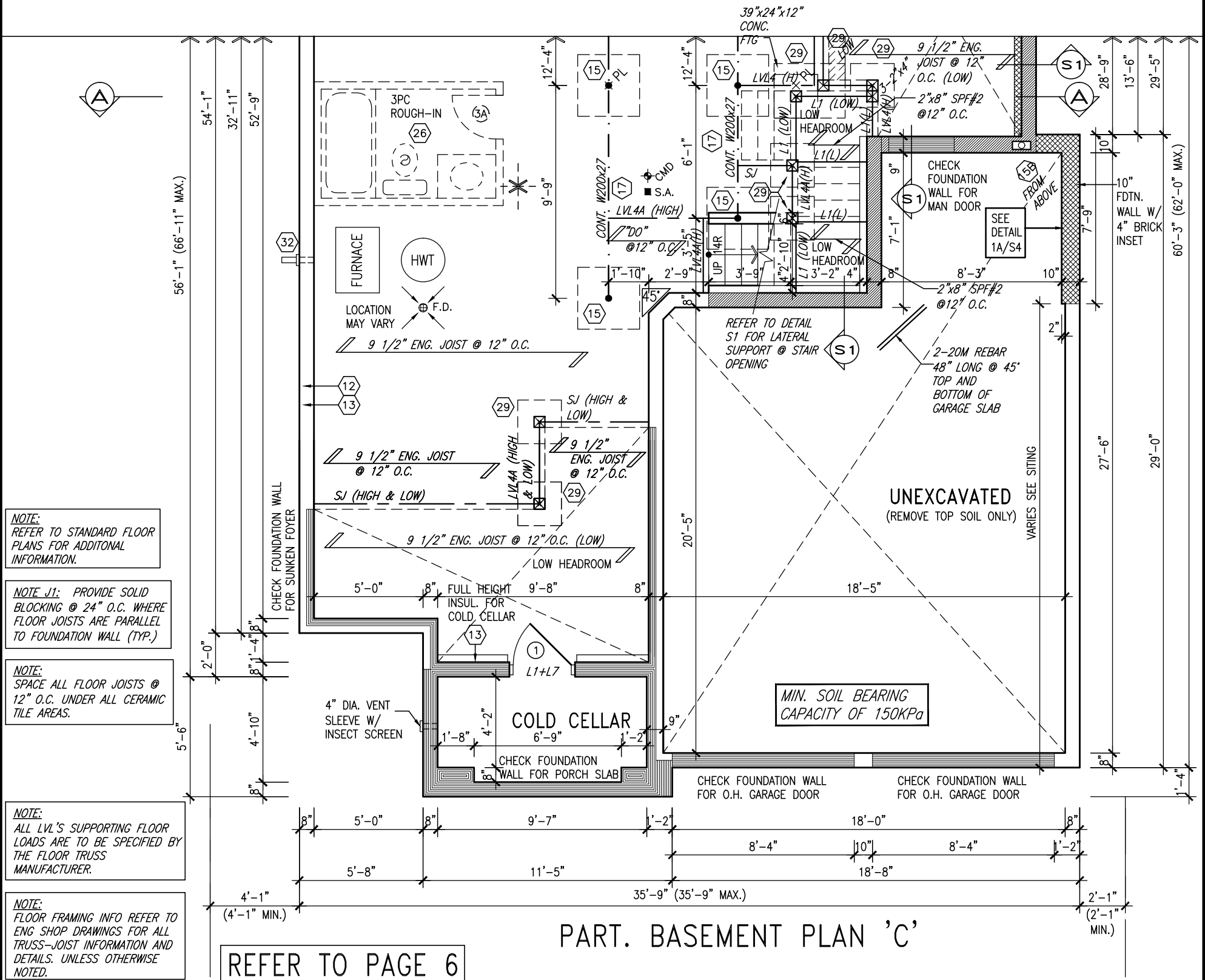




SEPT 28, 2015

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.



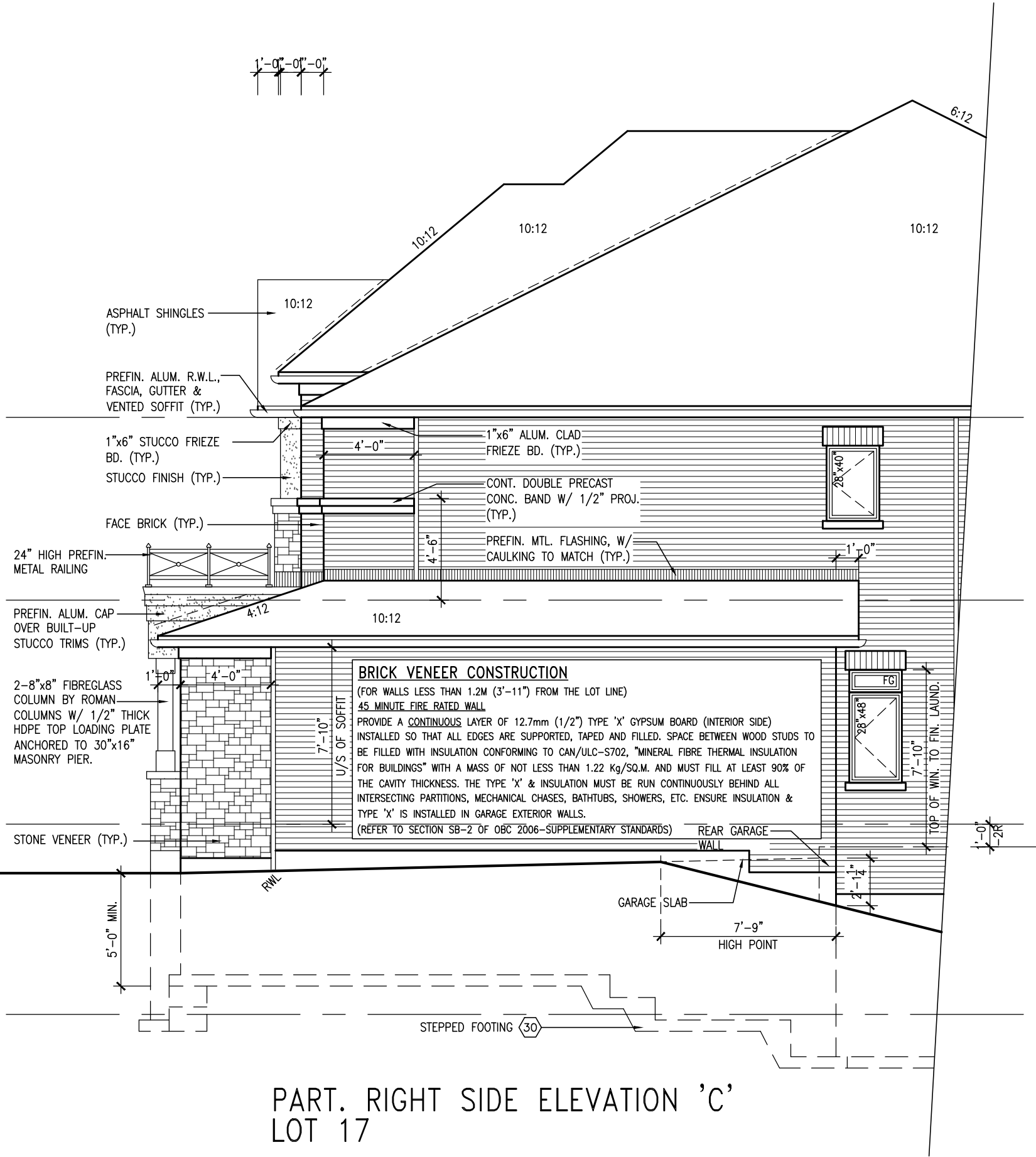
- NOTE:**  
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.
- NOTE J1:** PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)
- NOTE:**  
SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
- NOTE:**  
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO 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.

REFER TO PAGE 6  
FOR AREA CHART

PART. BASEMENT PLAN 'C'

LOT 17 RIDEAU 5

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.	<div><div>VA3</div><div>DESIGN</div><div>300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		S42-5 RIDEAU 5	project no. 13045
8	.	.	.	qualification information		project name GREEN VALLEY ESTATES	municipality BRADFORD	file name 13045-S42-5	drawing no. 1
7	.	.	.	Wellington Jno-Baptiste		date AUGUST 2014	BASEMENT PLAN 'A'		
6	.	.	.	signature		checked by KL	scale 3/16" = 1'-0"		
5	.	.	.	BCIN 42658		drawn by KL	RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-5.dwg - Fri - Sep 25 2015 - 12:28 PM		
4	ADD DETAIL FOR REINFORCE WALL AT GARAGE	AUG 26-15	WT	name VA3 Design Inc.					
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC						
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14	GW						
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14	KL						
no.	description	date	by	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.					



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.

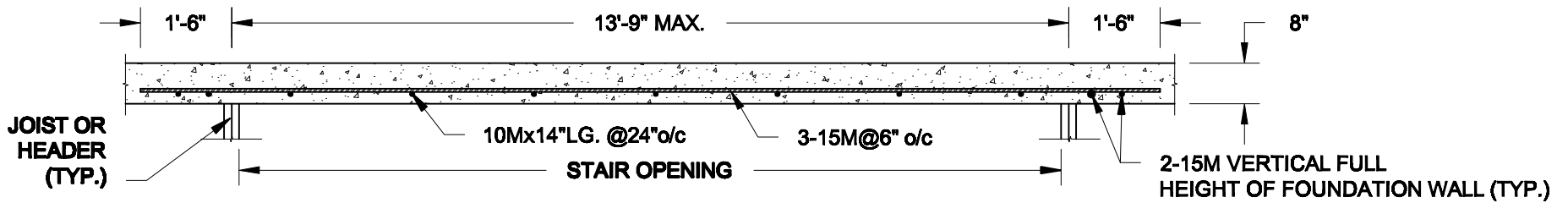
BAYVIEW WELLINGTON		S42-5 RIDEAU 5	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
project no.	13045	drawing no.	2
date	AUGUST 2014	part. right side elevation 'c'	
drawn by	KL	file name	13045-S42-5
checked by		scale	3/16" = 1'-0"
drawn by	KL	date	SEPT 25 2015 - 12:28 PM
checked by		drawn by	RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-5.dwg - Fri - Sep 25 2015 - 12:28 PM
checked by		drawn by	RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-5.dwg - Fri - Sep 25 2015 - 12:28 PM
checked by		drawn by	RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-5.dwg - Fri - Sep 25 2015 - 12:28 PM
checked by		drawn by	RICHARD - H:\ARCHIVE\WORKING\2013\13045-S42-5.dwg - Fri - Sep 25 2015 - 12:28 PM

3004 Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.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
Wellington Jno-Baptiste		42658	
name		registration information	
VA3 Design Inc.		WELLINGTON	
4. ADD DETAIL FOR REINFORCE WALL AT GARAGE		AUG 26-15	WT
3. REVISED AS PER ENG'S COMMENTS		APR 30-15	RC
2. ADDED UPGRADED REAR ELEVATIONS		OCT. 01/14	GW
1. ISSUED FOR CLIENT REVIEW		SEPT 16/14	KL
no.	description	date	by

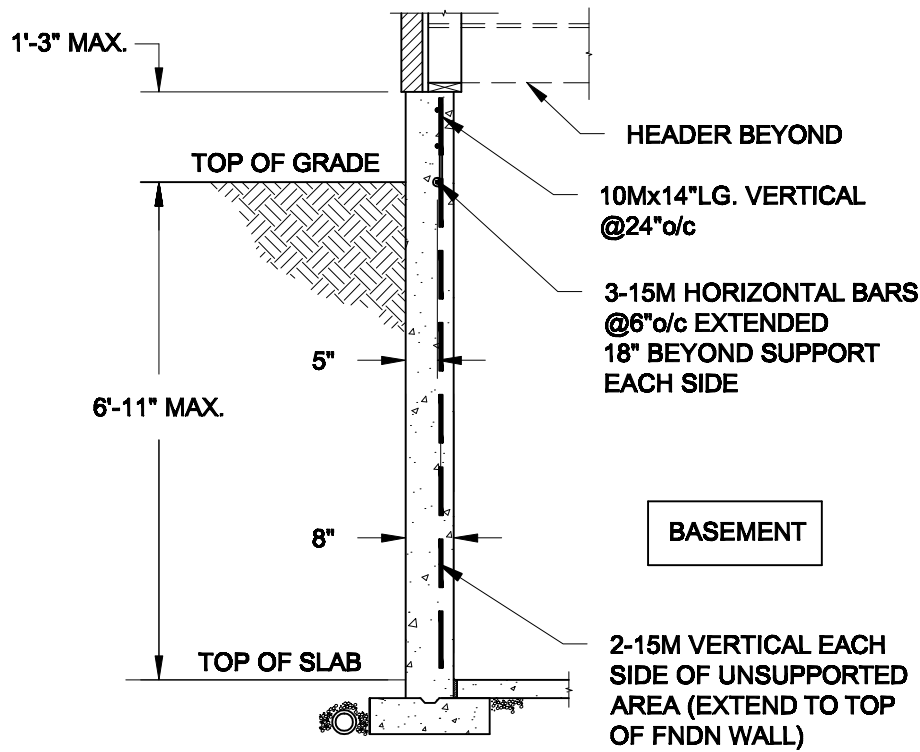
PART. RIGHT SIDE ELEVATION 'C'  
LOT 17

LOT 17 RIDEAU 5



## PLAN VIEW

NOT TO SCALE



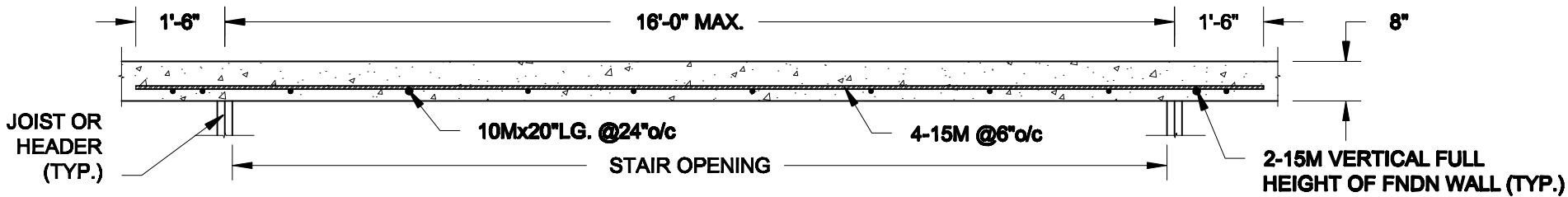
### NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1A  
S1

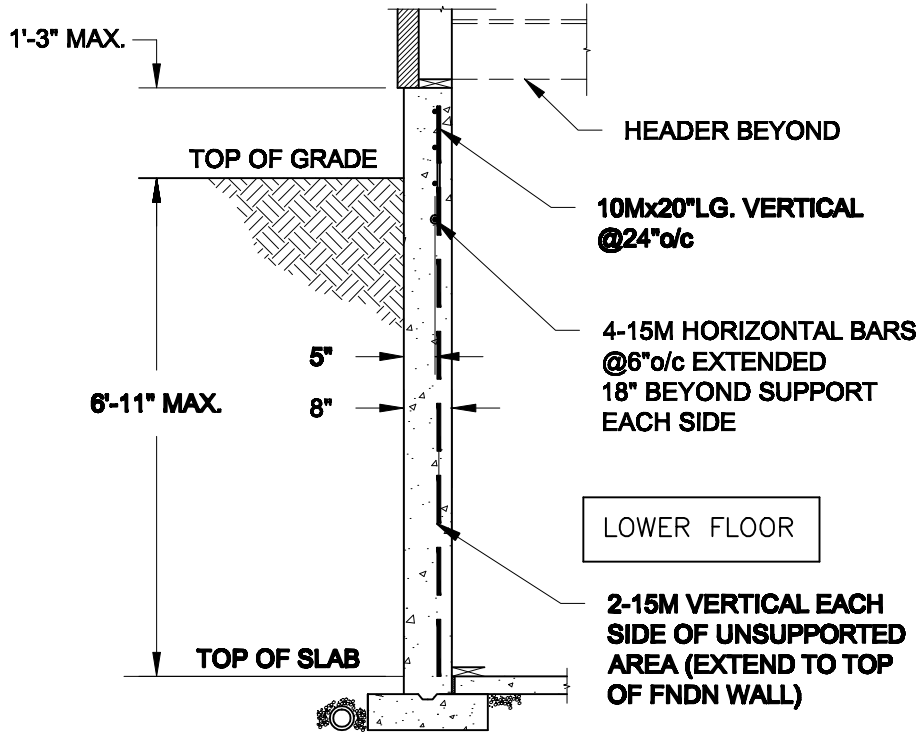
## LATERALLY UNSUPPORTED WALL

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



## PLAN VIEW

NOT TO SCALE



### NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1B  
S1

## LATERALLY UNSUPPORTED WALL

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

Scale:  
AS NOTED

Date:  
FEB-26-2015

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

Engineer's Seal:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

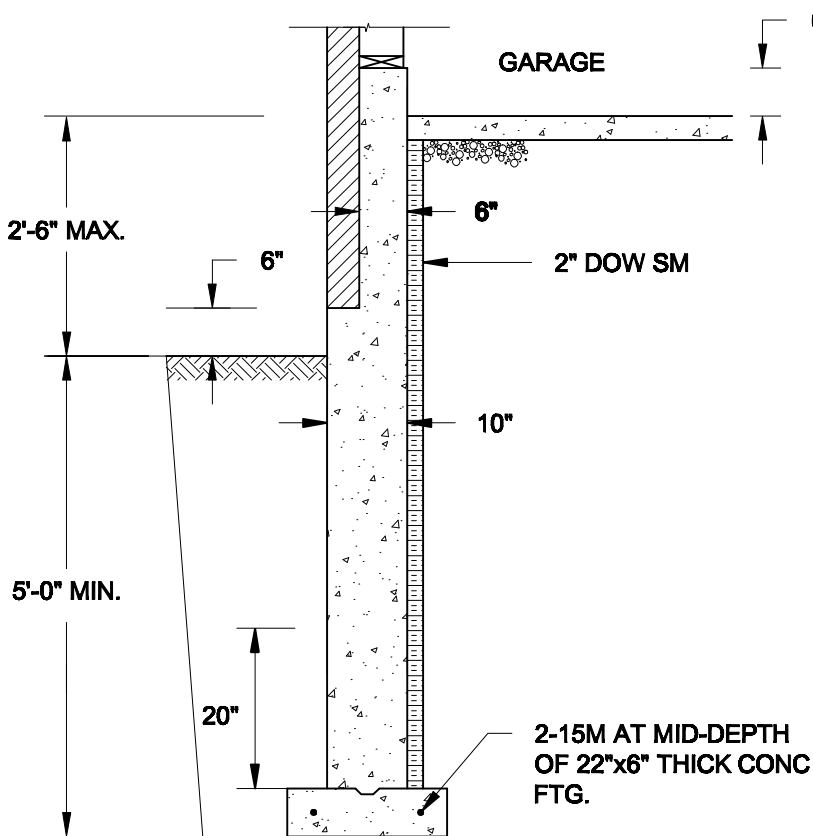
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

14-095

Drawing No.:

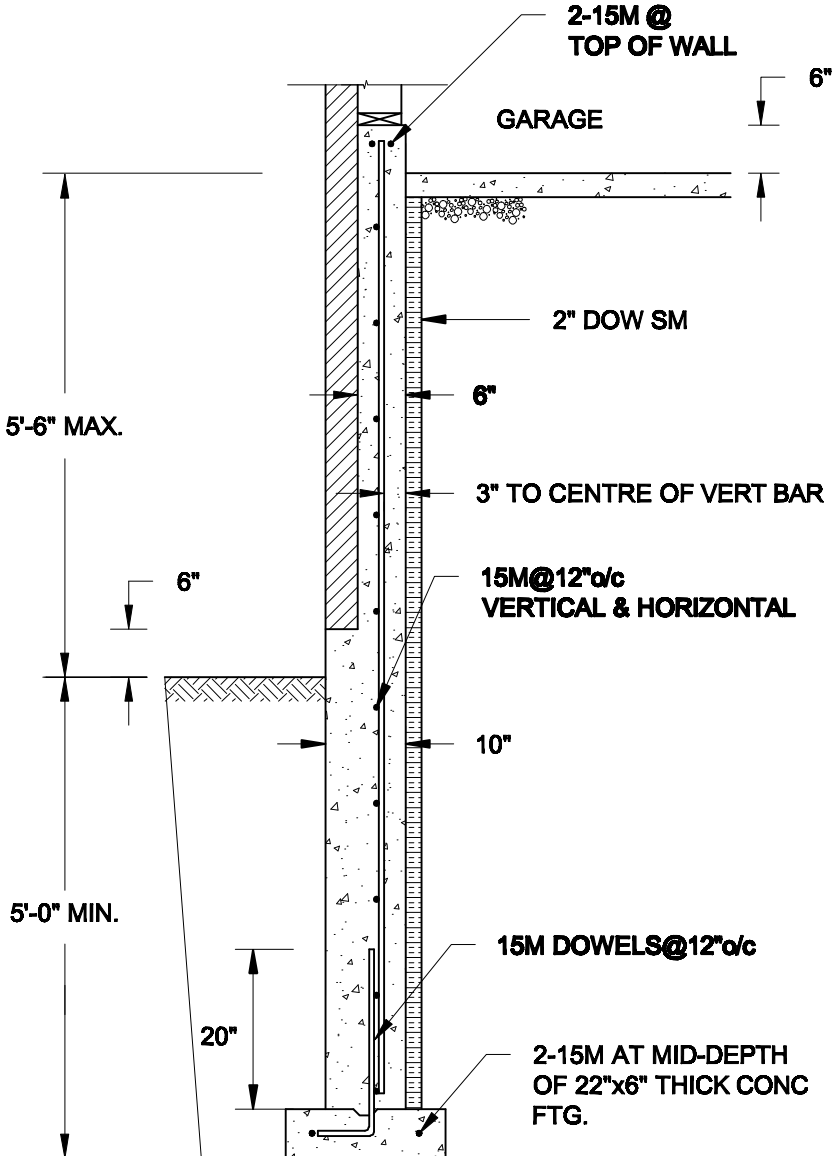
S1



**1A**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

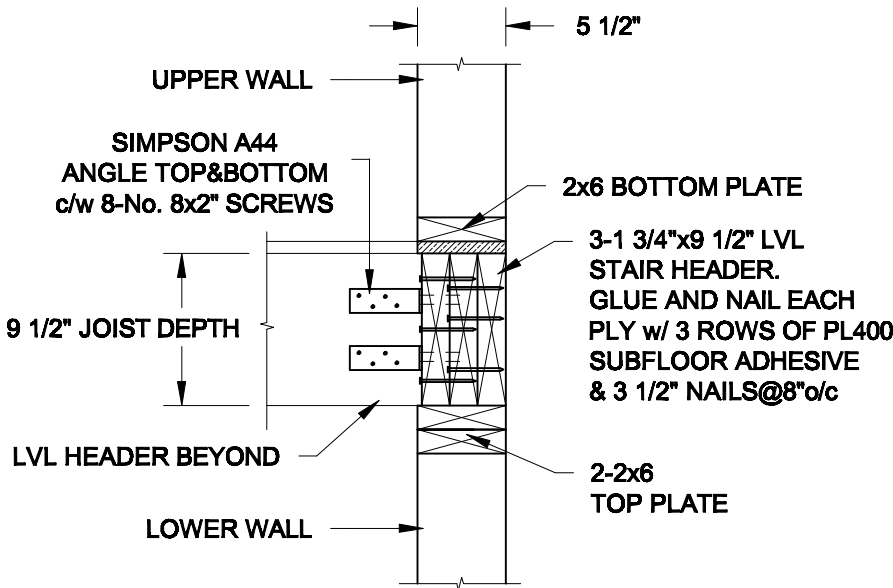
**NOTE:**

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.



**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

**FOR 9 1/2" JOIST DEPTH**



**2**  
**S4** **STAIR HEADER @ EXTERIOR WALL**  
SCALE: 1" = 1'-0"

Scale: AS NOTED	
Date: JUL-13-2015	
Drawn: 8C	Checked: SJB

**QUAILE ENGINEERING LTD.**



38 Parkside Drive, UNIT 7  
Newmarket, ON  
L3Y 8J9  
T: 905-853-8547  
E: quaile.eng@rogers.com

**Engineer's Seal**



SEPT 28, 2015

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

**TYPICAL STRUCTURAL DETAILS FOR SINGLES**

**Project No.:**  
**14-095**

**Drawing No.:**  
**S4**