

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

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.



JUNE 8, 2021

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BASEMENT PLAN 'A' (9'-0" BASEMENT) LOT 147

REFER TO PG 4 FOR AREA CHART

9	.	.	.
8	.	.	.
7	REVISED AS PER ENG'S COMMENTS	JUN 08-21	RC
6	REVISED AS PER FLOOR LAYOUTS	JUN 03-21	RC
5	CREATED FOR LOT 147	APR 16-21	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 05-18	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

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



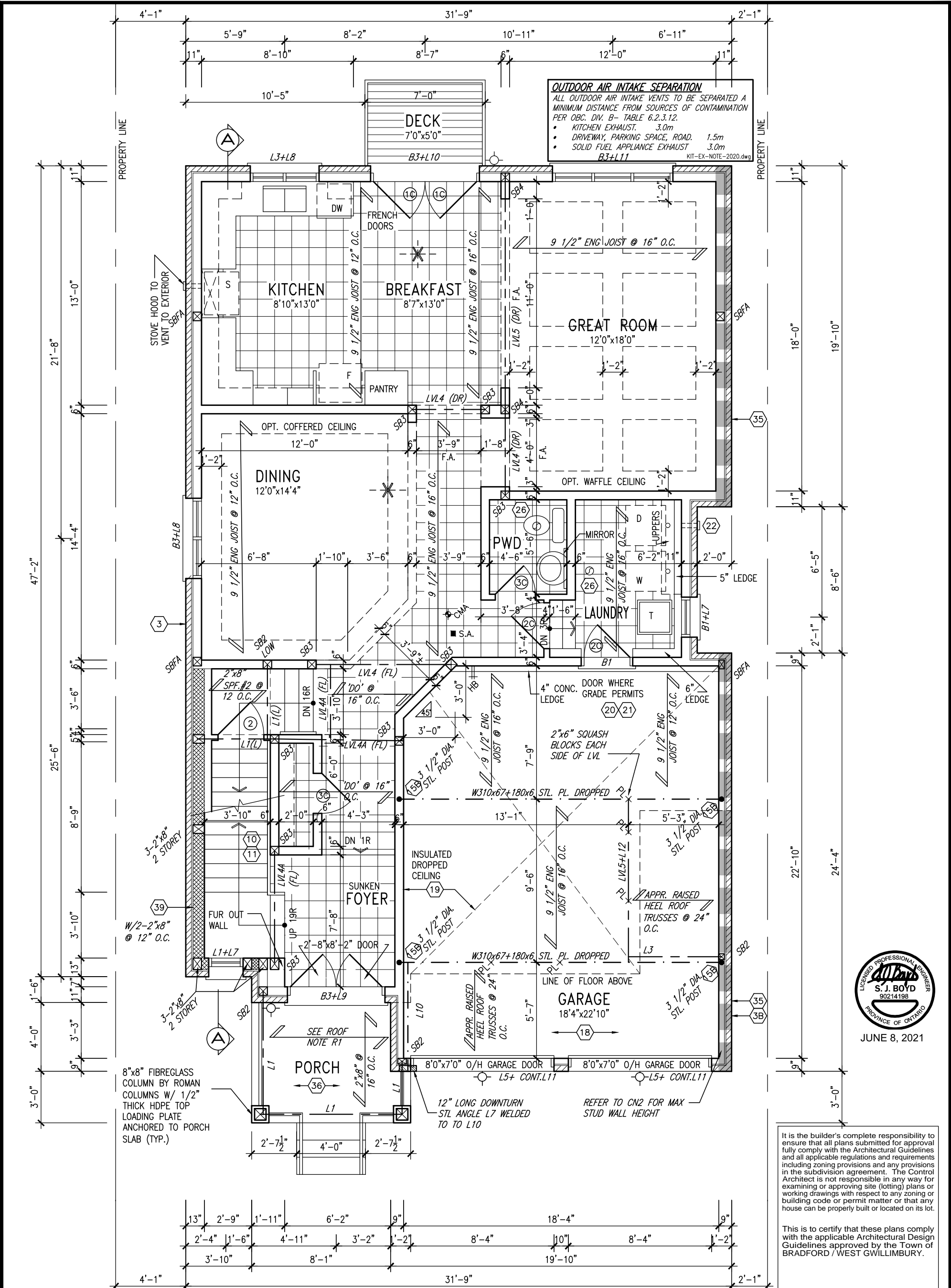
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Toronto ON M2J 1R4
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va3design.com

BAYVIEW WELLINGTON

S38-3 L147
BAROSSA 3

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-S38-3-L147	drawing no.	1
BASEMENT PLAN ELEV. 'A'					
RICHARD - H:\ARCHIVE\WORKING\2016\16023\BWL\Units\Purchaser lot specific\completed\16023-S38-3-L147.dwg - Tue - Jun 8 2021 - 8:54 AM					

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GROUND FLOOR PLAN 'A' LOT 147

INDICATES REDUCED SIDE YARD

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 FLOOR TRUSS MANUFACTURER.

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

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 DECKING BOARDS

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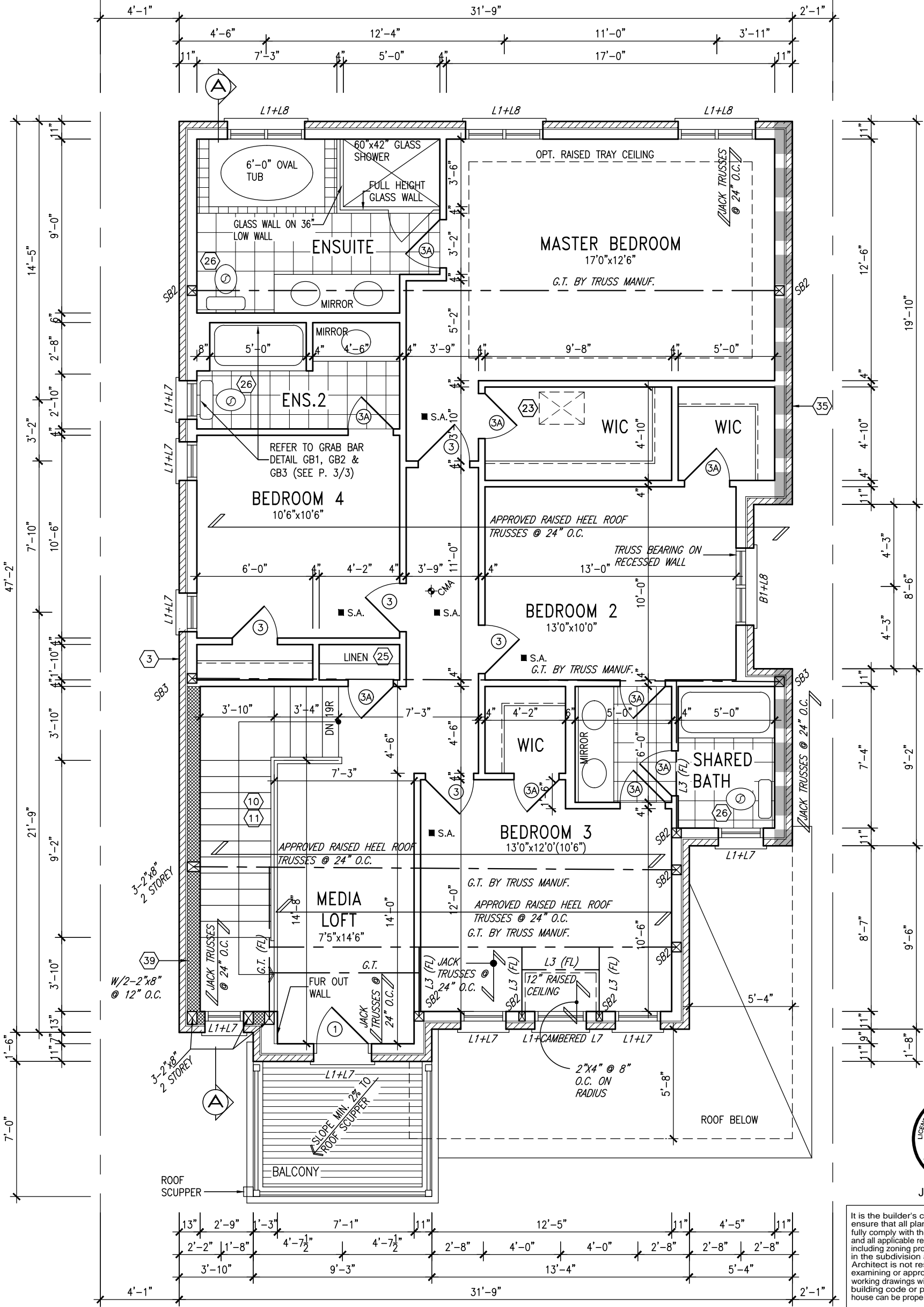


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BAYVIEW WELLINGTON

S38-3 L147
BAROSSA 3

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date	JANUARY, 2017	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	16023-S38-3-L147	drawing no.	2
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BM\Units\Purchaser lot specific\completed\16023-S38-3-L147.dwg - Tue - Jun 8 2021 - 8:54 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-2020.dwg

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

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date	JANUARY, 2017	checked by	RC	scale	3/16" = 1'-0"
drawn by	WT	file name	16023-S38-3-L147	drawing no.	3
SECOND FLOOR PLAN ELEV. 'A'					

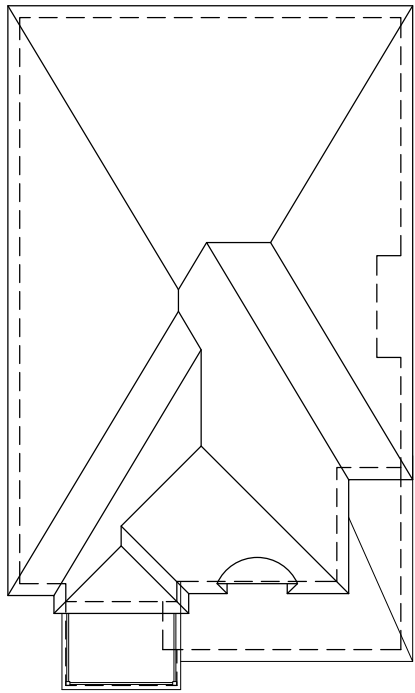
S38-3 L147
BAROSSA 3

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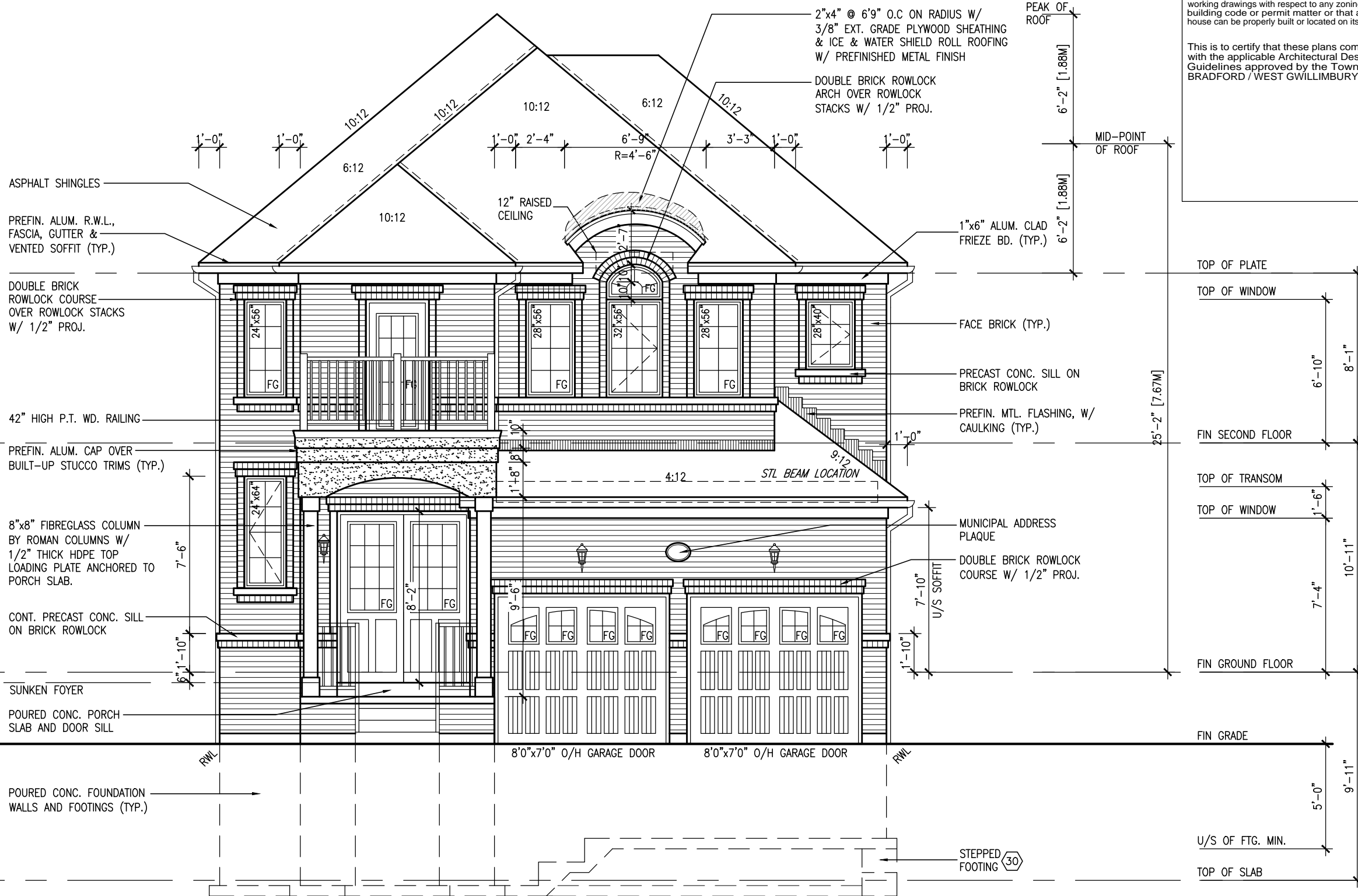
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JUNE 8, 2021



ROOF PLAN 'A'



FRONT ELEVATION 'A' LOT 147

AREA CALCULATIONS	ELEV. A
GROUND FLOOR AREA	1152 SF
SECOND FLOOR AREA	1441 SF
SUBTOTAL	2593 SF
DEDUCT ALL OPEN AREAS	0 SF
TOTAL NET AREA	2593 SF
	(240.90 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE	1602 SF
W/OUT PORCH	(148.83 m ²)
COVERAGE	1662 SF
W/ PORCH	(154.40 m ²)

SEE DETAIL 1/4 FOR
9'-0" BASEMENT COND



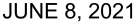
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project name		project no.	
GREEN VALLEY EAST		16023	
municipality		drawing no.	
BRADFORD, ONT.		FRONT ELEVATION 'A'	
date		file name	
JANUARY, 2017		16023-S38-3-L147	
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WT		RC 3/16" = 1'-0"	
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RC		4	
16023-S38-3-L147		BAROSSA 3	
S38-3 L147		BAYVIEW WELLINGTON	
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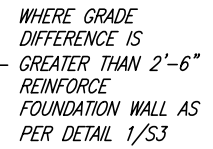


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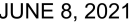
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R.W.L. AS REQUIRED
AS PER MUNICIPALITY

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES



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BAYVIEW WELLINGTON

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

date	drawn by	checked by	scale	file name
14 JANUARY, 2017	REAR ELEVATION 'A' -	RC	3/16" = 1'-0"	16023-S38-3-L147
	drawn by			16023-S38-3-L147
	WICH			16023-S38-3-L147
	REAR - H.V. ARCHITECTS, MORRISON, 16023.BW United Purchaser, lot specific completed 16023-S38-3-L147.dwg - Tue - Jun 8 2021 - 8:54 AM			

drawing no. 7

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[illegible]

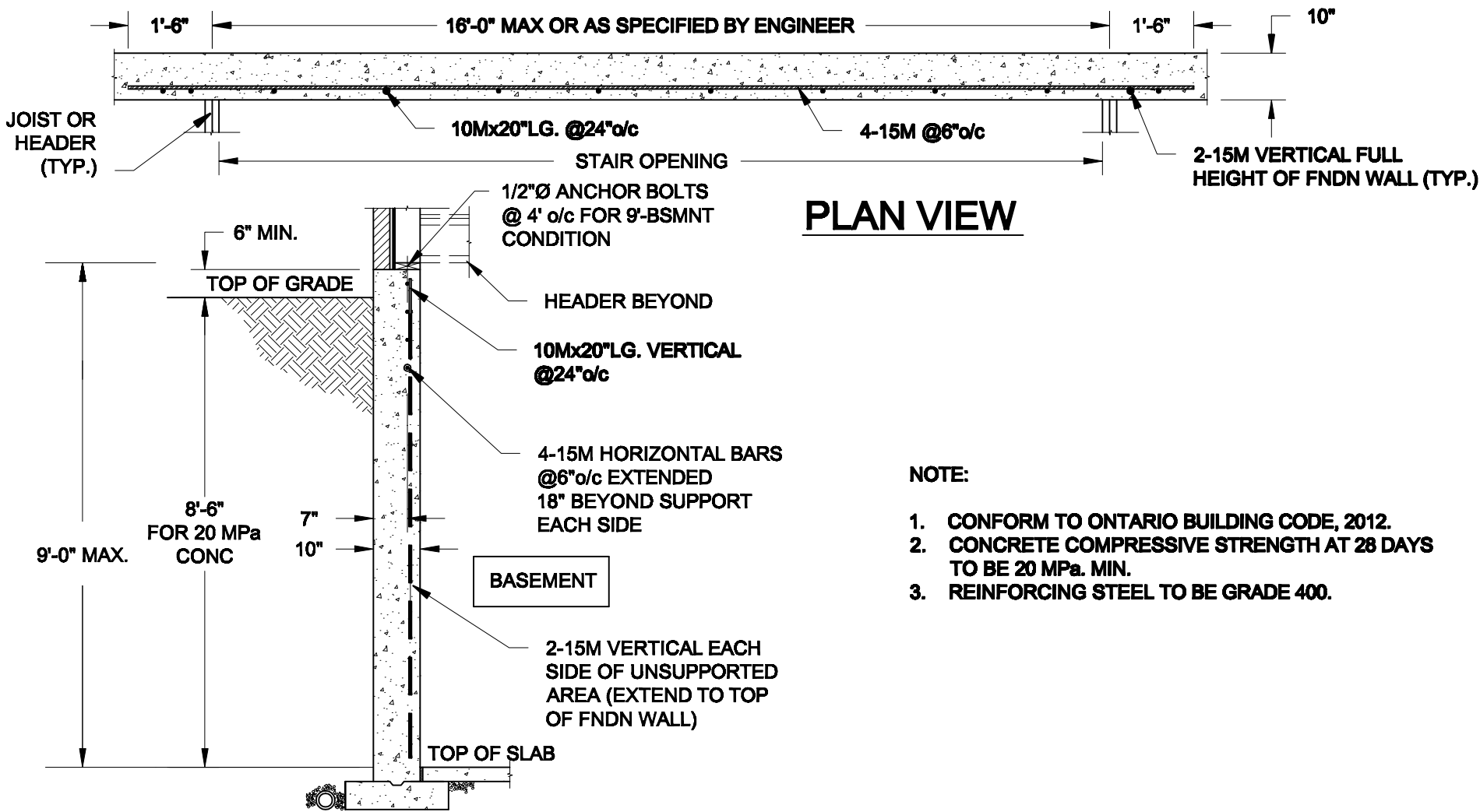
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-3 ELEVATION A L147	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	715.40 S.F.	157.71 S.F.	22.05 %
LEFT SIDE	1276.29 S.F.	64.56 S.F.	5.06 %
RIGHT SIDE	1222.36 S.F.	27.28 S.F.	2.23 %
REAR	945.63 S.F.	241.28 S.F.	25.52 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	4159.68 S.F.	490.83 S.F.	11.80 %
TOTAL SQ. M.	386.44 S.M.	45.60 S.M.	11.80 %

WHERE GRADE
DIFFERENCE IS
GREATER THAN 2'-6"
REINFORCE
FOUNDATION WALL AS
PER DETAIL 1/S3

W.O.B. REAR ELEVATION 'A' LOT 147

SEE DETAIL 1/S4 FOR
9'-0" BASEMENT COND

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES

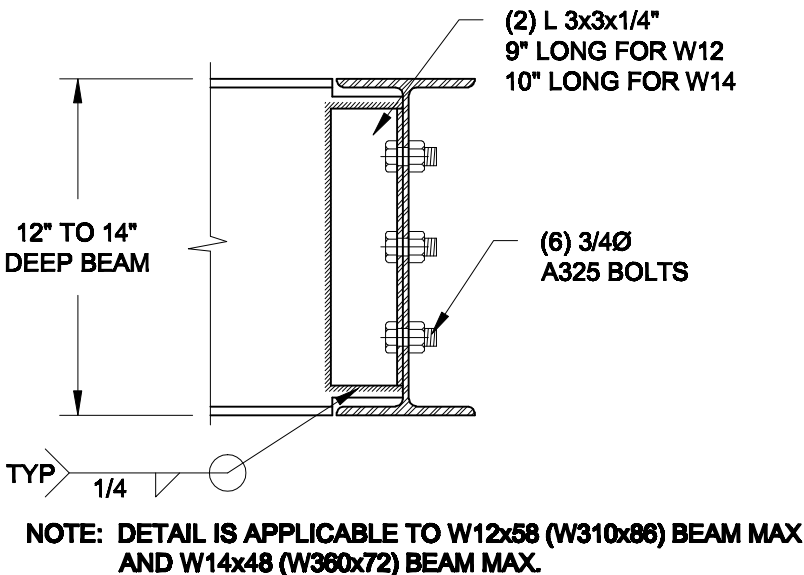
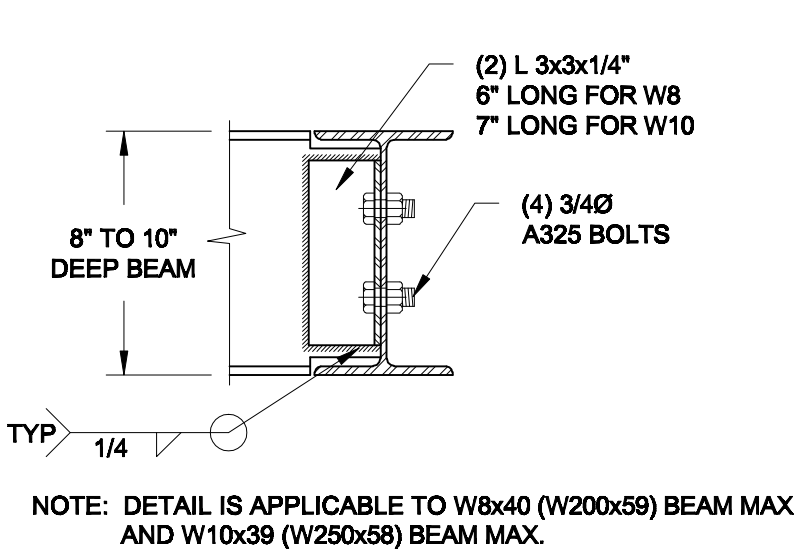


- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
 2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
 3. REINFORCING STEEL TO BE GRADE 400.

1
S1

LATERALLY UNSUPPORTED WALL



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



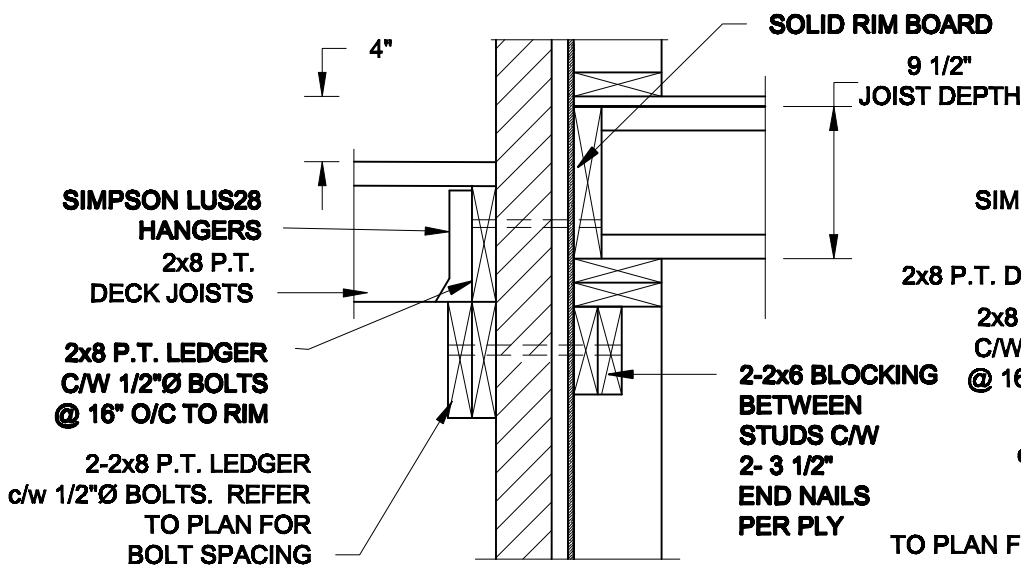
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S1

STEEL BEAM CONNECTION DETAIL

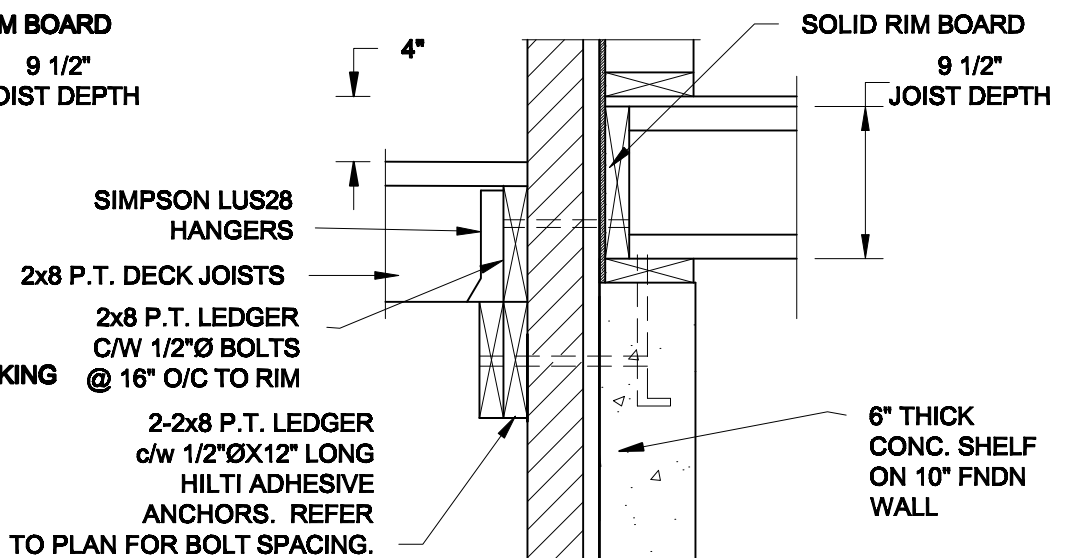
SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED		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	
Date: MAR-15-2021				TYPICAL STRUCTURAL DETAILS	
Drawn: SC	Checked: SJB			Project No.: 21-038	Drawing No.: S1

FOR 9 1/2" JOIST DEPTH

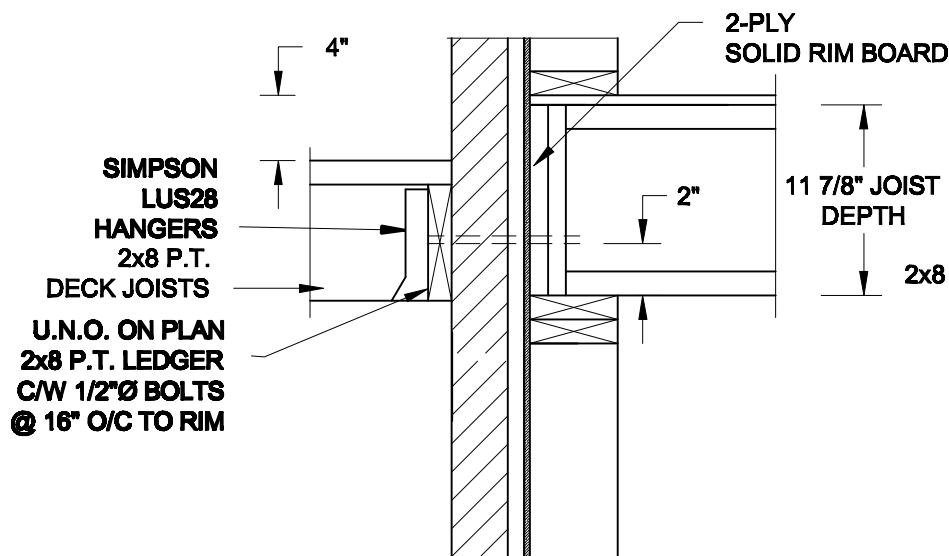


1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

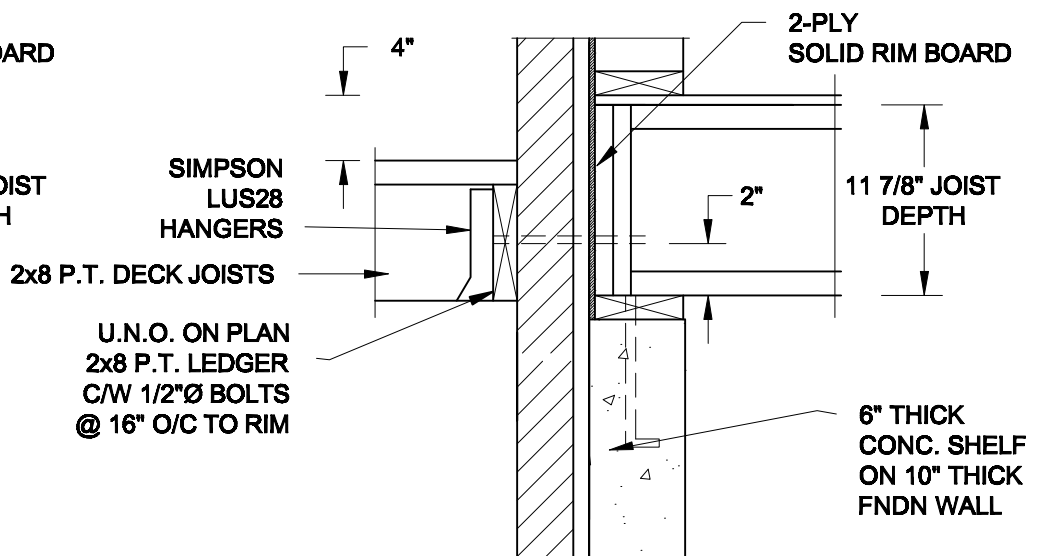


1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



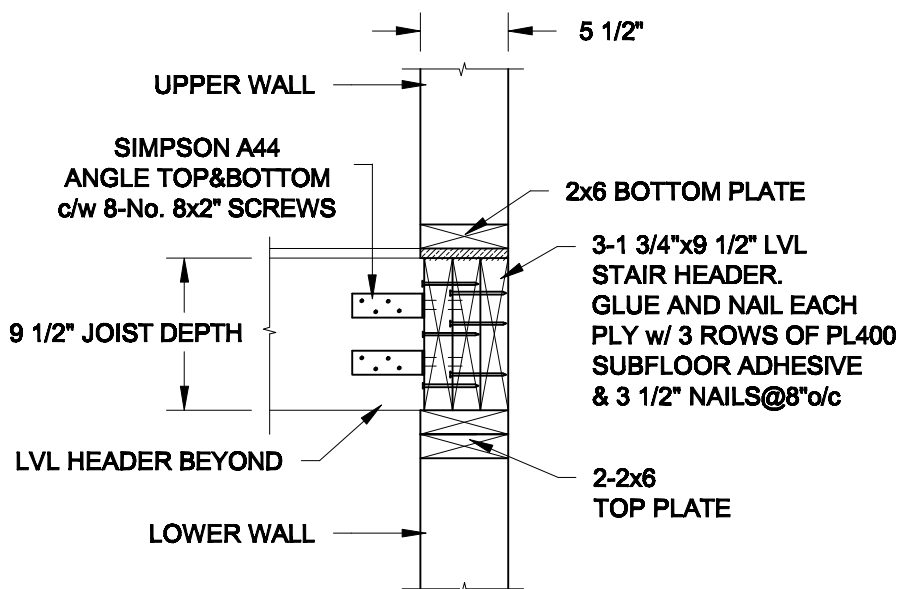
1C
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



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

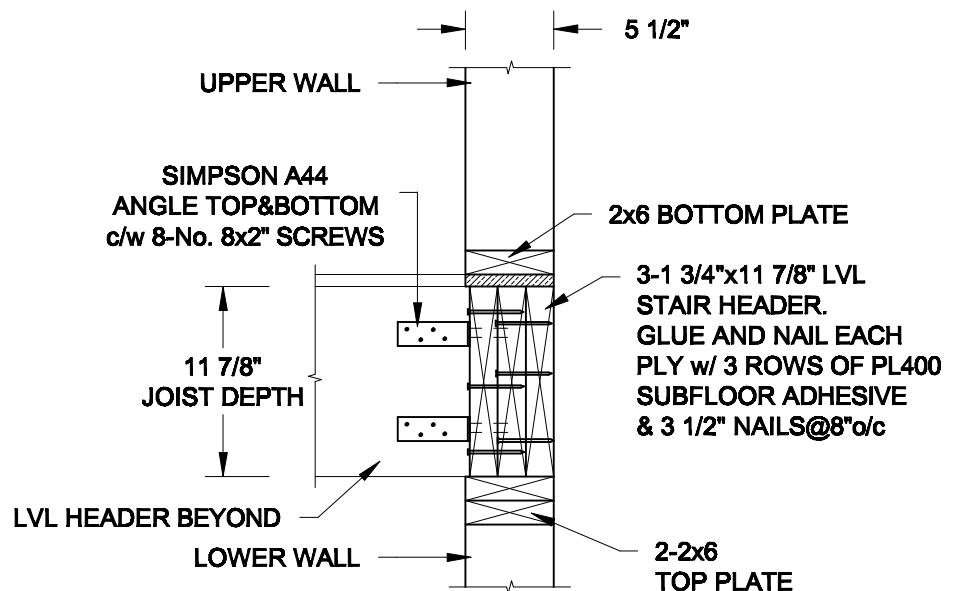
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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.



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Engineer's Seal



MAR 30, 2021

Project:

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

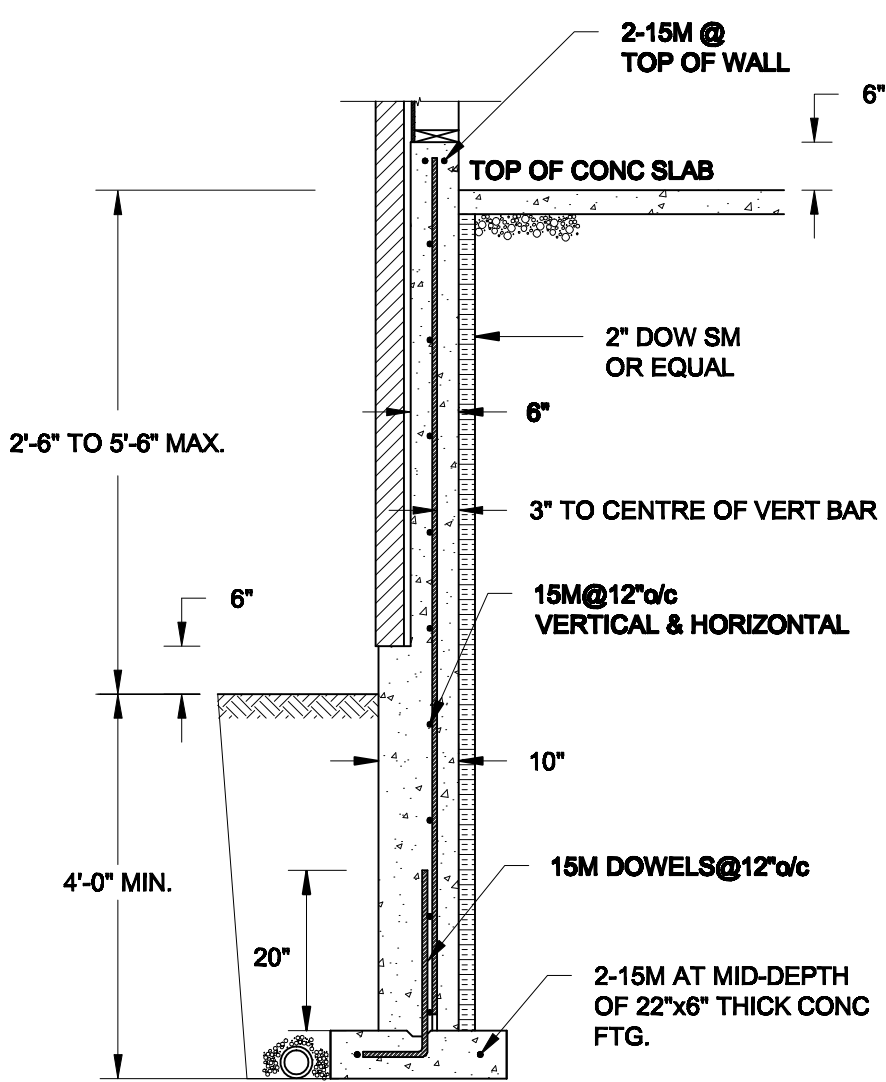
TYPICAL STRUCTURAL DETAILS

Project No.:

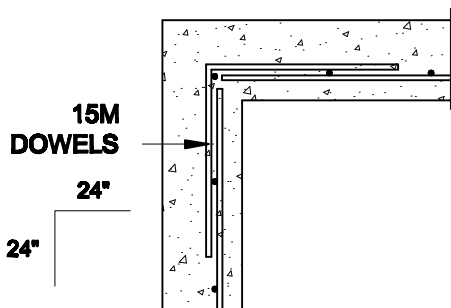
21-038

Drawing No.:

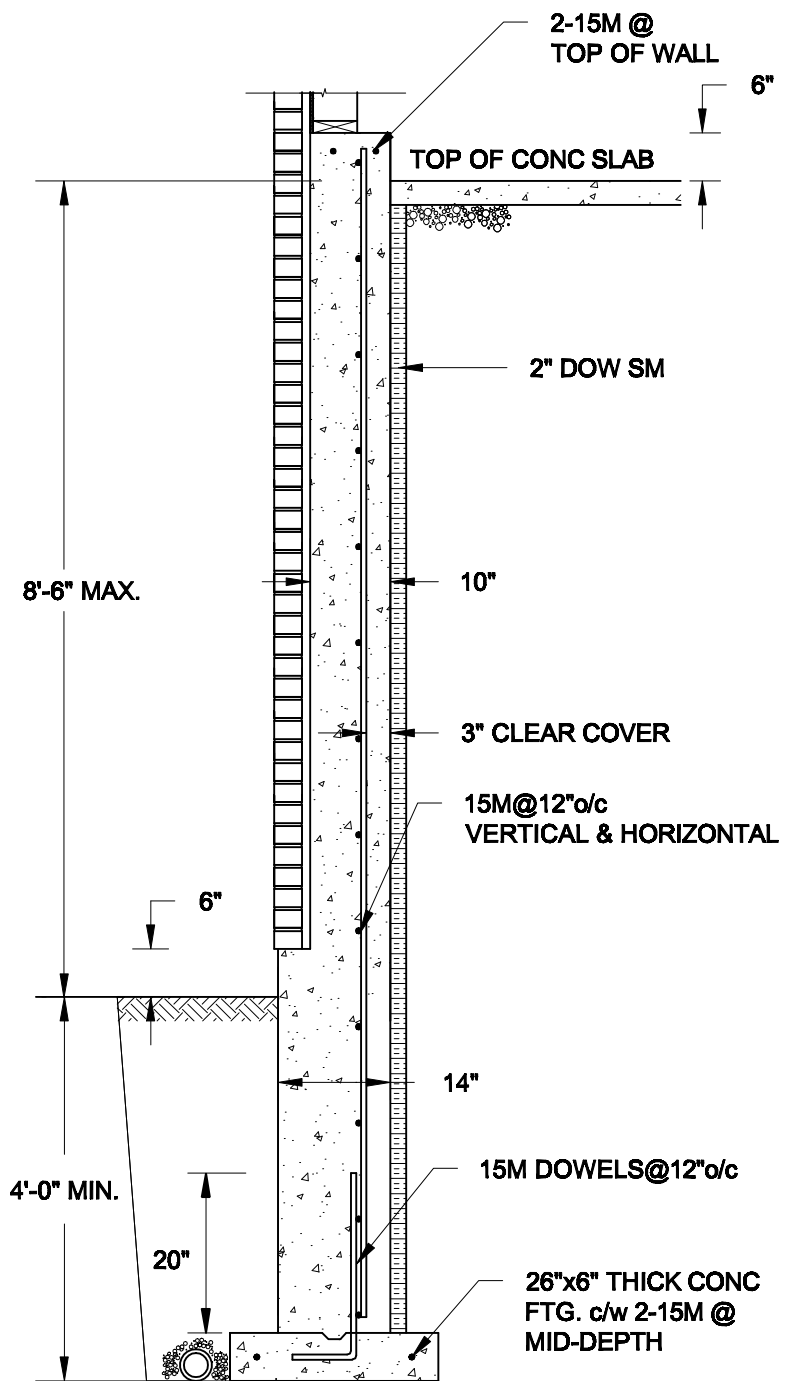
S2



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



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	
Date: MAR-15-2021	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.

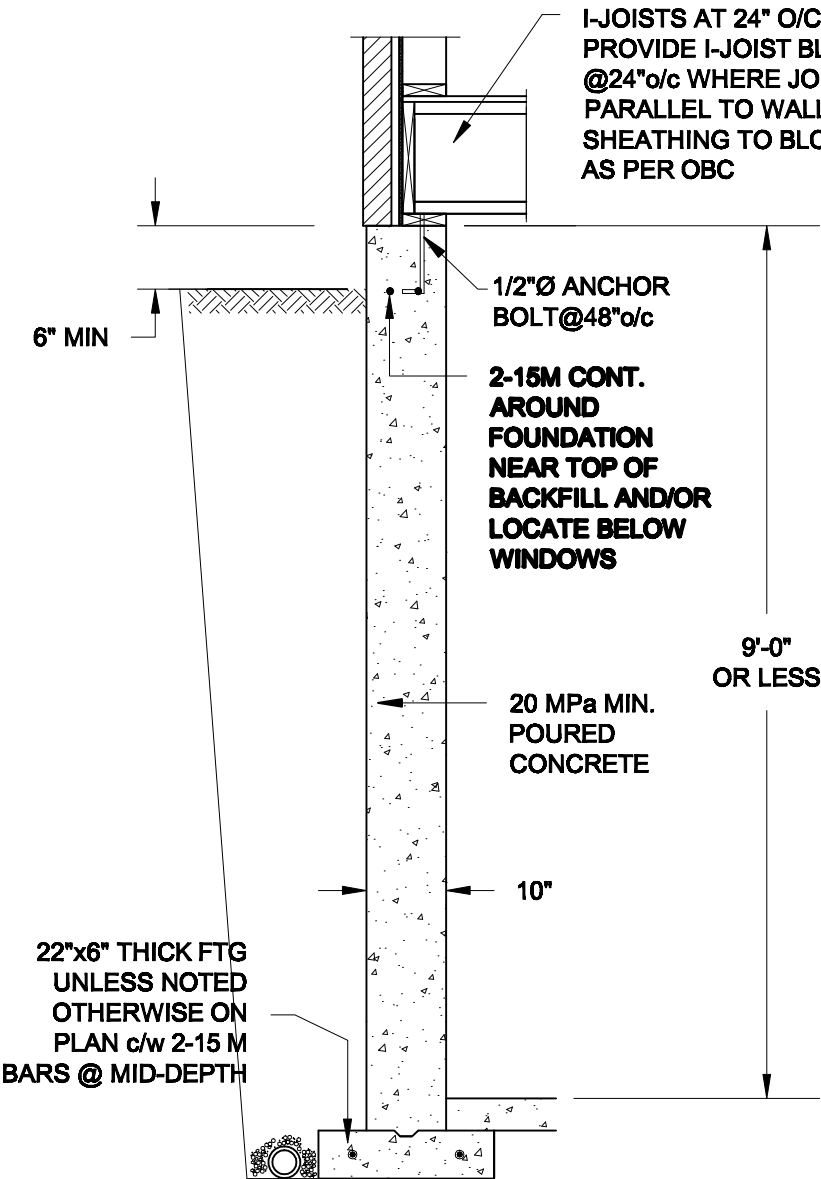


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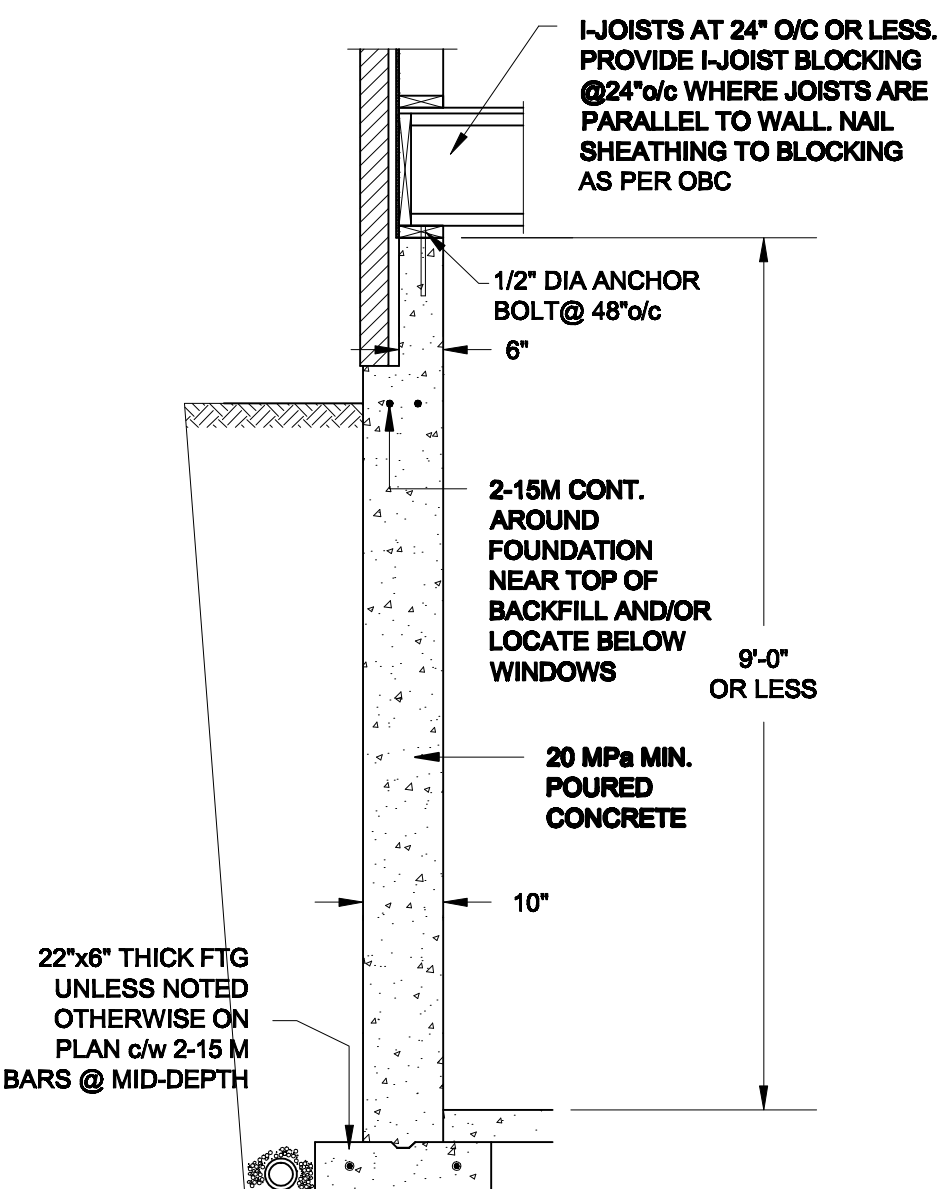
Engineer's Seal



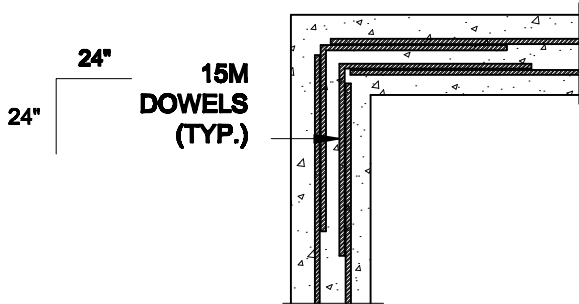
Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
TYPICAL STRUCTURAL DETAILS	
Project No.: 21-038	Drawing No.: S3



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