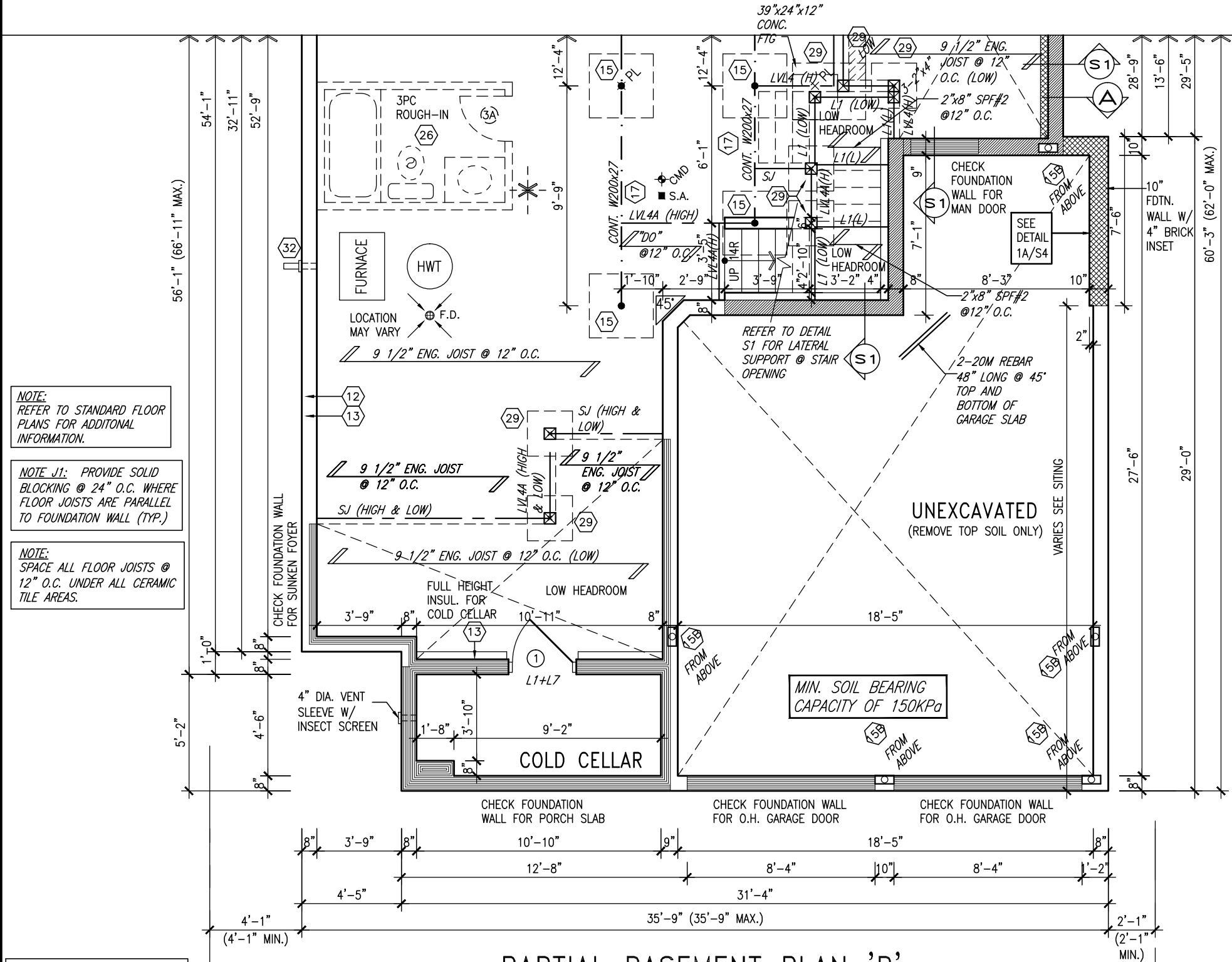




SEPT 28, 2015



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.

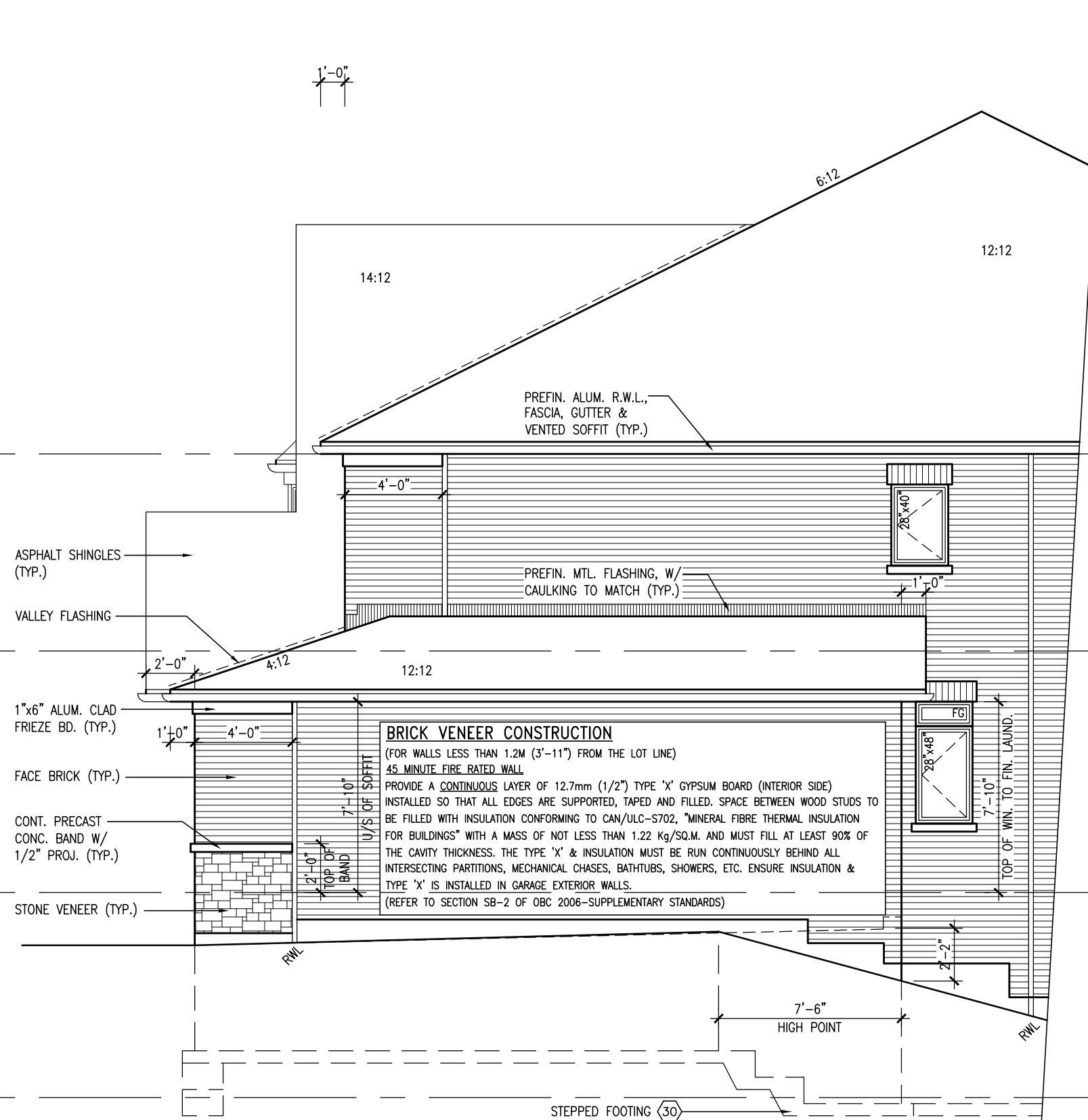
NOTE:
FLOOR FRAMING INFO REFER TO
ENG SHOP DRAWINGS FOR ALL
TRUSS-JOIST INFORMATION AND
DETAILS. UNLESS OTHERWISE
NOTED.

REFER TO PAGE 6
FOR AREA CHART

PARTIAL BASEMENT PLAN 'B'

LOT 19 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.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	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	PARTIAL FLOOR PLANS 'B'		
6.	.	.	signature		checked by KL	scale 3/16" = 1'-0"		
5.	.	.	registration information VA3 Design Inc.		drawn by KL	date FRI - SEP 25 2015 - 12:30 PM		
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					



RIGHT SIDE ELEVATION 'B'

LOT 19 RIDEAU 5



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.

Diagram showing vertical dimensions for a building section:

- Left side dimensions (from TOP OF SLAB to TOP OF PLATE):
 - 6'-10" (from FIN GROUND FLOOR to TOP OF WINDOW)
 - 6'-10" (from FIN SECOND FLOOR to TOP OF WINDOW)
 - 8'-5" (total height from TOP OF SLAB to TOP OF PLATE)
- Right side dimensions (from FIN GROUND FLOOR to TOP OF PLATE):
 - 6'-10" (from FIN GROUND FLOOR to TOP OF WINDOW)
 - 1'-0" (from TOP OF WINDOW to TOP OF TRANSOM)
 - 8'-11" (from FIN SECOND FLOOR to TOP OF WINDOW)

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
16.630.2255 f 416.630.
va3design.com

<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>		25591
<p>qualification information</p>	<p>signature</p>	BCIN
<p>Wellington Jno-Baptiste</p>	<p>registration information</p>	42658
<p>VAAS Design Inc.</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. Drawings must be returned at the completion of the work. Drawings are not to be scaled.

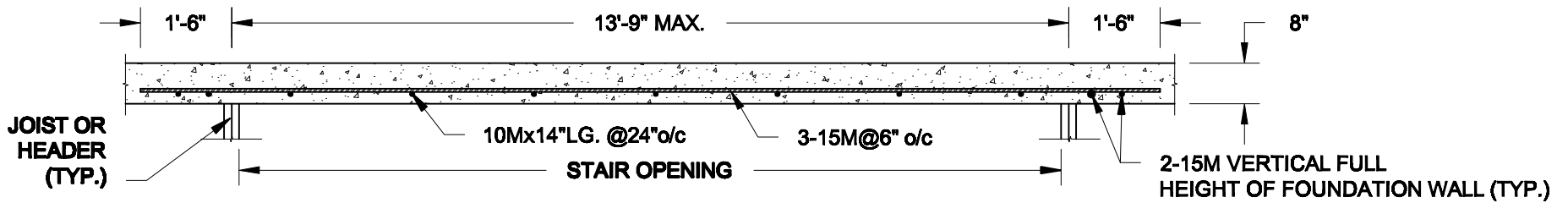
	no.	description	date	by
9	.			.
8	8			.
7	.			.
6	.			.
5	.			.
4	ADD DETAIL FOR REINFORCE WALL AT GARAGE	AUG 26-15	WT	
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	
2	ADDED UPGRADED REAR ELEVATIONS	OCT. 01/14 GW		
1	ISSUED FOR CLIENT REVIEW	SEPT 16/14 KL		

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

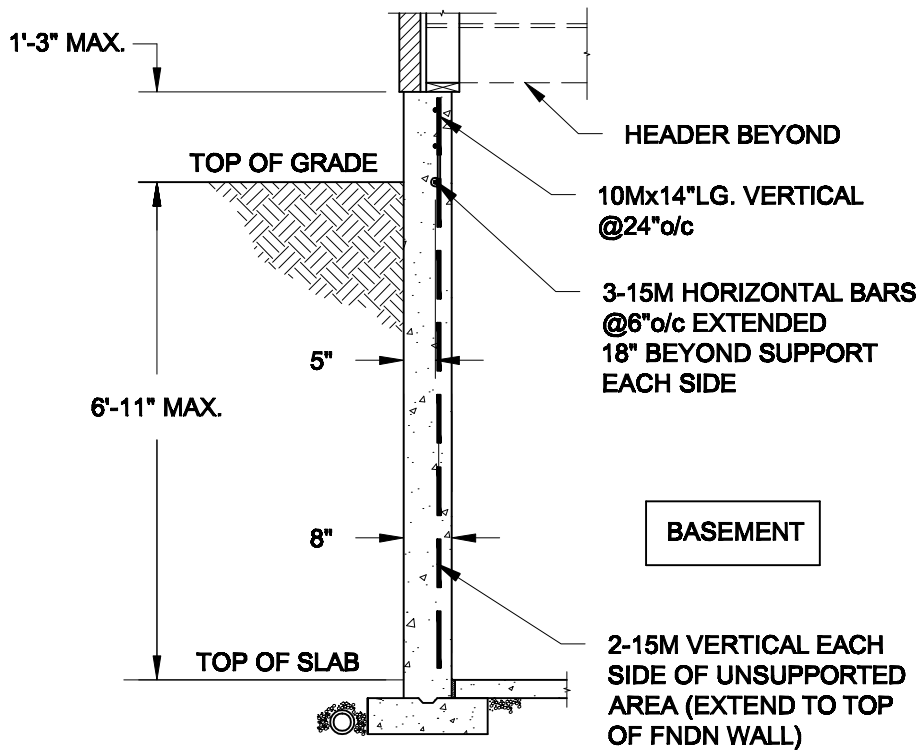
date **AUGUST 2014** drawing no. **2**
 drawn by **KL** RIGHT SIDE ELEVATION 'B'
 checked by **-** file name
 scale **3/16" = 1'-0"** **13045-S42-5**

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PLAN VIEW

NOT TO SCALE



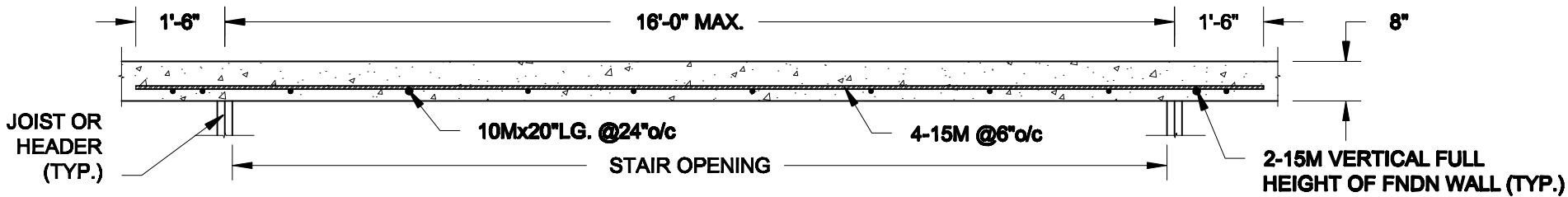
NOTE:

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

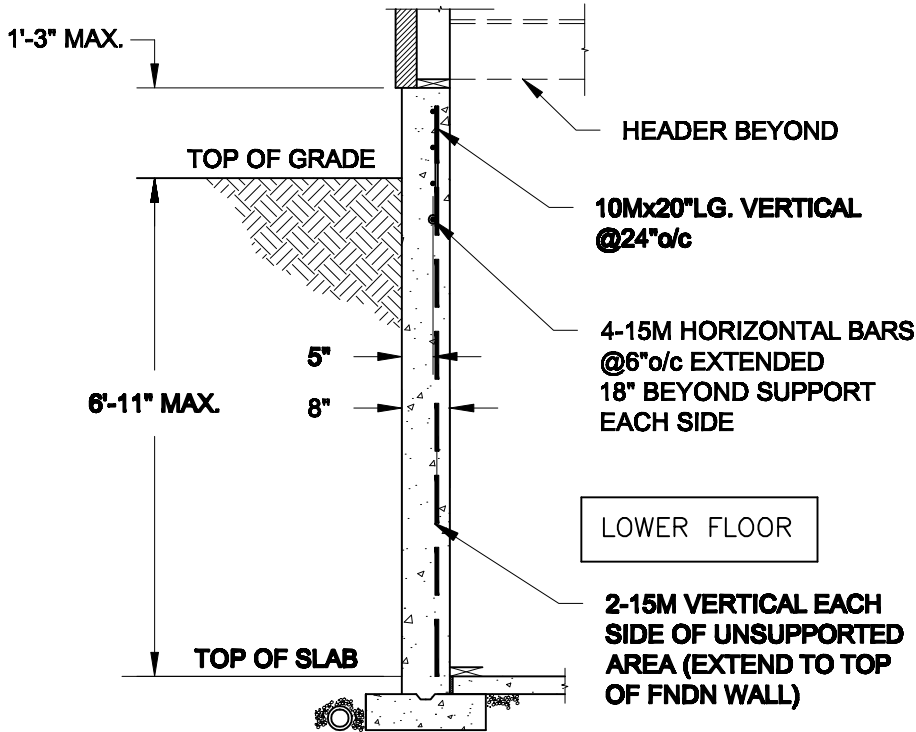
LATERALLY UNSUPPORTED WALL

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

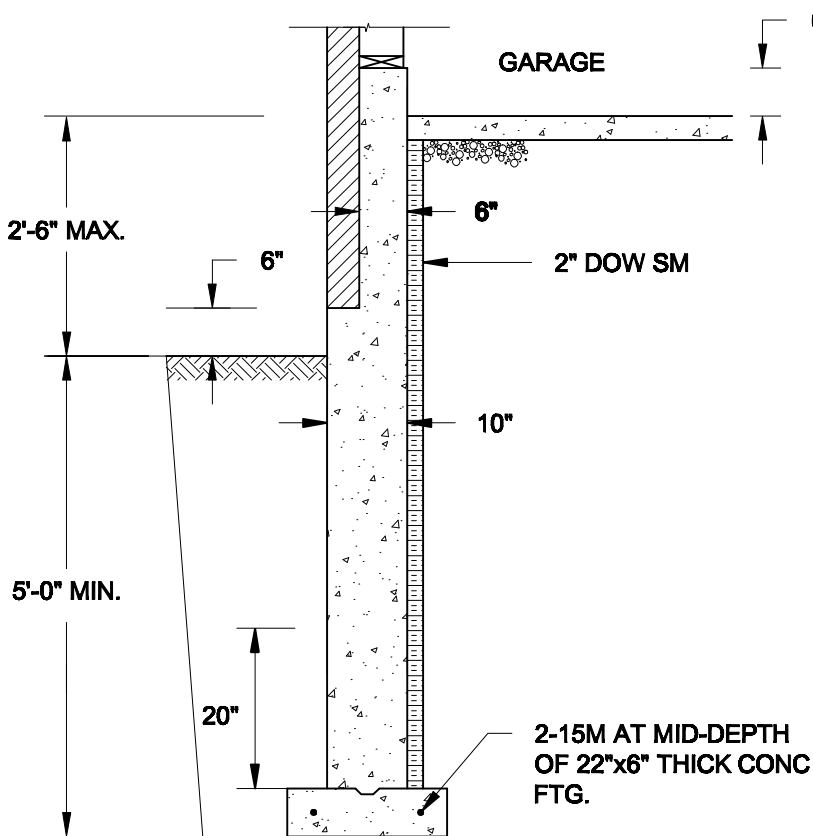
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

14-095

Drawing No.:

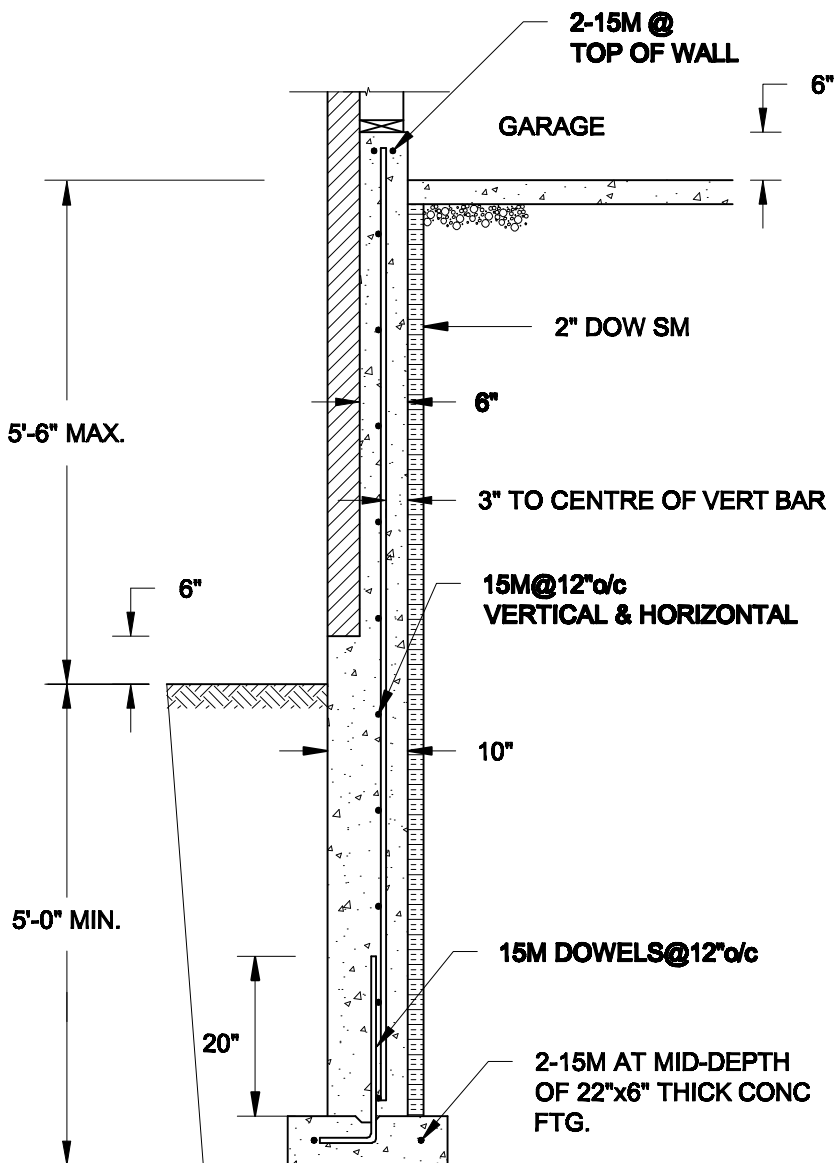
S1



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

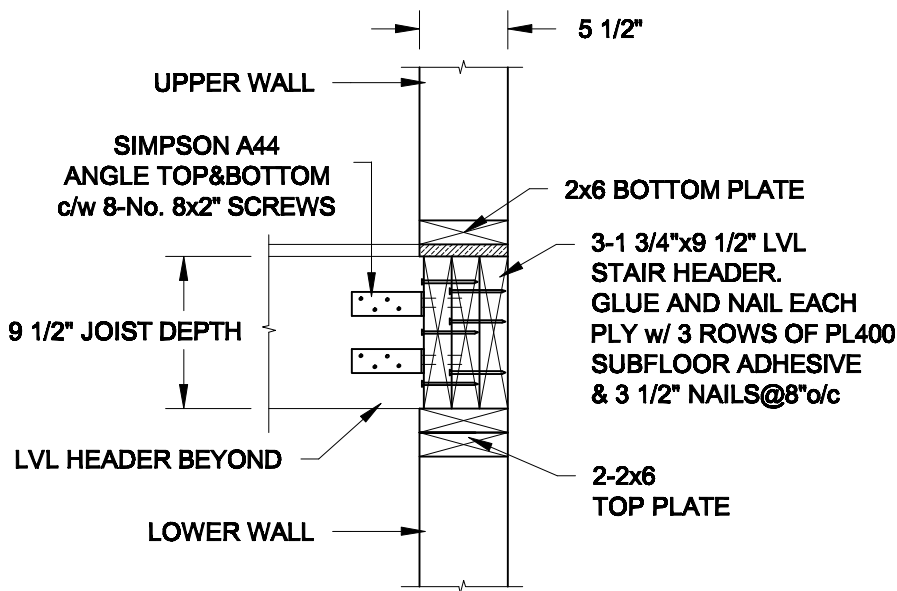
NOTE:

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: 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