

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.

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ARCHITECTURAL REVIEW & APPROVAL

JAN 15 2018

John G. Williams Limited, Architect

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR:

PERMIT NO.: MODEL CERT.

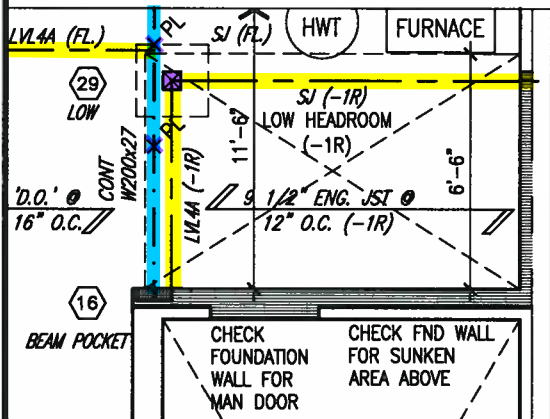
DATE: Oct. 23, 2018

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.

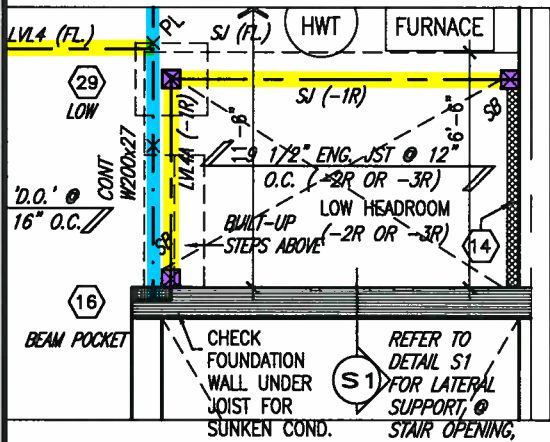
INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM

INSPECTION REQUEST FAX: (905) 778-2035

INSPECTION REQUEST TELEPHONE: (905) 775-5369 EXT. 1500



PART. BASEMENT PLAN FOR SUNKEN MUD ROOM (-1R CONDITION)



PART. BASEMENT PLAN FOR SUNKEN MUD ROOM (-2R OR -3R CONDITION)

MIN. SOIL BEARING CAPACITY OF 100KPa

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

NOTE: ALL LV.4'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

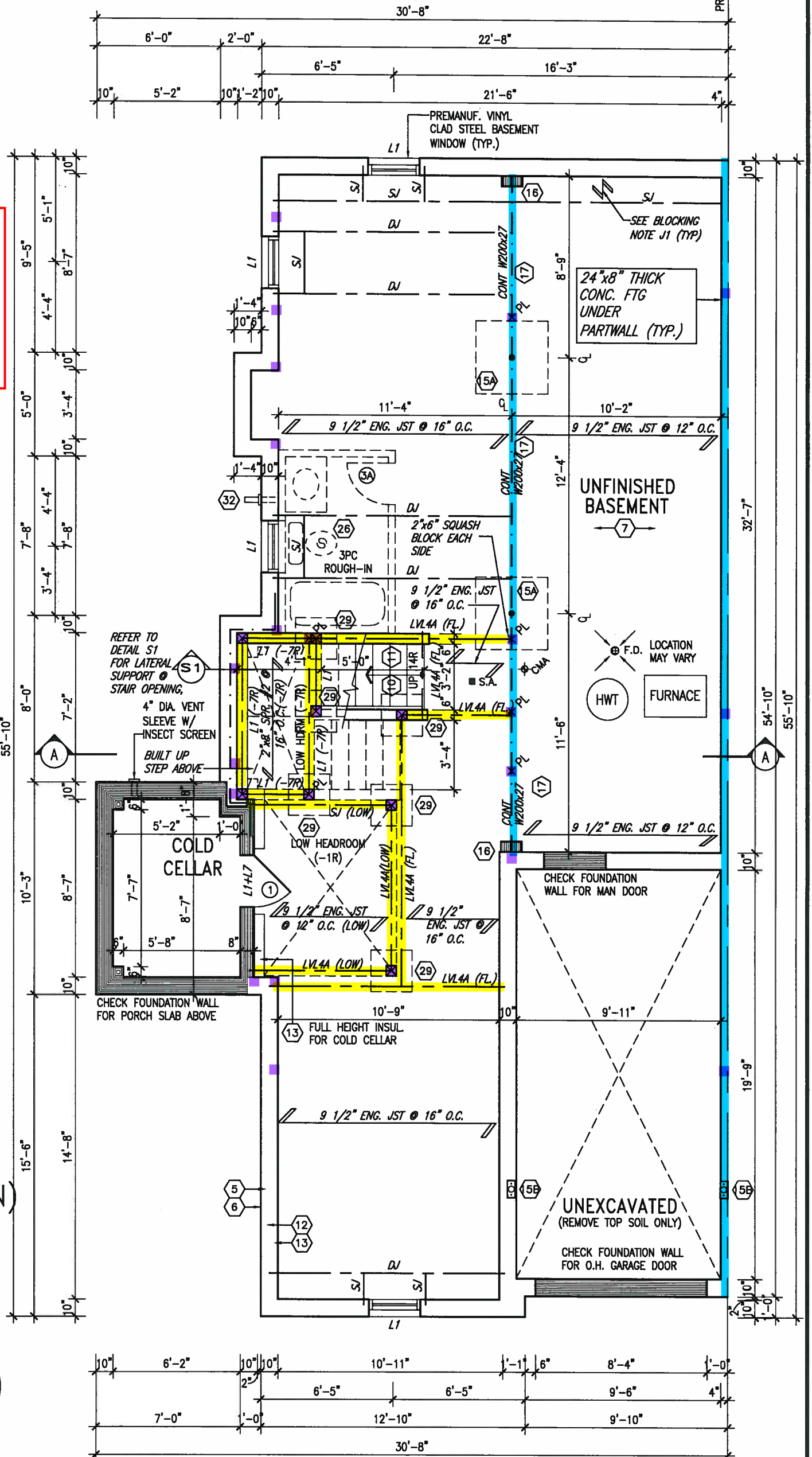
NOTE: FLOOR FRAMING INFO REFER TO SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS, UNLESS OTHERWISE NOTED.

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



JAN 11, 2018

SEE PAGE 4A FOR AREA CALCULATIONS



BASEMENT PLAN 'A'

no.	description	date	by
3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 15-17	RC
1	BASEMENT WALLS REVISED TO 10"	OCT 24/16	SB

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
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 scaled.

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

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
municipality BRADFORD

date SEPT. 2016
drawn by KIRAN SINGH
checked by -
scale 3/16" = 1'-0"

SD25-5C
SONOMA 5
project no. 16023
drawing no. 1A

BASEMENT PLAN 'A'
file name 16023-SD25-5C
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25' Semi\16023-SD25-5C.dwg - Wed - Jan 10 2018 - 3:17 PM

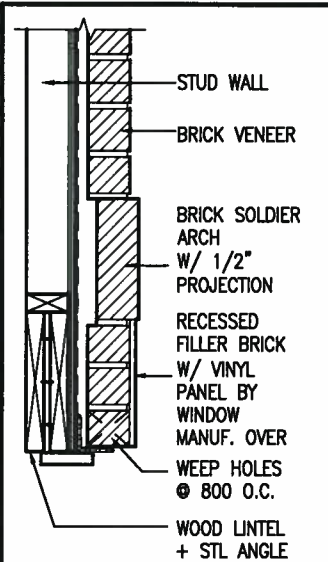
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JAN 15 2018

Jenn G. Williams Limited, Architect



BRICK ARCH W/ VINYL PANEL BELOW DETAIL



JAN 11, 2018

NOTE R1:
ONE PLY RUBBER MEMBRANE ADHERED TO EXT. TYPE 3/8" T&G PLYWOOD SHEATHING ON 2"x4" PURLINS LAID PERP. TO JOISTS SLOPED TO DRAIN, ON 2"x8" SPR. FLR. JOISTS @ 16" O.C. W/ PREFIN. ALUM. SOFFIT ON U/S

INDICATES FIRE RATED WALL ASSEMBLY

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

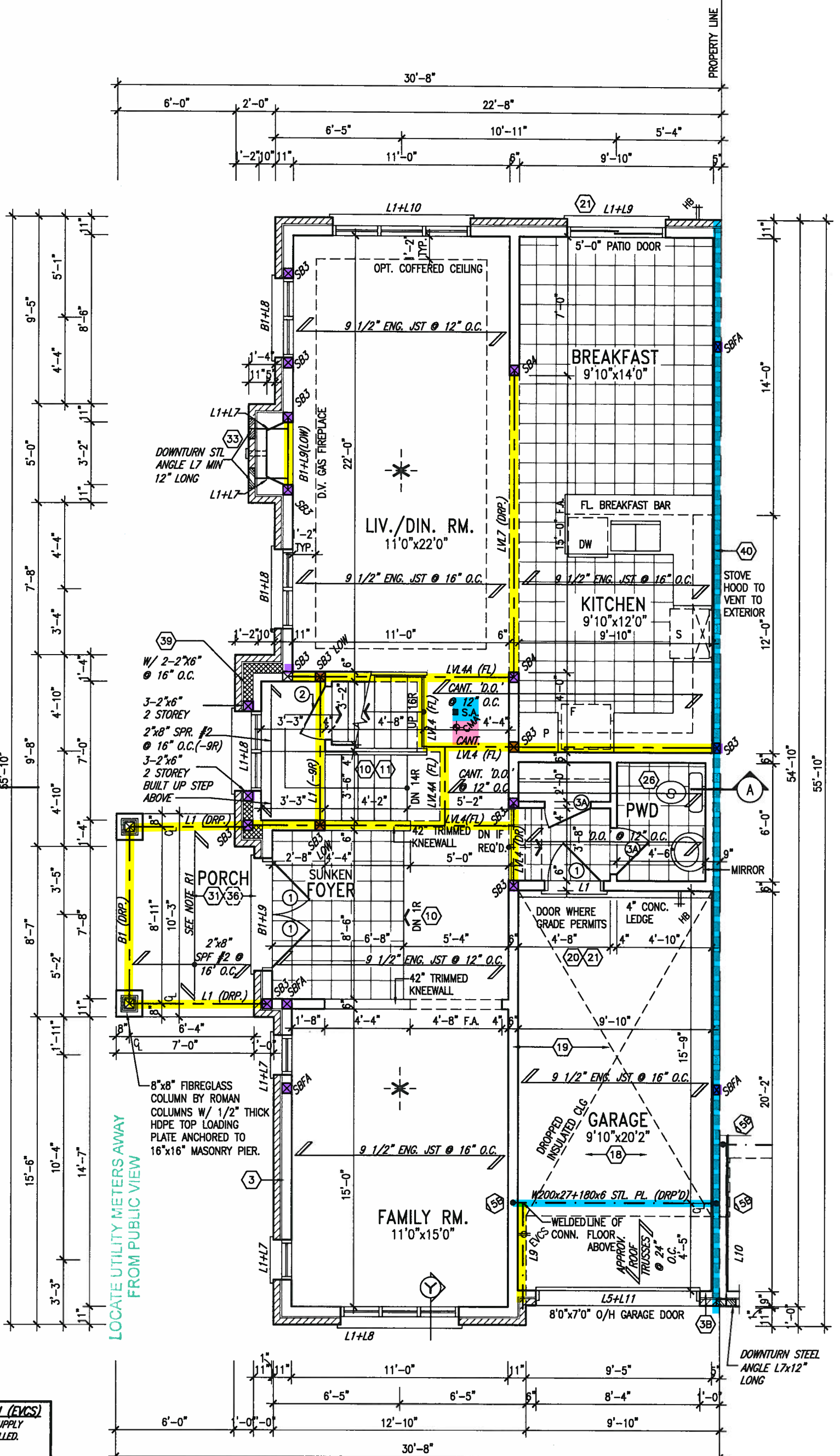
NOTE: ALL LVL'S SUPPORTING FLOOR LOADS ARE TO BE SPECIFIED BY FLOOR TRUSS MANUFACTURER.

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

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.



GROUND FLOOR PLAN 'A'

9.					
8.					
7.					
6.					
5.					
4.					
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2.	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 15-17	RC		
1.	BASEMENT WALLS REVISED TO 10"	OCT 24/16	SB		
no.	description	date	by		

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qualification information	
Wellington Jno-Baptiste	25591
name	
registration information	BCN
VAS Design Inc.	42658
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vas3design.com

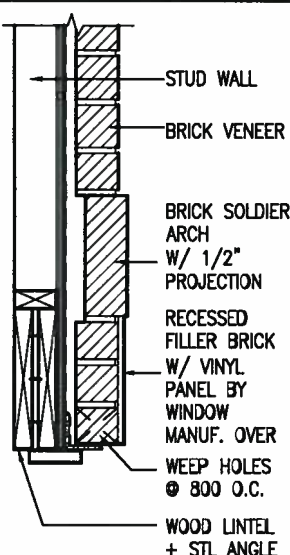
BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
project no. 16023
date SEPT. 2016
drawn by KIRAN SINGH
checked by
scale 3/16" = 1'-0"
municipality BRADFORD

SD25-5C
SONOMA 5
project no. 16023
drawing no. 2A
file name 16023-SD25-5C
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\25 Semi\16023-SD25-5C.dwg - Wed - Jan 10 2018 - 3:17 PM

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JAN 15 2018

John G. Williams Limited, Architect



Y BRICK ARCH W/ VINYL
PANEL BELOW DETAIL



JAN 11. 2018

INDICATES FIRE RATED WALL ASSEMBLY

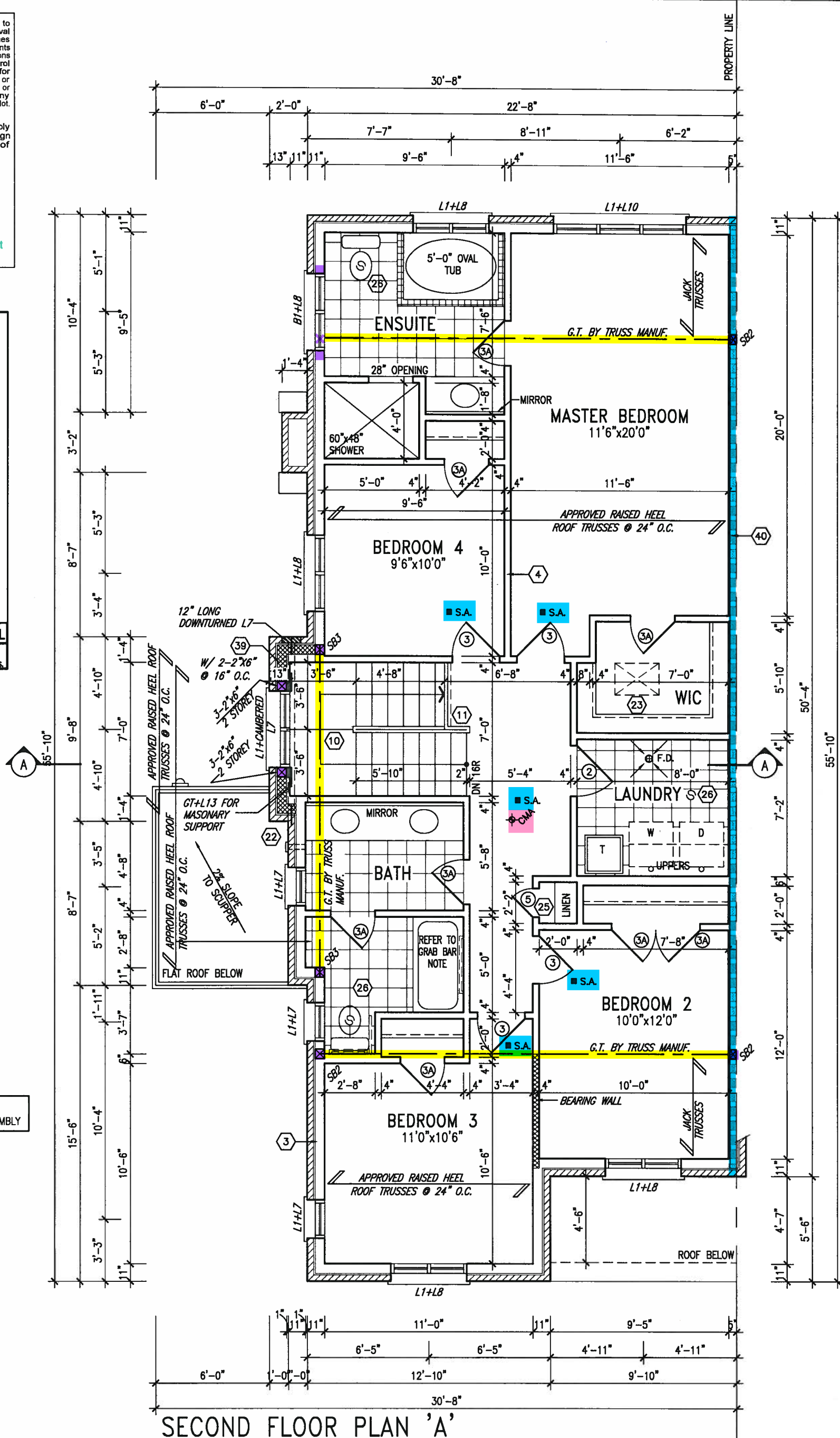
NOTE: ROOF FRAMING
INFORMATION

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.

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**



SECOND FLOOR PLAN 'A'

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  BCIN
5	.	.	.	registration information
4	.	.	.	V&J Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	JAN 03-18	RC	
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 15-17	RC	
1	BASEMENT WALLS REVISED TO 10"	OCT 24/16	SB	
no.	description	date	bv	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.

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 ESTATES

data
SEPT. 2016
drawn by
KIRAN SINGH

checked by _____ scale
- $3/16" = 1'-0"$

SECOND FLOOR PLAN 'A'

SD25-5C
SONOMA 5

project no.
16023

drawing no.

3A

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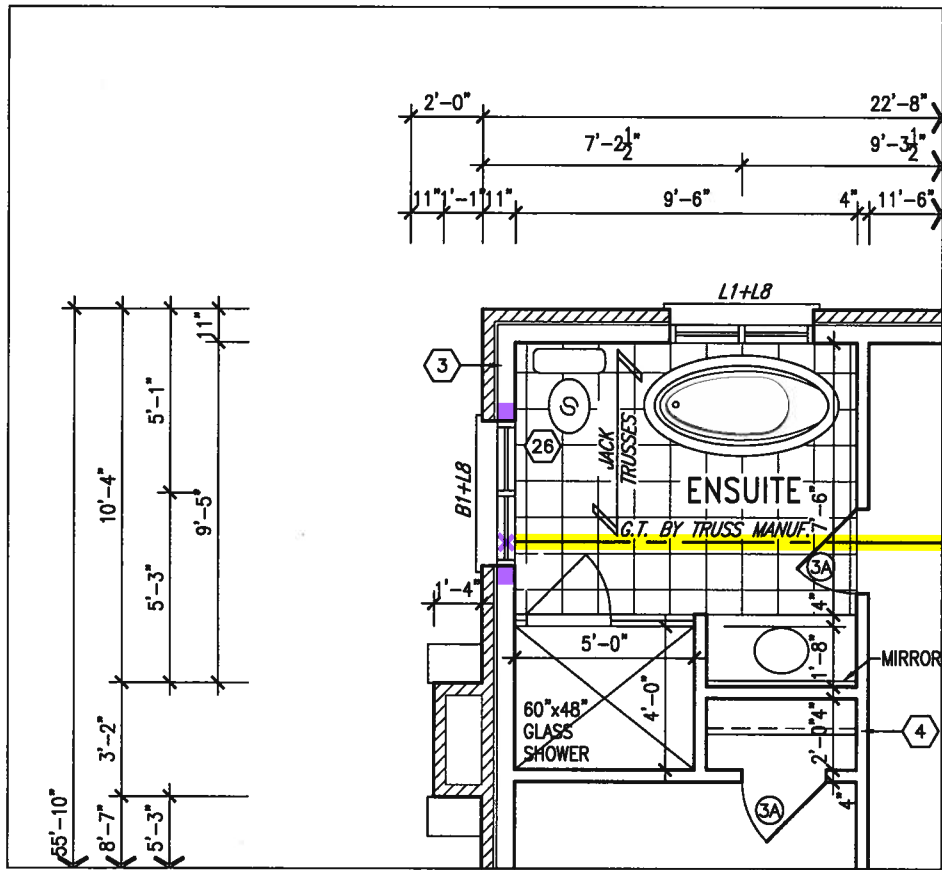
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AREA CALCULATIONS	EL. A STD./OPT.
GROUND FLOOR AREA	1076 SF
SECOND FLOOR AREA	1244 SF
SUBTOTAL	2320 SF
DEDUCT ALL OPEN AREAS	0 SF
FINISHED BSMT AREA	00 SF
TOTAL NET AREA	2320 SF (215.54 m2)
COVERAGE W/OUT PORCH	1290.31 SF (119.88 m2)
COVERAGE W/ PORCH	1360.38 SF (126.38 m2)



INDICATES FIRE RATED WALL ASSEMBLY

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.

NOTE: REFER TO STANDARD FLOOR PLANS FOR ADDITIONAL INFORMATION.

PART. OPT. SECOND FLOOR PLAN 'A' W/ ALT. ENSUITE LAYOUT

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 registration information BCRN
5	.	.	VAS Design Inc. 42658
4	.	.	
3	REVISED AS PER ENG'S COMMENTS	JAN 03-18 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.
2	REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 15-17 RC	
1	BASEMENT WALLS REVISED TO 10"	OCT 24/16 SB	
no.	description	date	by

VAS
DESIGN

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

BAYVIEW WELLINGTON
SITE COPY
GREEN VALLEY ESTATES

SD25-5C
SONOMA 5

project no.
16023

date SEPT. 2016
drawn by KIRAN SINGH
checked by -
scale 3/16" = 1'-0"
PART. OPT. ALT. ENSUITE LAYOUT
file name 16023-SD25-5C

drawing no.

4A

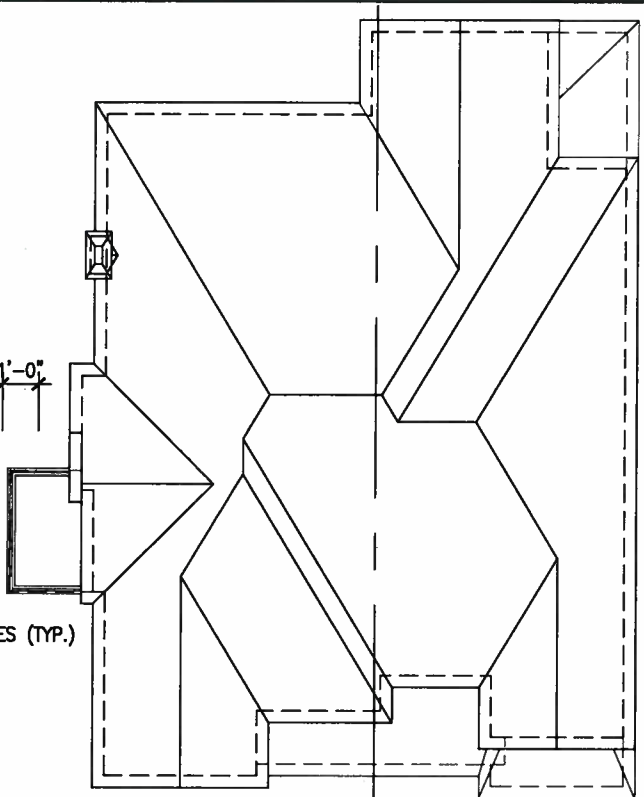
UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION A			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	493.33 S.F.	76.67 S.F.	15.54 %
LEFT SIDE	1117 S.F.	214.872 S.F.	19.24 %
RIGHT SIDE	1117 S.F.	0 S.F.	0.00 %
REAR	493.33 S.F.	125.83 S.F.	25.51 %
* OPENINGS OMITTED AS PER SB-12 3.1.1.9(4) MAX 19.9 S.F. REFER TO ELEVATION FOR LOCATION			
TOTAL SQ. FT.	3220.66 S.F.	417.37 S.F.	12.96 %
TOTAL SQ. M.	299.21 S.M.	38.77 S.M.	12.96 %



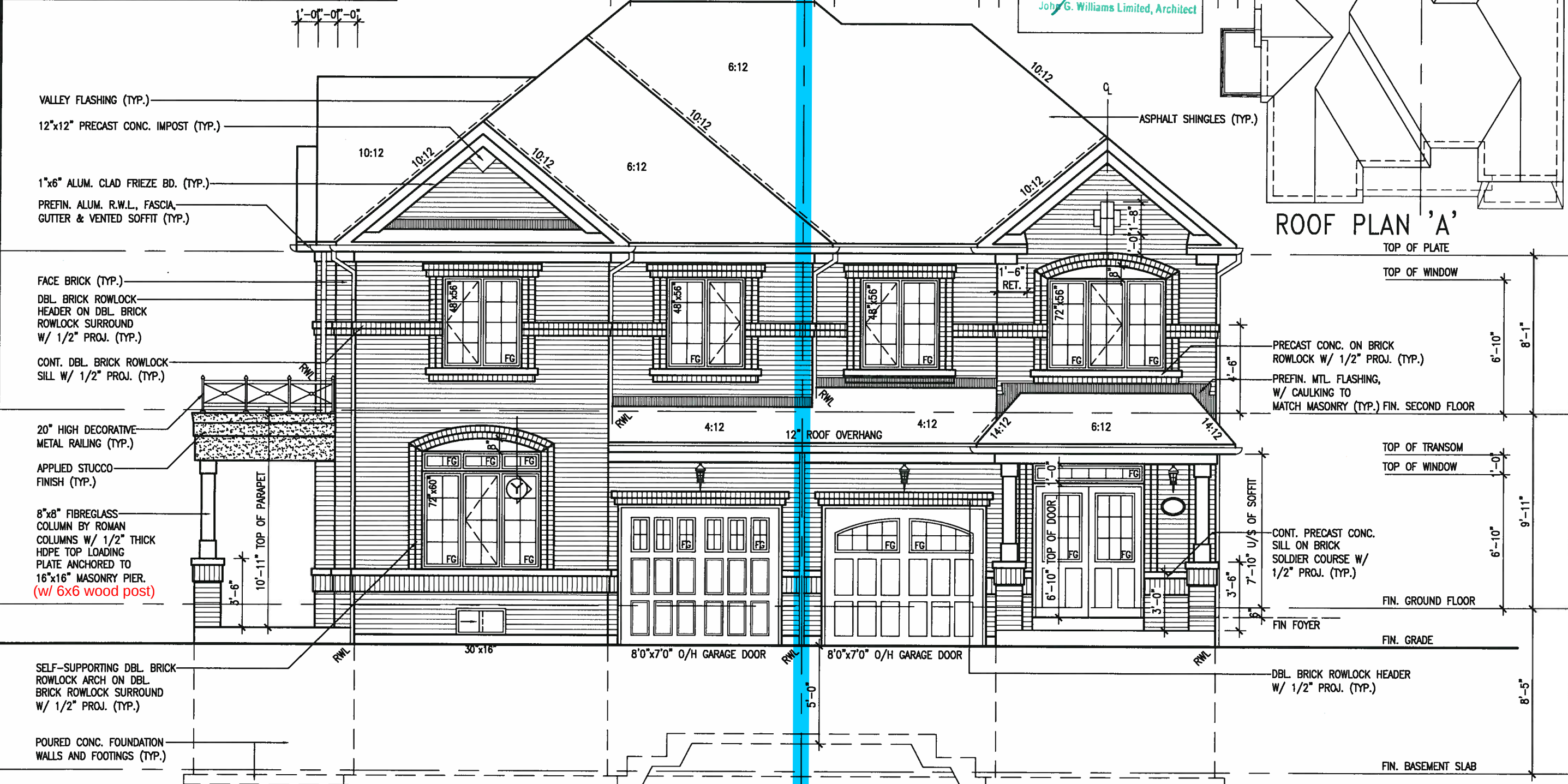
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JAN 15 2018
John G. Williams Limited, Architect



ROOF PLAN 'A'



FRONT ELEVATION 'A'

FRONT ELEVATION SD25-3 'A' (REV.)

SITE COPY

SD25-5C
SONOMA 5

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES

BRADFORD

16023

16023-SD25-5C

SEPT. 2016

3/16" = 1'-0"

KIRAN SINGH

16023-SD25-5C

16023-SD25-5C

16023-SD25-5C

16023-SD25-5C

16023-SD25-5C

VA3 DESIGN

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1 416.630.2255 f 416.630.4782

va3design.com

25591

42558

Wellington Inc-Baptiste

VA3 Design Inc.

3

REVISED AS PER ENG'S COMMENTS

JAN 03-18 RC

2

REVISED AS PER FLOOR AND ROOF LAYOUTS

SEP 15-17 RC

1

BASEMENT WALLS REVISED TO 10"

OCT 24/16 SB

9

10

8

7

6

5

4

3

2

1

no.

description

date

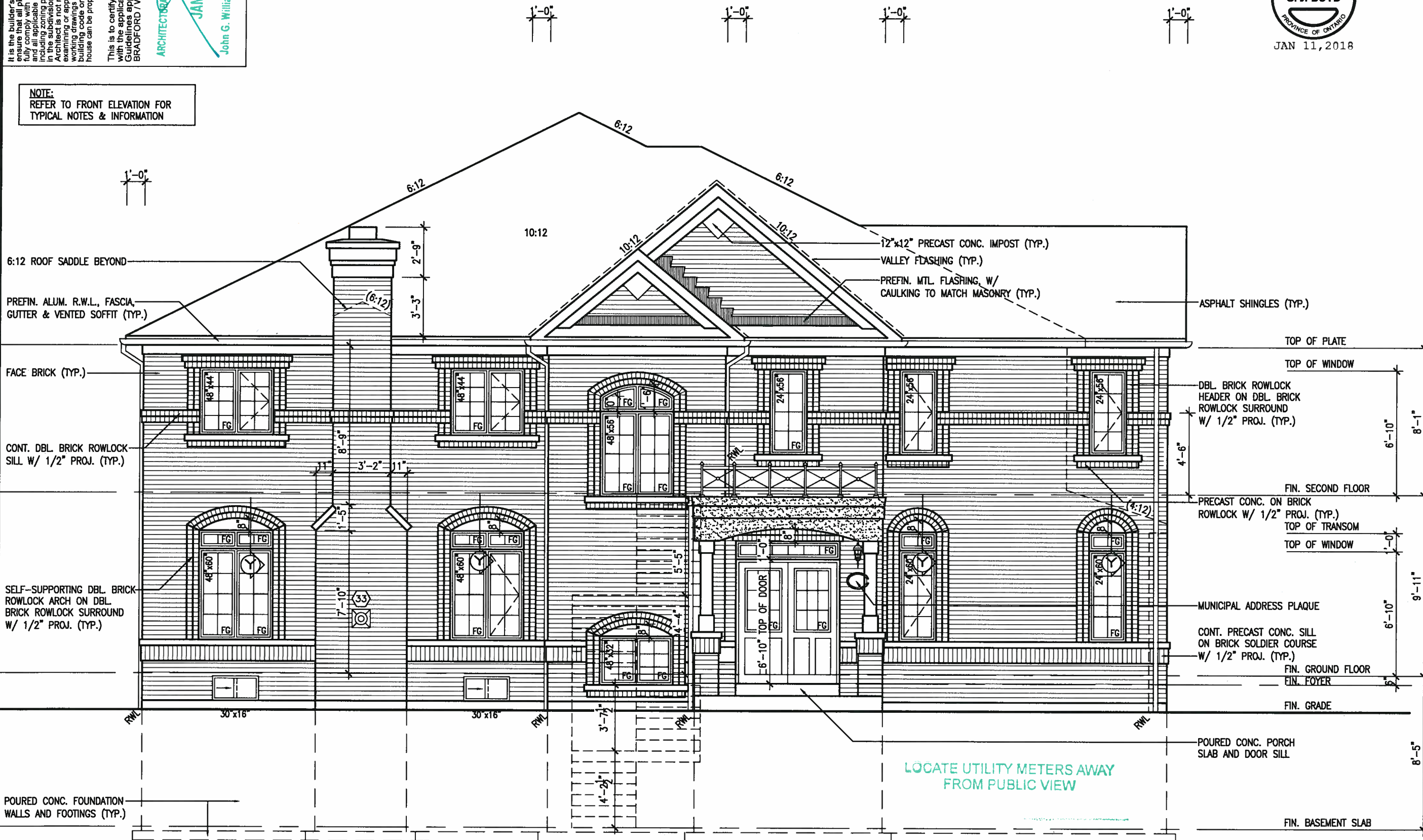
by

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NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



BAYVIEW WELLINGTON

SD25-5C
SONOMA 5

GREEN VALLEY ESTATES

BRADFORD

FLANKAGE ELEVATION 'A'

6A

DATE
SEPT. 2016

DRAWN BY
KIBAN SINGH

CHECKED BY
3/16" = 1'-0"

SCALE
3/16" = 1'-0"

PROJECT NO.
16023

DRAWING NO.
6A

VA3 DESIGN

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t 416.630.2255 f 416.630.4782
va3design.com

NAME
Wellington Jno-Baptiste

REGISTRATION NO.
25591

BCIN
42658

DATE
JAN 03-18 RC

REVISIONS
3 REVISED AS PER ENG'S COMMENTS
2 REVISED AS PER FLOOR AND ROOF LAYOUTS
1 BASEMENT WALLS REVISED TO 10"

NO.
1

DESCRIPTION
BASEMENT WALLS REVISED TO 10"

DATE
OCT 24/16 SB

BY
[Signature]

SITE COPY

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JAN 15 2018

John G. Williams Limited, Architects



JAN 11, 2018

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



REAR ELEVATION SD25-3 'A' (REV.) REAR ELEVATION 'A'

SITE COPY

SD25-5C
SONOMA 5

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES	project no. 16023
city BRADFORD	drawing no. 7A
date SEPT. 2016	scale 3/16" = 1'-0"
checked by KIRAN SINGH	file name 16023-S025-5C
REAR ELEVATION 'A'	



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

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qualification information	Wellington Jno-Baptiste	25591
same	signature	BCIN
registration information	VA3 Design Inc.	42558

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4			
5			
6			
7			
8			
9			

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NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"



SD25-5C
SONOMA 5

BAYVIEW WELLINGTON

VA3
DESIGN

25591
BCN
42658
Wellington Jno-Baptiste
VA3 Design Inc.
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project name GREEN VALLEY ESTATES

municipality BRADFORD

project no. 16023

drawing no. 8A

date SEPT. 2016

drawn by KIRAN SINGH

checked by

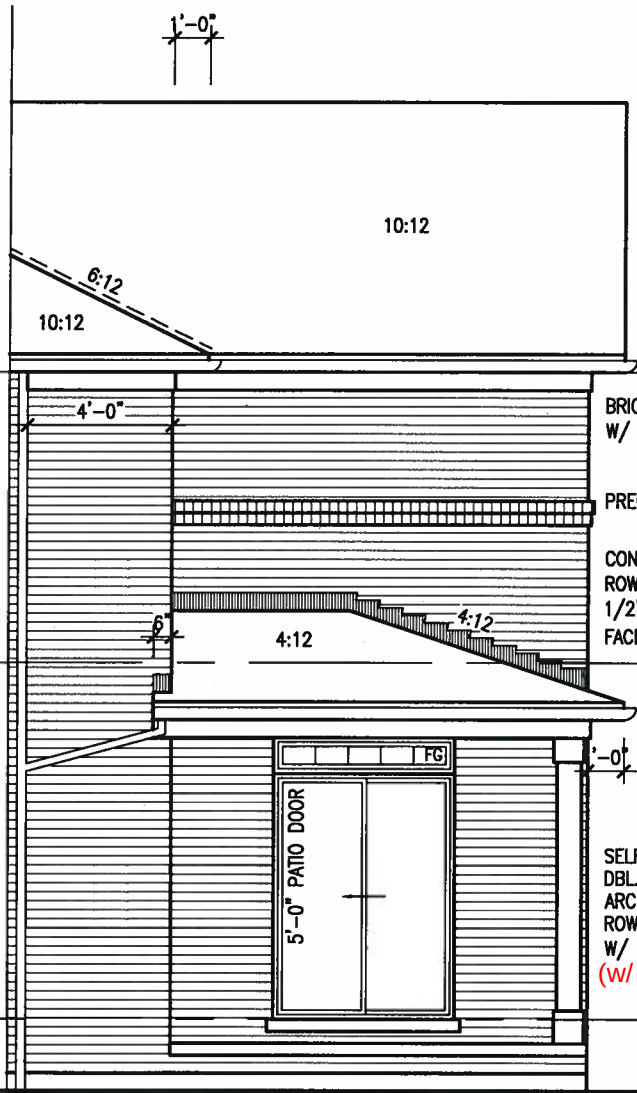
scale 3/16" = 1'-0"

rear elevation SD25-3 'A' (REV.)

file name 16023-SD25-5C

Richard - H:\ARCHIVE\WORKING\2016\16023.BK\Units\25 Sem\16023-SD25-5C.dwg - Wed - Jan 10 2018 - 3:17 PM

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PART. LEFT SIDE
SD25-3 'A'

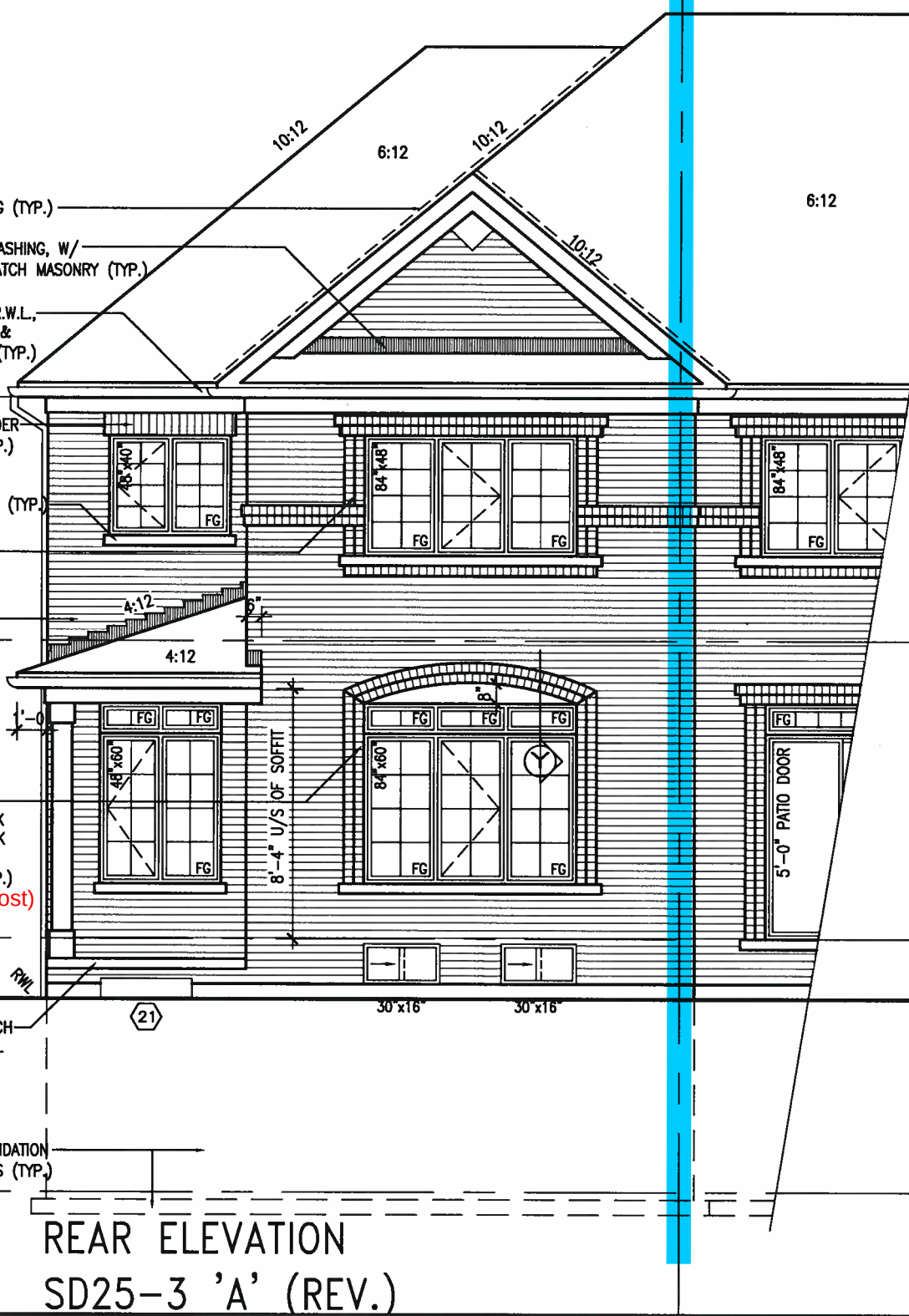
VALLEY FLASHING (TYP.)
PREFIN. MTL. FLASHING, W/
CAULKING TO MATCH MASONRY (TYP.)
PREFIN. ALUM. R.W.L.,
FASCIA, GUTTER &
VENTED SOFFIT (TYP.)

BRICK SOLDIER HEADER
W/ 1/2" PROJ. (TYP.)
PRECAST CONC. SILL (TYP.)
CONT. DBL. BRICK
ROWLOCK SILL W/
1/2" PROJ. (TYP.)
FACE BRICK (TYP.)

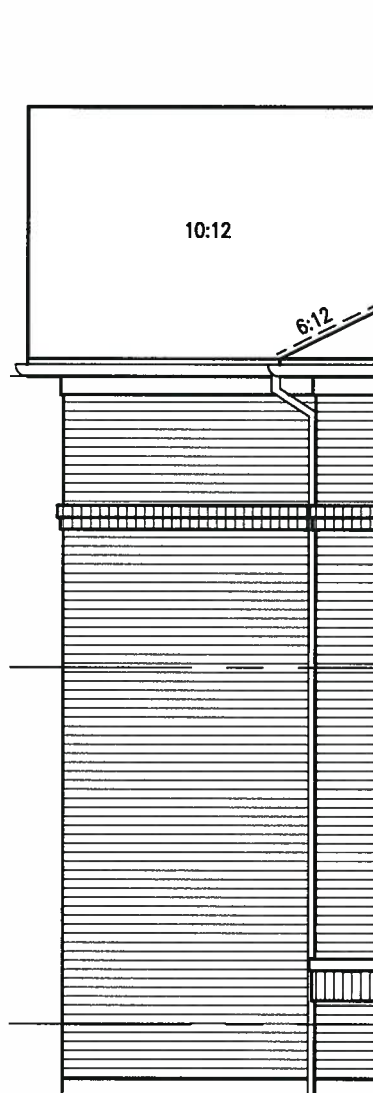
SELF-SUPPORTING
DBL. BRICK ROWLOCK
ARCH ON DBL. BRICK
ROWLOCK SURROUND
W/ 1/2" PROJ. (TYP.)
(w/ 6x6 wood post)

POURED CONC. PORCH
SLAB AND DOOR SILL

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)



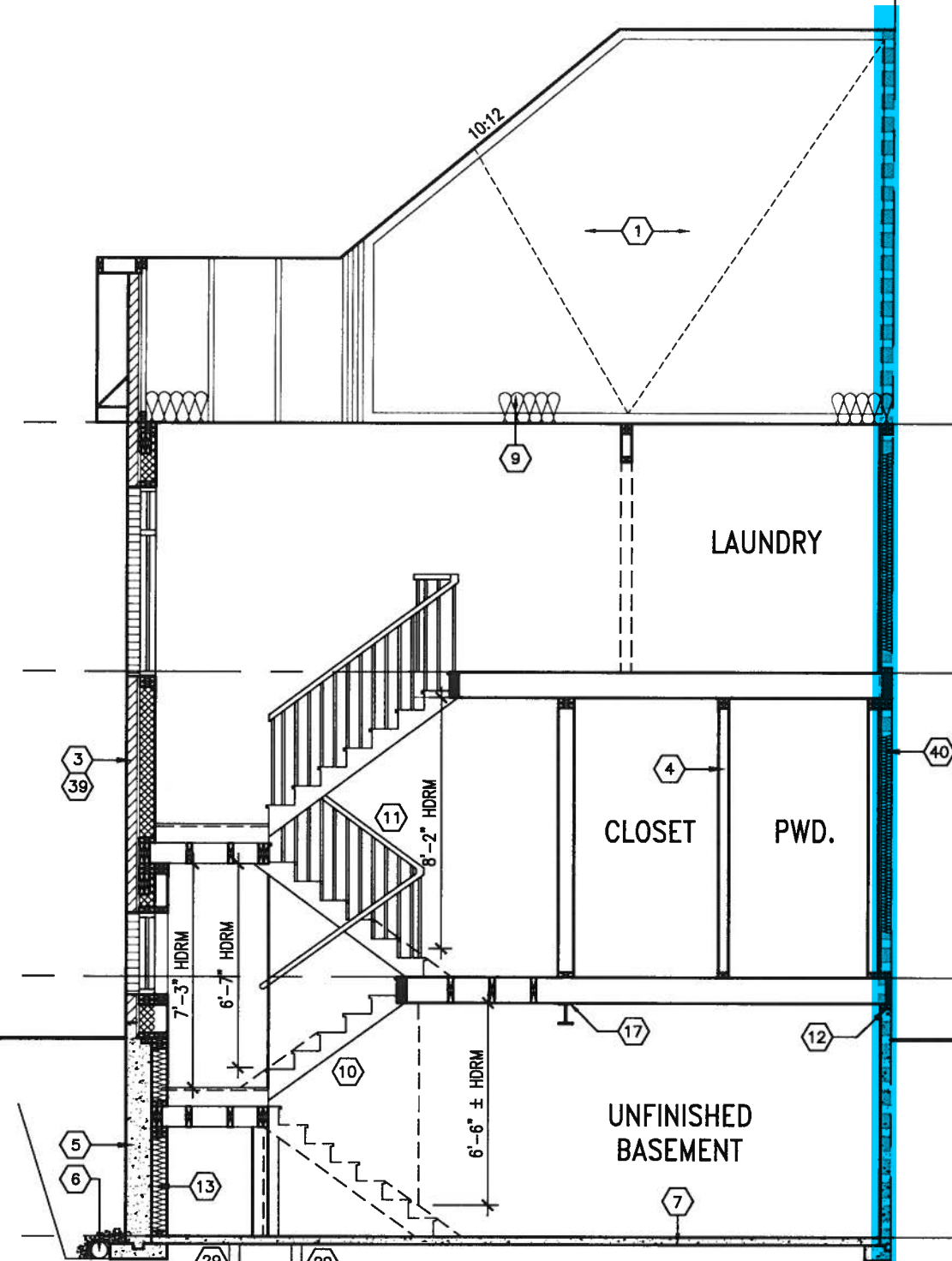
REAR ELEVATION
SD25-3 'A' (REV.)



PART. RIGHT SIDE
SD25-3 'A'

SITE COPY

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CROSS SECTION 'A-A'



TOP OF PLATE

FIN. SECOND FLOOR

FIN. GROUND FLOOR

FIN. GRADE

FIN. BASEMENT SLAB

8'-1"

-11-

3'-5'

VA3
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Toronto ON M2J 1R4
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va3design.com

The undersigned has reviewed and takes responsibility for the design and construction of the project and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Qualification information

Wellington Jno-Baptiste *J. Baptiste* 25591
name registration information BC2N
VA3 Design Inc. signature 42658

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SD25-5C
SONOMA 5

BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 16023
drawing no.		
CROSS SECTION 'A-A'		9A
date SEPT. 2016	checked by —	scale 3/16" = 1'-0"
drawn by KIRAN SINGH	file name 16023-S025-SC	
U.S.A. PROJECTS WORKSHOP INC. • 10075 JENNY HILL RD., SUITE 100 • FORT WORTH, TEXAS 76134 • TEL: 817-336-0000 • FAX: 817-336-0001 • WWW.USAPROJECTS.COM		

.....f.....

NIGHTMAN - n:\ARCHIVE\WORKING\2010\10623.BW\UNITS\25 Semi\10623-SU25-SC.dwg - Wed - Jan 10 2018 - 3:17 PM

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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.

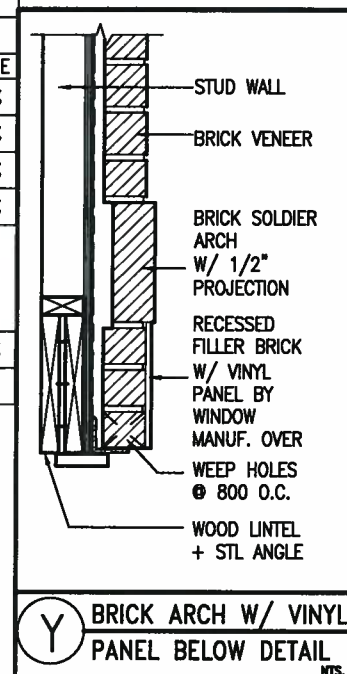
JAN 15 2018

John G. Williams Limited A

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

PROFESSIONAL ENGINEER
 LICENSED
 S. J. BOYD
 40165
 PROVINCE OF ONTARIO
 JAN 11, 2018

<u>UNINSULATED OPENINGS</u> (PER OBC. SB-12,3.1.1(7))			
SD25-1 ELEVATION A 8R WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	493.33 S.F.	76.67 S.F.	15.54 %
LEFT SIDE	1117 S.F.	214.872 S.F.	19.24 %
RIGHT SIDE	1117 S.F.	0 S.F.	0.00 %
REAR	529 S.F.	127.500 S.F.	24.10 %
* 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.	3256.33 S.F.	419.04 S.F.	12.87 %
TOTAL SQ. M.	302.52 S.M.	38.93 S.M.	12.87 %



VALLEY FLASHING (TYP.) _____

PREFIN. MTL. FLASHING, W/ _____
CAULKING TO MATCH MASONRY (TYP.) _____

PREFIN. ALUM. R.W.L., FASCIA, _____
GUTTER & VENTED SOFFIT (TYP.) _____

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

PRECAST CONC. SILL (TYP.)—

CONT. DBL. BRICK ROWLOCK
SILL W/ 1/2" PROJ. (TYP.)

FACE BRICK (TYP.)—

SELF-SUPPORTING DBL. BRICK
ROWLOCK ARCH ON DBL.
BRICK ROWLOCK SURROUND
W/ 1/2" PROJ. (TYP.)

6"x6" P.T. WOOD POST C/W
GALV. METAL CAP AND METAL
SHOE SET INTO 12" DIA.
SONO TUBES TO EXTEND 6"
ABOVE GRADE AND 5'-0"
BELOW GRADE.

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

WINDOW LOCATION FOR
OPT. ENSUITE LAYOUT
(SHOWN DASHED)

—ASPHALT SHINGLES (TYP.)

—DBL. BRICK ROWLOCK
HEADER ON DBL BRICK
ROWLOCK SURROUND
W/ 1/2" PROJ. (TYP.)

—CONT. PRECAST CONC. SILL
ON BRICK SOLDIER COURSE
W/ 1/2" PROJ. (TYP.)

FIN. GRADE

FIN. BASEMENT SLAB

REAR ELEVATION SD25-3 'A' (REV.) | REAR ELEVATION 'A'

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BAYVIEW WELLINGTON	SD25-5C SONOMA 5
--------------------	---------------------

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
416.630.2255 / 416.630.4782
vo3design.com

The undersigned has reviewed and takes responsibility for the design and construction of the project and understands the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

Qualification information

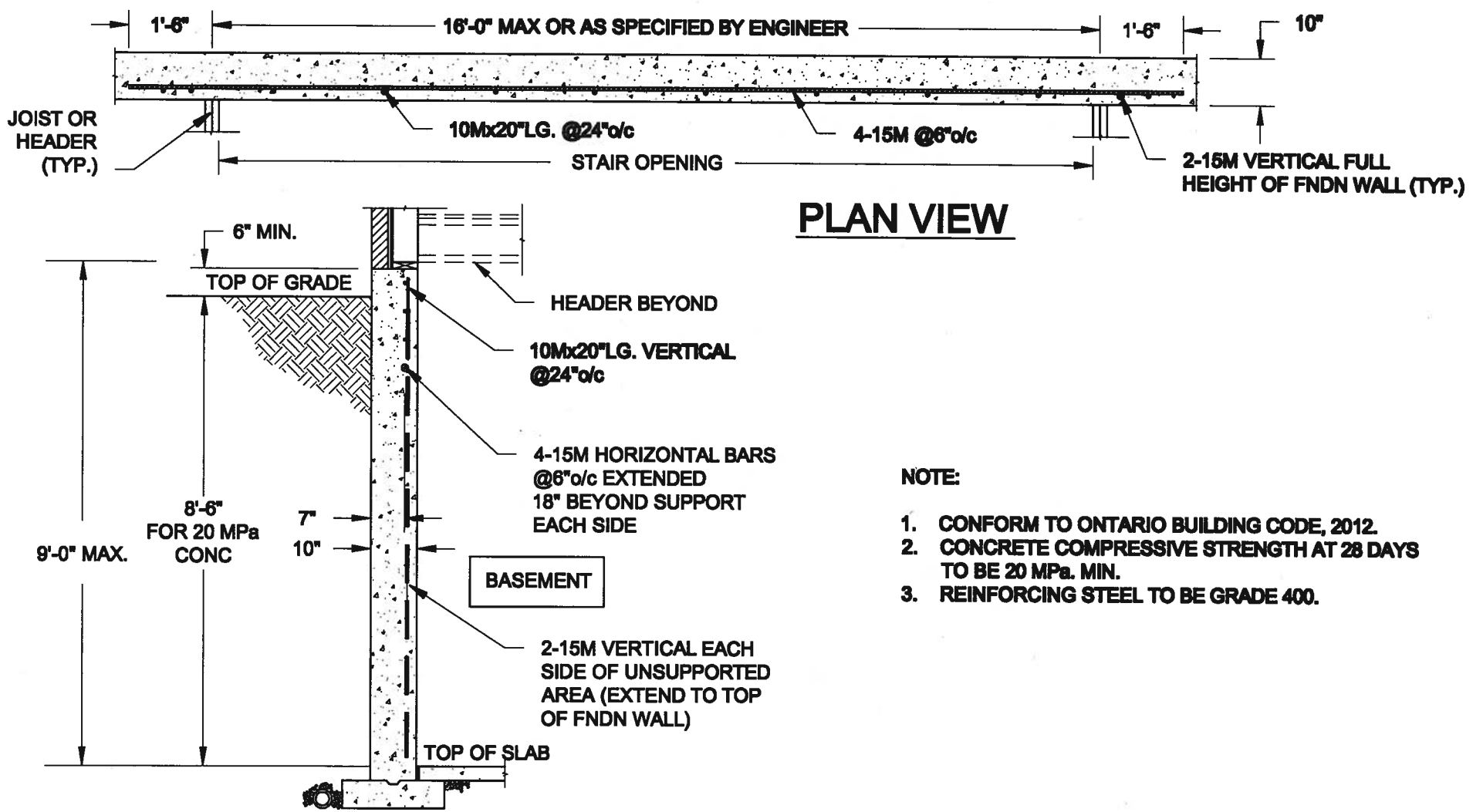
Wellington Jno-Baptiste 25591
name signature BC01
Registration information 42658
WAS Design Inc.

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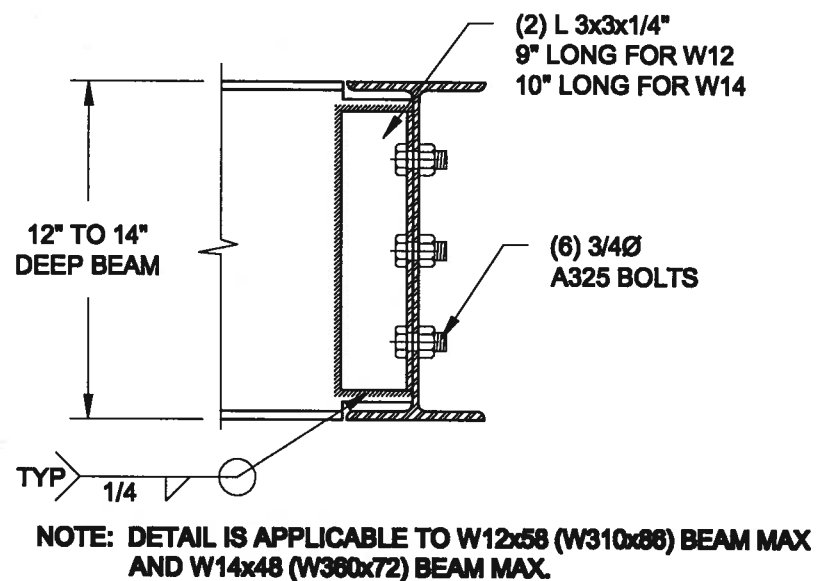
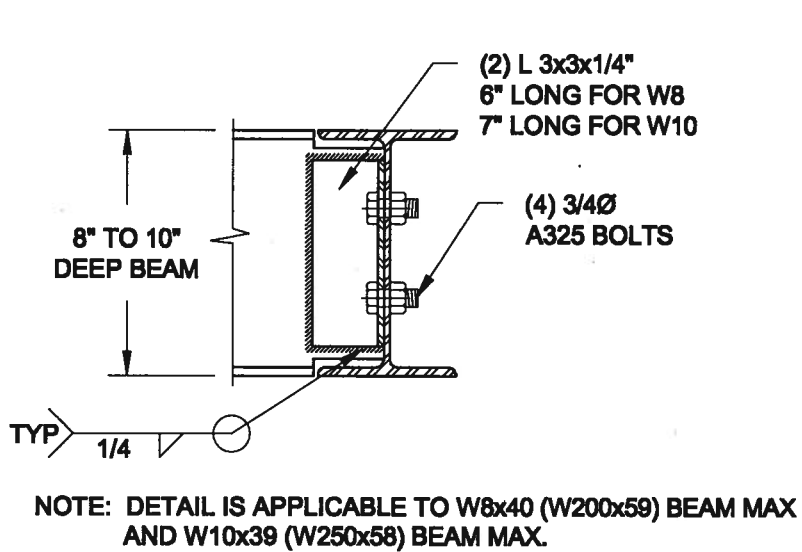
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no.	description	date	by
9	.		
8	.		
7	.		
6	.		
5	.		
4	.		
3	3 REVISED AS PER ENG'S COMMENTS	JAN 03-18 RC	
2	2 REVISED AS PER FLOOR AND ROOF LAYOUTS	SEP 15-17 RC	
1	1 BASEMENT WALLS REVISED TO 10"	OCT 24/16 SB	

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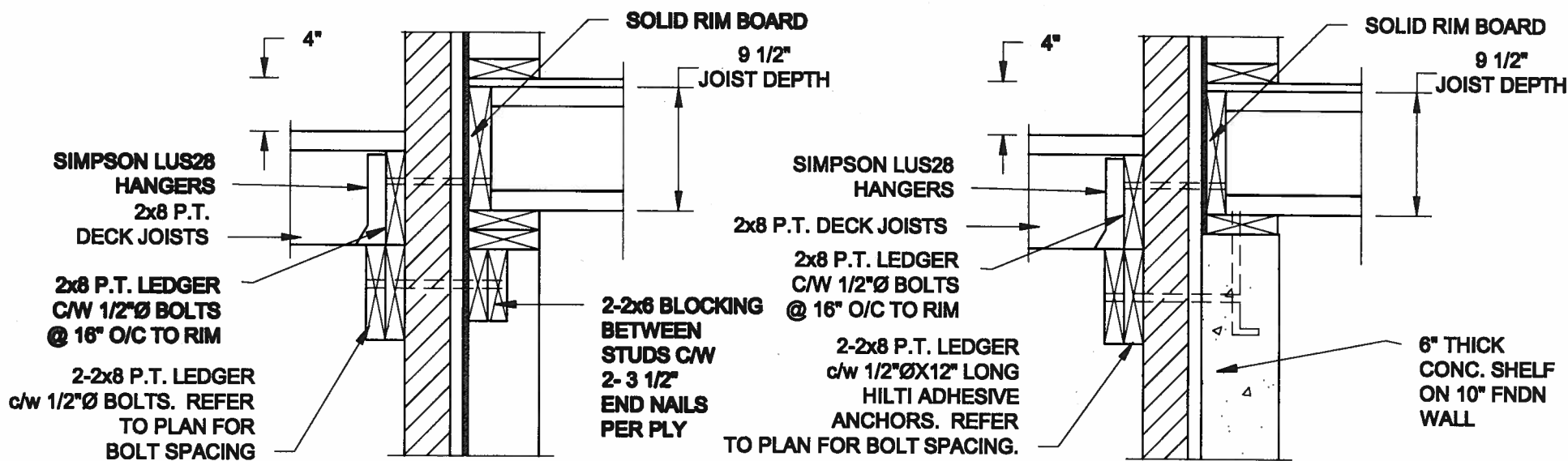
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S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"



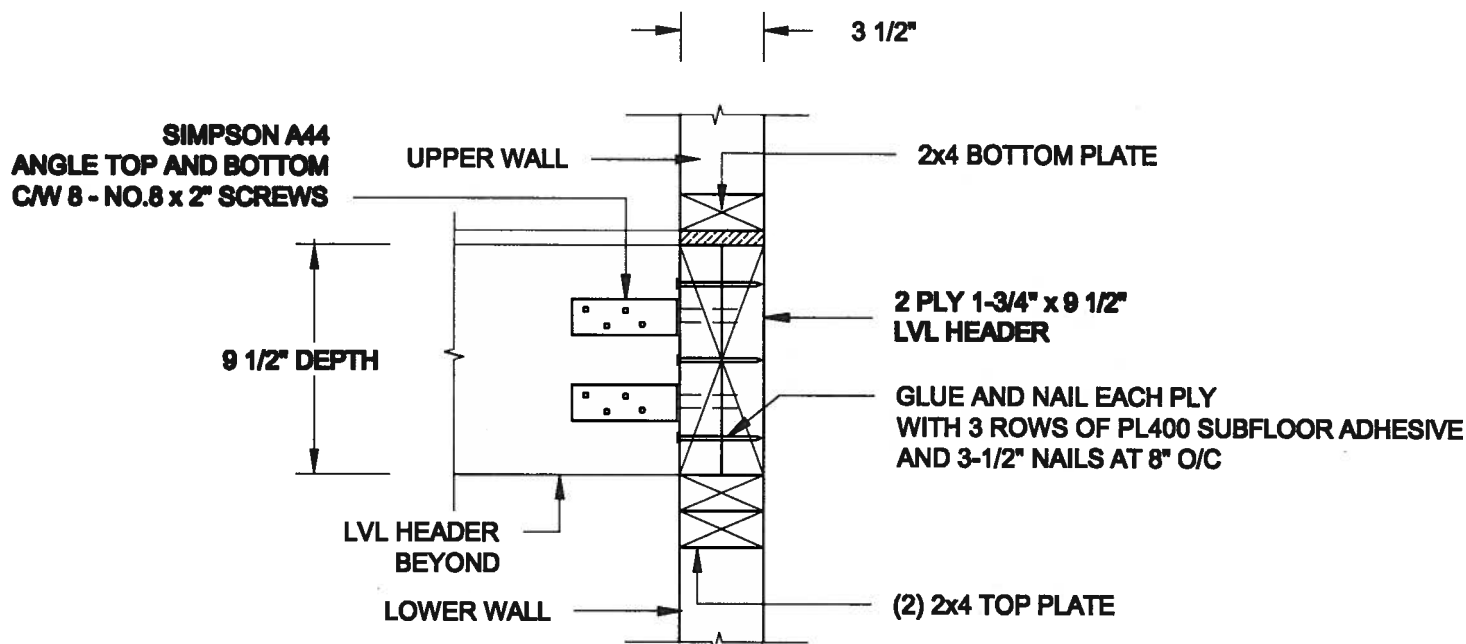
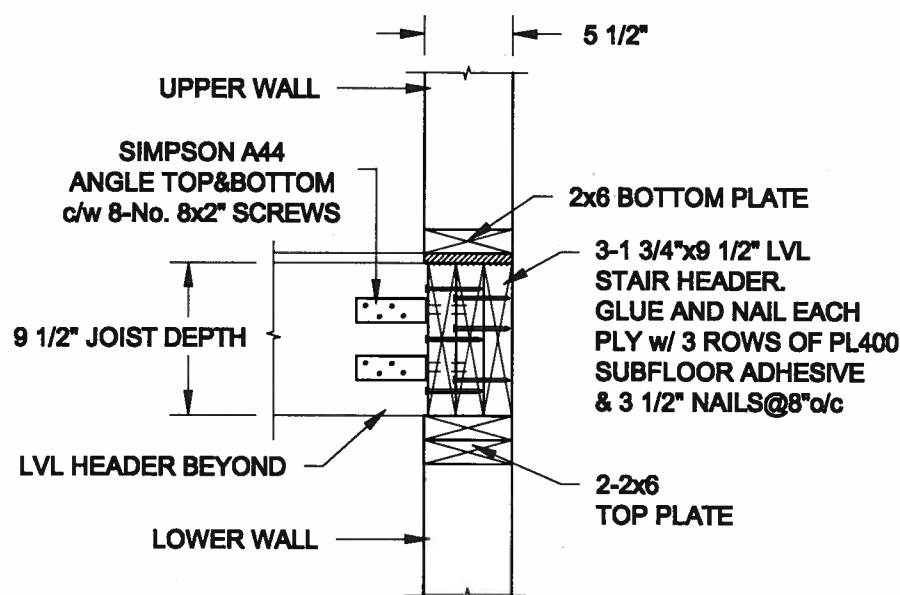
2
S2 **STEEL BEAM CONNECTION DETAIL**
SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  JAN 11, 2018		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES - SERIES BRADFORD, ONTARIO TYPICAL STRUCTURAL DETAILS	
Date: JAN-08-2018			Project No.: 17-194		Drawing No.: S1	
Drawn: SC	Checked: SJB					

R:\JanC-08\2017\17-194 BAYVIEW WELLINGTON GREEN VALLEY ESTATES\17-194.dwg



- 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.



38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quaile.eng@rogers.com

Engineer's Seal



Project:

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

Project No.:

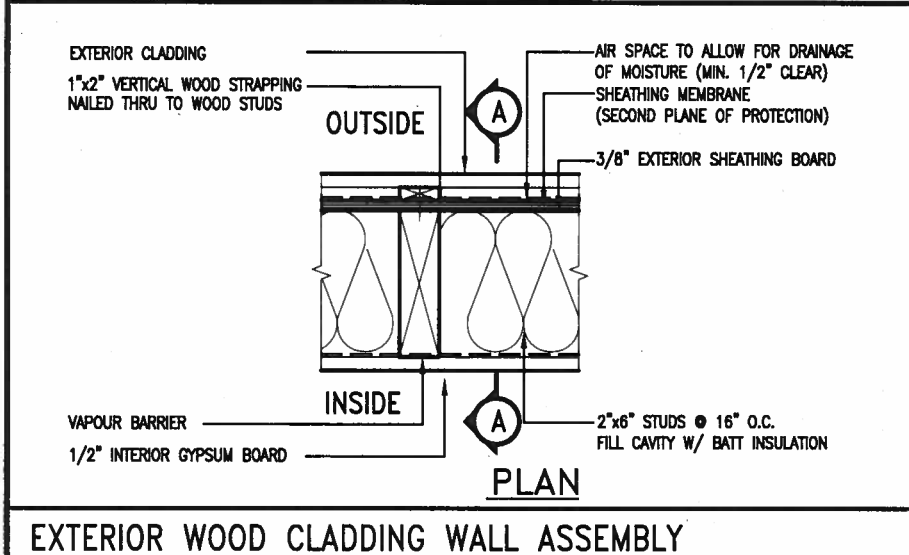
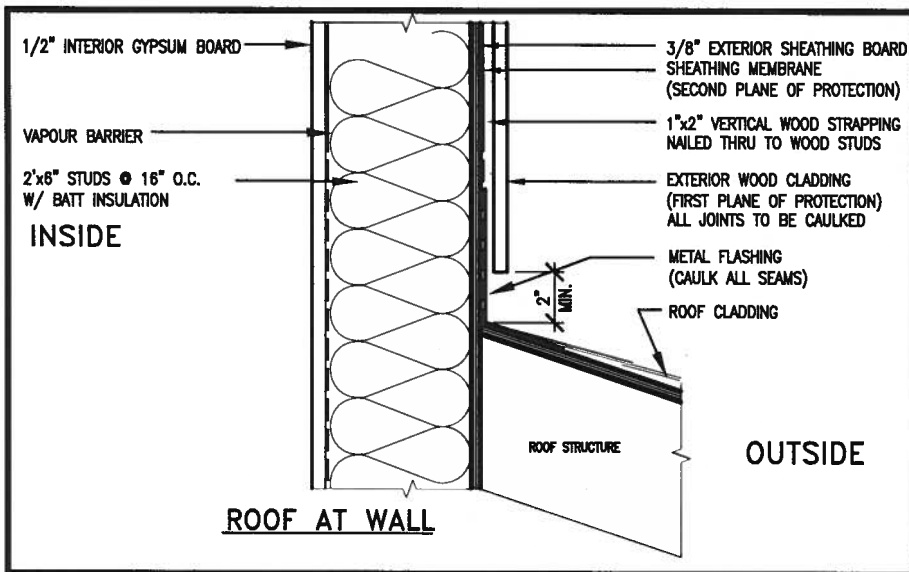
17-194

Drawing No.:

S2

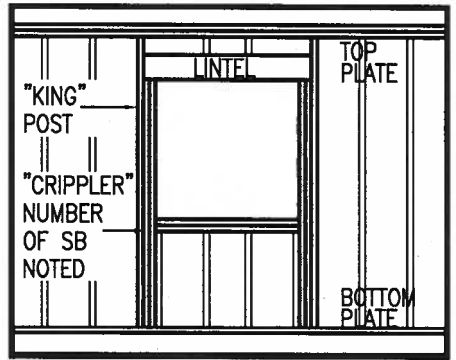
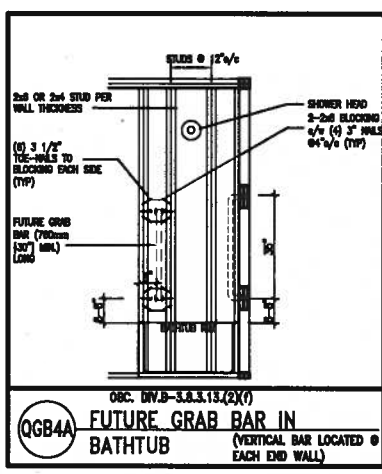
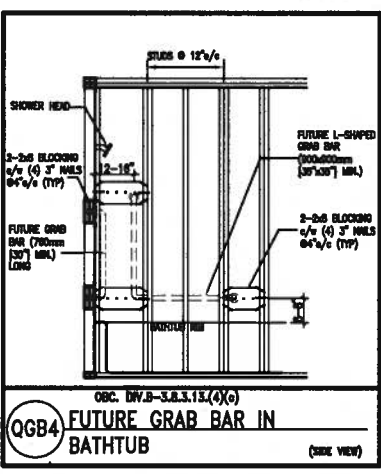
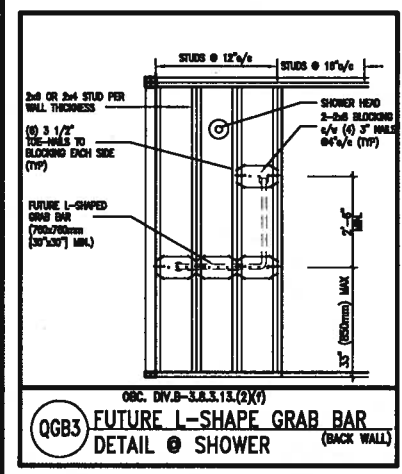
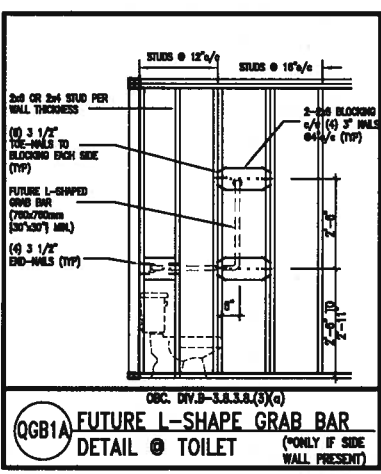
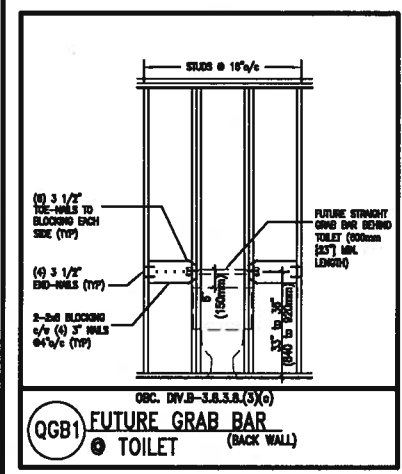
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TYPICAL STRUCTURAL DETAILS



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.



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:

- 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.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
- PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa, STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF.
- 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:

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:

- FOR ROOF DESIGN SNOW LOAD OF UP TO 2.5 KPa, SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
- 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.
- WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
- FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa, STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF.
- STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

**** STUD INFORMATION TAKEN FROM OBC TABLE A-30**



9				The undersigned has reviewed and taken 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	

VAS DESIGN

255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name: GREEN VALLEY EAST municipality: BRADFORD project no.: 16023

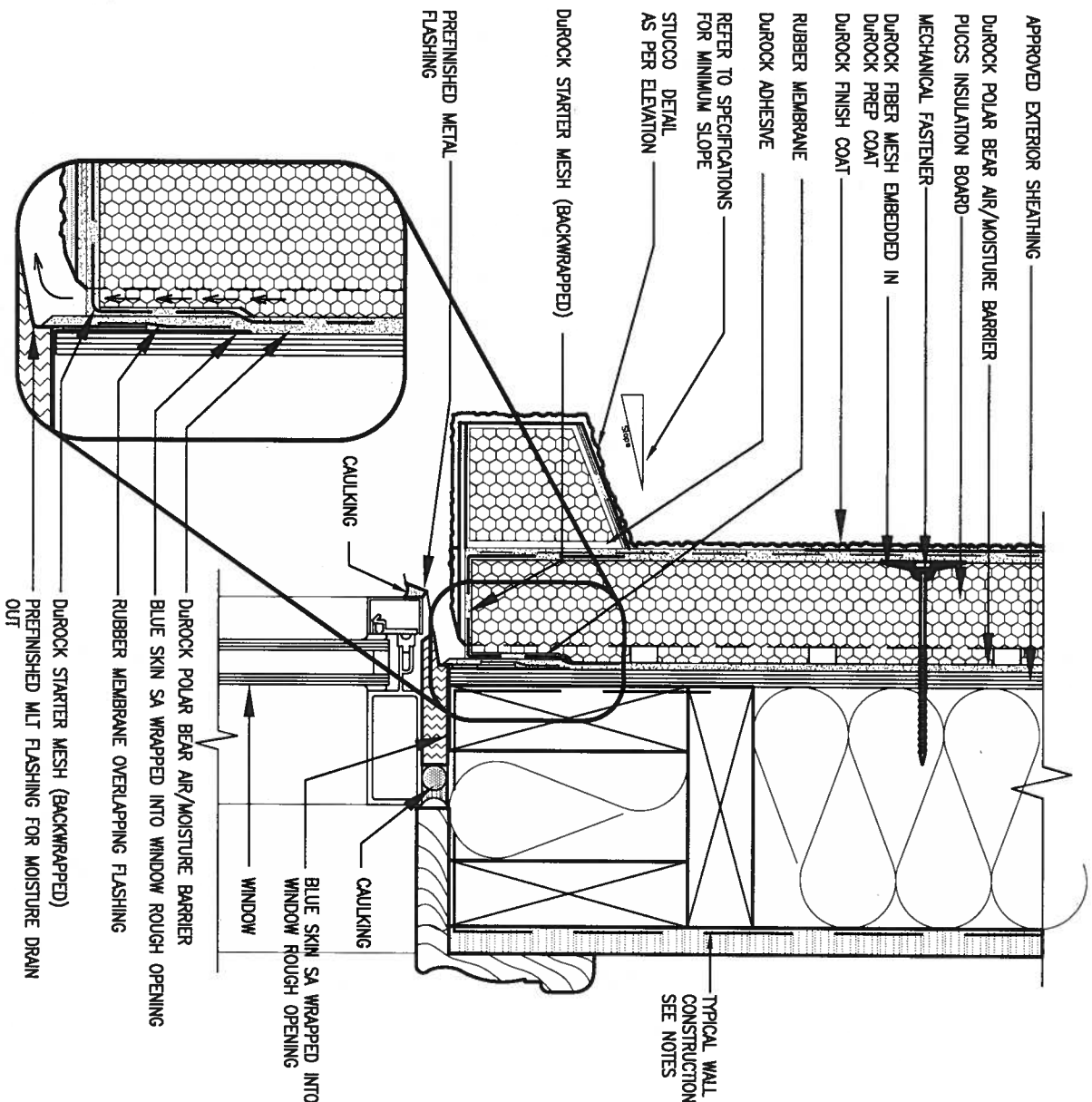
date: MAY 2018 checked by: scale: 3/16" = 1'-0"

CONSTRUCTION NOTES

file name: 16023-CN-A1

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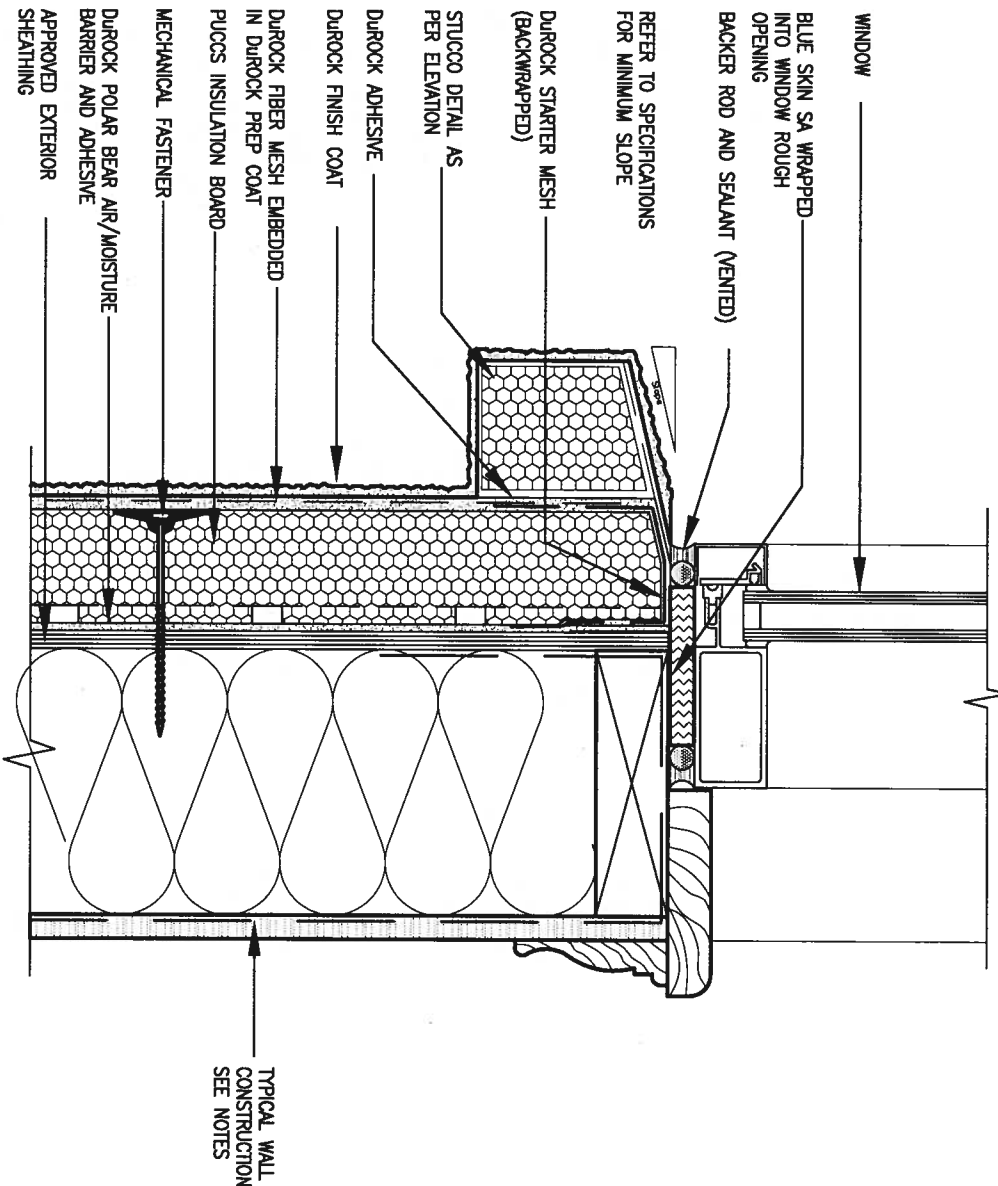
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1 WINDOW HEADER

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"

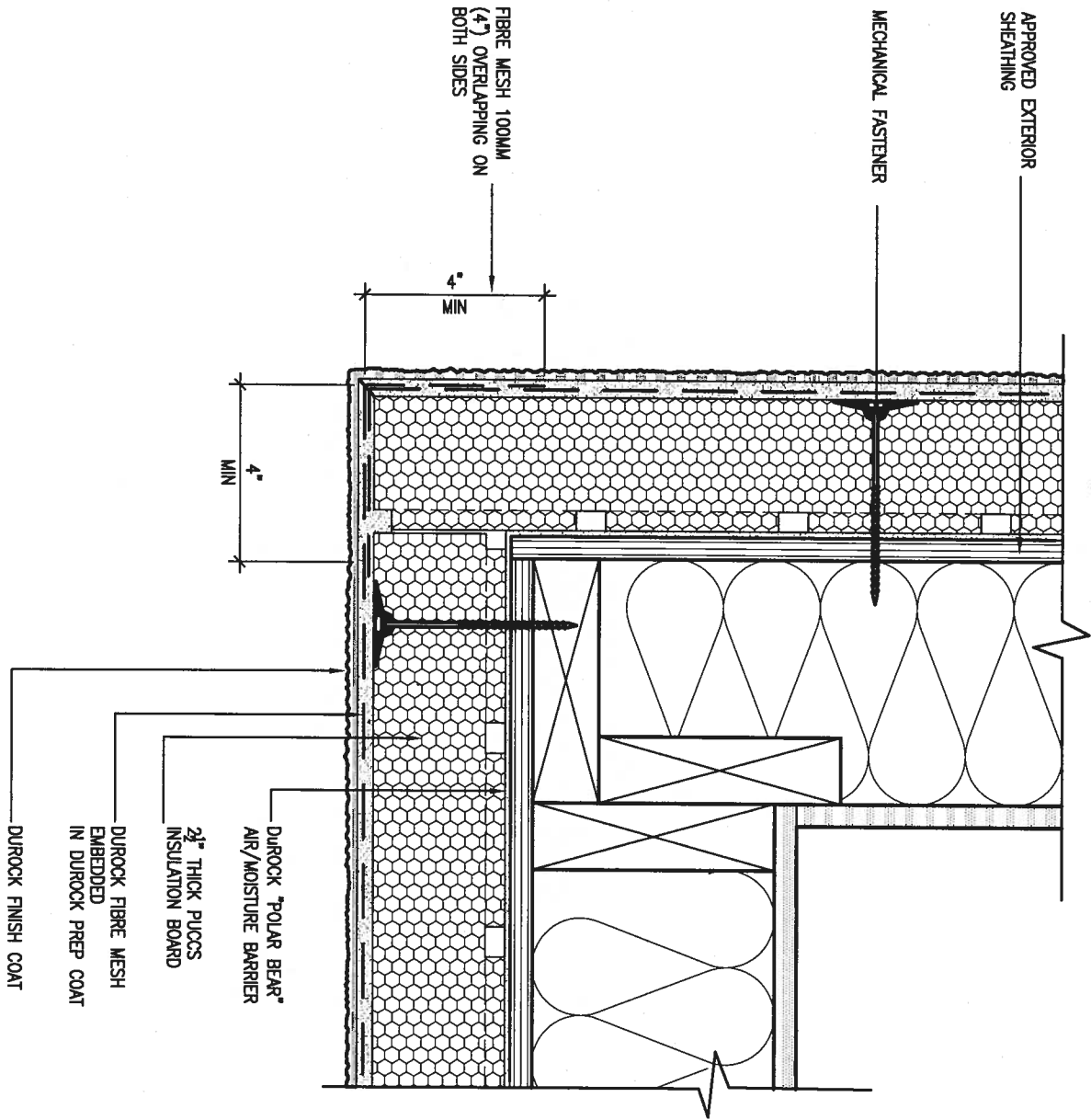
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2.	UPDATE TO 2018	JAN 11-18	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

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Wellington Jno-Baptista	25591
name	BCN
registration information	42658
VA3 Design Inc.	
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255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com

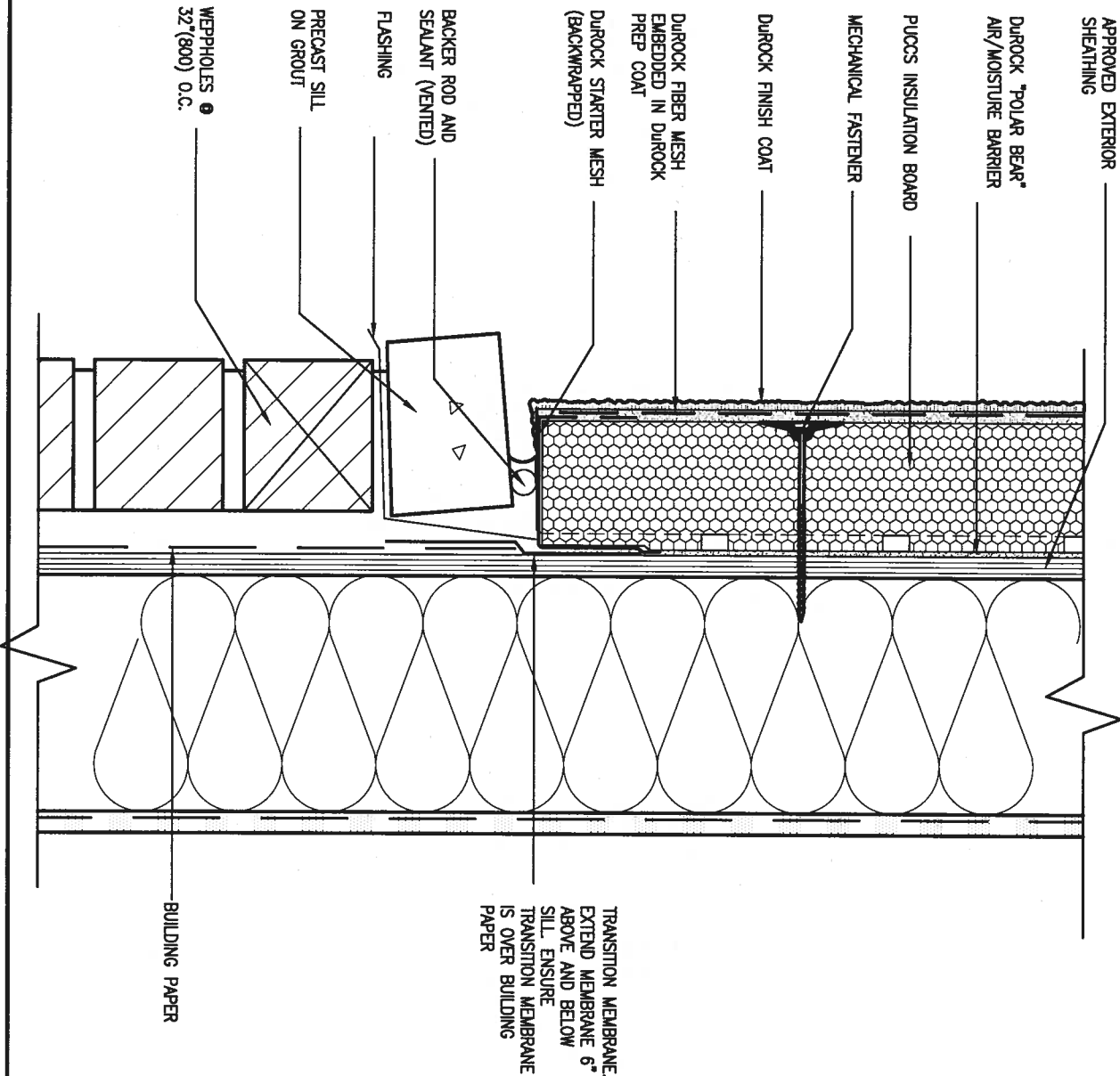
BAYVIEW WELLINGTON GREEN VALLEY EAST	CONST NOTE
project name	project no. 16023
date MAY 2016	checked by
drawn by RC	scale 3/16" = 1'-0"
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CONST NOTE	CONSTRUCTION NOTES
file name 16023-CN-A1	drawing no. CN3



5 CORNER DETAIL
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



6 STUCCO / MASONRY PLINTH CONNECTION
SCALE: 3"=1'-0"

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2.	UPDATE TO 2018	JAN 11-18	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
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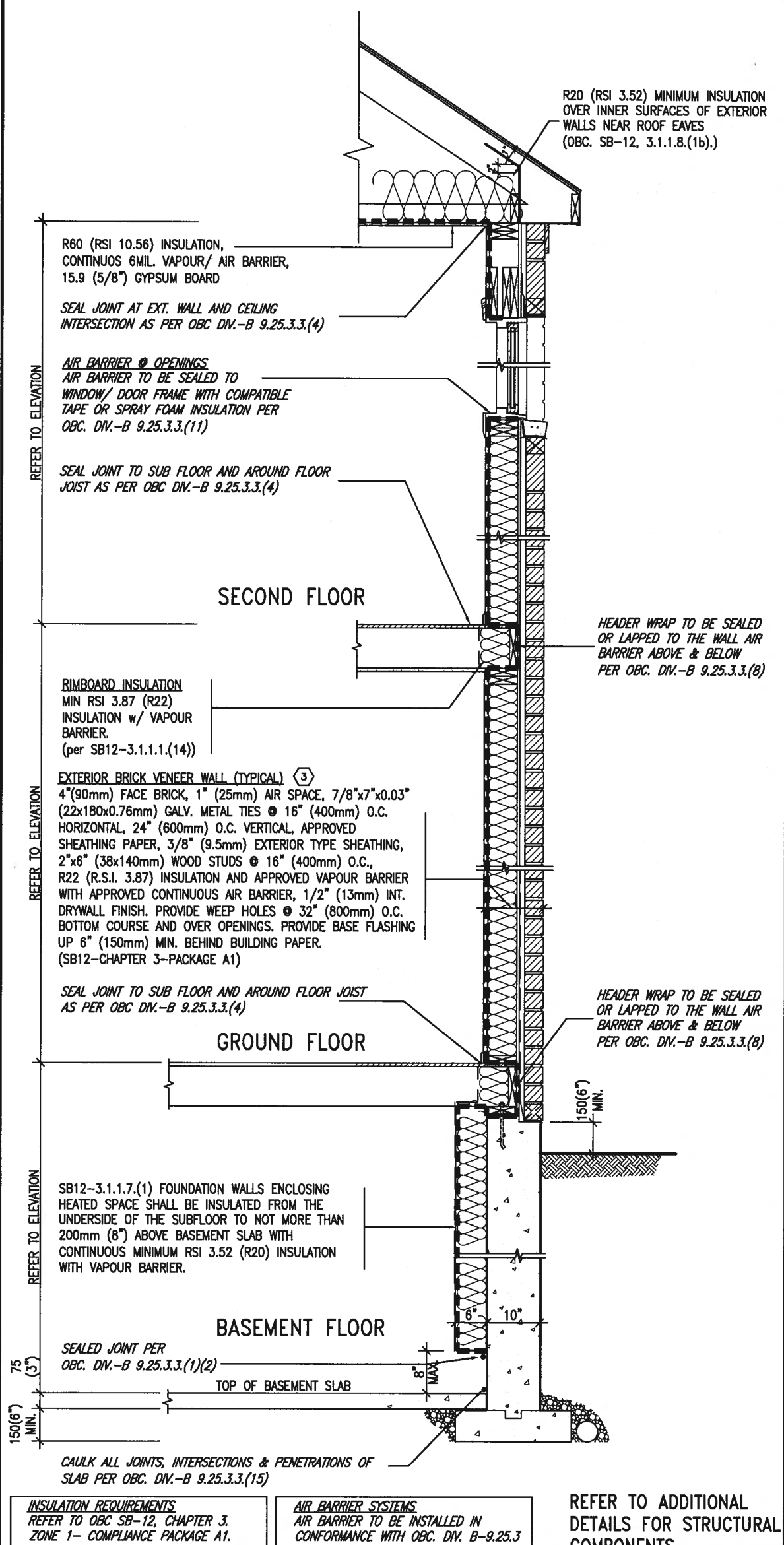
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qualification information	
Wellington Jno-Bapfiste	25591
name	BCIN
registration information	
VA3 Design Inc.	42658
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings 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.	

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va3design.com

BAYVIEW WELLINGTON
GREEN VALLEY EAST
project name
municipality
date MAY 2016
drawn by RC
checked by
scale 3/16" = 1'-0"
file name 16023-CN-A1

CONST NOTE
project no. 16023
drawing no. CN5
CONSTRUCTION NOTES

SB12-COMPLIANCE PACKAGE 'A1'



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.

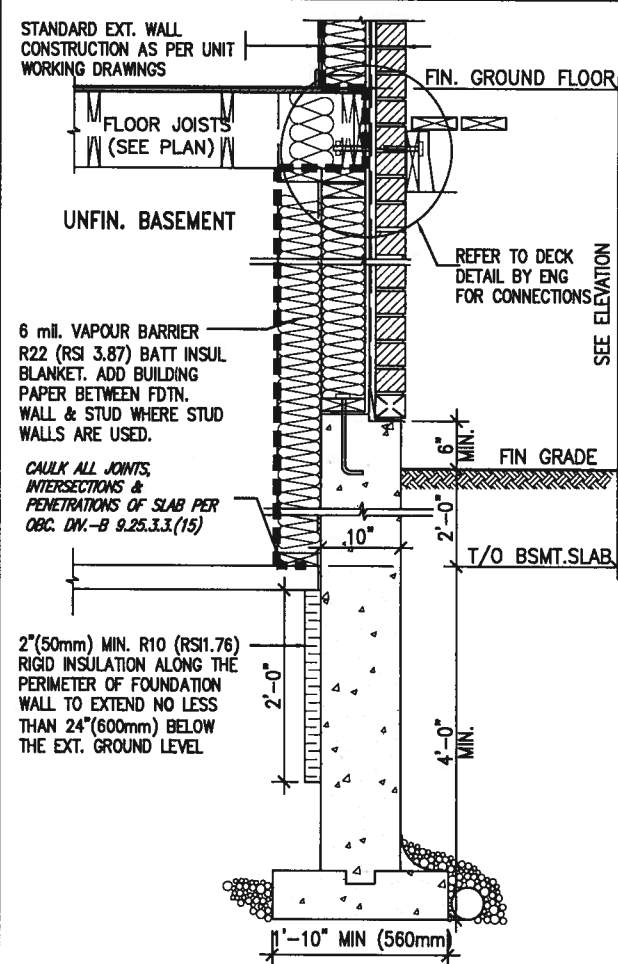
USE SB-12 COMPLIANCE PACKAGE (A1):

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.
8	.	.	.	
7	.	.	.	qualification information
6	.	.	.	Wellington Jno-Baptiste  25591
5	.	.	.	name
4	.	.	.	signature BCN
3	.	.	.	registration information
2	.	.	.	VAS Design Inc. 42658
1	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 dimensions and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.
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DESIGN

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name: **GREEN VALLEY EAST**

municipality: **BRADFORD**

date	MAY 2016		
drawn by	checked by	scale	
RC	-	3/16" = 1'-0"	
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CONSTRUCTION NOTES

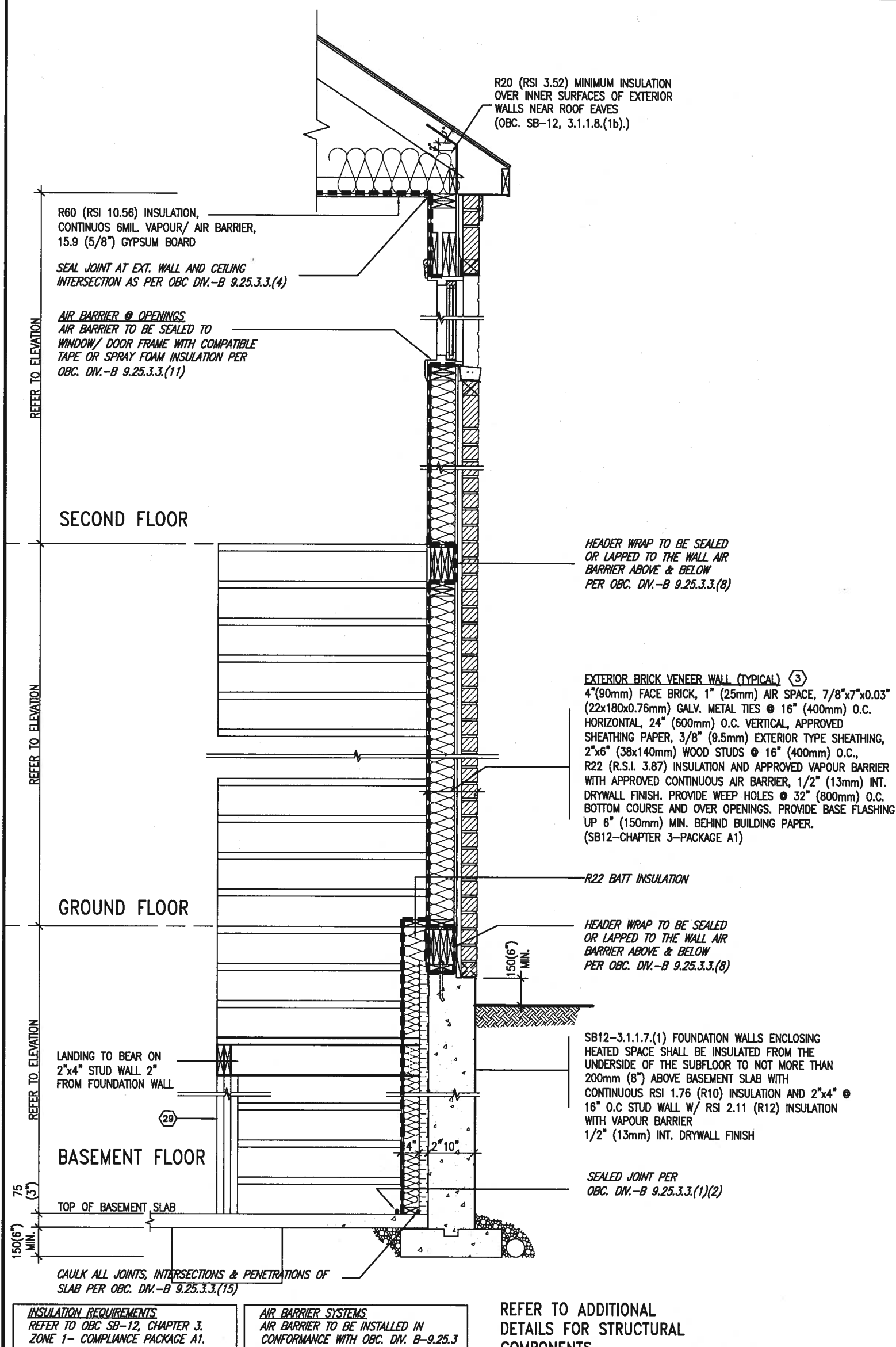
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drawing no.

CN6

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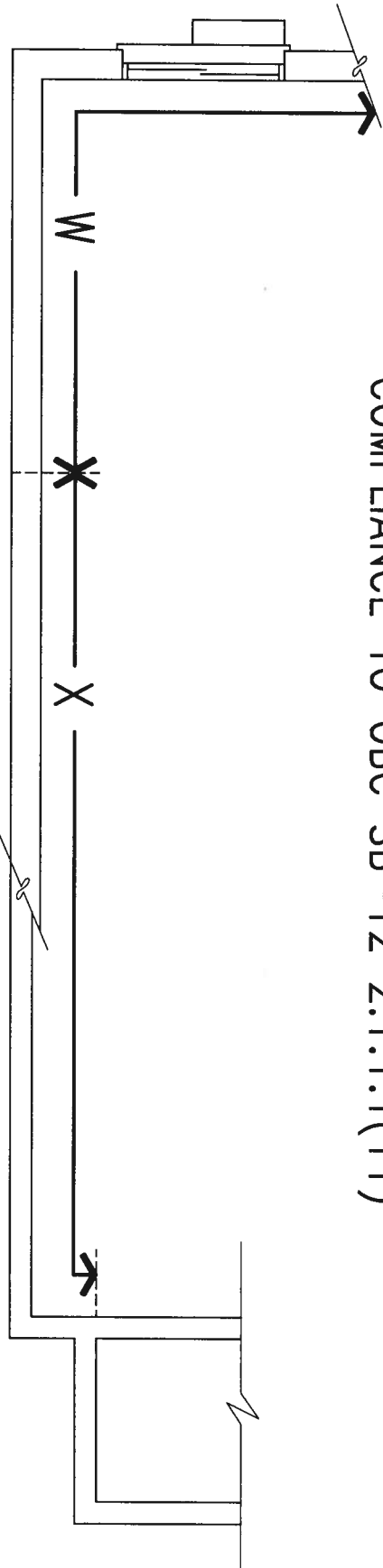
JAN 11, 2018

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

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	16023
8.				qualification information			
7.				Wellington Jno-Baptiste			
6.				name			
5.				registration information			
4.				VA3 Design Inc.			
3.							
2	UPDATE TO 18	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				

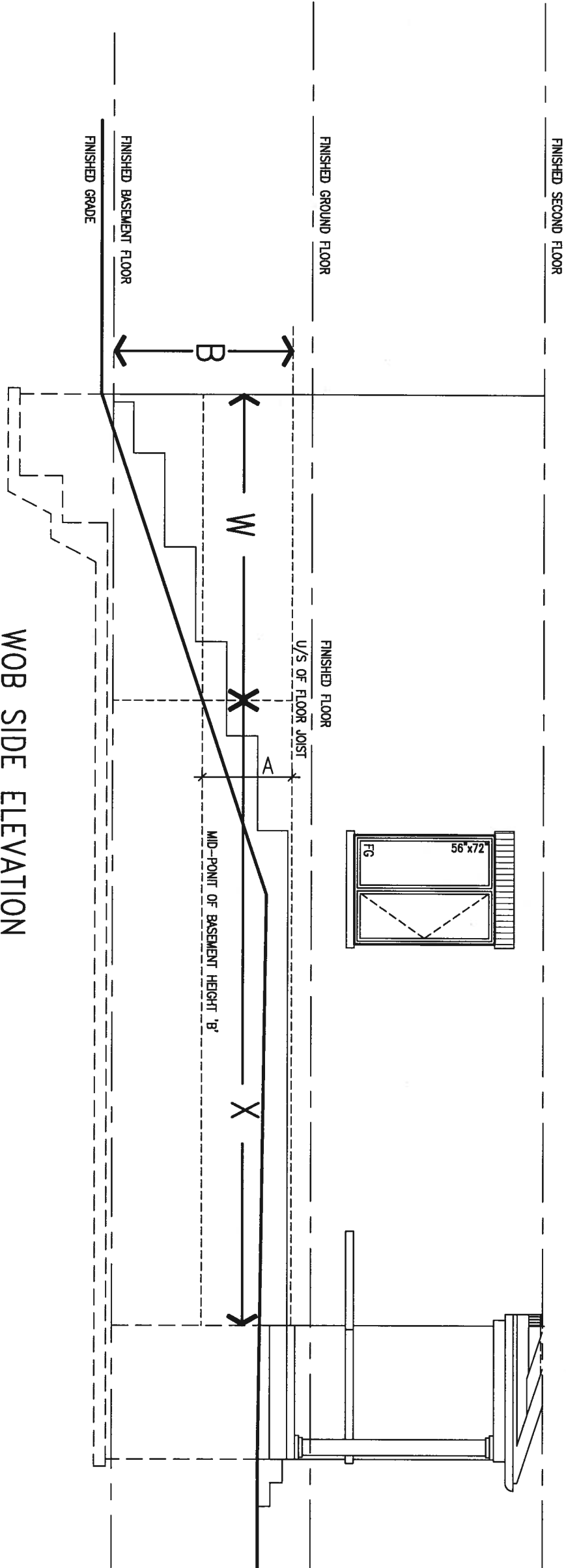
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drawn by	checked by	scale		file name		CN7	
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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
4.	.	.	VA3 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



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

BAYVIEW WELLINGTON
SITE COPY
GREEN VALLEY EAST

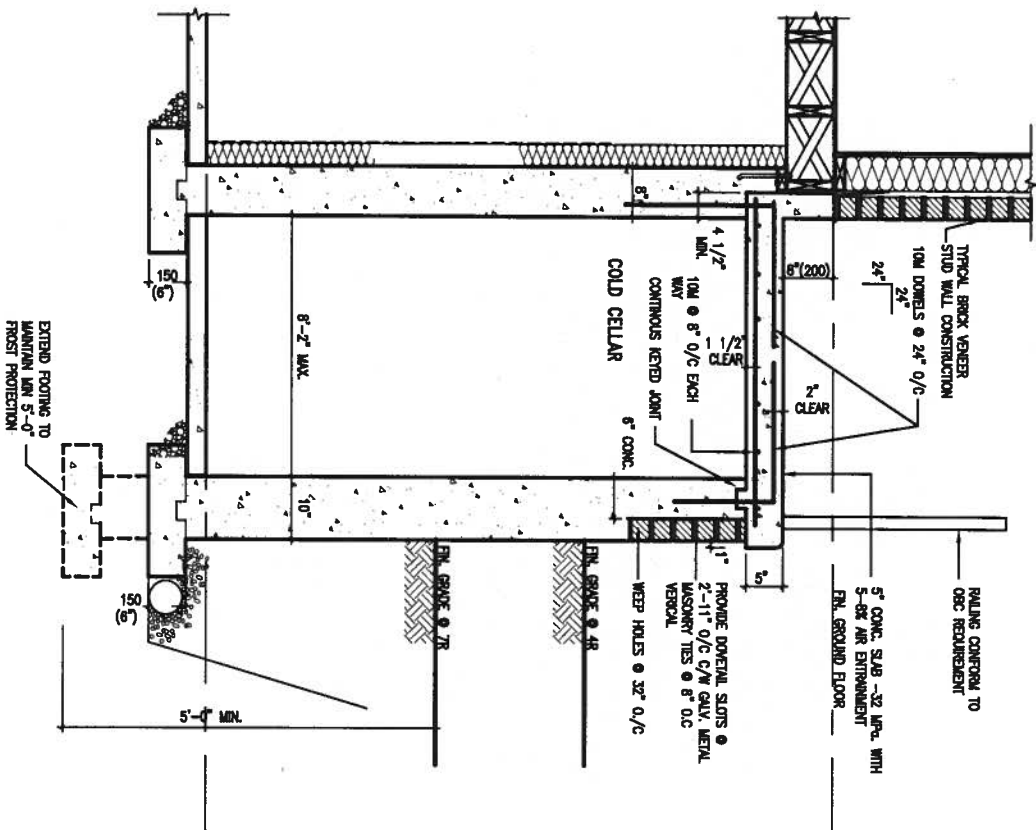
date MAY 2016
drawn by RC
checked by -
scale 3/16" = 1'-0"
CONSTRUCTION NOTES
file name 16023-CN-A1
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM

CONST NOTE

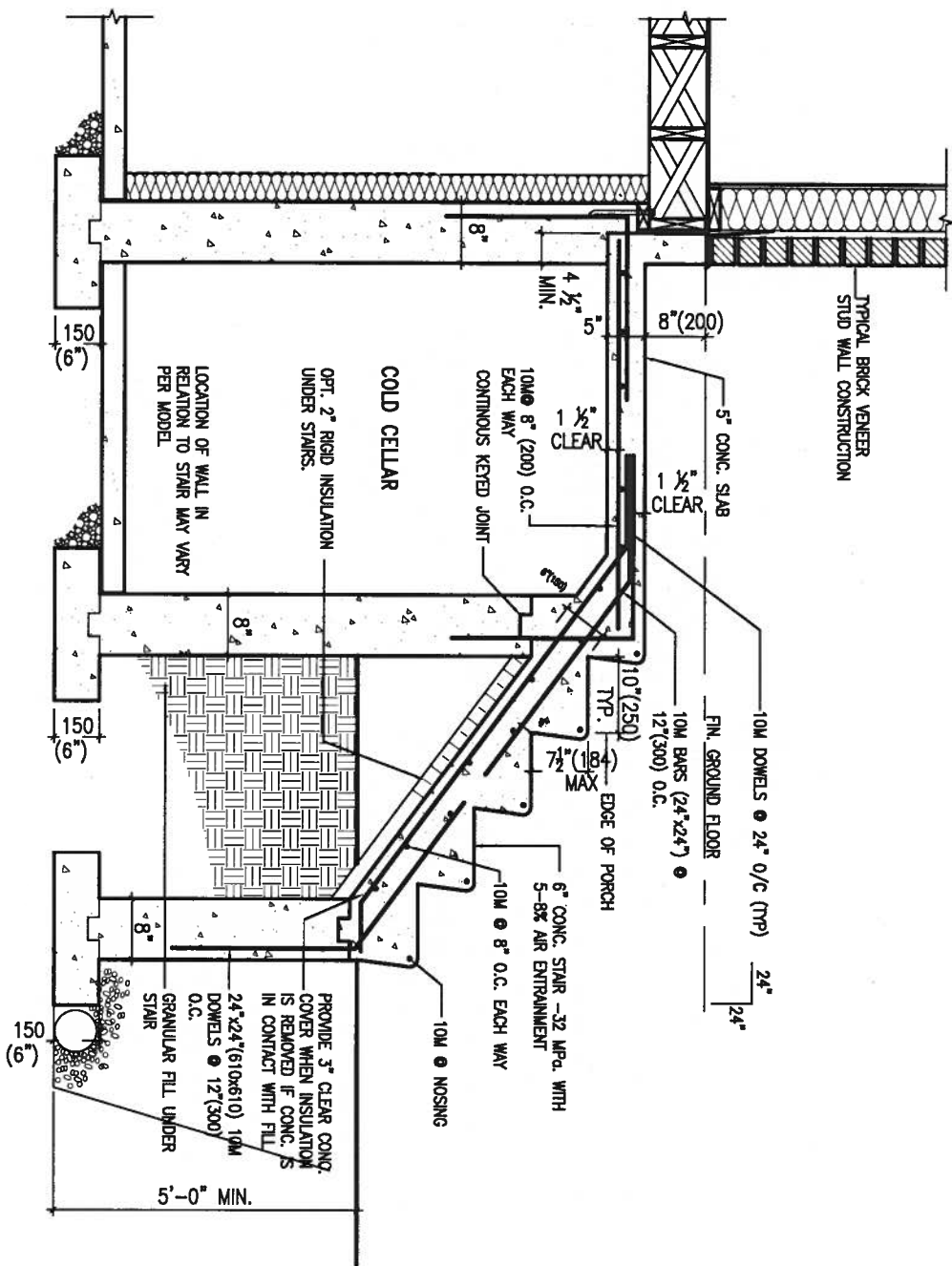
project no. 16023

drawing no.

CN8



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

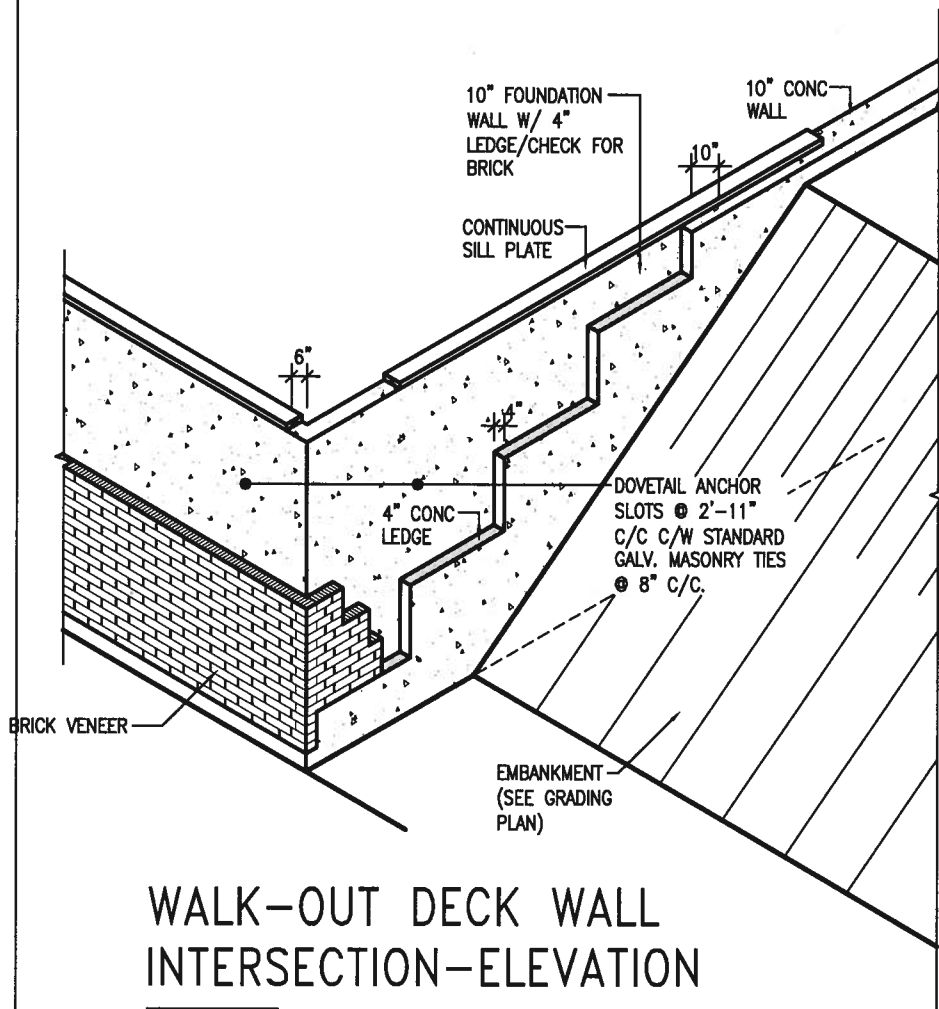
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	UPDATE TO 2018	JAN 11-18	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

The undersigned has reviewed and taken 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.			

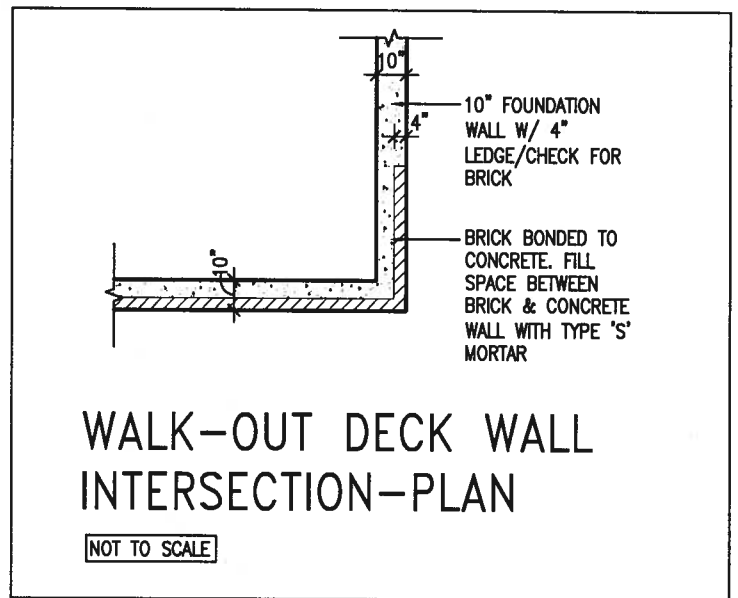
VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON
GREEN VALLEY EAST
municipality
BRADFORD
date
MAY 2016
drawn by
RC
checked by
-
scale
3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM

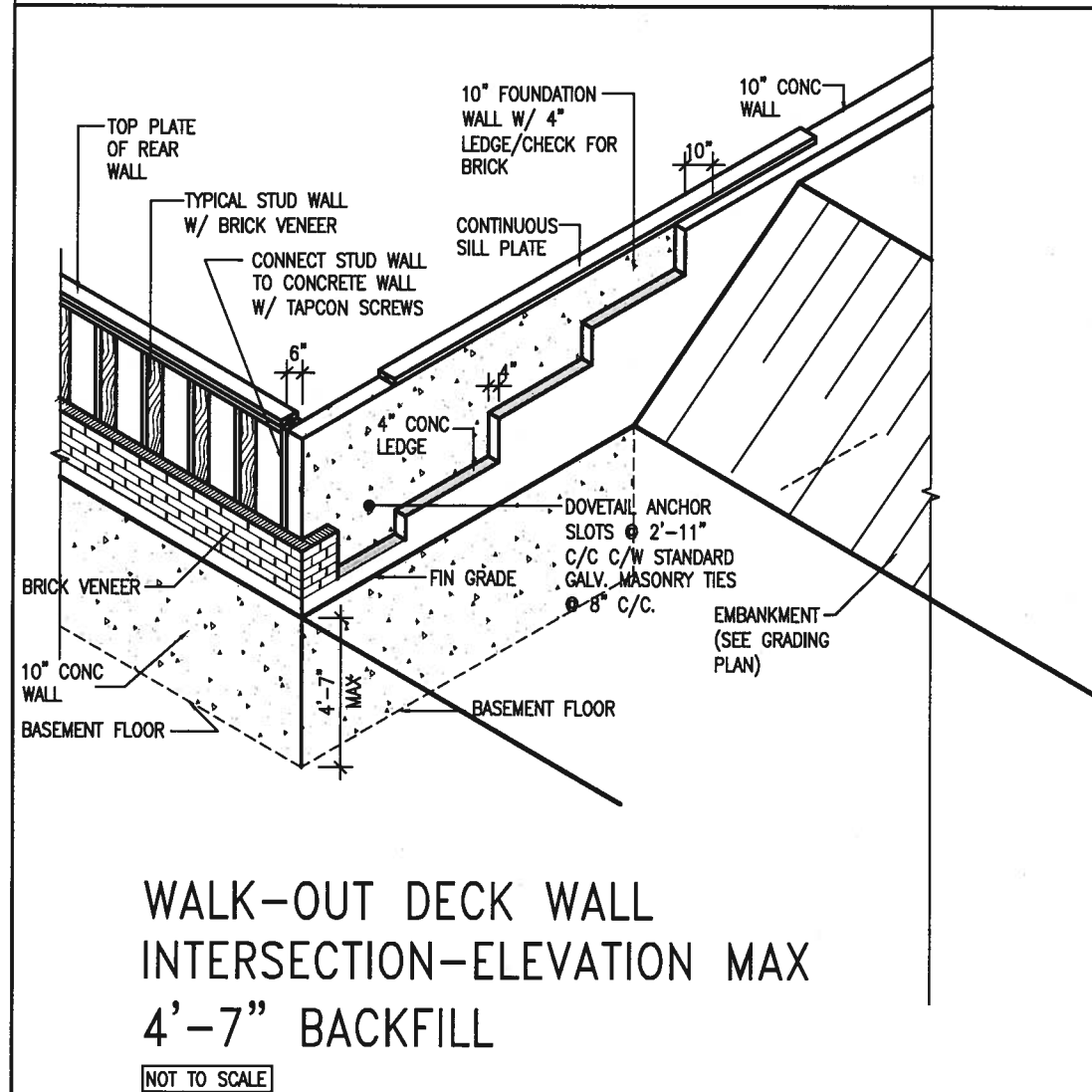
CONST NOTE
project no.
16023
CONSTRUCTION NOTES
file name
16023-CN-A1
CN9



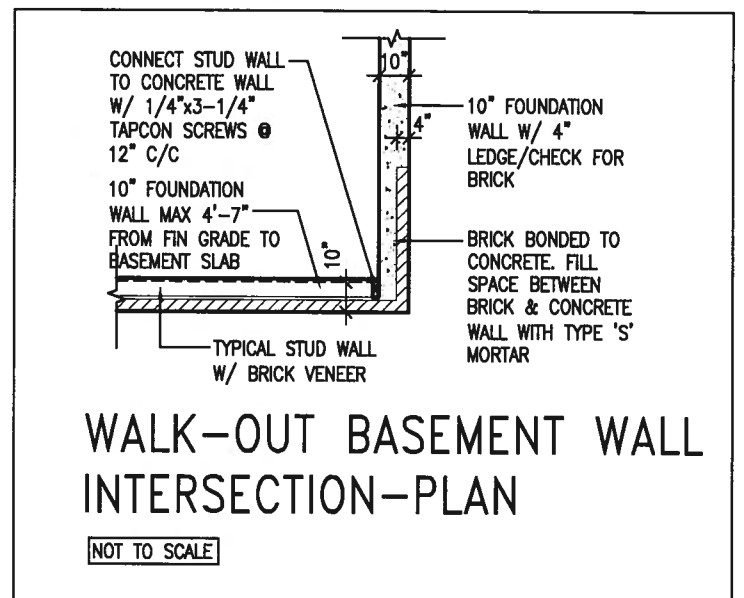
WALK-OUT DECK WALL
INTERSECTION-ELEVATION
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN
NOT TO SCALE
(10" FOUNDATION WALL)



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



WALK-OUT BASEMENT WALL
INTERSECTION-PLAN
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.
8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
5.				registration information BCN
4.				VA3 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	

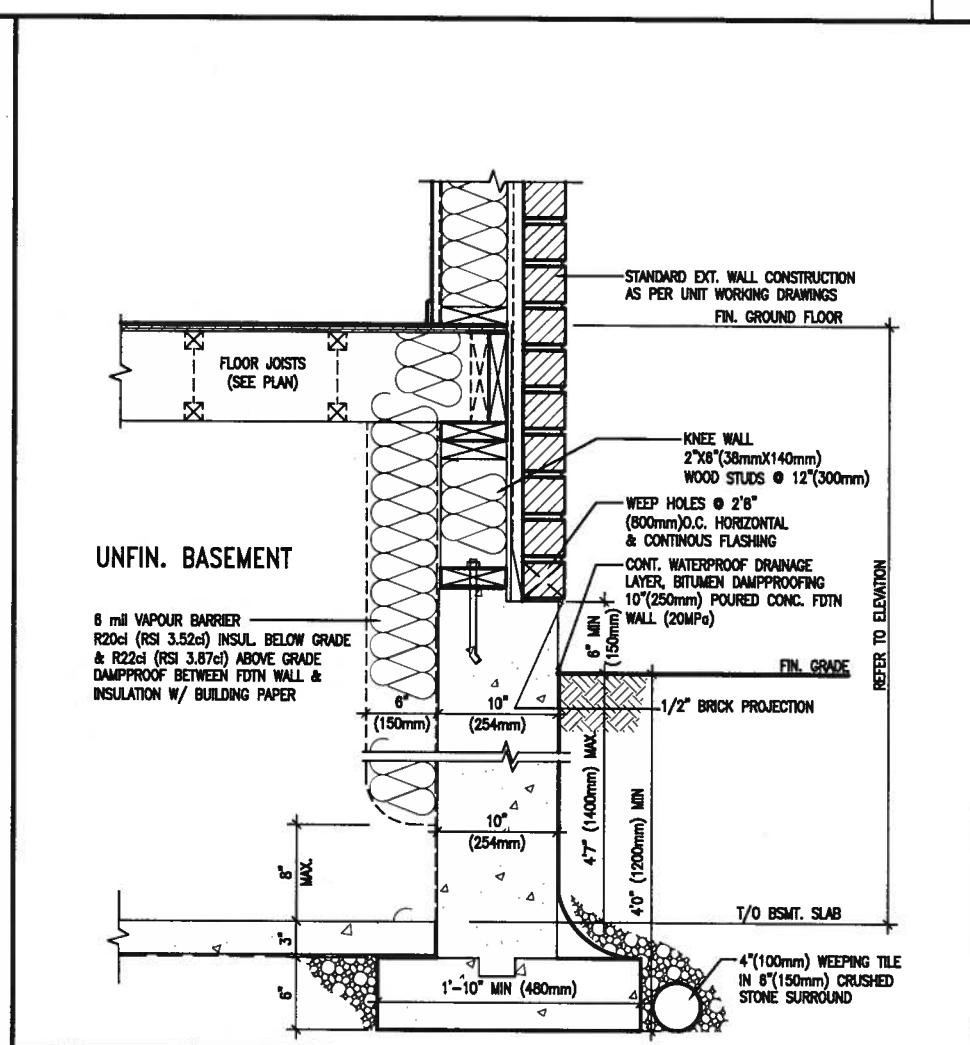
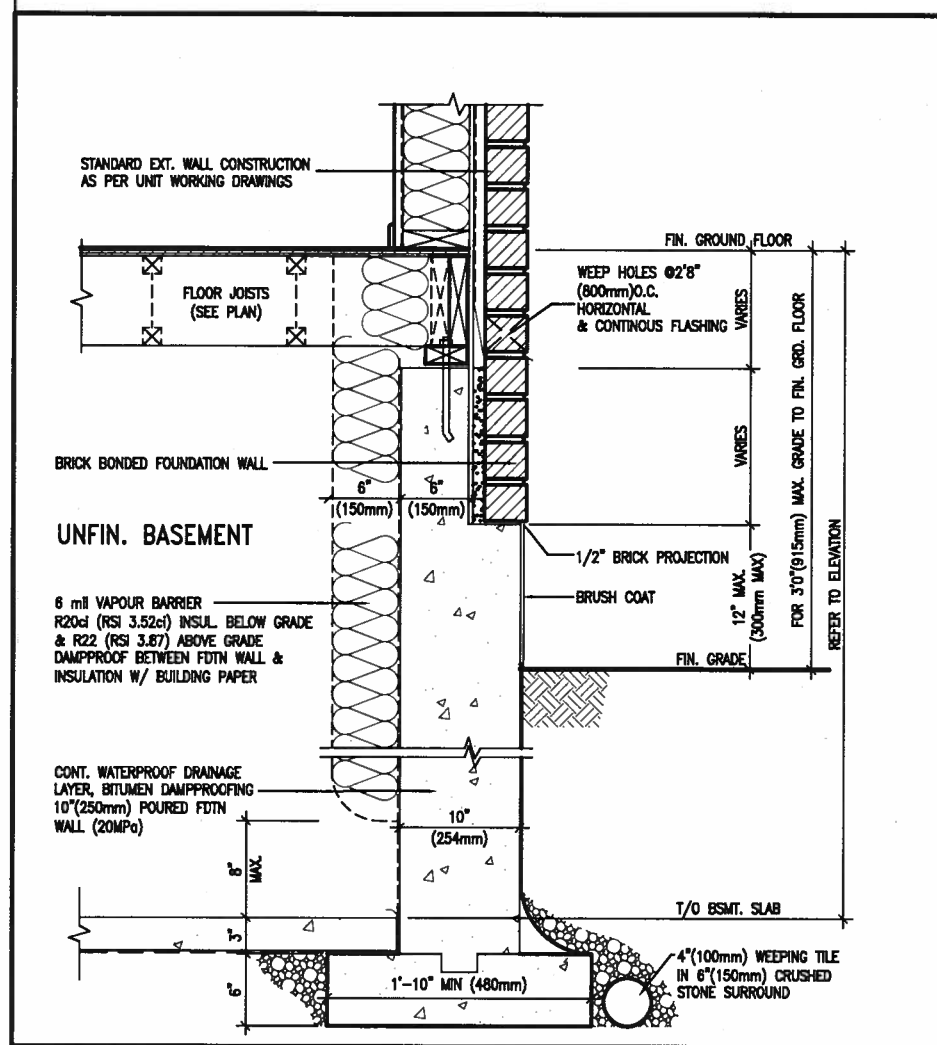
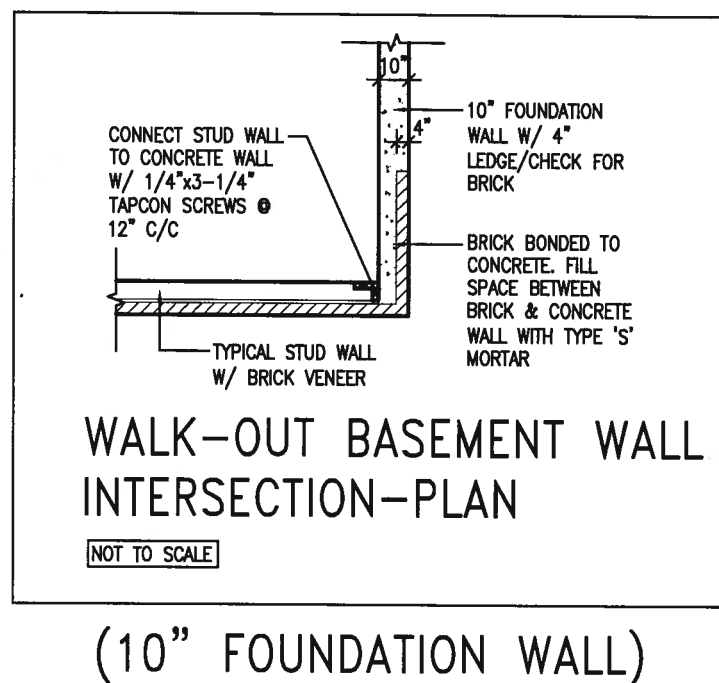
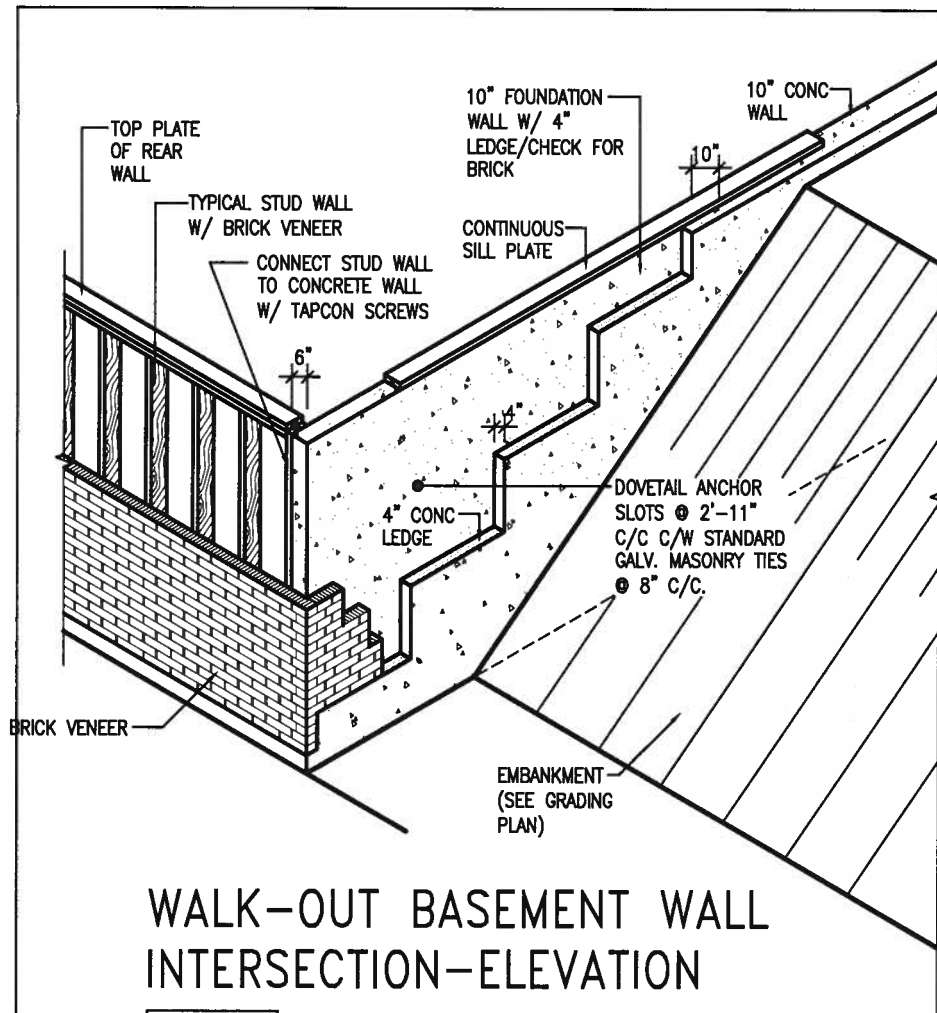
VA3
DESIGN

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BAYVIEW WELLINGTON
GREEN VALLEY EAST

CONST NOTE

project no. 16023
drawing no. CN10
date MAY 2016
drawn by RC
checked by 3/18" = 1'-0"
scale
file name 16023-CN-A1
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JAN 11, 2018

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8.				qualification information
7.				Wellington Jno-Baptiste 25591
6.				name
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4.				VA3 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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va3design.com

BAYVIEW WELLINGTON
GREEN VALLEY EAST

CONST NOTE

project name	GREEN VALLEY EAST	municipality	BRADFORD	project no.	16023
date	MAY 2016	checked by	3/16" = 1'-0"	CONSTRUCTION NOTES	file name
drawn by	RC			16023-CN-A1	CN11
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:09 AM					

PREFIN. METAL ROOF
CAP OVER WATERPROOF
MEMBRANE

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

2"x12" LEDGER

2"x12" @ HEADER

3"x3"x1 1/16" 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

TYPICAL BRICK VENEER
WALL CONSTRUCTION

HEATED SPACE

ENG. FLOOR JOIST

SECOND FLOOR

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

CN12

SECTION THROUGH CANOPY

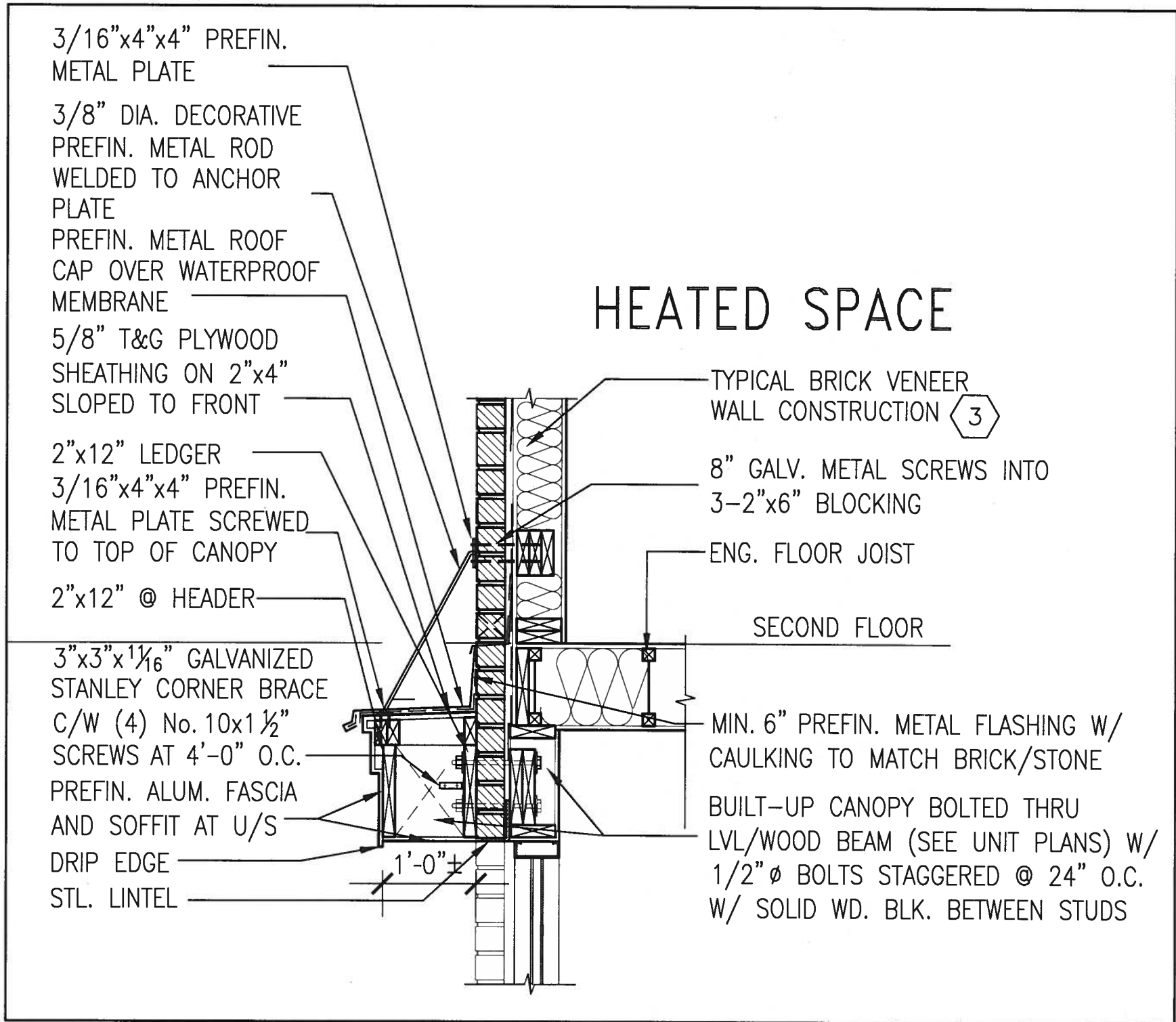
SCALE 1/2" = 1'-0"



JAN 11, 2018

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 GREEN VALLEY EAST	municipality BRADFORD	project no. 16023	CONST NOTE
8	.	.	qualification information					
7	.	.	Wellington Jno-Baptiste 25591					
6	.	.	signature					
5	.	.	name					
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. 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					

CONSTRUCTION NOTES			drawing no. CN12
date MAY 2016	checked by RC	scale 3/16" = 1'-0"	
file name 16023-CN-A1			
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1
CN13

SECTION THROUGH CANOPY W/ DECORATIVE ROD SCALE 1/2" = 1'-0"



9 . 8 . 7 . 6 . 5 . 4 . 3 .	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 name registration information BCN 42658 VA3 Design Inc.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON GREEN VALLEY EAST date MAY 2018 drawn by RC checked by - scale 3/16" = 1'-0"	CONST NOTE project no. 16023 municipality BRADFORD file name 16023-CN-A1 drawing no. CN13
2 UPDATE TO 2018 JAN 11-18 RC 1 ISSUE FOR CLIENT REVIEW AUG 04-17 RC 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.	CONSTRUCTION NOTES RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\CN NOTES\16023-CN-A1.dwg - Thu - Jan 11 2018 - 10:11 AM	SITE COPY	CN13

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.				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	BCN
5.				registration information	42658
4.				VA3 Design Inc.	
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		

VA3 DESIGN	BAYVIEW WELLINGTON	CONST NOTE
255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	GREEN VALLEY EAST	BRADFORD
date MAY 2016	checked by RC	scale 3/16" = 1'-0"
CONSTRUCTION NOTES		drawing no. CN14
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