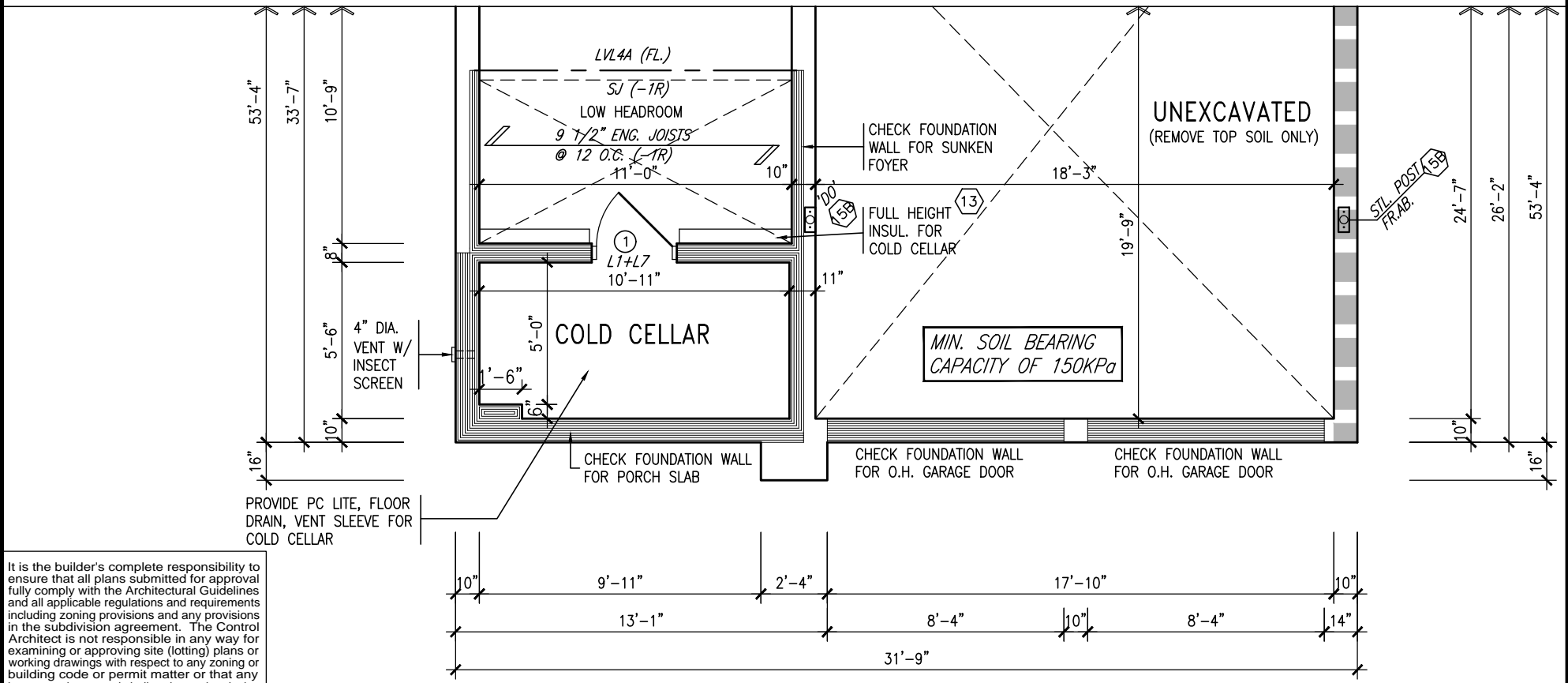


S38-15
BAROSSA 15

project name GREEN VALLEY EAST	municipality BRADFORD, ON	project no. 16023
date JAN. 2017		drawing no.
drawn by AJC		5
checked by -		
scale 3/16" = 1'-0"		
partial floor plans 'B' 16023-S38-15-10GRND		
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PARTIAL GROUND FLOOR PLAN 'C'
(10'-0" GROUND)



PARTIAL BASEMENT PLAN 'C'

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INDICATES REDUCED SIDE YARD

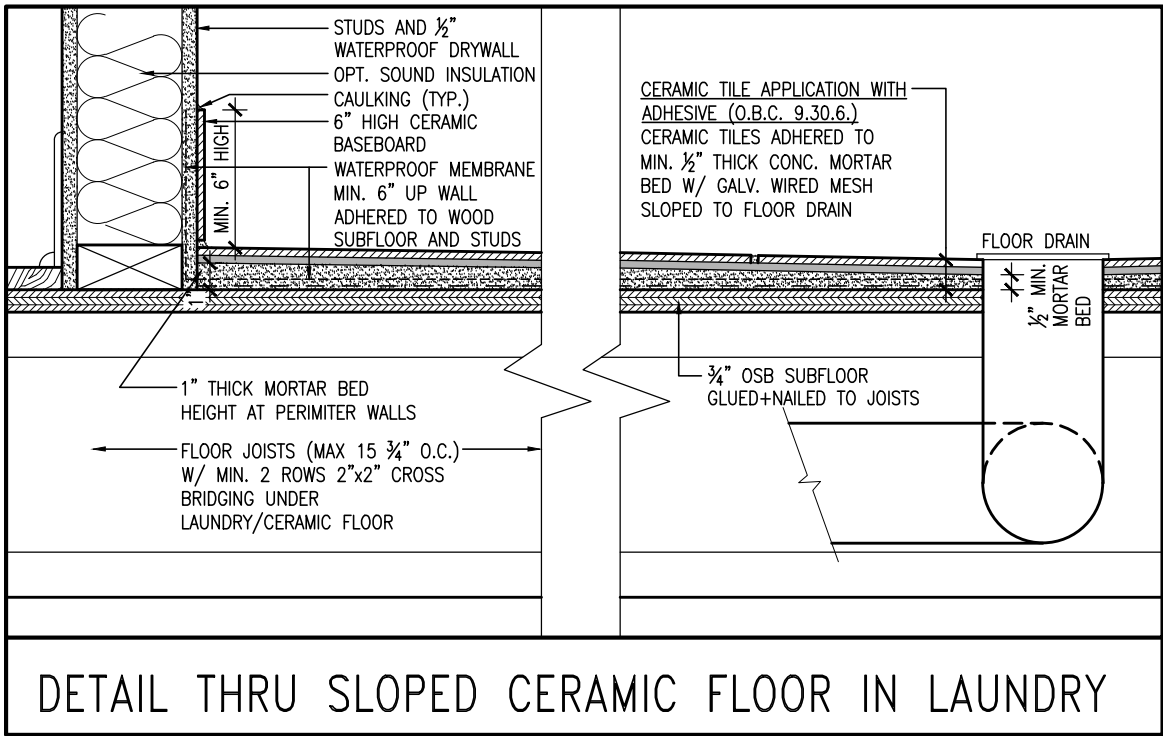
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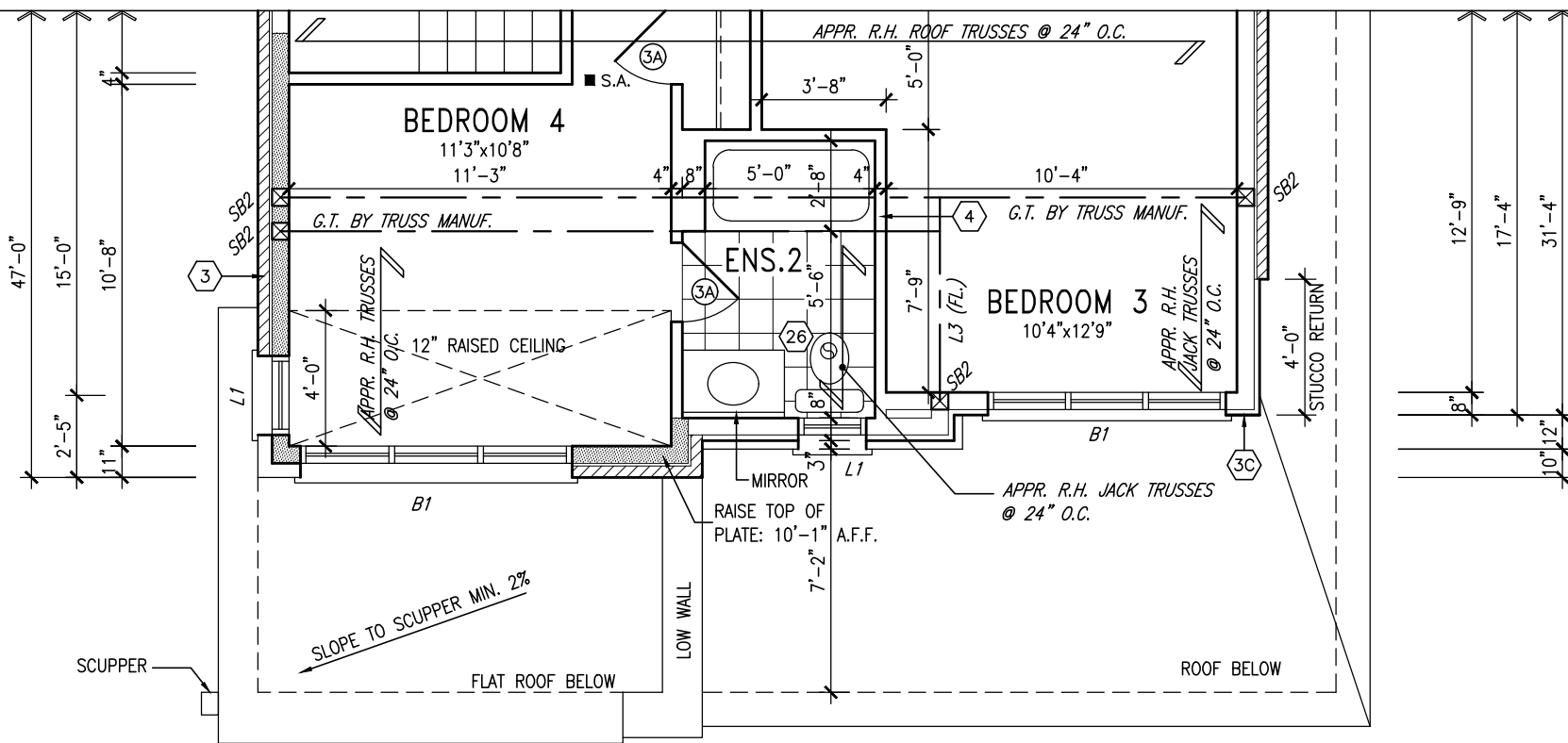
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BAYVIEW WELLINGTON		S38-15 BAROSSA 15	
project name GREEN VALLEY EAST		municipality BRADFORD, ON	project no. 16023
date JAN. 2017		drawing no. 6	
drawn by AJE		checked by -	scale 3/16" = 1'-0"
file name 16023-S38-15-10GRND		drawing no. 6	
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10' GROUND



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



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GB-NOTE-2020.dwg

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PARTIAL SECOND FLOOR PLAN 'C'

9	.	.	.
8	.	.	.
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BAYVIEW WELLINGTON

S38-15
BAROSSA 15

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date	JAN. 2017	drawn by	AJE	file name	16023-S38-15-10GRND
checked by	-	scale	3/16" = 1'-0"	drawing no.	7
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PRELIMINARY

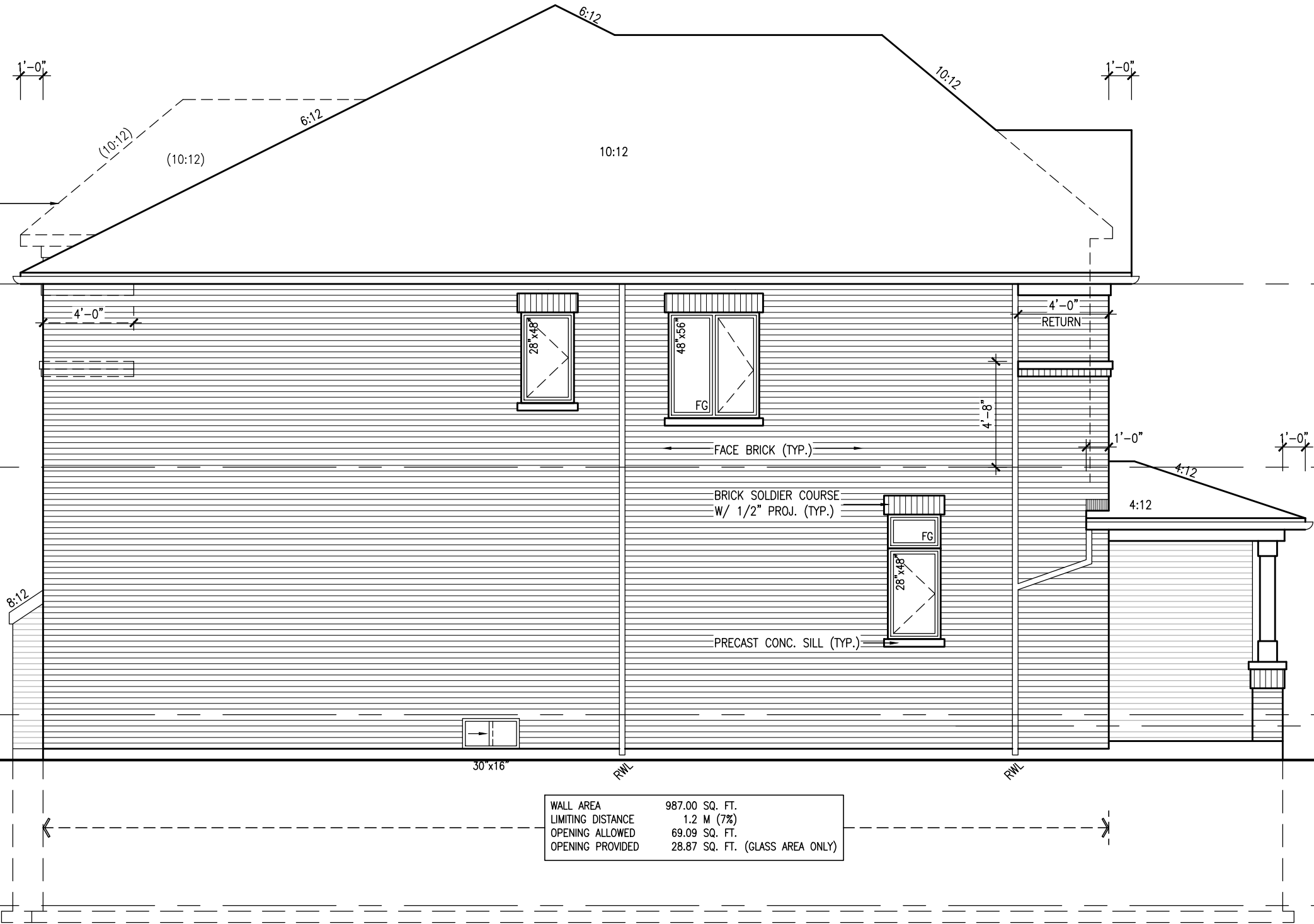
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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OUTLINE OF ROOF, FRIEZE
BD. AND BRICK DETAILING
FOR UPGRADED REAR



WALL AREA	987.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	69.09 SQ. FT.
OPENING PROVIDED	28.87 SQ. FT. (GLASS AREA ONLY)

TOP OF PLATE	8' SECOND @ 6'-10"	STD. 8'-1" SECOND FLR.
TOP OF WINDOW	9' SECOND @ 7'-6"	OPT. 9'-1" SECOND FLR.
FIN SECOND FLOOR	10'-11"	
TOP OF TRANSOM	7'-4"	
TOP OF WINDOW	1'-6"	
FIN GROUND FLOOR	10'-11"	
SUNKEN FOYER	8'-2"	
FIN GRADE	10'-11"	
TOP OF SLAB	10'-11"	

BAYVIEW WELLINGTON

S38-15
BAROSSA 15

project name
GREEN VALLEY EAST

project no.
16023

municipality
BRADFORD, ON

drawing no.
9

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5	10' GROUND FLOOR	MAY 28-21 KL	
4	REVISED AS PER ENG COMMENTS	APR 08-21 RC	
3	ADD OPT. 9' BASEMENT	APR 06-21 RC	
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18 RC	
1	IMPORTED FROM 13045 TO 16023	31-01-17 A/E	

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PRELIMINARY

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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

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

OUTLINE OF ELEV. 'C' ROOF

FACE BRICK (TYP.)

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

PRECAST CONC. SILL (TYP.)

POURED CONC. DOOR SILL
& PRECAST CONC. STEP

REAR ELEVATION 'A'/'B'/'C'

10' GROUND

TOP OF PLATE	
TOP OF WINDOW	
8' SECOND @ 6'-10"	STD. 8'-1" SECOND FLR.
9' SECOND @ 7'-6"	OPT. 9'-1" SECOND FLR.
FIN SECOND FLOOR	
TOP OF TRANSOM	
TOP OF WINDOW	
1'-6"	
7'-4"	
10'-11"	
FIN GROUND FLOOR	
FIN GRADE	
STD. 8'-5" BASEMENT	
OPT. 9'-11" BASEMENT	
TOP OF SLAB	

BAYVIEW WELLINGTON

S38-15
BAROSSA 15

project name
GREEN VALLEY EAST

municipality
BRADFORD, ON

project no.
16023

date
JAN. 2017

drawn by
AJE

drawing no.
11

VAD3
DESIGN

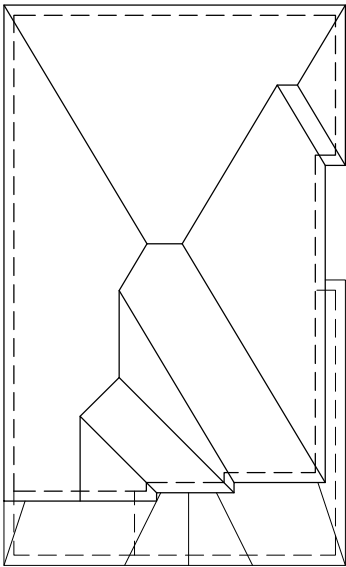
255 Consumers Rd Suite 120
Toronto, ON M2J 1P4
t 416.630.2255 f 416.630.4782
v3design.com

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.

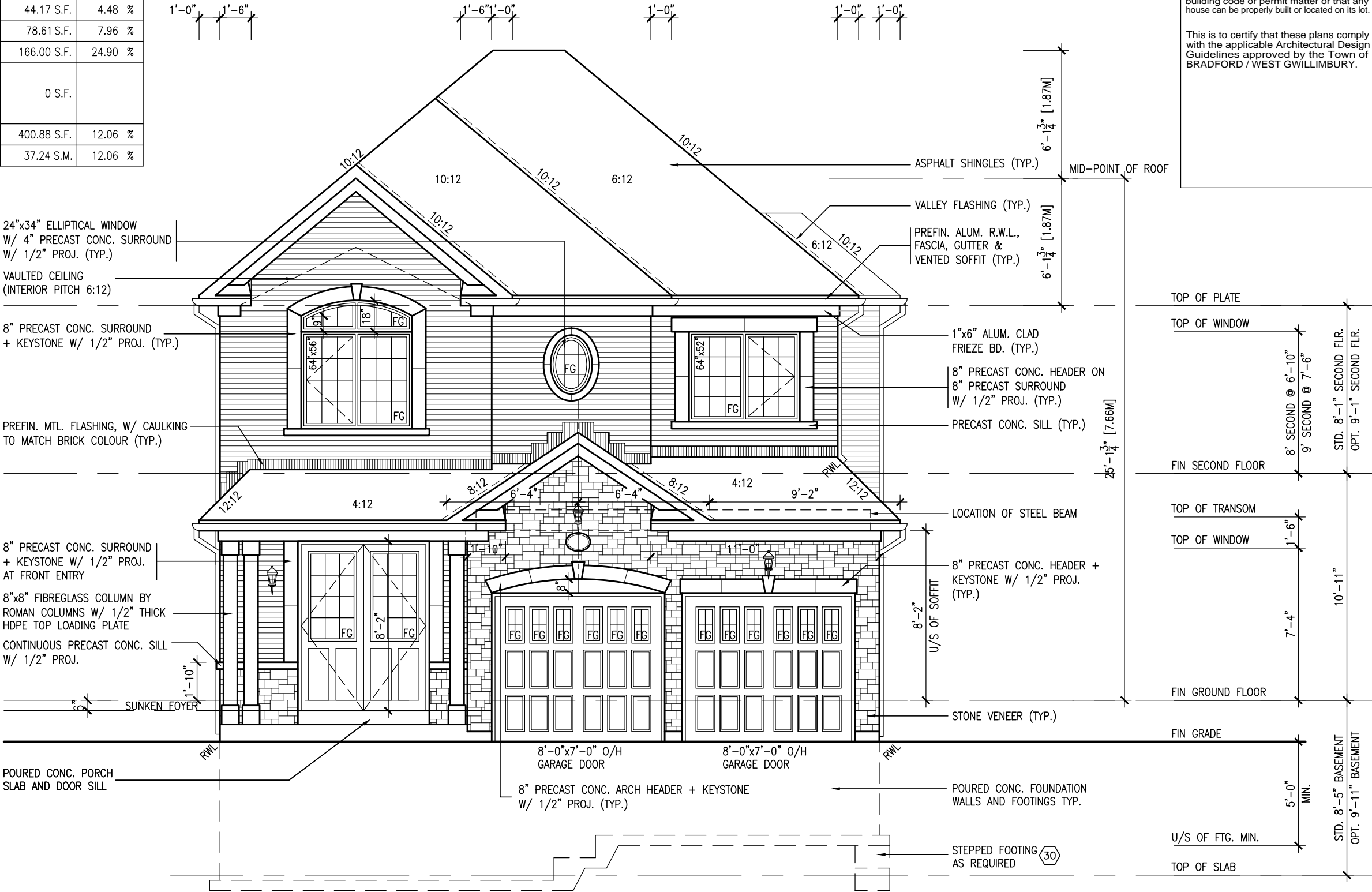
no.	description	date	by
9			
8			
7			
6			
5	10' GROUND FLOOR	MAY 28-21 KL	
4	REVISED AS PER ENG COMMENTS	APR 08-21 RC	
3	ADD OPT. 9' BASEMENT	APR 06-21 RC	
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18 RC	
1	IMPORTED FROM 13045 TO 16023	31-01-17 AJE	

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UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
ENERGY EFFICIENCY – OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	682.57 S.F.	112.10 S.F.	16.42 %
LEFT SIDE	987.00 S.F.	44.17 S.F.	4.48 %
RIGHT SIDE	987.00 S.F.	78.61 S.F.	7.96 %
REAR	666.75 S.F.	166.00 S.F.	24.90 %
* 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.	3323.32 S.F.	400.88 S.F.	12.06 %
TOTAL SQ. M.	308.74 S.M.	37.24 S.M.	12.06 %



ROOF PLAN 'B'
NTS



FRONT ELEVATION 'B'

10' GROUND

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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S38-15 BAROSSA 15		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD, ON		FRONT ELEVATION 'B'	
project no. 16023		drawing no. 12		project name		municipality		file name	
16023		12		16023-S38-15-10GRND		16023-S38-15-10GRND.dwg		16023-S38-15-10GRND.dwg	
date		checked by		scale		drawn by		date	
JAN. 2017		AJE		3/16" = 1'-0"		AJE		JAN. 2017	
RICHARD - H:\ARCHIVE\WORKING\2016\16023-S38-15-10GRND.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023-S38-15-10GRND.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023-S38-15-10GRND.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023-S38-15-10GRND.dwg		RICHARD - H:\ARCHIVE\WORKING\2016\16023-S38-15-10GRND.dwg	
255 Consumers Rd Suite 120		255 Consumers Rd Suite 120		255 Consumers Rd Suite 120		255 Consumers Rd Suite 120		255 Consumers Rd Suite 120	
Toronto, ON M2J 1P4		Toronto, ON M2J 1P4		Toronto, ON M2J 1P4		Toronto, ON M2J 1P4		Toronto, ON M2J 1P4	
t 416.630.2255 f 416.630.4782		t 416.630.2255 f 416.630.4782		t 416.630.2255 f 416.630.4782		t 416.630.2255 f 416.630.4782		t 416.630.2255 f 416.630.4782	
vo3design.com		vo3design.com		vo3design.com		vo3design.com		vo3design.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.		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.		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.		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.		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		date		date		date	
9 .		.		.		.		.
8 .		.		.		.		.
7 .		.		.		.		.
6 .		.		.		.		.
5 10' GROUND FLOOR		MAY 28-21 KL		MAY 28-21 KL		MAY 28-21 KL		MAY 28-21 KL	
4 REVISED AS PER ENG COMMENTS		APR 08-21 RC		APR 08-21 RC		APR 08-21 RC		APR 08-21 RC	
3 ADD OPT. 9' BASEMENT		APR 06-21 RC		APR 06-21 RC		APR 06-21 RC		APR 06-21 RC	
2 REVISED AS PER ENG'S COMMENTS		JAN 16-18 RC		JAN 16-18 RC		JAN 16-18 RC		JAN 16-18 RC	
1 IMPORTED FROM 13045 TO 16023		31-01-17 ALE		31-01-17 ALE		31-01-17 ALE		31-01-17 ALE	

PRELIMINARY

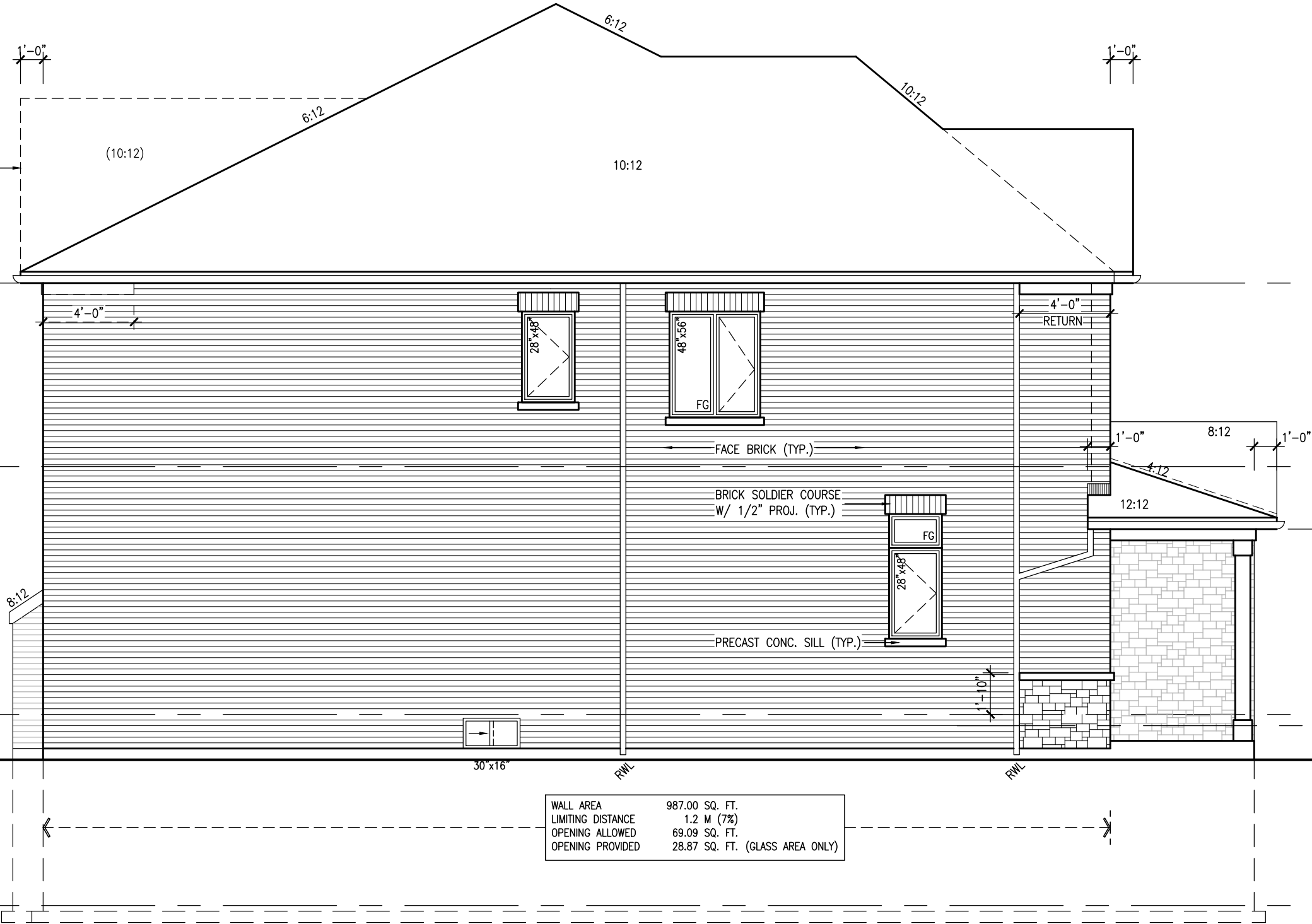
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

SEE DETAIL S4 FOR 9'-0"
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OUTLINE OF ROOF AND
FRIEZE BD. FOR
UPGRADED REAR



TOP OF PLATE	
TOP OF WINDOW	
FIN SECOND FLOOR	8' SECOND @ 6'-10"
TOP OF TRANSOM	9' SECOND @ 7'-6"
TOP OF WINDOW	STD. 8'-1" SECOND FLR.
FIN GROUND FLOOR	OPT. 9'-1" SECOND FLR.
SUNKEN FOYER	
FIN GRADE	
TOP OF SLAB	

WALL AREA	987.00 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	69.09 SQ. FT.
OPENING PROVIDED	28.87 SQ. FT. (GLASS AREA ONLY)

BAYVIEW WELLINGTON

S38-15
BAROSSA 15

project name
GREEN VALLEY EAST

municipality
BRADFORD, ON

project no.
16023

drawing no.
13

VA3
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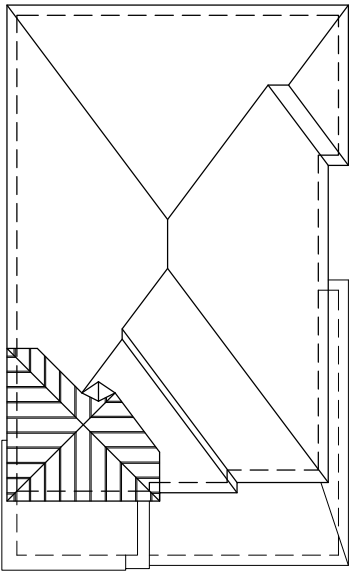
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no.	description	date	by
9			
8			
7			
6			
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1	IMPORTED FROM 13045 TO 16023	31-01-17 AJE	

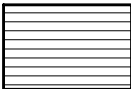
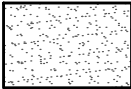
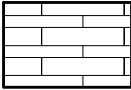

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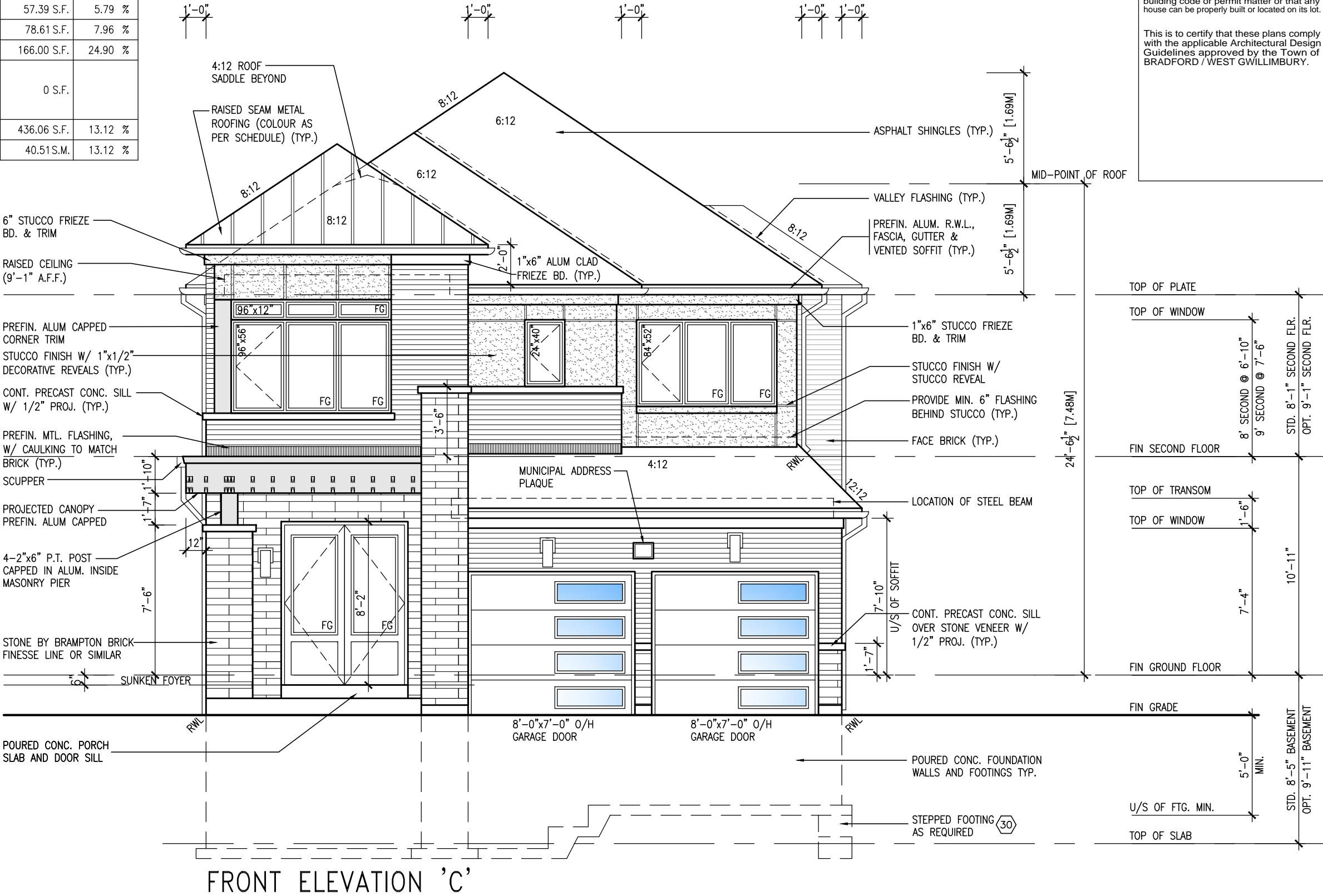
10⁹ GROUND

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	678.00 S.F.	134.06 S.F.	19.77 %
LEFT SIDE	991.00 S.F.	57.39 S.F.	5.79 %
RIGHT SIDE	987.00 S.F.	78.61 S.F.	7.96 %
REAR	666.75 S.F.	166.00 S.F.	24.90 %
* 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.	3322.75 S.F.	436.06 S.F.	13.12 %
TOTAL SQ. M.	308.69 S.M.	40.51 S.M.	13.12 %



ROOF PLAN 'C'
NTS

- FACE BRICK
- STUCCO FINISH
- RENAISSANCE STONE
- ALUMINUM PANEL



FRONT ELEVATION 'C'

10' GROUND

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

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WALL AREA	1013.17 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	70.92 SQ. FT.
OPENING PROVIDED	37.18 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'C'

10' GROUND

project name		project no.	
BAYVIEW WELLINGTON		S38-15	
GREEN VALLEY EAST		BAROSSA 15	
municipality		BRADFORD, ON	
date		drawing no.	
JAN. 2017		16023	
drawn by		LEFT SIDE ELEVATION 'C'	
A/E		16	
checked by		file name	
-		16023-S38-15-10GRND	
scale		3/16" = 1'-0"	
drawn by		16023-S38-15-10GRND.dwg - Tue - Jun 22 2021 - 11:55 AM	
checked by		RICHARD - H:\ARCHIVE\WORKING\2016\16023-S38-15-10GRND.dwg - Tue - Jun 22 2021 - 11:55 AM	
date		no. description	
MAY 28-21 KL		9 .	
APR 08-21 RC		8 .	
APR 06-21 RC		7 .	
JAN 16-18 RC		6 .	
31-01-17 A/E		5 10' GROUND FLOOR	
		4 REVISED AS PER ENG COMMENTS	
		3 ADD OPT. 9' BASEMENT	
		2 REVISED AS PER ENG'S COMMENTS	
		1 IMPORTED FROM 13045 TO 16023	

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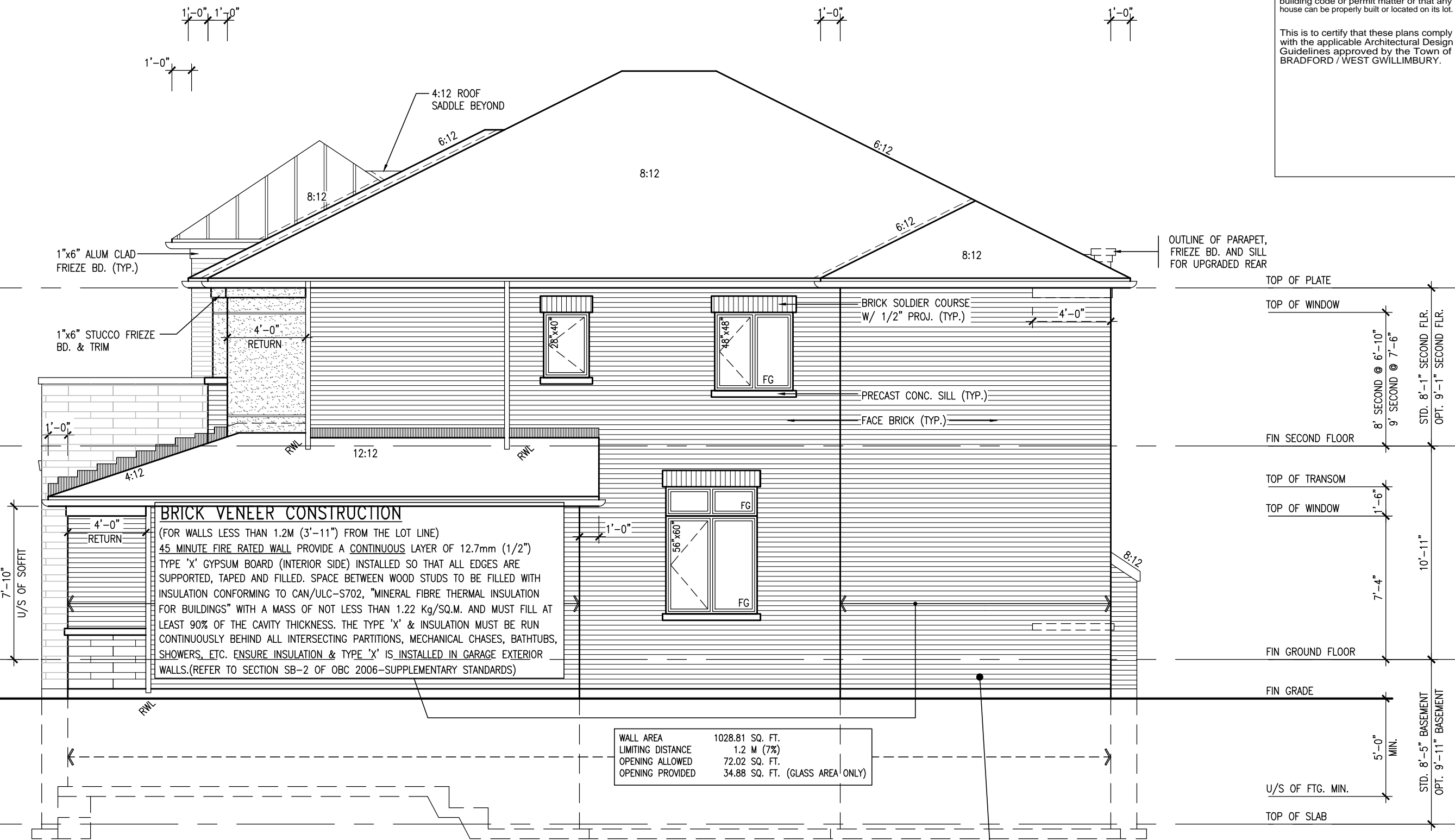
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RIGHT SIDE ELEVATION 'C'

HEADER/RIM JOIST LEVEL

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

WALL AREA	1028.81 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	72.02 SQ. FT.
OPENING PROVIDED	34.88 SQ. FT. (GLASS AREA ONLY)

TOP OF PLATE	8' SECOND @ 6'-10"	STD. 8'-1" SECOND FLR.
TOP OF WINDOW	9' SECOND @ 7'-6"	OPT. 9'-1" SECOND FLR.
FIN SECOND FLOOR		
TOP OF TRANSOM		
TOP OF WINDOW	1'-6"	
FIN GROUND FLOOR	7'-4"	
FIN GRADE		
U/S OF FTG. MIN.	5'-0" MIN.	
TOP OF SLAB		

S38-15
BAROSSA 15

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD, ON

RIGHT SIDE ELEVATION 'C'

project no. 16023
drawing no. 17

file name 16023-S38-15-10GRND

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

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scale
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drawn by
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3/16" = 1'-0"

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

9	10' GROUND FLOOR	MAY 28-21 KL	
8	4' REVISED AS PER ENG COMMENTS	APR 08-21 RC	
7	3' ADD OPT. 9' BASEMENT	APR 06-21 RC	
6	2' REVISED AS PER ENG'S COMMENTS	JAN 16-18 RC	
5	1' IMPORTED FROM 13045 TO 16023	31-01-17 ALE	
4			
3			
2			
1			

no. description

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10⁹ GROUND

STD. 8'-1" SECOND FLR.

OPT. 9'-1" SECOND FLR.

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S38-15
BAROSSA 15

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10. description

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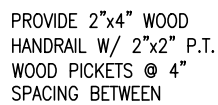
PRELIMINARY



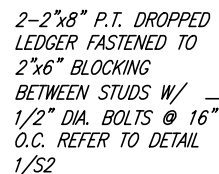
9	.	.	.		 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY EAST municipality BRADFORD, ON	S38-15 BAROSSA 15 project no. 16023
8	.	.	.				
7	.	.	.				
6	.	.	.				
5	10" GROUND FLOOR	MAY 28-21	KL				
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC				
3	ADD OPT. 9' BASEMENT	APR 06-21	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.	PARTIAL PLANS - W.O.D. CONDITION drawing no. 19		
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC				
1	IMPORTED FROM 13045 TO 16023	31-01-17	AJE				
no.	description	date	by				
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-15-10GRND.dwg - Tue - Jun 22 2021 - 11:56 AM							

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PRELIMINARY



PARTIAL GROUND FLOOR PLAN 'A'



PARTIAL BASEMENT PLAN 'A'

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

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

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



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S38-15
BAROSSA 15

project name	municipality
GREEN VALLEY EAST	BRADFORD, ON

date JAN. 2017 PARTIAL PLANS - W.O.B. CONDITION

drawn by	checked by	scale	file name
AJE	-	3/16" = 1'-0"	16023-S38-15-10GRND

Drawing no.

21

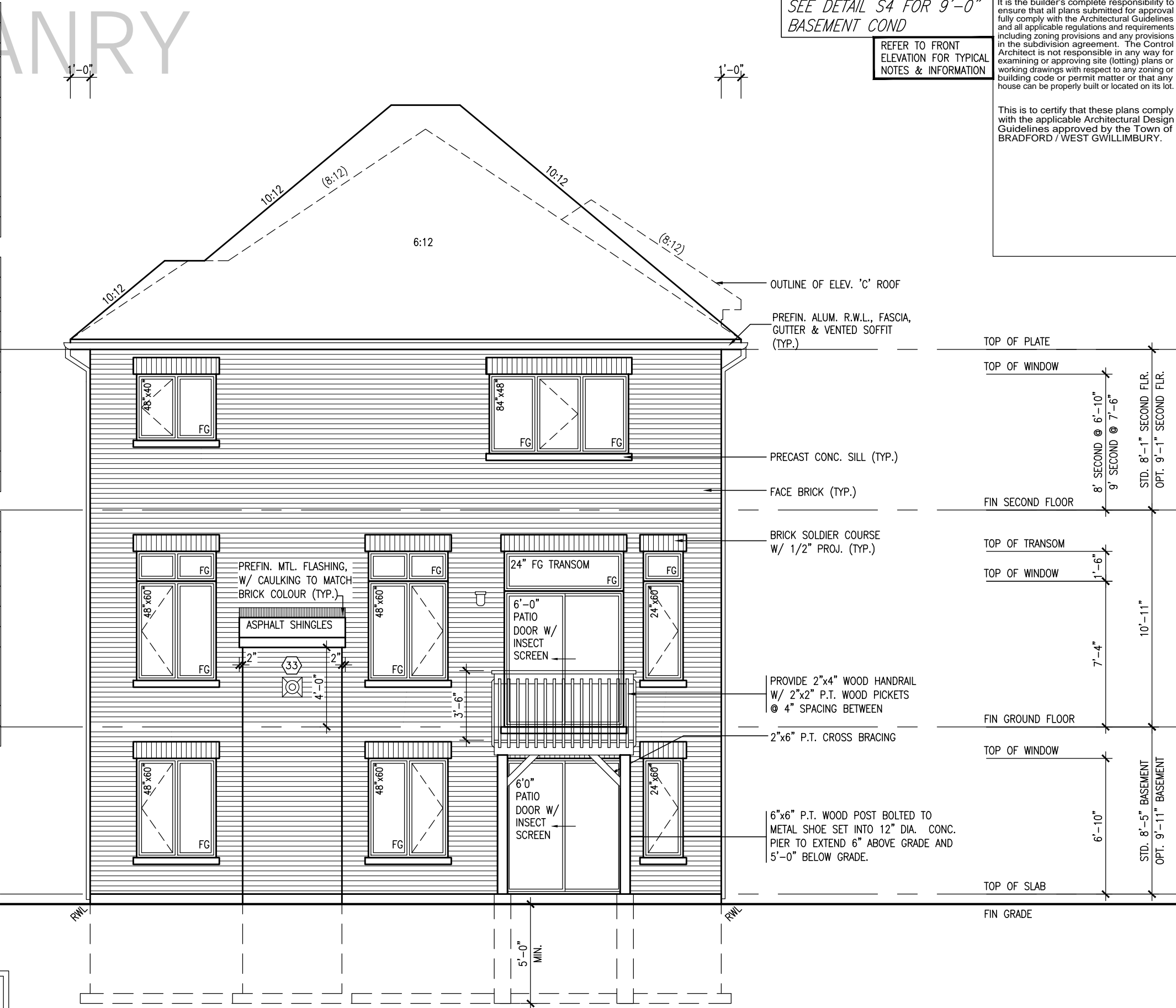
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.A WOB W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	683.67 S.F.	108.34 S.F.	15.85 %
LEFT SIDE	987.00 S.F.	44.17 S.F.	4.48 %
RIGHT SIDE	987.00 S.F.	78.61 S.F.	7.96 %
REAR	886.35 S.F.	250.33 S.F.	28.24 %
* 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.	3544.02 S.F.	481.45 S.F.	13.58 %
TOTAL SQ. M.	329.25 S.M.	44.73 S.M.	13.58 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.B WOB W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	682.57 S.F.	112.10 S.F.	16.42 %
LEFT SIDE	987.00 S.F.	44.17 S.F.	4.48 %
RIGHT SIDE	987.00 S.F.	78.61 S.F.	7.96 %
REAR	886.35 S.F.	250.33 S.F.	28.24 %
* 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.	3542.92 S.F.	485.21 S.F.	13.70 %
TOTAL SQ. M.	329.15 S.M.	45.08 S.M.	13.70 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.C WOB W/ 8' SECOND	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	678.00 S.F.	134.06 S.F.	19.77 %
LEFT SIDE	991.00 S.F.	57.39 S.F.	5.79 %
RIGHT SIDE	987.00 S.F.	78.61 S.F.	7.96 %
REAR	886.35 S.F.	250.33 S.F.	28.24 %
* 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.	3542.35 S.F.	520.39 S.F.	14.69 %
TOTAL SQ. M.	329.09 S.M.	48.35 S.M.	14.69 %

10' GROUND



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

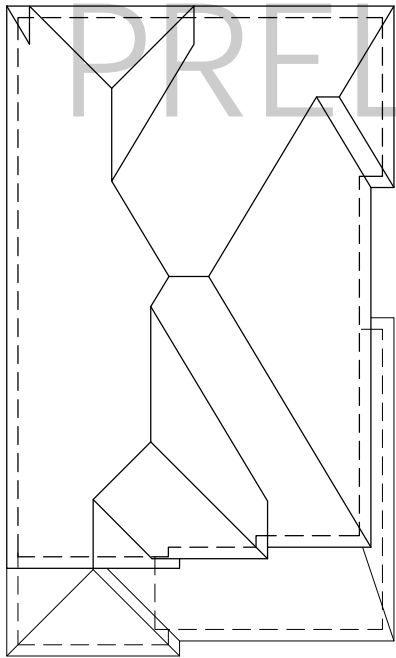
SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

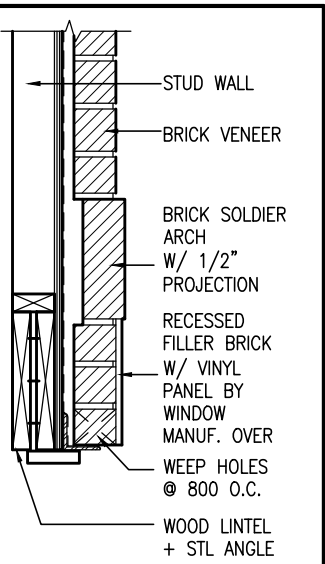
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S38-15		BAYVIEW WELLINGTON		GREEN VALLEY EAST		BRADFORD, ON		REAR ELEVATION - W.O.B. CONDITION		16023-S38-15-10GRND	
project no.	16023	project name	GREEN VALLEY EAST	municipality	BRADFORD, ON	date	JAN. 2017	checked by	AJE	drawn by	AJE
drawing no.	22	scale	3/16" = 1'-0"	checked by		drawn by		checked by		drawn by	
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9.
8.
7.
6.
5.	10' GROUND FLOOR	MAY 28-21	KL
4.	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3.	ADD OPT. 9' BASEMENT	APR 06-21	RC
2.	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC	.	.	.	.	.	.	.	.
1.	IMPORTED FROM 13045 TO 16023	31-01-17	AJE	.	.	.	.	.	.	.	.
no.	description	date	by	.	.	.	.	.	.	.	.



ROOF PLAN 'A'
W/ UPGRADED REAR



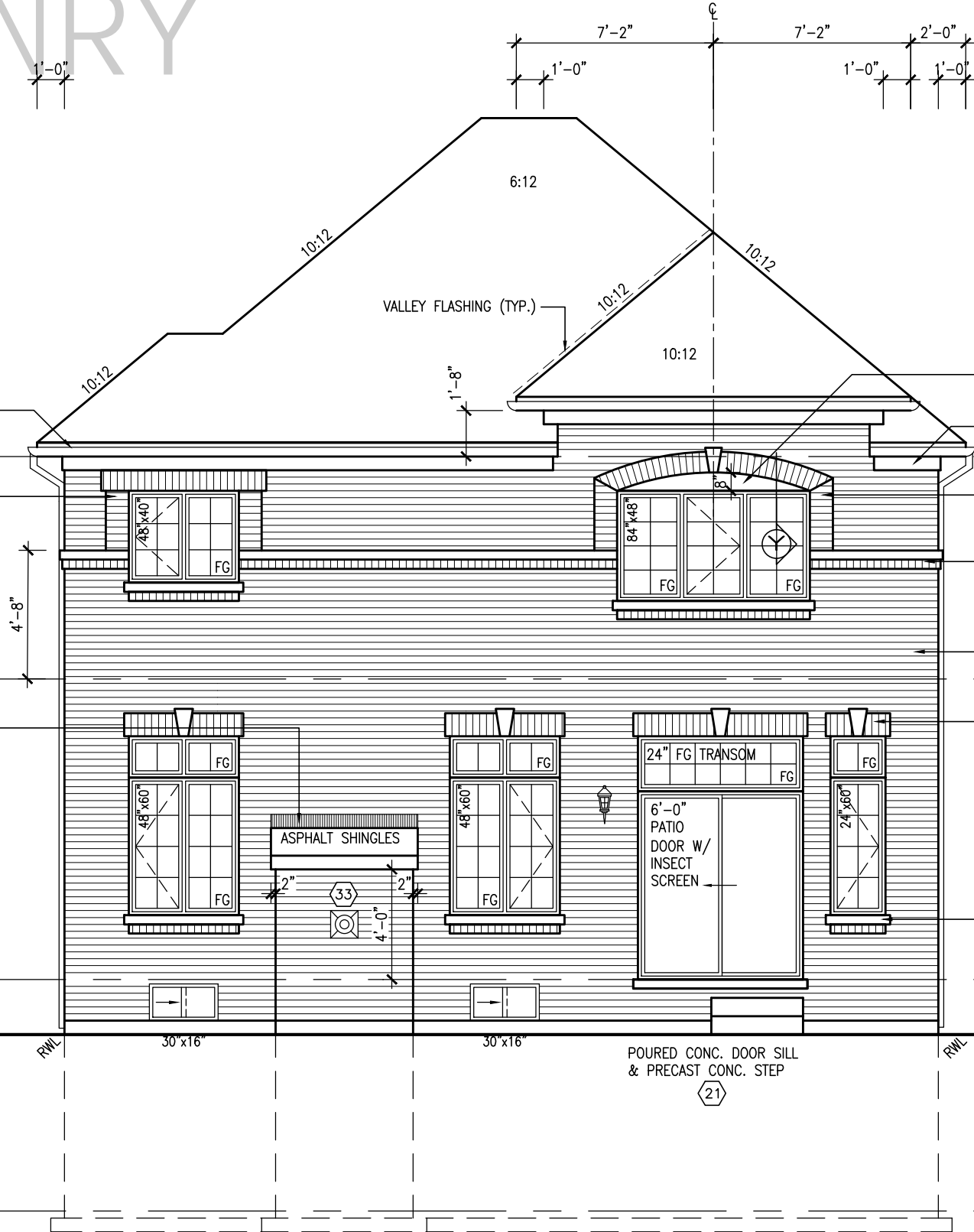
Y BRICK ARCH W/ VINYL
PANEL BELOW DETAIL
NTS.

10' GROUND

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

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

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



UPGRADED REAR ELEVATION 'A'

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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VINYL PANEL BY
WINDOW MANUF. (TYP.)

1"x6" ALUM. CLAD FRIEZE BD. (TYP.)
(TO RETURN 4'-0" ON SIDES)

BRICK SOLDIER ARCH + KEYSTONE ON
BRICK STACK BONDS
W/ 1/2" PROJ. (TYP.)

CONT. PRECAST CONC. SILL ON
CONT. BRICK ROWLOCK W/ 1/2" PROJ.
(TO RETURN 4'-0" ON SIDES) (TYP.)

FACE BRICK (TYP.)

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

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

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

TOP OF SLAB

BAYVIEW WELLINGTON

S38-15
BAROSSA 15

GREEN VALLEY EAST

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no.	description	date	by
9			
8			
7			
6			
5	10' GROUND FLOOR	MAY 28-21 KL	
4	REVISED AS PER ENG COMMENTS	APR 08-21 RC	
3	ADD OPT. 9' BASEMENT	APR 06-21 RC	
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18 RC	
1	IMPORTED FROM 13045 TO 16023	31-01-17 ALE	

project no. 16023
municipality BRADFORD, ON
project name GREEN VALLEY EAST
date JAN. 2017
drawn by ALE
checked by
scale 3/16" = 1'-0"

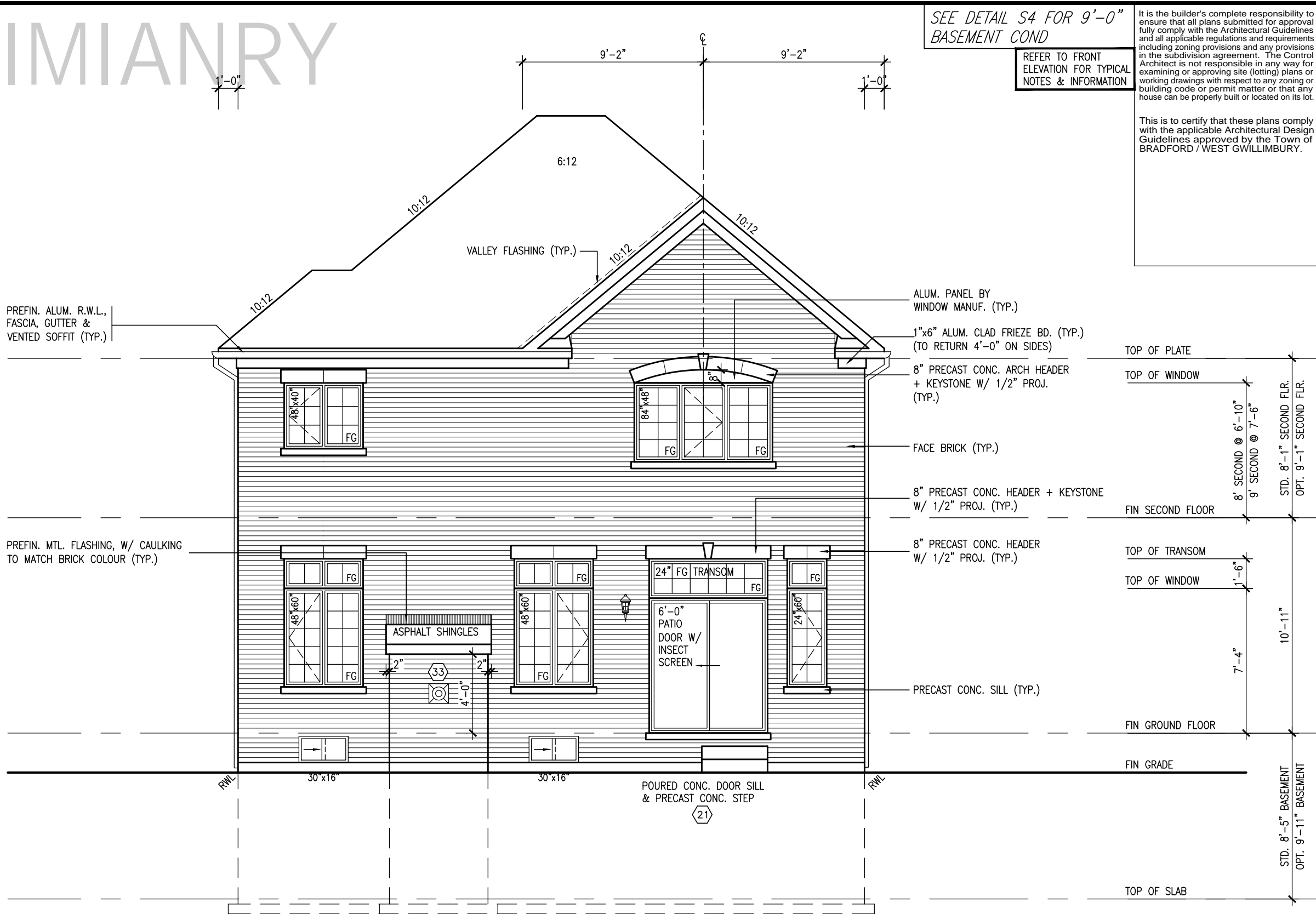
drawing no. 23
file name 16023-S38-15-10GRND

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ROOF PLAN 'B'

W/ UPGRADED REAR



UPGRADED REAR ELEVATION 'B'

10⁹ GROUND

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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S38-15
BAROSSA 15

BAYVIEW WELLINGTON

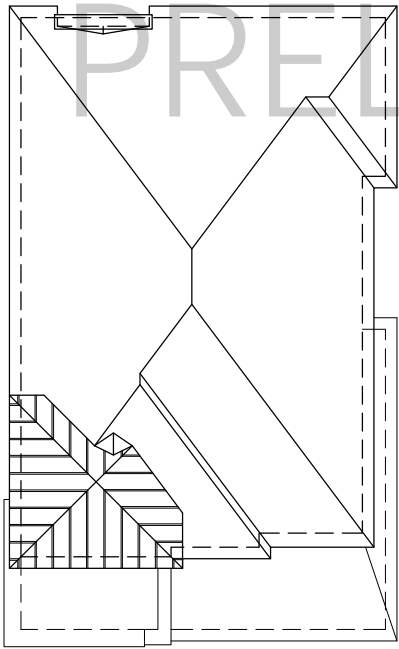
BAYVIEW

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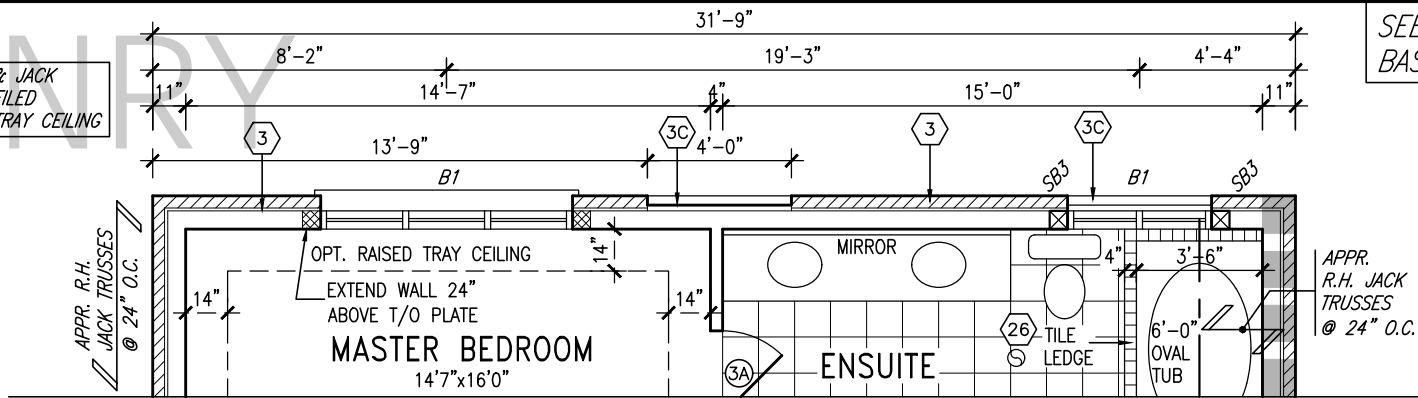
9.
8.
7.
6.
5.	10' GROUND FLOOR				MAY 28-21 KL
4.	REVISED AS PER ENG COMMENTS				APR 08-21 RC
3.	ADD OPT. 9' BASEMENT				APR 06-21 RC
2.	REVISED AS PER ENG'S COMMENTS				JAN 16-18 RC
1.	IMPORTED FROM 13045 TO 16023				31-01-17 AJE
no.	description				date
					by

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ROOF PLAN 'C'
W/ UPGRADED REAR

G.T., MAIN TRUSS & JACK TRUSS TO BE PROFILED FOR OPT. RAISED TRAY CEILING



PARTIAL SECOND FLOOR PLAN ELEVATION 'C' REAR UPGRADE

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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UPGRADED REAR ELEVATION 'C'

10' GROUND

project no.		project name		municipality		date		checked by		scale		drawing no.	
S38-15		BAYVIEW WELLINGTON		GREEN VALLEY EAST		JAN. 2017		A/E		3/16" = 1'-0"		25	
BAROSSA 15		BRADFORD, ON		UPGRADED REAR ELEVATION 'C'		16023		16023-S38-15-10GRND		16023-S38-15-10GRND.dwg		16023	
10' GROUND FLOOR		MAY 28-21 KL		APR 08-21 RC		APR 06-21 RC		JAN 16-18 RC		JAN 31-01-17 A/E		16023	
4 REVISED AS PER ENG COMMENTS		APR 08-21 RC		APR 06-21 RC		JAN 16-18 RC		JAN 31-01-17 A/E		16023		16023	
3 ADD OPT. 9' BASEMENT		APR 08-21 RC		APR 06-21 RC		JAN 16-18 RC		JAN 31-01-17 A/E		16023		16023	
2 REVISED AS PER ENG'S COMMENTS		APR 08-21 RC		APR 06-21 RC		JAN 16-18 RC		JAN 31-01-17 A/E		16023		16023	
1 IMPORTED FROM 13045 TO 16023		APR 08-21 RC		APR 06-21 RC		JAN 16-18 RC		JAN 31-01-17 A/E		16023		16023	
no. description		date		by		date		by		date		by	
9													
8													
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6													
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1													

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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project no.
16023

ITION	file name
	10GRND

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BRADFORD, ON
municipality

date **JAN. 2017** **UPGRA**
 drawn by **AJE** checked by **-**

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Toronto ON M2J 1R4
416.630.2255 f 416.630.4782

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Drawings are not to be scaled.

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	10' GROUND FLOOR	MAY 28-21	KL
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
1	IMPORTED FROM 13045 TO 16023	31-01-17	AJE

no.	description	date	by
-----	-------------	------	----

STUD WALL

BRICK VENEER

BRICK SOLDIER
ARCH
W/ 1/2"
PROJECTION

RECESSED
FILLER BRICK
W/ VINYL
PANEL BY
WINDOW
MANUF. OVER

WEEP HOLES
@ 800 O.C.

WOOD LINTEL
+ STL ANGLE

Y BRICK ARCH W/ VINYL
PANEL BELOW DETAIL

NTS

Y BRICK ARCH W/ VINYL
PANEL BELOW DETAIL

UPGRADED REAR ELEVATION 'A'
9R OR MORE W.O.D. CONDITION

<p><u>BASEMENT WINDOW SIZES & TOP OF WINDOW</u></p> <p><u>STD. BASEMENT</u></p> <ul style="list-style-type: none"> - 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS <p><u>OPT. 9'-0" BASEMENT</u></p> <ul style="list-style-type: none"> - 9R-11R USE 40" DEEP CASEMENT WINDOWS @ 8'-4" TOP OF WINDOW - 12R OR GREATER USE 40" DEEP CASEMENT WINDOWS @ 6'-10" TOP OF WINDOW
--

10⁹ GROUND

Diagram showing the elevation view of a roof structure. The roof is symmetrical about a central vertical line labeled 'C'. The total width of the roof is 14'-0" (7'-2" on each side). The height of the roof is 1'-0". The roof is supported by a central vertical line labeled 'C' and two side vertical lines labeled '1'-0" and '2'-0" on each side.

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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

project no.	16023
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21 - 11:56 AM

BRADFORD, ON
municipality

date JAN. 2017 drawn by checked by UPGRADE

DATE - 3/16" = 1'-0" 1

DESIGN
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Toronto ON M2J 1R4

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

Diagram illustrating the vertical section of a building, showing floor levels and heights:

- Top Section:**
 - TOP OF PLATE
 - TOP OF WINDOW
 - 8' SECOND @ 6'-10"
 - 9' SECOND @ 7'-6"
 - STD. 8'-1" SECOND FLR.
 - OPT. 9'-1" SECOND FLR.
- Middle Section:**
 - FIN SECOND FLOOR
 - TOP OF TRANSOM
 - 1'-6"
 - TOP OF WINDOW
 - 7'-4"
 - 10'-11"
- Bottom Section:**
 - FIN GROUND FLOOR
 - TOP OF WINDOW
 - 6'-10"
 - STD. 8'-5" BASEMENT
 - OPT. 9'-11" BASEMENT
 - TOP OF SLAB
 - FIN GRADE

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	10' GROUND FLOOR	MAY 28-21 KL	
4	REVISED AS PER ENG COMMENTS	APR 08-21 RC	
3	ADD OPT. 9' BASEMENT	APR 06-21 RC	
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18 RC	
1	IMPORTED FROM 13045 TO 16023	31-01-17 A/E	
no.	description	date	by

PRELIMINARY

10' GROUND

UPGRADED REAR ELEVATION 'B'
9R OR MORE W.O.D. CONDITION

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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

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

VALLEY FLASHING (TYP.)

ALUM. PANEL BY WINDOW MANUF. (TYP.)

1"x6" ALUM. CLAD FRIEZE BD. (TYP.) (TO RETURN 4'-0" ON SIDES)

8" PRECAST CONC. ARCH HEADER + KEYSTONE W/ 1/2" PROJ. (TYP.)

FACE BRICK (TYP.)

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

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

PRECAST CONC. SILL (TYP.)

PROVIDE 2"x4" WOOD HANDRAIL W/ 2"x2" P.T. WOOD PICKETS @ 4" SPACING BETWEEN

2"x6" P.T. CROSS BRACING

6"x6" P.T. WOOD POST BOLTED TO METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE.

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

TOP OF WINDOW

FIN GRADE

TOP OF SLAB

8" SECOND @ 6'-10"
9" SECOND @ 7'-6"
STD. 8'-1" SECOND FLR.
OPT. 9'-1" SECOND FLR.
7'-4"
10'-11"
STD. 8'-5" BASEMENT
OPT. 9'-11" BASEMENT
SEE NOTE

BASEMENT WINDOW SIZES & TOP OF WINDOW
STD. BASEMENT
- 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS
OPT. 9'-0" BASEMENT
- 9R-11R USE 40" DEEP CASEMENT WINDOWS @ 8'-4" TOP OF WINDOW
- 12R OR GREATER USE 40" DEEP CASEMENT WINDOWS @ 6'-10" TOP OF WINDOW

BAYVIEW WELLINGTON

S38-15
BAROSSA 15

GREEN VALLEY EAST

BRADFORD, ON

project no.

16023

drawing no.

28

file name

16023-S38-15-10GRND

scale

3/16" = 1'-0"

checked by

AJE

date

JAN. 2017

drawn by

AJE

VAD
DESIGN

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

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no.	description	date	by
9			
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7			
6			
5	10' GROUND FLOOR	MAY 28-21 KL	
4	REVISED AS PER ENG COMMENTS	APR 08-21 RC	
3	ADD OPT. 9' BASEMENT	APR 06-21 RC	
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18 RC	
1	IMPORTED FROM 13045 TO 16023	31-01-17 AJE	

PRELIMINARY



SEE DETAIL S4 FOR 9'-0" BASEMENT COND

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

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

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no.

description

10' GROUND FLOOR

REVISED AS PER ENG COMMENTS

ADD OPT. 9' BASEMENT

REVISED AS PER ENG'S COMMENTS

IMPORTED FROM 13045 TO 16023

MAY 28-21 KL

APR 08-21 RC

APR 06-21 RC

JAN 16-18 RC

31-01-17 ALE

date

by

project no.

16023

project name

BAYVIEW WELLINGTON

municipality

BRADFORD, ON

date

JAN. 2017

drawn by

AJE

checked by

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scale

3/16" = 1'-0"

file name

16023-S38-15-10GRND

drawing no.

29

S38-15

BAROSSA 15

BAYVIEW WELLINGTON

GREEN VALLEY EAST

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

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DESIGN

project no.

16023

project name

BAYVIEW WELLINGTON

municipality

BRADFORD, ON

date

JAN. 2017

drawn by

AJE

checked by

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scale

3/16" = 1'-0"

file name

16023-S38-15-10GRND

drawing no.

29

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10⁹ GROUND

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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S38-15
BAROSSA 15

project no.
16023

CONDITION	drawing no.
file name	70

30

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BAYVIEW WELLINGTON

VALLEY EAST
BRADFORD

UPGRADED REAR ELEVATION	checked by	scale

checked by _____ 3/16" = 1'-0"

ARCHIVE\WORKING\2016\16023.BW\Units\38' 16023-S38-15-10G

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	2	REVISED AS PER ENG'S COMMENTS	JAN 16-18 RC		
	1	IMPORTED FROM 13045 TO 16023	31-01-17 AJE		
	mol	description	date	by	

PRELIMINARY

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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Diagram illustrating the vertical dimensions of a building facade section, showing levels from FIN GRADE to TOP OF PLATE.

Key Levels and Dimensions:

- TOP OF PLATE** (Top boundary)
- TOP OF WINDOW** (Second Floor Window)
- FIN SECOND FLOOR** (Second Floor Level)
- TOP OF TRANSOM** (Transom Level)
- TOP OF WINDOW** (Ground Floor Window)
- FIN GROUND FLOOR** (Ground Floor Level)
- TOP OF WINDOW** (Basement Window)
- TOP OF SLAB** (Basement Slab Level)
- FIN GRADE** (Ground Level)

Vertical Dimensions (from bottom to top):

- 6'-10" (Basement Slab to Basement Window Top)
- 7'-4" (Ground Floor Level to Transom Level)
- 1'-6" (Transom Level to Second Floor Window Top)
- 8'-10" (Second Floor Level to Second Floor Window Top)
- 10'-11" (Ground Floor Level to Second Floor Window Top)

Window and Transom Specifications:

- 8' SECOND @ 6'-10" (Second Floor Window)
- 9' SECOND @ 7'-6" (Second Floor Window)
- STD. 8'-1" SECOND FLR. (Second Floor Window)
- OPT. 9'-1" SECOND FLR. (Second Floor Window)
- STD. 8'-5" BASEMENT (Basement Window)
- OPT. 9'-11" BASEMENT (Basement Window)

10⁹ GROUND

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

S38-15
BAROSSA 15

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

date **JAN. 2017** **UPGRADES**
 drawn by _____ checked by _____

AJE -
RICHARD - H:\ARCHIVE\WORKING\2016\

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no.	description	date	by

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PRELIMINARY

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.A W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	715.42 S.F.	108.34 S.F.	15.14 %
LEFT SIDE	1034.00 S.F.	44.17 S.F.	4.27 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	698.50 S.F.	166.00 S.F.	23.77 %
* 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.	3481.92 S.F.	397.12 S.F.	11.41 %
TOTAL SQ. M.	323.48 S.M.	36.89 S.M.	11.41 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.B W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714.32 S.F.	106.43 S.F.	14.90 %
LEFT SIDE	1034.00 S.F.	44.17 S.F.	4.27 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	698.50 S.F.	166.00 S.F.	23.77 %
* 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.	3480.82 S.F.	395.21 S.F.	11.35 %
TOTAL SQ. M.	323.38 S.M.	36.72 S.M.	11.35 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 E.L.C W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	709.75 S.F.	134.06 S.F.	18.89 %
LEFT SIDE	1038.00 S.F.	57.39 S.F.	5.53 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	698.50 S.F.	166.00 S.F.	23.77 %
* 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.	3480.25 S.F.	436.06 S.F.	12.53 %
TOTAL SQ. M.	323.32 S.M.	40.51 S.M.	12.53 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.A WOD W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	715.42 S.F.	108.34 S.F.	15.14 %
LEFT SIDE	1034.00 S.F.	44.17 S.F.	4.27 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	825.50 S.F.	186.00 S.F.	22.53 %
* 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.	3608.92 S.F.	417.12 S.F.	11.56 %
TOTAL SQ. M.	335.28 S.M.	38.75 S.M.	11.56 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.B WOD W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714.32 S.F.	106.43 S.F.	14.90 %
LEFT SIDE	1034.00 S.F.	44.17 S.F.	4.27 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	825.50 S.F.	186.00 S.F.	22.53 %
* 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.	3607.82 S.F.	415.21 S.F.	11.51 %
TOTAL SQ. M.	335.17 S.M.	38.57 S.M.	11.51 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.C WOD W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	709.75 S.F.	134.06 S.F.	18.89 %
LEFT SIDE	1038.00 S.F.	57.39 S.F.	5.53 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	825.50 S.F.	186.00 S.F.	22.53 %
* 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.	3607.25 S.F.	456.06 S.F.	12.64 %
TOTAL SQ. M.	335.12 S.M.	42.37 S.M.	12.64 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.A WOB W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	715.42 S.F.	108.34 S.F.	15.14 %
LEFT SIDE	1034.00 S.F.	44.17 S.F.	4.27 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	918.10 S.F.	250.33 S.F.	27.27 %
* 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.	3701.52 S.F.	481.45 S.F.	13.01 %
TOTAL SQ. M.	343.88 S.M.	44.73 S.M.	13.01 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.B WOB W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714.32 S.F.	106.43 S.F.	14.90 %
LEFT SIDE	1034.00 S.F.	44.17 S.F.	4.27 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	918.10 S.F.	250.33 S.F.	27.27 %
* 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.	3700.42 S.F.	479.54 S.F.	12.96 %
TOTAL SQ. M.	343.78 S.M.	44.55 S.M.	12.96 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.C WOB W/ 9' SECOND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	709.75 S.F.	134.06 S.F.	18.89 %
LEFT SIDE	1038.00 S.F.	57.39 S.F.	5.53 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	918.10 S.F.	250.33 S.F.	27.27 %
* 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.	3699.85 S.F.	520.39 S.F.	14.07 %
TOTAL SQ. M.	343.72 S.M.	48.35 S.M.	14.07 %

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PRELIMINARY

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.A WOB W/9' BSMT+8' 2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	683.67 S.F.	108.34 S.F.	15.85 %
LEFT SIDE	987.00 S.F.	44.17 S.F.	4.48 %
RIGHT SIDE	987.00 S.F.	78.61 S.F.	7.96 %
REAR	933.98 S.F.	250.33 S.F.	26.80 %
* 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.	3591.65 S.F.	481.45 S.F.	13.40 %
TOTAL SQ. M.	333.67 S.M.	44.73 S.M.	13.40 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.B WOB W/9' BSMT+8' 2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	682.57 S.F.	106.43 S.F.	15.59 %
LEFT SIDE	987.00 S.F.	44.17 S.F.	4.48 %
RIGHT SIDE	987.00 S.F.	78.61 S.F.	7.96 %
REAR	933.98 S.F.	250.33 S.F.	26.80 %
* 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.	3590.55 S.F.	479.54 S.F.	13.36 %
TOTAL SQ. M.	333.57 S.M.	44.55 S.M.	13.36 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 E.L.C WOB W/9' BSMT+8' 2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	678.00 S.F.	134.06 S.F.	19.77 %
LEFT SIDE	991.00 S.F.	57.39 S.F.	5.79 %
RIGHT SIDE	987.00 S.F.	78.61 S.F.	7.96 %
REAR	933.98 S.F.	250.33 S.F.	26.80 %
* 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.	3589.98 S.F.	520.39 S.F.	14.50 %
TOTAL SQ. M.	333.52 S.M.	48.35 S.M.	14.50 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.A WOB W/ 9' BSMT+2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	715.42 S.F.	108.34 S.F.	15.14 %
LEFT SIDE	1034.00 S.F.	44.17 S.F.	4.27 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	965.73 S.F.	250.33 S.F.	25.92 %
* 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.	3749.15 S.F.	481.45 S.F.	12.84 %
TOTAL SQ. M.	348.30 S.M.	44.73 S.M.	12.84 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.B WOB W/ 9' BSMT+2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714.32 S.F.	106.43 S.F.	14.90 %
LEFT SIDE	1034.00 S.F.	44.17 S.F.	4.27 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	965.73 S.F.	250.33 S.F.	25.92 %
* 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.	3748.05 S.F.	479.54 S.F.	12.79 %
TOTAL SQ. M.	348.20 S.M.	44.55 S.M.	12.79 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 E.L.C WOB W/ 9' BSMT+2ND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	709.75 S.F.	134.06 S.F.	18.89 %
LEFT SIDE	1038.00 S.F.	57.39 S.F.	5.53 %
RIGHT SIDE	1034.00 S.F.	78.61 S.F.	7.60 %
REAR	965.73 S.F.	250.33 S.F.	25.92 %
* 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.	3747.48 S.F.	520.39 S.F.	13.89 %
TOTAL SQ. M.	348.15 S.M.	48.35 S.M.	13.89 %

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