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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

SEE DETAIL S4 FOR 9'-0" BASEMENT COND



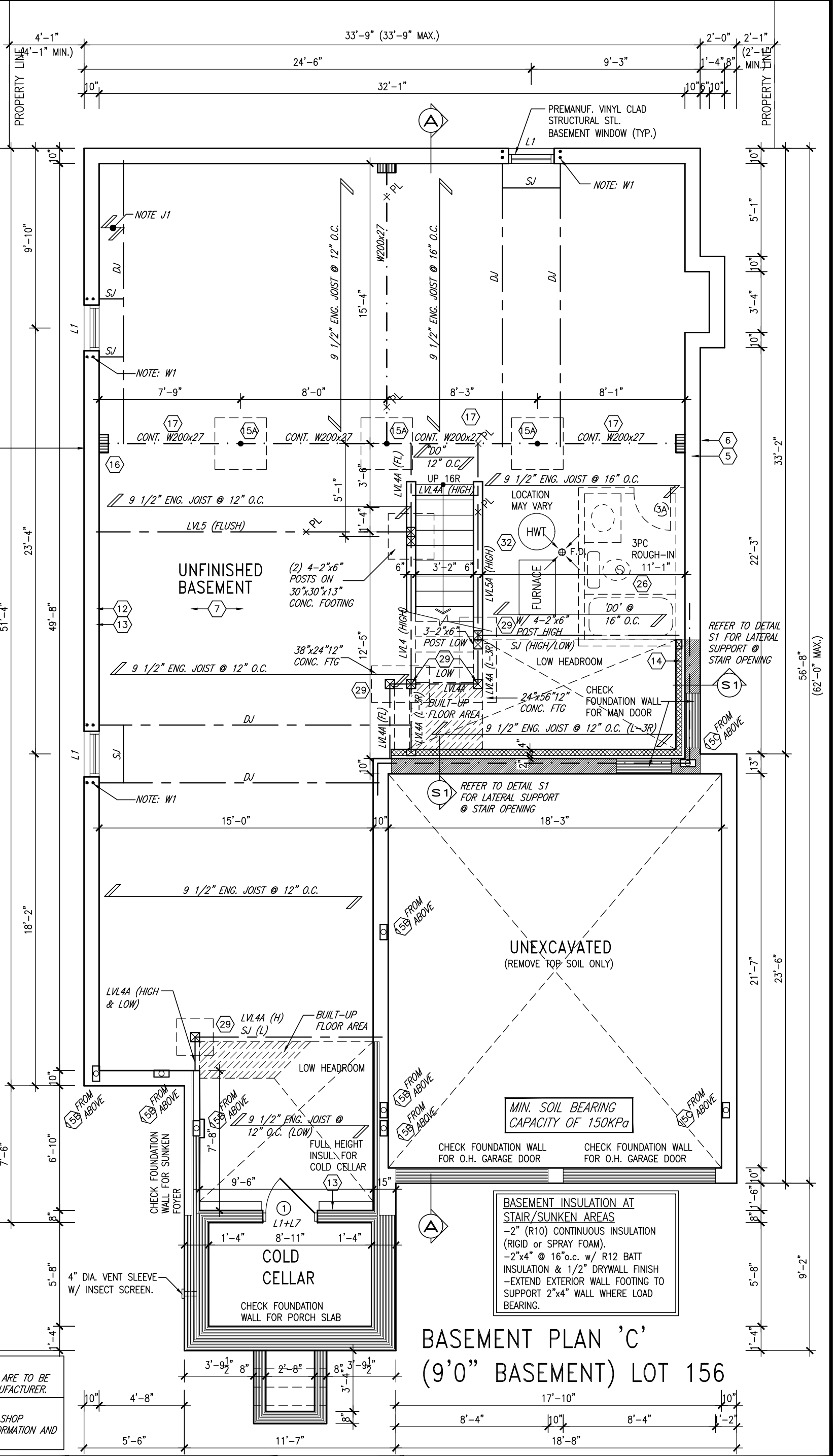
JUN 15, 2021

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.



BASEMENT PLAN 'C'
(9'0" BASEMENT) LOT 156

no.	description	date	by
9			
8			
7			
6	REVISED AS PER ENG COMMENTS	JUN 15-21	RC
5	CREATED FOR LOT 156	APR 21-21	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 25-18	RC
1	ISSUED FOR CLIENT REVIEW		

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
 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.

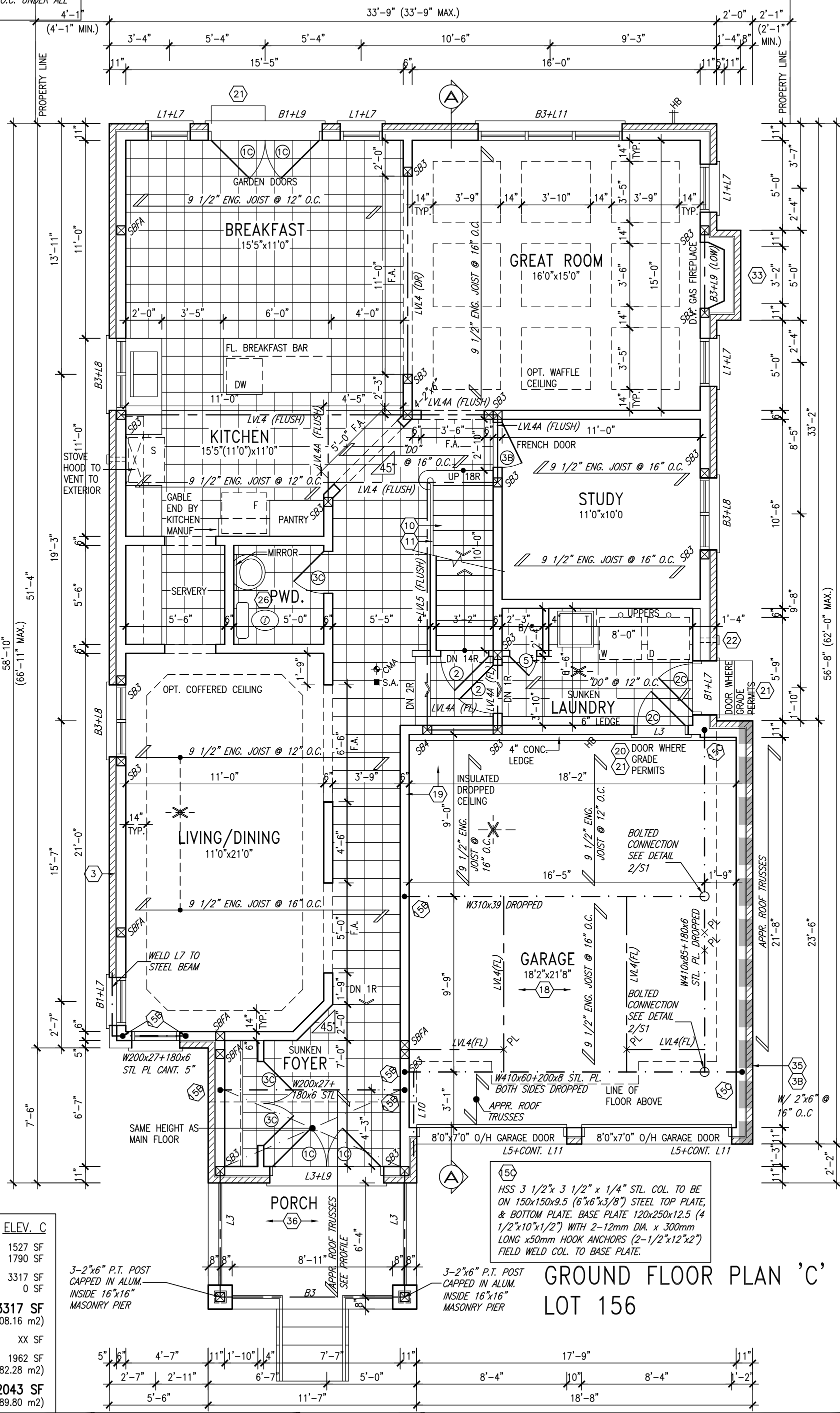
VA3 DESIGN
 255 Consumers Rd Suite 120
 Toronto ON M2J 1R4
 t 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON municipality
GREEN VALLEY EAST project name
BRADFORD municipality
S42-15 L156 project no.
RIDEAU 15 project no.
16023 project no.
 date **MARCH 2017**
 drawn by **SB** checked by **3/16" = 1'-0"** scale
BASEMENT PLAN ELEVATION 'C'
 drawing no. **1**
 file name **16023-S42-15-L156**
 RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\Purchaser lot specific\completed\16023-S42-15-L156.dwg - Tue - Jun 15 2021 - 2:37 PM

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

INDICATES FIRE RATED WALL ASSEMBLY

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



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.

AREA CALCULATIONS	ELEV. C
GROUND FLOOR AREA	1527 SF
SECOND FLOOR AREA	1790 SF
SUBTOTAL	3317 SF
DEDUCT ALL OPEN AREAS	0 SF
TOTAL NET AREA	3317 SF (308.16 m2)
FINISHED BSMT AREA	XX SF
COVERAGE W/OUT PORCH	1962 SF (182.28 m2)
COVERAGE W/ PORCH	2043 SF (189.80 m2)

159
HSS 3 1/2"x 3 1/2" x 1/4" STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

GROUND FLOOR PLAN 'C' LOT 156

no.	description	date	by
9			
8			
7			
6	REVISED AS PER ENG COMMENTS	JUN 15-21	RC
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4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
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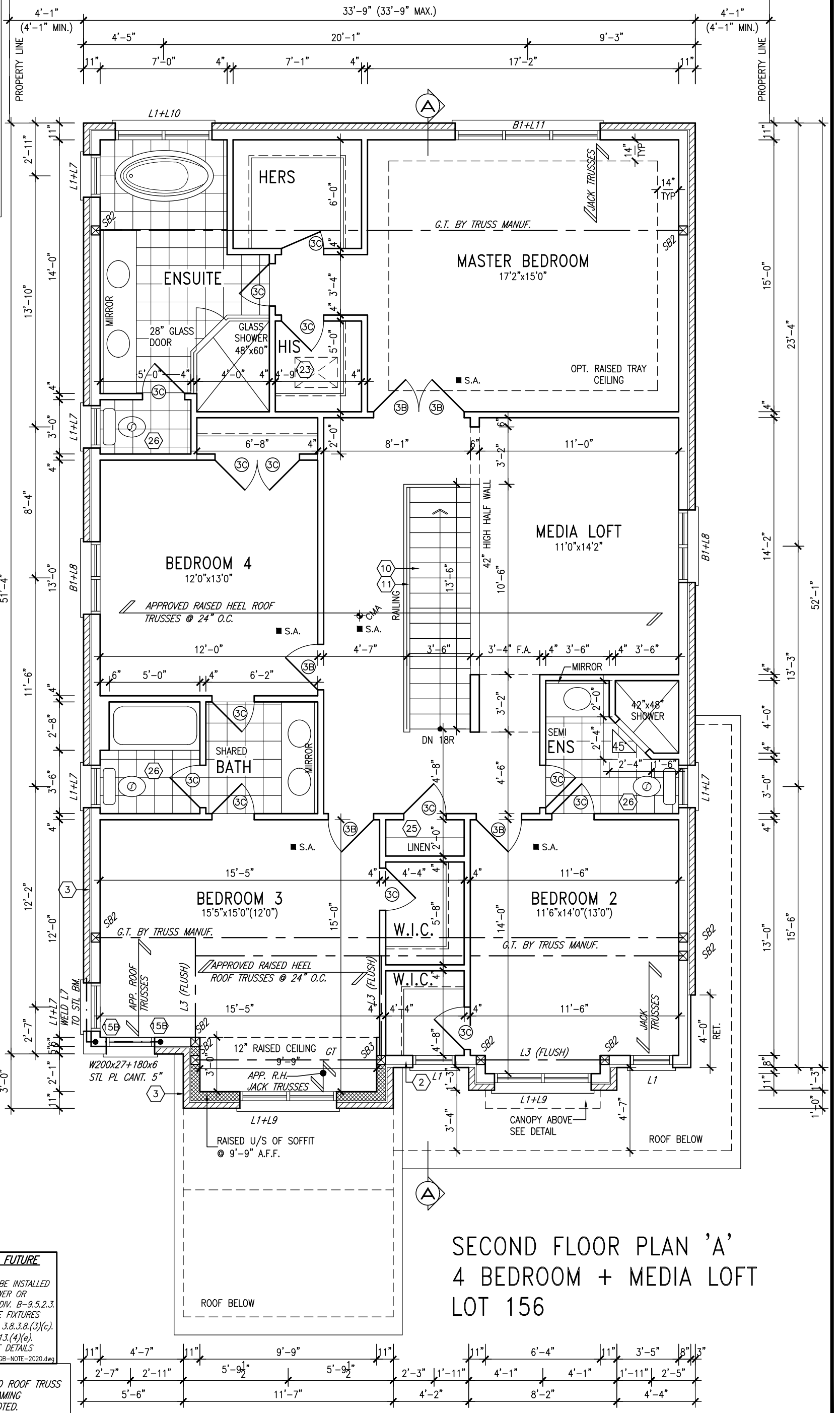
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BAYVIEW WELLINGTON		S42-15 L156	
project name GREEN VALLEY EAST		RIDEAU 15	
municipality BRADFORD		project no. 16023	
date MARCH 2017	checked by SB	scale 3/16" = 1'-0"	drawing no. 2
drawing title GROUND FLOOR PLAN ELEVATION 'C'		file name 16023-S42-15-L156	
<small>RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\Purchaser lot specific\completed\16023-S42-15-L156.dwg - Tue - Jun 15 2021 - 2:37 PM</small>			

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JUN 15, 2021

GRAB BAR NOTE:

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED. GB-NOTE-2020.dwg

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

SECOND FLOOR PLAN 'A'
4 BEDROOM + MEDIA LOFT
LOT 156

9	.	.	.
8	.	.	.
7	.	.	.
6	REVISED AS PER ENG COMMENTS	JUN 15-21	RC
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no.	description	date	by

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VA3 Design Inc. 42658
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 va3design.com

BAYVIEW WELLINGTON
 project name
GREEN VALLEY EAST
 date
MARCH 2017
 drawn by
SB
 municipality
BRADFORD
 checked by
 scale
3/16" = 1'-0"

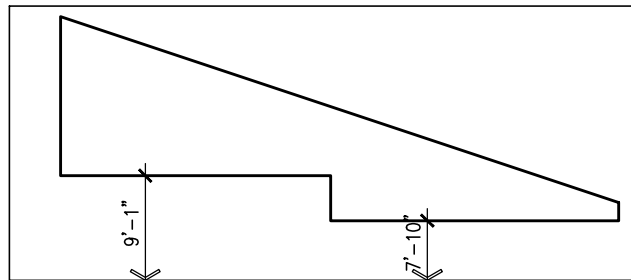
S42-15 L156
 RIDEAU 15
 project no.
16023
 drawing no.
3
 SECOND FLOOR PLAN ELEVATION 'C'
 16023-S42-15-L156
 RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\Purchaser lot specific\completed\16023-S42-15-L156.dwg - Tue - Jun 15 2021 - 2:37 PM

1'-0"



JUN 15, 2021

ROOF PROFILE FOR PORCH & FOYER



REFER TO PAGE 31 FOR SIDE ELEVATION W/ REAR UPGRADE

WALL AREA 1221.46 SQ. FT.
 LIMITING DISTANCE 1.2 M (7%)
 OPENING ALLOWED 85.50 SQ. FT.
 OPENING PROVIDED 78.28 SQ. FT. (GLASS AREA ONLY)

LEFT SIDE ELEVATION 'C' LOT 156

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BAYVIEW WELLINGTON
 GREEN VALLEY EAST
 BRADFORD

project no. **S42-15 L156**
 RIDEAU 15

project no. **16023**
 drawing no. **5**

checked by **SB**
 date **MARCH 2017**
 scale **3/16" = 1'-0"**

file name **16023-S42-15-L156**
 date **16023-S42-15-L156.dwg**
 author **RICHAUD - H. ARCHIVE WORKING 2016 \16023\DWG\Units\Purchaser lot specific\Completed\16023-S42-15-L156.dwg**
 date **Tue - Jun 15 2021 - 2:37 PM**

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Wellington Jno-Baptiste
 25591 BCIN
 42658

Wellington Jno-Baptiste
 25591 BCIN
 42658

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1'-0" 1'-0" 1'-0" 1'-3"

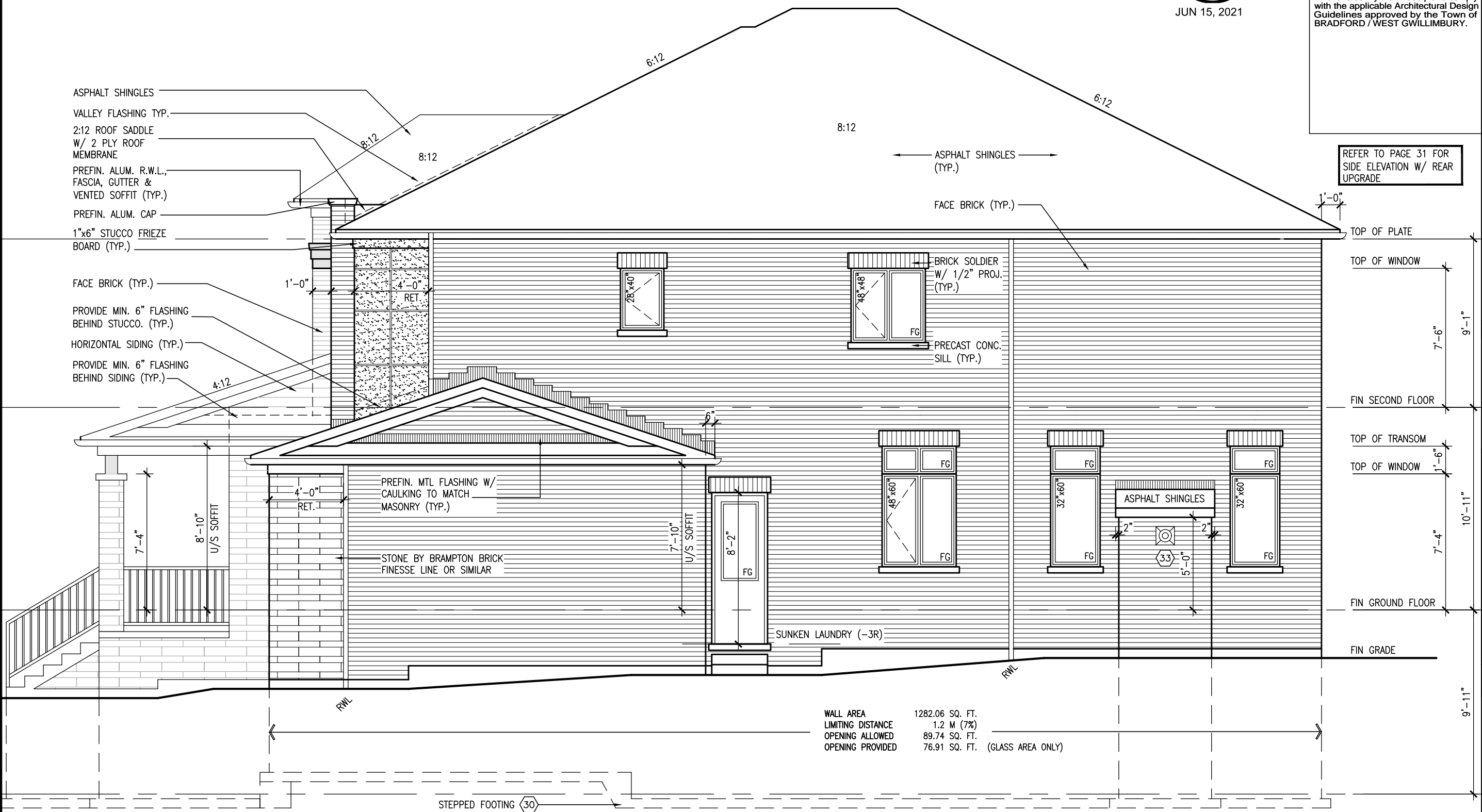


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- ASPHALT SHINGLES
- VALLEY FLASHING TYP.
- 2:12 ROOF SADDLE W/ 2 PLY ROOF MEMBRANE
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- PREFIN. ALUM. CAP
- 1"x6" STUCCO FRIEZE BOARD (TYP.)

- FACE BRICK (TYP.)
- PROVIDE MIN. 6" FLASHING BEHIND STUCCO (TYP.)
- HORIZONTAL SIDING (TYP.)
- PROVIDE MIN. 6" FLASHING BEHIND SIDING (TYP.)



REFER TO PAGE 31 FOR SIDE ELEVATION W/ REAR UPGRADE

BAYVIEW WELLINGTON		S42-15 L156	
GREEN VALLEY EAST		RIDEAU 15	
project name	BRADFORD	project no.	16023
date	MARCH 2017	drawing no.	6
checked by	SB	scale	3/16" = 1'-0"
drawn by	SB	file name	16023-S42-15-L156
			16023-S42-15-L156.dwg - Tue - Jun 15 2021 - 2:37 PM

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 VAS Design Inc. 42658

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RIGHT SIDE ELEVATION 'C' LOT 156



JUN 15, 2021

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REAR ELEVATION 'C' LOT 156

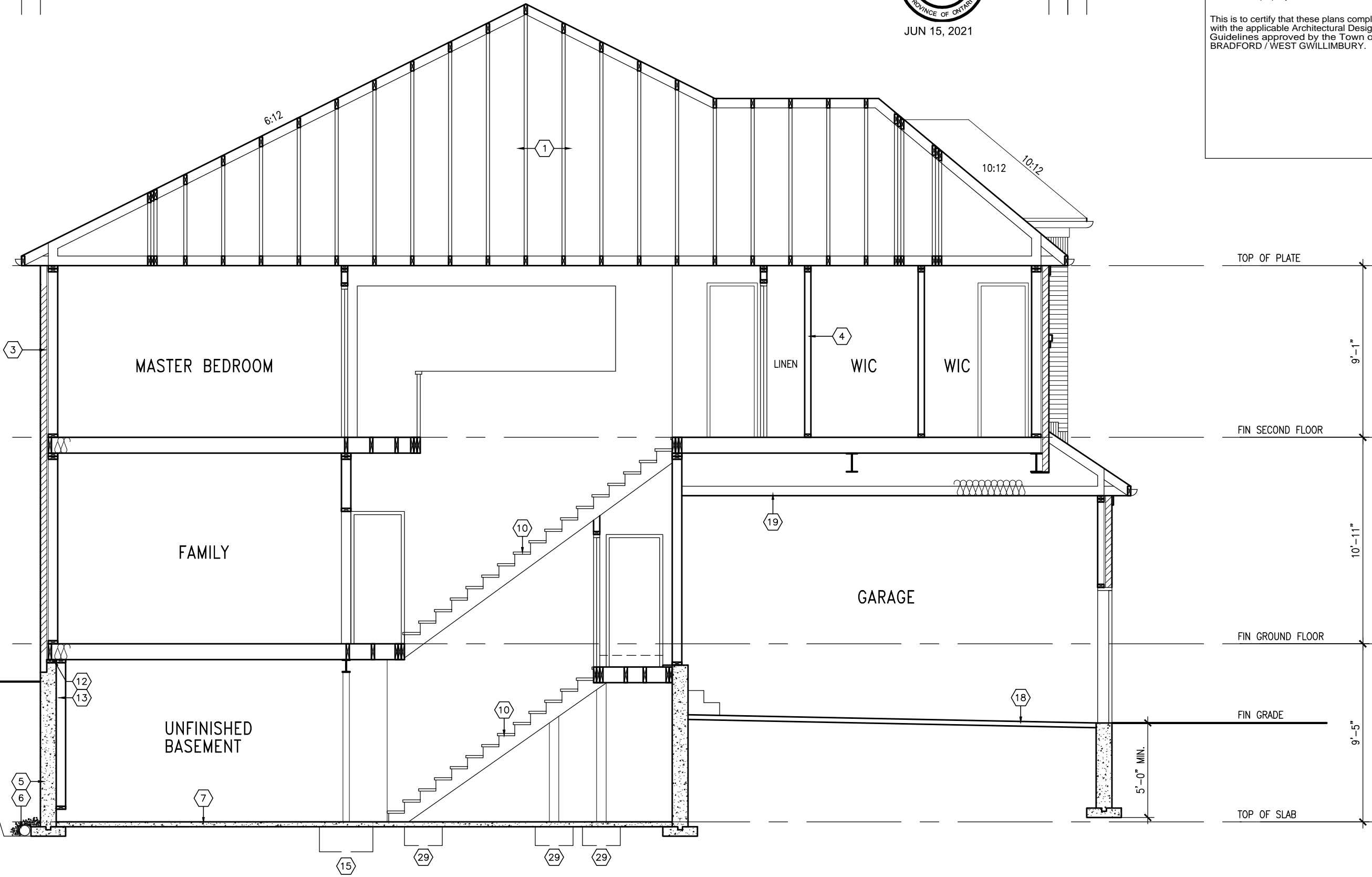
<p>BAYVIEW WELLINGTON</p> <p>project name: GREEN VALLEY EAST</p> <p>municipality: BRADFORD</p>		<p>S42-15 L156</p> <p>RIDEAU 15</p> <p>project no.: 16023</p>	
<p>date: MARCH 2017</p> <p>drawn by: SB</p> <p>checked by: SB</p> <p>scale: 3/16" = 1'-0"</p>		<p>REAR ELEVATION 'C'</p> <p>file name: 16023-S42-15-L156</p> <p>drawing no.: 7</p>	
<p>VAS DESIGN</p> <p>255 Consumers Rd, Suite 120 Toronto, ON M2J 1R4 t 416.630.2255 f 416.630.4782 vasdesign.com</p>		<p>BCIN: 25591</p> <p>BCIN: 42658</p>	
<p>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.</p> <p>Wellington, Jno-Baptiste (signature) 25591</p> <p>name: Jno-Baptiste</p> <p>registration information: VAS Design Inc.</p> <p>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.</p>			
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no.	description	date	by

1'-0"



JUN 15, 2021

1'-0" 1'-0"



SECTION A-A

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BAYVIEW WELLINGTON		S42-15 L156	
GREEN VALLEY EAST		RIDEAU 15	
project name	municipality	project no.	drawing no.
BAYVIEW WELLINGTON	BRADFORD	16023	8
date	drawn by	checked by	scale
MARCH 2017	SB	SB	3/16" = 1'-0"
CROSS SECTION			
file name		16023-S42-15-L156	
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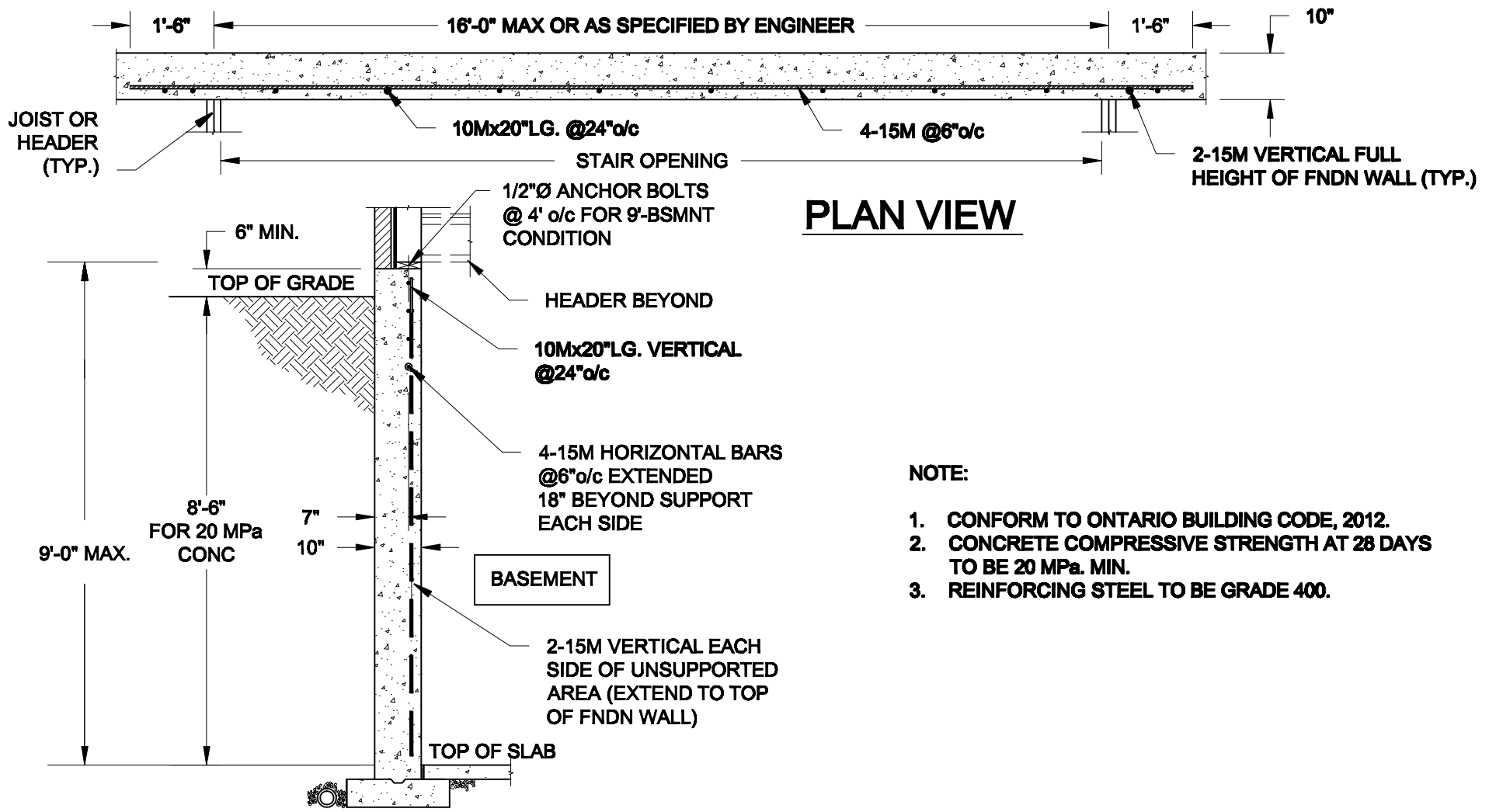
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 VAS Design Inc. 42658

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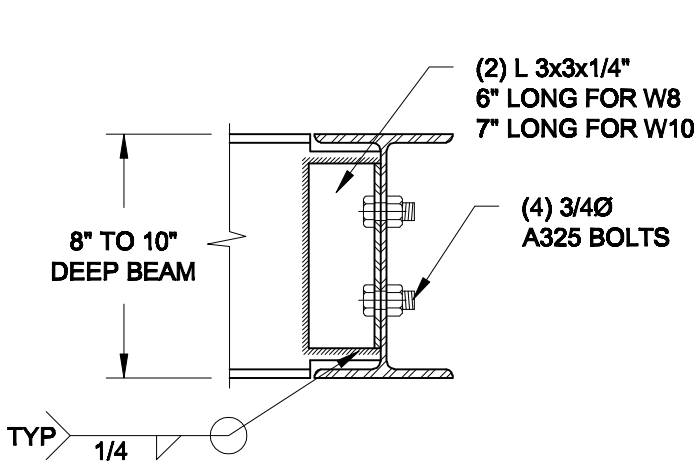


PLAN VIEW

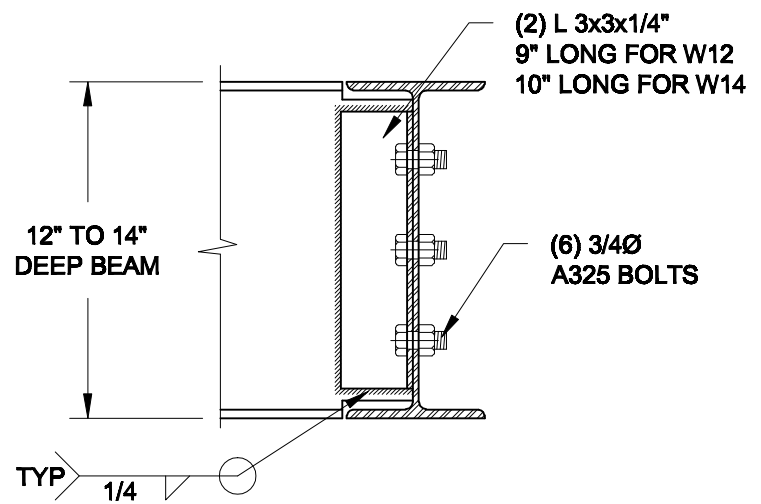
NOTE:

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"



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



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

2
S1 **STEEL BEAM CONNECTION DETAIL**
SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED	
Date: MAR-18-2021	
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

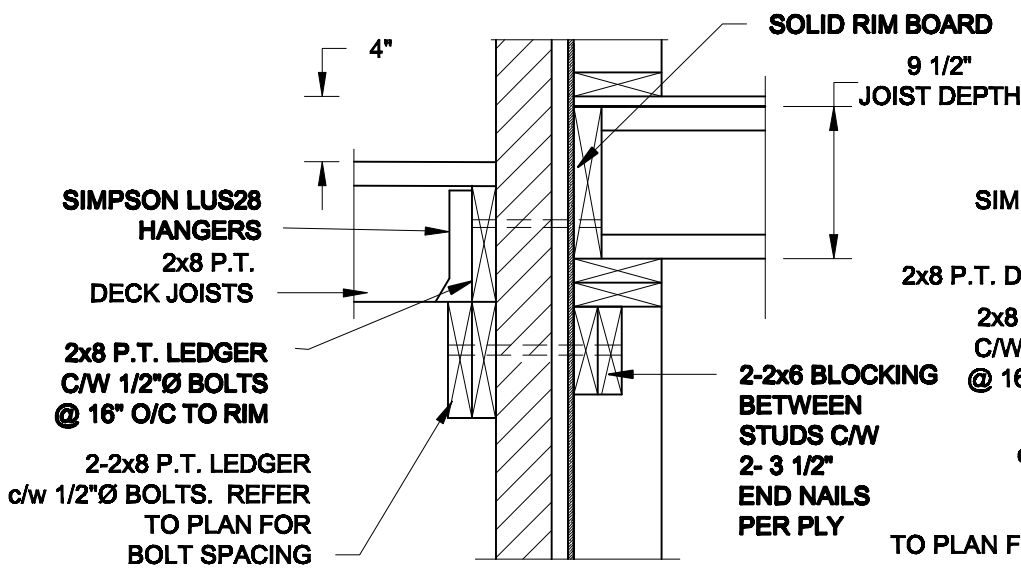
Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

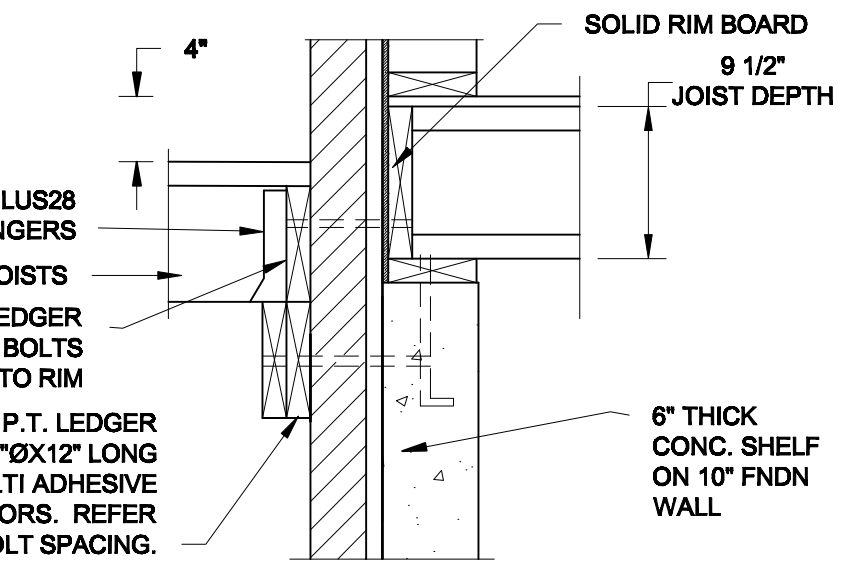
Project No.:
21-038

Drawing No.:
S1

FOR 9 1/2" JOIST DEPTH

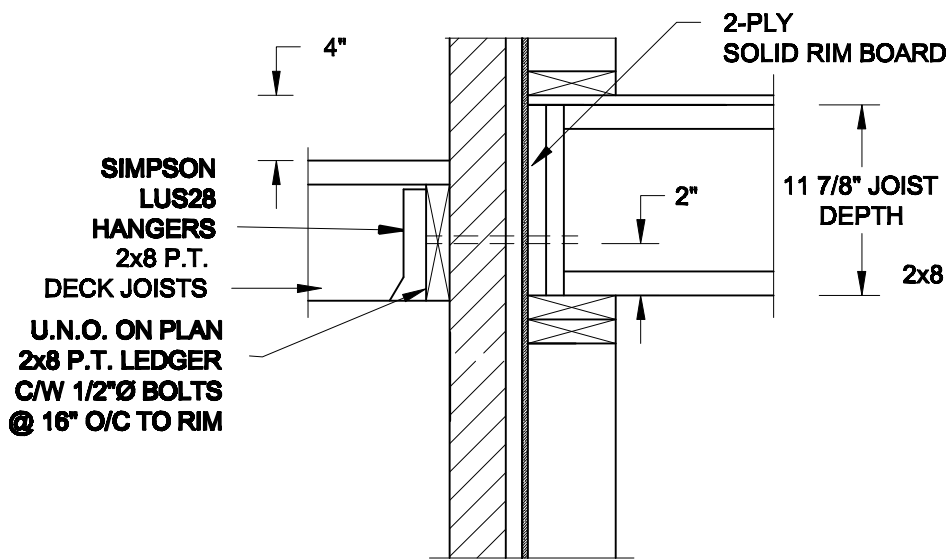


1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

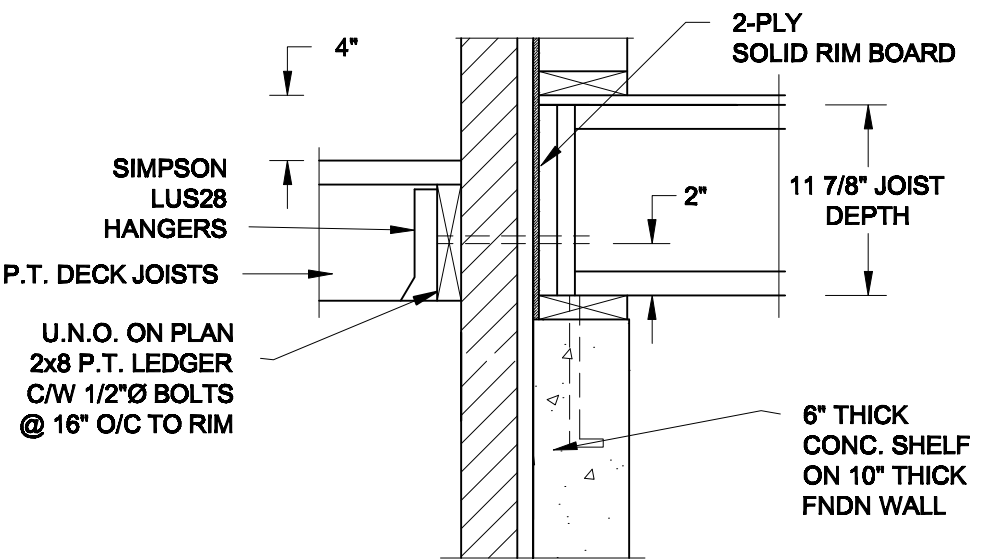


1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



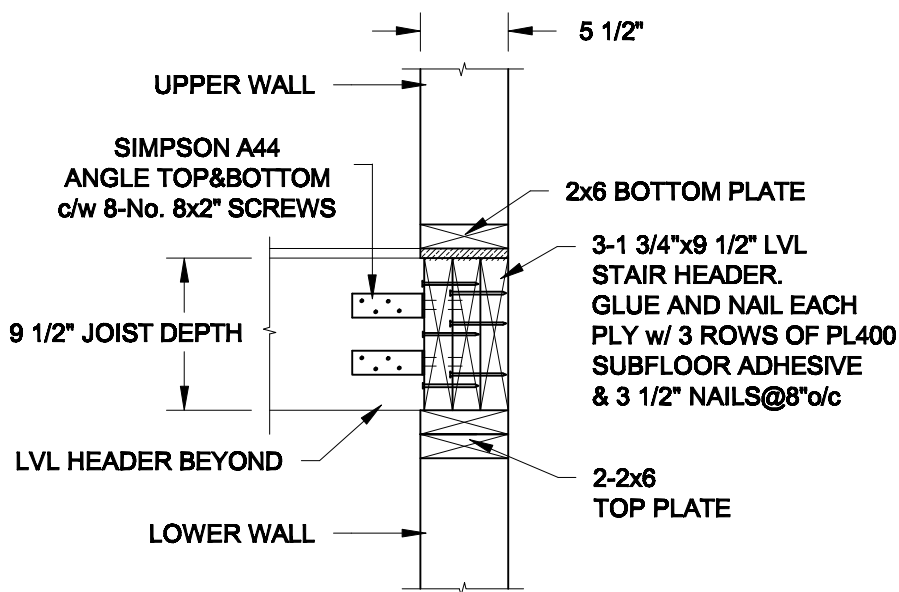
1C DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



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

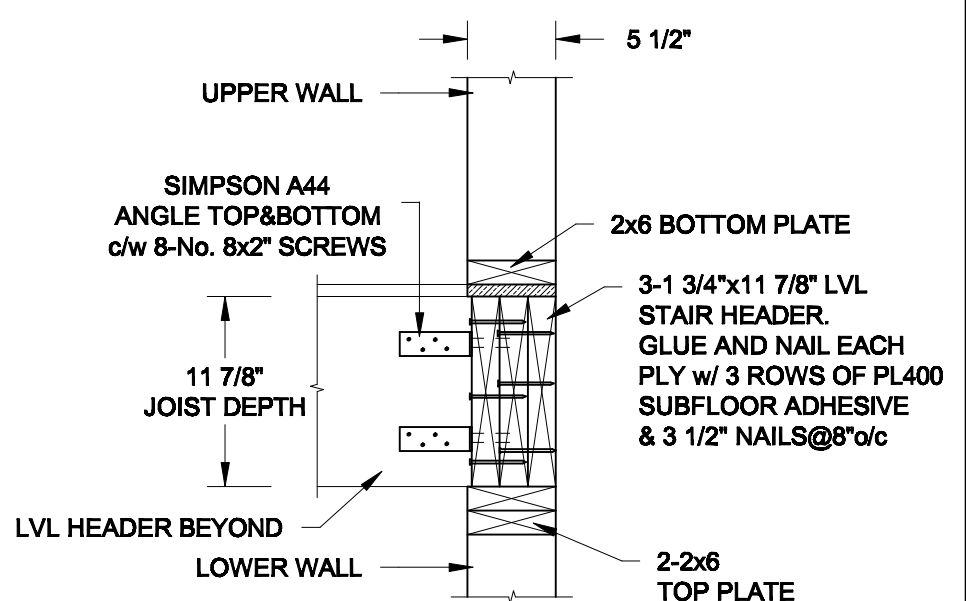
- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

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	
Date: MAR-16-2021	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
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E: quaile.eng@rogers.com

Engineer's Seal



Project:

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

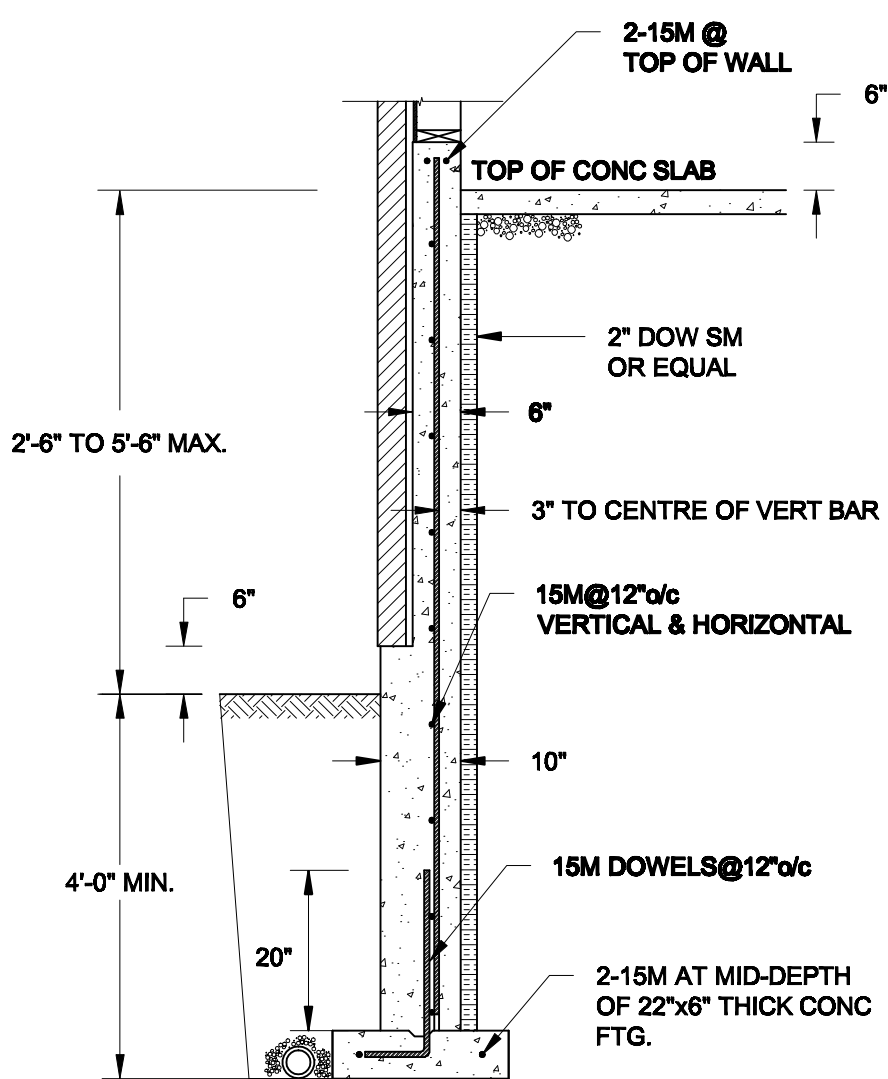
TYPICAL STRUCTURAL DETAILS

Project No.:

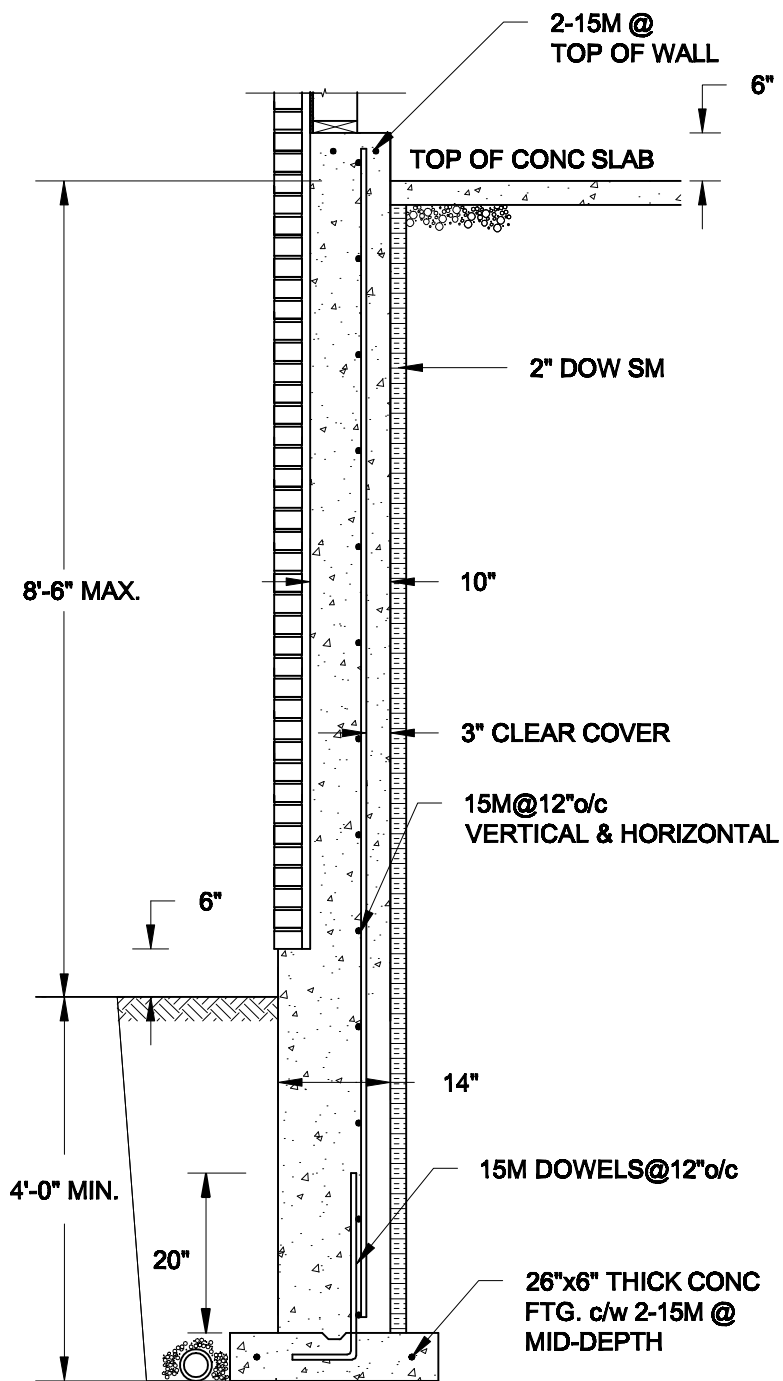
21-038

Drawing No.:

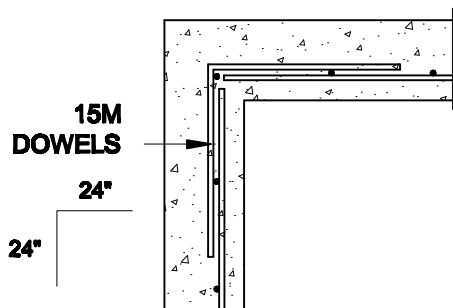
S2



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



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



1C
S3 **PLAN VIEW AT CORNER**
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-16-2021	
Drawn: SC	Checked: SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
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Engineer's Seal

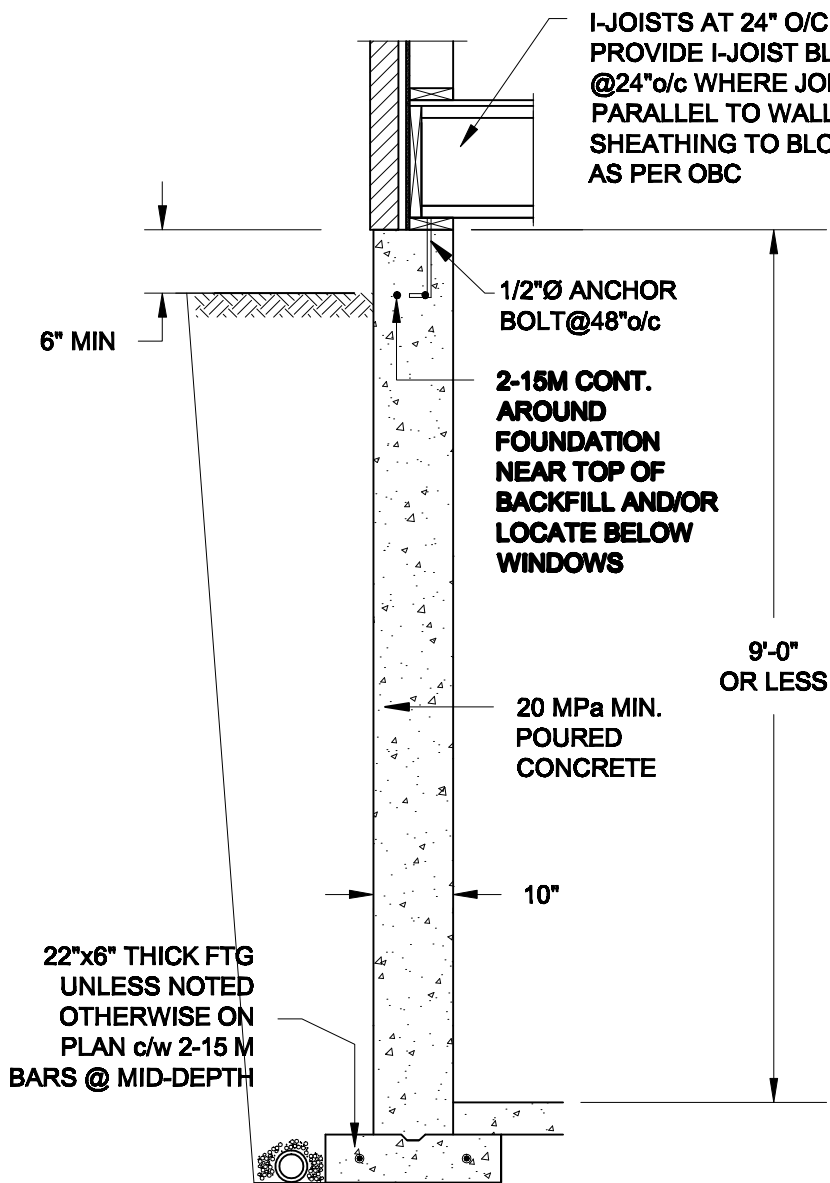


Project:
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SINGLES
BRADFORD, ONTARIO

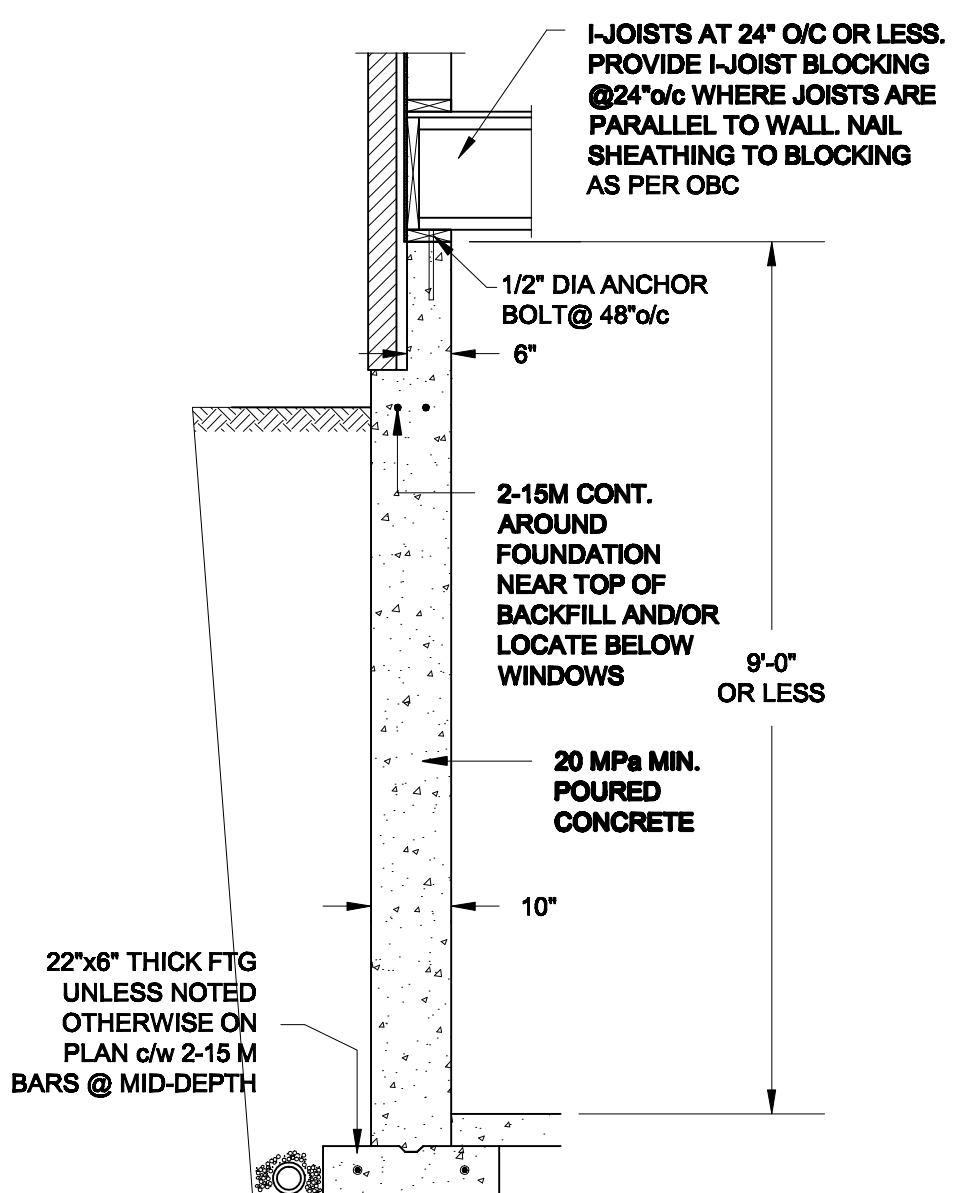
TYPICAL STRUCTURAL DETAILS

Project No.:
21-038

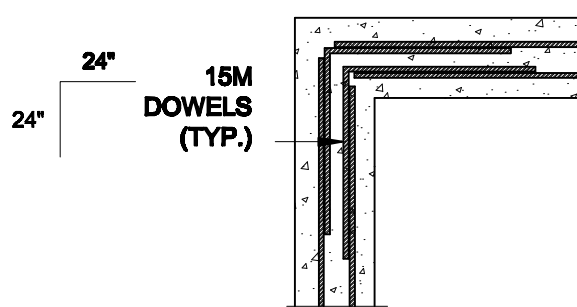
Drawing No.:
S3



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	
Date: MAR-18-2021	
Drawn: SC	Checked: SJB

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Project:

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

TYPICAL STRUCTURAL DETAILS

Project No.:

21-038

Drawing No.:

S4