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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: *[Signature]*
 DATE: NOV 05 2018

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

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 Planning & Development
 Services
 DEC 14 2018

VA3 DESIGN
 300A Wilson Avenue
 Toronto, ON M6H 1S8
 t 416.630.2235 f 416.630.4782
 va3design.com

BASEMENT PLAN 'A'
 LOT 184
 REFER TO PAGE 8
 FOR AREA CHART

BAYVIEW WELLINGTON
 GREEN VALLEY ESTATES
 BRADFORD, ON.
 PROJECT NO. 13045
 DRAWING NO. 1

no.	description	date	by
8	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC	
7	CREATED FOR LOT 184	OCT. 25/18 WT	
6	REVISED AS PER ENG'S COMMENTS	SEP 27-17 RC	
5	REVISED AS PER 2017 CODE	MAR. 10-17 SB	
4	REVISED AS PER ENG'S COMMENTS	JUN 06-15 RC	
3	ISSUED FOR CLIENT REVIEW	JAN. 01-16 CM	

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

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: 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.

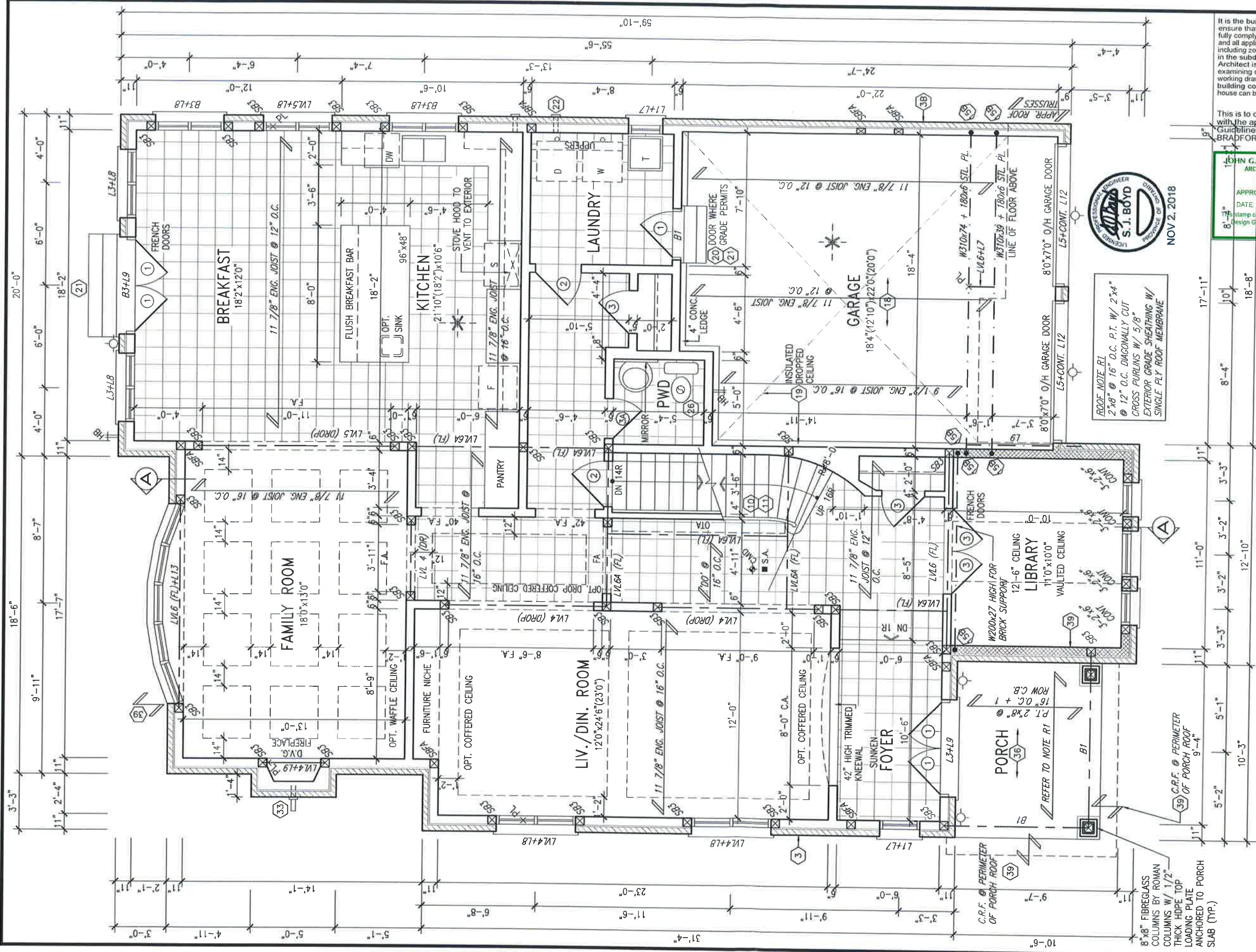
NOTE: THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE Ontario Building Code to be a Designer.

Wellington, Ino-Baptiste
 25591
 BOB
 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 VAS Design Inc. They must be returned at the completion of the work. Drawings are not to be copied.

Richard - RICHARD@VA3DESIGN.COM | 1.3045.BAYVIEW@VA3DESIGN.COM | 1.3045.SOUTHBRIDGE@VA3DESIGN.COM | 1.3045.SOUTHBRIDGE@VA3DESIGN.COM
 Nov 2 2018 8:16 AM

SECURITY



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

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.

GROUND FLOOR PLAN 'A'
LOT 184

GROUND FLOOR PLAN ELEVATION 'A'

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: [Signature]
DATE: NOV 05, 2018
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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



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
name: Jno-Baptiste
signature: [Signature]
ID: 25591
IBON: 42558
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 copied.

no.	description	date	by
7	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC	
6	TREATED FOR LOT 184	OCT. 25/18 WT	
5	REVISED AS PER ENG'S COMMENTS	SEP 27-17 RC	
4	REVISED AS PER 2017 CODE	MAR. 10-17 SB	
3	REVISED AS PER ENG'S COMMENTS	JUN 06-15 RC	
2	REVISED AS PER TRUSS LAYOUTS	MAY 16-16 RC	
1	ISSUED FOR CLIENT REVIEW	JAN. 01-16 CM	


project name
GREEN VALLEY ESTATES
project no
S50-1
city
BRADFORD, ON.
drawing no
13045
date
DECEMBER 2015
scale
1"=0'-0"
checked by
[Signature]
drawn by
[Signature]
file name
13045-S50-1-1184
date
NOV 2, 2018 8:16 AM

SITE COPY

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

APPROVED BY: 
DATE: NOV 05 2018

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FRONT ELEVATION 'A'

ROOF PLAN 'A'



LOT 184

BAYVIEW WELLINGTON		S50-1 CASTELLO 1	
PROJECT NAME GREEN VALLEY ESTATES		MUNICIPALITY BRADFORD, ON.	
DATE DECEMBER 2015	DRAWN BY CM	CHECKED BY 3/16" = 1'-0"	PROJECT NO. 13045
DRAWING NO. FRONT ELEVATION 'A'		DRAWING NO. 13045-S50-1-L184	
DRAWN BY CM		DATE NOV 2 2018 8:15 AM	

 300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2295 f 416.630.4792 vabdesign.com	
The undersigned has reviewed and takes responsibility for this design and has the qualifications to be a Designer as per the Ontario Building Code to be a Designer.	
Wellington Jno-Baptista name registration information VAS Design Inc. BORN 25591 42658	date by description
NOV 02-18 RC	7 REVISED AS PER ENG'S COMMENTS
OCT 25/18 WT	6 CREATED FOR LOT 184
SEP 27-17 RC	5 REVISED AS PER ENG'S COMMENTS
MAR 10-17 SR	4 REVISED AS PER 2017 CODE
JUN 06-15 RC	3 REVISED AS PER ENG'S COMMENTS
MAY 16-16 RC	2 REVISED AS PER TRUSS LAYOUTS
JAN 01-16 CM	1 ISSUED FOR CLIENT REVIEW

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

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1'-0"

1'-0"

1'-0"

1'-0"

12:12

12:12

12:12

12:12

12:12

12" FG TRANSOM (TYP.)

FACE BRICK (TYP.)

BRICK ROWLOCK ARCH OVER BRICK SOLDIER ARCH ON BRICK STACKS W/ 1/2" PROJ. (TYP.)

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

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

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

ASPHALT SHINGLES (TYP.)

TOP OF PLATE

TOP OF WINDOW

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

6'-10"

8'-1"

6'-10"

12'-6" U/S OF SOFFIT

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

1'-0"

6'-10"

10'-1"

CONT. PRECAST CONC. SILL OVER STONE VENEER

FIN GROUND FLOOR

FIN GRADE

8'-7"

TOP OF SLAB

R.W.L. 30'x16'

R.W.L. 30'x16'

R.W.L. 30'x16'

R.W.L. 30'x16'

R.W.L. 30'x16'

FRAME VINYL CLAD STRUCTURAL STL. BASEMENT WINDOW (TYP.)

WALL AREA 1138.92 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 79.72 SQ. FT.
OPENINGS PROVIDED 72.80 SQ. FT. (GLASS AREA)

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

UPGRADED LEFT SIDE ELEVATION 'A'



LOT 184

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

APPROVED BY:

DATE: NOV. 05, 2018

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project name	S50-1
project no.	CASTELLO 1
project no.	13045
drawing no.	5
project name	BAYVIEW WELLINGTON
project name	GREEN VALLEY ESTATES
project name	BRADFORD, ON.
project name	UPGRADED LEFT SIDE ELEVATION 'A'
date	DECEMBER 2015
scale	3/16" = 1'-0"
drawn by	CM
checked by	CM
file name	13045-S50-1-1184
date	Nov 2, 2018 8:16 AM

VAB DESIGN

300A Wilson Avenue
Toronto, ON M3H 1S8
t 416.630.2255 f 416.630.4782
vabdesign.com

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

Wellington, Jan-Baptiste

name: Wellington, Jan-Baptiste registration information: 25591 BCN

name: VAB Design Inc. registration information: 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 must be returned to the property of the Designer which must be retained at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
7	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC	
6	CREATED FOR LOT 184	OCT. 25/18 WT	
5	REVISED AS PER ENG'S COMMENTS	SEP 27-17 RC	
4	REVISED AS PER 2017 CODE	MAR. 10-17 SR	
3	REVISED AS PER ENG'S COMMENTS	JUN 06-15 RC	
2	REVISED AS PER TRUSS LAYOUTS	MAY 16-16 RC	
1	ISSUED FOR CLIENT REVIEW	JAN. 01-16 CM	

SITE COPY

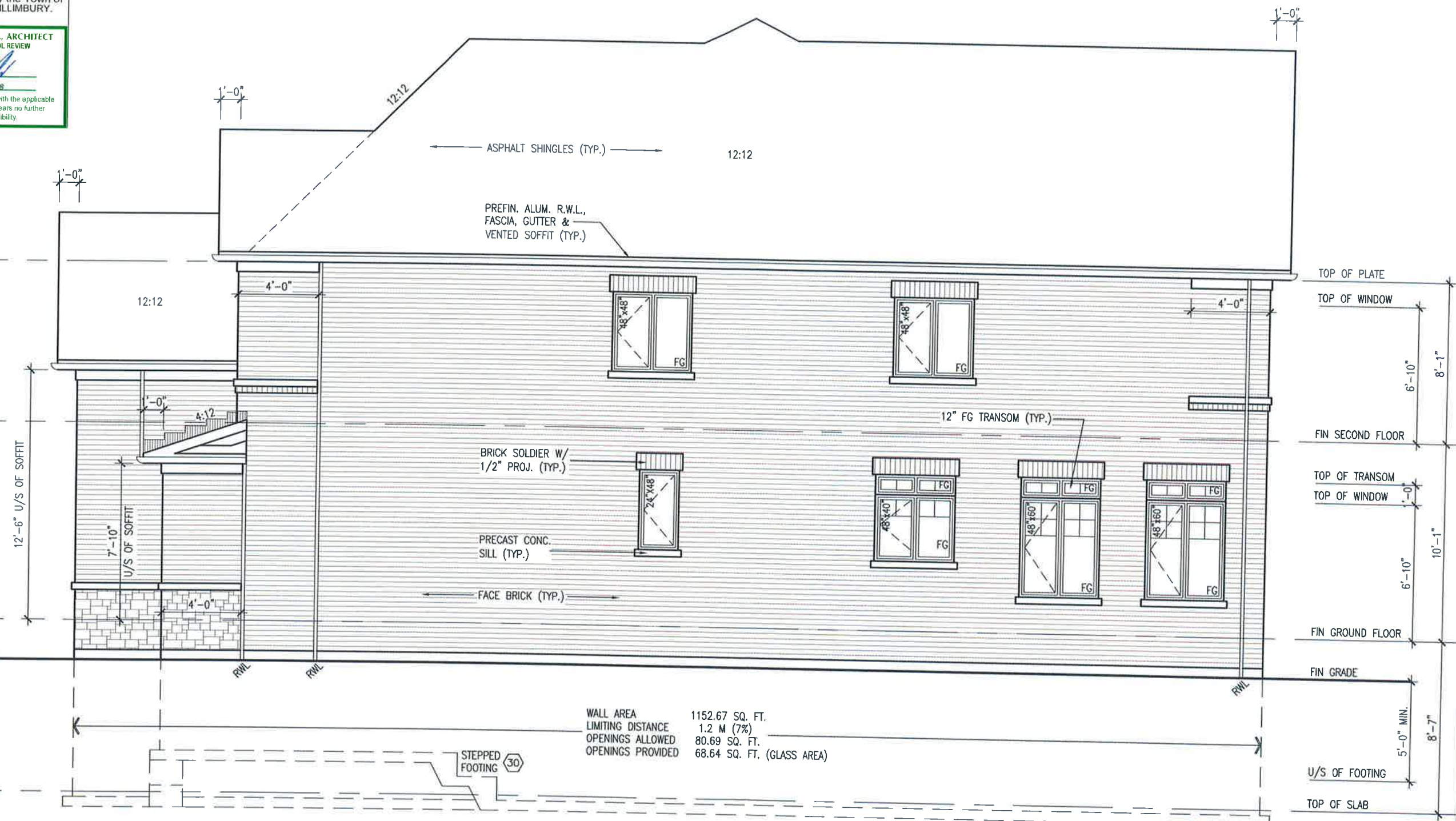
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 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL

APPROVED BY: *[Signature]*
 DATE: NOV 05, 2018

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WALL AREA 1152.67 SQ. FT.
 LIMITING DISTANCE 1.2 M (7%)
 OPENINGS ALLOWED 80.69 SQ. FT.
 OPENINGS PROVIDED 68.64 SQ. FT. (GLASS AREA)

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

RIGHT SIDE ELEVATION 'A'



LOT 184

BAYVIEW WELLINGTON		S50-1	
GREEN VALLEY ESTATES		CASTELLO 1	
BRADFORD, ON.		13045	
RIGHT SIDE ELEVATION 'A'		drawing no. 6	
DECEMBER 2015		13045-S50-1-L184	
drawn by: CM		checked by: CM	
scale: 3/16" = 1'-0"		file name: 13045-S50-1-L184.dwg	
DATE: NOV 05, 2018		PROJECT NO: 13045	

VAS DESIGN	
300A Wilson Avenue	
Toronto ON M3H 1S8	
t 416.630.2255 f 416.630.4782	
vasdesign.com	

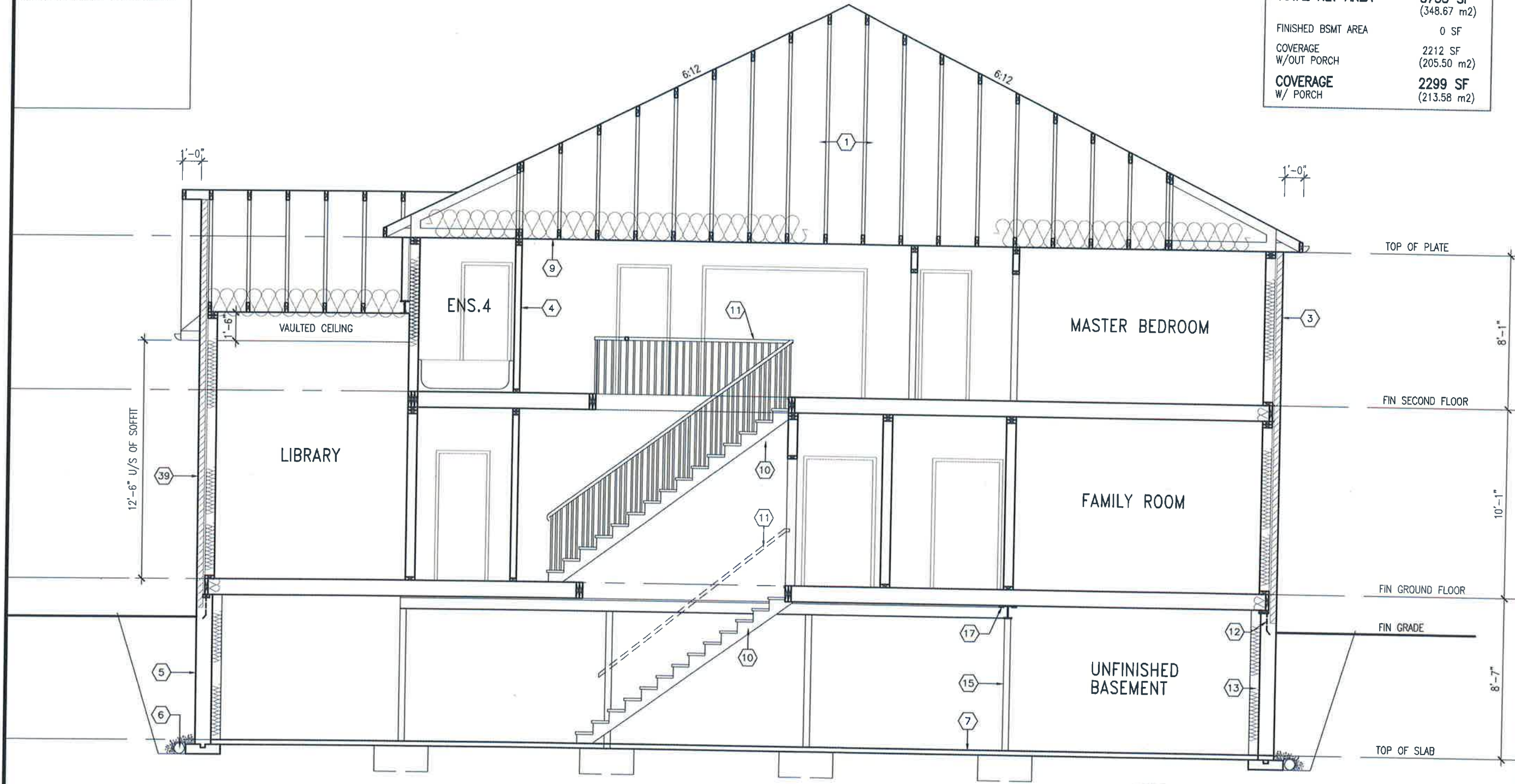
The undersigned has reviewed and takes responsibility for this design and has the qualifications and experience requirements set out in the Ontario Building Code to be a Designer.			
name: Wellington Jno-Baptiste	DOB: 25591		
registration information: VAS Design Inc.	DOB: 42558		
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before beginning work. All drawings and specifications are instruments of service. All property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
no.	description	date	by
7	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC	
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4	REVISED AS PER 2017 CODE	MAR. 10-17 SB	
3	REVISED AS PER ENG'S COMMENTS	JUN 06-15 RC	
2	REVISED AS PER TRUSS LAYOUTS	MAY 16-16 RC	
1	ISSUED FOR CLIENT REVIEW	JAN. 01-16 CM	

SITE COPY

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AREA CALCULATIONS	ELEV. A
GROUND FLOOR AREA	1778 SF
SECOND FLOOR AREA	1982 SF
SUBTOTAL	3760 SF
DEDUCT ALL OPEN AREAS	7 SF
TOTAL NET AREA	3753 SF (348.67 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	2212 SF (205.50 m ²)
COVERAGE W/ PORCH	2299 SF (213.58 m ²)



SECTION A-A



LOT 184

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
 BRADFORD, ON.
 project no. 13045
 drawing no. 8
 SECTION A-A
 project name: CASTELLO 1
 municipality: BRADFORD, ON.
 date: DECEMBER 2015
 scale: 3/16" = 1'-0"
 drawn by: CM
 checked by: RICHARD - MARCHAND, WORKING 2015, 13045-SS0-1-L184.dwg - File, Nov 2, 2018 8:16 AM
 RICHARD - MARCHAND, WORKING 2015, 13045-SS0-1-L184.dwg - File, Nov 2, 2018 8:16 AM

VAS DESIGN
 3004 Wilson Avenue
 Toronto, ON M3H 1S8
 T 416.630.2255 F 416.630.4782
 vasdesign.com

The undersigned has reviewed and takes responsibility for this design. I am a duly qualified professional engineer and meets the requirements set out in the Ontario Building Code to be a Designer.
 Wellington Jno-Baptiste
 registration information: 25591
 name: Jno-Baptiste
 registration information: 42858
 name: VAS Design Inc.
 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are returned at the completion of the work. Drawings are not to be scaled.

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7	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC	
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3	REVISED AS PER TRUSS LAYOUTS	JUN 06-15 RC	
2	REVISED AS PER TRUSS LAYOUTS	MAY 16-16 RC	
1	ISSUED FOR CLIENT REVIEW	JAN 01-16 CM	

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CONSTRUCTION NOTES (Unless otherwise noted)
 ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS 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 (10.25g/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "C" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED WOOD STUDS @ 300mm (12") 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 @ 1800mm (6'0") O.C. AT BOTTOM CHORD, PERFR. ALUM. EAVESTRUDD, FASCIA, RYL & VENTED SOFFIT. SUSCEPTIBLE TO ICE WATER SHEED TO. ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. EAVE STRUDDING TO BE FASTENED 150 (6") O.C. ALONG EAVES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16") O.C. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).
- 2. **FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)**
 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. 19x28 (1'x2") VERTICAL WOOD FLOORING. CONTIN. SHEATHING MEMBRANE 9.5mm (3/8") EXT. TYPE SHEATHING. 38x89 (2'x4") STUDS @ 400mm (16") O.C. IMAX. 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 100mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S 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 AND HEIGHT-BLOCKING REQ'D IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
- 3. **BRICK VENEER CONSTRUCTION (2"x8") (SB-12-TABLE 3.1.1.2.A)**
 76mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (8"x8"x3") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 300mm (12") 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 AND APPR. VAPOUR BARRIER WITH PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OTHER OPENINGS PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.
- 3A. RESERVED



NOV 2, 2018

- 3B. **BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS**
 92mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x76mm (8"x8"x3") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 300mm (12") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2'x4") STUDS @ 400mm (16") O.C. IMAX. HEIGHT 3000mm (9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OTHER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.
- 3C. **BRICK WALL CONSTRUCTION (2"x8") (SB-12-TABLE 3.1.1.2.A)**
 STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1 (2) & 9.28 THAT EMPLOY A MINIMUM 100mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROV. 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 AND 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 38x69 (2'x4") @ 400mm (16") O.C. PROVIDE 38x89 (2'x4") BOTTOM PLATE AND 2x38x89 (2'x4") TOP PLATE. 15mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2'x6") STUDS/PLATES WHERE NOTED.
- 5. **FOUNDATION WALL/FOOTINGS (9.15.3, 9.15.4, 9.15.5, 9.15.6, 9.15.7, 9.15.8, 9.15.9, 9.15.10, 9.15.11, 9.15.12)**
 200mm (8") POURED CONC. FTIN. WALL 150mm (6") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x69 (2'x4") @ 400mm (16") O.C. PROVIDE 38x89 (2'x4") BOTTOM PLATE AND 2x38x89 (2'x4") TOP PLATE. 15mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2'x6") STUDS/PLATES WHERE NOTED.

- 6. **FOUNDATION DRAINAGE (9.15.3, 9.15.4, 9.15.5, 9.15.6, 9.15.7, 9.15.8, 9.15.9, 9.15.10, 9.15.11, 9.15.12)**
 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.
- 7. **BASEMENT SLAB (9.15.3, 9.15.4, 9.15.5, 9.15.6, 9.15.7, 9.15.8, 9.15.9, 9.15.10, 9.15.11, 9.15.12)**
 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 200MPa (3000psi) CONC. WITH DAMPROOFING 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-12-3.1.1.2.B)**
 VAPOUR BARRIER 14mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INTER. SURFACE OF EXTERIOR WALL

- 10. **FOUNDATION DRAINAGE (9.15.3, 9.15.4, 9.15.5, 9.15.6, 9.15.7, 9.15.8, 9.15.9, 9.15.10, 9.15.11, 9.15.12)**
 100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.
- 11. **BASEMENT SLAB (9.15.3, 9.15.4, 9.15.5, 9.15.6, 9.15.7, 9.15.8, 9.15.9, 9.15.10, 9.15.11, 9.15.12)**
 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 200MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.
- 12. **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.
- 13. **ATTIC INSULATION (SB-12-TABLE 3.1.1.2.A) (SB-12-3.1.1.2.B)**
 VAPOUR BARRIER 14mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INTER. SURFACE OF EXTERIOR WALL

9					
8					
7					
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5					
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3					
2	UPDATED TO NEW CODE	SEP 27-17	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.
Wellington Jno-Baptiste 25591
 signature
VAS Design Inc. 42658
 registration information
 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 VAS Design Inc. and shall not be returned to the client. All drawings and specifications are instruments of service and the property of VAS Design Inc. and shall not be returned to the client. All drawings and specifications are instruments of service and the property of VAS Design Inc. and shall not be returned to the client.

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 t 416.630.2255 f 416.630.4782
 vasdesign.com

project name
GREEN VALLEY ESTATES
 municipality
BRADFORD
 project no.
13045
 drawing no.
CN1
 date
MAY 2016
 scale
3/16" = 1'-0"
 checked by
RC
 prepared by
RC
 construction notes
CONSTRUCTION NOTES

CONST. NOTE
2017
 VAS REFERENCE NUMBER
A1
 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.

CONST. NOTE
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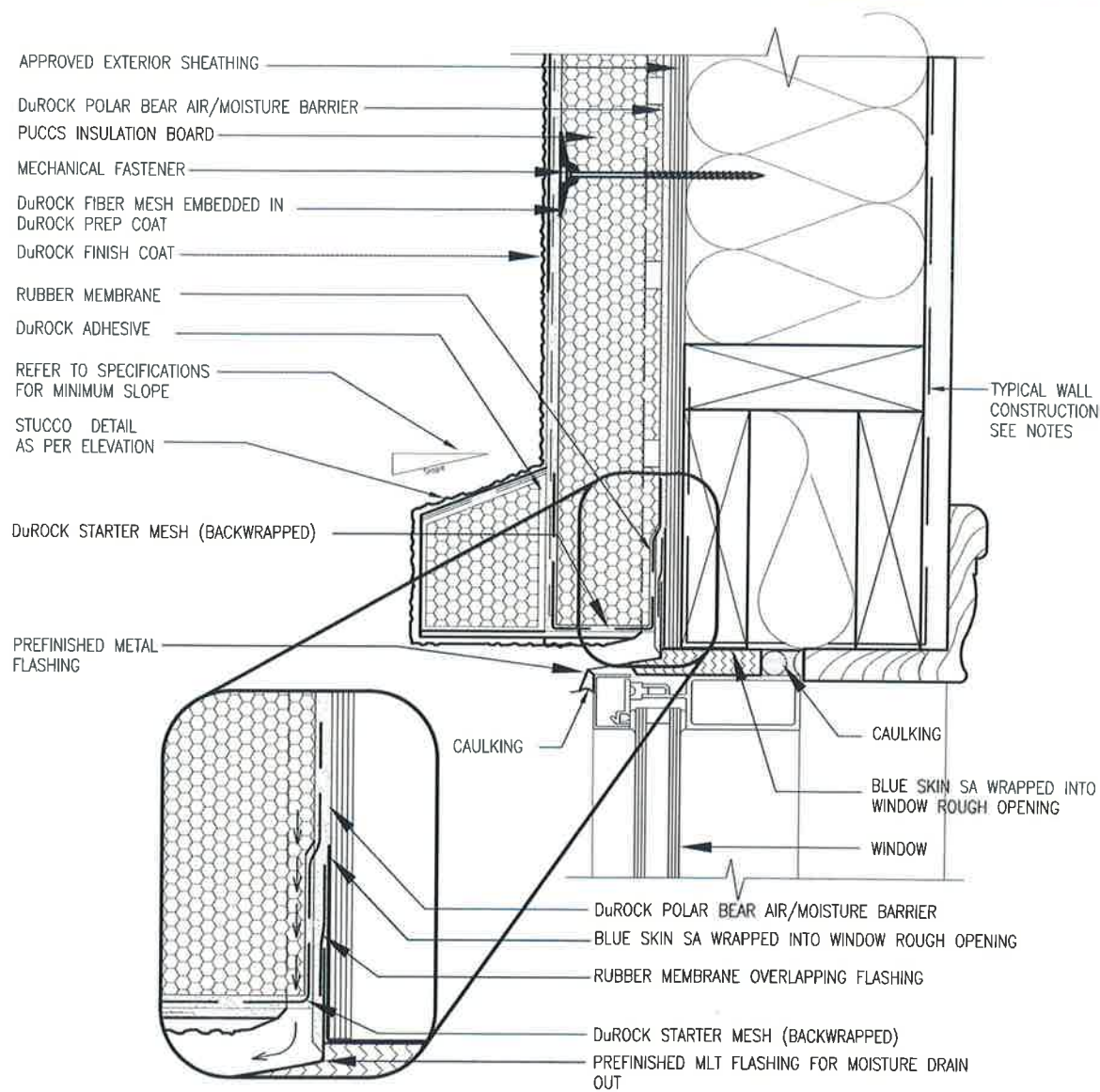
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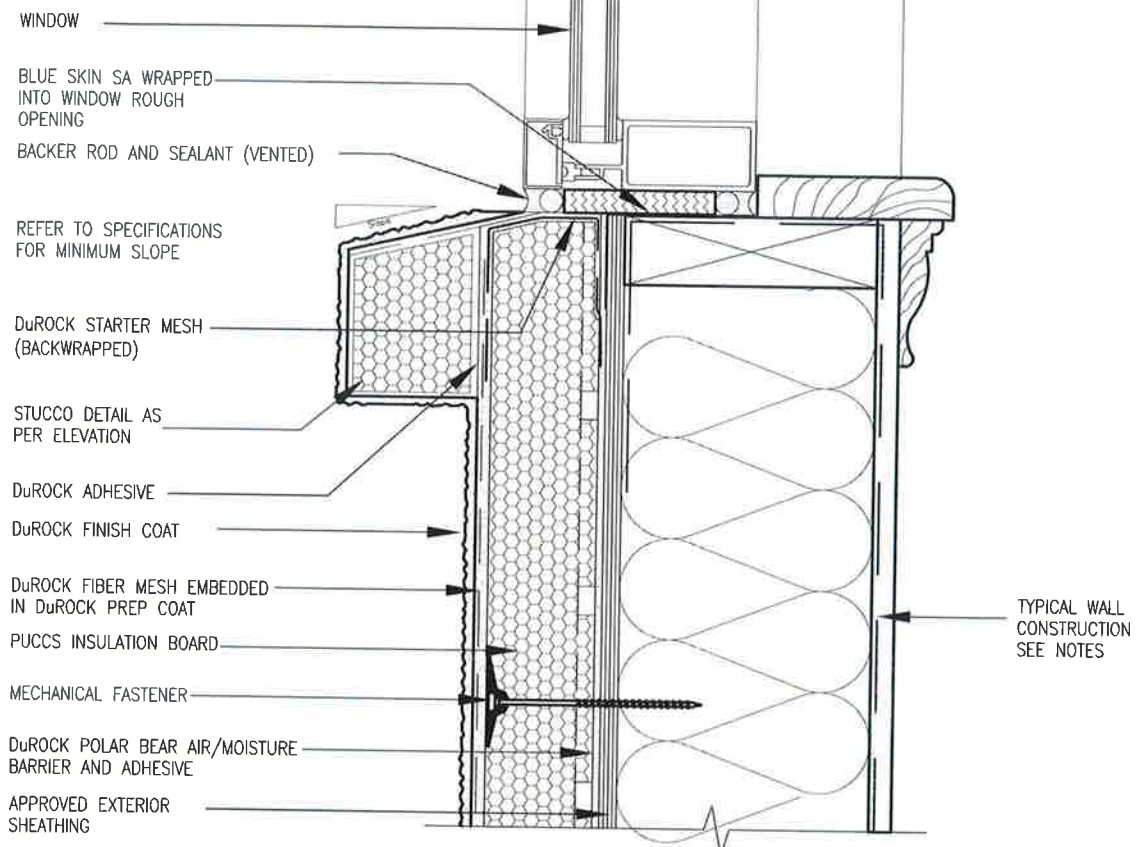
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1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

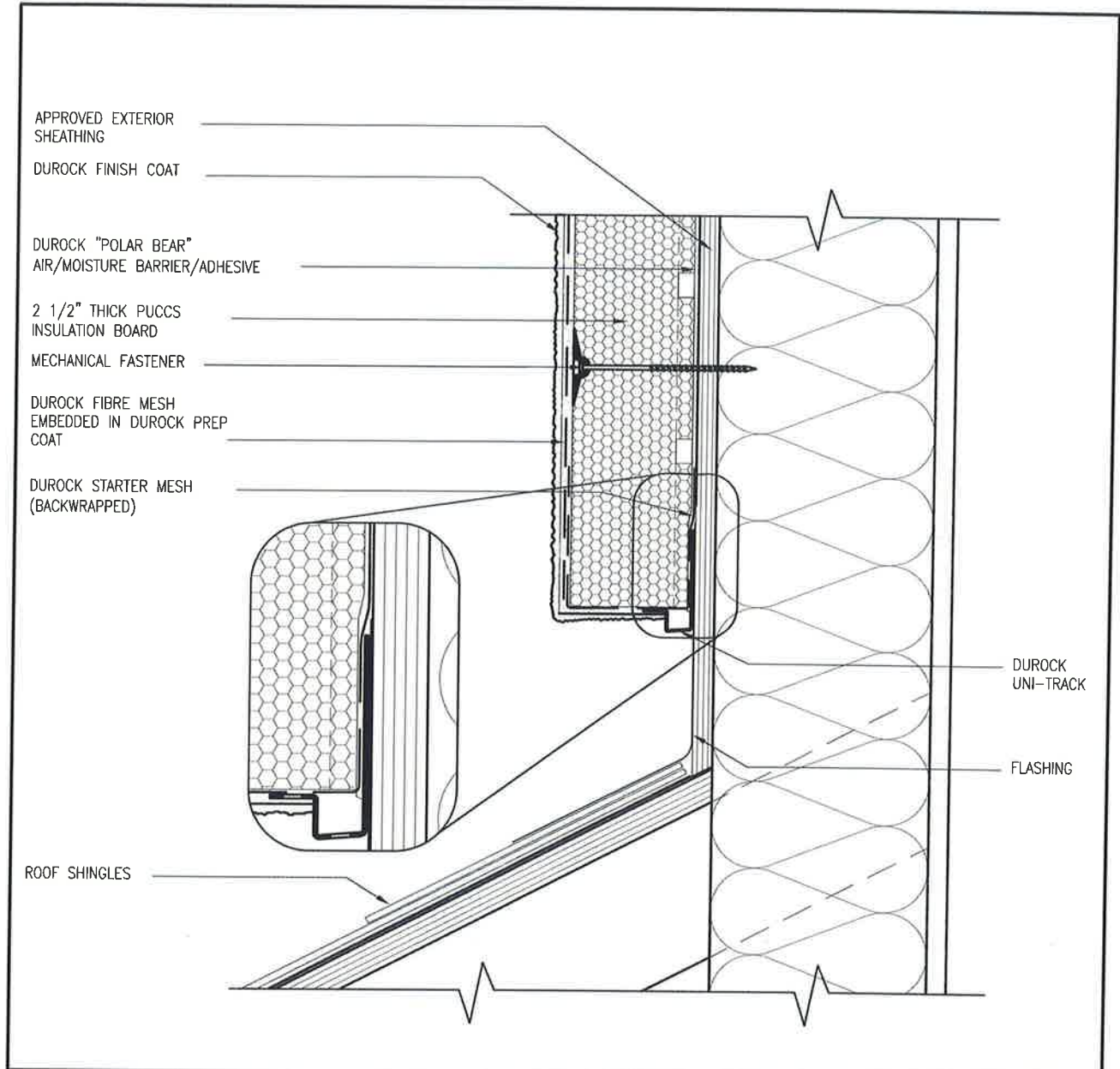


2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

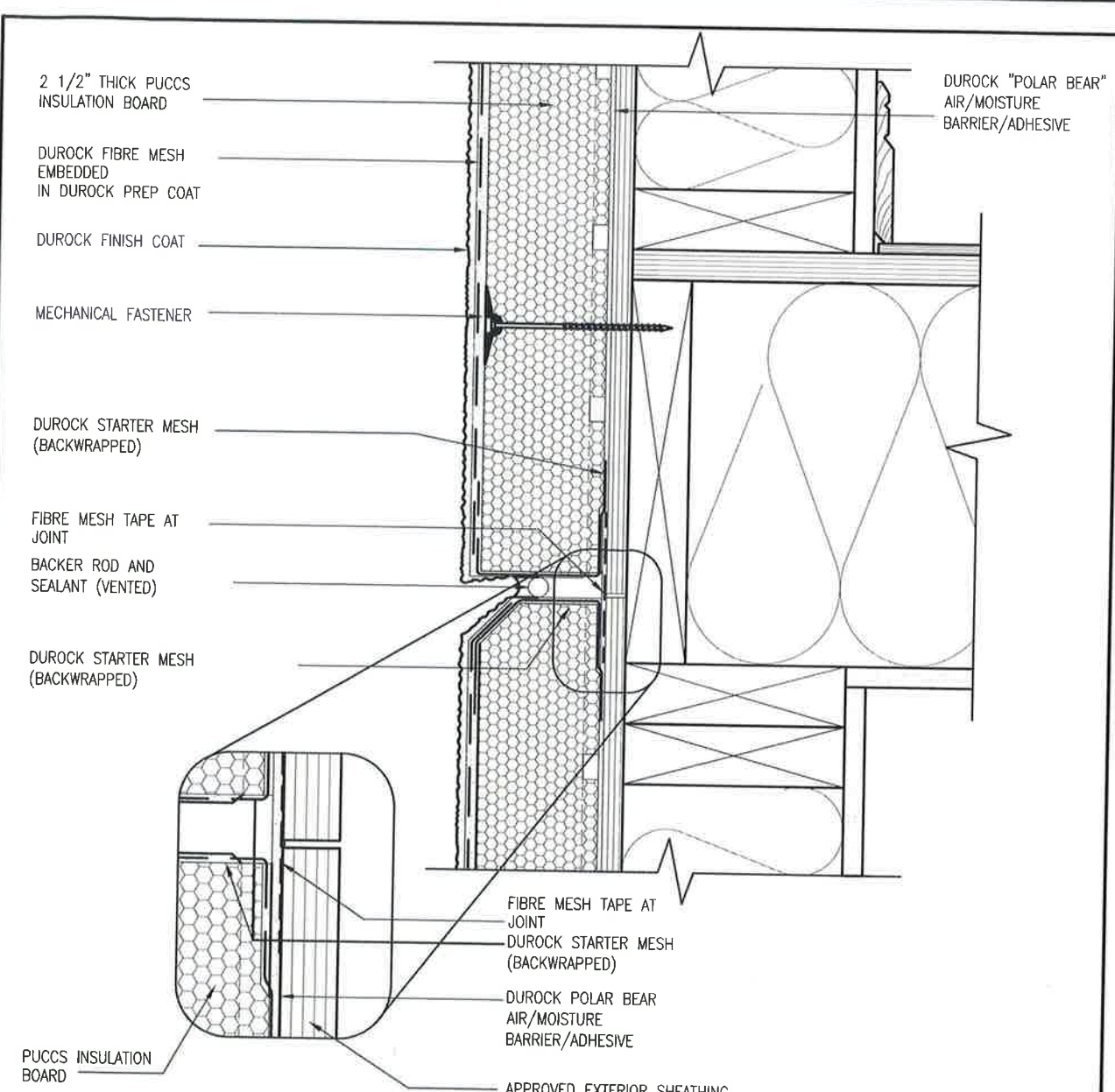
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

		CONST NOTE	
		BAYVIEW WELLINGTON	
project name GREEN VALLEY ESTATES		municipality BRADFORD	
date MAY 2016		drawing no. CN3	
checked by RC		scale 3/16" = 1'-0"	
project no. 13045		construction notes 13045-CN-A1	
drawing no. RC		date SEP 27 2017	
255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vabdesign.com		reproduction information VA3 Design Inc.	
Wellington - Ontario registration information 25891		BCR 42658	
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3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"



4 HORIZONTAL EXPANSION JOINT
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

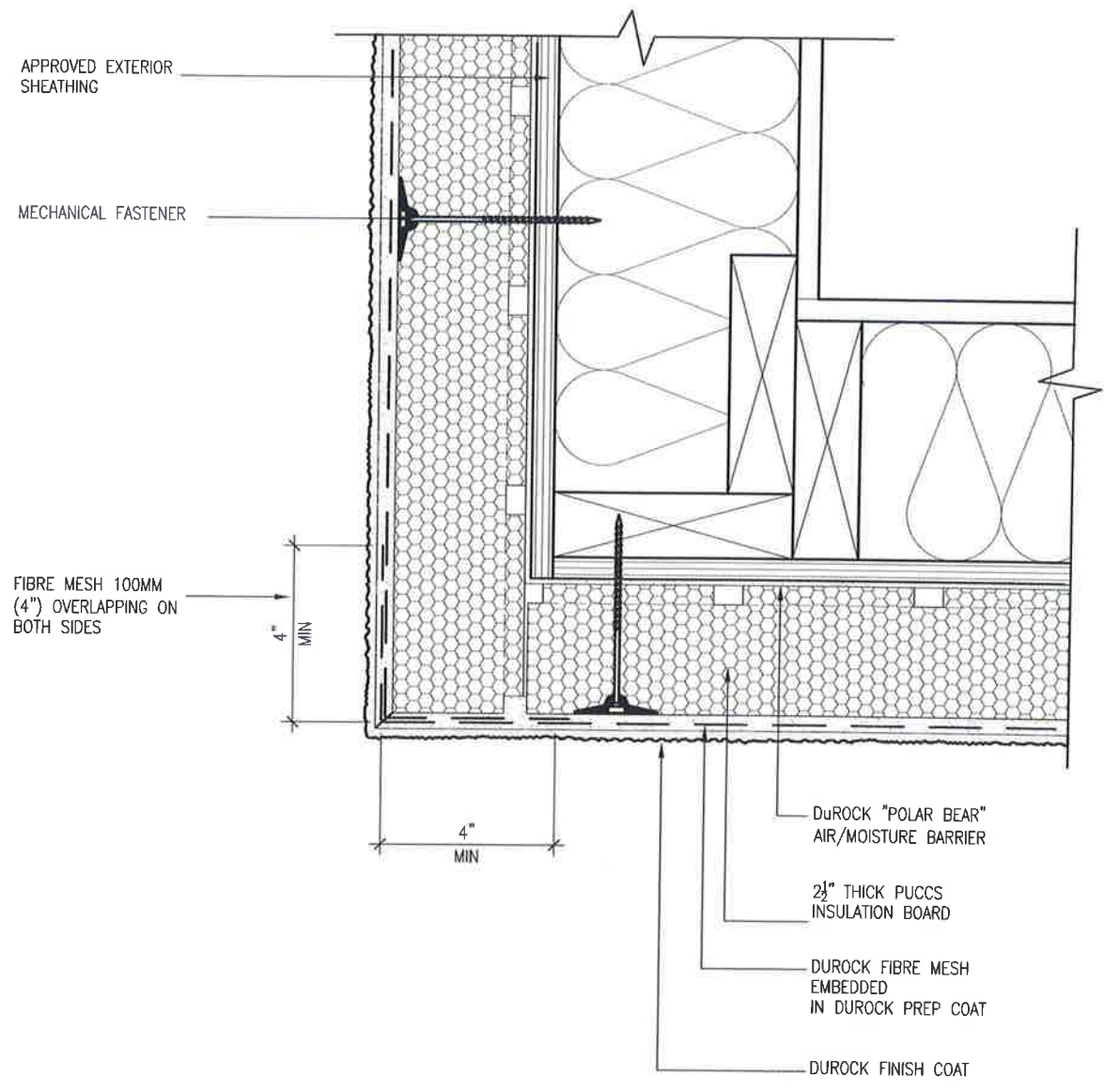
BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN4
date MAY 2016	checked by RC	CONSTRUCTION NOTES file name 13045-CN-A1	
drawn by RC	scale 3/16" = 1'-0"	13045-CN-A1 REVISED - SEP 27, 2016 - 4:52 PM	

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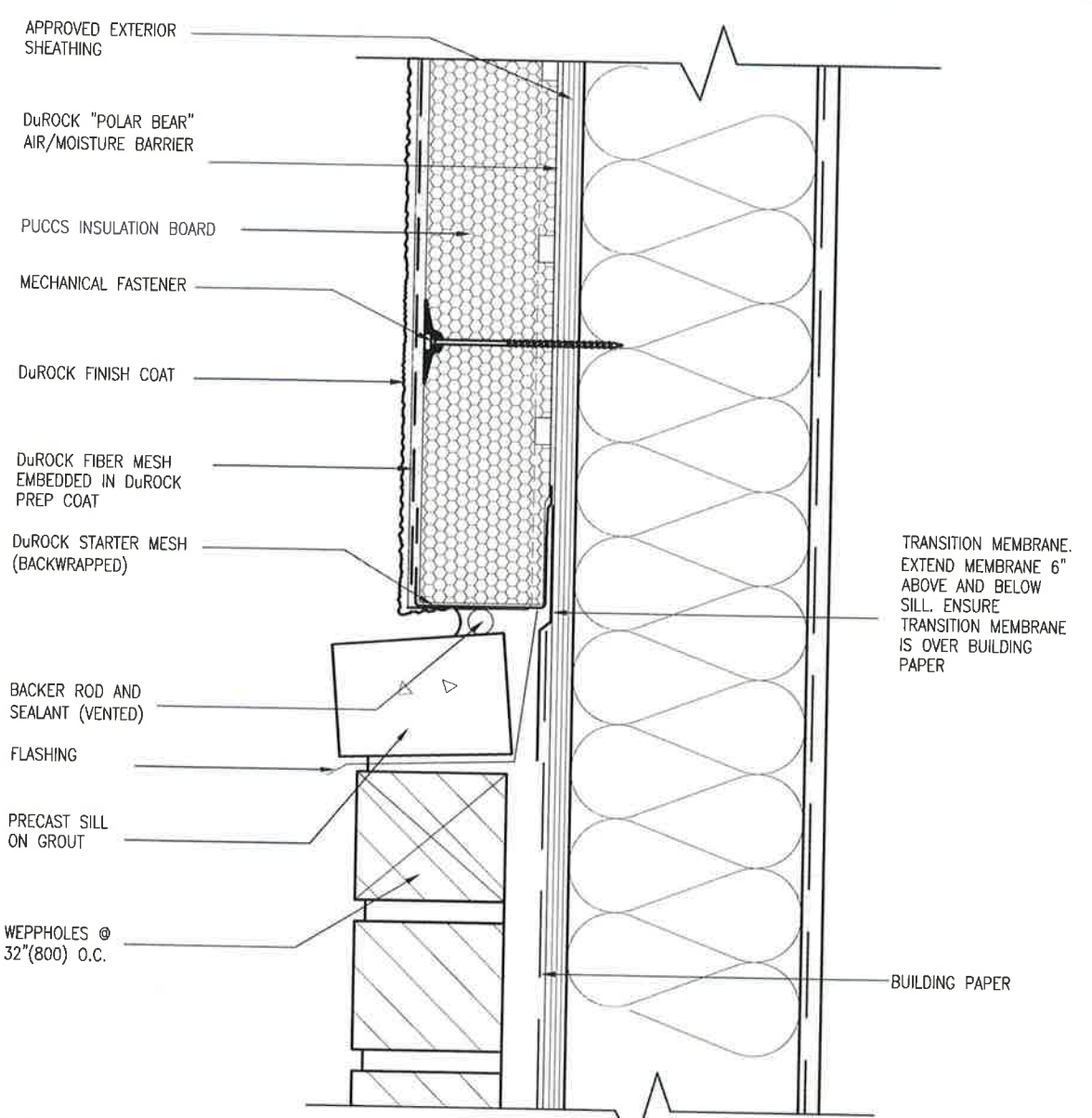
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 qualification information
 name
 Wellington Jho-Bopista
 registration number
 25591
 BCN
 42658
 VA3 Design Inc.
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5 CORNER DETAIL
 CN5 SCALE: 3"=1'-0"



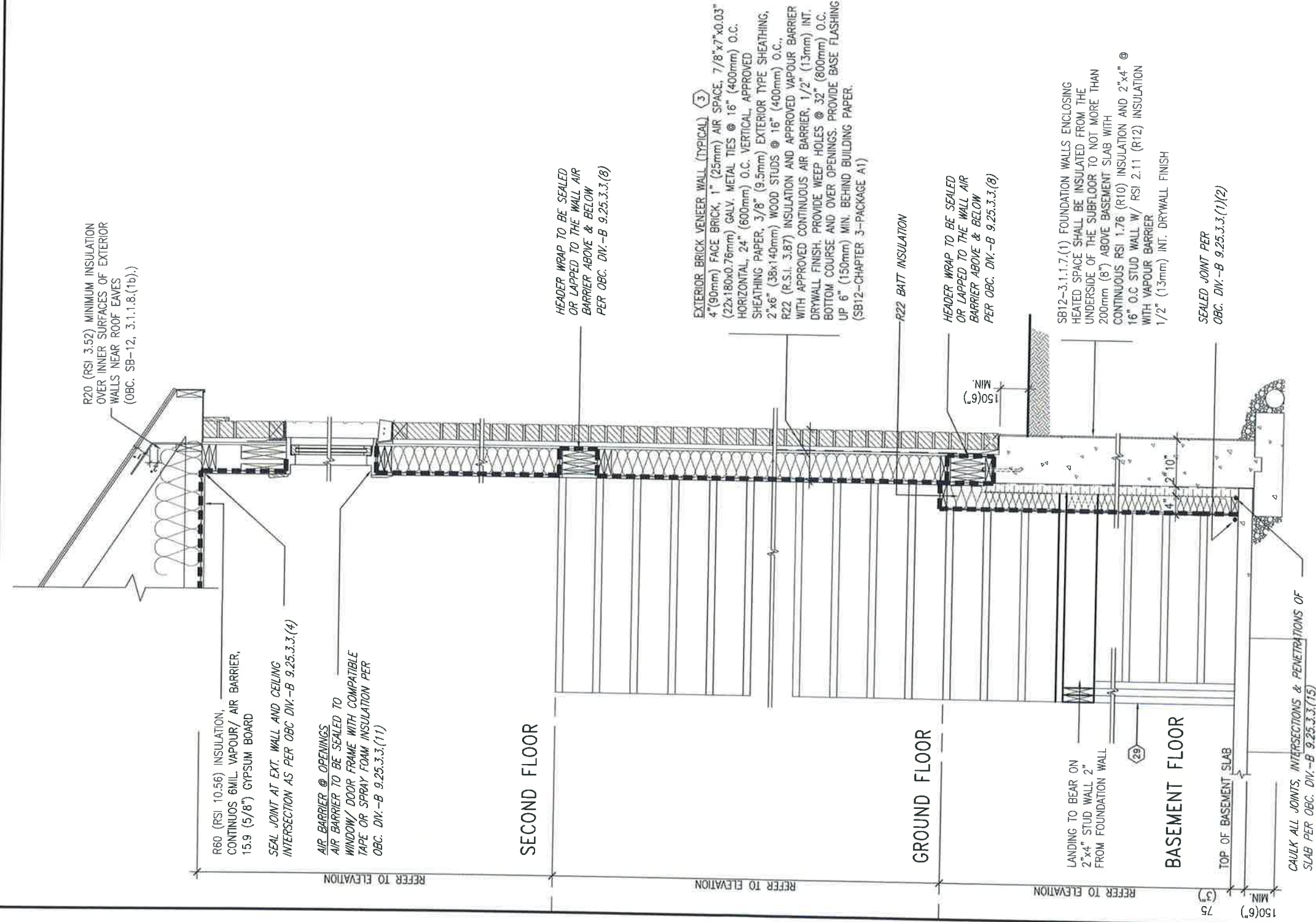
6 STUCCO / MASONRY PLINTH CONNECTION
 CN5 SCALE: 3"=1'-0"

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

		BAYVIEW WELLINGTON		CONST NOTE	
		project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN5
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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/
STR BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.



9				
8				
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5				
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3				
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 qualification information
 Wellington Jno-Baptista
 name registration information 25591 BCIN
 VA3 Design Inc. 42658

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 Toronto, ON M2L 1R4
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project name **BAYVIEW WELLINGTON**
 municipality **BRADFORD**

project no. **13045**
 drawing no. **CN7**

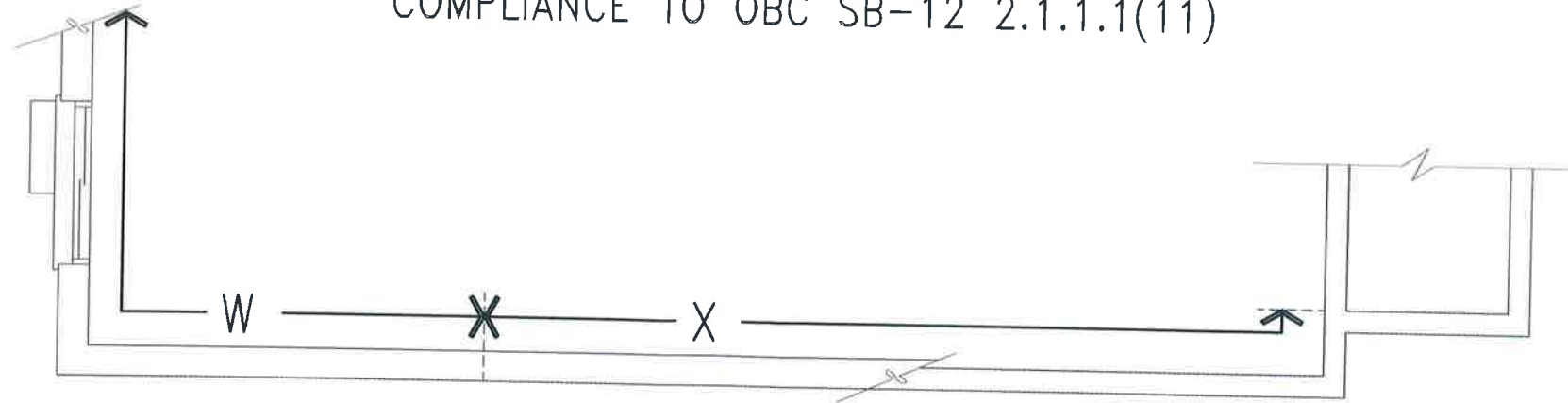
date **MAY 2016**
 checked by **RC**
 scale **3/16" = 1'-0"**
CONSTRUCTION NOTES
 13045-CN-A1
 NOV 2, 2018

CONST NOTE

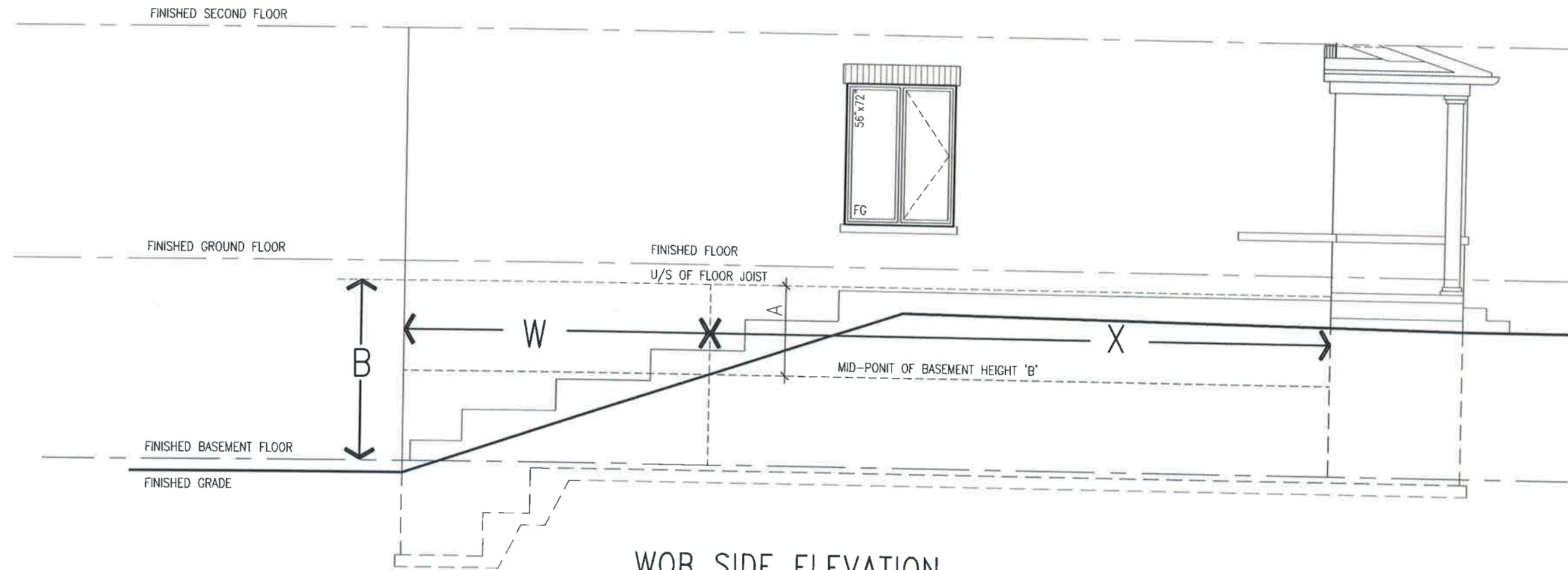
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

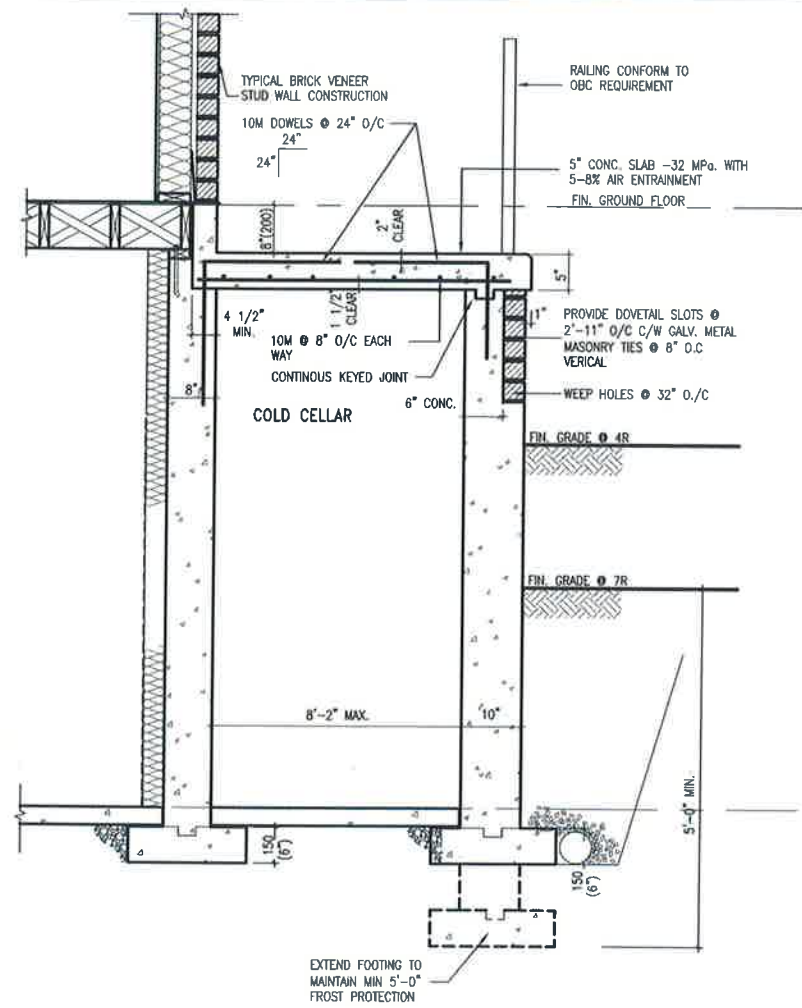
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

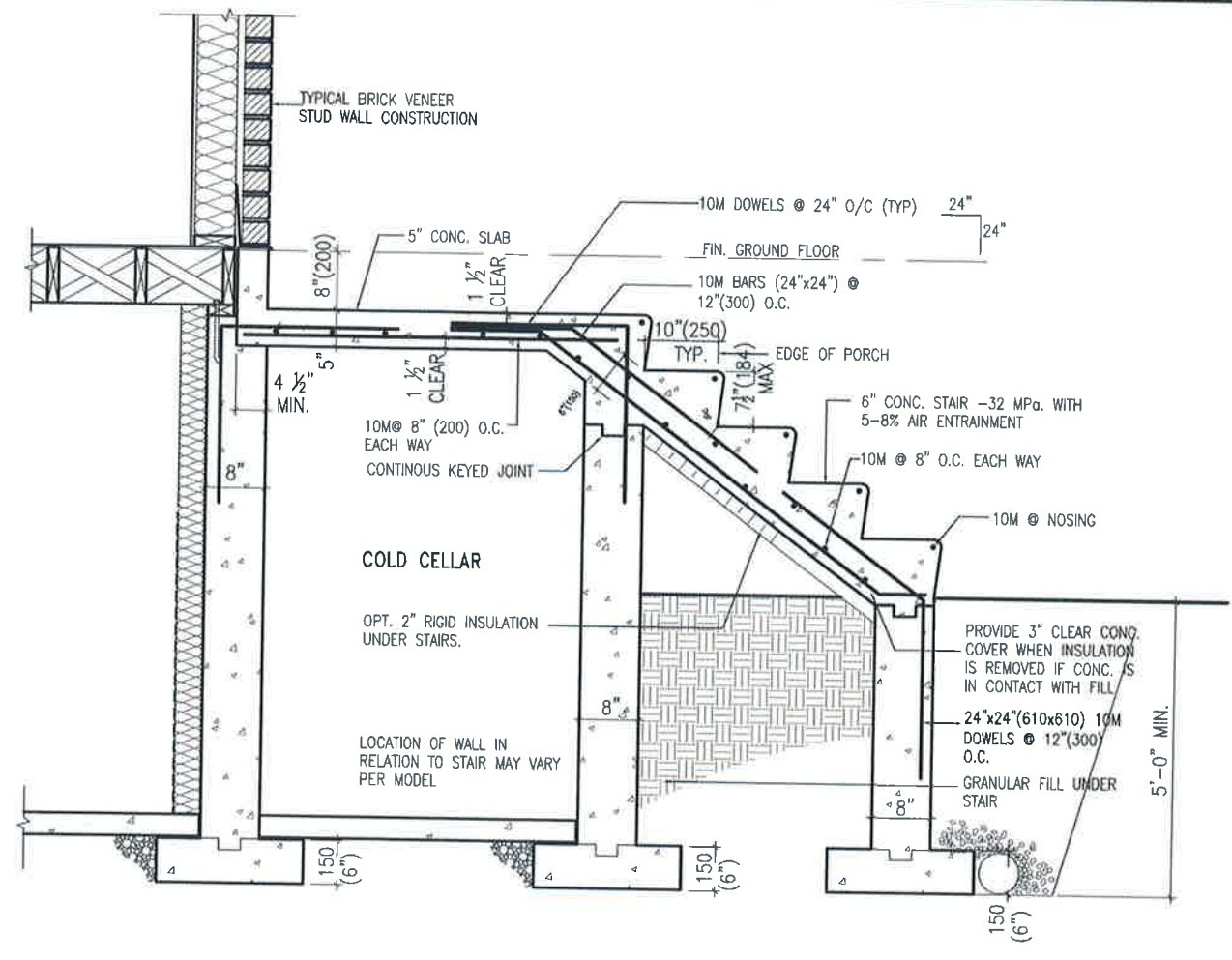
<p>VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>		<p>BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD</p>	<p>CONST NOTE</p>
<p>The undersigned has reviewed and takes responsibility for this design and has the authority to certify that the design meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25591 name registration information VA3 Design Inc. 42658 BCN</p>		<p>project no. 13045</p>	<p>drawing no. CN8</p>
<p>2. UPDATED TO NEW CODE 1. ISSUE FOR CLIENT REVIEW</p>		<p>date SEP 27-17 RC AUG 04-17 RC</p>	<p>CONSTRUCTION NOTES 13045-CN-A1</p>
<p>no. description</p>		<p>checked by RC</p>	<p>scale 3/16" = 1'-0"</p>
<p>drawn by RC</p>		<p>date MAY 2016</p>	<p>file name 13045-CN-A1</p>
<p>REPRODUCED - H:\ARCHIVE\WORKING\2013\13045.BM\WORK\13045-CN-A1.dwg - West - Sep 27 2017 - 4:23 PM</p>			

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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.

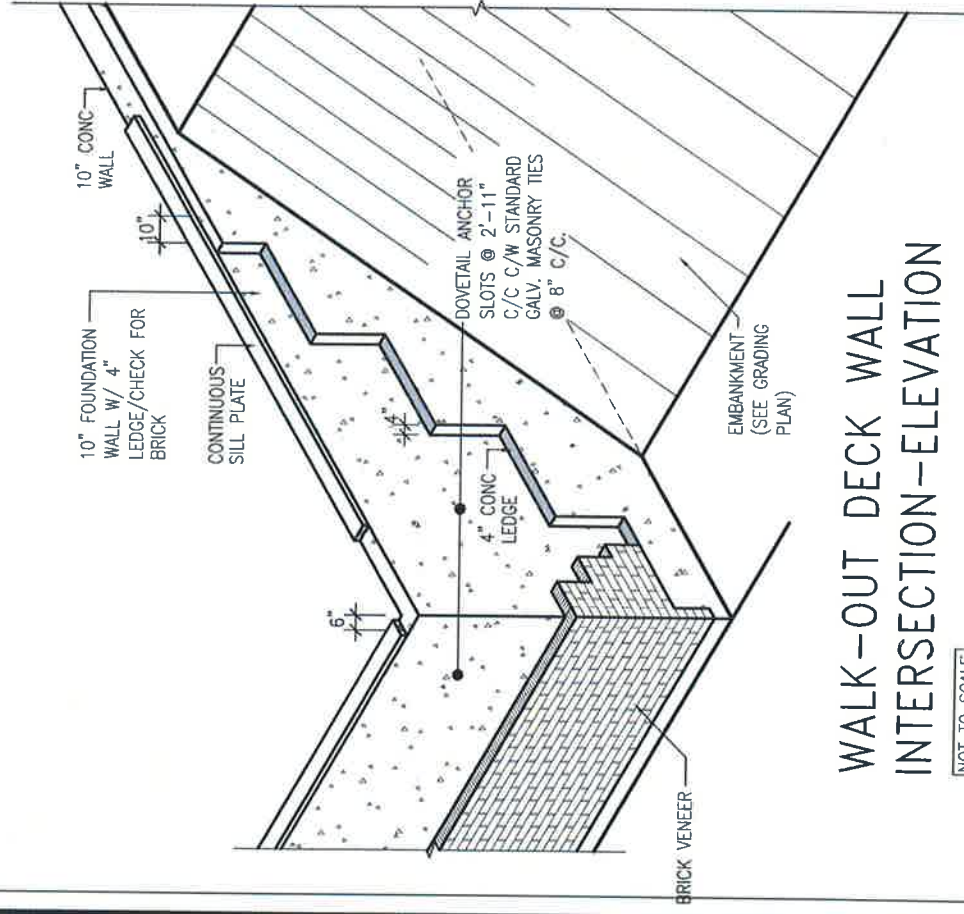
BAYVIEW WELLINGTON		CONST NOTE	
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Tel: 416.630.2255 | Fax: 416.630.4782
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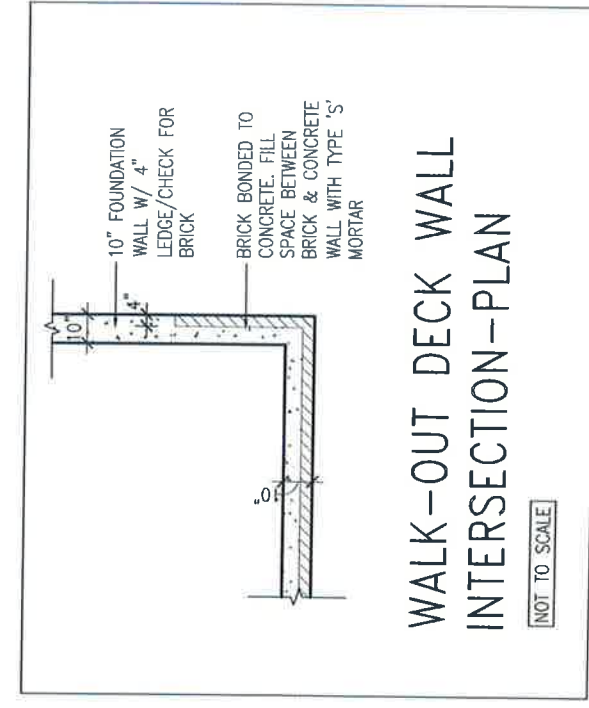
The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
qualification information	25591	
name	Wellington Jno-Baptiste	
registration information	BCN	
name	VAS Design Inc.	
registration information	42858	
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. They must be returned to the Designer at the completion of the work. Drawings are not to be copied.		
no.	date	by
2	SEP 27-17 RC	
1	AUG 04-17 RC	
1	ISSUE FOR CLIENT REVIEW	

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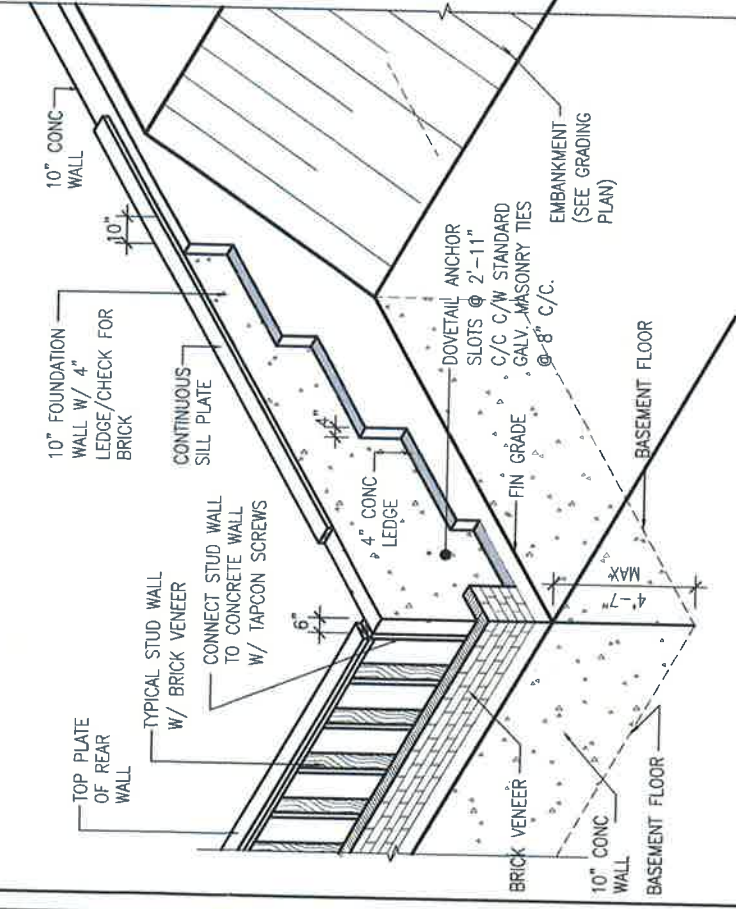
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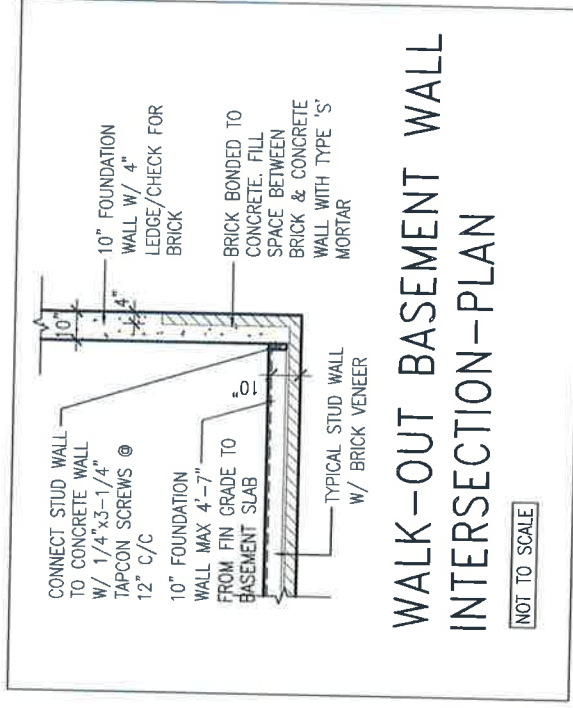
WALK-OUT DECK WALL
INTERSECTION-ELEVATION
NOT TO SCALE



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)



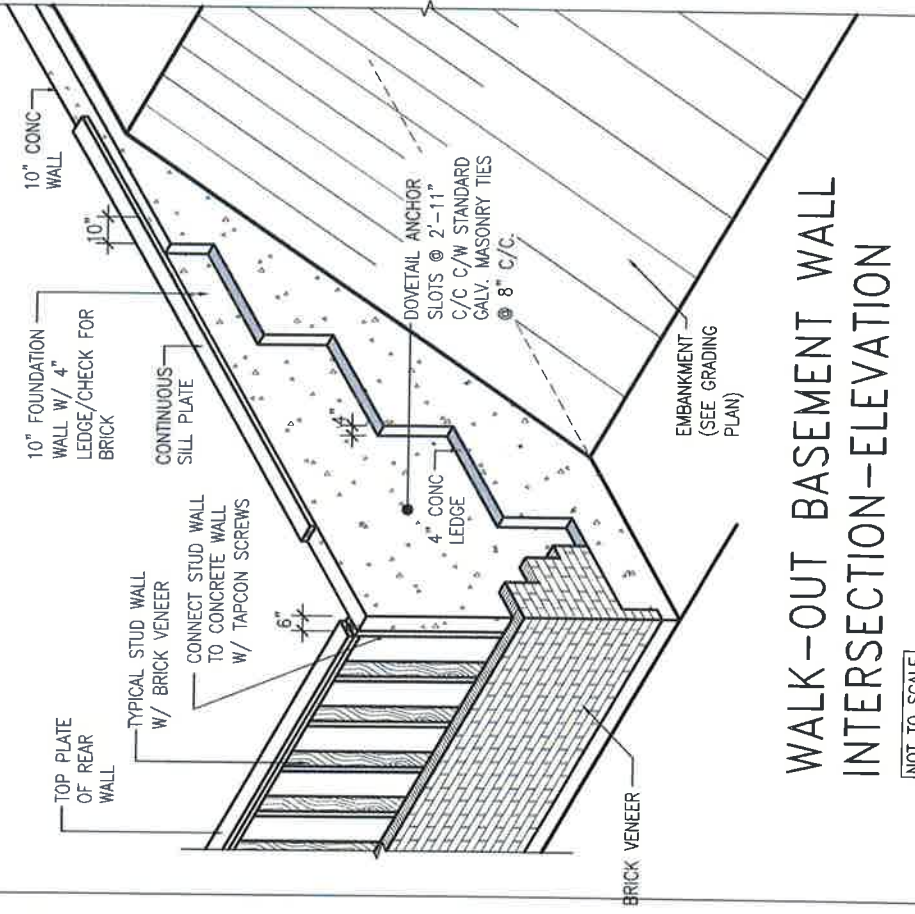
9					
8					
7					
6					
5					
4					
3					
2	UPDATED TO NEW CODE	SEP 27-17	RC		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		
no.	description	date	by		

VAS3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 t 416.630.2235 f 416.630.4782
 vas3design.com

BAYVIEW WELLINGTON
 GREEN VALLEY ESTATES
 BRADFORD
 CONST NOTE
 project no. 13045
 drawing no. CN10
 checked by [signature] 3/16" = 1'-0"
 drawn by RC
 date MAY 2016
 project name GREEN VALLEY ESTATES
 project no. 13045
 drawing no. CN10

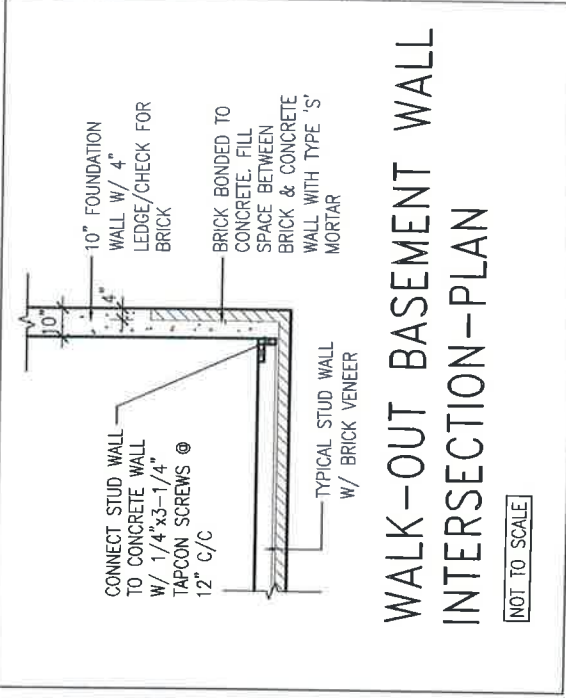
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WALK-OUT BASEMENT WALL INTERSECTION-ELEVATION

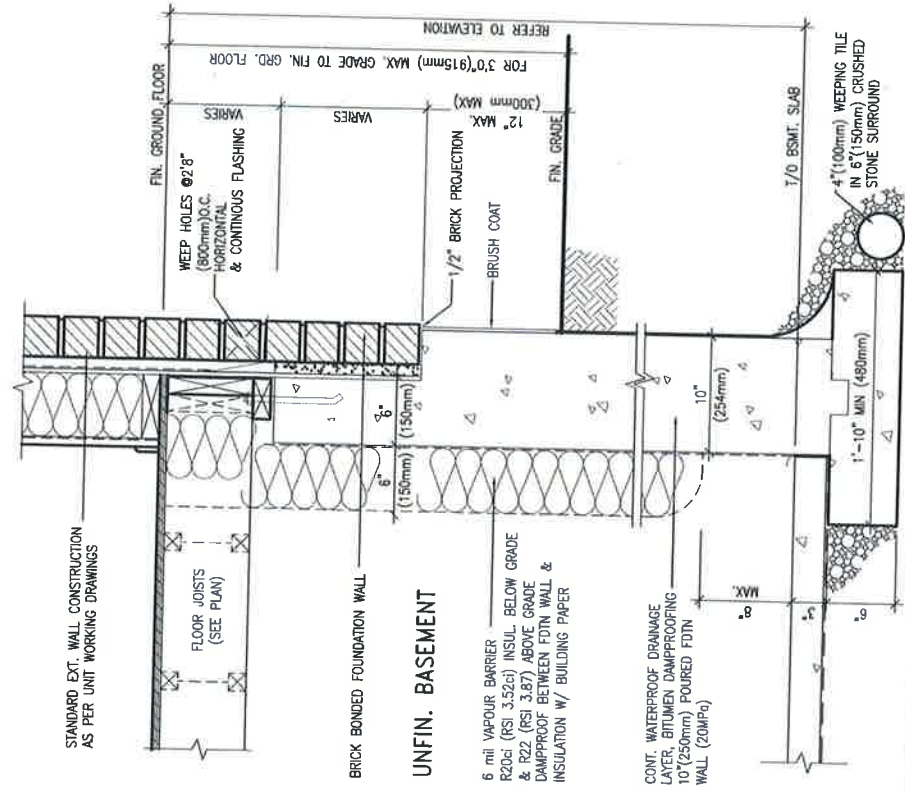
NOT TO SCALE



WALK-OUT BASEMENT WALL INTERSECTION-PLAN

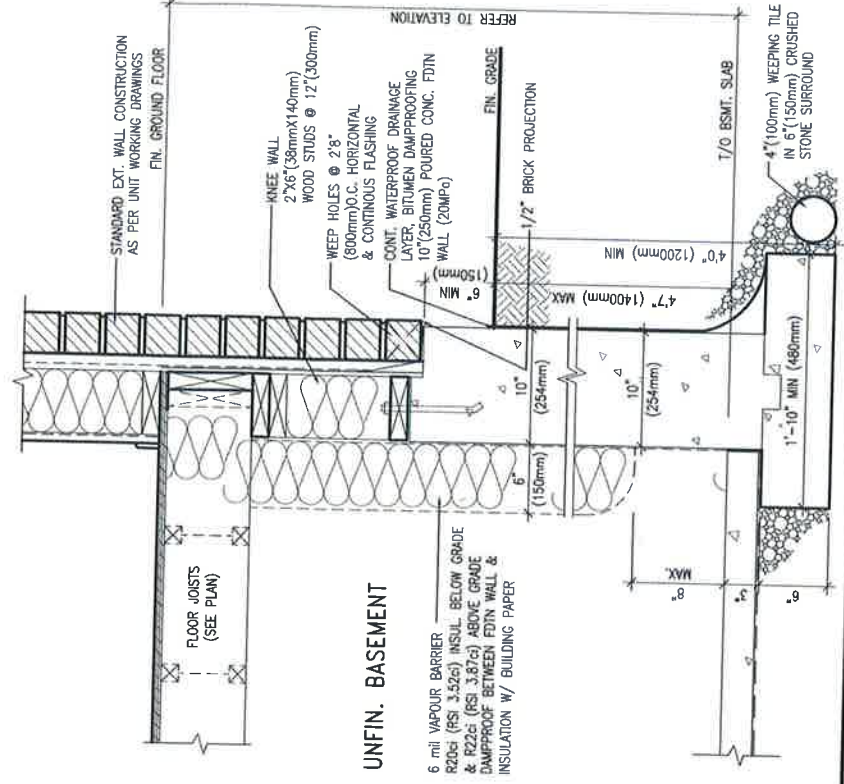
NOT TO SCALE

(10" FOUNDATION WALL)



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

SCALE: N.T.S.



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

SCALE: N.T.S.

EW3.07x
PKG A1

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

SCALE: N.T.S.

EW3.07x
PKG A1



9				
8				
7				
6				
5				
4				
3				
2	UPDATED TO NEW CODE	SEP 27-17 RC		
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC		
no.	description	date	by	

The undersigned has reviewed and takes responsibility for this design for the qualifications and meet the requirements set out in the Ontario Building Code to be a Designer.
 qualification information
 name: Wellington Jno-Bopista
 registration information: 25591
 BCN
 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 are the property of the Designer and shall be returned at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto, ON M2L 1R4
 t 416.630.2235 f 416.630.4782
 va3design.com

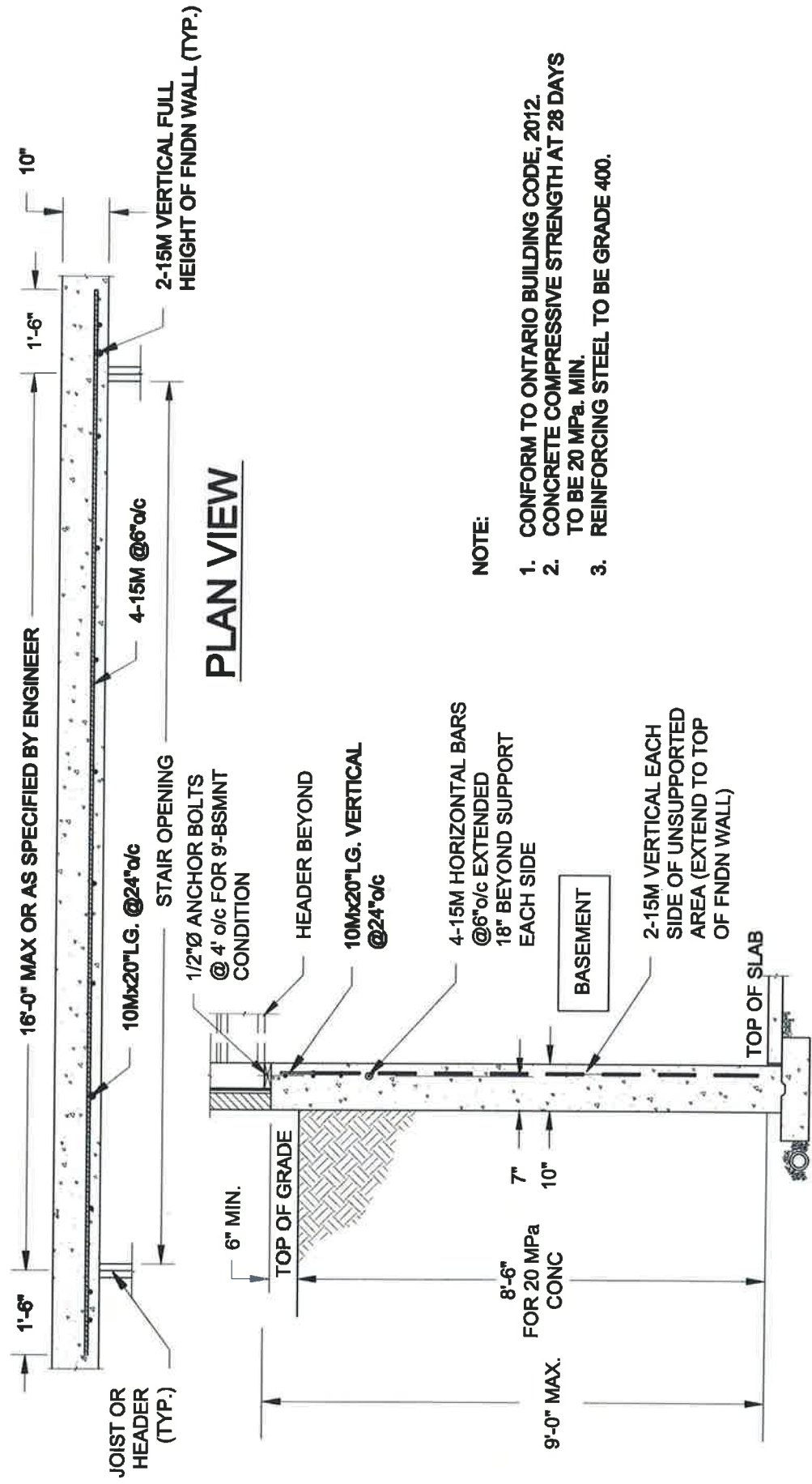
BAYVIEW WELLINGTON

CONST NOTE

project name: GREEN VALLEY ESTATES
 location: BRADFORD
 project no.: 13045
 date: MAY 2016
 drawn by: RC
 checked by: 3/16" = 1'-0"
 scale:
 construction notes: 13045-CN-A1
 drawing no.: CN11

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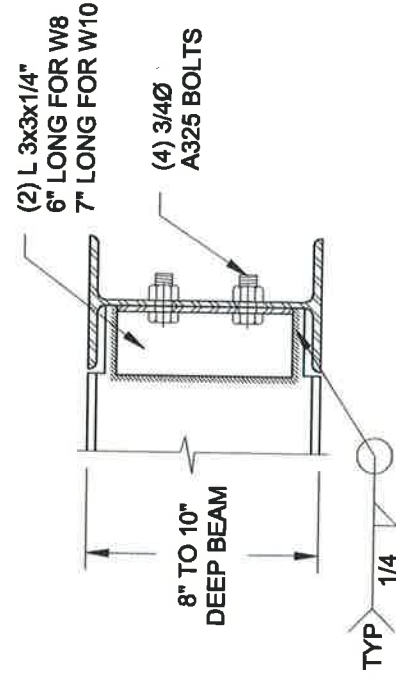


NOTE:

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**

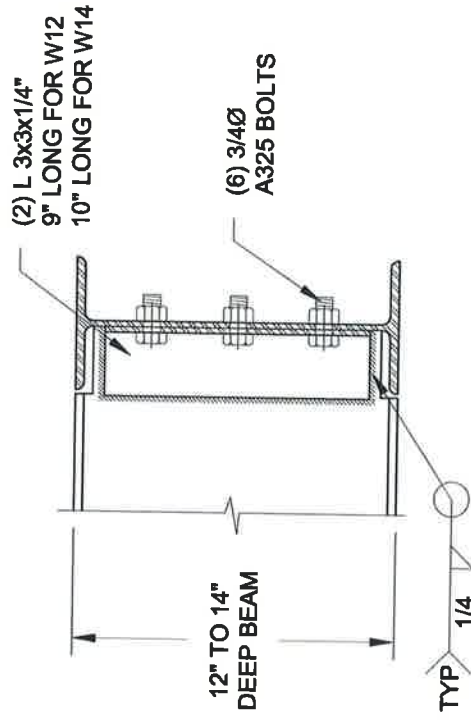
SCALE: 3/8" = 1'-0"



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

2 **S1** **STEEL BEAM CONNECTION DETAIL**

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



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

Scale: AS NOTED

Date: OCT-28-2017

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



JAN 16, 2018

Project:

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

TYPICAL STRUCTURAL DETAILS

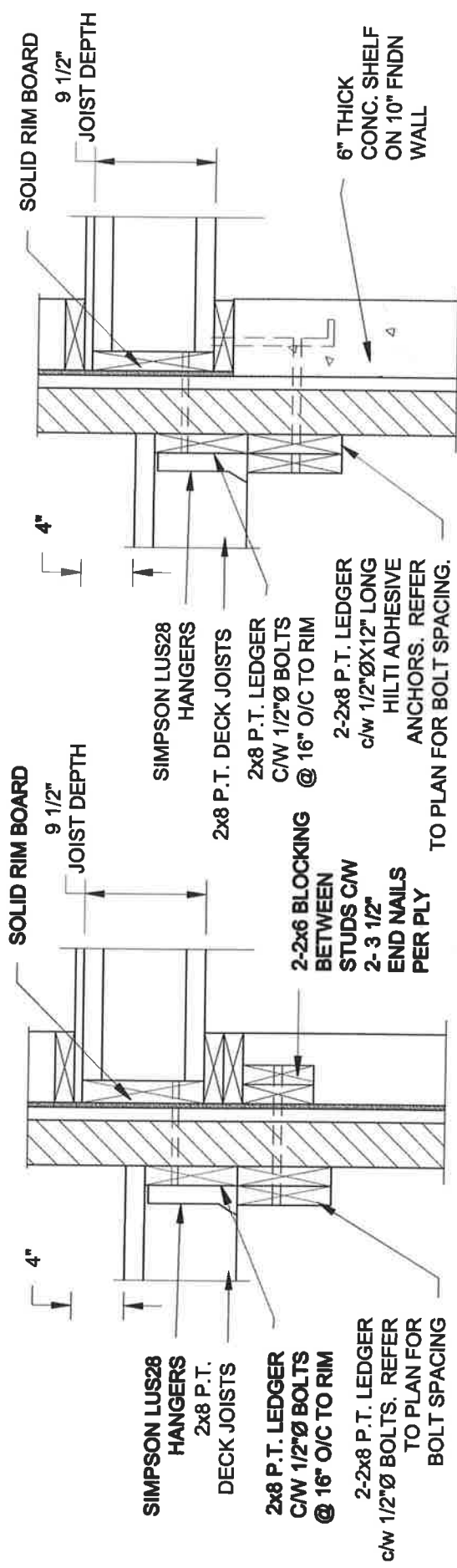
Project No.:

17-215

Drawing No.:

S1

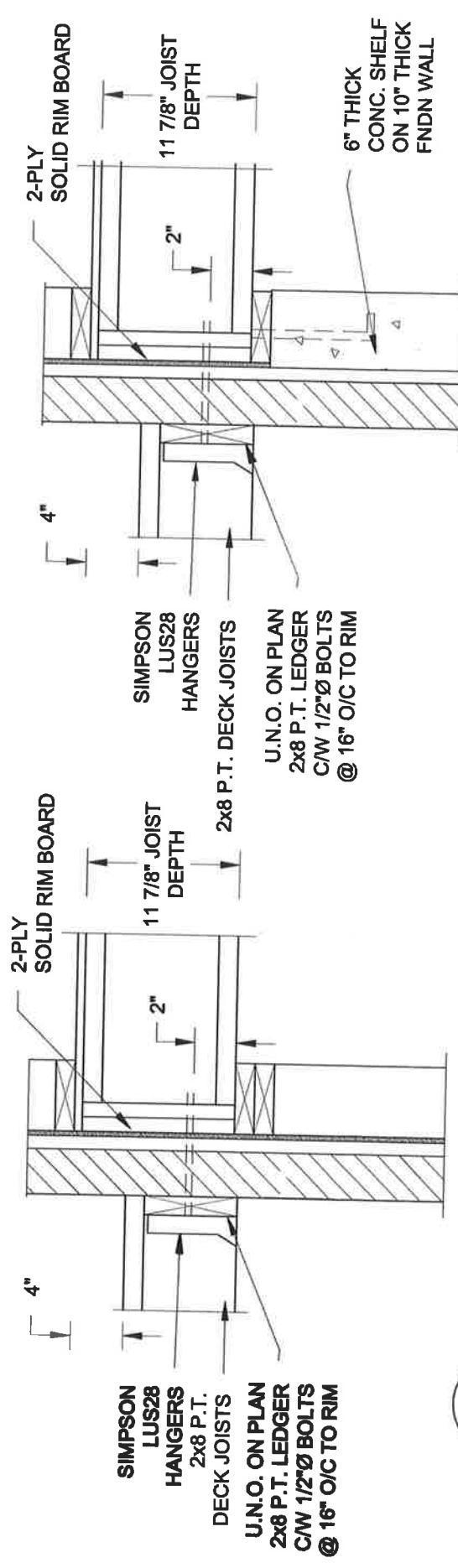
FOR 9 1/2" JOIST DEPTH



1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH

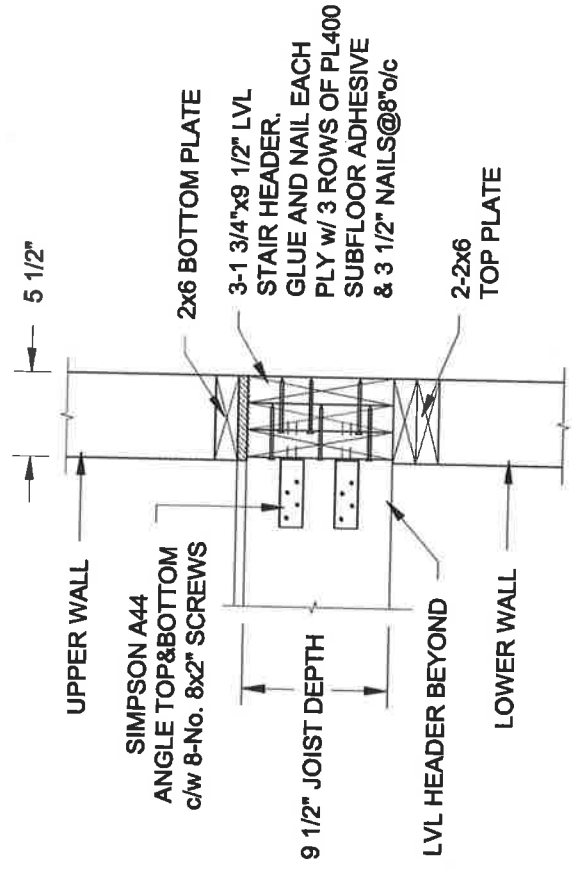


1C DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

1D DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

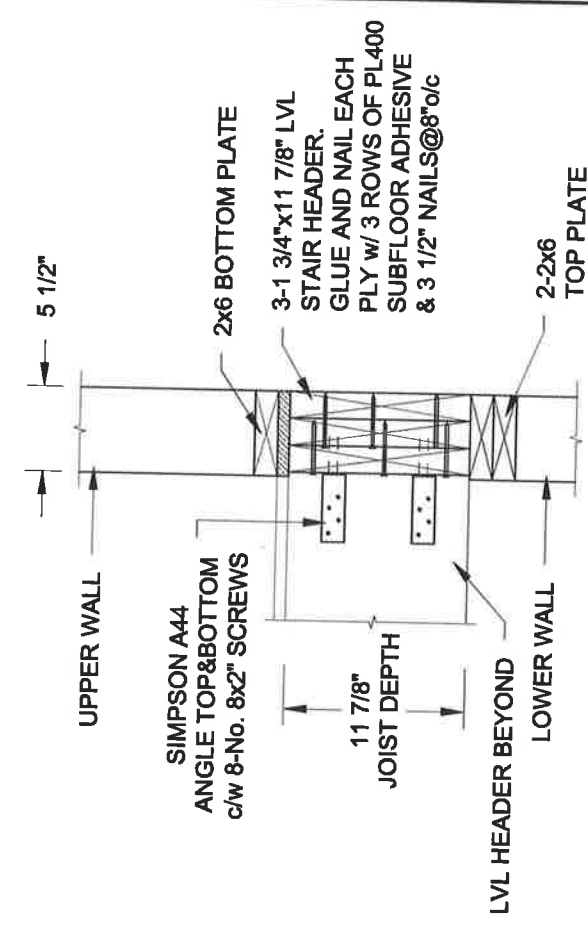
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
 2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
 3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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"

Scale: AS NOTED	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ERATES - SINGLES BRADFORD, ONTARIO
Date: OCT-28-2017	Engineer's Seal: 
Drawn: SC	Project No.: 17-215
Checked: SJB	Drawing No.: S2

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

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