

NOTE:
ALL OPENINGS IN FIRE
RATED WALL ASSEMBLY TO
BE LINED WITH 1 LAYER OF
5/8" TYPE 'X' OR EQ.

INDICATES FIRE RATED WALL ASSEMBLY

AREA CALCULATIONS ELEV. 'A&B'

GROUND FLOOR AREA	770 SF
SECOND FLOOR AREA	1061 SF
SUBTOTAL	1831 SF
DEDUCT ALL OPEN AREAS	16 SF
TOTAL NET AREA	1815 SF (168.62 m2)
FINISHED BSMT AREA	0 SF
COVERAGE	991 SF
W/OUT PORCH	(92.07 m2)
COVERAGE	1091 SF
W/ PORCH	101.36 m2)

1 HR. RATED
PARTY WALL W/
2"x4" @ 16" O.C.
BACK TO BACK
2HR FIREWALL
FOR EL. A MOD1

REFER TO
STAIR HEADER
DETAIL 2B/S2
FOR
PARTYWALL
AND 3/S2
FOR FIREWALL



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: FEB 15, 2024

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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

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

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

GROUND FLOOR PLAN 'A'

OBC VER 2023

ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO
BE GLUED AND NAILED ON THIS FLOOR FOR
ENGINEERED JOIST ONLY.

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4.	.	.	.
3.	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
2.	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC
1.	IMPORTED FROM 16023 REV TO OBC 2023	23-11-02	RC
no.	description	date	by

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VA3
DESIGN

255 Consumers Rd Suite 120
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va3design.com

BAYVIEW WELLINGTON
REVIEWED

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

TH-2
NAPA 2

project no.
13045

date
MAR. 2017

drawn by
AJE

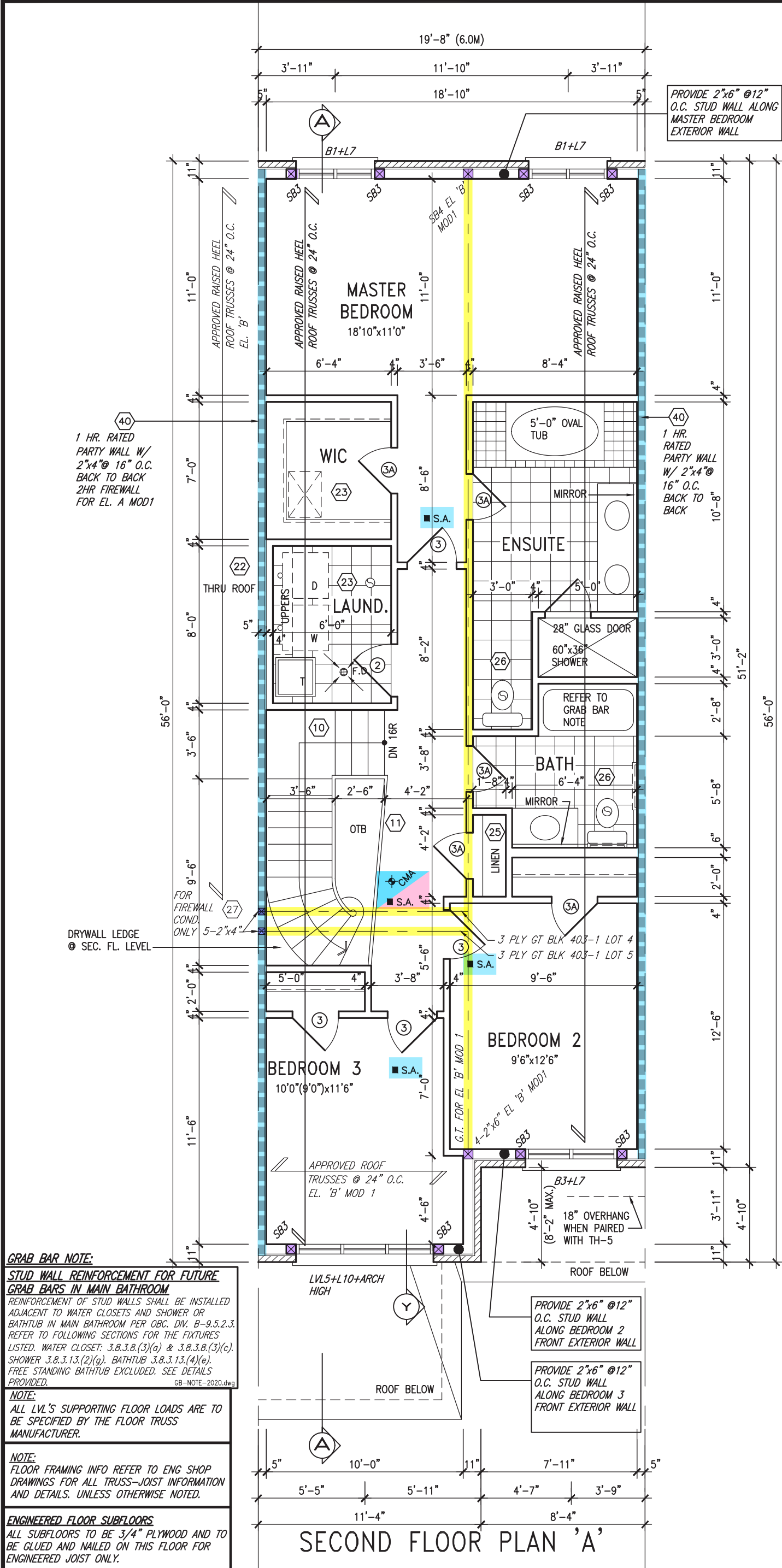
checked by
.

scale
3/16" = 1'-0"

GROUND FLOOR PLAN 'A'

file name
13045-TH-2-VER 2023

drawing no.
2



INDICATES FIRE RATED WALL ASSEMBLY



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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: FEB 15, 2024

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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.

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

NOTE:
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ENGINEERED FLOOR SUBFLOORS
ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

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

NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

OBC VER 2023

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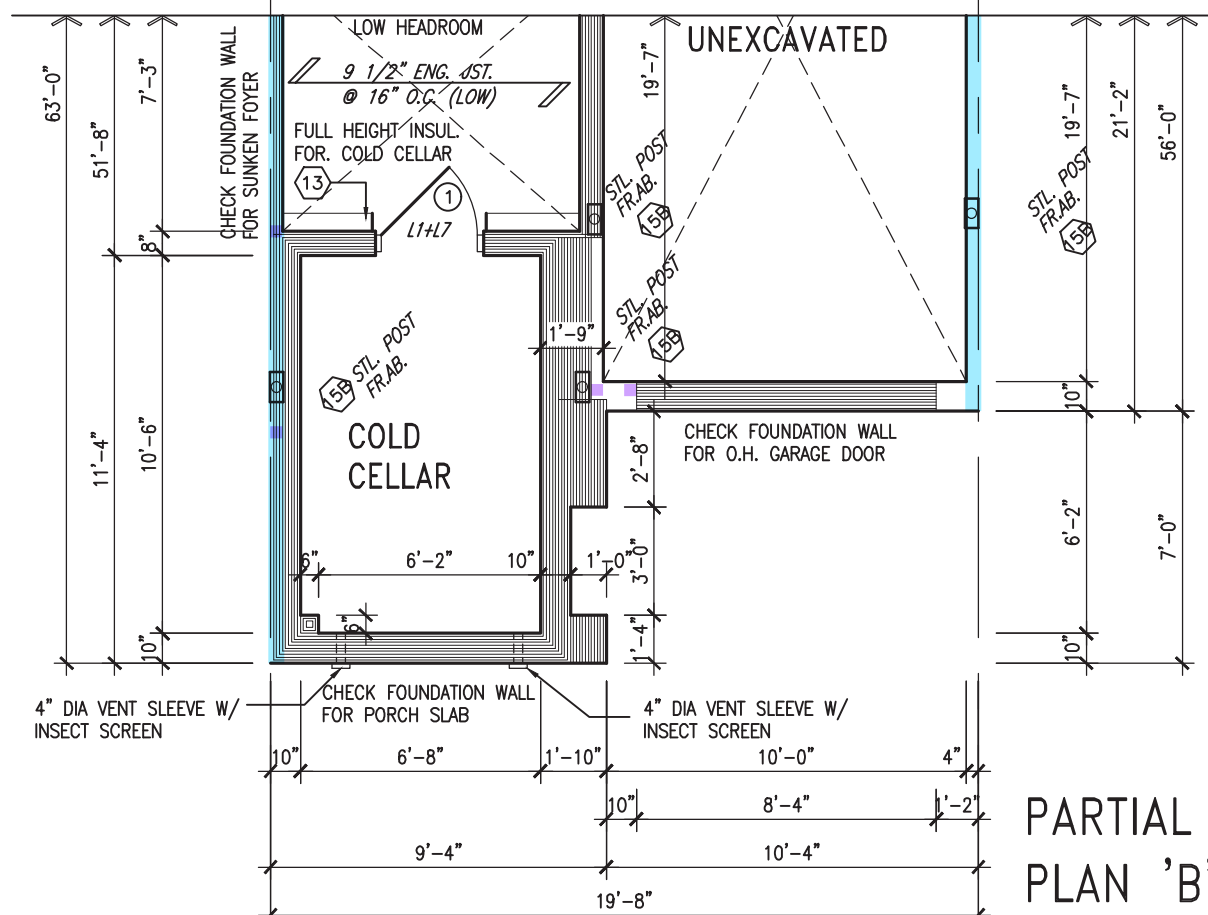
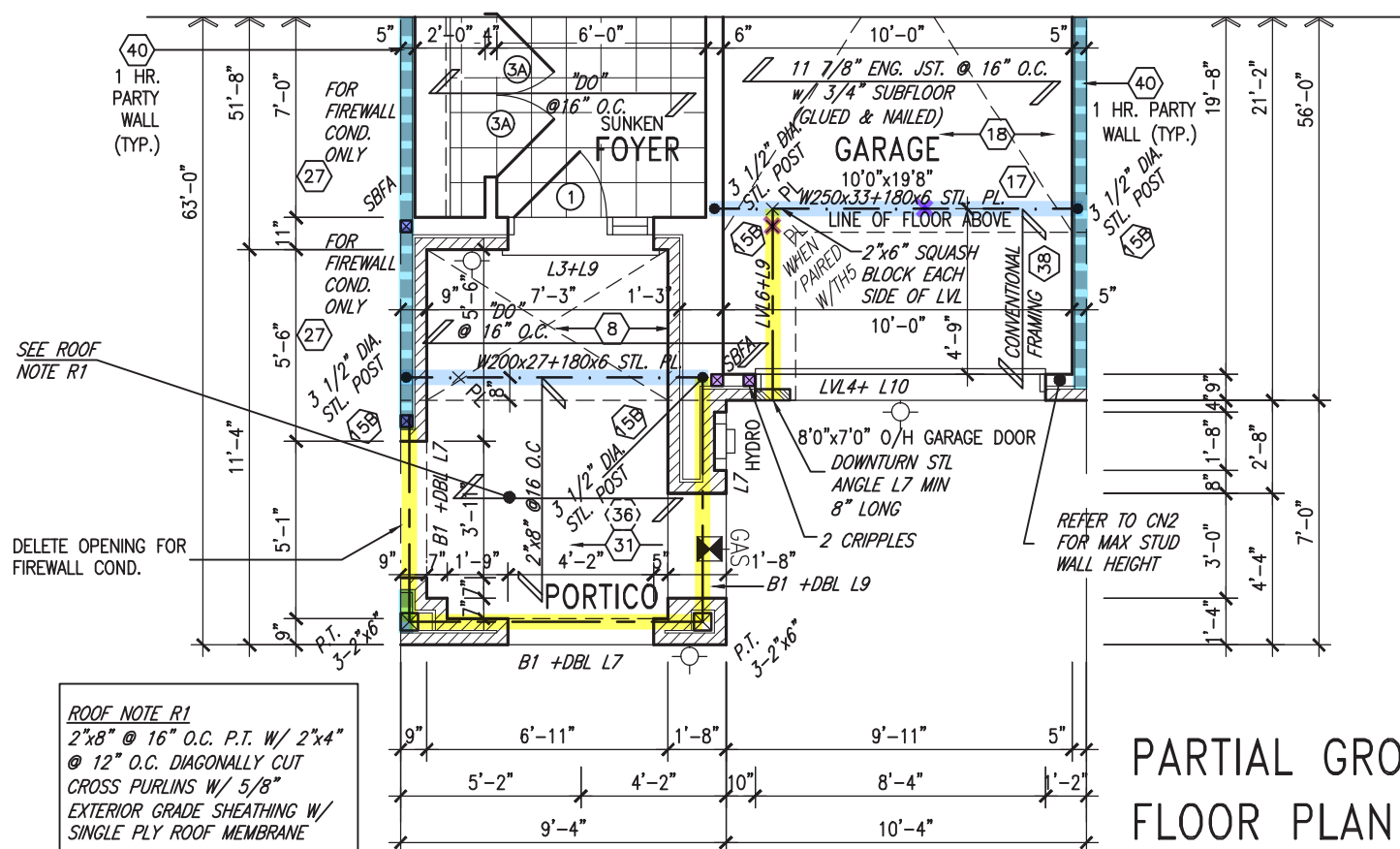
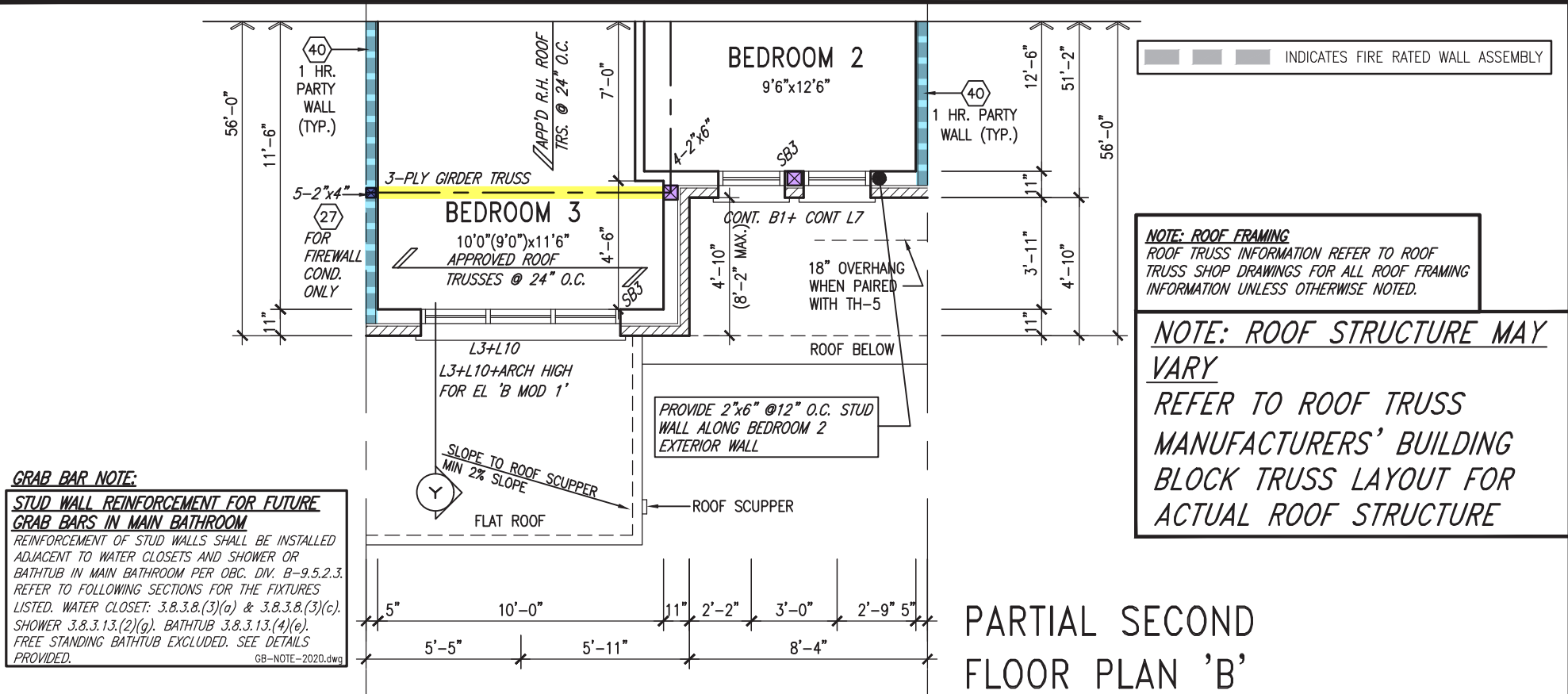
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

qualification information
Wellington Jno-Baptiste 25591
name
signature
registration information
VA3 Design Inc. 42658

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VA3 DESIGN
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va3design.com

BAYVIEW WELLINGTON
REVIEWED
project name: GREEN VALLEY ESTATES
municipality: BRADFORD
date: MAR. 2017
drawn by: AJE
checked by: .
scale: 3/16" = 1'-0"
file name: 13045-TH-2-VER 2023
project no.: 13045
drawing no.: 3
SECOND FLOOR PLAN 'A'



INDICATES FIRE RATED WALL ASSEMBLY

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ROOF TRUSS INFORMATION REFER TO ROOF
TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING
INFORMATION UNLESS OTHERWISE NOTED.

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MANUFACTURERS' BUILDING
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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. GR-NO15-2020.dwg

GR-NOTE-2020.dwg

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-FX-NOTE-2020.dwg

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

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: FEB 15, 2024

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OBC VER 2023

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. qualification information Wellington Jno-Baptiste 25591 name registration information signature BCIN VA3 Design Inc. 42658
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3	REVISED AS PER ENG'S COMMENTS	24-02-07	RC	
2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC	
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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.

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BAYVIEW WELLINGTON
 project name **GREEN VALLEY ESTATES** municipality **BRADFORD**

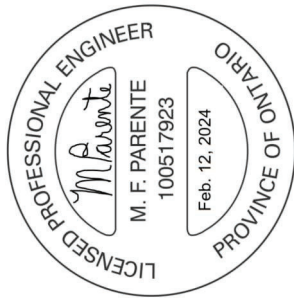
project name	project no
GREEN VALLEY ESTATES	13045

date: MAR 2017 PARTIAL FLOOR PLANS 'B'

drawn by _____ checked by _____ scale _____ file name _____

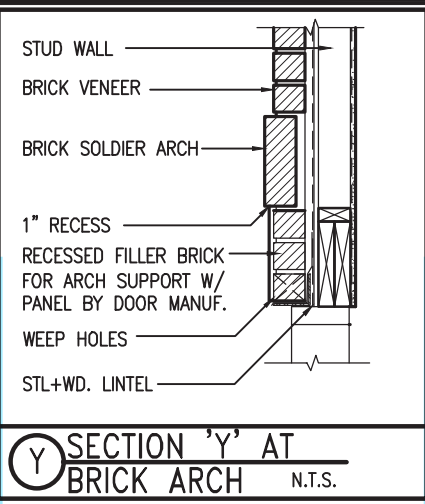
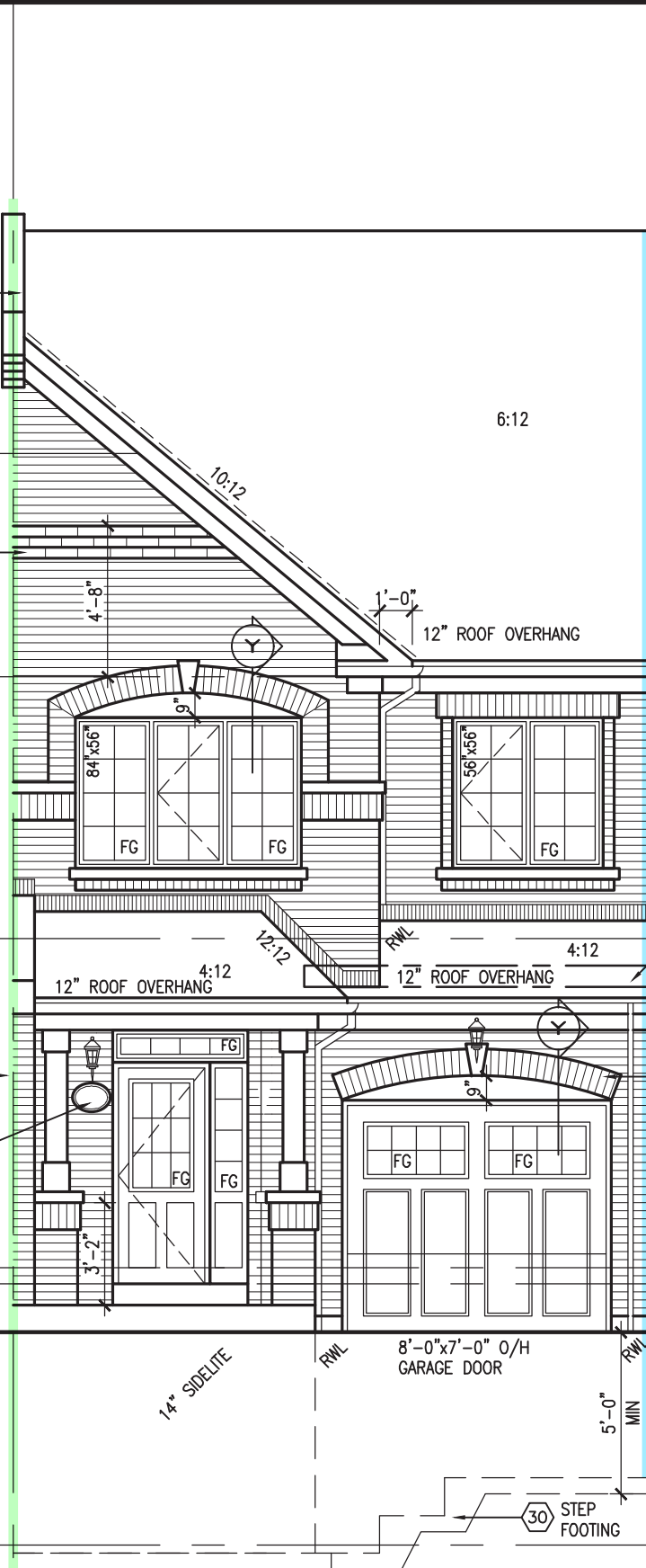
AJE . 3/16" = 1'-0" 13045-TH-2-VER 202

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FRONT ELEVATION 'A MOD 1'
W/ FIREWALL

WHEN PAIRED W/ TH-2 MOD OR TH-5 MOD W/ FIREWALL

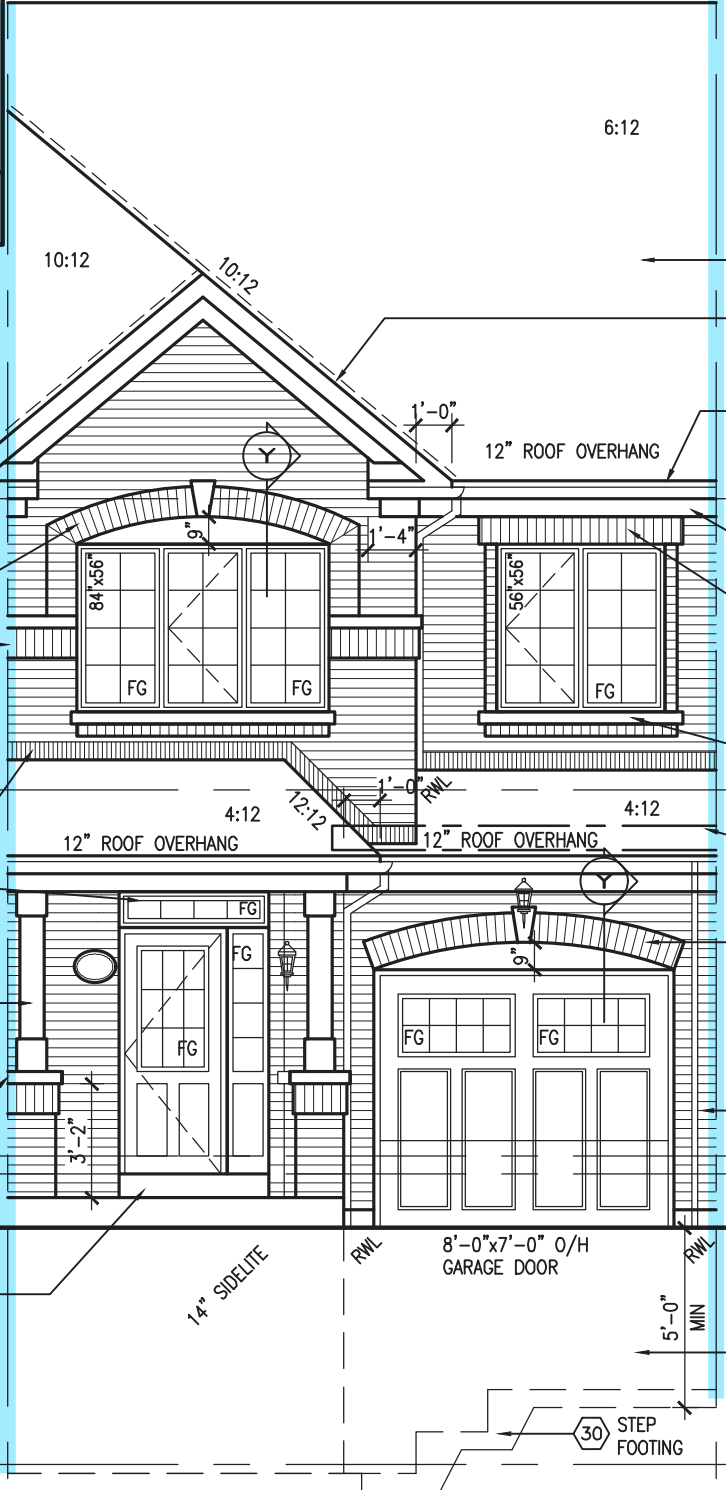


- BRICK SOLDIER ARCH W/ KEYSTONE ON BRICK STACK BOND W/ 1/2" PROJ
- CONT. PRECAST CONC. SILL OVER BRICK SOLDIER W/ 1/2" PROJ
- STEEL BEAM LOCATION
- PREFIN. MTL. FLASHING, W/ CAULKING (TYP.)
- 12" TRANSOM
- 8" BRICK SOLDIER ARCH W/ KEYSTONE
- 8"x8" FIBREGLASS COLUMN BY ROMAN COLUMNS W/ 1/2" THICK HDPE TOP LOADING PLATE ANCHORED TO 16"x16" MASONRY PIER (w/ 6x6 wood post)
- PRECAST CONC. CAP OVER BRICK SOLDIER W/ 1/2" PROJ

POURED CONC. PORCH SLAB AND DOOR SILL

FRONT ELEVATION 'A'

WHEN PAIRED W/ TH-1, TH-3, TH-4 OR TH-5



- 1"x6" ALUM. CLAD FRIEZE BD.
- BRICK SOLDIER OVER BRICK ROWLOCK STACK BOND W/ 1/2" PROJ
- PRECAST CONC. SILL (TYP.) OVER BRICK ROWLOCK W/ 1/2" PROJ
- STEEL BEAM LOCATION
- BRICK SOLDIER ARCH W/ KEYSTONE W/ 1/2" PROJECTION OVER VINYL PANEL
- FACE BRICK (TYP.)
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: FEB 15, 2024

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OBC VER 2023

TH-2
NAPA 2

BRADFORD

project no. 13045
drawing no. 5

front elevation 'A' & 'A MOD 1'

scale 3/16" = 1'-0"

checked by MAR 2017
drawn by AJE

date MAR 2017

drawn by AJE

project name GREEN VALLEY ESTATES

location BRADFORD

client DAYVIEW WELLINGTON

architect JOHN G. WILLIAMS LTD., ARCHITECT

architectural control review AND APPROVAL

APPROVED BY:
DATE: FEB 15, 2024

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DESIGN

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Toronto, ON M2J 1P4
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vo3design.com

25591 BCIN 42658

Wellington Jno-Baptiste

name Jno-Baptiste Wellington
registration information VAS Design Inc.

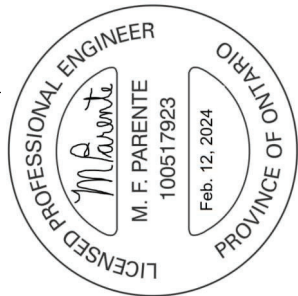
24-02-07 RC
24-01-23 RC
23-11-02 RC

REVISED AS PER ENG'S COMMENTS
REVISED AS PER FLOOR / ROOF LAYOUTS
IMPORTED FROM 16023 REV TO OBC 2023

no. description

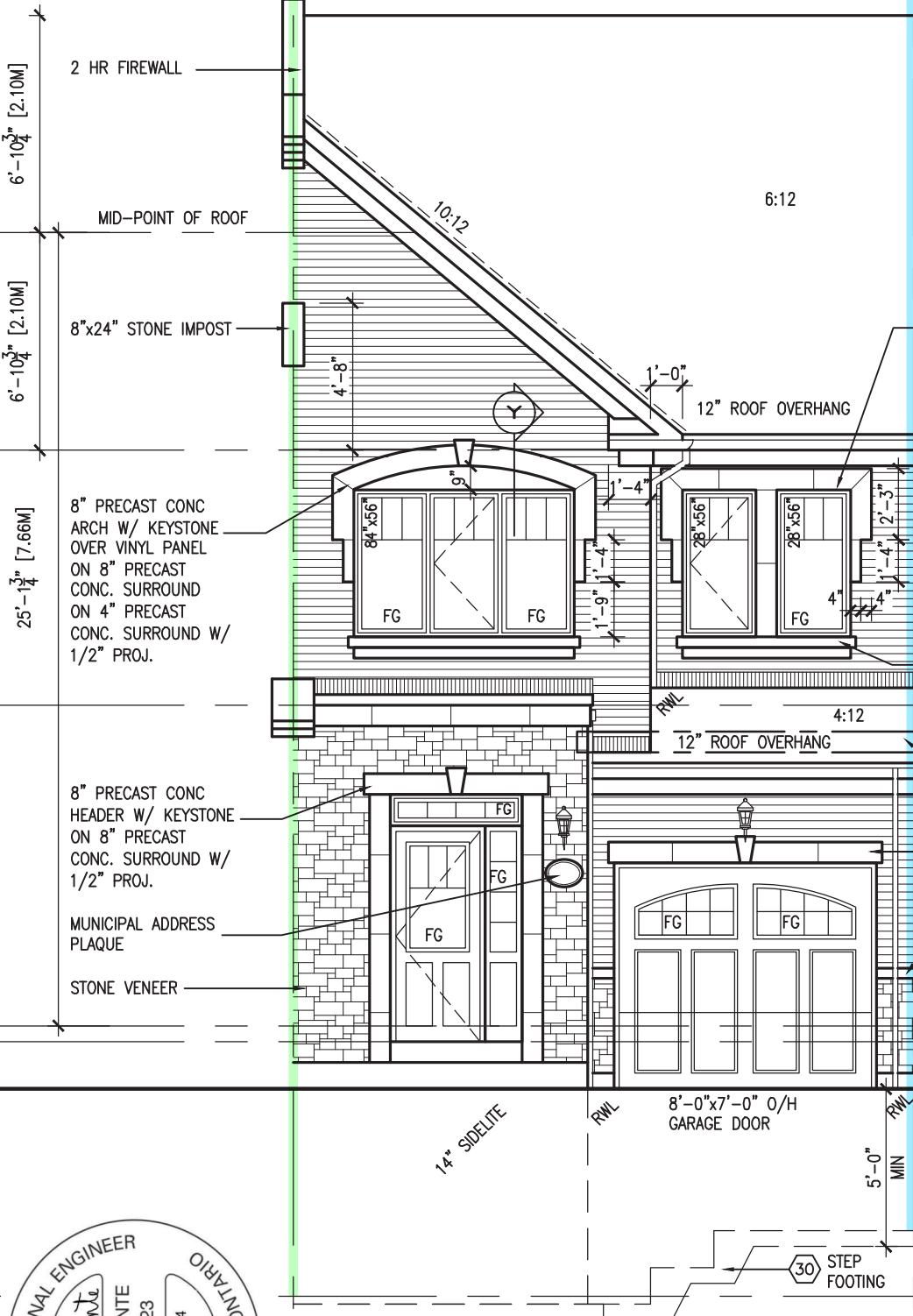
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FRONT ELEVATION 'B MOD 1' W/ FIREWALL

WHEN PAIRED W/ TH-2 MOD OR TH-5 MOD W/ FIREWALL



- 1"x6" STUCCO FRIEZE BOARD
- STUCCO FINISH
- 8" PRECAST CONC. HEADER ON 8" PRECAST SURROUND ON 4" PRECAST CONC SURROUND
- PREFIN. MTL. FLASHING, BEHIND STUCCO
- 8" PRECAST HEADER ON 8" PRECAST CONC. SURROUND ON 4" PRECAST CONC. SURROUND W/ 1/2" PROJ.
- DBL PRECAST CONC. SILL
- 4" PRECAST CONC. HEADER ON 8" PRECAST CONC. HEADER W/ 1/2" PROJ. STEEL BEAM LOCATION 12" TRANSOM
- 8" PRECAST CONC. HEADER W/ KEYSTONE
- CONT. PRECAST CONC. SILL OVER STONE VENEER
- POURED CONC. PORCH SLAB AND DOOR SILL

FRONT ELEVATION 'B'

WHEN PAIRED W/ TH-1, TH-3 OR TH-4



- ASPHALT SHINGLES (TYPICAL)
- VALLEY FLASHING
- PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
- 1"x6" ALUM. CLAD FRIEZE BD.
- DBL PRECAST CONC. SILL (TYP.) 1/2" PROJ
- PREFIN. MTL. FLASHING, W/ CAULKING (TYP.)
- STEEL BEAM LOCATION
- 8" PRECAST CONC. HEADER W/ KEYSTONE
- CONT. PRECAST CONC. SILL OVER STONE VENEER
- POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: [Signature]
DATE: FEB 15, 2024
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TH-2
NAPA 2

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
BRADFORD

project no.
13045

drawing no.
6

file name
13045-TH-2-VER 2023

scale
3/16" = 1'-0"

checked by
AJE

drawn by
AJE

date
MAR. 2017

checked by
AJE

drawn by
AJE

date
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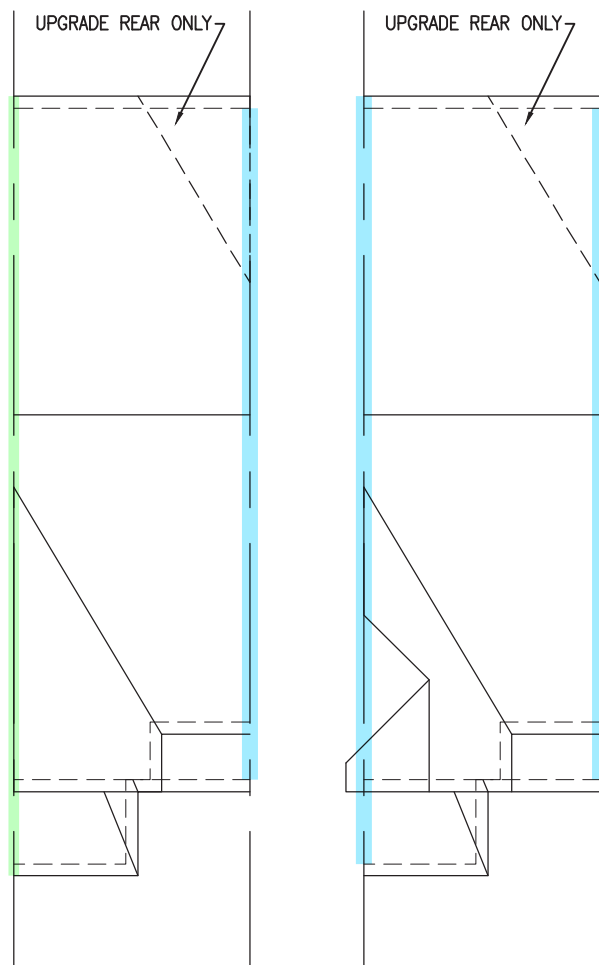
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OBC VER 2023



6:12

ASPHALT SHINGLES (TYPICAL)

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

TOP OF PLATE

TOP OF WINDOW

BRICK SOLDIER HEADER W/ 1/2" PROJ

48" x 48"

FG

PRECAST CONC. SILL

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

BRICK SOLDIER HEADER W/ 1/2" PROJ

72" x 60"

FG

FG

FIN. GROUND FLOOR

5'0" PATIO DOOR W/ INSECT SCREEN

30" x 16"

30" x 16"

RWL

FIN. BASEMENT FLOOR

8'-2"

6'-10"

8'-1"

1'-0"

6'-10"

10'-2"

8'-7"

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
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* PROVIDE 2-15M HORIZONTAL BARS AT 4" BELOW WINDOW OPENING, EXTEND BARS 24" BEYOND OPENING EACH WAY.
* PROVIDE 2-15M VERTICAL BARS AT EACH SIDE OF OPENING FROM TOP OF FOOTING TO 2" BELOW TOP OF FOUNDATION WALL.

REAR ELEVATION 'A',
'A MOD1', 'B' & 'B MOD 1'

OBC VER 2023

UNINSULATED OPENINGS (PER OBC. SB-12,3.1.1(7))			
TH-2 ELEVATION A, A MOD1, B, B MOD1 WOB COND	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	87.083 S.F.	21.88 %
LEFT SIDE	1134 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1134 S.F.	0 S.F.	0.00 %
REAR	382 S.F.	131.22 S.F.	34.35 %
* 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.	3048.00 S.F.	218.30 S.F.	7.16 %
TOTAL SQ. M.	283.17 S.M.	20.28 S.M.	7.16 %

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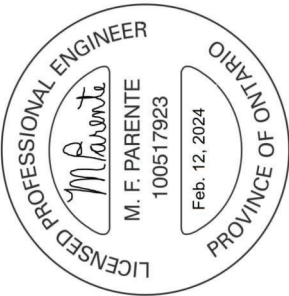
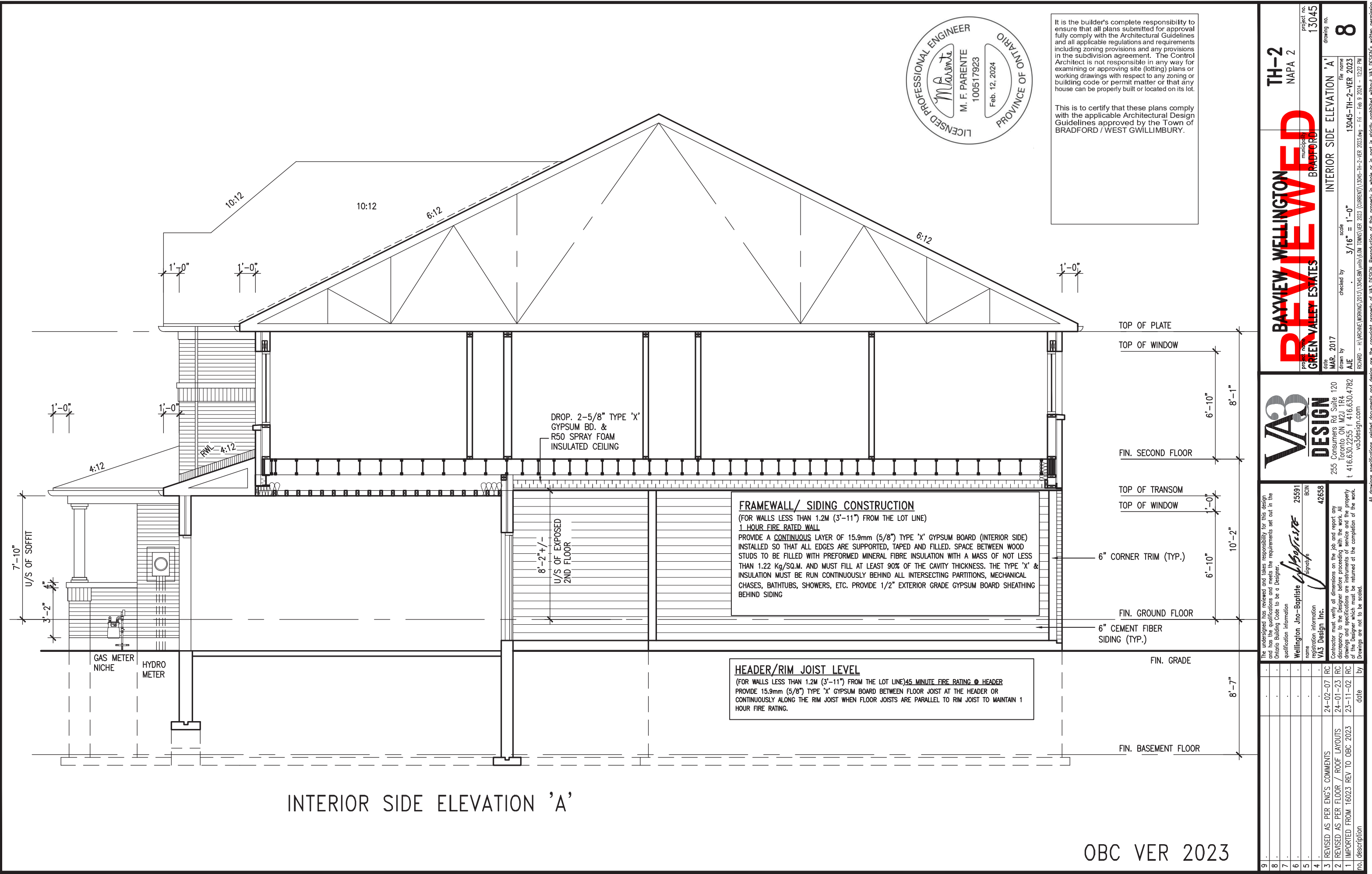
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[illegible]



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BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES

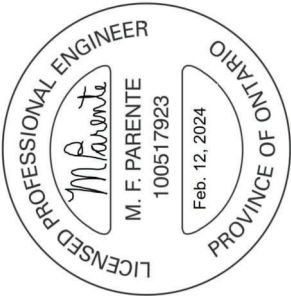
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signature: [Signature]
BCIN: 25591
registration information
V3 Design Inc.
name: [Name]
signature: [Signature]
BCIN: 42658

no.	description	date	by
9	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
8	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC
7	IMPORTED FROM 16023 REV TO OBC 2023	23-11-02	RC
6			
5			
4			
3			
2			
1			

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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.

BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
municipality
BRADFORD

drawing no.

ON 'B'

file name
13045-TH-2-VER 2023

g - Fri - Feb 9 2024 - 12:22 PM

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DESIGN

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Toronto ON M2J 1R4
416.630.2255 f 416.630.4782

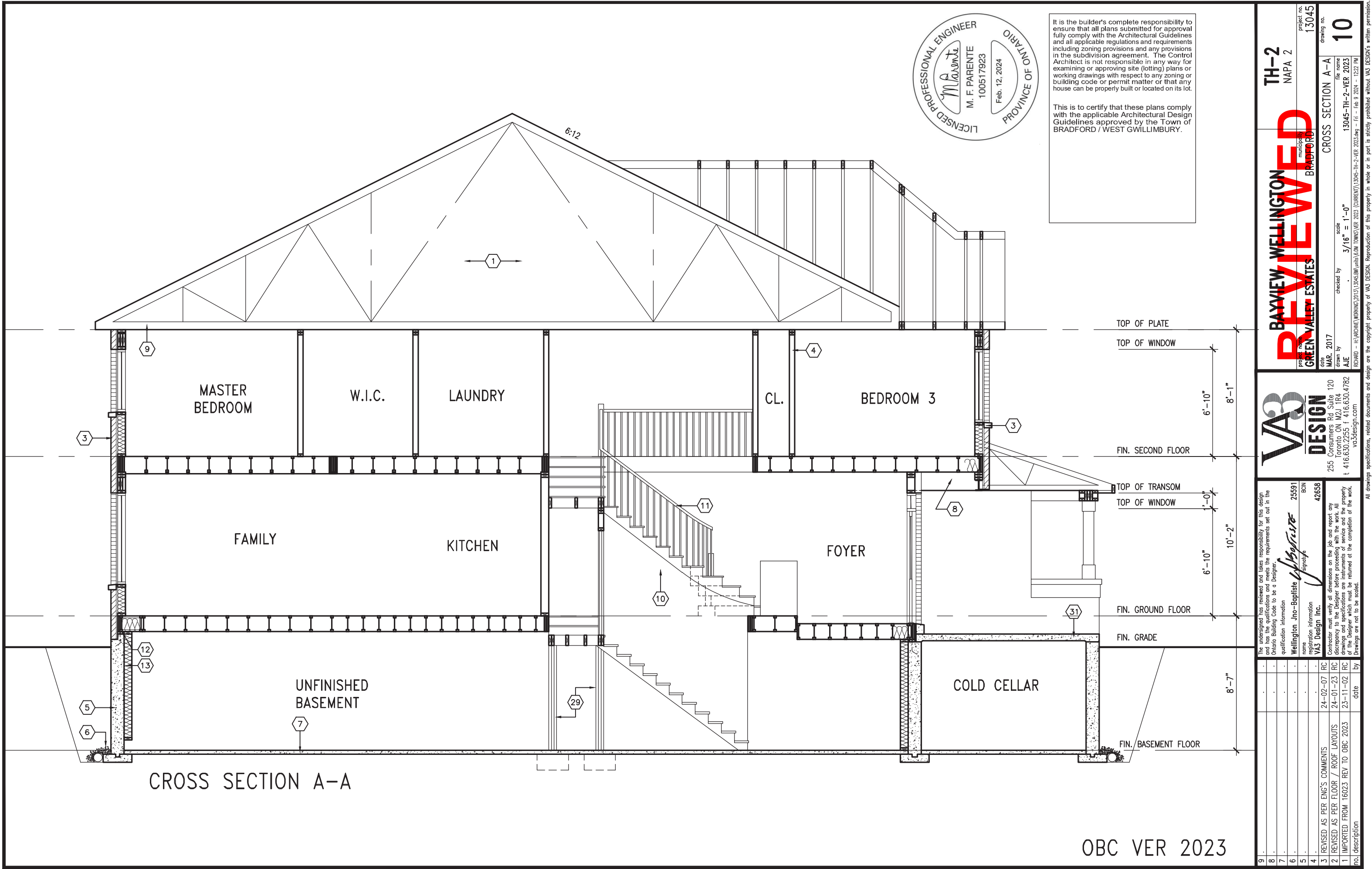
va3design.com

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.

All done

OBC VER 2023

no.	description	date	by
1	IMPORTED FROM 16023 REV TO OBC 2023	23-11-02	RC
2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC
3	REVISED AS PER ENG'S COMMENTS	24-02-07	RC
4	.	.	.
5	.	.	.
6	.	.	.
7	.	.	.
8	.	.	.
9	.	.	.



CROSS SECTION A-A

OBC VER 2023



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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TH-2
NAPA 2

BAYVIEW WELLINGTON
REVIEWED
GREEN VALLEY ESTATES
BRADFORD

project no.
13045

drawing no.
10

DATE
MAR. 2017

CHECKED BY
AJE

DRAWN BY
AJE

scale
3/16" = 1'-0"

checked by

date
MAR. 2017

CROSS SECTION A-A

13045-TH-2-VER 2023

13045-TH-2-VER 2023.dwg - Fri - Feb 9 2024 - 12:22 PM

DESIGN

255 Consumers Rd. Suite 120
Toronto, ON M2J 1P4
t 416.630.2255 f 416.630.4782
vo3design.com

signature

25591 BCIN 42658

Wellington Jno-Baptiste

VAS Design Inc.

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.

no.

description

date

by

3

REVISED AS PER ENG'S COMMENTS

24-02-07

RC

2

REVISED AS PER FLOOR / ROOF LAYOUTS

24-01-23

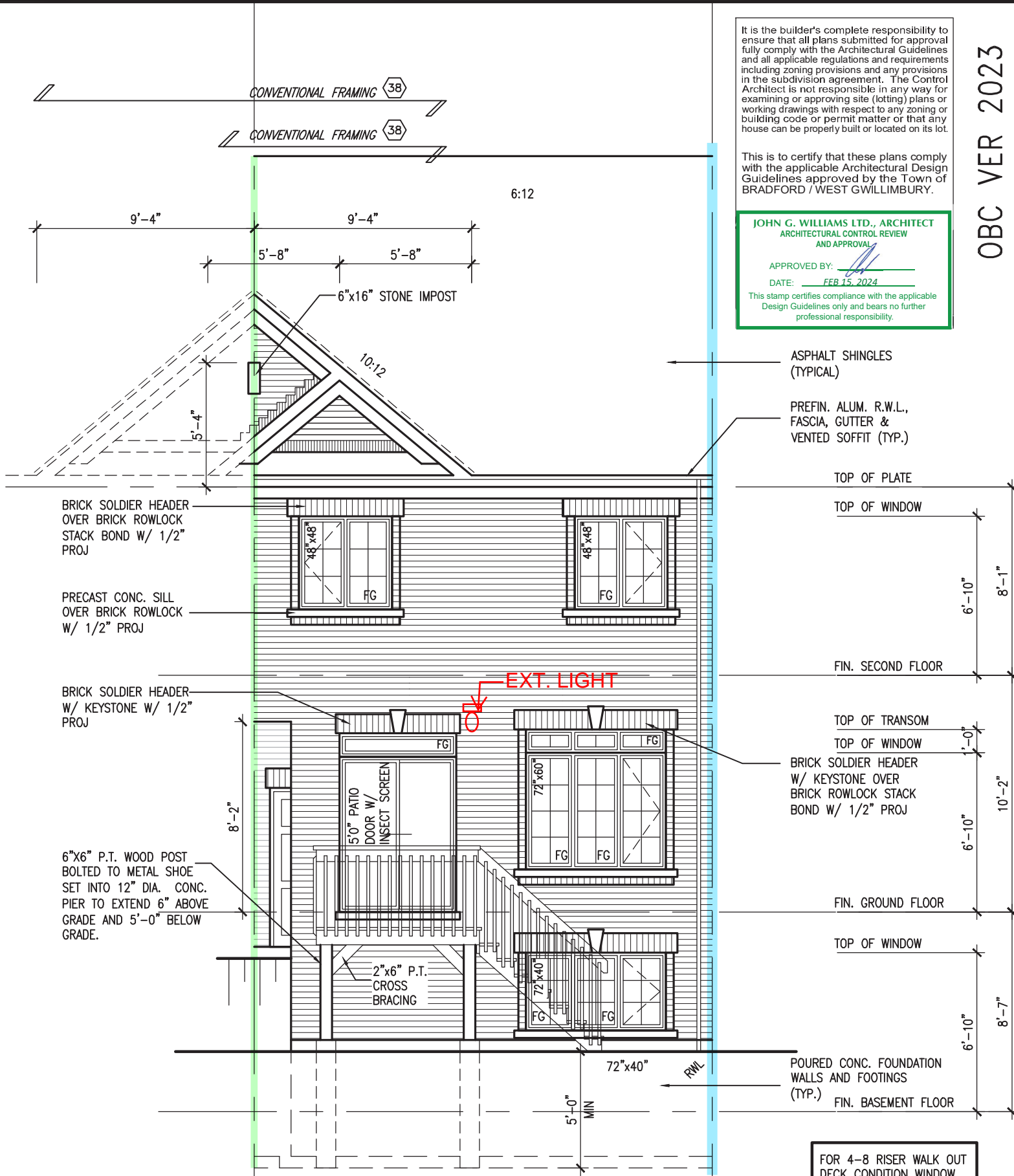
RC

1

IMPORTED FROM 16023 REV TO OBC 2023

23-11-02

RC




OBC VER 2023

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
 DATE: FEB 15, 2024

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

ASPHALT SHINGLES
(TYPICAL)

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

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

BRICK SOLDIER HEADER
W/ KEYSTONE OVER
BRICK ROWLOCK STACK
BOND W/ 1/2" PROJ

FIN. GROUND FLOO

TOP OF WINDOW

POURED CONC. FOUNDATION
WALLS AND FOOTINGS
(TYP.) FIN. BASEMENT FLOOR

FOR 4-8 RISER WALK OUT
DECK CONDITION WINDOW
SIZE 30"x24"

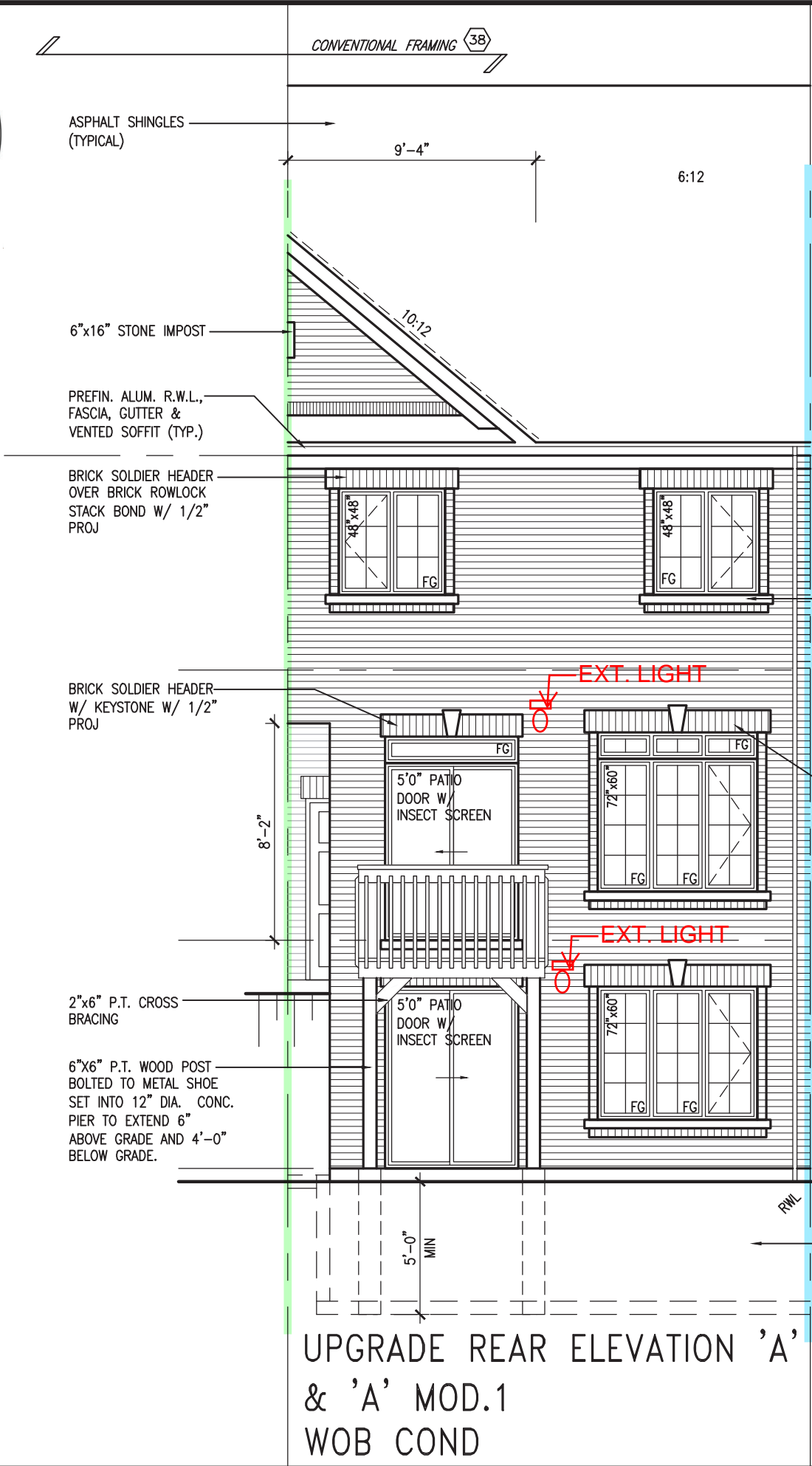
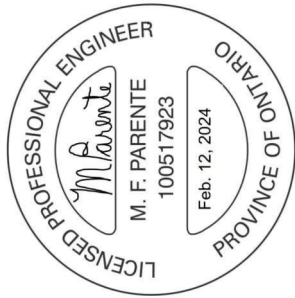
OBC VER 2023

BAYVIEW WELLINGTON		TH-2
GREEN VALLEY ESTATES		NAPA 2
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date MAR. 2017	drawing no. 12	
dwn by AJE		
scale 3/16" = 1'-0"		
UPGRADE REAR ELEVATION - W.O.D. CONDITION		
file name 13045-TH-2-VER 2023		
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BWJunits\G.MOINS\VER 2023 (CURRENT)\13045-TH-2-VER 2023.dwg - Fri - Feb 9 2024 - 12:22 PM		

VA3
DESIGN
255 Consumers Rd Suite
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t 416.630.2255 f 416.630.
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: FEB 15, 2024

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

OBC VER 2023

no.		description	date	by	drawings are not to be scaled.	The Designer before proceeding with the work of this Designer which must be returned at the completion of the work.	VA3 Design Inc.	signature	25591	qualification information	
										Wellington Jno-Baptiste	
9	.										
8	.										
7	.										
6	.										
5	.										
4	.										
3	REVISED AS PER ENG'S COMMENTS	24-02-07	RC								
2	REVISED AS PER FLOOR / ROOF LAYOUTS	24-01-23	RC								
1	IMPORTED FROM 16023 REV TO OBC 2023	23-11-02	RC								

VA3

DESIGN

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

BAYVIEW WELLINGTON

TH-2

NAPA 2

project name

GREEN VALLEY ESTATES

municipality

BRADFORD

project no.

13045

date

MAR. 2017

drawn by

AJE

checked by

scale

3/16" = 1'-0"

UPGRADE REAR ELEVATION - W.O.B. CONDITION

file name

13045-TH-2-VER 2023

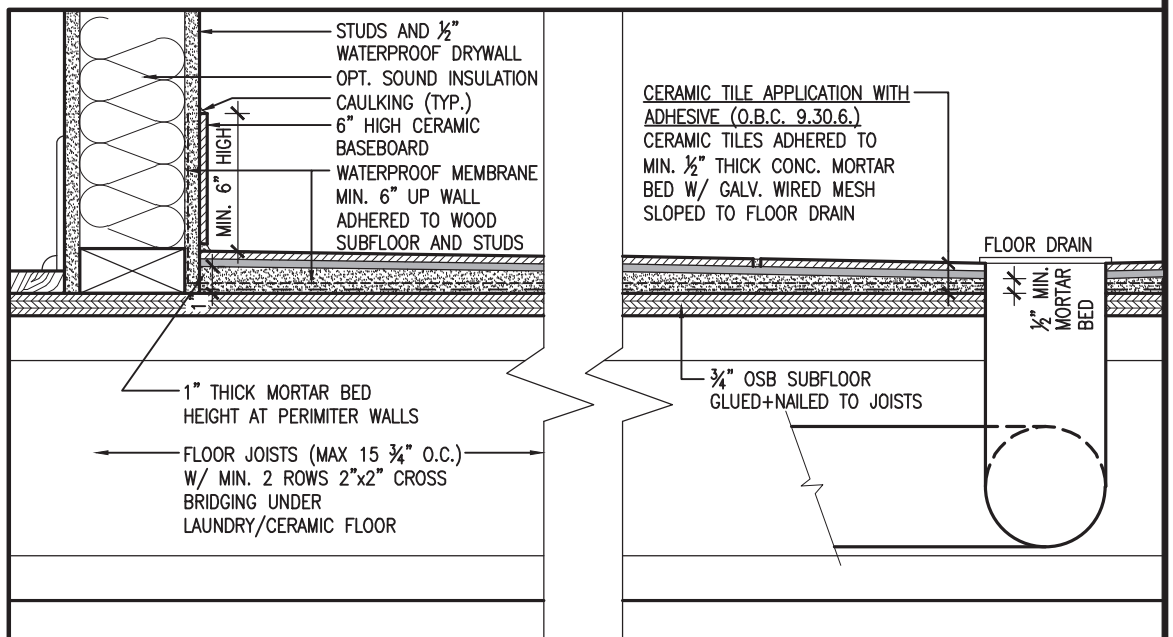
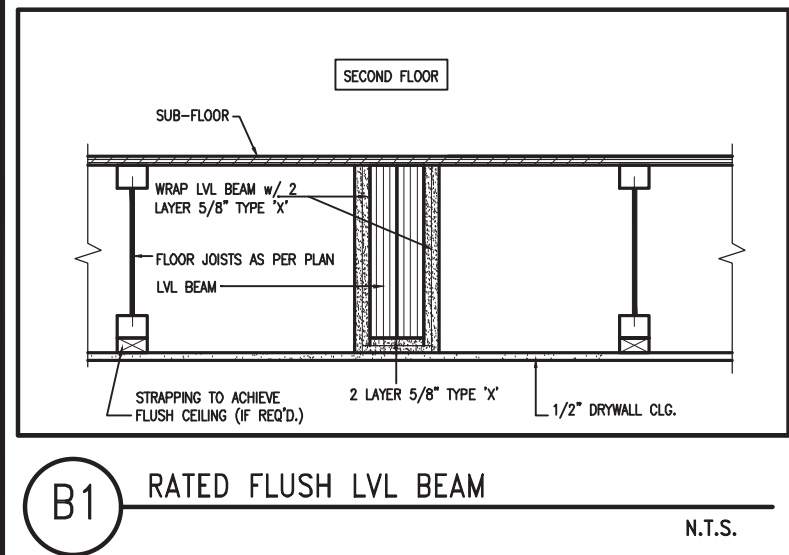
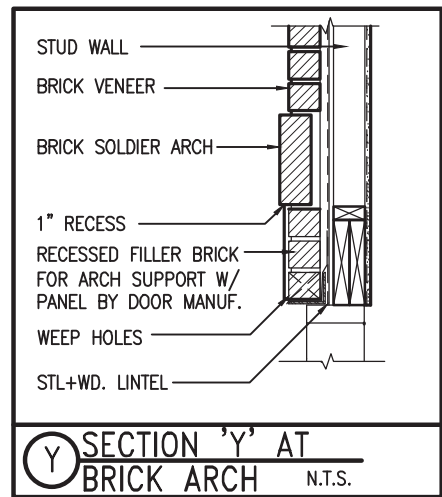
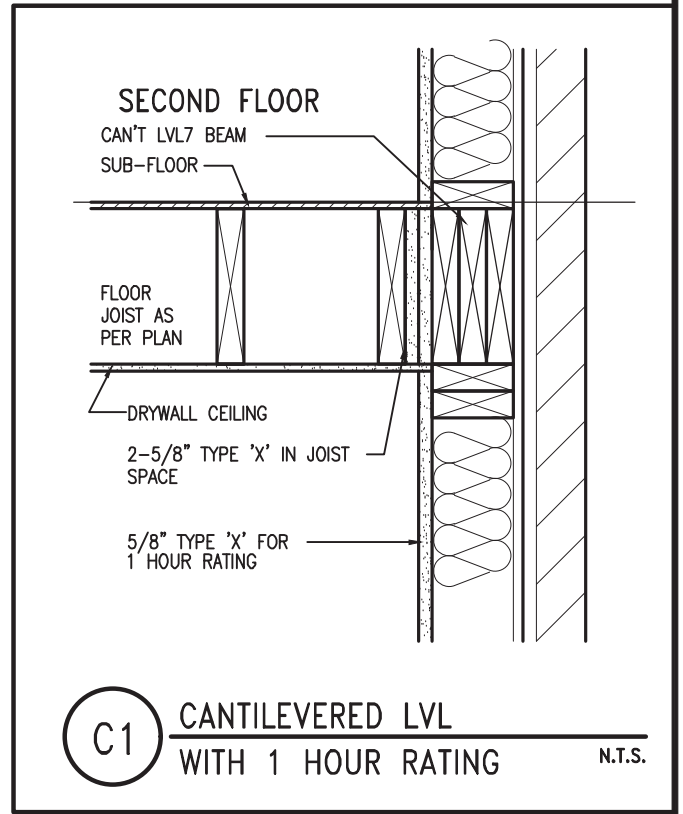
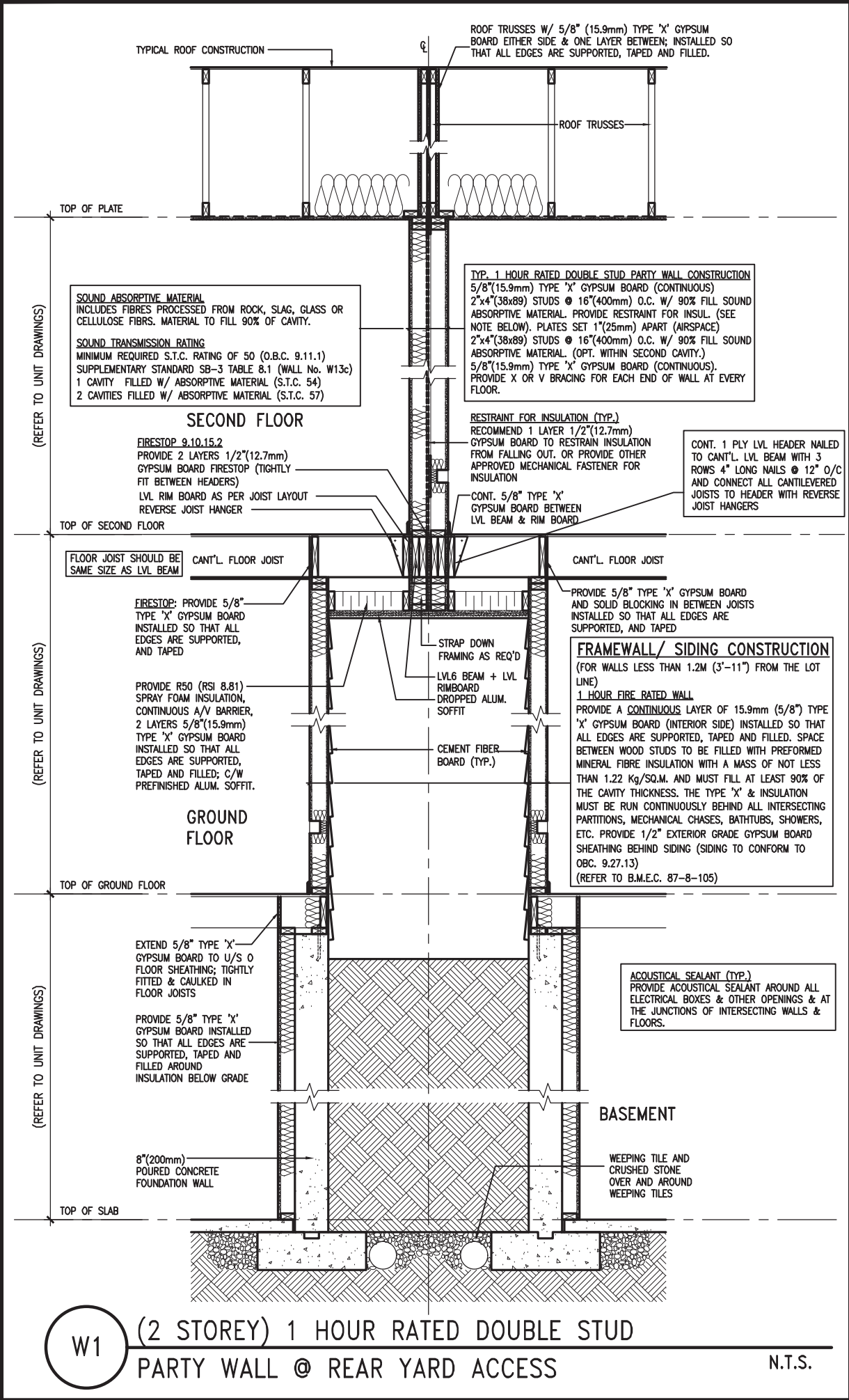
drawing no.

14

13045-TH-2-VER 2023.dwg - Fri - Feb 9 2024 - 12:22 PM

RICHARD - H\ARCHIVE\WORKING\2013\13045-SBW\TOWN\VER 2023

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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	.	.	.	name BCIN
5	.	.	.	registration information
4	.	.	.	VA3 Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	24-02-07	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 / ROOF LAYOUTS	24-01-23	RC	
1	IMPORTED FROM 16023 REV TO OBC 2023	23-11-02	RC	
no.	description	date	by	

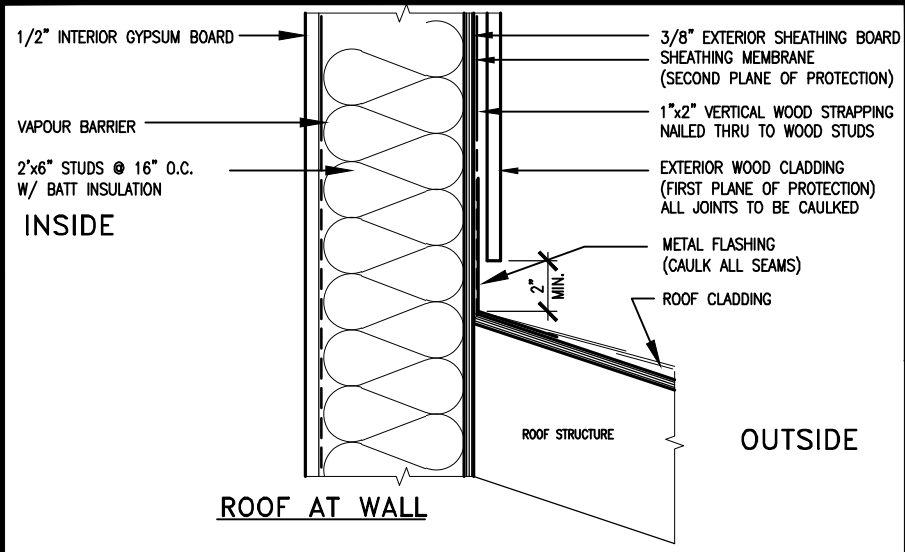


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BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
BRADFORD

TH-2
NAPA 2

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	MAR. 2017	checked by	AJE	scale	3/16" = 1'-0"
drawn by	AJE	file name	13045-TH-2-VER 2023	drawing no.	AD1
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\6.0M TOWNS\VER 2023 (CURRENT)\13045-TH-2-VER 2023.dwg - Fri - Feb 9 2024 - 12:22 PM					



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"

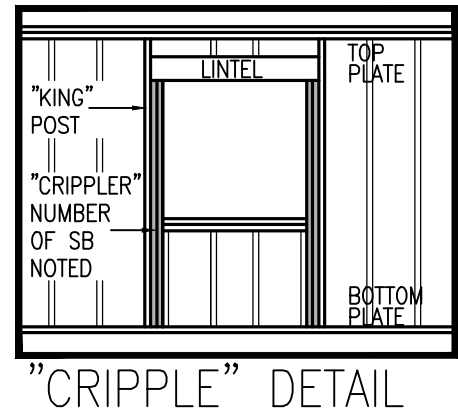
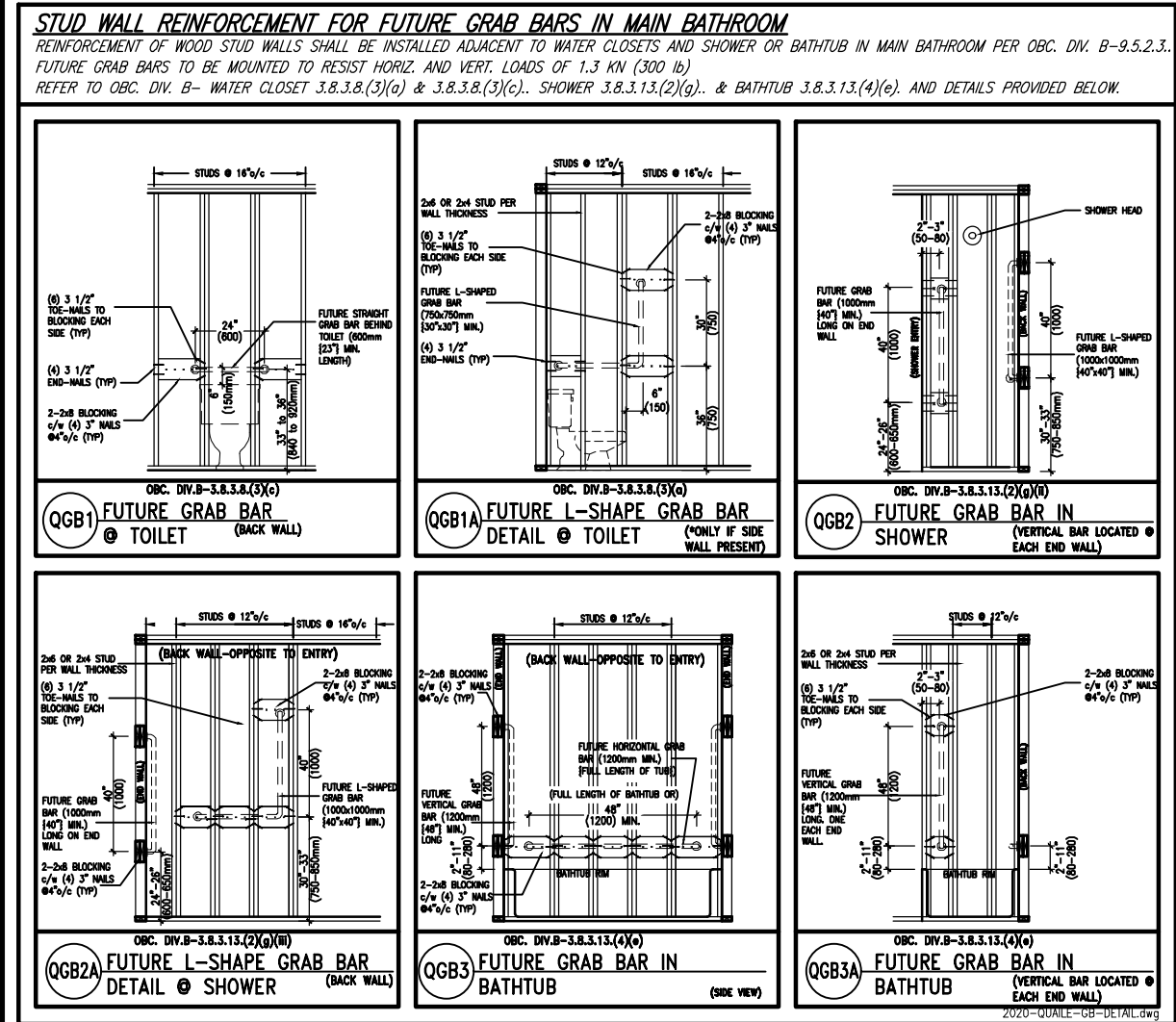
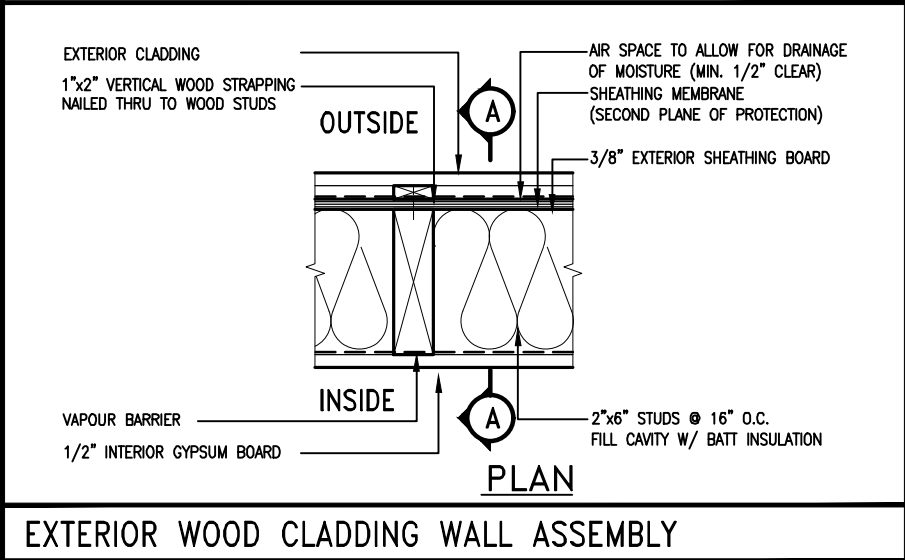
2-2"x8" @ 16" O.C. - 20'-4"

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

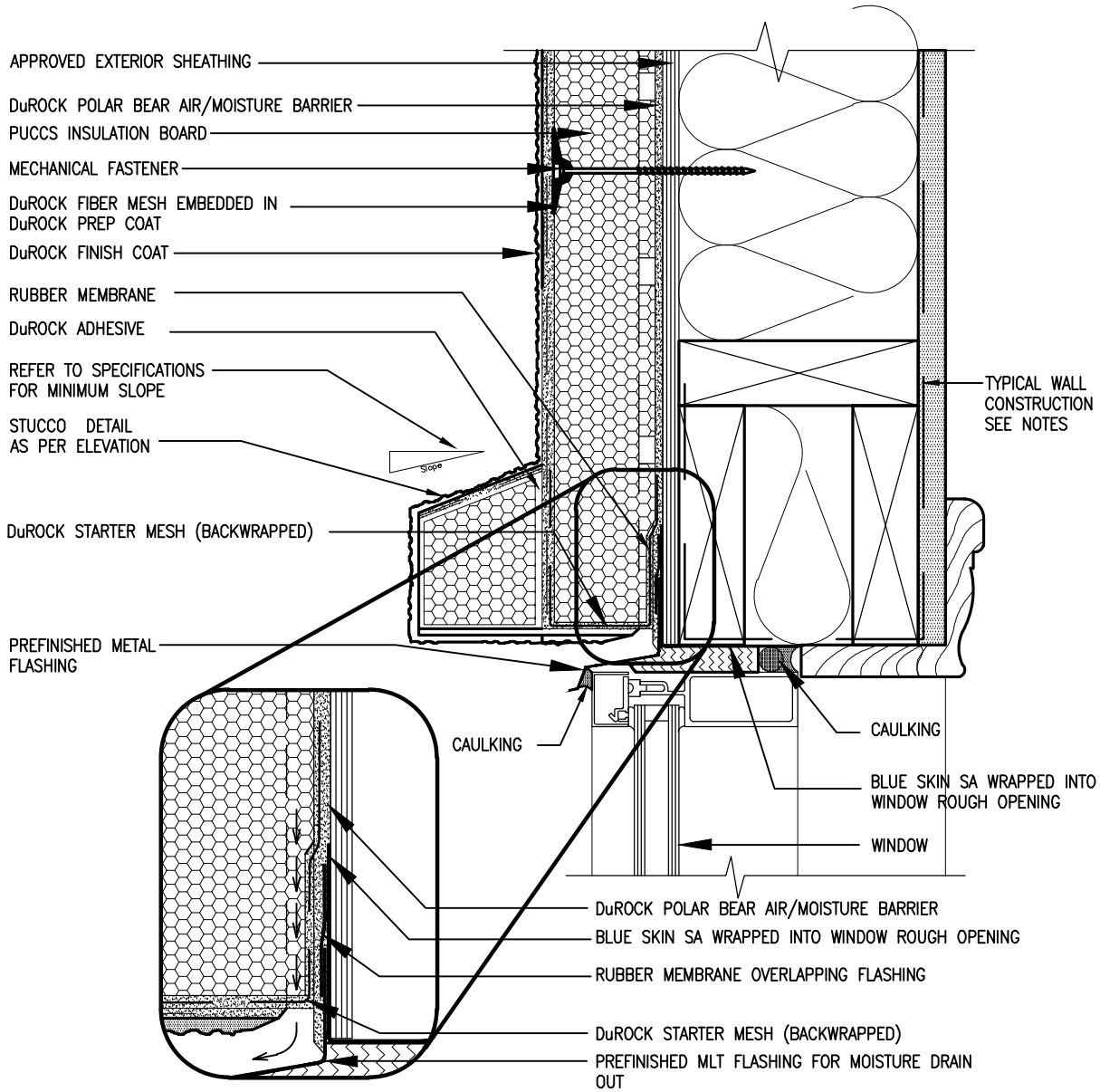


9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste 25591
6	.	.	.	name registration information BCIN
5	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC	VA3 Design Inc. 42658
4	UPDATE TO 2022	JAN 11-22	RC	
3	UPDATE TO 2020	FEB 24-20	RC	
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.

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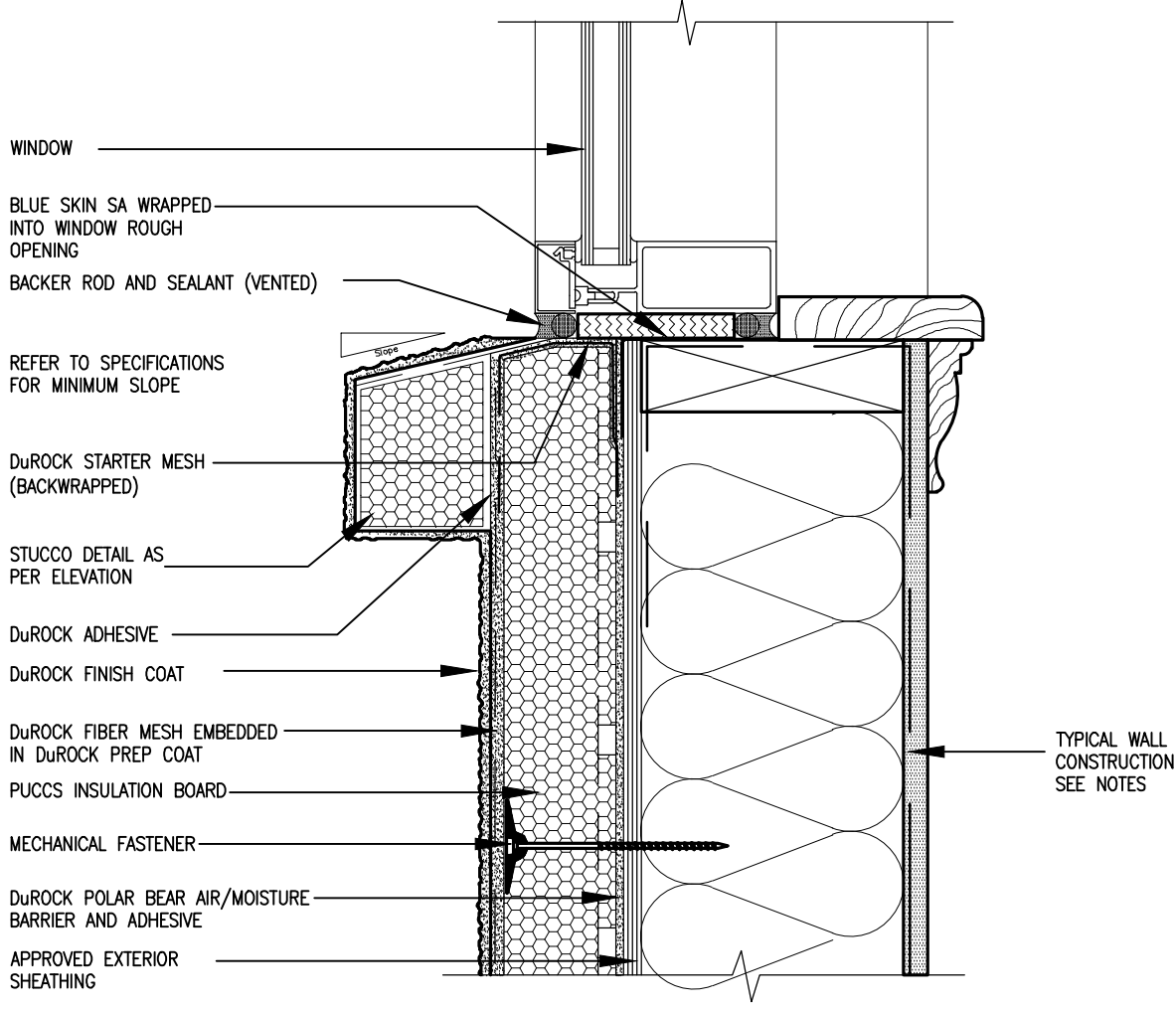
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON			CONST NOTE	
project name GREEN VALLEY ESTATES			project no. 13045	
date MAY 2016			drawing no. CN2	
drawn by RC			checked by scale 3/16" = 1'-0"	
CONSTRUCTION NOTES			file name 13045-CN-2022-A1-REV1	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:05 PM				

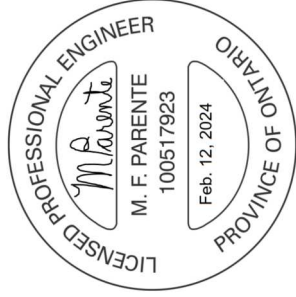


1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

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"



CONST NOTE

BAYVIEW WELLINGTON

REVIEWED

GREEN VALLEY ESTATES

project no.

13045

drawing no.

CN3

CONSTRUCTION NOTES

date

MAY 2016

checked by

RC

scale

3/16" = 1'-0"

project name

13045-CN-2022-A1-REV1

file name

13045-CN-2022-A1-REV1.dwg

drawn by

RC

date

Fri - Feb 9 2024 - 12:08 PM

project location

13045-CN-2022-A1-REV1.dwg

project description

13045-CN-2022-A1-REV1.dwg

no.

9

description

REVISED AS PER ENG'S COMMENTS

date

24-02-09

by

RC

no.

8

description

UPDATE TO 2022

date

JAN 11-22

by

RC

no.

7

description

UPDATE TO 2020

date

FEB 24-20

by

RC

no.

6

description

UPDATE TO 2018

date

JAN 11-18

by

RC

no.

5

description

ISSUE FOR CLIENT REVIEW

date

AUG 04-17

by

RC

no.

4

description

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.

3

description

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.

2

description

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no.

1

description

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no.

0

description

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signature

25591

BCIN

42658

Wellington Jno-Baptiste

VA3 Design Inc.

255 Consumers Rd. Suite 120

Toronto ON M2J 1T4

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.

signature

25591

BCIN

42658

Wellington Jno-Baptiste

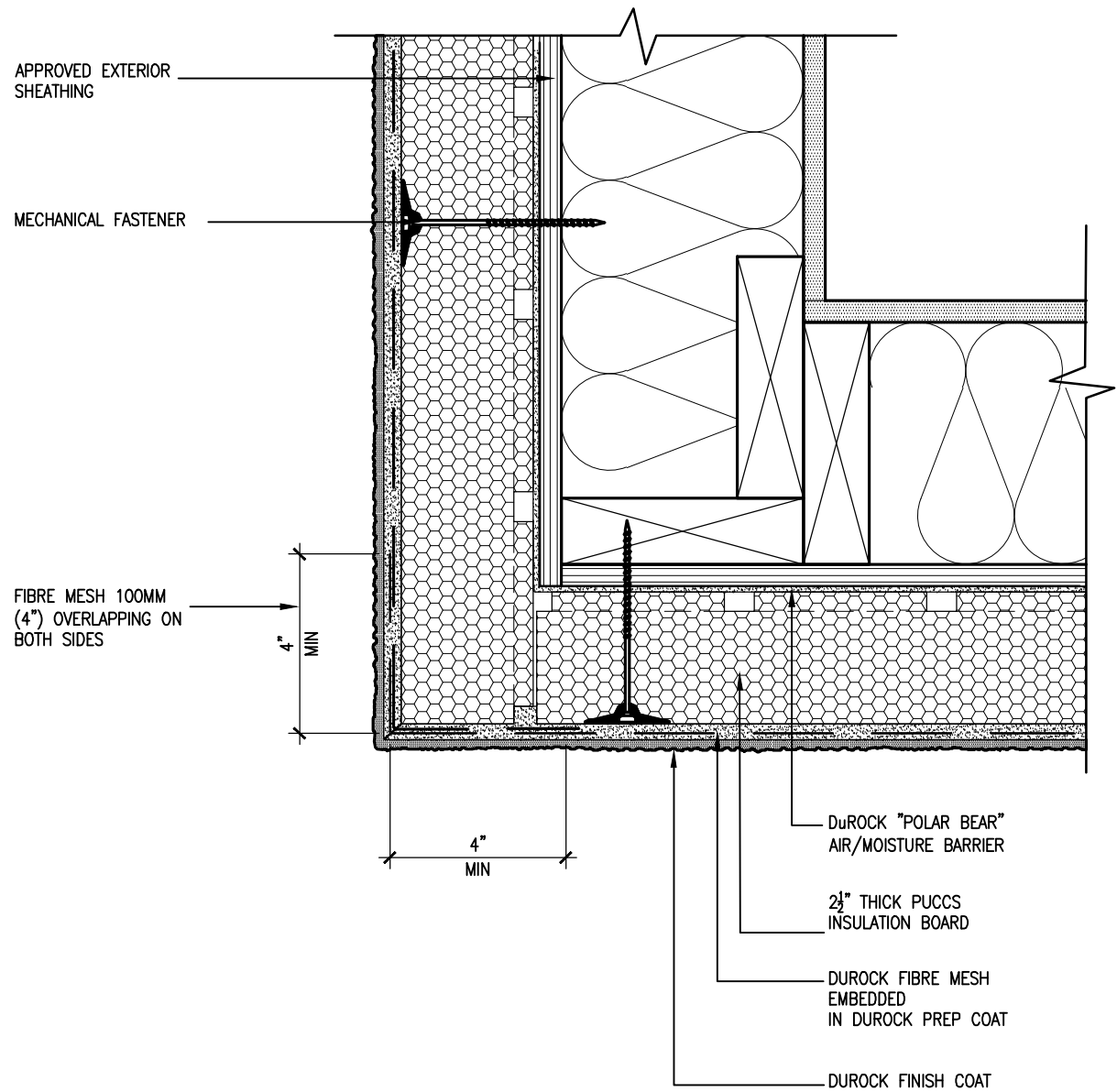
VA3 Design Inc.

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Toronto ON M2J 1T4

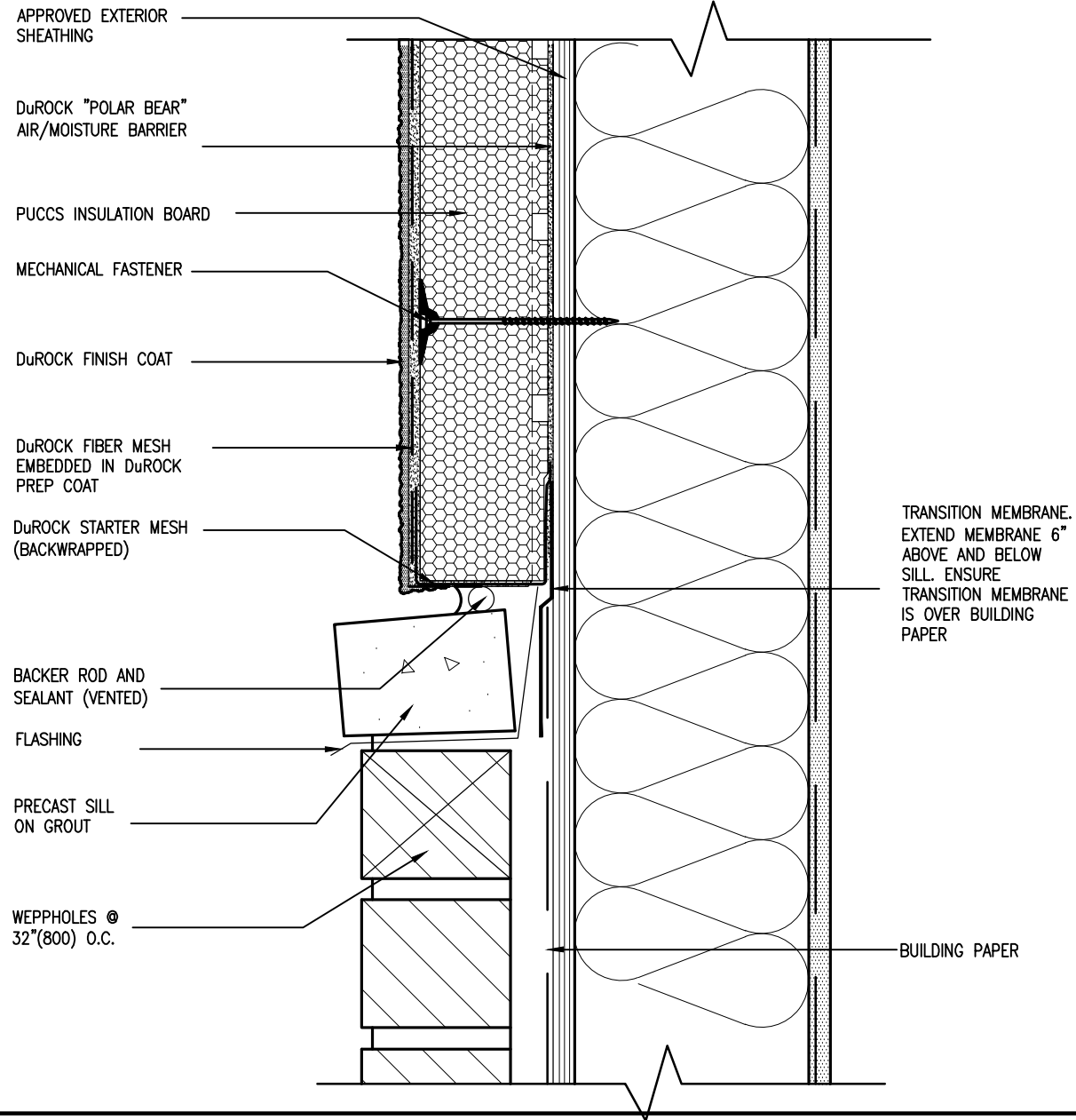
T 416.630.2255 F 416.630.4782

va3design.com

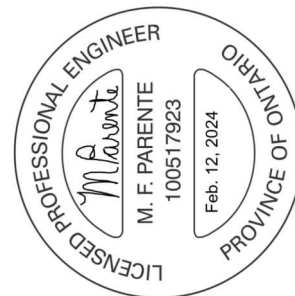


5 CORNER DETAIL
CN5 SCALE: 3"=1'-0"

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
CN5 SCALE: 3"=1'-0"



no.	description	date	by
9	REVISED AS PER ENG'S COMMENTS	24-02-09	RC
8	UPDATE TO 2022	JAN 11-22	RC
7	UPDATE TO 2020	FEB 24-20	RC
6	UPDATE TO 2018	JAN 11-18	RC
5	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC

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Wellington Jno-Baptiste
name
signature
25591 BCIN
42658
VA3 Design Inc.
registration information

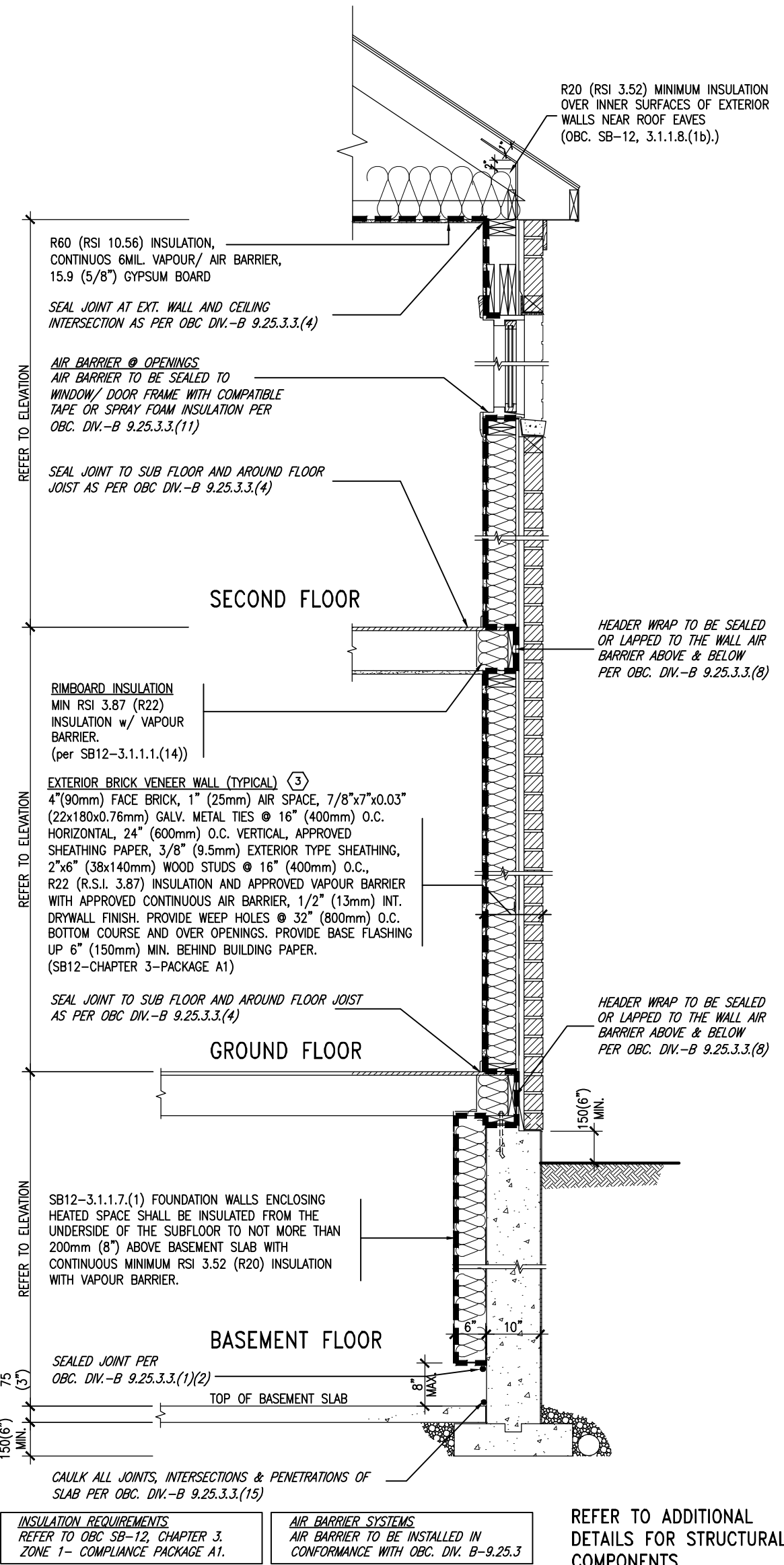
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VA3 DESIGN
255 Consumers Rd. Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON CONST NOTE
GREEN VALLEY ESTATES
project no. 13045
drawing no. CN5
date MAY 2016
checked by RC
scale 3/16" = 1'-0"
file name 13045-CN-2022-A1-REV1
CONSTRUCTION NOTES
drawn by RC
project no. 13045-CN-2022-A1-REV1
date MAY 2016
checked by RC
scale 3/16" = 1'-0"
file name 13045-CN-2022-A1-REV1
CONSTRUCTION NOTES
drawn by RC
project no. 13045-CN-2022-A1-REV1
date MAY 2016
checked by RC
scale 3/16" = 1'-0"
file name 13045-CN-2022-A1-REV1
CONSTRUCTION NOTES
drawn by RC

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SB12-COMPLIANCE PACKAGE 'A1'

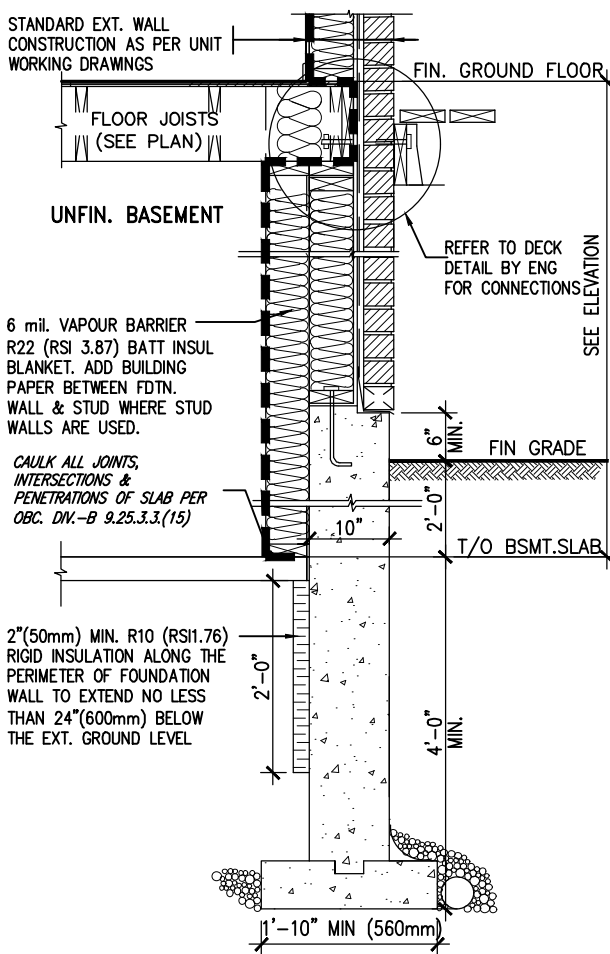


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER (PACKAGE A1)
10" FOUNDATION WALL SCALE: N.T.S.

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	10.56	R20 at inner face
Minimum RSI (R) value	(R60)	of exterior walls
Ceiling without Attic Space	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Exposed Floor	5.46	BATT or SPRAY
Minimum RSI (R) value	(R31)	
Walls Above Grade	3.87	6" R22 BATT
Minimum RSI (R) value	(R22)	
Basement Walls	3.52ci	OPTION TO USE
Minimum RSI (R) value	(R20ci)	R12+R10ci.
Edge of Below Grade Slab	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass Doors	1.6	
Maximum U-value		
Skylights		
Maximum U-value	2.8U	
Space Heating Equipment	96% Min.	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.8	NATURAL GAS
Minimum EF		
HRV	75%	-
Minimum Efficiency		
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.

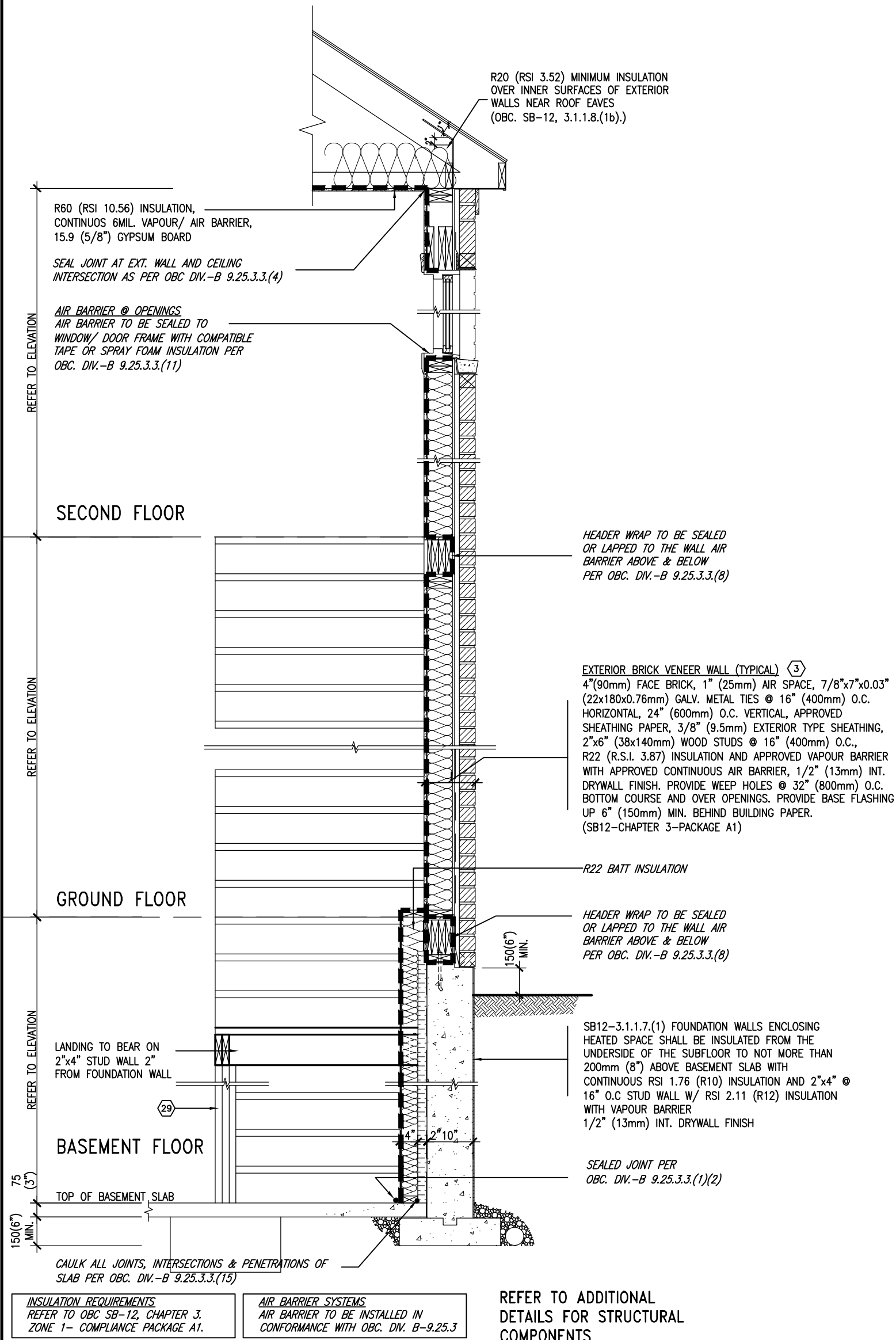


* REVISED-FEB 2017

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.	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	CONST NOTE	project no. 13045
8	.	.	.	qualification information				
7	.	.	.	Wellington Jno-Baptiste 25591 signature BCIN				
6	.	.	.	name registration information VA3 Design Inc. 42658				
5	REVISED AS PER ENG'S COMMITNS	24-02-09	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.	date MAY 2016 drawn by RC	checked by - scale 3/16" = 1'-0"	file name 13045-CN-2022-A1-REV1	drawing no. CN6
4	UPDATE TO 2022	JAN 11-22	RC					
3	UPDATE TO 2020	FEB 24-20	RC					
2	UPDATE TO 2018	JAN 11-18	RC					
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC					
no.	description	date	by					

SB12-COMPLIANCE PACKAGE 'A1'

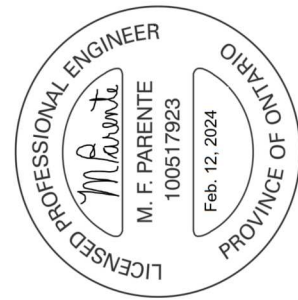


EW STR TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION w/ BRICK VENEER AT STAIR AND SUNKEN COND (PACKAGE A1)
10" FOUNDATION WALL
SCALE: N.T.S.



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.	<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>	<div><div>BAYVIEW WELLINGTON</div><div>CONST NOTE</div></div>	project no. 13045			
8	.	.	qualification information							
7	.	.	Wellington Jno-Baptiste 25591 name registration information BCIN							
6	.	.	VA3 Design Inc. 42658							
5	REVISED AS PER ENG'S COMMITMENTS	24-02-09	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.	416.630.2255 f 416.630.4782 va3design.com	date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13045-CN-2022-A1-REV1	drawing no. CN7
4	UPDATE TO 2022	JAN 11-22	RC							
3	UPDATE TO 2020	FEB 24-20	RC							
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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CONST NOTE



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	.	.	.	24-02-09	RC	name	25591
8	.	.	.	JAN 11-22	RC	registration information	BCIN
7	.	.	.	FEB 24-20	RC	V33 Design Inc.	42658
6	.	.	.	JAN 11-18	RC	signature	
5	REVISED AS PER ENG'S COMMENTS					Wellington Jno-Baptiste	
4	UPDATE TO 2022						
3	UPDATE TO 2020						
2	UPDATE TO 2018						
1	ISSUE FOR CLIENT REVIEW			AUG 04-17	RC		
no.	description			date	by		

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qualification information

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Toronto, ON M2J 1R4
t 416.630.2255 f 416.630.
va3design.com

BAYVIEW WELLINGTON
project name
GREEN VALLEY ESTATES
municipality
BRANDON

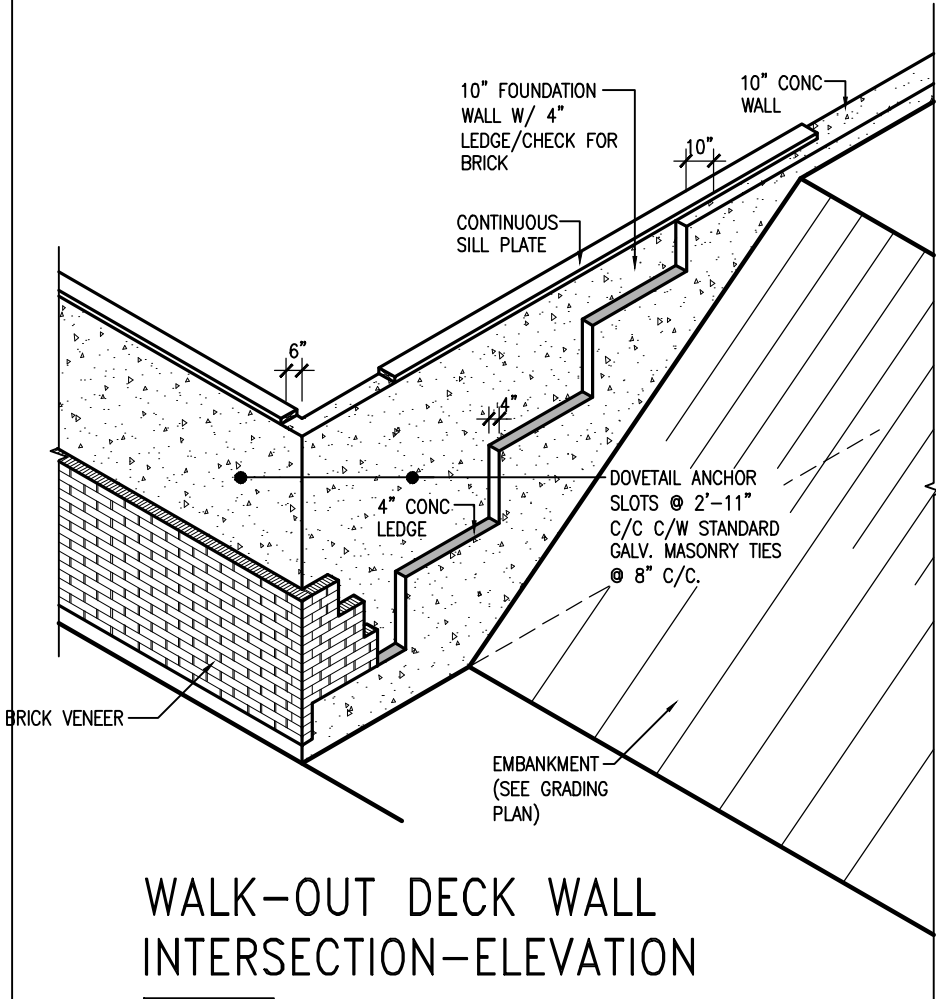
DATE		DRAWN BY		DRAWING NO.	
MAY 2016		[Signature]		CN8	
TITLE		CHECKED BY		FILE NAME	
CONSTRUCTION NOTES		3/16" = 1'-0"		13045-CN-2022-A1-REV1	
DATE		DRAWN BY		FILE NAME	
MAY 2016		[Signature]		13045-CN-2022-A1-REV1	
TITLE		CHECKED BY		FILE NAME	
CONSTRUCTION NOTES		3/16" = 1'-0"		13045-CN-2022-A1-REV1	



All done!

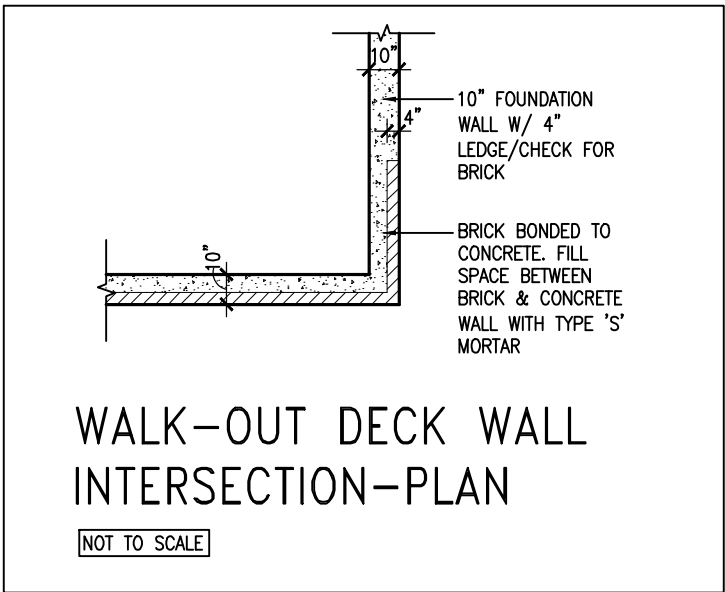
CN-2022-A1-REV1

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WALK-OUT DECK WALL
INTERSECTION-ELEVATION

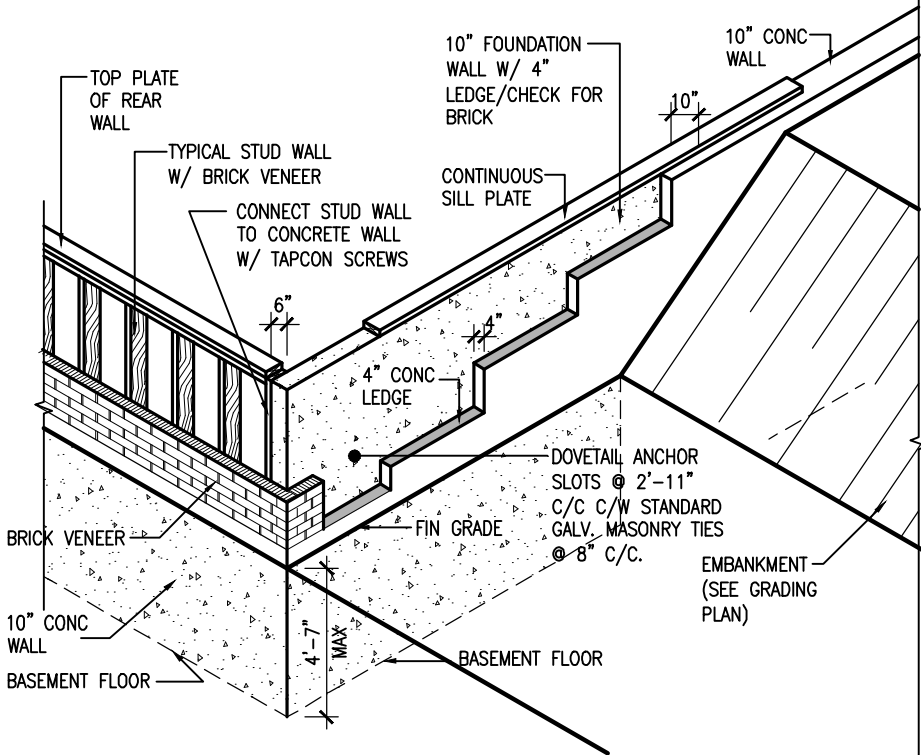
NOT TO SCALE



WALK-OUT DECK WALL
INTERSECTION-PLAN

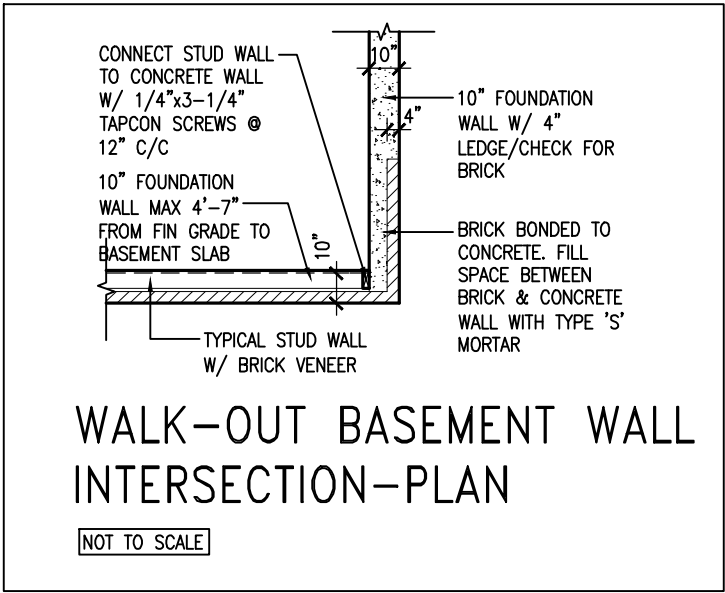
NOT TO SCALE

(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 registration information BCIN
5.	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC
4.	UPDATE TO 2022	JAN 11-22	RC
3.	UPDATE TO 2020	FEB 24-20	RC
2.	UPDATE TO 2018	JAN 11-18	RC
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC
no.	description	date	by

VA3 DESIGN

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

REVIEWED

project name: GREEN VALLEY ESTATES municipality: BRADFORD project no.: 13045

date: MAY 2016 checked by: scale: 3/16" = 1'-0" file name: 13045-CN-2022-A1-REV1

drawn by: RC

CONSTRUCTION NOTES

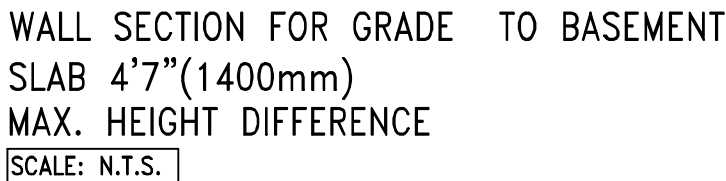
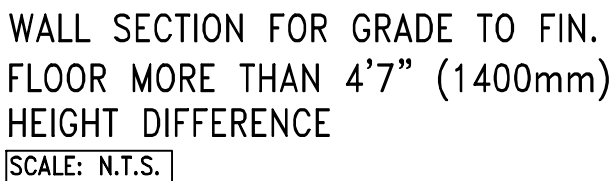
CN10


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NOT TO SCALE

(10" FOUNDATION WALL)



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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste  25591
6	.	.	.	name registration information BCIN
5	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC	signature 42658
4	UPDATE TO 2022	JAN 11-22	RC	VA3 Design Inc.
3	UPDATE TO 2020	FEB 24-20	RC	
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.



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BAYVIEW WELLINGTON

project name: **GREEN VALLEY ESTATES** municipality: **BRADFORD**

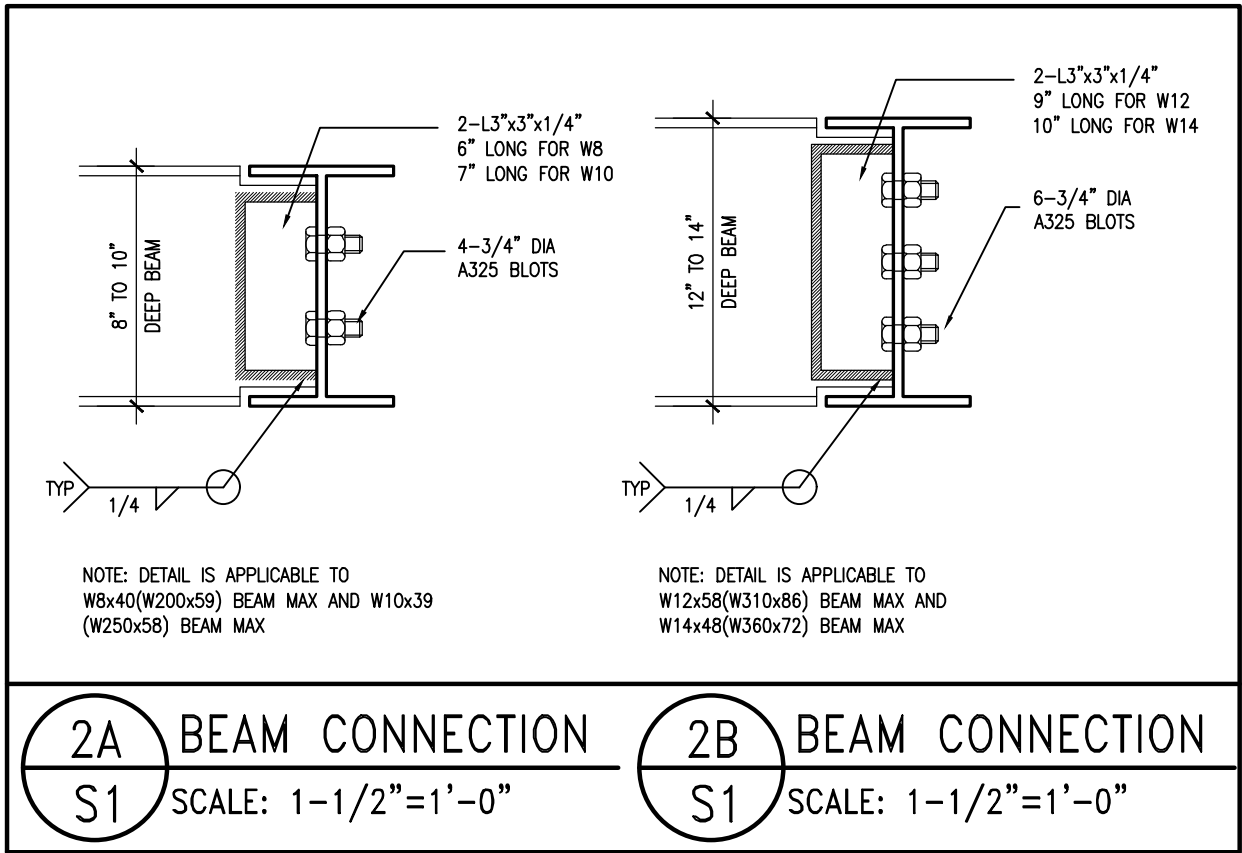
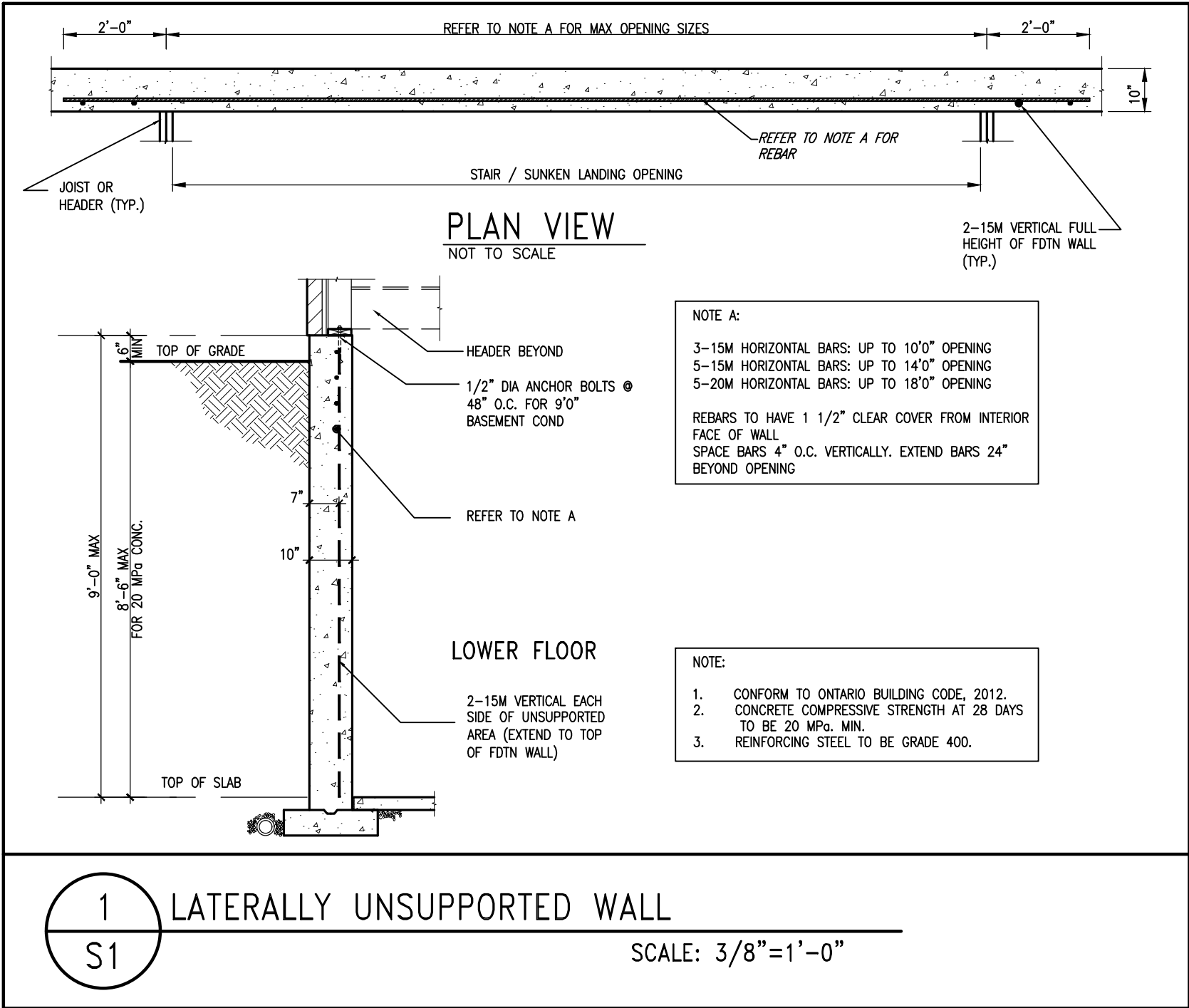
CONST NOTE

project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD	13045

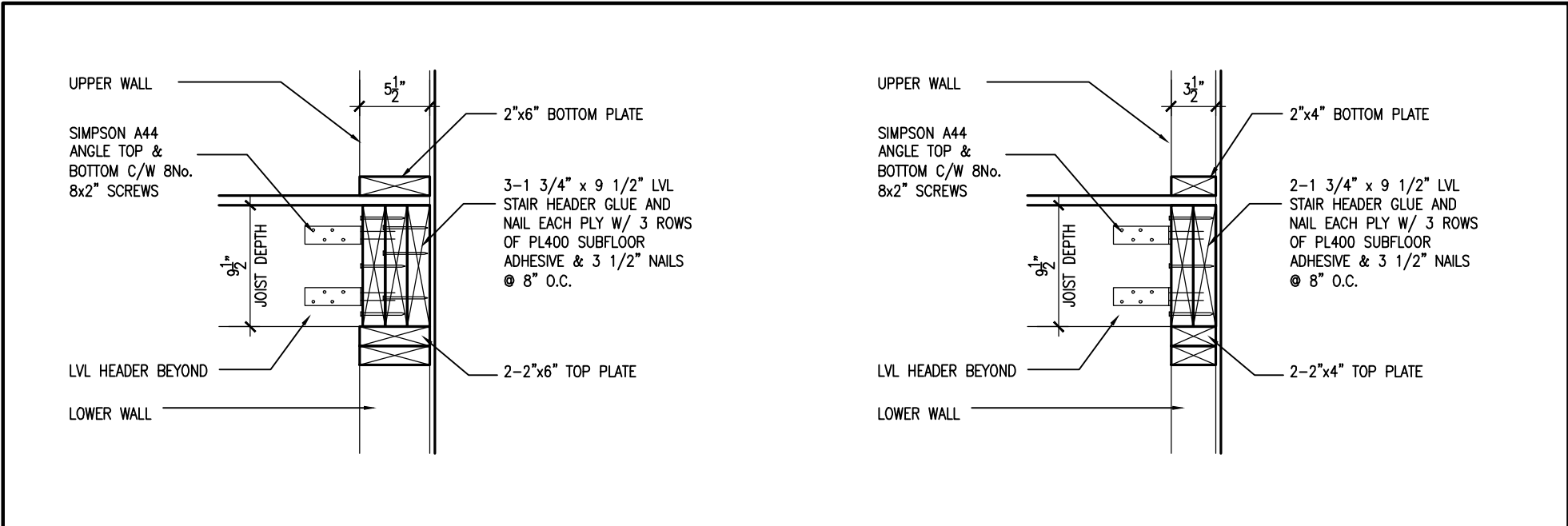
date MAY 2016		CONSTRUCTION NOTES		drawing no.
drawn by	checked by	scale	file name	CN11
RC	-	3/16" = 1'-0"	13045-CN-2022-A1-REV1	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:06 PM				

drawing no.
CN11

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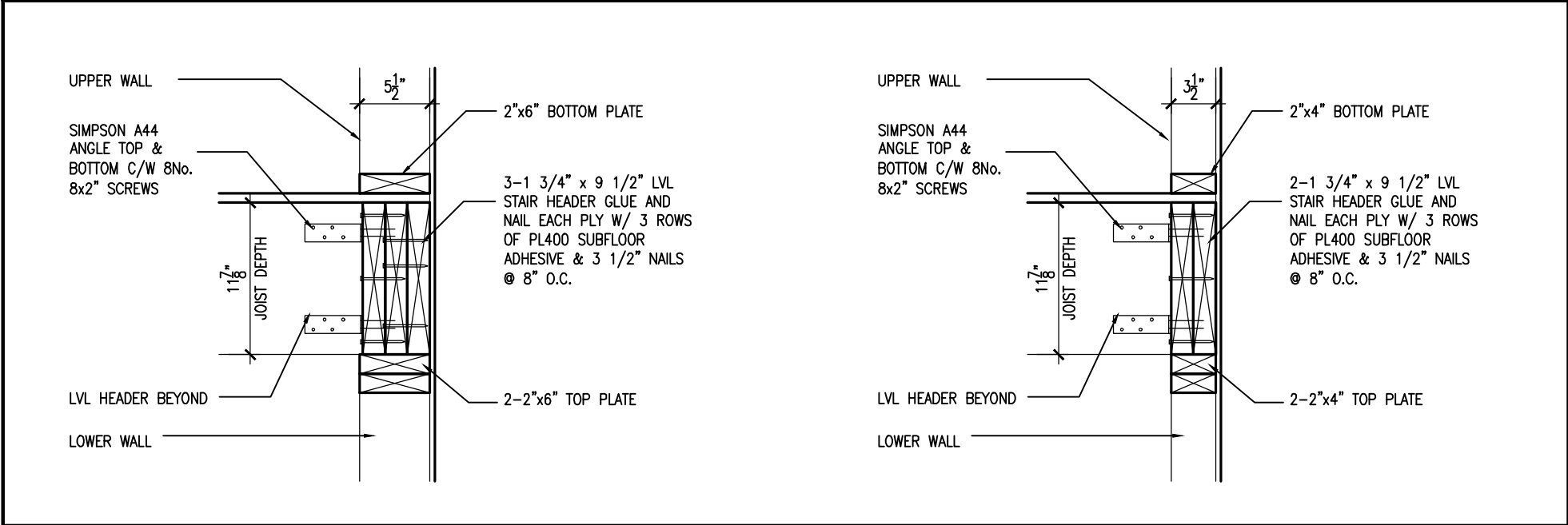


9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON	CONST NOTE
8	.	.	qualification information			
7	.	.	Wellington Jno-Baptiste 25591			
6	.	.	name registration information BCIN			
5	REVISED AS PER ENG'S COMMITNS	24-02-09	RC	signature	project name	project no.
4	UPDATE TO 2022	JAN 11-22	RC	VA3 Design Inc. 42658	GREEN VALLEY ESTATES	13045
3	UPDATE TO 2020	FEB 24-20	RC			
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.	date	drawing no.
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC		MAY 2016	S1
no.	description	date	by		checked by	file name
					RC	13045-CN-2022-A1-REV1
					CONSTRUCTION NOTES	
					RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:07 PM	



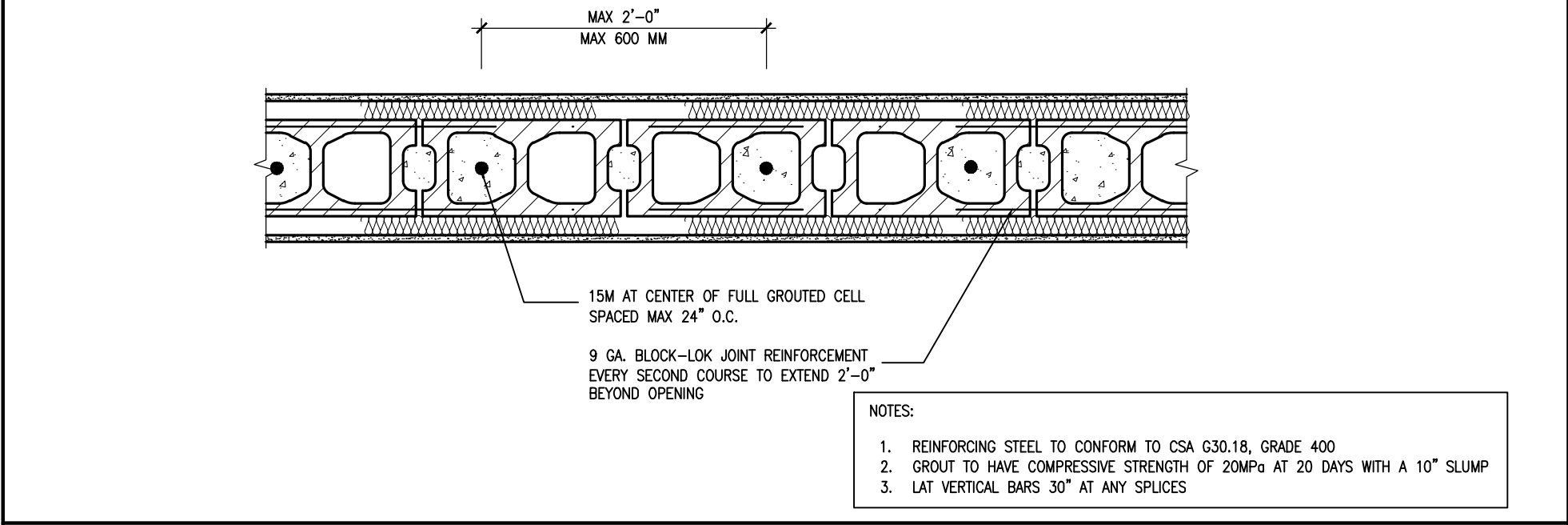
1A STAIR HEADER @ EXTERIOR WALL
S2 SCALE: 1"=1'0"

1A STAIR HEADER @ PARTY WALL
S2 SCALE: 1"=1'0"



2A STAIR HEADER @ EXTERIOR WALL
S2 SCALE: 1"=1'0"

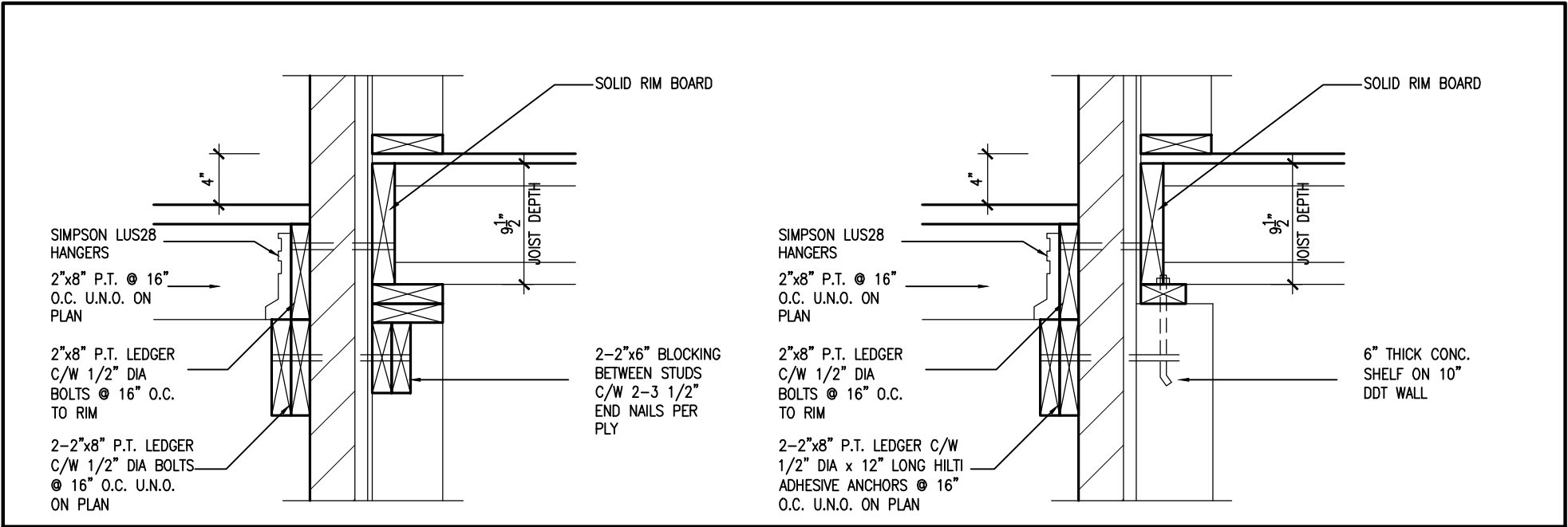
2A STAIR HEADER @ PARTY WALL
S2 SCALE: 1"=1'0"



2 PLAN VIEW REINF. BLOCK WALL @ STAIR OPENING
S2 SCALE: 1"=1'0"



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8	.	.	.	qualification information						
7	.	.	.	Wellington Jno-Baptiste 25591 name registration information BCIN						
6	.	.	.	VA3 Design Inc. 42658						
5	REVISED AS PER ENG'S COMMITNS	24-02-09	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.	416.630.2255 f 416.630.4782 va3design.com	date MAY 2016	checked by RC	scale 3/16" = 1'-0"	file name 13045-CN-2022-A1-REV1	drawing no. S2
4	UPDATE TO 2022	JAN 11-22	RC							
3	UPDATE TO 2020	FEB 24-20	RC							
2	UPDATE TO 2018	JAN 11-18	RC							
1	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC							
no.	description	date	by							



1A

DECK FASTENING DETAIL

S3

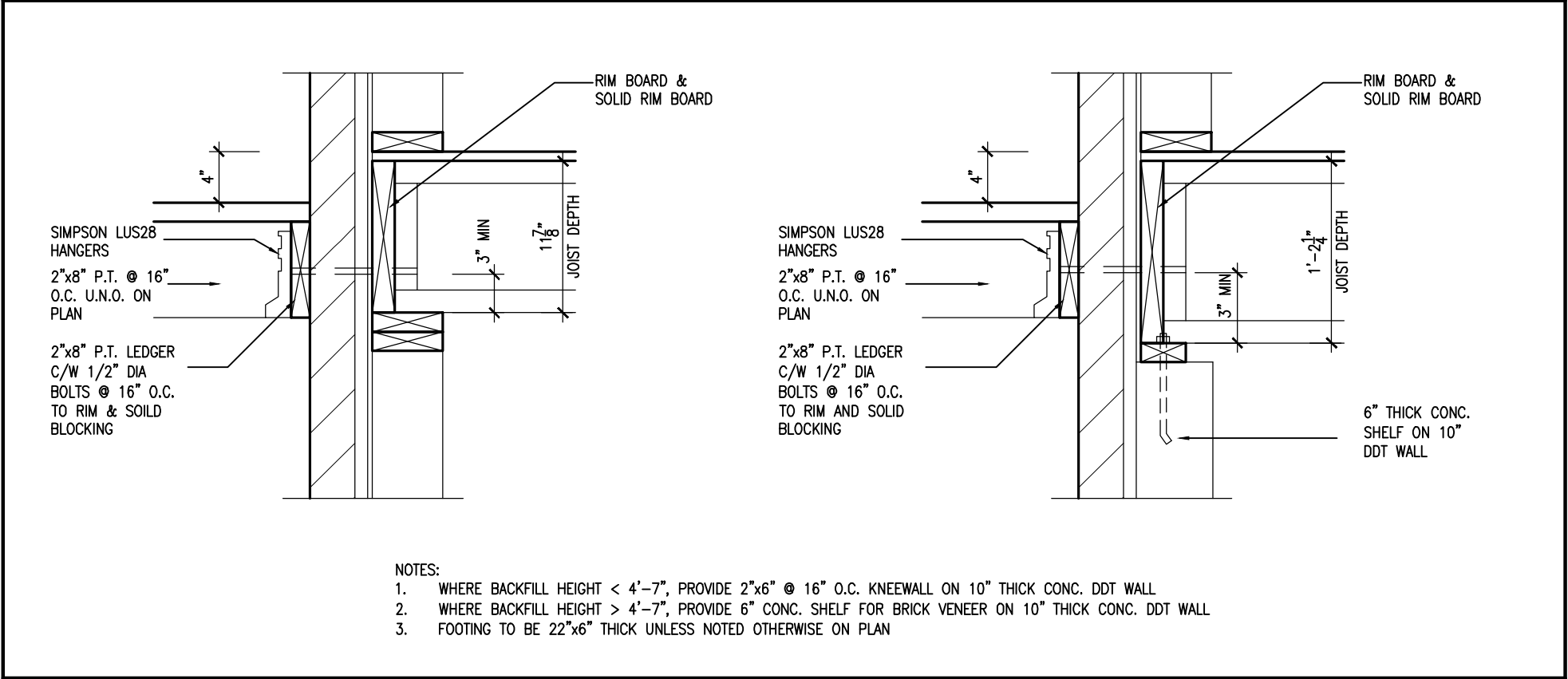
SCALE: 1"=1'0"

1B

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"



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

2

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"

2B

DECK FASTENING DETAIL

S3

SCALE: 1"=1'0"



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8.	.	.	Wellington Jno-Baptiste	25591			
7.	.	.	signature	BCIN			
6.	.	.	registration information	42658			
5.	REVISED AS PER ENG'S COMMENTNS	24-02-09	RC	VA3 Design Inc.		project name	13045
4.	UPDATE TO 2022	JAN 11-22	RC			date	
3.	UPDATE TO 2020	FEB 24-20	RC			drawn by	
2.	UPDATE TO 2018	JAN 11-18	RC			checked by	
1.	ISSUE FOR CLIENT REVIEW	AUG 04-17	RC			scale	
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			
				13045-CN-2022-A1-REV1			
				S3			
				RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\CONSTRUCTION NOTES\VER 2023\13045-CN-2022-A1-REV1.dwg - Fri - Feb 9 2024 - 12:41 PM			