

PRELIMINARY

1'-4" 13'-0" 20'-9" 2'-0"

5'-8" 9'-5" 5'-8"

12'-1" 11" 18'-11" 11" 10"

6"x6" P.T. WOOD POST BOLTED TO GALV. METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE. (TYP.)

6"x6" P.T. ANCHORED WITH GALV. MTL. SHOE ON 10"x8" CONC. NIB BELOW GRADE (TYP.)

3-2"x8" (P.T.)

2-2"x8" (P.T.)

2"x8" P.T.

10" FDTN WALL

1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS

2-2"x8" P.T. DROPPED LEDGER PL. ANCHORED TO HEADER JOIST W/ 1/2" DIA. BOLTS @ 16" O.C.

9 1/2" ENG. JOISTS @ 16" O.C.

UNFINISHED BASEMENT

9 1/2" ENG. JOISTS @ 12" O.C. (LOW)

9 1/2" ENG. JOISTS @ 12" O.C.

2"x8" SPF#2 @ 12" O.C. W/ 1 ROW C.B. LOW

LOW HEADROOM

WIDEN FTG. FOR SB'S

FURNACE

HWT

LOCATION MAY VARY

9 1/2" ENG. JOISTS @ 12" O.C.

F.D.

3PC ROUGH-IN

LVL4 (FL.)

LVL4A (FL.)

LVL4A (H&L)

LVL4 (HIGH)

SJ (LOW)

LOW HEADRM

CHECK FOUNDATION WALL FOR MAN DOOR & SUNKEN MUD REFER TO DETAIL S1 FOR LATERAL SUPPORT

SEE DETAIL 1/S4

10" FNDN. WALL W/ 4" BRICK INSET

STL POST FRAB.

2-20M REBAR 36" LONG @ 45" TOP & BOTTOM OF SLAB

MIN. SOIL BEARING CAPACITY OF 150KPa

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UNEXCAVATED (REMOVE TOP SOIL ONLY)

CHECK FOUNDATION WALL FOR SUNKEN FOYER

FULL HEIGHT INSUL. FOR COLD CELLAR

CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR

CHECK FOUNDATION WALL FOR O.H. GARAGE DOOR

CHECK FOUNDATION WALL FOR PORCH SLAB

COLD CELLAR

4" DIA. VENT W/ INSECT SCREEN

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

NOTE: REFER TO FLOOR JOIST MANUF. FOR FLOOR JOIST LAYOUTS & LVL SIZES.

BASEMENT PLAN - ELEVATION 'C'

AREA CHART ON PAGE 8

LOT 25
RIDEAU 4

9	-	-	-		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.	 300A Wilson Avenue Toronto, ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		S42-4 RIDEAU 4	drawing no. 1		
8	-	-	-				project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045			
7	-	-	-				date 2014-08 BASEMENT PLAN - ELEVATION 'C'					
6	-	-	-				drawing by RAAM		checked by -		scale 3/16" = 1'-0"	file name 13045-S42-4C-LOT 25
5	-	-	-				RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4C-LOT 25.dwg - Tue - Aug 25 2015 - 3:48 PM					
4	REV. PER PURCHASER REQUEST FOR LOT 25	AUG. 04/15	WT									
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC									
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW									
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAAM									
no.	description	date	by									

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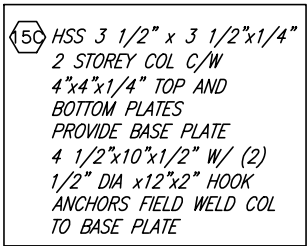
LOT 25
RIDEAU 4

INDICATES FIRE RATED WALL ASSEMBLY

9	.	.	.		 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date 2014-08 drawn by RAAM RICHARD ~ H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4C-LOT 25.dwg ~ Tue - Aug 25 2015 ~ 3:48 PM	municipality BRADFORD, ON	S42-4 RIDEAU 4 project no. 13045	drawing no. 2
8	.	.	.						
7	.	.	.						
6	.	.	.						
5	.	.	.						
4	REV. PER PURCHASER REQUEST FOR LOT 25	AUG. 04/15	WT						
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC						
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW						
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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.					

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G.T., MAIN TRUSS & JACK
TRUSS TO BE PROFILED
AT RAISED TRAY CEILING



LOT 25
RIDEAU 4

9	-	-	-			BAYVIEW WELLINGTON		S42-4 RIDEAU 4	
8	-	-	-			project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	
7	-	-	-			date 2014-08	SECOND FLOOR PLAN (4 BED+MEDIA LOFT) - ELEV. 'C'		drawing no. 3
6	-	-	-			drawn by RAAM	checked by -	scale 3/16" = 1'-0"	file name 13045-S42-4C-LOT 25
5	-	-	-			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4C-LOT 25.dwg - Tue - Aug 25 2015 - 3:48 PM			
4	REV. PER PURCHASER REQUEST FOR LOT 25	AUG. 04/15	WT	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.	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com				
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC						
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1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAAM						
no.	description	date	by						

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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

Ground floor area	1434 sq ft
Second floor area	1799 sq ft
Subtotal	3233 sq ft
Deduct all open area	16 sq ft
Total net area	3217 sq ft
	298.87 sq m
Finished basement area	00 sq ft
Coverage without porch	1929 sq ft
	179.21 sq m
Coverage with porch	2007 sq ft
	186.46 sq m

EL. C



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BAYVIEW WELLINGTON		S42-4 RIDEAU 4	
GREEN VALLEY ESTATES		BRADFORD, ON	
project name		project no.	
13045-S42-4C-L01-25		13045	
drawn by		drawing no.	
RAAM		7	
checked by		REAR ELEVATION 'C'	
scale		13045-S42-4C-L01-25	
3/16" = 1'-0"		13045-S42-4C-L01-25	
date		13045-S42-4C-L01-25.dwg - Tue - Aug 25 2015 - 3:48 PM	
drawn by		checked by	
RAAM		RAAM	
date		13045-S42-4C-L01-25.dwg - Tue - Aug 25 2015 - 3:48 PM	
description		13045-S42-4C-L01-25.dwg - Tue - Aug 25 2015 - 3:48 PM	
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4		REV. PER PURCHASER REQUEST FOR LOT 25	
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6		APR 30-15 RC	
7		OCT. 02/14 GW	
8		OCT. 02/14 GW	
9		OCT. 02/14 GW	

VAS3 DESIGN
3004 Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vas3design.com

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