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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



MAY 11, 2021

AREA CALCULATIONS		EL. 'C'
GROUND FLOOR AREA	1311 SF	
SECOND FLOOR AREA	1592 SF	
SUBTOTAL	2903 SF	
DEDUCT ALL OPEN AREAS	15 SF	
TOTAL NET AREA	2888 SF	
	(268.30 m ²)	
FINISHED BSMT AREA	0 SF	
COVERAGE	1753 SF	
W/OUT PORCH	(162.85 m ²)	
COVERAGE	1850 SF	
W/ PORCH	(171.87 m ²)	

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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@ 24" O.C. WHERE FLOOR JOISTS ARE
PARALLEL TO FOUNDATION WALL (TYP.)

BASEMENT PLAN 'C' (9'0" BASEMENT) LOT 151

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	.	.	.	qualification information
7	.	.	.	
6	REVISED AS PER ENG COMMENTS	MAY 11-21	RC	Wellington Jno-Baptiste 25591
5	CREATED FOR LOT 151	APR 19-21	KL	name BCIN
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC	registration information 42658
3	ADD OPT. 9' BASEMENT	APR 06-21	RC	VA3 Design Inc.
2	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC	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.
1	ISSUED FOR CLIENT REVIEW	.	.	
no.	description	date	by	



255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S38-6 L151
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-L151	drawing no.	1
BASEMENT PLAN ELEV. 'C'					

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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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.



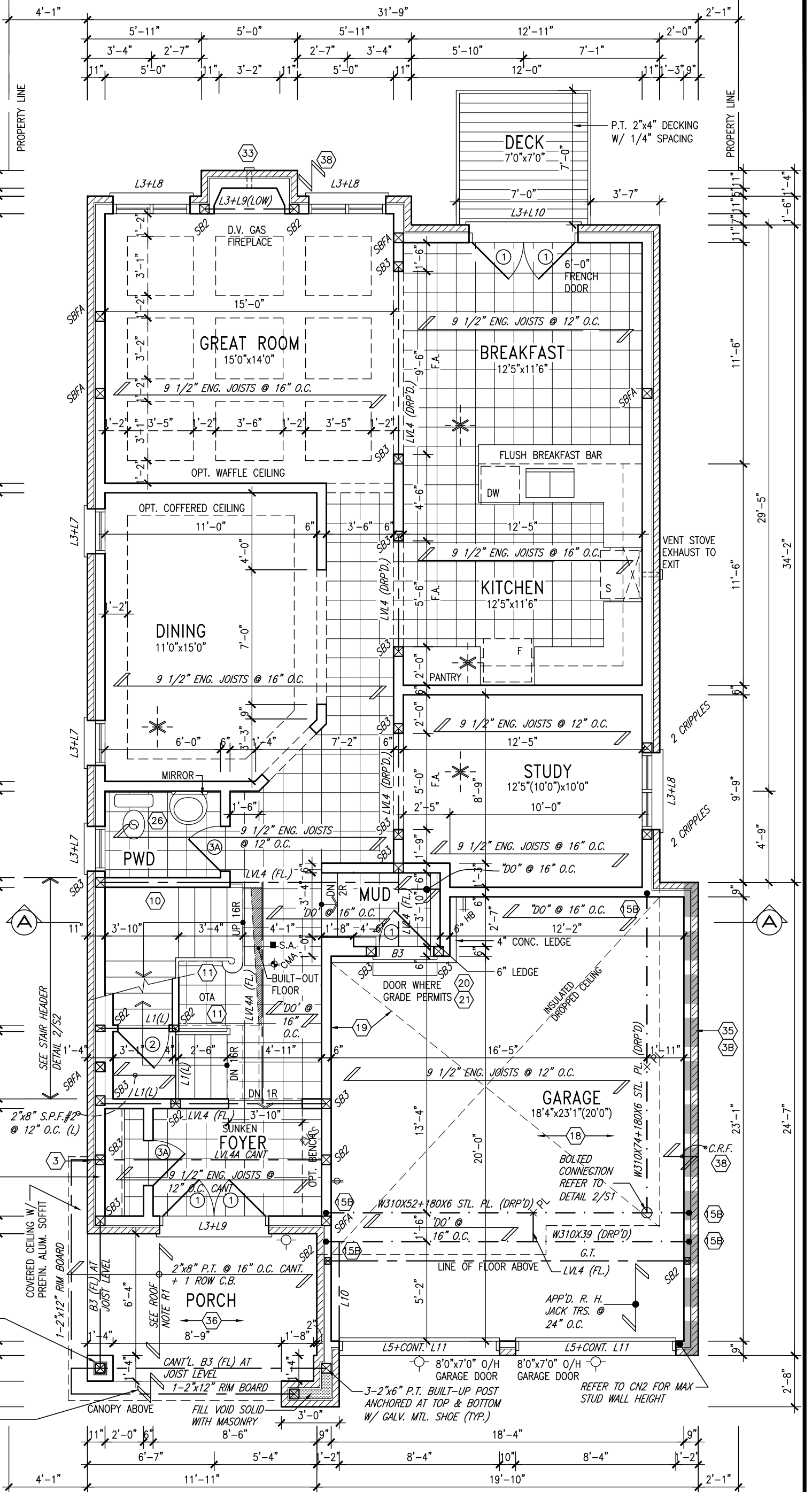
MAY 11, 2021

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



GROUND FLOOR PLAN 'C' LOT 151

INDICATES REDUCED SIDE YARD

9	.	.	.
8	.	.	.
7	.	.	.
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qualification information			
Wellington Jno-Baptiste	signature	25591	BCIN
registration information		42658	
VA3 Design Inc.			
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BAYVIEW WELLINGTON

S38-6 L151
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-L151	drawing no.	2
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\Purchaser lot specific\completed\16023-S38-6-L151.dwg - Tue - May 11 2021 - 12:06 PM					

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

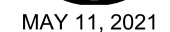
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NOTE:
ROOF TRUSS INFORMATION REFER TO ROOF
TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING
INFORMATION UNLESS OTHERWISE NOTED.

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project name GREEN VALLEY EAST		municipality BRADFORD, ONT.		project no. 16023	
date JANUARY, 2017		SECOND FLOOR PLAN ELEV. 'C'			
drawing no. 3					
drawn by WT		checked by RC		scale 3/16" = 1'-0"	
				file name 16023-S38-6-L151	
RICHARD ~ H:\ARCHIVE\WORKING\2016\16023.BM\Units\Purchaser lot specific\completed\16023-S38-6-L151.dwg ~ Tue ~ May 11 2021 ~ 12:06 PM					

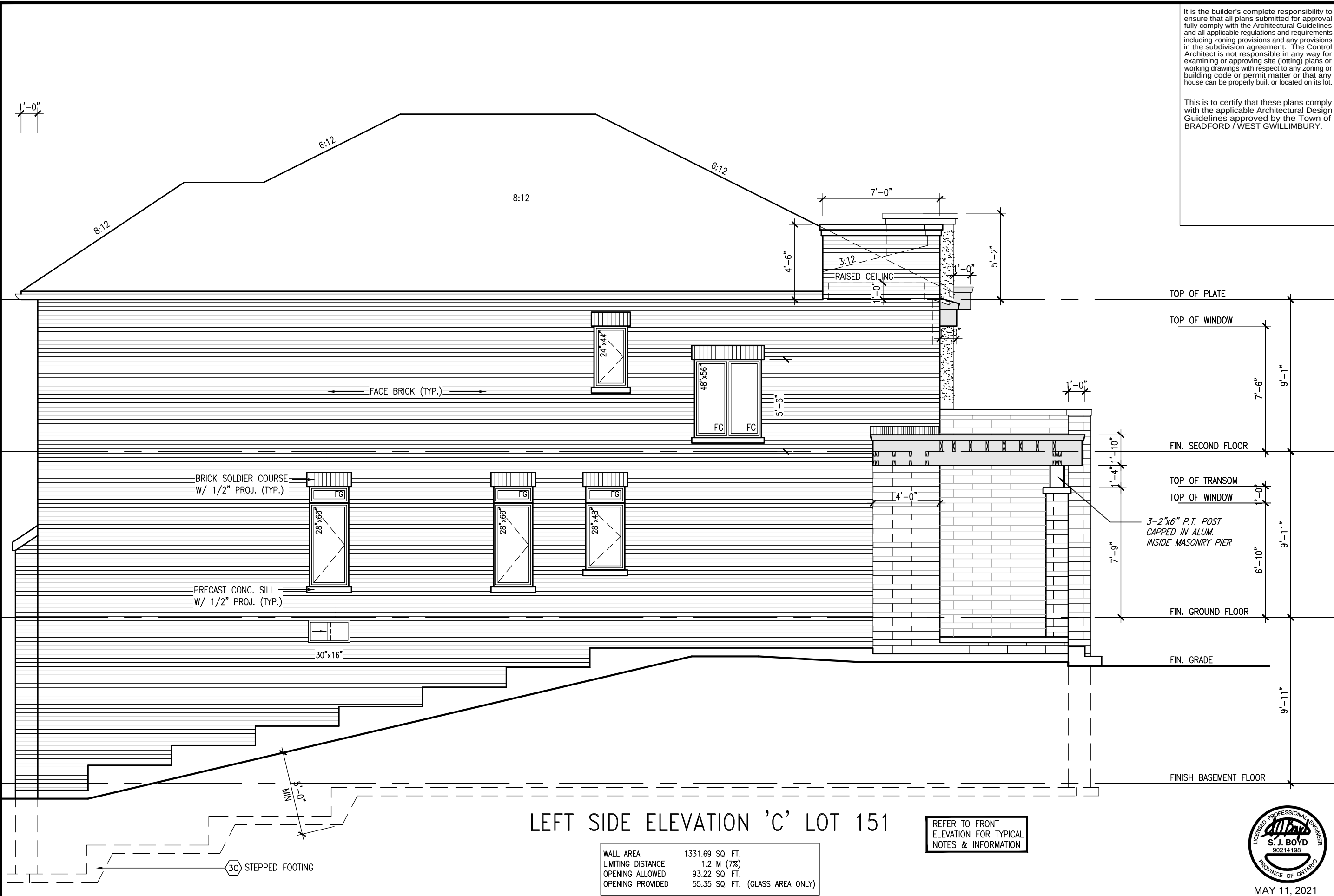


project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023
date JANUARY, 2017	FRONT ELEVATION 'C'	drawing no. 4
drawn by WT	checked by RC	file name 16023-S38-6-L151
scale 3/16" = 1'-0"		
RICHARD - H: ARCHIVE WORKING (2016) 16023.BM Units Purchaser lot specific, completed 16023-S38-6-L151.dwg - Tue - May 11 2021 - 12:06 PM		



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project no.		project name		municipality		project no.		drawing no.	
16023		S38-6 L151		BAROSSA 6		16023		5	
date		checked by		scale		file name		drawing no.	
JANUARY, 2017		RC		3/16" = 1'-0"		16023-S38-6-L151		5	
drawn by		checked by		scale		file name		drawing no.	
WT		RC		3/16" = 1'-0"		16023-S38-6-L151		5	
RICHARD - H. ARCHIVE WORKING 2016\16023\B.N\Units\Purchase lot specific\completed\16023-S38-6-L151.dwg - Tue - May 11 2021 - 12:06 PM		RICHARD - H. ARCHIVE WORKING 2016\16023\B.N\Units\Purchase lot specific\completed\16023-S38-6-L151.dwg - Tue - May 11 2021 - 12:06 PM		RICHARD - H. ARCHIVE WORKING 2016\16023\B.N\Units\Purchase lot specific\completed\16023-S38-6-L151.dwg - Tue - May 11 2021 - 12:06 PM		RICHARD - H. ARCHIVE WORKING 2016\16023\B.N\Units\Purchase lot specific\completed\16023-S38-6-L151.dwg - Tue - May 11 2021 - 12:06 PM		RICHARD - H. ARCHIVE WORKING 2016\16023\B.N\Units\Purchase lot specific\completed\16023-S38-6-L151.dwg - Tue - May 11 2021 - 12:06 PM	

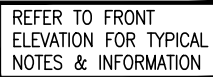
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Wellington Jno-Baptiste		25591		42658		42658	
name		registration information		signature		BCIN	
VAS Design Inc.		VAS Design Inc.		VAS Design Inc.		VAS Design Inc.	
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5		CREATED FOR LOT 151		APR 19-21		KL	
4		REVISED AS PER ENG. COMMENTS		APR 08-21		RC	
3		ADD OPT. 9' BASEMENT		APR 06-21		RC	
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1		ISSUED FOR CLIENT REVIEW		.		.	



MAY 11, 2021

(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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WALL AREA	1396.56 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	97.76 SQ. FT.
OPENING PROVIDED	75.41 SQ. FT. (GLASS AREA ONLY)

MAY 11, 2021

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 name registration information VAA3 Design Inc.	signature <i>[Signature]</i> BCIN 25591 42658
---	--

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no.	description	date	by	

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VA

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9	.	.	.
8	.	.	.
7	.	.	.
6	REVISED AS PER ENG COMMENTS	MAY 1-21	PC

project name	GREEN VALLEY EAST	BRADFORD, ONT.	project no.	16023
date	January, 2017		drawing no.	6
drawn by	WT	checked by	scale	
	RC		3/16" = 1' - 0"	
REMARKS	16023-538-B-1151 16023-538-B-1151.dwg - Tue May 11 2021 - 12:06 PM H:\ARCHIVE\WORKING\2016\16023.BRI\Units\Purchase\16023-538-B-1151.dwg			
	RIGHT SIDE ELEVATION 'C'		file name	

VA
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vo3design.com

BCIN		signature	42658
Z393			
weilington_jno-baptiste	name	VA3 Design Inc.	
	registration information		

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1	ISSUED FOR CLIENT REVIEW	JAN 08-18	RC
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3	ADD. OPT. '9' BASEMENT	APR 06-21	RC
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
5	CREATED FOR LOT 151	APR 19-21	KL
6	REVISED AS PER ENG COMMENTS	MAY 11-21	KL

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
38-6 ELEVATION C WOB	ENERGY EFFICIENCY -- OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	672.98 S.F.	150.944 S.F.	22.43 %
LEFT SIDE	1341.54 S.F.	69.00 S.F.	5.14 %
RIGHT SIDE	1327.44 S.F.	83.011 S.F.	6.25 %
REAR	883.24 S.F.	215.11 S.F.	24.35 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0.00 S.F.	
TOTAL SQ. FT.	4225.20 S.F.	518.07 S.F.	12.26 %
TOTAL SQ. M.	392.53 S.M.	48.13 S.M.	12.26 %



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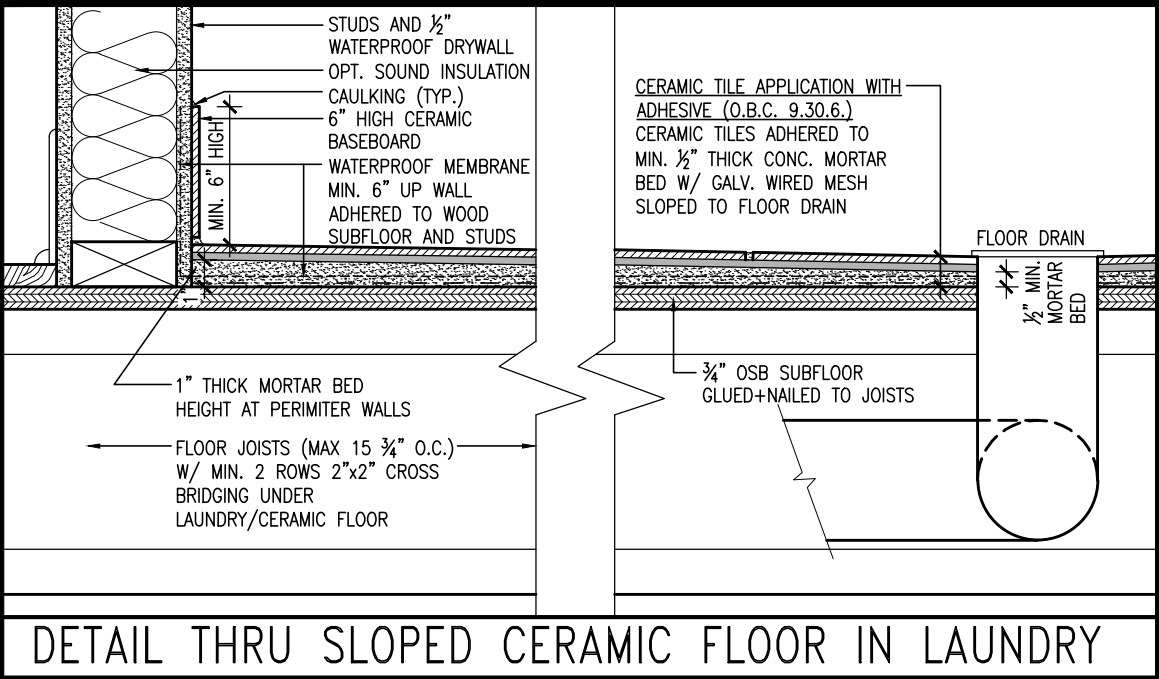
BAYVIEW WELLINGTON		S38-6 L151		BAROSSA 6	
GREEN VALLEY EAST		BRADFORD, ONT.		W.O.B. REAR ELEVATION 'C'	
project name		project no.		drawing no.	
16023		16023		7	
date		checked by		file name	
JANUARY, 2017		RC		16023-S38-6-L151	
drawn by		scale		3/16" = 1'-0"	
WT		RC		16023-S38-6-L151	
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name		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 which must be returned at the completion of the work. Drawings are not to be scaled.	
VAS Design Inc.		VAS Design Inc.		no. description	
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APR 08-21 RC		APR 06-21 RC		5 CREATED FOR LOT 151	
JAN 08-18 RC		JAN 08-18 RC		4 REVISED AS PER ENG. COMMENTS	
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date		date		no. description	
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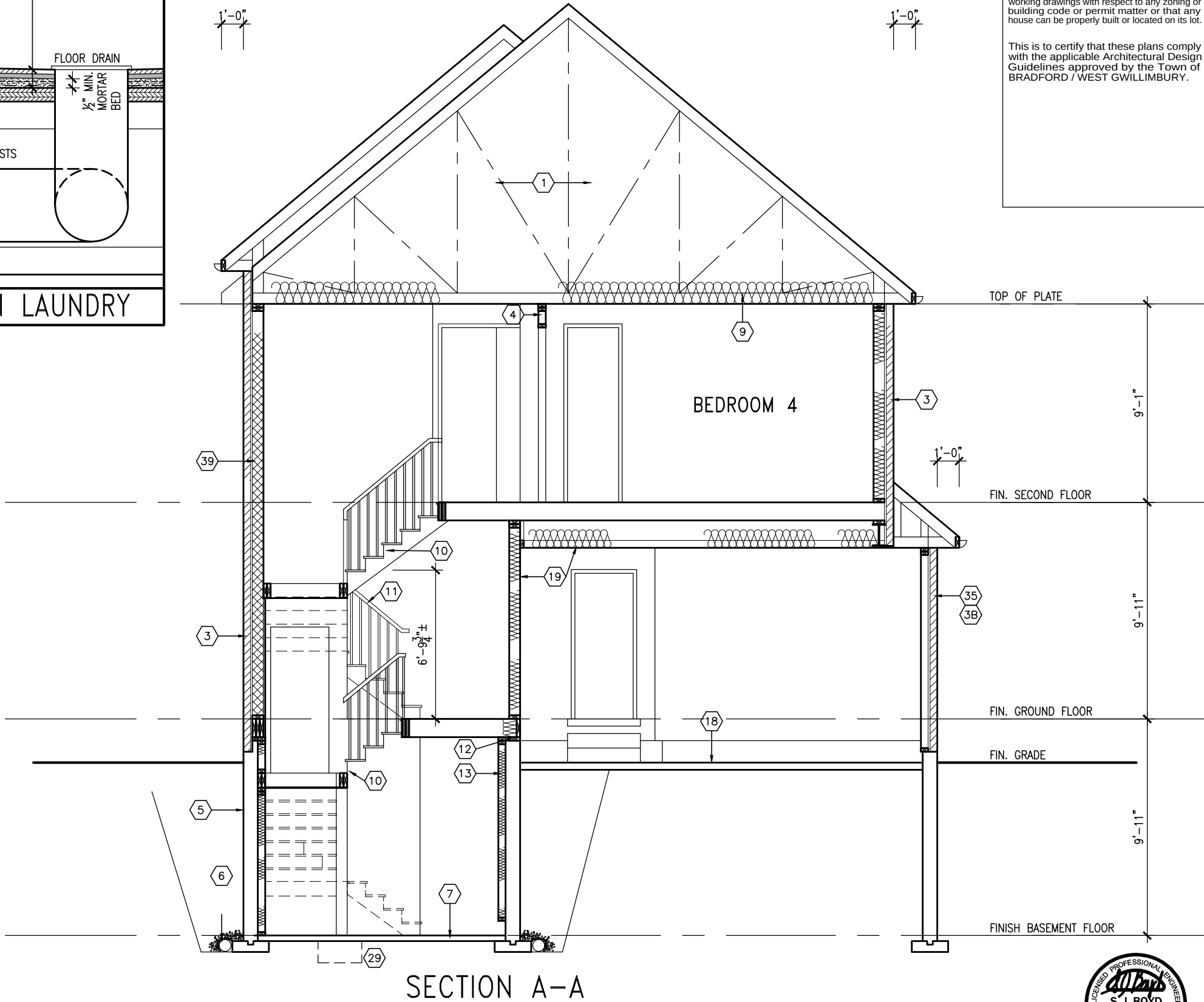
MAY 11, 2021

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

W.O.B. REAR ELEVATION 'C' LOT 151



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



SECTION A-A

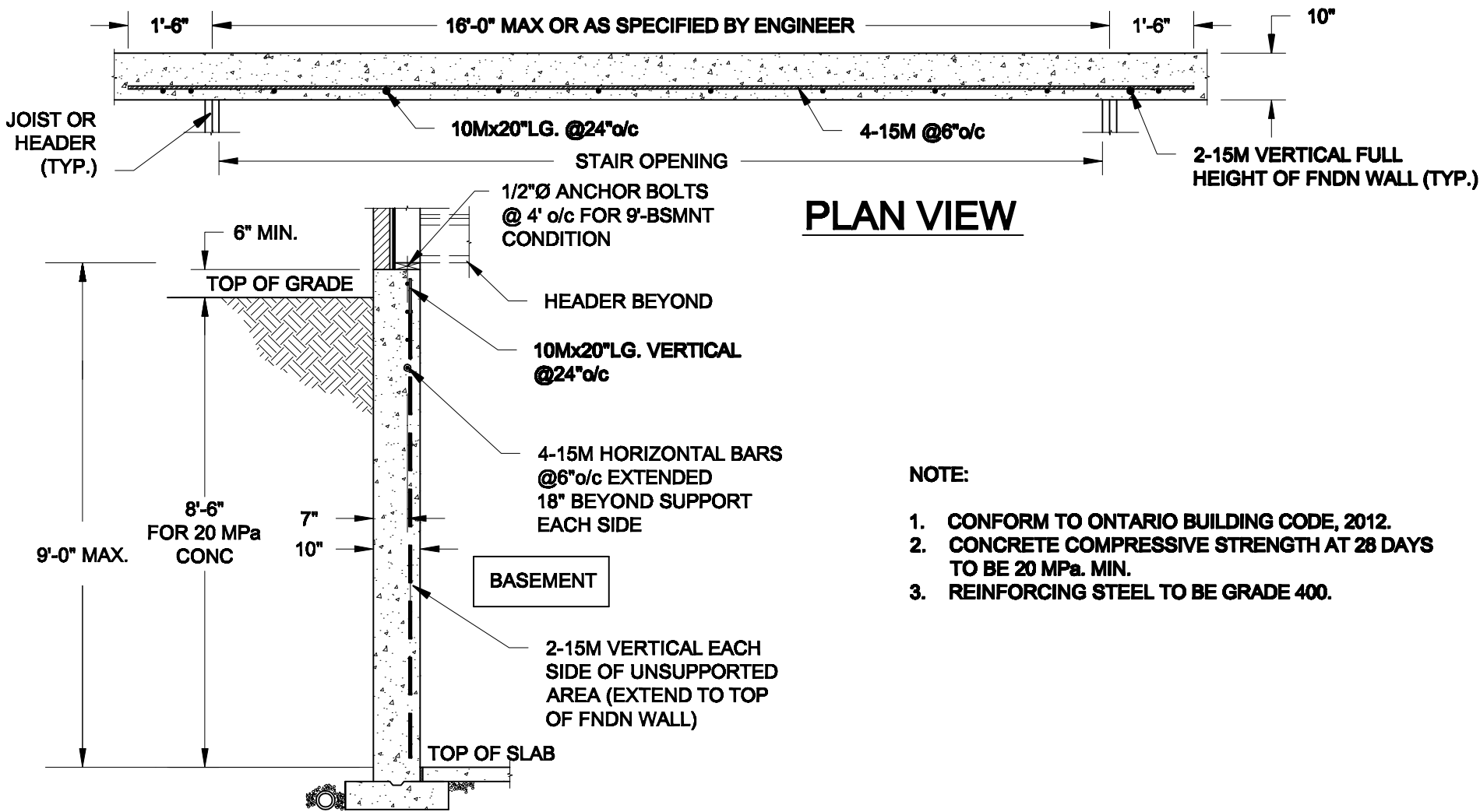


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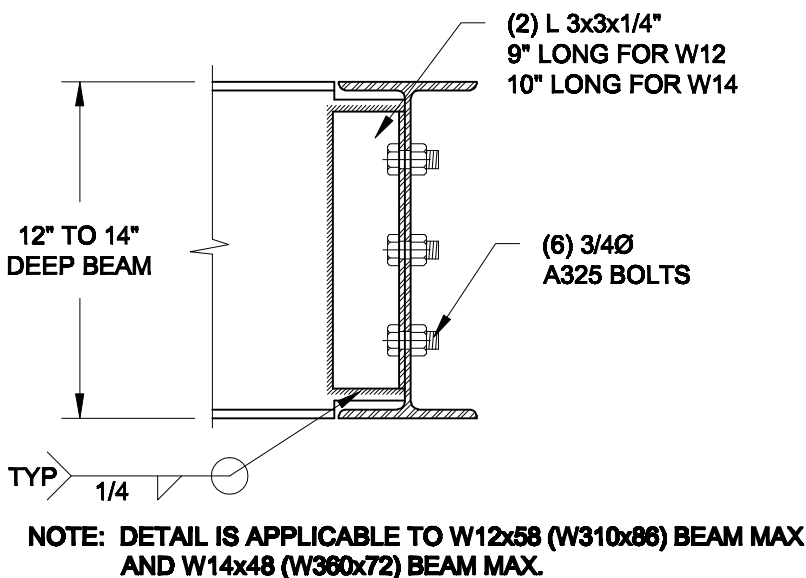
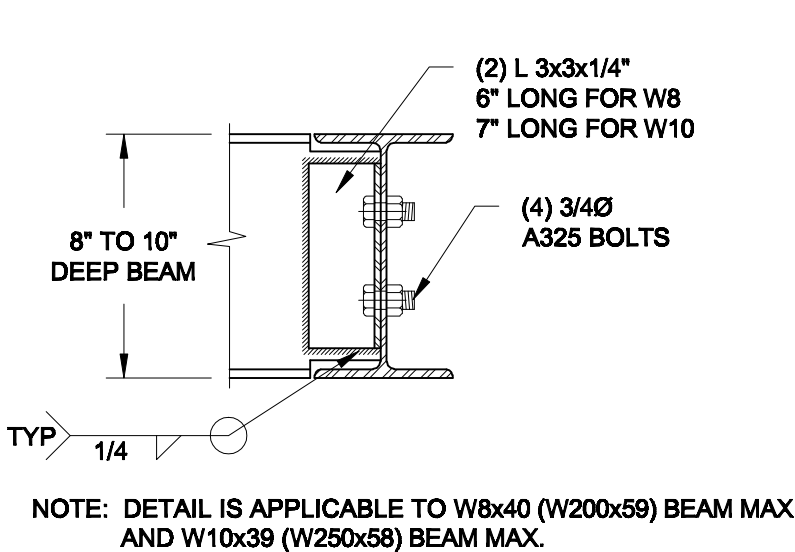
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

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1
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"



2
S1 **STEEL BEAM CONNECTION DETAIL**
SCALE: 1-1/2" = 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
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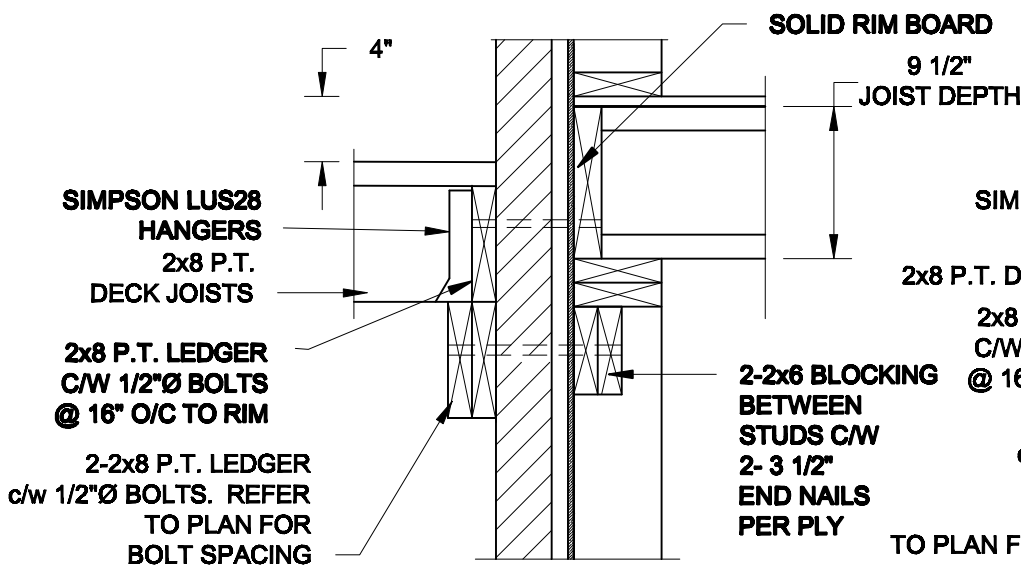
Engineer's Seal



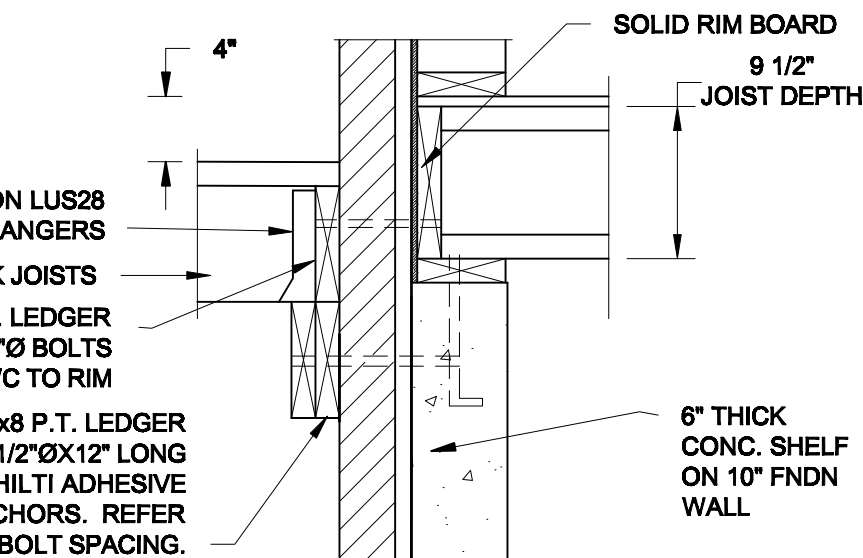
MAR 30, 2021

Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
TYPICAL STRUCTURAL DETAILS	
Project No.: 21-038	Drawing No.: S1

FOR 9 1/2" JOIST DEPTH

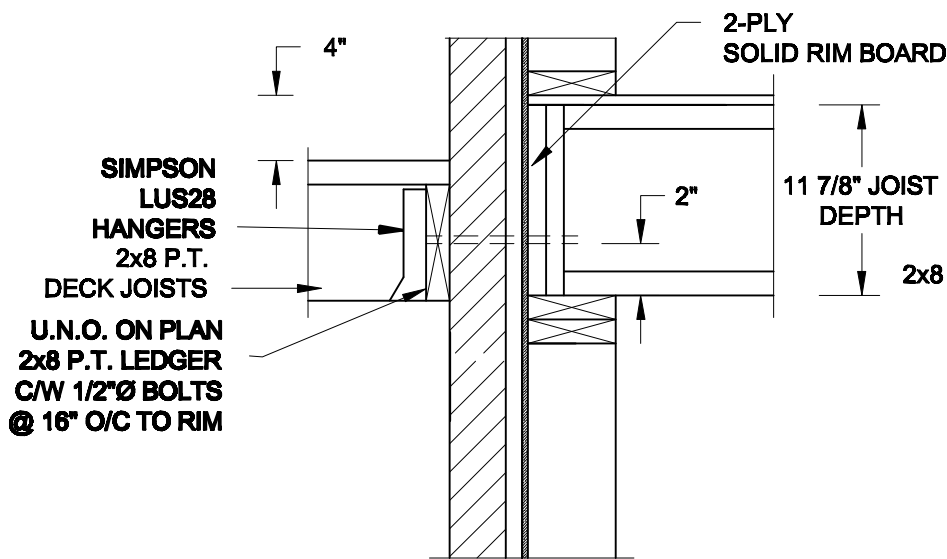


1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

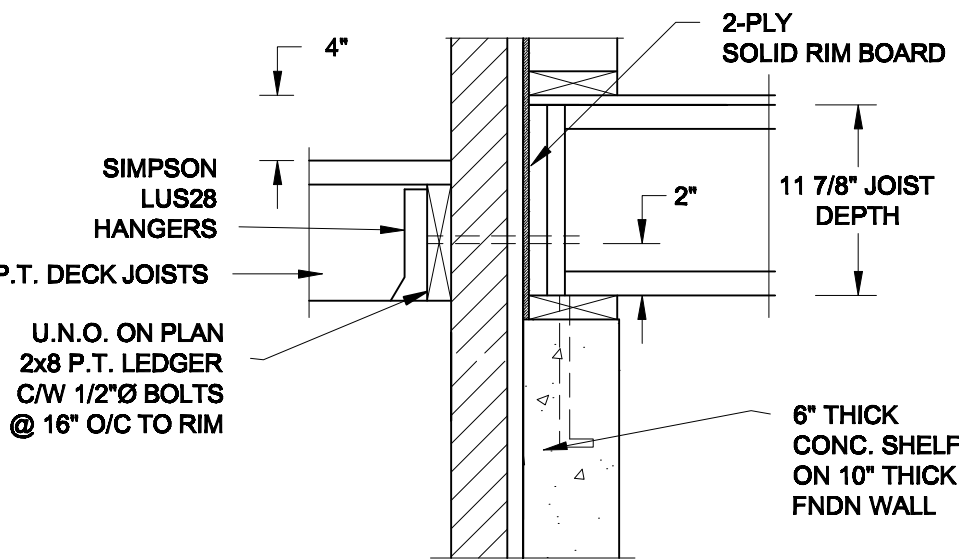


1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



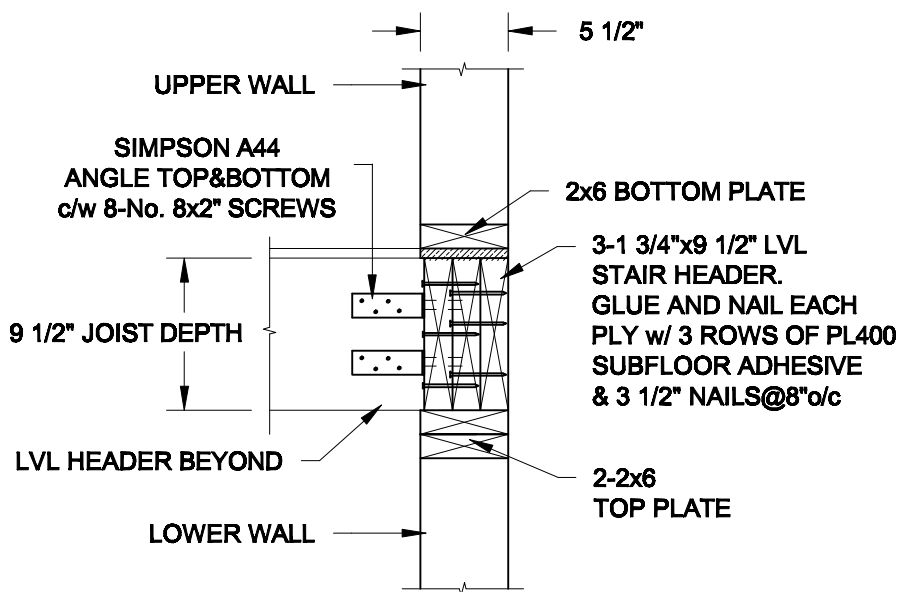
1C
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



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

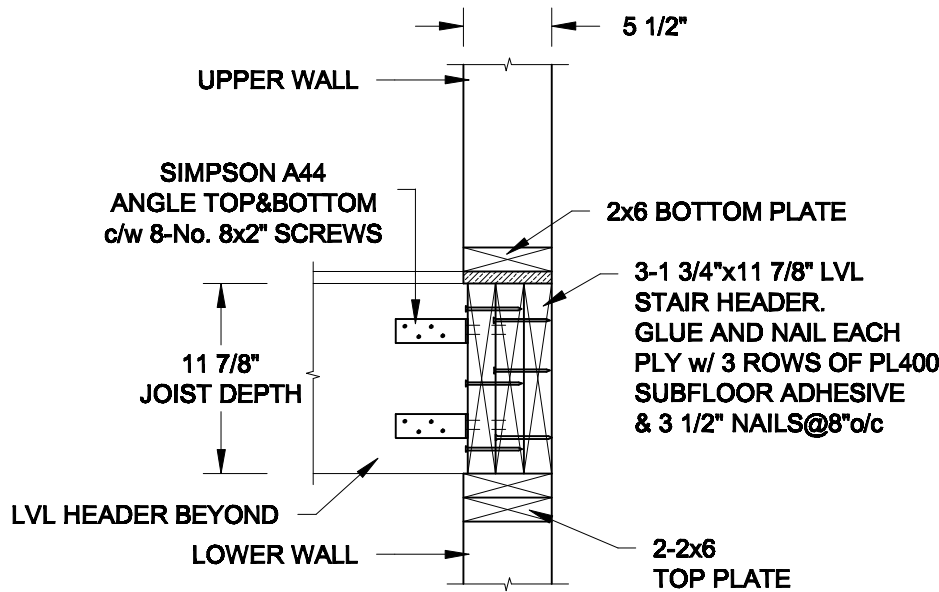
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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.



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

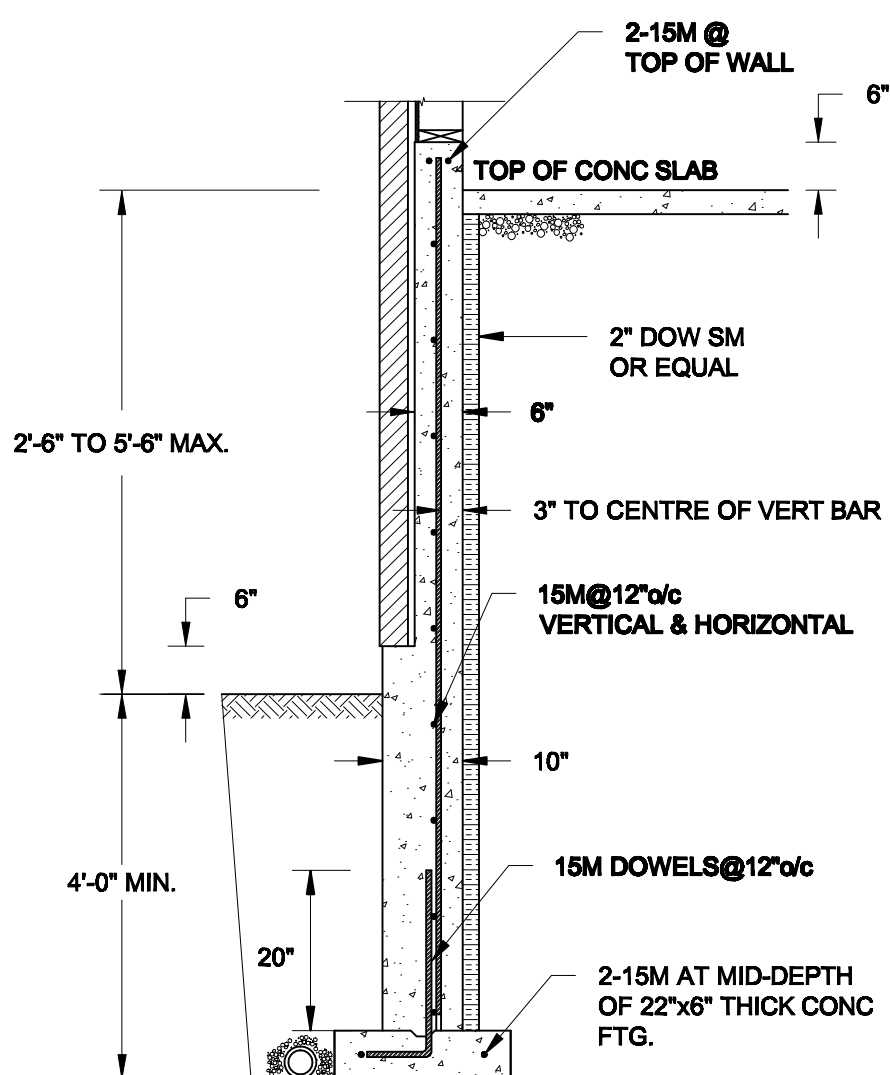
TYPICAL STRUCTURAL DETAILS

Project No.:

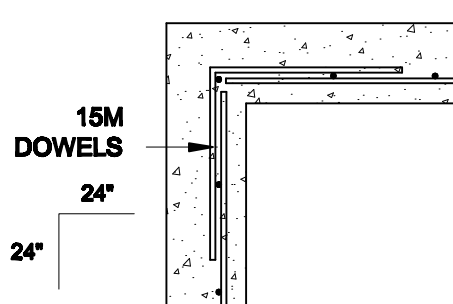
21-038

Drawing No.:

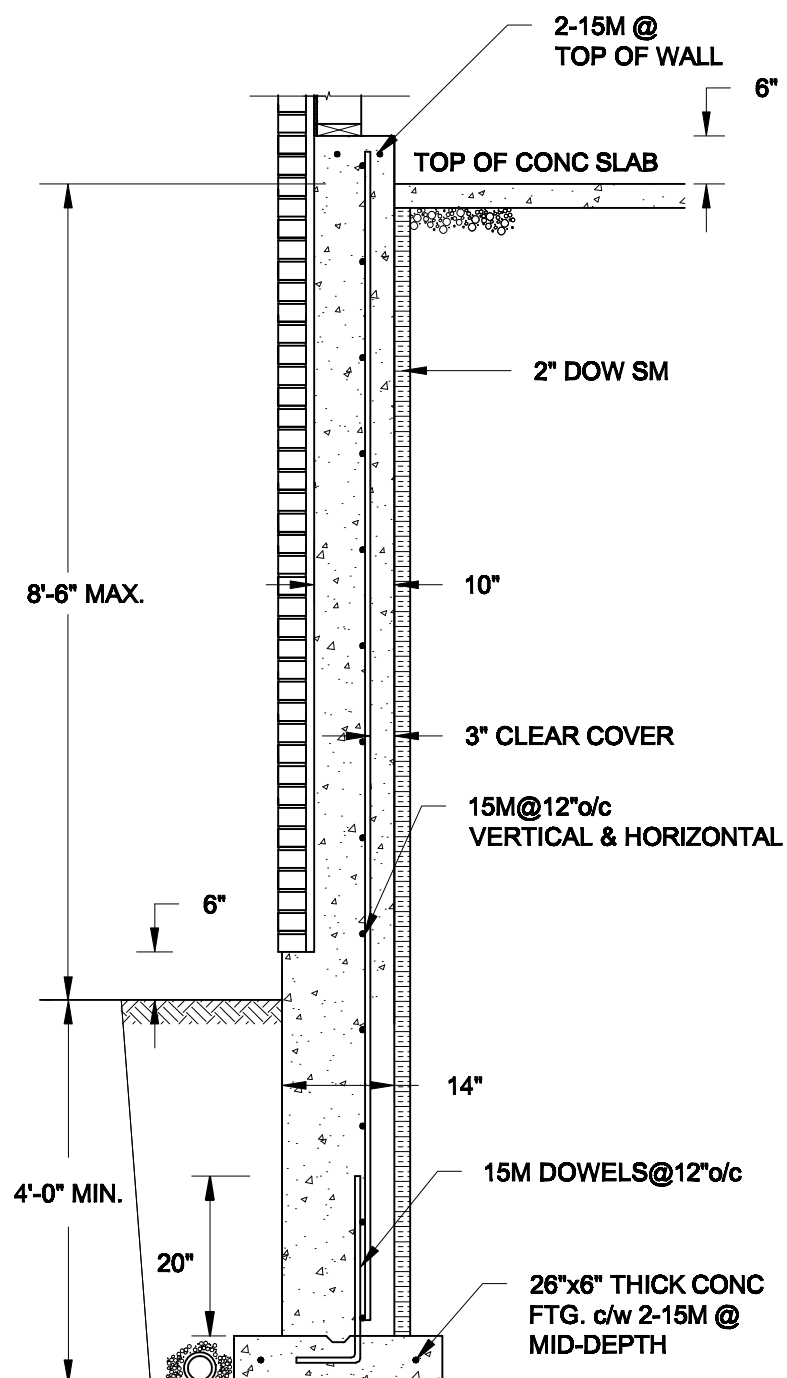
S2



1A REINFORCED BRICKSHELF



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



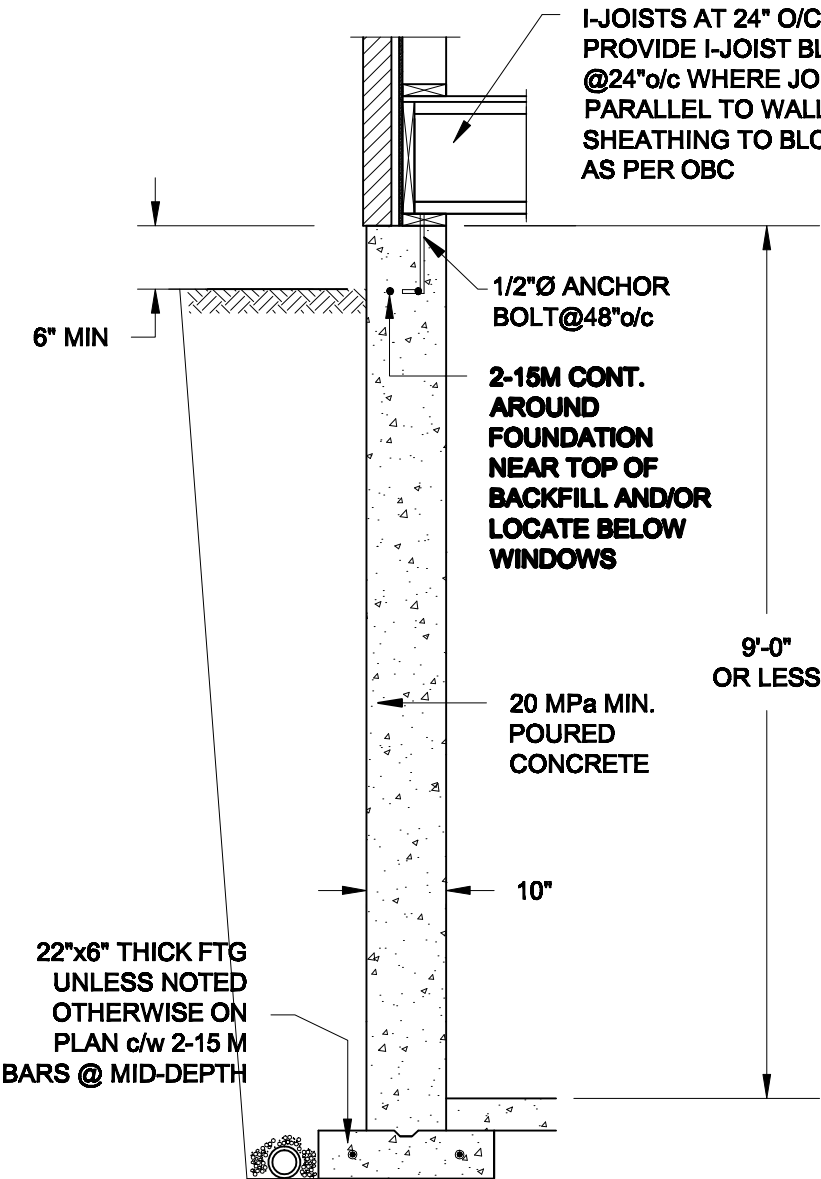
1B REINFORCED BRICKSHELF

S3 SCALE: 1/2" = 1' - 0"

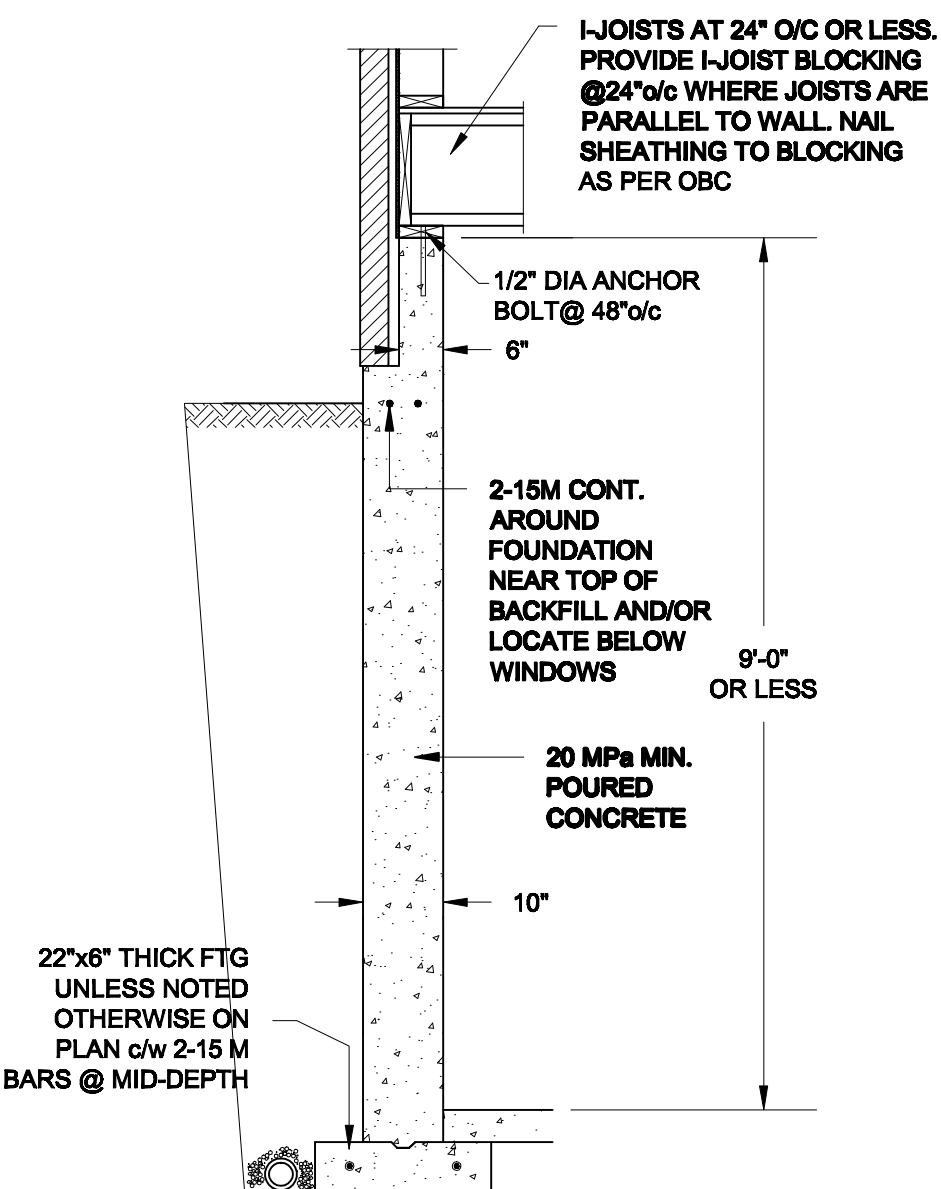
NOTES:

- 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.**

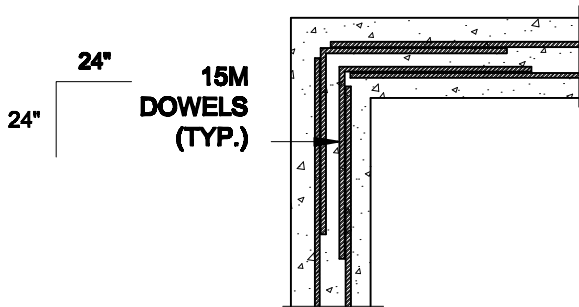
Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  MAR 30, 2021		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES BRADFORD, ONTARIO	
Date: MAR-15-2021			TYPICAL STRUCTURAL DETAILS			
Drawn: 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:  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