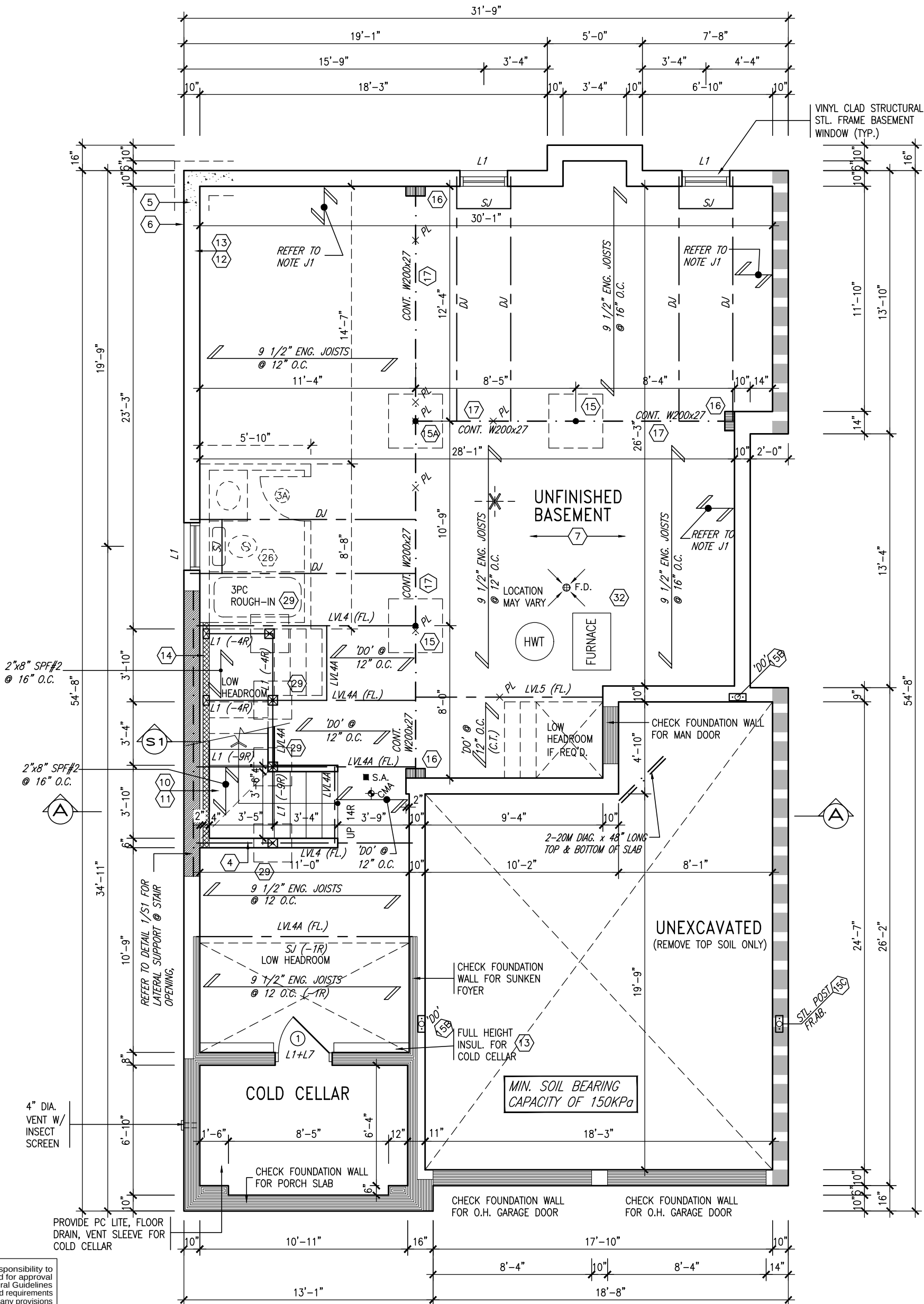


10' GROUND



BASEMENT PLAN 'A'

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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.

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

AREA CHART ON PAGE 5



APR 4, 2022

BASEMENT INSULATION AT STAIR/SUNKEN AREAS
-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

INDICATES REDUCED SIDE YARD

9	.	.	.
8	.	.	.
7	REVISED AS PER ENG'S COMMENTS	APR 04-22	RC
6	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
5	10' GROUND FLOOR	MAY 28-21	KL
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
1	IMPORTED FROM 13045 TO 16023	31-01-17	AJE
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 signature BCIN
registration information
VA3 Design Inc. 42658

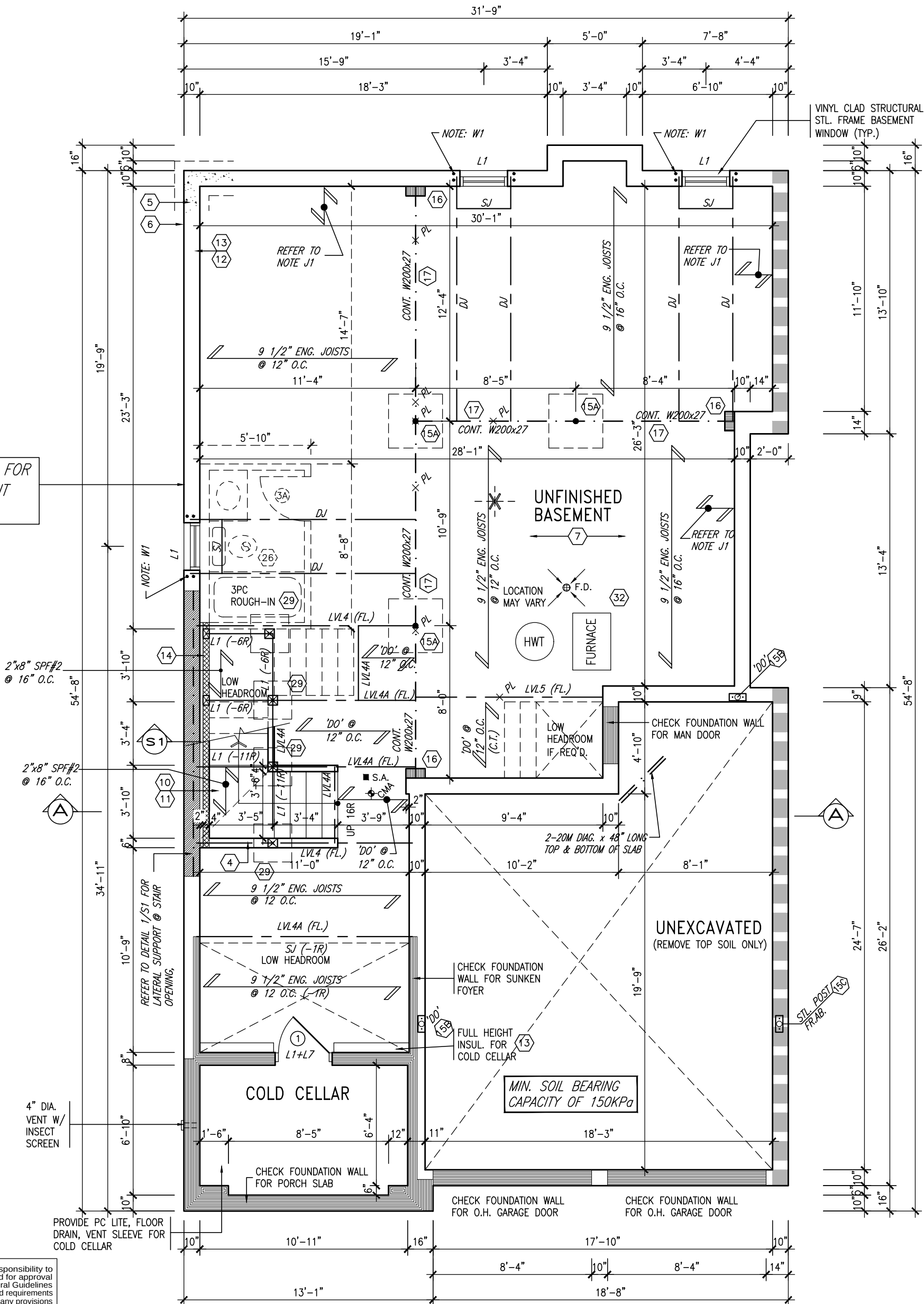
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VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S38-15 BAROSSA 15	
project name GREEN VALLEY EAST	municipality BRADFORD, ON	project no. 16023	
date JAN. 2017	checked by AJE	scale 3/16" = 1'-0"	drawing no. 1
BASEMENT PLAN 'A'			
RICHARD - H:\ARCHIVE\WORKING\2016\16023.BW\Units\38\16023-S38			

10' GROUND

SEE DETAIL S4 FOR
9'-0" BASEMENT
COND



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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.

NOTE W1: PROVIDE 2-15M FULL HEIGHT VERTICAL REBARS EACH SIDE OF OPENING + 2-15M HORIZ. REBARS BELOW AND EXTEND 24" BEYOND OPENING. PROVIDE 3" CLEAR COVER FROM SOIL SIDE.

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

BASEMENT INSULATION AT STAIR/SUNKEN AREAS
-2" (R10) CONTINUOUS INSULATION (RIGID or SPRAY FOAM).
-2"x4" @ 16"o.c. w/ R12 BATT INSULATION & 1/2" DRYWALL FINISH
-EXTEND EXTERIOR WALL FOOTING TO SUPPORT 2"x4" WALL WHERE LOAD BEARING.

9	.	.	.
8	.	.	.
7	REVISED AS PER ENG'S COMMENTS	APR 04-22	RC
6	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
5	10' GROUND FLOOR	MAY 28-21	KL
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
3	ADD OPT. 9' BASEMENT	APR 06-21	RC
2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
1	IMPORTED FROM 13045 TO 16023	31-01-17	AJE
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
signature
BCIN

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
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY EAST
municipality
BRADFORD, ON

date
JAN. 2017
checked by
AJE
scale
3/16" = 1'-0"

S38-15
BAROSSA 15

project

10' GROUND

REFER TO PG. 5 FOR
GROUND FLOOR WITH
9'-0" BASEMENT OPTION



APR 4, 2022

50 =
3 1/2"x3 1/2"x 1/4"
SQUARE H.S.S.
6x6x3/8" TOP AND
BOTTOM PL. BASE
PLATE 4 1/2"x10
1/2"x 1/2" WITH 2-
1/2"x12"x2" HOOK
ANCHORS. FIELD WELD
COLUMN TO BASE
PLATE

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

OUTDOOR AIR INTAKE SEPARATION

ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.

- KITCHEN EXHAUST. 3.0m
- DRIVEWAY, PARKING SPACE, ROAD. 1.5m
- SOLID FUEL APPLIANCE EXHAUST 3.0m

KIT-EX-NOTE-2020.dwg

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

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

INDICATES REDUCED SIDE YARD

GROUND FLOOR PLAN 'A' (10'-0" GROUND)

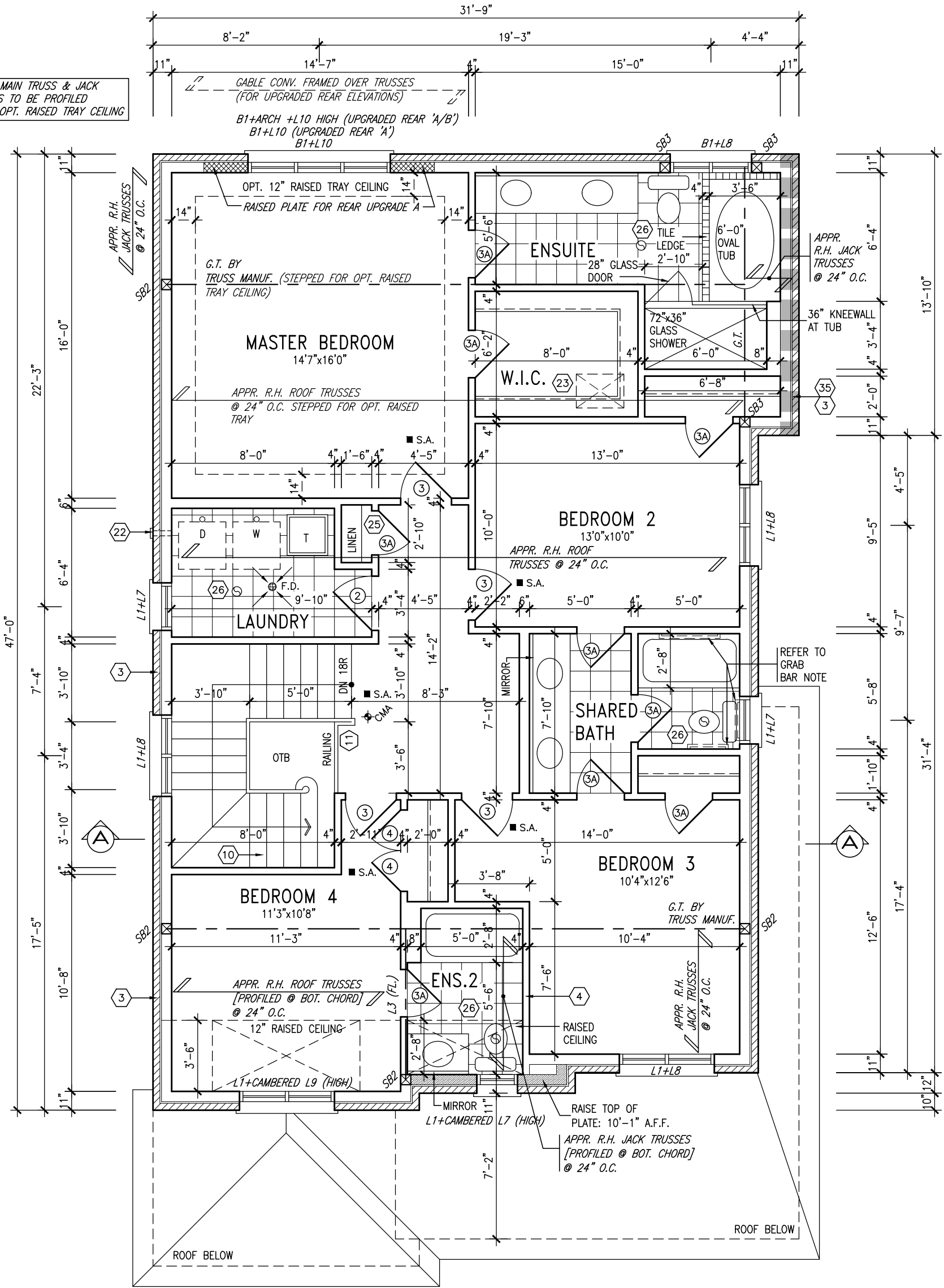
DOOR HEIGHTS	
CEILING HEIGHT	DOOR HEIGHT
11'0" or greater	8'0" (96")
10'0"	8'0" (96")
9'0"	6'8" (80")
8'0" or lower	6'8" (80")

CONTRACTOR TO CONFIRM HEIGHTS WITH BUILDER

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	REVISED AS PER ENG'S COMMENTS	APR 04-22	RC	Wellington Jno-Baptiste 25591
6	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC	name registration information BCIN
5	10' GROUND FLOOR	MAY 28-21	KL	VA3 Design Inc. 42658
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service

10' GROUND

G.T., MAIN TRUSS & JACK TRUSS TO BE PROFILED FOR OPT. RAISED TRAY CEILING



APR 4, 2022

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GRAB BAR 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 PER OBC, DIV. B-9.5.2.3. REFER TO FOLLOWING SECTIONS FOR THE FIXTURES LISTED. WATER CLOSET: 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(g). BATHTUB 3.8.3.13.(4)(e). FREE STANDING BATHTUB EXCLUDED. SEE DETAILS PROVIDED.
GB-NOTE-2020.dwg

NOTE:
REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.

SECOND FLOOR PLAN 'A'

INDICATES REDUCED SIDE YARD

9	.	.	.
8	.	.	.
7	REVISED AS PER ENG'S COMMENTS	APR 04-22	RC
6	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
5	10' GROUND FLOOR	MAY 28-21	KL
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC
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2	REVISED AS PER ENG'S COMMENTS	JAN 16-18	RC
1	IMPORTED FROM 13045 TO 16023	31-01-17	AJE
no.	description	date	by

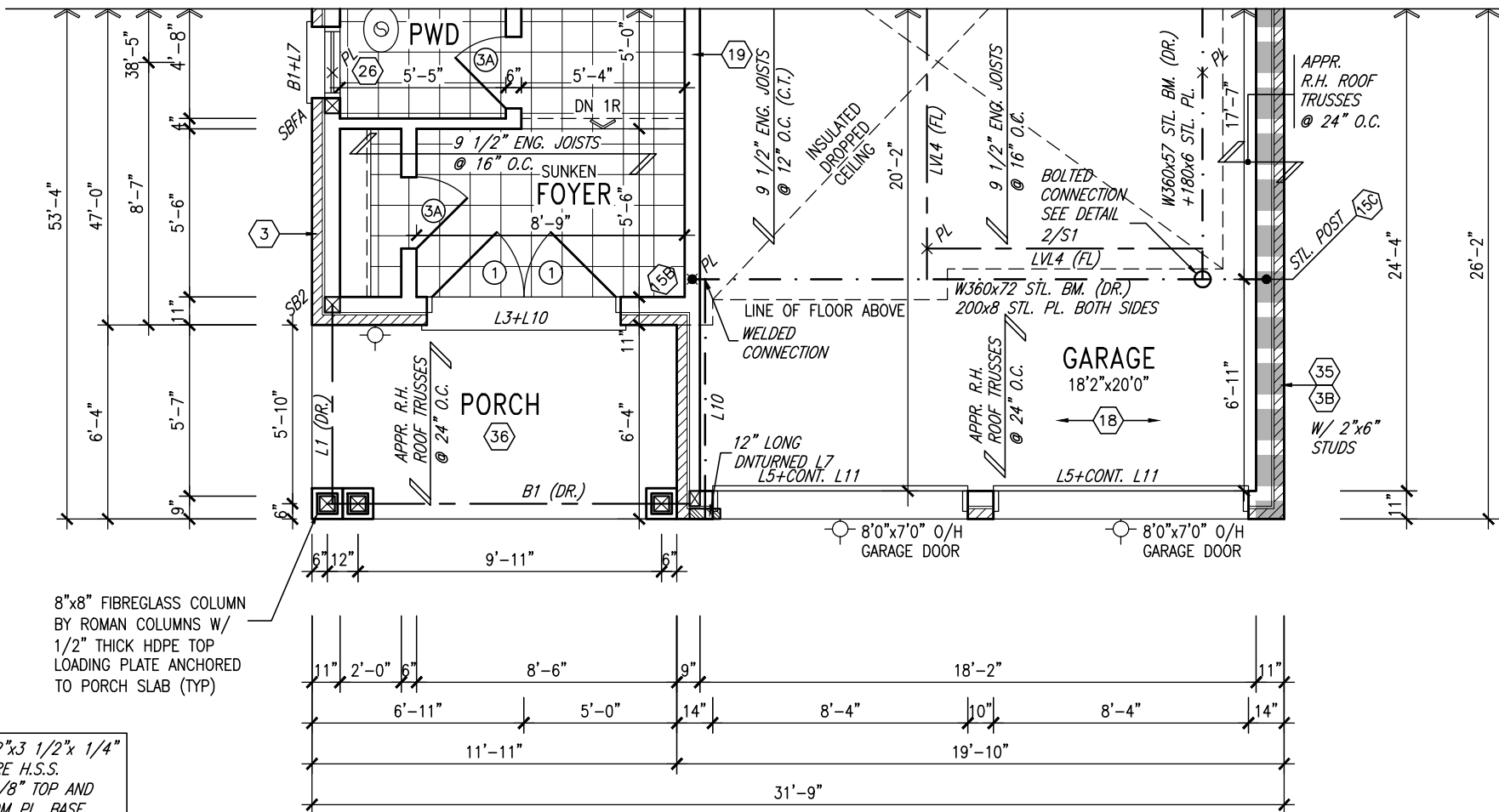
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qualification information
Wellington Jno-Baptiste 25591
name registration information BCIN
VA3 Design Inc. 42658
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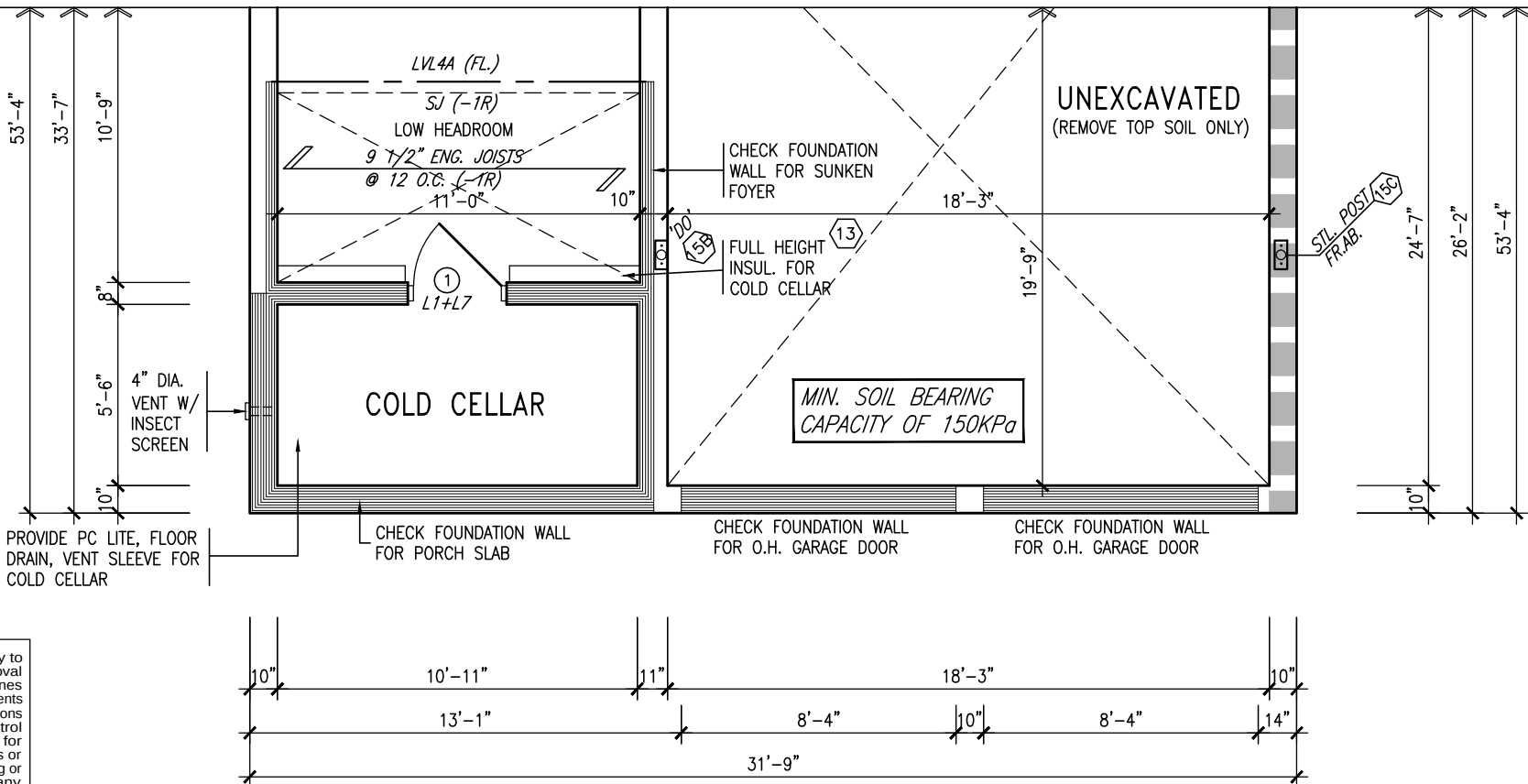
BAYVIEW WELLINGTON		S38-15 BAROSSA 15	
project name GREEN VALLEY EAST	municipality BRADFORD, ON	project no. 16023	
date JAN. 2017			

10' GROUND

DOOR HEIGHTS	
CEILING HEIGHT	DOOR HEIGHT
11'0" or greater	8'0" (96")
10'0"	8'0" (96")
9'0"	6'8" (80")
8'0" or lower	6'8" (80")
CONTRACTOR TO CONFIRM HEIGHTS WITH BUILDER	



PARTIAL GROUND FLOOR PLAN 'B'
(10'-0" GROUND)



PARTIAL BASEMENT PLAN 'B'

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

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ALL OUTDOOR AIR INTAKE VENTS TO BE SEPARATED A MINIMUM DISTANCE FROM SOURCES OF CONTAMINATION PER OBC, DIV. B- TABLE 6.2.3.12.

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- DRIVEWAY, PARKING SPACE, ROAD. 1.5m
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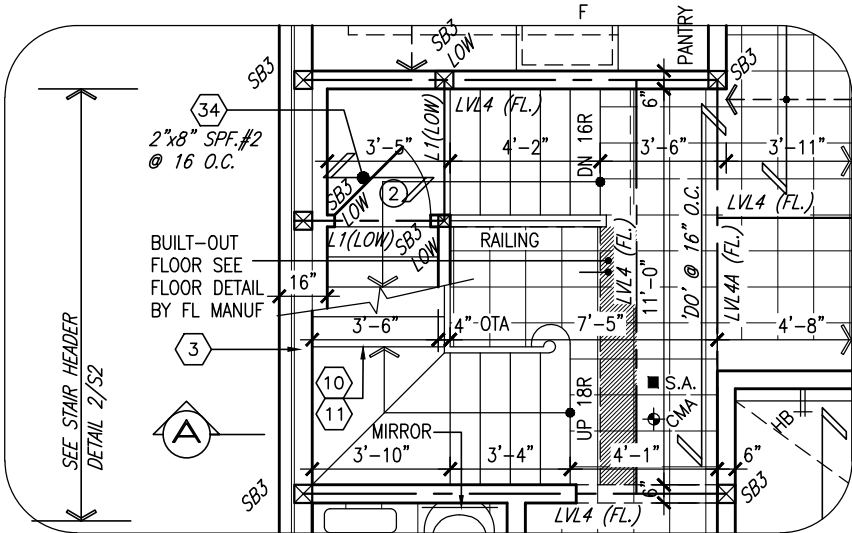
KIT-EX-NOTE-2020.dwg

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

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

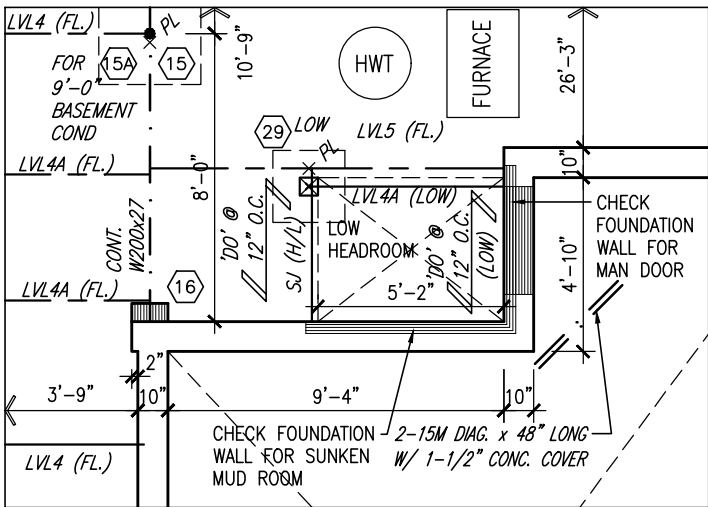
REFER TO FULL PLANS FOR TYPICAL NOTES.

10' GROUND

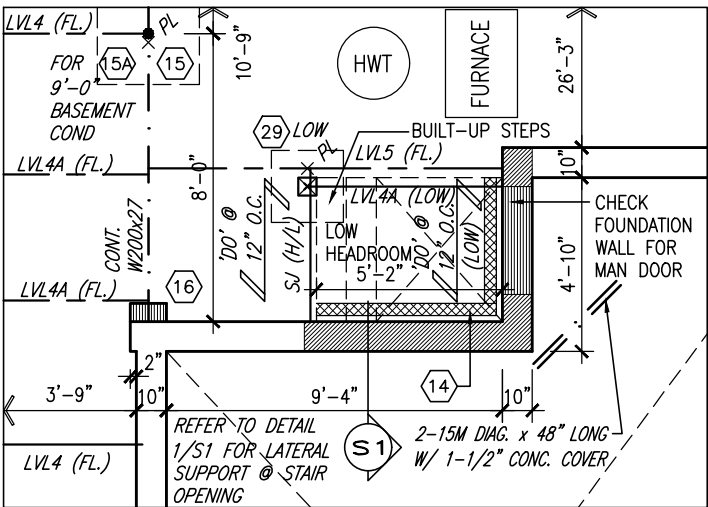


PARTIAL GROUND FLOOR PLAN
(10'-0" GROUND W/ 9'-0" BASEMENT)

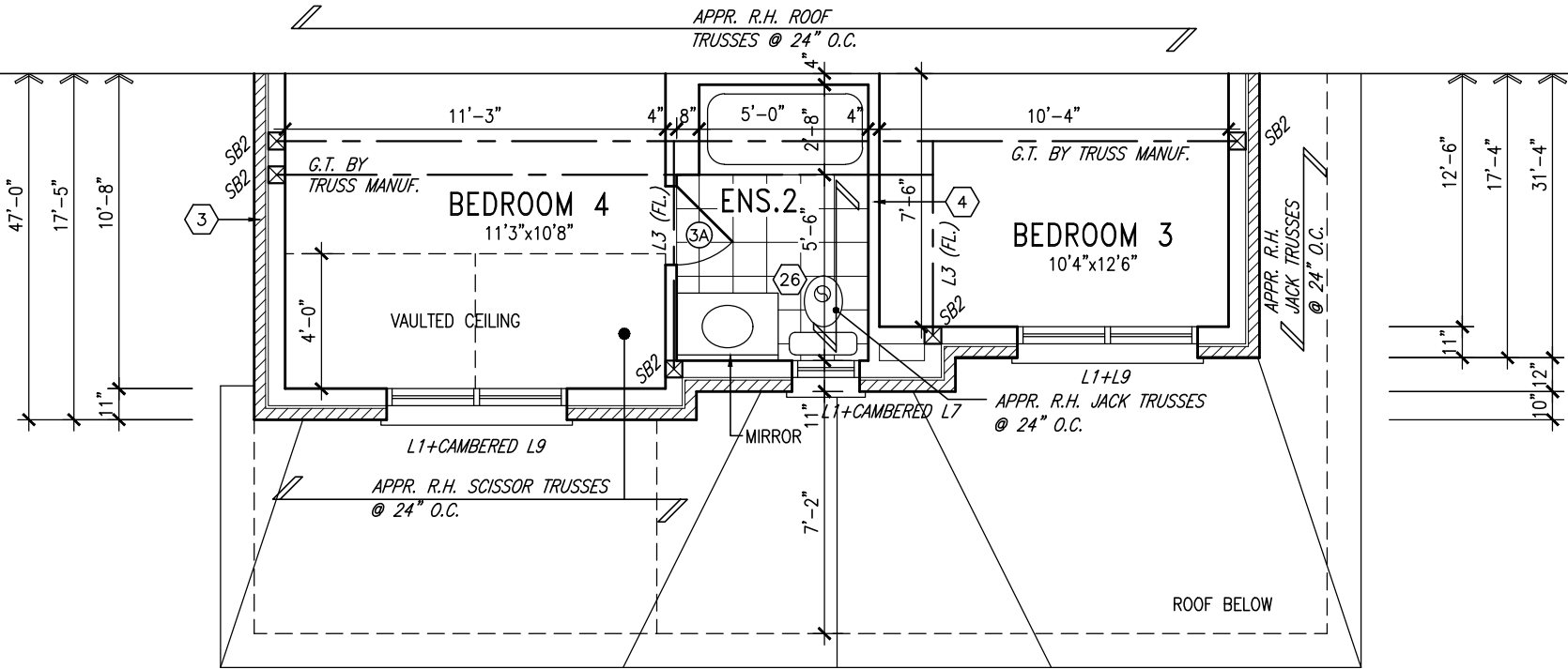
AREA CALCULATIONS			
	ELEV. A	ELEV. B	ELEV. C
GROUND FLOOR AREA	1150.8 SF	1150.8 SF	1150.8 SF
SECOND FLOOR AREA	1403.0 SF	1403.0 SF	1403.0 SF
SUBTOTAL	2553.9 SF	2553.9 SF	2553.9 SF
DEDUCT ALL OPENINGS	16.5 SF	16.5 SF	16.5 SF
TOTAL NET AREA	2537 SF	2537 SF	2537 SF
	235.7 m2	235.7 m2	235.7 m2
FINISHED BSMT AREA	0 SF	0 SF	0 SF
TOTAL NET AREA W/ FIN BSMT	2537 SF	2537 SF	2537 SF
	235.7 m2	235.7 m2	235.7 m2
COVERAGE W/O PORCH	1597.9 SF	1597.9 SF	1597.9 SF
	148.4 m2	148.4 m2	148.4 m2
COVERAGE W/PORCH	1690.8 SF	1673.3 SF	1676.4 SF
	157.1 m2	155.5 m2	155.7 m2



PARTIAL BASEMENT PLAN
-1R SUNKEN MUD ROOM



PARTIAL BASEMENT PLAN -2R
OR MORE SUNKEN MUD ROOM



PARTIAL SECOND FLOOR PLAN 'B'

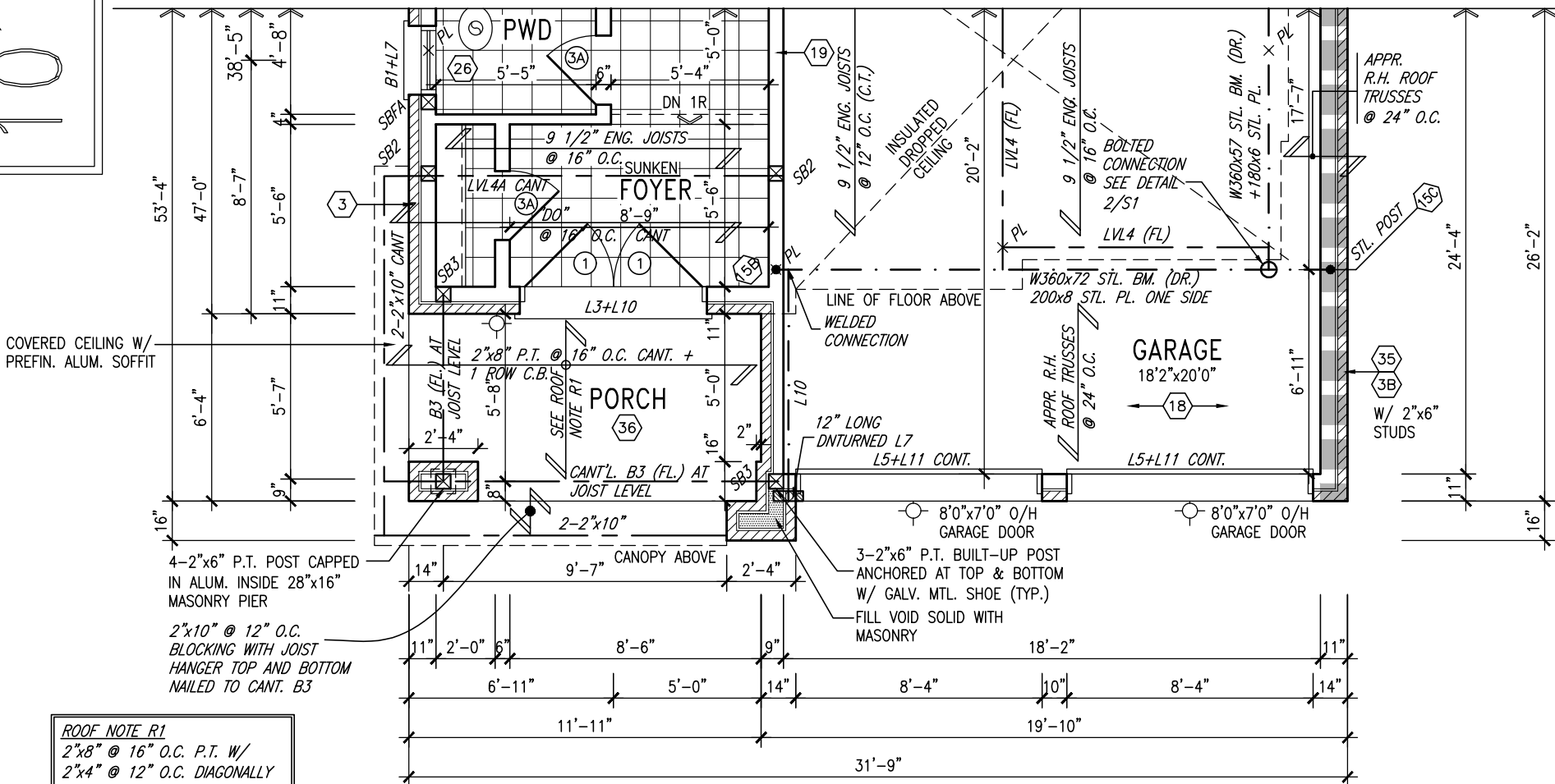
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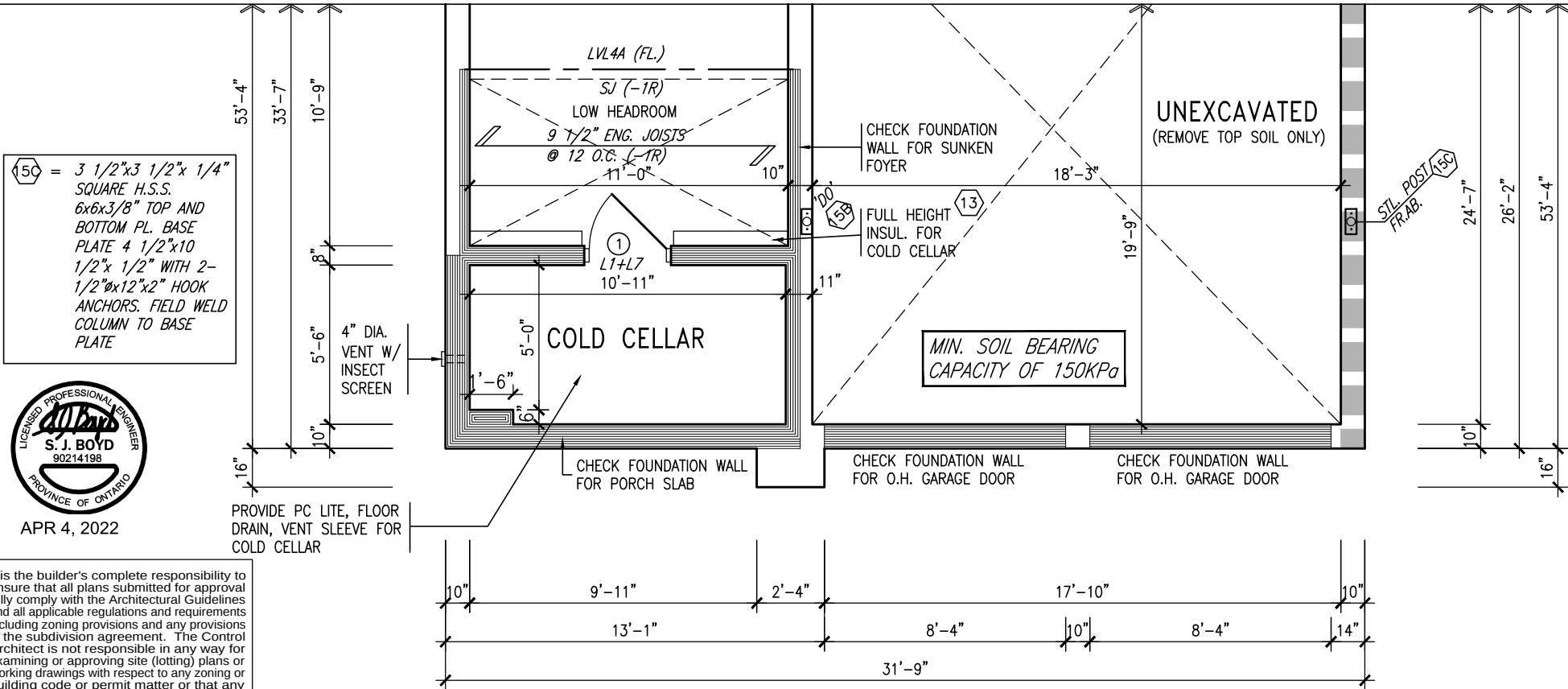
10' GROUND

DOOR HEIGHTS	
CEILING HEIGHT	DOOR HEIGHT
11'0" or greater	8'0" (96")
10'0"	8'0" (96")
9'0"	6'8" (80")
8'0" or lower	6'8" (80")
CONTRACTOR TO CONFIRM HEIGHTS WITH BUILDER	



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

PARTIAL GROUND FLOOR PLAN 'C'
(10'-0" GROUND)



150 = 3 1/2"x3 1/2"x 1/4"
SQUARE H.S.S.
6x6x3/8" TOP AND
BOTTOM PL. BASE
PLATE 4 1/2"x10
1/2"x 1/2" WITH 2-
1/2"x12"x2" HOOK
ANCHORS. FIELD WELD
COLUMN TO BASE
PLATE



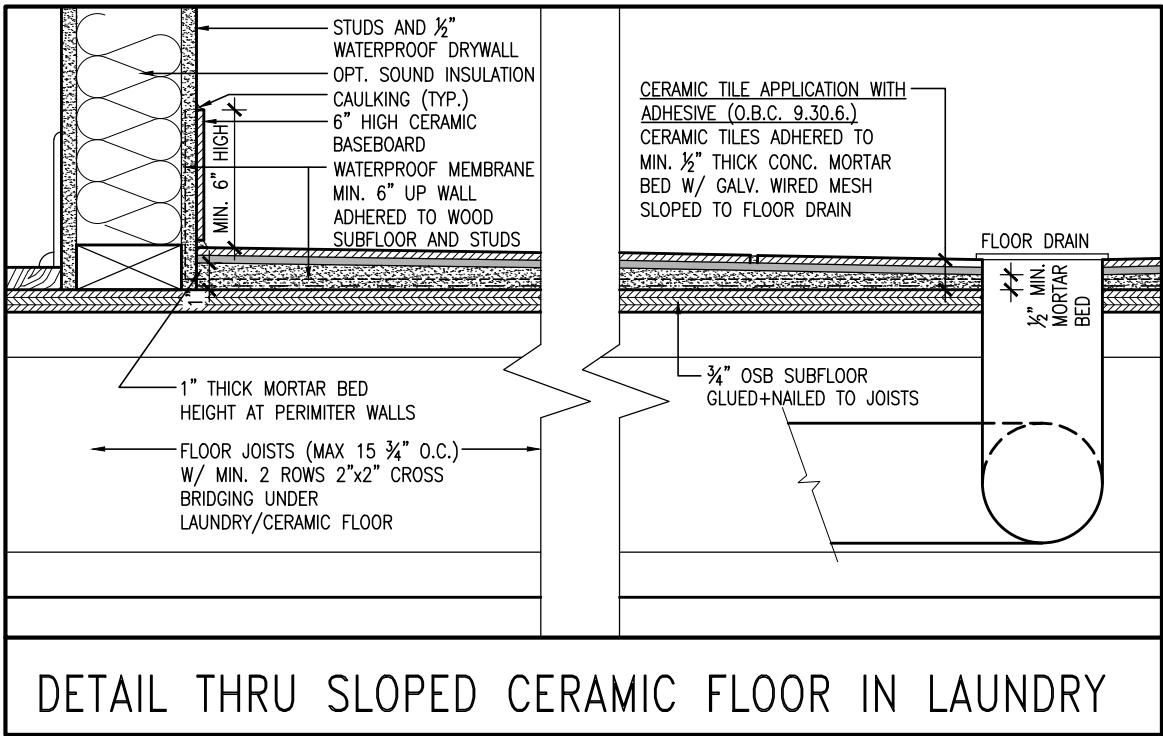
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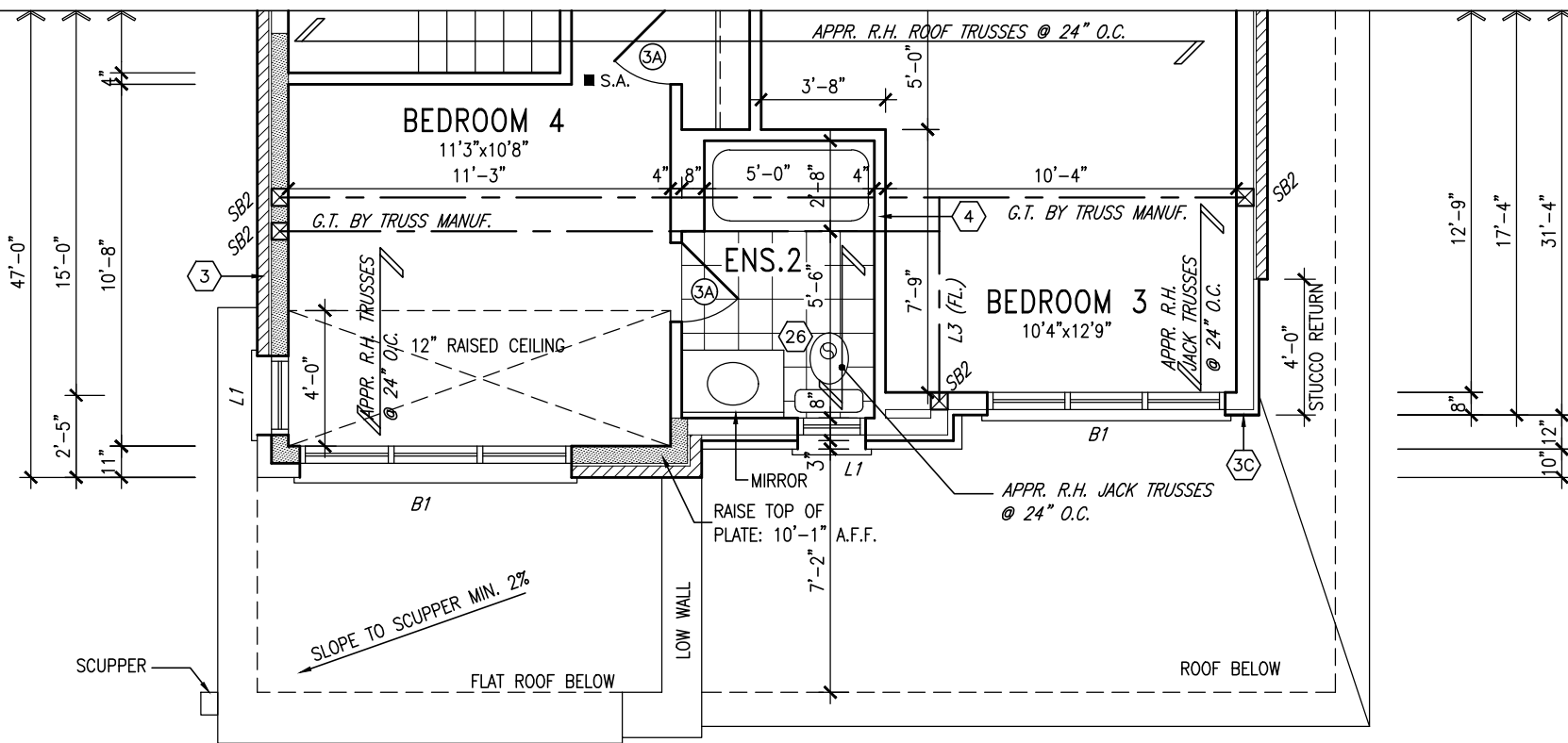
NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

OUTDOOR AIR INTAKE SEPARATION</

10' GROUND



DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY



APR 4, 2022

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GB-NOTE-2020.dwg

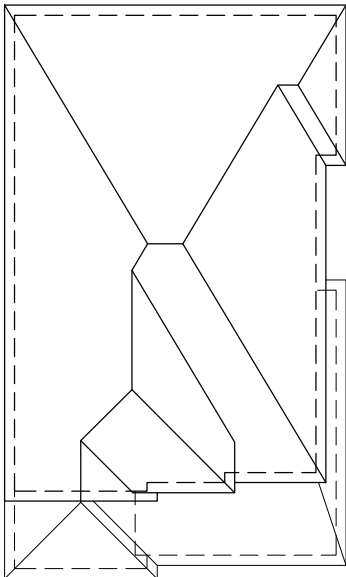
NOTE:
REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.

REFER TO FULL PLANS FOR TYPICAL NOTES.

PARTIAL SECOND FLOOR PLAN 'C'

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	REVISED AS PER ENG'S COMMENTS	APR 04-22	RC	Wellington Jno-Baptiste 25591
6	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC	name registration information BCIN
5	10' GROUND FLOOR	MAY 28-21	KL	VA3 Design Inc. 42658
4	REVISED AS PER ENG COMMENTS	APR 08-21	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
3	ADD OPT. 9' BASEMENT	APR 06-21	RC	
2	REVISED			

UNINSULATED OPENINGS (PER OBC. SB-12.3.1.1(7))			
S38-15 EL.A/A REAR UPG. W/ 8' SEC			
ENERGY EFFICIENCY - OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	683.67 S.F.	108.34 S.F.	15.85 %
LEFT SIDE	987.00 S.F.	44.17 S.F.	4.48 %
RIGHT SIDE	987.00 S.F.	78.61 S.F.	7.96 %
REAR	666.75 S.F.	166.00 S.F.	24.90 %
* 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.	3324.42 S.F.	397.12 S.F.	11.95 %
TOTAL SQ. M.	308.85 S.M.	36.89 S.M.	11.95 %

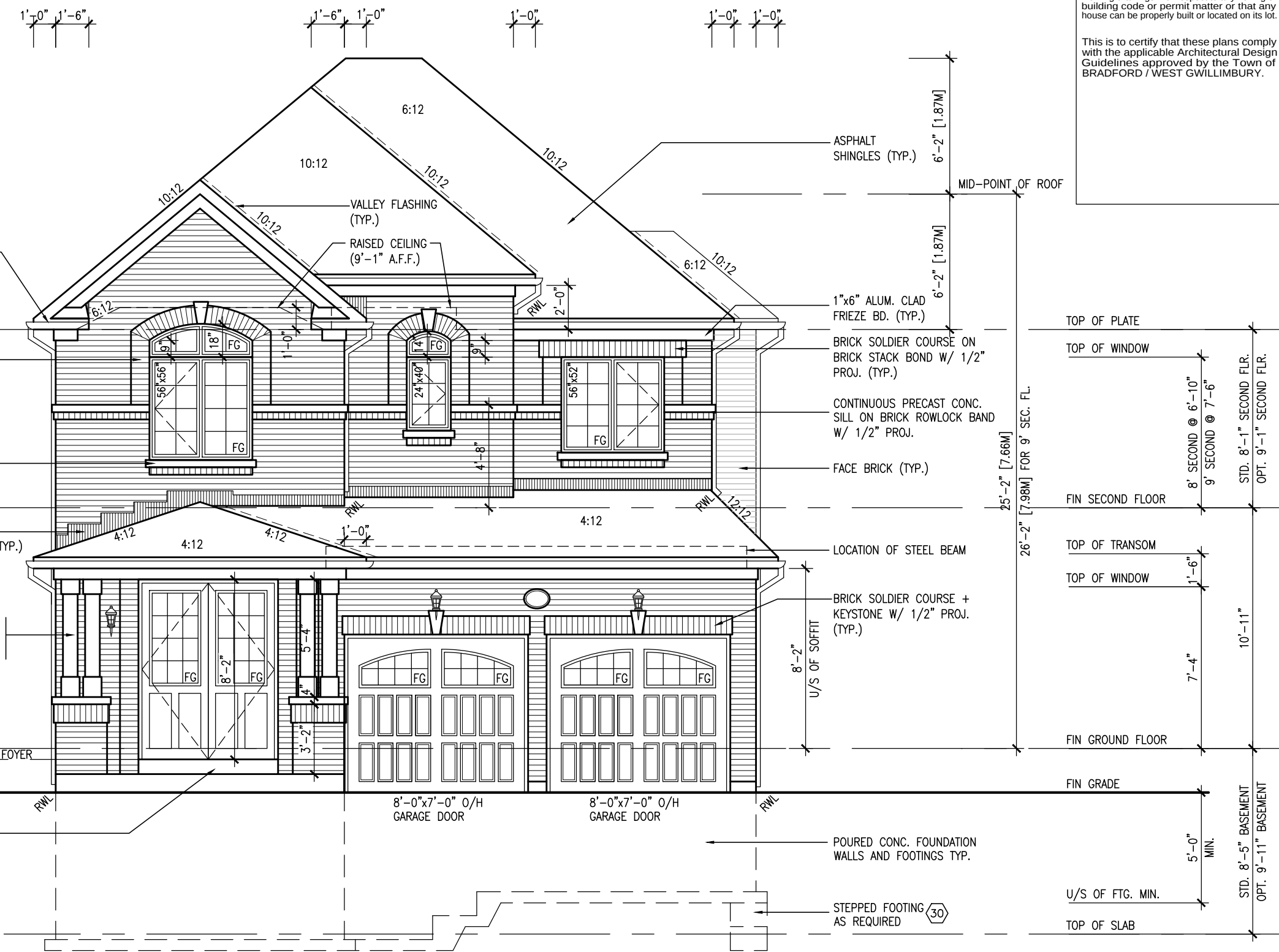


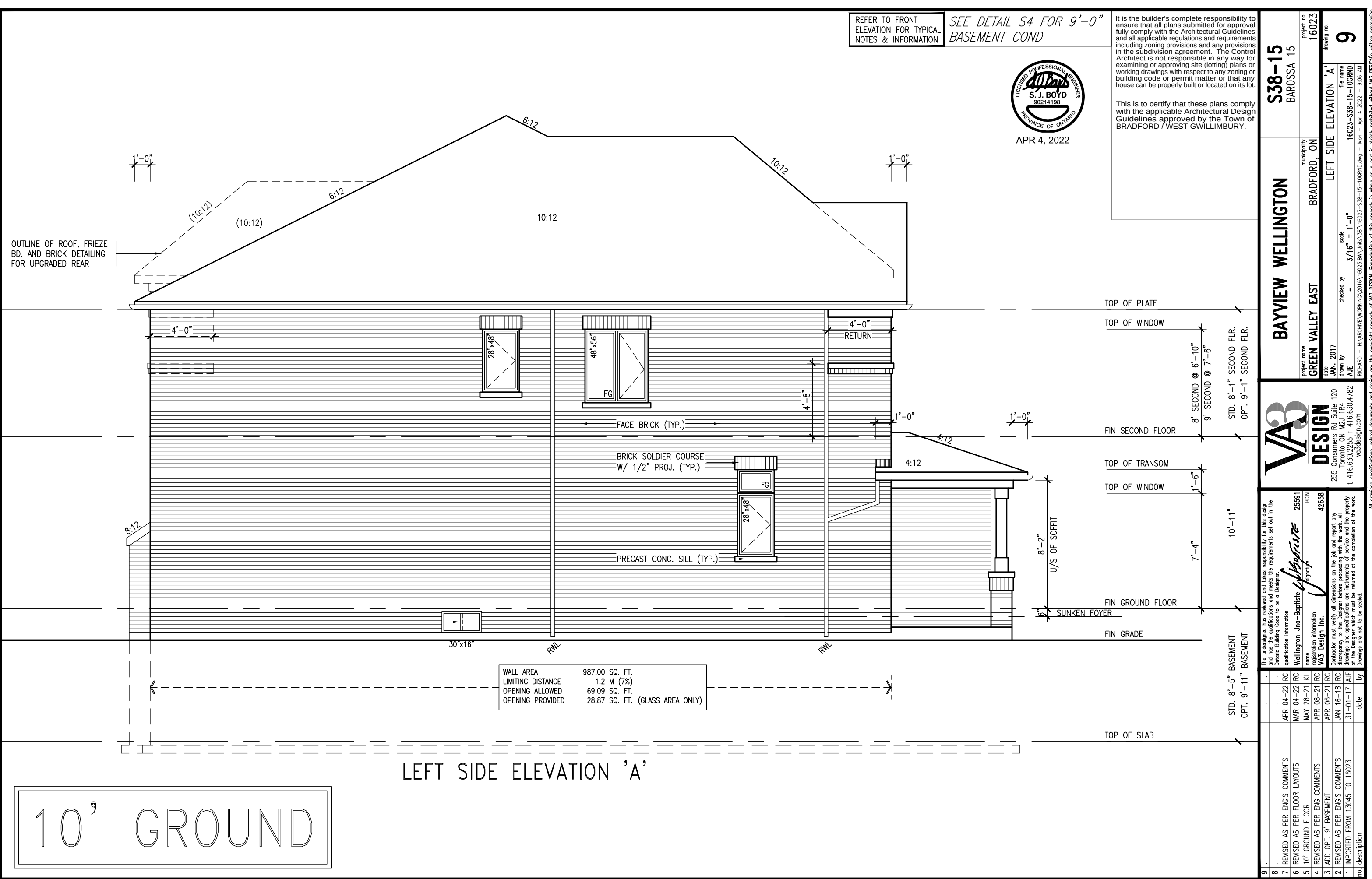
ROOF PLAN 'A'



APR 4, 2022

FRONT ELEVATION 'A'





REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND



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BAYVIEW WELLINGTON		S38-15	
GREEN VALLEY EAST		BAROSSA 15	
BRADFORD, ON		LEFT SIDE ELEVATION 'A'	
project name		project no.	
JAN. 2017		16023	
drawn by		drawing no.	
A/E		9	
checked by		file name	
-		16023-S38-15-10GRND	
scale		16023-S38-15-10GRND.dwg - Mon - Apr 4 2022 - 9:06 AM	
3/16" = 1'-0"		RICHARD - H:\ARCHIVE\WORKING\2016\16023-BW\Units\38\16023-S38-15-10GRND.dwg - Mon - Apr 4 2022 - 9:06 AM	
255 Consumers Rd. Suite 120			

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND



APR 4, 2022

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

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

OUTLINE OF ELEV. 'C' ROOF

FACE BRICK (TYP.)

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

PRECAST CONC. SILL (TYP.)

TOP OF PLATE

TOP OF WINDOW

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

FIN GROUND FLOOR

FIN GRADE

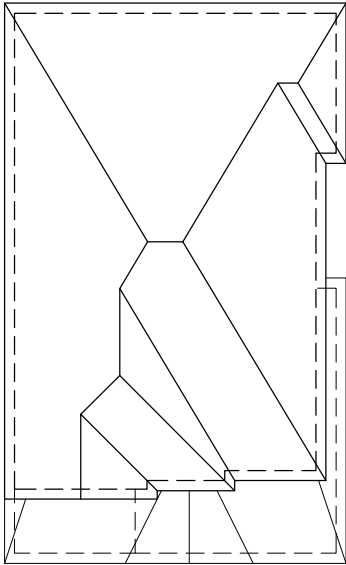
TOP OF SLAB

REAR ELEVATION 'A'/'B'/'C'

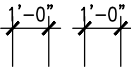
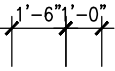
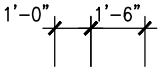
10' GROUND

project no.		project name		municipality		project no.	
S38-15		BAYVIEW WELLINGTON		GREEN VALLEY EAST		16023	
BAROSSA 15				BRADFORD, ON		drawing no.	

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
S38-15 EL.B/B REAR UPG. W/ 8' SEC			
ENERGY EFFICIENCY -- OBC SB12			
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	682.57 S.F.	112.10 S.F.	16.42 %
LEFT SIDE	987.00 S.F.	44.17 S.F.	4.48 %
RIGHT SIDE	987.00 S.F.	78.61 S.F.	7.96 %
REAR	666.75 S.F.	166.00 S.F.	24.90 %
* 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.	3323.32 S.F.	400.88 S.F.	12.06 %
TOTAL SQ. M.	308.74 S.M.	37.24 S.M.	12.06 %



ROOF PLAN 'B'
NTS



24"x34" ELLIPTICAL WINDOW
W/ 4" PRECAST CONC. SURROUND
W/ 1/2" PROJ. (TYP.)

VAULTED CEILING
(INTERIOR PITCH 6:12)

8" PRECAST CONC. SURROUND
+ KEYSTONE W/ 1/2" PROJ. (TYP.)

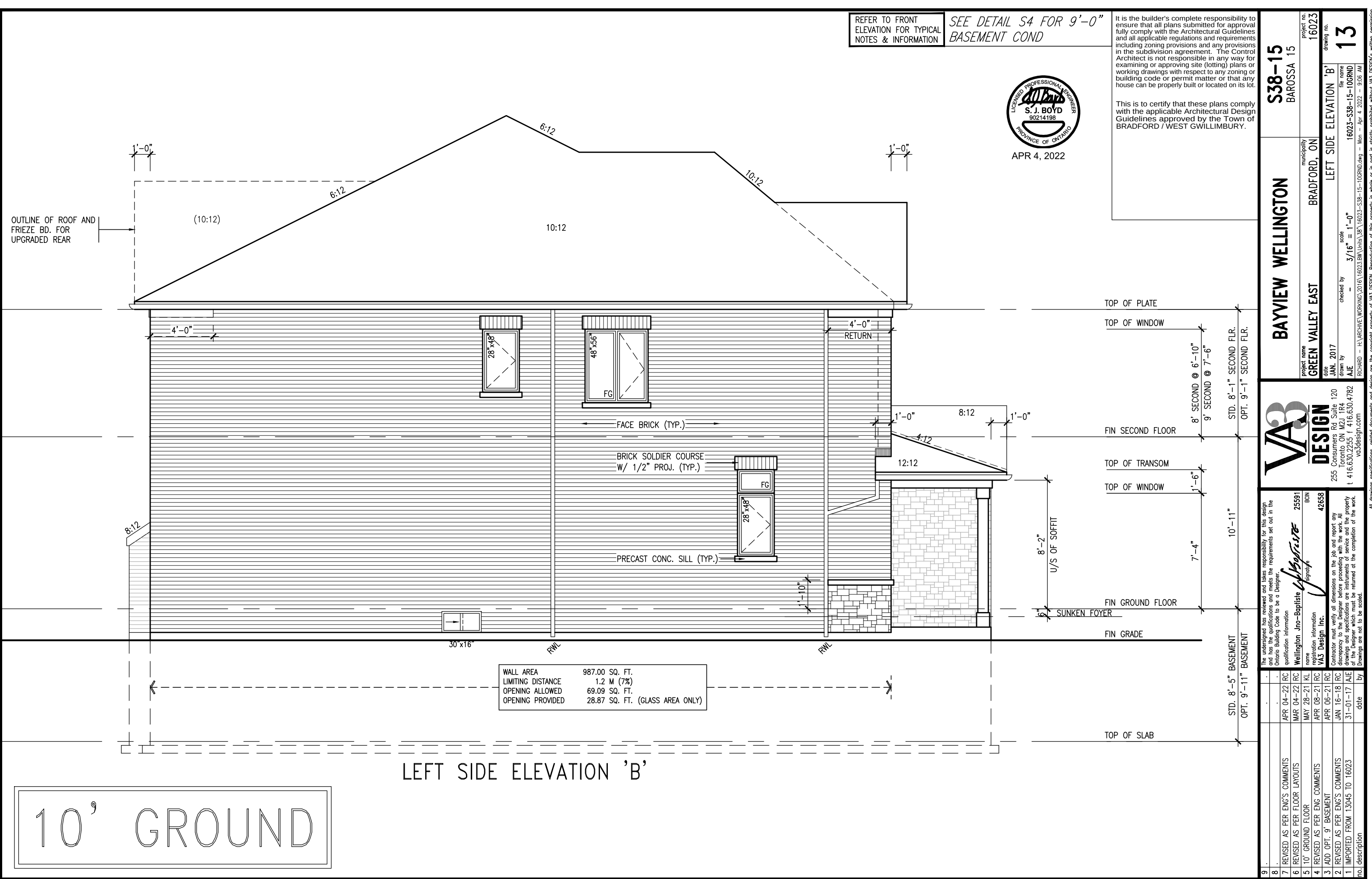
PREFIN. MTL. FLASHING, W/ CAULKING
TO MATCH BRICK COLOUR (TYP.)

8" PRECAST CONC. SURROUND
+ KEYSTONE W/ 1/2" PROJ.
AT FRONT ENTRY

8"x8" FIBREGLASS COLUMN BY
ROMAN COLUMNS W/ 1/2" THICK
HDPE TOP LOADING PLATE

CONTINUOUS PRECAST CONC. SILL
W/ 1/2" PROJ.

SUNKEN FOYER</



REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

SEE DETAIL S4 FOR 9'-0"
BASEMENT COND



APR 4, 2022

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

project no.	S38-15
project name	BAYVIEW WELLINGTON
municipality	BRADFORD, ON
date	JAN. 2017
drawn by	AJE
checked by	-
scale	3/16" = 1'-0"
file name	16023-S38-15-10GRND
drawing no.	13

VAS3 DESIGN
255 Consumers Rd. Suite 120
Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.4782
vas3design.com

signature	25591
BCIN	42658
name	Wellington Jno-Baptiste
registration information	VAS3 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.	

no.	description	date	by
9			
8			
7	REVISED AS PER ENG'S COMMENTS	APR 04-22	RC
6	REVISED AS PER FLOOR LAYOUTS	MAR 04-22	RC
5	10' GROUND FLOOR	MAY 28-21	KL
4</			

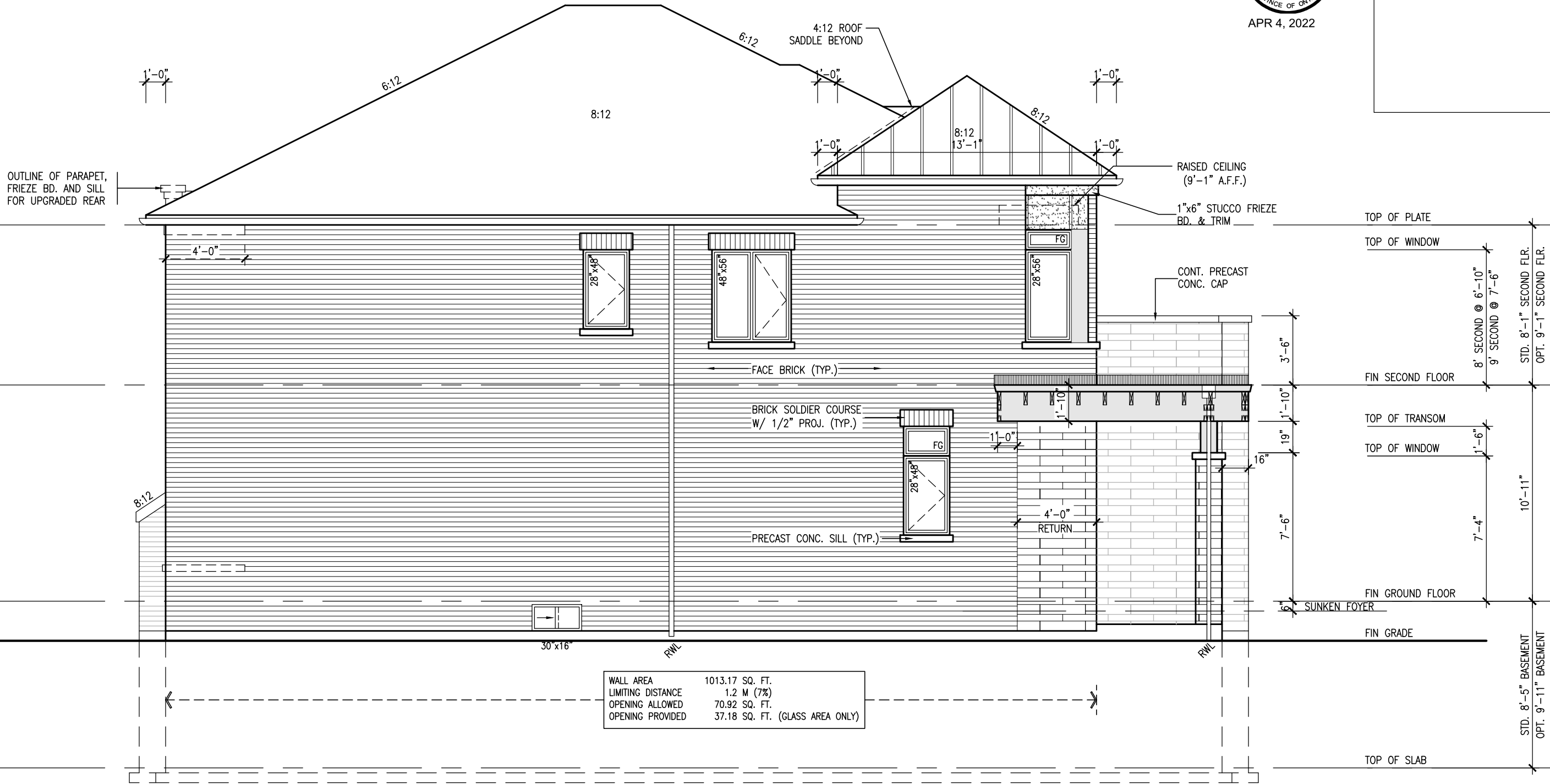
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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LEFT SIDE ELEVATION 'C'

10' GROUND

project no.		project name		municipality		project no.	
S38-15		BAYVIEW WELLINGTON		BRADFORD, ON		16023	
BAROSSA 15		GREEN VALLEY EAST		LEFT SIDE ELEVATION 'C'		drawing no.	
16		3/16" = 1'-0"		checked by		file name	
16023-S38-15-10GRND		drawn by		date			

