

3042 SF.

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREYS

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.
FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16" SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING.
BELOW PARTY WALLS.
(REFER TO ENGINEER FILL FOOTING DETAIL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (18 p.s.i.) SOIL BEARING CAPACITY FOR SINGLES OR 90 KPa FOR ENGINEERED FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS

120 KPa. NAIVE SOIL 80 KPa. ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD F1 = 48"x48"x20" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F2 = 40"x40"x16" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART.)

VENEER CUT

WHEN VENEER CUT IS GREATER THAN 26", A 10" POURED CONCRETE FOUNDATION WALL IS REQUIRED.

EXPOSED CONCRETE (FLATWORK)

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT.

BRICK VENEER LINTELS (WL)

WL1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6" x 4" x 3/8" L (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x12" SPR. No.2
WL8 = 5" x 3-1/2" x 5/16" L (125x90x8.0L) + 3-2"x10" SPR. No.2
WL9 = 6" x 4" x 3/8" L (150x100x10.0L) + 3-2"x10" SPR. No.2

WOOD LINTELS AND BEAMS (WB)

WB1 = 2-2"x8" (2-38x184) SPR. No.2
WB2 = 3-2"x8" (3-38x184) SPR. No.2
WB3 = 2-2"x10" (2-38x235) SPR. No.2
WB4 = 3-2"x10" (3-38x235) SPR. No.2
WB5 = 2-2"x12" (2-38x286) SPR. No.2
WB6 = 3-2"x12" (3-38x286) SPR. No.2
WB7 = 5-2"x12" (5-38x286) SPR. No.2
WB11 = 4-2"x10" (4-38x235) SPR. No.2
WB12 = 4-2"x12" (4-38x286) SPR. No.2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4"x7 1/4" (1-45x184)
LVL1 = 2-1 3/4"x7 1/4" (2-45x184)
LVL2 = 3-1 3/4"x7 1/4" (3-45x184)
LVL3 = 4-1 3/4"x7 1/4" (4-45x184)
LVL4A = 1-1 3/4"x9 1/2" (1-45x240)
LVL4 = 2-1 3/4"x9 1/2" (2-45x240)
LVL5 = 3-1 3/4"x9 1/2" (3-45x240)
LVL5A = 4-1 3/4"x9 1/2" (4-45x240)
LVL6A = 1-1 3/4"x11 7/8" (1-45x300)
LVL6 = 2-1 3/4"x11 7/8" (2-45x300)
LVL7 = 3-1 3/4"x11 7/8" (3-45x300)
LVL8 = 2-1 3/4"x14" (2-45x356)
LVL9 = 3-1 3/4"x14" (3-45x356)

LOOSE STEEL LINTELS (L)

L1 = 3-1/2" x 3-1/2" x 1/4" L (90x90x6.0L)
L2 = 4" x 3-1/2" x 5/16" L (100x90x8.0L)
L3 = 5" x 3-1/2" x 5/16" L (125x90x8.0L)
L4 = 6" x 3-1/2" x 3/8" L (150x90x10.0L)
L5 = 6" x 4" x 3/8" L (150x100x10.0L)
L6 = 7" x 4" x 3/8" L (180x100x10.0L)

CERAMIC TILE FOR CONVENTIONAL LUMBER

(OBC 9.30.6)
SPACE ALL CONVENTIONAL FLOOR JOISTS @ 12" O.C.
BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'0"-7'0".
2 ROWS FOR SPANS GREATER THAN 7'0"

NOTE: ROOF FRAMING

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

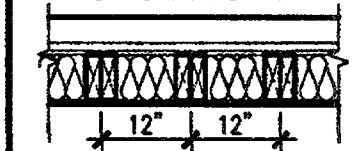
PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL APPROVED GRADING PLAN

NOTE: ENGINEERED FLOOR FRAMING

REFER TO ENGINEERED FLOOR FLAYOUTS FOR ALL ENGINEERED FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

TWO STOREY HEIGHT WALL DETAIL

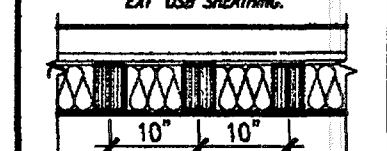
2-2"x8" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0" AND MAX SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL DETAIL

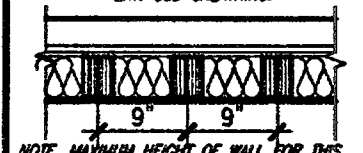
2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX @ 10" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 20'-2" AND MAX SUPPORTED LENGTH OF TRUSS IS 40'-0"

TWO STOREY HEIGHT WALL DETAIL

2-1 1/2" x 5 1/2" TIMBERSTRAND (LSL) 1.5E STUD WALL GLUED & NAILED TOGETHER AND SPACED MAX @ 9" O.C. FULL HEIGHT, c/w SOLID BLOCKING @ 8'-0" O.C. VERTICAL AND 7/16" EXT. OSB SHEATHING.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 21'-5" AND MAX SUPPORTED LENGTH OF TRUSS IS 40'-0"

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THE MINIMUM THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING.

2012 ENERGY STAR V-12.7

COMPONENT	NOTE
CEILING WITH ATTIC SPACE MINIMUM RSI (R) VALUE	8.81 (R50)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) VALUE	5.46 (R31)
EXPOSED FLOOR MINIMUM RSI (R) VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) VALUE	4.4 (R20+R5)
BASEMENT WALLS MINIMUM RSI (R) VALUE	3.52 (R20 BLANKET)
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE MINIMUM RSI (R) VALUE	1.78 (R10)
WINDOWS & SLIDING GLASS DOORS MAXIMUM U-VALUE	ENERGY STAR @ ZONE 2 (ER 29/UV 1.4)
SPACE HEATING EQUIPMENT MINIMUM AFUE	95% ENERGY STAR @ WITH ECM
GAS FIREPLACE	ELECTRONIC SPARK IGNITION
HRV MINIMUM EFFICIENCY	TIER 2 65% SRE ENERGY STAR @ HRV TO BE INTERCONNECTED TO THE FURNACE FAN MUST BE BALANCED INDICATING ON HIGH SPEED FRESH/STALE
HOT WATER TANK	CONDENSING HOT WATER TANK 90% IE ENVIRONMENT
DRAIN WATER HEAT RECOVERY	ONE SHOWER > 42% STEADY R3-42 OR TDS42
AIR TIGHTNESS MUST MEET MINIMUM	DETACHED LEVEL 1 (2.5 ACH/0.18 HLr) ATTACHED LEVEL 1 (3.0 ACH/0.28 HLr)
DUCT SEALING	ALL SUPPLY DUCTS 1 m (HORIZONTAL) OF RETURN DUCTS
LIGHTS	75% CFLs OR LEDs

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.1(7))			
ENERGY EFFICIENCY - ENERGY STAR			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	725.34 S.F.	114.33 S.F.	15.76 %
LEFT SIDE	1329.65 S.F.	253.86 S.F.	19.09 %
RIGHT SIDE	1324.53 S.F.	9.33 S.F.	0.70 %
REAR	997.12 S.F.	161.72 S.F.	16.22 %
* OPENINGS OMITTED AS PER SB-12.3.1.1(4) MAX 199 S.F. REFER TO ELEVATION FOR LOCATION			
		0.0 S.F.	
TOTAL SQ. FT.	4376.64 S.F.	539.24 S.F.	12.32 %
TOTAL SQ. M.	406.60 S.M.	50.10 S.M.	12.32 %

AREA CALCULATIONS		ELEV. '2'
GROUND FLOOR AREA	1451 SF	
SECOND FLOOR AREA	1507 SF	
TOTAL FLOOR AREA	2958 SF	(274.81 m2)
FIRST FLOOR OPEN AREA	XX SF	
SECOND FLOOR OPEN AREA	73 SF	
ADD TOTAL OPEN AREAS	+73 SF	
ADD FINISHED BSMT AREA	+172 SF	
GROSS FLOOR AREA	3203 SF	(297.57 m2)
GROUND FLOOR COVERAGE	1451 SF	
GARAGE COVERAGE/AREA	398 SF	
PORCH COVERAGE/AREA	182 SF	
COVERAGE W/ PORCH	2031 SF	(188.68 m2)
COVERAGE W/O PORCH	1849 SF	(171.78 m2)

TOWN OF EAST GWILLIMBURY

Building Department

These plans have been reviewed for use with the corrections as noted. No other changes may be made without written approval of the Building Department. All work must comply with the Ontario Building Code, as amended. These reviewed documents and the Building Permit must be kept on site at all times.

THESE DOCUMENTS WERE REVIEWD AND

EXAMINED BY:

DATE: JAN 22 2019

DOOR SCHEDULE

NOS	WIDTH	HEIGHT 8' to 9' CEILING	HEIGHT 10' OR MORE CEILING	TYPE
1	2'-10"	6'-8"	8'-0"	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	8'-0"	INSULATED FRONT DOORS
2	2'-8"	6'-8"	8'-0"	WOOD & GLASS DOOR
3	2'-8"	6'-8"	8'-0"	INSULATED EXT. SLAB DOOR
4	2'-8"	6'-8"	8'-0"	INTERIOR SLAB DOOR
5	2'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR
6	2'-2"	6'-8"	8'-0"	INTERIOR SLAB DOOR
7	1'-6"	6'-8"	8'-0"	INTERIOR SLAB DOOR

RECEIVED

DEC 13 2018

TOWN OF EAST GWILLIMBURY
BUILDING DEPARTMENT
ROLL #



APPLICANT COPY

ENERGY STAR - V 12.7

OCT 26 2018

GLENWAY 12A-12
ENERGY STAR



STRUDET INC.
FOR STRUCTURE ONLY

18		9			
17		8			
16		7			
15		6	CUSTOM PLAN FOR LOT 12 PER PURCHASER	OCT 25/18	GW
14		5	ISSUED FOR PERMIT	NOV 23/17	GW
13		4	ROOF SLOPE OVER OTB CHANGED TO 8:12	OCT 04/17	GW
12		3	REV PER CLIENT COMMENTS.	SEP 05/17	GW
11		2		AUG 30/17	GW
10		1	ISSUED FOR CLIENT REVIEW	AUG 14/17	GW
no.	description	date	by	no.	description

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Richard Vink 24488
signature
name
registration information
VAS 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.



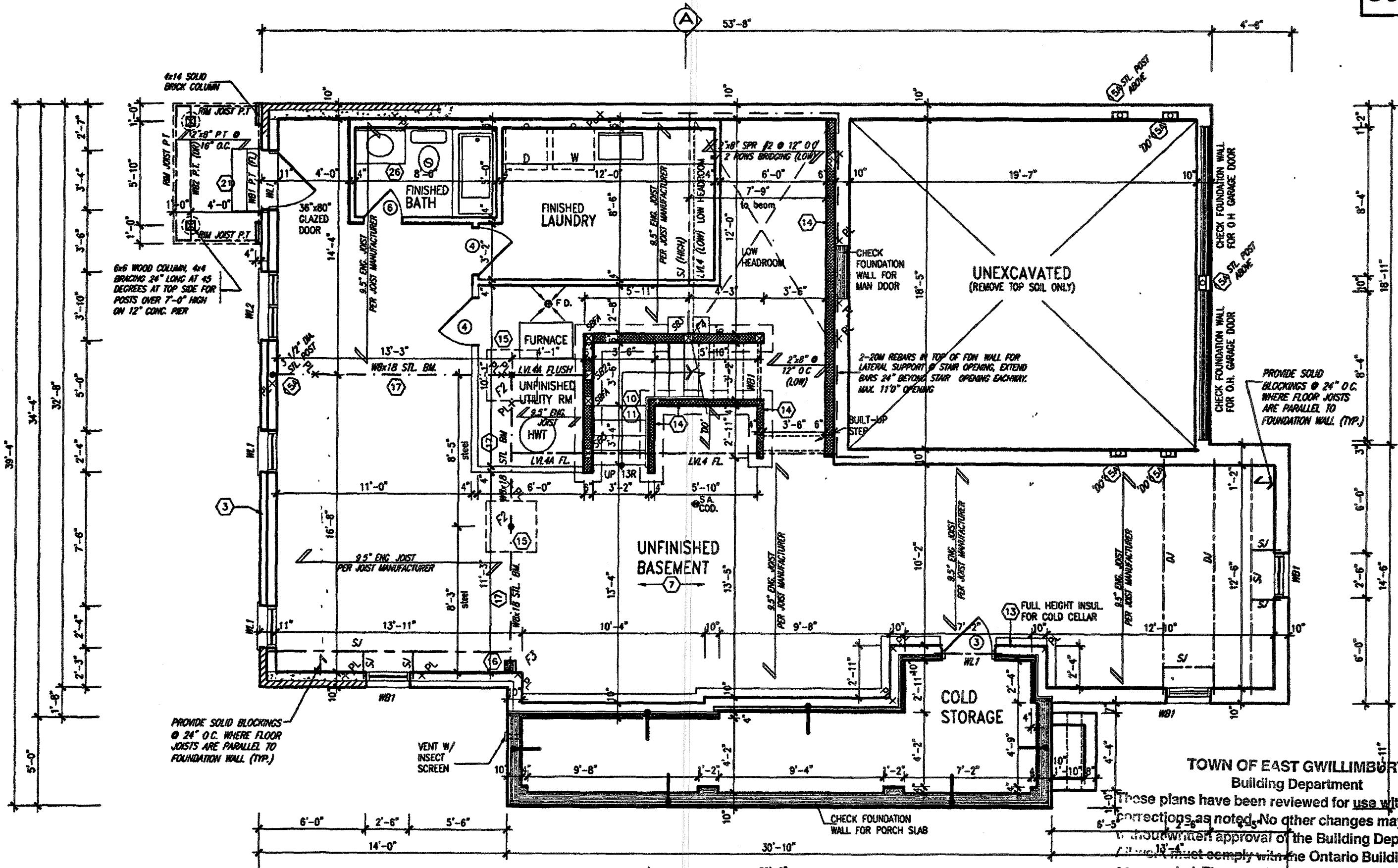
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vo3design.com



project name	SECONDINO VALES ESTATES INC.	municipality	Town of EAST GWILLIMBURY	project no	17030
date	AUG. 2017	checked by	scale	GENERAL NOTES & CHARTS	drawing no.
drawn by	GW		3/16" = 1'-0"	17030-GLENWAY-12A-12	A0

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3042 SF.



BASEMENT PLAN - ELEV. 2

COLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7 7/8" o.c.
EACH WAY WITH MIN 1 1/4"
CONC. COVER AND 10M BENT
(24" x 24") DOWELS SPACED NOT
MORE THAN 23 5/8" o.c.

TOWN OF EAST GWILLIMBURY
Building Department

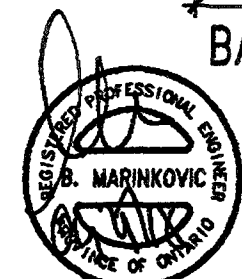
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corrections as noted. No other changes may be made
without written approval of the Building Department.
These plans must comply with the Ontario Building Code,
as amended. These reviewed documents and the
Building Permit must be kept on site at all times.

THESE DOCUMENTS WERE REVIEWD AND
EXAMINED BY: *[Signature]*
DATE: _____

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ARCHITECTURAL REVIEW & APPROVAL
OCT 31 2018
J. G. Williams Limited, Architect



STRUDET INC.
FOR STRUCTURE ONLY

no	description	date	by	no	description	date	by
18				9			
17				8			
16				7			
15				6	CUSTOM PLAN FOR LOT 12 PER PURCHASER	OCT 25/18	GW
14				5	ISSUED FOR PERMIT	NOV 23/17	GW
13				4	ROOF SLOPE OVER OTB CHANGED TO 8:12	OCT 04/17	GW
12				3	REV PER CLIENT COMMENTS	SEP 05/17	GW
11				2	REVISED AS PER CLIENT COMMENTS	AUG 30/17	WT
10				1	ISSUED FOR CLIENT REVIEW	AUG 14/17	GW

The undersigned has reviewed and taken 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
Richard Vink 24488
name
Registration Information
V3 Design Inc. 42659
signature

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.

V3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416 630.2255 / 416 630.4782
v3design.com

Greenpark.

Project name: **SECONDO VALES ESTATES INC.** Municipality: **Town of EAST GWILLIMBURY** Project no.: **17030**

date: **AUG. 2017** checked by: **scale: 3/16" = 1'-0"**

drawn by: **GW** **BASEMENT PLAN - ELEV. 2** File name: **17030-GLENWAY-12A-12**

Sheet: **A1a**

STRUDET INC.
FOR STRUCTURE ONLY

John G. Williams Limited, Architect

 Greenpark.		GLENWAY 12A	
Project name SECONDO VALES ESTATES INC.		Municipality Town of EAST GWILLIMBURY	
Date AUG. 2017		Project # 1703	
Drawn by CW		Ground Floor Plan - ELEV. 2 17030-GLENWAY-12A-12	
Checked by -		Scale 3/16" = 1'-0"	
Title GROUND FLOOR PLAN - ELEV. 2		Drawing no. A2a	

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**THESE DOCUMENTS WERE REVIEWED AND
EXAMINED BY:** [Signature]

DATE: _____

OCT 26 2018
GLENWAY 12A-12
ENERGY STAR

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ARCHITECTURAL REVIEW & APPROVAL

OCT 31/2019

John G. Williams Limited, Architect

INTERIOR DOORS:
ALL INTERIOR DOORS TO BE
7'0" TALL.

18			9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in Ontario Building Code to be a Designer
17			8				
16			7				qualification information
15			6	CUSTOM PLAN FOR LOT 12 PER PURCHASER	OCT 25/18	GN	Richard Vink 2448
14			5	ISSUED FOR PERMIT	NOV 23/17	GN	name signature 9C
13			4	ROOF SLOPE OVER OTB CHANGED TO 8 12	OCT 04/17	GW	registration information VAS Design Inc 4265
12			3	REV PER CLIENT COMMENTS	SEP 05/17	GW	
11			2	REVISED AS PER CLIENT COMMENTS	AUG 30/17	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 may not be re-used.
10			1	ISSUED FOR CLIENT REVIEW	AUG 14/17	GW	date by
no	description	date	by	no	description	date	by

VA3
DESIGN
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

 Greenpark.		GLENWAY 12A	
project name SECONDO VALES ESTATES INC.		municipality Town of EAST GWILLIMBURY	
date AUG. 2017		project no. 17030	
drawn by GW		checked by 3/16" = 1'-0"	
title SECOND FLOOR PLAN - ELEV. 2		drawing no. A3a	
file name 17030-GLENWAY-12A-12			

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EXAMINED BY:

DATE:

3042 SF.

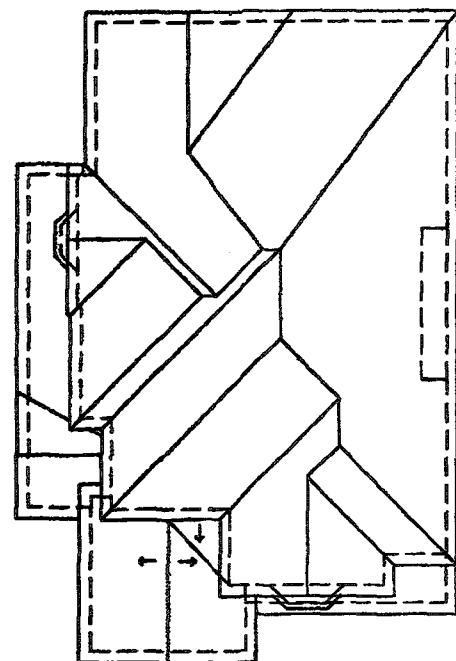
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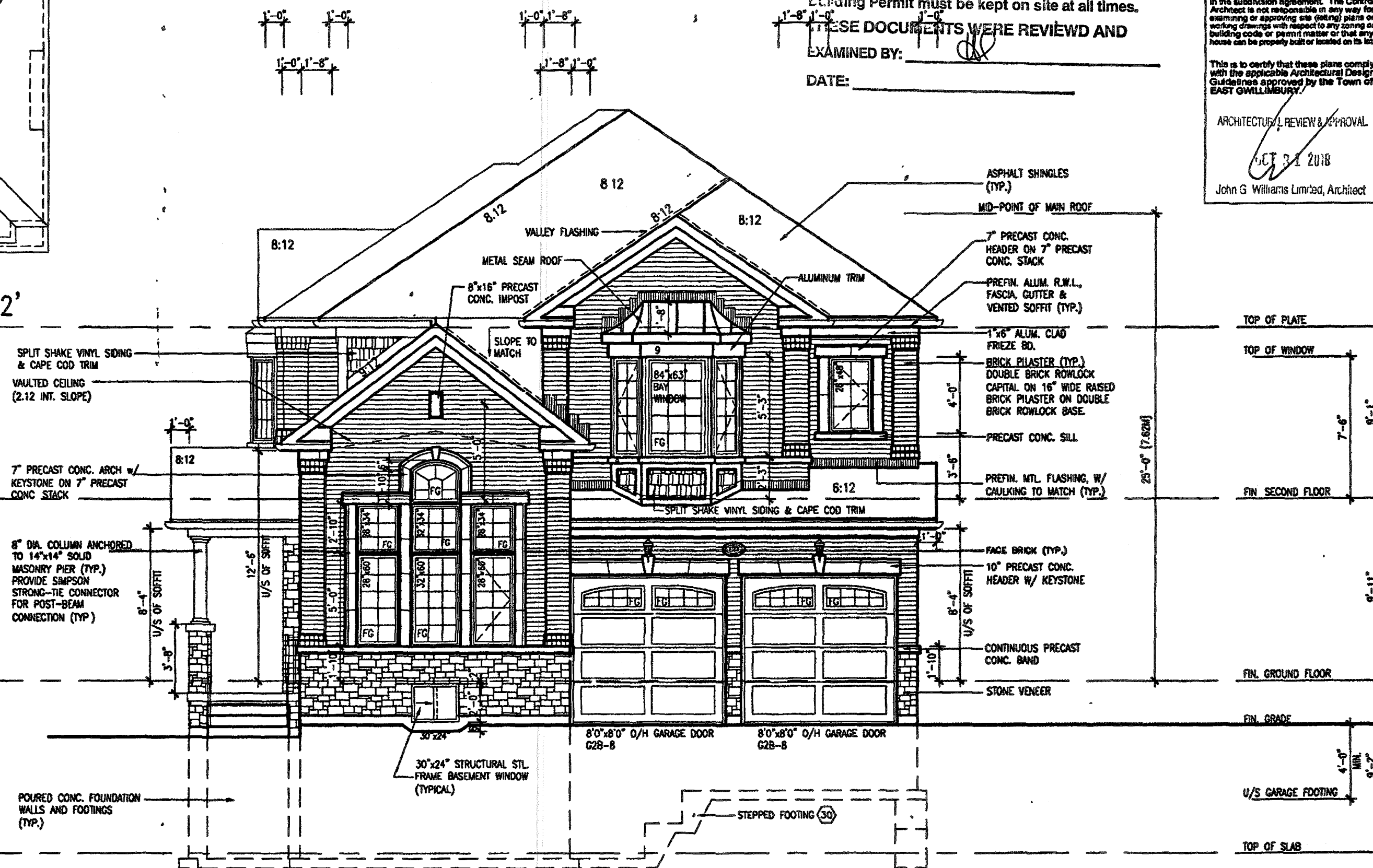
ARCHITECTURAL REVIEW & APPROVAL

651 31 2018

John G. Williams Limited, Architect



ROOF PLAN '2'



FRONT ELEVATION '2'

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3'-6" HIGH RAILING IF PORCH SLAB
IS MORE THAN 5'-11" ABOVE FINISHED GRADE
AND 3'-0" HIGH RAILING WHEN PORCH
SLAB IS LESS THAN 5'-11" ABOVE
FINISHED GRADE

ELEVATIONS NOT DRAWN TO ACTUAL GRADE.
REFER TO FINAL GRADING PLAN

PORCH STEPS (TYP.)
POURED IN PLACE
CONCRETE STEPS WHERE
GRADE REQUIRES.

OCT 26 2018

GLENWAY 12A-12
ENERGY STAR

18				9				
17				8				
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13				4	ROOF SLOPE OVER OTB CHANGED TO 8 1/2,	OCT 04/17	GW	
12				3	REV PER CLIENT COMMENTS	SEP 05/17	GW	
11				2	REVISED AS PER CLIENT COMMENTS.	AUG 30/17	W/	
10				1	ISSUED FOR CLIENT REVIEW	AUG 14/17	GW	
no.	description		date	by	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	<i>R. Vink</i>	244
name	signature	8
registration information	VAS Design Inc.	426
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings or specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.		

VA3
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255 Consumers Rd Suite 12
Toronto ON M2J 1R4
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va3design.com

		GLENWAY 12A
project name SECONDO VALES ESTATES INC.	municipality Town of EAST GWILLIMBURY	project no. 17030
date AUG 2017		drawing no. A4a
drawn by GW	checked by -	FRONT ELEVATION - ELEV. 2
scale 5/16" = 1'-0"		file name 17030-GLENWAY-12A-12
SETT - 14 AUGUST 2018, 10:17 AM; C:\WORK\CLIMATE\CLIENTS\GREENPARK\GLENWAY-12A\17030-GLENWAY-12A-12.dwg - Thu - 8:45 PM 2018 - 9:48 AM		

Field & Department

THESE DOCUMENTS WERE REVIEWED AND

DATE: _____

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of EAST GWILMBURY.

~~SECRET~~

John G. Williams Limited, Architects

TOP OF PLATE

TOP OF WINDOW

7-6
9-1

FIN. SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW 9

0° 9'-11°

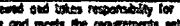
FIN. GROUND FLOOR

FIN. GRADE

TOP OF SLAB

NOV 01 2018

GLENWAY 12A-12
ENERGY STAR

18			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 qualification information Richard Vink  name registration information VAS Design Inc 24488 BCO 42655	
17			8				
16			7	REAR FLANK GBSMNT WINDOW UPDATED	NOV 01/18		GW
15			6	CUSTOM PLAN FOR LOT 12 PER PURCHASER	OCT 25/18		GW
14			5	ISSUED FOR PERMIT	NOV 23/17		GW
13			4	ROOF SLOPE OVER OTB CHANGED TO 8:12	OCT 04/17		GW
12			3	REV PER CLIENT COMMENTS	SEP 05/17		GW
11			2	REVISED AS PER CLIENT COMMENTS	AUG 30/17		WT
			1	ISSUED FOR CLIENT REVIEW	AUG 14/17		GW
no.	description	date	by	description	date		by

**VA3
DESIGN**

DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
www.3design.com

Greenpark.

project name	SECOND0 VALES ESTATES INC.	municipality	Town of EAST GWILLIMBURY
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date AUG. 2017 FLANKAGE ELEVATION
 drawn by GW checked by GW scale 3/16" = 1'-0" 170

GLENWAY 12A

030

FLANKAGE ELEVATION - ELEV. 21

Drawing No.

A5a

ALL DOCUMENTS SPECIFICALLY LISTED HEREIN ARE THE PROPERTY OF THE NATIONAL ARCHIVES. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE THESE DOCUMENTS AVAILABLE TO THE PUBLIC. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE THESE DOCUMENTS AVAILABLE TO THE PUBLIC. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE THESE DOCUMENTS AVAILABLE TO THE PUBLIC.

John G. Williams Limited, Architect

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE) 45 MINUTE
FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE "X" GYPSUM BOARD BETWEEN FLOOR JOIST
AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR
JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

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/S.O.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

GLENWAY 12A

project no.
17030

drawing no.
A6a

ION - ELEV. 2
the above
030-GLENWAY-12A-12

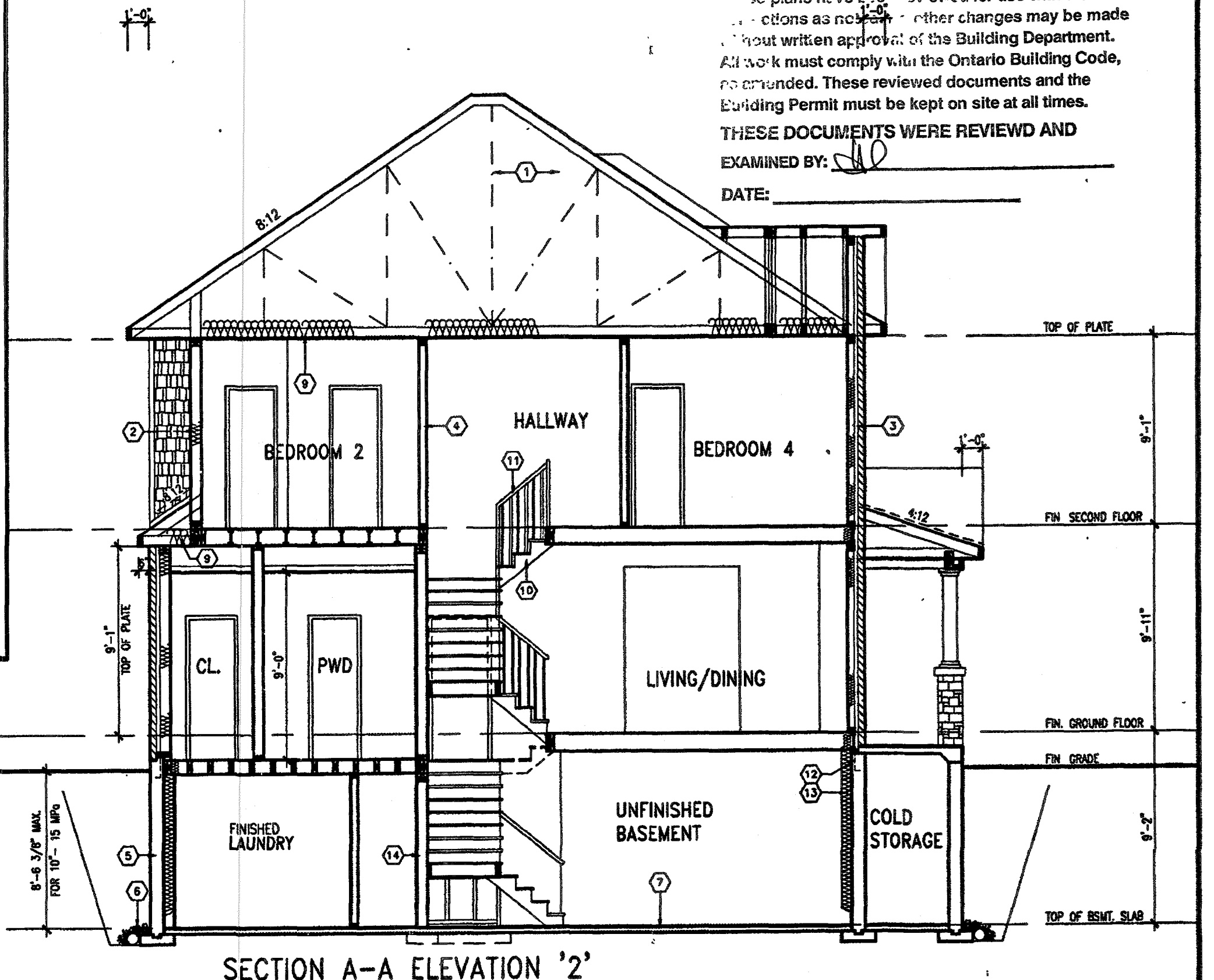
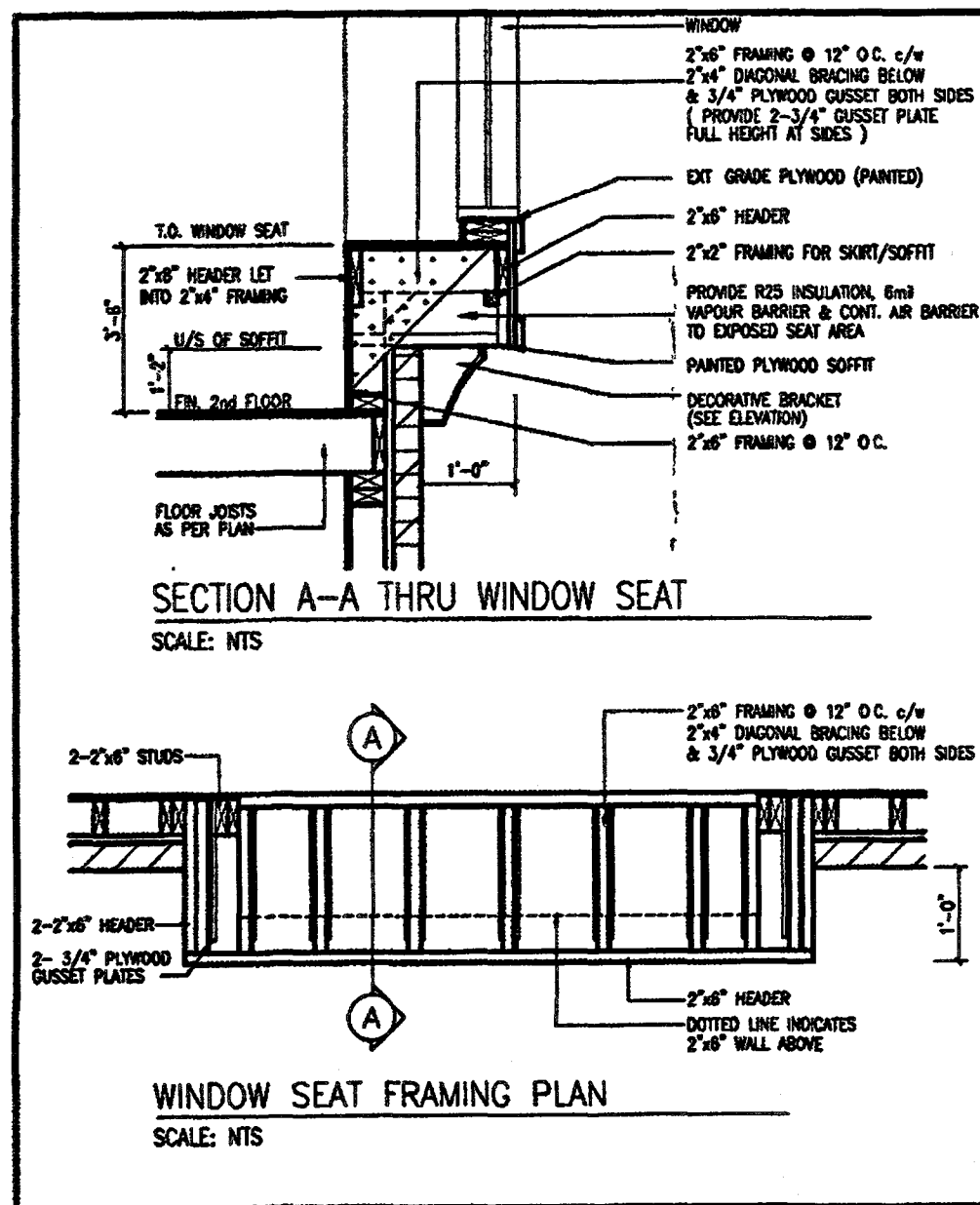
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 07-18-2019 BY 60322 UCBAW/SJS

3042 SF.

TOWN OF EAST GUILMBURY
Building Department

These plans have been reviewed for use with the
provisions as noted. Other changes may be made
without written approval of the Building Department.
All work must comply with the Ontario Building Code,
as amended. These reviewed documents and the
Building Permit must be kept on site at all times.
THESE DOCUMENTS WERE REVIEWED AND
EXAMINED BY: *[Signature]*

DATE: _____



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 Council 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 East Gwillimbury.



STRUDET INC.
FOR STRUCTURE ONLY

no.	description	date	by	no.	description	date	by
18				9			
17				8			
16				7			
15				6	CUSTOM PLAN FOR LOT 12 PER PURCHASER	OCT 25/18	CW
14				5	ISSUED FOR PERMIT	NOV 23/17	CW
13				4	ROOF SLOPE OVER OTB CHANGED TO 8:12	OCT 04/17	CW
12				3	REV PER CLIENT COMMENTS	SEP 05/17	CW
11				2	REVISED AS PER CLIENT COMMENTS	AUG 30/17	WT
10				1	ISSUED FOR CLIENT REVIEW	AUG 14/17	CW

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
Richard Vink 24488
name
signature
VA3 Design Inc. 42658
registration information
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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t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

Project name: **SECONDO VALES ESTATES INC.** Municipality: **Town of EAST GWILLIMBURY** project no. **17030**
date: **AUG. 2017** checked by: **3/15" = 1'-0"**
drawn by: **CW**
SECTION A-A - ELEV. 2
17030-GLENWAY-12A-12
A8a

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