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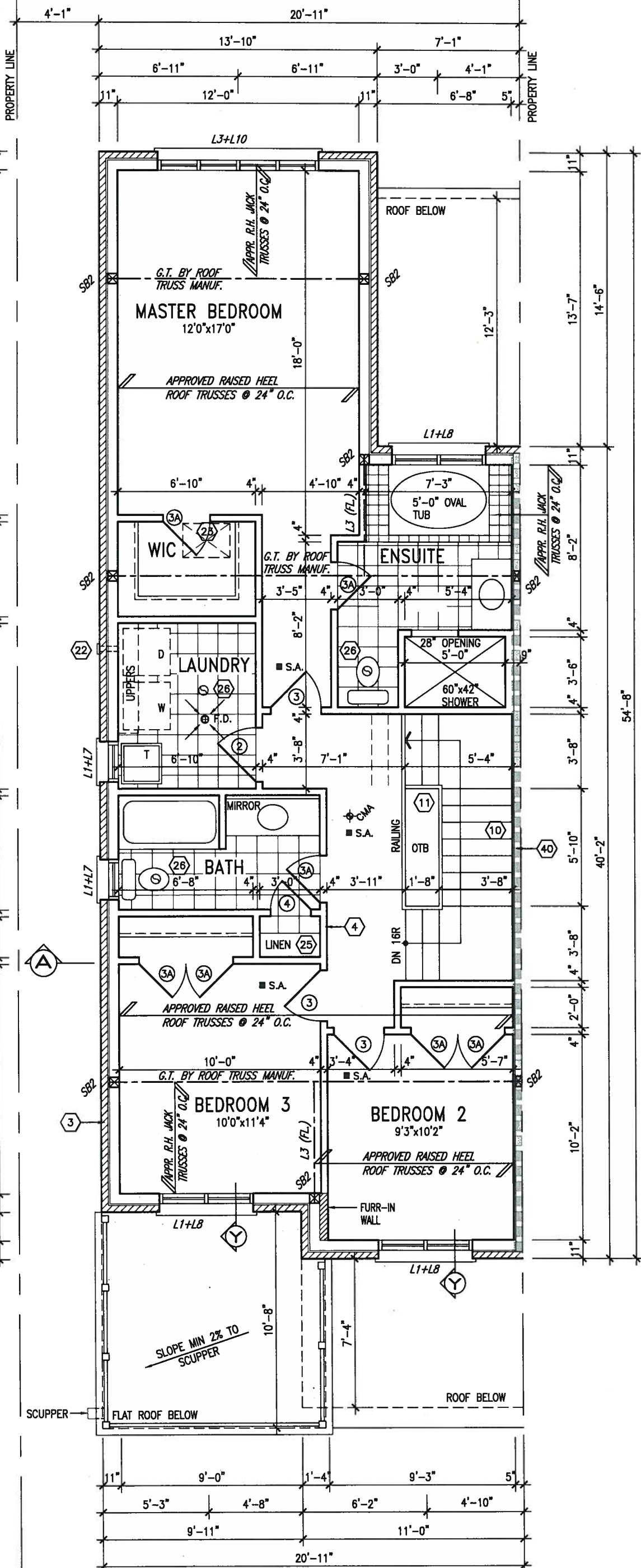
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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Arch

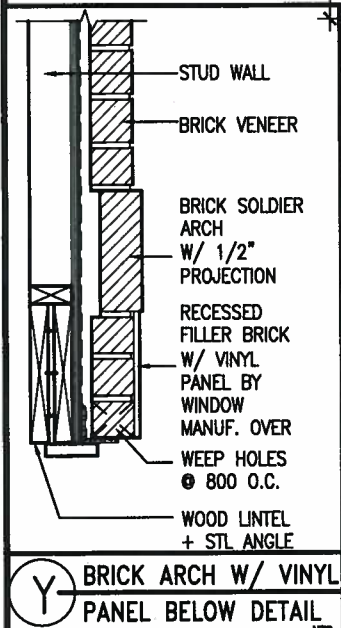


SECOND FLOOR PLAN 'A'



NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

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.



no.	description	date	by
9.			
8.			
7.			
6.			
5.			
4.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
3.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
2.	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE
1.	ISSUED FOR CLIENT REVIEW.		

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 registration information VAS 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.



255 Consumers Rd Suite 120
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BAYVIEW WELLINGTON

project name GREEN VALLEY EAST municipality BRADFORD EAST, ON.

date AUGUST 2016

drawn by NS checked by scale 3/16" = 1'-0"

file name 16023-SD25-2

SD25-2
SONOMA 2

project no. 16023

SECOND FLOOR PLAN 'A'

drawing no.

3

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ARCHITECTURAL REVIEW & APPROVAL

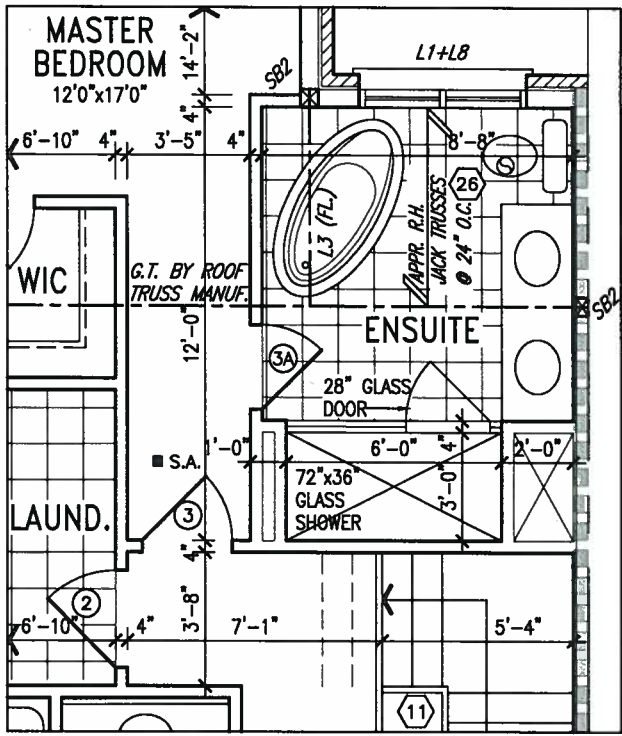
JAN 15 2018

John G. Williams Limited, Architect

ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED.
ROUGH-IN SHALL INCLUDE:

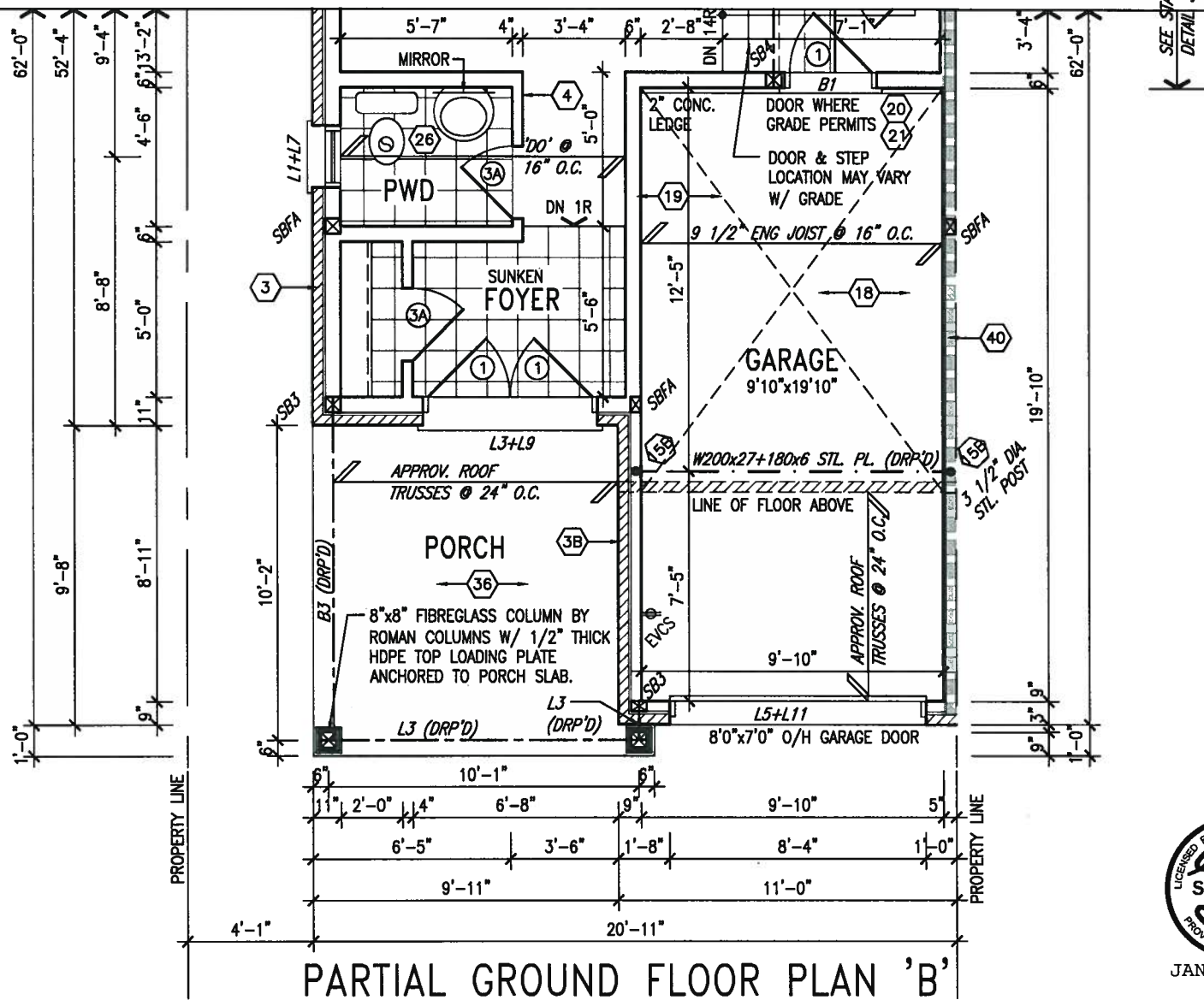
- A minimum 200 amp Panelboard,
- Conduit that is not less than 1 1/16" (27mm) trade size,
- A square 4 11/16" (119mm) trade size electrical outlet box.
- Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to driveway.

REFER TO 2012 OBC. 9.34.4.



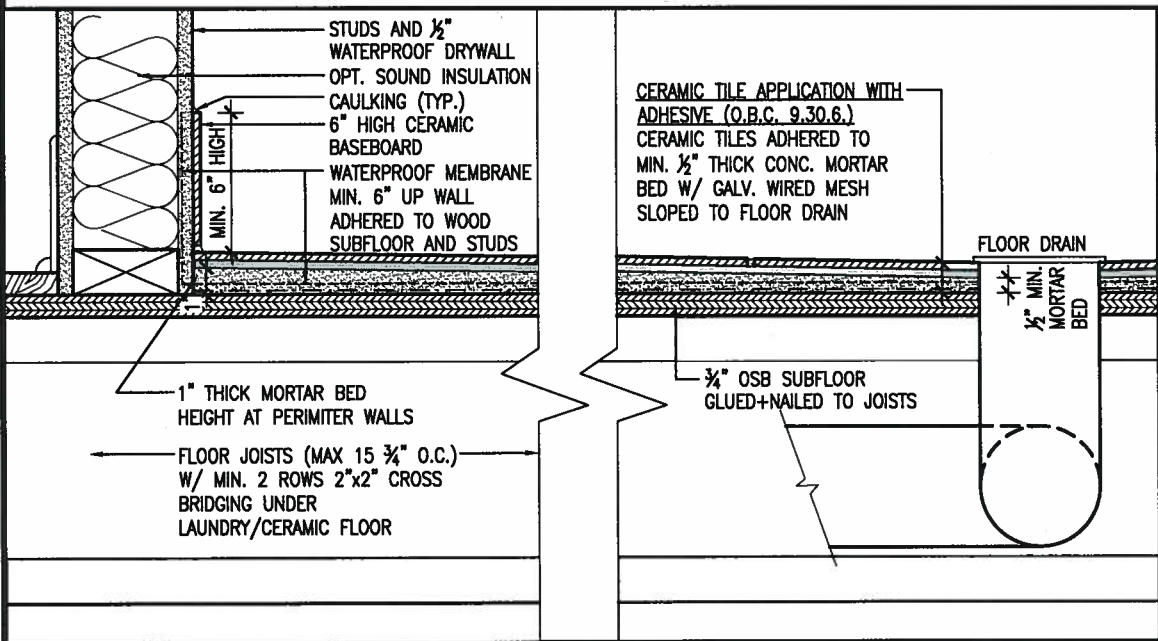
OPT. SECOND FLOOR W/
ALT. ENSUITE LAYOUT

AREA CALCULATIONS	ELEV. A	ELEV. B	ELEV. C	ELEV. C MOD
GROUND FLOOR AREA	887 SF	887 SF	887 SF	887 SF
SECOND FLOOR AREA	1018 SF	1016 SF	1027 SF	1038 SF
DEDUCT ALL OPEN AREAS	1905 SF	1903 SF	1914 SF	1925 SF
	10 SF	10 SF	10 SF	10 SF
TOTAL NET AREA	1895 SF	1893 SF	1904 SF	1915 SF
	(176.05 m2)	(175.87 m2)	(176.89 m2)	(177.91 m2)
FINISHED BSMT AREA	0 SF	0 SF	0 SF	0 SF
W/OUT PORCH	1105 SF	1105 SF	1105 SF	1105 SF
	(102.66 m2)	(102.66 m2)	(102.66 m2)	(102.66 m2)
COVERAGE	1299 SF	1299 SF	1299 SF	1299 SF
	(120.68 m2)	(120.68 m2)	(120.68 m2)	(120.68 m2)



PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO

JAN 11, 2018



INDICATES FIRE RATED WALL ASSEMBLY

NOTE: ROOF FRAMING INFORMATION
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NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY ENG JOIST MANUFACTURER.

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

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				signature
5				name registration information BCN 42658
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VA3 DESIGN

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

SD25-2
SONOMA 2

project name	GREEN VALLEY EAST	municipality	BRADFORD EAST, ON.	project no.	16023
date	AUGUST 2016	scale	3/16" = 1'-0"	drawing no.	4
drawn by	NS	checked by		file name	16023-SD25-2
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-2.dwg - Thu - Jan 11 2018 - 8:51 AM					

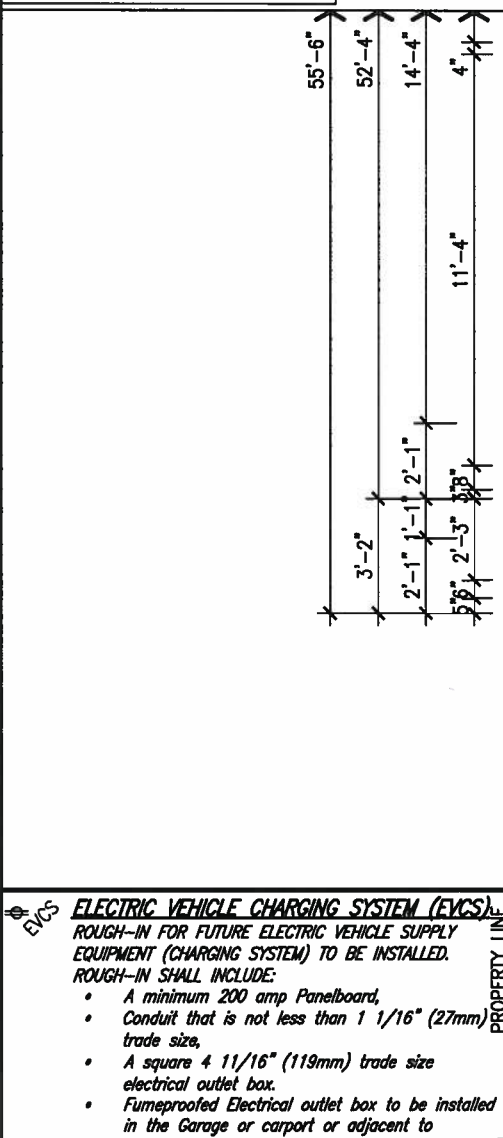
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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

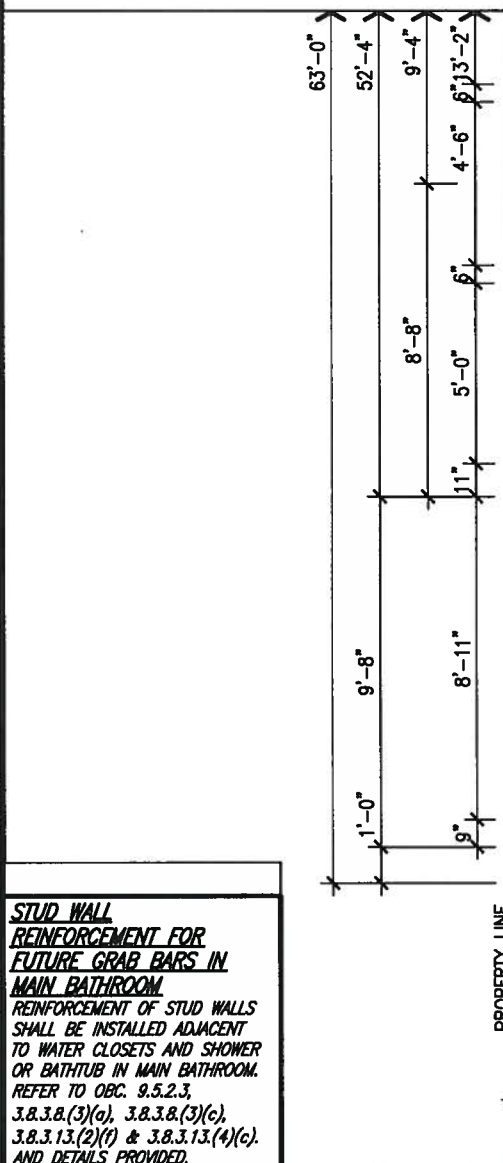
John G. Williams Limited, Architects



EVS ELECTRIC VEHICLE CHARGING SYSTEM (EVCS)
ROUGH-IN FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (CHARGING SYSTEM) TO BE INSTALLED. ROUGH-IN SHALL INCLUDE:

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REFER TO 2012 OBC. 9.34.4.



STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
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signature
BCIN 42658

name registration information
VA3 Design Inc.

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY EAST
BRADFORD EAST, ON.
date
AUGUST 2016
drawn by
NS
checked by
-
scale
3/16" = 1'-0"

SD25-2
SONOMA 2
project no.
16023
PARTIAL PLANS 'C'
drawing no.
6

NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

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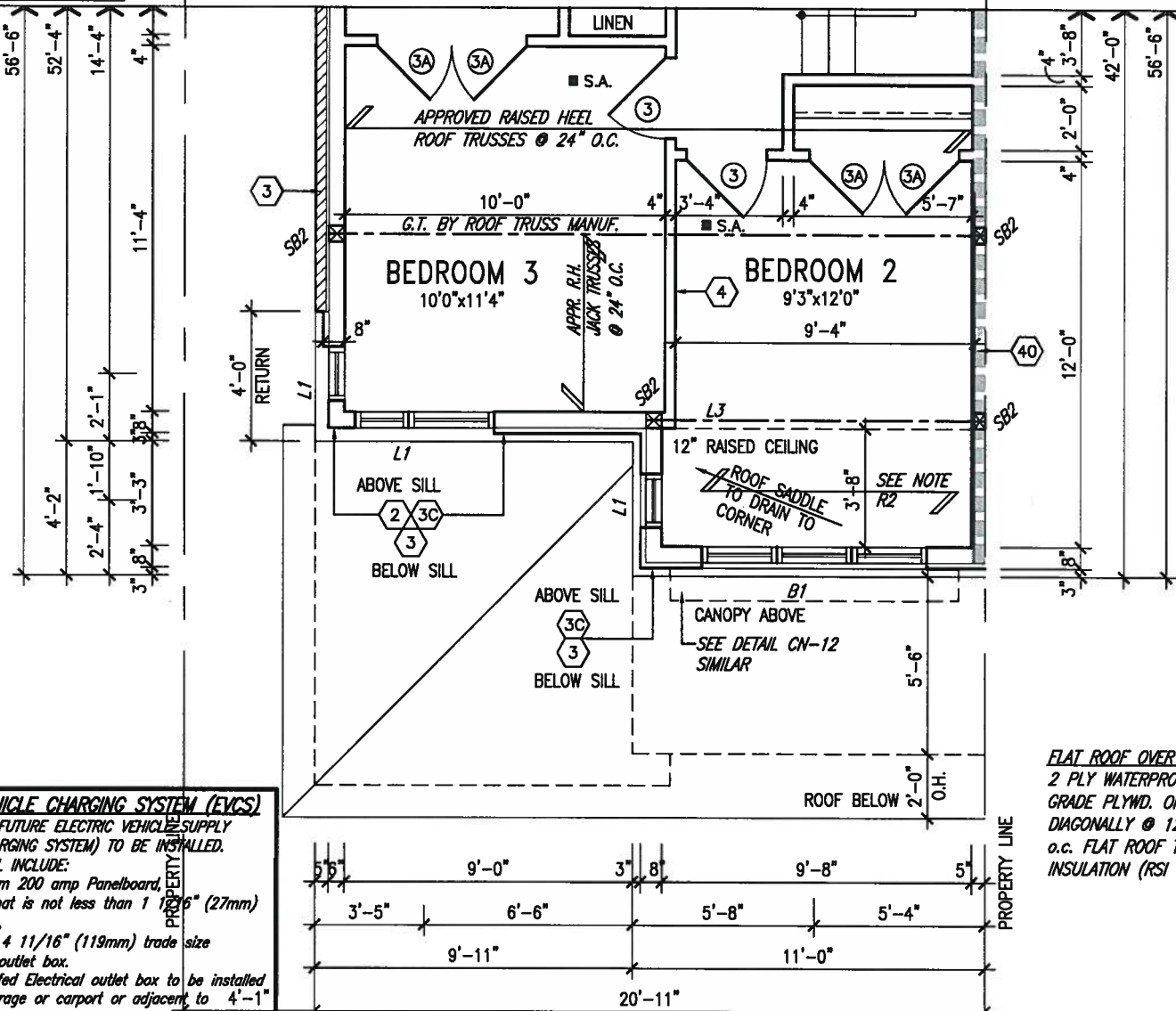
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ARCHITECTURAL REVIEW & APPROVAL

JAN 13 2018

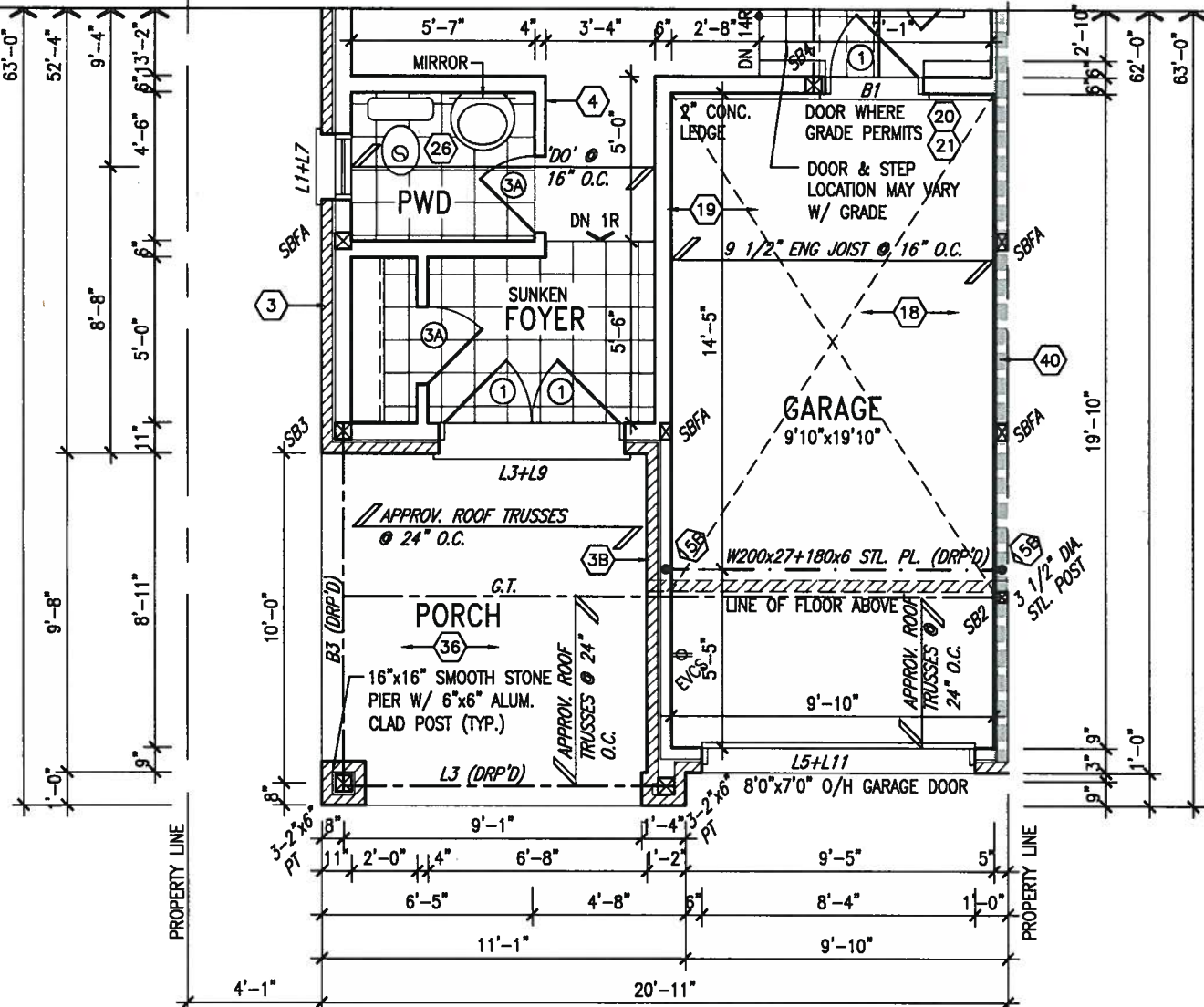
John G. Williams Limited, Architect



FLAT ROOF OVER LIVING SPACE: R2
2 PLY WATERPROOFING MEMBRANE ON 5/8" EXT. GRADE PLYWD. ON 2"x4" CROSS PURLINS (CUT DIAGONALLY @ 12" O.C. ON 2"x10" JOISTS @ 12" o.c. FLAT ROOF TO BE INSULATED W/ SPRAY INSULATION (RSI 5.46 (R31)) MIN SLOPE 1:12

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• Fumeproofed Electrical outlet box to be installed in the Garage or carport or adjacent to 4'-1" driveway.
REFER TO 2012 OBC. 9.34.4.

PARTIAL SECOND FLOOR PLAN 'C' MOD.



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PARTIAL GROUND FLOOR PLAN 'C' MOD.

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name registration information
VA3 Design Inc. 42658
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BAYVIEW WELLINGTON

project name GREEN VALLEY EAST municipality BRADFORD EAST, ON.

SD25-2
SONOMA 2

project no. 16023

date AUGUST 2016
drawn by NS
checked by
scale 3/16" = 1'-0"
PARTIAL PLANS 'C' MOD
file name 16023-SD25-2
drawing no. 7

John G. Williams Limited, A/c

JAN 11, 2018



FRONT ELEVATION 'A' (REV.)

ROOF PLAN 'A'

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no.	description	date	by		

of the Designer which no Drawings are not to be

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8

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JAN 15 2018

John G. Williams Limited, Architect



JAN 11, 2018

UNINSULATED OPENINGS (PER OBC, SB-12.3.1.(7))			
SD25-2 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	87.944 S.F.	21.04 %
LEFT SIDE	1093 S.F.	89.333 S.F.	8.17 %
RIGHT SIDE	1093 S.F.	0 S.F.	0.00 %
REAR	418 S.F.	122.056 S.F.	29.20 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3022.00 S.F.	299.33 S.F.	9.91 %
TOTAL SQ. M.	280.75 S.M.	27.81 S.M.	9.91 %

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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

REAR ELEVATION 'A','B' & 'C' (REV.)

REAR ELEVATION 'A','B' & 'C'

POURED CONC. DOOR SILL &
PRECAST CONC. STEP (TYP.)

ASPHALT SHINGLES
(TYP.)

PRECAST SILL W/ 1/2"
PROL. (TYP.)

BRICK SOLDIER HEADER
W/ 1/2" PROL. (TYP.)

LINE OF ROOF FOR EL. 'C'

ASPHALT SHINGLES
(TYP.)

1'-0"

1'-0"

1'-0"

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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

FRONT ELEVATION 'B'

FRONT ELEVATION 'B' (REV.)

ROOF PLAN 'B'



9.					
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5.					
4.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC		
3.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC		
2.	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE		
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 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

255 Consumers Rd Suite 120
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST

municipality
BRADFORD EAST, ON.

SD25-2
SONOMA 2

project no.
16023

date
AUGUST 2016

drawn by
NS

checked by
-

scale
3/16" = 1'-0"

FRONT ELEVATION 'B'

file name
16023-SD25-2

drawing no.
11

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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect



JAN 11, 2018

UNINSULATED OPENINGS (PER OBC, SB-12.3.1(7))

SD25-2 ELEVATION B	ENERGY EFFICIENCY - OBC S812
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	422 S.F. 94.57 S.F. 22.41 %
LEFT SIDE	1090 S.F. 89.333 S.F. 8.20 %
RIGHT SIDE	1090 S.F. 0 S.F. 0.00 %
REAR	418 S.F. 122.056 S.F. 29.20 %
* OPENINGS OMITTED AS PER SB-12.3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION	0 S.F.
TOTAL SQ. FT.	3020.00 S.F. 305.96 S.F. 10.13 %
TOTAL SQ. M.	280.56 S.M. 28.42 S.M. 10.13 %

SD25-2
SONOMA 2

BAYVIEW WELLINGTON

project name GREEN VALLEY EAST municipality BRADFORD EAST, ON.

date AUGUST 2016

drawn by NS

checked by

scale 3/16" = 1'-0"

LEFT SIDE ELEVATION 'B'

file name 16023-SD25-2

project no. 16023

drawing no. 12

RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-2.dwg - Thu - Jan 11 2018 - 8:51 AM

VA3
DESIGN

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Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
-va3design.com

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 BCIN
signature 42658

name registration information
VA3 Design Inc.

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.

LEFT SIDE ELEVATION 'B'

WALL AREA 1163.75 SQ. FT.
LIMITING DISTANCE 1.2 M (7'6")
OPENING ALLOWED 81.46 SQ. FT.
OPENING PROVIDED 56.34 SQ. FT.

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

no.	description	date	by
9.			
8.			
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4.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
3.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
2.	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE
1.	ISSUED FOR CLIENT REVIEW.		

John G. Williams Limited, Arc



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
6.		.	.	25591
5.		.	.	name
4.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC	registration information
3.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC	VAS Design Inc.
2.	REVISED FDN WALL TO BE 10"	DEC. 8/16	A/E	42658
1.	ISSUED FOR CLIENT REVIEW.	.	.	
no.	description	date	by	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.

of the Designer which must be returned at the completion of the work.
 Payments are not to be made.

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

NS - 3/16" = 1'-0"

ing no.

3 |

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, A.C.

1'-0"

LEFT SIDE ELEVATION 'C'

WALL AREA
LIMITING DISTANCE
OPENING ALLOWED
OPENING PROVIDED

1173.92 SQ. FT.
1.2 M (7%)
82.17 SQ. FT.
65.30 SQ. FT.

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
SD25-2 ELEVATION C	ENERGY EFFICIENCY - OBC SB12	SD25-2 ELEVATION C MOD	ENERGY EFFICIENCY - OBC SB12	SD25-2 ELEVATION C	ENERGY EFFICIENCY - OBC SB12	SD25-2 ELEVATION C	ENERGY EFFICIENCY - OBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE	ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE	ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE	ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	428 S.F. 101.056 S.F. 23.61 %	FRONT	428 S.F. 101.056 S.F. 23.61 %	FRONT	428 S.F. 101.056 S.F. 23.61 %	FRONT	428 S.F. 101.056 S.F. 23.61 %
LEFT SIDE	1074 S.F. 106 S.F. 9.87 %	LEFT SIDE	1081 S.F. 106 S.F. 9.81 %	LEFT SIDE	1081 S.F. 106 S.F. 9.81 %	LEFT SIDE	1081 S.F. 106 S.F. 9.81 %
RIGHT SIDE	1074 S.F. 0 S.F. 0.00 %	RIGHT SIDE	1081 S.F. 0 S.F. 0.00 %	RIGHT SIDE	1081 S.F. 0 S.F. 0.00 %	RIGHT SIDE	1081 S.F. 0 S.F. 0.00 %
REAR	418 S.F. 122.056 S.F. 29.20 %	REAR	418 S.F. 122.056 S.F. 29.20 %	REAR	418 S.F. 122.056 S.F. 29.20 %	REAR	418 S.F. 122.056 S.F. 29.20 %
* OPENINGS OMITTED AS PER SB-12.3.1.1(9(4)) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION				* OPENINGS OMITTED AS PER SB-12.3.1.1(9(4)) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	2994.00 S.F.	329.11 S.F.	10.99 %	TOTAL SQ. FT.	3008.00 S.F.	329.11 S.F.	10.94 %
TOTAL SQ. M.	278.15 S.M.	30.58 S.M.	10.99 %	TOTAL SQ. M.	279.45 S.M.	30.58 S.M.	10.94 %



NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

9.	.	.	.
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4.	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
3.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
2.	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE
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-Bopfflate 25591
name registration information BCIN
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 copied.

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST
municipality
BRADFORD EAST, ON.
date
AUGUST 2016
drawn by
NS
checked by
-
scale
3/16" = 1'-0"

SD25-2
SONOMA 2

project no.
16023
drawing no.
14

LEFT SIDE ELEVATION 'C'

16023-SD25-2

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ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
John G. Williams Limited, Architect

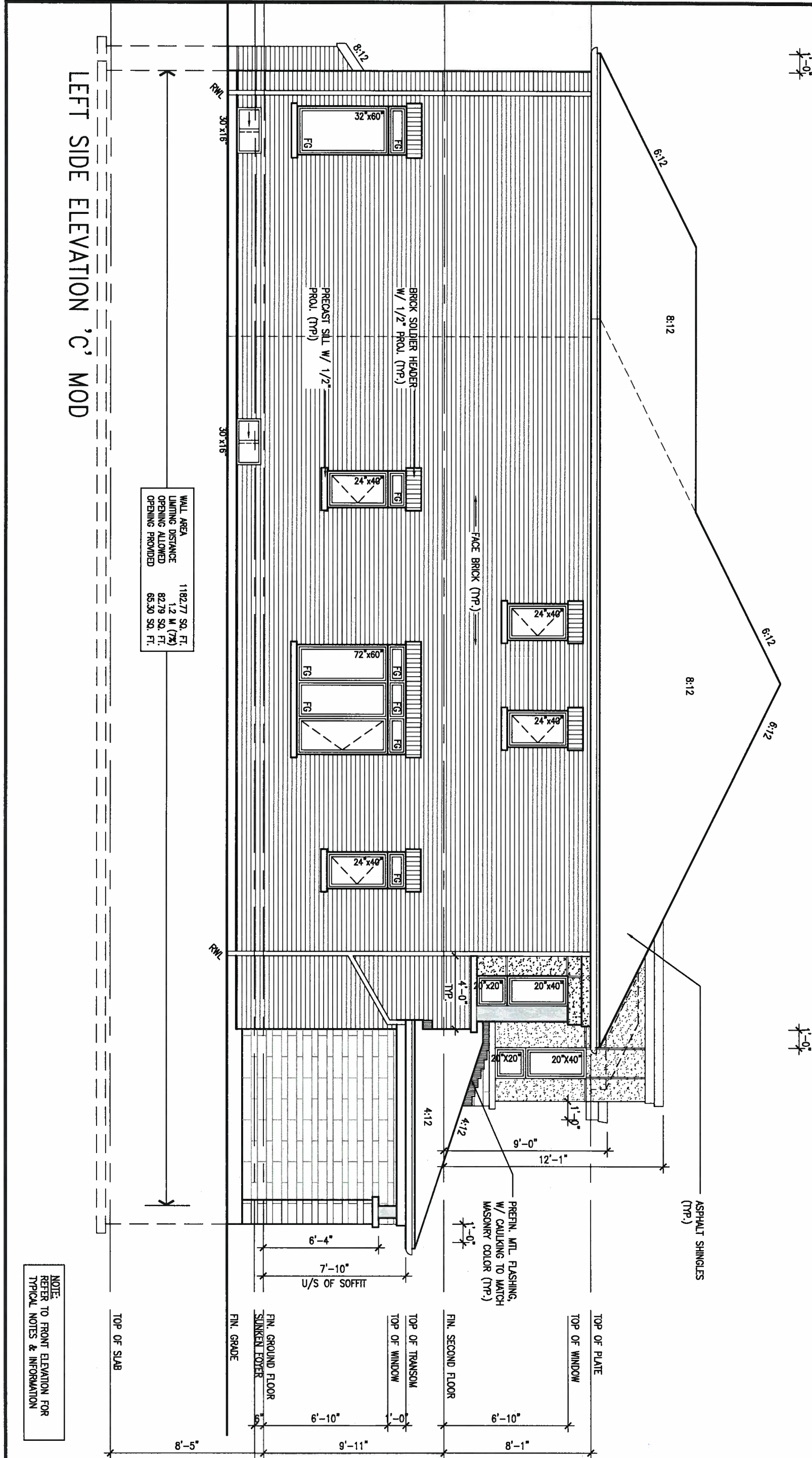


JAN 11, 2018

LEFT SIDE ELEVATION 'C' MOD

WALL AREA 1182.77 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 82.79 SQ. FT.
OPENING PROVIDED 65.30 SQ. FT.

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



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'S COMMENTS	JAN 08-18	RC	VA3 Design Inc. 42658
3	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	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.
2	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE	
1	ISSUED FOR CLIENT REVIEW.	.	.	
no.	description	date	by	

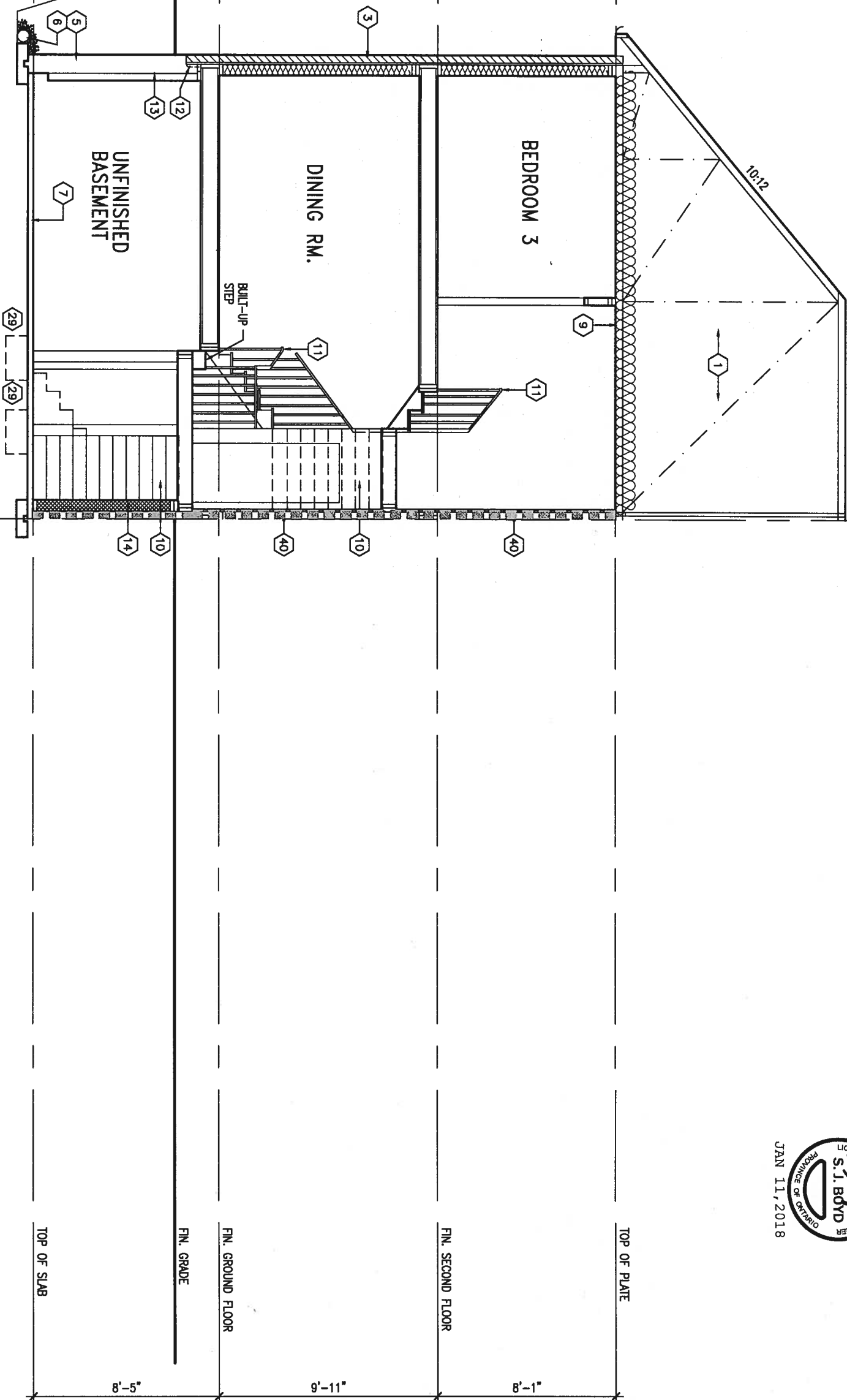
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		SD25-2 SONOMA 2
project name GREEN VALLEY EAST	municipality BRADFORD EAST, ON.	project no. 16023
date AUGUST 2016	checked by NS	scale 3/16" = 1'-0"
LEFT SIDE ELEVATION 'C' MOD		drawing no. 15
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-2.dwg - Thu - Jan 11 2018 - 8:51 AM		

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CROSS SECTION 'A-A'



1'-0"



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4.	REVISED AS PER ENG'S COMMENTS	JAN 08-18 RC
3.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17 RC
2.	REVISED FDN WALL TO BE 10"	DEC. 8/16 AJE
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
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON			SD25-2 SONOMA 2		
project name GREEN VALLEY EAST		municipality BRADFORD EAST, ON.		project no. 16023	
date AUGUST 2016		CROSS SECTION 'A-A'			drawing no.
drawn by NS	checked by -	scale 3/16" = 1'-0"	file name 16023-SD25-2		16
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-2.dwg - Thu - Jan 11 2018 - 8:51 AM					

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))				UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
SD25-2 ELEVATION A W.O.D.		ENERGY EFFICIENCY - OBC SB12		SD25-2 ELEVATION B W.O.D.		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE	ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	418 S.F.	87.944 S.F.	21.04 %	FRONT	422 S.F.	94.57 S.F.	22.41 %
LEFT SIDE	1093 S.F.	89.333 S.F.	8.17 %	LEFT SIDE	1090 S.F.	89.333 S.F.	8.20 %
RIGHT SIDE	1093 S.F.	0 S.F.	0.00 %	RIGHT SIDE	1090 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	136.5 S.F.	27.19 %	REAR	502 S.F.	136.5 S.F.	27.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.		* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION		0 S.F.	
TOTAL SQ. FT.	3106.00 S.F.	313.78 S.F.	10.10 %	TOTAL SQ. FT.	3104.00 S.F.	320.40 S.F.	10.32 %
TOTAL SQ. M.	288.55 S.M.	29.15 S.M.	10.10 %	TOTAL SQ. M.	288.37 S.M.	29.77 S.M.	10.32 %

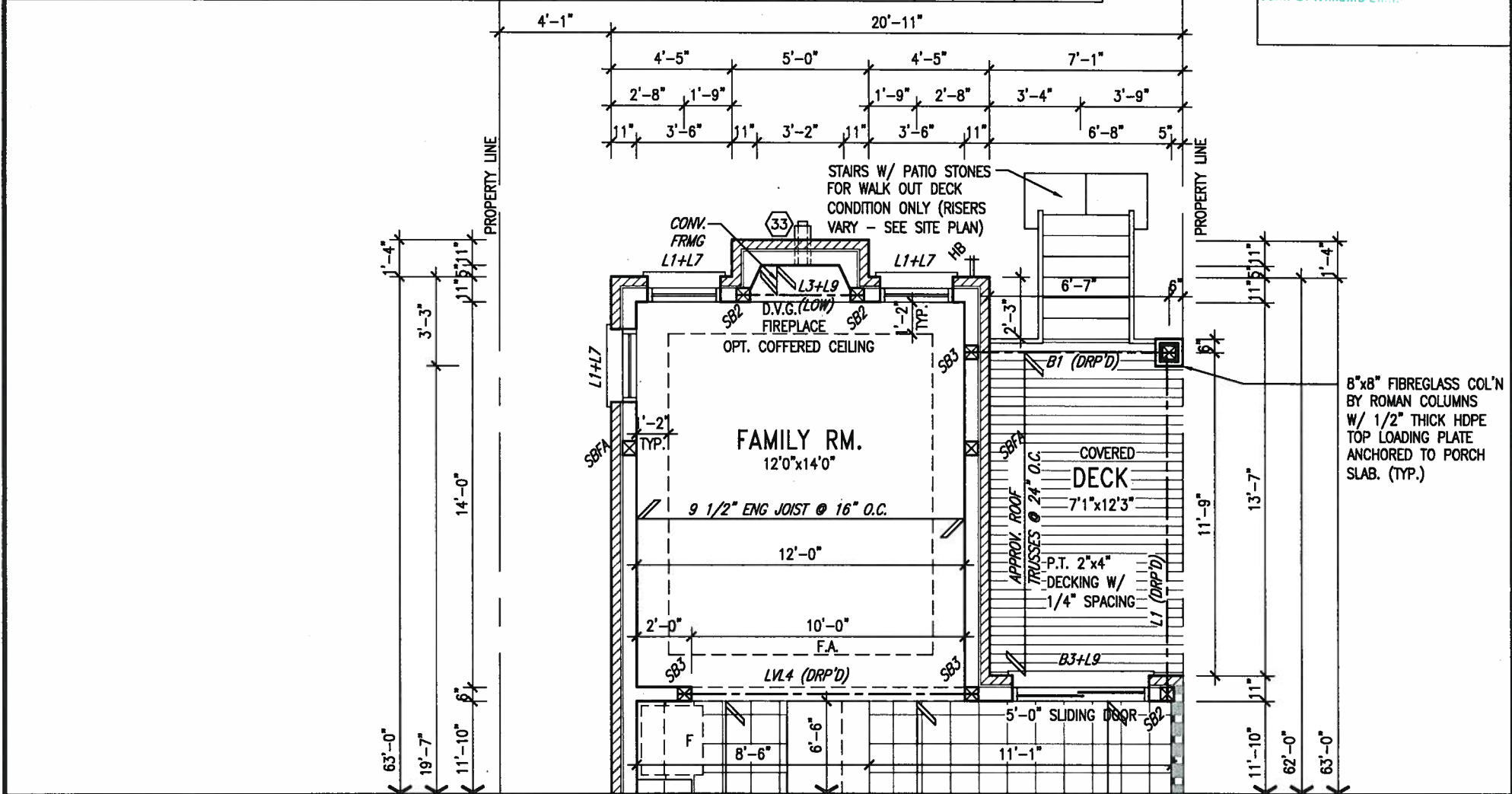
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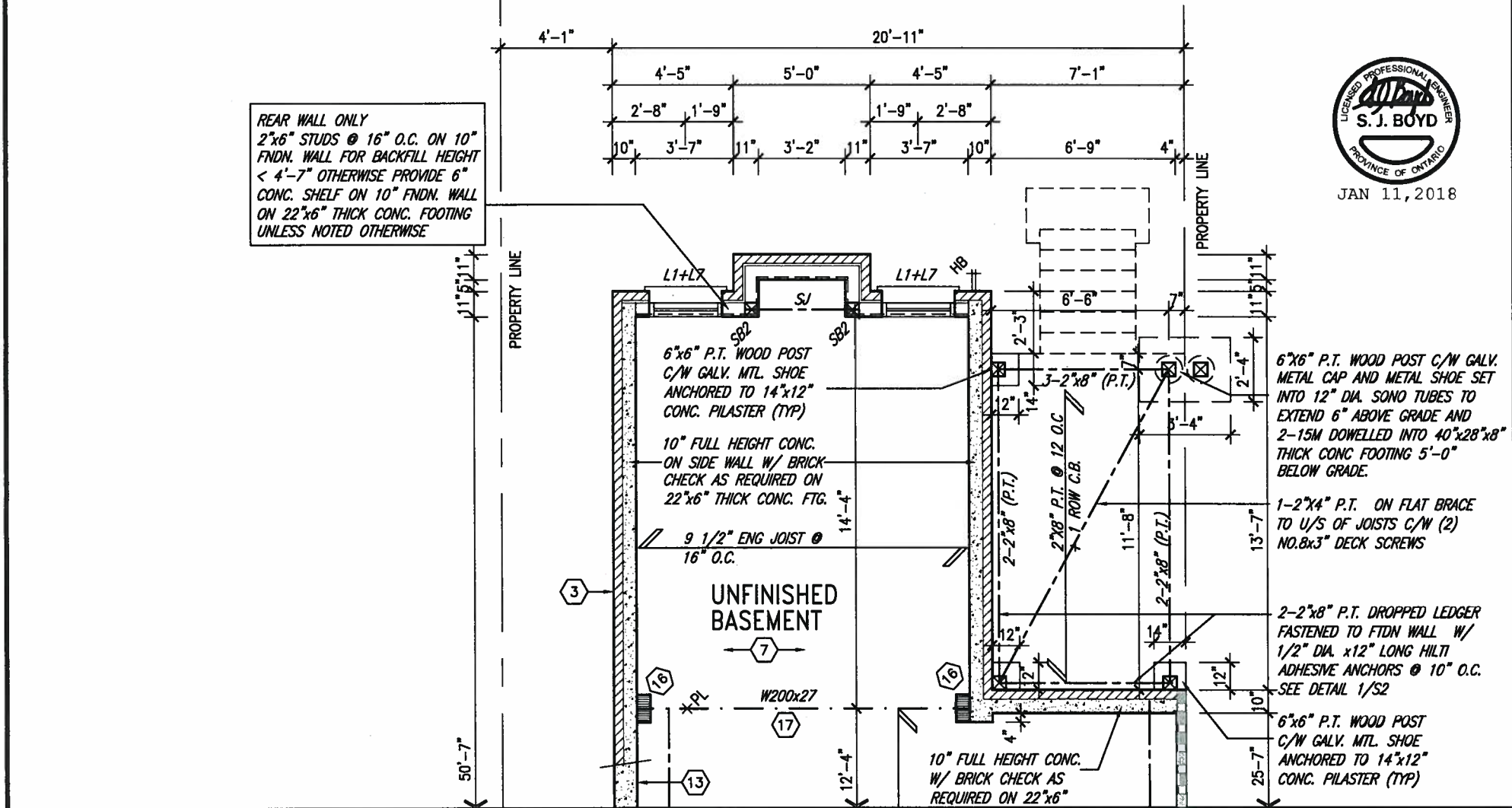
ARCHITECTURAL SERVICES

JAN 15 2018

John G. Williams Limited



PARTIAL GROUND FLOOR PLAN
9R OR MORE W.O.D. CONDITION



PARTIAL BASEMENT PLAN
9R OR MORE W.O.D. CONDITION



REAR WALL ONLY
2"x6" STUDS @ 16" O.C. ON 10" FNDN. WALL FOR BACKFILL HEIGHT < 4'-7" OTHERWISE PROVIDE 6" CONC. SHELF ON 10" FNDN. WALL ON 22"x6" THICK CONC. FOOTING UNLESS NOTED OTHERWISE

6"x6" P.T. WOOD POST C/W GALV. MTL. SHOE ANCHORED TO 14"x12" CONC. PILASTER (TYP)

10" FULL HEIGHT CONC. ON SIDE WALL W/ BRICK CHECK AS REQUIRED ON 22"x6" THICK CONC. FTG.

9 1/2" ENG JOIST @ 16" O.C.

UNFINISHED BASEMENT

10" FULL HEIGHT CONC. W/ BRICK CHECK AS REQUIRED ON 22"x6" THICK CONC. FTG.

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

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.		VA3 DESIGN		BAYVIEW WELLINGTON		SD25-2	
8 .		qualification information		25591		GREEN VALLEY EAST		SONOMA 2	
7 .		Wellington Jno-Baptiste		BCIN		BRADFORD EAST, ON.		project no.	
6 .		name		42658		date		16023	
5 .		registration information		VA3 Design Inc.		AUGUST 2016		PARTIAL PLANS - W.O.D. CONDITION	
4 REVISED AS PER ENG'S COMMENTS		JAN 08-18 RC		255 Consumers Rd Suite 120		drawn by		drawing no.	
3 REVISED AS PER FLOOR AND ROOF LAYOUTS		SEP 08-17 RC		Toronto ON M2J 1R4		checked by		17	
2 REVISED FDN WALL TO BE 10"		DEC. 8/16 A/E		t 416.630.2255 f 416.630.4782		scale		16023-SD25-2	
1 ISSUED FOR CLIENT REVIEW.		.		va3design.com		3/16" = 1'-0"		file name	
no. description		date by		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.		NS		16023-SD25-2	
						RICHARD - H:\ARCHIVE\WORKING\2018\16023.BW\Units\25' Semi\16023-SD25-2.dwg - Thu - Jan 11 2018 - 8:51 AM			

UNINSULATED OPENINGS (PER OBC. SB-12.3.1(7))			
SD25-2 ELEVATION C W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	428 S.F.	101.056 S.F.	23.61 %
LEFT SIDE	1074 S.F.	106 S.F.	9.87 %
RIGHT SIDE	1074 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	136.5 S.F.	27.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3078.00 S.F.	343.56 S.F.	11.16 %
TOTAL SQ. M.	285.95 S.M.	31.92 S.M.	11.16 %

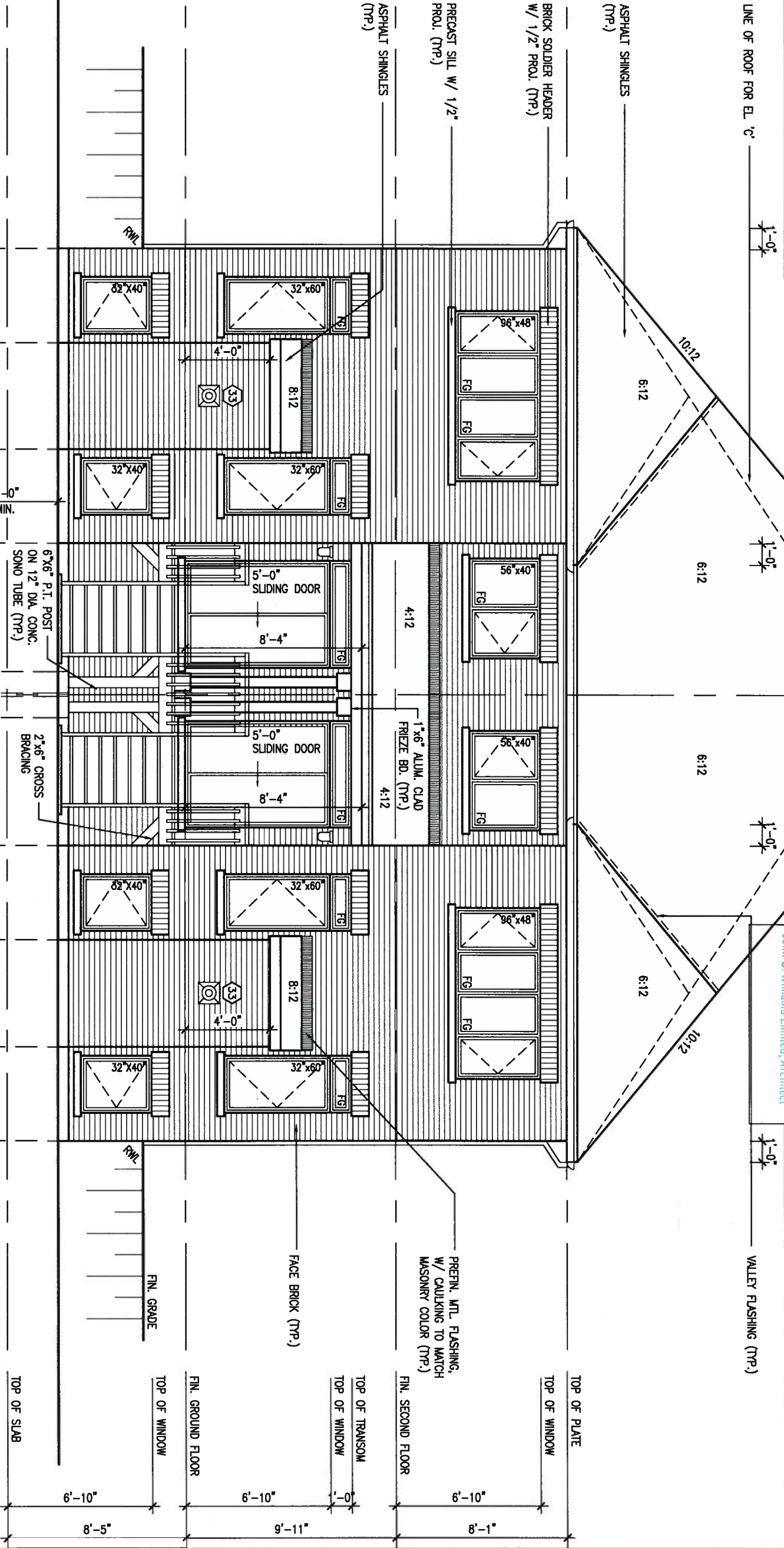


It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Building Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in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

ARCHITECTURAL REVIEW & APPROVAL
JAN 15 2018
John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12.3.1(7))			
SD25-2 ELEVATION C MOD W.O.D.	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	428 S.F.	101.056 S.F.	23.61 %
LEFT SIDE	1081 S.F.	106 S.F.	9.81 %
RIGHT SIDE	1081 S.F.	0 S.F.	0.00 %
REAR	502 S.F.	136.5 S.F.	27.19 %
* OPENINGS OMITTED AS PER SB-12 3.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3092.00 S.F.	343.56 S.F.	11.11 %
TOTAL SQ. M.	287.25 S.M.	31.92 S.M.	11.11 %



REAR ELEVATION (REV.) 9R
OR MORE W.O.D. CONDITION

REAR ELEVATION 9R OR
MORE W.O.D. CONDITION

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

no.	description	date	by
9			
8			
7			
6			
5			
4	REVISED AS PER ENG'S COMMENTS	JAN 08-18	RC
3	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 08-17	RC
2	REVISED FDN WALL TO BE 10"	DEC. 8/16	AJE
1	ISSUED FOR CLIENT REVIEW.		

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 BCDN
VA3 Design Inc. 42658

name registration information
VA3 Design Inc.

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.



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Toronto ON M2J 1R4
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BAYVIEW WELLINGTON

project name GREEN VALLEY EAST municipality BRADFORD EAST, ON.

date AUGUST 2016 checked by scale 3/16" = 1'-0"

drawn by NS file name 16023-SD25-2

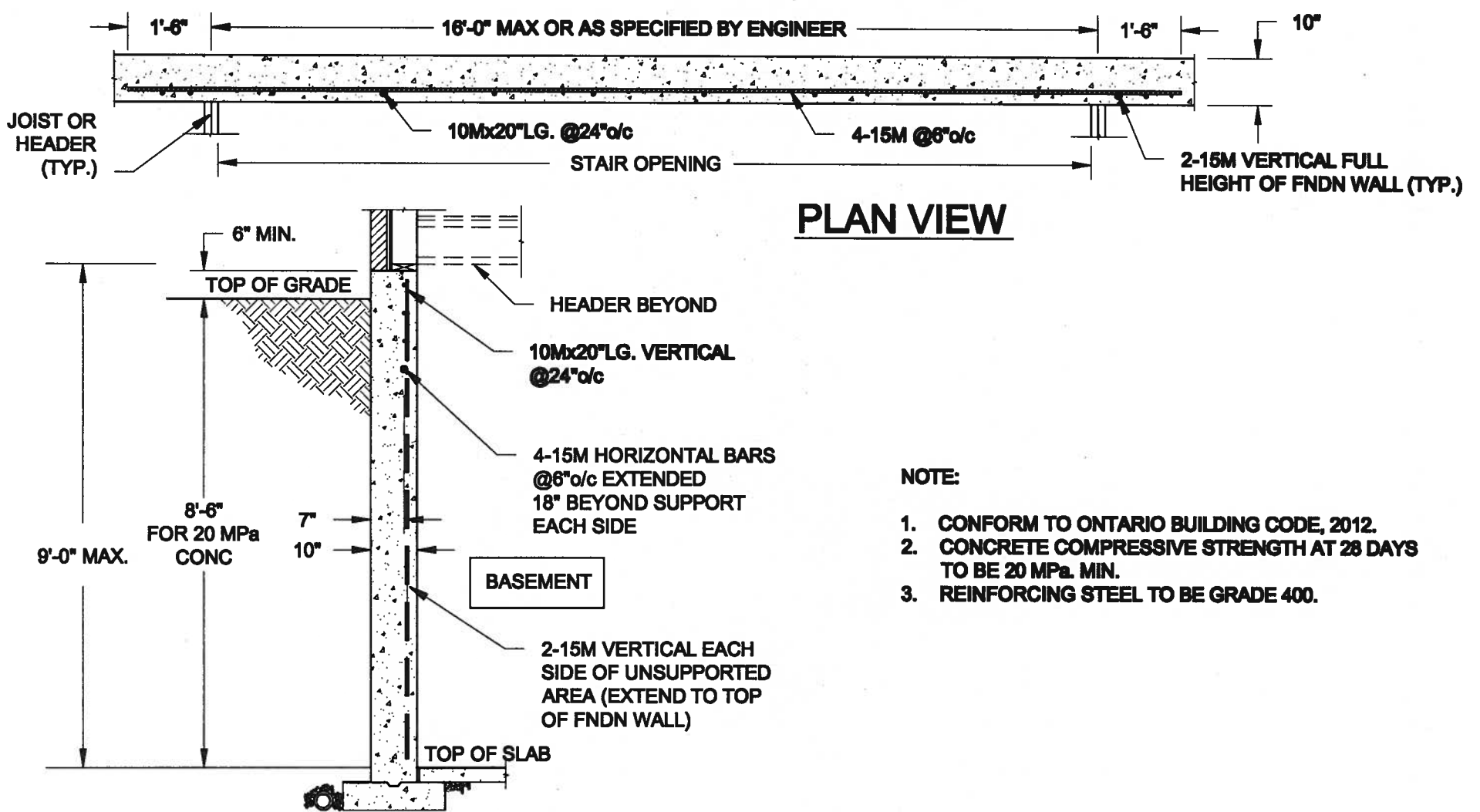
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SD25-2
SONOMA 2

project no.
16023

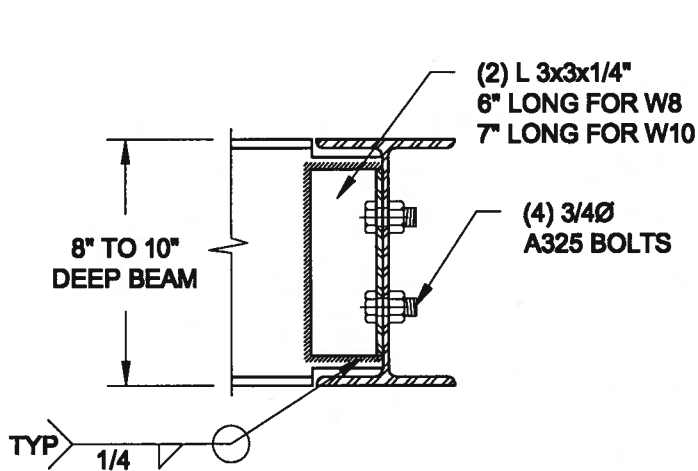
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18

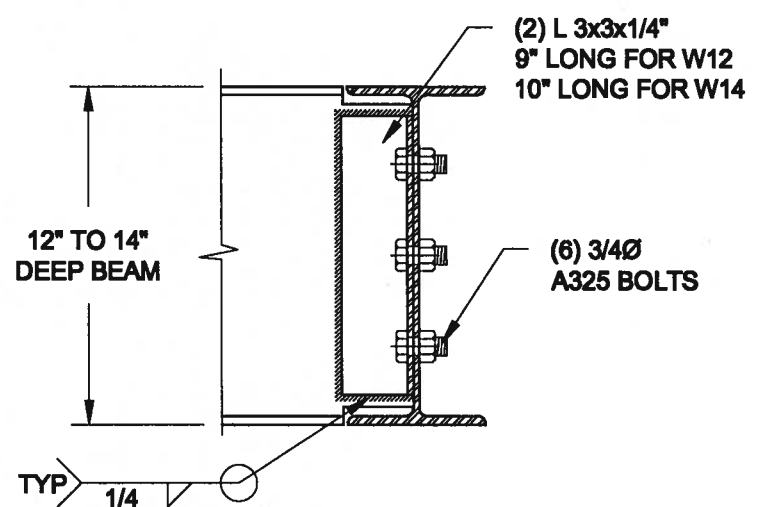


1 LATERALLY UNSUPPORTED WALL

SCALE: 3/8" = 1'-0"



NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

2 STEEL BEAM CONNECTION DETAIL

SCALE: 1-1/2" = 1'-0"

Scale:
AS NOTED

Date:
JAN-09-2018

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
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T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY HEIGHTS - SIMS
BRADFORD, ONTARIO

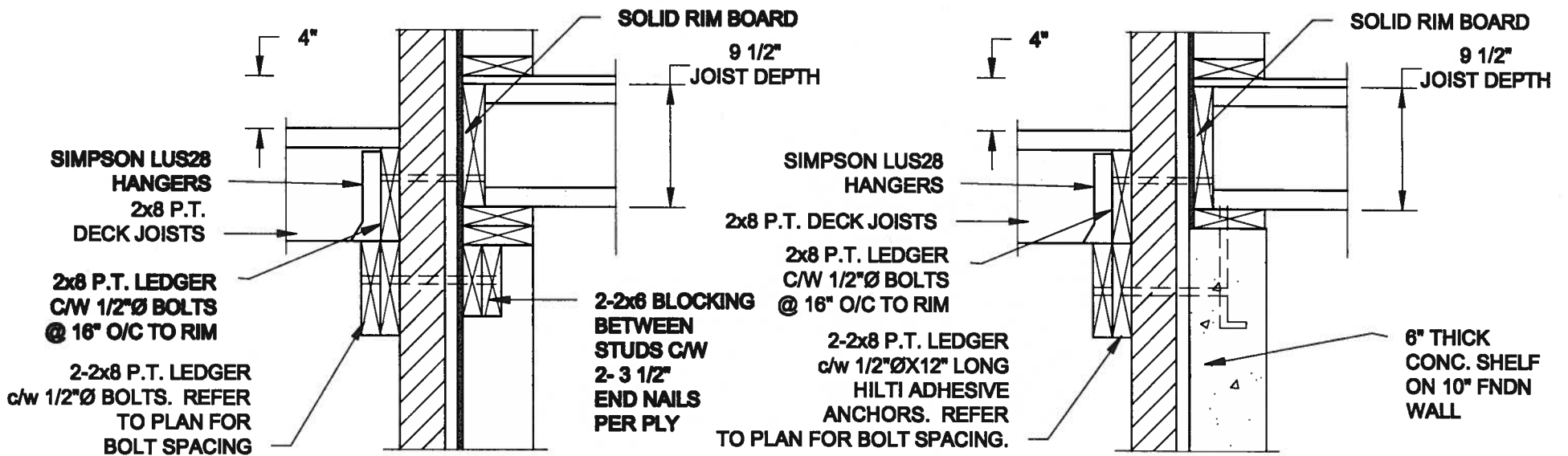
TYPICAL STRUCTURAL DETAILS

Project No.:

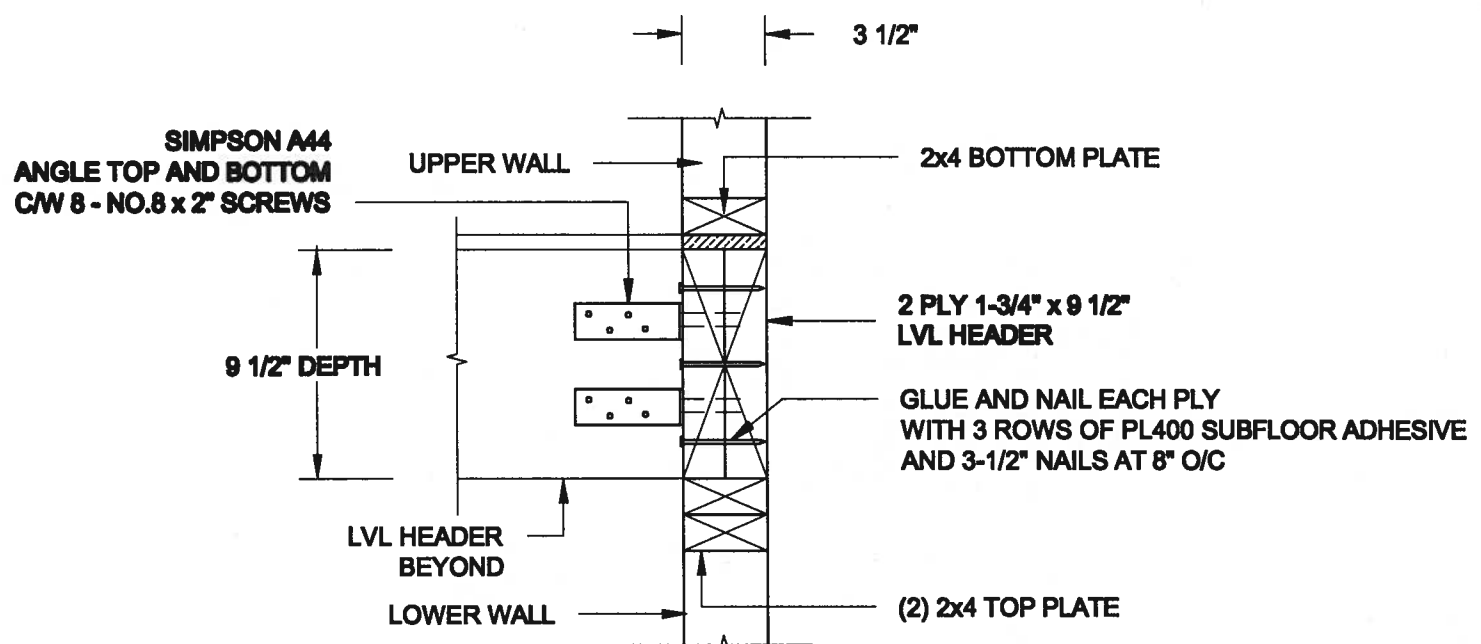
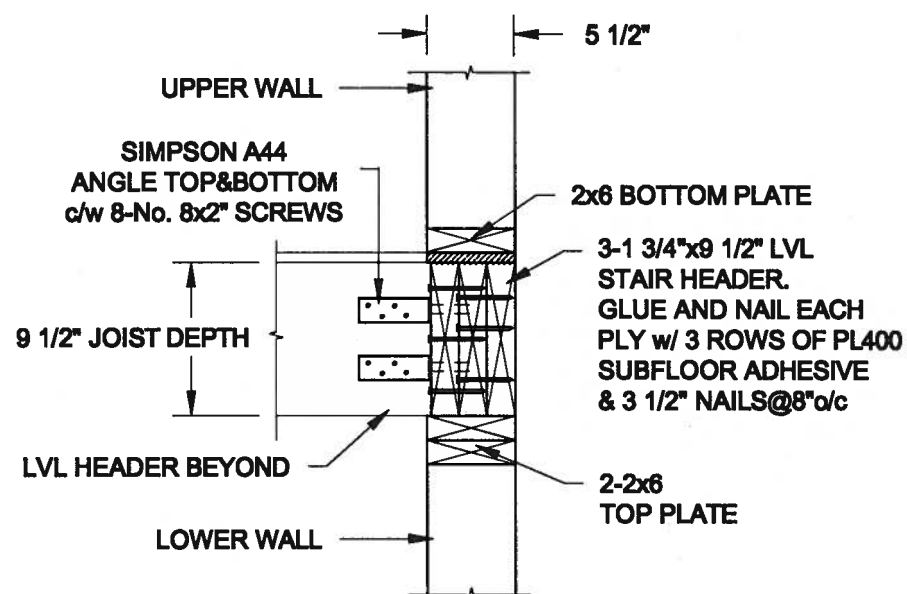
17-194

Drawing No.:

S1



- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL.
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL.
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



Scale:
AS NOTED

Date:
JAN-09-2018

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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Engineer's Seal



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SERIES
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

17-194

Drawing No.:

S2

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC

- 1. ROOF CONSTRUCTION**
N.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. [EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER] 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

- 2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)**
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

- 2A.** RESERVED

- 2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS**
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")) WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

- 2C.** RESERVED

- 2D. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C.. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

- 2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING**
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS.

- 3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

- 3A.** RESERVED



- 3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS**
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

- 3C. STUCCO WALL CONSTRUCTION (2"x6") (SB-12-TABLE 3.1.1.2A)**
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87(R22) INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, CHAPTER 3 FOR ADDITIONAL THERMAL INSULATION REQUIREMENTS. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

- 4. INTERIOR STUD PARTITIONS**
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

- 5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1, 2.2)**
250mm (10") POURED CONC. FDTN. WALL 30MPa (4350psi) WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2820 (9'-3") ON 560x155 (22"x6") CONTINUOUS KEYS CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN. BEARING CAPACITY OF 150Kpa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED \ W/ MASONRY VENEER \ W/ SIDING ONLY	18" WIDE x 6" DEEP	18" WIDE x 6" DEEP
1	22" WIDE x 6" DEEP	22" WIDE x 6" DEEP
2	28" WIDE x 6" DEEP	22" WIDE x 6" DEEP
3	28" WIDE x 9" DEEP	22" WIDE x 6" DEEP

- SEE OBC 9.15.3.
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

- STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)**
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

- 6. FOUNDATION DRAINAGE OBC. 9.14.2 & 9.14.3.**
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

- 7. BASEMENT SLAB OBC. 9.3.1.6 (1)(b), 9.16.4.5 (1), 9.25.3.3 (15)**
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa. (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

- 8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 3.1.1.2A)**
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFT.

- 9. ATTIC INSULATION (SB-12-TABLE 3.1.1.2A) (SB-12-3.1.1.8)**
RSI 10.56 (R60) BLOWN IN FIBRE INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

- 10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-**
UNIFORM RISE -5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS
-10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MIN. TREAD = 235 (9'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 865 (2'-10") TO 965 (3'-2")
MIN. STAIR WIDTH = 860 (2'-10")
FOR CURVED STAIRS
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")

- 11. HANDRAILS -OBC. 9.8.7.-**
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.

- INTERIOR GUARDS -OBC. 9.8.8.-**
INTERIOR GUARDS: 900mm (2'-11") MIN. HIGH
EXTERIOR GUARDS - OBC. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

- 12. SILL PLATE - OBC. 9.23.7.**
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

- 13. BASEMENT INSULATION (SB-12-3.1.1.7), 9.25.2.3, 9.13.2.6)**
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. R53.52ci (R20ci) BLANKET INSULATION TO HAVE APPROVED VAPOUR BARRIER. RECOMMEND DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. AIR BARRIER TO BE SEALED TO FOUNDATION WALL WITH CAULKING. CONTINUOUS INSULATION (ci) IS NOT TO BE INTERRUPTED BY FRAMING.

- 14. BEARING STUD PARTITION**
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

- 15. STEEL BASEMENT COLUMN. (SEE O.B.C. 9.15.3.3)**
89mm (3-1/2") DIA. x 3.0mm [0.118] SINGLE WALL TYPE 2, ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CG58-7.2-9.4, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FIL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

- 15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)**
89mm (3-1/2") DIA. x 4.78mm [1.188] FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FIL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

- 15B. STEEL COLUMN**
90mm (3-1/2") DIA. x 4.78mm [1.188] NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 [4 1/2"x10"x1/2"] WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12x2") FIELD WELD COL. TO BASE PLATE.

- 16.** BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

- 17.** 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

- 18. GARAGE SLAB**
100mm (4") 32MPa [4640psi] CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.

- 19. GARAGE CEILINGS/INTERIOR WALLS**
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. WALLS (R22), CEILINGS (R31). REFER TO SB-12, TABLE 3.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

- 20.** DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

- 21. EXTERIOR STEP**
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9'-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

- 22. DRYER EXHAUST (OBC-6.2.3.8 (7) & 6.2.4.11.)**
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. [USE 100mm (4") DIA. SMOOTH WALL VENT PIPE]

- 23. INSULATED ATTIC ACCESS (OBC-9.18.2.1 & SB12-3.1.1.8)**
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

- 24. FIREPLACE CHIMNEYS OBC. 9.2.1.**
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

- 25.** LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

- 26.** MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

- 27. STEEL BEARING PLATE FOR MASONRY WALLS**
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

- OR**
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

- 28.** RESERVED

- 29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)**
3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. FOOTING.

- 30. STEPPED FOOTINGS OBC 9.15.3.9.**
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24").

- 31. SLAB ON GRADE**
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL. REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. WHERE REQUIRED, REFER TO OBC SB-12, TABLE 3.1.1.2.A. FOR REQUIRED MINIMUM INSULATION UNDER SLAB.

- 32. DIRECT VENTING GAS FURNACE/ H.W.T VENT**
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

- 33. DIRECT VENTING GAS FIREPLACE VENT**
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

- 34. SUBFLOOR, JOIST STRAPPING AND BRIDGING**
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. * 1/2 mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2. *)
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-1") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.9.4. *)

- 35. EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5 (2)**
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

- 36. COLD CELLAR PORCH SLAB (OBC 9.39.)**
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) UNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

- 37.** THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

- 38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)**
38x140 (2"x6") RAFTERS @ 400mm (16" O.C.) FOR MAX 11'-7" SPAN, 38x184 (2"x8") RIDGE BOARD, 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.
RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

- WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.8.10.1.-**
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m² UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").

- 2) WINDOW GUARDS -OBC. 9.8.8.1 (8).**
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

- 3) EXTERIOR WINDOWS**
SHALL COMPLY WITH OBC DIV.-8 9.7.3. & SB12-3.1.1.9

- GENERAL:** 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B. 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) 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. 3.8.3.8.1.(1)(d) & 3.8.3.1.3.(1)(f). SEE DETAIL.
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-3.1.1.9.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-8 9.2.5.3.

- LUMBER:** 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

- 5) LVL BEAMS SHALL BE 2.0E-2950F MIN. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

- 6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (48lbs.) ROOF ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

- STEEL:** 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. 9.9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

- STUCCO:** 1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

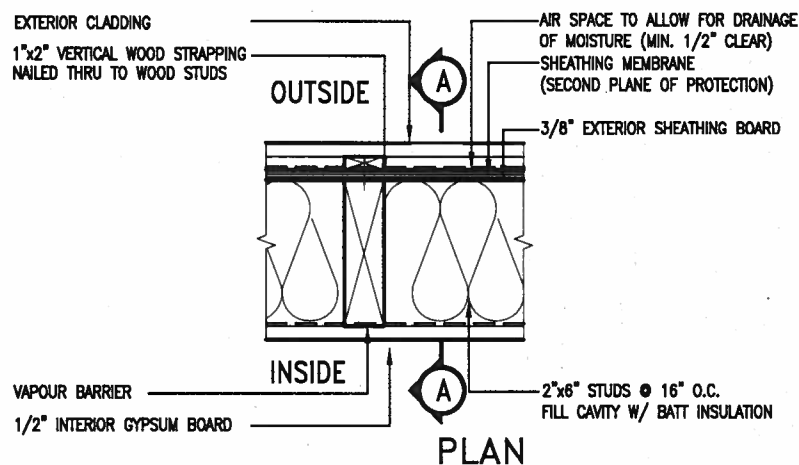
LEGEND	
	EXHAUST FAN TO EXTERIOR
	DUPLEX OUTLET (HEIGHT A.F.F)
	GFI DUPLEX OUTLET (HEIGHT A.F.F)
	HEAVY DUTY OUTLET (220 volt)
	LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (WALL MOUNTED)
	HOSE BIB (NON-FREEZE)
SJ SINGLE JOIST	P.T. PRESSURE TREATED LUMBER
DJ DOUBLE JOIST	G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
TJ TRIPLE JOIST	
LVL LAMINATED VENEER LUMBER	
EA FLAT ARCH	CA CURVED ARCH
M.C. MEDICINE CABINET (RECESSED)	
	CONCRETE BLOCK WALL
	SOLID WOOD BEARING (SPRUCE No. 2)
	SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER
	SOLID BEARING TO BE MINIMUM 2 PIECES.
	SOLID WOOD BEARING TO MATCH FROM ABOVE

- 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.

- SOIL GAS/ RADON CONTROL (OBC 9.11.7. & 9.13.4.)**
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

- CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED, MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

- 39. TWO STOREY VOLUME SPACES**
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m,



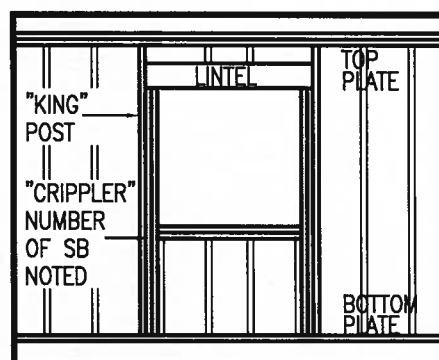
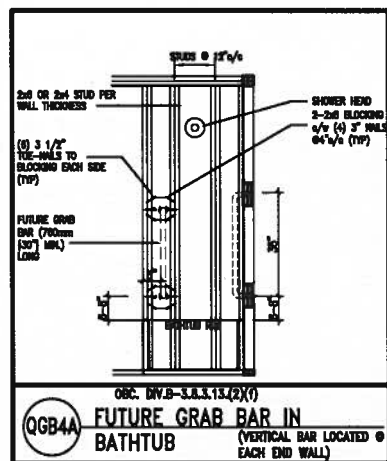
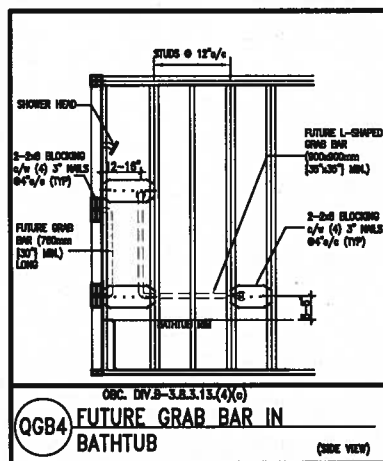
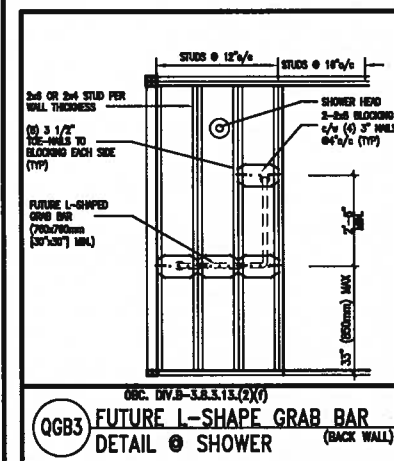
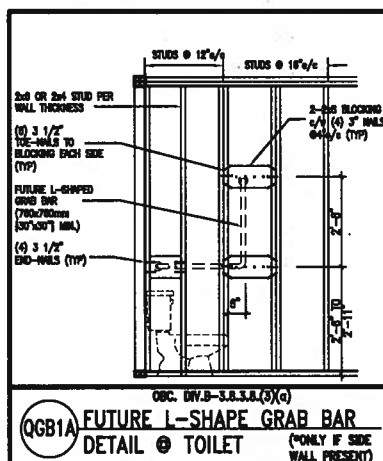
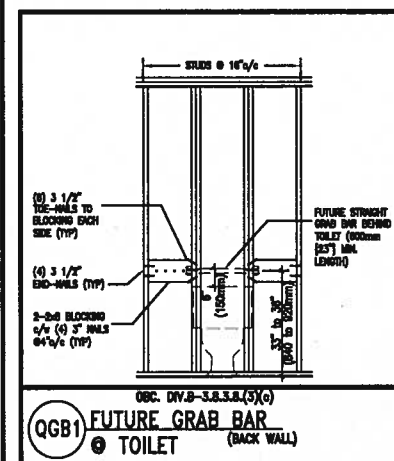
EXTERIOR WOOD CLADDING WALL ASSEMBLY

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.

FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)

REFER TO OBC. DIV. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c).. SHOWER 3.8.3.13.(2)(f).. BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:

2"x4"	●	16"	O.C.	-	9'-10"
2-2"x4"	●	12"	O.C.	-	10'-9"
3-2"x4"	●	16"	O.C.	-	11'-2"
3-2"x4"	●	12"	O.C.	-	12'-4"

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa.
SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR
JOIST LENGTH OF 2.5m OF ONE FLOOR.
2. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
3. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB
EXTERIOR SHEATHING ON THE EXTERIOR FACE.
4. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
5. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
6. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR
SIDING.

**** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:**

2"x6" @ 16" O.C.	-	12'-6"
2"x6" @ 12" O.C.	-	13'-10"
2-2"x6" @ 16" O.C.	-	15'-0"
2-2"x6" @ 12" O.C.	-	17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

MAX. HEIGHT FOR 2 X 8	EXIT
2"x8" @ 16" O.C. -	16'-0"
2"x8" @ 12" O.C. -	17'-9"
2-2"x8" @ 16" O.C. -	20'-4"
2-2"x8" @ 12" O.C. -	22'-4"

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
5. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
7. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF.
8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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	.	.	.	signature
4	.	.	.	registration information
3	.	.	.	VA3 Design Inc. 42658
2	UPDATE TO 2018	JAN 11-18	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	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.
no.	description	date	by	



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va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name
GREEN VALLEY EAST

BRADFORD

project no.
16023

MAY 2016

CONSTRUCTION NOTES

drawing no

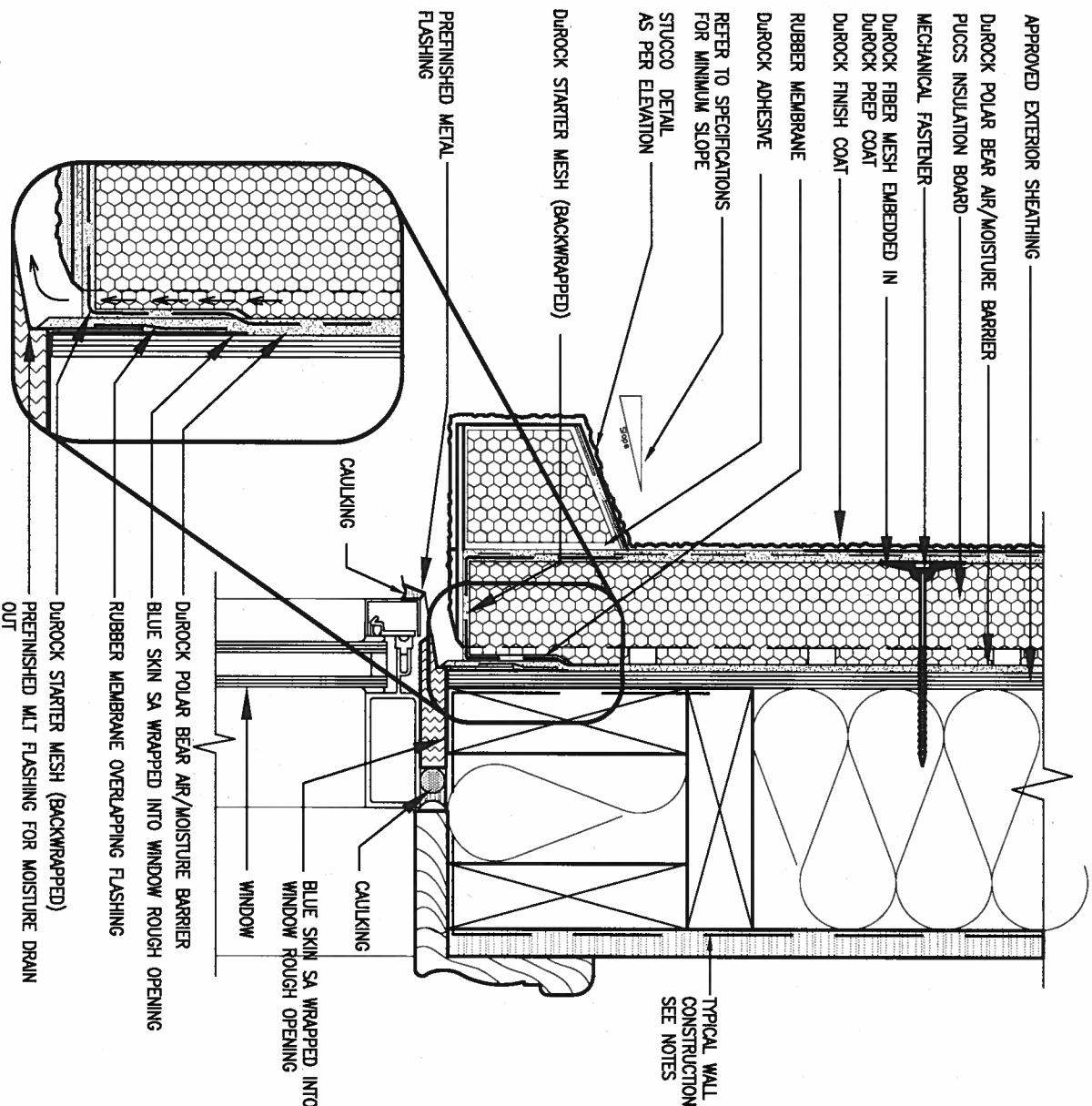
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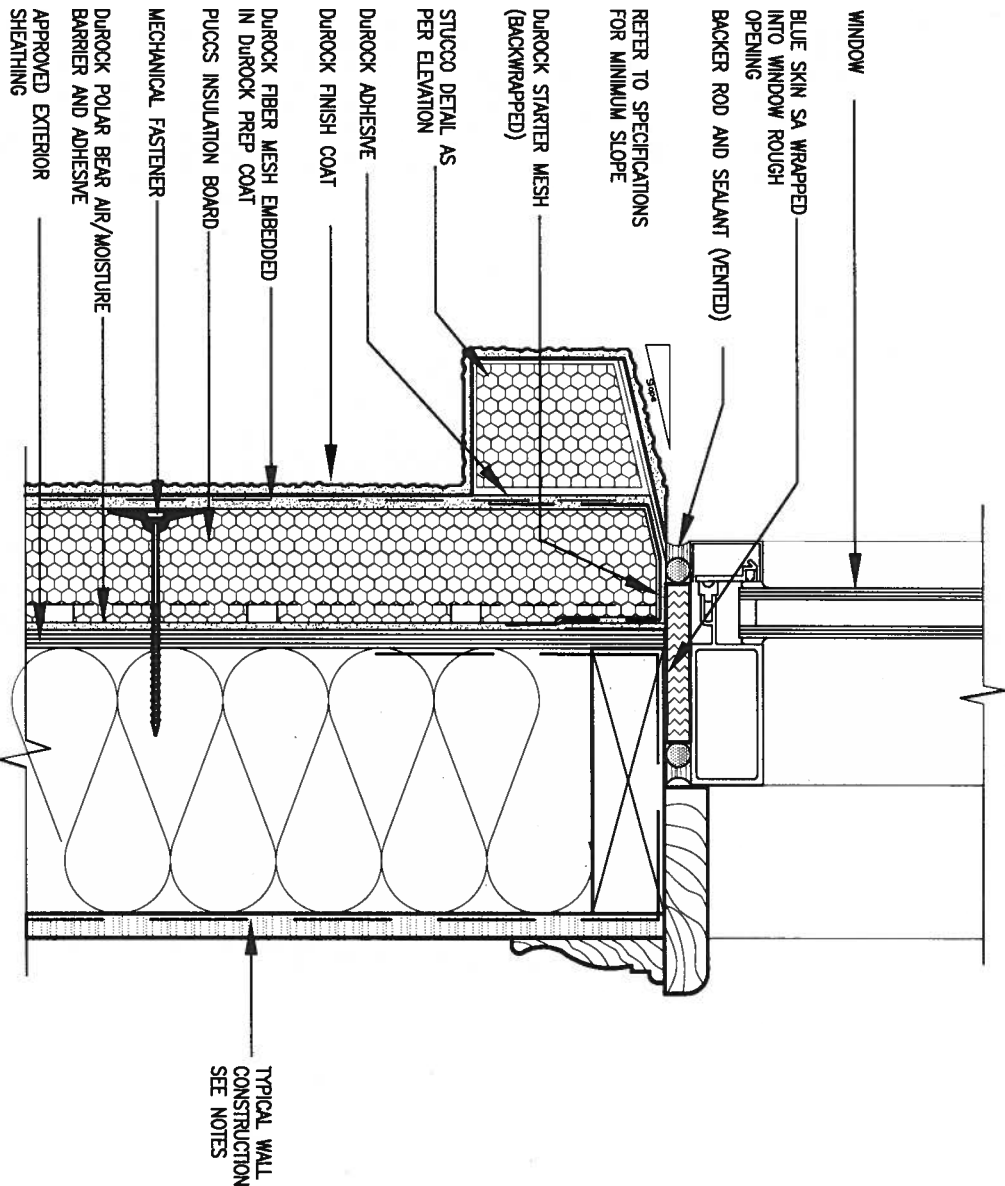
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1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	UPDATE TO 2018	JAN 11-18	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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qualification information	
Wellington Jno-Bopffste	25591
name	BCIN
registration information	42658
VA3 Design Inc.	
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

project name
GREEN VALLEY EAST

municipality
BRADFORD

CONST NOTE

project no.
16023

date
MAY 2016

drawn by
RC

checked by

scale

3/16" = 1'-0"

CONSTRUCTION NOTES

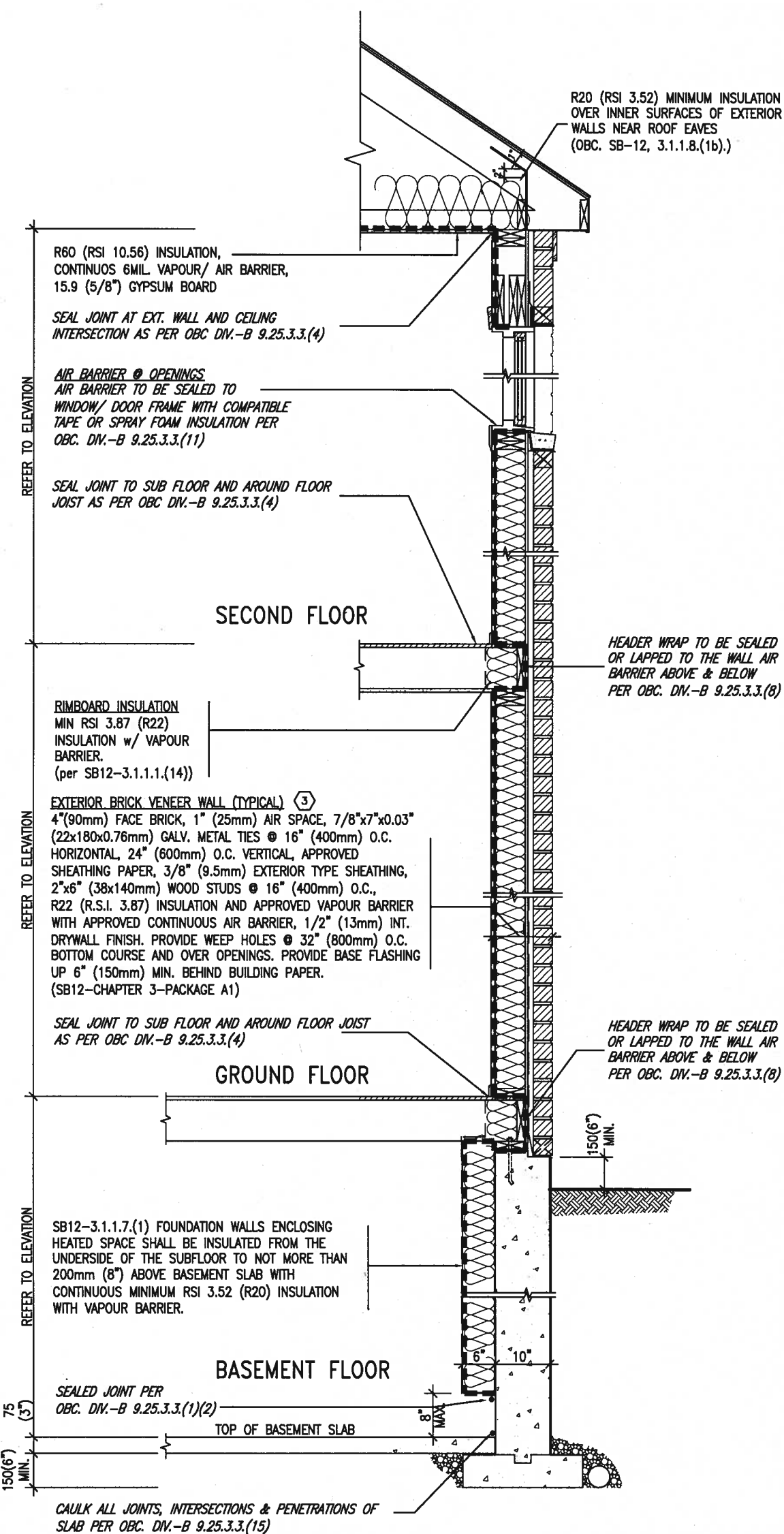
file name
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drawing no.

CN3

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SB12-COMPLIANCE PACKAGE 'A1'



INSULATION REQUIREMENTS
REFER TO OBC SB-12, CHAPTER 3.
ZONE 1- COMPLIANCE PACKAGE A1.

AIR BARRIER SYSTEMS
AIR BARRIER TO BE INSTALLED IN
CONFORMANCE WITH OBC, DIV. B-9.25.3

REFER TO ADDITIONAL
DETAILS FOR STRUCTURAL
COMPONENTS

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 3.1.1.1.

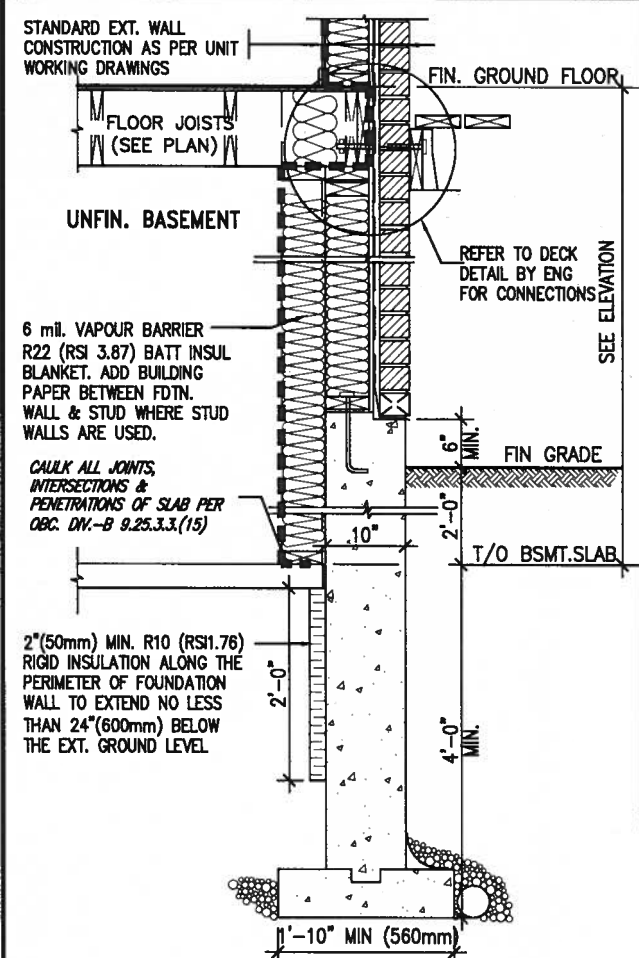
USE SB-12 COMPLIANCE PACKAGE (A1):

COMPONENT	A1	Notes:
Ceiling with Attic Space Minimum RSI (R) value	10.56 (R60)	R20 at inner face of exterior walls
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Basement Walls Minimum RSI (R) value	3.52ci (R20ci)	OPTION TO USE R12+R10ci.
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.6	
Skylights Maximum U-value	2.8U	
Space Heating Equipment Minimum AFUE	96% Min.	NATURAL GAS
Hot Water Heater Minimum EF	0.8	NATURAL GAS
HRV Minimum Efficiency	75%	—
Drain Water Heat Recovery Unit (DWHR)	Minimum 1 OR Maximum 2 Required. Dependent on number of showers installed. Refer to SB12-3.1.1.12 for information	

ci- Denotes Continuous Insulation without framing interruption.



JAN 11, 2018



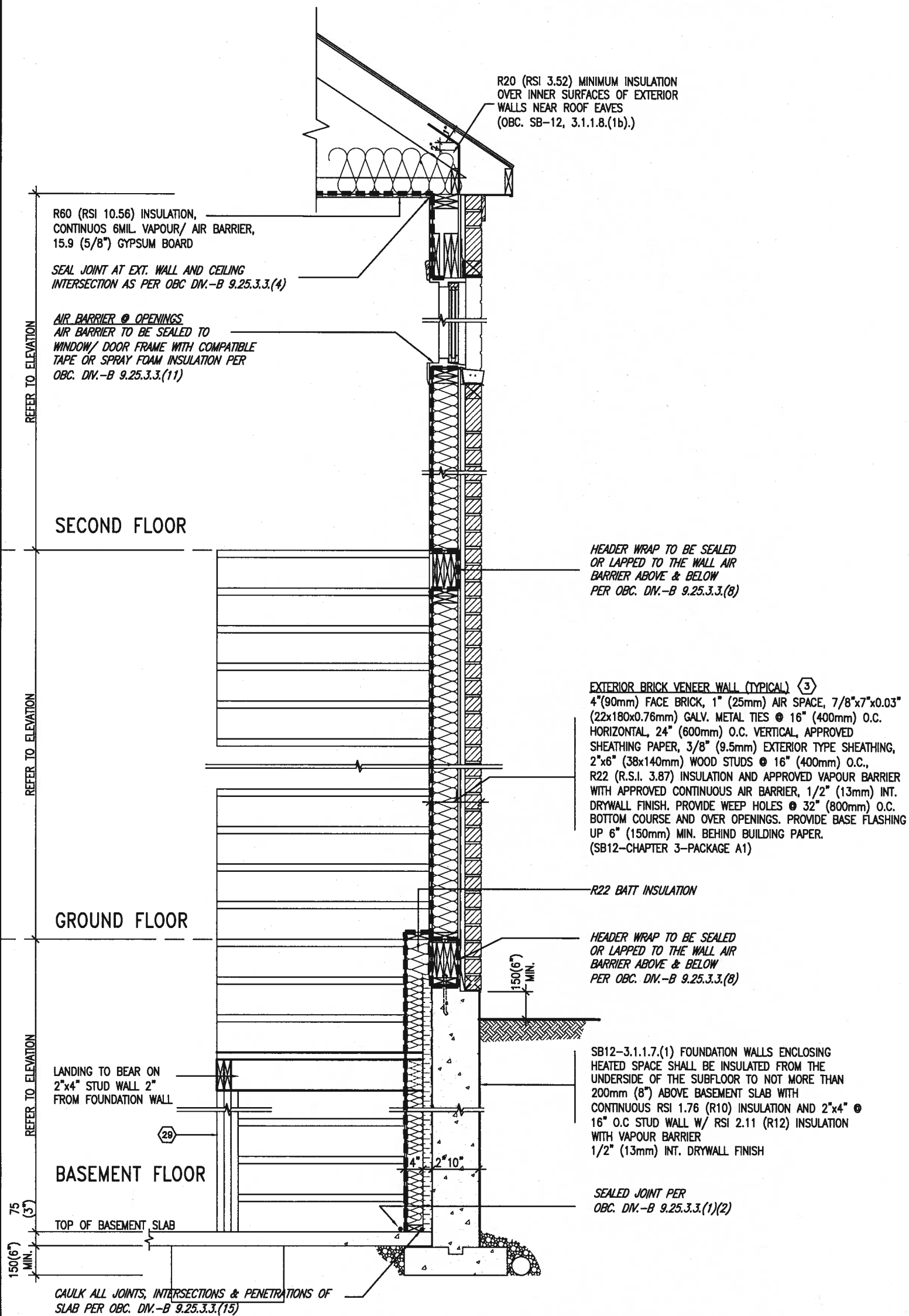
* REVISED--FEB 2017

SECTION AT W.O.D/W.O.B.

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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	.	qualification information		project name GREEN VALLEY EAST		municipality BRADFORD	
7	.	.	.	Wellington Jno-Baptiste 25591		date MAY 2016		CONSTRUCTION NOTES	
6	.	.	.	name registration information VA3 Design Inc. 42658		drawing no. CN6		file name 16023-CN-A1	
5	.	.	.	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.		drawn by RC		checked by - scale 3/16" = 1'-0"	
4	.	.	.			RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM			
3	.	.	.						
2	UPDATE TO 2018	JAN 11-18	RC						
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC						
no.	description	date	by						

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SB12-COMPLIANCE PACKAGE 'A1'



A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "S. J. BOYD" is printed in a bold, sans-serif font. Above the name is a stylized signature that reads "S. J. Boyd". Below the name is a thick, horizontal, slightly curved line.

JAN 11, 2018



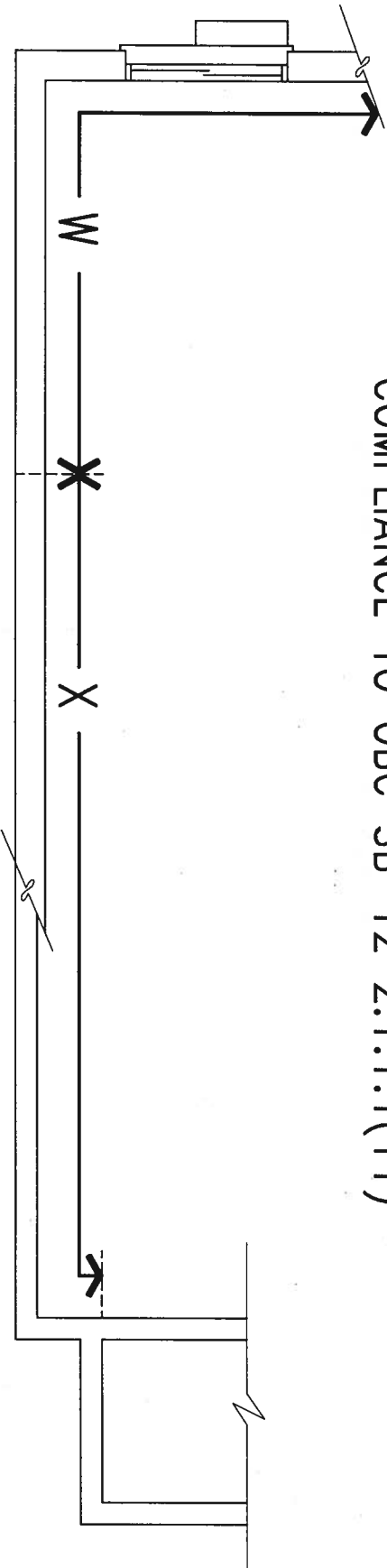
TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/
BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

SCALE: N.T.S.

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.	<div><div>VA3</div><div>DESIGN</div><div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div></div>	BAYVIEW WELLINGTON		CONST NOTE		
8				qualification information		project name		municipality		project no.
7				Wellington Jno-Baptista		25591	GREEN VALLEY EAST	BRADFORD		16023
6				name		BCR				
5				signature						
4				registration information		42658				
3				VA3 Design Inc.						
2	UPDATE TO 2018	JAN 11-18	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.		CONSTRUCTION NOTES				drawing no.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			MAY 2016 drawn by checked by scale RC - 3/16" = 1'-0" RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:10 AM				CN7
no.	description	date	by							

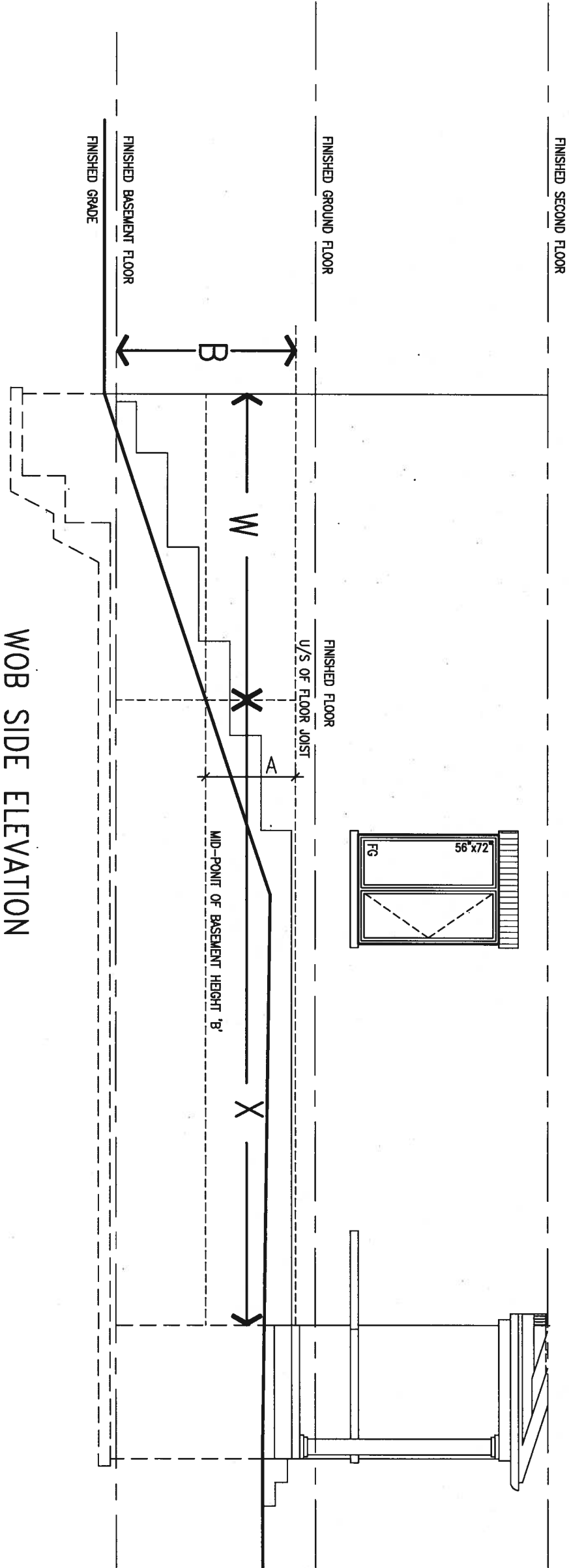
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



JAN 11, 2018

WOB PLAN

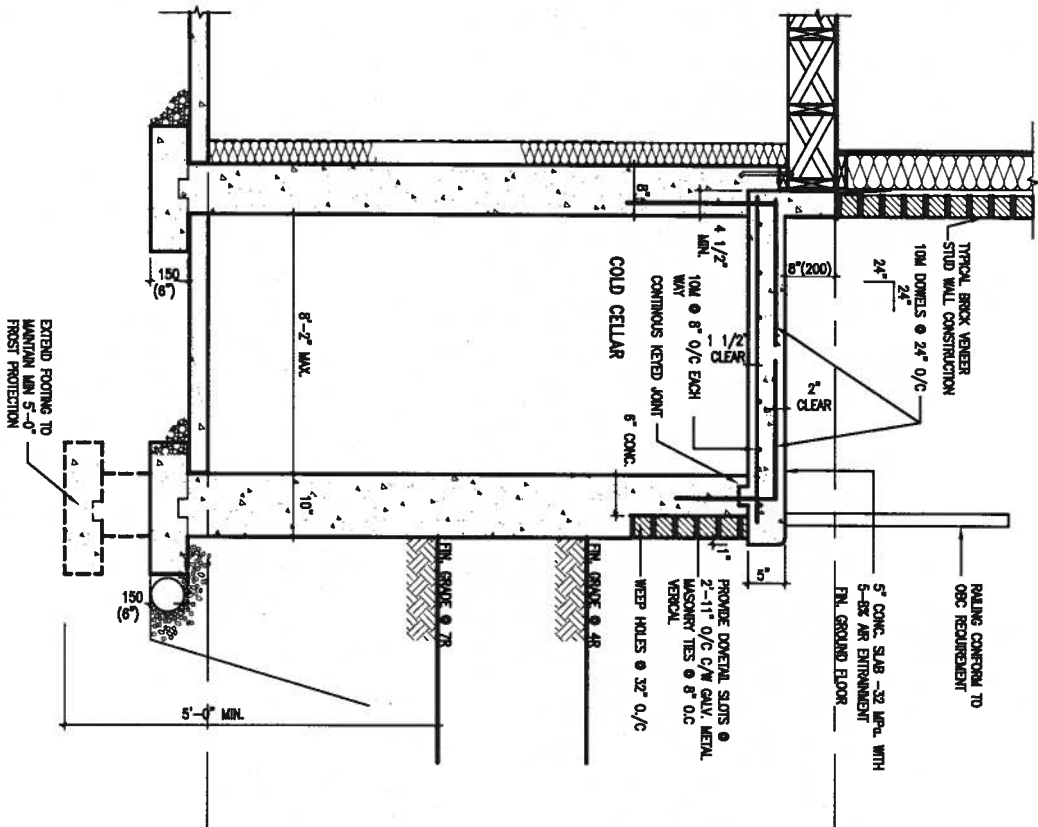


WOB SIDE ELEVATION

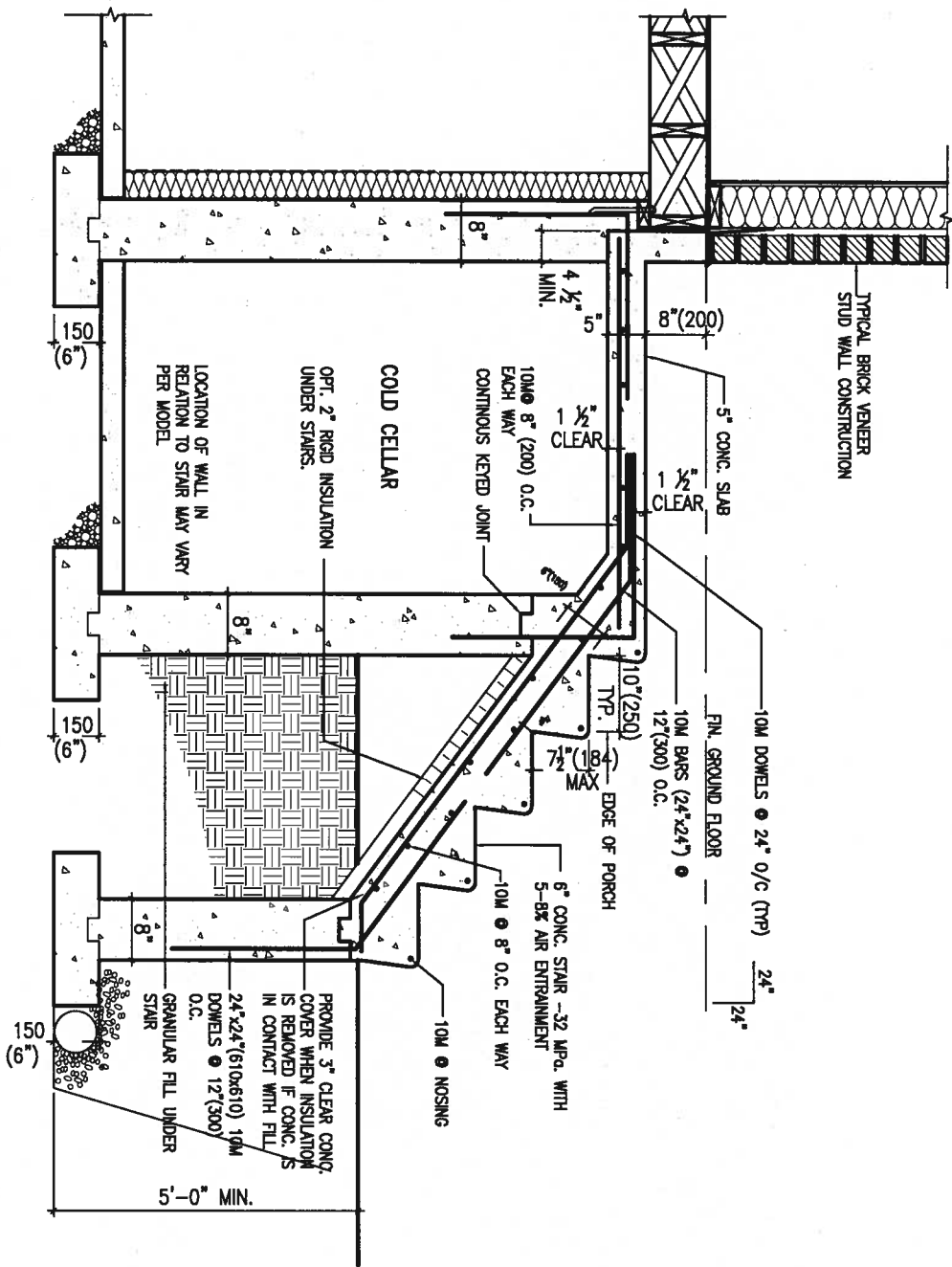
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE				
8	.	.	.	qualification information		project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023	
7	.	.	.	Wellington Jno-Baptiste		25591	date	MAY 2016	CONSTRUCTION NOTES		drawing no.	
6	.	.	.	name		Wellington Jno-Baptiste	drawn by	RC	checked by	-	scale	3/16" = 1'-0"
5	.	.	.	registration information		VA3 Design Inc.	42658	file name	16023-CN-A1			
4	.	.	.	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.	RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM							
3	.	.	.									
2	UPDATE TO 2018	JAN 11-18	RC									
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC									
no.	description	date	by									



X1 SECTION AT PORCH FOR 4-7R CONDITION
SCALE: N.T.S.

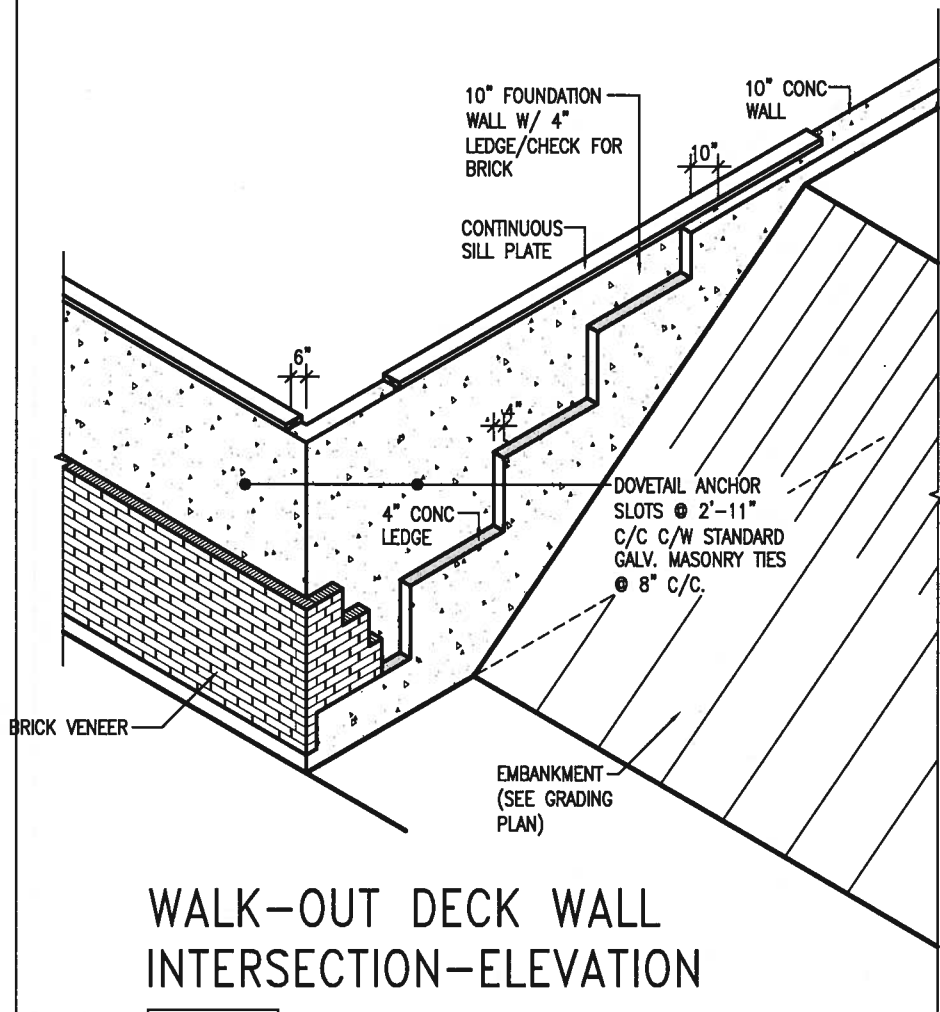


X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS / 7 RISERS SIMILAR)
SCALE: N.T.S.

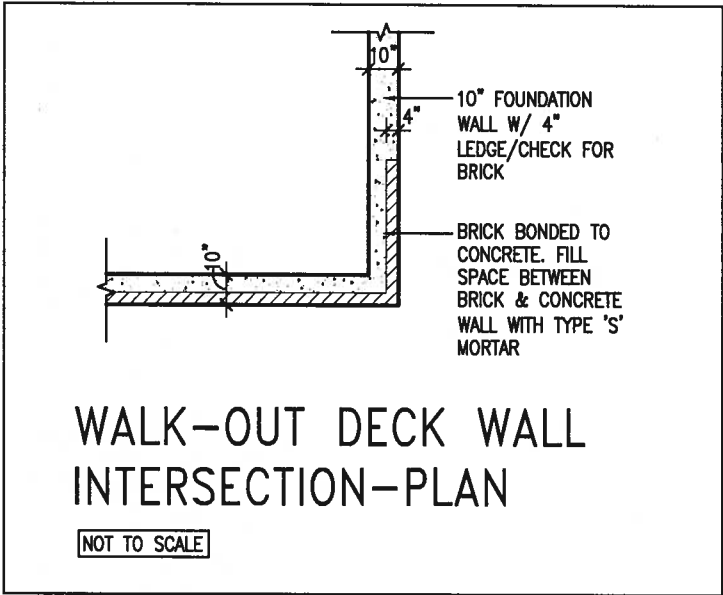


JAN 11, 2018

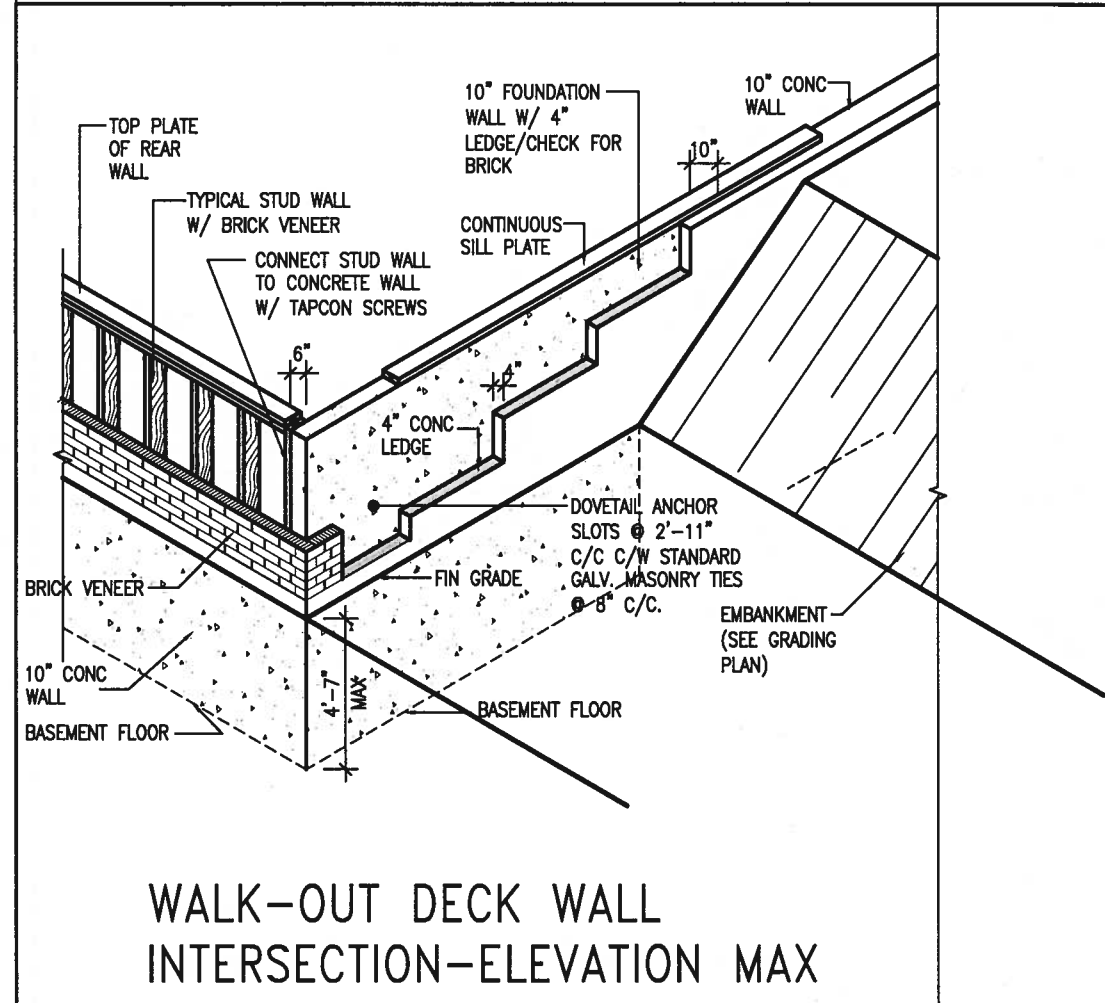
<div> <div>9</div> <div>8</div> <div>7</div> <div>6</div> <div>5</div> <div>4</div> <div>3</div> <div>2 UPDATE TO 2018</div> <div>1 ISSUE FOR CLIENT REVIEW</div> <div>no. description</div> </div> <div> <div>.</div> <div>.</div> <div>.</div> <div>.</div> <div>.</div> <div>.</div> <div>.</div> <div>JAN 11-18</div> <div>AUG 04-17</div> <div>date</div> </div> <div> <div>RC</div> <div>RC</div> <div>by</div> </div>	<div> <div>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.</div> <div> <div>Wellington Jno-Baptiste</div> <div>signature</div> <div>25591</div> </div> <div> <div>name</div> <div>registration information</div> <div>VA3 Design Inc.</div> <div>42658</div> </div> <div> <div>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.</div> </div> </div>	<div> <div>VA3</div> <div>DESIGN</div> <div>255 Consumers Rd Suite 120</div> <div>Toronto ON M2J 1R4</div> <div>t 416.630.2255 f 416.630.4782</div> <div>va3design.com</div> </div>	<div> <div>BAYVIEW WELLINGTON</div> <div>project name</div> <div>GREEN VALLEY EAST</div> <div>drawn by</div> <div>RC</div> <div>checked by</div> <div>-</div> <div>scale</div> <div>3/16" = 1'-0"</div> <div>date</div> <div>MAY 2016</div> <div>municipality</div> <div>BRADFORD</div> </div>	<div> <div>CONST NOTE</div> <div>project no.</div> <div>16023</div> <div>CONSTRUCTION NOTES</div> <div>file name</div> <div>16023-CN-A1</div> <div>drawing no.</div> <div>CN9</div> </div>
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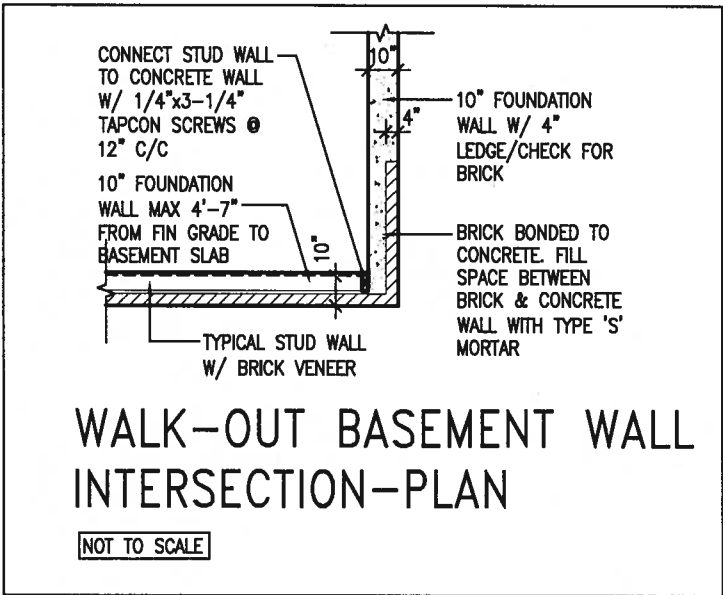
WALK-OUT DECK WALL
INTERSECTION-ELEVATION
NOT TO SCALE



(10" FOUNDATION WALL)



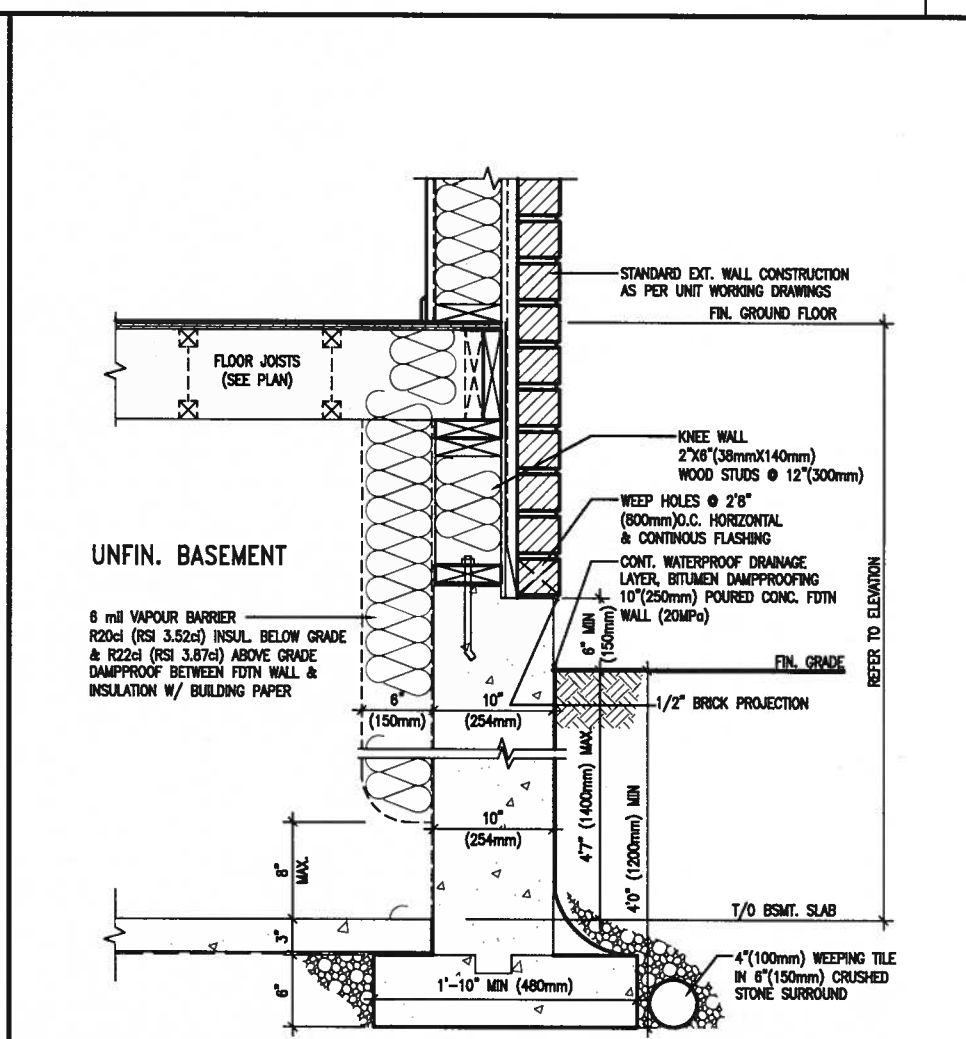
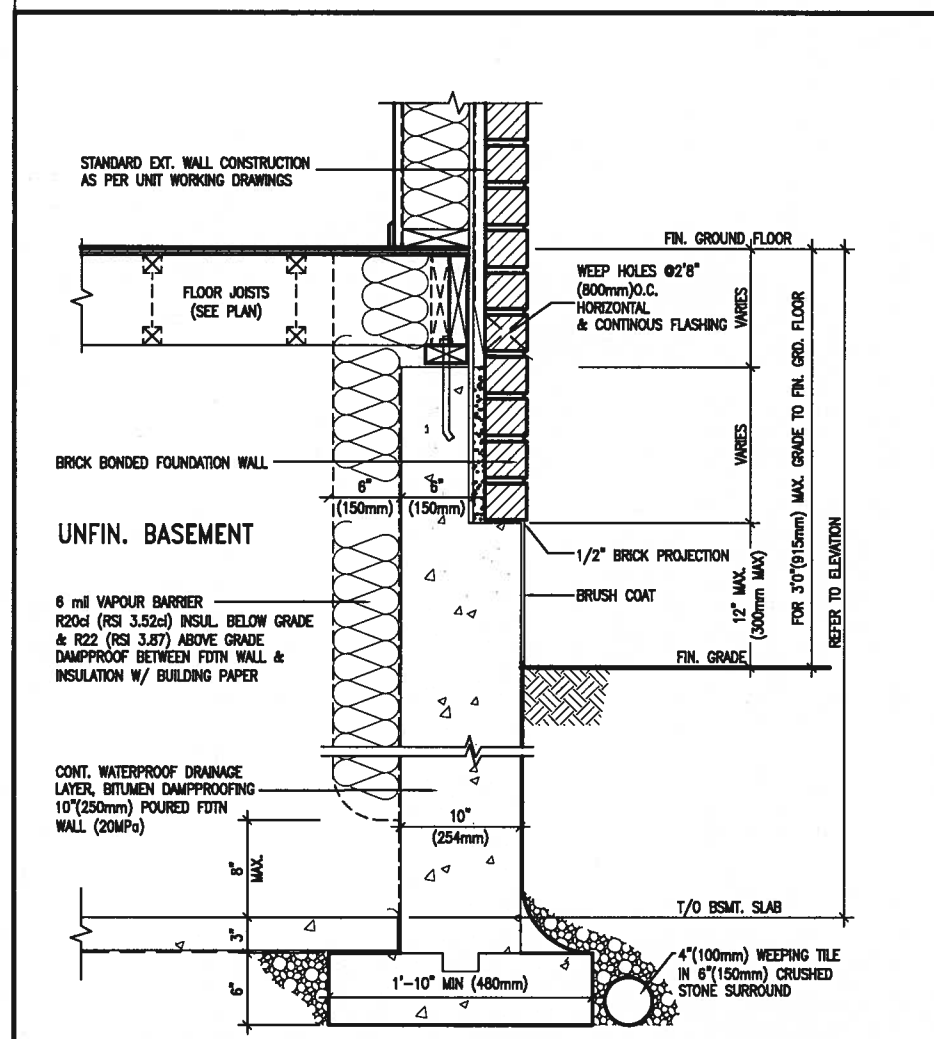
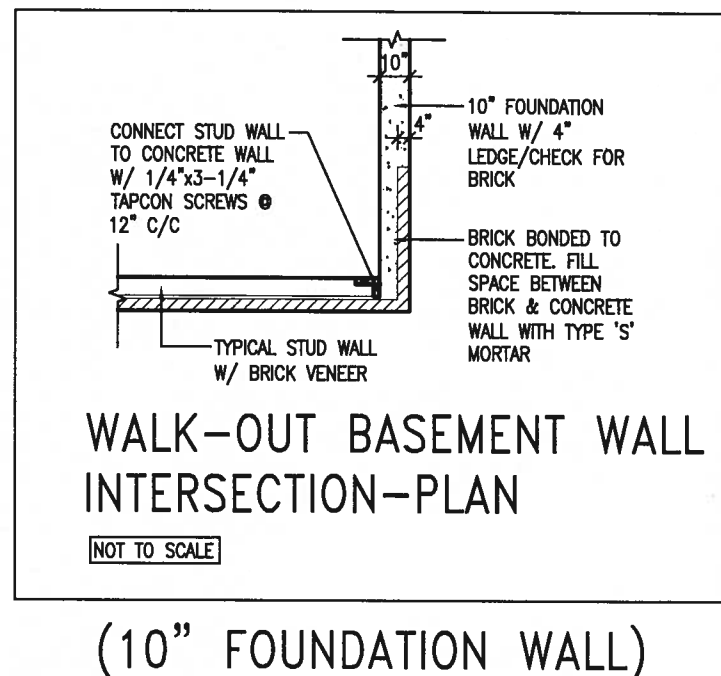
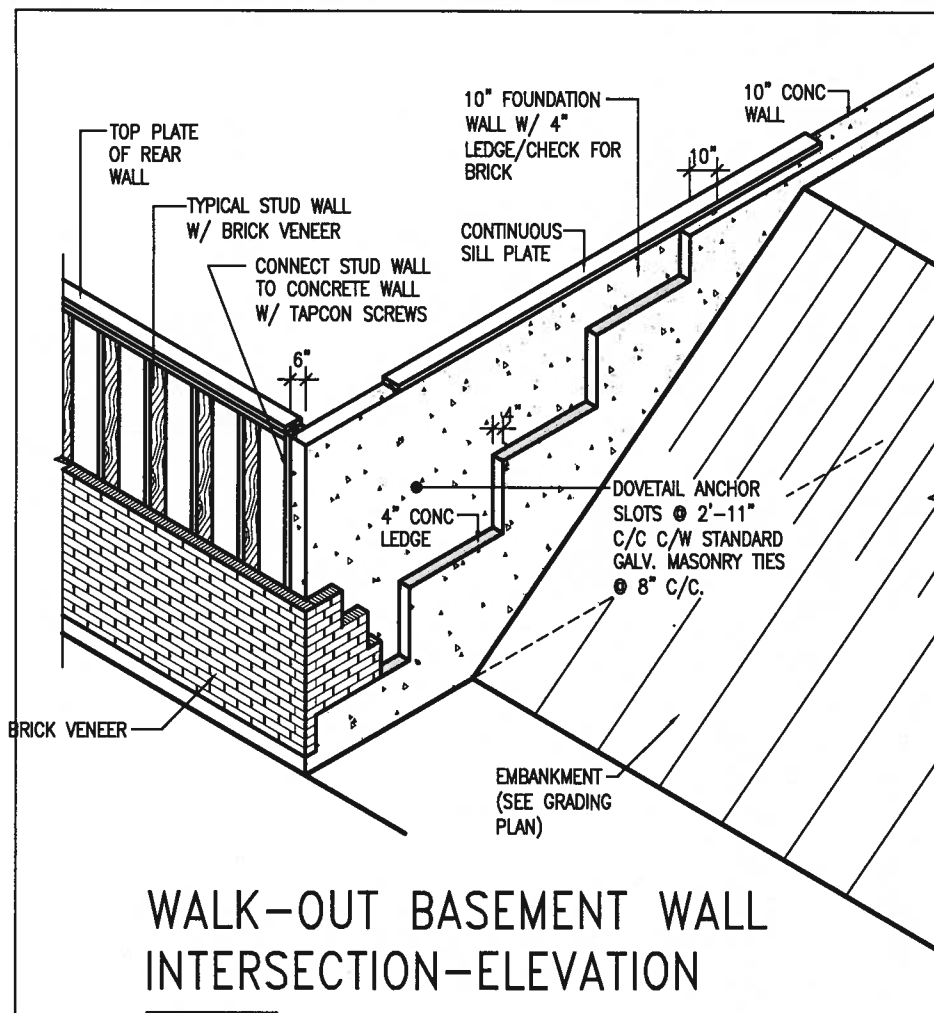
WALK-OUT DECK WALL
INTERSECTION-ELEVATION MAX
4'-7" BACKFILL
NOT TO SCALE



(10" FOUNDATION WALL)



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.	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 date MAY 2016 drawn by RC checked by - scale 3/16" = 1'-0" file name 16023-CN-A1 drawing no. CN10	CONST NOTE - project no. 16023
8.	.	.	qualification information			
7.	.	.	Wellington Jno-Baptiste 25591			
6.	.	.	name registration information BCIN			
5.	.	.	VA3 Design Inc. 42658			
4.	.	.	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.	.	.				
2.	UPDATE TO 2018	JAN 11-18	RC			
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			
no.	description	date	by			



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.				VAS Design Inc. 42658
3.				
2.	UPDATE TO 2018	JAN 11-18	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.
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

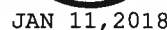
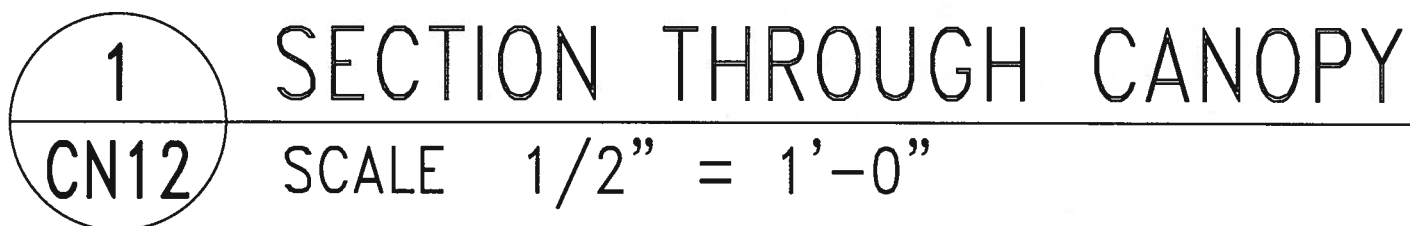


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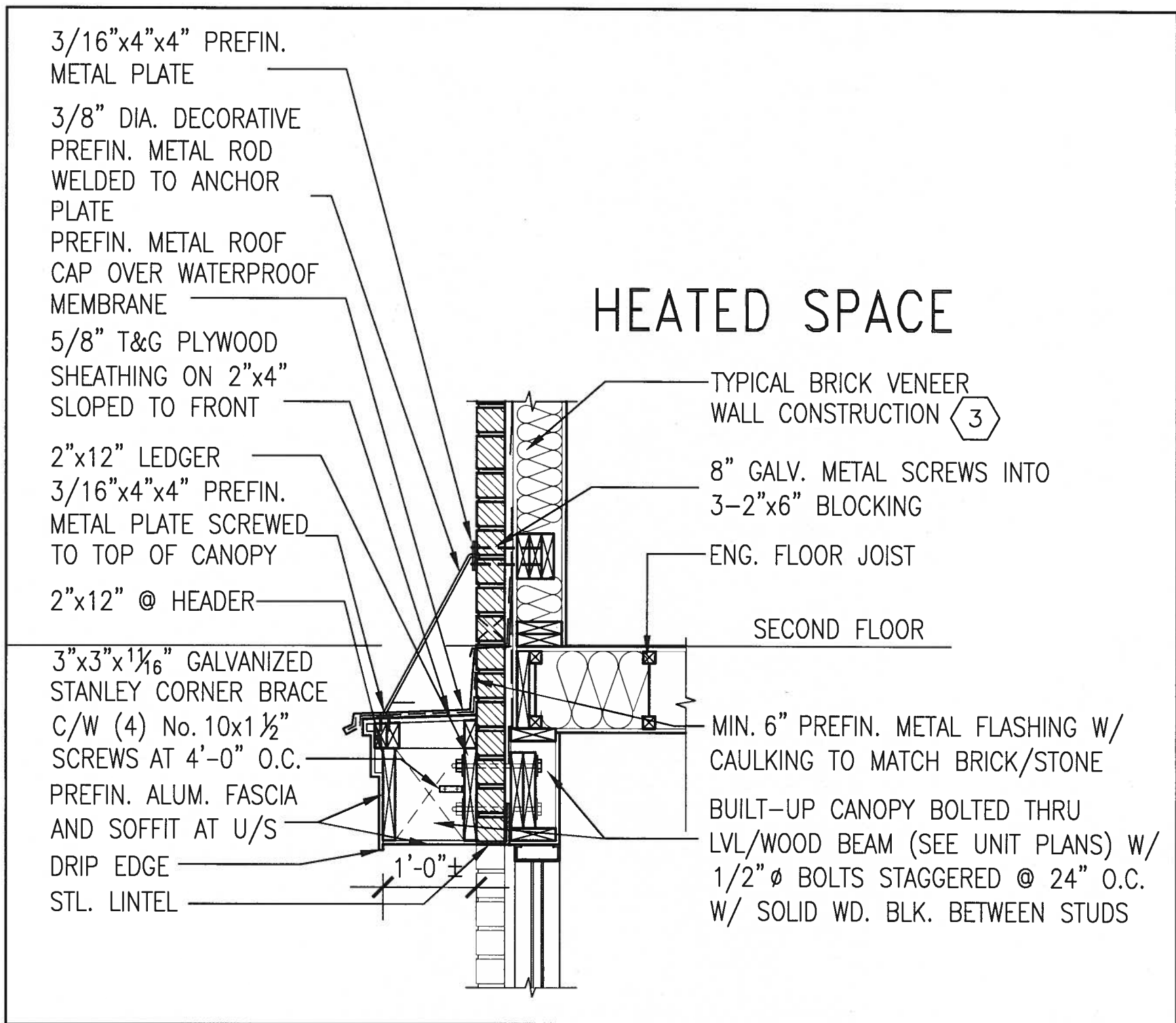
BAYVIEW WELLINGTON

CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	scale	3/16" = 1'-0"	file name	16023-CN-A1
drawn by	RC	checked by		drawing no.	CN11
CONSTRUCTION NOTES					
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1
CN13

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



JAN 11, 2018

9	.	.	.	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste 25591</div> <div>name signature</div> <div>registration information BCN</div> <div>VA3 Design Inc. 42658</div>
8	.	.	.	
7	.	.	.	
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5	.	.	.	
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2	UPDATE TO 2018	JAN 11-18	RC	<div>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.</div>
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC	
no.	description	date	by	

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BAYVIEW WELLINGTON		CONST NOTE
project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023
date MAY 2016	CONSTRUCTION NOTES	
drawn by RC	checked by -	scale 3/16" = 1'-0"
		file name 16023-CN-A1
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CN13

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3/16"x4"x4" PREFIN.
METAL PLATE

3/8" DIA. DECORATIVE
PREFIN. METAL ROD
WELDED TO ANCHOR
PLATE

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

5/8" T&G PLYWOOD
SHEATHING ON 2"x4"
SLOPED TO FRONT

2"x12" LEDGER

3/16"x4"x4" PREFIN.
METAL PLATE SCREWED
TO TOP OF CANOPY

2"x12" @ HEADER

3"x3"x1 1/8" GALVANIZED
STANLEY CORNER BRACE
C/W (4) No. 10x1 1/2"
SCREWS AT 4'-0" O.C.

PREFIN. ALUM. FASCIA
AND SOFFIT AT U/S

DRIP EDGE

STL. LINTEL

8" GALV. METAL SCREWS INTO
3-2"x6" BLOCKING

PREFINISHED METAL FLASHING
OVER WATERPROOF MEMBRANE

2"x6" @ 12" O.C. NAILED TO
2"x8" JOIST BELOW

CANT STRIP

ROOF NOTE R1

SINGLE PLY ROOF MEMBRANE

W/5/8" EXTERIOR GRADE

SHEATHING W/ 2"x4" @ 12"

O.C. DIAGONALLY CUT CROSS

PURLINS 2"x8" @ 16" O.C. W/

MIN. 6" PREFIN. METAL FLASHING W/
CAULKING TO MATCH BRICK/STONE

BUILT-UP CANOPY BOLTED THRU

LVL/WOOD BEAM (SEE UNIT PLANS) W/

1/2" Ø BOLTS STAGGERED @ 24" O.C.

W/ SOLID WD. BLK. BETWEEN STUDS

1

CN14

SECTION THROUGH CANOPY

W/ DECORATIVE ROD

SCALE 1/2" = 1'-0"



JAN 11, 2018

9	.	.	.	<div>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.</div> <div>qualification information</div> <div>Wellington Jno-Baptiste <i>Jno Baptiste</i> 25591</div> <div>name <i>Jno Baptiste</i> BCN</div> <div>registration information</div> <div>VA3 Design Inc. 42658</div>	<div>VA3 DESIGN</div> <div>255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com</div>	BAYVIEW WELLINGTON		CONST NOTE
8	.	.	.			project name GREEN VALLEY EAST	municipality BRADFORD	project no. 16023
7	.	.	.			date MAY 2016	CONSTRUCTION NOTES	
6	.	.	.			drawn by	checked by	scale 3/16" = 1'-0"
5	.	.	.			RC		file name 16023-CN-A1
4	.	.	.	drawing no. CN14				
3	.	.	.	RC - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:19 AM				
2	UPDATE TO 2018	JAN 11-18	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.				
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					
no.	description	date	by					

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