

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 03, 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

 = 3' 1/2" x 3' 1/2" x 1/4" SQUARE
 H.S.S. 6x6x 3/8" TOP AND
 BOTTOM PL. BASE PLATE 4
 1/2" x 10 1/2" x 1/2" WITH 2-
 1/2" Ø x 12" x 2" HOOK
 ANCHORS. FIELD WELD
 COLUMN TO BASE PLATE
 ON 42" x 42" x 18" CONC.
 FOOTING ON UNDISTURBED
 SOIL OR ENGINEERED FILL
 CAPABLE OF SUSTAINING A
 PRESSURE OF 150Kpa MIN.
 AND AS PER SOILS
 REPORT



MAR 3, 2022

BASEMENT INSULATION AT STAIR/SUNKEN AREAS

-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

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.)

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.

4" DIA. VENT —
SLEEVE W/
INSECT SCREEN

BASEMENT PLAN
'A' & 'B' (EL. 'C' SIMILAR)
(9'-0" BASEMENT)

[illegible]

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.	
8					qualification information	
7					Wallington Jno-Baptiste	25591
6					name	BCIN
5					registration information	
4					VA3 Design Inc.	42658
3	REVISED AS PER ENG COMMENTS	MAR 02-22	RC			
2	REVISED AS PER FLOR / ROOF LAYOUTS	FEB 24-22	RC			
1	ISSUED FOR CLIENT REVIEW	NOV 26-21	VA3			
no.	description	date	by			



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BAYVIEW WELLINGTON

S38-21

project name	municipality		project no.
GREEN VALLEY EAST	BRADFORD EAST, ON.		16023
date	BASEMENT PLAN 'A' & 'B' (9'-0" BASEMENT)		drawing no.
OCT 2021			
drawn by	checked by	scale	file name
BD.BIM	JWM	3/16" = 1'-0"	16023-S38-21
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BIM\Units\38\16023-S38-21.dwg - Thu - Mar 3 2022 - 9:37 AM			

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