

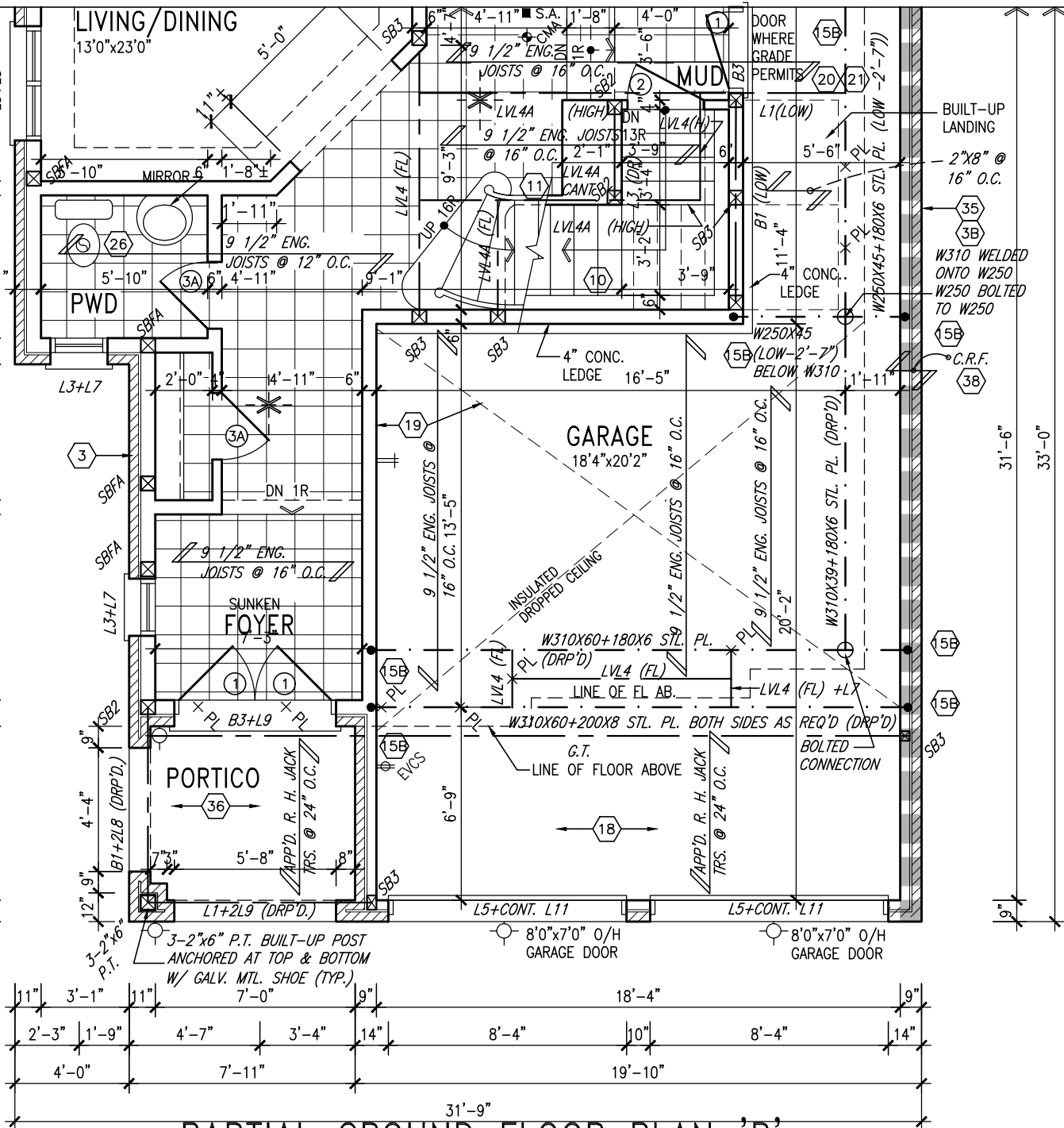
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

ROOF NOTE R1
2"x8" @ 16" O.C. P.T. W/ 2"x4"
@ 12" O.C. DIAGONALLY CUT
CROSS PURLINS W/ 5/8"
EXTERIOR GRADE SHEATHING W/
SINGLE PLY ROOF MEMBRANE

NOTE:
FLOOR TRUSS INFORMATION REFER TO FLOOR
TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING
INFORMATION UNLESS OTHERWISE NOTED.

INDICATES REDUCED SIDE YARD



PARTIAL GROUND FLOOR PLAN 'B'

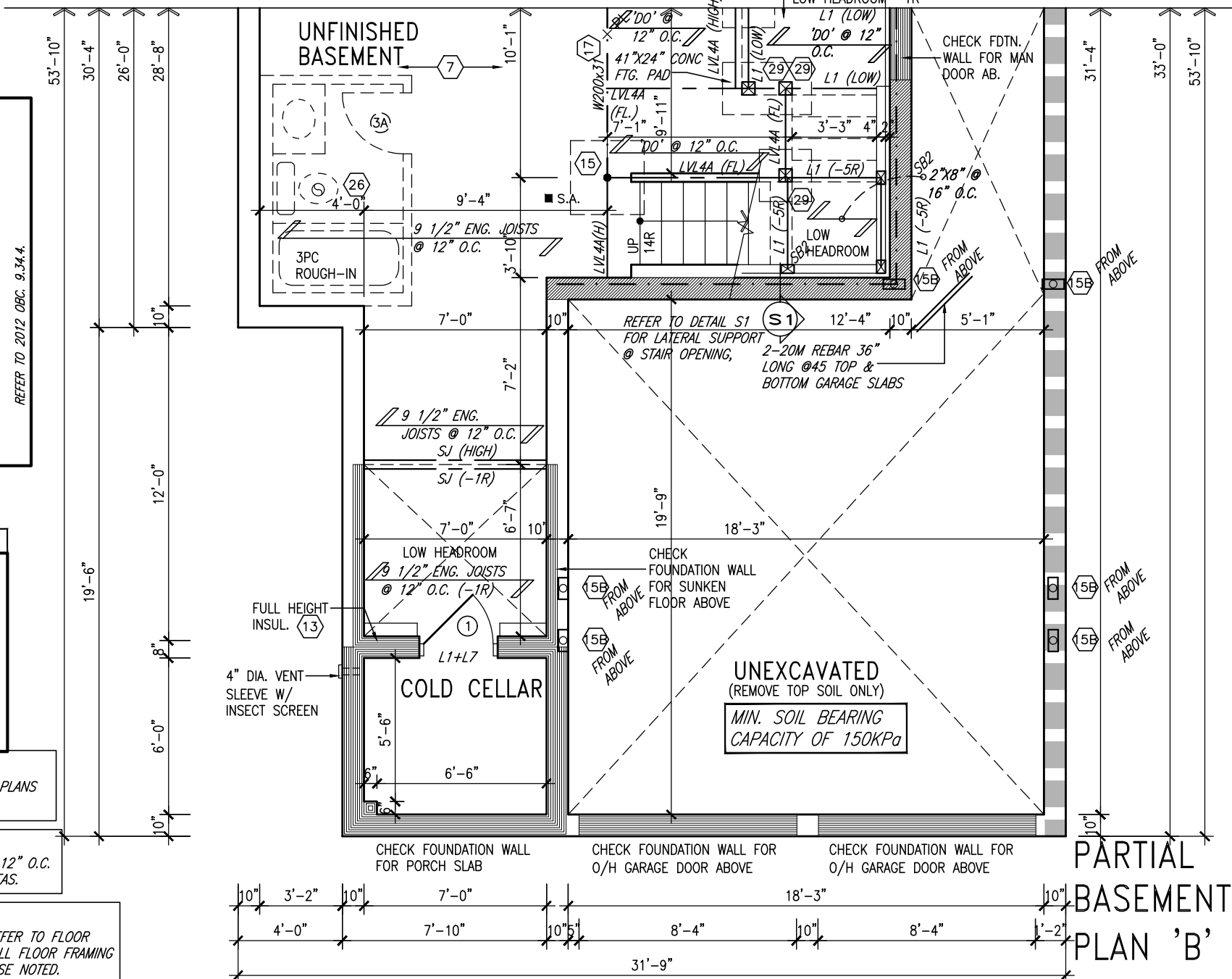
ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY
EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.
ROUGH-IN SHALL INCLUDE:
• A minimum 200 amp Panelboard,
• Conduit that is not less than 1 1/16" (27mm)
trade size,
• A square 4 11/16" (119mm) trade size
electrical outlet box,
• Fumeproofed Electrical outlet box to be installed
in the Garage or carport or adjacent to
driveway.
REFER TO 2012 OBC, 9.34.4.

GB NOTE:
STUD WALL
REINFORCEMENT FOR
FUTURE GRAB BARS IN
MAIN BATHROOM
REINFORCEMENT OF STUD WALLS
SHALL BE INSTALLED ADJACENT
TO WATER CLOSETS AND SHOWER
OR BATHTUB IN MAIN BATHROOM.
REFER TO OBC, 9.5.2.3,
3.8.3.8.(3)(a), 3.8.3.8.(3)(c),
3.8.3.13.(2)(f) & 3.8.3.13.(4)(c).
AND DETAILS PROVIDED.

NOTE:
REFER TO STANDARD FLOOR PLANS
FOR ADDITIONAL INFORMATION.

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

NOTE:
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TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING
INFORMATION UNLESS OTHERWISE NOTED.



PARTIAL
BASEMENT
PLAN 'B'

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	.	.	.
4.	.	.	.
3.	REV ROOF STRUCT. FOR UPG. REAR ELC	MAR 18-19	RC
2.	REVISED AS PER ENG'S COMMENTS	JAN 04-18	RC
1.	ISSUED FOR CLIENT REVIEW	.	.
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.
qualification information
Wellington Jno-Baptiste 25591
name BCIN
VA3 Design Inc. 42658
registration information
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
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va3design.com

BAYVIEW WELLINGTON		S38-1 BAROSSA 1	
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	drawing no. 4
date JAN. 2017	PARTIAL PLANS ELEVATION 'B'		
drawn by SB	checked by .	scale 3/16" = 1'-0"	file name 16023-S38-1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38-1.dwg - Fri - May 14 2021 - 6:53 AM			