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JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL
 APPROVED BY: _____
 DATE: NOV. 05, 2018
 This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



BASEMENT PLAN 'B'

REFER TO PAGE 8 FOR AREA CHART

LOT 187

RECEIVED
 Planning & Development Services
 DEC 14 2018

NOTE J1: PROVIDE SQUASH BLOCKING @ 24\"/>

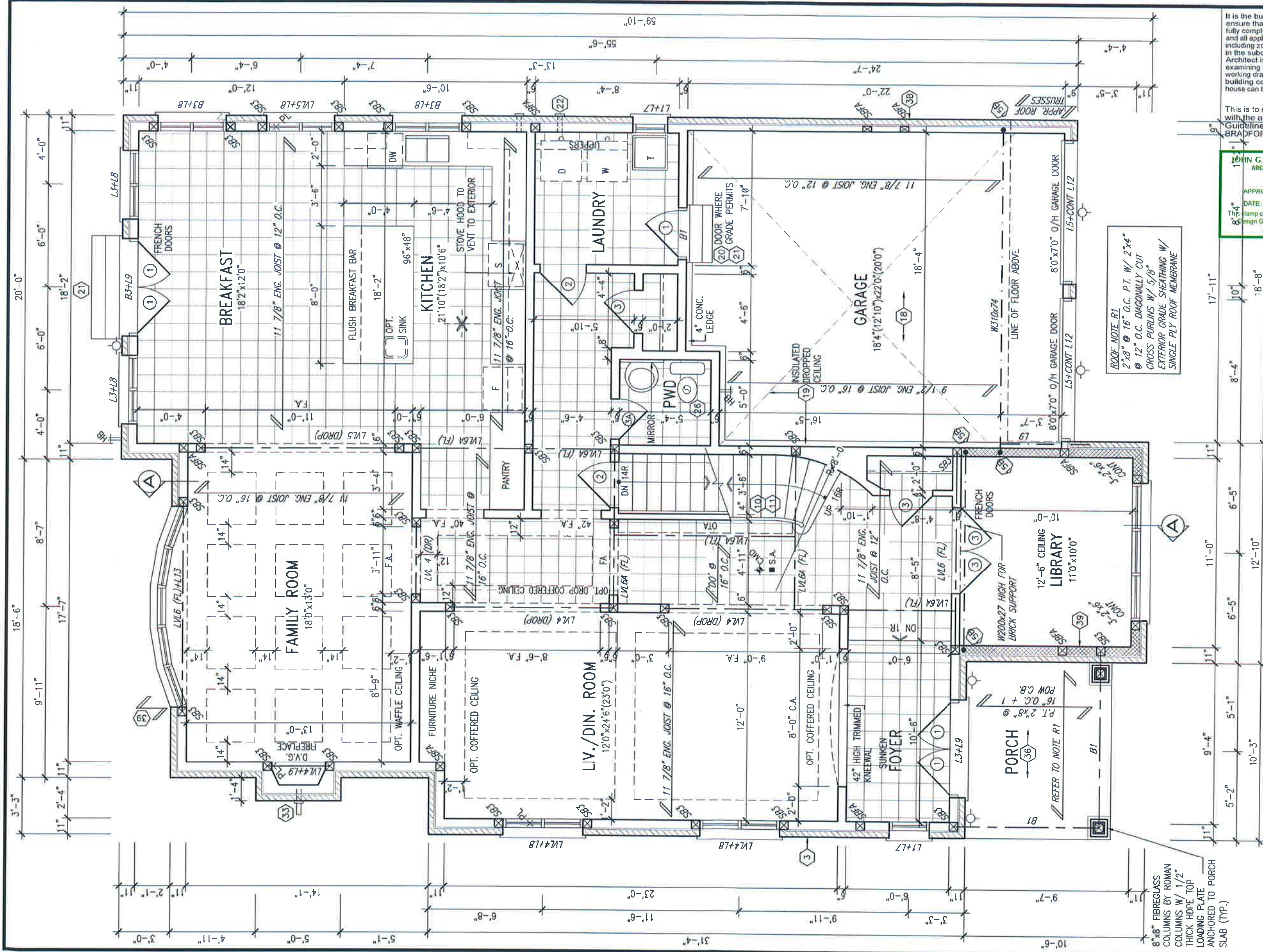
7	REVISED AS PER ENG'S COMMENTS	NOV 02-18	RC	25991	
6	CREATED FOR LOT 187	OCT. 25/18	WT	25991	
5	REVISED AS PER ENG'S COMMENTS	SEP 27-17	RC	42658	
4	REVISED AS PER 2017 CODE	MAR. 10-17	SB	42658	
3	REVISED AS PER ENG'S COMMENTS	JUN 06-15	RC		
2	REVISED AS PER TRUSS LAYOUTS	MAY 16-16	RC		
1	ISSUED FOR CLIENT REVIEW	JAN. 01-16	CM		

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

project name: **BAYVIEW WELLINGTON**
 project no.: **S50-1**
 drawing no.: **CASTELLO 1**
 project no.: **13045**
 drawing no.: **1**
 project name: **GREEN VALLEY ESTATES**
 location: **BRADFORD, ON.**
 date: **DECEMBER 2015**
 scale: **3/16" = 1'-0"**
 code: **13045-S50-1-L187**
 author: **JOHN G. WILLIAMS LTD.**
 checker: **S.J. BOYD**
 title: **BASEMENT PLAN ELEVATION 'B'**

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STIEGLITZ



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

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GROUND FLOOR PLAN 'B' LOT 187

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

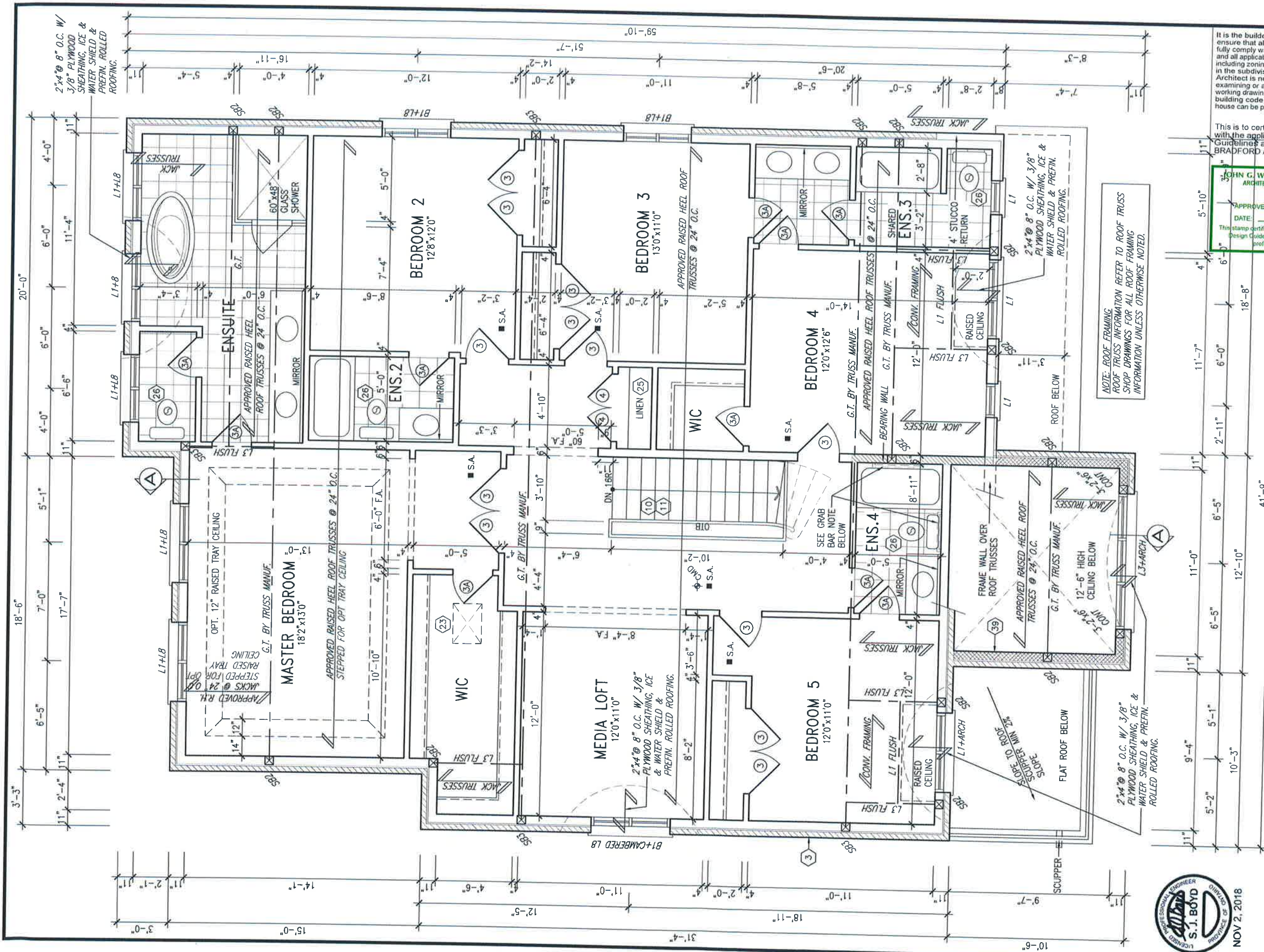
NOTE: FLOOR FRAMING INFO REFER TO ENG SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

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

		BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON.	S50-1 CASTELLO 1
300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vabdesign.com	APPROVED BY: [Signature] DATE: NOV 27 2015 stamp certifies compliance with applicable design Guidelines for professional	PROJECT NO: 13045 drawing no: 2	MUNICIPALITY: BRADFORD, ON. GROUND FLOOR PLAN ELEVATION 'B' DATE: DECEMBER 2015 DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 3/16" = 1'-0" CM: 13045-S50-1-1187
7 REVISED AS PER ENG'S COMMENTS NOV 02-18 RC 6 CREATED FOR LOT 187 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	The undersigned has reviewed and takes responsibility for this design and has the seal of the Ontario Professional Engineer in the Province of Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste name registration information VAS Design Inc. 42658	8" x 8" FIBREGLASS COLUMNS BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO PORCH SLAB (TYP.)	NO. description date by

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



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 AS PER O.B.C. 9.5.2.3, 3.8.3.6.(1)(d), & 3.8.3.13.(1)(G) AND DETAILS PROVIDED

SECOND FLOOR PLAN 'B' LOT 187

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: NOV 05, 2018
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no.	description	date	by
9			
8	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC	
7	CREATED FOR LOT 187	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	REVISED AS PER TRUSS LAYOUTS	MAY 16-16 RC	
2	ISSUED FOR CLIENT REVIEW	JAN. 01-16 CM	

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.
Wallington Inc-Baptiste
 name: Baptiste
 title: Designer
 BCMA: 25591
 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.

VAS DESIGN
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 va3design.com

BAYVIEW WELLINGTON
 GREEN VALLEY ESTATES
 BRADFORD, ON.
 DECEMBER 2015
 drawn by: [Name]
 checked by: [Name]
 scale: 3/16" = 1'-0"
 project no: S50-1
 CASTELLO 1
 project no: 13045
 drawing no: 3
 file name: 13045-S50-1-L187

SECOND FLOOR PLAN ELEVATION 'B'
 13045-S50-1-L187
 NOV 2, 2018 2:16 AM

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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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2"x4"@ 8" O.C. W/ 3/8" PLYWOOD SHEATHING, ICE & WATER SHIELD & PREFIN. ROLLED ROOFING.

12" RAISED CEILING BEYOND

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

8" PREC. CONC. ARCH W/ PREC. CONC. KEYSTONE OVER 8" PREC. CONC. STACKS ON DOUBLE 4" PREC. CONC. IMPOSTS OVER 4" PREC. CONC. STACKS W/ 1/2" PROJ. (TYP.)

20" HIGH PREFIN. DECORATIVE METAL RAILING

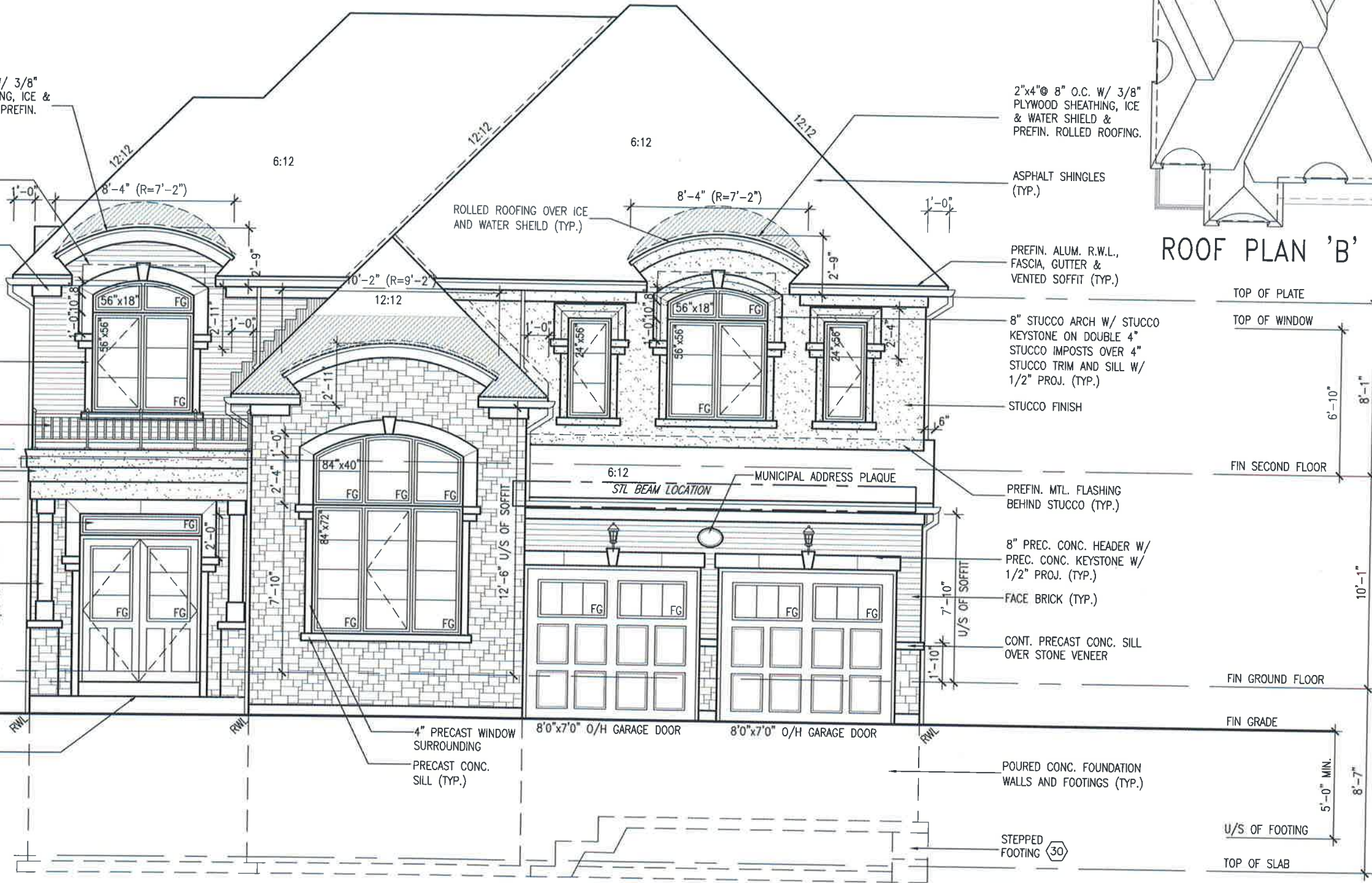
STEPPED STUCCO TRIM

12" FG TRANSOM

8"x8" FIBREGLASS COLUMNS BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER (TYP.)

SUNKEN FOYER

POURED CONC. PORCH SLAB AND DOOR SILL



FRONT ELEVATION 'B'

ROOF PLAN 'B'



LOT 187

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
BRADFORD, ON.

project no. **S50-1**
CASTELLO 1

project no. **13045**
drawing no. **4**

file name: **FRONT ELEVATION 'B'**
13045-S50-1-L187
date: **NOV 2 2018 8:15 AM**

checked by: **3/16" = 1'-0"**
scale: **3/16" = 1'-0"**
drawn by: **CM**

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 and has the qualifications to be a Designer.

no.	description	date	by
9			
8			
7	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC	
6	CREATED FOR LOT 187	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 16-15 RC	
1	ISSUED FOR CLIENT REVIEW	JAN. 01-16 CM	

Wellington Jno-Baptiste 25591
VAS Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancies to the Designer as they proceed with the work. All drawings and specifications are returned to the Designer at the completion of the work. Drawings are not to be scaled.

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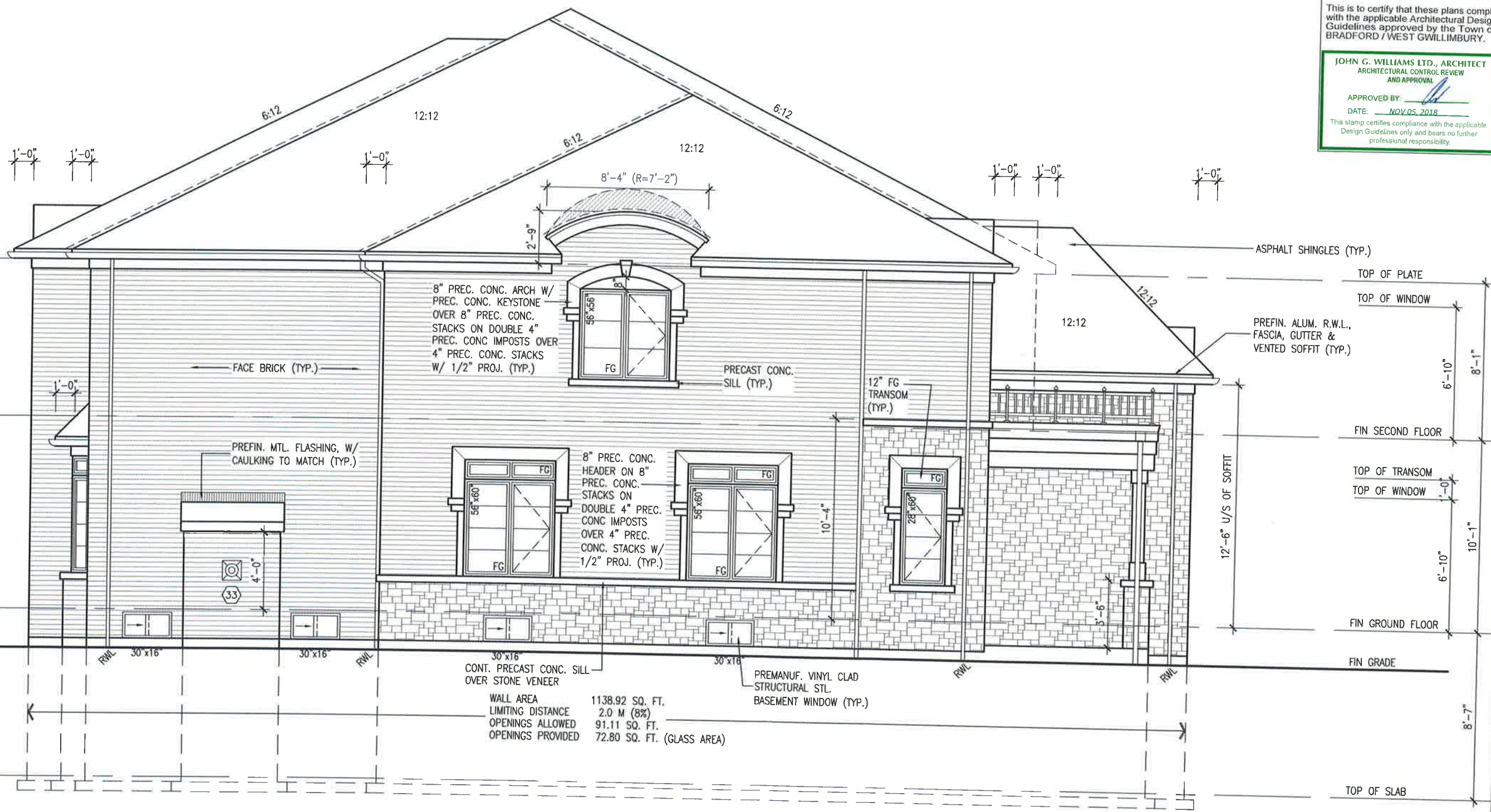
JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW
 AND APPROVAL
 APPROVED BY: *[Signature]*
 DATE: NOV 05, 2018
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project no.	S50-1
project name	CASTELLO 1
project no.	13045
drawing no.	5
date	DECEMBER 2015
drawn by	UPGRADED LEFT SIDE ELEVATION 'B'
checked by	13045-S50-1-1187
scale	3/16" = 1'-0"
file name	13045-S50-1-1187.dwg
date	Nov. 2, 2018 8:16 AM

VAS DESIGN
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 vasdesign.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 Jno-Baptiste
 name
 registration information
 25591
 EBN
 42658
 VAS Design Inc.
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no.	description	date	by
7	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC	
6	CREATED FOR LOT 187	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	
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REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

UPGRADED LEFT SIDE ELEVATION 'B'



LOT 187

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

APPROVED BY: 
DATE: NOV 05, 2018

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WALL AREA 1151.29 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 80.59 SQ. FT.
OPENINGS PROVIDED 69.31 SQ. FT. (GLASS AREA)

REFER TO FRONT
ELEVATION FOR
ADDITIONAL NOTES

RIGHT SIDE ELEVATION 'B'




LOT 187

BAYVIEW WELLINGTON		S50-1	
GREEN VALLEY ESTATES		CASTELLO 1	
BRADFORD, ON.		project no. 13045	
DATE: DECEMBER 2015		drawing no. 6	
DRAWN BY: CM		CHECKED BY: CM	
SCALE: 3/16" = 1'-0"		FILE NAME: 13045-S50-1-1187	
PROJECT: IN-VARDPHE WORKING\2015\13045.BAYVIEW\501\13045-S50-1-1187.dwg - E.dwg		DATE: Nov 2, 2018 8:16 AM	
VAS DESIGN			
300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 vasdesign.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.		25591	
Wellington Jno-Baptiste		42658	
VAS Design Inc.		42658	
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before work begins. All property drawings and specifications are instruments of service. The property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			
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 SR	
3	REVISED AS PER ENG'S COMMENTS	JUN 06-15 RC	
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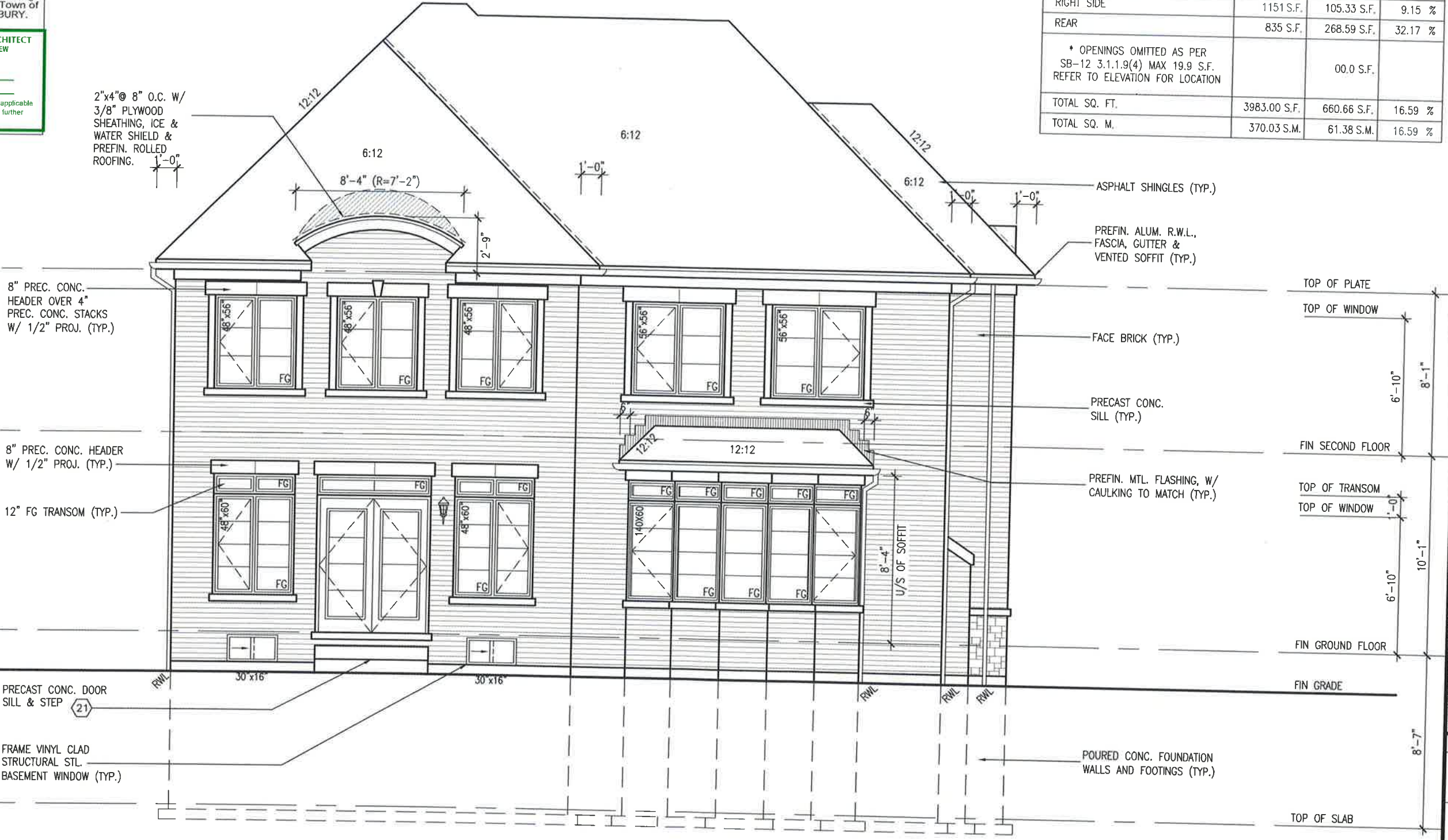
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: 
DATE: NOV. 05, 2018

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UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S50-1 ELEVATION B LOT 187		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	846 S.F.	181.679 S.F.	21.48 %
LEFT SIDE	1151 S.F.	105.06 S.F.	9.13 %
RIGHT SIDE	1151 S.F.	105.33 S.F.	9.15 %
REAR	835 S.F.	268.59 S.F.	32.17 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		00.0 S.F.	
TOTAL SQ. FT.	3983.00 S.F.	660.66 S.F.	16.59 %
TOTAL SQ. M.	370.03 S.M.	61.38 S.M.	16.59 %

2"x4" @ 8" O.C. W/
3/8" PLYWOOD
SHEATHING, ICE &
WATER SHIELD &
PREFIN. ROLLED
ROOFING.



8" PREC. CONC. HEADER OVER 4" PREC. CONC. STACKS W/ 1/2" PROJ. (TYP.)

8" PREC. CONC. HEADER W/ 1/2" PROJ. (TYP.)

12" FG TRANSOM (TYP.)

PRECAST CONC. DOOR SILL & STEP (21)

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

ASPHALT SHINGLES (TYP.)

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

FACE BRICK (TYP.)

PRECAST CONC. SILL (TYP.)

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

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 GRADE
TOP OF SLAB

8'-10"
8'-1"
6'-10"
10'-1"
6'-10"
8'-7"

UPGRADED REAR ELEVATION 'B'



LOT 187

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
BRADFORD, ON.

Project no. 13045
Drawing no. 7

DATE: DECEMBER 2015
SCALE: 3/16" = 1'-0"

VAS DESIGN
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Toronto, ON M3J 1S8
t 416.630.2255 f 416.630.4782
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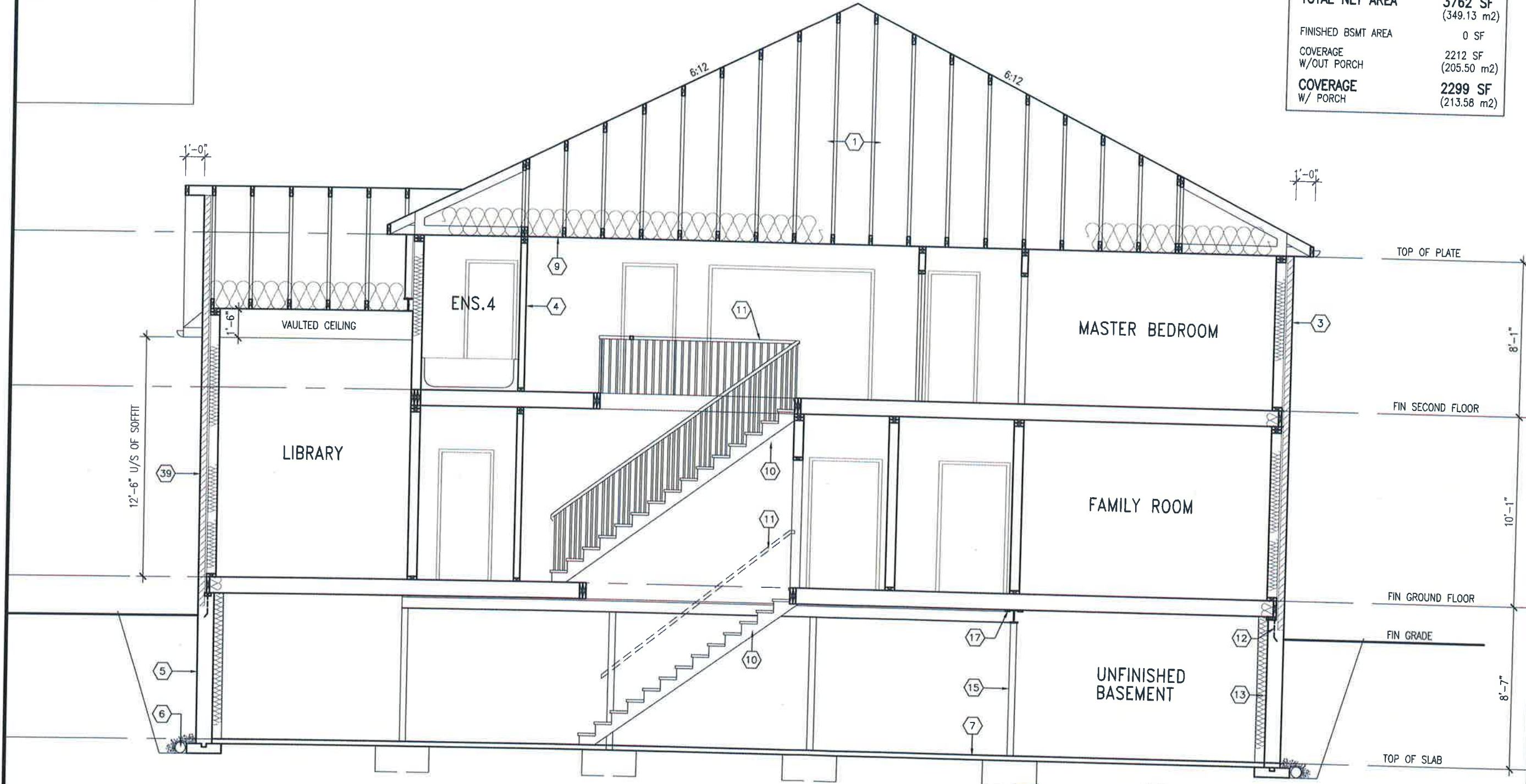
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NOV 02-18 RC	NOV 02-18 RC	NOV 02-18 RC	NOV 02-18 RC
7 REVISED AS PER ENG'S COMMENTS	7 REVISED AS PER ENG'S COMMENTS	7 REVISED AS PER ENG'S COMMENTS	7 REVISED AS PER ENG'S COMMENTS
6 CREATED FOR LOT 187	6 CREATED FOR LOT 187	6 CREATED FOR LOT 187	6 CREATED FOR LOT 187
5 REVISED AS PER ENG'S COMMENTS	5 REVISED AS PER ENG'S COMMENTS	5 REVISED AS PER ENG'S COMMENTS	5 REVISED AS PER ENG'S COMMENTS
4 REVISED AS PER 2017 CODE	4 REVISED AS PER 2017 CODE	4 REVISED AS PER 2017 CODE	4 REVISED AS PER 2017 CODE
3 REVISED AS PER ENG'S COMMENTS	3 REVISED AS PER ENG'S COMMENTS	3 REVISED AS PER ENG'S COMMENTS	3 REVISED AS PER ENG'S COMMENTS
2 REVISED AS PER TRUSS LAYOUTS	2 REVISED AS PER TRUSS LAYOUTS	2 REVISED AS PER TRUSS LAYOUTS	2 REVISED AS PER TRUSS LAYOUTS
1 ISSUED FOR CLIENT REVIEW	1 ISSUED FOR CLIENT REVIEW	1 ISSUED FOR CLIENT REVIEW	1 ISSUED FOR CLIENT REVIEW

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AREA CALCULATIONS		ELEV. B
GROUND FLOOR AREA	1778 SF	
SECOND FLOOR AREA	1991 SF	
SUBTOTAL	3769 SF	
DEDUCT ALL OPEN AREAS	7 SF	
TOTAL NET AREA	3762 SF	(349.13 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 187

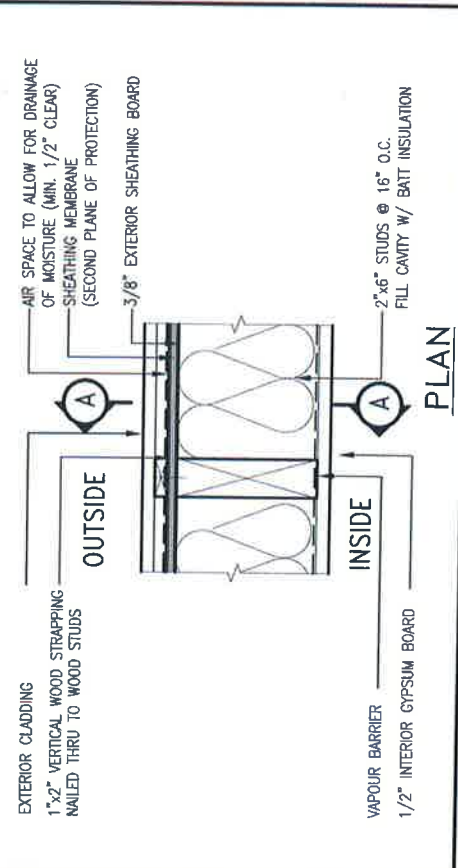
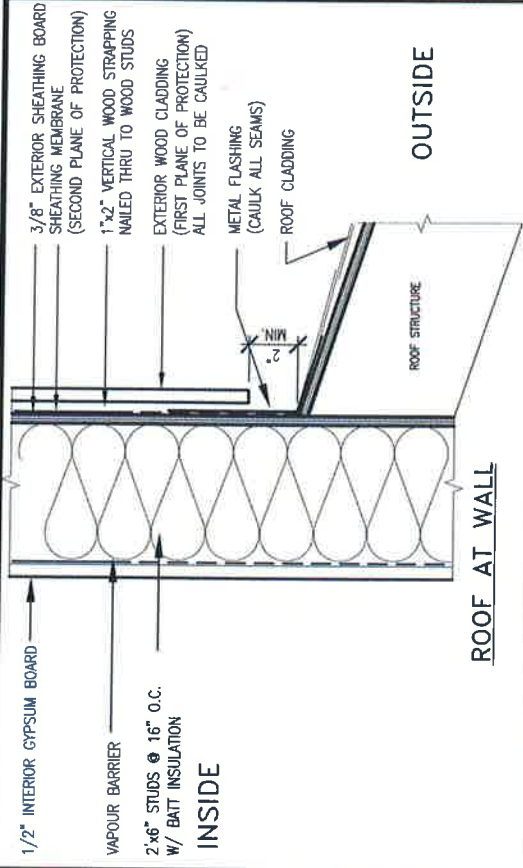
BAYVIEW WELLINGTON		S50-1	project no. 13045
GREEN VALLEY ESTATES		CASTELLO 1	drawing no. 8
BRADFORD, ON.		SECTION A-A	the name 13045-S50-1-1187
DECEMBER 2015		drawn by CM	date 13045-S50-1-1187.dwg
checked by CM		scale 3/16" = 1'-0"	date 13045-S50-1-1187.dwg
drawn by CM		date 13045-S50-1-1187.dwg	date 13045-S50-1-1187.dwg

<p>The undersigned has reviewed and takes responsibility for this design and has the seal and signature of the Designer.</p> <p>Wellington Jno-Baptiste <i>Jno-Baptiste</i> Jno-Baptiste VAS Design Inc.</p>		25591 42658 42658
7	REVISED AS PER ENG'S COMMENTS	NOV 02-18 RC
6	CREATED FOR LOT 187	OCT. 25/18 WT
5	REVISED AS PER ENG'S COMMENTS	SEP 27-17 SB
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

no. description

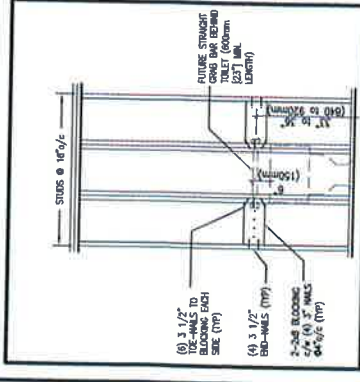
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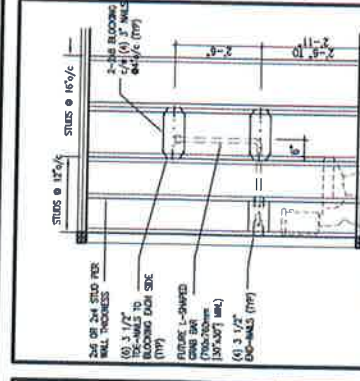


EXTERIOR WOOD CLADDING WALL ASSEMBLY

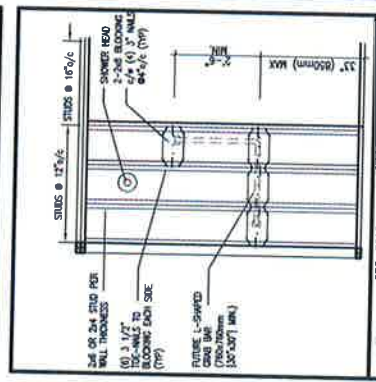
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
 FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 LB)
 REFER TO OBC. DIV. B - 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(e), SHOWER 3.8.3.13.(2)(c), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



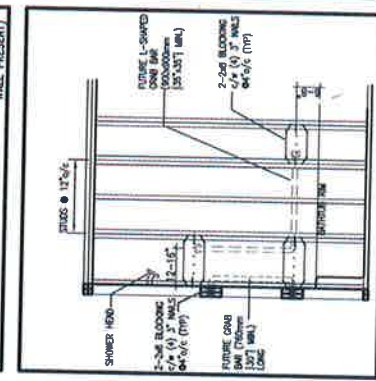
QGB1 FUTURE GRAB BAR (BACK WALL) TOILET



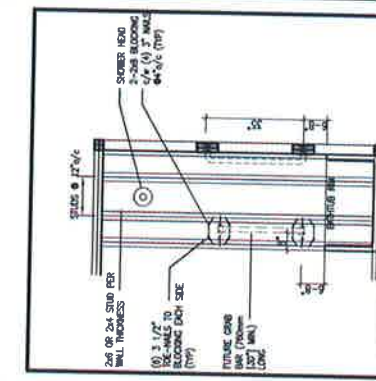
QGB1A FUTURE L-SHAPE GRAB BAR (BACK WALL) TOILET



QGB3 FUTURE L-SHAPE GRAB BAR (BACK WALL) SHOWER



QGB4 FUTURE GRAB BAR IN BATHTUB



QGB4A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED EACH END WALL)

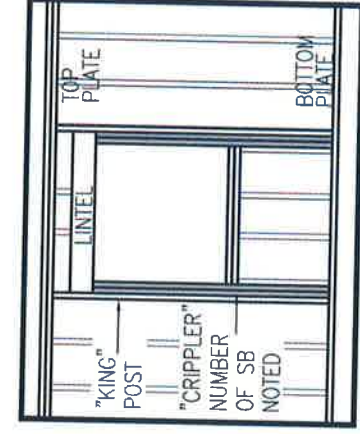
MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:
 2"x4" @ 16" O.C. - 9'-10"
 2-2"x4" @ 12" O.C. - 10'-9"
 3-2"x4" @ 16" O.C. - 11'-2"
 3-2"x4" @ 12" O.C. - 12'-4"

NOTES:
 1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa, SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
 2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa, STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF SIDING.
 5.
 6.

MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:
 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"

NOTES:
 1. MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
 2"x8" @ 16" O.C. - 16'-0"
 2"x8" @ 12" O.C. - 17'-9"
 2-2"x8" @ 16" O.C. - 20'-4"
 2-2"x8" @ 12" O.C. - 22'-4"
 2. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa, SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa, STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF SIDING.
 7.
 8.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



"CRIPPLER" DETAIL

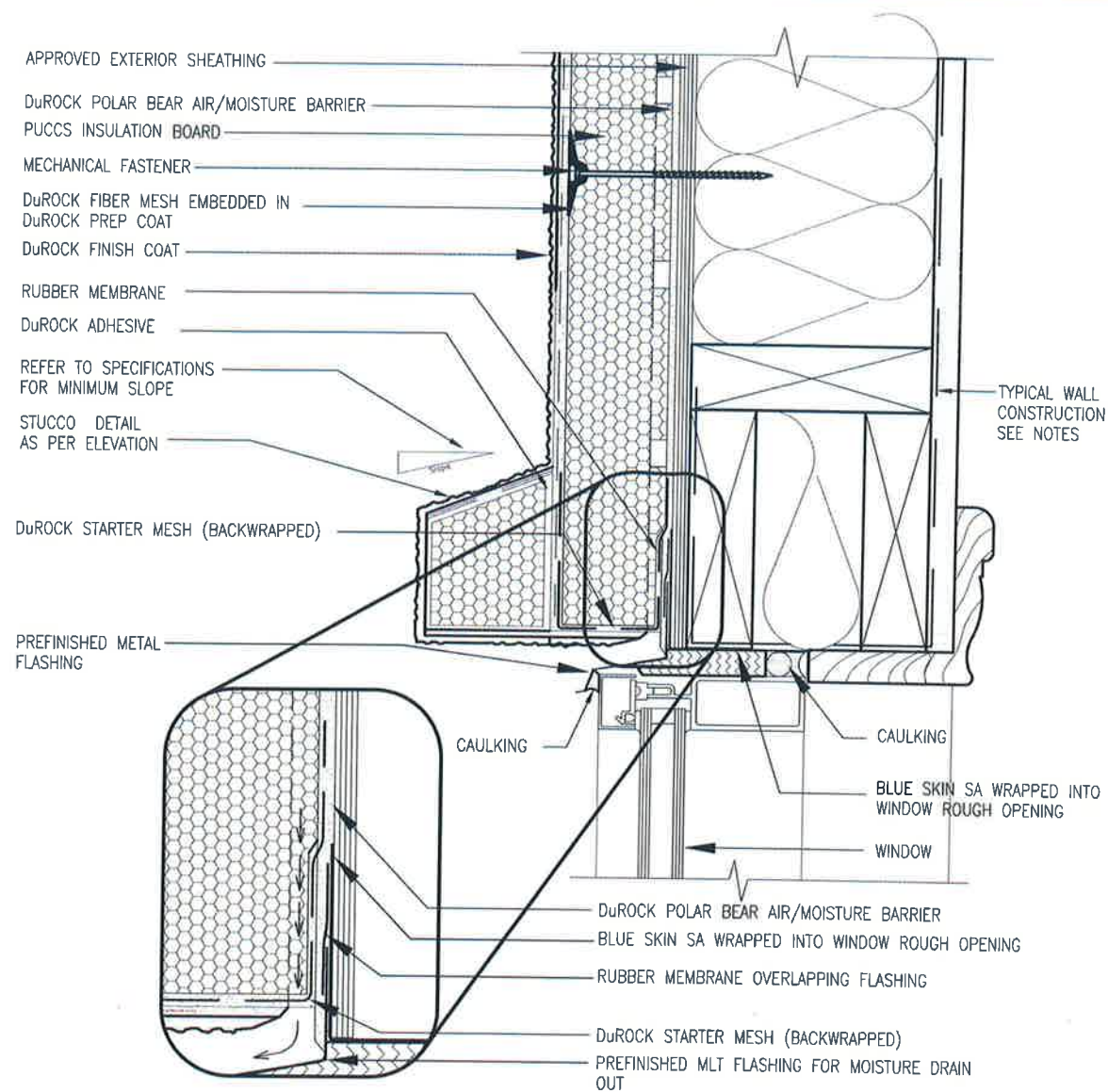


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2	UPDATED TO NEW CODE	SEP 27-17	RC	
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

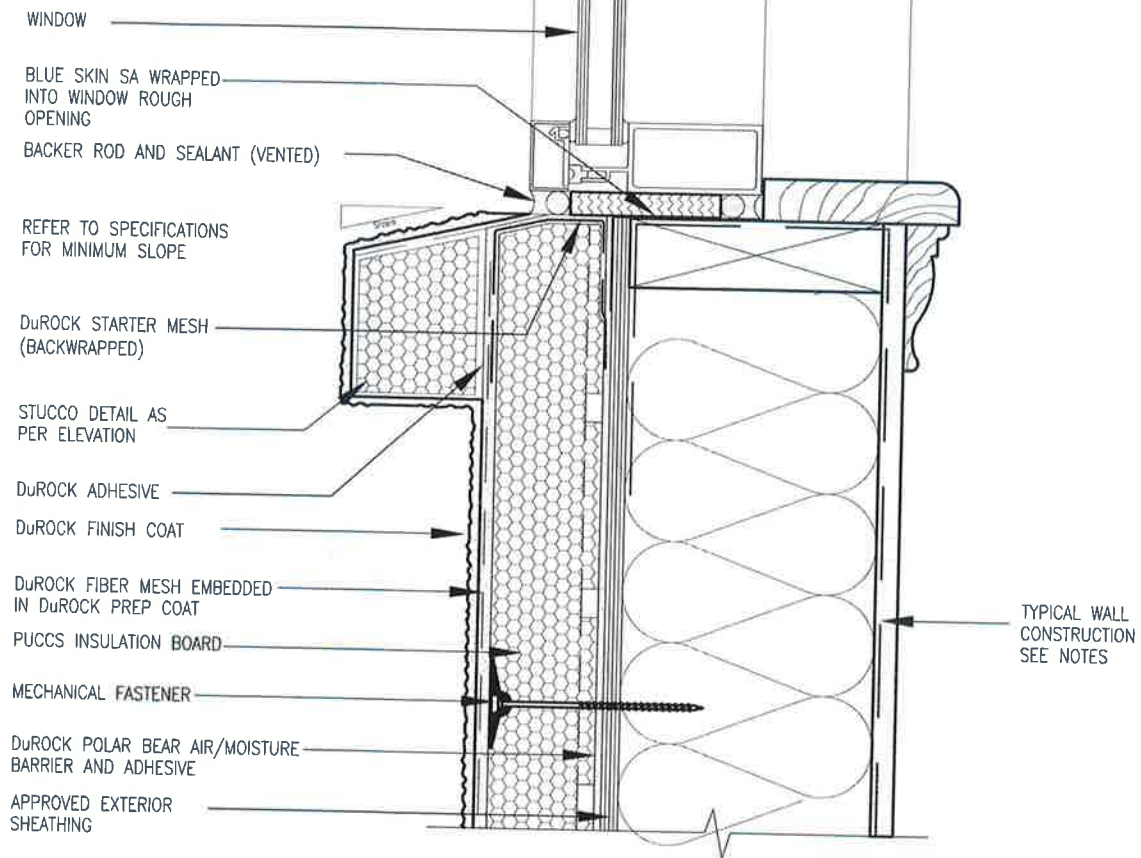
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 qualification information
 Wellington, Jno-Baptiste
 registration information
 VAS Design Inc.
 25591 BCN
 42658

VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2L 1R4
 t 416.630.2235 f 416.630.4782
 vas3design.com

project name
BAYVIEW WELLINGTON
 municipality
BRADFORD
 project no.
13045
 drawing no.
CN2
 date
MAT 2016
 checked by
RC
 scale
3/16" = 1'-0"
 drawn by
RC
 construction notes
13045-CH-A1
 date
13045-CH-A1
 date
13045-CH-A1
 date
13045-CH-A1



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

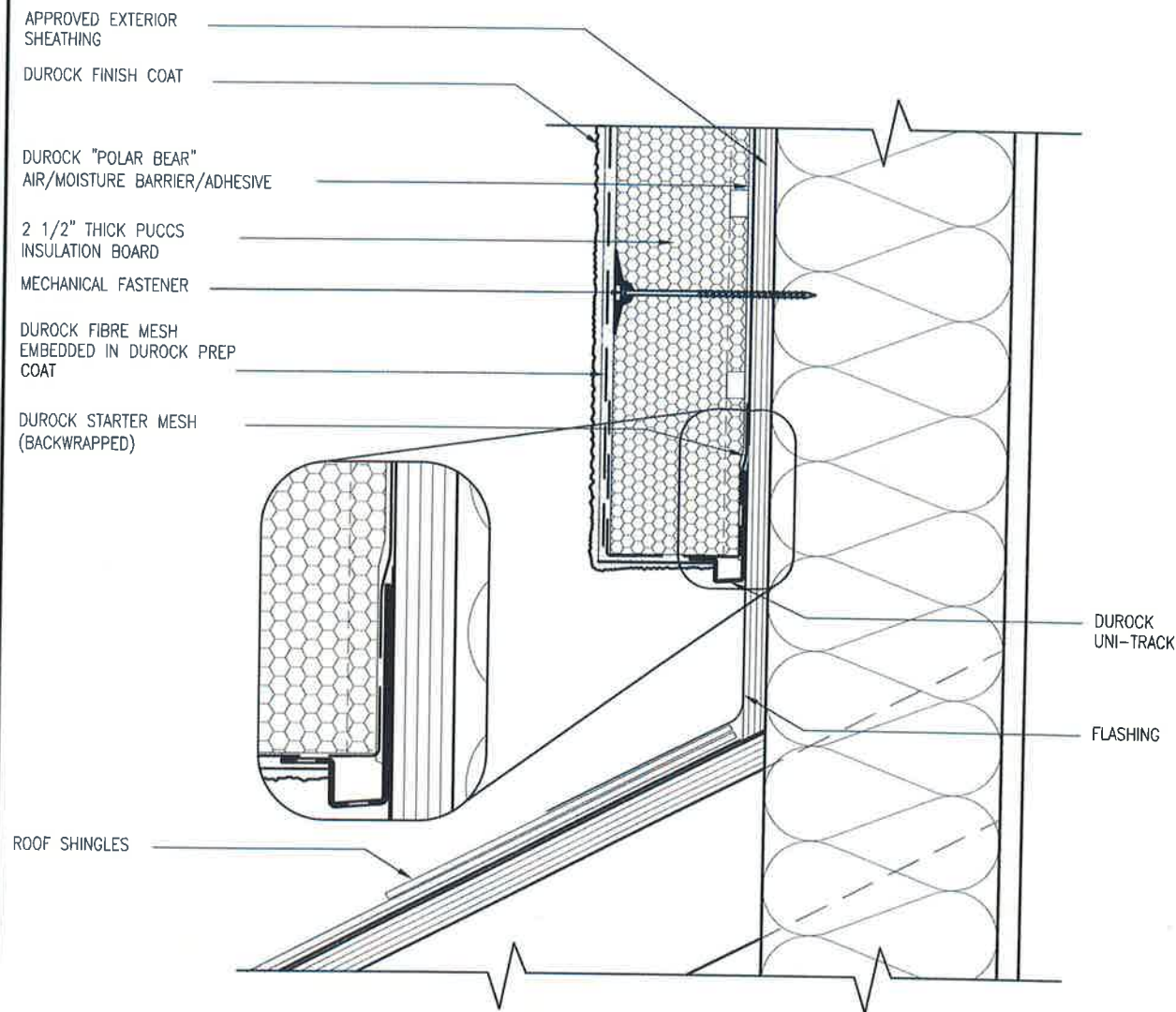


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 Wellington, Ontario
 VAB Design Inc.
 25591
 42658
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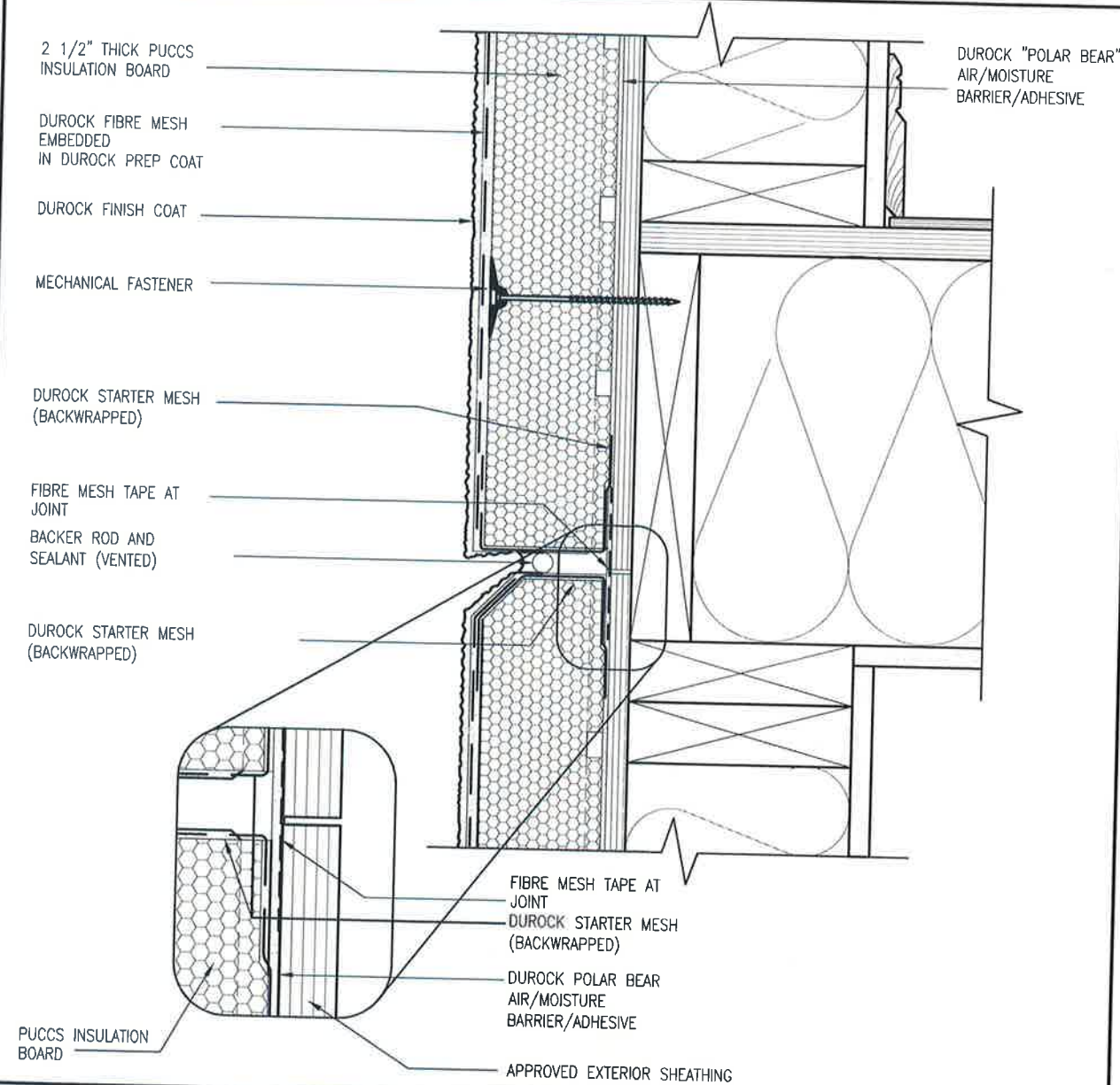
no.	description	date	by
2	ISSUE TO NEW CODE	SEP 27-17	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

BAYVIEW WELLINGTON
 GREEN VALLEY ESTATES
 BRADFORD
 project name
 project no. 13045
 drawing no. CN3
 date MAY 2016
 checked by RC
 drawn by RC
 scale 3/16" = 1'-0"
 checked by RICHARD - R:\ARCHIVE\WORKING\2013\13045\BR\WELLINGTON\13045-CN-A1.dwg - File - Sep 27 2017 - 4:52 PM
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3 STUCCO TERMINATION @ ROOF
CN4 SCALE: 3"=1'-0"



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

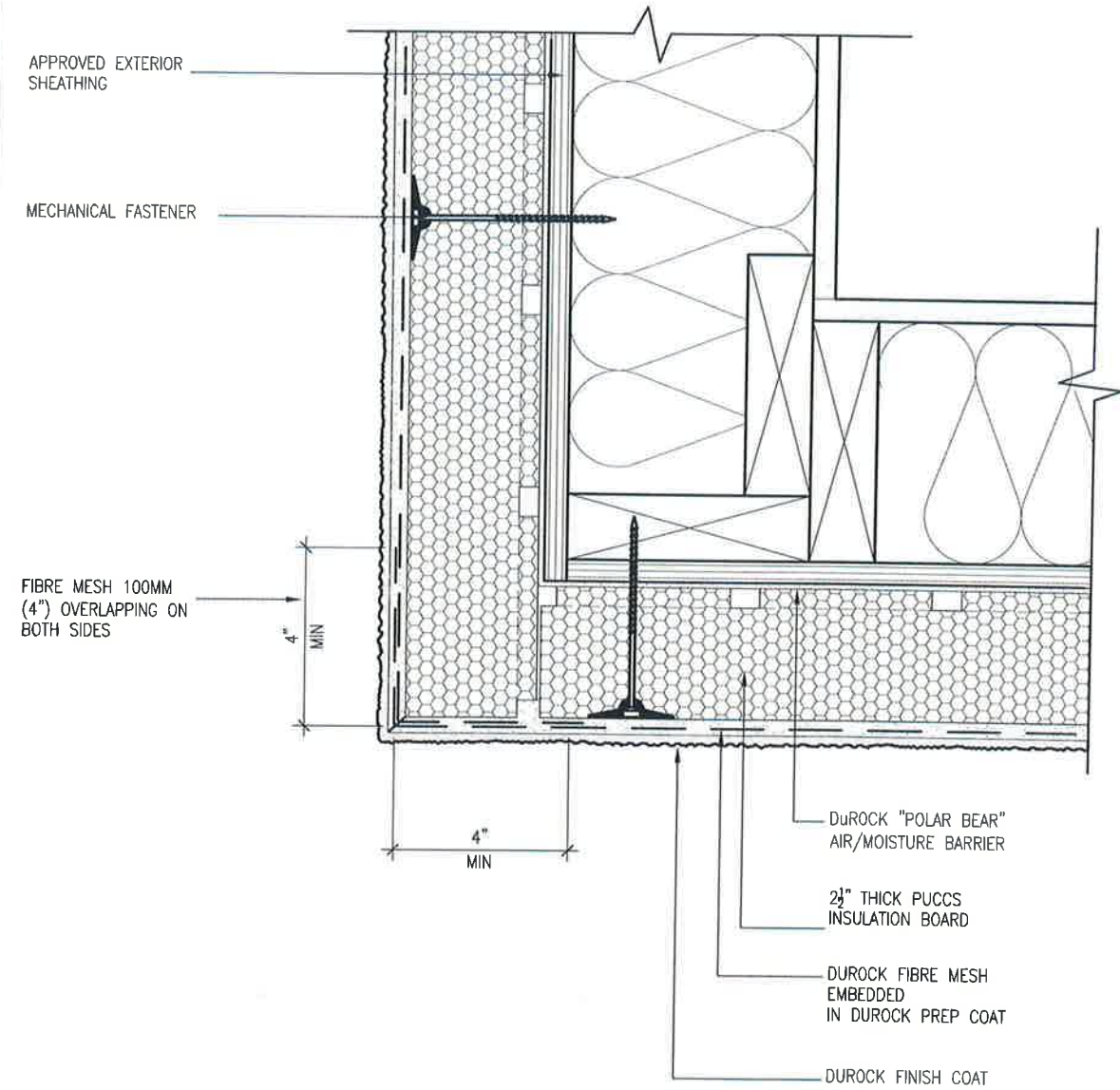
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
 DETAILS ARE BASED ON DuROCK PUCCS SYSTEM

BAYVIEW WELLINGTON		CONST NOTE	
project name GREEN VALLEY ESTATES	city BRADFORD	project no. 13045	drawing no. CN4
date MAY 2016	checked by RC	CONSTRUCTION NOTES	
drawn by RC	scale 3/16" = 1'-0"	file name 13045-CN-A1	

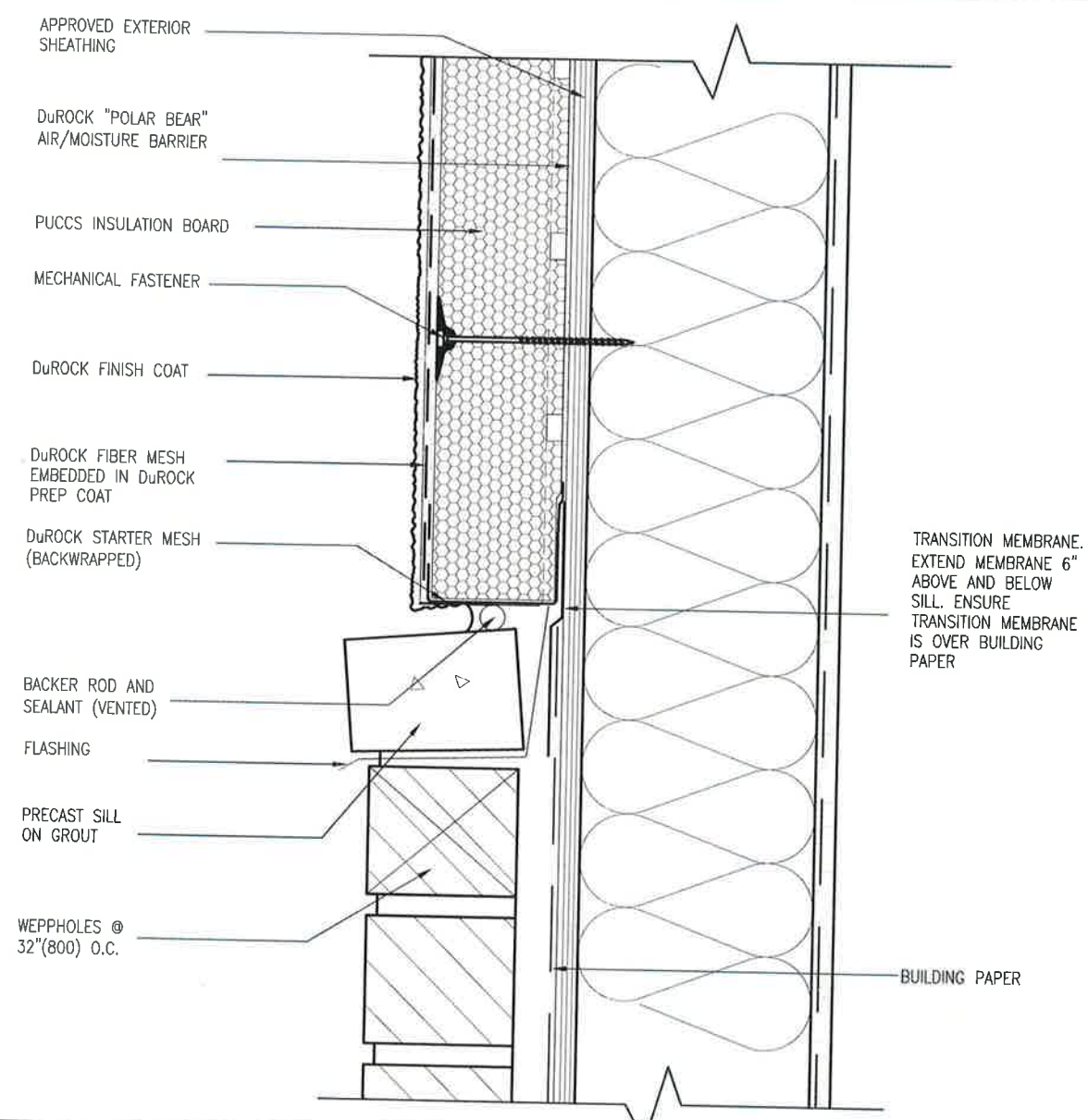
VAS DESIGN
 255 Consumers Rd, Suite 120
 Toronto, ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 vasdesign.com

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	BCN
qualification information Wellington Jno-Baptiste		42658	BCN
signature			
name VAS Design Inc.			
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 the Designer. They must be returned to the Designer at the completion of the work. Drawings are not to be copied.			
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no.	description	date	by

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5 CORNER DETAIL
 CN5 SCALE: 3"=1'-0"



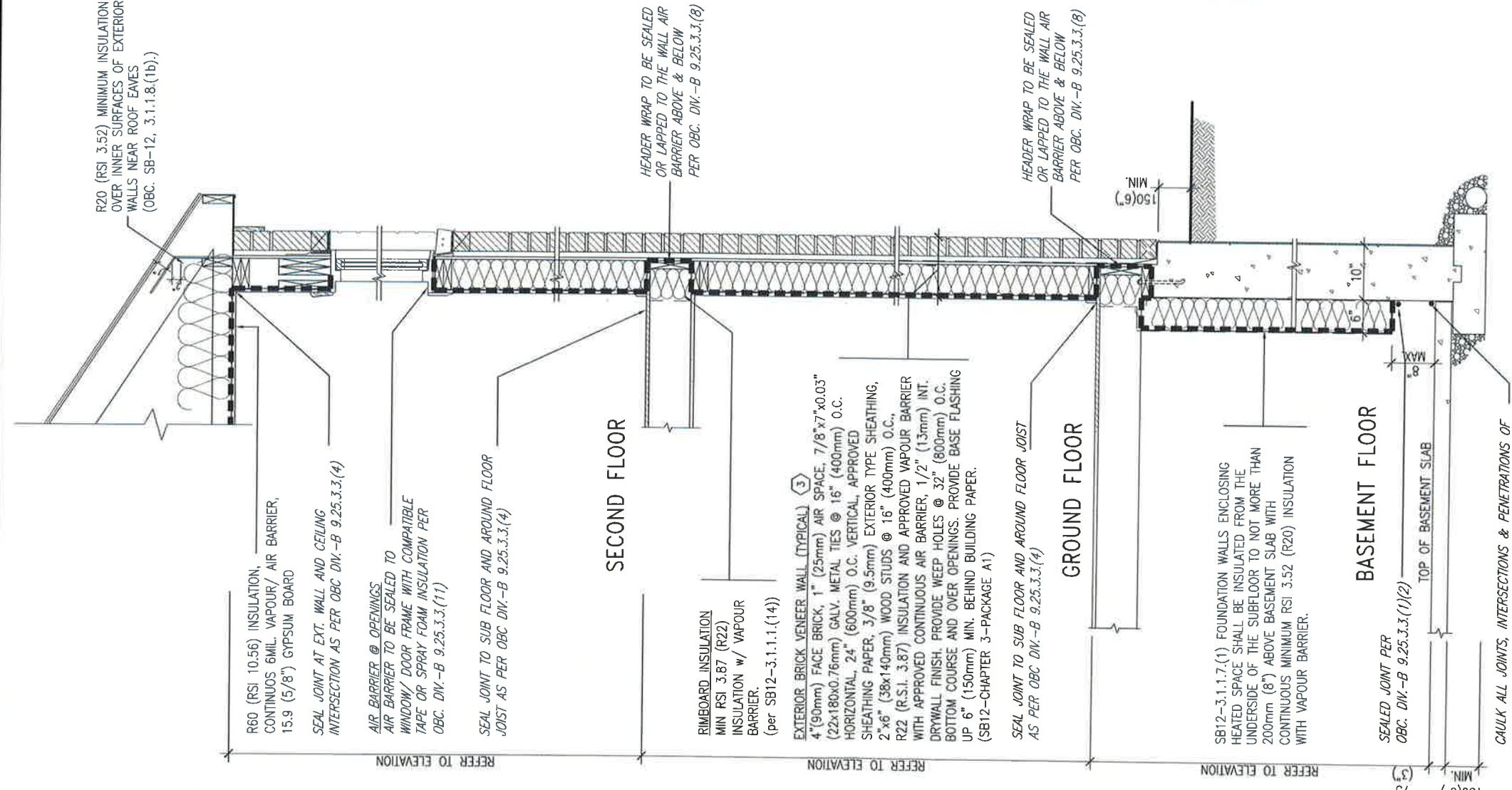
6 STUCCO / MASONRY PLINTH CONNECTION
 CN5 SCALE: 3"=1'-0"

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

<p>255 Consumers Rd Suite 120 Toronto ON M2L 1R4 t 416.630.2255 f 416.630.4782 va3design.com</p>		BAYVIEW WELLINGTON GREEN VALLEY ESTATES		CONST NOTE	
		project no. 13045	drawing no. CN5	municipality BRADFORD	project name GREEN VALLEY ESTATES
date MAY 2016		checked by RC		scale 3/16" = 1'-0"	
drawn by RC		checked by RC		CONSTRUCTION NOTES 13045-CN-A1	
RICHARD - H.VARCHAVE, WORKING 2013 (13045.BVA) which 13045-CN-A1.dwg - Wed Sep 27 2017 - 4:52 PM					

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Wellington Jno-Baptiste		25591		BCIN	
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, specifications and instruments of service and the property of the Designer shall be returned at the completion of the work. Drawings are not to be used.					
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2	UPDATED TO NEW CODE	SEP 27-17	RC	date	by
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	date	by
no.	description				

SB12-COMPLIANCE PACKAGE 'A1'



EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.

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-9-2.5.3

REFER TO ADDITIONAL DETAILS FOR STRUCTURAL COMPONENTS

CAULK ALL JOINTS, INTERSECTIONS & PENETRATIONS OF SLAB PER OBC. DIV.-B 9.25.3.3.(15)

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

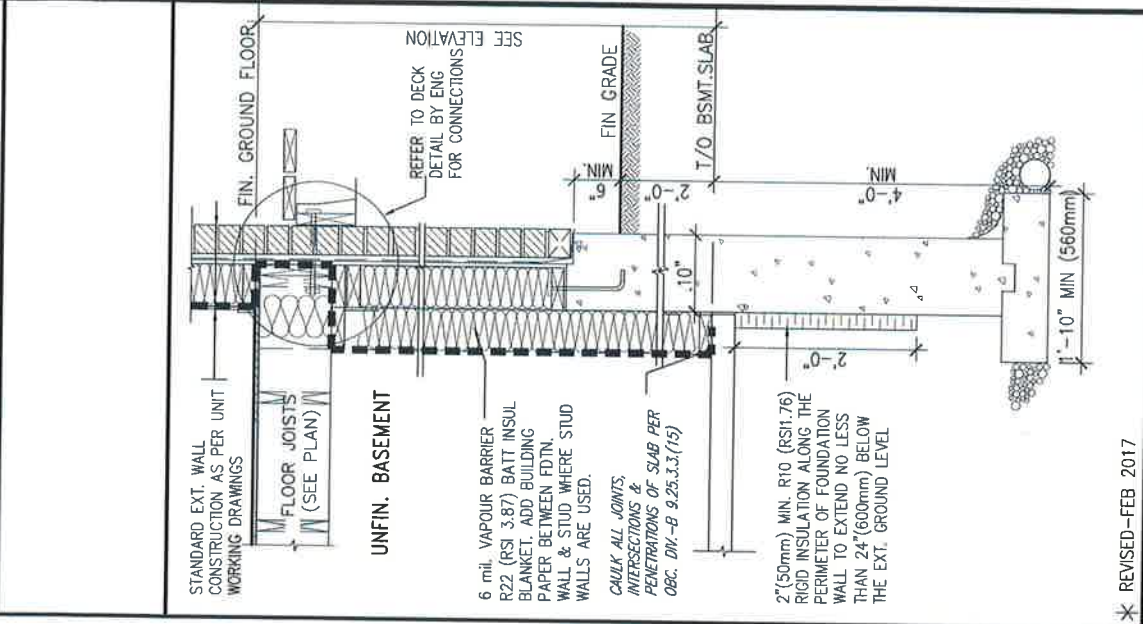
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space	10.56 (R60)	R20 of inner face of exterior walls
Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Exposed Floor	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Walls Above Grade	1.6	
Minimum RSI (R) value	2.8U	
Walls Below Grade Slab <600mm below grade	96% Min.	NATURAL GAS
Minimum RSI (R) value	0.8	NATURAL GAS
Windows & Sliding glass Doors	75%	
Maximum U-value		Minimum U OR Maximum R Required. Refer to SB12-3.1.1.12 for information
Skylights		
Maximum U-value		
Space Heating Equipment		
Minimum AFUE		
Hot Water Heater		
Minimum EF		
HRV		
Minimum Efficiency		
Drain Water Heat Recovery Unit (DWHR)		

ci- Denotes Continuous Insulation without framing interruption.



NOV 2, 2018



* REVISED-FEB 2017

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

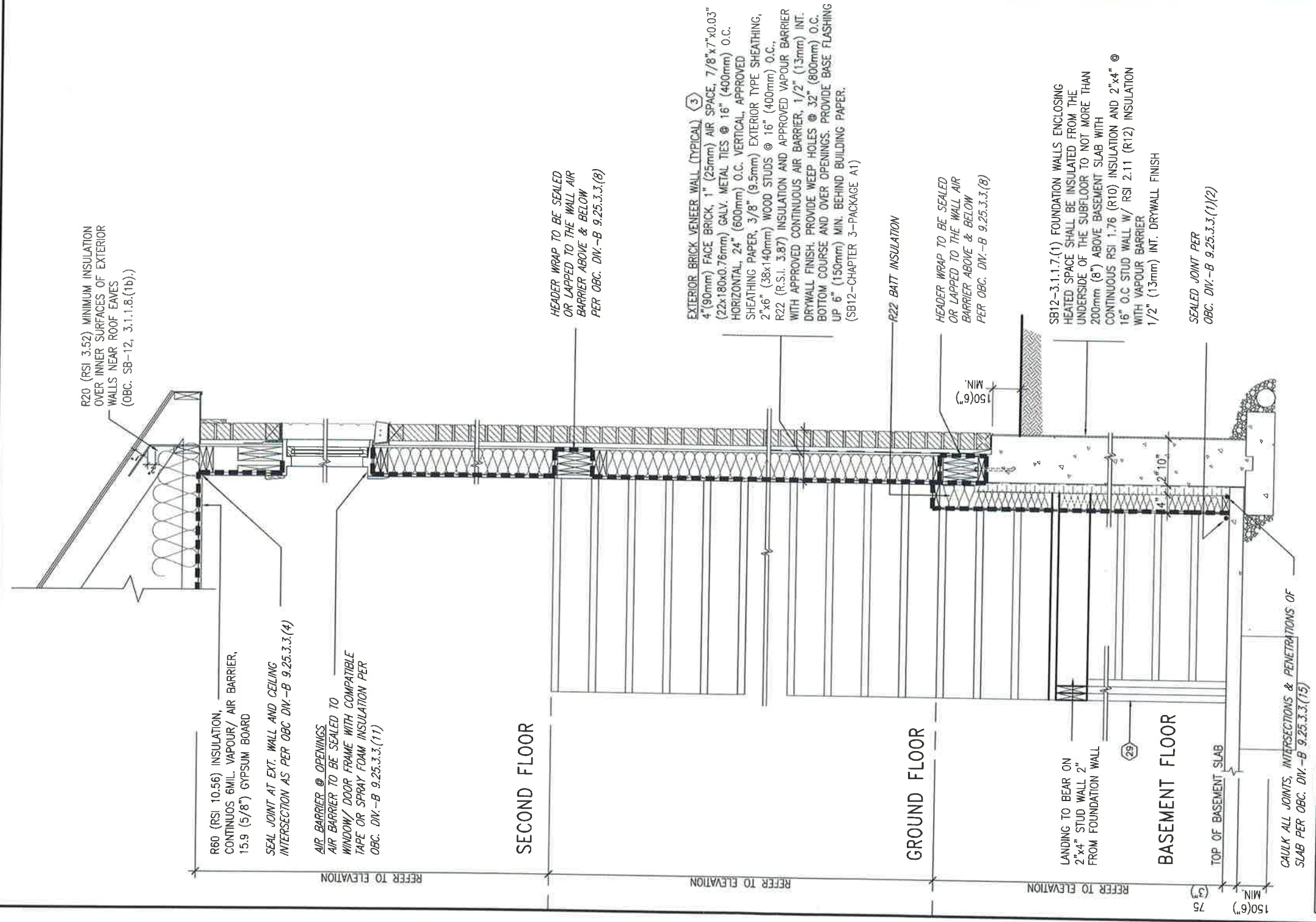
9.		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8.		Wellington_Inno-Baptiste	
7.		Wellington_Inno-Baptiste	
6.		Wellington_Inno-Baptiste	
5.		Wellington_Inno-Baptiste	
4.		Wellington_Inno-Baptiste	
3.		Wellington_Inno-Baptiste	
2.		Wellington_Inno-Baptiste	
1.		Wellington_Inno-Baptiste	

PROJECT NAME	BAYVIEW WELLINGTON	MUNICIPALITY	BRADFORD
PROJECT NO.	13045	DRAWING NO.	CN6
DATE	MAY 2016	CONSTRUCTION NOTES	13045-CN-A1
SCALE	3/16" = 1'-0"		

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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
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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2	UPDATED TO NEW CODE	SEP 27-17 RC	BCN 42658
1	ISSUE FOR CLIENT REVIEW	AUG 04-17 RC	
no.	description	date	by

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Wellington Jno-Baptiste
signature

25591 BCN
VA3 Design Inc. 42658

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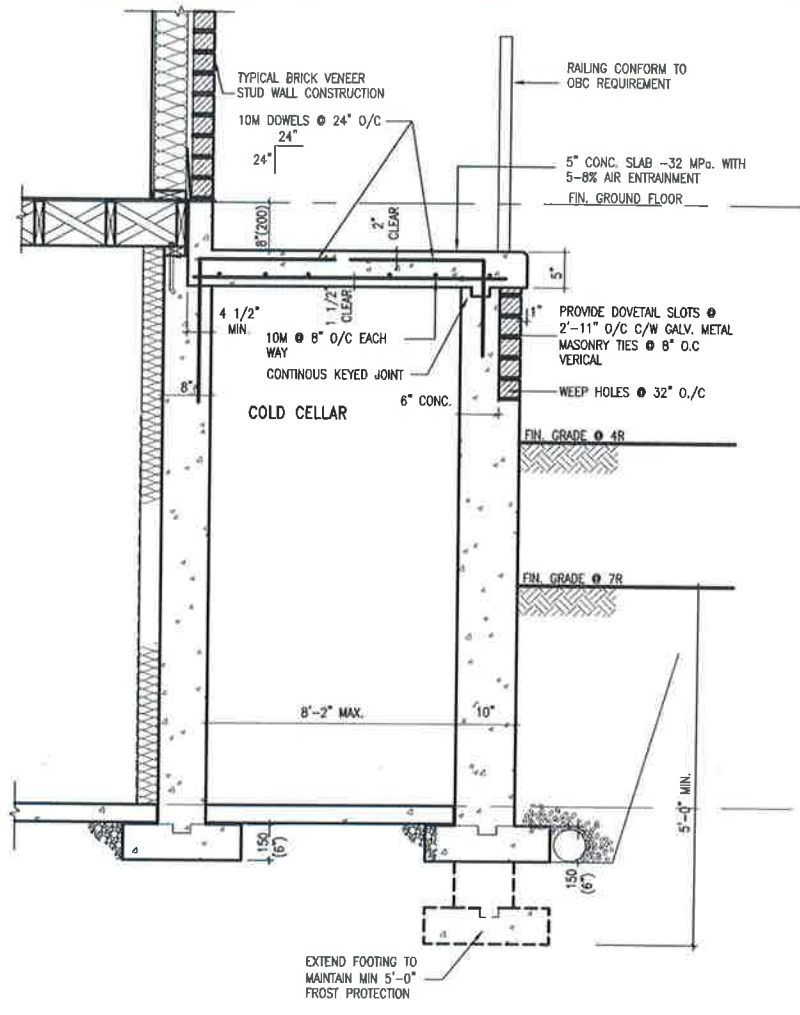
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	MAY 2016	checked by	
drawn by	RC	scale	3/16" = 1'-0"
project no.	13045	drawing no.	CN7
CONSTRUCTION NOTES			
13045-CN-A1			

BAYVIEW WELLINGTON

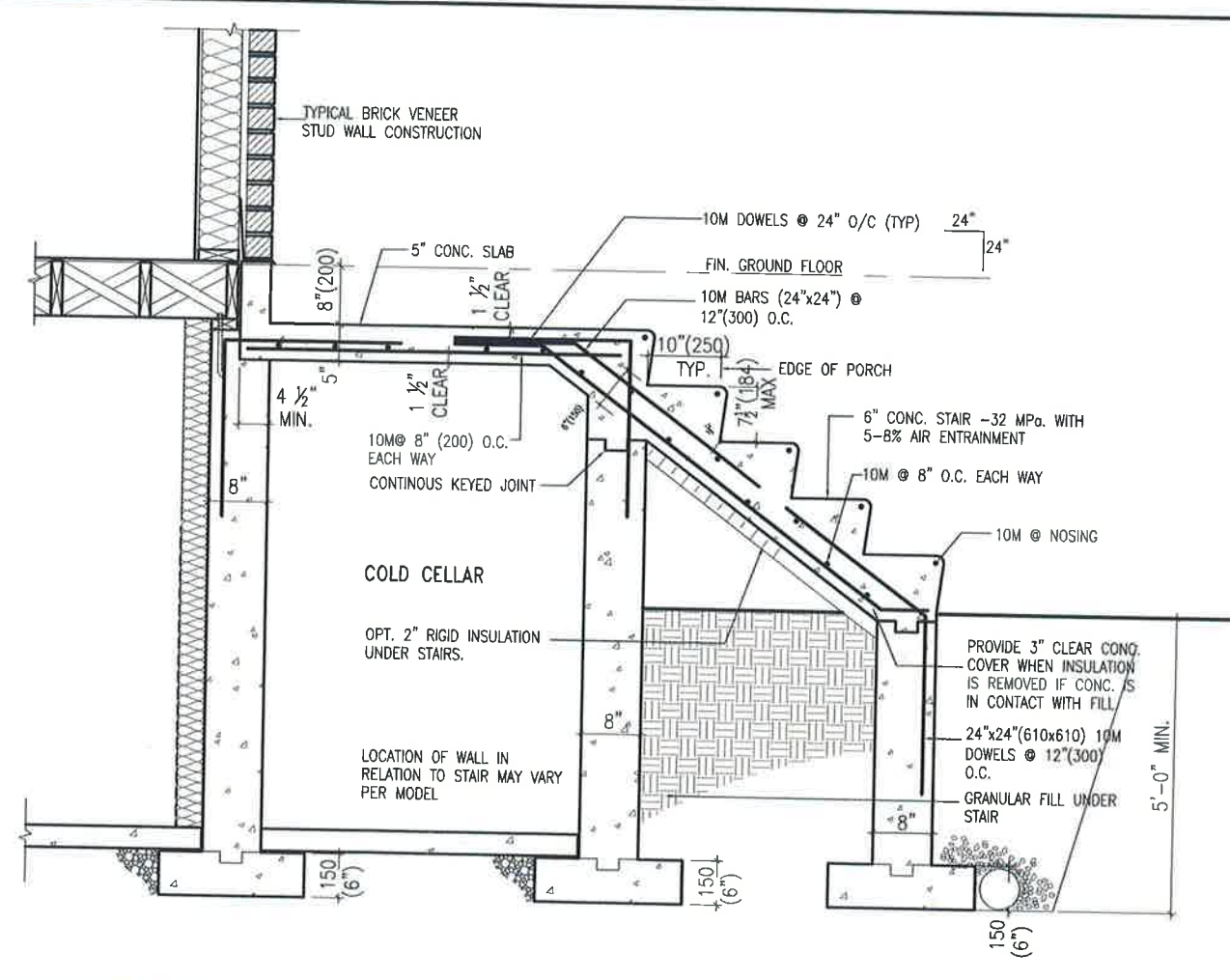
CONST NOTE

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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.



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.

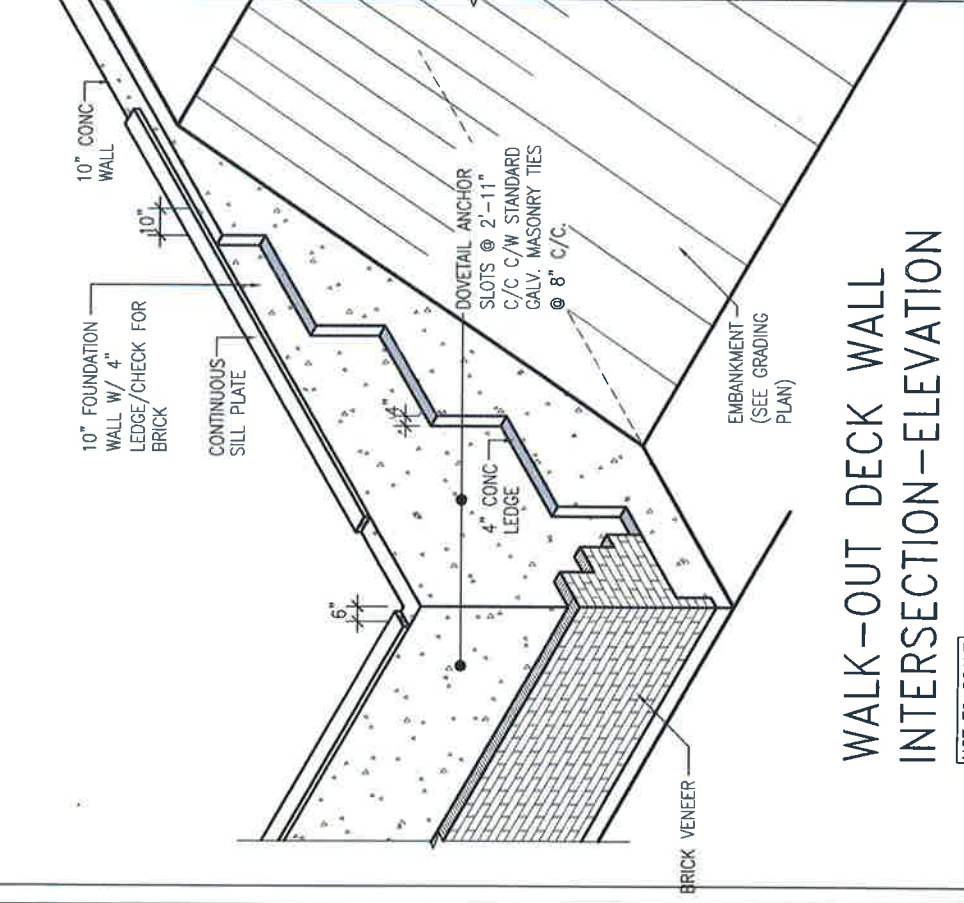
Wellington Jno-Baptiste
Signature
25591
BCN
42658
VAB Design Inc.

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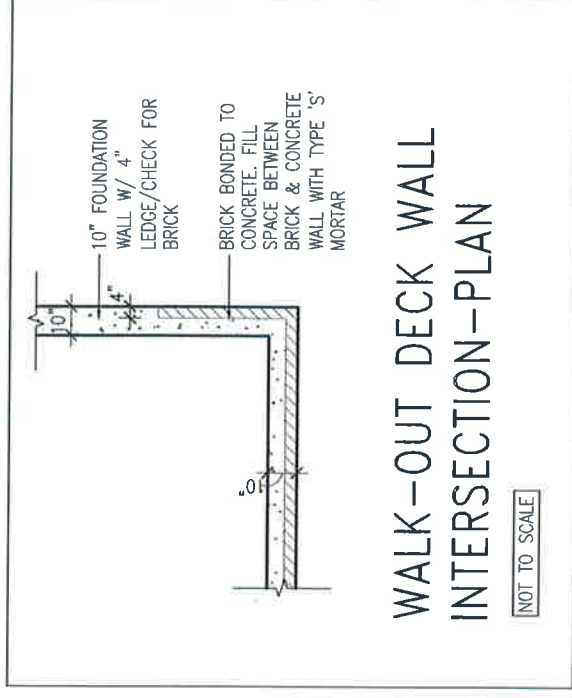
no.	description	date	by
2	UPDATED TO NEW CODE	SEP 27-17	RC
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

project name	BAYVIEW WELLINGTON	project no.	13045
client name	GREEN VALLEY ESTATES	drawing no.	CN9
designer	BRADFORD	checked by	RC
date	MAY 2016	scale	3/16" = 1'-0"
drawn by	RC	checked by	RC
drawn by	RC	checked by	RC
drawn by	RC	checked by	RC
drawn by	RC	checked by	RC

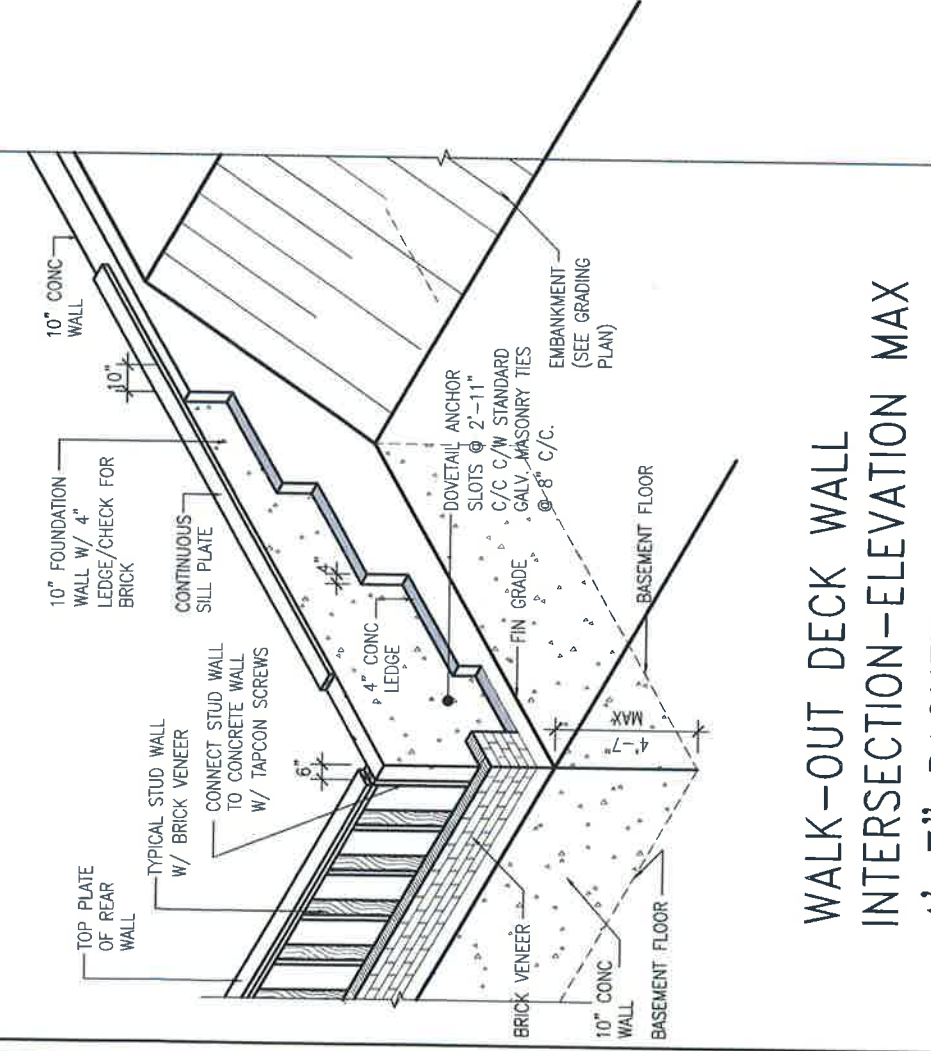
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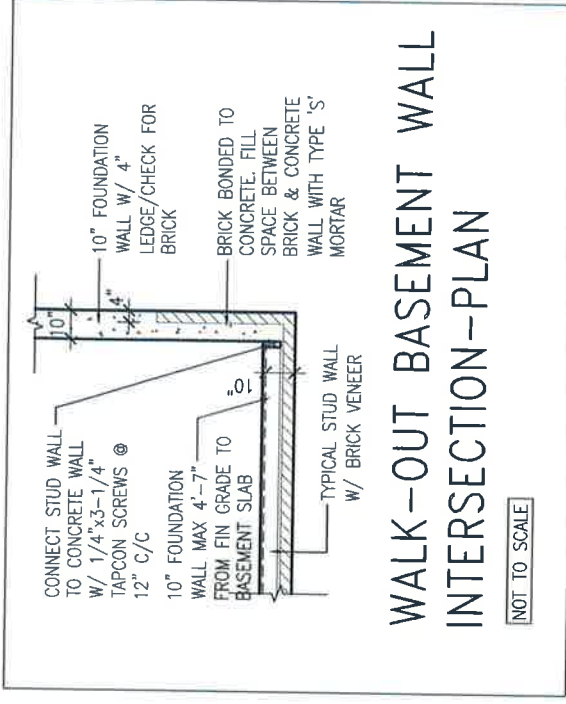
WALK-OUT DECK WALL
INTERSECTION-ELEVATION
[NOT TO SCALE]



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)



NOV 2, 2018

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no.	description	date	by	

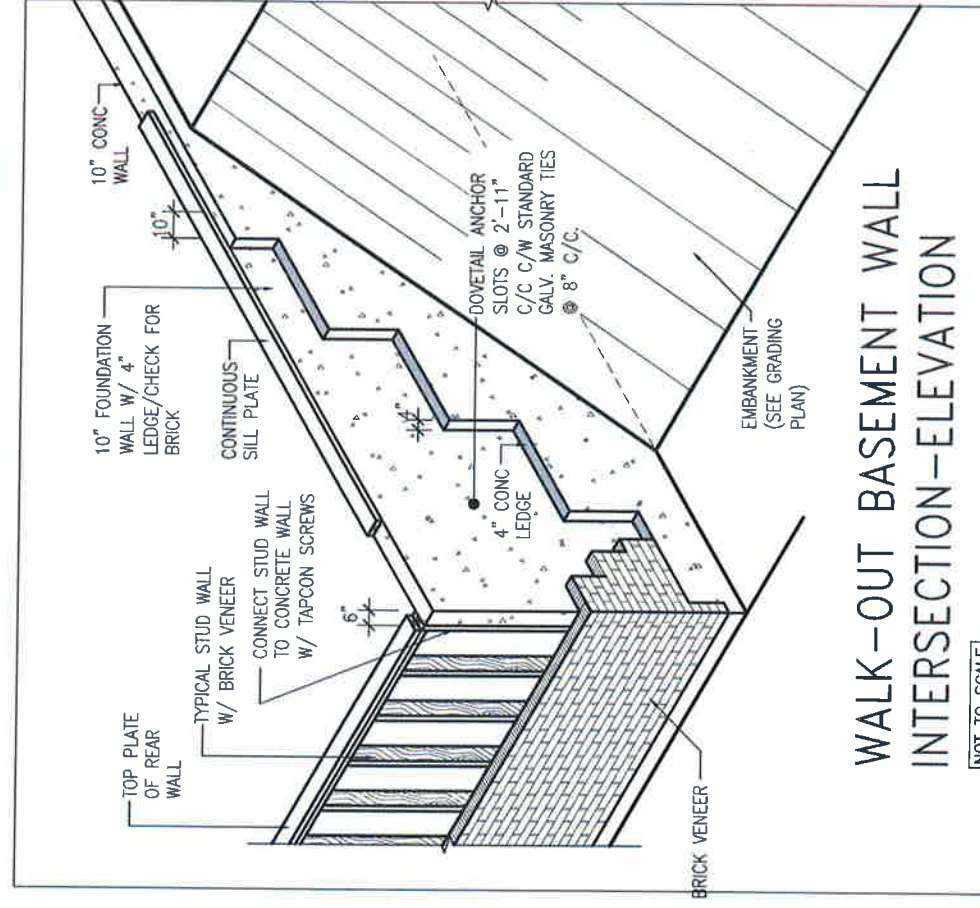
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 qualification information
 Wellington - Jno-Baptiste *Jno-Baptiste* 25891 SKN
 registration information
 VAS Design Inc. 42658 SKN
 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of VAS Design Inc. and must be returned to the Designer upon completion of the work. Drawings are not to be copied.



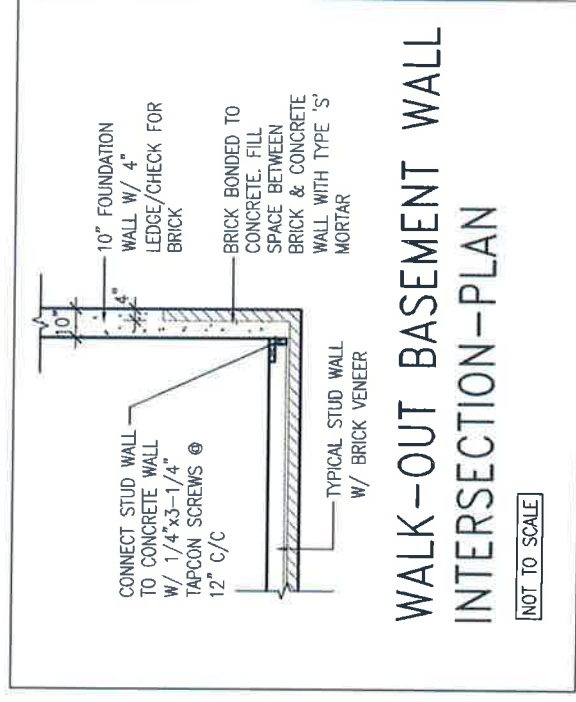
255 Consumers Rd, Suite 120
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project name	GREEN VALLEY ESTATES	project no.	13045
client	BRADFORD	drawing no.	CN10
date	MAY 2016	CONSTRUCTION NOTES	
drawn by	RC	file name	13045-CN-A1
checked by		scale	3/16" = 1'-0"
checked by		scale	3/16" = 1'-0"
checked by		scale	3/16" = 1'-0"

project name
GREEN VALLEY ESTATES
client
BRADFORD
date
MAY 2016
drawn by
RC
checked by
checked by
checked by

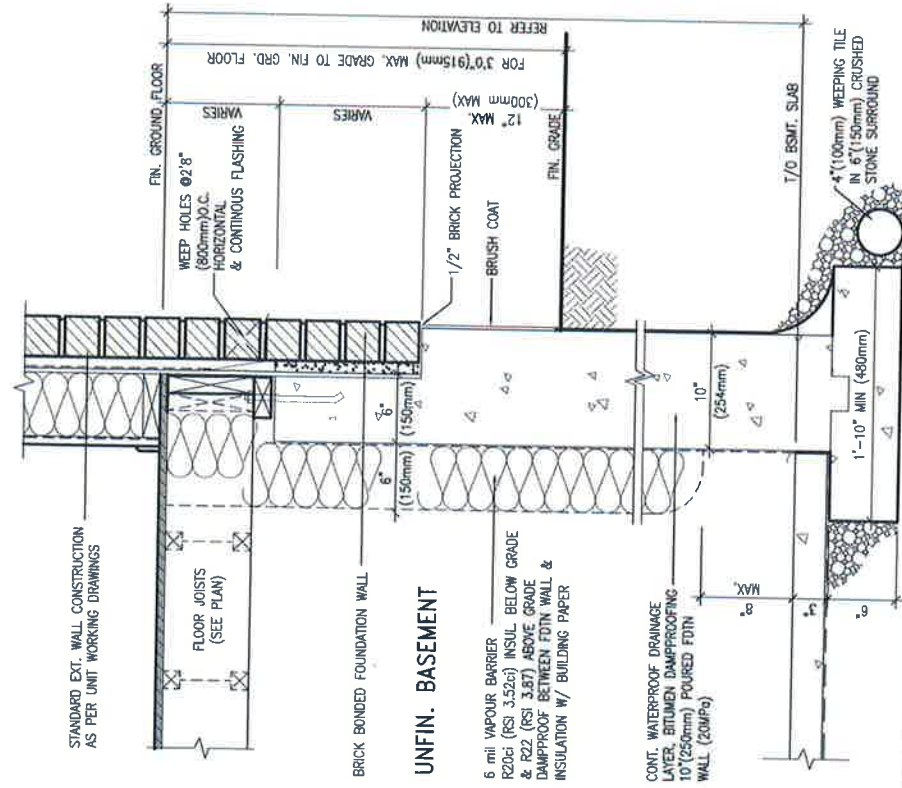


WALK-OUT BASEMENT WALL INTERSECTION—ELEVATION
[NOT TO SCALE]



WALK-OUT BASEMENT WALL INTERSECTION—PLAN
[NOT TO SCALE]

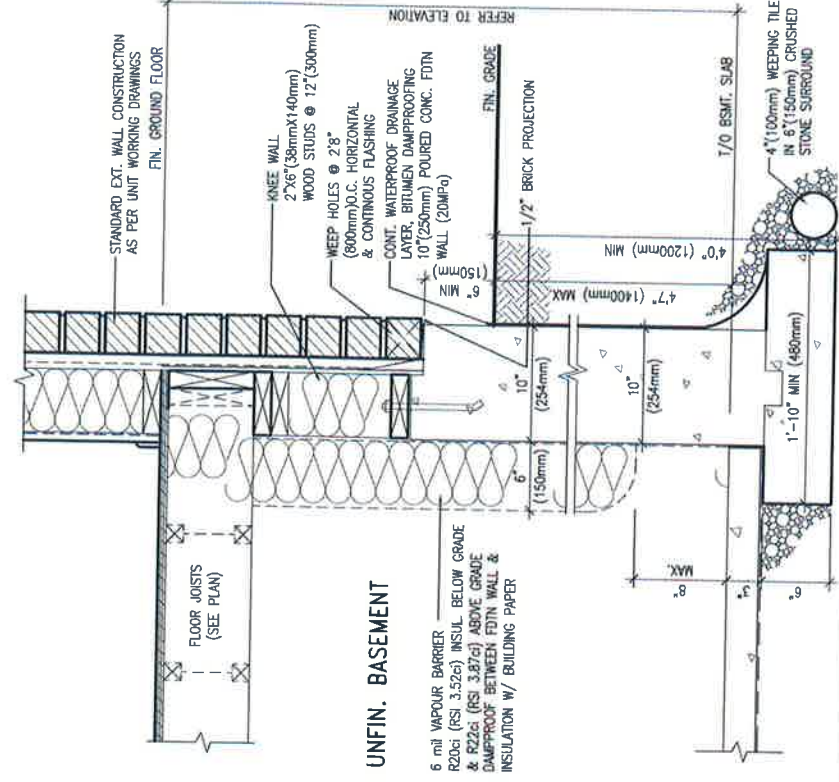
(10" FOUNDATION WALL)



WALL SECTION FOR GRADE TO FIN. FLOOR MORE THAN 4'7" (1400mm) HEIGHT DIFFERENCE
SCALE: N.T.S.

EW3.07x
PKG A1

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 BASEMENT SLAB 4'7" (1400mm) MAX. HEIGHT DIFFERENCE
SCALE: N.T.S.



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

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vasdesign.com

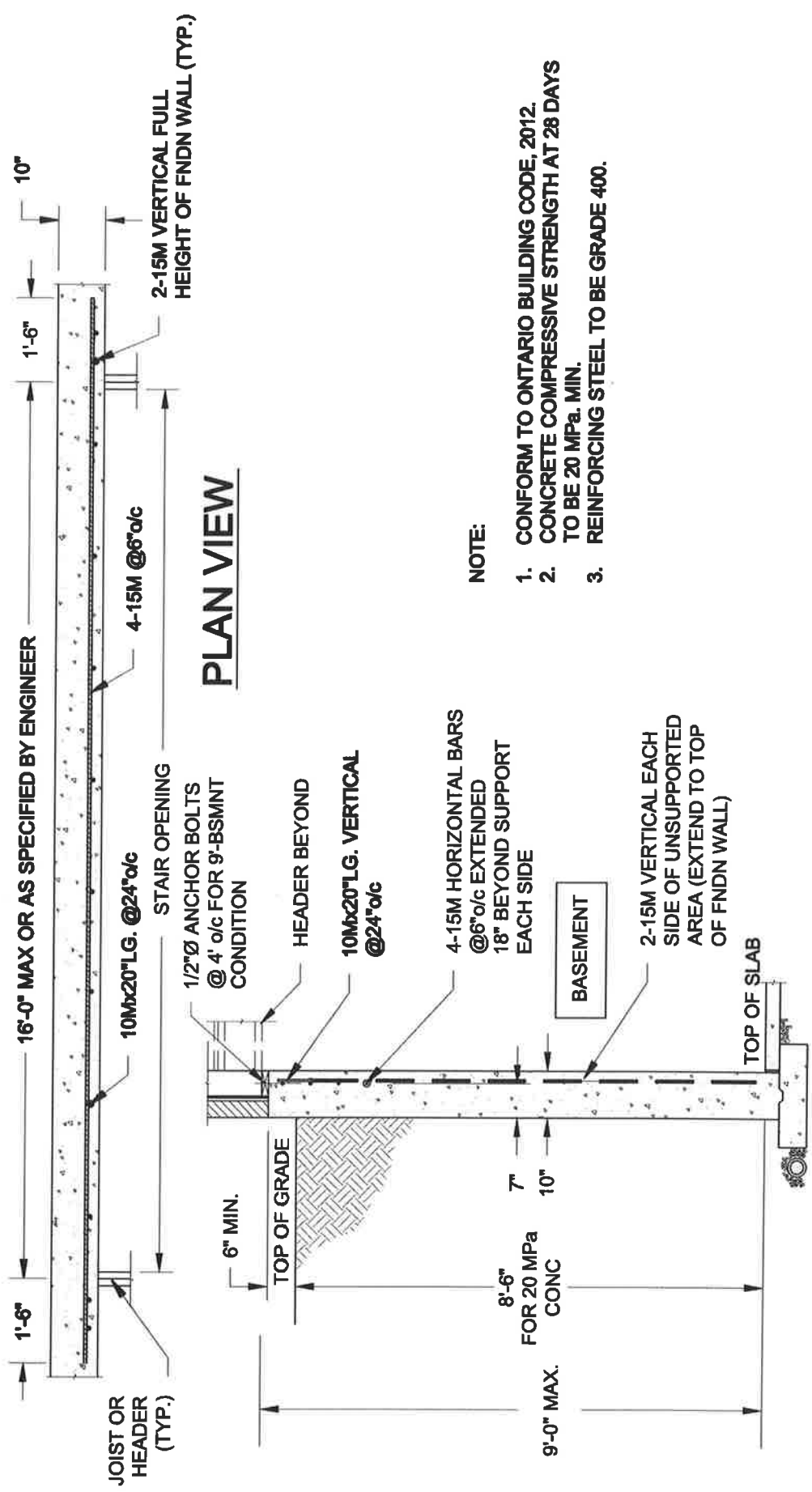
BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
MAY 2016
RC

CONST NOTE
CONSTRUCTION NOTES
CN11

project no. 13045
drawing no. 13045-CN-A1

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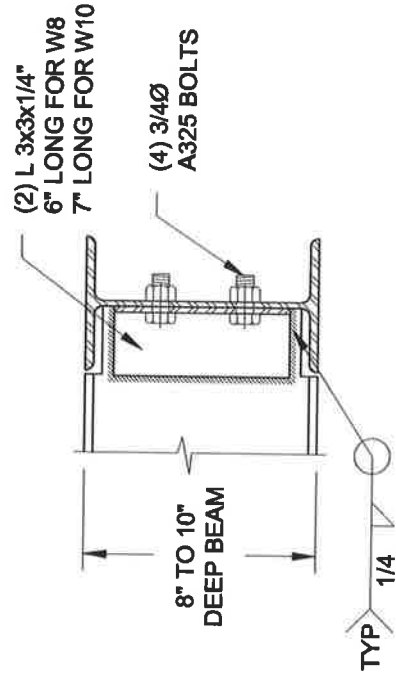
NOTE:

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 **LATERALLY UNSUPPORTED WALL**

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

S1

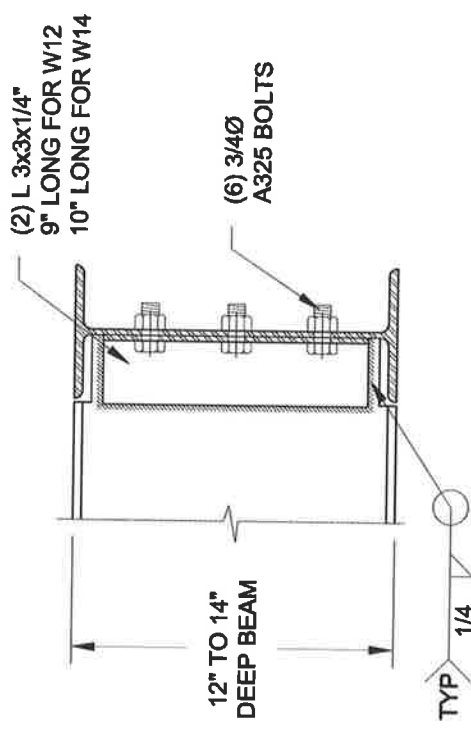


NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.

2 **STEEL BEAM CONNECTION DETAIL**

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

S1



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



Project:

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

TYPICAL STRUCTURAL DETAILS

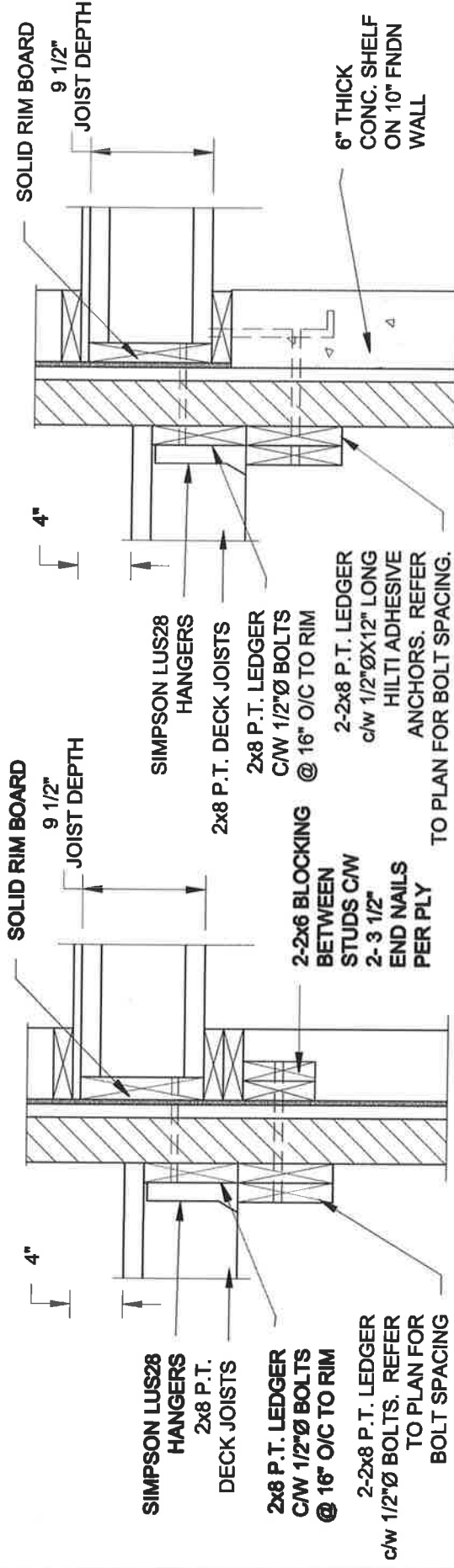
Project No.:

17-215

Drawing No.:

S1

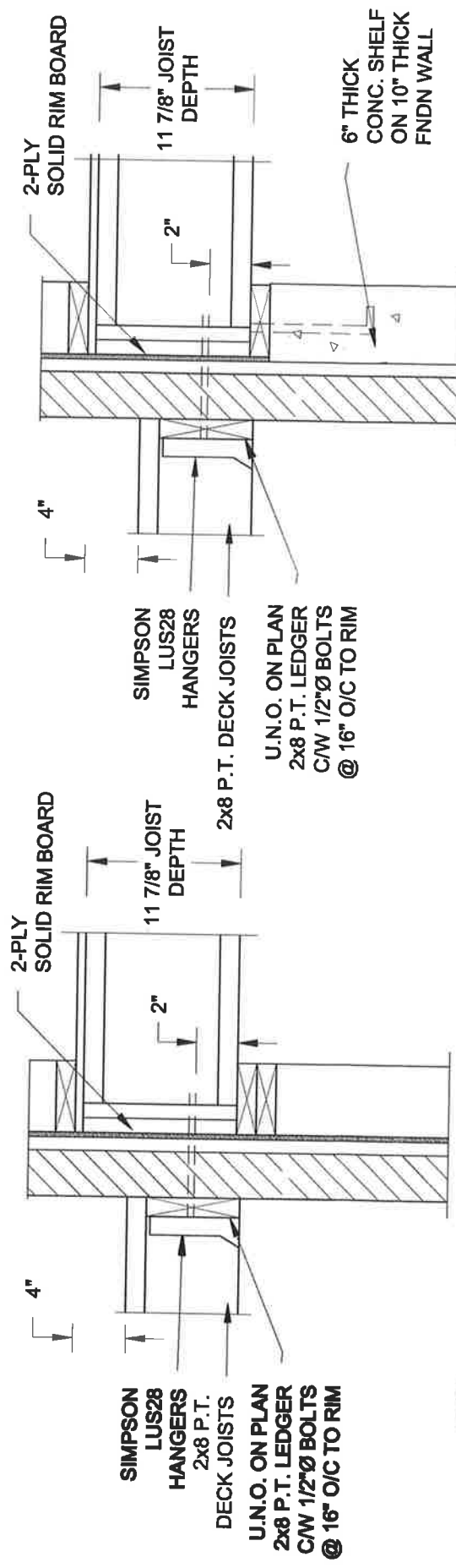
FOR 9 1/2" JOIST DEPTH



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

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

FOR 11 7/8" JOIST DEPTH

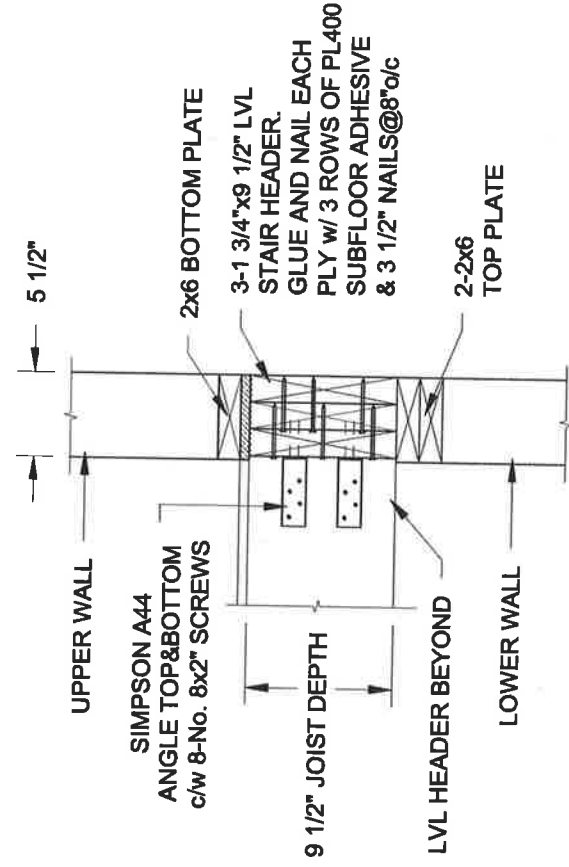


1C DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

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

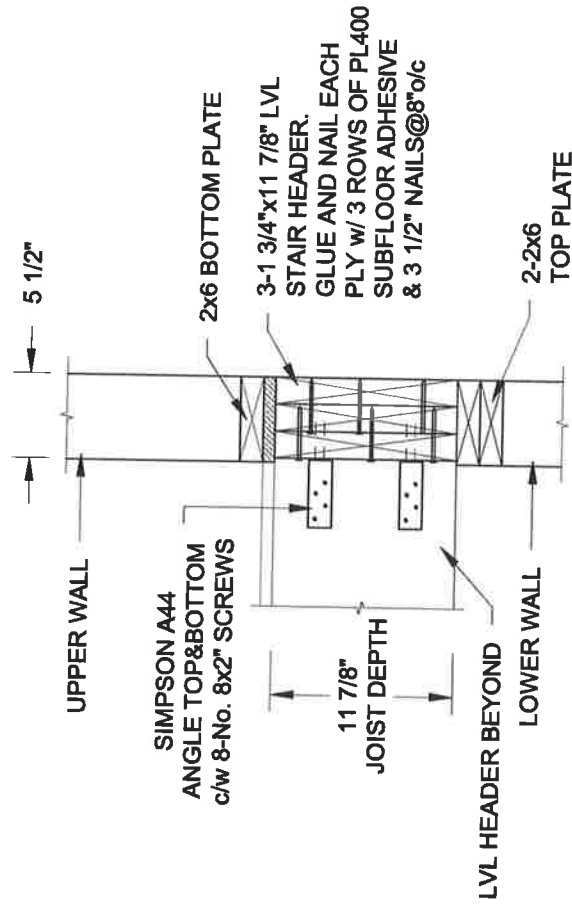
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
 2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
 3. FOOTING TO BE 22"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

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 BRATERS - SINGLES BRADFORD, ONTARIO
Date: OCT-28-2017	Engineer's Seal: 
Drawn: SC	Checked: SJB
Project No.: 17-215	
Drawing No.: S2	
Title: TYPICAL STRUCTURAL DETAILS	

P:\31117\17-215 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\17-215.dwg

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