

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

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 GUILMBURY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: APR 13, 2021
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND

PART. PLAN FOR
SUNKEN MUD RM.
SEE PAGE 5

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

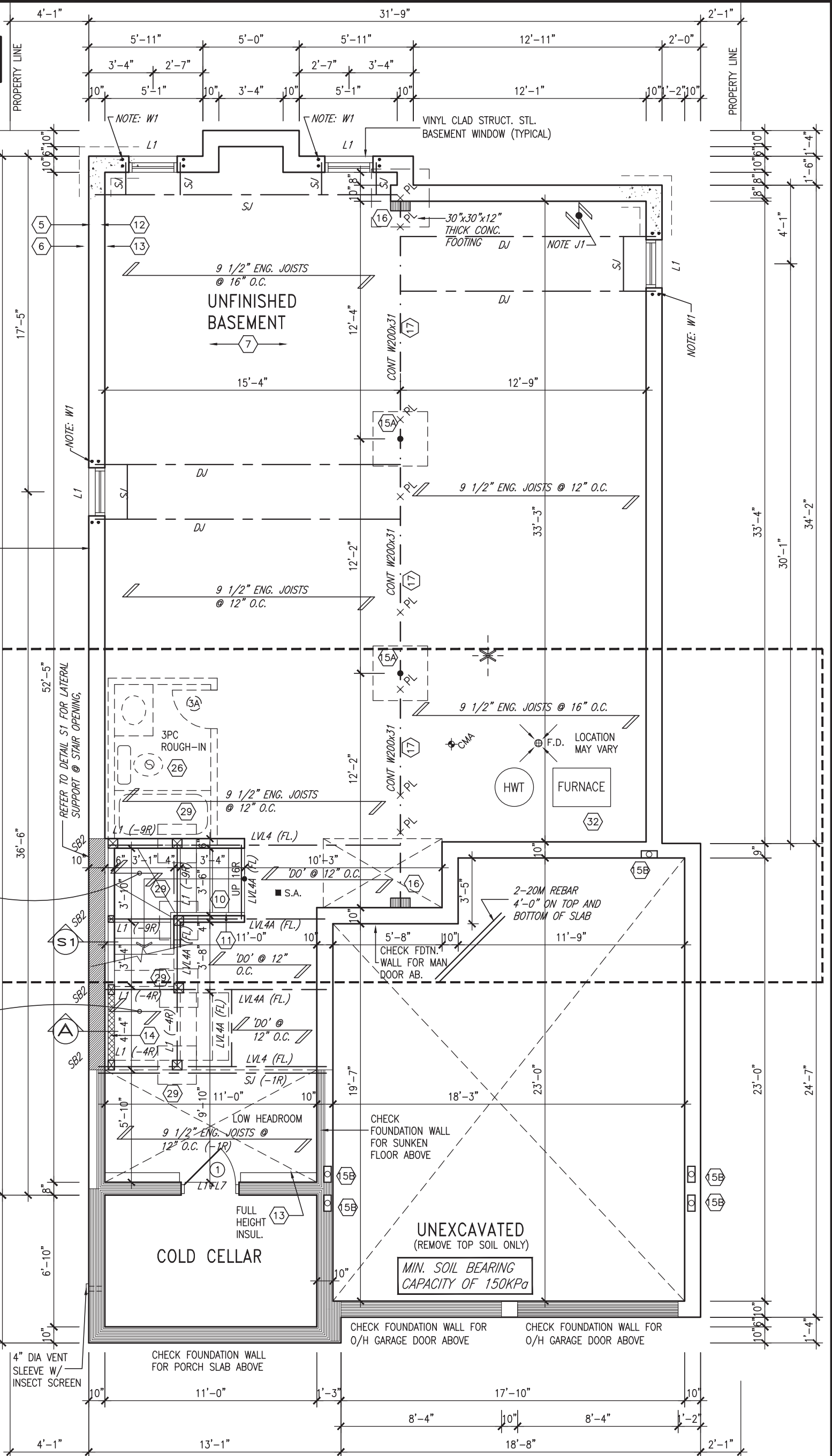
AREA CHART
ON PAGE 7



APR 9, 2021

NOTE: ALL LVL'S SUPPORTING
FLOOR LOADS ARE TO BE
SPECIFIED BY FLOOR TRUSS
MANUFACTURER.
NOTE: SPACE ALL FLOOR
JOISTS @ 12" O.C. UNDER
ALL CERAMIC TILE AREAS.
NOTE: FLOOR FRAMING INFO
REFER TO SHOP DRAWINGS
FOR ALL TRUSS-JOIST
INFORMATION AND DETAILS.
UNLESS OTHERWISE NOTED.

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

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

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BAYVIEW WELLINGTON		S38-6 BAROSSA 6	
project name GREEN VALLEY EAST	municipality BRADFORD, ONT.	project no. 16023	
date JANUARY, 2017	checked by RC	scale 3/16" = 1'-0"	drawing no. 1A
BASEMENT PLAN ELEV. 'A'			
file name 16023-S38-6			
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-6.dwg - Thu - Apr 8 2021 - 10:07 AM			