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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT
REVIEWED
DATE: Sept. 1, 2022
INSPECTOR:
PERMIT NO.: MODEL CERT.
ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.
INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM
INSPECTION REQUEST FAX: (905) 778-2035
INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

PROPERTY LINE

4'-2" | 33'-9" | 2'-0" | 2'-1" (MIN.)
24'-4" | 5'-0" | 4'-5"
22'-6" | 1'-10" | 1'-10" | 2'-7"
10" | 23'-6" | 10" | 3'-4" | 10" | 3'-7" | 10" | 1'-2" | 10"

PREMANUF. VINYL CLAD STRUCT. STL. BASEMENT WINDOW (TYP.)

UNFINISHED BASEMENT

11 7/8" ENG. JOISTS @ 12" O.C.
W/ 1 ROW OF MID SPAN BLOCKING
SEE NOTE J1
CONT. W200x27
BEAM POCKET
FURNACE
HWT
LOCATION MAY VARY
F.D.
S.A
CMA
LOW HEADROOM
LVL6 (FL.)
LVL7 (FL.)
LVL6A (FL.)
'DO' @ 12" O.C.
LOW HEADROOM IF REQUIRED (SEE PARTIAL PLAN ON PG.7)
CHECK FOUNDATION WALL FOR MAN DOOR IF REQ'D.
3PC ROUGH-IN
CHECK FOUNDATION WALL FOR MAN DOOR DOOR ABOVE
FROM ABOVE
2-20M REBAR 48" LONG @ 45° TOP AND BOTTOM OF GARAGE SLAB
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.
ALL FOOTING SHALL REST ON UNDISTURBED SOIL OR ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150 kPa. REFER TO SOIL REPORT FOR MORE REQUIREMENTS.
UNEXCAVATED
(REMOVE TOP SOIL ONLY)
CHECK FOUNDATION WALL FOR SUNKEN FOYER
LOW HEADROOM
FULL HEIGHT INSUL. FOR COLD CELLAR
COLD CELLAR
2-20M REBAR 48" LONG @ 45° TOP AND BOTTOM OF PORCH SLAB
4"ø VENT SLEEVE W/ INSECT SCREEN
CHECK FOUNDATION WALL FOR PORCH SLAB
CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR
CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR
NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
NOTE J1 : PROVIDE SOLID BLOCKING AT 24" O/C AT JOIST SPACE ADJACENT TO FDTN. WALL WHERE FLOOR JOISTS RUN PARALLEL TO FDTN. WALL (TYP.)

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

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

LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022

BASEMENT PLAN 'A'

AREA CHART ON PAGE 18

REVIEWED

no.	description	date	by
9	.	.	.
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4	.	.	.
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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
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 — S42-19 -
project name: GREEN VALLEY EAST — municipality: BRADFORD, ONTARIO — project no.: 16023
date: OCTOBER 2021 — BASEMENT PLAN 'A' — drawing no.: 1
drawn by: TP — checked by: JWM — scale: 3/16" = 1'-0" — file name: 16023-S42-19
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42"\16023-S42-19.dwg - Tue - Mar 8 2022 - 1:00 PM

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

PROPERTY LINE

4'-2" | 33'-9" | 2'-0" | 2'-1" (MIN.)
24'-4" | 5'-0" | 4'-5"
22'-6" | 1'-10" | 1'-10" | 2'-7"
10" | 23'-6" | 10" | 3'-4" | 10" | 3'-7" | 10" | 1'-2" | 10"

PREMANUF. VINYL CLAD STRUCT. STL. BASEMENT WINDOW (TYP.)

SEE NOTE W1

SEE NOTE J1

SEE NOTE W1

UNFINISHED BASEMENT

11 7/8" ENG. JOISTS @ 12" O.C.

W/ 1 ROW OF MID SPAN BLOCKING

SEE NOTE J1

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

10'-8" | 10'-9" | 10'-8"

CONT. W200x27 | CONT. W200x27 | CONT. W200x27

14'-10" | 12'-6" | 4'-9"

11 7/8" ENG. JOISTS @ 12" O.C. | 'DO' @ 12" O.C.

FURNACE | LOCATION MAY VARY | HWT | F.D. | S.A. | CMA | UP 16R | LOW HEADROOM | LVL6A (FL.) | LVL6 (FL.) | LVL7 (FL.)

BEAM POCKET

CHECK FOUNDATION WALL FOR MAN DOOR IF REQ'D.

LOW HEADROOM IF REQUIRED (SEE PARTIAL PLAN ON PG.7)

8'-0" 11 7/8" ENG. JOISTS @ 12" O.C.

3PC ROUGH-IN | 5'-0" | 8'-4" | 4" | 6'-4"

CHECK FOUNDATION WALL FOR MAN DOOR DOOR ABOVE | FROM ABOVE

11 7/8" ENG. JOISTS @ 16" O.C. | 15'-0" | 5'-8" | 11'-9"

2-20M REBAR 48" LONG @ 45° TOP AND BOTTOM OF GARAGE SLAB

SEE NOTE W1 | DJ | SJ | L1

11 7/8" ENG. JOISTS @ 16" O.C.

LVL6 (FL) SJ (L)

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.

ALL FOOTING SHALL REST ON UNDISTURBED SOIL OR ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150 kPa. REFER TO SOIL REPORT FOR MORE REQUIREMENTS.

11 7/8" ENG. JOISTS @ 12" O.C. (LOW) | LOW HEADROOM | FULL HEIGHT INSUL. FOR COLD CELLAR

CHECK FOUNDATION WALL FOR SUNKEN FOYER

7'-8" | 8" | 6'-8"

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR | CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR

L1+L7

COLD CELLAR | 2-20M REBAR 48" LONG @ 45° TOP AND BOTTOM OF PORCH SLAB

7'-2" | 1'-4" | 5'-11"

4"ø VENT SLEEVE W/ INSECT SCREEN

4"ø VENT SLEEVE W/ INSECT SCREEN

CHECK FOUNDATION WALL FOR PORCH SLAB

NOTE W1 | NOTE J1 : PROVIDE SOLID BLOCKING AT 24" O/C AT JOIST SPACE ADJACENT TO FDTN. WALL WHERE FLOOR JOISTS RUN PARALLEL TO FDTN. WALL (TYP.)

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

10" | 15'-5" | 10" | 17'-10" | 10"
17'-1" | 18'-8"
35'-9"

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

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

S. J. BOYD 90214198 PROFESSIONAL ENGINEER PROVINCE OF ONTARIO
MAR 8, 2022

OPT. 9'-0" BASEMENT PLAN 'A'

AREA CHART ON PAGE 18

REVIEWED

no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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
VA3 Design Inc. 42658

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON — S42-19 -

project name: GREEN VALLEY EAST | municipality: BRADFORD, ONTARIO | project no.: 16023

date: OCTOBER 2021 | OPT. 9'-0" BASEMENT PLAN 'A' | drawing no.: 1A

drawn by: TP | checked by: JWM | scale: 3/16" = 1'-0" | file name: 16023-S42-19

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022

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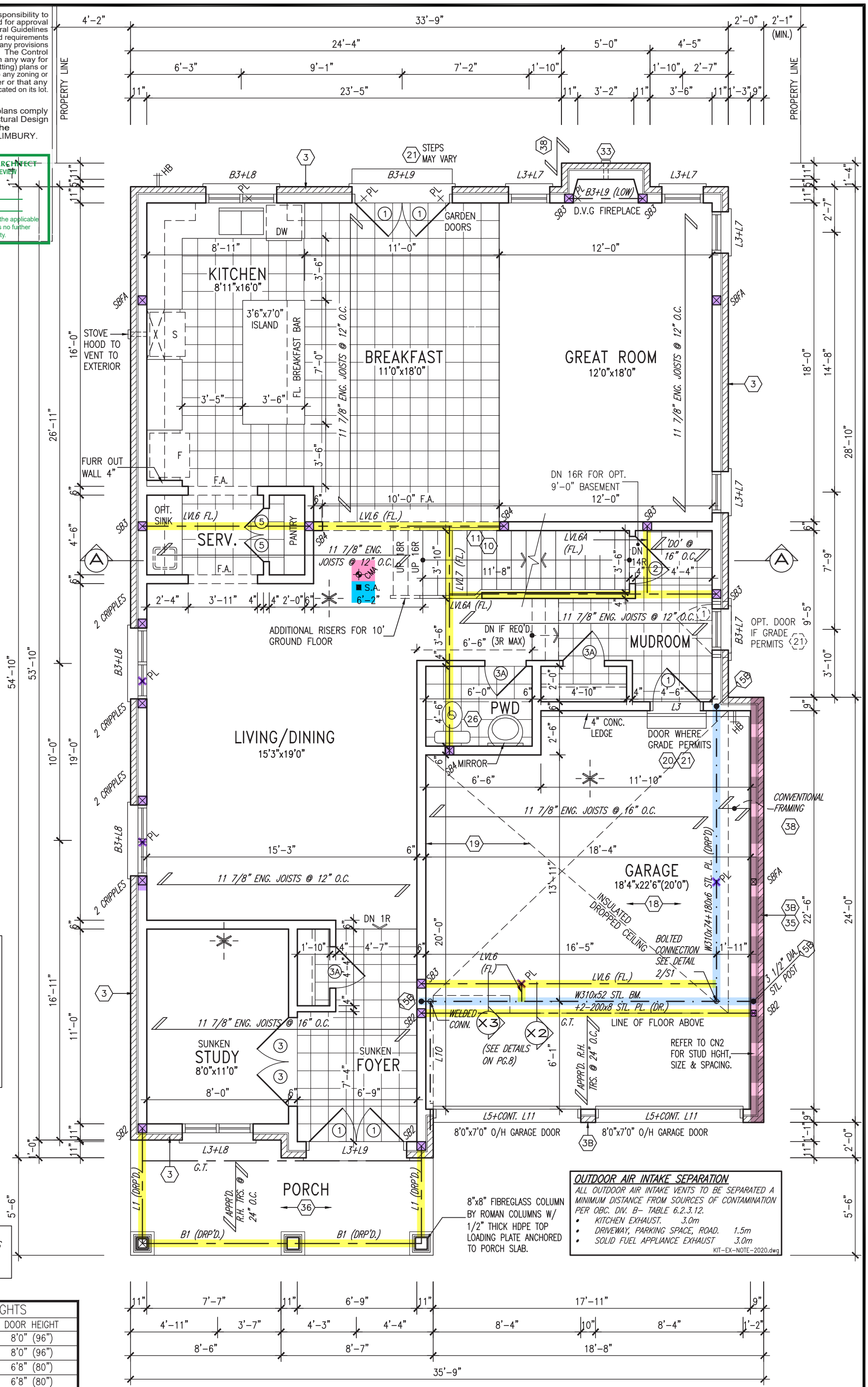
NOTE:
FLOOR FRAMING INFO REFER TO ENG SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

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	



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

GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

REVIEWED

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3	REVISED AS PER ENG COMMENTS	MAR 03–22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24–22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26–21	VA3

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qualification information
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registration information
VA3 Design Inc. 42658

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON — S42–19 –
project name: GREEN VALLEY EAST — municipality: BRADFORD, ONTARIO — project no.: 16023
date: OCTOBER 2021 — GROUND FLOOR PLAN 'A' — drawing no.: 2
drawn by: TP — checked by: JWM — scale: 3/16" = 1'–0" — file name: 16023–S42–19
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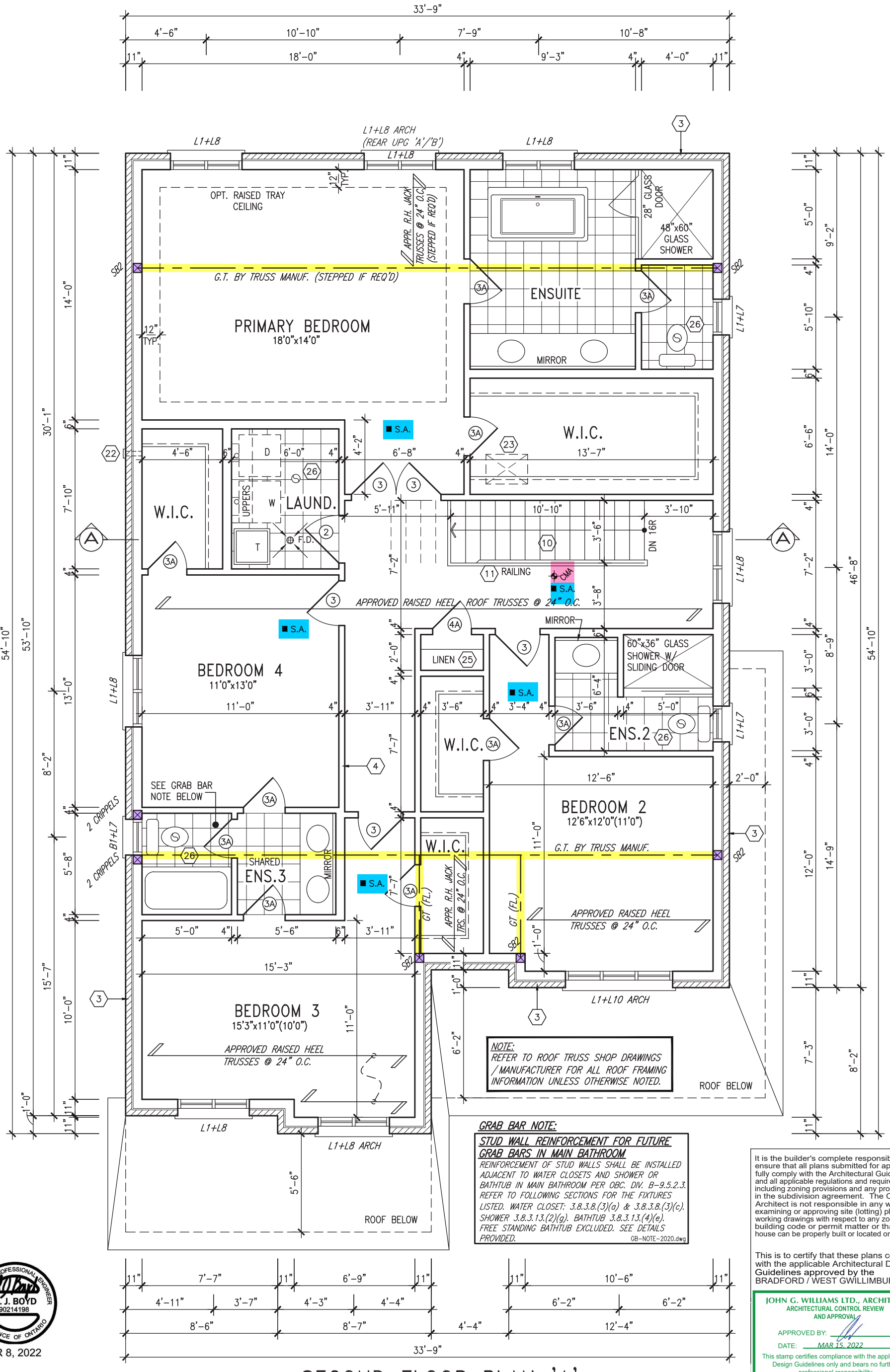

GRAB BAR NOTE:

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

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

SECOND FLOOR PLAN 'A'

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no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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
VA3 Design Inc. — 42658

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

BAYVIEW WELLINGTON

S42-19
-

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no.: 16023

date: OCTOBER 2021
SECOND FLOOR PLAN 'A'
drawing no.: 3

drawn by: TP | checked by: JWM | scale: 3/16" = 1'-0" | file name: 16023-S42-19

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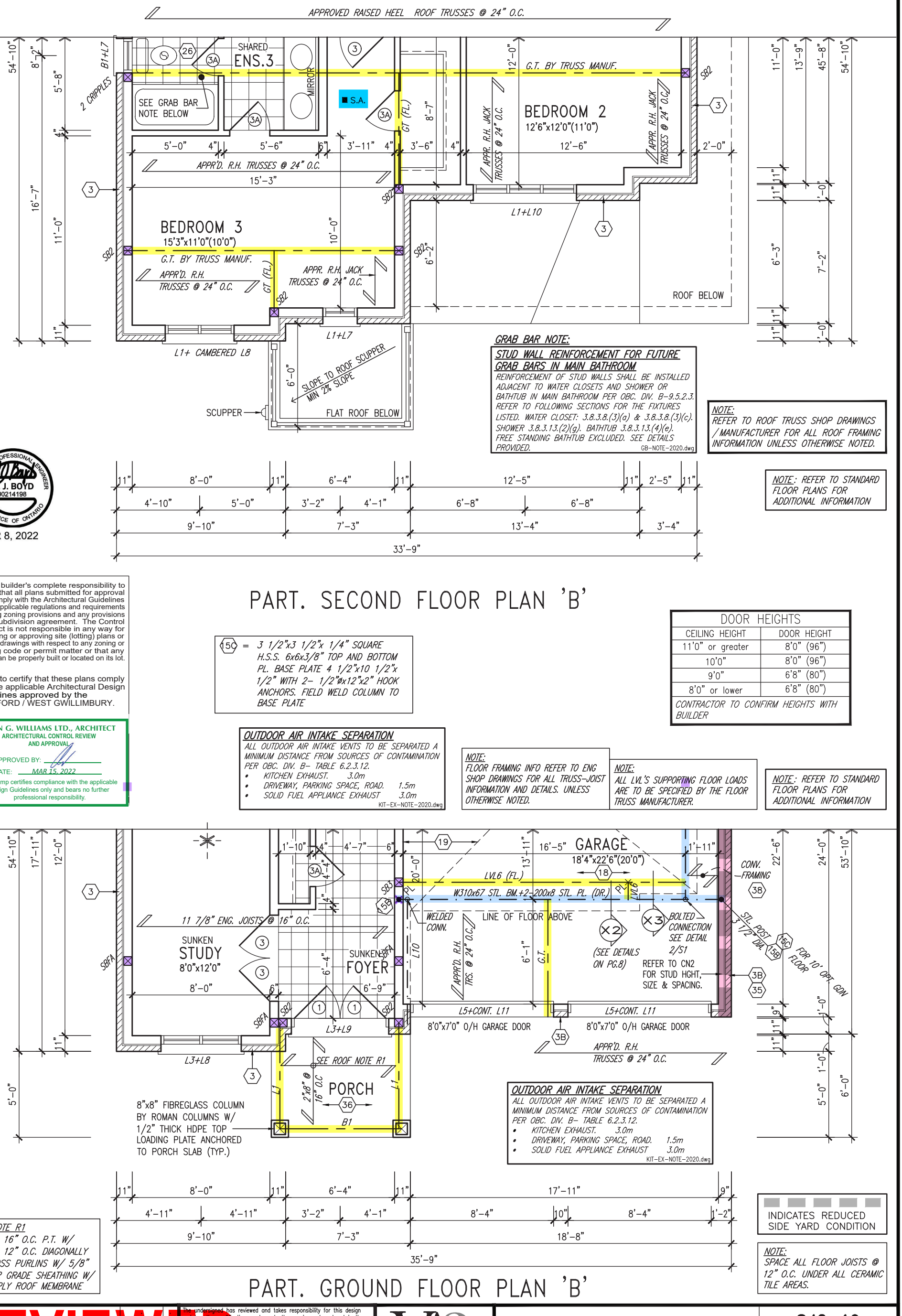

GRAB BAR NOTE:

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 SHOP DRAWINGS / MANUFACTURER FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION

S. J. BOYD 90214198 — LICENSED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO

MAR 8, 2022

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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PART. SECOND FLOOR PLAN 'B'

15C = 3 1/2"x3 1/2"x 1/4" SQUARE H.S.S. 6x6x3/8" TOP AND BOTTOM PL. BASE PLATE 4 1/2"x10 1/2"x 1/2" WITH 2– 1/2"ø x12"x2" HOOK ANCHORS. FIELD WELD COLUMN TO BASE PLATE

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	

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 ENG SHOP DRAWINGS FOR ALL TRUSS–JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION

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

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

INDICATES REDUCED SIDE YARD CONDITION

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

PART. GROUND FLOOR PLAN 'B'

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3	REVISED AS PER ENG COMMENTS	MAR 03–22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24–22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26–21	VA3

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
name / signature — BCIN
registration information
VA3 Design Inc. — 42658

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t 416.630.2255 f 416.630.4782
va3design.com

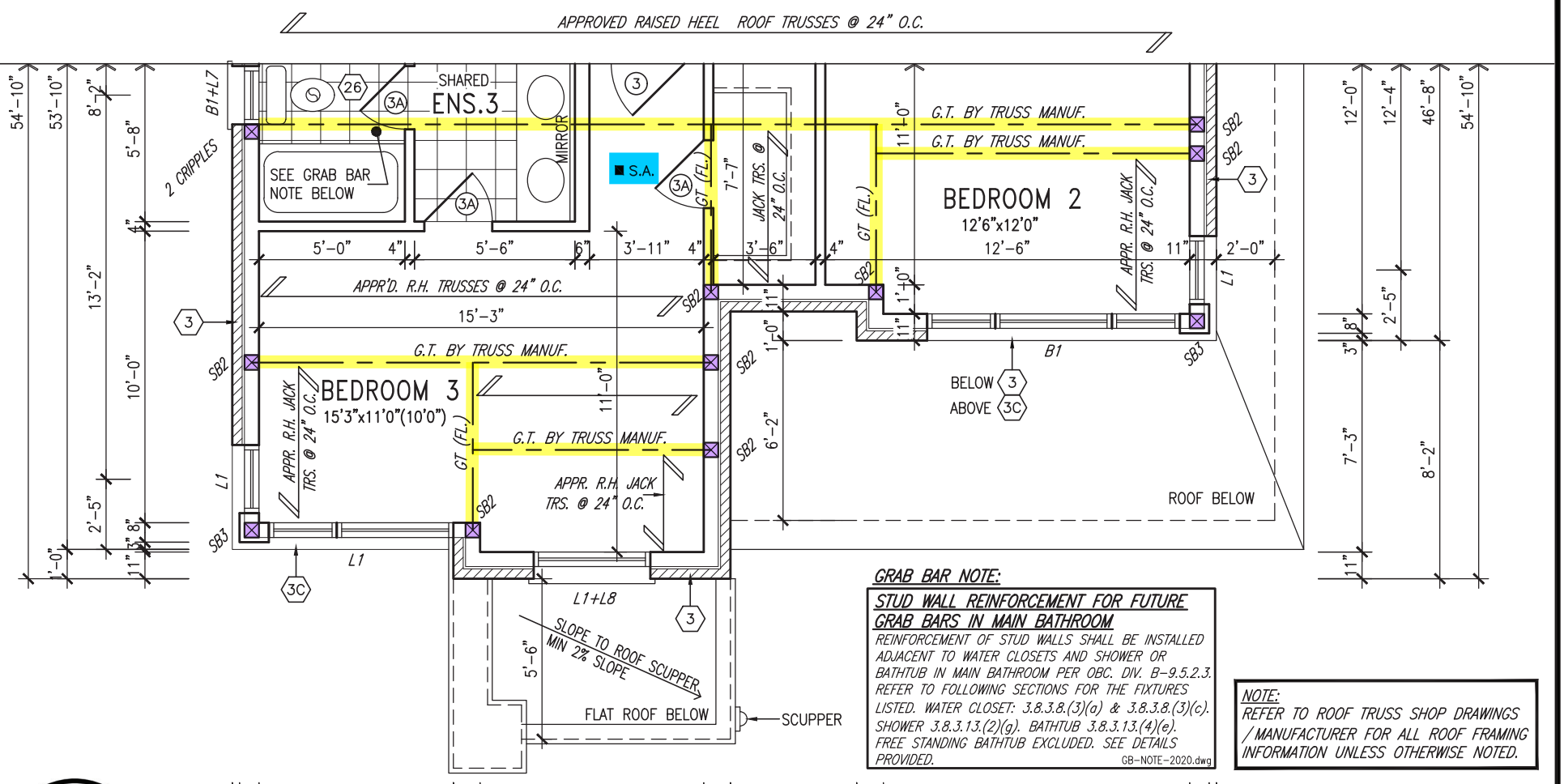
BAYVIEW WELLINGTON — S42–19 –

project name: GREEN VALLEY EAST — municipality: BRADFORD, ONTARIO — project no.: 16023

date: OCTOBER 2021 — PART. FLOOR PLANS 'B' — drawing no.: 4

drawn by: TP — checked by: JWM — scale: 3/16" = 1'–0" — file name: 16023–S42–19

RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Units\42"\16023–S42–19.dwg – Tue – Mar 8 2022 – 1:00 PM



GRAB BAR NOTE:

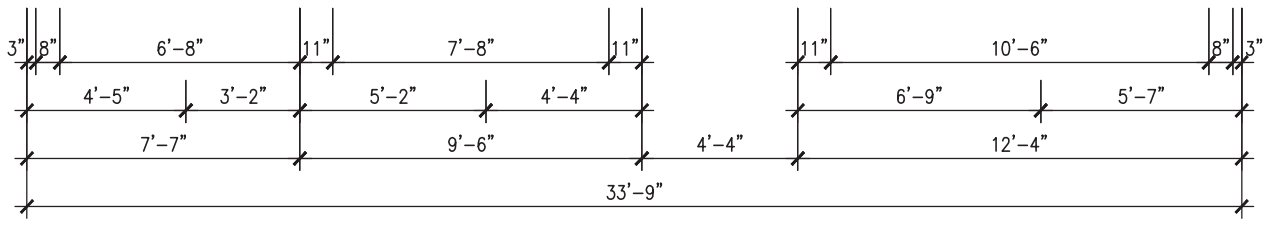
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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 SHOP DRAWINGS / MANUFACTURER FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION



MAR 8, 2022

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

PART. SECOND FLOOR PLAN 'C'

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	

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.

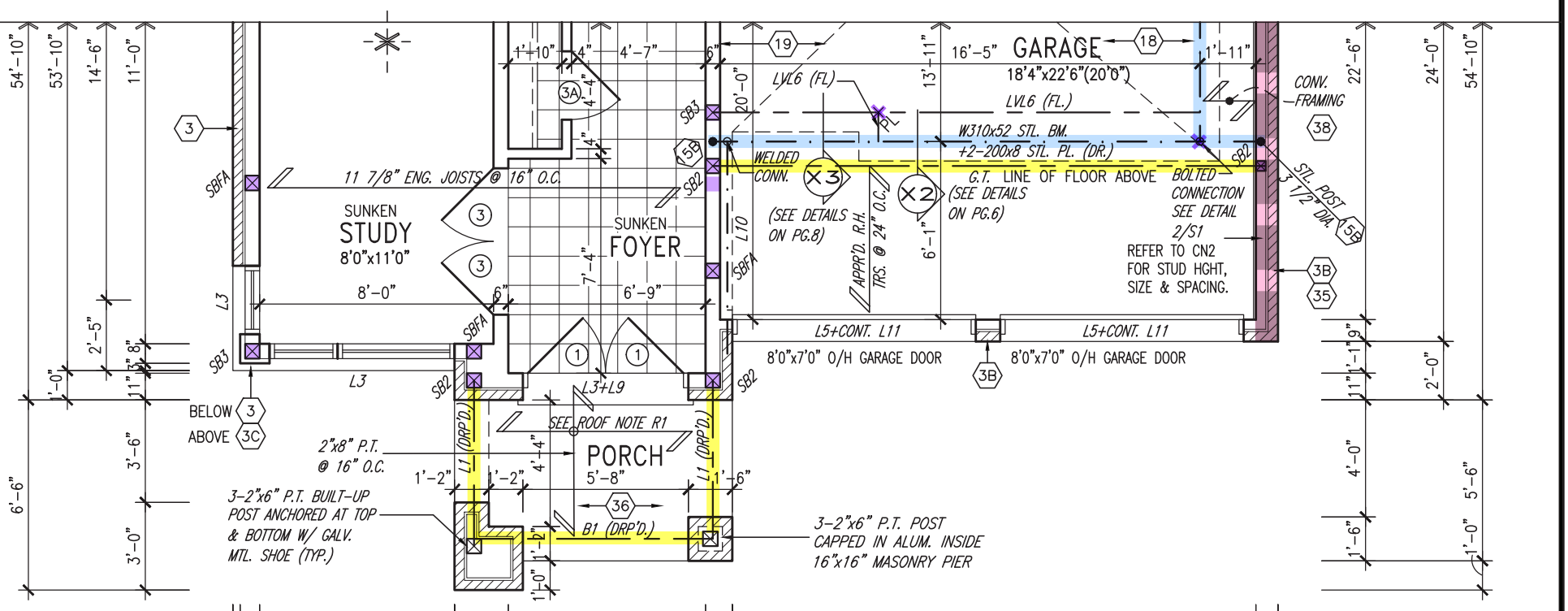
- KITCHEN EXHAUST. 3.0m
- DRIVEWAY, PARKING SPACE, ROAD. 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

KIT–EX–NOTE–2020.dwg

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

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

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION



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

INDICATES REDUCED SIDE YARD CONDITION

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

PART. GROUND FLOOR PLAN 'C'

REVIEWED

no.	description	date	by
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4	.	.	.
3	REVISED AS PER ENG COMMENTS	MAR 03–22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24–22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26–21	VA3

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 — registration information — 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.

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

BAYVIEW WELLINGTON — S42–19 –

project name: GREEN VALLEY EAST — municipality: BRADFORD, ONTARIO — project no.: 16023

date: OCTOBER 2021 — PART. FLOOR PLANS 'C' — drawing no.: 5

drawn by: TP — checked by: JWM — scale: 3/16" = 1'–0" — file name: 16023–S42–19

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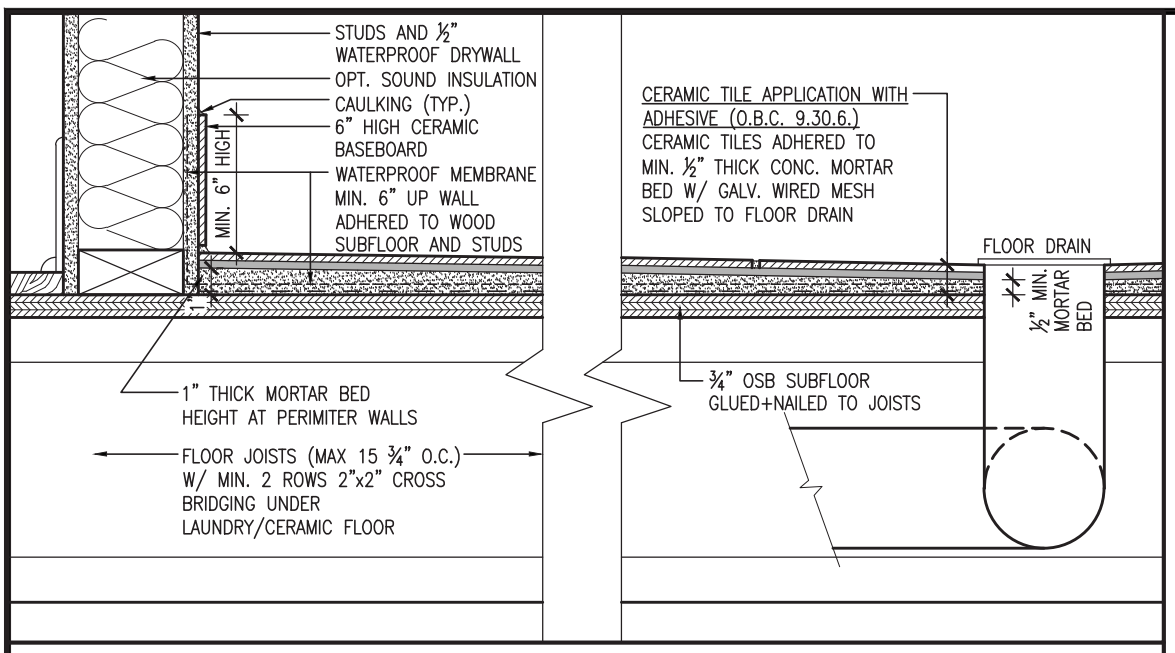

DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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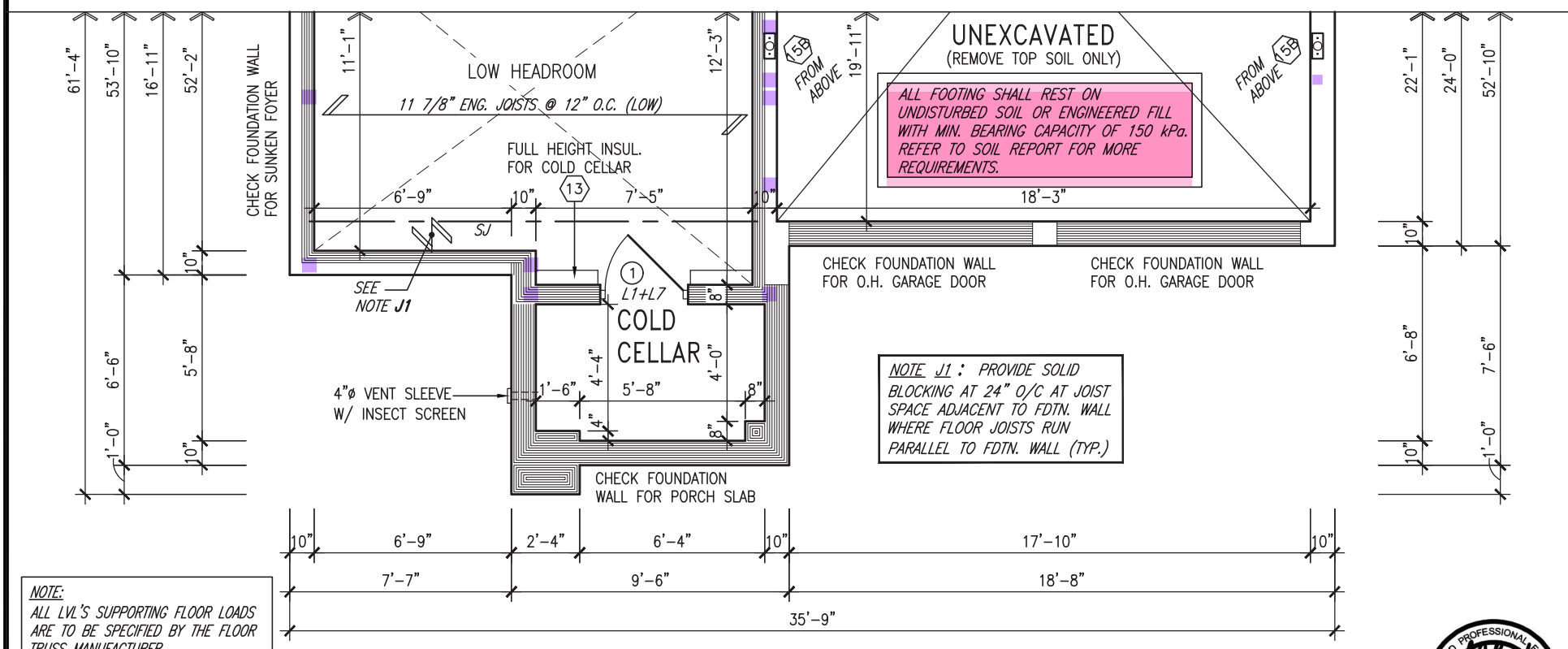

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NOTE: FLOOR FRAMING INFO REFER TO ENG SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION

PARTIAL BASEMENT PLAN 'C'

S. J. BOYD
90214198
PROVINCE OF ONTARIO
LICENSED PROFESSIONAL ENGINEER
MAR 8, 2022

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

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NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION

PARTIAL BASEMENT PLAN 'B'

REVIEWED

no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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qualification information
Wellington Jno-Baptiste — signature — 25591
name — BCIN
registration information
VA3 Design Inc. — 42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON — S42-19 –

project name: GREEN VALLEY EAST — municipality: BRADFORD, ONTARIO — project no.: 16023

date: OCTOBER 2021 — PART. BASEMENT PLANS 'B'/'C' — drawing no.: 6

drawn by: TP — checked by: JWM — scale: 3/16" = 1'-0" — file name: 16023-S42-19

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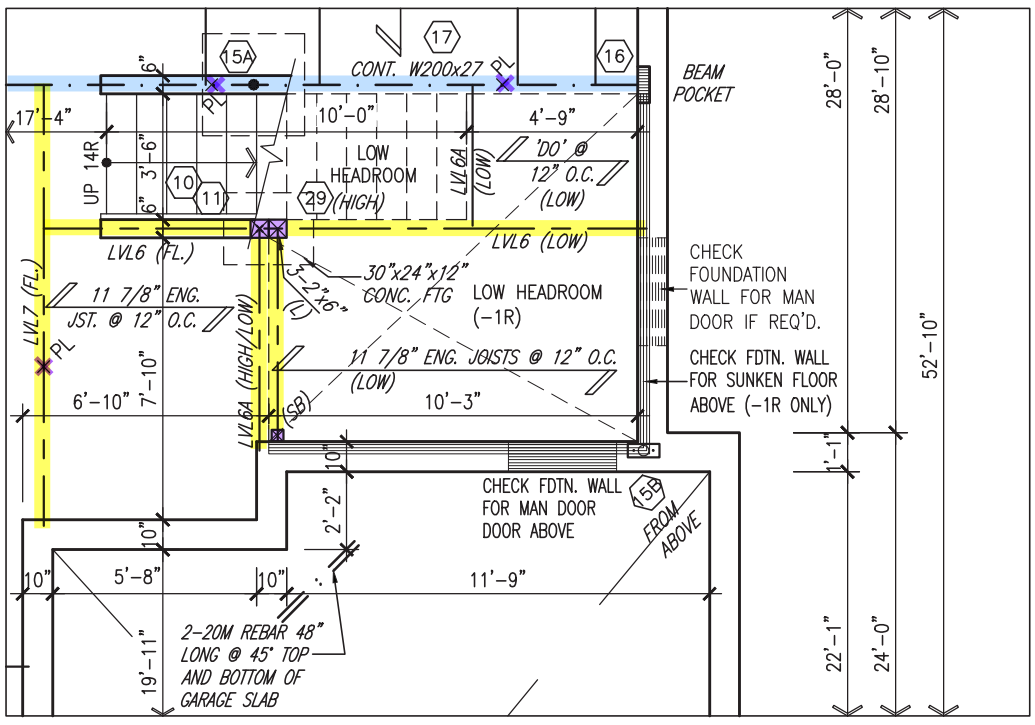
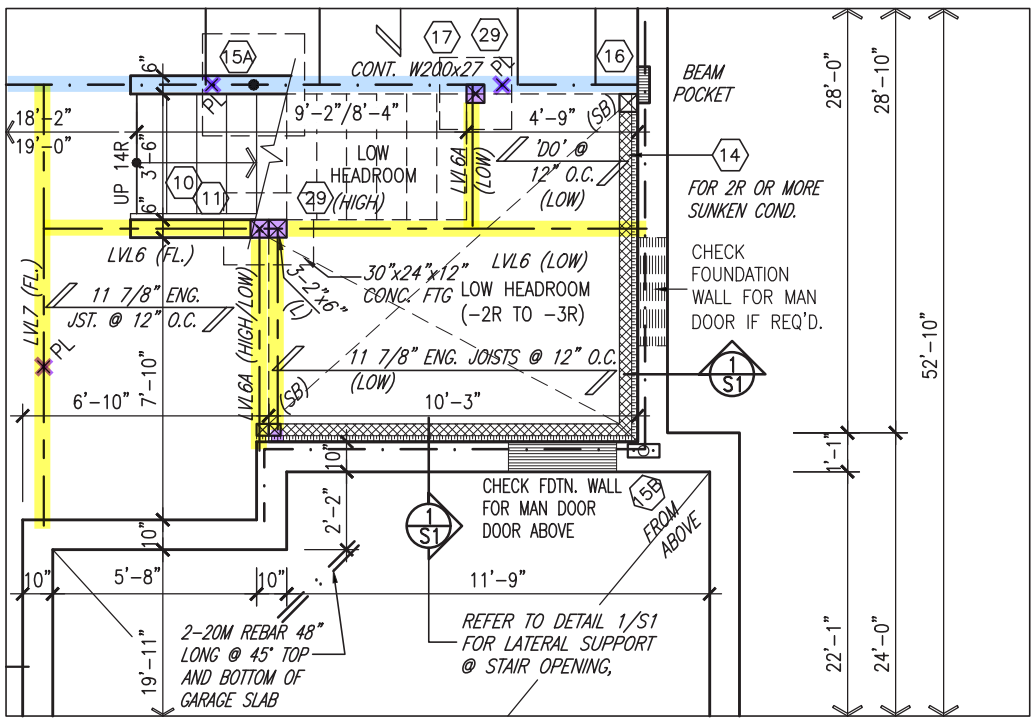
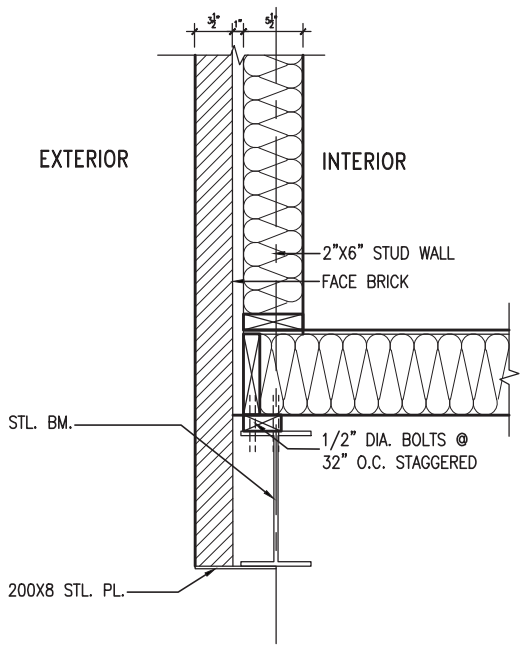


PARTIAL BASEMENT PLAN W/ SUNKEN MUDROOM (-1R COND.)

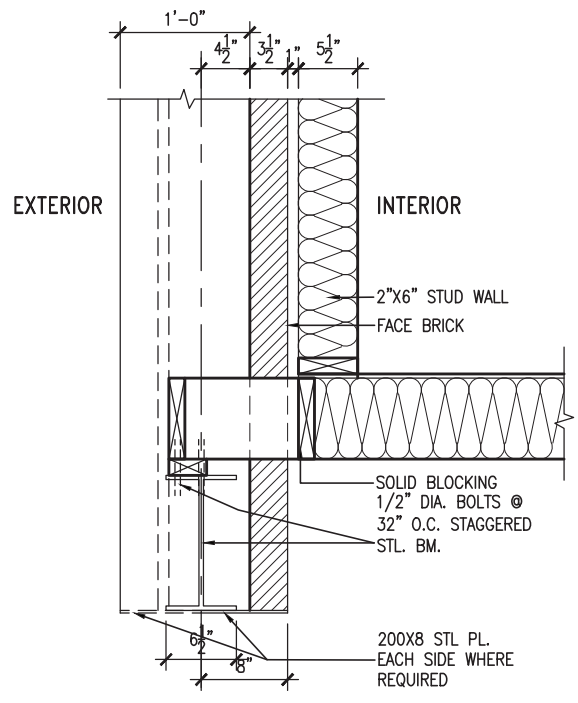
NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION



PARTIAL BASEMENT PLAN W/ SUNKEN MUDROOM (-2R TO -3R COND.)



X2



X3

M11a 12" WALL JOG

SCALE: N.T.S.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

REVIEWED

no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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qualification information
Wellington Jno-Baptiste — signature — 25591
name — BCIN
registration information
VA3 Design Inc. — 42658

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VA3 DESIGN
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON — S42-19

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no.: 16023
date: OCTOBER 2021
PART. BASEMENT PLANS & DETAILS
drawing no.: 7
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
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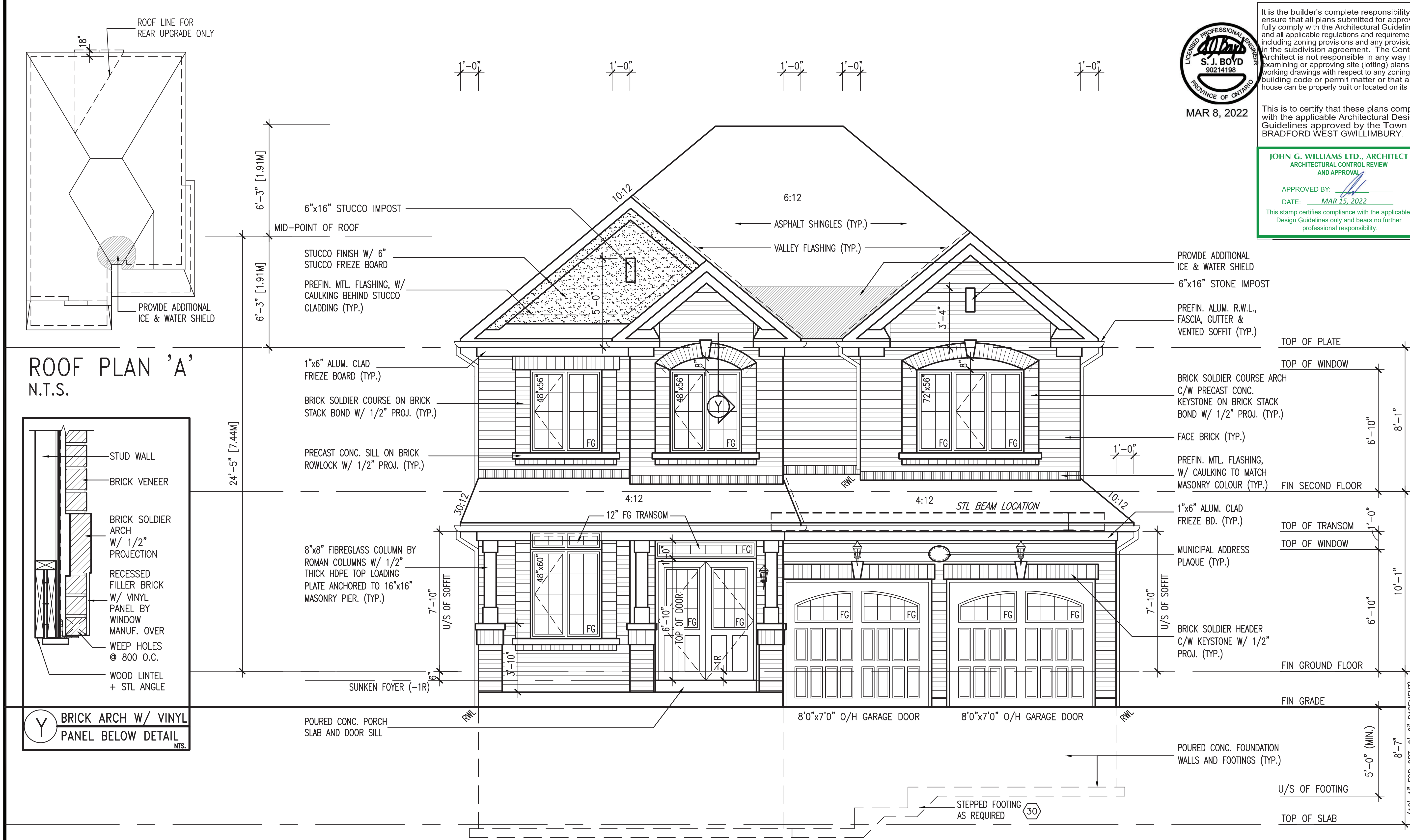

FRONT ELEVATION 'A'

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO

MAR 8, 2022

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

APPROVED BY:

DATE: MAR 15, 2022

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REVIEWED

S42-19

project no. 16023

drawing no. 8

BAYVIEW WELLINGTON

municipality BRADFORD, ONTARIO

project name GREEN VALLEY EAST

FRONT ELEVATION 'A'

file name 16023-S42-19

scale 3/16" = 1'-0"

checked by JWM

drawn by TP

date OCTOBER 2021

VA3 DESIGN

255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
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qualification information

Wellington Jno-Baptiste

name / signature / BCIN 25591

registration information VA3 Design Inc. 42658

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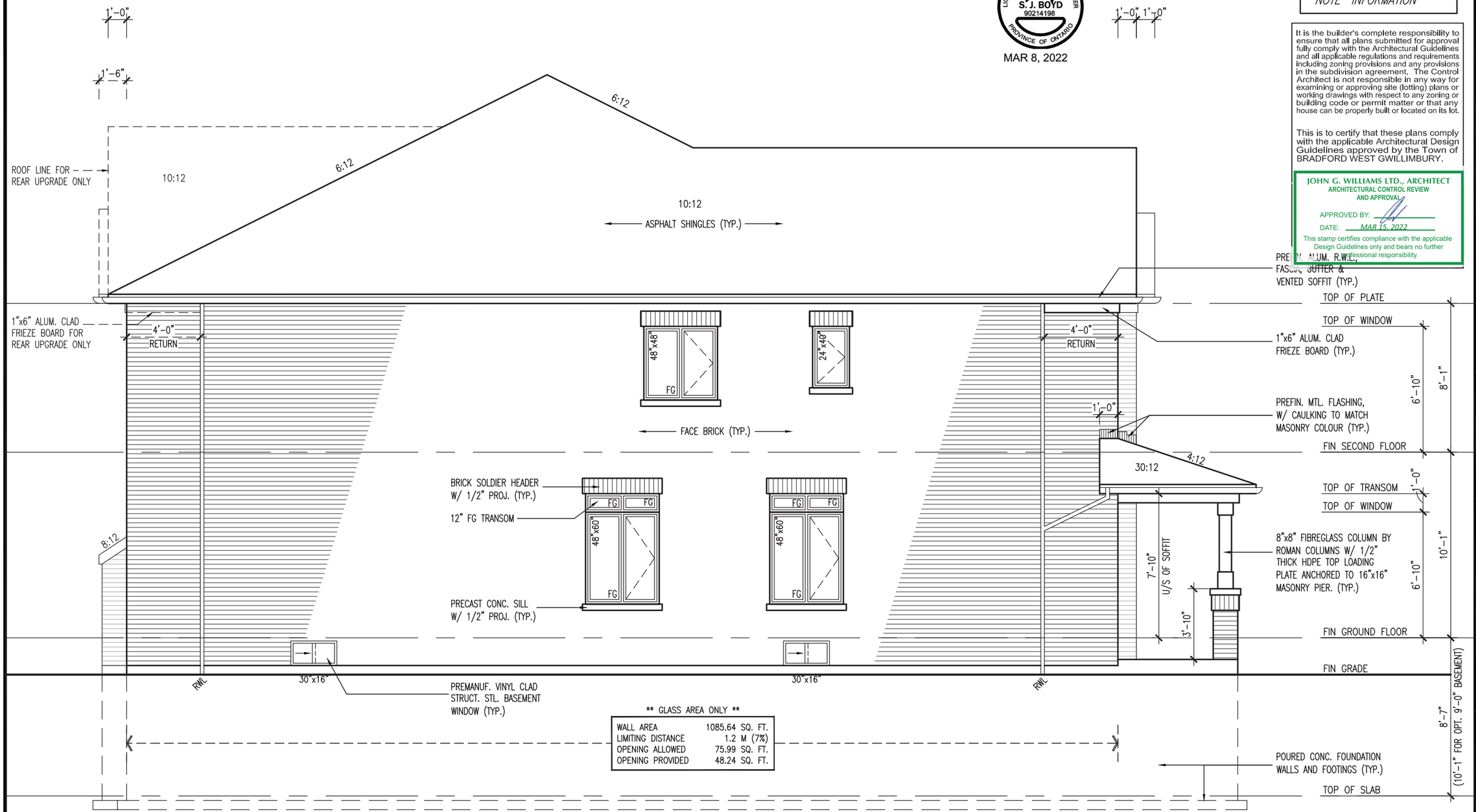
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3



** GLASS AREA ONLY **

WALL AREA	1085.64 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	75.99 SQ. FT.
OPENING PROVIDED	48.24 SQ. FT.

LEFT SIDE ELEVATION 'A'

REVIEWED

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 9
LEFT SIDE ELEVATION 'A'
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
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VA3 DESIGN
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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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qualification information: Wellington Jno-Baptiste
registration information: VA3 Design Inc.
signature
BCIN: 25591
42658

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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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)

S. J. BOYD
90214198
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
MAR 8, 2022

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

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SCHAUM & WILLIAMS LTD., ARCHITECT
UPGRADE ONLY CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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ROOF LINE FOR REAR UPGRADE ONLY

VALLEY FLASHING FOR REAR UPGRADE ONLY

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

1"x6" ALUM. CLAD FRIEZE BOARD (TYP.)

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

6:12 10:12 6:12 10:12

ASPHALT SHINGLES (TYP.)

FACE BRICK (TYP.)

4'-0" RETURN

24"x40"

48"x48" FG

24"x40"

4'-0" RETURN

1"x6" ALUM. CLAD FRIEZE BOARD FOR REAR UPGRADE ONLY

4:12 30:12 4:12 30:12

STL BEAM LOCATION

RWL

4'-0" RETURN

7'-10" U/S OF SOFFIT

3'-10"

35

28"x60" FG

28"x60" FG

28"x60" FG

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

12" FG TRANSOM

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

8:12

RWL

21 OPT. DOOR IF GRADE PERMITS

TOP OF PLATE
TOP OF WINDOW
FIN SECOND FLOOR
TOP OF TRANSOM
TOP OF WINDOW/ DOOR
FIN GROUND FLOOR
FIN GRADE
TOP OF SLAB

6'-10" 8'-1" 6'-10" 10'-1" 8'-7" (10'-1" FOR OPT. 9'-0" BASEMENT)

** GLASS AREA ONLY **

WALL AREA	1001.75 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	70.12 SQ. FT.
OPENING PROVIDED	45.17 SQ. FT.
	59.76 SQ. FT. (OPT. DOOR)

RIGHT SIDE ELEVATION 'A'

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

municipality: BRADFORD, ONTARIO

project name: GREEN VALLEY EAST

date: OCTOBER 2021

drawn by: TP

checked by: JWM

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

RIGHT SIDE ELEVATION 'A'

project no. 16023

drawing no. 10

file name 16023-S42-19

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VA3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

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qualification information: Wellington Jno-Baptiste
registration information: VA3 Design Inc.
signature
25591
BCIN 42658

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no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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R.W.L. AS REQUIRED & AS PER MUNICIPALITY

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

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

REVIEWED

S42-19

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ONTARIO

project name GREEN VALLEY EAST

REAR ELEVATION 'A'

drawing no. 11

date OCTOBER 2021 | drawn by TP | checked by JWM | scale 3/16" = 1'-0" | file name 16023-S42-19

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qualification information — Wellington Jno-Baptiste — 25591 — BCIN

registration information — VA3 Design Inc. — 42658

signature

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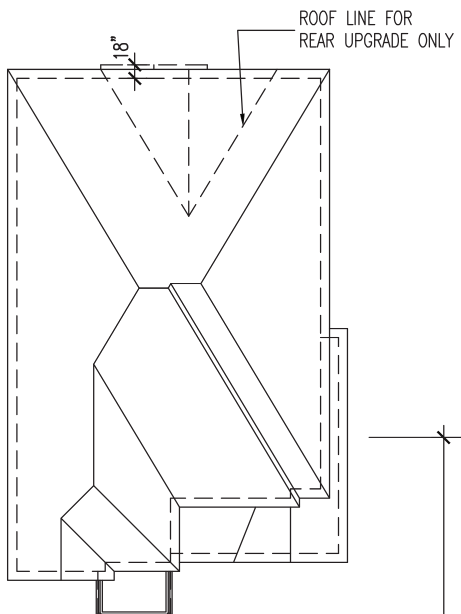
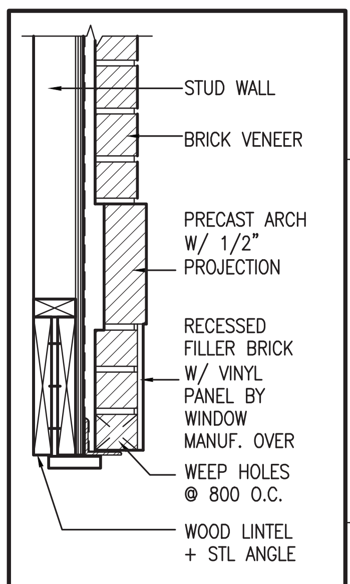
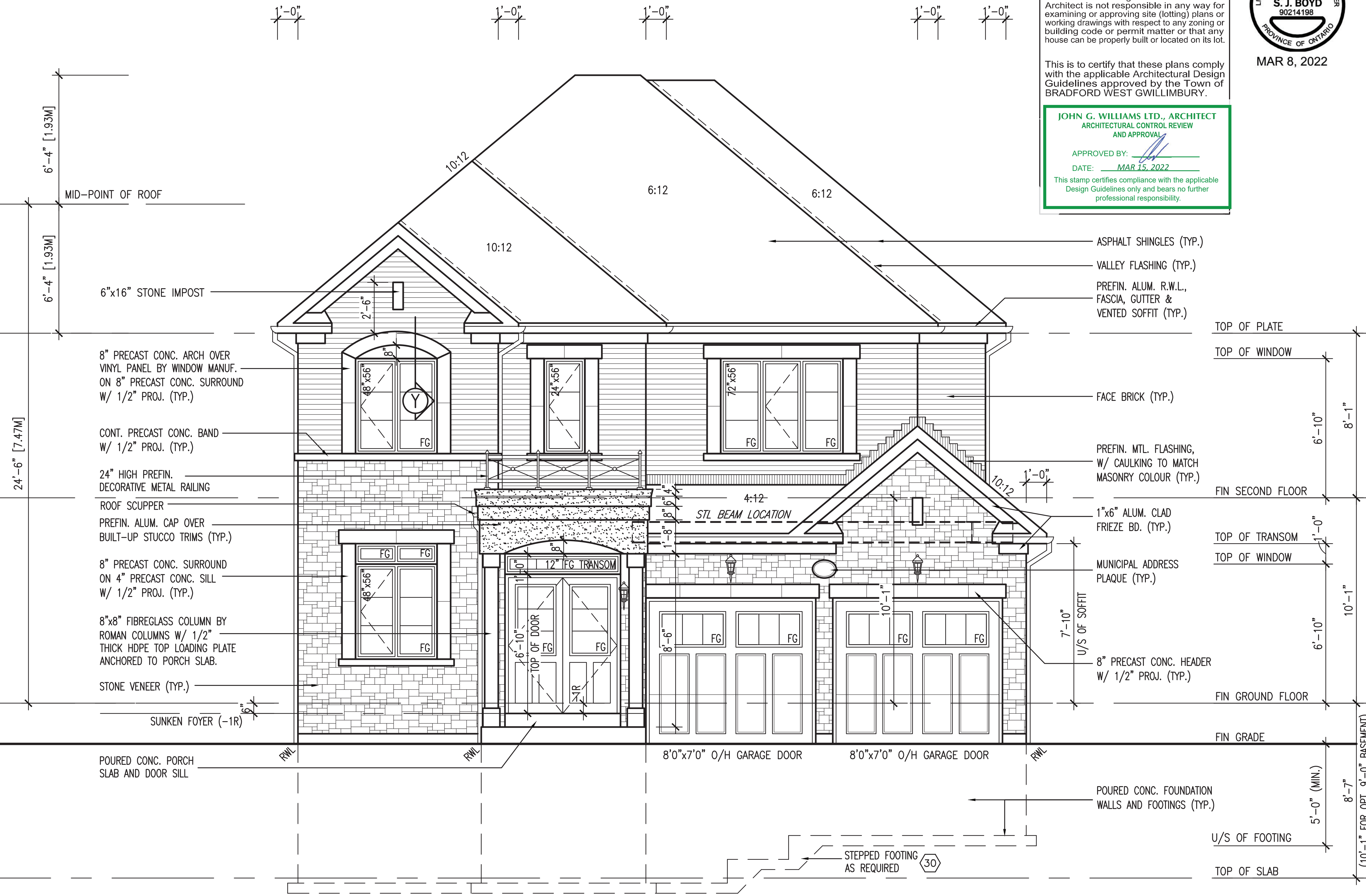


ROOF PLAN 'B'
N.T.S.



Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL
NTS.



FRONT ELEVATION 'B'

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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 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

REVIEWED

BAYVIEW WELLINGTON

S42-19
-

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no.: 16023
date: OCTOBER 2021
FRONT ELEVATION 'B'
drawing no.: 12
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42'\16023-S42-19.dwg - Tue - Mar 8 2022 - 1:00 PM

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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 — 25591
name — signature — 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.

no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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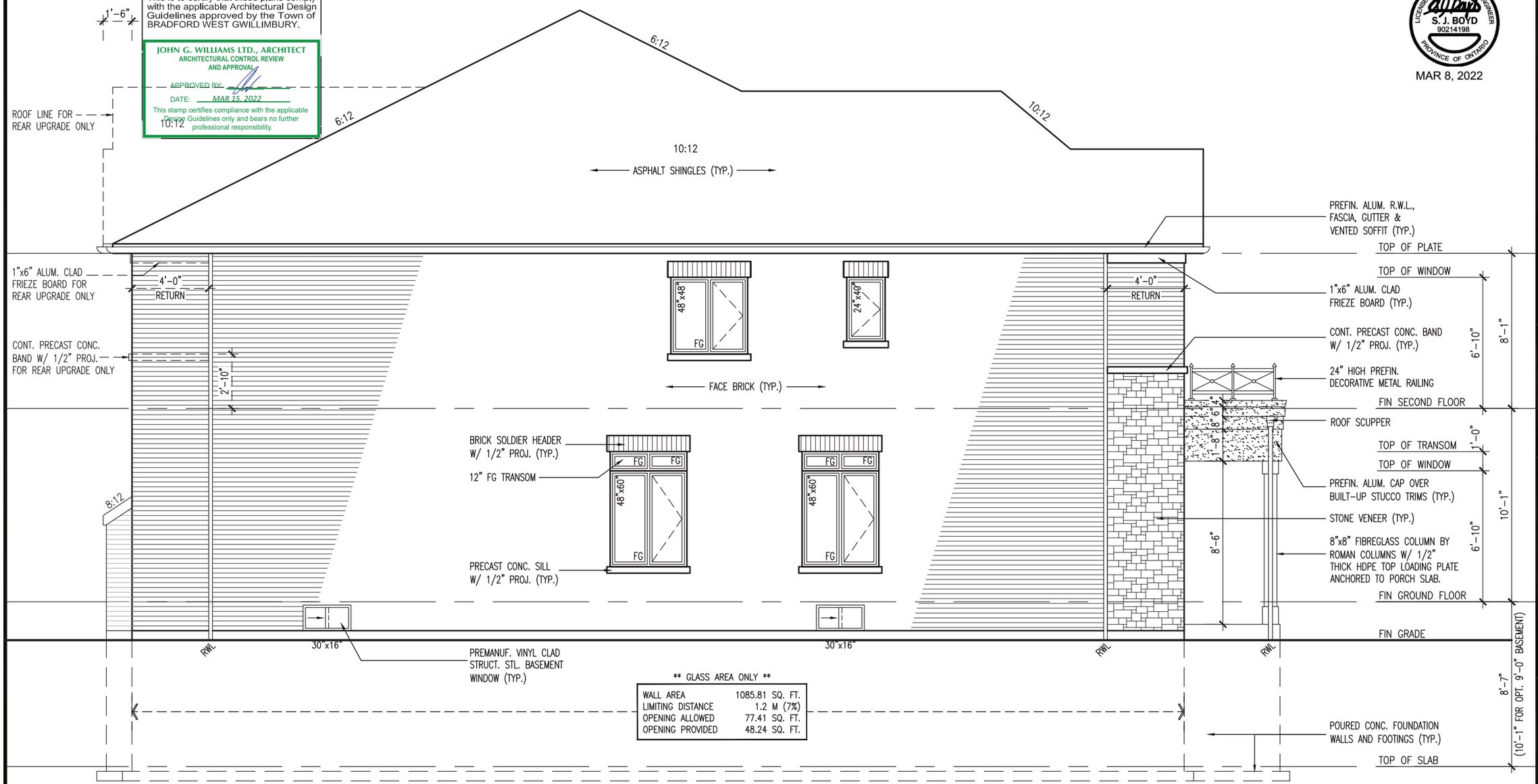
R.W.L. AS REQUIRED & AS PER MUNICIPALITY

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



** GLASS AREA ONLY **

WALL AREA	1085.81 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	77.41 SQ. FT.
OPENING PROVIDED	48.24 SQ. FT.

LEFT SIDE ELEVATION 'B'

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

municipality: BRADFORD, ONTARIO

project name: GREEN VALLEY EAST

date: OCTOBER 2021

drawn by: TP

checked by: JWM

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

file name: 16023-S42-19

project no. 16023

drawing no. 13

LEFT SIDE ELEVATION 'B'

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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 — 25591 — BCIN

registration information: 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 design and shop drawings prepared by consultants are 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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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

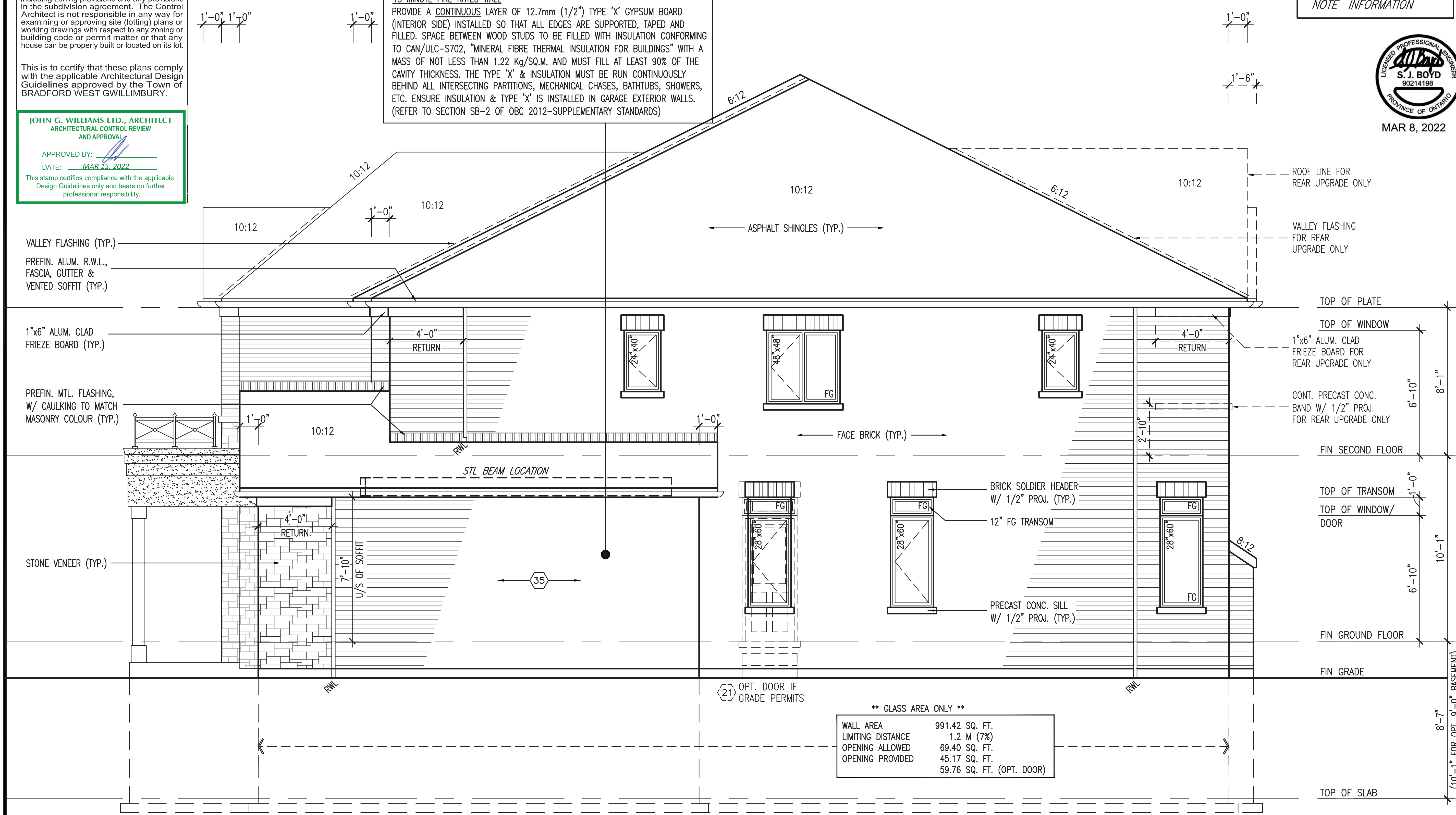
BRICK VENEER CONSTRUCTION

(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)

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022



** GLASS AREA ONLY **

WALL AREA	991.42 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	69.40 SQ. FT.
OPENING PROVIDED	45.17 SQ. FT.
	59.76 SQ. FT. (OPT. DOOR)

RIGHT SIDE ELEVATION 'B'

REVIEWED

S42-19

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST
municipality BRADFORD, ONTARIO
RIGHT SIDE ELEVATION 'B'
project no. 16023
drawing no. 14
date OCTOBER 2021
drawn by TP
checked by JWM
scale 3/16" = 1'-0"
file name 16023-S42-19

VA3 DESIGN
255 Consumers Rd Suite 120 Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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 25591
name signature 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.

no.	description	date	by
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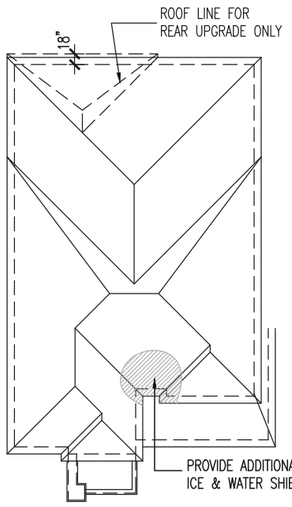
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3



ROOF PLAN 'C'
N.T.S.

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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 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

FRONT ELEVATION 'C'

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 15
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
FRONT ELEVATION 'C'

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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
registration information: VA3 Design Inc.
signature
25591 BCIN
42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions are specified in millimeters and remain 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 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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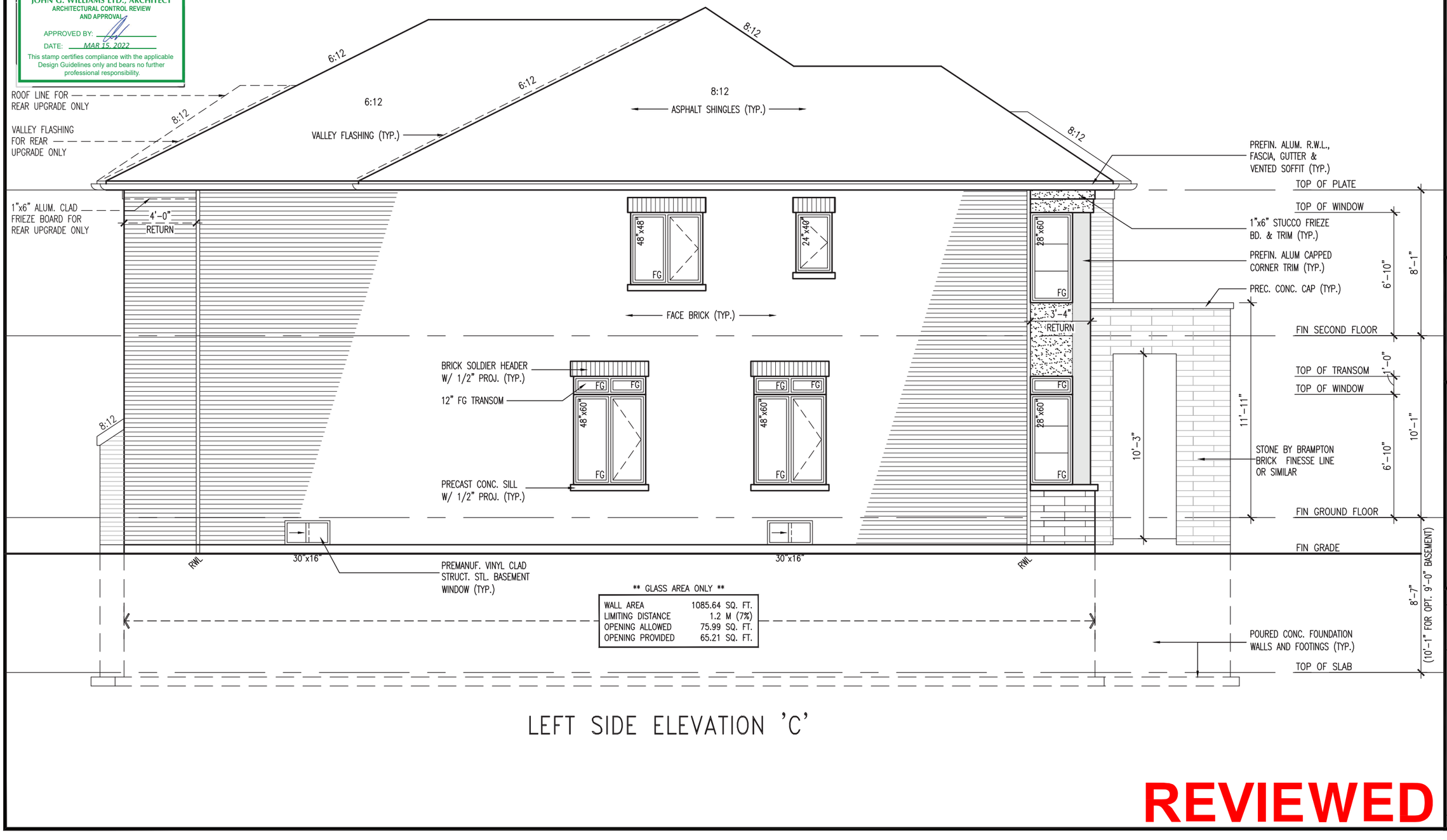
LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

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

1'-0" 1'-0"

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION



** GLASS AREA ONLY **

WALL AREA	1085.64 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	75.99 SQ. FT.
OPENING PROVIDED	65.21 SQ. FT.

LEFT SIDE ELEVATION 'C'

REVIEWED

S42-19 -

project no. 16023
drawing no. 16

BAYVIEW WELLINGTON
municipality BRADFORD, ONTARIO
LEFT SIDE ELEVATION 'C'

project name GREEN VALLEY EAST
date OCTOBER 2021
drawn by TP
checked by JWM
scale 3/16" = 1'-0"
file name 16023-S42-19

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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 25591 BCIN
registration information 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 design and shop drawing submissions are instruments of service 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 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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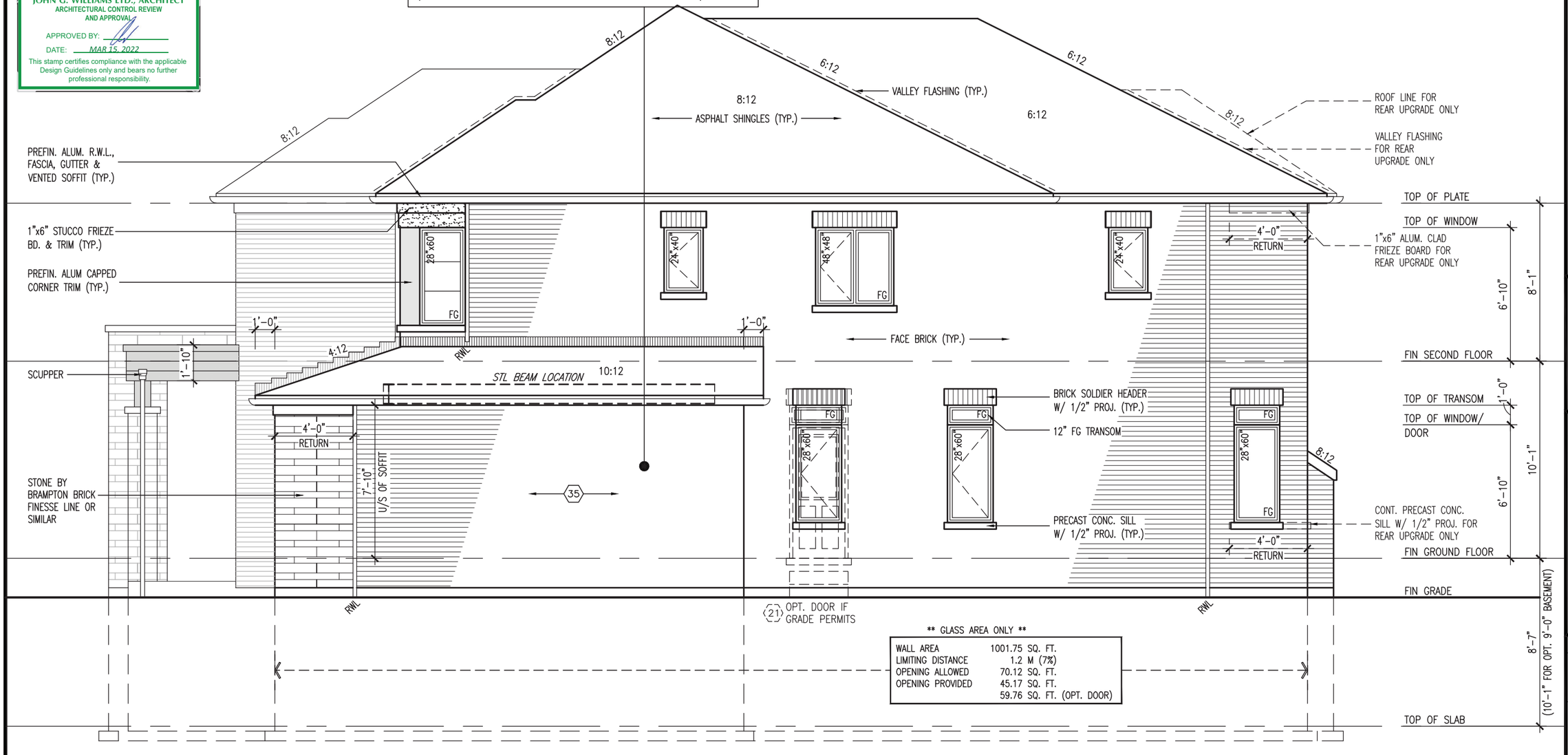
BRICK VENEER CONSTRUCTION

(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)

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION



** GLASS AREA ONLY **

WALL AREA	1001.75 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	70.12 SQ. FT.
OPENING PROVIDED	45.17 SQ. FT.
	59.76 SQ. FT. (OPT. DOOR)

RIGHT SIDE ELEVATION 'C'

REVIEWED

no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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 — BCIN 25591
registration information: VA3 Design Inc. — 42658
signature

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

BAYVIEW WELLINGTON
S42-19
-
project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
drawing no. 17
file name: 16023-S42-19
RIGHT SIDE ELEVATION 'C'
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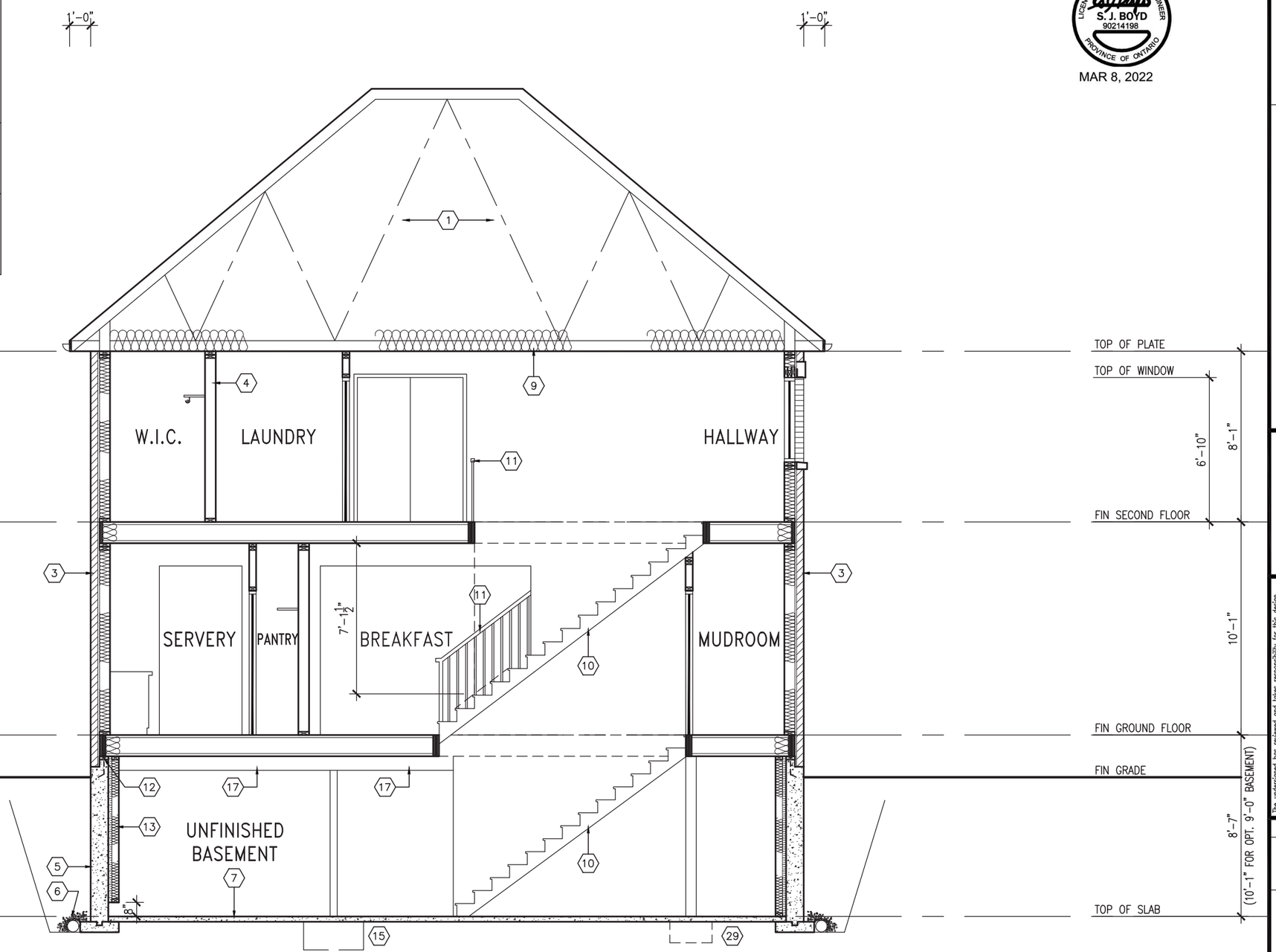
AREA CALCULATIONS			
	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1428.2 SF	1429.4 SF	1429.1 SF
SECOND FLOOR AREA	1701.7 SF	1703.9 SF	1702.6 SF
SUBTOTAL	3129.8 SF	3133.3 SF	3131.7 SF
DEDUCT ALL OPENINGS	0 SF	0 SF	0 SF
TOTAL NET AREA	**3130 SF**	**3133 SF**	**3132 SF**
	290.8 m2	291.1 m2	290.9 m2
FINISHED BSMT AREA	0 SF	0 SF	0 SF
TOTAL NET AREA W/ FIN BSMT	**3130 SF**	**3133 SF**	**3132 SF**
	290.8 m2	291.1 m2	290.9 m2
COVERAGE W/O PORCH	1863.5 SF	1864.7 SF	1864.4 SF
	173.1 m2	173.2 m2	173.2 m2
COVERAGE W/PORCH	1965.9 SF	1912.4 SF	1919.0 SF
	182.6 m2	177.7 m2	178.3 m2



CROSS SECTION 'A-A'

REVIEWED

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

S42-19
-

project no. 16023
drawing no. 18

BAYVIEW WELLINGTON

municipality: BRADFORD, ONTARIO

project name: GREEN VALLEY EAST

CROSS SECTION 'A-A'

date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19

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

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qualification information: Wellington Jno-Baptiste
registration information: VA3 Design Inc.
signature
BCIN: 25591
BCIN: 42658

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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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

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

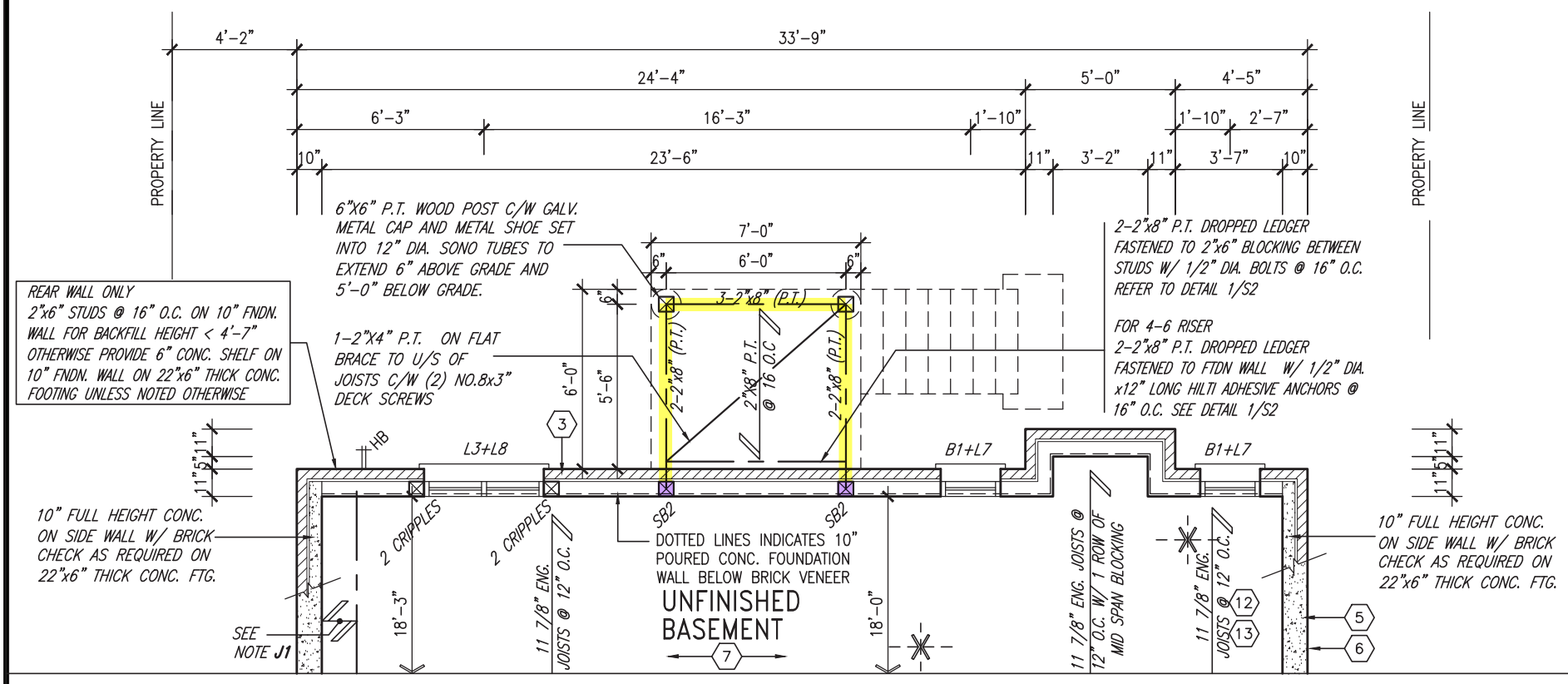
APPROVED BY: _____

DATE: MAR 15, 2022

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

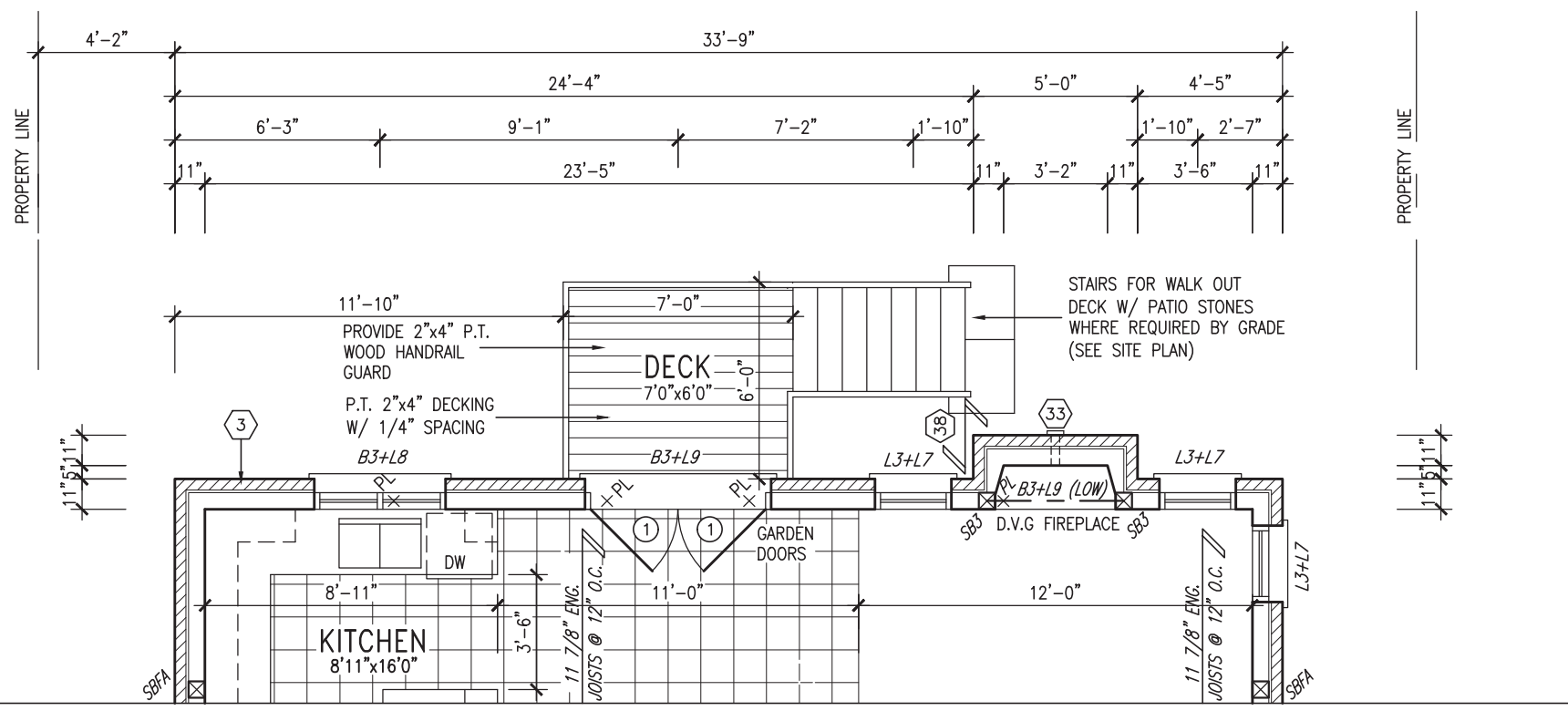
LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO

MAR 8, 2022



PARTIAL BASEMENT PLAN 'A' – W.O.D. CONDITION
(ELEV. 'B' & 'C' SIMILAR)

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION



PARTIAL GROUND FLOOR PLAN 'A' – W.O.D. CONDITION
(ELEV. 'B' & 'C' SIMILAR)

no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03–22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24–22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26–21	VA3

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
name — signature — BCIN
registration information
VA3 Design Inc. — 42658

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

BAYVIEW WELLINGTON — S42–19 –

project name: GREEN VALLEY EAST — municipality: BRADFORD, ONTARIO — project no.: 16023

date: OCTOBER 2021 — PARTIAL PLANS – W.O.D. CONDITION — drawing no.: 19

drawn by: TP — checked by: JWM — scale: 3/16" = 1'-0" — file name: 16023-S42-19

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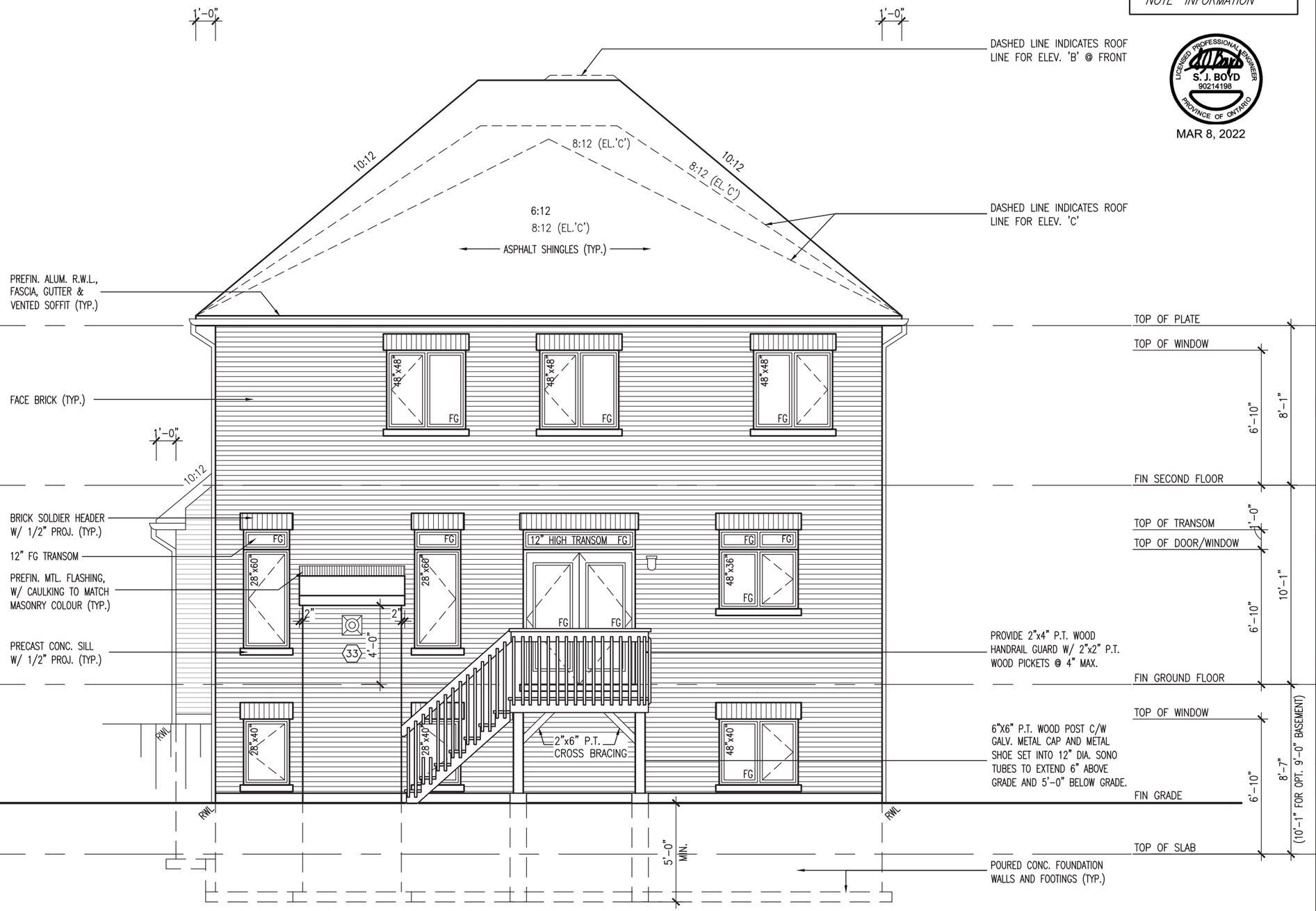
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022.
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



REAR ELEVATION 'A'/'B'/'C' – W.O.D. CONDITION

BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS

REVIEWED

S42-19 -

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ONTARIO

project name GREEN VALLEY EAST

drawing no. 20

date OCTOBER 2021

REAR ELEVATION 'A' – W.O.D. COND.

drawn by TP

checked by JWM

scale 3/16" = 1'-0"

file name 16023-S42-19

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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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 25591
name BCIN
registration information
VA3 Design Inc. 42658

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no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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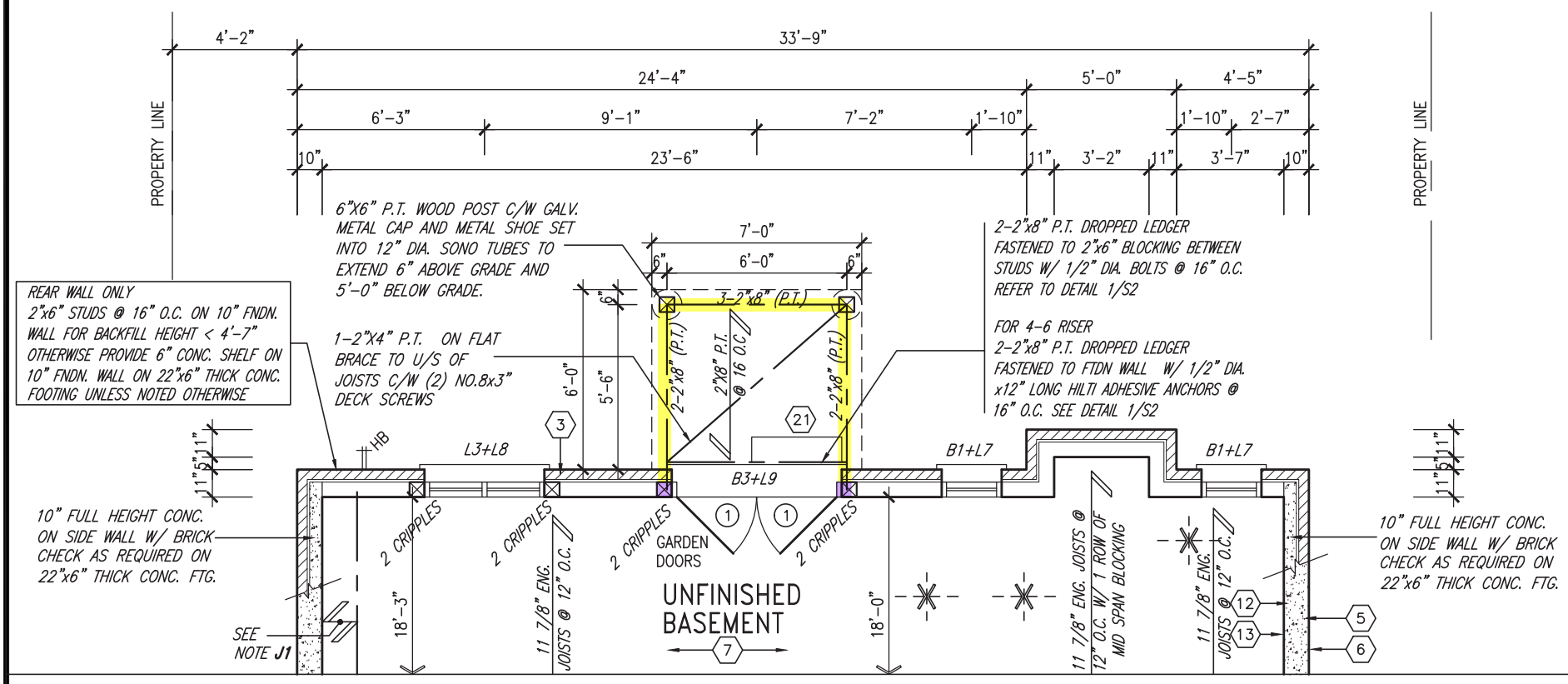
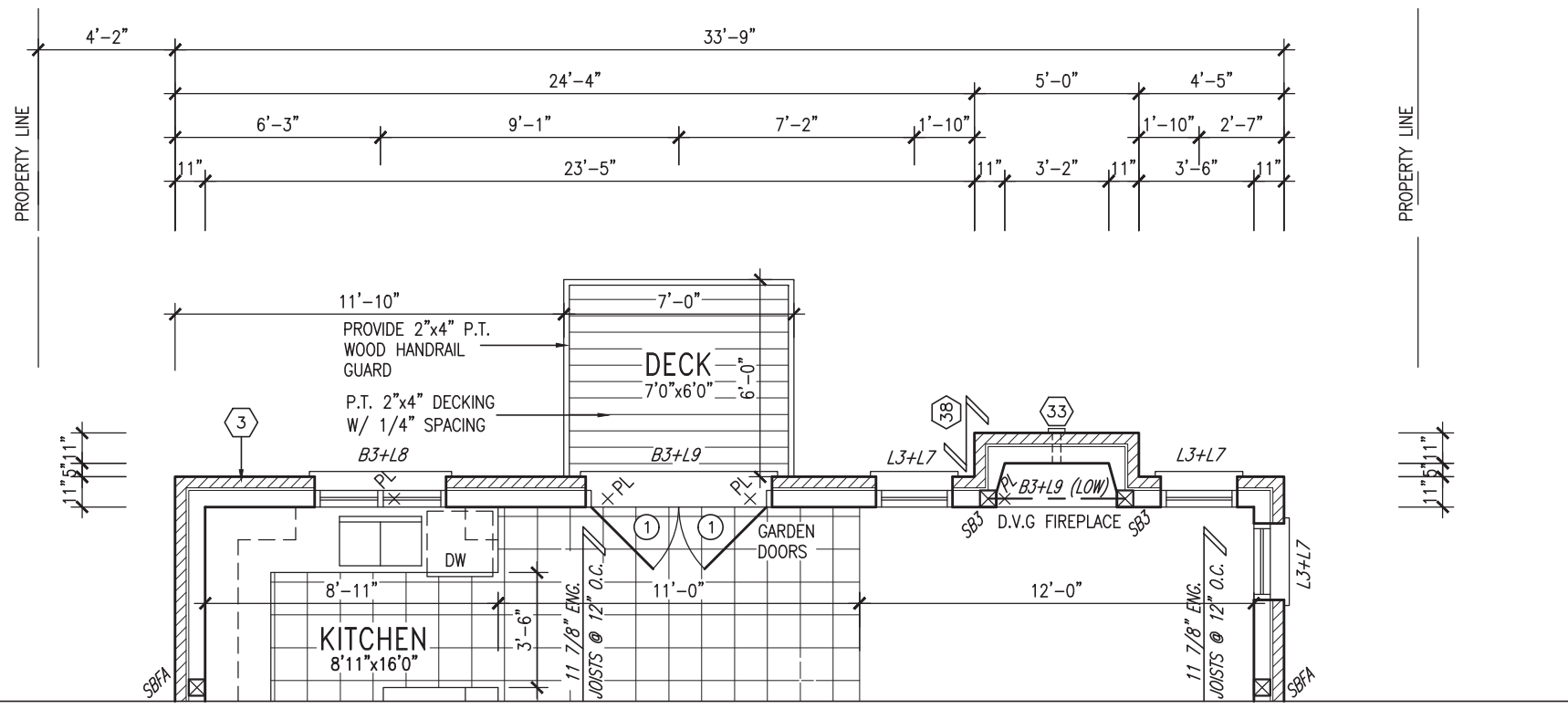


PARTIAL BASEMENT PLAN 'A' – W.O.B. CONDITION
(ELEV. 'B' & 'C' SIMILAR)

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION



PARTIAL GROUND FLOOR PLAN 'A' – W.O.B. CONDITION
(ELEV. 'B' & 'C' SIMILAR)

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

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1	ISSUED FOR CLIENT REVIEW	NOV 26–21	VA3

REVIEWED

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qualification information
Wellington Jno-Baptiste — 25591
name — signature — BCIN
registration information
VA3 Design Inc. — 42658

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BAYVIEW WELLINGTON — S42–19 –

project name: GREEN VALLEY EAST — municipality: BRADFORD, ONTARIO — project no.: 16023

date: OCTOBER 2021 — PARTIAL PLANS – W.O.B. CONDITION — drawing no.: 21

drawn by: TP — checked by: JWM — scale: 3/16" = 1'-0" — file name: 16023-S42-19

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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R.W.L. AS REQUIRED & AS PER MUNICIPALITY

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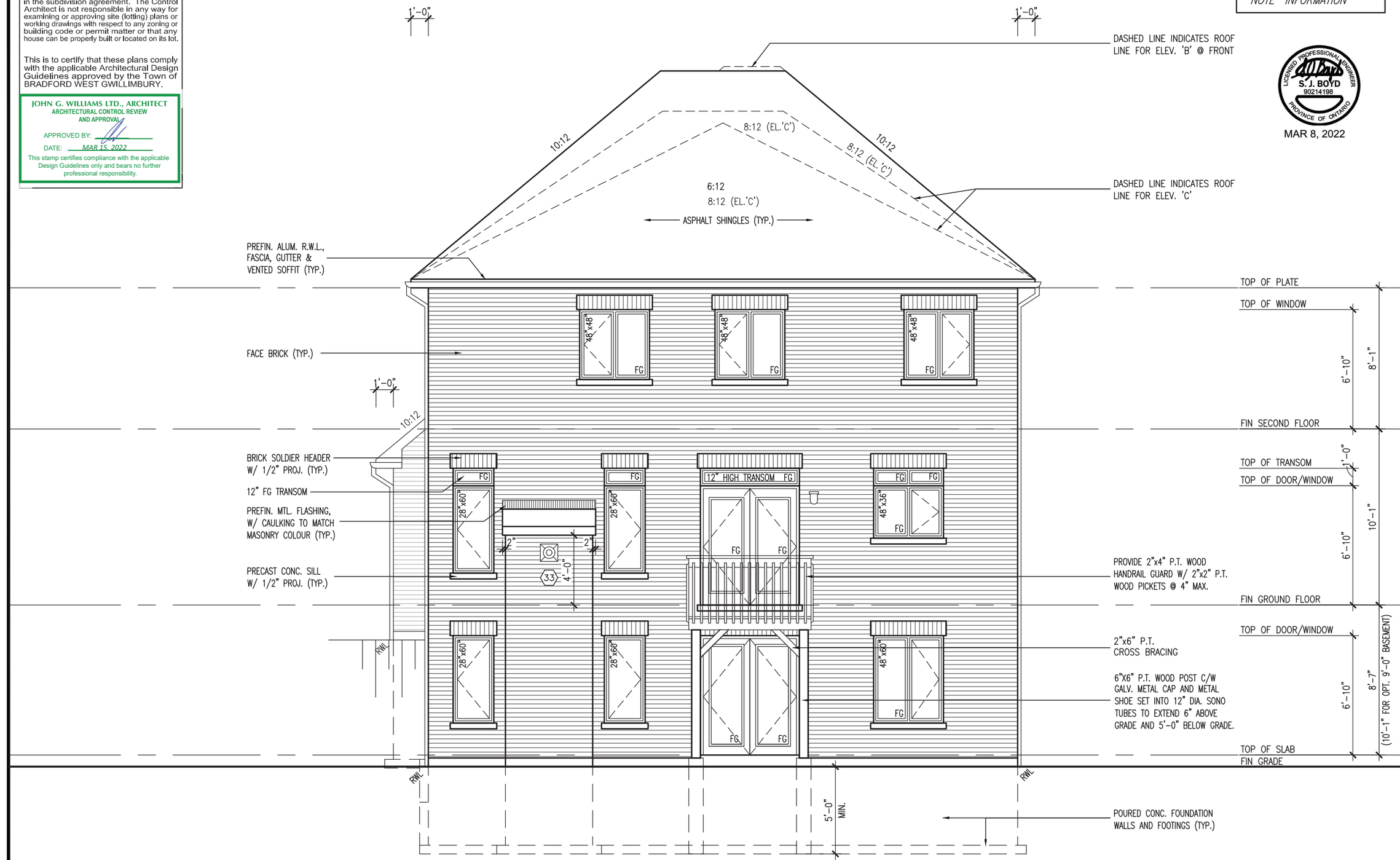

REAR ELEVATION 'A'/'B'/'C' - W.O.B. CONDITION

REVIEWED

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

S42-19 -

BAYVIEW WELLINGTON

municipality: BRADFORD, ONTARIO

project name: GREEN VALLEY EAST

date: OCTOBER 2021

drawn by: TP

checked by: JWM

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

REAR ELEVATION 'A' - W.O.B. COND.

file name: 16023-S42-19

project no. 16023

drawing no. 22

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qualification information: Wellington Jno-Baptiste
registration information: VA3 Design Inc.
signature: [signature]
name: BCIN
25591
42658

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APPROVED BY:
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90214198
PROVINCE OF ONTARIO
MAR 8, 2022

Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL NTS.

REAR UPGRADE ELEVATION 'A'

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

municipality: BRADFORD, ONTARIO

project name: GREEN VALLEY EAST

date: OCTOBER 2021

drawn by: TP

checked by: JWM

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

file name: 16023-S42-19

project no. 16023

drawing no. 23

REAR UPGRADE ELEVATION 'A'

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qualification information: Wellington Jno-Baptiste — BCIN 25591

registration information: VA3 Design Inc. — 42658

Signature

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S.J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL
NTS.

REAR UPGRADE ELEVATION 'B'

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 24
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
REAR UPGRADE ELEVATION 'B'
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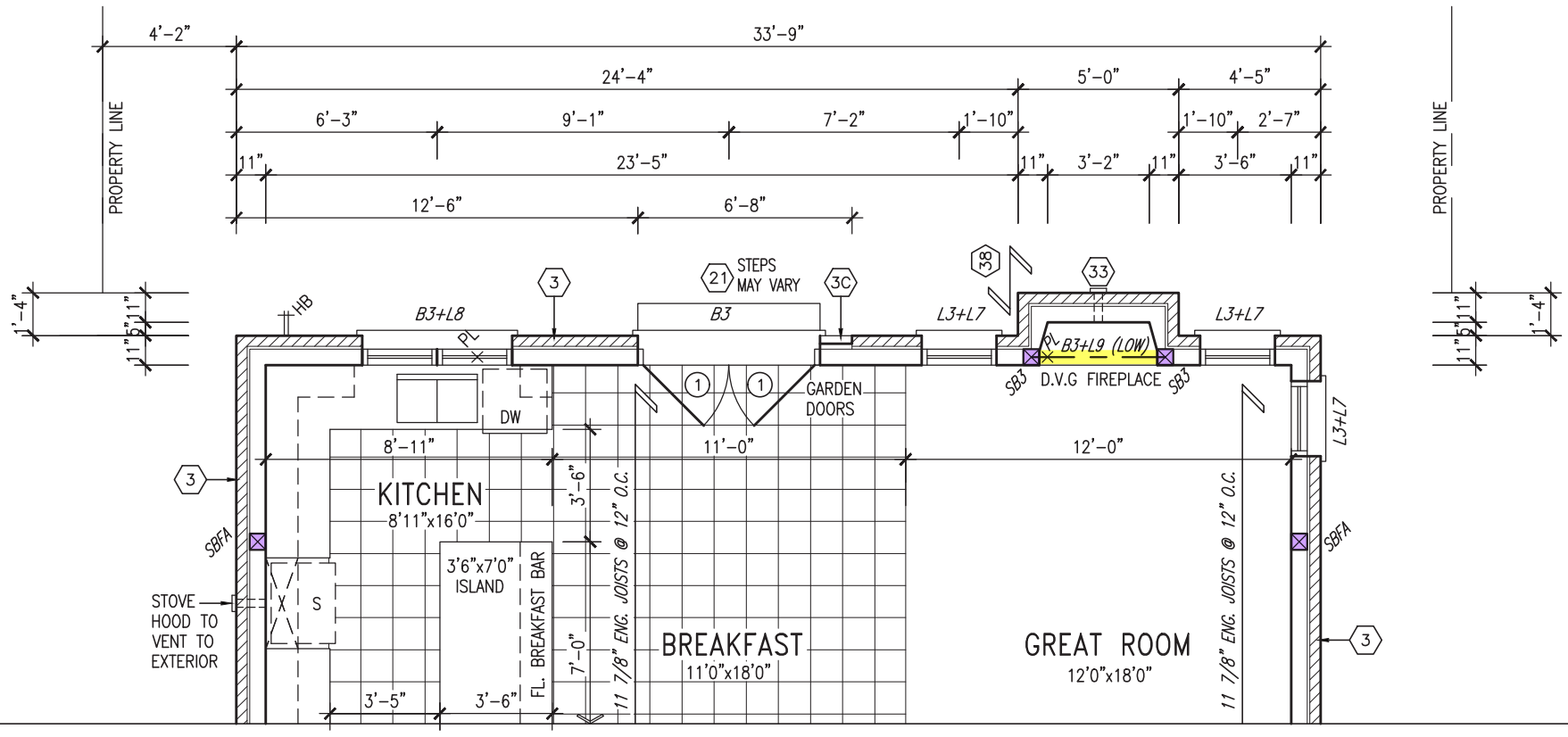


GRAB BAR NOTE:

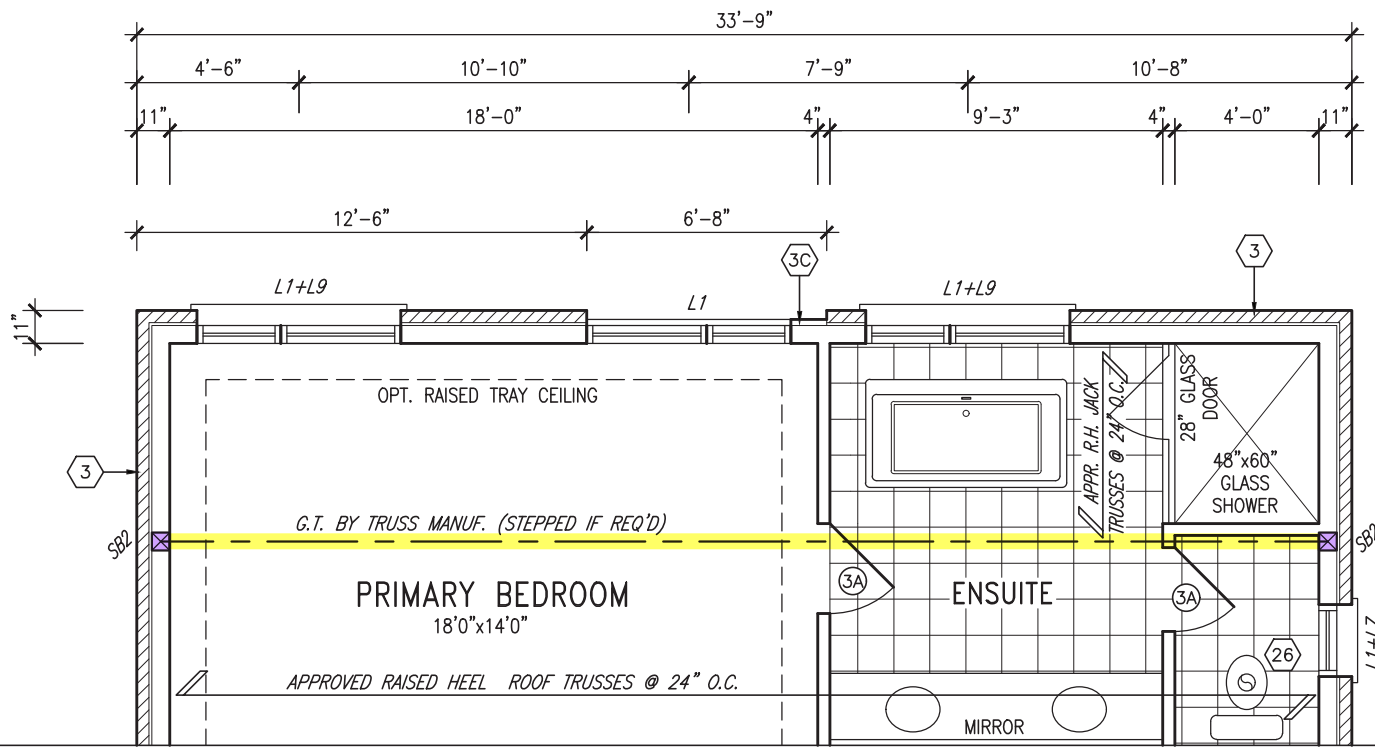
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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

PARTIAL SECOND FLOOR PLAN 'C' W/ REAR UPGRADE

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

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION



LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

PARTIAL GROUND FLOOR PLAN 'C' W/ REAR UPGRADE

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION

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

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

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

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

REVIEWED

no.	description	date	by
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qualification information Wellington Jno-Baptiste 25591
name signature BCIN
registration information VA3 Design Inc. 42658

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
S42-19
project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no.: 16023
date: OCTOBER 2021
PARTIAL PLANS 'C' W/ REAR UPGRADE
drawing no.: 25
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
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90214198
PROVINCE OF ONTARIO
MAR 8, 2022

REAR UPGRADE ELEVATION 'C'

REVIEWED

S42-19

project no. 16023

drawing no. 26

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST

municipality BRADFORD, ONTARIO

REAR UPGRADE ELEVATION 'C'

date OCTOBER 2021 | drawn by TP | checked by JWM | scale 3/16" = 1'-0" | file name 16023-S42-19

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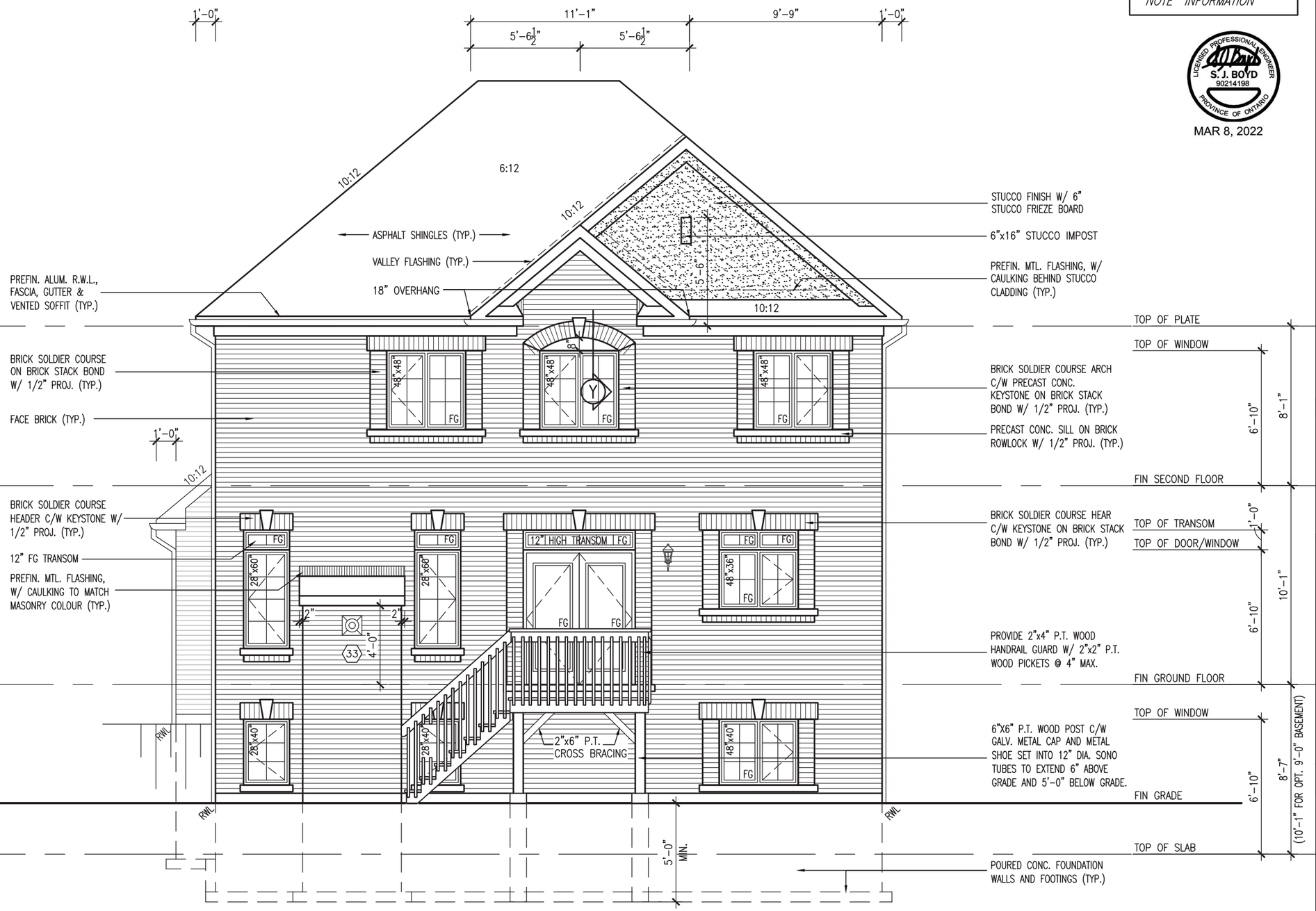

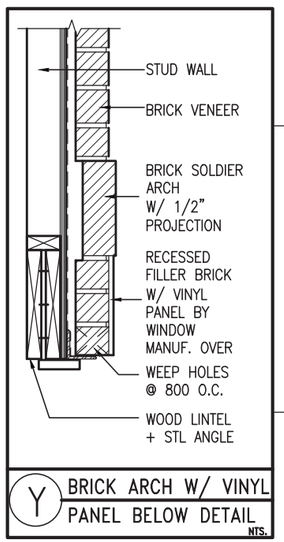

REAR UPGRADE ELEVATION 'A' – W.O.D. CONDITION

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 27
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
REAR UPGRADE ELEVATION 'A' – W.O.D. COND.
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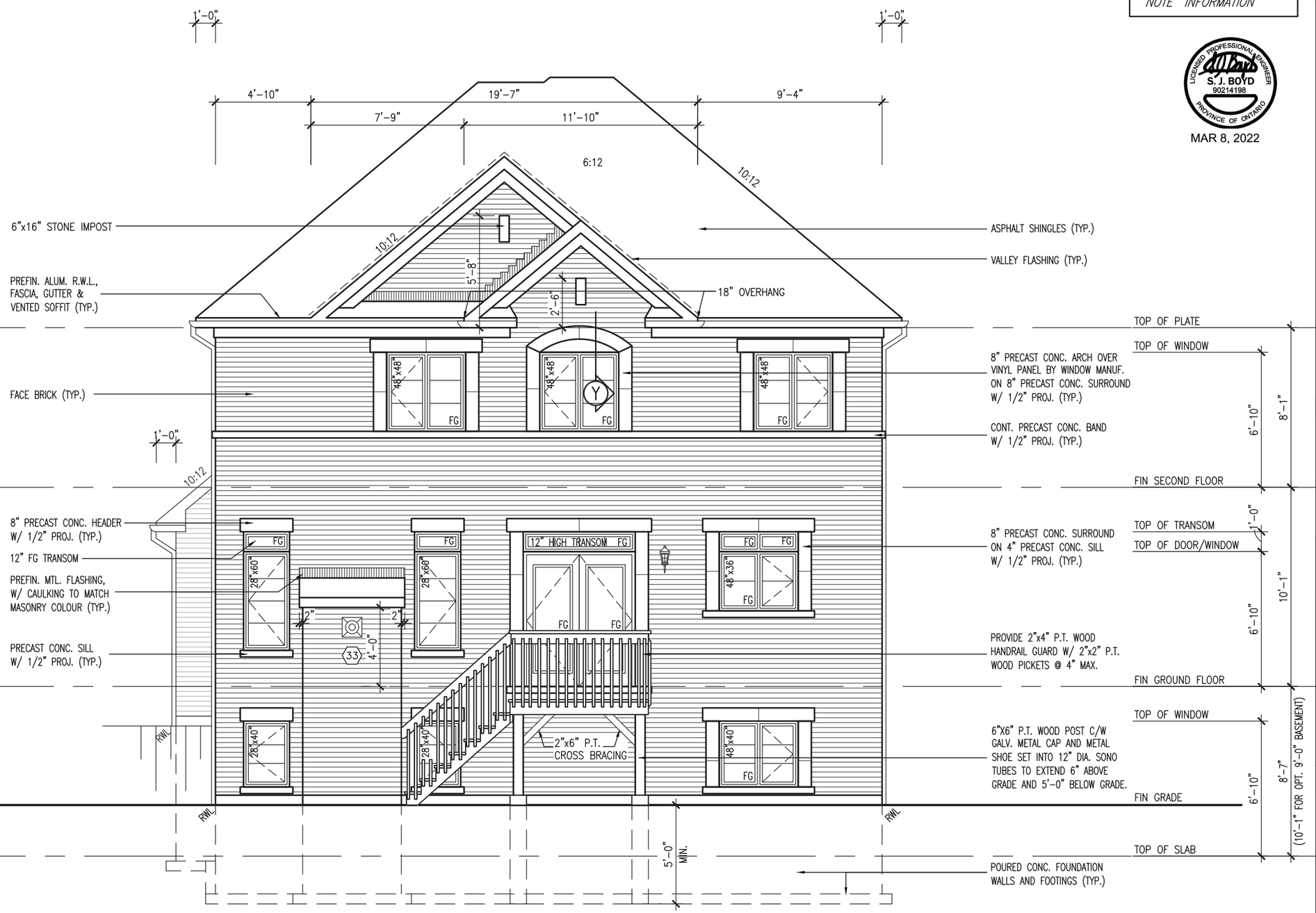
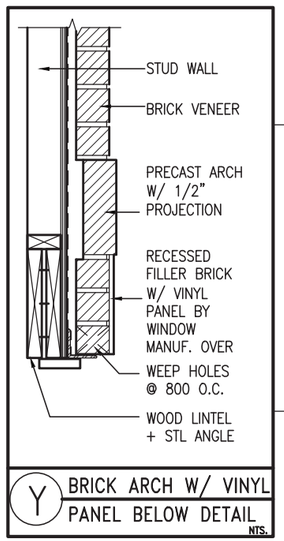
PROVINCE OF ONTARIO
MAR 8, 2022





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

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

municipality: BRADFORD, ONTARIO

project name: GREEN VALLEY EAST

REAR UPGRADE ELEVATION 'B' – W.O.D. COND.

date: OCTOBER 2021 | drawn by: TP | checked by: JWM | scale: 3/16" = 1'-0"

project no. 16023 | drawing no. 28 | file name 16023-S42-19

RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Units\v42\16023-S42-19.dwg – Tue – Mar 8 2022 – 1:01 PM

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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
registration information: VA3 Design Inc.
signature: [signature] | name: BCIN: 25591 | 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are copyright protected instruments and remain 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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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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.

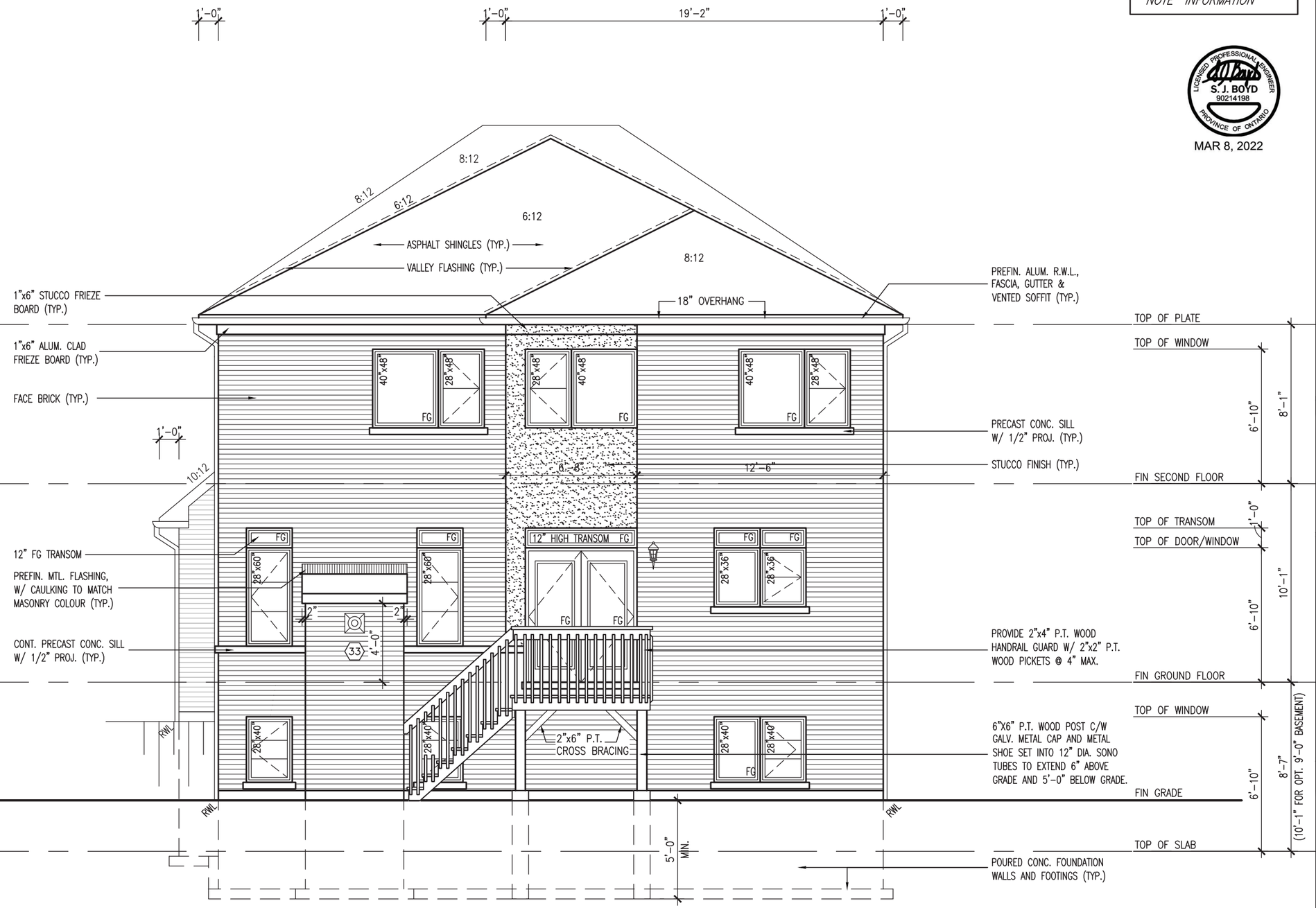
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD WEST GWILLIMBURY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



REAR UPGRADE ELEVATION 'C' – W.O.D. CONDITION

REVIEWED

S42-19 -

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ONTARIO

project name GREEN VALLEY EAST

REAR UPGRADE ELEVATION 'C' – W.O.D. COND.

drawing no. 29

date OCTOBER 2021 | drawn by TP | checked by JWM | scale 3/16" = 1'-0" | file name 16023-S42-19

RICHARD – H:\ARCHIVE\WORKING\2016\16023-BW\Units\42\16023-S42-19.dwg – Tue – Mar 8 2022 – 1:01 PM

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

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qualification information Wellington Jno-Baptiste
registration information VA3 Design Inc.
signature
name 25591
BCIN 42658

Contractor must verify all dimensions on the job and report any discrepancy to the designer before proceeding with the work. All design and shop drawings prepared by the consultant are 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 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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APPROVED BY:
DATE: MAR 15, 2022
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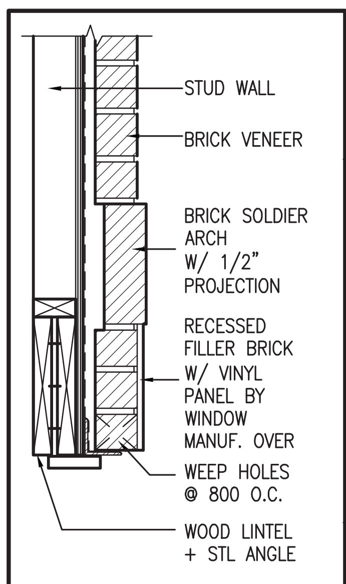
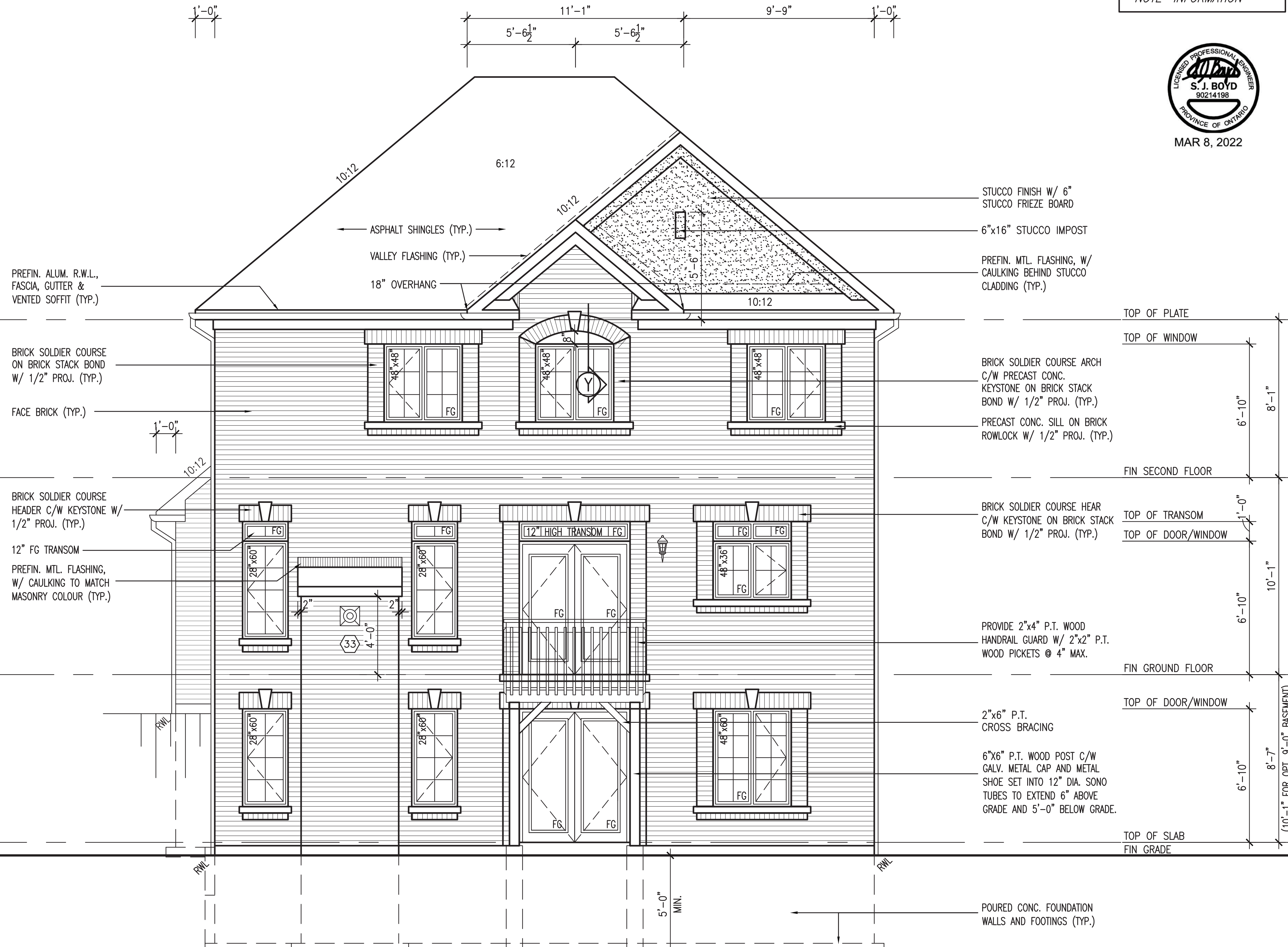
R.W.L. AS REQUIRED & AS PER MUNICIPALITY

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL NTS.



REAR UPGRADE ELEVATION 'A' – W.O.B. CONDITION

REVIEWED

no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03–22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24–22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26–21	VA3

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

S42–19

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023

date: OCTOBER 2021

REAR UPGRADE ELEVATION 'A' – W.O.D. COND.

drawing no. 30

drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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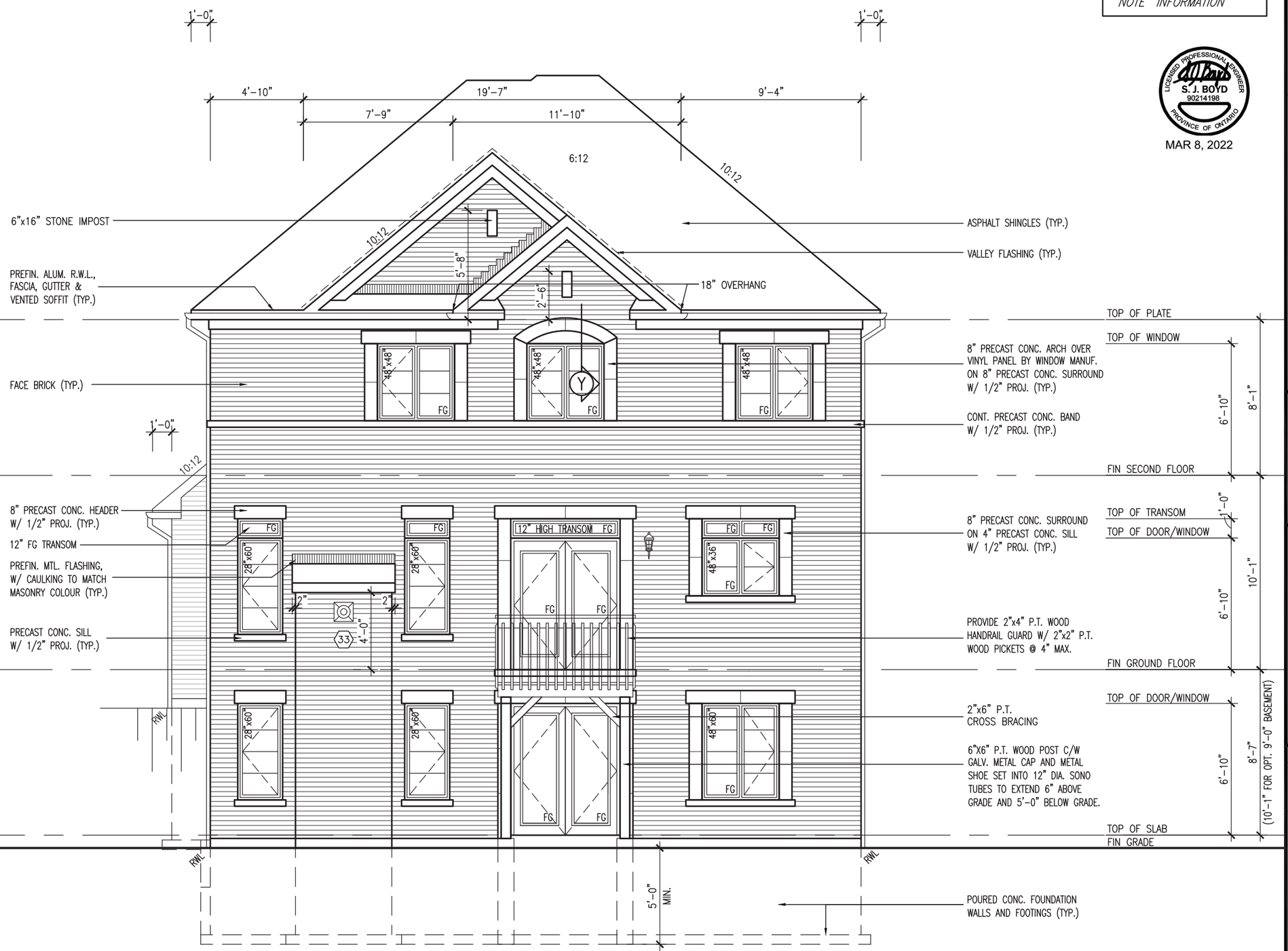
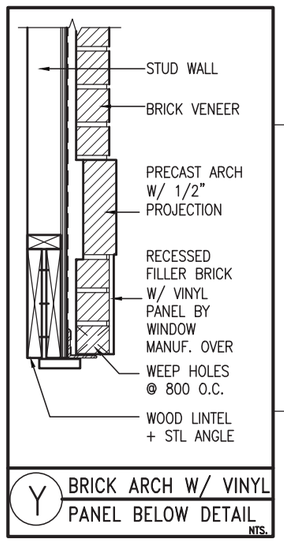
R.W.L. AS REQUIRED & AS PER MUNICIPALITY

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER S.J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022





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

REVIEWED

S42-19 -

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ONTARIO

project name GREEN VALLEY EAST

REAR UPGRADE ELEVATION 'B' – W.O.D. COND.

drawing no. 31

date OCTOBER 2021 | drawn by TP | checked by JWM | scale 3/16" = 1'-0" | file name 16023-S42-19

RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Units\v42\16023-S42-19.dwg – Tue – Mar 8 2022 – 1:01 PM

VA3 DESIGN
255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

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qualification information Wellington Jno-Baptiste
registration information VA3 Design Inc.
signature
BCIN 25591 42658

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no.	description	date	by
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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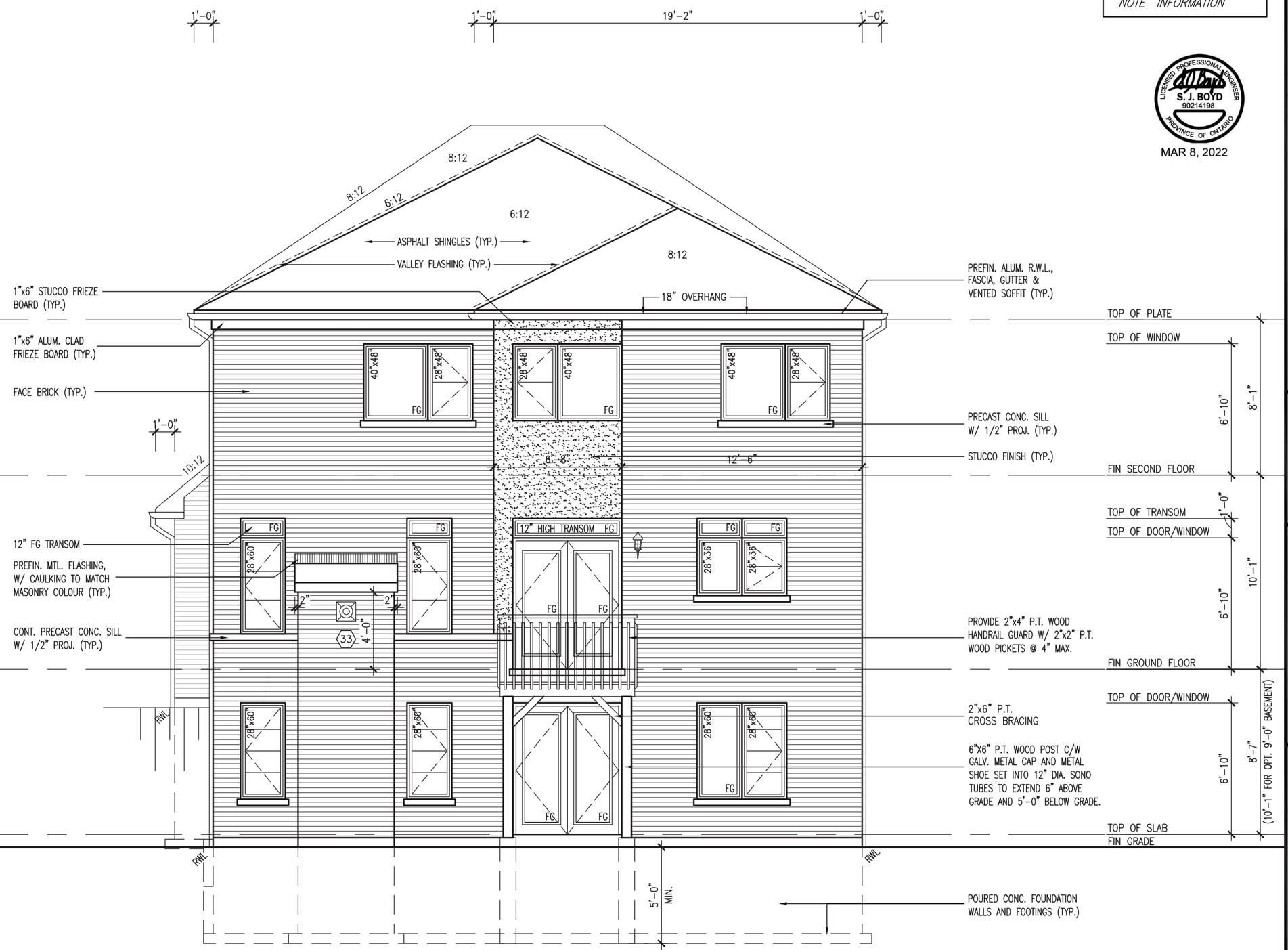
R.W.L. AS REQUIRED & AS PER MUNICIPALITY

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



REAR UPGRADE ELEVATION 'C' – W.O.D. CONDITION

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 32
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
REAR UPGRADE ELEVATION 'C' – W.O.D. COND.
RICHARD – H:\ARCHIVE\WORKING\2016\16023-BW\Units\v42\16023-S42-19.dwg – Tue – Mar 8 2022 – 1:01 PM

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qualification information: Wellington Jno-Baptiste
registration information: VA3 Design Inc.
signature
25591
BCIN 42658

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no.	description	date	by
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 9' GDN. FL.

S42-19 ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	134.86 S.F.	20.31 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	71.33 S.F.	6.45 %
REAR	681 S.F.	143.05 S.F.	21.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3557.00 S.F.	426.57 S.F.	11.99 %
TOTAL SQ. M.	330.45 S.M.	39.63 S.M.	11.99 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	134.86 S.F.	20.31 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	80.83 S.F.	7.31 %
REAR	681 S.F.	143.05 S.F.	21.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3557.00 S.F.	436.07 S.F.	12.26 %
TOTAL SQ. M.	330.45 S.M.	40.51S.M.	12.26 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 9' GDN. FL.

S42-19 ELEVATION A -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	134.86 S.F.	20.31 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	71.33 S.F.	6.45 %
REAR	816 S.F.	165.28 S.F.	20.25 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3692.00 S.F.	448.80 S.F.	12.16 %
TOTAL SQ. M.	343.00 S.M.	41.69 S.M.	12.16 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION A -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	134.86 S.F.	20.31 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	80.83 S.F.	7.31 %
REAR	816 S.F.	165.28 S.F.	20.25 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3692.00 S.F.	458.30 S.F.	12.41 %
TOTAL SQ. M.	343.00 S.M.	42.58 S.M.	12.41 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 9' GDN. FL.

S42-19 ELEVATION A -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	134.86 S.F.	20.31 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	71.33 S.F.	6.45 %
REAR	925 S.F.	218.44 S.F.	23.62 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3801.00 S.F.	501.96 S.F.	13.21 %
TOTAL SQ. M.	353.12 S.M.	46.63 S.M.	13.21 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION A -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	134.86 S.F.	20.31 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	80.83 S.F.	7.31 %
REAR	925 S.F.	218.44 S.F.	23.62 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3801.00 S.F.	511.46 S.F.	13.46 %
TOTAL SQ. M.	353.12 S.M.	47.52 S.M.	13.46 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 9' GDN. FL.

S42-19 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	125.53 S.F.	18.91 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	71.33 S.F.	6.45 %
REAR	681 S.F.	143.05 S.F.	21.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3557.00 S.F.	417.24 S.F.	11.73 %
TOTAL SQ. M.	330.45 S.M.	38.76 S.M.	11.73 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	125.53 S.F.	18.91 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	80.83 S.F.	7.31 %
REAR	681 S.F.	143.05 S.F.	21.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3557.00 S.F.	426.74 S.F.	12.00 %
TOTAL SQ. M.	330.45 S.M.	39.65 S.M.	12.00 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 9' GDN. FL.

S42-19 ELEVATION B -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	125.53 S.F.	18.91 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	71.33 S.F.	6.45 %
REAR	816 S.F.	165.28 S.F.	20.25 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3692.00 S.F.	439.47 S.F.	11.90 %
TOTAL SQ. M.	343.00 S.M.	40.83 S.M.	11.90 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION B -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	125.53 S.F.	18.91 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	80.83 S.F.	7.31 %
REAR	816 S.F.	165.28 S.F.	20.25 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3692.00 S.F.	448.97 S.F.	12.16 %
TOTAL SQ. M.	343.00 S.M.	41.71S.M.	12.16 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 9' GDN. FL.

S42-19 ELEVATION B -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	125.53 S.F.	18.91 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	71.33 S.F.	6.45 %
REAR	925 S.F.	218.44 S.F.	23.62 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3801.00 S.F.	492.63 S.F.	12.96 %
TOTAL SQ. M.	353.12 S.M.	45.77 S.M.	12.96 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION B -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	125.53 S.F.	18.91 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	80.83 S.F.	7.31 %
REAR	925 S.F.	218.44 S.F.	23.62 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3801.00 S.F.	502.13 S.F.	13.21 %
TOTAL SQ. M.	353.12 S.M.	46.65 S.M.	13.21 %

REVIEWED

S42-19
-

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST
municipality BRADFORD, ONTARIO
date OCTOBER 2021
drawn by TP
checked by JWM
scale 3/16" = 1'-0"

project no. 16023
SB-12 CHARTS
drawing no. 33
file name 16023-S42-19
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\A2\16023-S42-19.dwg - Tue - Mar 8 2022 - 1:01 PM

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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 25591
name BCIN
registration information 42658
VA3 Design Inc.
signature

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions are in millimeters unless noted otherwise 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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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 9' GDN. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	83.00 S.F.	7.50 %
REAR	681 S.F.	143.05 S.F.	21.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3557.00 S.F.	511.36 S.F.	14.38 %
TOTAL SQ. M.	330.45 S.M.	47.51 S.M.	14.38 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 9' GDN. FL.

S42-19 ELEVATION C -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	83.00 S.F.	7.50 %
REAR	816 S.F.	165.28 S.F.	20.25 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3692.00 S.F.	533.59 S.F.	14.45 %
TOTAL SQ. M.	343.00 S.M.	49.57 S.M.	14.45 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 9' GDN. FL.

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	83.00 S.F.	7.50 %
REAR	925 S.F.	218.44 S.F.	23.62 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3801.00 S.F.	586.75 S.F.	15.44 %
TOTAL SQ. M.	353.12 S.M.	54.51 S.M.	15.44 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	92.50 S.F.	8.36 %
REAR	681 S.F.	143.05 S.F.	21.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3557.00 S.F.	520.86 S.F.	14.64 %
TOTAL SQ. M.	330.45 S.M.	48.39 S.M.	14.64 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION C -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	92.50 S.F.	8.36 %
REAR	816 S.F.	165.28 S.F.	20.25 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3692.00 S.F.	543.09 S.F.	14.71 %
TOTAL SQ. M.	343.00 S.M.	50.45 S.M.	14.71 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	92.50 S.F.	8.36 %
REAR	925 S.F.	218.44 S.F.	23.62 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3801.00 S.F.	596.25 S.F.	15.69 %
TOTAL SQ. M.	353.12 S.M.	55.39 S.M.	15.69 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 9' GDN. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	83.00 S.F.	7.50 %
REAR	681 S.F.	165.71 S.F.	24.33 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3557.00 S.F.	534.02 S.F.	15.01 %
TOTAL SQ. M.	330.45 S.M.	49.61 S.M.	15.01 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 9' GDN. FL.

S42-19 ELEVATION C -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	83.00 S.F.	7.50 %
REAR	816 S.F.	190.17 S.F.	23.31 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3692.00 S.F.	558.48 S.F.	15.13 %
TOTAL SQ. M.	343.00 S.M.	51.88 S.M.	15.13 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 9' GDN. FL.

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	83.00 S.F.	7.50 %
REAR	925 S.F.	244.44 S.F.	26.43 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3801.00 S.F.	612.75 S.F.	16.12 %
TOTAL SQ. M.	353.12 S.M.	56.93 S.M.	16.12 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	92.50 S.F.	8.36 %
REAR	681 S.F.	165.71 S.F.	24.33 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3557.00 S.F.	543.52 S.F.	15.28 %
TOTAL SQ. M.	330.45 S.M.	50.49 S.M.	15.28 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION C -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	92.50 S.F.	8.36 %
REAR	816 S.F.	190.17 S.F.	23.31 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3692.00 S.F.	567.98 S.F.	15.38 %
TOTAL SQ. M.	343.00 S.M.	52.77 S.M.	15.38 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 9' GDN. FL.

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	92.50 S.F.	8.36 %
REAR	925 S.F.	244.44 S.F.	26.43 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3801.00 S.F.	622.25 S.F.	16.37 %
TOTAL SQ. M.	353.12 S.M.	57.81 S.M.	16.37 %

REVIEWED

S42-19

project no. 16023

drawing no. 34

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST

municipality BRADFORD, ONTARIO

SB-12 CHARTS

file name 16023-S42-19

date OCTOBER 2021

drawn by TP

checked by JWM

scale 3/16" = 1'-0"

VA3 DESIGN
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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

registration information: VA3 Design Inc. 42658

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no.	description	date	by
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 9' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION A -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	134.86 S.F.	20.31 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	71.33 S.F.	6.45 %
REAR	959 S.F.	218.44 S.F.	22.78 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3835.00 S.F.	501.96 S.F.	13.09 %
TOTAL SQ. M.	356.28 S.M.	46.63 S.M.	13.09 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 9' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION A -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	134.86 S.F.	20.31 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	80.83 S.F.	7.31 %
REAR	959 S.F.	218.44 S.F.	22.78 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3835.00 S.F.	511.46 S.F.	13.34 %
TOTAL SQ. M.	356.28 S.M.	47.52 S.M.	13.34 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 9' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION B -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	125.53 S.F.	18.91 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	71.33 S.F.	6.45 %
REAR	959 S.F.	218.44 S.F.	22.78 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3835.00 S.F.	492.63 S.F.	12.85 %
TOTAL SQ. M.	356.28 S.M.	45.77 S.M.	12.85 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 9' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION B -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	125.53 S.F.	18.91 %
LEFT SIDE	1106 S.F.	77.33 S.F.	6.99 %
RIGHT SIDE	1106 S.F.	80.83 S.F.	7.31 %
REAR	959 S.F.	218.44 S.F.	22.78 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3835.00 S.F.	502.13 S.F.	13.09 %
TOTAL SQ. M.	356.28 S.M.	46.65 S.M.	13.09 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 9' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	83.00 S.F.	7.50 %
REAR	959 S.F.	218.44 S.F.	22.78 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3835.00 S.F.	586.75 S.F.	15.30 %
TOTAL SQ. M.	356.28 S.M.	54.51 S.M.	15.30 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 9' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	92.50 S.F.	8.36 %
REAR	959 S.F.	218.44 S.F.	22.78 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3835.00 S.F.	596.25 S.F.	15.55 %
TOTAL SQ. M.	356.28 S.M.	55.39 S.M.	15.55 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 9' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	83.00 S.F.	7.50 %
REAR	959 S.F.	244.44 S.F.	25.49 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3835.00 S.F.	612.75 S.F.	15.98 %
TOTAL SQ. M.	356.28 S.M.	56.93 S.M.	15.98 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 9' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	664 S.F.	182.31 S.F.	27.46 %
LEFT SIDE	1106 S.F.	103.00 S.F.	9.31 %
RIGHT SIDE	1106 S.F.	92.50 S.F.	8.36 %
REAR	959 S.F.	244.44 S.F.	25.49 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3835.00 S.F.	622.25 S.F.	16.23 %
TOTAL SQ. M.	356.28 S.M.	57.81 S.M.	16.23 %

REVIEWED

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
4			
5			
6			
7			
8			
9			

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qualification information: Wellington Jno-Baptiste, signature, BCIN 25591

registration information: VA3 Design Inc., BCIN 42658

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S42-19

project no. 16023

drawing no. 35

project name: GREEN VALLEY EAST

municipality: BRADFORD, ONTARIO

SB-12 CHARTS

date: OCTOBER 2021

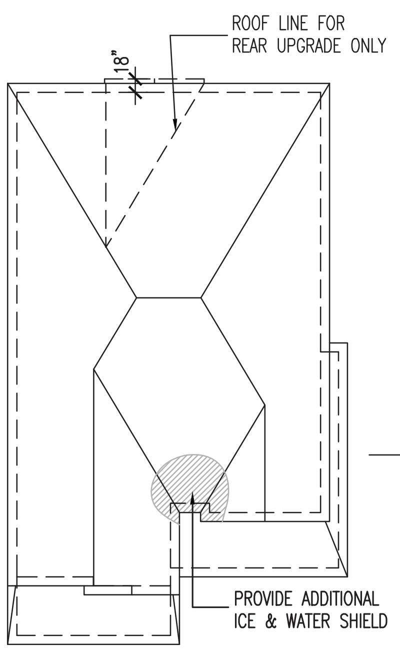
drawn by: TP

checked by: JWM

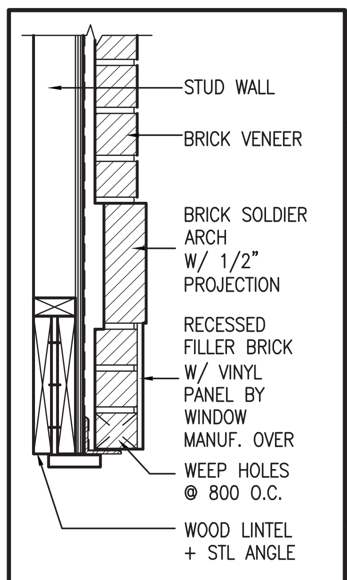
scale: 3/16" = 1'-0"

file name: 16023-S42-19

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-19.dwg - Tue - Mar 8 2022 - 1:01 PM



ROOF PLAN 'A'
N.T.S.



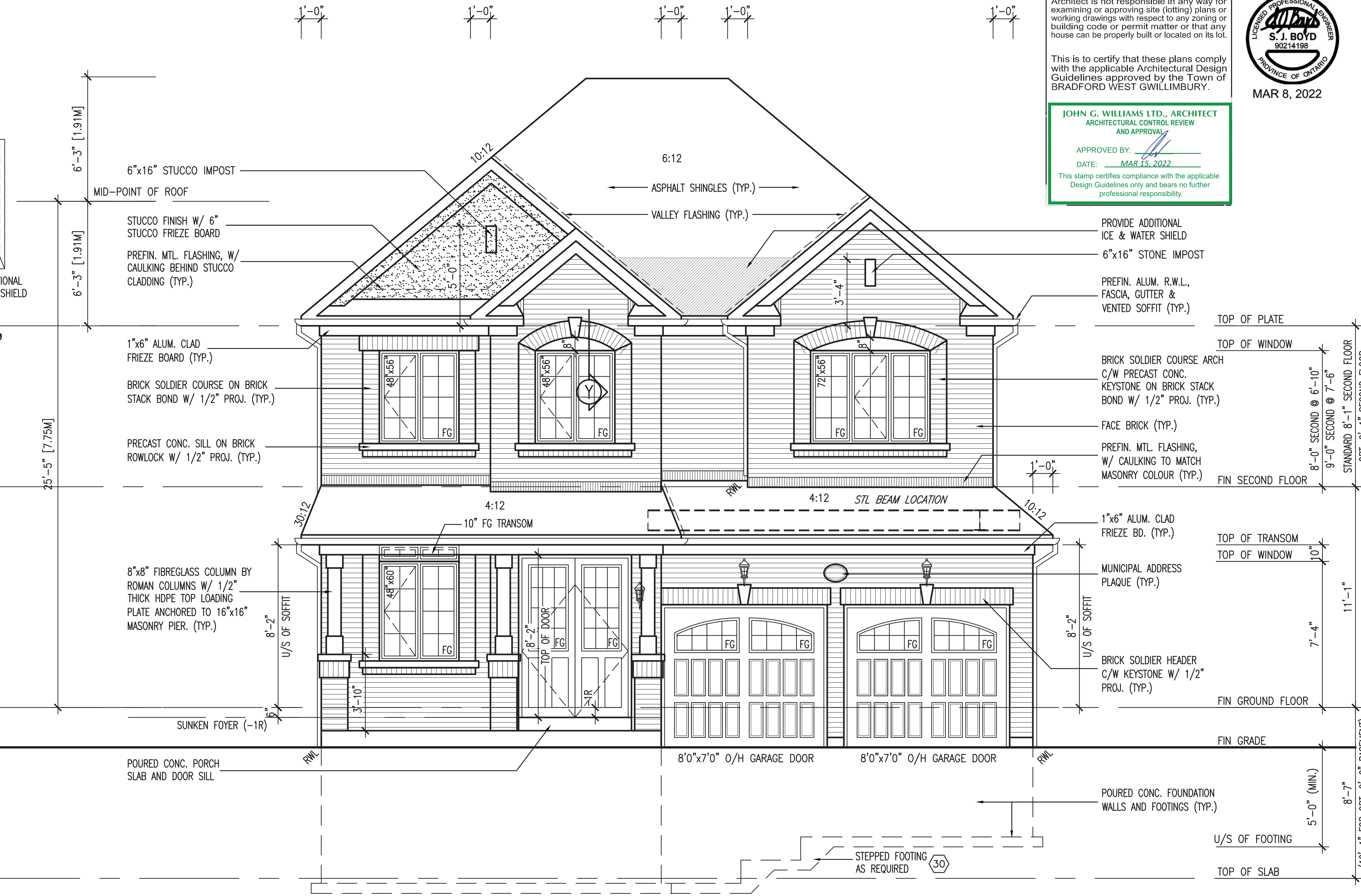
Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL N.T.S.

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 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



FRONT ELEVATION 'A'

10' GROUND

REVIEWED

S42-19

project no. 16023
drawing no. 36

BAYVIEW WELLINGTON
municipality BRADFORD, ONTARIO
project name GREEN VALLEY EAST
FRONT ELEVATION 'A'
file name 16023-S42-19
date OCTOBER 2021
drawn by TP
checked by JWM
scale 3/16" = 1'-0"

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-19.dwg - Tue - Mar 8 2022 - 1:01 PM

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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 name signature BCIN 25591
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			
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4			
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

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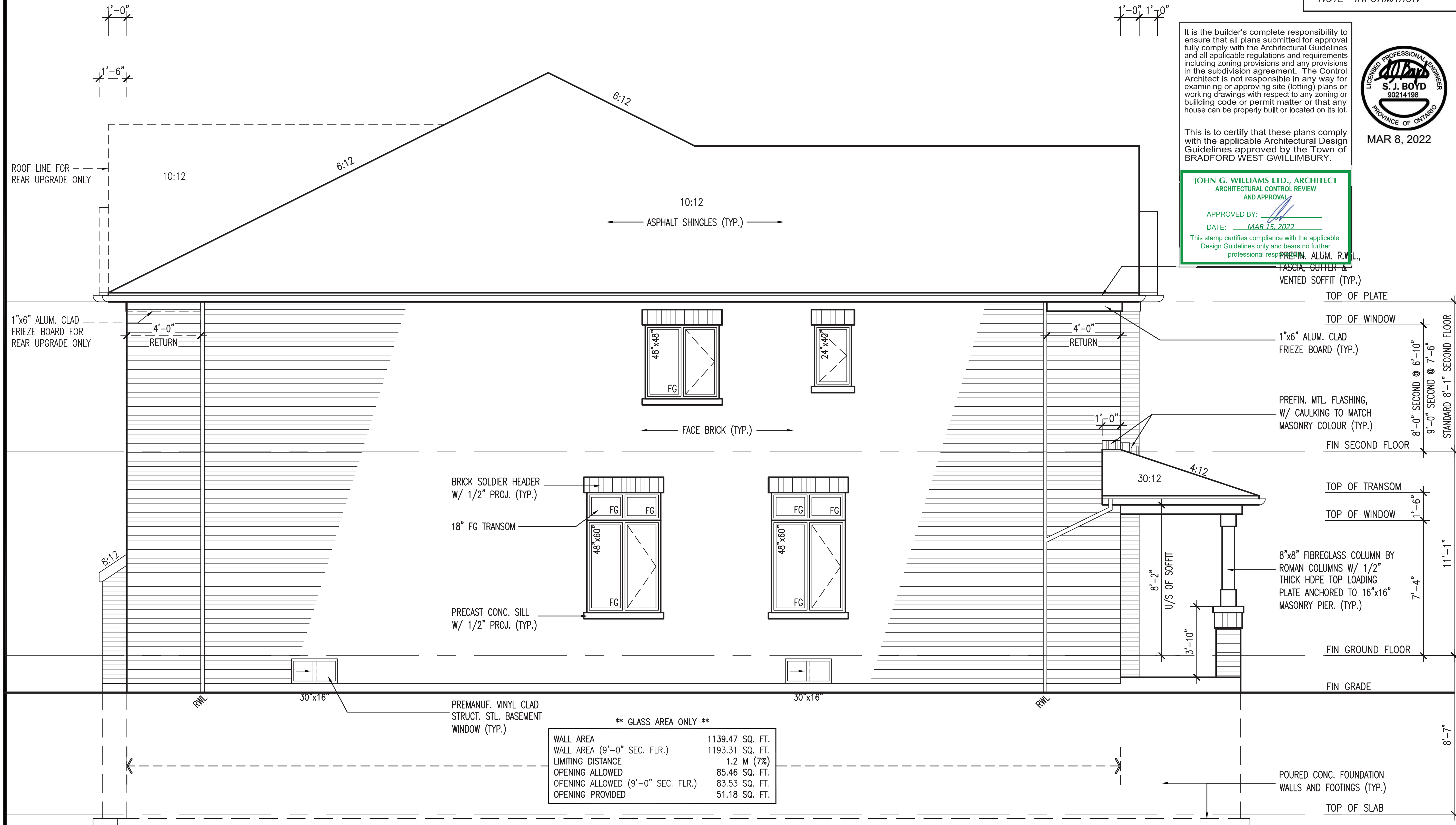
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD WEST GWILLIMBURY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional resp...

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



** GLASS AREA ONLY **

WALL AREA	1139.47 SQ. FT.
WALL AREA (9'-0" SEC. FLR.)	1193.31 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	85.46 SQ. FT.
OPENING ALLOWED (9'-0" SEC. FLR.)	83.53 SQ. FT.
OPENING PROVIDED	51.18 SQ. FT.

10' GROUND

LEFT SIDE ELEVATION 'A'

REVIEWED

S42-19

project no. 16023
drawing no. 37

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST
municipality BRADFORD, ONTARIO
LEFT SIDE ELEVATION 'A'
date OCTOBER 2021
drawn by TP
checked by JWM
scale 3/16" = 1'-0"
file name 16023-S42-19

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

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qualification information
Wellington Jno-Baptiste 25591
name signature BCIN
registration information
VA3 Design Inc. 42658

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no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
4			
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8			
9			

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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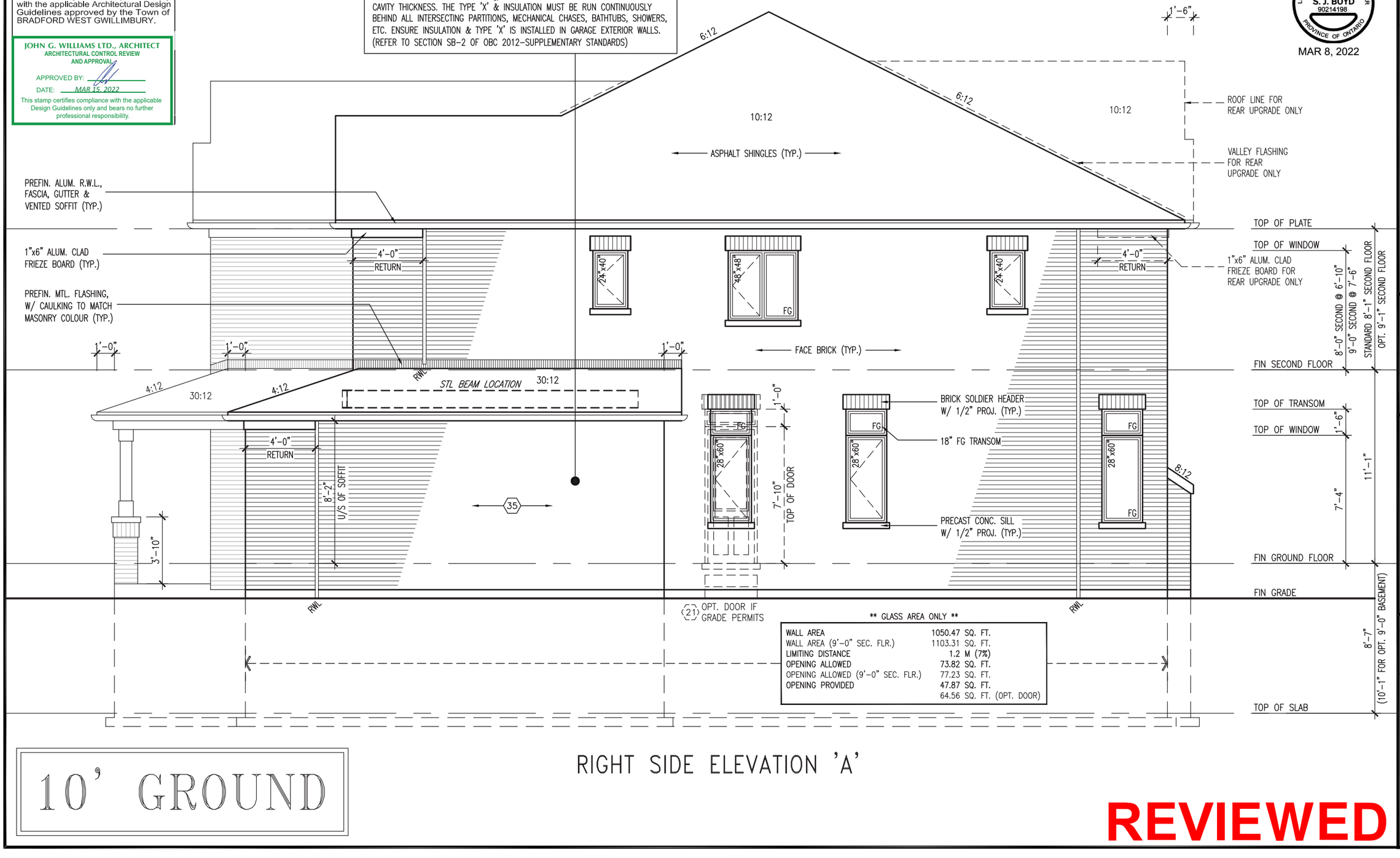
BRICK VENEER CONSTRUCTION

(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)

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION



** GLASS AREA ONLY **

WALL AREA	1050.47 SQ. FT.
WALL AREA (9'-0" SEC. FLR.)	1103.31 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	73.82 SQ. FT.
OPENING ALLOWED (9'-0" SEC. FLR.)	77.23 SQ. FT.
OPENING PROVIDED	47.87 SQ. FT.
	64.56 SQ. FT. (OPT. DOOR)

10' GROUND

RIGHT SIDE ELEVATION 'A'

REVIEWED

LICENSED PROFESSIONAL ENGINEER S.J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022

S42-19 -

project no. 16023
drawing no. 38

BAYVIEW WELLINGTON

municipality BRADFORD, ONTARIO

project name GREEN VALLEY EAST

RIGHT SIDE ELEVATION 'A'

date OCTOBER 2021
drawn by TP
checked by JWM
scale 3/16" = 1'-0"
file name 16023-S42-19

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

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qualification information: Wellington Jno-Baptiste 25591 BCIN
registration information: VA3 Design Inc. 42658
signature

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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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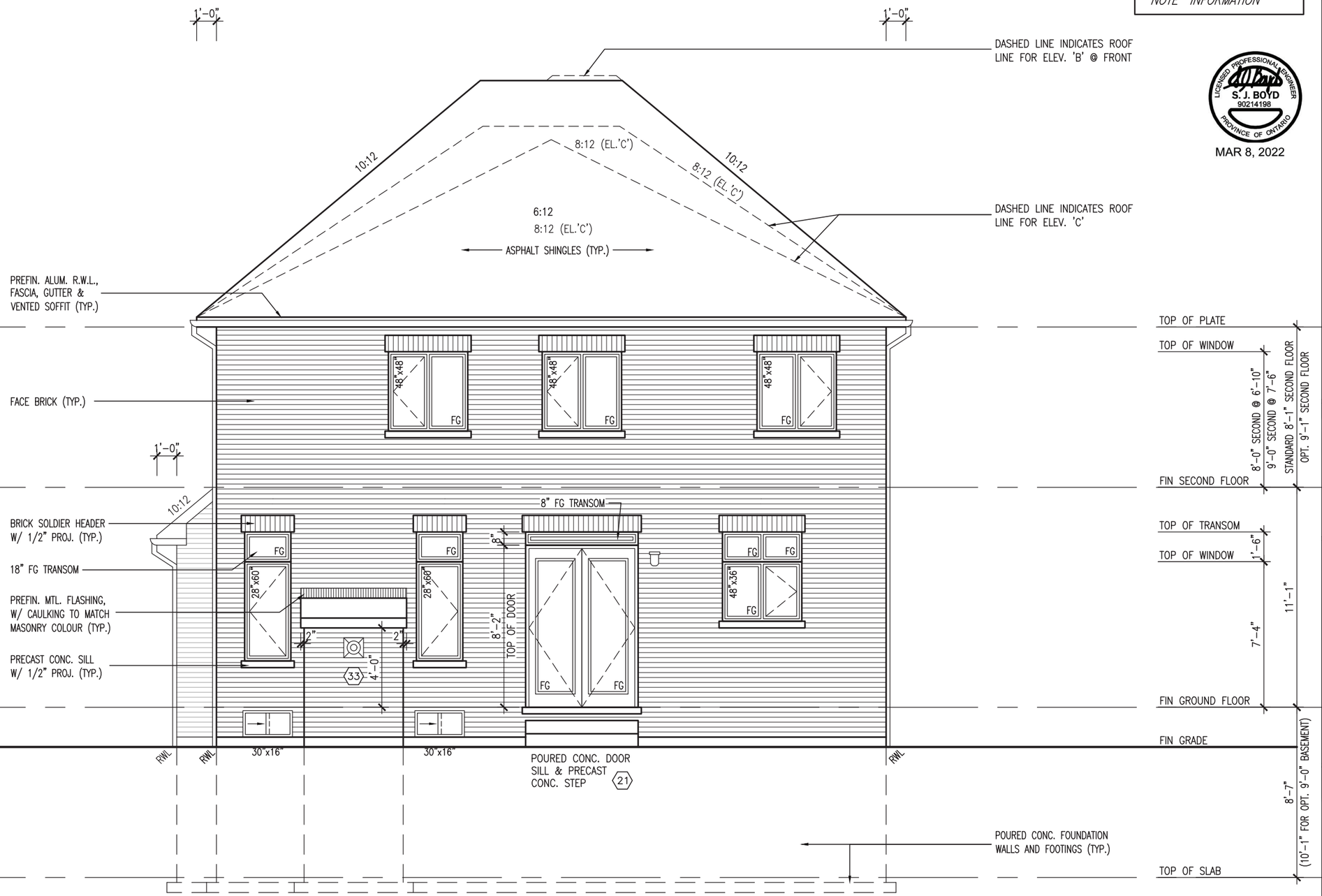
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



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

10' GROUND

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

municipality: BRADFORD, ONTARIO

project name: GREEN VALLEY EAST

date: OCTOBER 2021

drawn by: TP

checked by: JWM

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

REAR ELEVATION 'A'

file name: 16023-S42-19

project no. 16023

drawing no. 39

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

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qualification information: Wellington Jno-Baptiste — BCIN 25591
registration information: VA3 Design Inc. — BCIN 42658
signature

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no.	description	date	by
9	.	.	.
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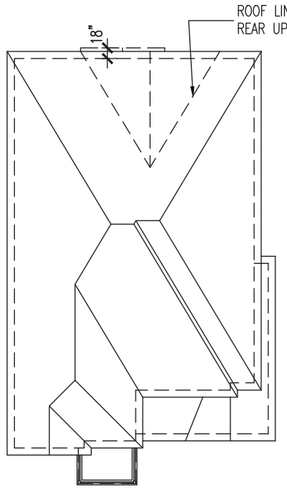
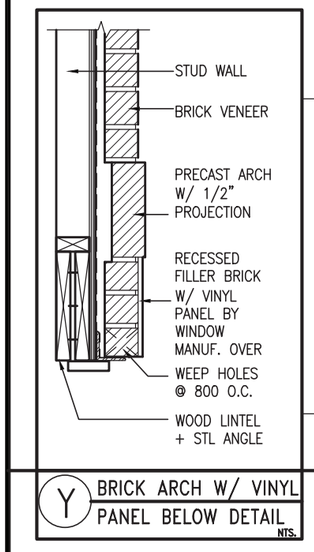
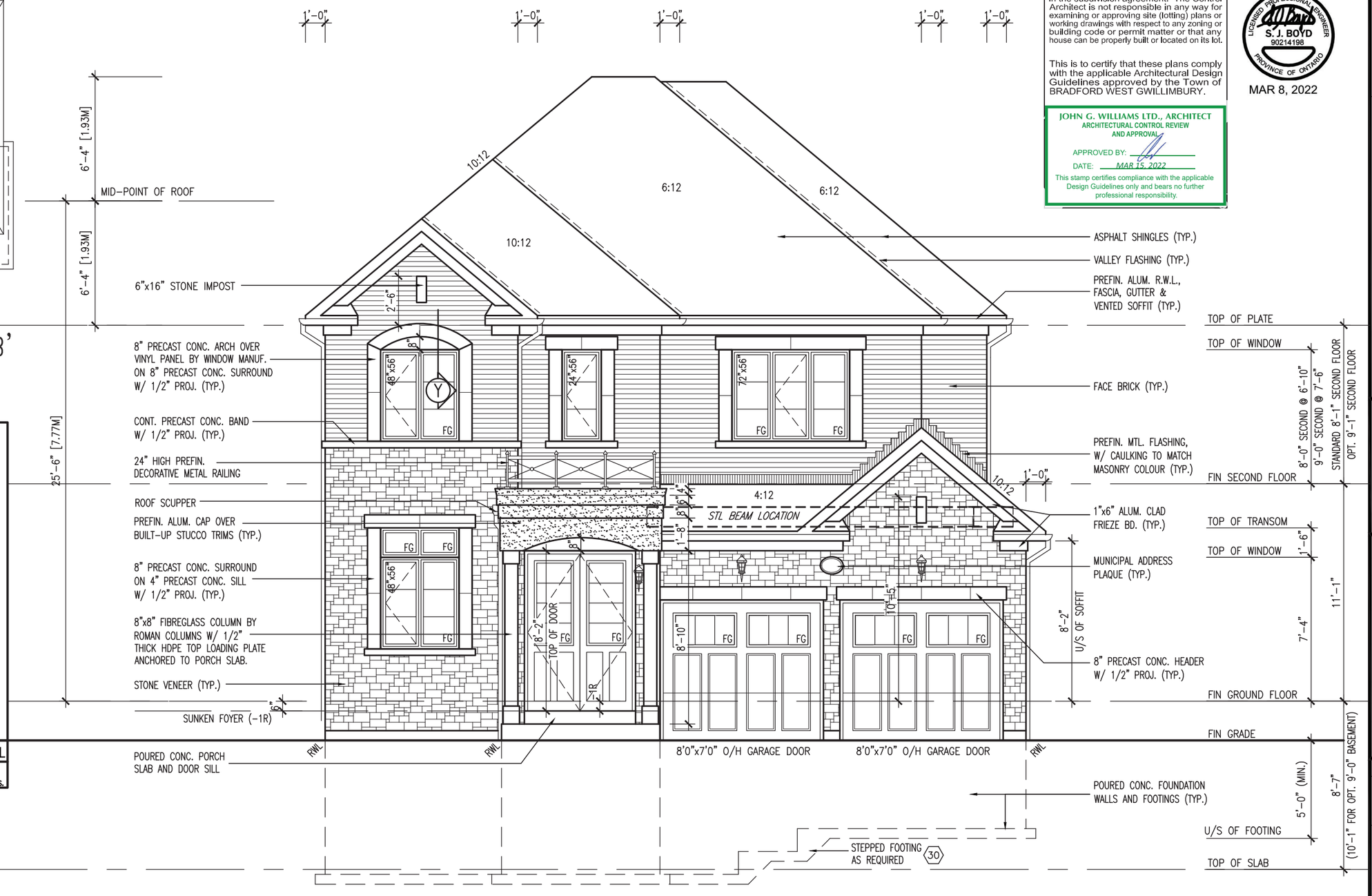
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3



ROOF PLAN 'B'
N.T.S.



Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL
NTS.



FRONT ELEVATION 'B'

10' GROUND

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

REVIEWED

no.	description	date	by
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2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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qualification information
Wellington Jno-Baptiste 25591
name BCIN
registration information 42658
VA3 Design Inc.
signature

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
S42-19
-
project name GREEN VALLEY EAST
municipality BRADFORD, ONTARIO
project no. 16023
date OCTOBER 2021
drawn by TP
checked by JWM
scale 3/16" = 1'-0"
drawing no. 40
FRONT ELEVATION 'B'
file name 16023-S42-19

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

1'-0"
1'-6"
ROOF LINE FOR REAR UPGRADE ONLY
10:12
6:12
10:12
6:12
10:12
ASPHALT SHINGLES (TYP.)
PREFIN. ALUM. F.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
TOP OF PLATE
TOP OF WINDOW
1"x6" ALUM. CLAD FRIEZE BOARD FOR REAR UPGRADE ONLY
4'-0" RETURN
1"x6" ALUM. CLAD FRIEZE BOARD (TYP.)
CONT. PRECAST CONC. BAND W/ 1/2" PROJ. FOR REAR UPGRADE ONLY
CONT. PRECAST CONC. BAND W/ 1/2" PROJ. (TYP.)
2'-10"
48"x48" FG
24"x40"
FACE BRICK (TYP.)
24" HIGH PREFIN. DECORATIVE METAL RAILING
FIN SECOND FLOOR
8'-0" SECOND @ 6'-10"
9'-0" SECOND @ 7'-6"
STANDARD 8'-1" SECOND FLOOR
OPT. 9'-1" SECOND FLOOR
ROOF SCUPPER
TOP OF TRANSOM
TOP OF WINDOW
1'-6"
1'-8"
1'-8"
BRICK SOLDIER HEADER W/ 1/2" PROJ. (TYP.)
18" FG TRANSOM
48"x60" FG
PRECAST CONC. SILL W/ 1/2" PROJ. (TYP.)
PREFIN. ALUM. CAP OVER BUILT-UP STUCCO TRIMS (TYP.)
STONE VENEER (TYP.)
8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB.
8'-2"
7'-4"
11'-1"
FIN GROUND FLOOR
8:12
RWL
30"x16"
PREMANUF. VINYL CLAD STRUCT. STL. BASEMENT WINDOW (TYP.)
FIN GRADE
8'-7"
(10'-1" FOR OPT. 9'-0" BASEMENT)
POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)
TOP OF SLAB

** GLASS AREA ONLY **

WALL AREA	1160.64 SQ. FT.
WALL AREA (9'-0" SEC. FLR.)	1215.47 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	81.24 SQ. FT.
OPENING ALLOWED (9'-0" SEC. FLR.)	85.08 SQ. FT.
OPENING PROVIDED	51.18 SQ. FT.

10' GROUND

LEFT SIDE ELEVATION 'B'

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 41
LEFT SIDE ELEVATION 'B'
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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qualification information: Wellington Jno-Baptiste 25591 BCIN
registration information: VA3 Design Inc. 42658
signature

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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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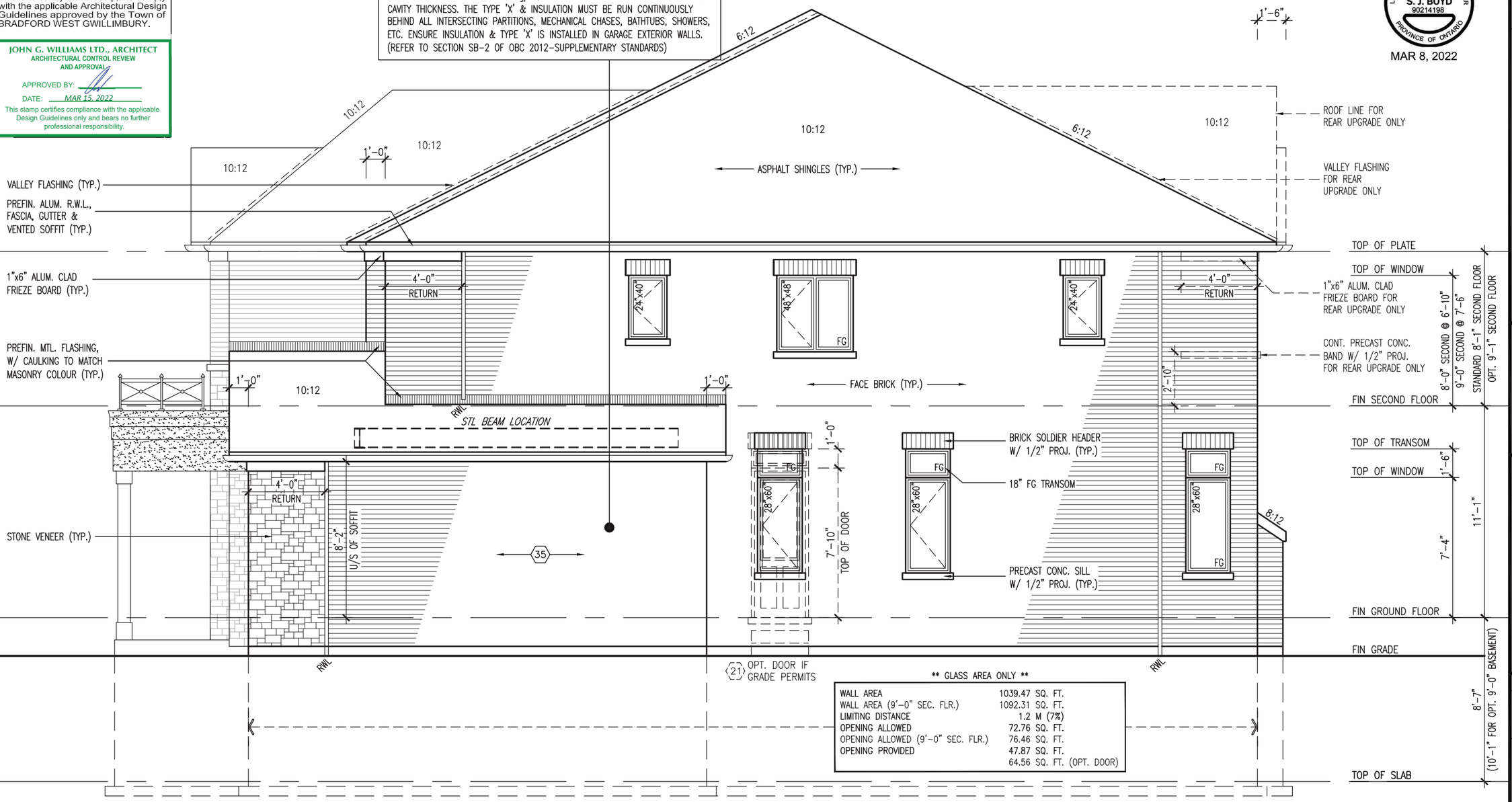
BRICK VENEER CONSTRUCTION

(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)

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER S.J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022



** GLASS AREA ONLY **

WALL AREA	1039.47 SQ. FT.
WALL AREA (9'-0" SEC. FLR.)	1092.31 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	72.76 SQ. FT.
OPENING ALLOWED (9'-0" SEC. FLR.)	76.46 SQ. FT.
OPENING PROVIDED	47.87 SQ. FT.
	64.56 SQ. FT. (OPT. DOOR)

10' GROUND

RIGHT SIDE ELEVATION 'B'

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 42
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\v42\16023-S42-19.dwg - Tue - Mar 8 2022 - 1:01 PM

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registration information: VA3 Design Inc.
signature
BCIN: 25591
BCIN: 42658

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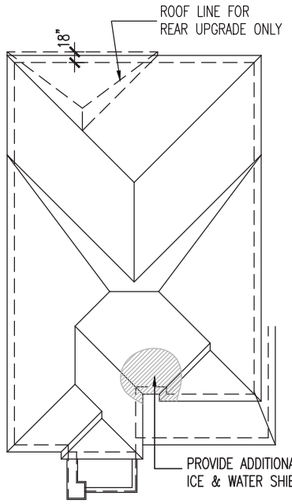

ROOF PLAN 'C'
N.T.S.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

FRONT ELEVATION 'C'

10' GROUND

REVIEWED

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

BAYVIEW WELLINGTON
S42-19
-

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 43
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
FRONT ELEVATION 'C'
file name: 16023-S42-19
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signature: [signature]
BCIN: 25591
42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All designs, plans and specifications remain 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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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

1'-0" 1'-0"

1'-0"

1'-6"

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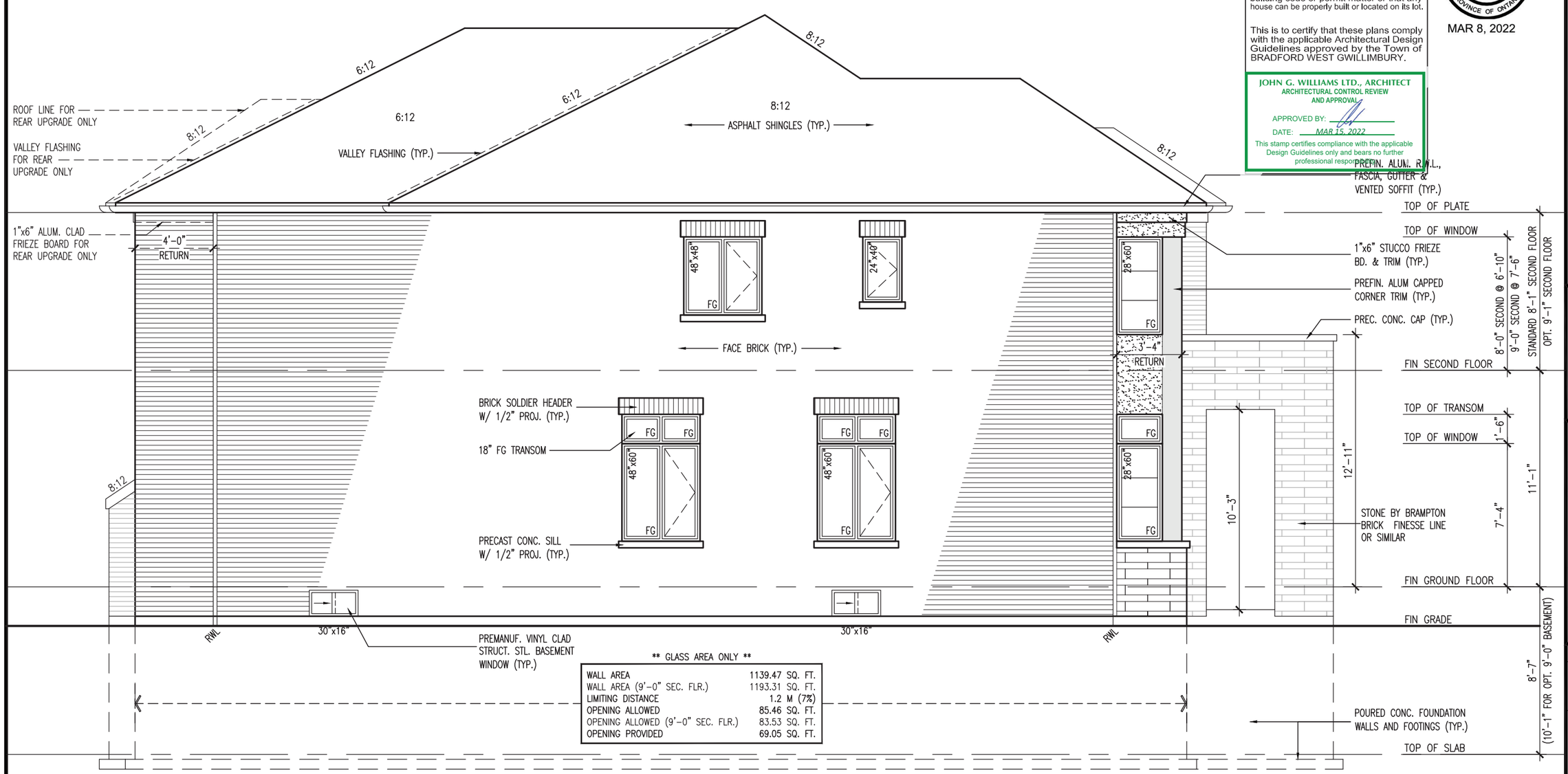
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



** GLASS AREA ONLY **

WALL AREA	1139.47 SQ. FT.
WALL AREA (9'-0" SEC. FLR.)	1193.31 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	85.46 SQ. FT.
OPENING ALLOWED (9'-0" SEC. FLR.)	83.53 SQ. FT.
OPENING PROVIDED	69.05 SQ. FT.

10' GROUND

LEFT SIDE ELEVATION 'C'

REVIEWED

S42-19 -

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ONTARIO

project name GREEN VALLEY EAST

LEFT SIDE ELEVATION 'C'

drawing no. 44

date OCTOBER 2021 | drawn by TP | checked by JWM | scale 3/16" = 1'-0" | file name 16023-S42-19

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\v42\16023-S42-19.dwg - Tue - Mar 8 2022 - 1:01 PM

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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 25591
registration information 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 dimensions and specification are returned to specified 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 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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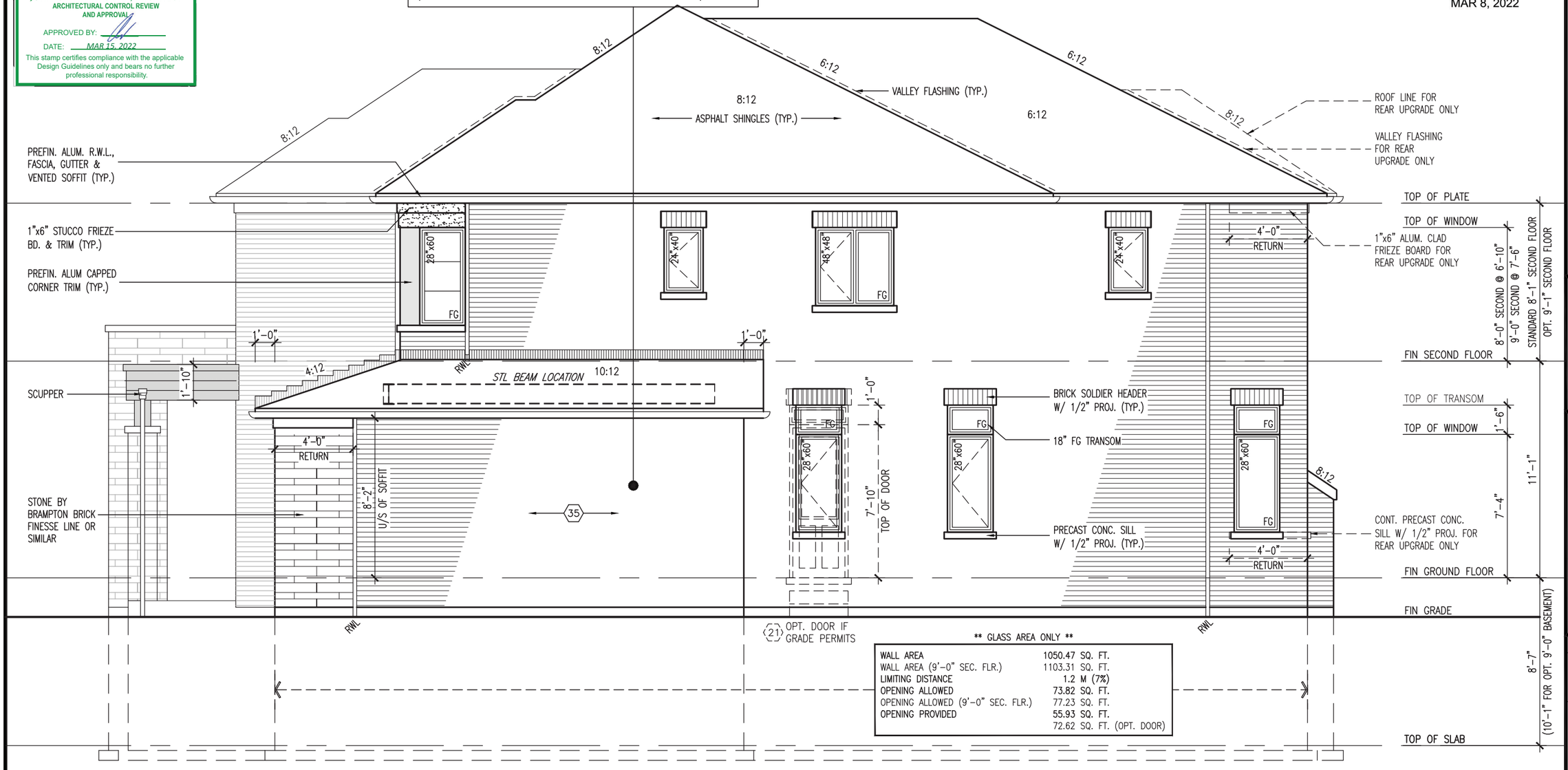
BRICK VENEER CONSTRUCTION

(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)

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022



** GLASS AREA ONLY **

WALL AREA	1050.47 SQ. FT.
WALL AREA (9'-0" SEC. FLR.)	1103.31 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	73.82 SQ. FT.
OPENING ALLOWED (9'-0" SEC. FLR.)	77.23 SQ. FT.
OPENING PROVIDED	55.93 SQ. FT.
	72.62 SQ. FT. (OPT. DOOR)

10' GROUND

RIGHT SIDE ELEVATION 'C'

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST
municipality BRADFORD, ONTARIO
date OCTOBER 2021
drawn by TP
checked by JWM
scale 3/16" = 1'-0"
file name 16023-S42-19
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project no. 16023
drawing no. 45
RIGHT SIDE ELEVATION 'C'

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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 25591 BCIN
registration information 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 dimensions are in millimetres unless noted otherwise. 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 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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R.W.L. AS REQUIRED & AS PER MUNICIPALITY

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

10' GROUND

REAR ELEVATION 'A'/'B'/'C' – W.O.D. CONDITION

BASEMENT WINDOW SIZES
4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS

REVIEWED

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
REAR ELEVATION 'A' – W.O.D. COND.
file name: 16023-S42-19
project no. 16023
drawing no. 46

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

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qualification information: Wellington Jno-Baptiste
registration information: VA3 Design Inc.
signature
25591
BCIN 42658

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1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

10' GROUND

REAR ELEVATION 'A'/'B'/'C' – W.O.B. CONDITION

REVIEWED

S42-19

project no. 16023
drawing no. 47

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
REAR ELEVATION 'A' – W.O.B. COND.
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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 — BCIN 25591
registration information
VA3 Design Inc. — 42658

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no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
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APPROVED BY:
DATE: MAR 15, 2022
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R.W.L. AS REQUIRED & AS PER MUNICIPALITY

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022

Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL NTS.

10' GROUND

REAR UPGRADE ELEVATION 'A'

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
project no. 16023
drawing no. 48

REAR UPGRADE ELEVATION 'A'

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

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qualification information
Wellington Jno-Baptiste 25591
name BCIN
registration information 42658
VA3 Design Inc.

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
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NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

Y BRICK ARCH W/ VINYL PANEL BELOW DETAIL NTS.

REAR UPGRADE ELEVATION 'B'

10' GROUND

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 49
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
REAR UPGRADE ELEVATION 'B'
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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qualification information: Wellington Jno-Baptiste
registration information: VA3 Design Inc.
signature
25591
BCIN 42658

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LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022

REAR UPGRADE ELEVATION 'C'

10' GROUND

REVIEWED

BAYVIEW WELLINGTON
S42-19
-
project no. 16023
drawing no. 50
municipality BRADFORD, ONTARIO
REAR UPGRADE ELEVATION 'C'
project name GREEN VALLEY EAST
date OCTOBER 2021
drawn by TP
checked by JWM
scale 3/16" = 1'-0"
file name 16023-S42-19
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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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qualification information
registration information
Wellington Jno-Baptiste
name
VA3 Design Inc.
signature
25591
BCIN
42658

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022

10' GROUND

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

REVIEWED

S42-19 -

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD, ONTARIO

project name GREEN VALLEY EAST

REAR UPGRADE ELEVATION 'A' – W.O.D. COND.

drawing no. 51

date OCTOBER 2021 | checked by JWM | scale 3/16" = 1'-0" | file name 16023-S42-19

drawn by TP

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

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qualification information — Wellington Jno-Baptiste — 25591
registration information — VA3 Design Inc. — 42658
signature — BCIN

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NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022

10' GROUND

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

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no.: 16023
drawing no.: 52
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
REAR UPGRADE ELEVATION 'B' – W.O.D. COND.
file name: 16023-S42-19
RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Units\v42\16023-S42-19.dwg – Tue – Mar 8 2022 – 1:01 PM

VA3 DESIGN
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t 416.630.2255 f 416.630.4782
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registration information: VA3 Design Inc. — 42658
signature:

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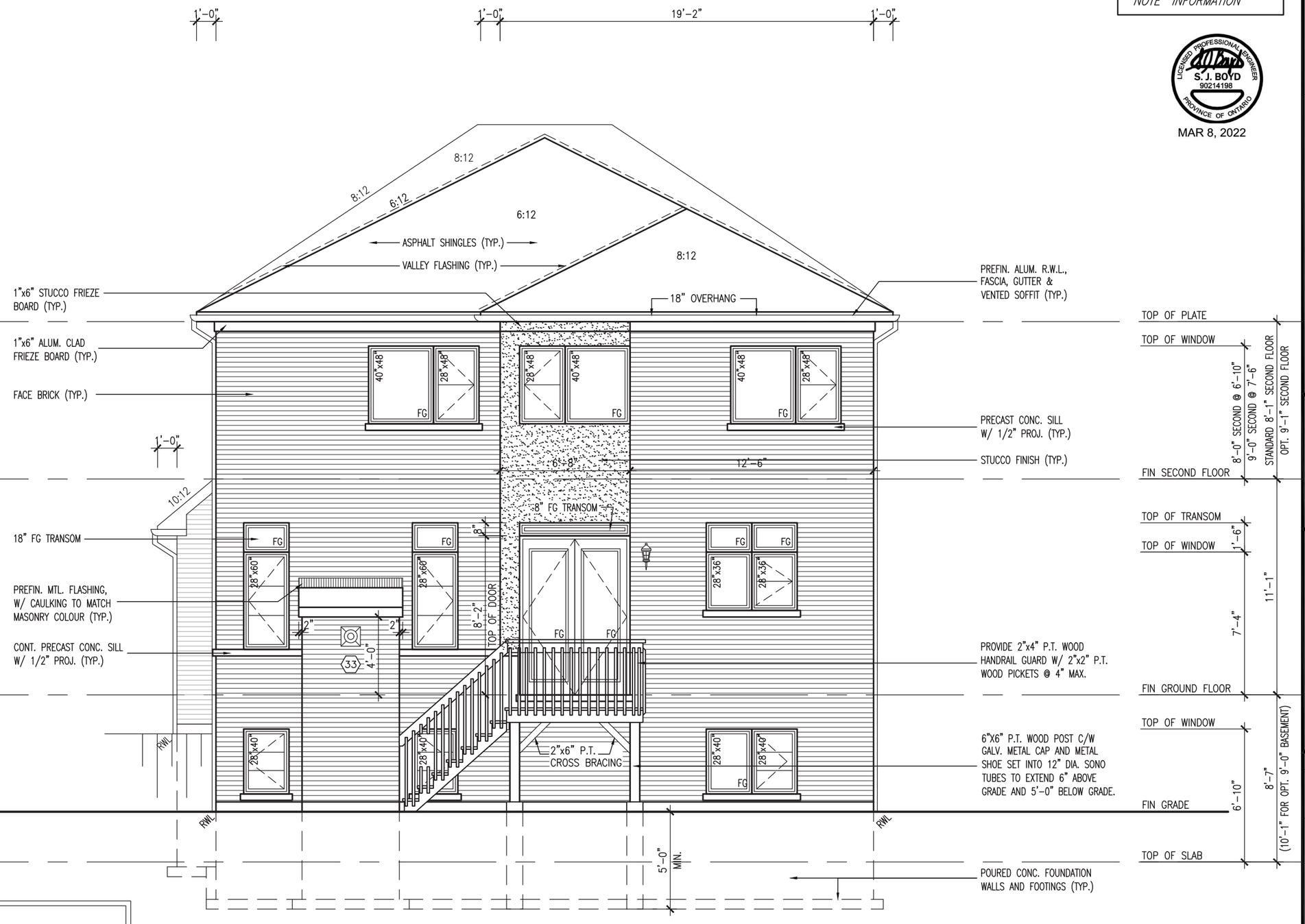
APPROVED BY:
DATE: MAR 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



10' GROUND

REAR UPGRADE ELEVATION 'C' – W.O.D. CONDITION

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 53
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
REAR UPGRADE ELEVATION 'C' – W.O.D. COND.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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
name
registration information
VA3 Design Inc.

signature

25591
BCIN
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
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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 15, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 8, 2022

10' GROUND

REAR UPGRADE ELEVATION 'A' – W.O.B. CONDITION

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 54
date: OCTOBER 2021
drawn by: TP
REAR UPGRADE ELEVATION 'A' – W.O.D. COND.
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

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qualification information: Wellington Jno-Baptiste 25591
registration information: VA3 Design Inc. 42658
signature

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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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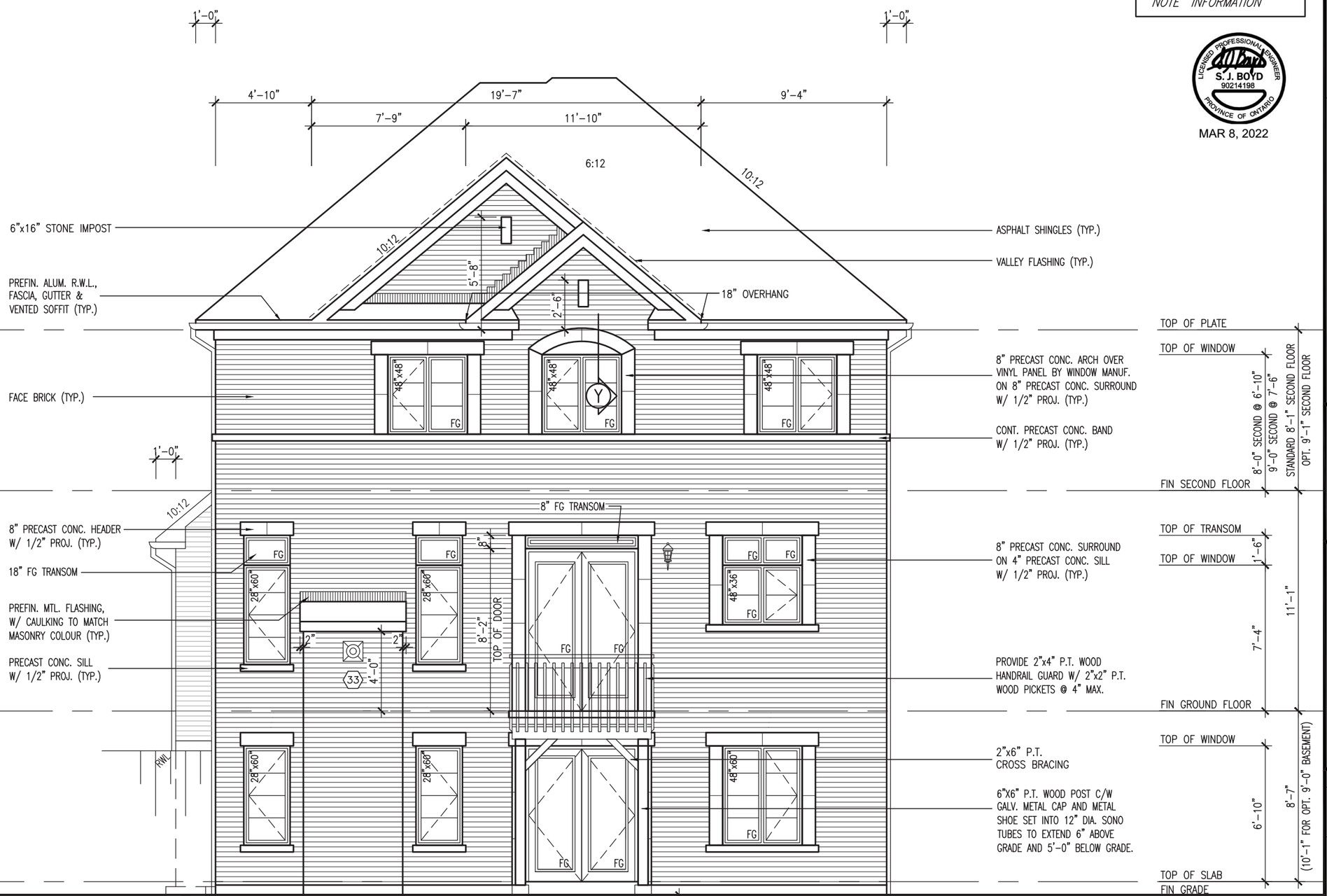
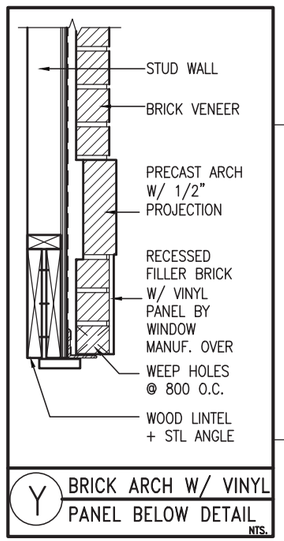
R.W.L. AS REQUIRED & AS PER MUNICIPALITY

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022





10' GROUND

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

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
drawing no. 55
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
REAR UPGRADE ELEVATION 'B' – W.O.D. COND.
file name: 16023-S42-19
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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
registration information: VA3 Design Inc. — 42658 — BCIN 25591

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All design and shop drawings submitted to the Designer are 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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4	.	.	.
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: MAR 15, 2022
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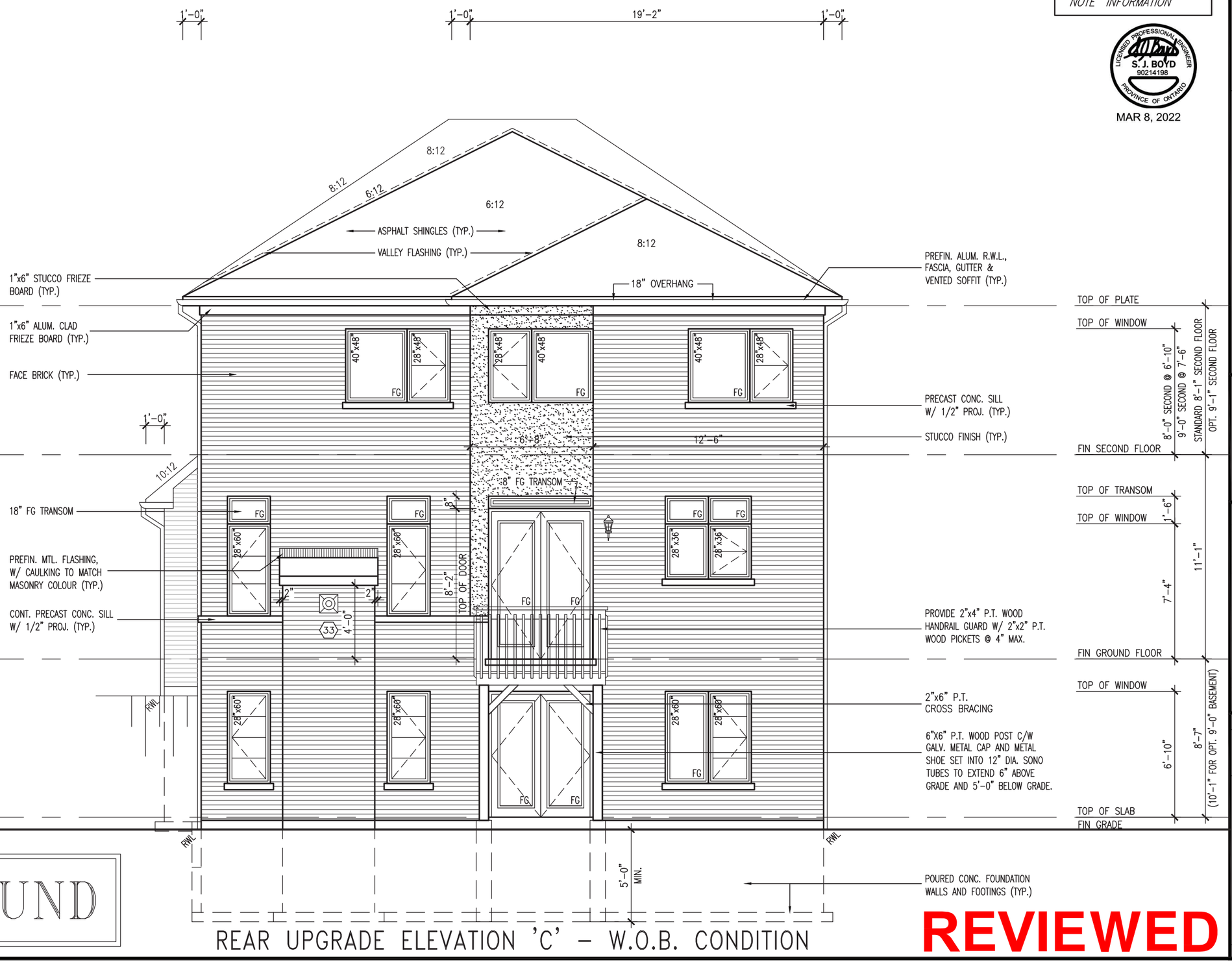
R.W.L. AS REQUIRED & AS PER MUNICIPALITY

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
90214198
PROVINCE OF ONTARIO
MAR 8, 2022



10' GROUND

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

REVIEWED

S42-19 -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
date: OCTOBER 2021
drawing no. 56
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
REAR UPGRADE ELEVATION 'C' – W.O.D. COND.

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qualification information: Wellington Jno-Baptiste 25591
registration information: VA3 Design Inc. 42658
signature: [signature] BCIN

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2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

STANDARD & REAR UPGRADE 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION A	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	132.31 S.F.	18.53 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	74.83 S.F.	6.45 %
REAR	714 S.F.	153.05 S.F.	21.44 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3750.00 S.F.	441.52 S.F.	11.77 %
TOTAL SQ. M.	348.38 S.M.	41.02 S.M.	11.77 %

STANDARD & REAR UPGRADE 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION A -W.O.D.	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	132.31 S.F.	18.53 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	74.83 S.F.	6.45 %
REAR	849 S.F.	175.28 S.F.	20.65 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3885.00 S.F.	463.75 S.F.	11.94 %
TOTAL SQ. M.	360.93 S.M.	43.08 S.M.	11.94 %

STANDARD & REAR UPGRADE 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION A -W.O.B.	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	132.31 S.F.	18.53 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	74.83 S.F.	6.45 %
REAR	959 S.F.	228.44 S.F.	23.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3995.00 S.F.	516.91 S.F.	12.94 %
TOTAL SQ. M.	371.14 S.M.	48.02 S.M.	12.94 %

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION A	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	132.31 S.F.	18.53 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	86.17 S.F.	7.42 %
REAR	714 S.F.	153.05 S.F.	21.44 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3750.00 S.F.	452.86 S.F.	12.08 %
TOTAL SQ. M.	348.38 S.M.	42.07 S.M.	12.08 %

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION A -W.O.D.	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	132.31 S.F.	18.53 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	86.17 S.F.	7.42 %
REAR	849 S.F.	175.28 S.F.	20.65 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3885.00 S.F.	475.09 S.F.	12.23 %
TOTAL SQ. M.	360.93 S.M.	44.14 S.M.	12.23 %

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION A -W.O.B.	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	132.31 S.F.	18.53 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	86.17 S.F.	7.42 %
REAR	959 S.F.	228.44 S.F.	23.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3995.00 S.F.	528.25 S.F.	13.22 %
TOTAL SQ. M.	371.14 S.M.	49.08 S.M.	13.22 %

STANDARD & REAR UPGRADE 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION B	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	124.31 S.F.	17.41 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	74.83 S.F.	6.45 %
REAR	714 S.F.	153.05 S.F.	21.44 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3750.00 S.F.	433.52 S.F.	11.56 %
TOTAL SQ. M.	348.38 S.M.	40.27 S.M.	11.56 %

STANDARD & REAR UPGRADE 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION B -W.O.D.	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	124.31 S.F.	17.41 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	74.83 S.F.	6.45 %
REAR	849 S.F.	175.28 S.F.	20.65 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3885.00 S.F.	455.75 S.F.	11.73 %
TOTAL SQ. M.	360.93 S.M.	42.34 S.M.	11.73 %

STANDARD & REAR UPGRADE 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION B -W.O.B.	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	124.31 S.F.	17.41 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	74.83 S.F.	6.45 %
REAR	959 S.F.	228.44 S.F.	23.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3995.00 S.F.	508.91 S.F.	12.74 %
TOTAL SQ. M.	371.14 S.M.	47.28 S.M.	12.74 %

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION B	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	124.31 S.F.	17.41 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	86.17 S.F.	7.42 %
REAR	714 S.F.	153.05 S.F.	21.44 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3750.00 S.F.	444.86 S.F.	11.86 %
TOTAL SQ. M.	348.38 S.M.	41.33 S.M.	11.86 %

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION B -W.O.D.	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	124.31 S.F.	17.41 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	86.17 S.F.	7.42 %
REAR	849 S.F.	175.28 S.F.	20.65 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3885.00 S.F.	467.09 S.F.	12.02 %
TOTAL SQ. M.	360.93 S.M.	43.39 S.M.	12.02 %

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL.

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S42-19 ELEVATION B -W.O.B.	**ENERGY EFFICIENCY – OBC SB12**		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	124.31 S.F.	17.41 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	86.17 S.F.	7.42 %
REAR	959 S.F.	228.44 S.F.	23.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3995.00 S.F.	520.25 S.F.	13.02 %
TOTAL SQ. M.	371.14 S.M.	48.33 S.M.	13.02 %

10' GROUND

REVIEWED

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
4	.	.	.
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qualification information: Wellington Jno-Baptiste, signature, BCIN 25591

registration information: VA3 Design Inc., 42658

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VA3 DESIGN
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t 416.630.2255 f 416.630.4782
va3design.com

project name: GREEN VALLEY EAST
BAYVIEW WELLINGTON
municipality: BRADFORD, ONTARIO
S42-19
project no. 16023
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
SB-12 CHARTS
file name: 16023-S42-19
drawing no. 57
RICHARD – H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-19.dwg – Tue – Mar 8 2022 – 1:01 PM

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 10' GDN. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	86.50 S.F.	7.45 %
REAR	714 S.F.	153.05 S.F.	21.44 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3750.00 S.F.	527.53 S.F.	14.07 %
TOTAL SQ. M.	348.38 S.M.	49.01 S.M.	14.07 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 10' GDN. FL.

S42-19 ELEVATION C -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	86.50 S.F.	7.45 %
REAR	849 S.F.	175.28 S.F.	20.65 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3885.00 S.F.	549.76 S.F.	14.15 %
TOTAL SQ. M.	360.93 S.M.	51.07 S.M.	14.15 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 10' GDN. FL.

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	86.50 S.F.	7.45 %
REAR	959 S.F.	228.44 S.F.	23.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3995.00 S.F.	602.92 S.F.	15.09 %
TOTAL SQ. M.	371.14 S.M.	56.01 S.M.	15.09 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 10' GDN. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	97.83 S.F.	8.43 %
REAR	714 S.F.	153.05 S.F.	21.44 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3750.00 S.F.	538.86 S.F.	14.37 %
TOTAL SQ. M.	348.38 S.M.	50.06 S.M.	14.37 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 10' GDN. FL.

S42-19 ELEVATION C -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	97.83 S.F.	8.43 %
REAR	849 S.F.	175.28 S.F.	20.65 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3885.00 S.F.	561.09 S.F.	14.44 %
TOTAL SQ. M.	360.93 S.M.	52.13 S.M.	14.44 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 10' GDN. FL.

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	97.83 S.F.	8.43 %
REAR	959 S.F.	228.44 S.F.	23.82 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3995.00 S.F.	614.25 S.F.	15.38 %
TOTAL SQ. M.	371.14 S.M.	57.07 S.M.	15.38 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 10' GDN. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	86.50 S.F.	7.45 %
REAR	714 S.F.	176.05 S.F.	24.66 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3750.00 S.F.	550.53 S.F.	14.68 %
TOTAL SQ. M.	348.38 S.M.	51.15 S.M.	14.68 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 10' GDN. FL.

S42-19 ELEVATION C -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	86.50 S.F.	7.45 %
REAR	849 S.F.	200.50 S.F.	23.62 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3885.00 S.F.	574.98 S.F.	14.80 %
TOTAL SQ. M.	360.93 S.M.	53.42 S.M.	14.80 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 10' GDN. FL.

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	86.50 S.F.	7.45 %
REAR	959 S.F.	254.78 S.F.	26.57 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3995.00 S.F.	629.26 S.F.	15.75 %
TOTAL SQ. M.	371.14 S.M.	58.46 S.M.	15.75 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 10' GDN. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	97.83 S.F.	8.43 %
REAR	714 S.F.	176.05 S.F.	24.66 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3750.00 S.F.	561.86 S.F.	14.98 %
TOTAL SQ. M.	348.38 S.M.	52.20 S.M.	14.98 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 10' GDN. FL.

S42-19 ELEVATION C -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	97.83 S.F.	8.43 %
REAR	849 S.F.	200.50 S.F.	23.62 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3885.00 S.F.	586.31 S.F.	15.09 %
TOTAL SQ. M.	360.93 S.M.	54.47 S.M.	15.09 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 10' GDN. FL.

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	97.83 S.F.	8.43 %
REAR	959 S.F.	254.78 S.F.	26.57 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3995.00 S.F.	640.59 S.F.	16.03 %
TOTAL SQ. M.	371.14 S.M.	59.51 S.M.	16.03 %

10' GROUND

REVIEWED

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
4			
5			
6			
7			
8			
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.
qualification information
Wellington Jno-Baptiste 25591
name signature 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

project name: GREEN VALLEY EAST
BAYVIEW WELLINGTON
municipality: BRADFORD, ONTARIO
S42-19
date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
SB-12 CHARTS
file name: 16023-S42-19
project no. 16023
drawing no. 58

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 10' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION A -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	132.31 S.F.	18.53 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	74.83 S.F.	6.45 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4029.00 S.F.	516.91 S.F.	12.83 %
TOTAL SQ. M.	374.30 S.M.	48.02 S.M.	12.83 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION A -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	132.31 S.F.	18.53 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	86.17 S.F.	7.42 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4029.00 S.F.	528.25 S.F.	13.11 %
TOTAL SQ. M.	374.30 S.M.	49.08 S.M.	13.11 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 10' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION B -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	124.31 S.F.	17.41 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	74.83 S.F.	6.45 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4029.00 S.F.	508.91 S.F.	12.63 %
TOTAL SQ. M.	374.30 S.M.	47.28 S.M.	12.63 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION B -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	124.31 S.F.	17.41 %
LEFT SIDE	1161 S.F.	81.33 S.F.	7.01 %
RIGHT SIDE	1161 S.F.	86.17 S.F.	7.42 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4029.00 S.F.	520.25 S.F.	12.91 %
TOTAL SQ. M.	374.30 S.M.	48.33 S.M.	12.91 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 10' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	86.50 S.F.	7.45 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4029.00 S.F.	602.92 S.F.	14.96 %
TOTAL SQ. M.	374.30 S.M.	56.01 S.M.	14.96 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 10' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	97.83 S.F.	8.43 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4029.00 S.F.	614.25 S.F.	15.25 %
TOTAL SQ. M.	374.30 S.M.	57.07 S.M.	15.25 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 10' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	86.50 S.F.	7.45 %
REAR	993 S.F.	254.78 S.F.	25.66 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4029.00 S.F.	629.26 S.F.	15.62 %
TOTAL SQ. M.	374.30 S.M.	58.46 S.M.	15.62 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR10' GDN. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	714 S.F.	179.81 S.F.	25.18 %
LEFT SIDE	1161 S.F.	108.17 S.F.	9.32 %
RIGHT SIDE	1161 S.F.	97.83 S.F.	8.43 %
REAR	993 S.F.	254.78 S.F.	25.66 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4029.00 S.F.	640.59 S.F.	15.90 %
TOTAL SQ. M.	374.30 S.M.	59.51 S.M.	15.90 %

10' GROUND, 9' BASEMENT

REVIEWED

no.	description	date	by
9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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 (name) — signature — 25591 (BCIN)
registration information
VA3 Design Inc. 42658

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t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON

S42-19
-

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO
project no. 16023
date: OCTOBER 2021
SB-12 CHARTS
drawing no. 59
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"
file name: 16023-S42-19
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	132.31 S.F.	17.69 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	74.83 S.F.	6.16 %
REAR	748 S.F.	153.05 S.F.	20.46 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3926.00 S.F.	441.52 S.F.	11.25 %
TOTAL SQ. M.	364.73 S.M.	41.02 S.M.	11.25 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	132.31 S.F.	17.69 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	86.17 S.F.	7.09 %
REAR	748 S.F.	153.05 S.F.	20.46 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3926.00 S.F.	452.86 S.F.	11.53 %
TOTAL SQ. M.	364.73 S.M.	42.07 S.M.	11.53 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION A -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	132.31 S.F.	17.69 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	74.83 S.F.	6.16 %
REAR	883 S.F.	175.28 S.F.	19.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4061.00 S.F.	463.75 S.F.	11.42 %
TOTAL SQ. M.	377.28 S.M.	43.08 S.M.	11.42 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION A -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	132.31 S.F.	17.69 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	86.17 S.F.	7.09 %
REAR	883 S.F.	175.28 S.F.	19.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4061.00 S.F.	475.09 S.F.	11.70 %
TOTAL SQ. M.	377.28 S.M.	44.14 S.M.	11.70 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION A -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	132.31 S.F.	17.69 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	74.83 S.F.	6.16 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4171.00 S.F.	516.91 S.F.	12.39 %
TOTAL SQ. M.	387.50 S.M.	48.02 S.M.	12.39 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION A -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	132.31 S.F.	17.69 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	86.17 S.F.	7.09 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4171.00 S.F.	528.25 S.F.	12.66 %
TOTAL SQ. M.	387.50 S.M.	49.08 S.M.	12.66 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	124.31 S.F.	16.62 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	74.83 S.F.	6.16 %
REAR	748 S.F.	153.05 S.F.	20.46 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3926.00 S.F.	433.52 S.F.	11.04 %
TOTAL SQ. M.	364.73 S.M.	40.27 S.M.	11.04 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	124.31 S.F.	16.62 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	86.17 S.F.	7.09 %
REAR	748 S.F.	153.05 S.F.	20.46 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3926.00 S.F.	444.86 S.F.	11.33 %
TOTAL SQ. M.	364.73 S.M.	41.33 S.M.	11.33 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION B -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	124.31 S.F.	16.62 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	74.83 S.F.	6.16 %
REAR	883 S.F.	175.28 S.F.	19.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4061.00 S.F.	455.75 S.F.	11.22 %
TOTAL SQ. M.	377.28 S.M.	42.34 S.M.	11.22 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION B -W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	124.31 S.F.	16.62 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	86.17 S.F.	7.09 %
REAR	883 S.F.	175.28 S.F.	19.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4061.00 S.F.	467.09 S.F.	11.50 %
TOTAL SQ. M.	377.28 S.M.	43.39 S.M.	11.50 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION B -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	124.31 S.F.	16.62 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	74.83 S.F.	6.16 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4171.00 S.F.	508.91 S.F.	12.20 %
TOTAL SQ. M.	387.50 S.M.	47.28 S.M.	12.20 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION B -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	124.31 S.F.	16.62 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	86.17 S.F.	7.09 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4171.00 S.F.	520.25 S.F.	12.47 %
TOTAL SQ. M.	387.50 S.M.	48.33 S.M.	12.47 %

SECOND

10' GROUND, 9' S

REVIEWED

S42-19
-

BAYVIEW WELLINGTON

municipality: BRADFORD, ONTARIO

project name: GREEN VALLEY EAST

date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"

SB-12 CHARTS

file name: 16023-S42-19
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project no. 16023
drawing no. 60

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255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

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
registration information: 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, specifications and related documents remain 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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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	86.50 S.F.	7.12 %
REAR	748 S.F.	153.05 S.F.	20.46 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3926.00 S.F.	527.53 S.F.	13.44 %
TOTAL SQ. M.	364.73 S.M.	49.01 S.M.	13.44 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	97.83 S.F.	8.05 %
REAR	748 S.F.	153.05 S.F.	20.46 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3926.00 S.F.	538.86 S.F.	13.73 %
TOTAL SQ. M.	364.73 S.M.	50.06 S.M.	13.73 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C –W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	86.50 S.F.	7.12 %
REAR	883 S.F.	175.28 S.F.	19.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4061.00 S.F.	549.76 S.F.	13.54 %
TOTAL SQ. M.	377.28 S.M.	51.07 S.M.	13.54 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C –W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	97.83 S.F.	8.05 %
REAR	883 S.F.	175.28 S.F.	19.85 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4061.00 S.F.	561.09 S.F.	13.82 %
TOTAL SQ. M.	377.28 S.M.	52.13 S.M.	13.82 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C –W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	86.50 S.F.	7.12 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4171.00 S.F.	602.92 S.F.	14.46 %
TOTAL SQ. M.	387.50 S.M.	56.01 S.M.	14.46 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C –W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	97.83 S.F.	8.05 %
REAR	993 S.F.	228.44 S.F.	23.01 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4171.00 S.F.	614.25 S.F.	14.73 %
TOTAL SQ. M.	387.50 S.M.	57.07 S.M.	14.73 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	86.50 S.F.	7.12 %
REAR	748 S.F.	176.05 S.F.	23.54 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3926.00 S.F.	550.53 S.F.	14.02 %
TOTAL SQ. M.	364.73 S.M.	51.15 S.M.	14.02 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	97.83 S.F.	8.05 %
REAR	748 S.F.	176.05 S.F.	23.54 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	3926.00 S.F.	561.86 S.F.	14.31 %
TOTAL SQ. M.	364.73 S.M.	52.20 S.M.	14.31 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C –W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	86.50 S.F.	7.12 %
REAR	883 S.F.	200.50 S.F.	22.71 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4061.00 S.F.	574.98 S.F.	14.16 %
TOTAL SQ. M.	377.28 S.M.	53.42 S.M.	14.16 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C –W.O.D.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	97.83 S.F.	8.05 %
REAR	883 S.F.	200.50 S.F.	22.71 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4061.00 S.F.	586.31 S.F.	14.44 %
TOTAL SQ. M.	377.28 S.M.	54.47 S.M.	14.44 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C –W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	86.50 S.F.	7.12 %
REAR	993 S.F.	254.78 S.F.	25.66 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4171.00 S.F.	629.26 S.F.	15.09 %
TOTAL SQ. M.	387.50 S.M.	58.46 S.M.	15.09 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 10' GDN. FL. & 9' SEC. FL.

S42-19 ELEVATION C –W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	97.83 S.F.	8.05 %
REAR	993 S.F.	254.78 S.F.	25.66 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4171.00 S.F.	640.59 S.F.	15.36 %
TOTAL SQ. M.	387.50 S.M.	59.51 S.M.	15.36 %

SECOND

10' GROUND, 9' S

REVIEWED

BAYVIEW WELLINGTON

municipality: BRADFORD, ONTARIO

project name: GREEN VALLEY EAST

S42-19 - SB-12 CHARTS

project no. 16023

drawing no. 61

date: OCTOBER 2021

drawn by: TP

checked by: JWM

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

file name: 16023-S42-19

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255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
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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

registration information: VA3 Design Inc. BCIN 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings, specifications and related documents remain 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 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 10' GDN. FL., 9' SEC. FL. & 9' BASEMENT

S42-19 ELEVATION A -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	132.31 S.F.	17.69 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	74.83 S.F.	6.16 %
REAR	1026 S.F.	228.44 S.F.	22.27 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4204.00 S.F.	516.91 S.F.	12.30 %
TOTAL SQ. M.	390.56 S.M.	48.02 S.M.	12.30 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL., 9' SEC. FL. & 9' BASEMENT

S42-19 ELEVATION A -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	132.31 S.F.	17.69 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	86.17 S.F.	7.09 %
REAR	1026 S.F.	228.44 S.F.	22.27 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4204.00 S.F.	528.25 S.F.	12.57 %
TOTAL SQ. M.	390.56 S.M.	49.08 S.M.	12.57 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE 10' GDN. FL., 9' SEC. FL. & 9' BASEMENT

S42-19 ELEVATION B -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	124.31 S.F.	16.62 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	74.83 S.F.	6.16 %
REAR	1026 S.F.	228.44 S.F.	22.27 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4204.00 S.F.	508.91 S.F.	12.11 %
TOTAL SQ. M.	390.56 S.M.	47.28 S.M.	12.11 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD & REAR UPGRADE W/ SIDE DOOR 10' GDN. FL., 9' SEC. FL. & 9' BASEMENT

S42-19 ELEVATION B -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	124.31 S.F.	16.62 %
LEFT SIDE	1215 S.F.	81.33 S.F.	6.69 %
RIGHT SIDE	1215 S.F.	86.17 S.F.	7.09 %
REAR	1026 S.F.	228.44 S.F.	22.27 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4204.00 S.F.	520.25 S.F.	12.38 %
TOTAL SQ. M.	390.56 S.M.	48.33 S.M.	12.38 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD 10' GDN. FL., 9' SEC. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	86.50 S.F.	7.12 %
REAR	1026 S.F.	228.44 S.F.	22.27 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4204.00 S.F.	602.92 S.F.	14.34 %
TOTAL SQ. M.	390.56 S.M.	56.01 S.M.	14.34 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

STANDARD W/ SIDE DOOR 10' GDN. FL., 9' SEC. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	97.83 S.F.	8.05 %
REAR	1026 S.F.	228.44 S.F.	22.27 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4204.00 S.F.	614.25 S.F.	14.61 %
TOTAL SQ. M.	390.56 S.M.	57.07 S.M.	14.61 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE 10' GDN. FL., 9' SEC. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	86.50 S.F.	7.12 %
REAR	1026 S.F.	254.78 S.F.	24.83 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4204.00 S.F.	629.26 S.F.	14.97 %
TOTAL SQ. M.	390.56 S.M.	58.46 S.M.	14.97 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))

REAR UPGRADE W/ SIDE DOOR 10' GDN. FL., 9' SEC. FL. & 9' BASEMENT

S42-19 ELEVATION C -W.O.B.	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	748 S.F.	179.81 S.F.	24.04 %
LEFT SIDE	1215 S.F.	108.17 S.F.	8.90 %
RIGHT SIDE	1215 S.F.	97.83 S.F.	8.05 %
REAR	1026 S.F.	254.78 S.F.	24.83 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4204.00 S.F.	640.59 S.F.	15.24 %
TOTAL SQ. M.	390.56 S.M.	59.51 S.M.	15.24 %

SECOND, 9' BASEMENT

10' GROUND, 9' SECOND

REVIEWED

S42-19
-

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD, ONTARIO

project no. 16023

date: OCTOBER 2021
drawn by: TP
checked by: JWM
scale: 3/16" = 1'-0"

SB-12 CHARTS

drawing no. 62

file name: 16023-S42-19
RICHARD - H:\ARCHIVE\WORKING\2016\16023-BW\Units\A2\16023-S42-19.dwg - Tue - Mar 8 2022 - 1:01 PM

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
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
registration information

Wellington Jno-Baptiste
name
VA3 Design Inc.

signature

25591
BCIN
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	.	.	.
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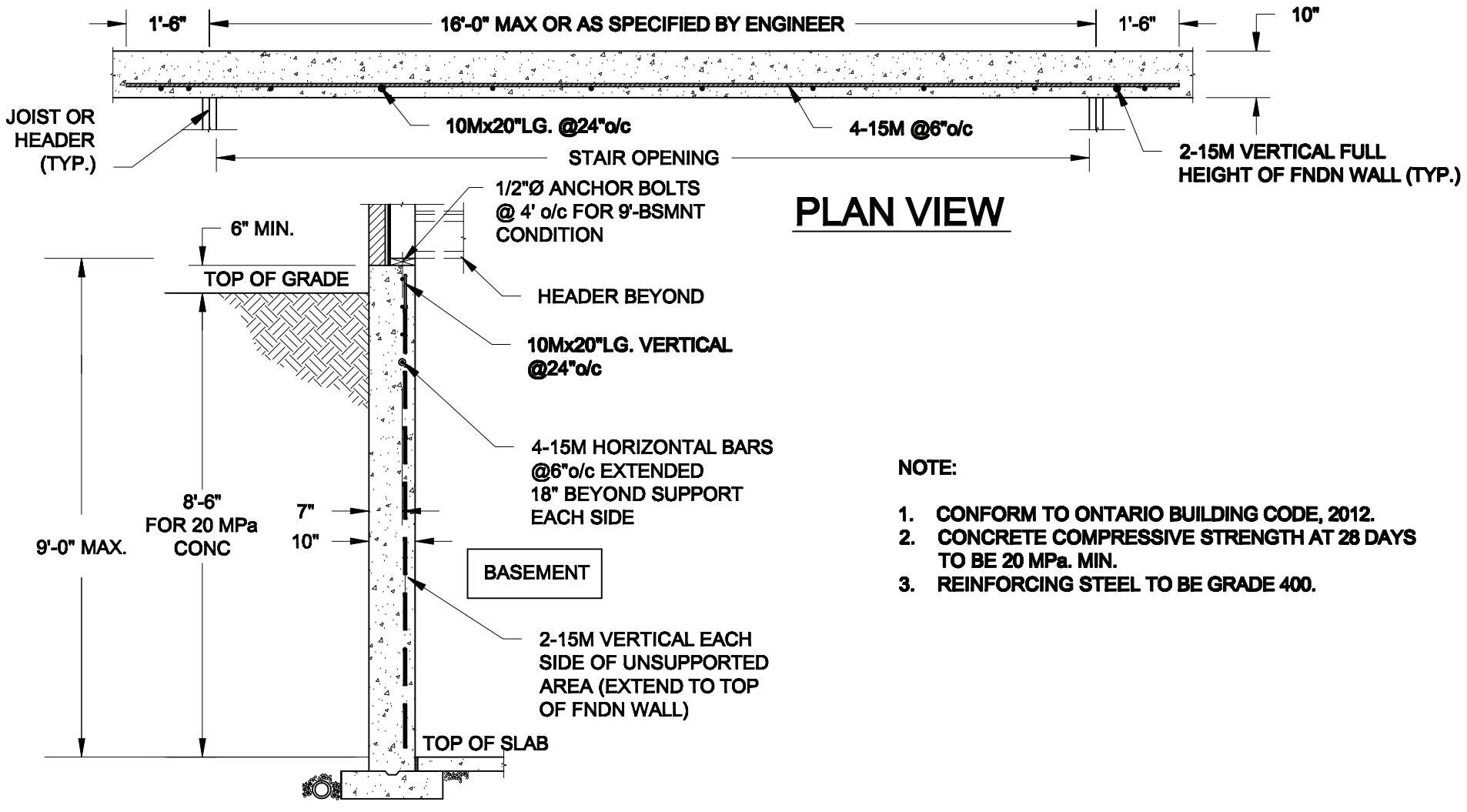
4	.	.	.
3	REVISED AS PER ENG COMMENTS	MAR 03-22	RC
2	REVISED AS PER FLOOR / ROOF LAYOUT	FEB 24-22	RC
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3



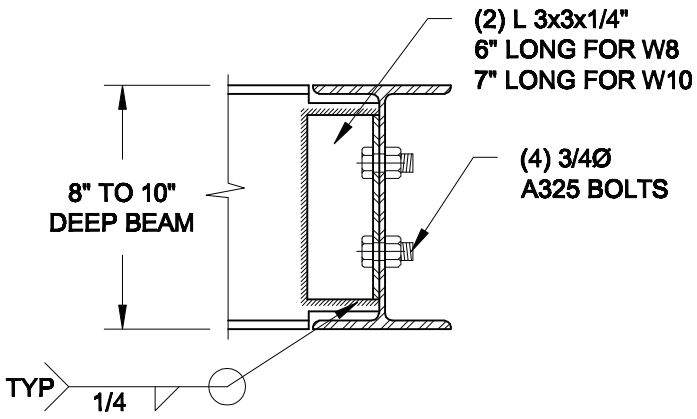
PLAN VIEW

NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

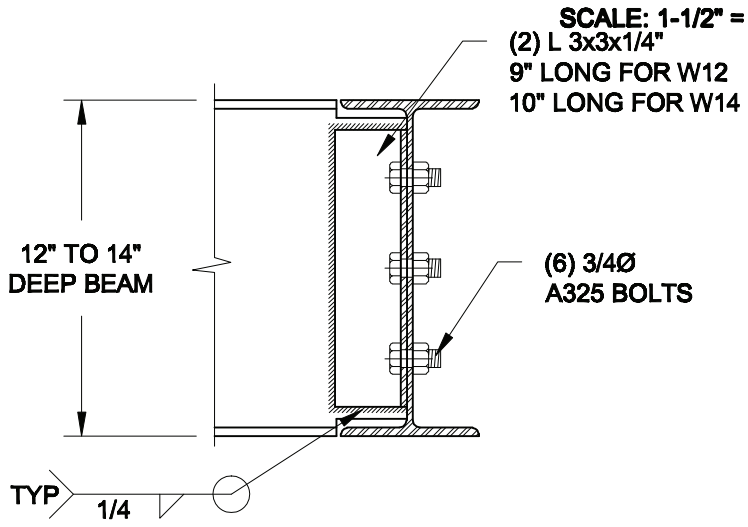
1 / S1 LATERALLY UNSUPPORTED WALL

SCALE: 3/8" = 1'-0"

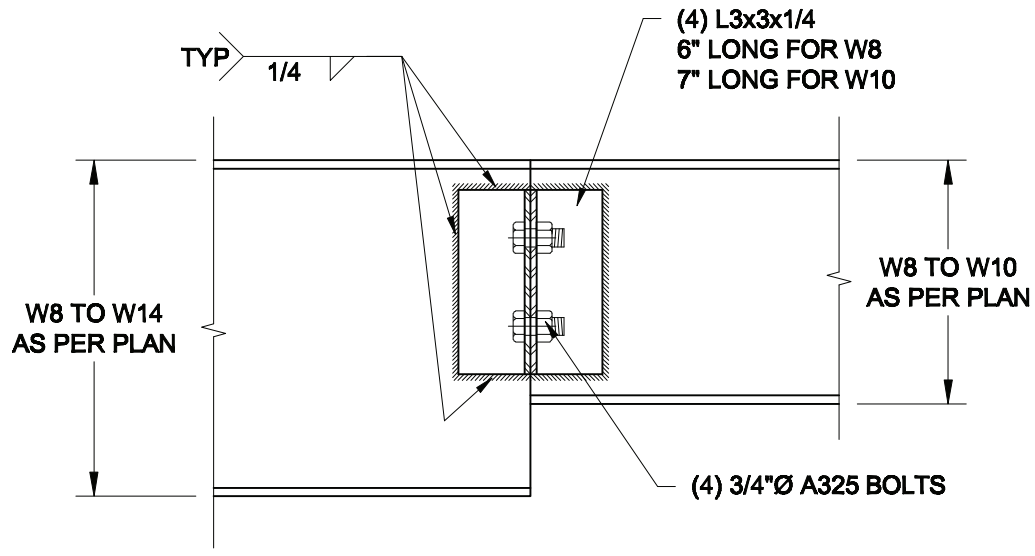


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

SCALE: 1-1/2" = 1'-0"



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

2 / S1 STEEL BEAM CONNECTION DETAILS

REVIEWED

Scale: AS NOTED	QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: qualle.eng@rogers.com	Engineer's Seal: LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO FEB 17, 2022	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO
Date: FEB-17-2022			TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 21-038 / Drawing No.: S1

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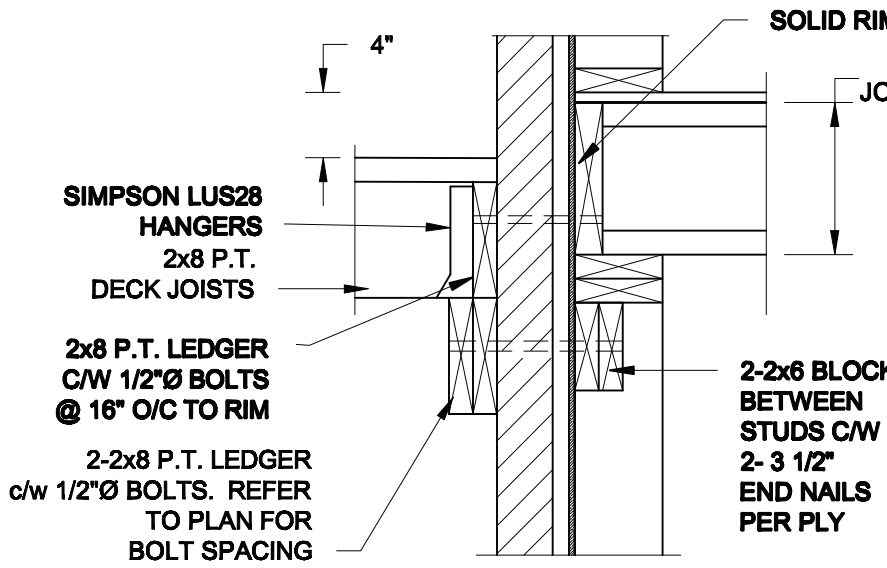
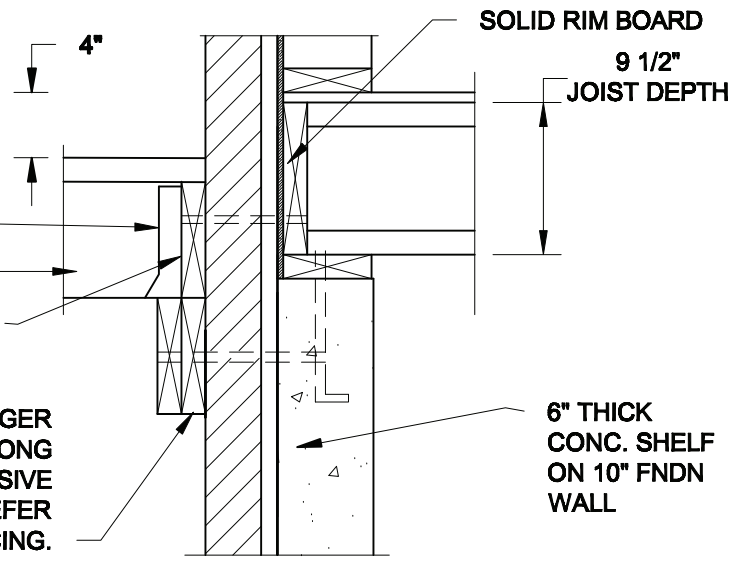
FOR 9 1/2" JOIST DEPTH



1A / S2 DECK FASTENING DETAIL

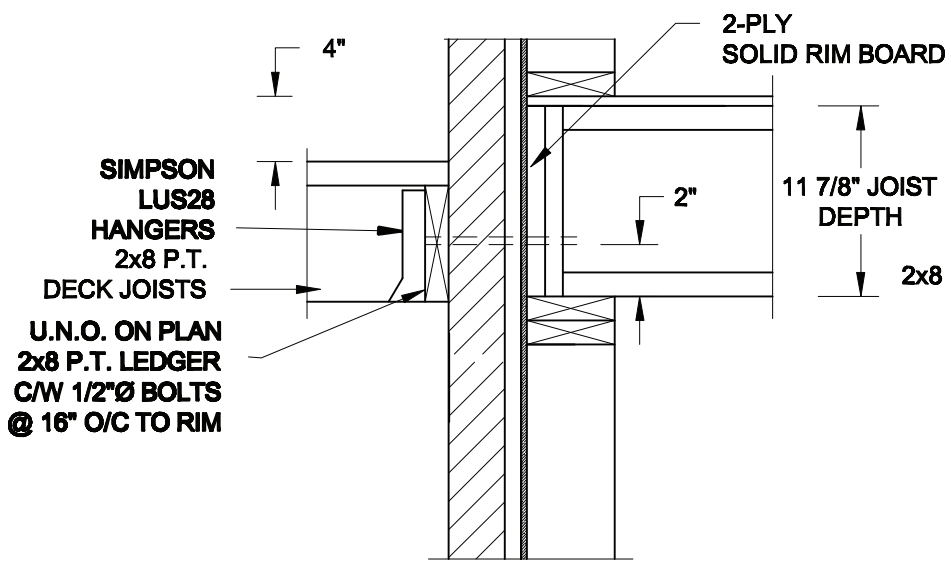
SCALE: 1" = 1'-0"



1B / S2 DECK FASTENING DETAIL

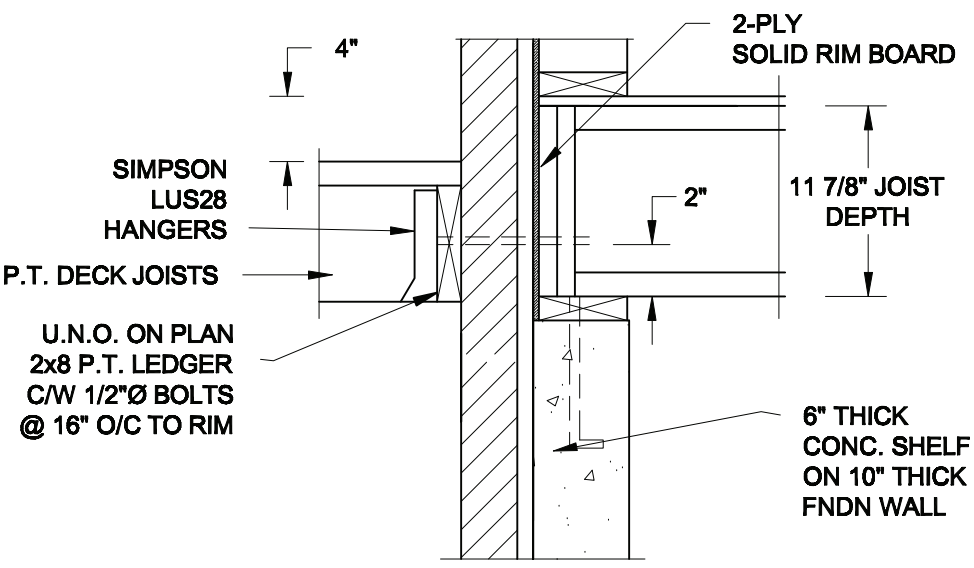
SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



1C / S2 DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

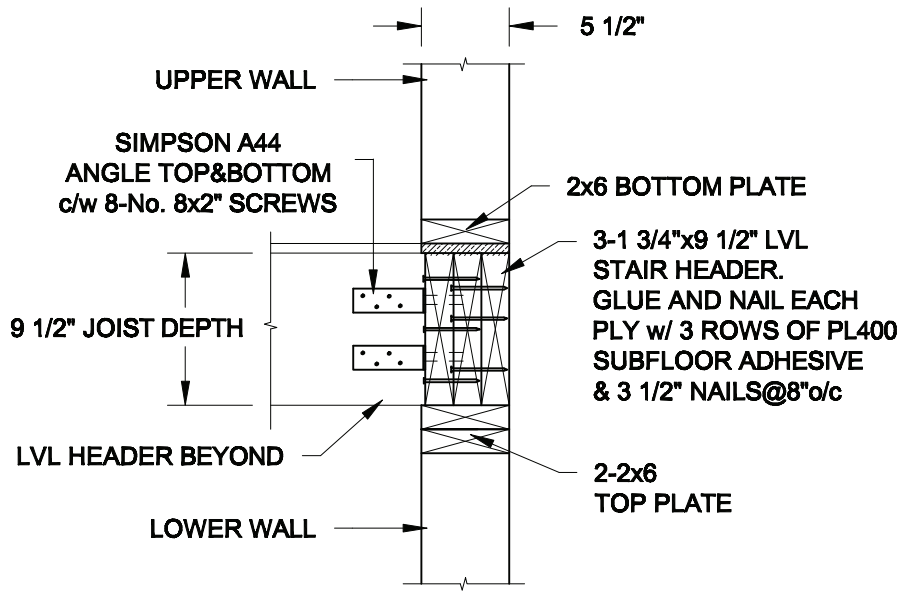


1D / S2 DECK FASTENING DETAIL

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.

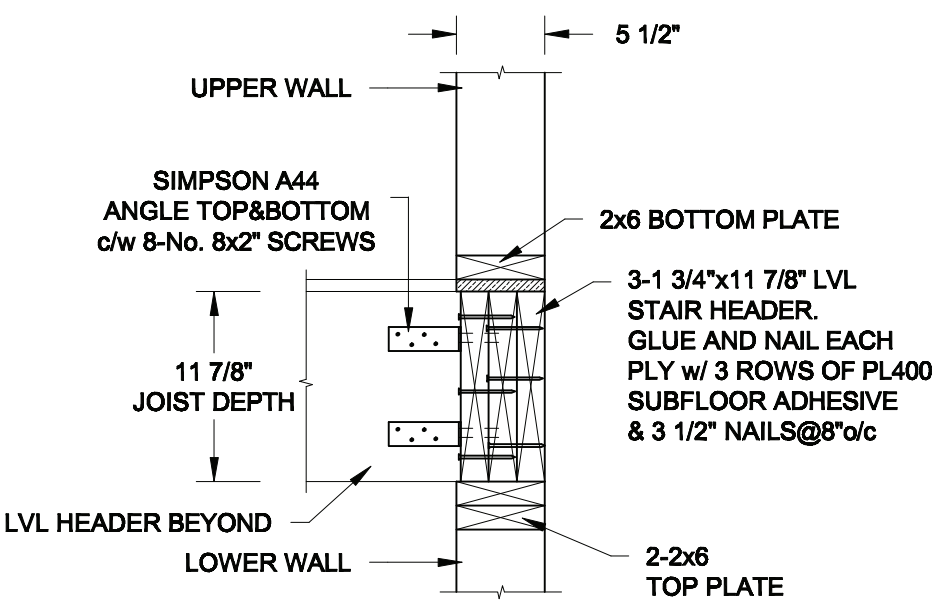
FOR 9 1/2" JOIST DEPTH



2A / S2 STAIR HEADER

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B / S2 STAIR HEADER

SCALE: 1" = 1'-0"

REVIEWED

Scale: AS NOTED
Date: MAR-15-2021
Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.
38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
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E: qualle.eng@rogers.com

Engineer's Seal: LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO
MAR 30, 2021

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

TYPICAL STRUCTURAL DETAILS

Project No.: 21-038
Drawing No.: S2

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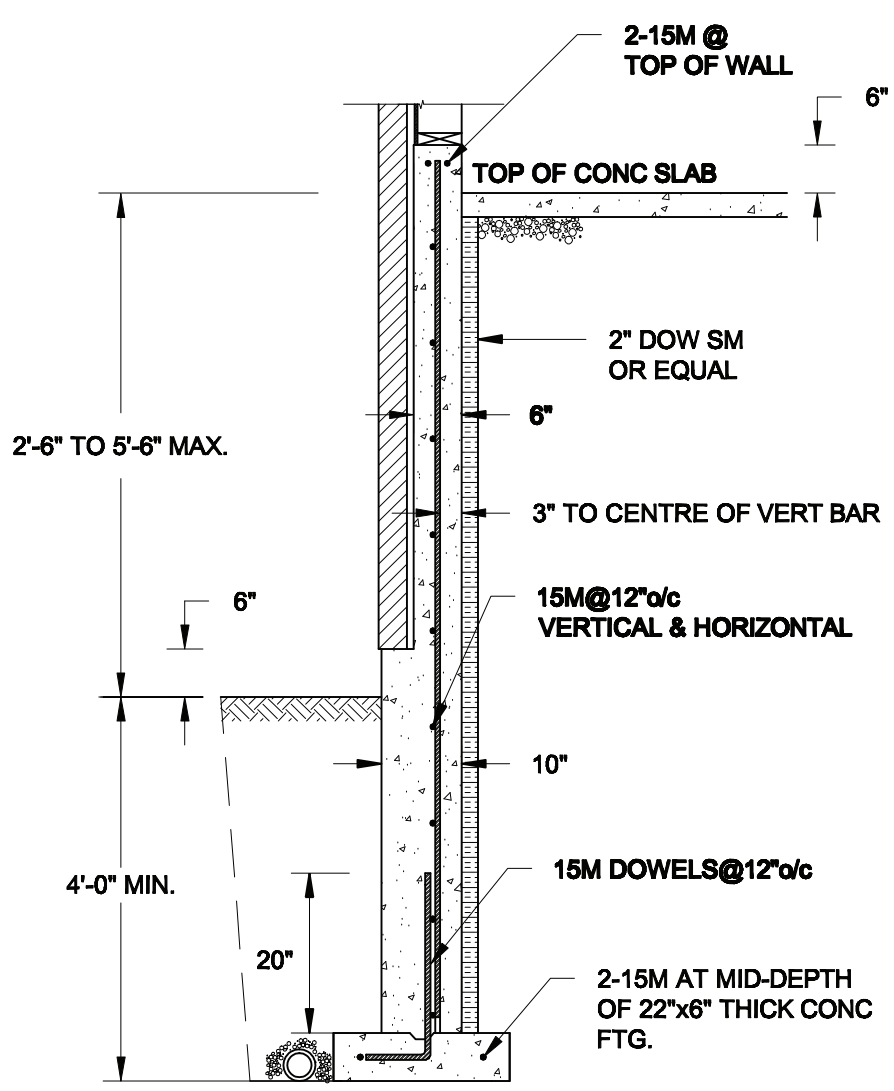
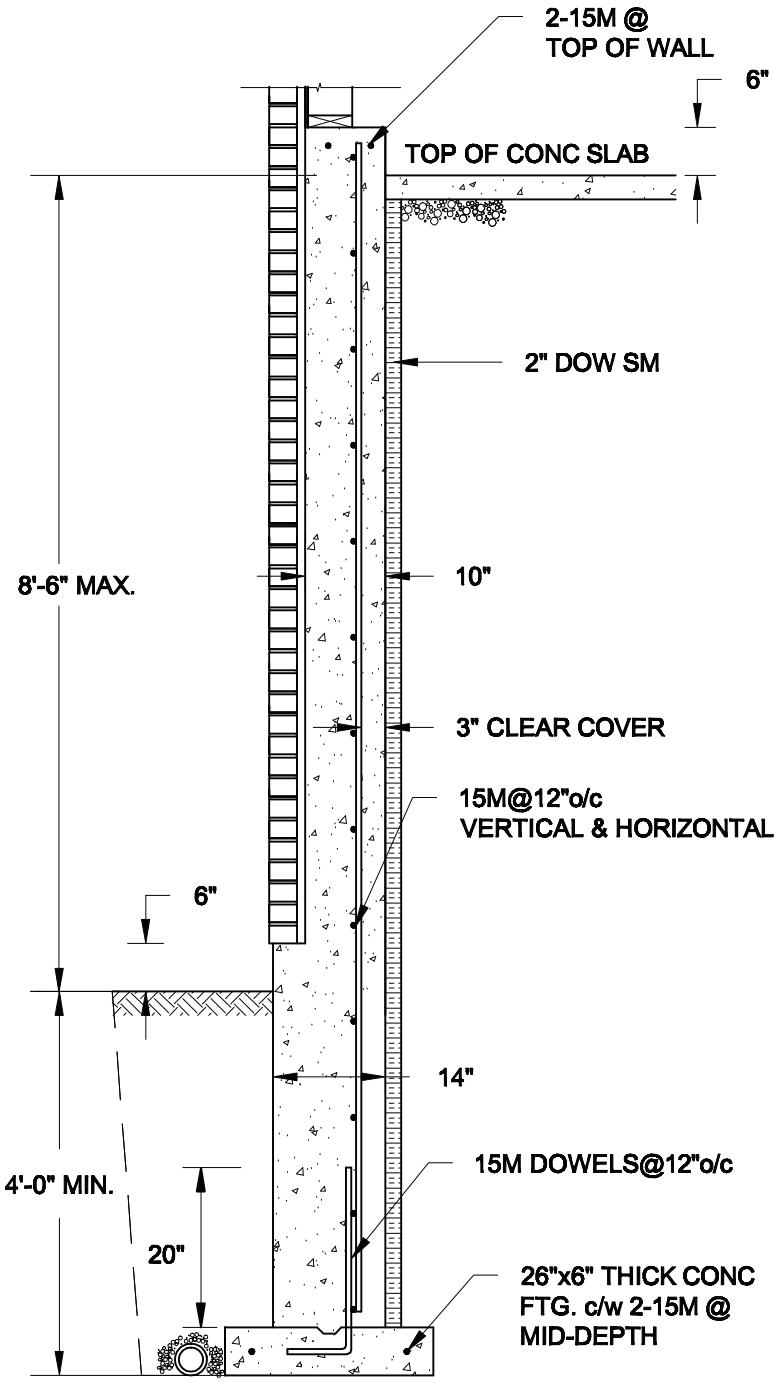


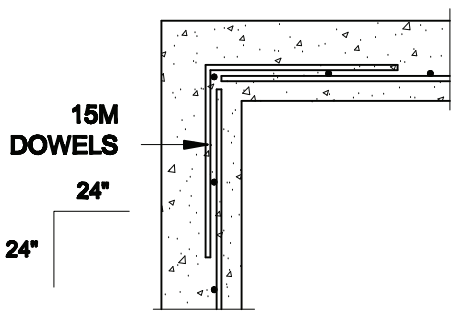
1A / S3 REINFORCED BRICKSHELF

SCALE: 1/2" = 1' - 0"



1B / S3 REINFORCED BRICKSHELF

SCALE: 1/2" = 1' - 0"

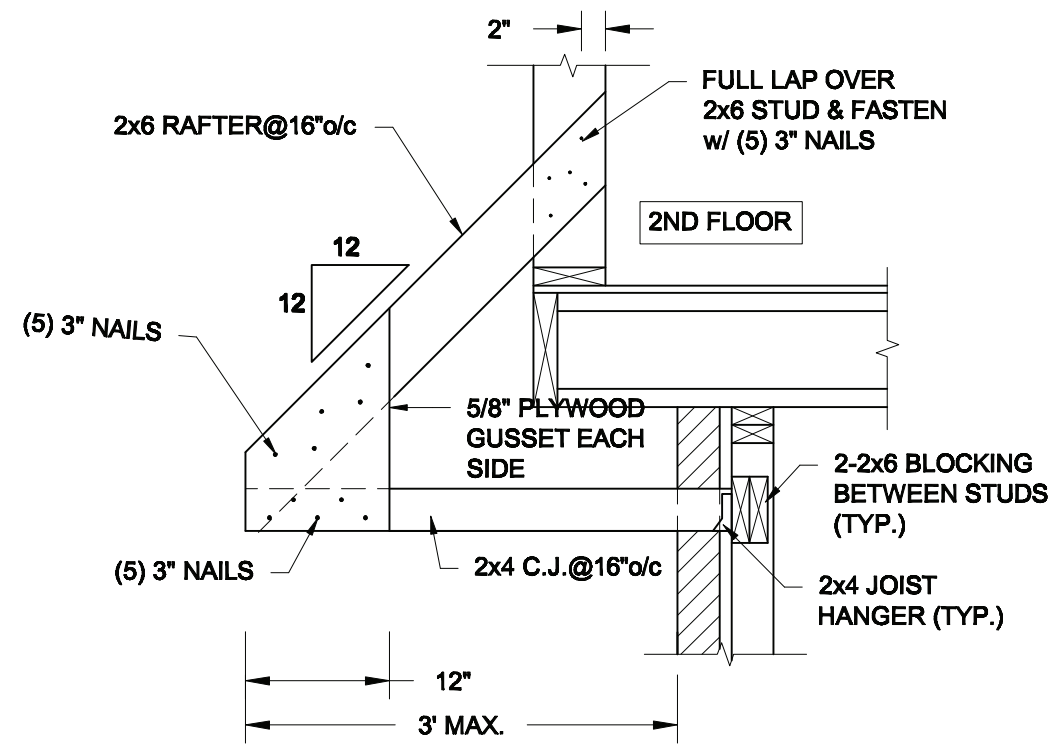


1C / S3 PLAN VIEW AT CORNER

SCALE: 1/2" = 1' - 0"

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/S3.
5. PROVIDE 3" COVER TO SOIL MINIMUM.
6. BACKFILL ASSUMED TO BE FREE-DRAINING MATERIAL AS PER PART 9 OF THE OBC.



2 / S3 CANOPY ROOF OVER GARAGE

SCALE: 3/4" = 1'-0"

REVIEWED

Scale: AS NOTED	QUAILE ENGINEERING LTD.	Engineer's Seal: S. J. BOYD 90214198 LICENSED PROFESSIONAL ENGINEER PROVINCE OF ONTARIO FEB 24, 2022	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO
Date: FEB-24-2022	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 21-038 / Drawing No.: S3

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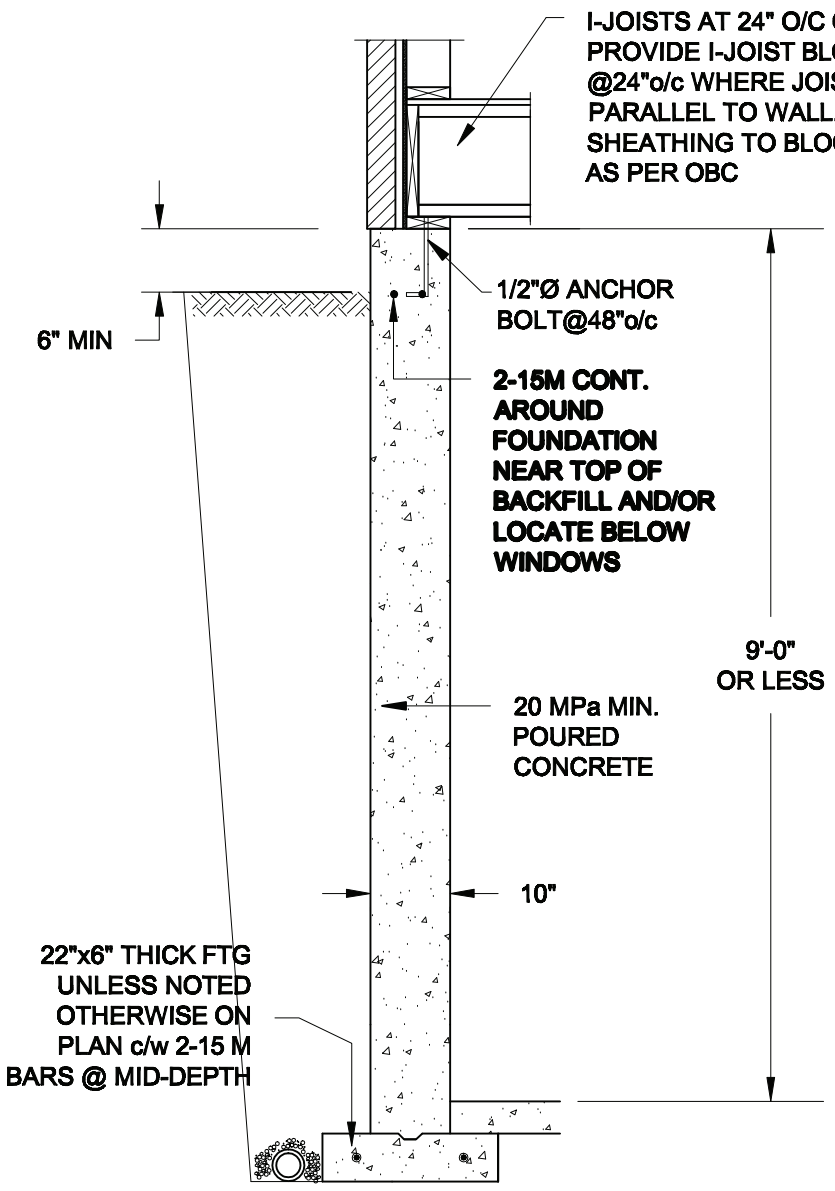
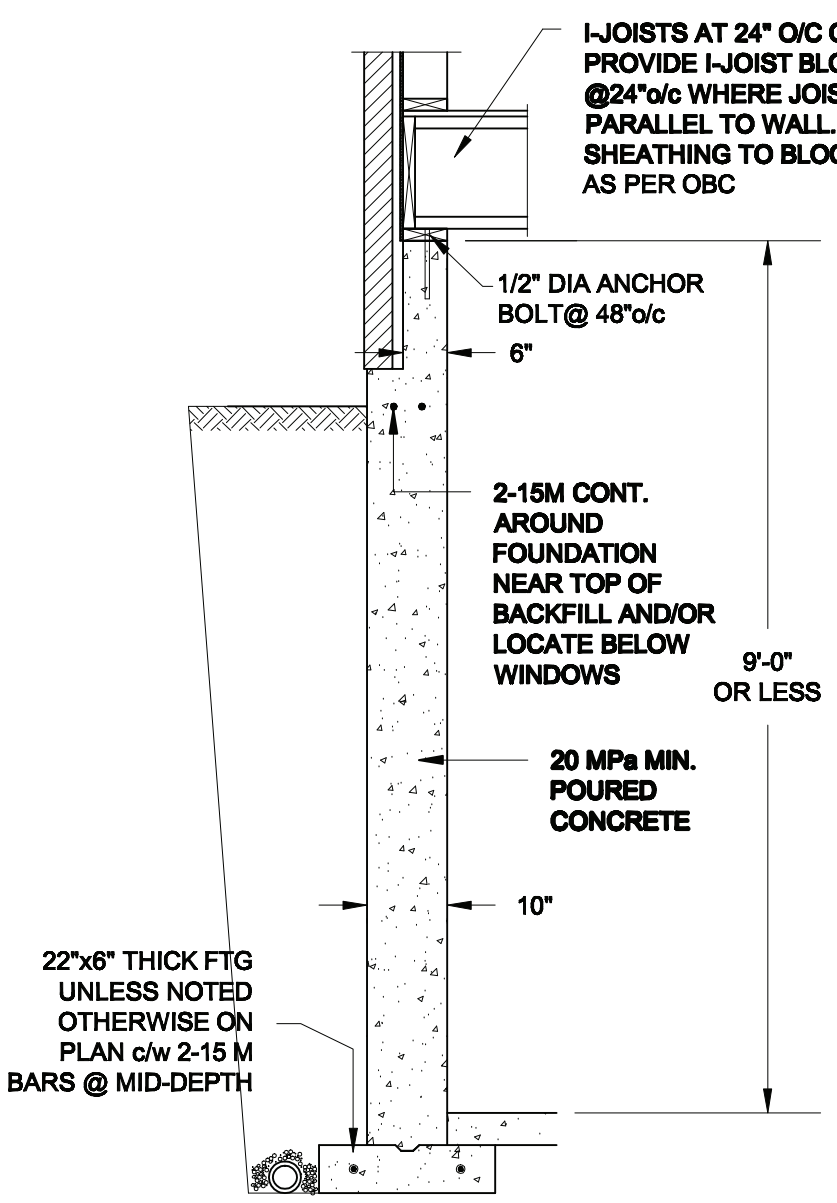
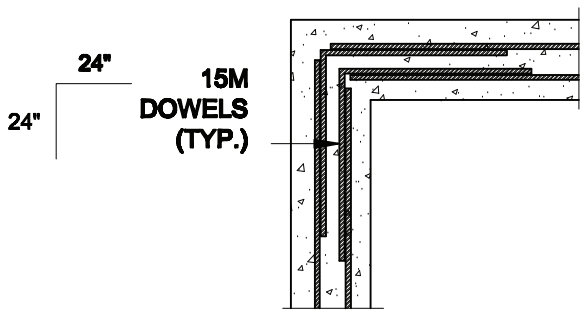


1A / S4 **FOUNDATION WALL**
SCALE: 1/2" = 1' - 0"



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).

REVIEWED

Scale: AS NOTED	QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: qualle.eng@rogers.com	Engineer's Seal: LICENSED PROFESSIONAL ENGINEER S. J. BOYD 90214198 PROVINCE OF ONTARIO MAR 30, 2021	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO
Date: MAR-15-2021			TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 21-038 / Drawing No.: S4

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CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12–2012 OBC

1. **ROOF CONSTRUCTION**
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. ◆ EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.). ENSURE ALL OVERLAPPING ROOF SPACES ARE OPEN TO MAIN ROOF ATTIC SPACE FOR VENTING PURPOSES.

2. **FRAME WALL CONSTRUCTION (2"x6")** (SB–12–TABLE 3.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

2A. RESERVED

2B. **FRAME WALL CONSTRUCTION (2"x4")– GARAGE WALLS**
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. **STUCCO WALL CONSTRUCTION (2"x4") –GARAGE WALLS**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. **WALLS ADJACENT TO ATTIC SPACE – NO CLADDING**
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

3. **MASONRY VENEER CONSTRUCTION (2"x6")**(SB–12–TABLE 3.1.1.2.A)
90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. RESERVED

3B. **MASONRY VENEER CONSTRUCTION (2"x4")– GARAGE WALLS**
90mm (4") MASONRY, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.
MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. **STUCCO WALL CONSTRUCTION (2"x6")** (SB–12–TABLE 3.1.1.2.A)
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. **INTERIOR STUD PARTITIONS**
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. **FOUNDATION WALL/FOOTINGS:**
250mm (10") POURED CONC. FDTN. WALL 20MPa (2900psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED	W/ MASONRY VENEER	W/ SIDING ONLY
1	18" WIDE x 6" DEEP	18" WIDE x 6" DEEP
2	22" WIDE x 6" DEEP	22" WIDE x 6" DEEP
3	28" WIDE x 9" DEEP	22" WIDE x 6" DEEP

-SEE OBC 9.15.3.
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

6. **FOUNDATION DRAINAGE** OBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. **BASEMENT SLAB** OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)
80mm (3")MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. **EXPOSED FLOOR TO EXTERIOR** (SB–12–TABLE 3.1.1.2.A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. **ATTIC INSULATION** (SB–12–TABLE 3.1.1.2.A) (SB–12–3.1.1.8)
RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. **ALL STAIRS/EXTERIOR STAIRS –OBC. 9.8.– (PRIVATE STAIRS)**

UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (3/8") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT

MAX. RISE	= 200 (7-7/8")
MIN. RUN	= 255 (10") *(NOSING TO NOSING)*
◆ MAX. TREAD	= RUN + 25 (1")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 900 (2'-11")
RAIL @ STAIR	= 865 (2'-10") to 1070 (3'-6")
MIN. STAIR WIDTH	= 860 (2'-10")

FOR CURVED STAIRS (TAPERED TREADS)

MIN. RUN AT INNER RADIUS	= 150 (6")
MIN. RUN AT 300 (12")	= 255 (10")

HANDRAILS –OBC. 9.8.7.–
11. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION .
INTERIOR GUARDS –OBC. 9.8.8.–
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS – OBC. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

12. **SILL PLATE – OBC. 9.23.7.**
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL.
USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. **BASEMENT INSULATION** (SB–12–3.1.1.7), 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. RSI3.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

14. **BEARING STUD PARTITION**
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. **STEEL BASEMENT COLUMN** (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. **STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**
89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. **STEEL COLUMN**
90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. **GARAGE SLAB**
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL.
SLOPE TO FRONT.

19. **GARAGE CEILINGS/INTERIOR WALLS**
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

21. **EXTERIOR STEP**
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

22. **DRYER EXHAUST** (OBC–6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR.
(USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. **INSULATED ATTIC ACCESS** (OBC–9.19.2.1. & SB12–3.1.1.8)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. **FIREPLACE CHIMNEYS** OBC. 9.21.
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

27. **STEEL BEARING PLATE FOR MASONRY WALLS**
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

28. RESERVED

29. **BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)**
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

30. **STEPPED FOOTINGS OBC 9.15.3.9.**
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24")

31. **SLAB ON GRADE**
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

32. **DIRECT VENTING GAS FURNACE/ H.W.T VENT**
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A NATURAL GAS REGULATOR, MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0M IN COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12..

33. **DIRECT VENTING GAS FIREPLACE VENT**
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. **SUBFLOOR, JOIST STRAPPING AND BRIDGING**
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.*). FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
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PROVINCE OF ONTARIO
FEB 28, 2022

35. **EXPOSED BUILDING FACE** OBC. 9.10.15. & SB–2–2.3.5.(2)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. **COLD CELLAR PORCH SLAB (OBC 9.39.)**
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. **CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)**
38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.
RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS:
1) MINIMUM BEDROOM WINDOW –OBC. 9.9.10.1.–
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
2) WINDOW GUARDS –OBC. 9.8.8.1.(6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-3.1.1.9
4) GLASS–STRUCTURAL SUFFICIENCY OF GLASS
DOOR & WINDOW MANUFACTURER/ SUPPLIER TO PROVIDE ADEQUATE INFORMATION TO DEMONSTRATE COMPLIANCE WITH OBC DIV.-B 9.6.1.3.

GENERAL:
1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) 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. DIV. B- 9.5.2.3 & DETAIL PROVIDED.
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.
7) ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.-B 6.2.3.12. AND TABLE 6.2.3.12.

LUMBER:
1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN.. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4",9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W CLASS 'H' "STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO:
1) 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.

LEGEND

- CLASS 'B' VENT
- DUPLEX OUTLET (12" ABOVE SURFACE)
- WP WEATHERPROOF DUPLEX OUTLET
- PL POT LIGHT
- PC LIGHT FIXTURE (PULL CHAIN)
- SWITCH
- FD FLOOR DRAIN
- EXHAUST FAN TO EXTERIOR
- 42" DUPLEX OUTLET (HEIGHT A.F.F)
- 42" GFI GFI DUPLEX OUTLET (HEIGHT A.F.F)
- HEAVY DUTY OUTLET (220 volt)
- LIGHT FIXTURE (CEILING MOUNTED)
- LIGHT FIXTURE (WALL MOUNTED)
- HB HOSE BIB (NON–FREEZE)
- SJ SINGLE JOIST
- DJ DOUBLE JOIST
- TJ TRIPLE JOIST
- LVL LAMINATED VENEER LUMBER
- P.T. PRESSURE TREATED LUMBER
- G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
- SA
- PL POINT LOAD FROM ABOVE
- F.A. FLAT ARCH
- C.A. CURVED ARCH
- M.C. MEDICINE CABINET (RECESSED)
- DOUBLE VOLUME WALL. SEE NOTE 39
- CONCRETE BLOCK WALL
- CMA
- SB SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.
- SBFA SOLID WOOD BEARING TO MATCH FROM ABOVE

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

39. **TWO STOREY VOLUME SPACES**
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6")TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTY WALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. **FOUNDATION WALL (W.O.D./W.O.B.)**
- WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") A 250mm (10") WIDE FOUNDATION WALL IS REQUIRED.

42. **EXTERIOR WALLS FOR WALK–OUT CONDITIONS**
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12")o.c.

DRAIN WATER HEAT RECOVERY UNIT (DWHR)
PER SB12–3.1.1.12., A DRAIN WATER HEAT RECOVERY (DWHR) UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. DOES NOT APPLY IF THERE ARE NO SHOWERS OR NO STOREY BENEATH ANY OF THE SHOWERS.

◆ UPDATED — ONT. REG. 332/12–2012 OBC
Amendment O. Reg. 88/19
Includes amendments effective Jan. 1, 2022

WOOD LINTELS AND BUILT–UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8") SPR.#2
B1	3/38 x 184 (3/2" x 8") SPR.#2
B2	4/38 x 184 (4/2" x 8") SPR.#2
B7	5/38 x 184 (5/2" x 8") SPR.#2
L3	2/38 x 235 (2/2" x 10") SPR.#2
B3	3/38 x 235 (3/2" x 10") SPR.#2
B4	4/38 x 235 (4/2" x 10") SPR.#2
L5	2/38 x 286 (2/2" x 12") SPR.#2
B5	3/38 x 286 (3/2" x 12") SPR.#2
B6	4/38 x 286 (4/2" x 12") SPR.#2

LOOSE STEEL LINTELS

L7	89 x 89 x 6.4L (3–1/2" x 3–1/2" x 1/4"L)
L8	89 x 89 x 7.9L (3–1/2" x 3–1/2" x 5/16"L)
L9	102 x 89 x 7.9L (4" x 3–1/2" x 5/16"L)
L10	127 x 89 x 7.9L (5" x 3–1/2" x 5/16"L)
L11	152 x 89 x 10.0L (6" x 3–1/2" x 3/8"L)
L12	152 x 102 x 11.0L (6"x 4" x 7/16"L)
L13	178 x 102 x 13.0L (7"x 4" x 1/2"L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A	1–1 3/4"x7 1/4" (1–45x184)
LVL1	2–1 3/4"x7 1/4" (2–45x184)
LVL2	3–1 3/4"x7 1/4" (3–45x184)
LVL3	4–1 3/4"x7 1/4" (4–45x184)
LVL4A	1–1 3/4"x9 1/2" (1–45x240)
LVL4	2–1 3/4"x9 1/2" (2–45x240)
LVL5	3–1 3/4"x9 1/2" (3–45x240)
LVL5A	4–1 3/4"x9 1/2" (4–45x240)
LVL6A	1–1 3/4"x11 7/8" (1–45x300)
LVL6	2–1 3/4"x11 7/8" (2–45x300)
LVL7	3–1 3/4"x11 7/8" (3–45x300)
LVL8	4–1 3/4"x11 7/8" (4–45x300)

DOOR SCHEDULE

1	EXTERIOR DOOR	2'–8" WIDE INSULATED MIN. RSI 0.7 (R4)
1A	EXTERIOR DOOR	2'–10" WIDE INSULATED MIN. RSI 0.7 (R4)
1B	EXTERIOR DOOR	3'–0" WIDE INSULATED MIN. RSI 0.7 (R4)
1C	EXTERIOR DOOR	3'–2" WIDE INSULATED MIN. RSI 0.7 (R4)
2A	EXTERIOR DOOR	2'–8" wide 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE. INSULATED MIN. RSI 0.7 (R4)
2.	INTERIOR DOOR	2'–8" WIDE
2B	INTERIOR DOOR (COLD CELLAR)	2'–8" WIDE (WEATHERSTRIPPING INSTALLED)
2C	INTERIOR DOOR	3'–0" WIDE
3.	INTERIOR DOOR	2'–6" WIDE
3A	INTERIOR DOOR	2'–4" WIDE
4.	INTERIOR DOOR	2'–0" WIDE
4A	INTERIOR DOOR	2'–2" WIDE
5.	INTERIOR DOOR	1'–6" WIDE

REFER TO ARCHITECTURAL DRAWINGS FOR DOOR HEIGHTS ◆

MECHANICAL SYMBOLS

- HP HEAT PIPE
- PL PLUMBING (TOILET)
- PL PLUMBING (BATH, SINK, SHOWER)
- WA WARM AIR
- RA RETURN AIR DUCT

SMOKE ALARM (REFER TO OBC 9.10.19)
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

REFER TO UNIT DRAWINGS OR PAGE CN–2 FOR SB–12 COMPLIANCE PACKAGE A1 TO BE USED FOR THIS MODEL.
The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

2022 VA3 REFERENCE NUMBER **A1**

no.	description	date	by
9	.	.	.
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4	UPDATE TO 2022	JAN 11–22	RC
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1	ISSUE FOR CLIENT REVIEW	AUG 04–17	RC

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 Jno–Baptiste (signature) 25591
name signature BCIN
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

CONST NOTE

project name: GREEN VALLEY EAST	municipality: BRADFORD	project no.: 16023
date: MAY 2016	CONSTRUCTION NOTES	drawing no.: CN1
drawn by: RC	checked by: –	scale: 3/16" = 1'–0"
file name: 16023–CN–2022–A1		

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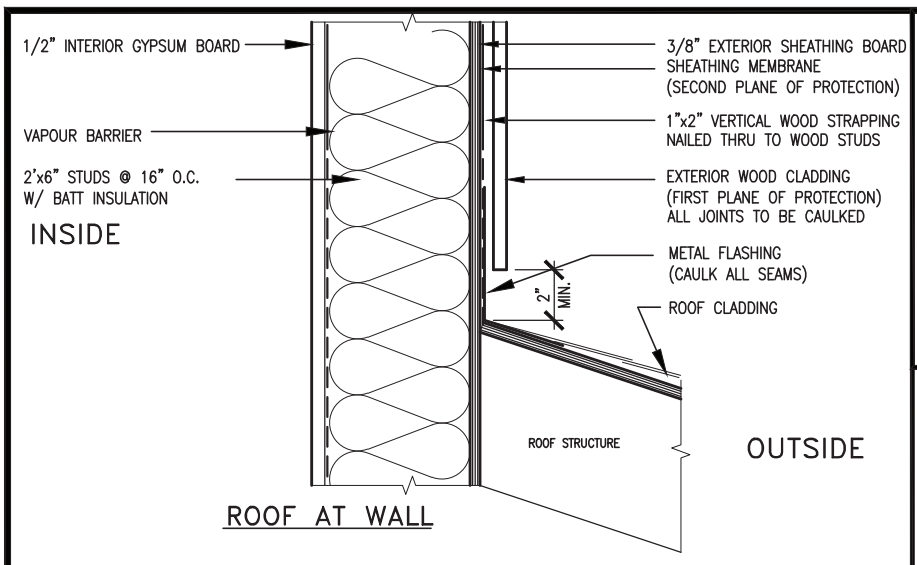


ROOF AT WALL

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 MINIMUN 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"

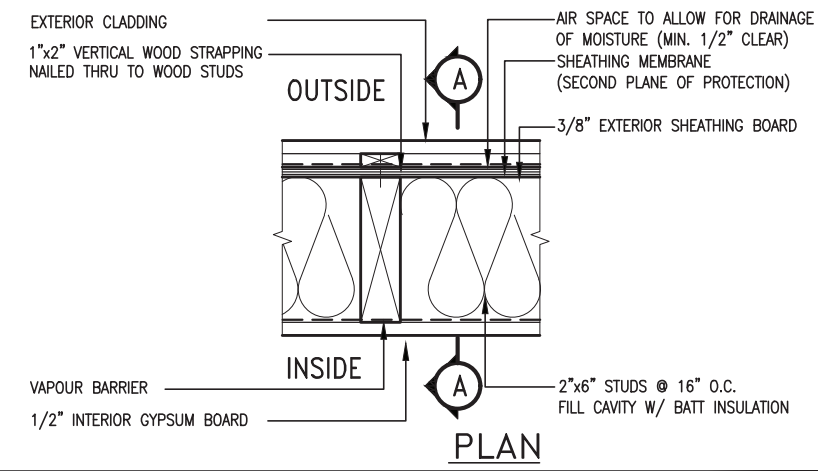
MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

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 9.23.10.1.(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

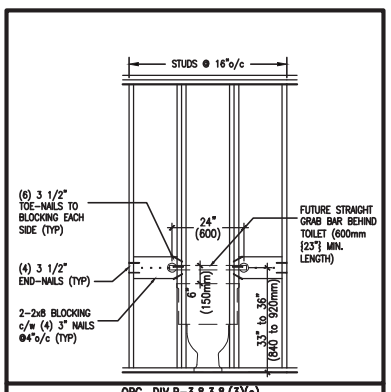


PLAN

EXTERIOR WOOD CLADDING WALL ASSEMBLY

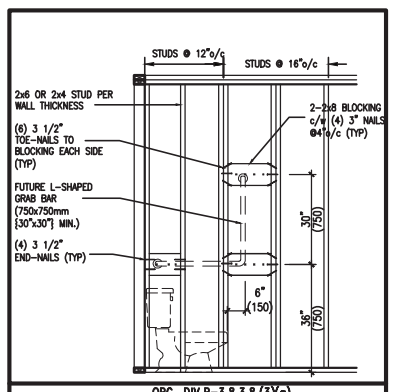
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF WOOD STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC. DIV. B–9.5.2.3..
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC. DIV. B– 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). AND DETAILS PROVIDED BELOW.



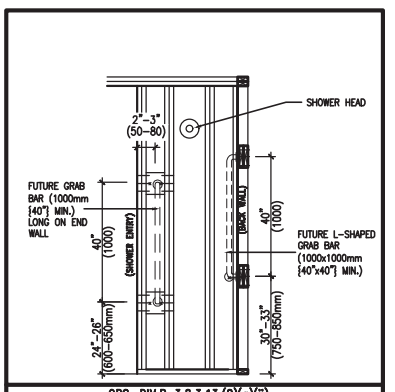
OBC. DIV.B–3.8.3.8.(3)(c)

QGB1 FUTURE GRAB BAR @ TOILET (BACK WALL)



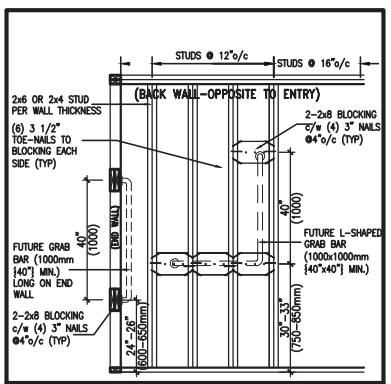
OBC. DIV.B–3.8.3.8.(3)(a)

QGB1A FUTURE L–SHAPE GRAB BAR DETAIL @ TOILET (*ONLY IF SIDE WALL PRESENT)



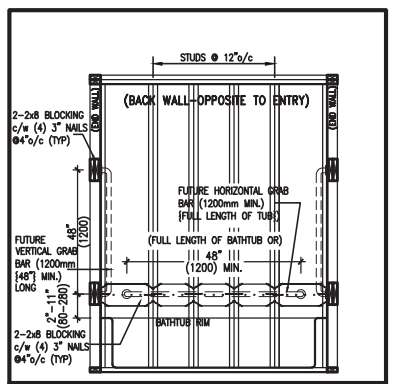
OBC. DIV.B–3.8.3.13.(2)(g)(ii)

QGB2 FUTURE GRAB BAR IN SHOWER (VERTICAL BAR LOCATED @ EACH END WALL)



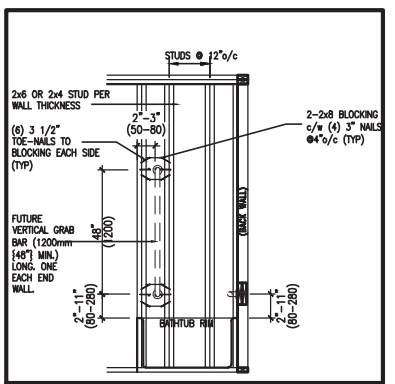
OBC. DIV.B–3.8.3.13.(2)(g)(iii)

QGB2A FUTURE L–SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)



OBC. DIV.B–3.8.3.13.(4)(e)

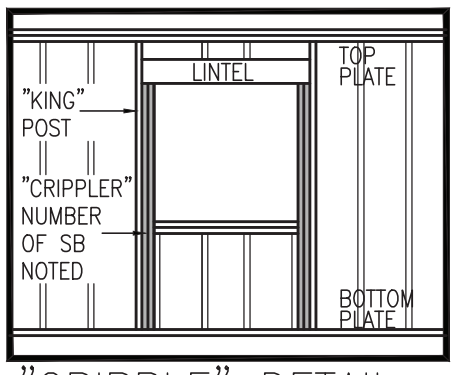
QGB3 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



OBC. DIV.B–3.8.3.13.(4)(e)

QGB3A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)

2020–QUAILE–GB–DETAIL.dwg



"CRIPPLE" DETAIL

JAN 26, 2022

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qualification information
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name — BCIN
registration information
VA3 Design Inc. — 42658

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BAYVIEW WELLINGTON

CONST NOTE
–

project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023

date: MAY 2016
CONSTRUCTION NOTES
drawing no.: CN2

drawn by: RC
checked by: –
scale: 3/16" = 1'–0"
file name: 16023–CN–2022–A1

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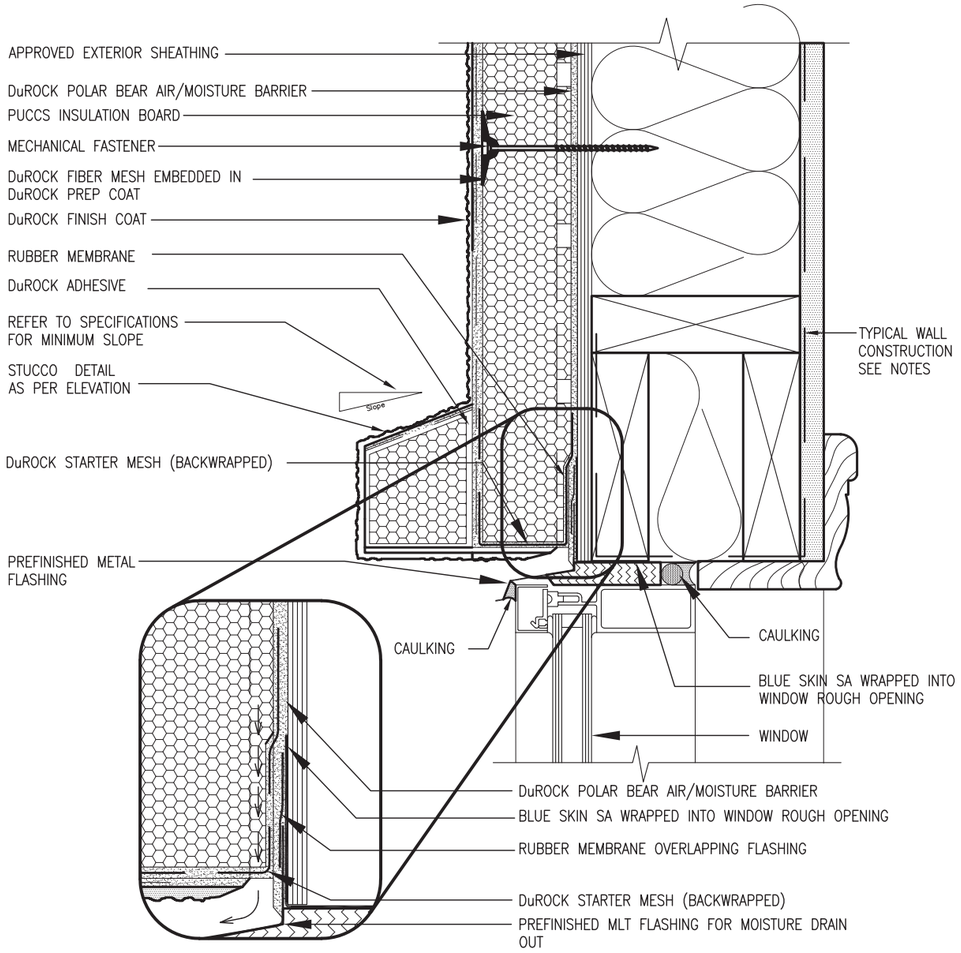
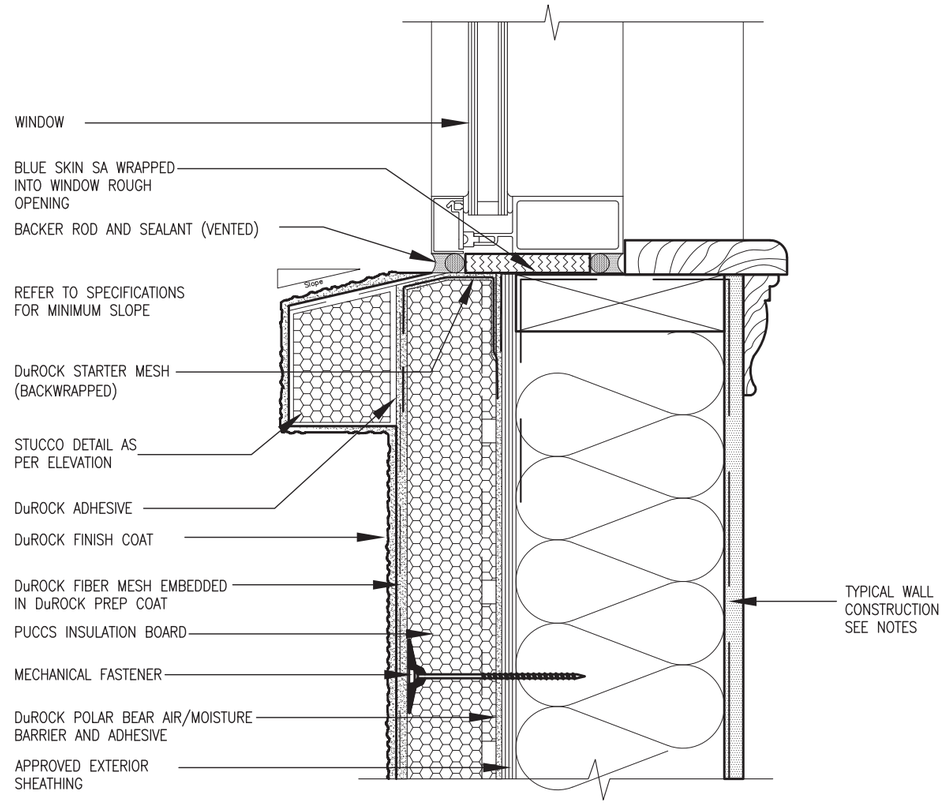


1 / CN3 WINDOW HEADER

SCALE: 3"=1'-0"



2 / CN3 WINDOW SILL

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

REVIEWED

CONST NOTE -

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

CONSTRUCTION NOTES

drawing no. CN3

date MAY 2016 | checked by - | scale 3/16" = 1'-0" | file name 16023-CN-2022-A1

drawn by RC

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qualification information — Wellington Jno-Baptiste — 25591 — BCIN

registration information — VA3 Design Inc. — 42658

signature

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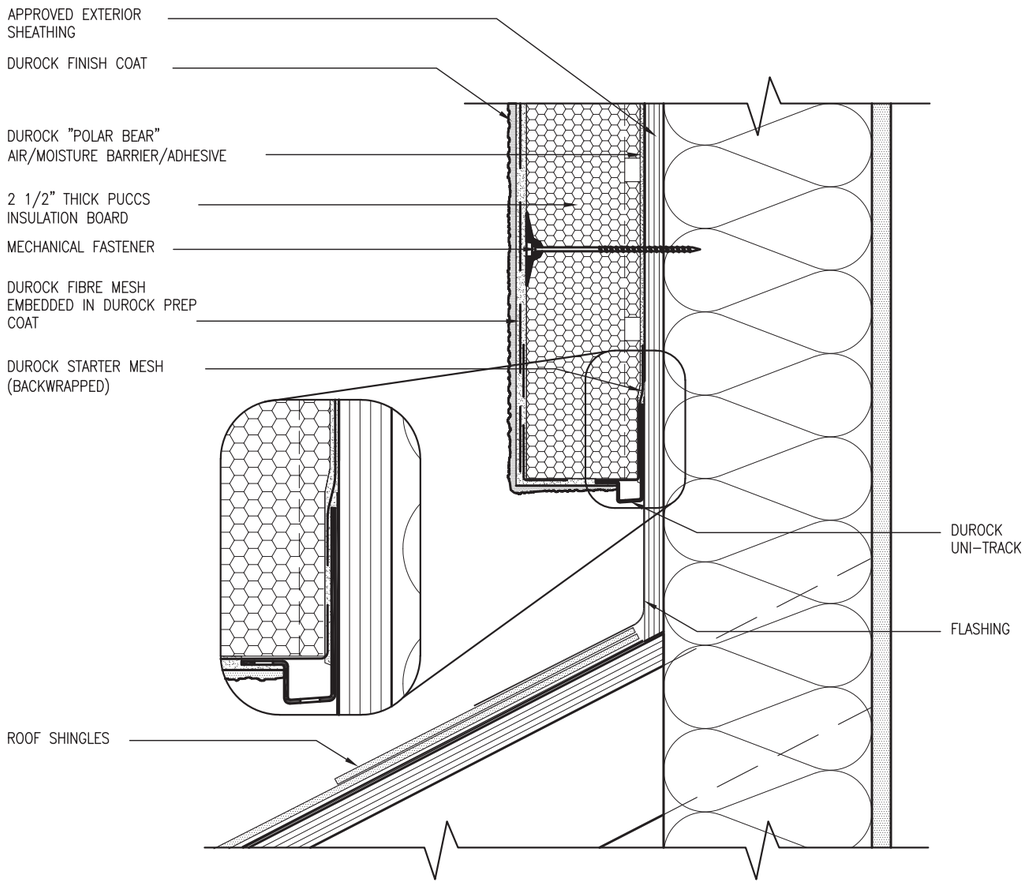

3 / CN4 STUCCO TERMINATION @ ROOF

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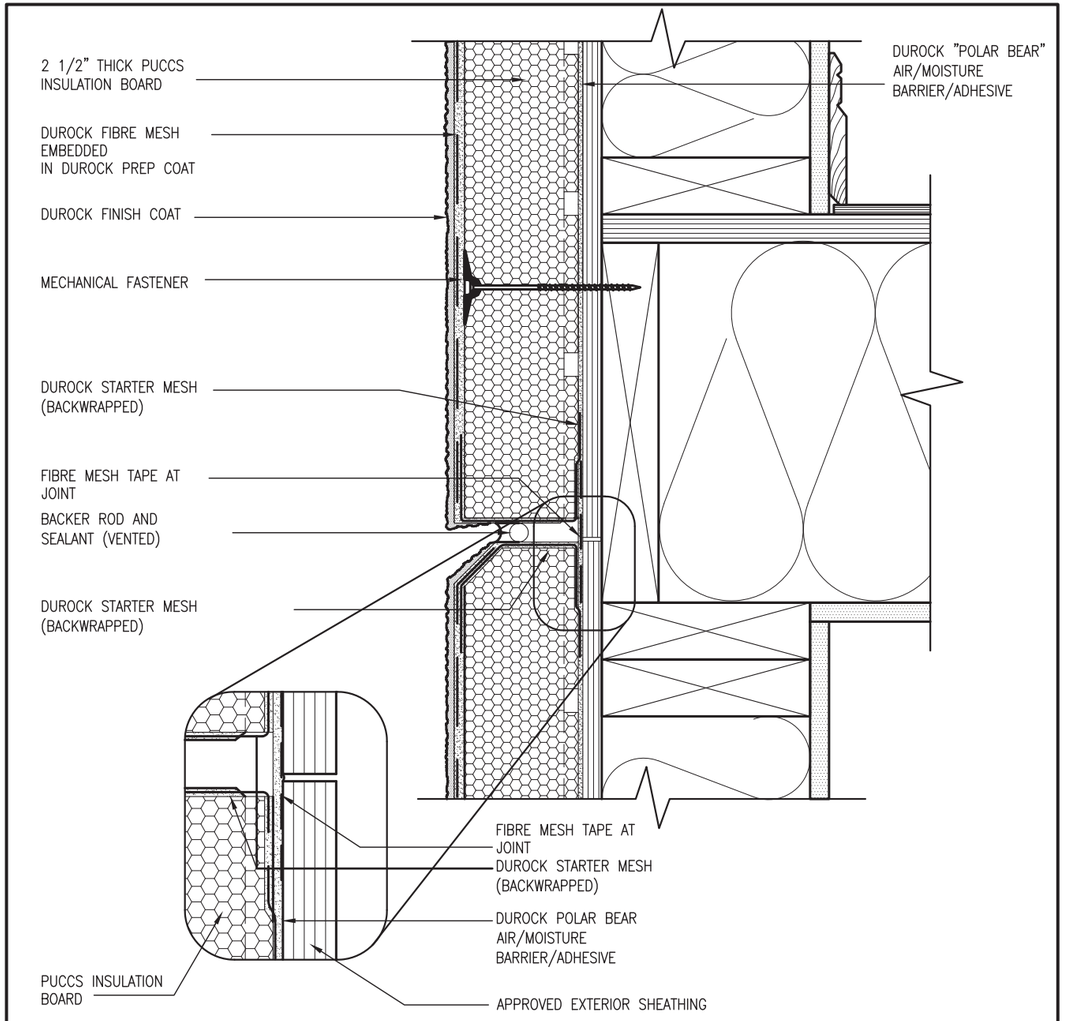

4 / CN4 HORIZONTAL EXPANSION JOINT

SCALE: 3"=1'-0"

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DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

REVIEWED

CONST NOTE -

BAYVIEW WELLINGTON

project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
drawing no.: CN4
CONSTRUCTION NOTES
date: MAY 2016
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-2022-A1
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registration information: VA3 Design Inc.
signature
25591 BCIN
42658

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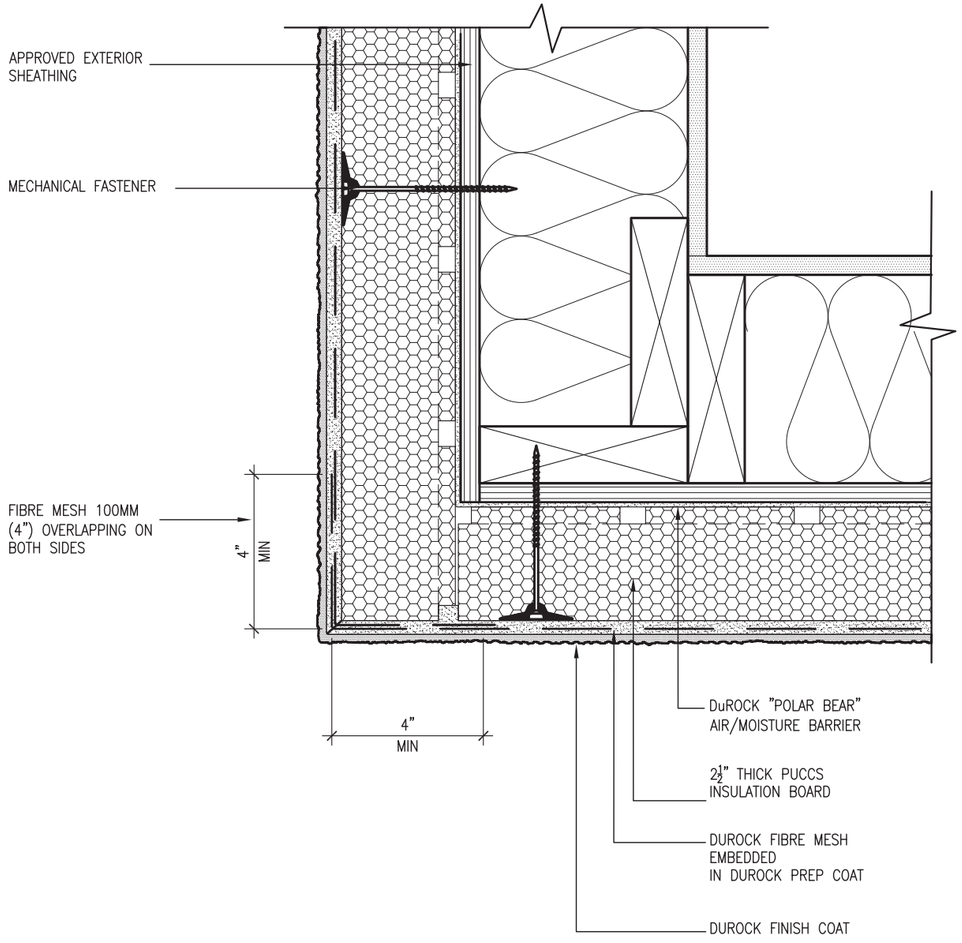
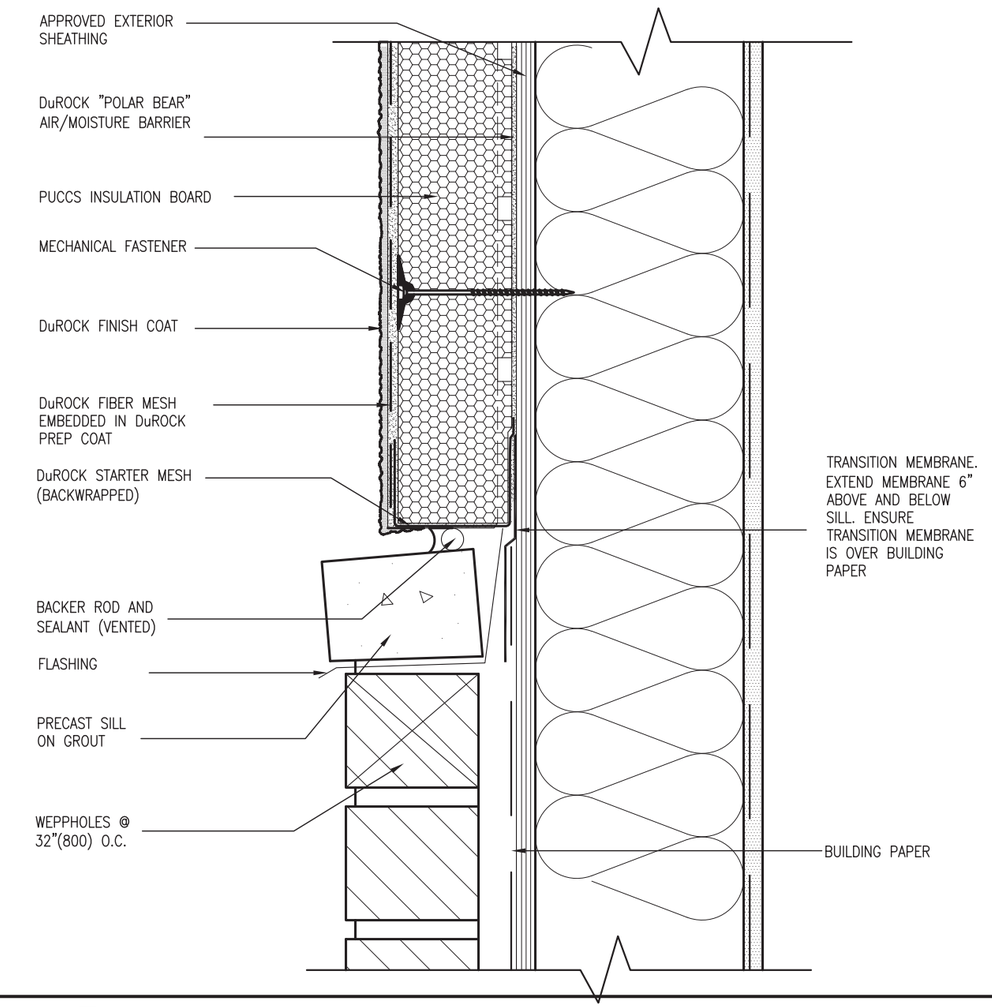


5 / CN5 CORNER DETAIL

SCALE: 3"=1'-0"



6 / CN5 STUCCO / MASONRY PLINTH CONNECTION

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

REVIEWED

CONST NOTE -

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

CONSTRUCTION NOTES

drawing no. CN5

date MAY 2016 | checked by - | scale 3/16" = 1'-0" | file name 16023-CN-2022-A1

drawn by RC

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registration information VA3 Design Inc. 42658

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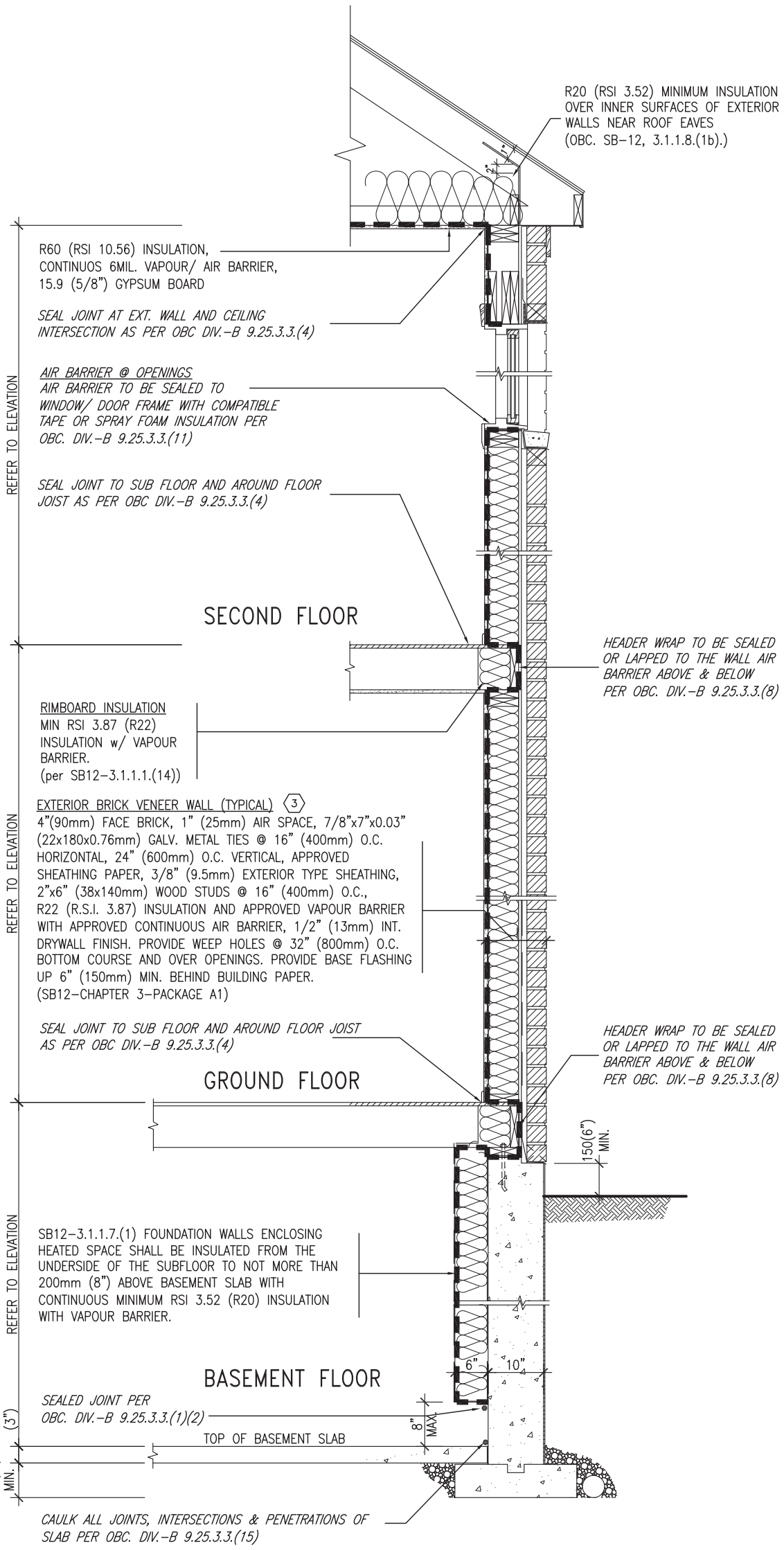
SB12–COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB–12, CHAPTER 3.
ZONE 1– COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC. DIV. B–9.25.3

REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

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 Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed FLoor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U–value	1.6	
Skylights Maximum U–value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	–
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.

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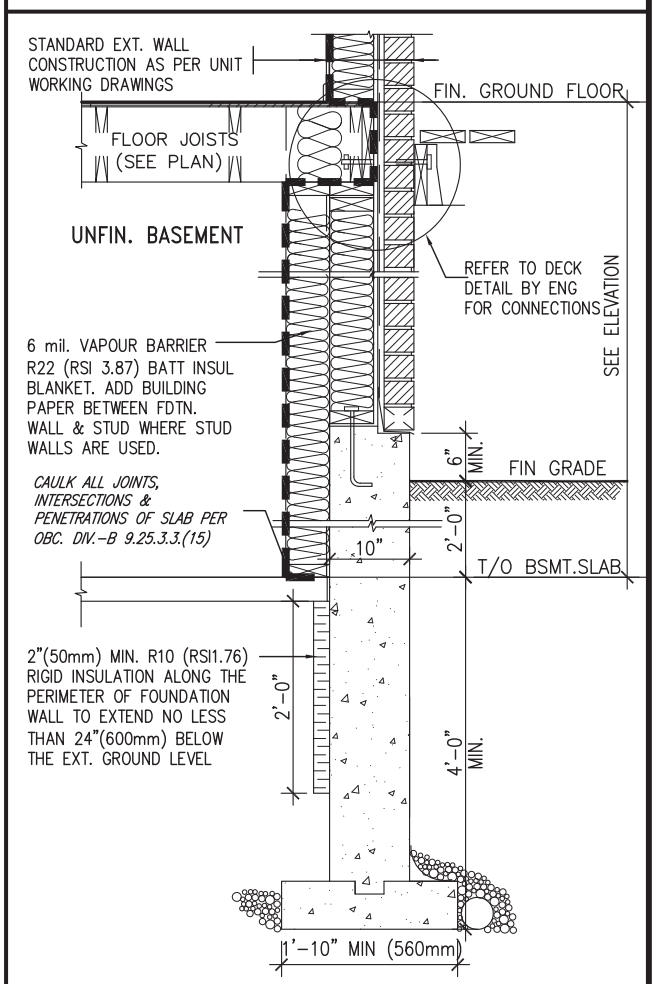
S. J. BOYD
PROVINCE OF ONTARIO
JAN 26, 2022



✳ REVISED–FEB 2017

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

no.	description	date	by
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1	ISSUE FOR CLIENT REVIEW	AUG 04–17	RC

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 Jno–Baptiste — 25591
name — signature — BCIN
registration information
VA3 Design Inc. — 42658

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VA3 DESIGN
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: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
drawn by: RC
checked by: –
scale: 3/16" = 1'–0"
file name: 16023–CN–2022–A1
drawing no.: CN6

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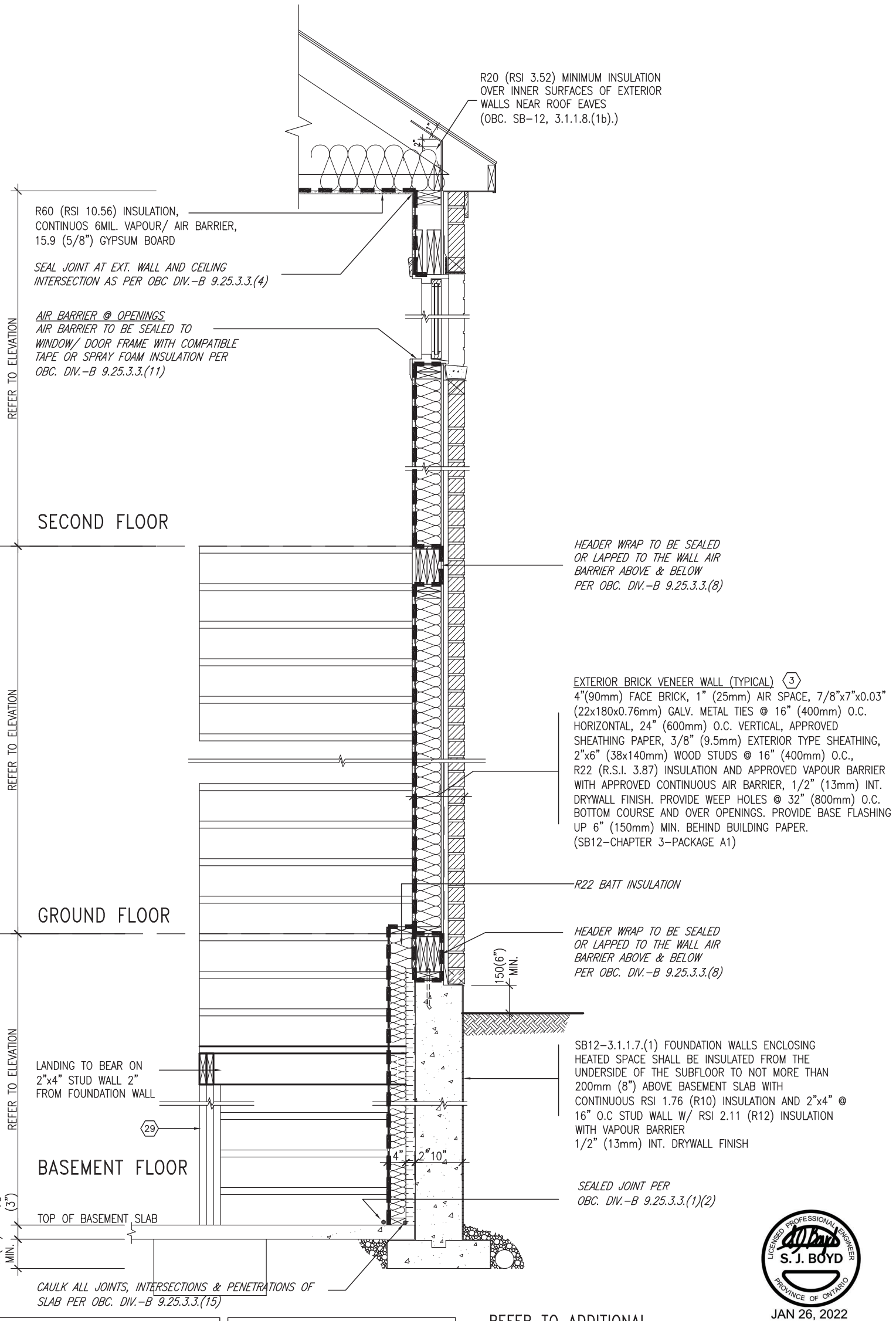
SB12-COMPLIANCE PACKAGE 'A1'



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

INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3. ZONE 1- COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC. DIV. B-9.25.3

REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

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.

REVIEWED

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BAYVIEW WELLINGTON

CONST NOTE -

project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023
date: MAY 2016
CONSTRUCTION NOTES
drawing no.: CN7
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-2022-A1
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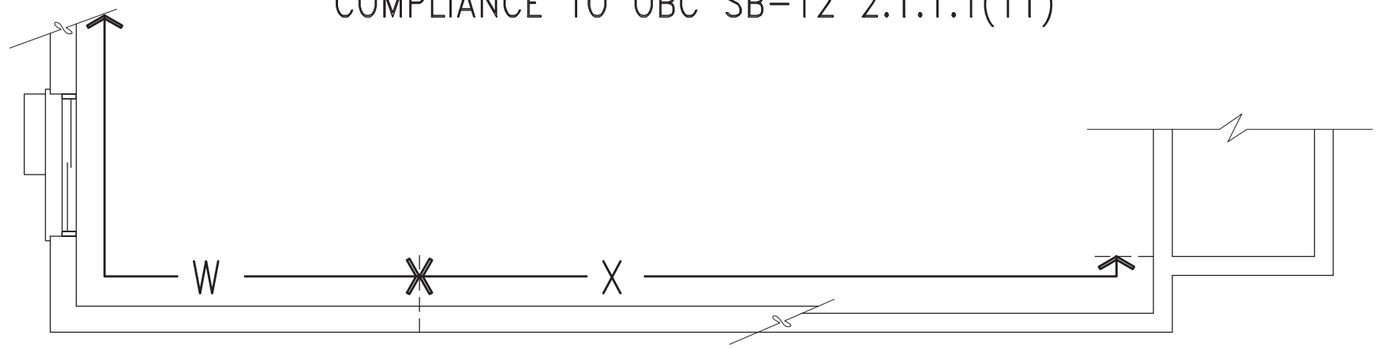
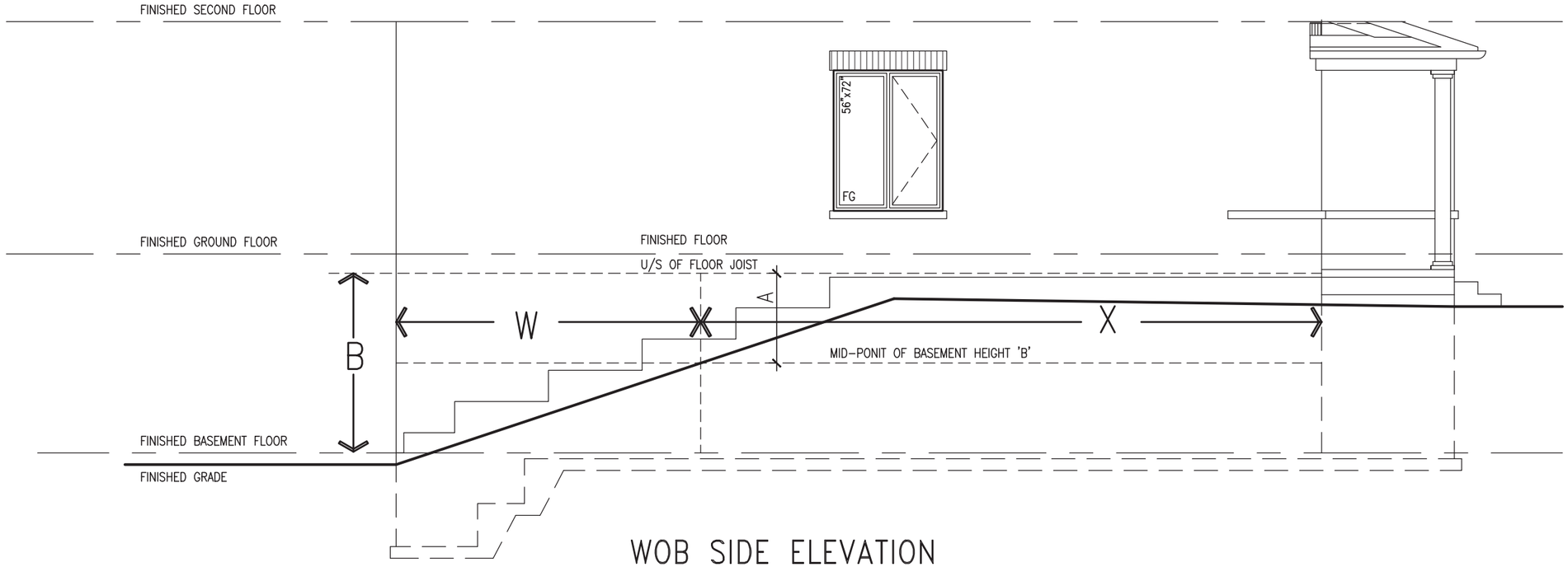
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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

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PROVINCE OF ONTARIO
JAN 26, 2022

REVIEWED

CONST NOTE -

project no. 16023

BAYVIEW WELLINGTON

municipality BRADFORD

project name GREEN VALLEY EAST

CONSTRUCTION NOTES

drawing no. CN8

date MAY 2016
drawn by RC
checked by -
scale 3/16" = 1'-0"
file name 16023-CN-2022-A1

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registration information
VA3 Design Inc.
signature
name
25591
BCIN
42658

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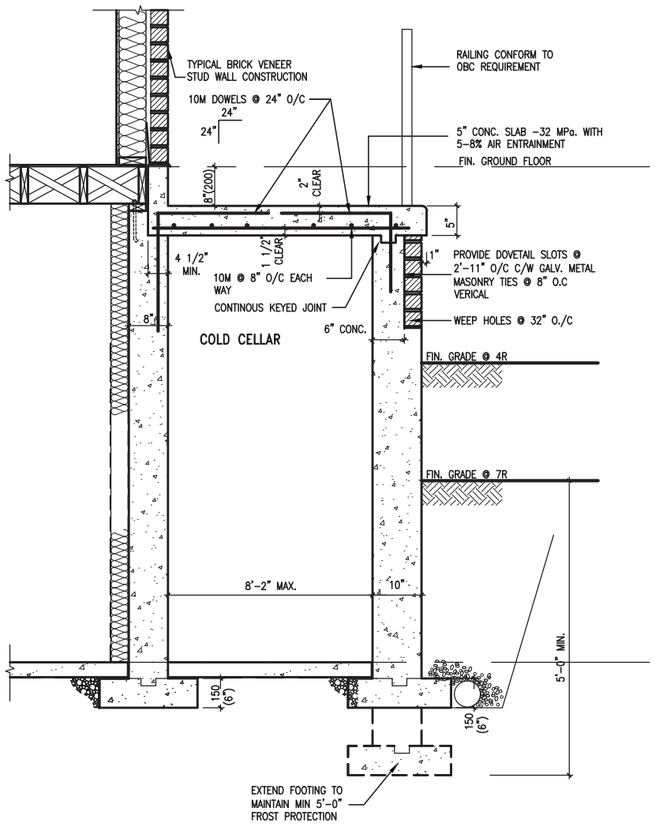
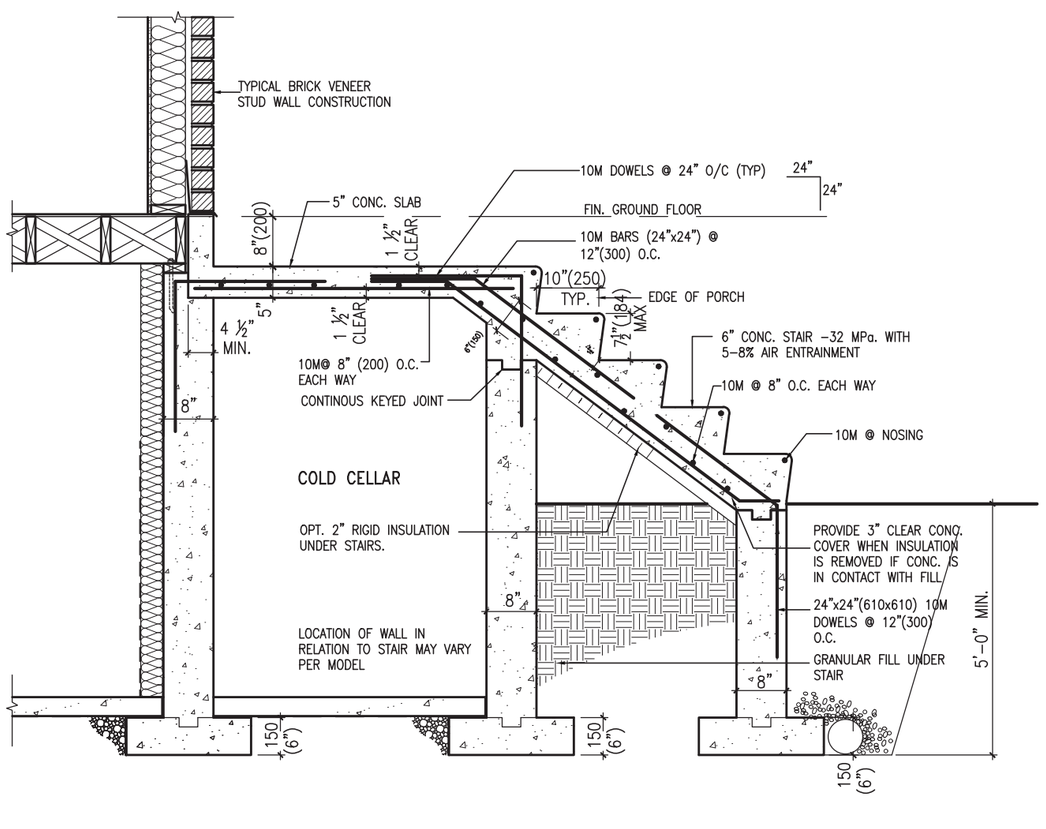


X1 SECTION AT PORCH FOR 4-7R CONDITION

SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)

SCALE: N.T.S.

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PROVINCE OF ONTARIO
JAN 26, 2022

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municipality: BRADFORD

CONSTRUCTION NOTES

project no. 16023
drawing no. CN9

date: MAY 2016
drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-2022-A1

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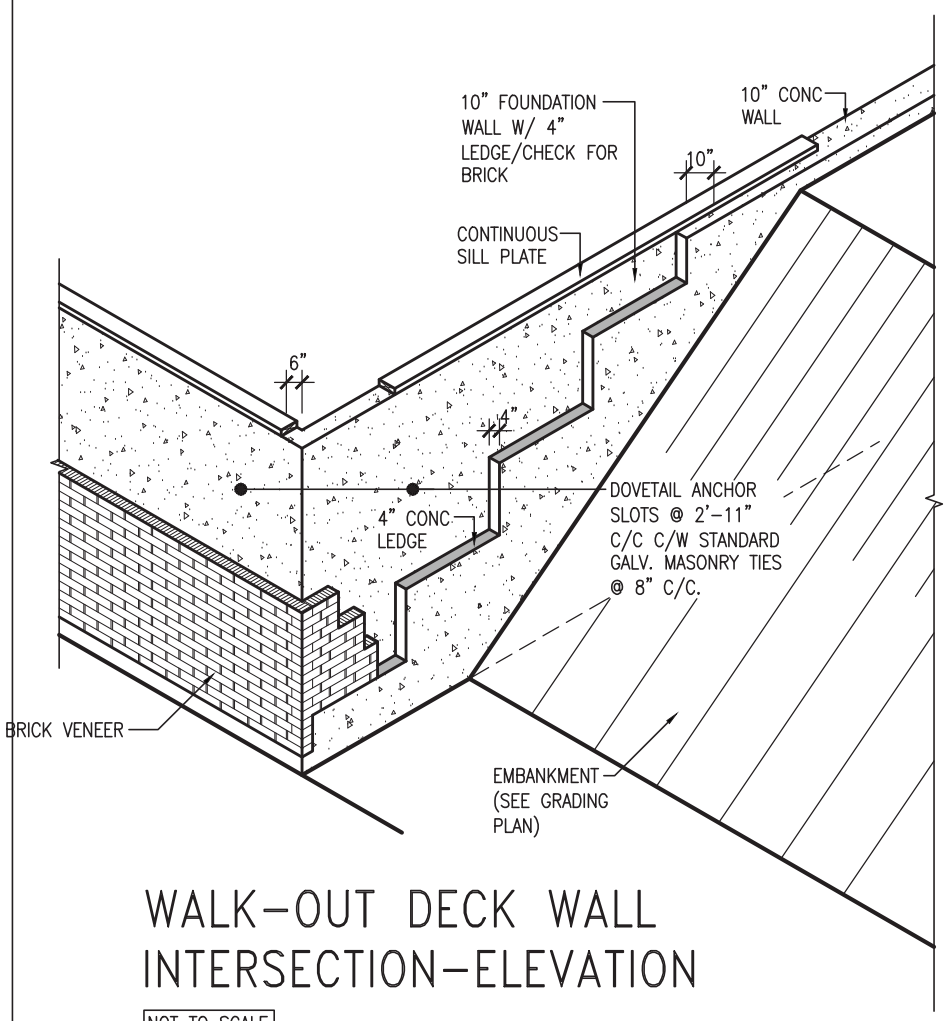
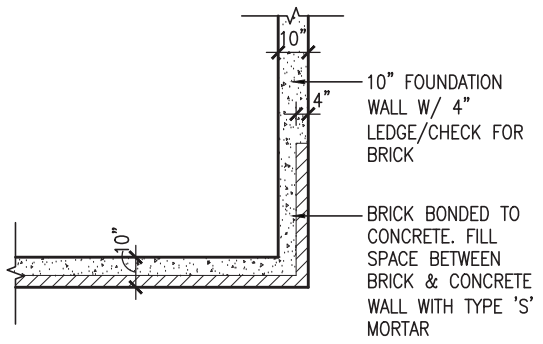


WALK-OUT DECK WALL INTERSECTION-ELEVATION

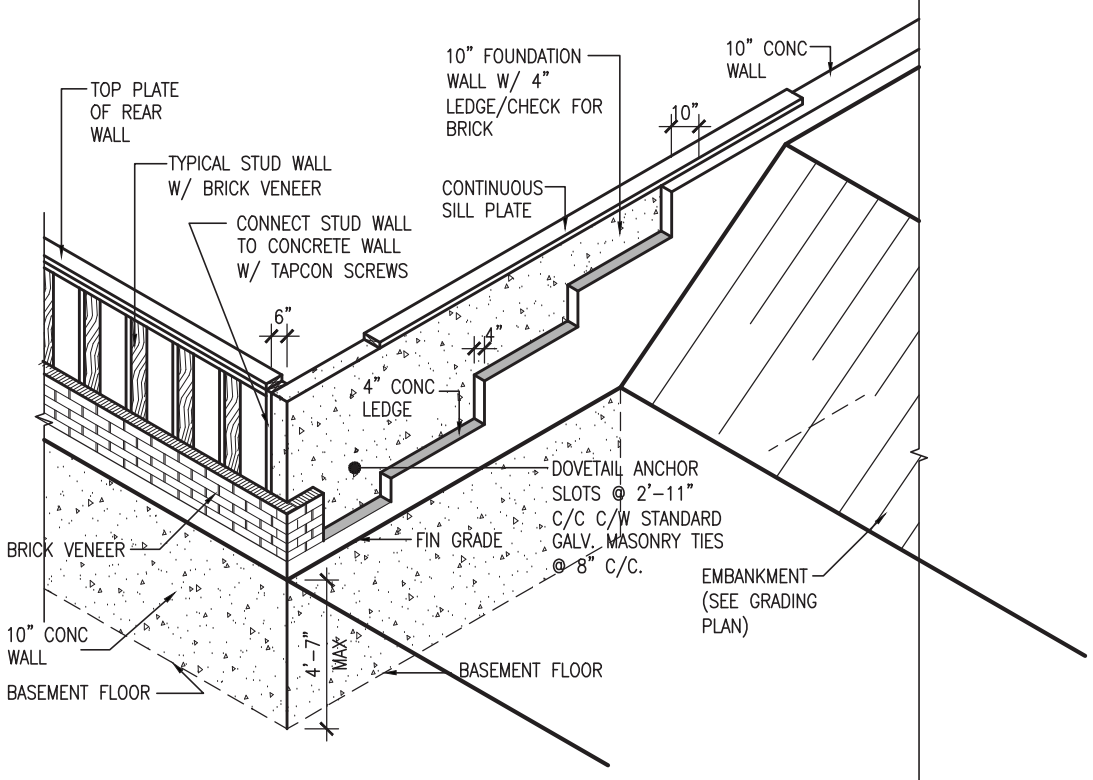
NOT TO SCALE



WALK-OUT DECK WALL INTERSECTION-PLAN

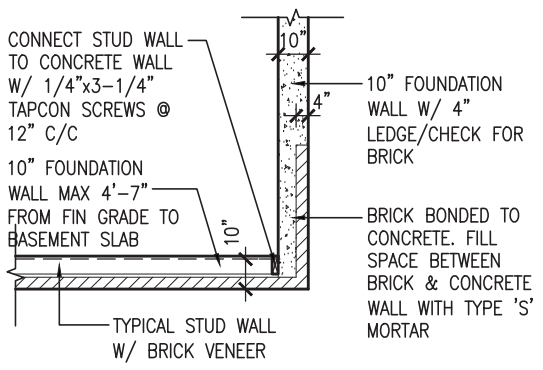
NOT TO SCALE

(10" FOUNDATION WALL)



WALK-OUT DECK WALL INTERSECTION-ELEVATION MAX 4'-7" BACKFILL

NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)

LICENSED PROFESSIONAL ENGINEER
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PROVINCE OF ONTARIO
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BAYVIEW WELLINGTON

CONST NOTE
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municipality: BRADFORD
project no.: 16023

date: MAY 2016
CONSTRUCTION NOTES
drawing no.: CN10

drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-2022-A1

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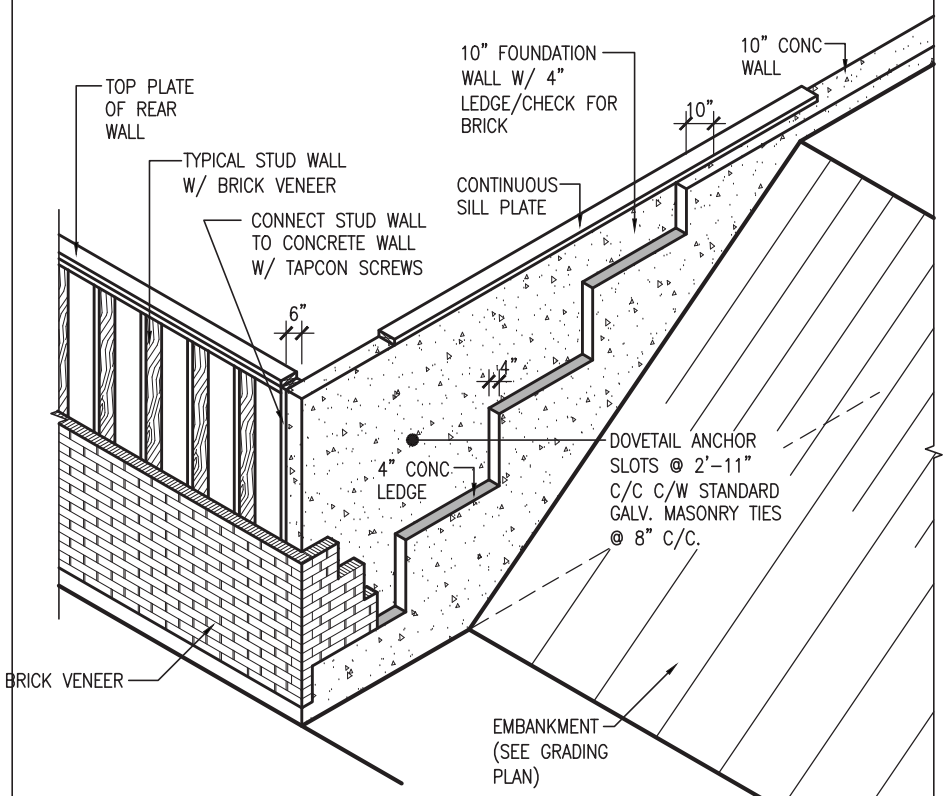

WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

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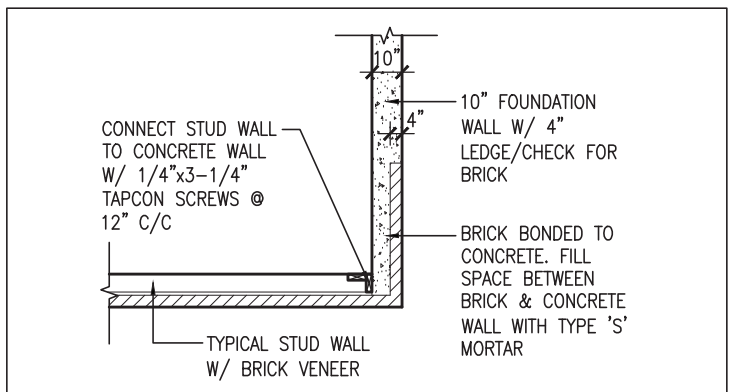
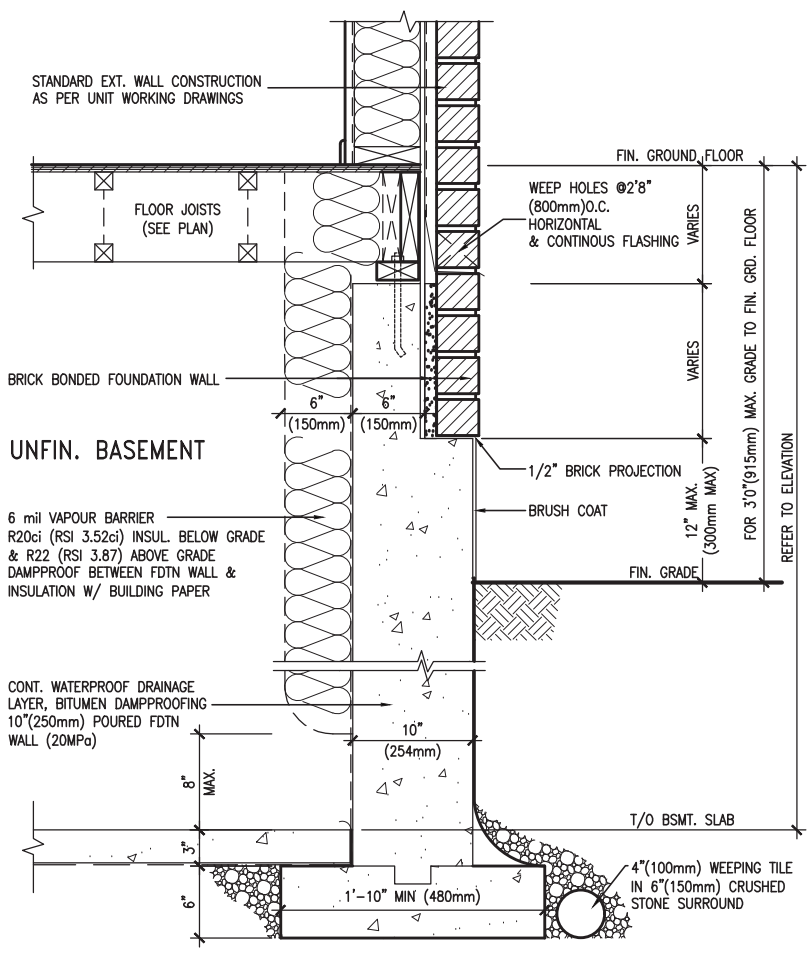


WALK-OUT BASEMENT WALL INTERSECTION-PLAN

NOT TO SCALE

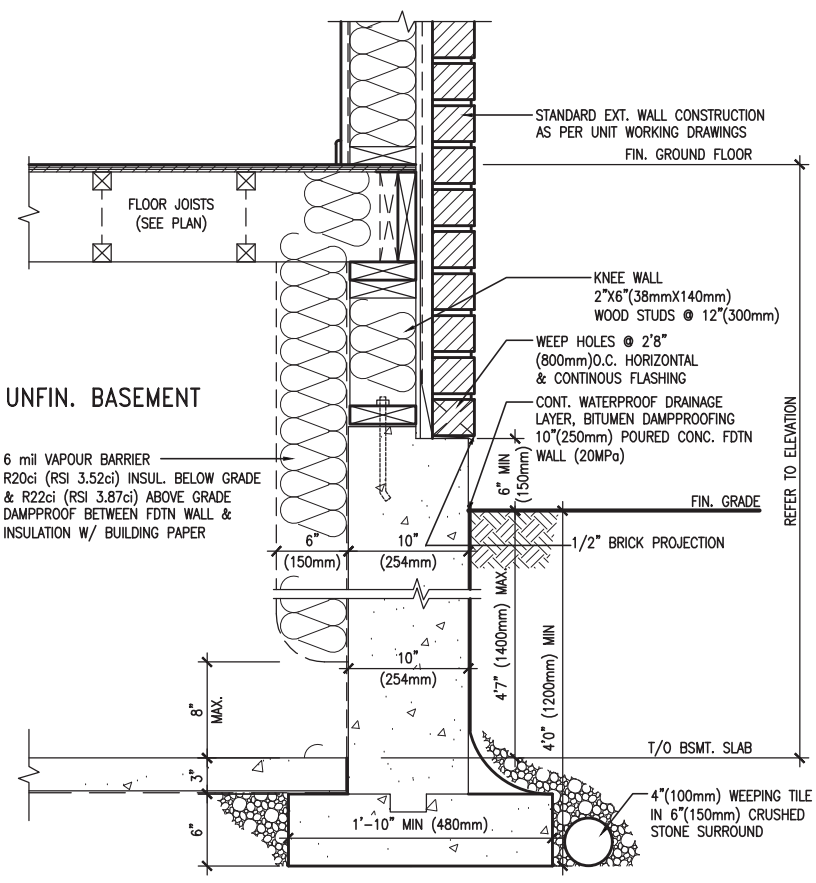
(10" FOUNDATION WALL)



EW3.06x / PKG A1

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

SCALE: N.T.S.



EW3.07x / PKG A1

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

SCALE: N.T.S.

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

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qualification information — Wellington Jno-Baptiste — 25591

name — signature — BCIN

registration information — VA3 Design Inc. — 42658

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va3design.com

BAYVIEW WELLINGTON

CONST NOTE -

project name: GREEN VALLEY EAST | municipality: BRADFORD | project no.: 16023

date: MAY 2016 | CONSTRUCTION NOTES | drawing no.: CN11

drawn by: RC | checked by: - | scale: 3/16" = 1'-0" | file name: 16023-CN-2022-A1

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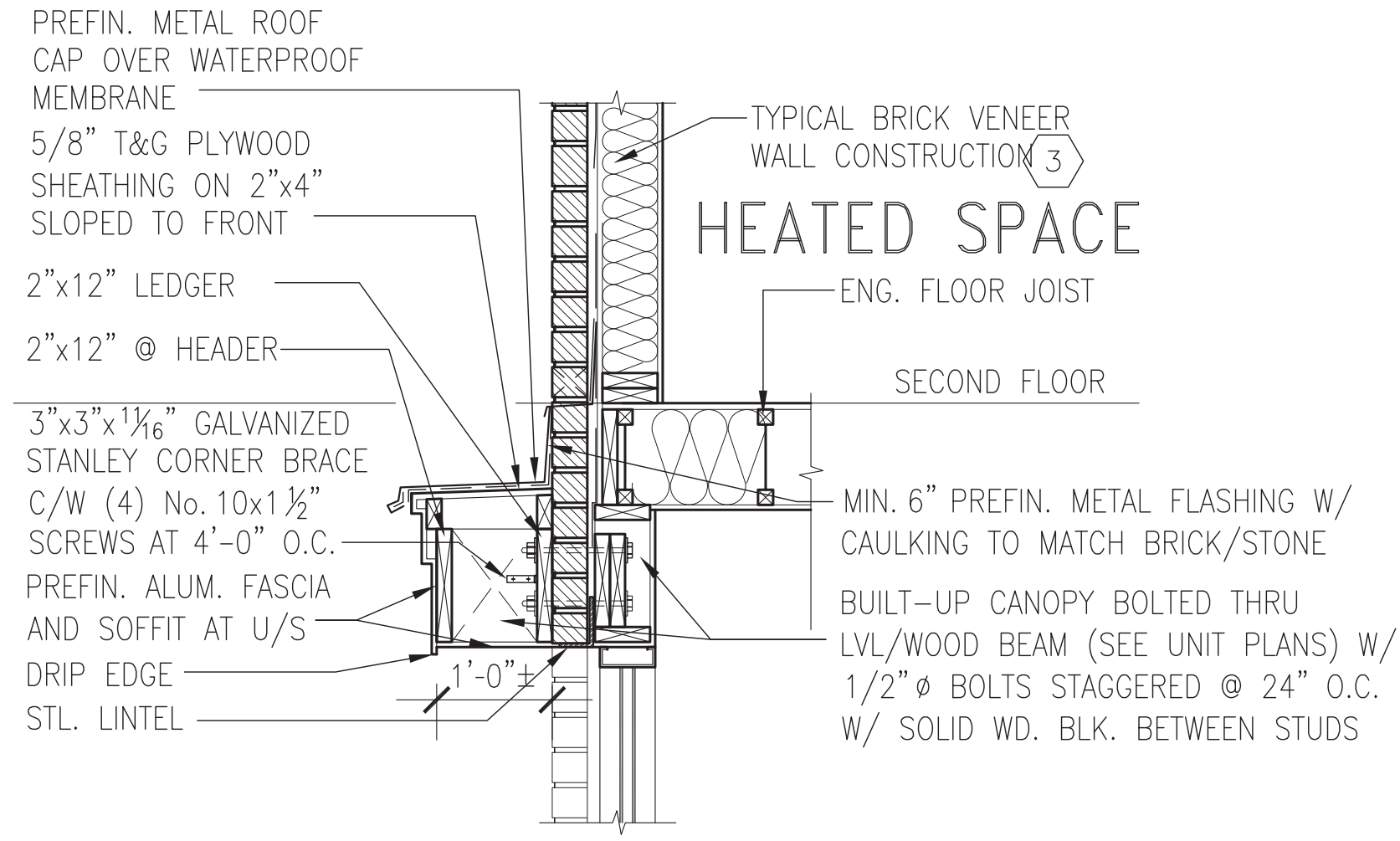

1 / CN12 SECTION THROUGH CANOPY

SCALE 1/2" = 1'-0"

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PROVINCE OF ONTARIO
JAN 26, 2022

BAYVIEW WELLINGTON

CONST NOTE
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project name: GREEN VALLEY EAST
municipality: BRADFORD
project no.: 16023

date: MAY 2016
CONSTRUCTION NOTES
drawing no.: CN12

drawn by: RC
checked by: -
scale: 3/16" = 1'-0"
file name: 16023-CN-2022-A1

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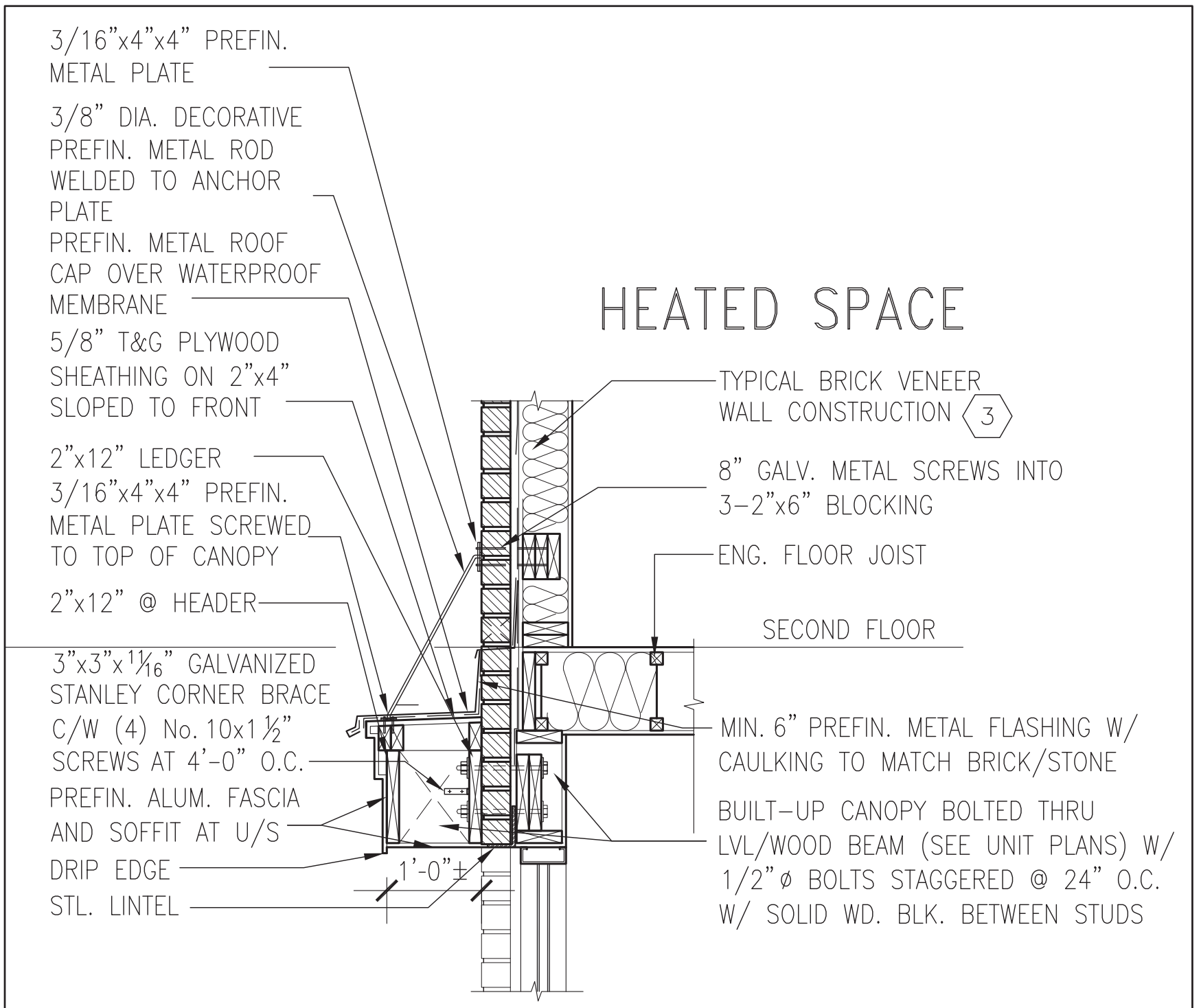

1 / CN13 SECTION THROUGH CANOPY W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"

S. J. BOYD
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
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registration information
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BAYVIEW WELLINGTON

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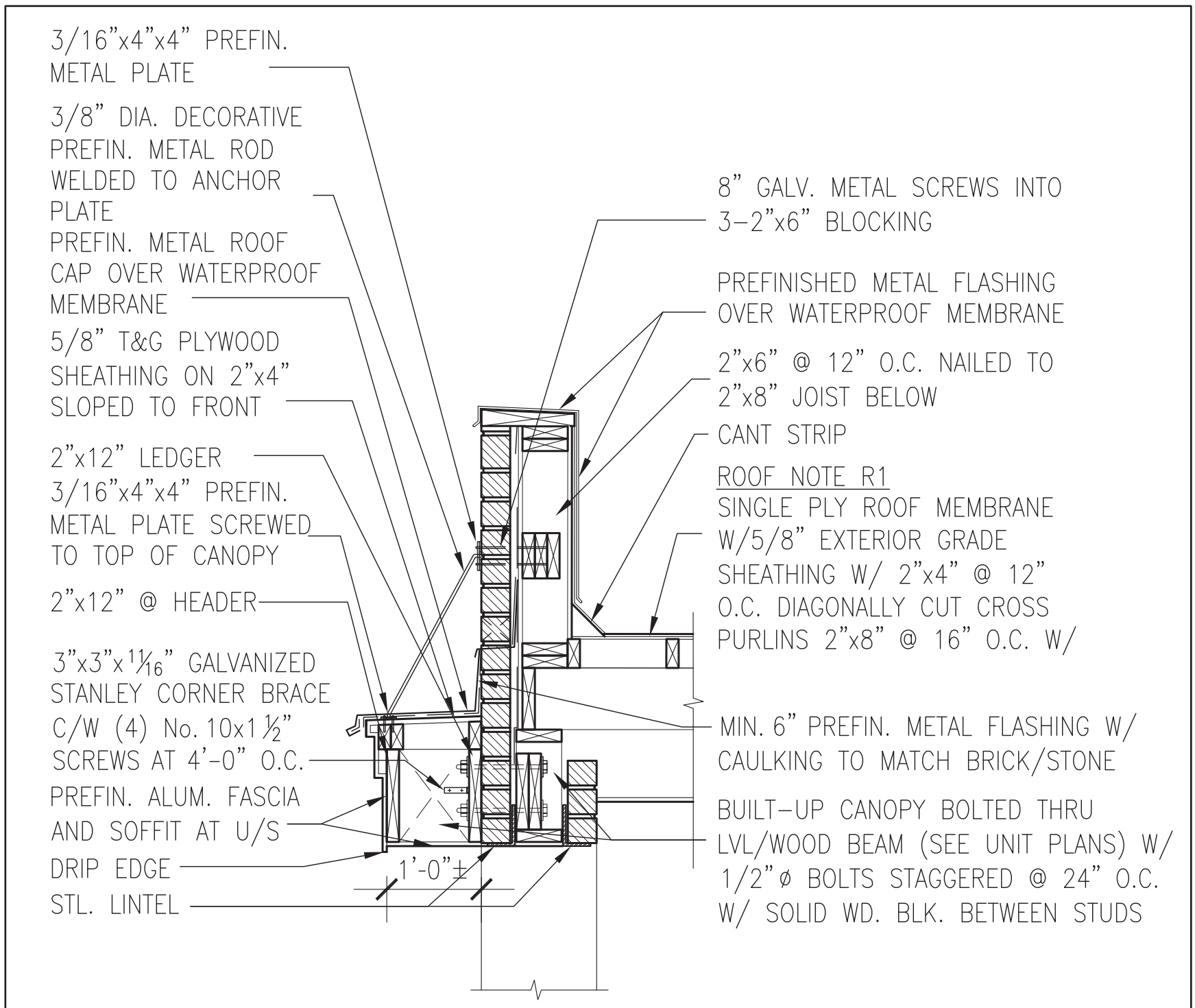

1 / CN14

SECTION THROUGH CANOPY W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
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