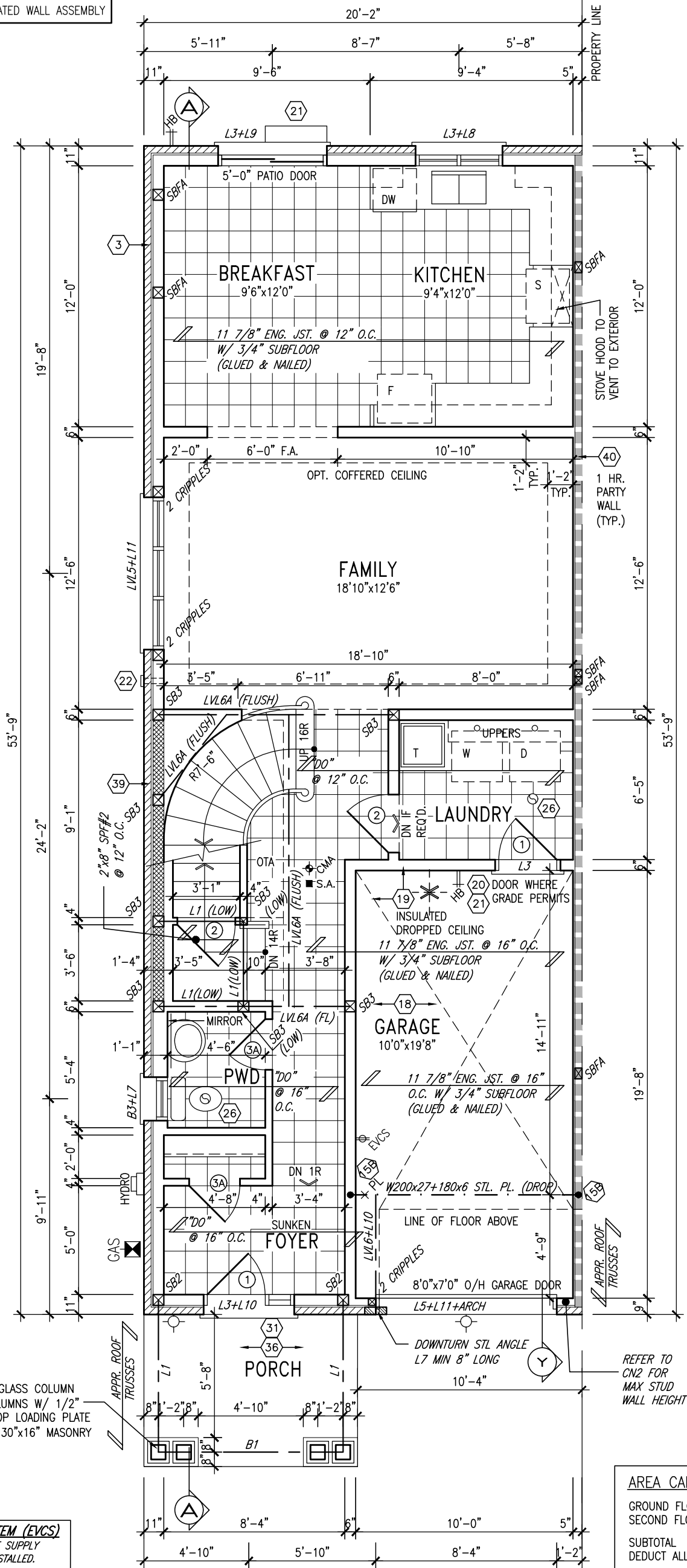


INDICATES FIRE RATED WALL ASSEMBLY

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.



2-8"x8" FIBREGLASS COLUMN
BY ROMAN COLUMNS W/ 1/2"
THICK HDPE TOP LOADING PLATE
ANCHORED TO 30"x16" MASONRY
PIER (TYP.)

GROUND FLOOR PLAN 'A'

NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO
BE SPECIFIED BY THE FLOOR TRUSS
MANUFACTURER.

NOTE:
FLOOR FRAMING INFO REFER TO ENG SHOP
DRAWINGS FOR ALL TRUSS-JOIST INFORMATION
AND DETAILS. UNLESS OTHERWISE NOTED.

AREA CALCULATIONS	ELEV. A	ELEV. B
GROUND FLOOR AREA	871 SF	871 SF
SECOND FLOOR AREA	1039 SF	1050 SF
SUBTOTAL	1910 SF	1921 SF
DEDUCT ALL OPEN AREAS	8 SF	8 SF
TOTAL NET AREA	1902 SF (176.70 m ²)	1913 SF (177.72 m ²)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE W/OUT PORCH	1084 SF (100.71 m ²)	1084 SF (100.71 m ²)
COVERAGE W/ PORCH	1153 SF (107.12 m ²)	1153 SF (107.12 m ²)

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.

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 25591
signature BCIN
name
registration information
VA3 Design Inc. 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**

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BAYVIEW WELLINGTON

TH-6E
NAPA 6

project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023
date MAR. 2017	drawn by AJE	file name 16023-TH-6E-REV STAIR
checked by 3/16" = 1'-0"	scale 3/16" = 1'-0"	drawing no. 2
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\6.0M TOWNS\16023-TH-6E-rev stair.dwg - Mon - Sep 21 2020 - 2:52 PM		