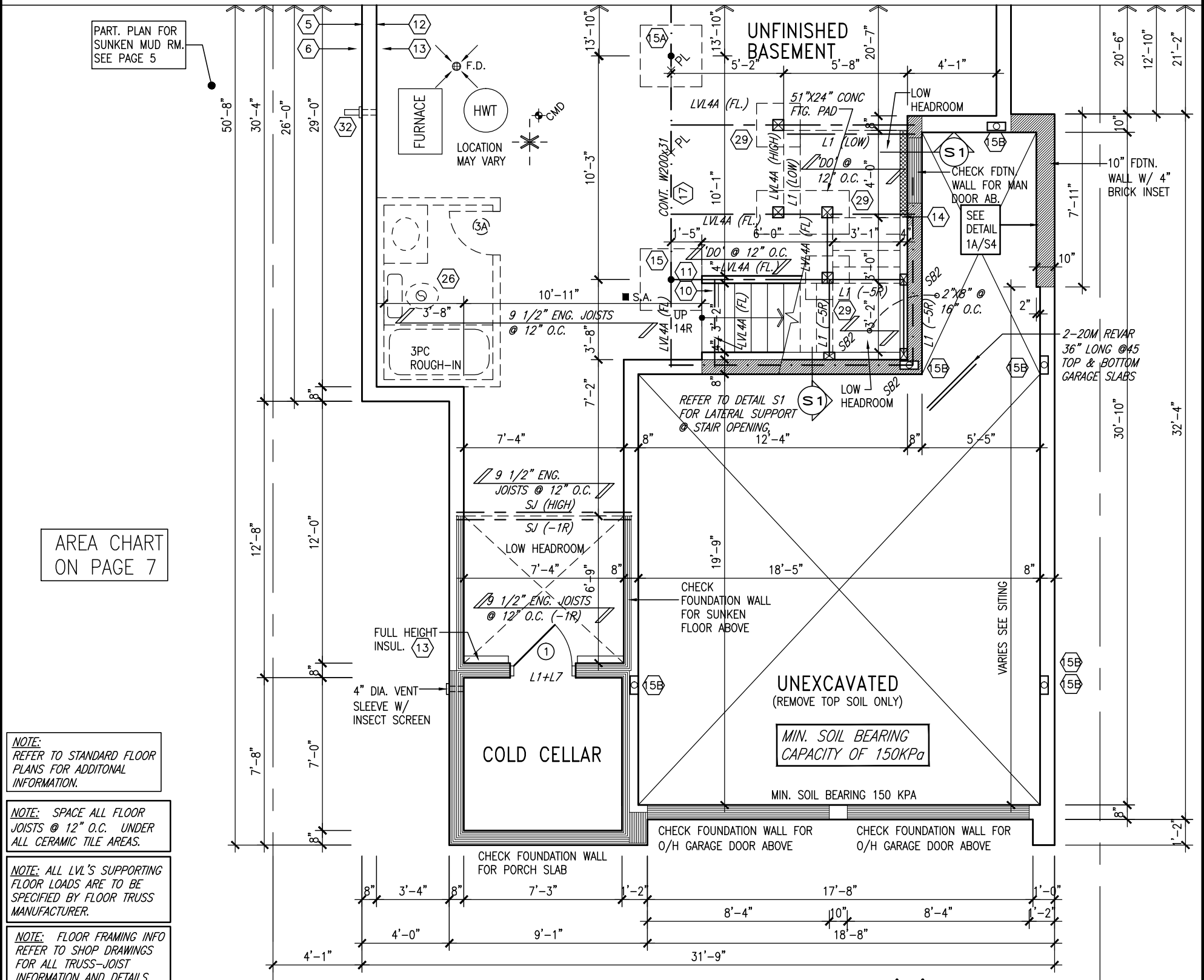


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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



SEPT 28, 2015



PART. BASEMENT PLAN 'B'
LOT 4 BAROSSA 1

9	.	.	.	<div>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>qualification information</div> <div>Wellington Jno-Baptiste  25591</div> <div>name BCIN</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div>	<div><div>300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	<div>BAYVIEW WELLINGTON</div>		<div>S38-1 BAROSSA 1</div>		project no.	
8	.	.	.			project name		municipality		project no.	
7	.	.	.			GREEN VALLEY ESTATES		BRADFORD, ONTARIO		13045	
6	.	.	.			date		PART. BASEMENT PLAN 'B' FOR LOT 4		drawing no.	
5	.	.	.			JUNE, 2014				1	
4	.	.	.	drawn by		checked by		scale		file name	
3	ADD DETAIL FOR REINFORCE WALL AT GARAGE	26-08-15	WT	WT		RC		3/16" = 1'-0"		13045-S38-1	
2	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC	RICHARD - D:\2014\14005-13045-BW\WORKING\13045-S38-1.dwg - Fri - Sep 25 2015 - 5:42 AM							
1	ISSUED FOR CLIENTR REVIEW	14-04-23	WT								
no.	description	date	by								

(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)

CONFORMING TO CAN/ULC S702, "MINERAL FIBER/INERTIAL FIBER INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 LB/FT³. THE INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR (SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

1'-0"

10:12

10:12

6:12

4'-0"

4'-11"

2'-2"

4:12

14:12

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

28"x48"

28"x48"

RWL

7'-10" U/S SOFFIT

4'-0"

FACE BRICK (TYP.)

REAR GARAGE WALL

GARAGE SLAB 7'-11" HIGH POINT

5'-0" MIN.

RWL

2'-1"

30

STEPPED FOOTING AS REQUIRED

LOT 4 BAROSSA 1

It is the bidder'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 the way a 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.



SEPT 28, 2015

TOP OF PLATE

TOP OF WINDOW

$$\frac{8'-10''}{8'-1''}$$

FIN. SECOND FLOOR

FIN. GROUND FLOOR

TOP OF SLAB

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4163
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.

qualification information

Wellington Jno-Baptiste *W. Baptiste* 25591
name signature BCIN

qualification information V43 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.

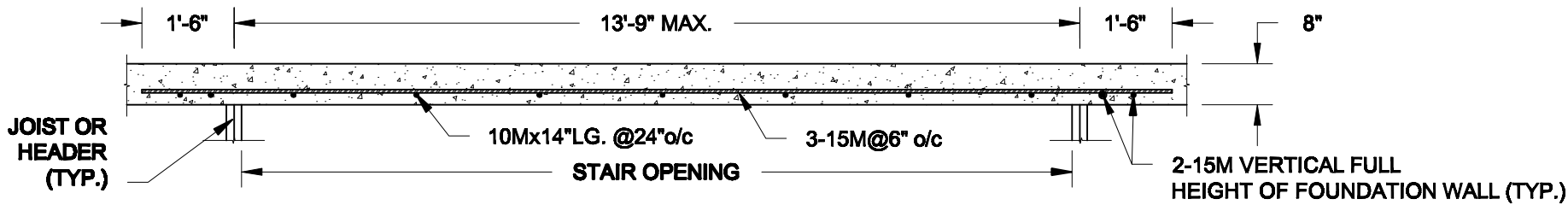
9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	ADD DETAIL FOR REINFORCE WALL AT GARAGE	26-08-15	WT
2.	REVISED AS PER ENG'S COMMENT'S	21-04-15	RC
1.	ISSUED FOR CUENITR REVIEW	14-04-23	WT
no.	description	date	by

S38-1
BAROSSA 1

BAYVIEW WELLINGTON

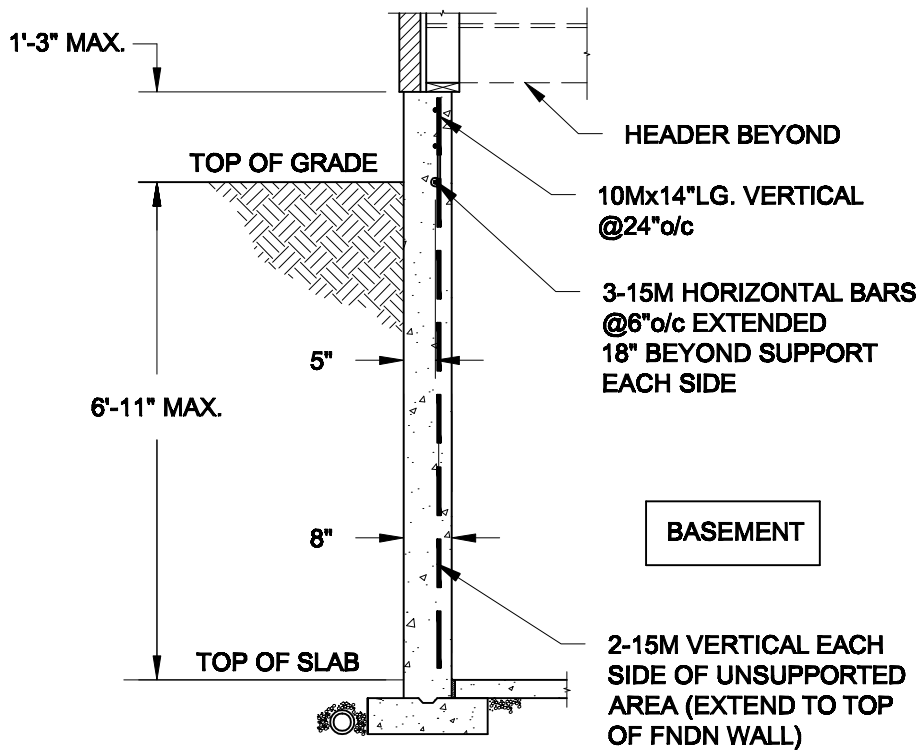
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, DOWING	project no.	13045
date	JUNE, 2014	checked by	scale	file name	
WT	drawn by	RC	$3/16'' = 1'-0''$	13045-S38-1	
RICHARD - DX(2014)14002-13045-BW WORKING 13045-S38-1.dwg -- Fri - Sep 25 2015 -- 5:42 AM					
				'B' ELEVATION	RIGHT DRAWING
				drawing no.	2

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PLAN VIEW

NOT TO SCALE



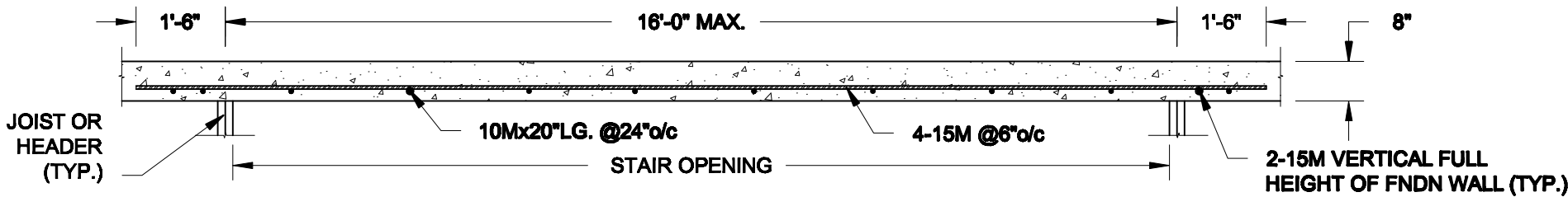
NOTE:

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

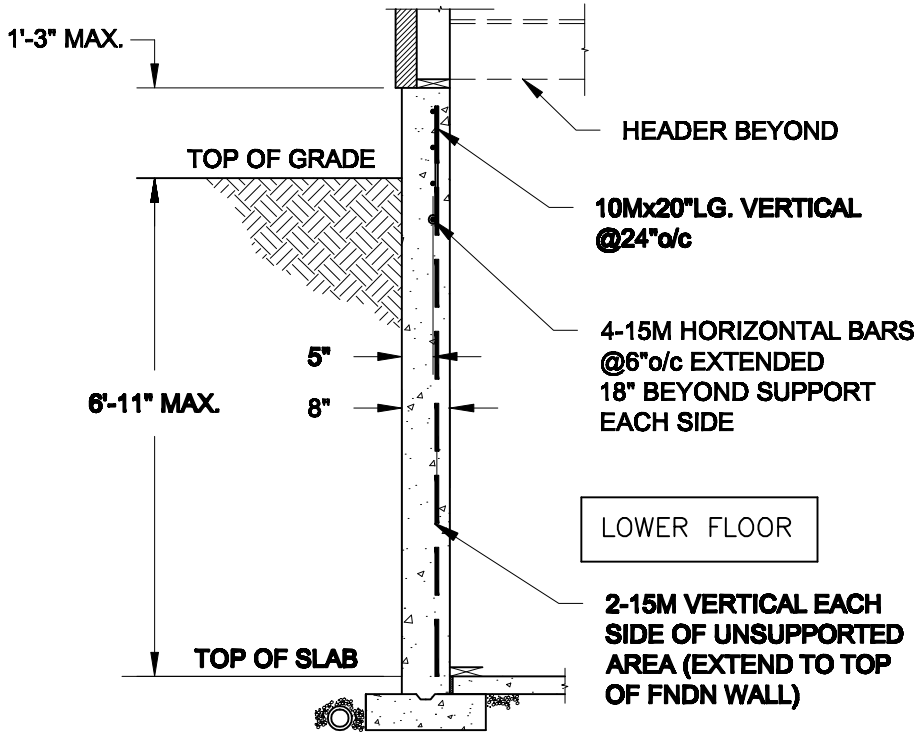
LATERALLY UNSUPPORTED WALL

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

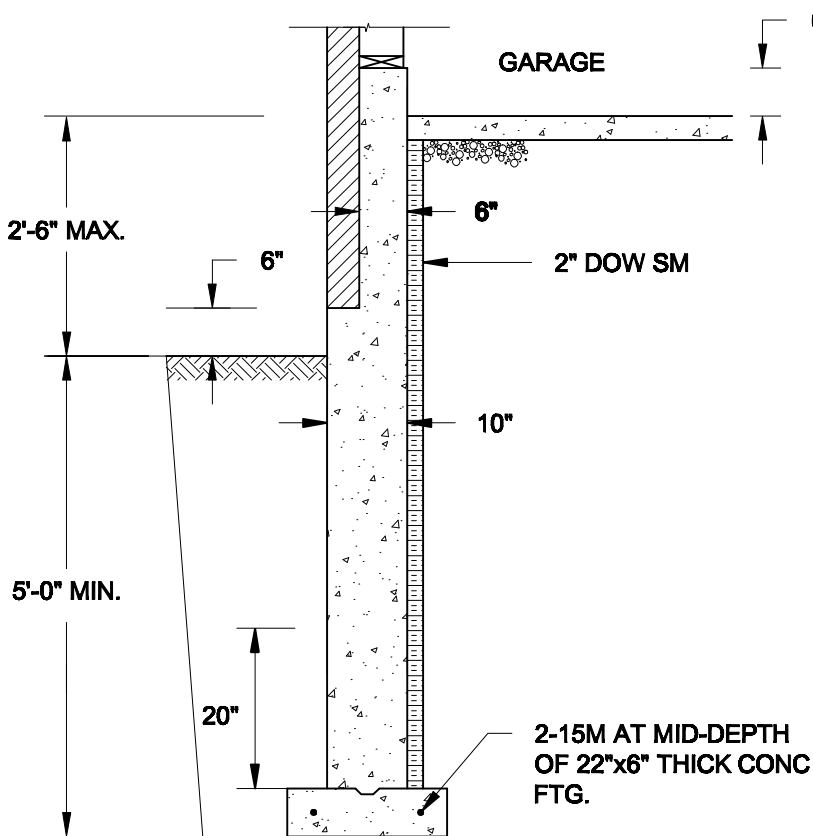
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

14-095

Drawing No.:

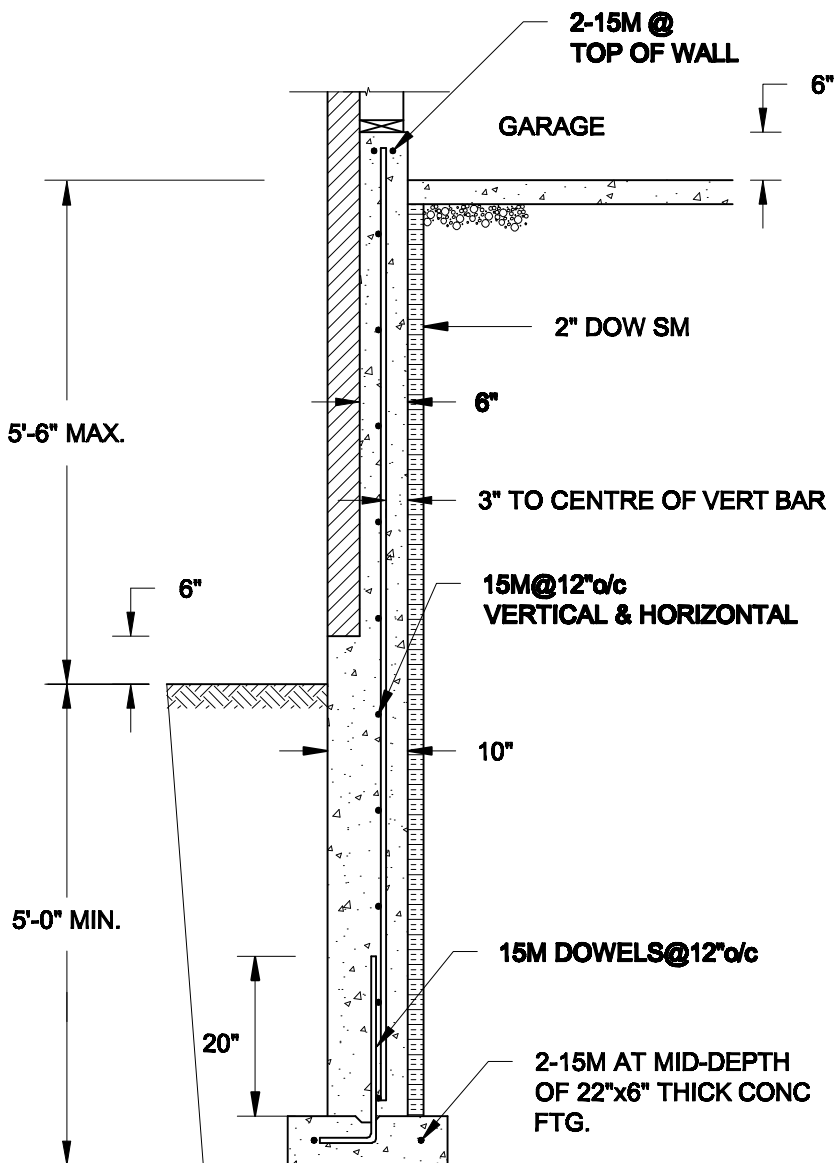
S1



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

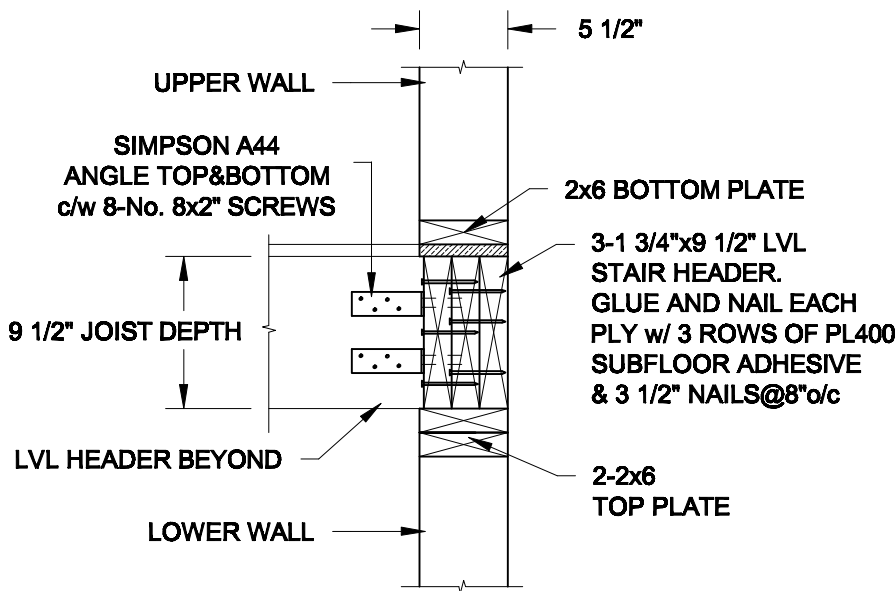
NOTE:

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: 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



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