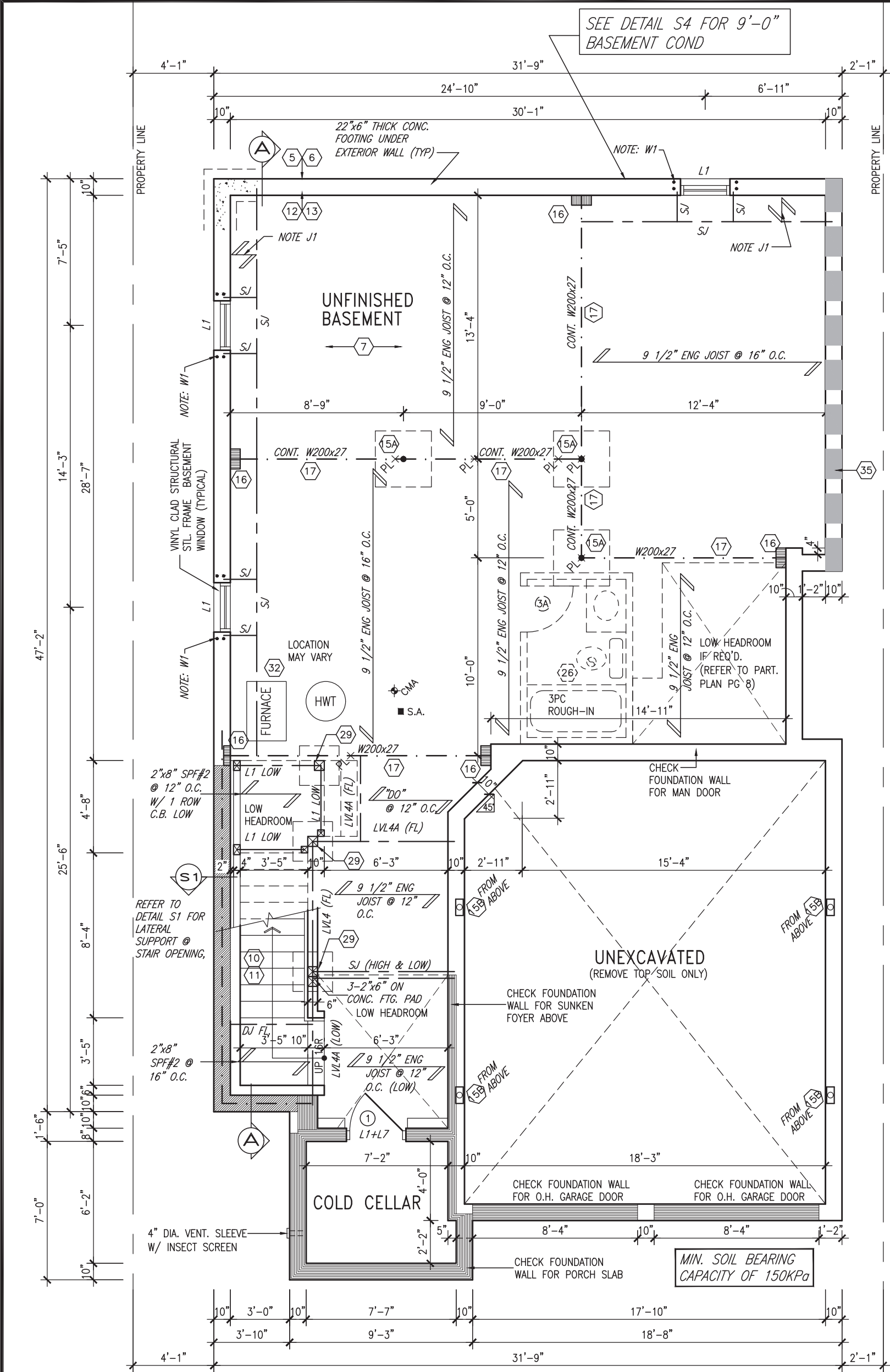




NOTE W1
PROVIDE 2-15M FULL HEIGHT
VERTICAL REBARS EACH SIDE
OF OPENING + 2-15M
HORIZ. REBARS BELOW AND
EXTEND 24" BEYOND OPENING
PROVIDE 3" CLEAR COVER
FROM SOIL SIDE



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: APR 13, 2021

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

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

AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1152 SF	1146 SF	1152 SF
SECOND FLOOR AREA	1441 SF	1463 SF	1426 SF
SUBTOTAL	2593 SF	2609 SF	2578 SF
DEDUCT ALL OPEN AREAS	56 SF	51 SF	56 SF
TOTAL NET AREA	2537 SF (235.70 m ²)	2558 SF (237.65 m ²)	2522 SF (234.30 m ²)
FINISHED BSMT AREA	0 SF	0 SF	0 SF
COVERAGE W/OUT PORCH	1602 SF (148.83 m ²)	1596 SF (148.27 m ²)	1602 SF (148.83 m ²)
COVERAGE W/ PORCH	1662 SF (154.40 m ²)	1656 SF (153.85 m ²)	1662 SF (154.40 m ²)

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.

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

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	.	.	Wellington Jno-Baptiste 25591
6	.	.	name
5	.	.	registration information
4	REVISED AS PER ENG COMMENTS	APR 08-21 RC	VA3 Design Inc. 42658
3	ADD OPT. 9' BASEMENT	APR 06-21 RC	
2	REVISED AS PER ENG COMMENTS	JAN 05-18 RC	
1	ISSUED FOR CLIENT REVIEW	.	
no.	description	date	by

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY EAST
municipality
BRADFORD, ONT.
date
JANUARY, 2017
drawn by
WT
checked by
RC
scale
3/16" = 1'-0"

S38-3
BAROSSA 3
project no.
16023
drawing no.
1
BASEMENT PLAN ELEV. 'A'
file name
16023-S38-3
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-3.dwg - Thu - Apr 8 2021 - 10:07 AM