

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

UNFINISHED
BASEMENT

PARTIAL PLANS FOR MORE THAN 1 RAISER

JOIST (LOW)

Elevation drawing of a cold cellar door. The door is shown in a closed position, with a handle and lock mechanism. The drawing includes the following dimensions and labels:

- Overall height: 2'-9"
- Overall width: 1'-10"
- Door height (excluding handle): 2'-9"
- Door width (excluding handle): 1'-10"
- Label: "COLD CELLAR"
- Label: "FULL HEIGHT FOR LV 44 (LOW)"
- Label: "SV (HIGH)"

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

BASEMENT PLAN 'A'

9	.	.	
8	.	.	
7	.	.	
6	.	.	
5	.	.	
4	.	.	
3	.	.	
2	REVISED AS PER ENG'S COMMENTS	JAN 12-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Wellington Jno-Baptiste

name

registration information

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 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.

VAS Design Inc.



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 f 416.630.4782
www.ideas.com

BAYVIEW WELLINGTON

BRADFORD, ONT.

S38-8C
BAROSSA 8

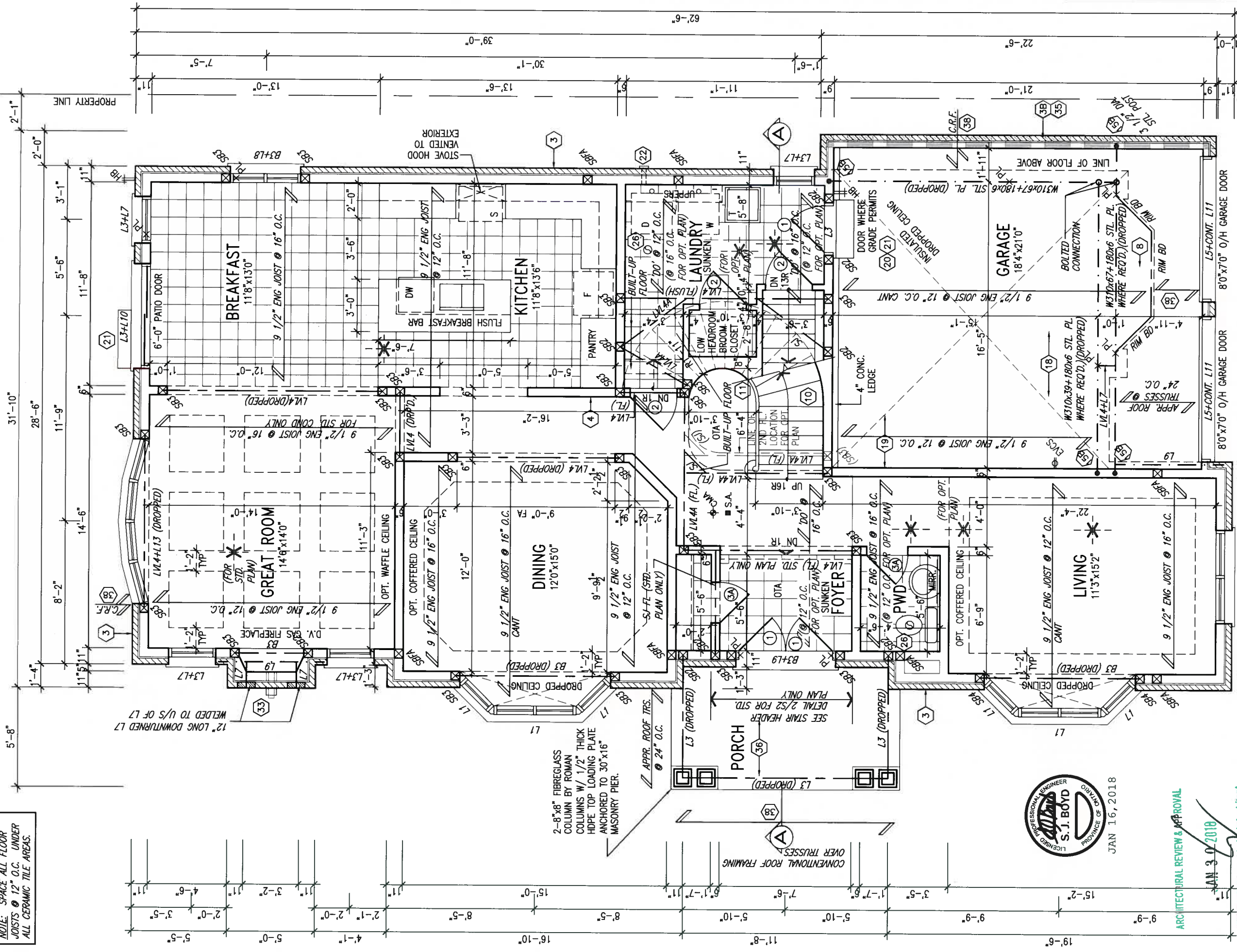
NOTE: SPACE ALL FLOOR
JOISTS @ 12" O.C. UNDER
ALL CERAMIC TILE AREAS

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

AREA	CALCULATIONS	STD. A	OPT. A
GROUND FLOOR AREA	1479 SF	1479 SF	
SECOND FLOOR AREA	1751 SF	1751 SF	
SUBTOTAL	3230 SF	3230 SF	
DEDUCT ALL OPEN AREAS	59 SF	16 SF	
TOTAL NET AREA	3171 SF	3214 SF	
FINISHED BSMT AREA	(294.59 m ²)	(298.59 m ²)	
COVERAGE	0 SF	0 SF	
W/OUT PORCH	1896 SF	1896 SF	
	(176.14 m ²)	(176.14 m ²)	
COVERAGE	1985 SF	1985 SF	
W/ PORCH	(184.41 m ²)	(184.41 m ²)	

MIN. SOIL BEARING
CAPACITY OF 150KPa

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



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ARCHITECTURAL REVIEW & APPROVAL
JAN 30 2018
John G. Williams Limited, Architect



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 BCN
name registration information
VA3 Design Inc. 42658
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no.	description	date	by
1	ISSUED FOR CLIENT REVIEW		
2	REVISED AS PER ENG'S COMMENTS	JAN 12-18 RC	
3			

GROUND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

BAYVIEW WELLINGTON

S38-8C
BAROSSA 8

project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.
project no.	16023	drawing no.	2A
date	JANUARY, 2017	scale	3/16" = 1'-0"
checked by	RC	file name	16023-S38-8C
drawn by	WT		

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1. Technical Review & Approval

AM 30 2018

W. G. Williams Limited, Architect

GB NOTE:

**STUD WALL REINFORCEMENT
FOR FUTURE GRAB BARS IN
MAIN BATHROOM**
REINFORCEMENT OF STUD WALLS
SHALL BE INSTALLED ADJACENT TO
WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFERENCE
TO CBC. 9.5.2.3, 3.8.3.8.1(f)(d) &
3.8.3.13.1(f). AND DETAILS
DRAWING.

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

no.	description	date	by
2	REVISED AS PER ENG'S COMMENTS	JAN 12-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
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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 *W. J. Baptiste* 25591

registration information
VA3 Design Inc.
42658

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discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property

of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

All draw in



DLG
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va3design.com

specifications, related documents and

	project name GREEN
--	------------------------------

date
JANUARY, 2011drawn by
W.T.

RICHARD - H:\A

gn are the copyright

BAYVIEW WELLINGTON

municipality

VALLEY EAST
BRADFORD, ONT.

2017
SECOND FLOOR

checked by	scale
PC	$3/16'' = 1'-0''$

no 3/10 = 10
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S38-8C
BAROSSA 8

project no. _____

16023

LEV. 'A'	drawing no.
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file name	023-538-80
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without VA3 DESIGN's written permission



JAN 16, 2018

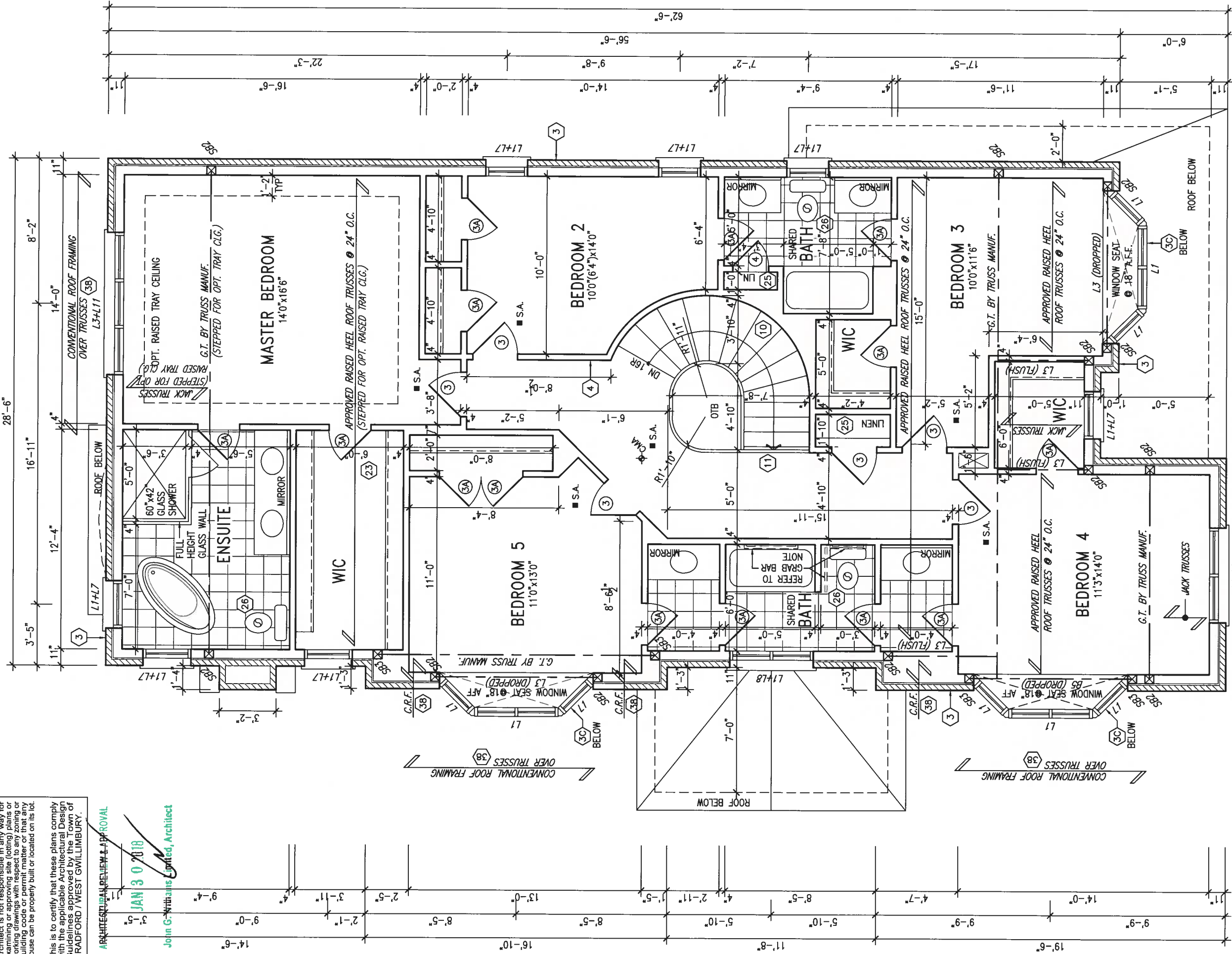
It is the builder's complete responsibility to ensure that all construction complies with the applicable Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any 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 REVIEW & APPROVAL

JAN 30 2018

Joint G. Williams Limited, Architect



GB NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3, 3.8.3.8(1)(d) & 3.8.3.13(1)(f). AND DETAILS PROVIDED

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

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW		
2	REVISED AS PER ENG'S COMMENTS	JAN 12-18	RC
3			
4			
5			
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8			
9			

The undersigned has reviewed and taken responsibility for this design and has the qualifications and experience to ensure the requirements set out in the Ontario Building Code to be a Designer.

qualification information

Wellington Jno-Baptiste 25591 BCh

name registration information VA3 Design Inc. 42658

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD, ONT.

project no.
S38-8C
BAROSSA 8

drawing no.
16023

file name
16023-S38-8C

scale
3/16" = 1'-0"

checked by
RC

drawn by
WT

date
JANUARY, 2017

project no.
16023-S38-8C

drawing no.
4A

drawn by
WT

checked by
RC

date
JAN 16, 2018

project no.
16023

drawing no.
4A



JAN 16, 2018

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*1-MAIN ENTRY DOOR & BASEMENT WINDOW EXCLUDED FROM SB-12 CALCULATIONS PER SB-12
3.1.1.6.(4).*



JAN 16, 2018

S38-8C
BAROSSA 8

BAYVIEW WELLINGTON

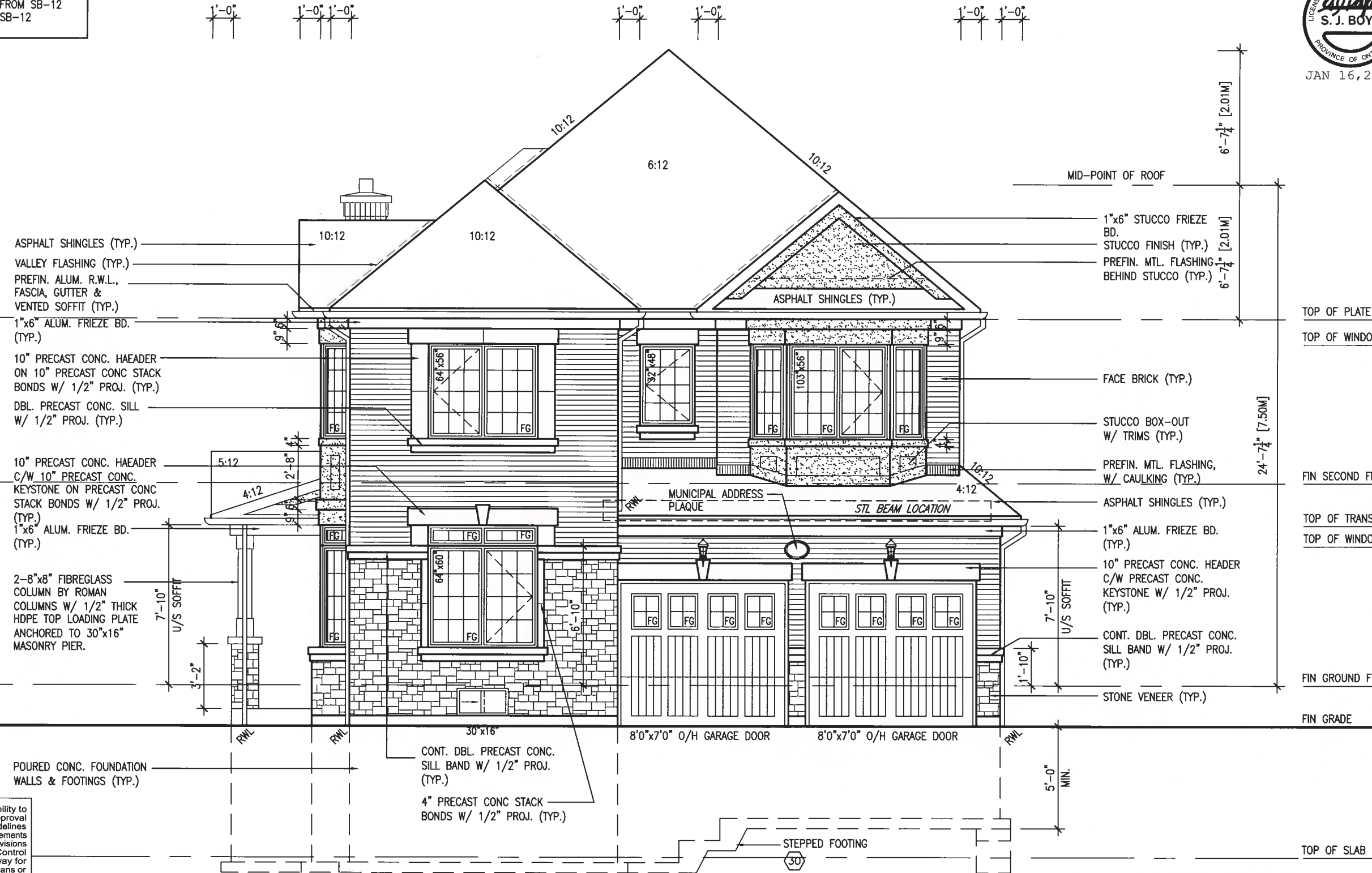


and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. I declare that the information provided is true and correct.	signature 	25591
Wellington Jno-Baptiste name registration information VA3 Design Inc.	BC20	42658

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[illegible]

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FRONT ELEVATION 'A'

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ARCHITECTURAL REVIEW & APPROVAL:

JAN 30 2018

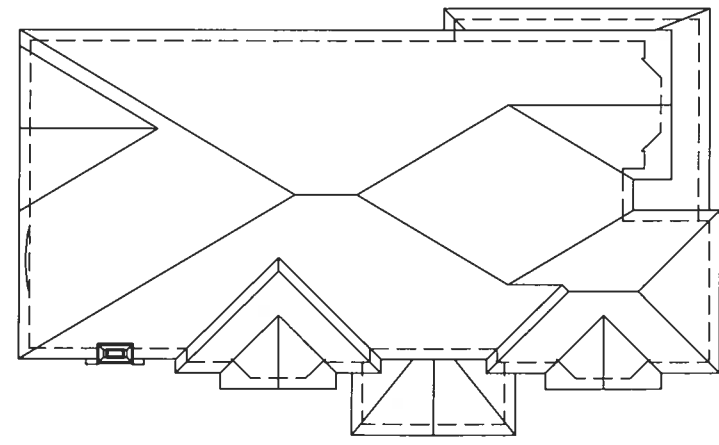
John G. Williams Limited, Architect

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.
ROUGH-IN SHALL INCLUDE:

- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm) trade size,
- A square 4 11/16" (119mm) trade size electrical outlet box.
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.

A horizontal number line with two points marked by vertical tick marks. The left point is labeled $x' - 0''$ and has a minus sign ($-$) below it. The right point is labeled $x' = 0''$ and has a plus sign ($+$) below it. The line is divided into two regions by these points: the region to the left of $x' - 0''$ is labeled $-$, and the region to the right of $x' = 0''$ is labeled $+$.



5:12

8'-5"

John G. Williams Limited, Architects



JAN 16, 2018

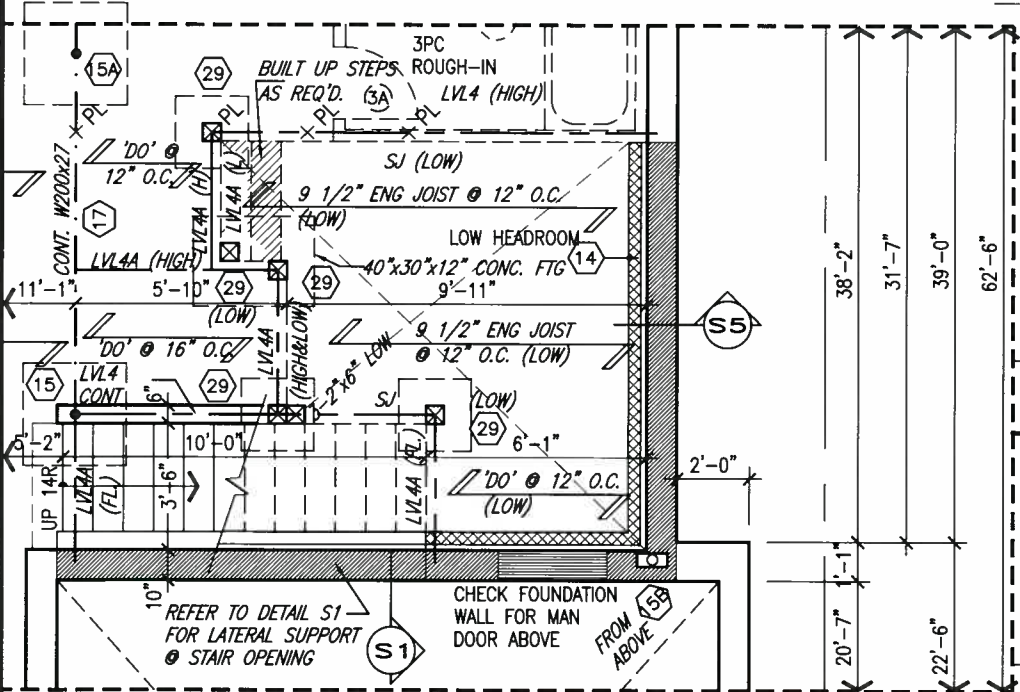
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2. REVISED AS PER ENG'S COMMENTS			JAN 12-18 BC	

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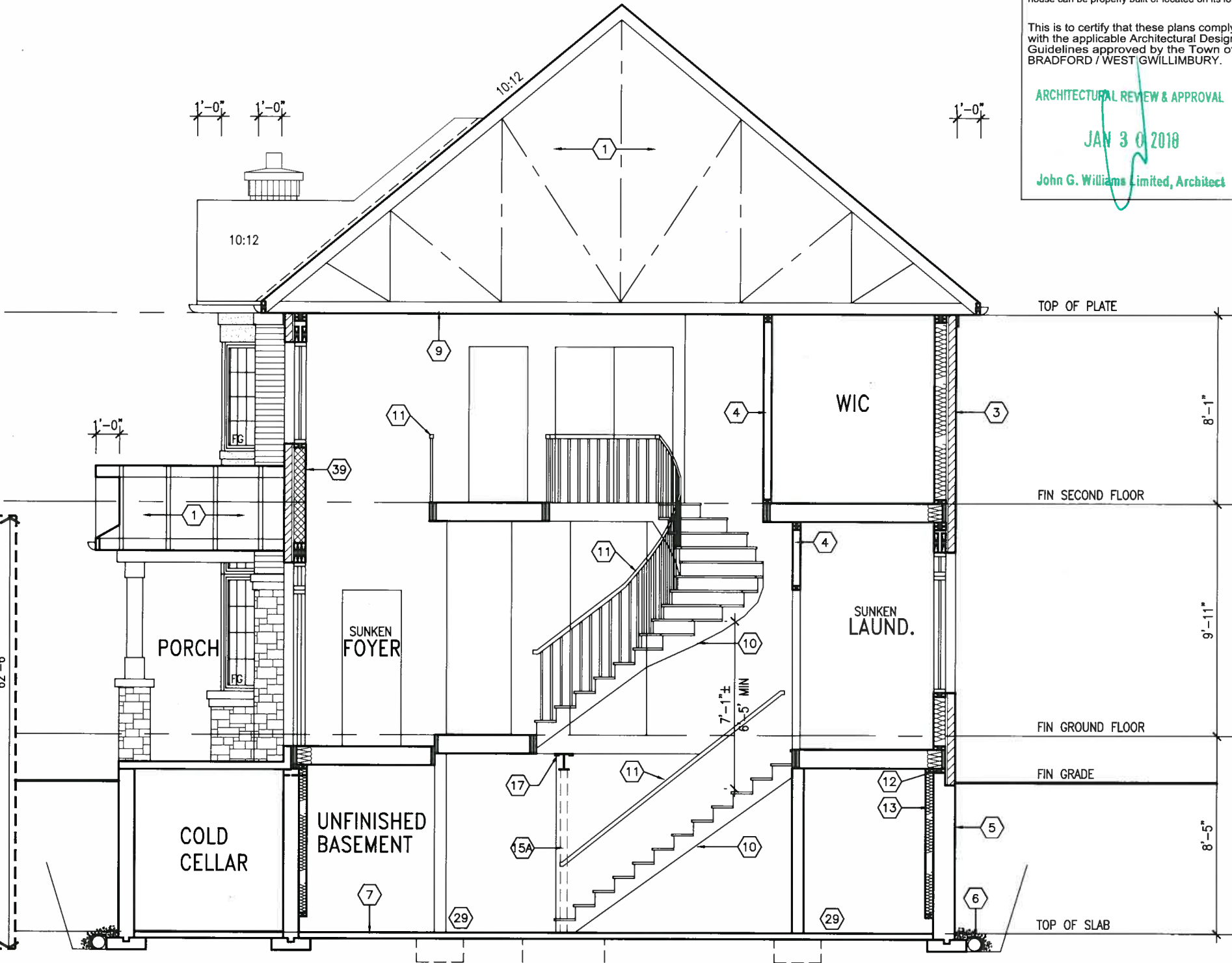
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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-8C ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	625 S.F.	128.11 S.F.	20.50 %
LEFT SIDE	1254 S.F.	278.11 S.F.	22.18 %
RIGHT SIDE	1254 S.F.	62.33 S.F.	4.97 %
REAR	625 S.F.	149.16 S.F.	23.87 %
* 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.	3758.00 S.F.	617.71 S.F.	16.44 %
TOTAL SQ. M.	349.13 S.M.	57.39 S.M.	16.44 %

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-8C ELEVATION A OPT. PLAN	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	625 S.F.	128.11 S.F.	20.50 %
LEFT SIDE	1254 S.F.	278.11 S.F.	22.18 %
RIGHT SIDE	1254 S.F.	62.11 S.F.	4.95 %
REAR	625 S.F.	160.05 S.F.	25.61 %
* 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.	3758.00 S.F.	628.38 S.F.	16.72 %
TOTAL SQ. M.	349.13 S.M.	58.38 S.M.	16.72 %



PART. BASEMENT PLAN
W/ SUNKEN LAUNDRY
(-2R TO -3R COND.)



CROSS SECTION 'A-A'

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ARCHITECTURAL REVIEW & APPROVAL
JAN 30 2018
John G. Williams Limited, Architect

BAYVIEW WELLINGTON
GREEN VALLEY EAST
BRADFORD, ONT.

S38-8C
BAROSSA 8

Project no. 16023
drawing no. 9A

Project name: GREEN VALLEY EAST
Municipality: BRADFORD, ONT.
Date: JANUARY, 2017
Checked by: RC
Drawn by: WT
Scale: 3/16" = 1'-0"

CROSS SECTION A-A
File name: 16023-S38-8C
Date: 16023-S38-8C.dwg
Time: Tue Jan 16 2018 12:06 PM

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va3design.com

Wellington Jho-Baptiste
25591
BCM
42658

Signature: [Signature]
Registration information: VA3 Design Inc.
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9. REVISIONS
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6. REVISIONS
5. REVISIONS
4. REVISIONS
3. REVISIONS
2. REVISED AS PER ENG'S COMMENTS
1. ISSUED FOR CLIENT REVIEW

no. description
date

LICENSED PROFESSIONAL ENGINEER
S.J. BOYD
PROVINCE OF ONTARIO
JAN 16, 2018

Floor plan of the second floor showing room dimensions and a property line. The plan includes a large central room (28'-6" x 11'-9") and several smaller rooms and corridors. The dimensions are as follows:

- Top left room: 1'-4" x 2'-0"
- Top right room: 3'-1" x 11'-8"
- Bottom left room: 8'-2" x 14'-6"
- Bottom right room: 11'-5" x 11'-8"
- Central room: 28'-6" x 11'-9"
- Corridor/Entry: 6"
- Property Line: Indicated on the right side of the plan.

With the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

JAN 30 2018

[illegible]

REAR WALL ONLY

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

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

1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS

2'-2"x6" FASTENERS BETWEEN BOLTS 1/52 FOR 4" 2'-2"x6" FASTENERS DIA. X ANCHOR DETAIL 10" FLD ON SIDE CHECK 22"x6"

2'-1" 2'-0" 10" 5'-1" 7'-0" 6'-2" 1'-5" 2'-0" 2'-4" 30'-6" 8'-2" 1'-4" 10'6"10"

2'-2"x8" (P.T.) 3'-2"x8" (P.T.) 2'-2"x8" (P.T.) 2'-2"x8" R.I. @ 16 O.C.

10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED ON 22"x6" THICK CONC. FTG.

10" FDN WALL

UNFINISHED BASEMENT

9 1/2" ENG JOIST @ 16" O.C. 9 1/2" ENG JOIST @ 12" O.C.

W200x27

NOTE SJ NOTE SJ

DI DI

5 6 12 13 17

PROFESSIONAL ENGINEER S.J. BOYD OFFICE OF THE CHIEF OF DIVISION N 16, 2018

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

<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))						<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))					
S38-8C ELEVATION A WOD ELEVATION	ENERGY EFFICIENCY – OBC SB12		S38-8C ELEV. A OPT. PLAN WOD ELEVATION		ENERGY EFFICIENCY – OBC SB12	S38-8C ELEV. A OPT. PLAN WOD ELEVATION		ENERGY EFFICIENCY – OBC SB12			
FRONT	WALL AREA S.F.	OPENING S.F.	PERCENTAGE		WALL AREA S.F.	OPENING S.F.	PERCENTAGE		WALL AREA S.F.	OPENING S.F.	PERCENTAGE
	625 S.F.	128.11 S.F.	20.50 %	FRONT	625 S.F.	128.11 S.F.	20.50 %		625 S.F.	128.11 S.F.	20.50 %
LEFT SIDE	1254 S.F.	278.11 S.F.	22.18 %	LEFT SIDE	1254 S.F.	278.11 S.F.	22.18 %		1254 S.F.	278.11 S.F.	22.18 %
RIGHT SIDE	1254 S.F.	62.33 S.F.	4.97 %	RIGHT SIDE	1254 S.F.	62.11 S.F.	4.95 %		1254 S.F.	62.11 S.F.	4.95 %
REAR	714 S.F.	149.16 S.F.	20.89 %	REAR	714 S.F.	160.05 S.F.	22.42 %		714 S.F.	160.05 S.F.	22.42 %
* 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.		* 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.				0.00 S.F.	
TOTAL SQ. FT.	3847.00 S.F.	617.71 S.F.	16.06 %	TOTAL SQ. FT.	3847.00 S.F.	628.38 S.F.	16.33 %		3847.00 S.F.	628.38 S.F.	16.33 %
TOTAL SQ. M.	357.40 S.M.	57.39 S.M.	16.06 %	TOTAL SQ. M.	357.40 S.M.	58.38 S.M.	16.33 %		357.40 S.M.	58.38 S.M.	16.33 %

Drawings are not to be scaled.

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Toronto, ON M2J 1B4

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All drawings specifications, related documents and

project name	municipality
GREEN VALLEY EAST	BRANDENBURG ONT

GREEN VALLEY EAST BRADFORD, UNI.

JANUARY, 2017

WT	RC	score
3/16"	1'-0"	

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A number line for x with tick marks at -1 , 0 , and 1 . The interval $(-1, 0)$ is shaded, and the interval $(0, 1)$ is also shaded.



ASPHALT SHINGLES (TYP.)

STUCCO FINISH (TYP.)

VALLEY FLASHING (TYP.)

1"x6" ALUM. FRIEZE BD.
(TYP.)

PRECAST CONC. HAEDER ON
PRECAST CONC STACK BONDS
W/ 1/2" PROJ. (TYP.)

FACE BRICK (TYP.)

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

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

42" HIGH P.T. RAILING W/ —
PICKETS @ 4" O.C. W/ 4"x4"
MIDPOST @ 5'0" O.C. MAX.
(TYP.)

6"X6" P.T. WOOD POST BOLTED
TO GALV. METAL SHOE SET —
INTO 12" DIA. CONC. PIER TO
EXTEND 6" ABOVE GRADE AND
5'-0" BELOW GRADE (TYP.)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

2"x6" P.T. CROSS
BRACING

— STONE
VENEER
(TYP.)

WINDOW FOR OPT.
SECOND FLOOR
PLAN

—PREFIN. MTL. FLASHING,
—W/ CAULKING (TYP.)

16:12
ASPHALT SHINGLES (TYP.)

BASEMENT WINDOW SIZES
 -8R USE 30"x24" VINYL
 AD STRUCTURAL STEEL
 SAME BASEMENT WINDOWS

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW

FIN GROUND FLOOR

TOP OF WINDOW

TOP OF SLAB

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

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ARCHITECTURAL REVIEW & APPROVAL

JAN 30 2018

John G. Williams Limited, Architect

S38-8C
BAROSSA 8

BAYVIEW WELLINGTON

project name	project no.
GREEN VALLEY EAST	DAKUOJA 0
BRADFORD, ONT.	16023

date	W.O.D. REAR ELEVATION 'A'	drawing no.
JANUARY, 2017		11A
drawn by	scale	file name
MT	3/16" = 1'-0"	16023-S38B-8C
checked by		
RC		
DESCRIPTION	LA. ARCHITECTS WORKSHOP, INC. 16023 SW 11th AVE, #201, MIAMI, FL 33155	DATE: JAN. 16, 2015 BY: LA. ARCHITECTS

VA3
DESIGN

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
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.

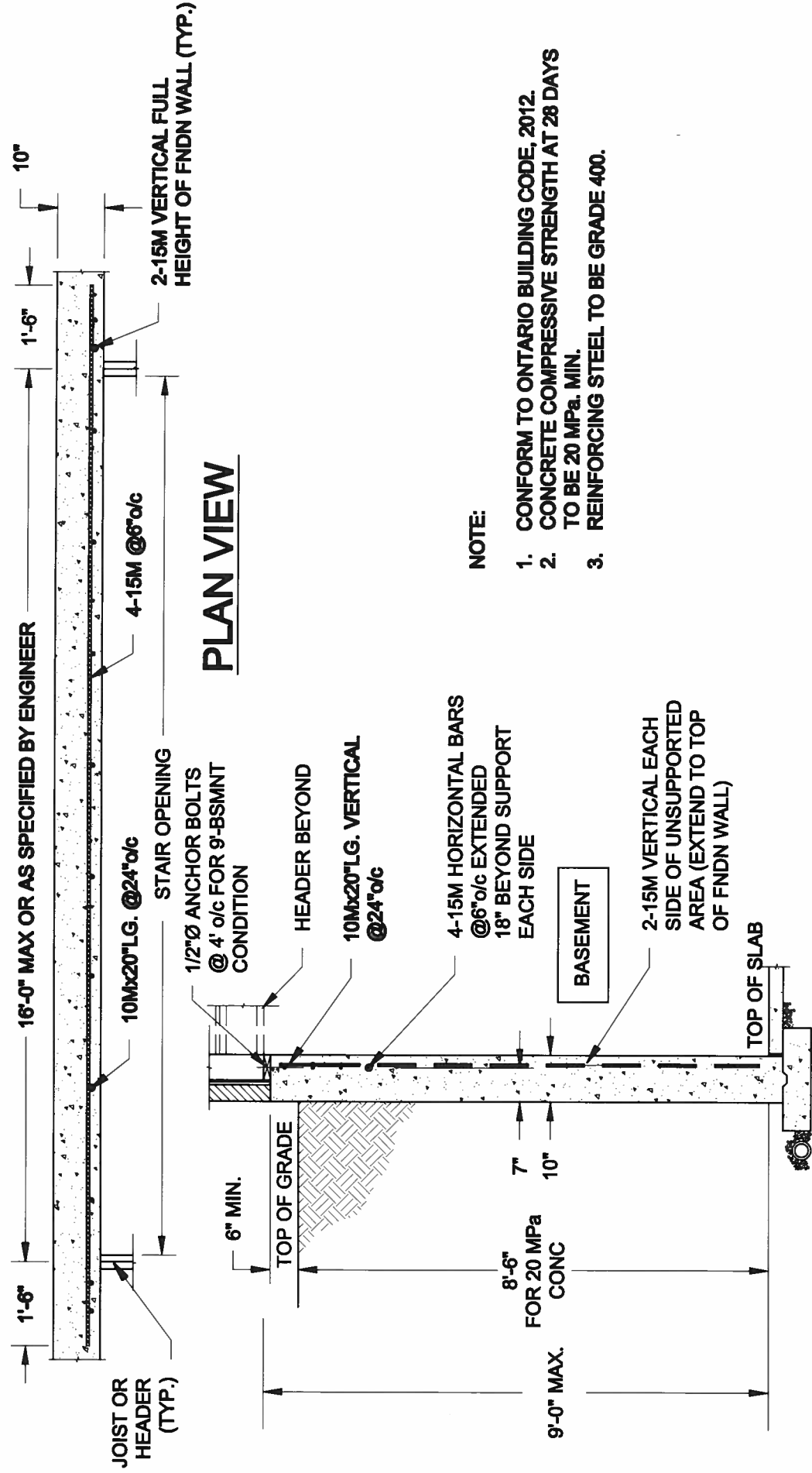
qualification information

Wellington Jno-Baptiste 2559

name _____
 registration information _____
 signature _____

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. Dimensions are not to be scaled.

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3	.	.	.
2	REVISED AS PER ENG'S COMMENTS	JAN 12-18	RC
1	ISSUED FOR CLIENT REVIEW	.	.
no.	description	date	by



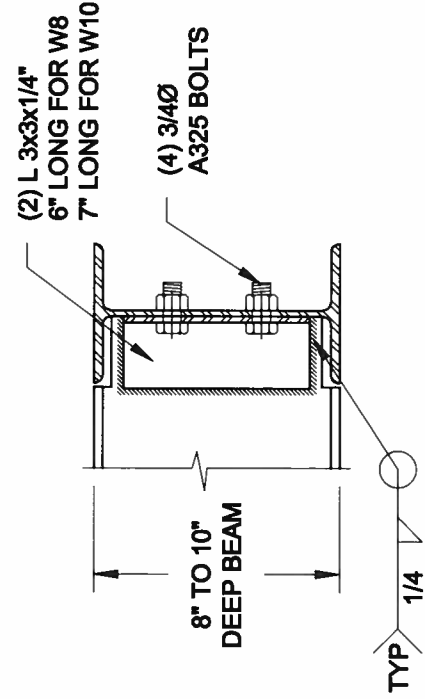
NOTE:

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 LATERALLY UNSUPPORTED WALL

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

S1

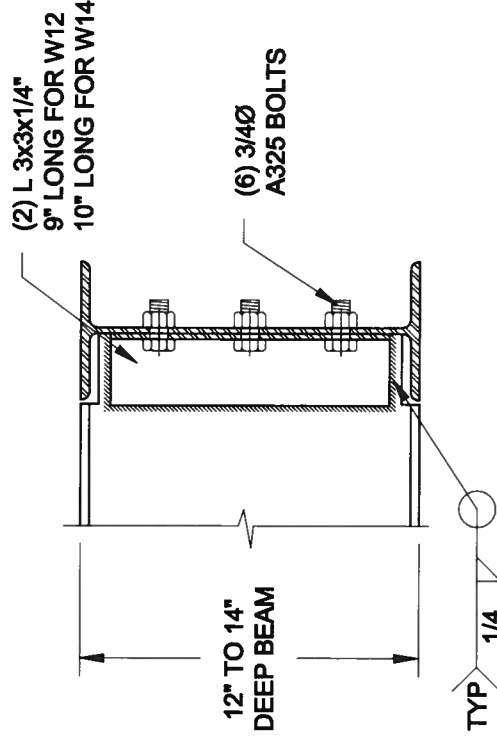


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

S1

2 STEEL BEAM CONNECTION DETAIL

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



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

Scale:
AS NOTED

Date:
OCT-20-2017

Drawn:
SC

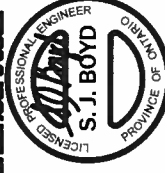
Checked:
SJB



QUAILE ENGINEERING LTD.

38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



Project:

LAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

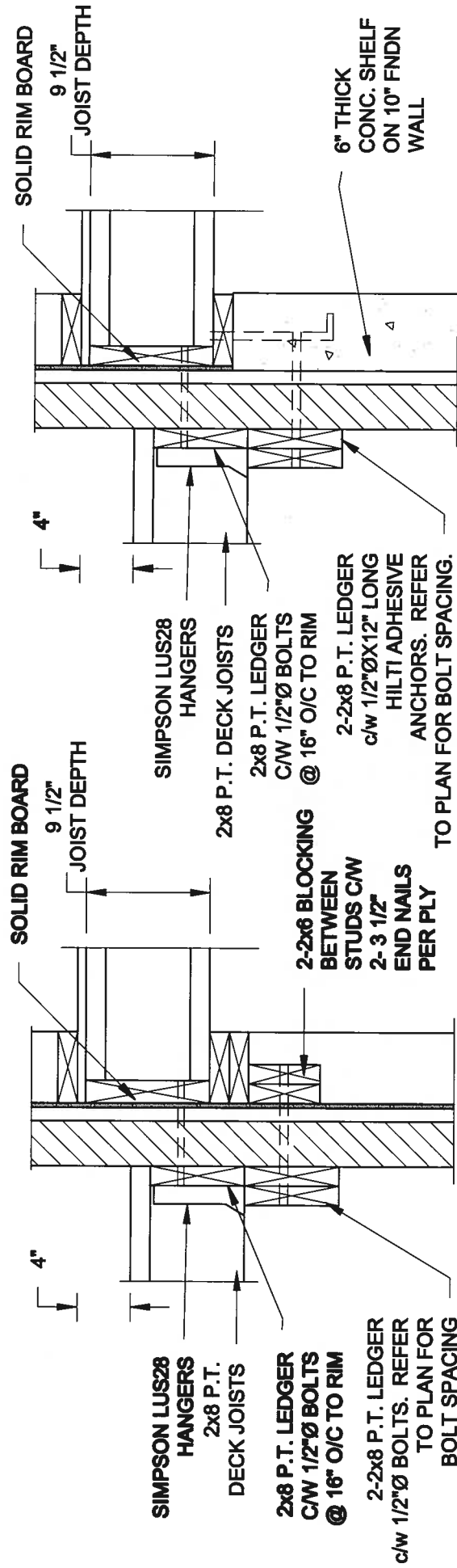
Project No.:

17-216

Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



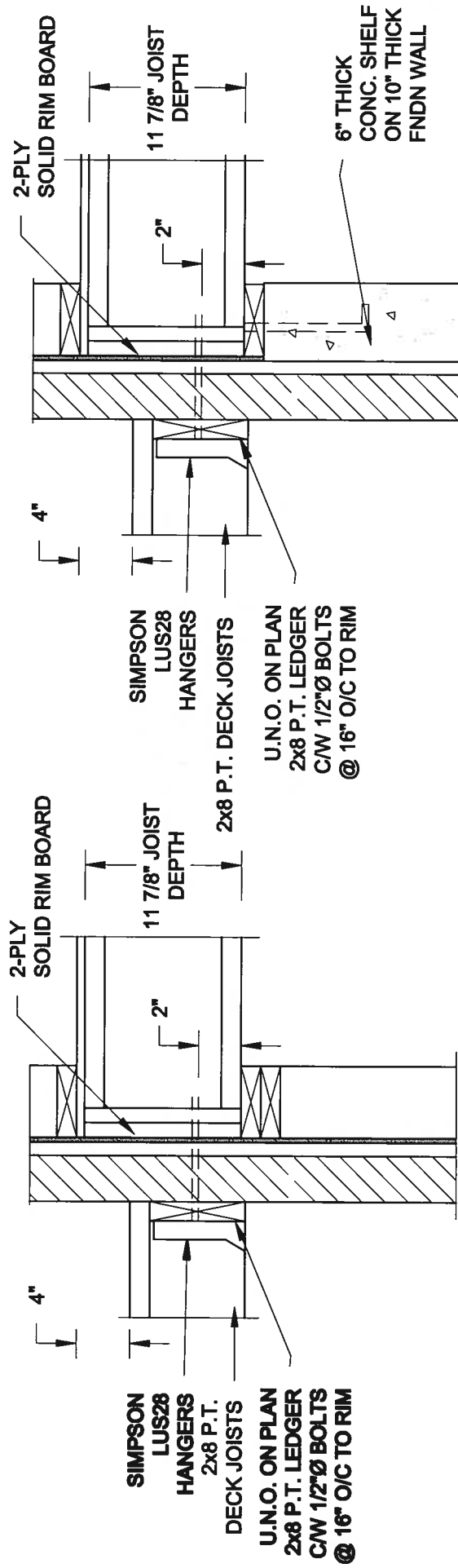
1A DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

1B DECK FASTENING DETAIL

S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



1C DECK FASTENING DETAIL

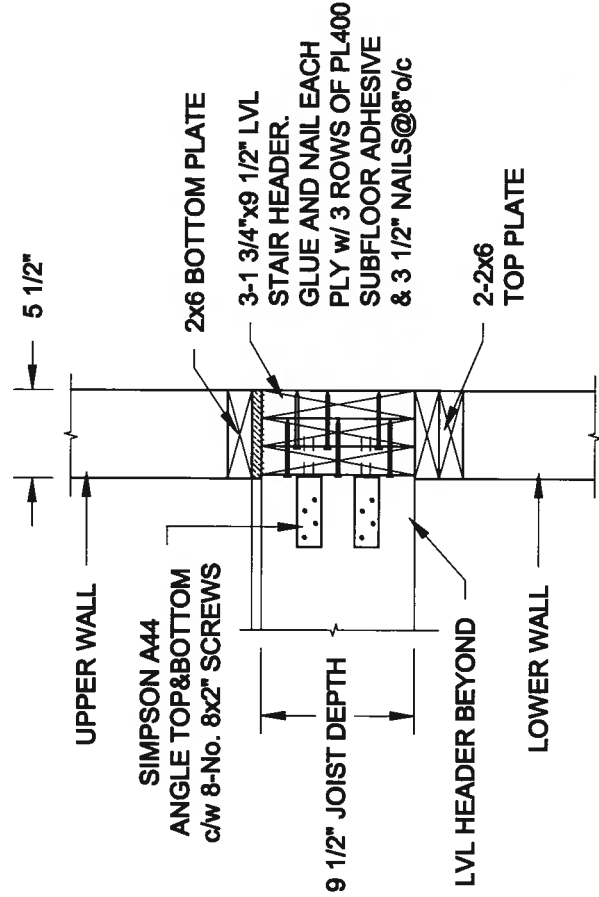
S2 SCALE: 1" = 1'-0"

1D DECK FASTENING DETAIL

S2 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.

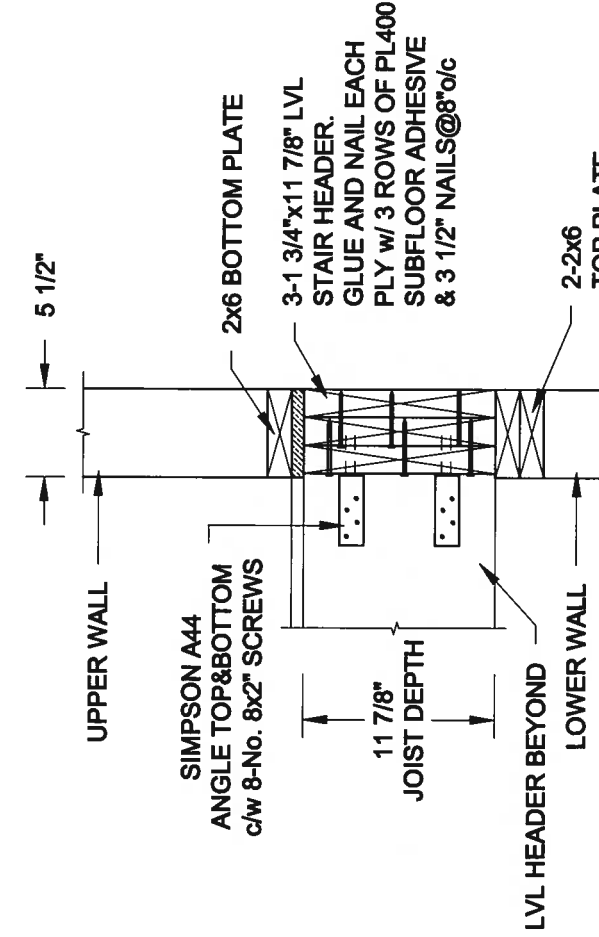
FOR 9 1/2" JOIST DEPTH



2A STAIR HEADER

S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B STAIR HEADER

S2 SCALE: 1" = 1'-0"

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



Project:

BAYVIEW WILMINGTON HOMES - GREEN VALLEY RESORTS - SINGLES
BRADFORD, ONTARIO

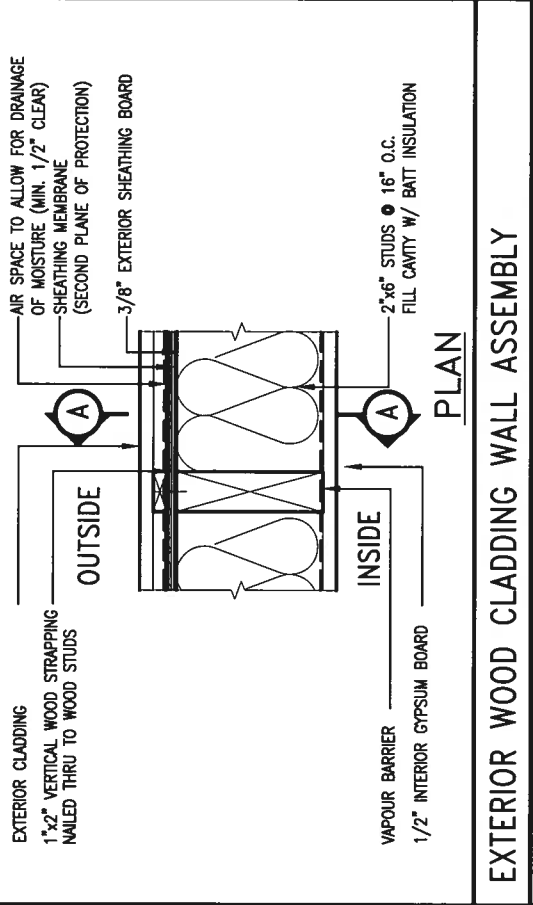
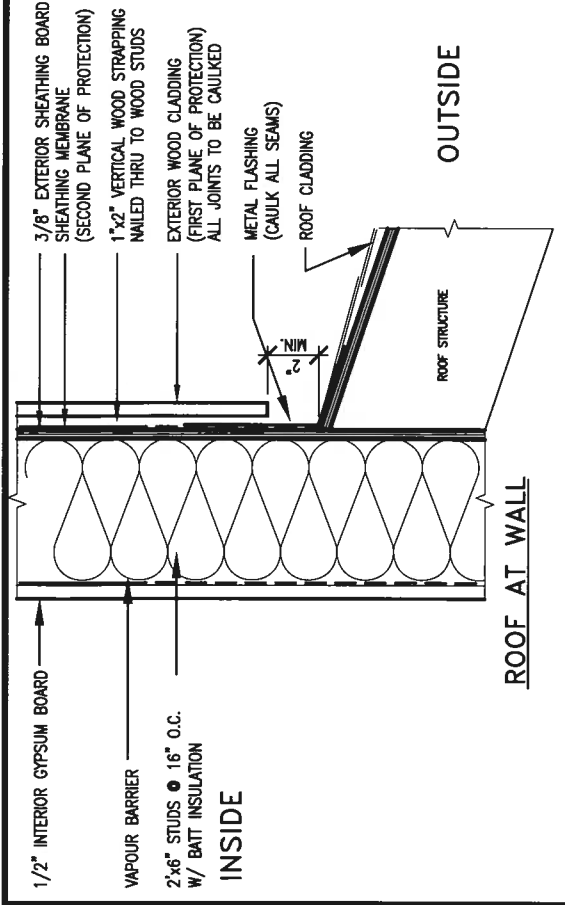
TYPICAL STRUCTURAL DETAILS

Project No.:

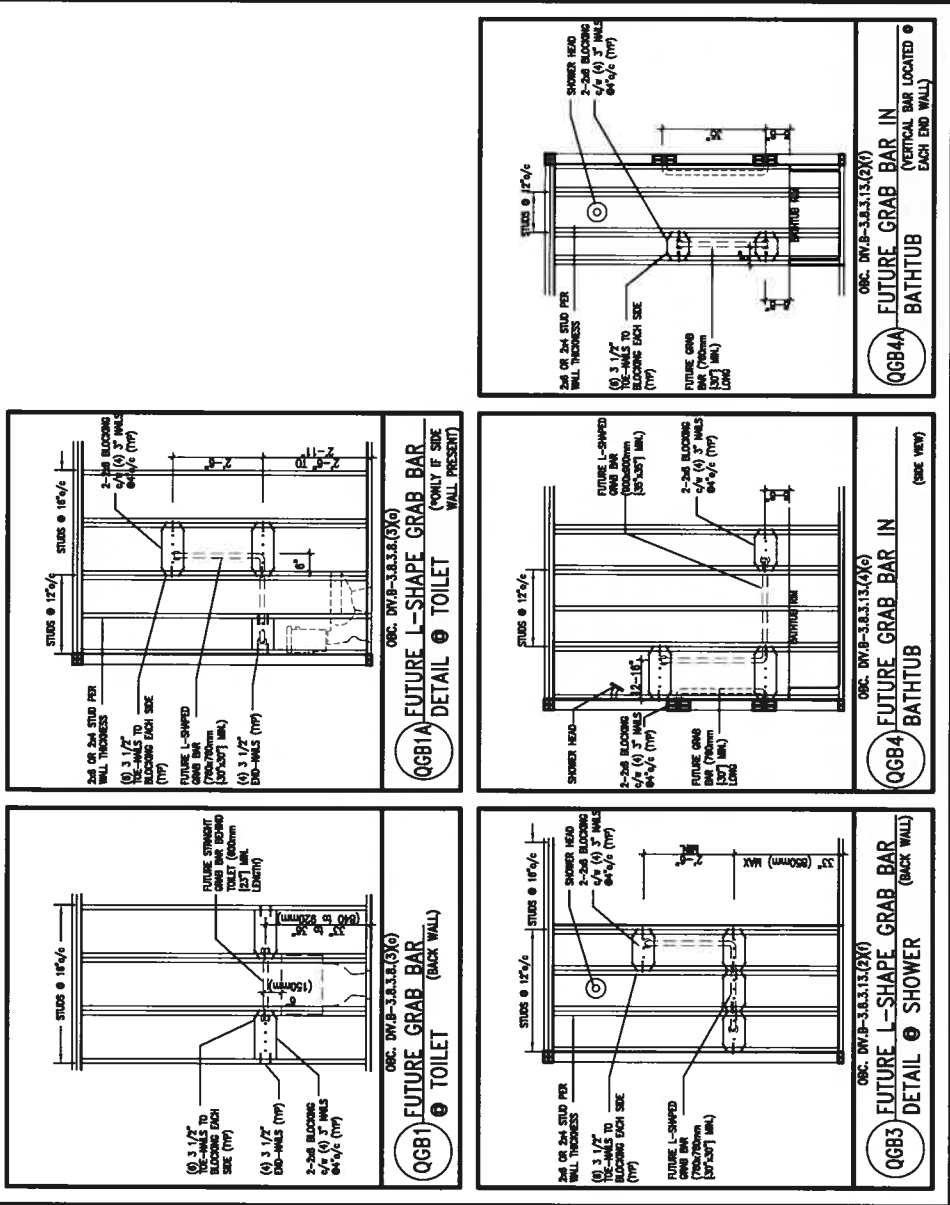
17-216

Drawing No.:

S2



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.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC, DIV. B- 9.5.2.3. WATER CLOSET, 3.8.3.8.(3)(c) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(i). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



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.
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. PROVIDE A MINIMUM (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF SIDING.

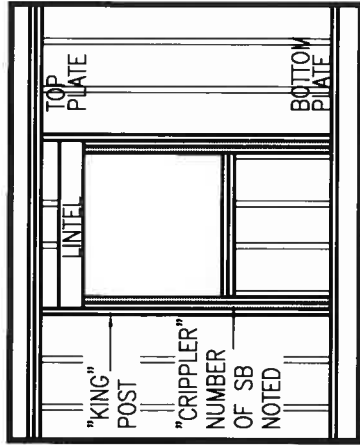
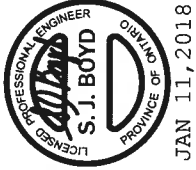
MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
2"x6" @ 16" O.C. - 12'-6"
2"x6" @ 12" O.C. - 13'-10"
2-2"x6" @ 16" O.C. - 15'-0"
2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOW:
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 (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**

BAYVIEW WELLINGTON				CONST NOTE			
9				project name	GREEN VALLEY EAST	municipality	BRADFORD
8				project no.	16023		
7				drawing no.	CN2		
6				checked by		checked by	
5				scale	3/16" = 1'-0"	scale	
4				drawn by	MAY 2016	drawn by	
3				date	MAY 2016	date	
2	UPDTE TO 2018	JAN 11-18	RC	construction notes	16023-CN-A1	construction notes	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	notes	16023-CN-A1	notes	
no.	description	date	by	notes	16023-CN-A1	notes	



"CRIPPLE" DETAIL

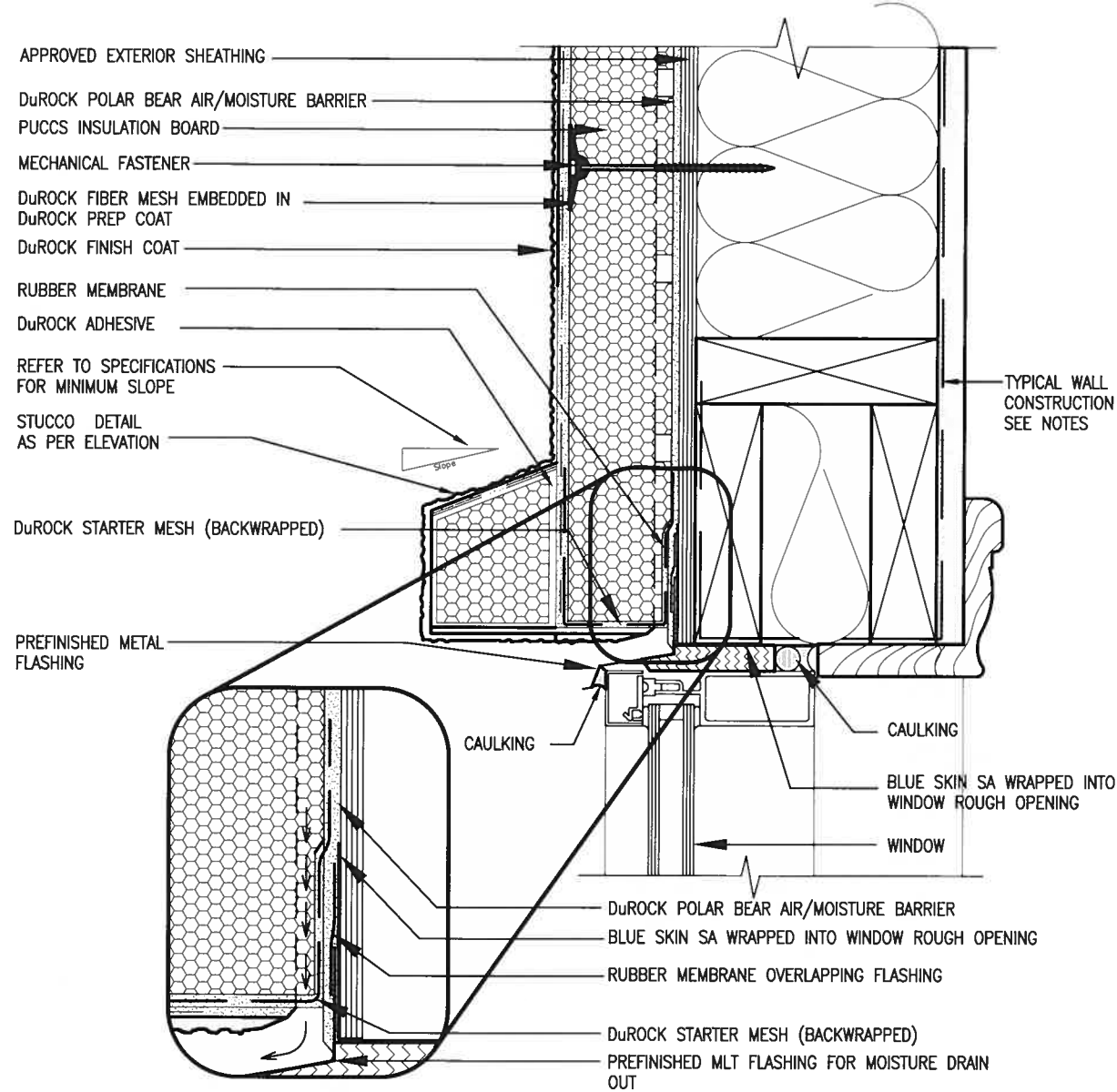


The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Wellington Jno-Baptiste 25591
VAB Design Inc. 42658

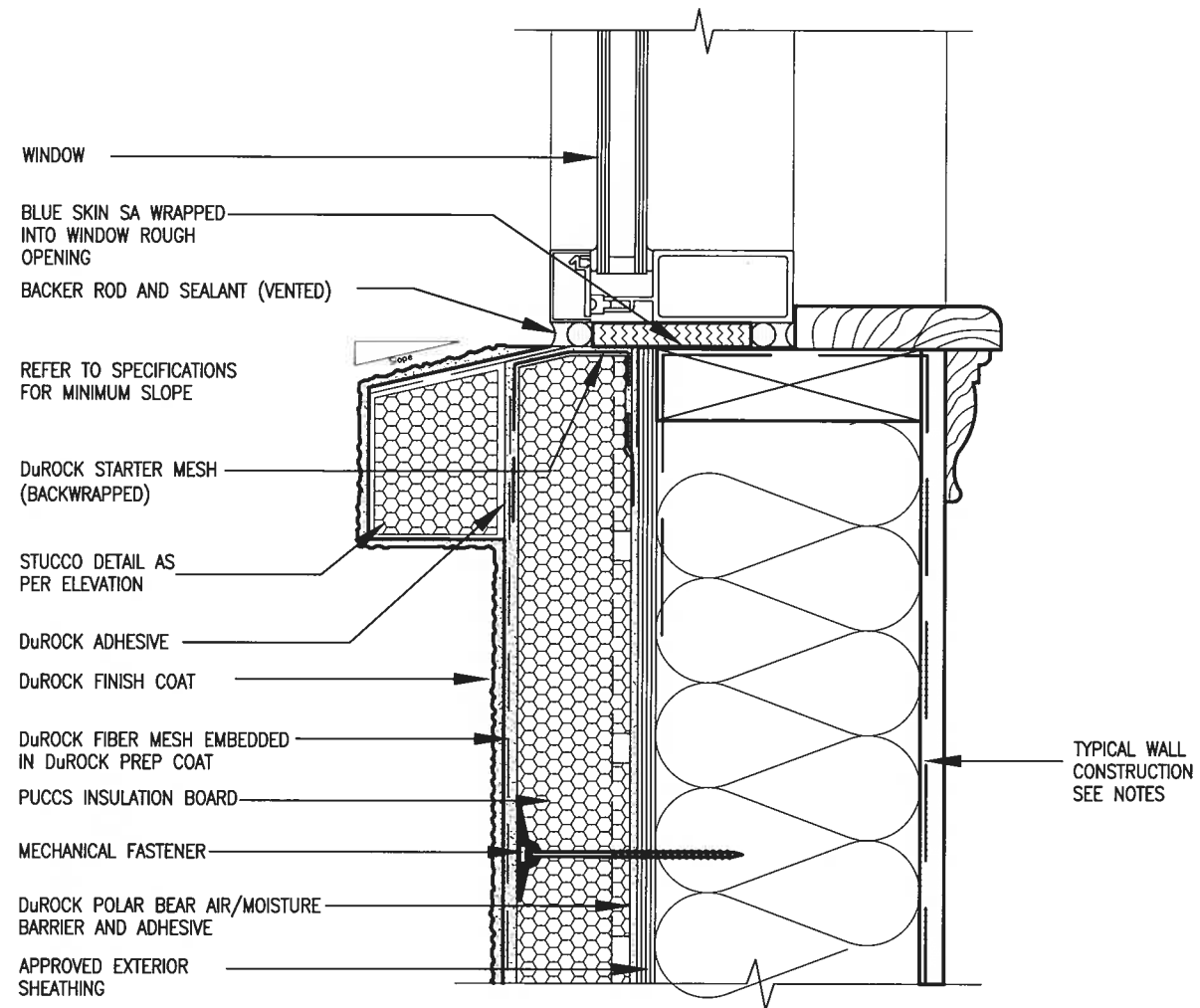
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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1 WINDOW HEADER
CN3 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



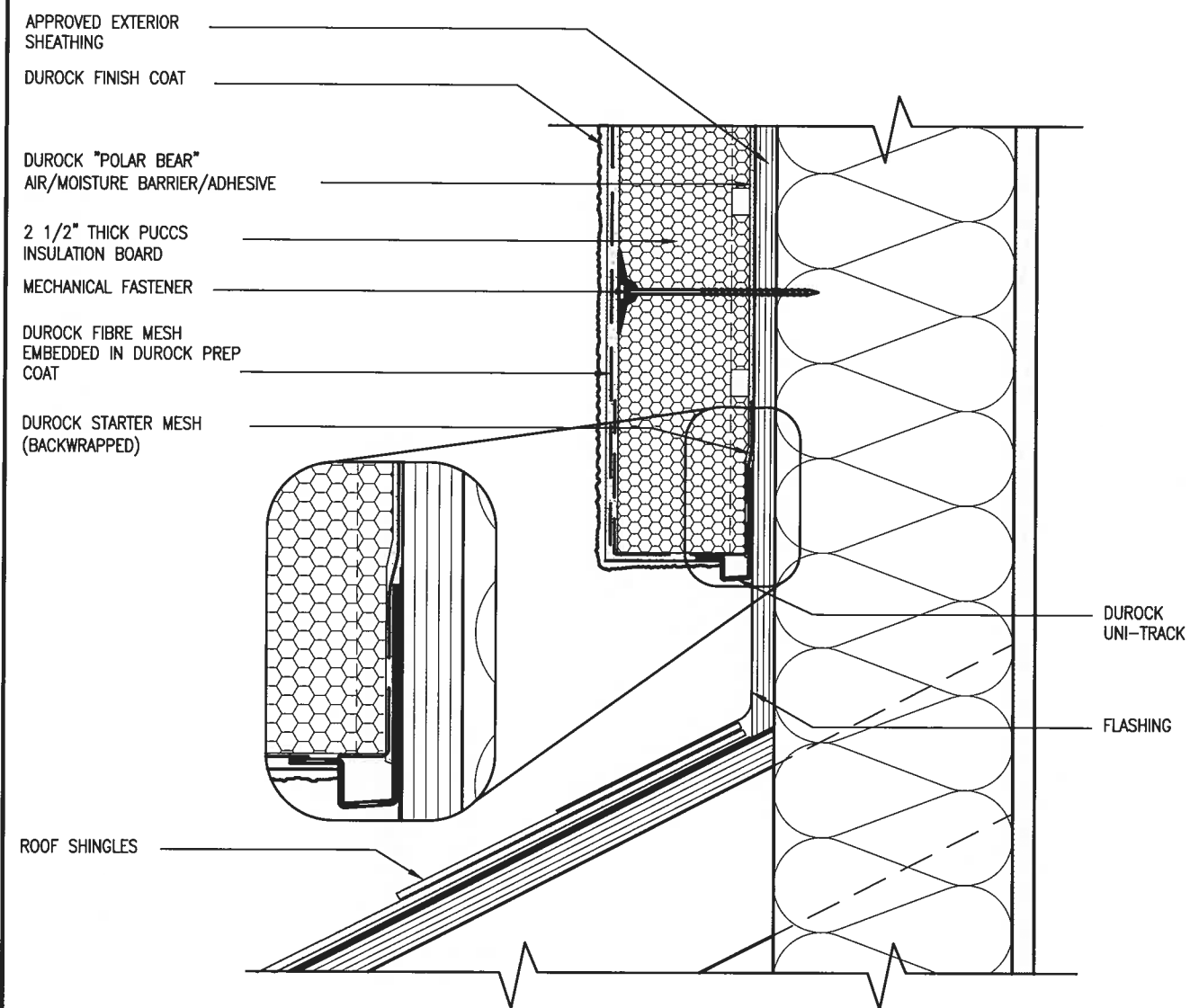
2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

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	
9	.	.	.	name	signature
8	.	.	.	registration information	BCN
7	.	.	.	VA3 Design Inc.	42658
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3	.	.	.	.	.
2	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date		by	

VA3 DESIGN		255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3designs.com	
project name GREEN VALLEY EAST		municipality BRADFORD	
project no. 16023		drawing no. CN3	
data MAY 2016		checked by —	
drawn by RC		scale 3/16" = 1'-0"	
CONSTRUCTION NOTES		file name 16023-CN-A1	
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BMW\Units\16023-CN-A1.dwg		- Thu - Jun 11 2018 - 10:09 AM	

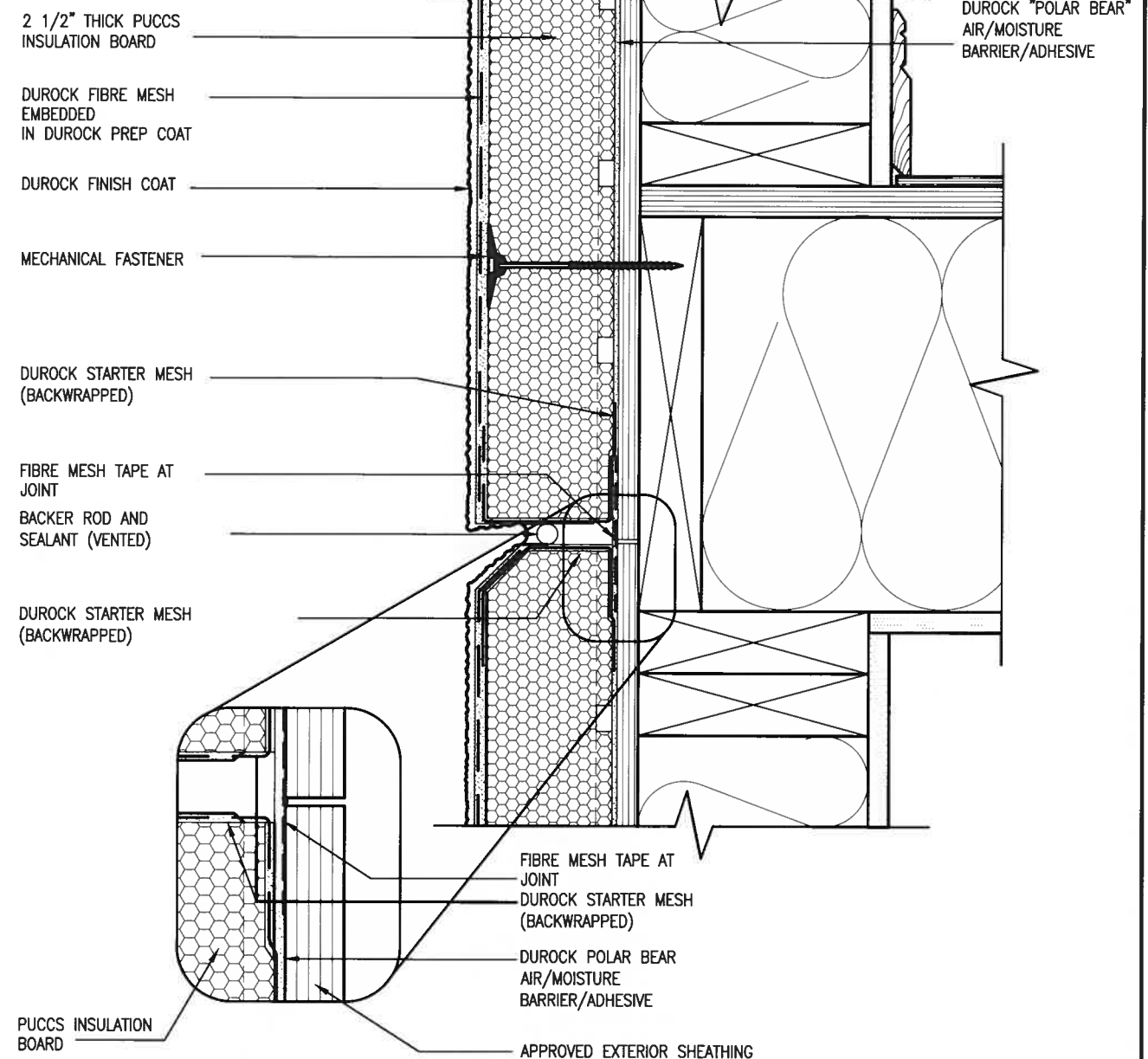
BAYVIEW WELLINGTON		CONST NOTE	
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3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"

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



4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

[illegible]



APPROVED EXTERIOR SHEATHING

DuROCK "POLAR BEAR" AIR/MOISTURE BARRIER

PUCCS INSULATION BOARD

MECHANICAL FASTENER

DuROCK FINISH COAT

DuROCK FIBER MESH EMBEDDED IN DuROCK PREP COAT

DuROCK STARTER MESH (BACKWRAPPED)

BACKER ROD AND SEALANT (VENTED)

FLASHING

PRECAST SILL ON GROUT

WEPPHOLES ④ 32" (800) O.C.

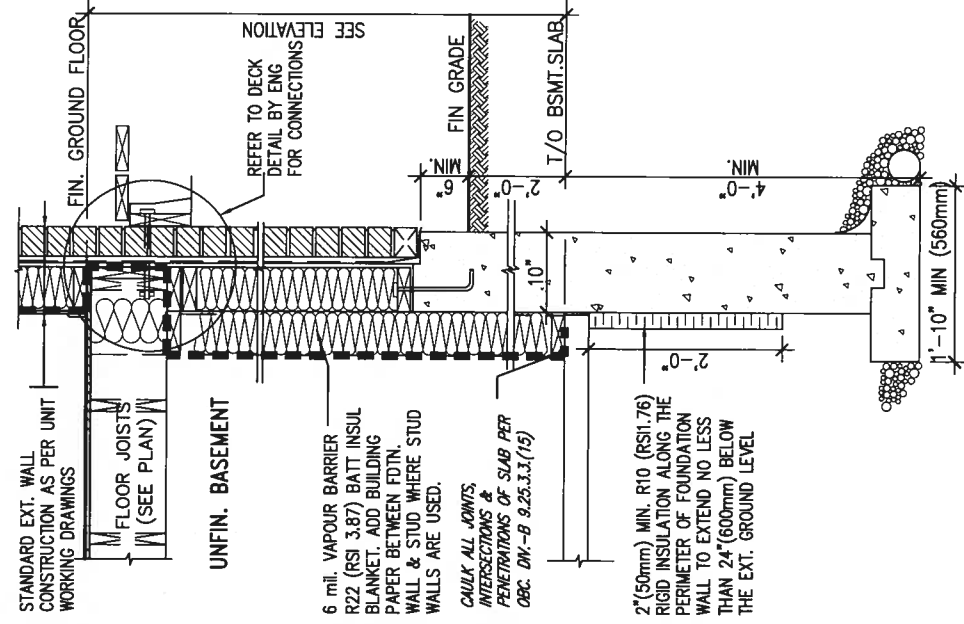
TRANSITION MEMBRANE. EXTEND MEMBRANE 6" ABOVE AND BELOW SILL. ENSURE TRANSITION MEMBRANE IS OVER BUILDING PAPER

BUILDING PAPER

6 STUCCO / MASONRY PLINTH CONNECTION
CN5 SCALE: 3"=1'-0"

9	.	.	.	The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 255911 BCN 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 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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 vo3design.com	project name GREEN VALLEY EAST municipality BRADFORD project no. 16023	drawing no. CN5
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2	UPDATE TO 2018	JAN 11-18	RC				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC				
no.	description	date	by				

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.

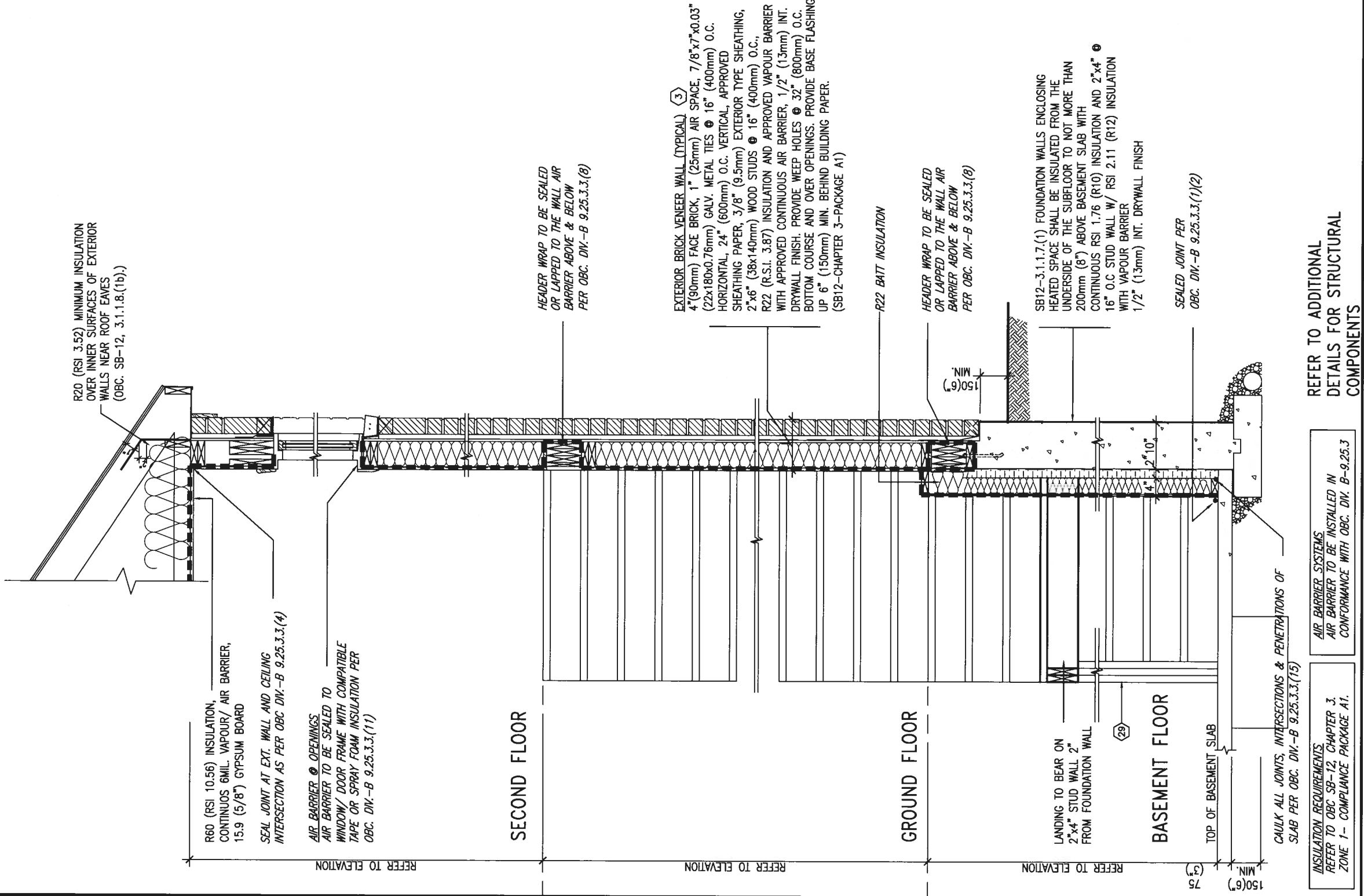


SECTION AT W.O.D/W.O.B.

		BAYVIEW WELLINGTON		CONST NOTE	
DESIGN		GREEN VALLEY EAST		BRAD FORD	
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255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		scale 3/16" = 1'-0"		file name 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date JAN 11-18		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date AUG 04-17		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date JAN 11-18		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date AUG 04-17		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date JAN 11-18		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date AUG 04-17		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date JAN 11-18		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date AUG 04-17		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date JAN 11-18		notes 16023-CN-A1	
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255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date JAN 11-18		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date AUG 04-17		notes 16023-CN-A1	
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255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date AUG 04-17		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date JAN 11-18		notes 16023-CN-A1	
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255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 416.630.2255 f 416.630.4782 va3design.com		date AUG 04-17		notes 16023-CN-A1	
255 Consumers Rd Suite 120 Toronto ON M2J 1H4 t 					

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SB12-COMPLIANCE PACKAGE 'A1'



REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

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

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.

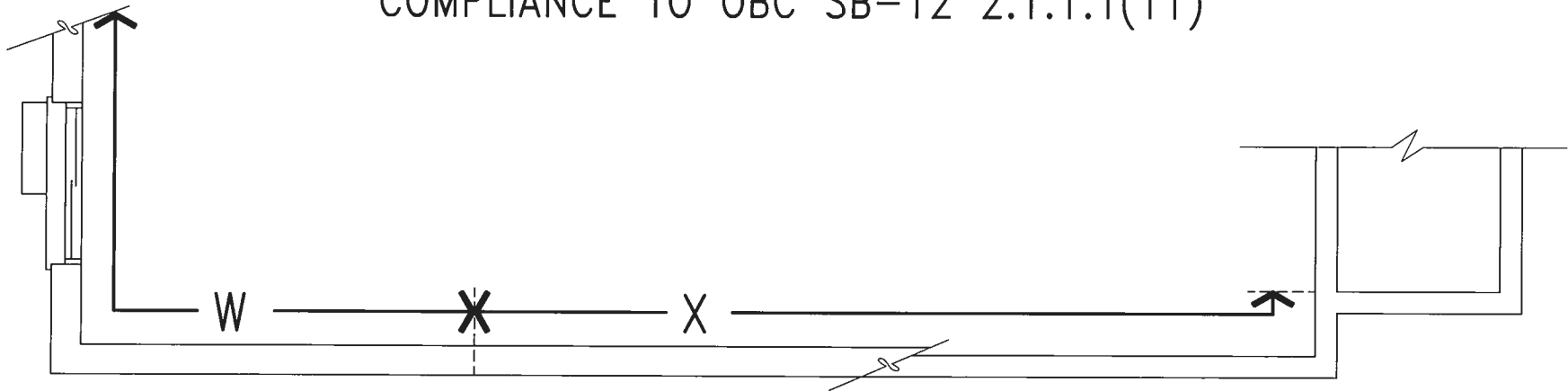
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3	*	*
2. UPDATE TO 2018		
1	ISSUE FOR CLIENT REVIEW	JAN 11-18 RC
no.	description	AUG 04-17 RC



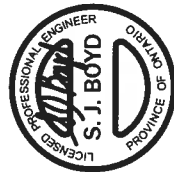
BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD
date MAY 2016	project no. 16023
drawn by RC	drawing no.
checked by —	scale 3/16" = 1'-0"
CONSTRUCTION NOTES	
file name 16023-CN-A1	CN7
RICHARD — H:\ARCHIVE WORKING\2016\16023.BW.VLM\A1.CN NOTES\16023-CN-A1.dwg — Thu — Jun 11 2016 — 10:10 AM	

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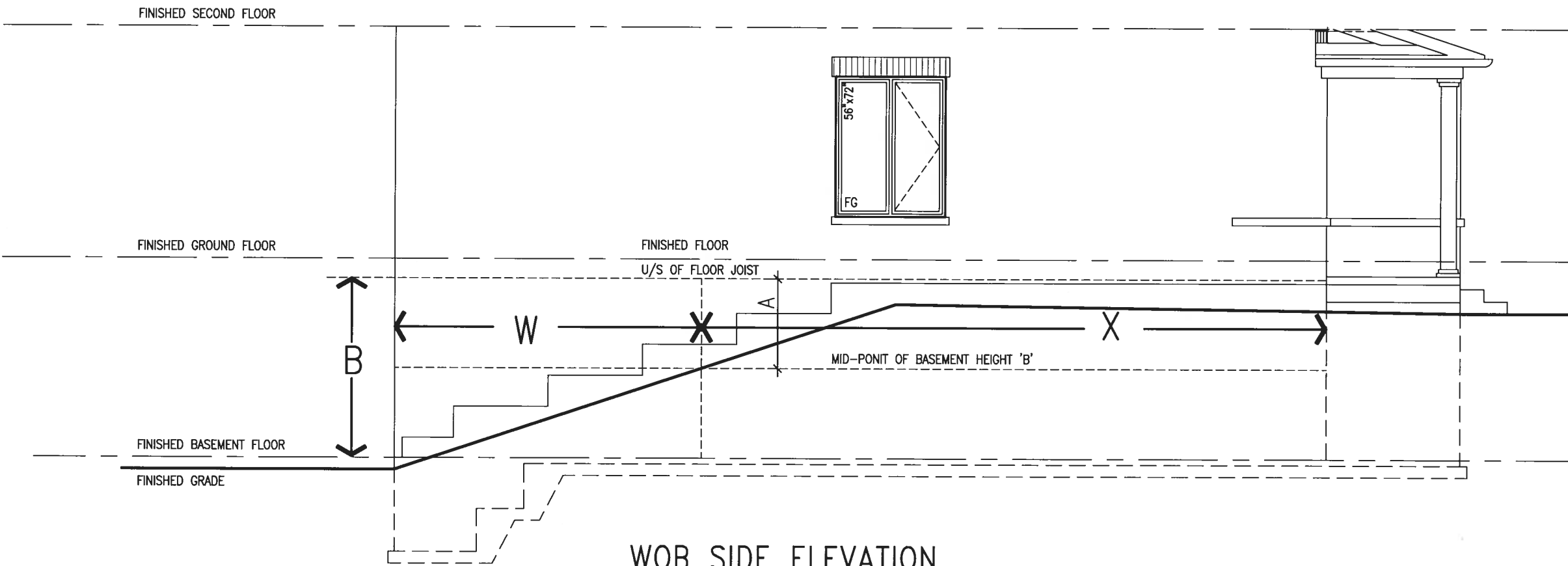
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



JAN 11, 2018



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



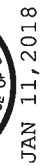
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vadesign.com

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

no.	description	date	by
9			
8			
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3			
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project name	project no.	drawing no.
BAYVIEW WELLINGTON	16023	CN8
project name	project no.	drawing no.
GREEN VALLEY EAST	16023	CN-A1
date	checked by	scale
MAY 2016	RC	3/16" = 1'-0"
drawn by	checked by	scale
RC	RC	3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM		

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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 <i>Jno-Baptiste</i> signature <i>Jno-Baptiste</i> BCA# verification information VAS 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.	
8 .	•		
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2 .	UPDATE TO 2018		JAN 11-18 RC
1 .	ISSUE FOR CLIENT REVIEW		AUG 04-17 RC
10 .	description	date	by



255 Consumers Rd Suite 120
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vasdesign.com

CONST NOTE

BAYVIEW WELLINGTON

GREEN VALLEY EAST

BRADFORD

project no. 16023

drawing no. **CN9**

CONSTRUCTION NOTES

date MAY 2016

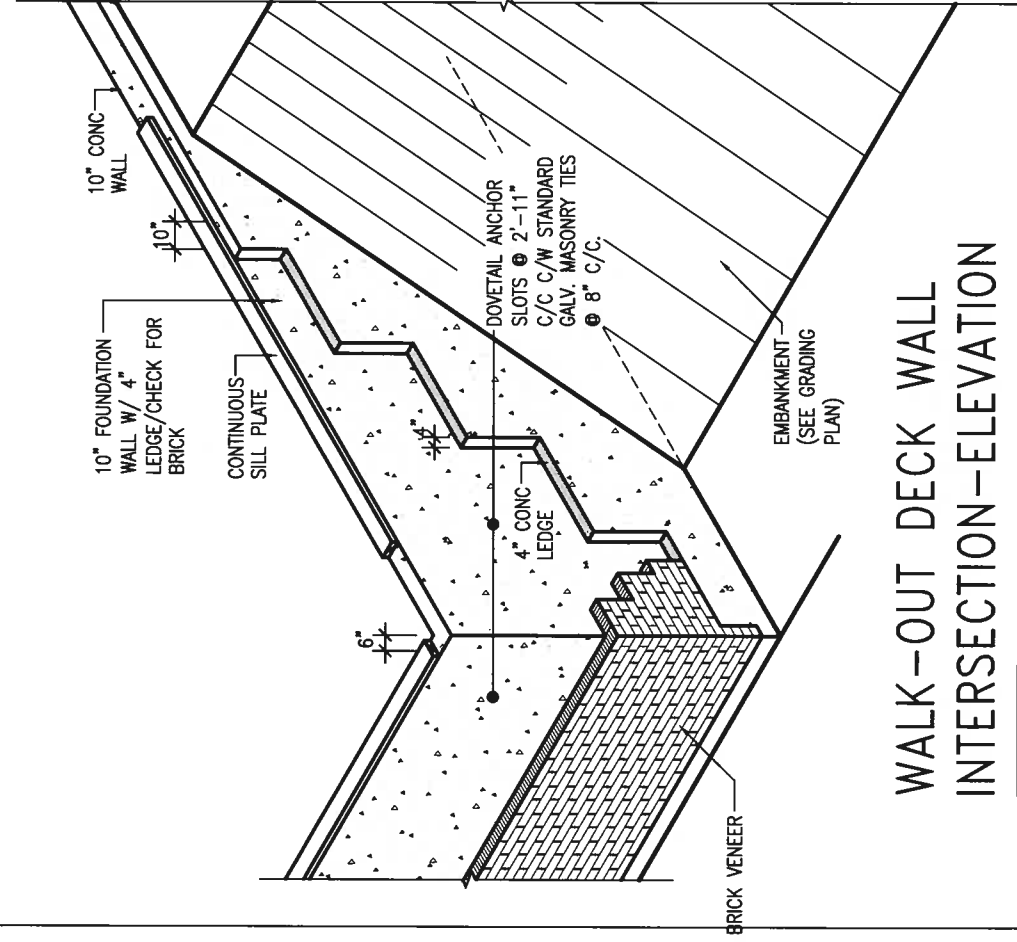
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checked by

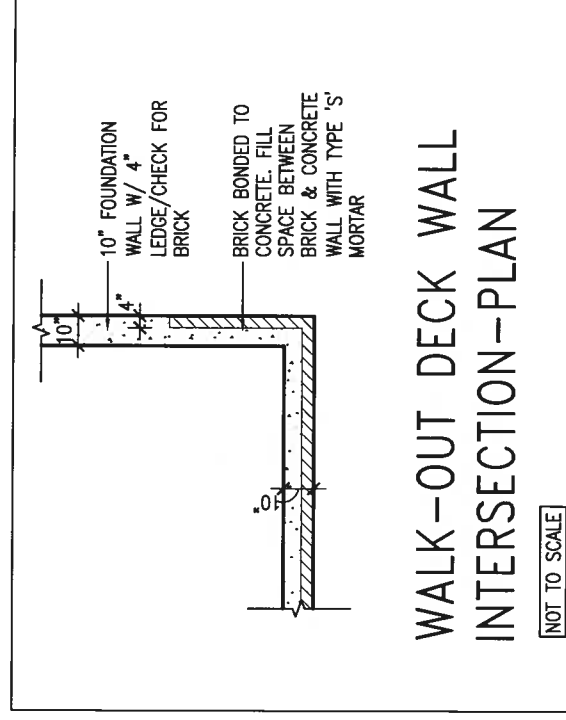
scale 3/16" = 1'-0"

file name 16023-CN-A1

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg Thu - Jun 11 2018 - 10:09 AM



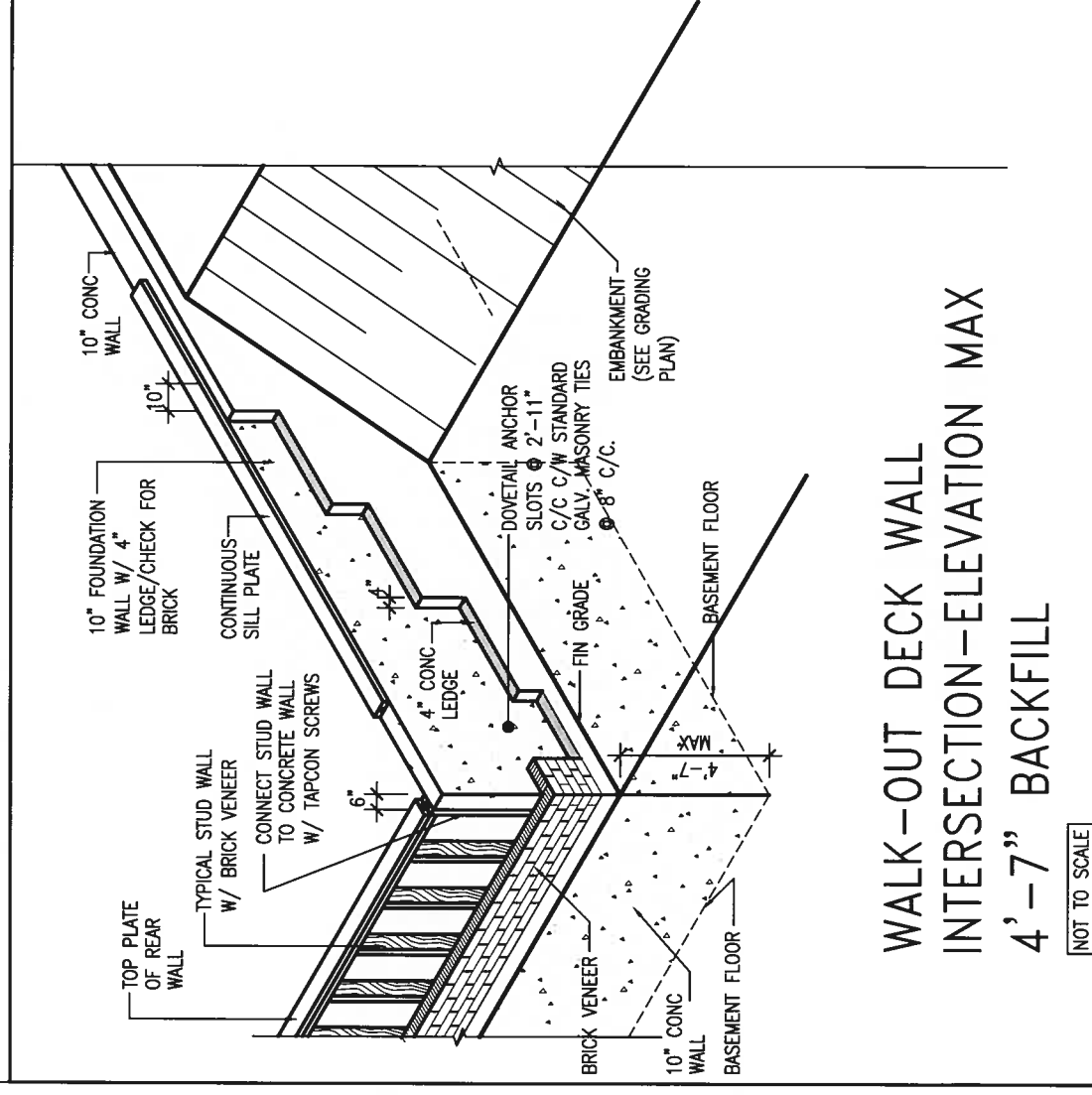
WALK-OUT DECK WALL INTERSECTION-ELEVATION



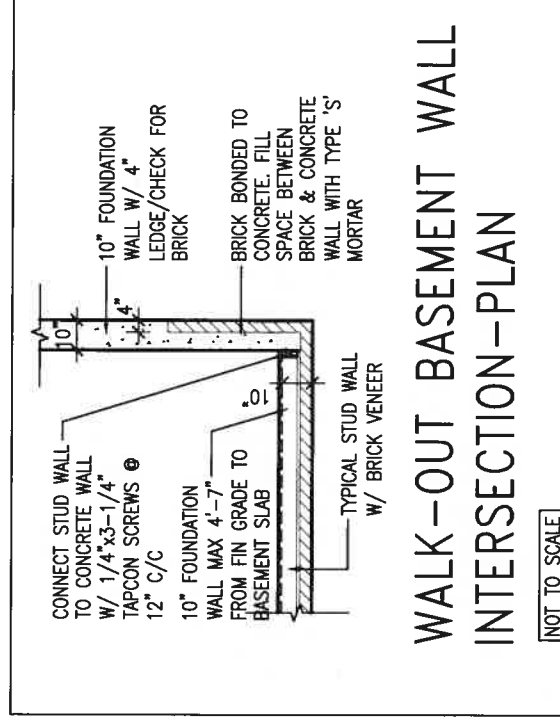
WALK-OUT DECK WALL
INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



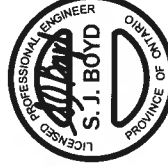
WALK-OUT DECK WALL
INTERSECTION-ELEVATION MAX
4'-7" BACKFILL



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN

NOT TO SCALE

(10" FOUNDATION WALL)



JAN 11, 2018

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2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

qualification information

Wellington Jno-Baptiste

25591

signature

BCIN

none

registration information

VAS Design Inc.

426558

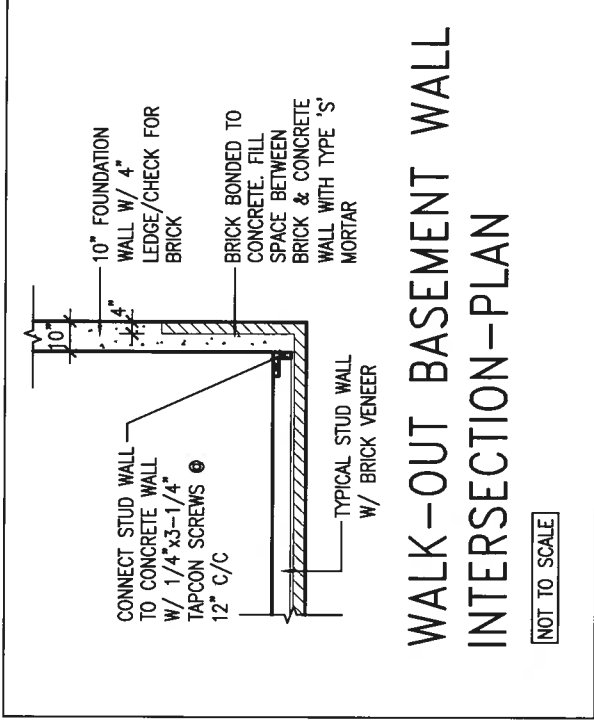
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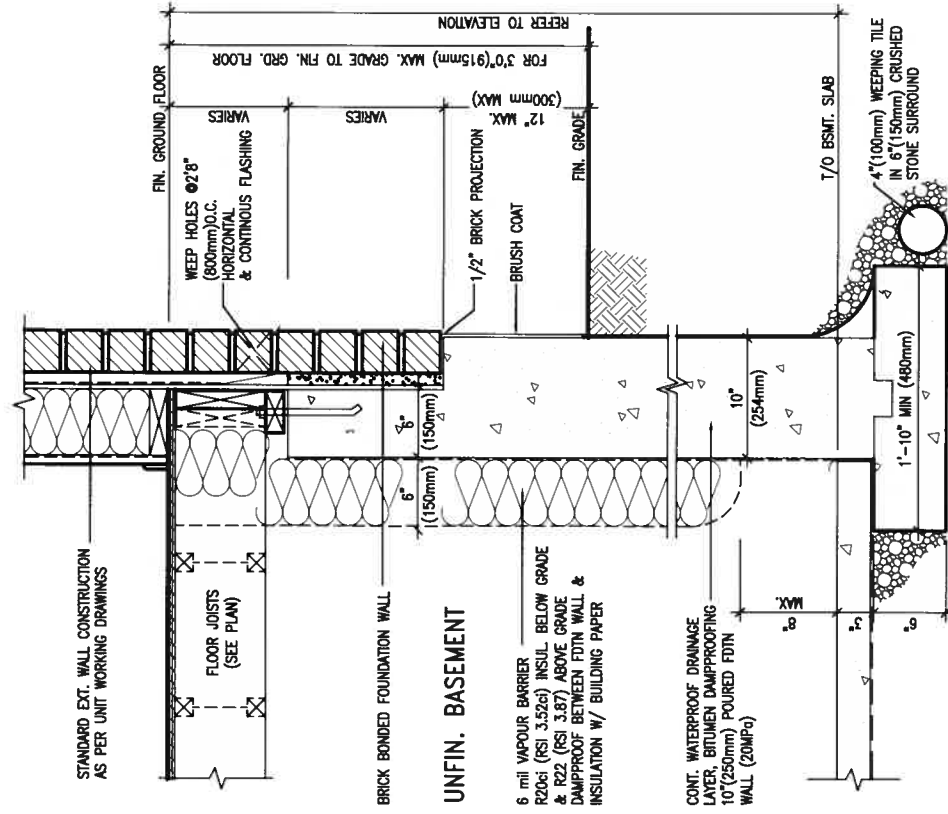
BAYVIEW WELLINGTON	CONST NOTE
project name GREEN VALLEY EAST	project no. 16023
municipality BRADFORD	drawing no.
date MAY 2016	CONSTRUCTION NOTES
drawn by	file name
checked by	scale
RC	3/16" = 1'-0"
RICHARD - H:\ARCHIVE WORKING\16023\16023_BW Units\CN NOTES\16023-CN-A1.dwg -- Thu -- Jun 11 2016 -- 10:09 AM	CN10

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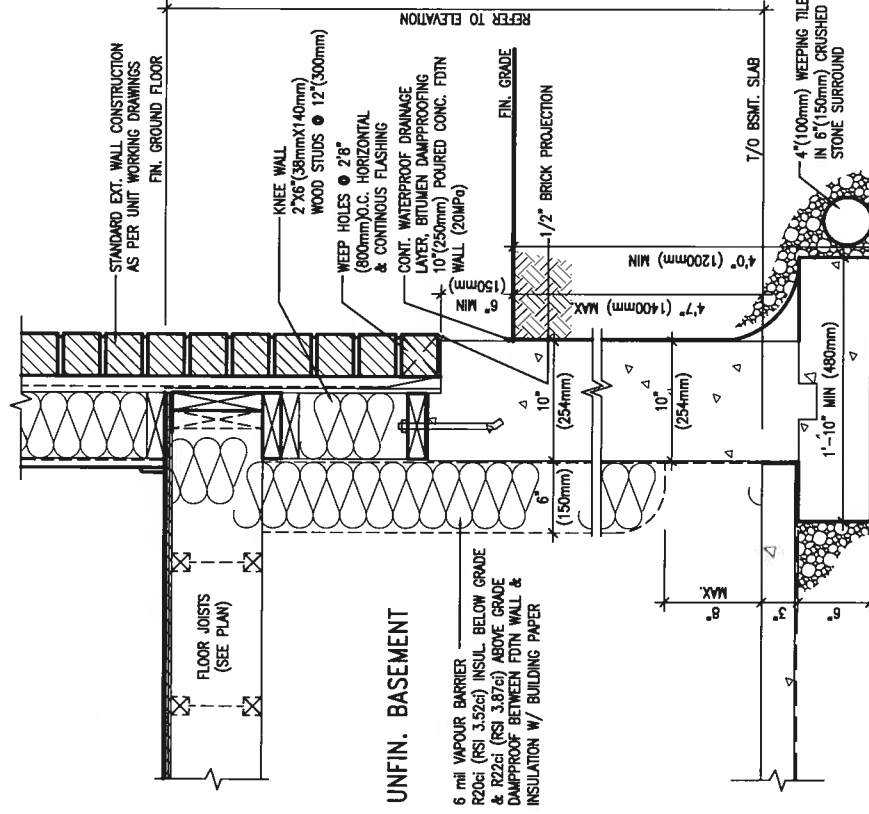
WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

NOT TO SCALE



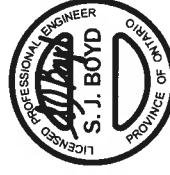
**WALL SECTION FOR GRADE TO FIN.
FLOOR MORE THAN 4'7" (1400mm)
HEIGHT DIFFERENCE**

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.



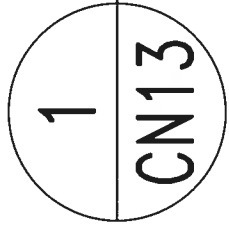
JAN 11, 2018

[illegible]

		BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023		drawing no. CN11	
date MAY 2016		CONSTRUCTION NOTES			
drawn by RC	checked by -	scale 3/16" = 1'-0"	file name 16023-CN-A1		
RICHARD - H:\ARCHIVE\WORKING\2016\16023\BWP\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jun 11, 2016 - 10:09 AM					

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CN13

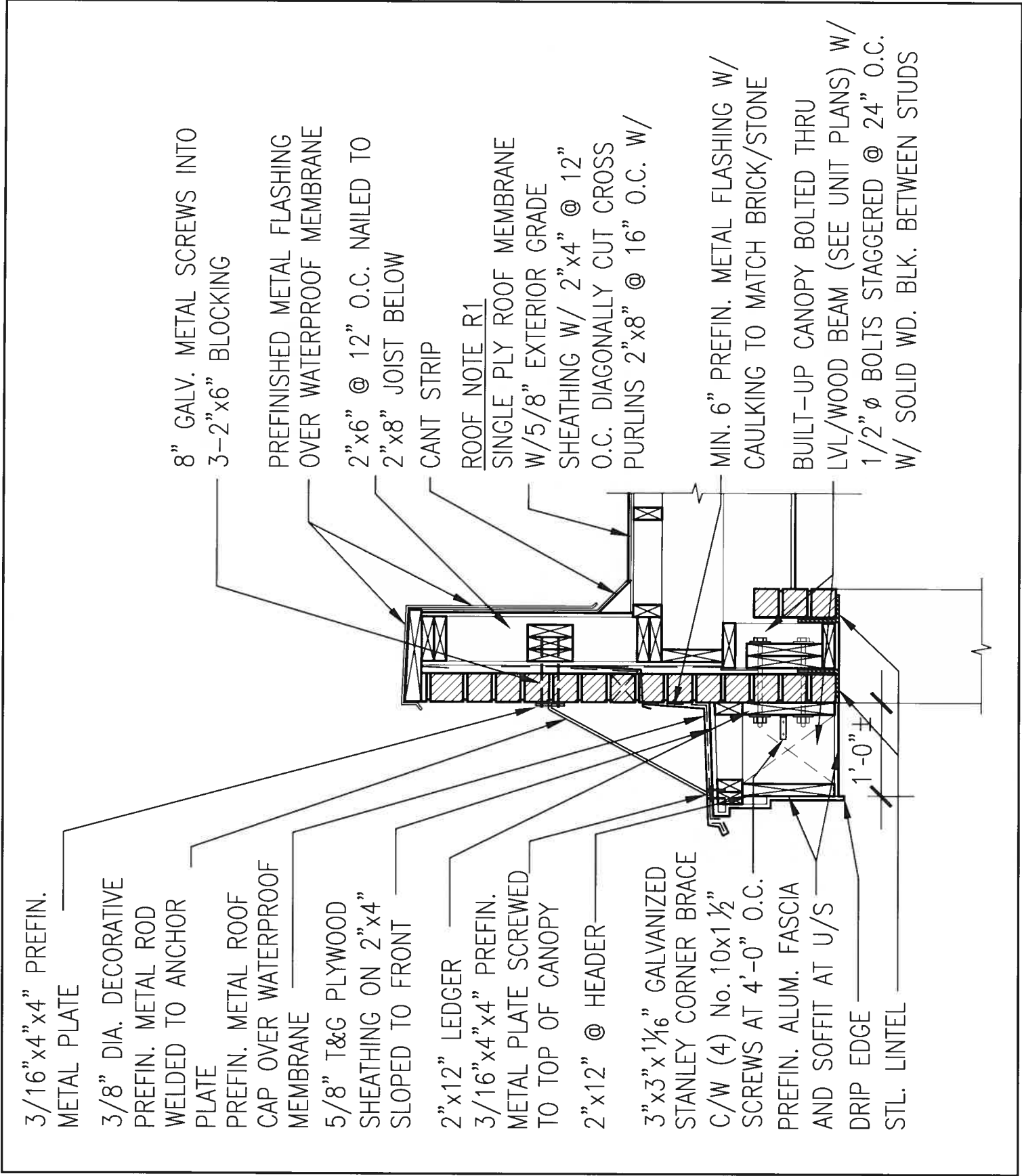
W/ DECORATIVE ROD

SCALE $1/2'' = 1'-0''$ 

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.
8	.	.	
7	.	.	qualification information
6	.	.	Wellington Jiro-Baptiste
5	.	.	name
4	.	.	registration information
3	.	.	VAS Design Inc.
2	UPDATE TO 2018	JAN 11-18	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

		BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023			
date MAY 2016	checked by RC	drawing no. CN13			
drawn by ON V2J 1R4	scale 3/16" = 1'-0"	file name 16023-CN-A1			
t 416.630.2255 f 416.630.2782 255 Consumers Rd Suite 120 Toronto ON V2J 1R4 va3design.com					

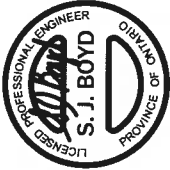
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1 SECTION THROUGH CANOPY

CN14 W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



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.		VA3 DESIGN		BAYVIEW WELLINGTON		CONST NOTE	
8	.	qualification information		25591		project no. 16023		drawing no. CN14	
7	.	Wellington Jno-Baptiste		BCN		municipality BRADFORD		CONSTRUCTION NOTES	
6	.	signature		42658		date MAY 2016		file name 16023-CN-A1	
5	.	registration information		VA3 Design Inc.		checked by		scale 3/16" = 1'-0"	
4	.	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.		RC		drawn by		16023-BW Units (CN NOTES) 16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:19 AM	
3	.	JAN 11-18 RC		date		RC		16023-CN-A1	
2	UPDATE TO 2018	AUG 04-17 RC		no. description		RC		16023-CN-A1	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC		no. description		RC		16023-CN-A1	