

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.

10" FOUNDATION WALL ON 22"x6" THICK
CONC. FTG. UNDER ALL 2"x6" KNEEWALL
AS REQ'D. BY GRADING - SEE DETAILS.
MAX. BACKFILL HEIGHT: 4'-7" FOR 10"
FNDN. WALL W/ KNEEWALL ON TOP

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.)

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 JST. W/
1/2" DIA. BOLTS
@ 16" O.C.

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Guidelines approved by the Town of
BRADFORD / WEST GWILLIMBURY.

47"x30" EGRESS VINYL
CLAD STRUCTURAL STL.
FRAME BASEMENT
WINDOW (TYPICAL)

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

4" DIA. VENT W/
INSECT SCREEN

CHECK FOUNDATION WALL
FOR PORCH SLAB ABOVE

COLD
CELLAR

UNEX.
(REMOVE TOP
SOIL ONLY)

LOW HEADRM.
LVL4A (HIGH)

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

UNFINISHED
BASEMENT

AREA CALCULATIONS		ELEV. A
GROUND FLOOR AREA	1558 SF	
SECOND FLOOR AREA	1896 SF	
SUBTOTAL	3454 SF	
DEDUCT ALL OPEN AREAS	0 SF	
TOTAL NET AREA	3454 SF	
	(320.89 m2)	
FINISHED BSMT AREA	0 SF	
COVERAGE W/OUT PORCH	2004 SF	
	(186.18 m2)	
COVERAGE W/ PORCH	2260 SF	
	(209.96 m2)	

UNEXCAVATED
(REMOVE TOP SOIL ONLY)

CHECK FOUNDATION WALL FOR
O.H. GARAGE DOOR ABOVE

CHECK FOUNDATION WALL FOR
O.H. GARAGE DOOR ABOVE

NOTE: ALL LVL'S SUPPORTING
FLOOR LOADS ARE TO BE
SPECIFIED BY FLOOR TRUSS
MANUFACTURER.

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

BASEMENT PLAN 'A'

MIN. SOIL BEARING
CAPACITY OF 150KPa

LOT 156

9.	.	.	.
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7.	.	.	.
6.	.	.	.
5.	REV ELEVATION AS PER CLIENT COMMENT	AUG 09-17	RC
4.	REVISED AS PER ENG'S COMMENTS	JUN 08-17	RC
3.	REV FOR LOT 156	MAY 04-17	AF
2.	REVISED AS PER ENG'S COMMENTS	15-04-27	RC
1.	ISSUED FOR CLIENT REVIEW	14-09-12	.
no.	description	date	by

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

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**

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BAYVIEW WELLINGTON			S42-8C	
project name GREEN VALLEY ESTATES		municipality BRADFORD, ON		project no. 13045
date SEPTEMBER 2014		BASEMENT PLAN 'A'		
drawn by N.HUR	checked by -	scale 3/16" = 1'-0"	file name 13045-S42-8C-LOT 156	drawing no. 1
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42"Phase 4A\13045-S42-8C-LOT 156.dwg - Wed - Aug 9 2017 - 10:27 AM				

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

INDICATES REDUCED SIDE YARD

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8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER.

STAIRS FOR WALK OUT DECK W/ PATIO STONES WHERE REQUIRED BY GRADE (SEE SITE PLAN)

PROVIDE 2"x4" P.T. WOOD HANDRAIL GUARD

P.T. 2"x4" DECKING W/ 1/4" SPACING

12" LONG DOWNTURNED L7 WELDED TO U/S OF L7

L3+L7

L3+L7

DECK

L3+L9

DN 5R

GARDEN DOORS

FAMILY

17'0"x12'0"

BREAKFAST

12'6"x13'6"

LIVING/DINING

12'6"(11'6")x20'0"

KITCHEN

14'0"x10'0"

PWD

LAUNDRY

STUDY

13'0"x11'0"

GARAGE

18'4"x22'8"

SUNKEN FOYER

PORCH

DOOR WHERE GRADE PERMITS

36" WIDE FRENCH DOOR

BOLTED CONNECTION

APPR. ROOF TRS. @ 24" O.C.

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GROUND FLOOR PLAN 'A'

LOT 156

NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

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

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qualification information

Wellington Jno-Baptiste 25591

name

registration information

VA3 Design Inc. 42658

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BAYVIEW WELLINGTON

S42-8C

project name
GREEN VALLEY ESTATES

project no.
13045

date
SEPTEMBER 2014

drawn by
N.HUR

checked by
3/16" = 1'-0"

scale

file name
13045-S42-8C-LOT 156

drawing no.
2

GROUND FLOOR PLAN 'A'

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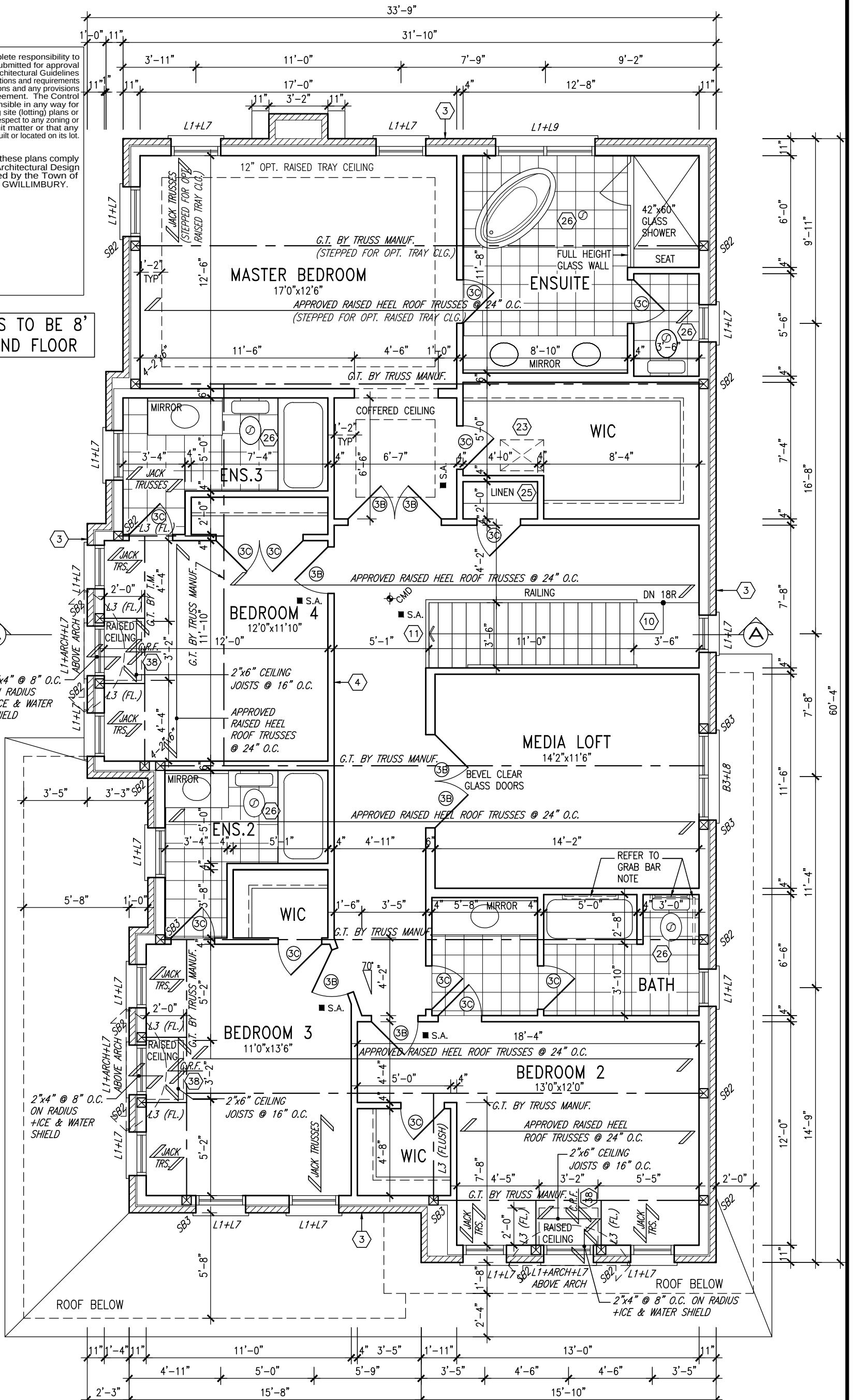
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NOTE:
REFER TO ROOF TRUSS
MANUF. FOR ROOF TRUSS
LAYOUTS & BEAM SIZES.

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ALL DOORS TO BE 8'
ON SECOND FLOOR



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

GB 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. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED

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4	REVISED AS PER ENG'S COMMENTS	JUN 08-17 RC
3	REV FOR LOT 156	MAY 04-17 AF
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1	ISSUED FOR CLIENT REVIEW	14-09-12 .
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qualification information

Wellington Jno-Baptiste 25591
signature BCIN

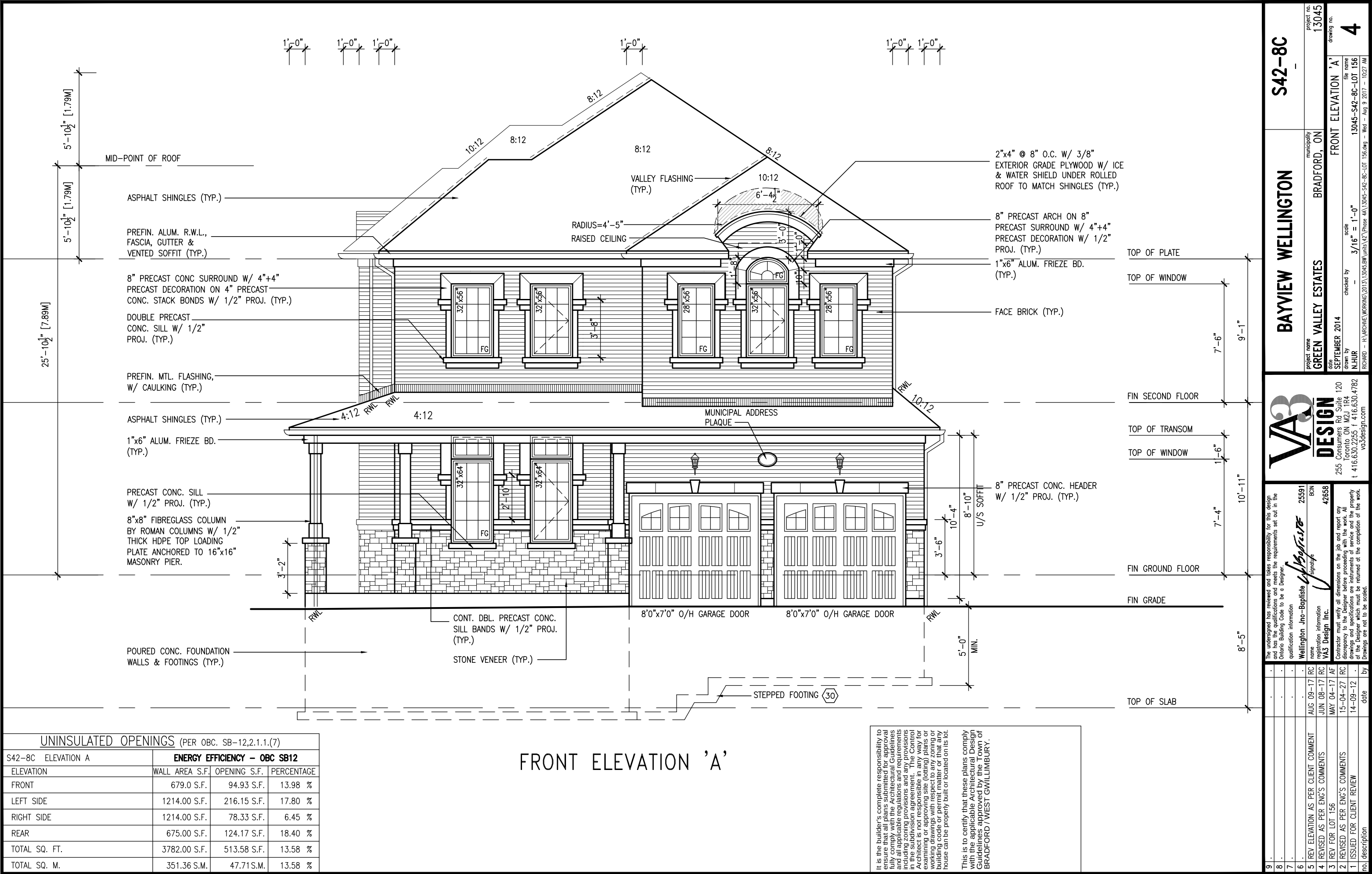
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BAYVIEW WELLINGTON		S42-8C	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON
date	SEPTEMBER 2014	project no.	13045
drawn by	N.HUR	scale	3/16" = 1'-0"
checked by		file name	13045-S42-8C-LOT 156
scale	3/16" = 1'-0"	drawing no.	3
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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
S42-8C ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	679.0 S.F.	94.93 S.F.	13.98 %
LEFT SIDE	1214.00 S.F.	216.15 S.F.	17.80 %
RIGHT SIDE	1214.00 S.F.	78.33 S.F.	6.45 %
REAR	675.00 S.F.	124.17 S.F.	18.40 %
TOTAL SQ. FT.	3782.00 S.F.	513.58 S.F.	13.58 %
TOTAL SQ. M.	351.36 S.M.	47.71 S.M.	13.58 %

FRONT ELEVATION 'A'

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S42-8C

BAYVIEW WELLINGTON

project no. 13045

municipality BRADFORD, ON

drawing no. 4

front elevation 'A'

project name GREEN VALLEY ESTATES

date SEPTEMBER 2014

drawn by N.HUR

checked by

scale 3/16" = 1'-0"

file name 13045-S42-8C-LOT 156

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signature Wellington Jno-Baptiste

25591 BCBN

42658

registration information VAS Design Inc.

name Wellington Jno-Baptiste

signature

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42658

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9 .

8 .

7 .

6 .

5 REV ELEVATION AS PER CLIENT COMMENT

4 REVISED AS PER ENG'S COMMENTS

3 REV FOR LOT 156

2 REVISED AS PER ENG'S COMMENTS

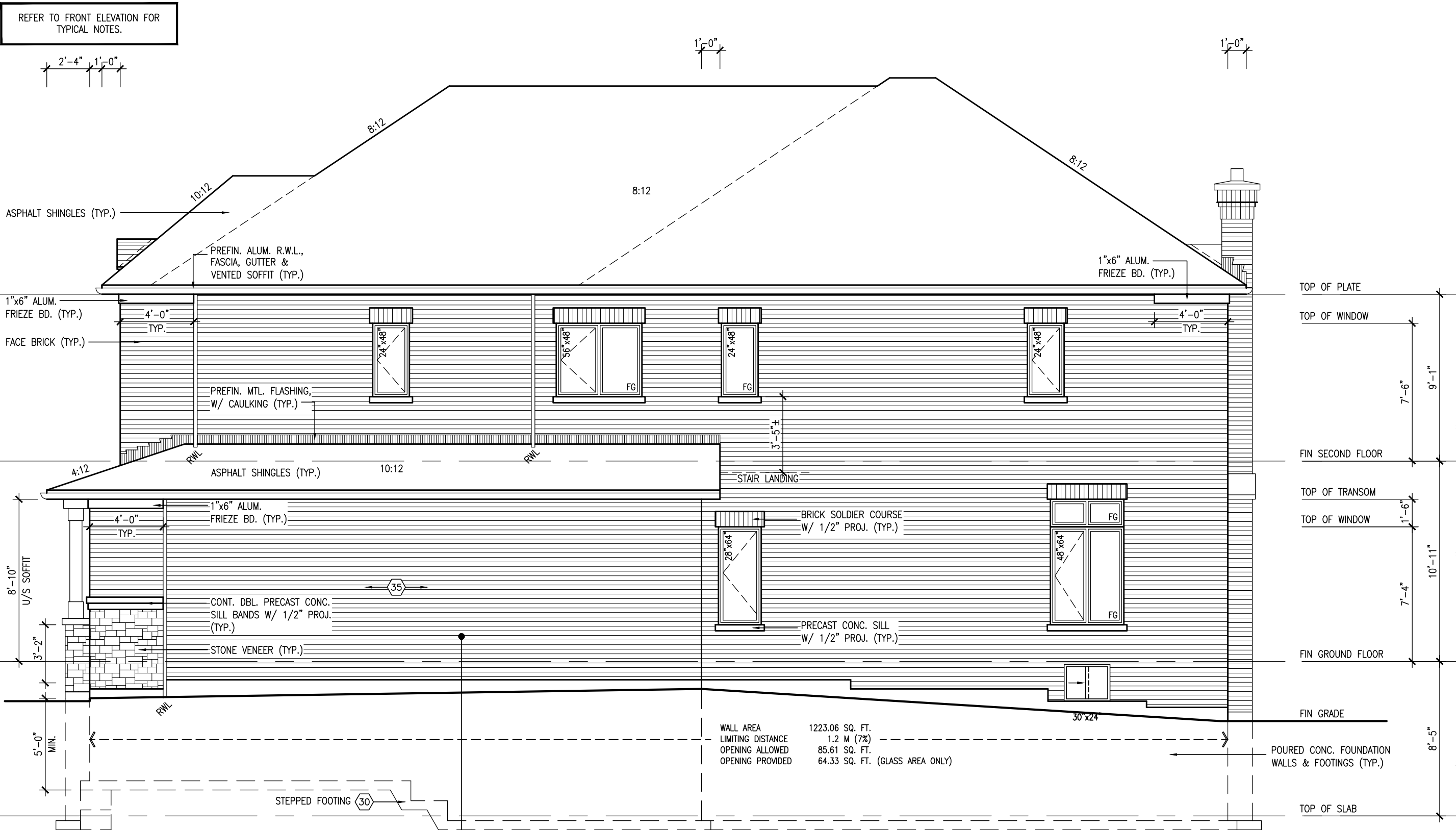
1 ISSUED FOR CLIENT REVIEW

no. description

date

by

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



RIGHT SIDE ELEVATION 'A'

BRICK VENEER CONSTRUCTION

BRICK VENEER CONSTRUCTION

(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)

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LOT 156

[illegible]



LOT 156

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qualification information

Wellington Jno-Baptista 25591 BCIN

name registration information signature

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BAYVIEW WELLINGTON

S42-8C
RIDEAU 8

project name **GREEN VALLEY ESTATES** municipality **BRADFORD, ON** project no. **13045**

date **SEPTEMBER 2014** drawing no. **8**

CROSS SECTION

drawn by **N.HUR** checked by **—** scale **3/16" = 1'-0"** file name **13045-S42-8C-LOT 156**

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