

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. 10 [10.25sqm/m²] ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH 7 CURS, APPROX. WOOD TRUSSES @ 800mm (24") O.C. MAX. APPLIED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQUIRED FOR ROOF SLOPES 8:12 OR GREATER) 3889 (2'x4") TRUSS BRACING @ 1800mm (6'-0") C. AT BOTTOM CHORD, PREFIN. ALUM.
◆ STENOUGH, FASCE, FINISH, ENVELOPE, EXTERIOR WALLS TO BE WATER-SEALED TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING, ROOF SHEATHING TO BE FASTENED 150 (4") C/C ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACING GREATER THAN 60 (4") ATIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.1.1.2). ENSURE ALL OVERLAPPING ROOF SPACES ARE OPEN TO MAIN ROOF ATIC SPACE FOR VENTING PURPOSES.
- 2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2.A)**
SIDING AS PER ELEV. 19A38 (1'x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. 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**
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- 3. MASONRY VENEER CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)**
90mm (4") MASONRY, 25mm (1") AIR SPACE, 21280045mm (7/8"x7/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3A. RESERVED**
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90mm (4") MASONRY, 25mm (1") AIR SPACE, 21280045mm (7/8"x7/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
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90mm (4") MASONRY, 25mm (1") AIR SPACE, 21280045mm (7/8"x7/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3A. RESERVED**
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- 3. MASONRY VENEER CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)**
90mm (4") MASONRY, 25mm (1") AIR SPACE, 21280045mm (7/8"x7/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
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- 3. MASONRY VENEER CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)**
90mm (4") MASONRY, 25mm (1") AIR SPACE, 21280045mm (7/8"x7/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3A. RESERVED**
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- 3. MASONRY VENEER CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)**
90mm (4") MASONRY, 25mm (1") AIR SPACE, 21280045mm (7/8"x7/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
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- 3. MASONRY VENEER CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)**
90mm (4") MASONRY, 25mm (1") AIR SPACE, 21280045mm (7/8"x7/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
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- 3. MASONRY VENEER CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)**
90mm (4") MASONRY, 25mm (1") AIR SPACE, 21280045mm (7/8"x7/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
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- 3. MASONRY VENEER CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)**
90mm (4") MASONRY, 25mm (1") AIR SPACE, 21280045mm (7/8"x7/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
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- 3Z. RESERVED**

- 3. MASONRY VENEER CONSTRUCTION (2"x4") (SB-12-TABLE 3.1.1.2.A)**
90mm (4") MASONRY, 25mm (1") AIR SPACE, 21280045mm (7/8"x7/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2'x4") STUDS @ 400mm (16") O.C. (R13 R22) INSULATION AND APPR. VAPOR BARRIER. APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. MASONRY TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3A. RESERVED**
- 3B. RESERVED**
- 3C. RESERVED**
- 3D. RESERVED**
- 3E. RESERVED**
- 3F. RESERVED**
- 3G. RESERVED**
- 3H. RESERVED**
- 3I. RESERVED**
- 3J. RESERVED**
- 3K. RESERVED**
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- 3M. RESERVED**
- 3N. RESERVED**
- 3O. RESERVED**
- 3P. RESERVED**
- 3Q. RESERVED**
- 3R. RESERVED**
- 3S. RESERVED**
- 3T. RESERVED**
- 3U. RESERVED**
- 3V. RESERVED**
- 3W. RESERVED**
- 3X. RESERVED**
- 3Y. RESERVED**
- 3Z. RESERVED**

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- 3A. RESERVED**
- 3B. RESERVED**
- 3C. RESERVED**
- 3D. RESERVED**
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- 3W. RESERVED**
- 3X. RESERVED**
- 3Y. RESERVED**
- 3Z. RESERVED**

- 11. HANDRAILS - OBC 9.8.7.1**
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.
- INTERIOR GUARDS - OBC 9.8.8.1**
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
- EXTERIOR GUARDS - OBC 9.8.8.2**
900mm (3'-0") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (7'-11"). 1070mm (4'-0") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (7'-11").
- SILL PLATE - OBC 9.8.7.2**
3889 (2'x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS @ 1200mm (4'-0") LONG, 600mm (2'-0") ON END, 2400mm (7'-10") O.C. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FOIN. WALL.
- USE NON-SHRINK CEMENT TO LEVEL SILL PLATE WHEN REQUIRED.**
- BASEMENT INSULATION (SB-12-3.1.1.2, 9.25.2.3, 9.13.2.8)**
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE EXTERIOR OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. R13.52C [R20C] BLANKET INSULATION TO HAVE APPROVED VAPOR BARRIER. RECOMMEND DAMPROOF WITH SELF-ADH. PAPER BETWEEN FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (C.I.S.) IS NOT TO BE INTERRUPTED BY JOISTS.
- BEARING STUD PARTITION**
3889 (2'x4") STUDS @ 400mm (16") O.C. 3889 (2'x4") SILL PLATE ON DAMPROOFING MATERIAL. 13mm (1/2") DIA. ANCHOR BOLTS @ 1

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

APPROVED BY: _____
DATE: JUN 21, 2022

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

10' GROUND

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND



NOTE W1:
PROVIDE 2-15M FULL HEIGHT VERTICAL REBARS EACH SIDE OF OPENING + 2-15M HORIZ. REBARS BELOW AND EXTEND 24" BEYOND OPENING PROVIDE 3" CLEAR COVER FROM SOIL SIDE

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

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

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

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

9	.	.	.
8	REVISED AS PER ENG'S COMMENTS	JUN 21-22	RC
7	REVISED AS PER ROOF LAYOUT	JUN 17-22	RC
6	REVISED AS PER ENG'S COMMENTS	APR 21-22	RC
5	REVISED AS PER FLOOR LAYOUTS	APR 06-22	RC
4	10' GROUND FLOOR	JUN 17-21	KL
3	ADDED OPT. 9' BASEMENT	JUN 17-21	KL
2	REVISED AS PER ENG'S COMMENTS	FEB 12-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT 21/16	SB
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
registration information
VA3 Design Inc. 42658
signature
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
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com


BAYVIEW WELLINGTON		S42-17 RIDEAU 17	
project name GREEN VALLEY EAST	municipality BRADFORD, ON.	project no. 13045	
date SEPT 2016	drawn by BD.BIM	checked by 3/16" = 1'-0"	scale 16023-S42-17-10GRND-L109
BASEMENT PLAN 'A' & 'B'		drawing no. 1	

REVIEWED

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: JUN 21, 2022
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JUN 21, 2022

10' GROUND

DOOR HEIGHTS	
CEILING HEIGHT	DOOR HEIGHT
11'0" or greater	8'0" (96")
10'0"	8'0" (96")
9'0"	8'0" (96")
8'0" or lower	6'8" (80")

CONTRACTOR TO CONFIRM HEIGHTS WITH BUILDER

150 =
3 1/2"x3 1/2"x 1/4"
SQUARE H.S.S.
6x6x3/8" TOP AND
BOTTOM PL. BASE PLATE
4 1/2"x10 1/2"x 1/2"
WITH 2- 1/2"x12x2"
HOOK ANCHORS. FIELD
WELD COLUMN TO BASE
PLATE

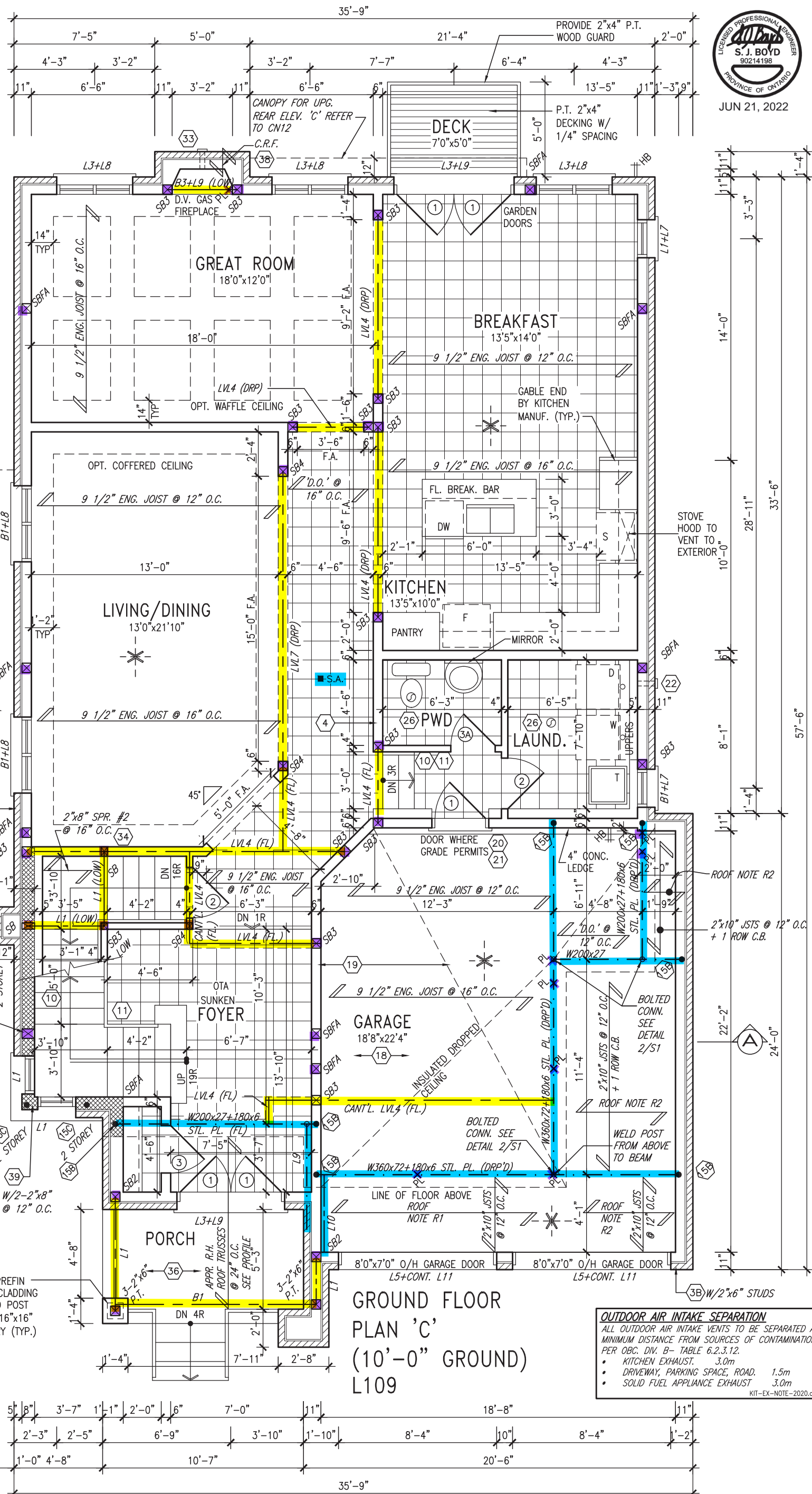
NOTE:
SPACE ALL FLOOR JOISTS
@ 12" O.C. UNDER ALL
CERAMIC TILE AREAS.

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

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

ROOF NOTE R2
2"x10" @ 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

ROOF NOTE R1
2"x4" PT. DECKING W/ 1/4" GAPS LAID FLAT
PARALLEL TO JOISTS ON 2"x6" PT. SLEEPERS
CUT DIAGONALLY @ 16" O.C. LAID FLAT PERP.
TO JOISTS ON A ONE PLY RUBBER
MEMBRANE ADHERED TO EXT. TYPE 5/8" T&G
PLYWOOD SHEATHING.



GROUND FLOOR
PLAN 'C'
(10'-0" GROUND)
L109

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

no.	description	date	by
9			
8	REVISED AS PER ENG'S COMMENTS	JUN 21-22	RC
7	REVISED AS PER ROOF LAYOUT	JUN 17-22	RC
6	REVISED AS PER ENG'S COMMENTS	APR 21-22	RC
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3	ADDED OPT. 9' BASEMENT	JUN 17-21	KL
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1	REVISED BASEMENT WALLS TO BE 10"	OCT 21/16	SB

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qualification information
Wellington Jno-Baptiste 25591
name
registration information
VA3 Design Inc. 42658
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va3design.com

BAYVIEW WELLINGTON		S42-17 RIDEAU 17	
project name GREEN VALLEY EAST	municipality BRADFORD, ON.	project no. 13045	drawing no. 2
date SEPT 2016	checked by BD.BIM	scale 3/16" = 1'-0"	file name 16023-S42-17-10GRND-L109
16023-S42-17-10GRND-L109.dwg - Tue - Jun 21 2022 - 7:12 AM			

REVIEWED

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

APPROVED BY: _____
DATE: JUN 21, 2022

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S. J. BOYD
90214198
PROVINCE OF ONTARIO
JUN 21, 2022

10' GROUND

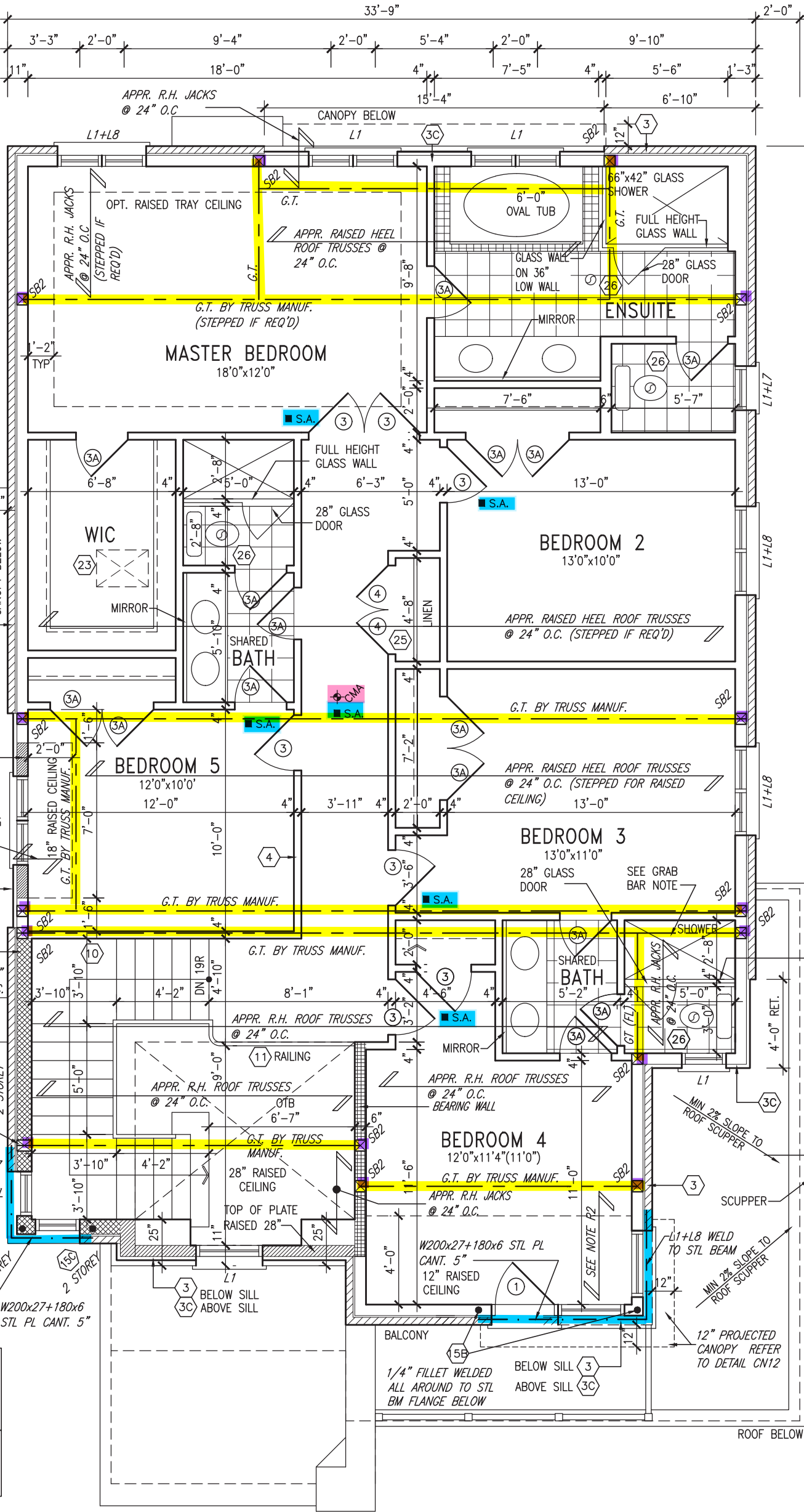
RAISE TOP OF
PLATE 18"

APPR. RAISED
HEEL ROOF
TRUSSES @ 24"
O.C.

ROOF NOTE R2
2"x10" @ 16" O.C. P.T. W/ 2"x4" @ 12" O.C.
W/ MIN R31 DIAGONALLY CUT CROSS PURLINS
W/ 5/8" EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE

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

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.



SECOND FLOOR PLAN 'C' L109

9.			
8	REVISED AS PER ENG'S COMMENTS	JUN 21-22	RC
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6	REVISED AS PER ENG'S COMMENTS	APR 21-22	RC
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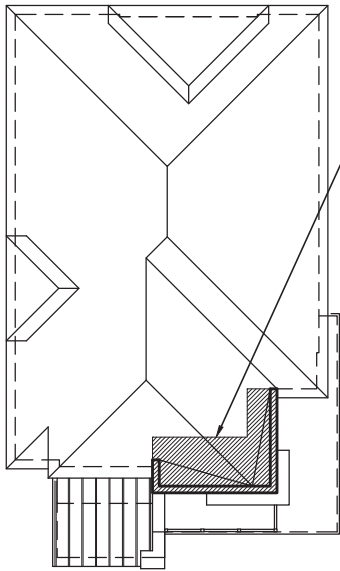
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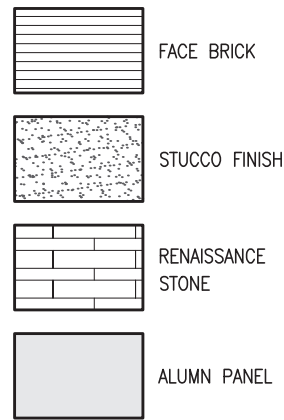
BAYVIEW WELLINGTON		S42-17 RIDEAU 17	
project name GREEN VALLEY EAST	municipality BRADFORD, ON.	project no. 13045	drawing no. 3
date SEPT 2016	checked by BD.BIM	scale 3/16" = 1'-0"	file name 16023-S42-17-10GRND-L109
SECOND FLOOR PLAN 'A'			
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BM\Units\Purchaser lot specific\L109 prelim to roof marl 2022-may 09\16023-S42-17-10GRND-L109.dwg - Tue - Jun 21 2022 - 7:12 AM			

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ROOF PLAN 'C'
N.T.S.



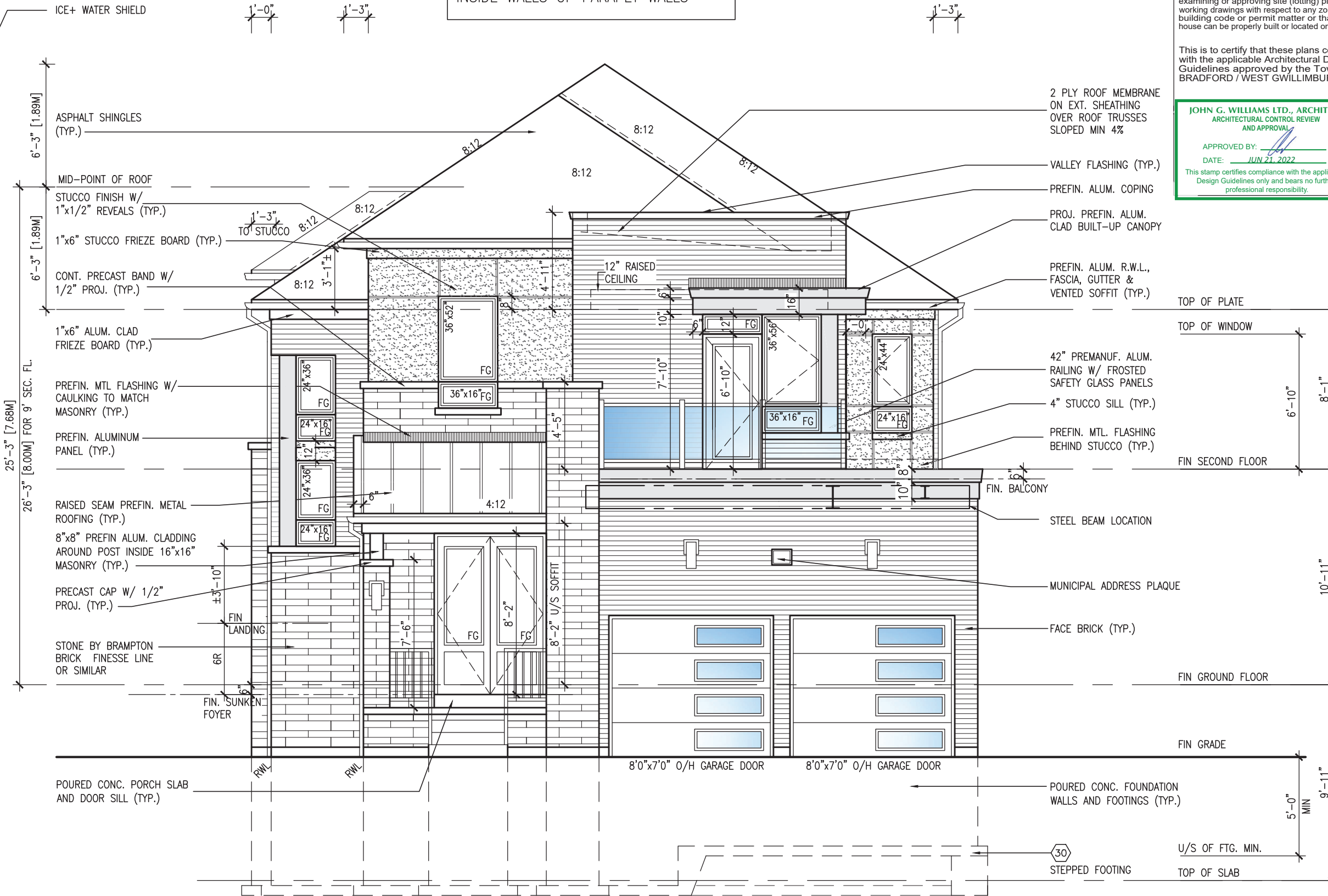
ADD ICE+ WATER SHIELD ON TOP AND INSIDE WALLS OF PARAPET WALLS

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

SEE DETAIL S4 FOR 9'-0" BASEMENT COND

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FRONT ELEVATION 'C' LOT 109

10' GROUND

9	
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10⁹ GROUND

ADD ICE+ WATER SHIELD ON TOP AND
INSIDE WALLS OF PARAPET WALLS

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

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

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

APPROVED BY: 

DATE: JUN 21, 2022

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

S42-17
RIDEAU 17

13045
drawing no.

BAYVIEW WELLINGTON

BRADFORD, ON.
LEFT SIDE

project name
GREEN
date
SEPT 2016

VA3
DESIGN
Consumers Rd Suite

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

Drawings are not to be scaled.

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REVIEWED

LEFT SIDE ELEVATION 'C' LOT 109

ROOF PROFILE FOR PORCH & FOYER

8	REVISED AS PER ENG'S COMMENTS	JUN 21-22	RC
7	REVISED AS PER ROOF LAYOUT	JUN 17-22	RC
6	REVISED AS PER ENG'S COMMENTS	APR 21-22	RC
5	REVISED AS PER FLOOR LAYOUTS	APR 06-22	RC
4	10' GROUND FLOOR	JUN 17-21	KL
3	ADDED OPT. 9' BASEMENT	JUN 17-21	KL
2	REVISED AS PER ENG'S COMMENTS	FEB 12-18	RC
1	REVISED BASEMENT WALLS TO BE 10"	OCT 21/16	SB
10.	description	date	by

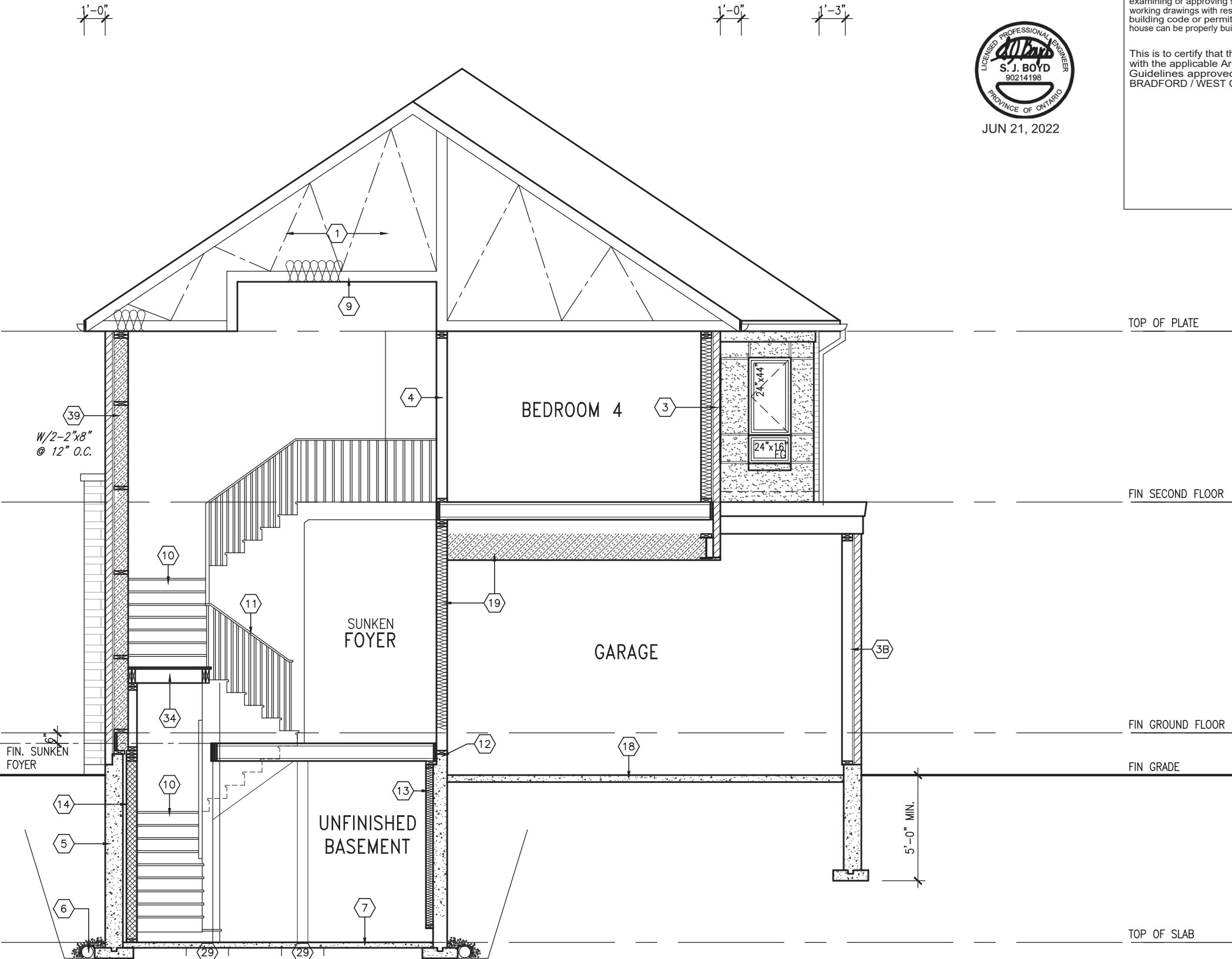
AREA CALCULATIONS	
	ELEV. C
GROUND FLOOR AREA	1468.7 SF
SECOND FLOOR AREA	1694.0 SF
SUBTOTAL	3162.7 SF
DEDUCT ALL OPENINGS	76.3 SF
TOTAL NET AREA	3086 SF
	286.7 m2
FINISHED BSMT AREA	0 SF
TOTAL NET AREA	3086 SF
W/ FIN BSMT	286.7 m2
COVERAGE W/O PORCH	1924.4 SF
	178.8 m2
COVERAGE W/PORCH	1995.1 SF
	185.3 m2

SEE DETAIL S4 FOR 9'-0" BASEMENT COND



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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



CROSS SECTION 'A-A'

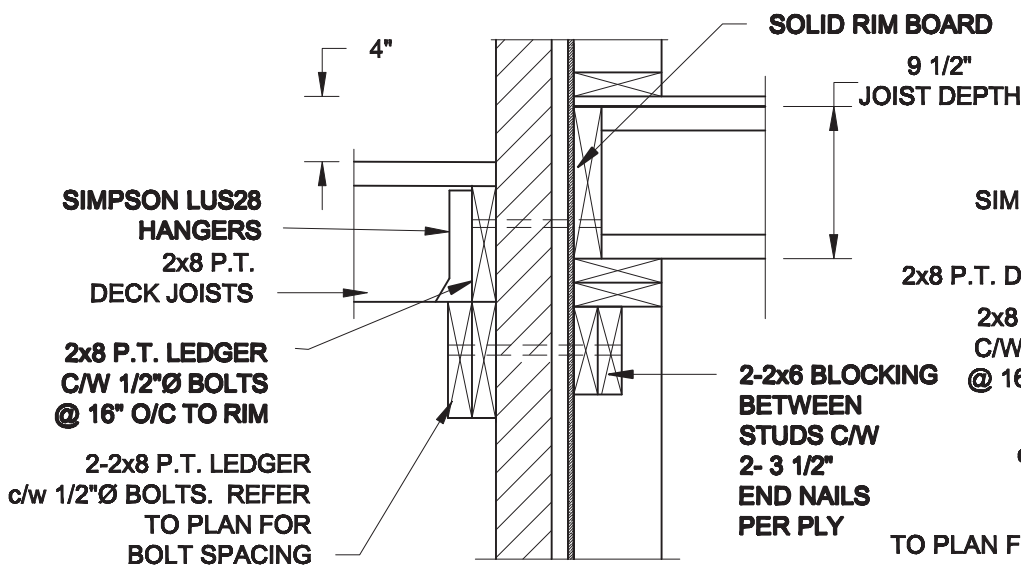
REVIEWED

10' GROUND

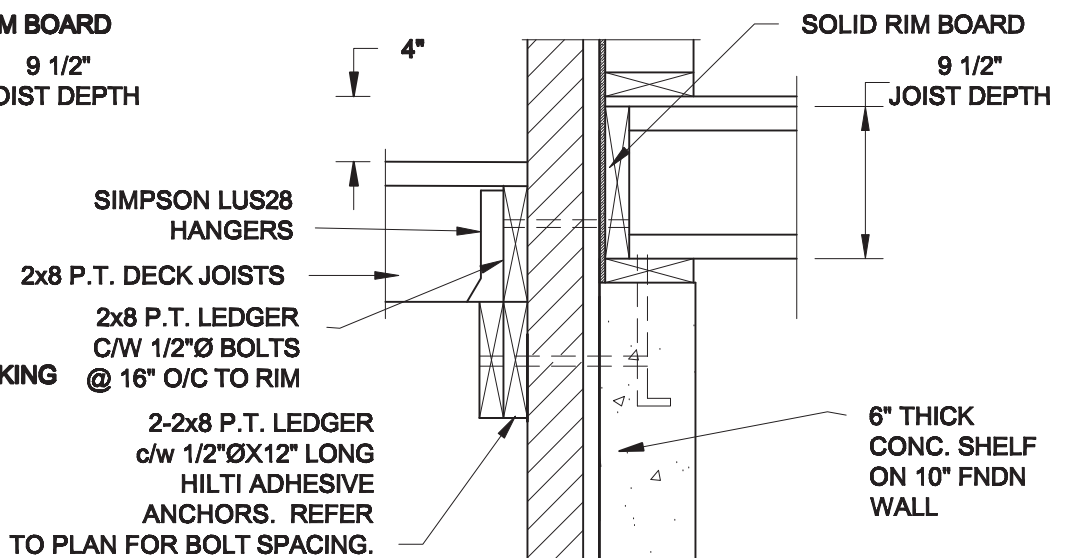
project no. 13045		drawing no. 8	
project name BAYVIEW WELLINGTON		cross section 'A-A'	
municipality BRADFORD, ON.		file name 16023-S42-17-10GRND-L109	
date SEPT 2016		scale 3/16" = 1'-0"	
drawn by BD.BIM		checked by	
REVISION - H. WOLKE WORKING 2016 (16023-S42-17-10GRND-L109.dwg) - Tue - Jun 21 2022 - 7:12 AM		no. description	
8	REVISED AS PER ENG'S COMMENTS	JUN 21-22 RC	
7	REVISED AS PER ROOF LAYOUT	JUN 17-22 RC	
6	REVISED AS PER ENG'S COMMENTS	APR 21-22 RC	
5	REVISED AS PER FLOOR LAYOUTS	APR 06-22 RC	
4	10' GROUND FLOOR	JUN 17-21 KL	
3	ADDED OPT. 9' BASEMENT	JUN 17-21 KL	
2	REVISED AS PER ENG'S COMMENTS	FEB 12-18 RC	
1	REVISED BASEMENT WALLS TO BE 10"	OCT 21/16 SB	

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FOR 9 1/2" JOIST DEPTH

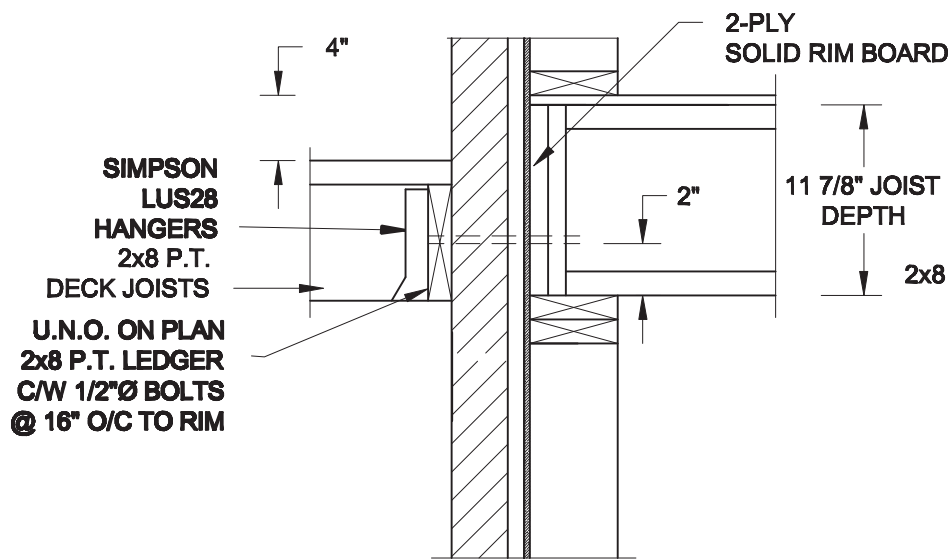


1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

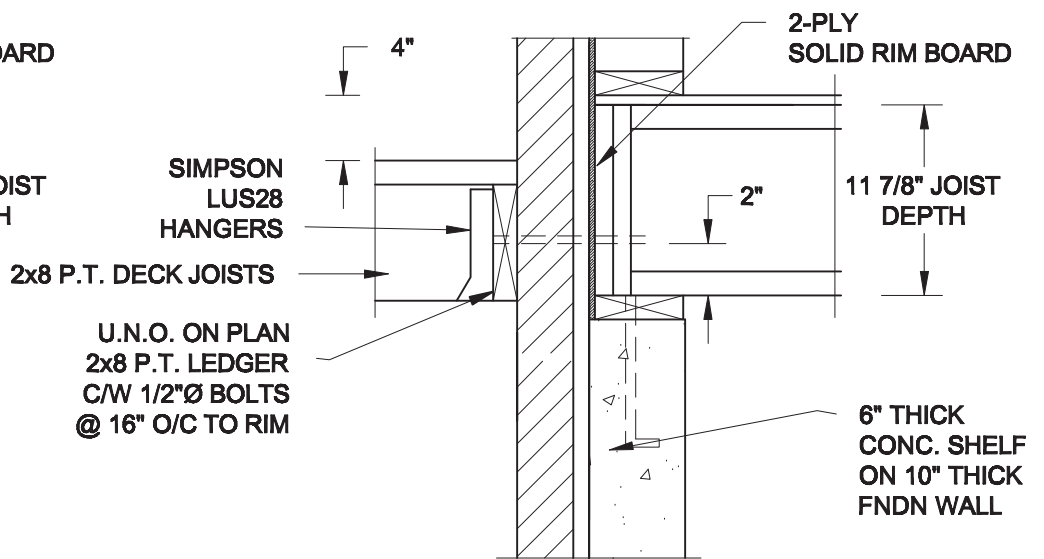


1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



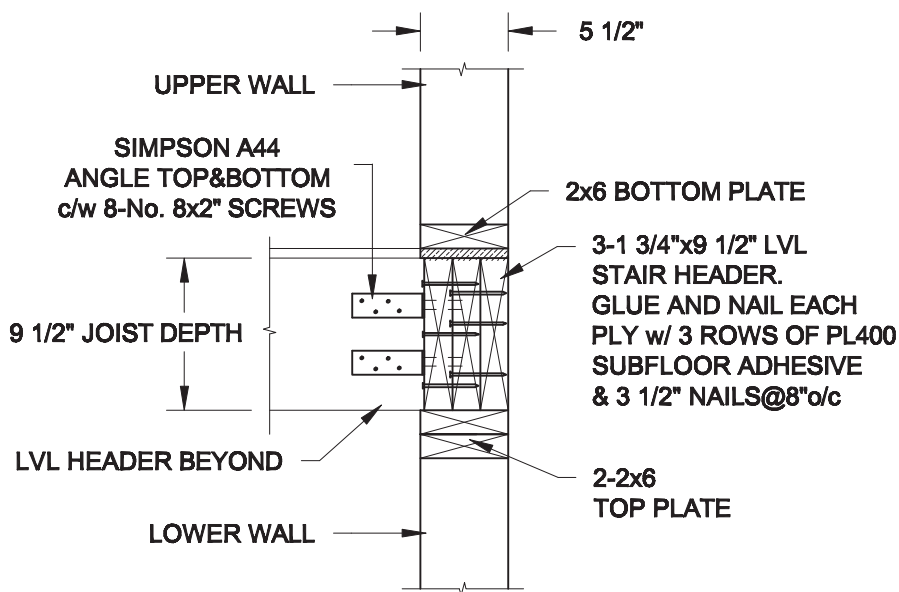
1C
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



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

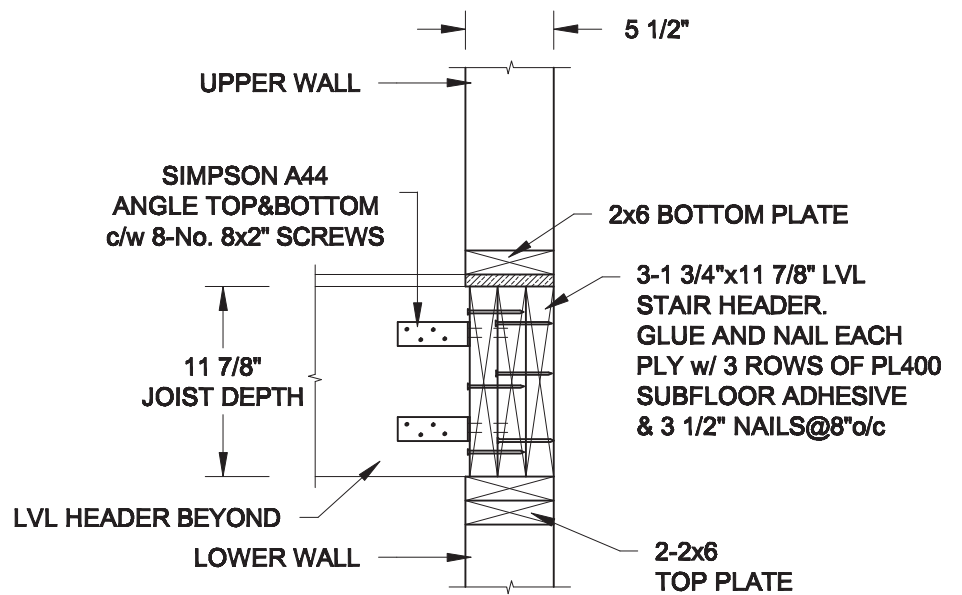
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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.:

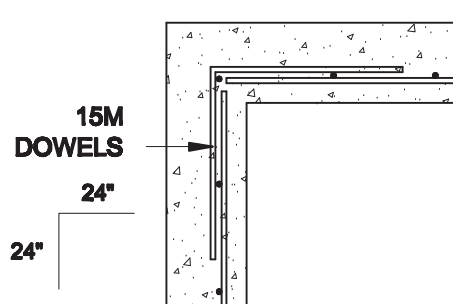
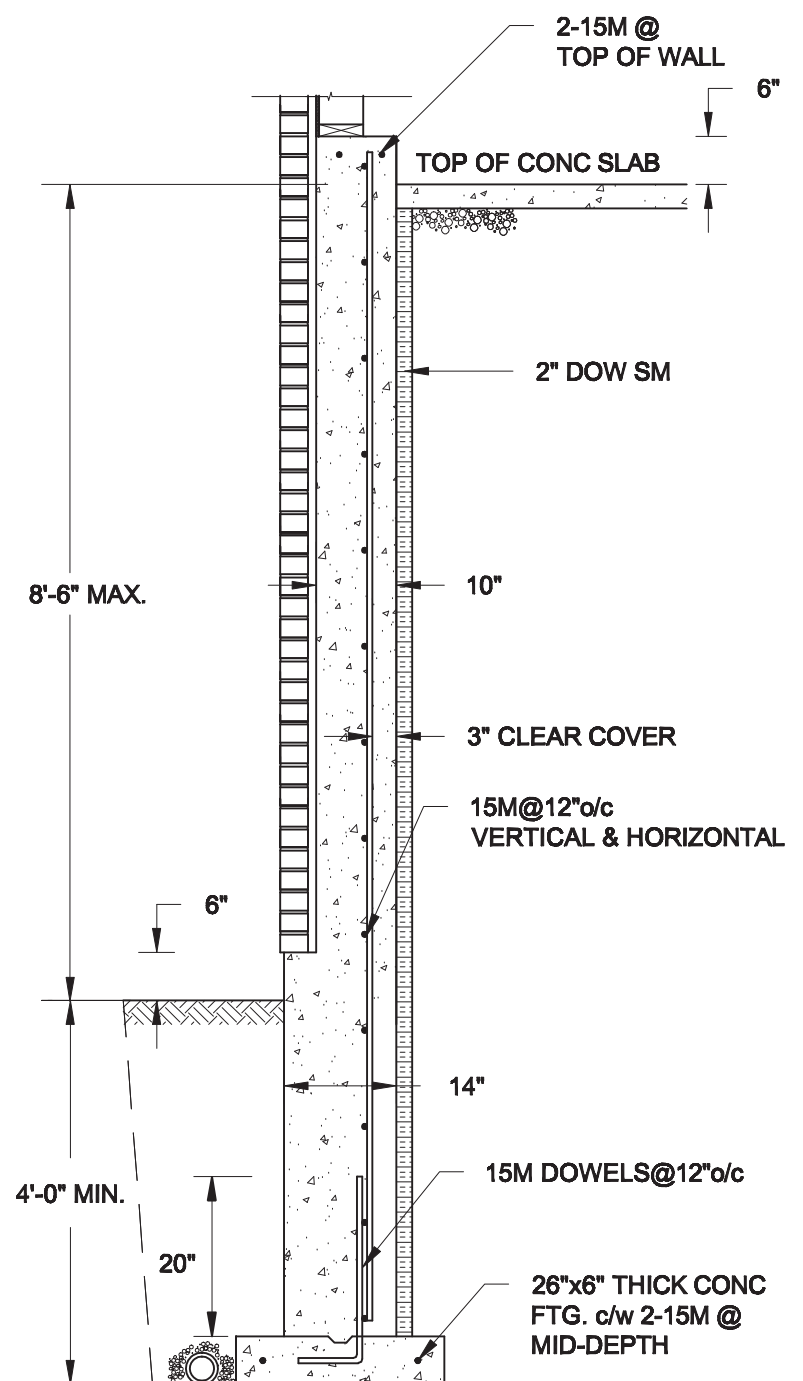
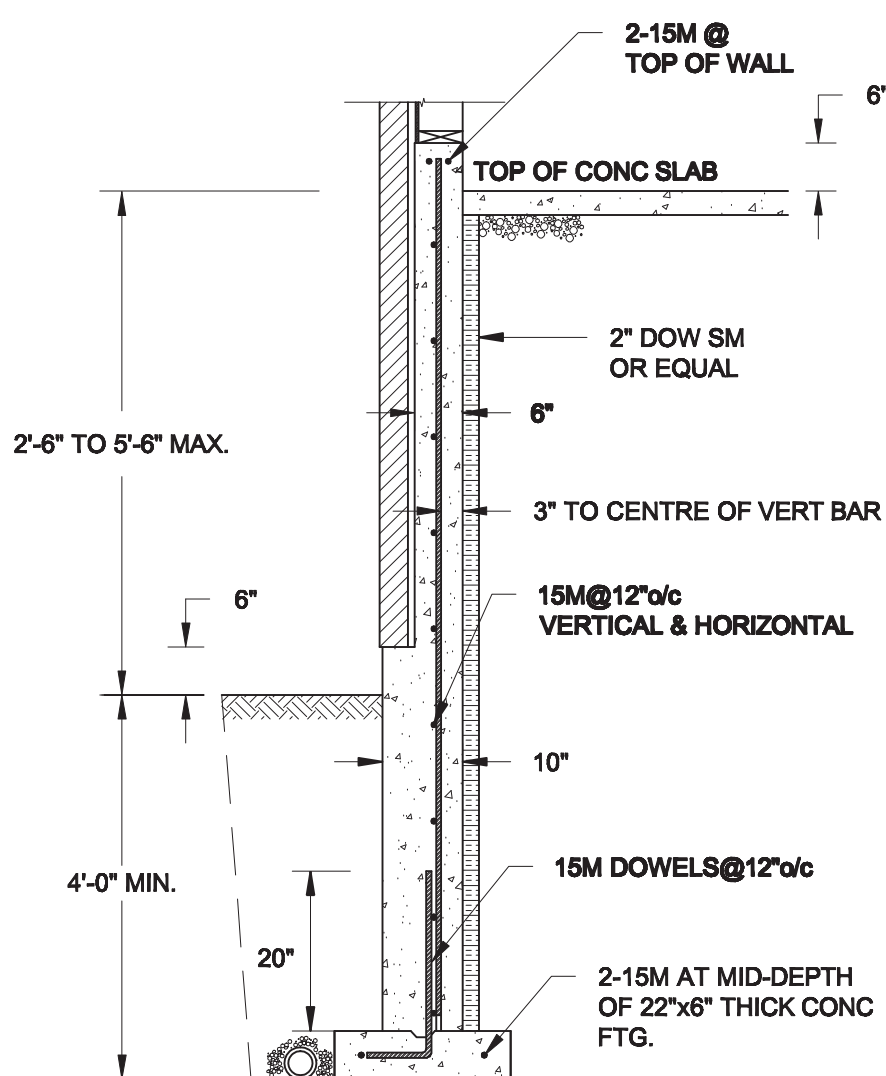
21-038

Drawing No.:

S2

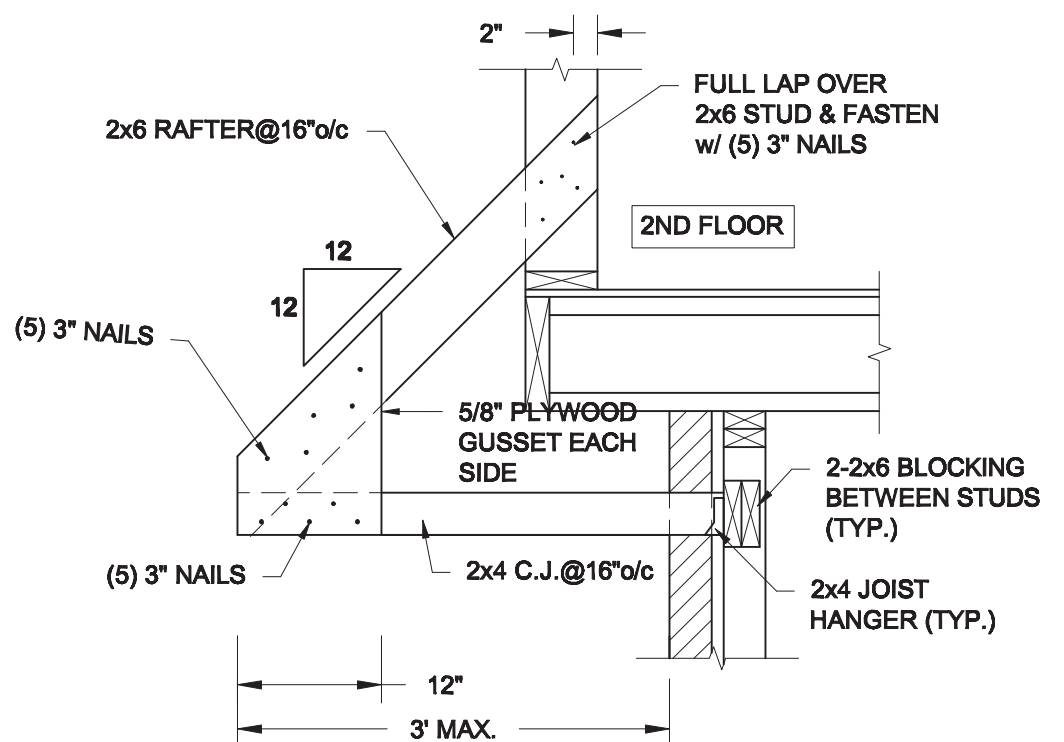
P:\3amC-05\2021\21-038 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\21-038.dwg



REVIEWED



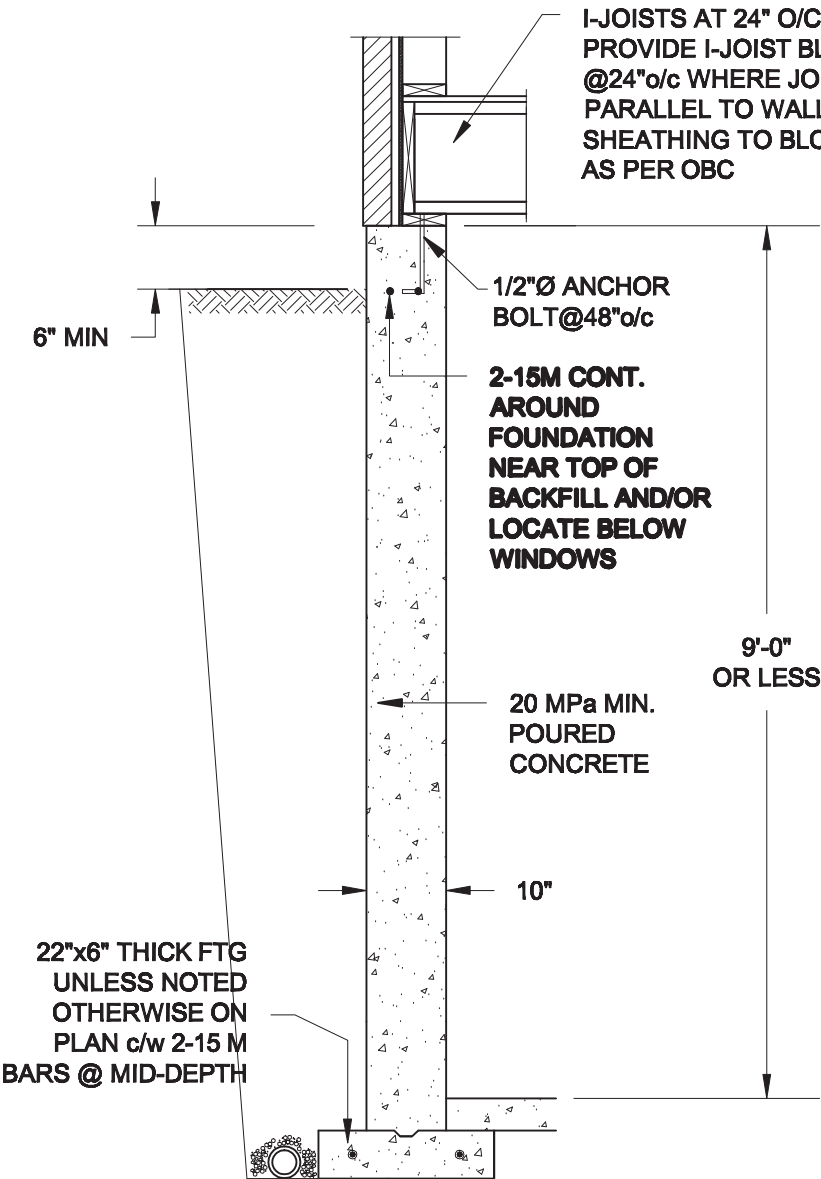
NOTES:

- 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.**

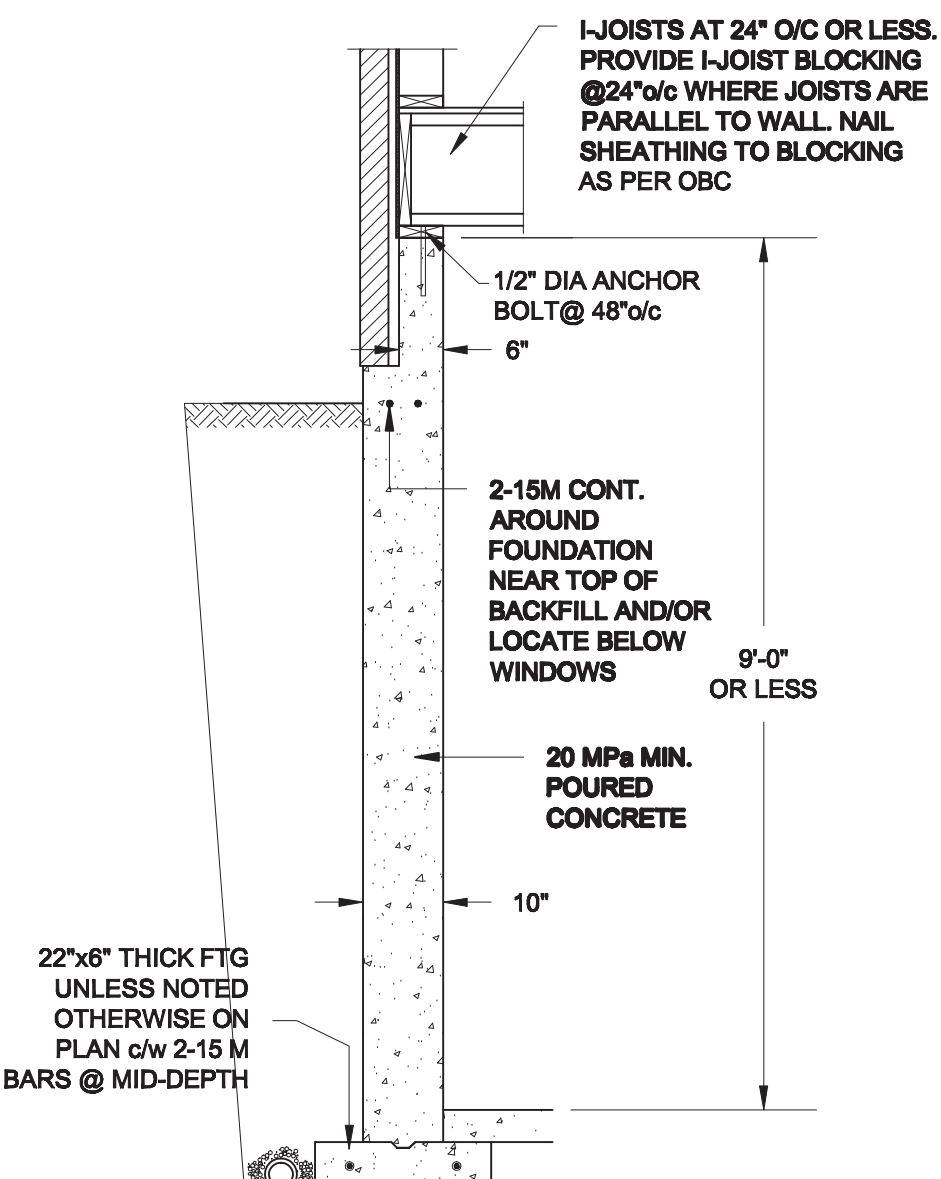


Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  FEB 24, 2022		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
Date: FEB-24-2022			TYPICAL STRUCTURAL DETAILS			
Drawn: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

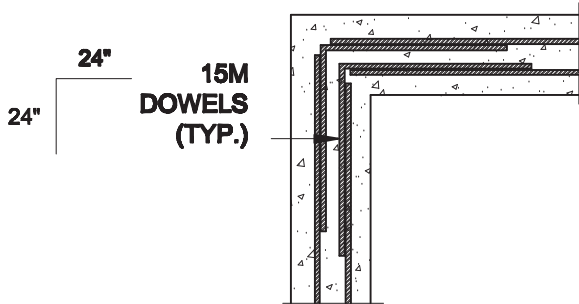
REVIEWED



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	
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



Project:

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

TYPICAL STRUCTURAL DETAILS

Project No.:

21-038

Drawing No.:

S4