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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

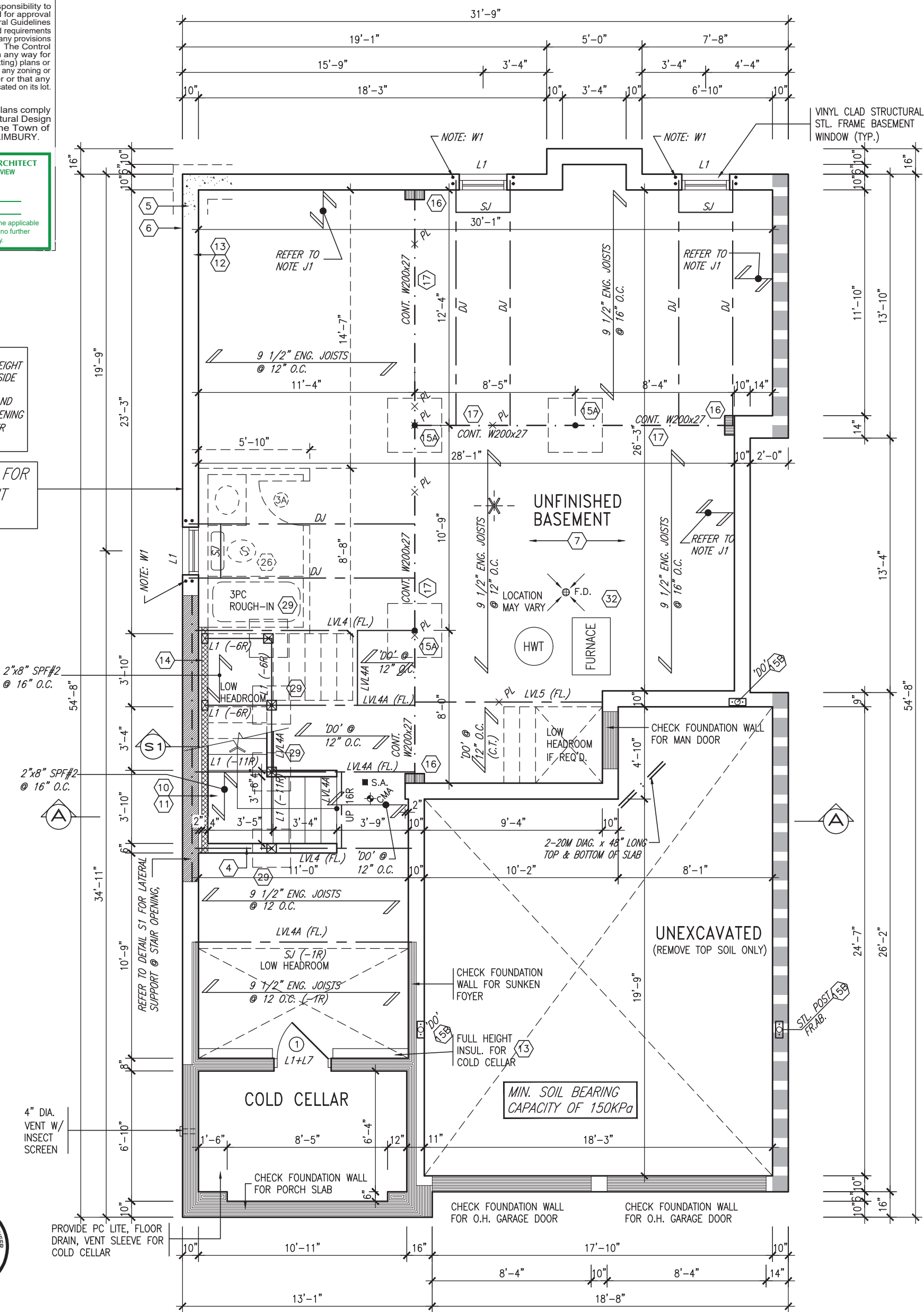
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

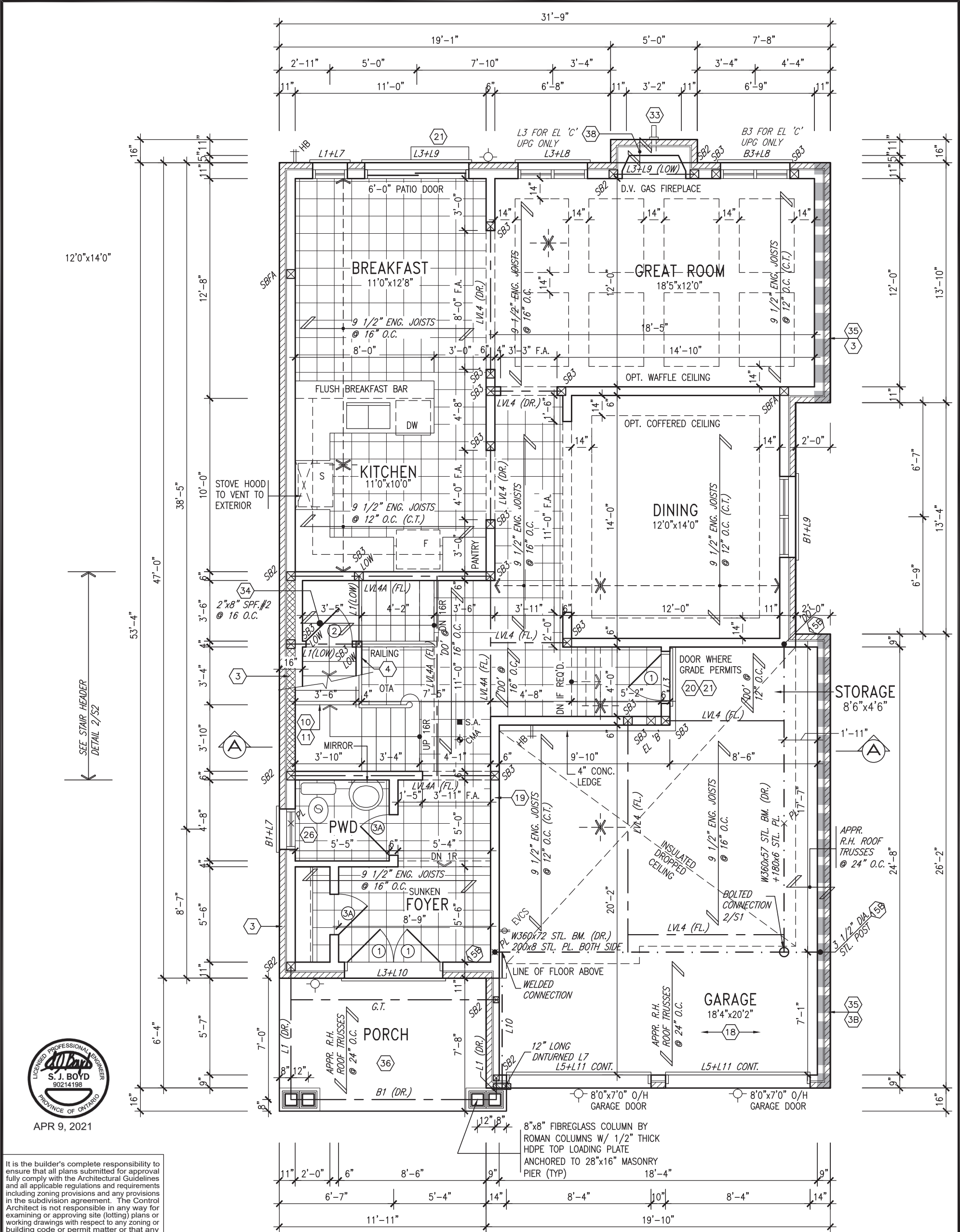
APPROVED BY: 
DATE: APR 13, 2021

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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

SEE DETAIL S4 FOR 9'-0" BASEMENT COND





GROUND FLOOR PLAN 'A' (9'-0" BASEMENT)

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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.

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

INDICATES REDUCED SIDE YARD

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.		BAYVIEW WELLINGTON	S38-15 BAROSSA 15	project no. 16023	
8	.	.	qualification information					
7	.	.	name Wellington Jno-Baptiste					
6	.	.	registration information VA3 Design Inc.					
5	.	.	signature 	25591 BCIN	project name GREEN VALLEY EAST	municipality BRADFORD, ON	project no. 16023	
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC	42658	date JAN. 2017	scale 3/16" = 1'-0"	file name 16023-S38-15	drawing no. 2A
3	ADD OPT. 9' BASEMENT	APR 06-21	RC		checked by AJE			
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC					
1	IMPORTED FROM 13045 TO 16023	31-01-17	AJE					
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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va3design.com

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-15.dwg - Thu - Apr 8 2021 - 10:08 AM