

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.

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

APPROVED BY: _____
DATE: MAR 15, 2022

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



MAR 9, 2022

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

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 J1: PROVIDE SOLID BLOCKING @ 24" O.C. WHERE FLOOR JOISTS ARE PARALLEL TO FOUNDATION WALL (TYP.)

AREA CHART ON PAGE 6

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

9.					
8.					
7.					
6.					
5.					
4.					
3.	REVISED AS PER ENG COMMENTS	MAR 09-22	RC		
2.	REVISED AS PER FLOOR / ROOF LAYOUTS	FEB 24-22	RC		
1.	ISSUED FOR CLIENT REVIEW	OCT 22-21	KL		
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.

Wellington Jno-Baptiste
name
signature
BCIN 25591
VA3 Design Inc.
registration information
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

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

S42-21

project name	GREEN VALLEY EAST	municipality	BRADFORD, ON.	project no.	16023
date	SEPTEMBER 2021	checked by	KL	scale	3/16" = 1'-0"
drawn by	KL	file name	16023-S42-21	drawing no.	1A
BASEMENT PLAN 'A'					
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\42\16023-S42-21.dwg - Wed - Mar 9 2022 - 3:09 PM					