

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.

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

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

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

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

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9	.	.	.
8	.	.	.
7	REVISED AS PER ENG COMMENTS	JUN 08-21	RC
6	REVISED AS PER FLOOR LAYOUTS	JUN 03-21	RC
5	CREATED FOR LOT 183	APR 22-21	KL
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 08-18	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 25591
name
signature
registration information
VA3 Design Inc. 42658
BCIN

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

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST
municipality
BRADFORD, ONT.
date
JANUARY, 2017
checked by
RC
scale
3/16" = 1'-0"
drawing no.
1

S38-6 L183

BAROSSA 6
project no.
16023
project name
BASEMENT PLAN ELEV. 'C'
file name
16023-S38-6-L183
drawing no.
1

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

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JUNE 8, 2021

GROUND FLOOR PLAN 'C' LOT 183

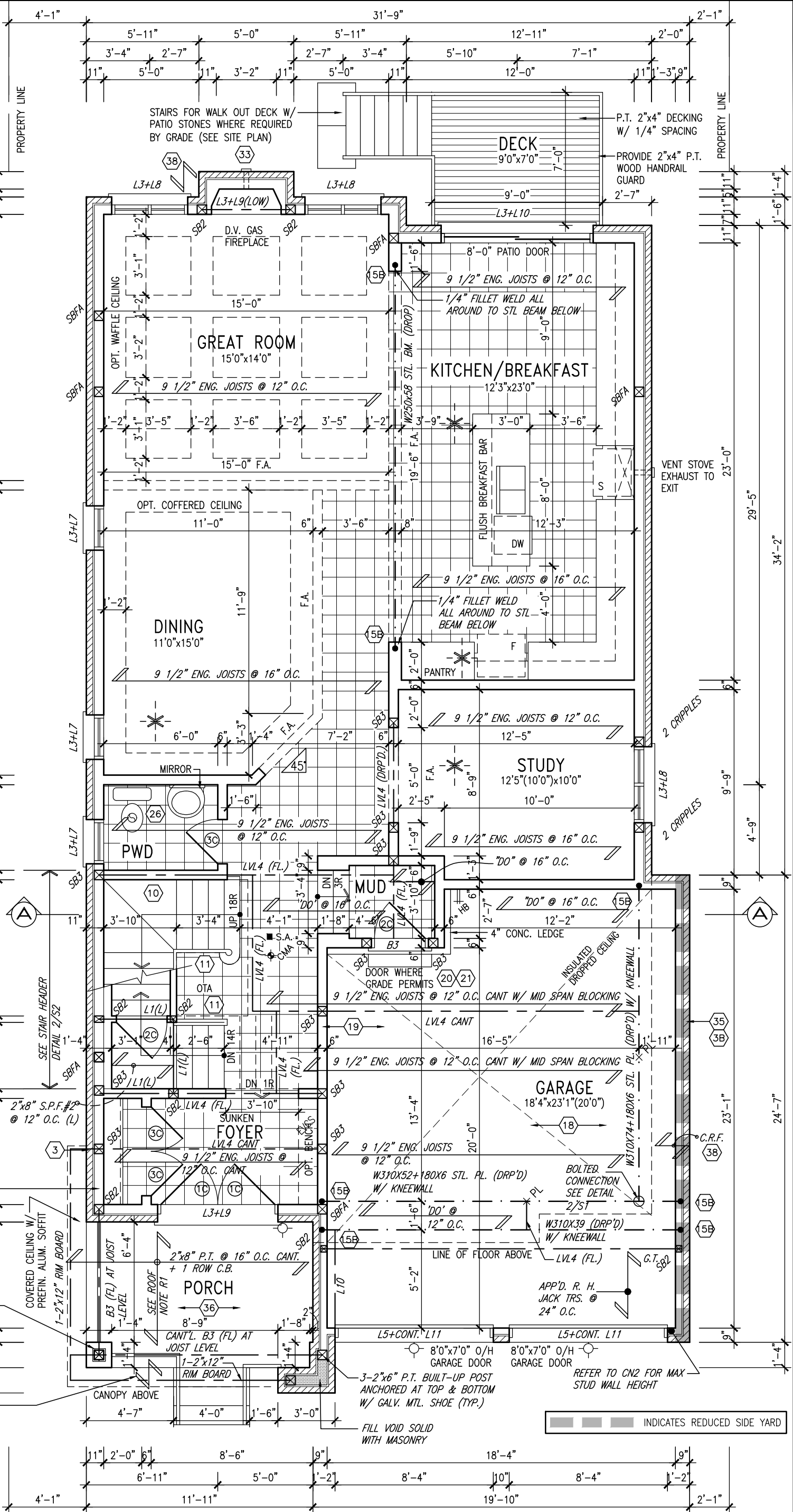
ADD BLOCKING BETWEEN STUDS FOR CANOPY SUPPORT

3-2"x6" P.T. POST CAPPED IN ALUM. INSIDE 16"x16" MASONRY PIER

2"x10" @ 12" O.C. BLOCKING WITH JOIST HANGER TOP AND BOTTOM NAILED TO CANT. B3

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

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registration information	VA3 Design Inc.	42658	
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BAYVIEW WELLINGTON

S38-6 L183
BAROSSA 6

project name	GREEN VALLEY EAST	municipality	BRADFORD, ONT.	project no.	16023
date	JANUARY, 2017	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	16023-S38-6-L183	drawing no.	2
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\Purchaser lot specific\completed\16023-S38-6-L183.dwg - Tue - Jun 8 2021 - 7:48 AM					

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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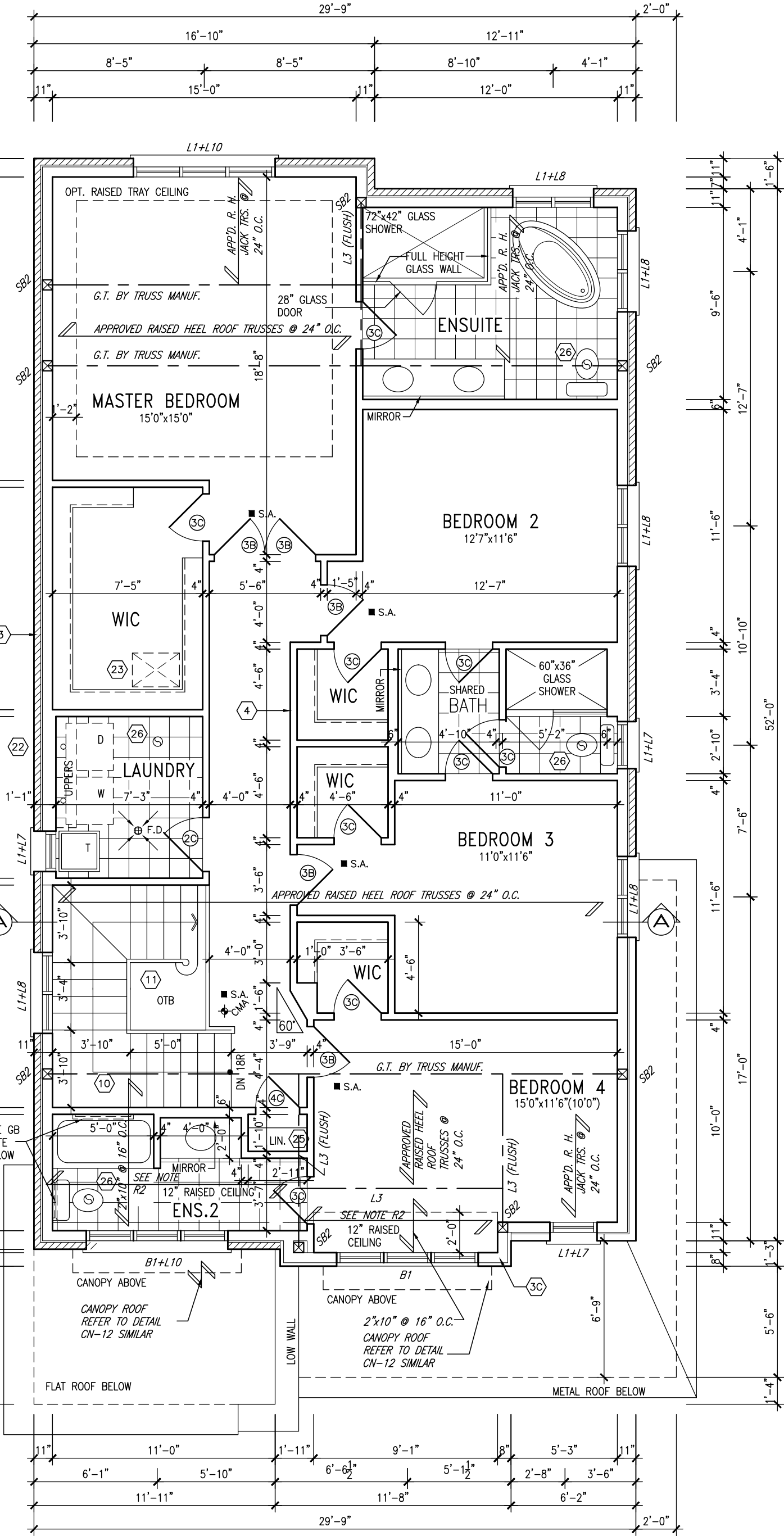
JUNE 8, 2021

SECOND FLOOR PLAN 'C'
LOT 183

CANOPY ROOF NOTE:
P.T. 2"x8" ROOF JOIST @ 16"
O.C., 5/8" SHEATHING SLOPED
FORWARD WITH PREFIN. METAL CAP

FLAT ROOF OVER LIVING SPACE: R2
2 PLY WATERPROOFING MEMBRANE ON 5/8" EXT.
GRADE PLYWD. ON 2"x4" CROSS PURLINS (CUT
DIAGONALLY @ 12" O.C. ON 2"x10" JOISTS @ 12"
o.c. FLAT ROOF TO BE INSULATED W/ SPRAY
INSULATION (RSI 5.46 (R31)) MIN SLOPE 1:12

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



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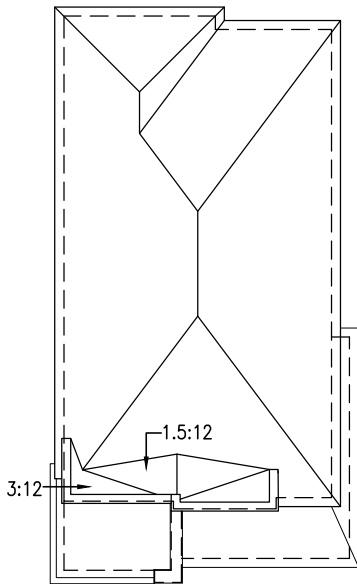


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BAYVIEW WELLINGTON

S38-6 L183
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drawn by	WT	file name	16023-S38-6-L183	drawing no.	3
SECOND FLOOR PLAN ELEV. 'C'					
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\Purchaser lot specific\completed\16023-S38-6-L183.dwg - Tue - Jun 8 2021 - 7:49 AM					



ROOF PLAN C

1.5:12 ROOF BEHIND
PARAPET W/ 2 PLY
ROOF MEMBRANE

PREFIN. ALUM. CLAD
CANOPY SLOPE TO
FRONT

ALUM. CLAD CANOPY

FACE BRICK (TYP.)

4" PREC. CONC. CAP
(TYP.)

12 PROJECTED CANOPY
PREFIN. ALUM CAPPED

3-2"x6" P.T. POST
CAPPED IN ALUM.
INSIDE MASONRY PIER

18" HIGH FG TRANSOM

STONE BY BRAMPTON BRICK
FINESSE LINE OR SIMILAR

POURED CONC. PORCH SLAB
AND DOOR SILL (TYP.)

HORIZONTAL SIDING OVER
ICE + WATER SHIELD ON
INSIDE FACE AT TOP OF
PARAPET WALL (TYP)

1'-0"
1'-0"

PEAK OF ROOF

5'-6 1/2" [1.69M]

MID-POINT OF ROOF

5'-6 1/2" [1.69M]

PREFIN. ALUM. CAP

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

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

STUCCO FINISH (TYP.)

PROVIDE MIN. 6" FLASHING
BEHIND STUCCO (TYP.)

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

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

PREFIN. METAL ROOF W/
RAISED SEAM(TYP.)

MUNICIPAL ADDRESS
PLAQUE

6" CONCRETE CURB

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN. GROUND FLOOR

FIN. SUNKEN FOYER

FIN. GRADE

FINISH BASEMENT FLOOR



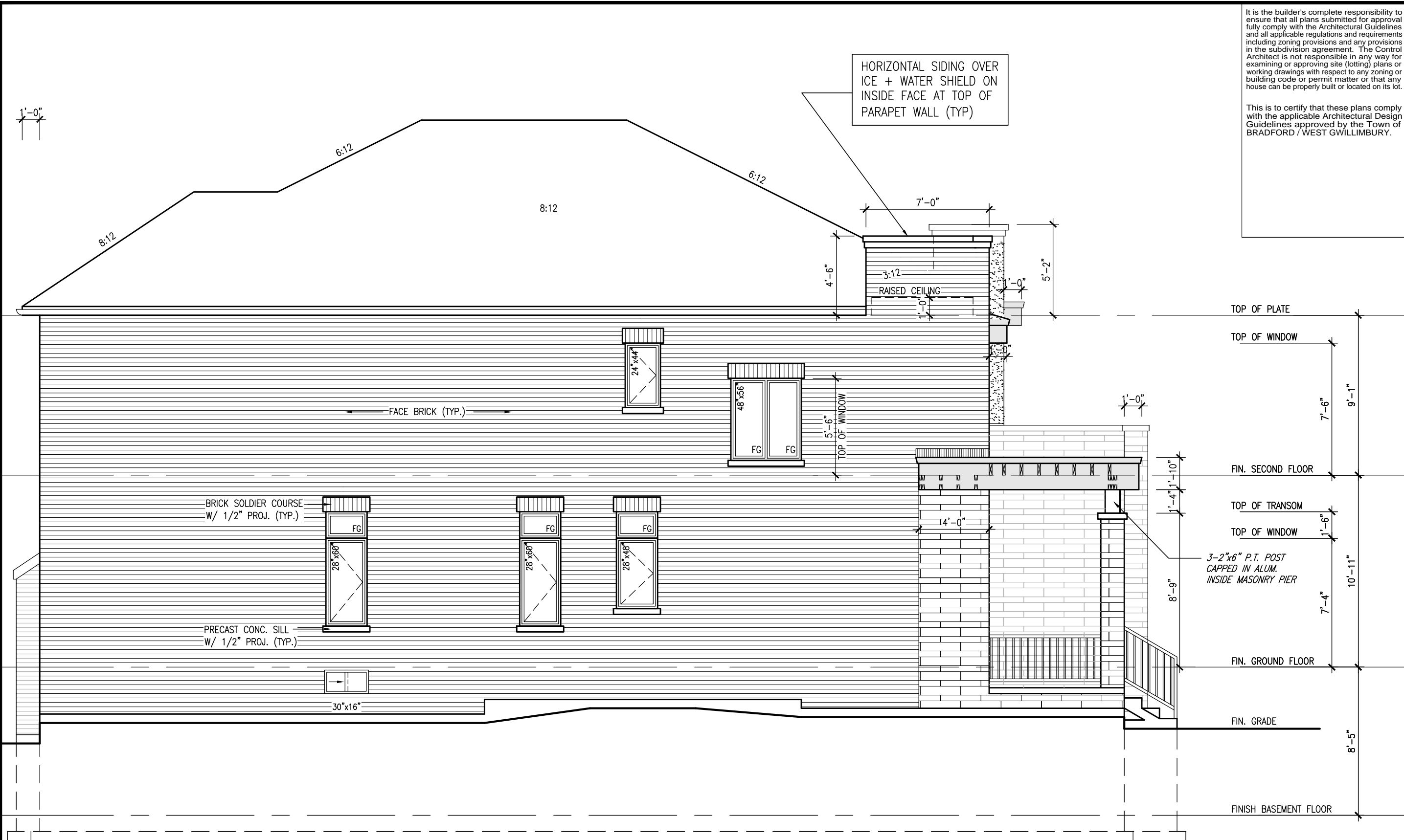
JUNE 8, 2021

FRONT ELEVATION 'C'

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BAYVIEW WELLINGTON		S38-6 L183		BAROSSA 6	
GREEN VALLEY EAST		BRADFORD, ONT.		16023	
JANUARY, 2017		FRONT ELEVATION 'C'		4	
RC		3/16" = 1'-0"		16023-S38-6-L183	
WT		RC		16023-S38-6-L183.dwg - Tue - Jun 8 2021 - 7:49 AM	
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	
Registration information		VAS Design Inc.		42658	
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6 REVISED AS PER FLOOR LAYOUTS		APR 22-21		KL	
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4 REVISED AS PER ENG COMMENTS		APR 06-21		RC	
3 ADD OPT. 9' BASEMENT		JAN 08-18		RC	
2 REVISED AS PER ENG'S COMMENTS					
1 ISSUED FOR CLIENT REVIEW					
no. description		date		by	



LEFT SIDE ELEVATION 'C'

WALL AREA	1234.51 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	86.42 SQ. FT.
OPENING PROVIDED	58.08 SQ. FT. (GLASS AREA ONLY)

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION



JUNE 8, 2021

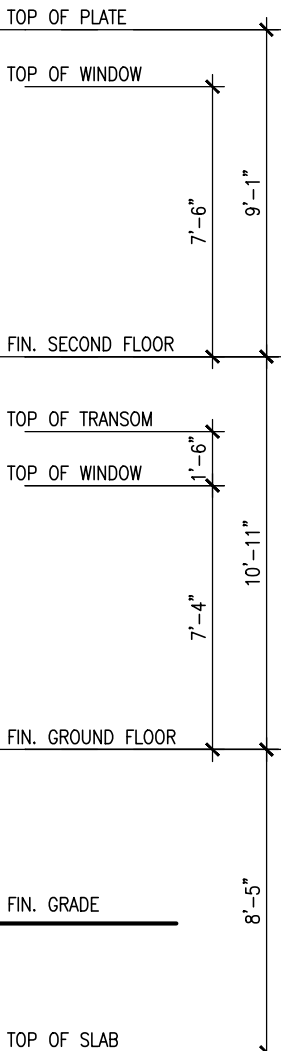
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GREEN VALLEY EAST		BAROSSA 6	
BRADFORD, ONT.		16023	
JANUARY, 2017		LEFT SIDE ELEVATION 'C'	
RC		3/16" = 1'-0"	
WT		16023-S38-6-L183	
RICHARD - H. ARCHIVE WORKING 2016 \16023.BW\Units\Purchaser lot specific\completed\16023-S38-6-L183.dwg - Tue - Jun 8 2021 - 7:49 AM		5	
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Wellington Jno-Baptiste		42658	
name		BCIN	
registration information		VAS Design Inc.	
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9	.	.	by
8	.	.	date
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(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)

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

RIGHT SIDE ELEVATION 'C'

WALL AREA	1393.50 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	97.54 SQ. FT.
OPENING PROVIDED	71.98 SQ. FT. (GLASS AREA ONLY)



JUNE 8, 2021

V3
DESIGN
15 Consumers Rd Suite
Toronto ON M2J 1R4
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va3design.com

<p>The undersigned has reviewed and takes responsibility for this design. The undersigned has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Qualification information</p>	<p>Wellington Jno-Baptiste name registration information WVA3 Design Inc.</p>	<p><i>W. J. Baptiste</i> signature</p>	<p>25599 BCIN</p>	<p>425555</p>
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S38-6 L183
BAROSSA 6

BAYVIEW WELLINGTON

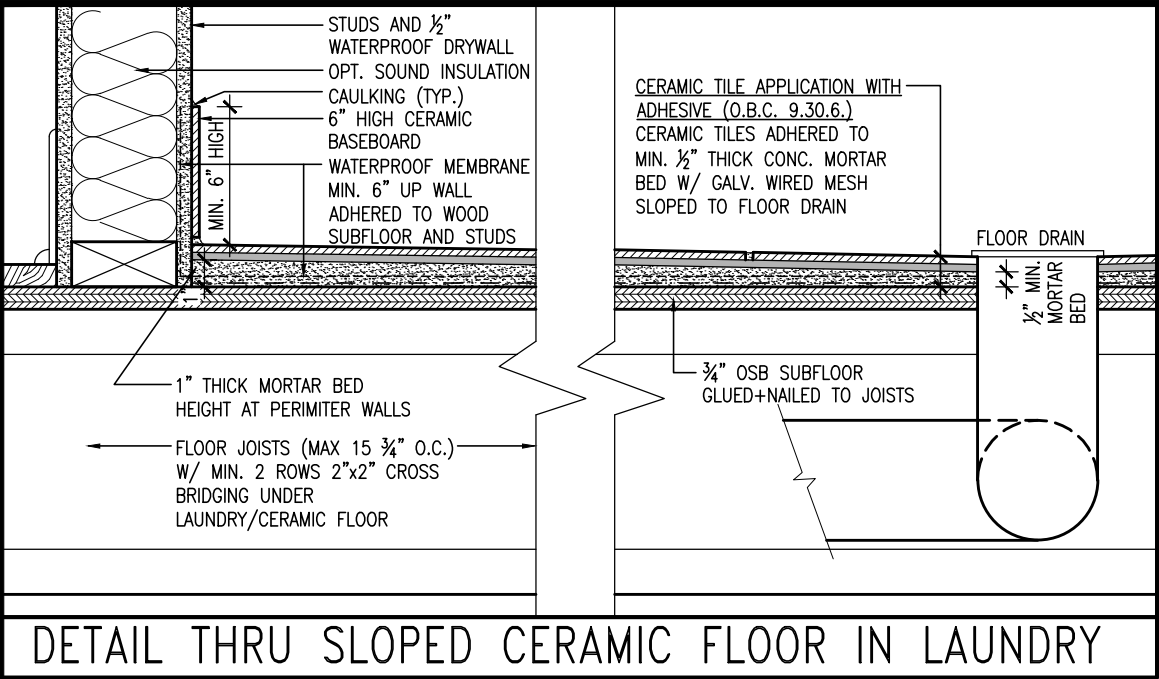
project name	GREEN
date	JANUARY,
drawn by	WT
RICHARD - H:	

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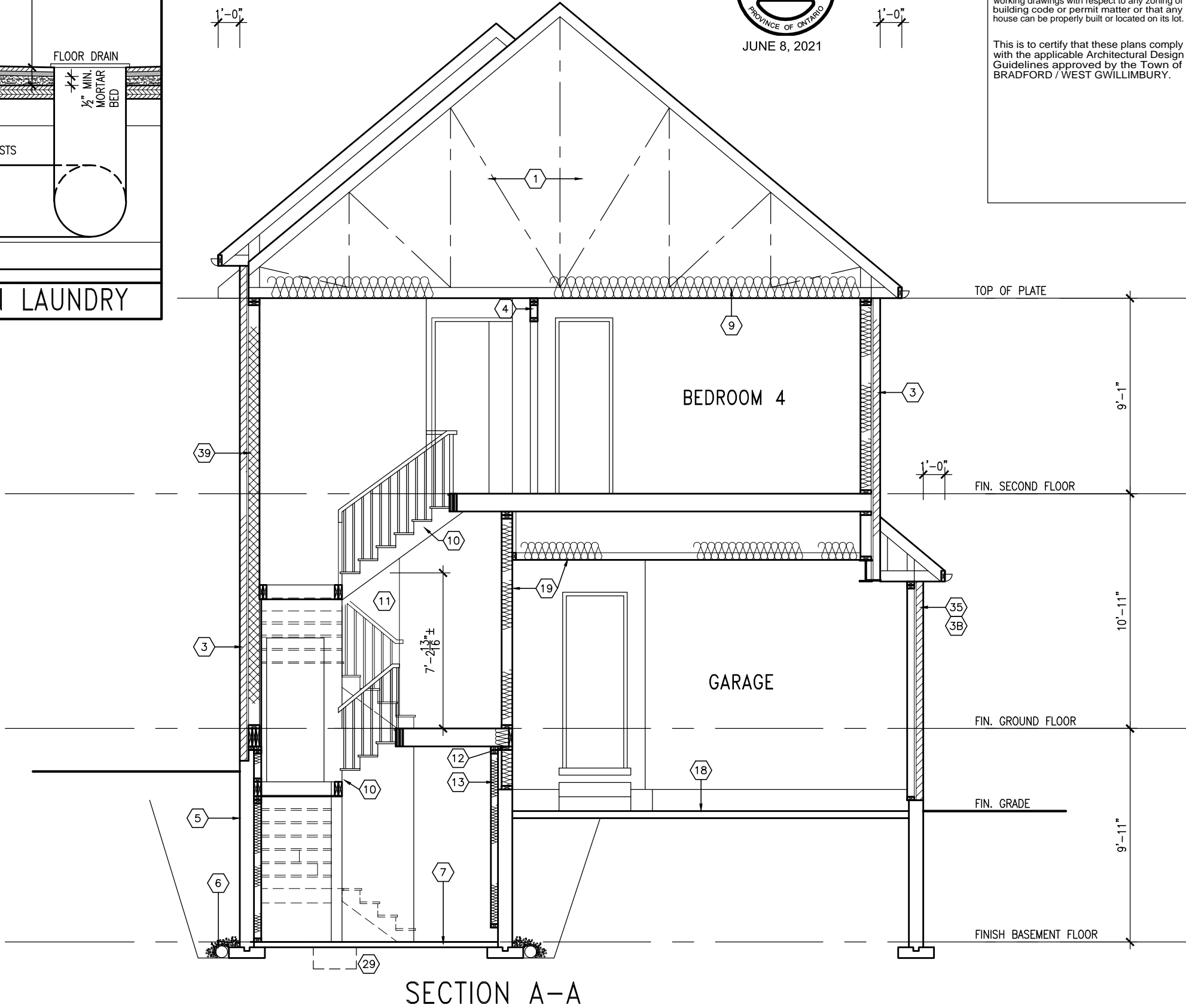
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DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



JUNE 8, 2021

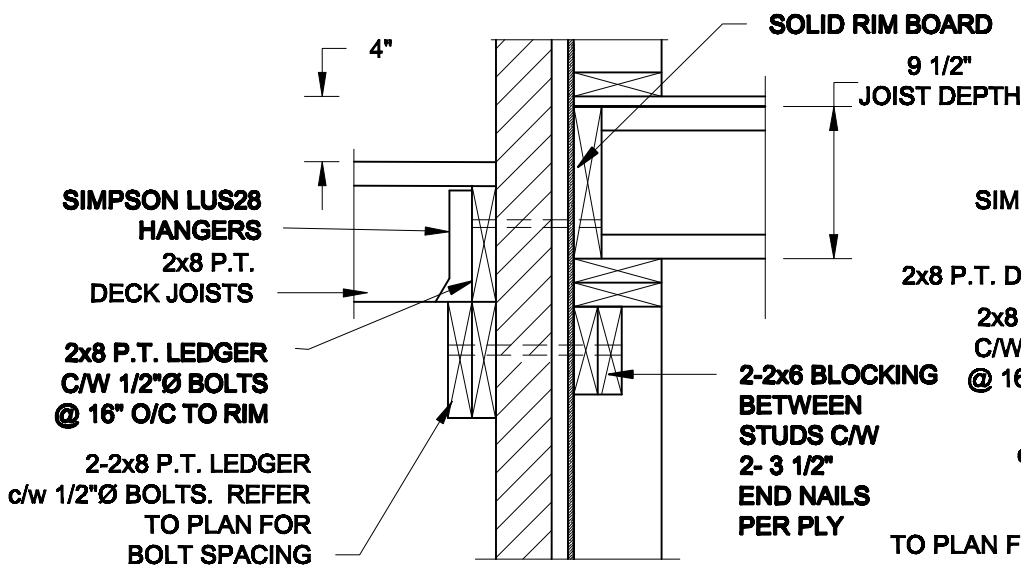
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BAYVIEW WELLINGTON		S38-6 L183		BAROSSA 6	
GREEN VALLEY EAST		BRADFORD, ONT.		SECTION A-A	
project name		project no.		drawing no.	
JANUARY, 2017		16023		8	
drawn by		checked by		scale	
WT		RC		3/16" = 1'-0"	
date		file name		16023-S38-6-L183	
RICHARD - H:\ARCHIVE\WORKING\2016\16023\DW\Units\Purchase\16023-S38-6-L183.dwg - Tue - Jun 8 2021 - 7:49 AM		municipality		16023-S38-6-L183	
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VAS Design Inc.		name		date	
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FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

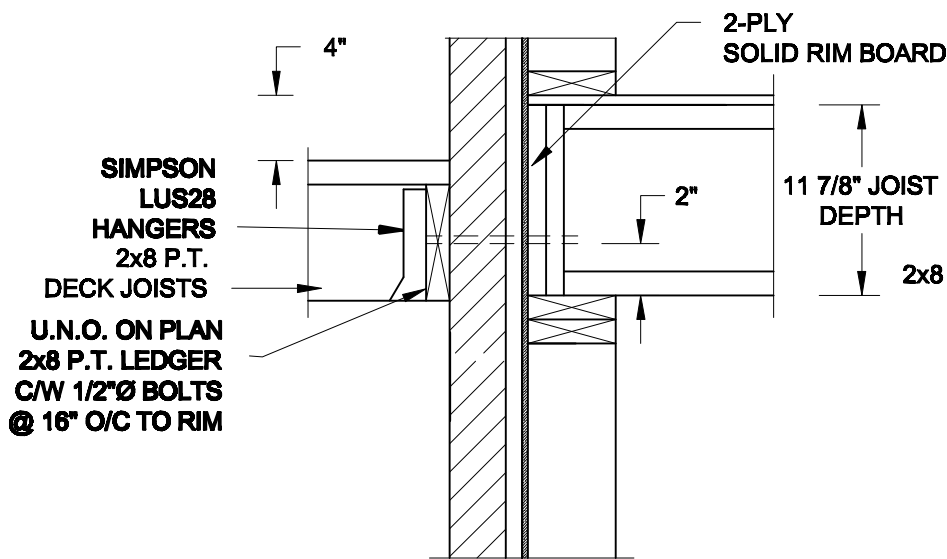
SCALE: 1" = 1'-0"

1B
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

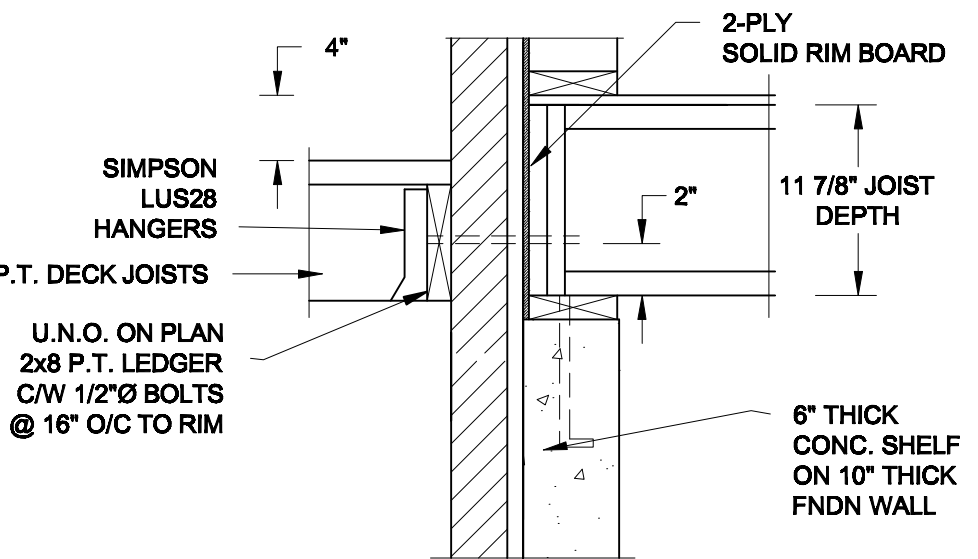
FOR 11 7/8" JOIST DEPTH



1C
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



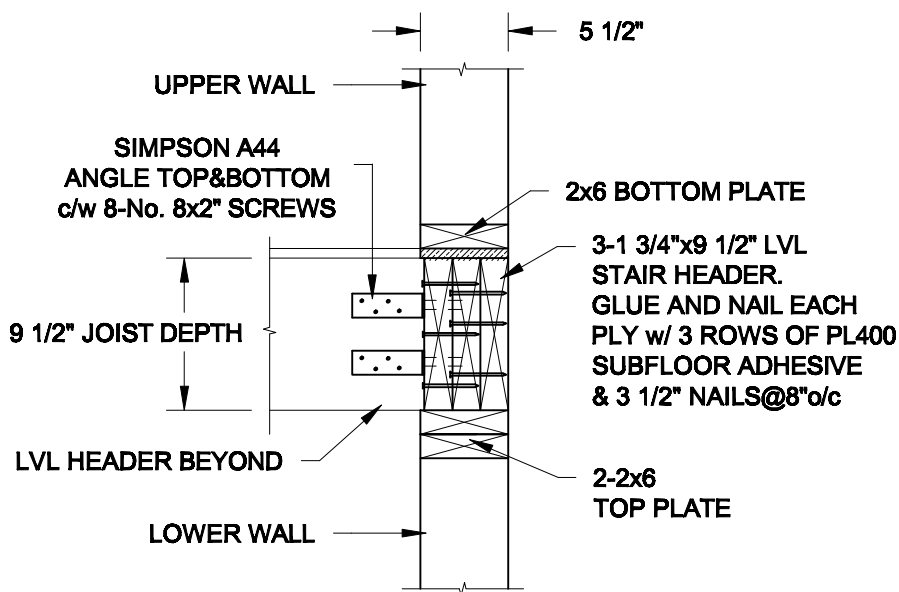
1D
S2

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

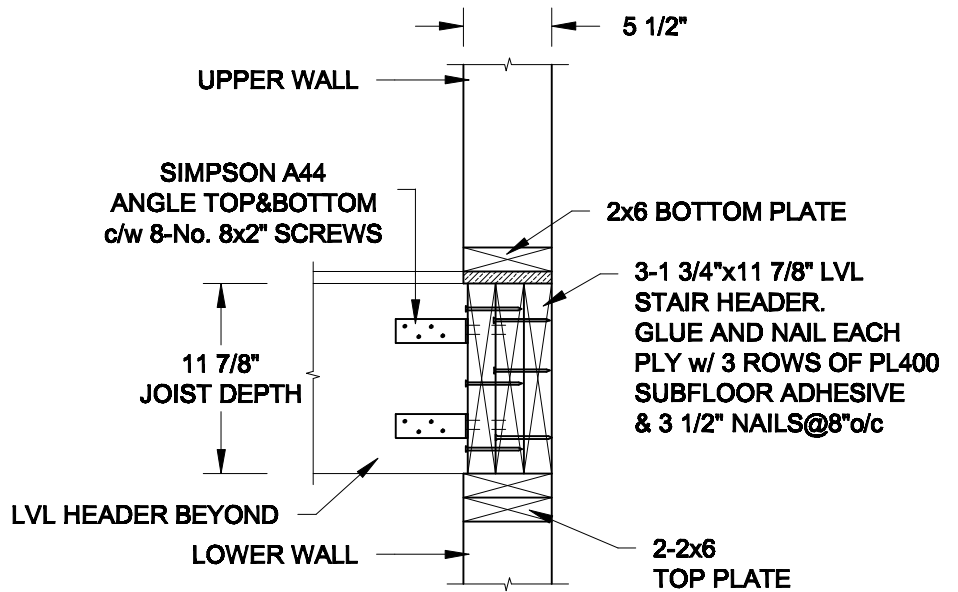


2A
S2

STAIR HEADER

SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2B
S2

STAIR HEADER

SCALE: 1" = 1'-0"

Scale:
AS NOTED

Date:
MAR-15-2021

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal



MAR 30, 2021

Project:

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

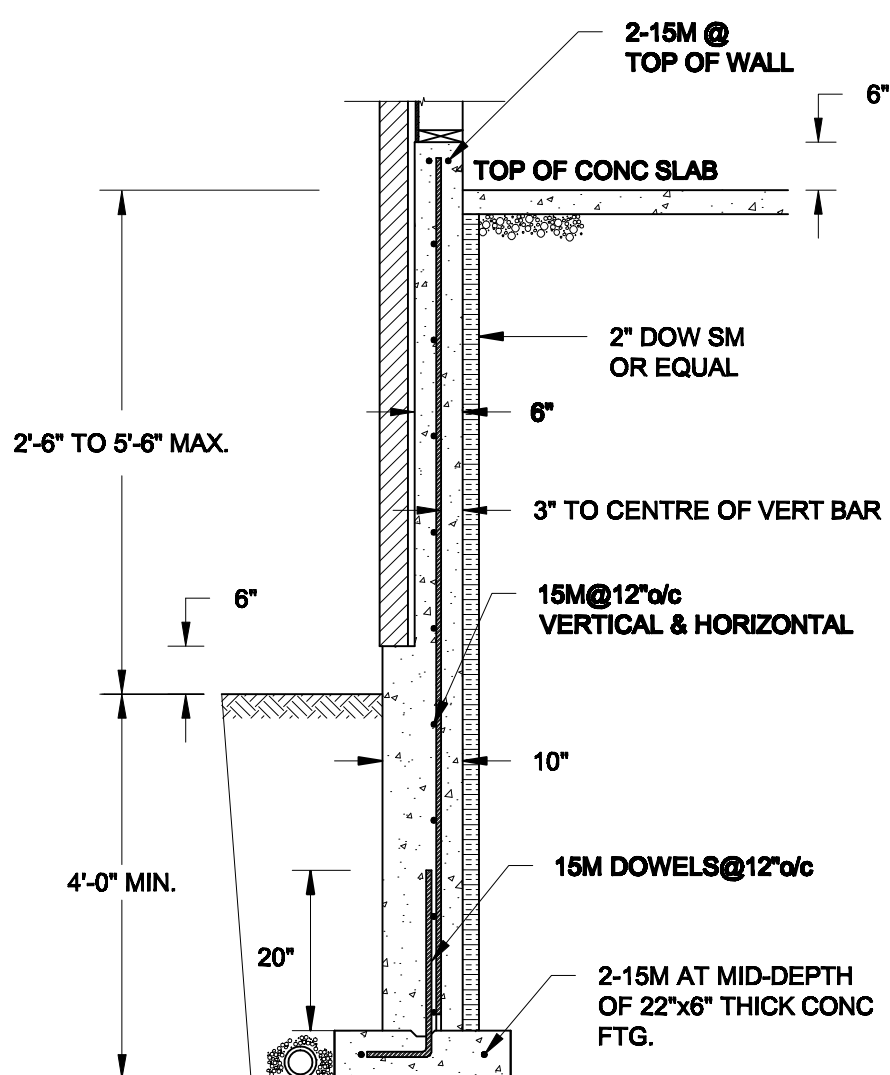
TYPICAL STRUCTURAL DETAILS

Project No.:

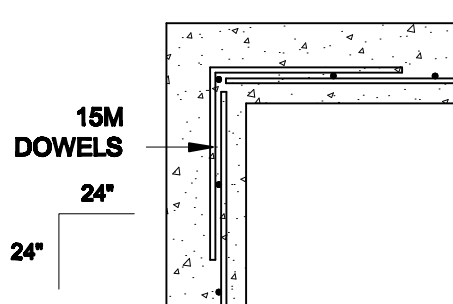
21-038

Drawing No.:

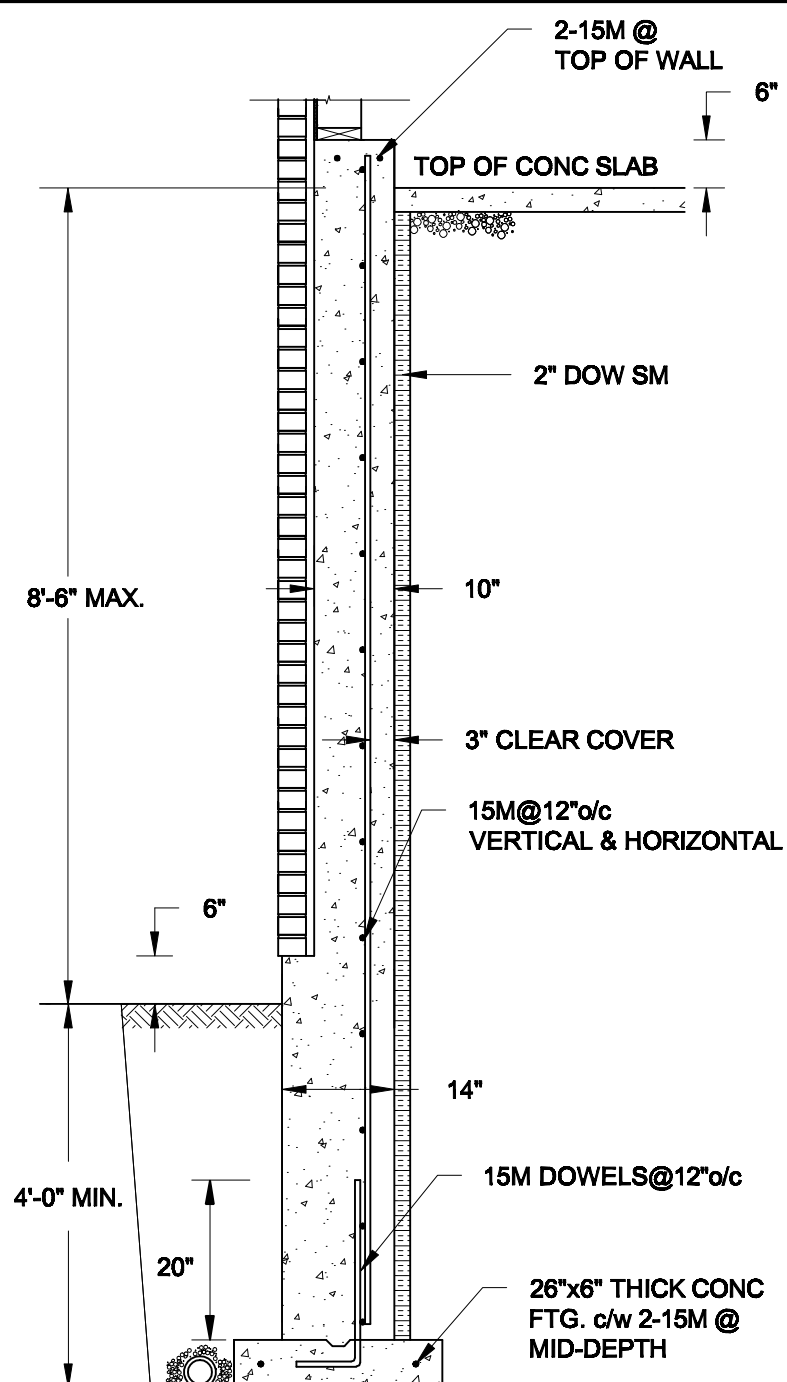
S2



1A REINFORCED BRICKSHELF





1C
S3 **PLAN VIEW AT CORNER**
SCALE: 1/2" = 1' - 0"

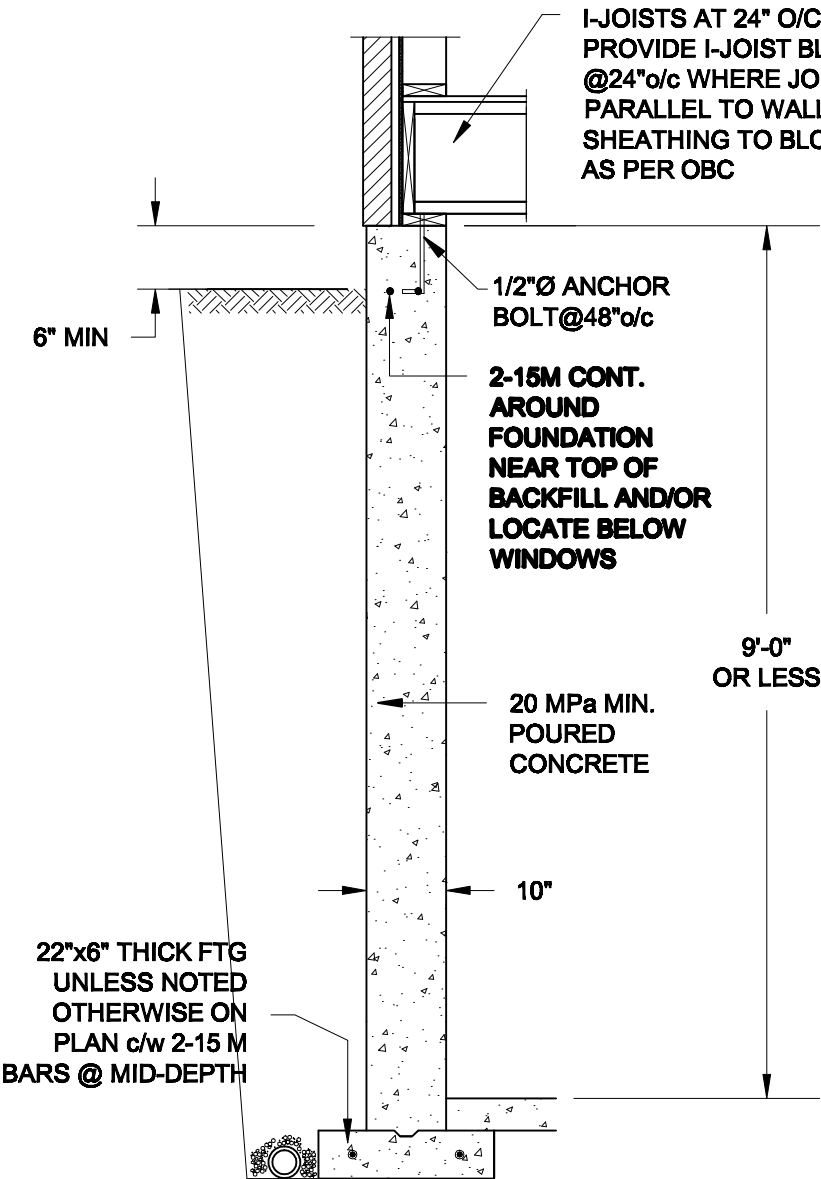


1B
S3 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1' - 0"

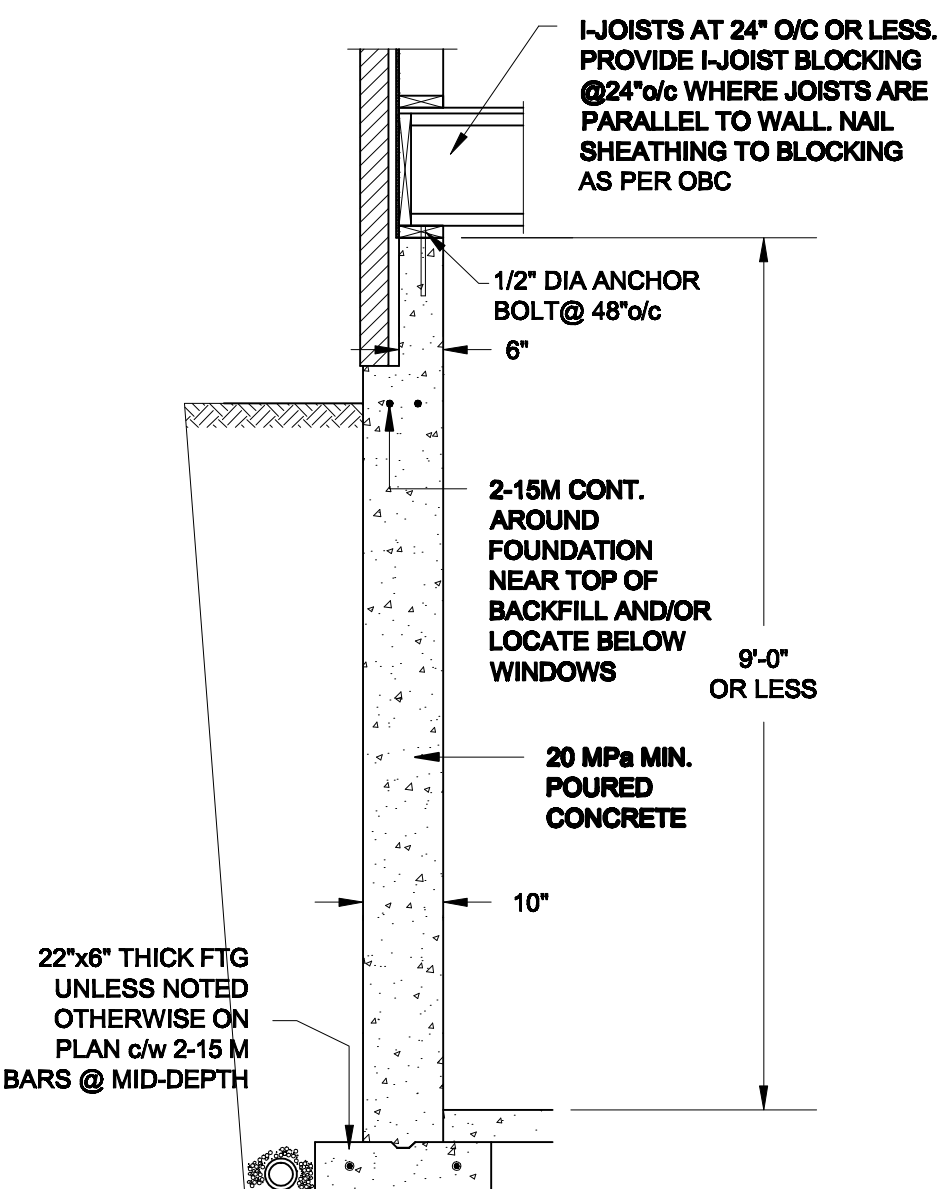
NOTES:

- 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.**

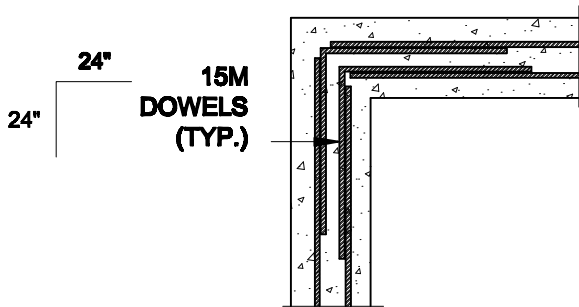
Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  MAR 30, 2021		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
Date: MAR-18-2021			TYPICAL STRUCTURAL DETAILS			
Drawn: SC	Checked: SJB		Project No.: 21-038		Drawing No.: S3	



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).

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  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