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

ARCHITECTURAL REVIEW & APPROVAL

JUL 9 2015

John G. Williams Limited, Architect

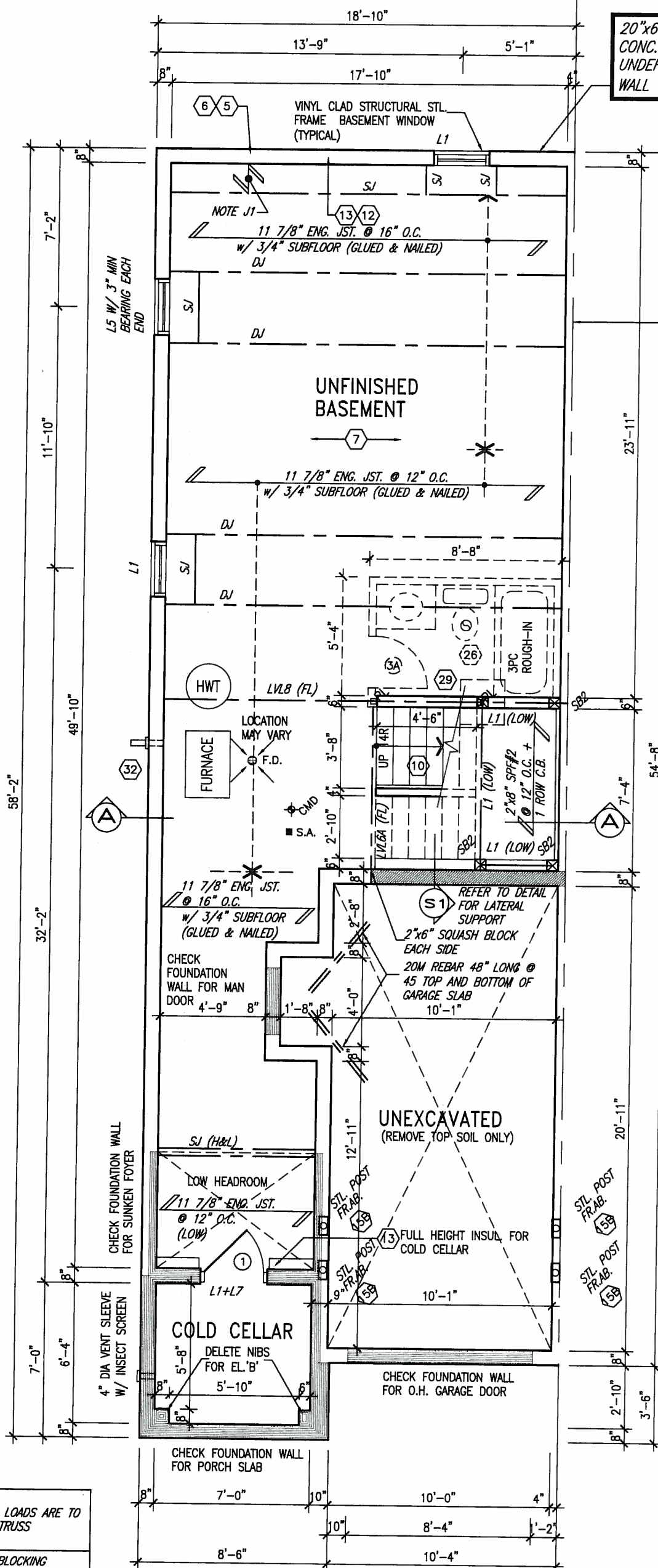


JULY 3, 2015

20"x6" THICK
CONC. FOOTING
UNDER EXTERIOR
WALL (TYP)

24"x8" THICK
CONC. FOOTING
UNDER PARTYWALL

SOIL TO HAVE MIN
ALLOWABLE
BEARING CAPACITY
OF 150KPa (TYP)



BASEMENT PLAN 'A & B'

AREA CALCULATIONS ELEV. A & B

GROUND FLOOR AREA	764 SF
SECOND FLOOR AREA	947 SF
SUBTOTAL	1711 SF
DEDUCT ALL OPEN AREAS	00 SF
TOTAL NET AREA	1711 SF
	(158.96 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE	1003 SF
W/OUT PORCH	(93.19 m ²)
COVERAGE	1059 SF
W/ PORCH	(98.38 m ²)

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

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

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

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

qualification information
Wellington Jno-Baptiste 25591

name
registration information
VA3 Design Inc. 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VA3
DESIGN

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

TH10E
NAPA 10

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

BASEMENT FLOOR PLAN

file name
13045-TH10E

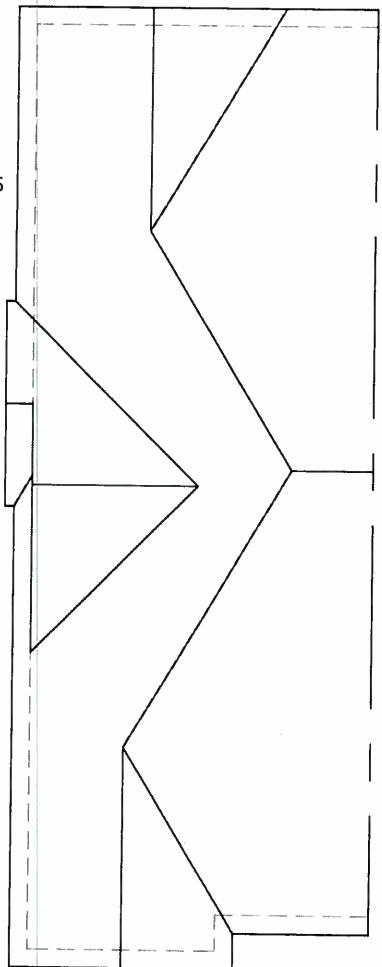
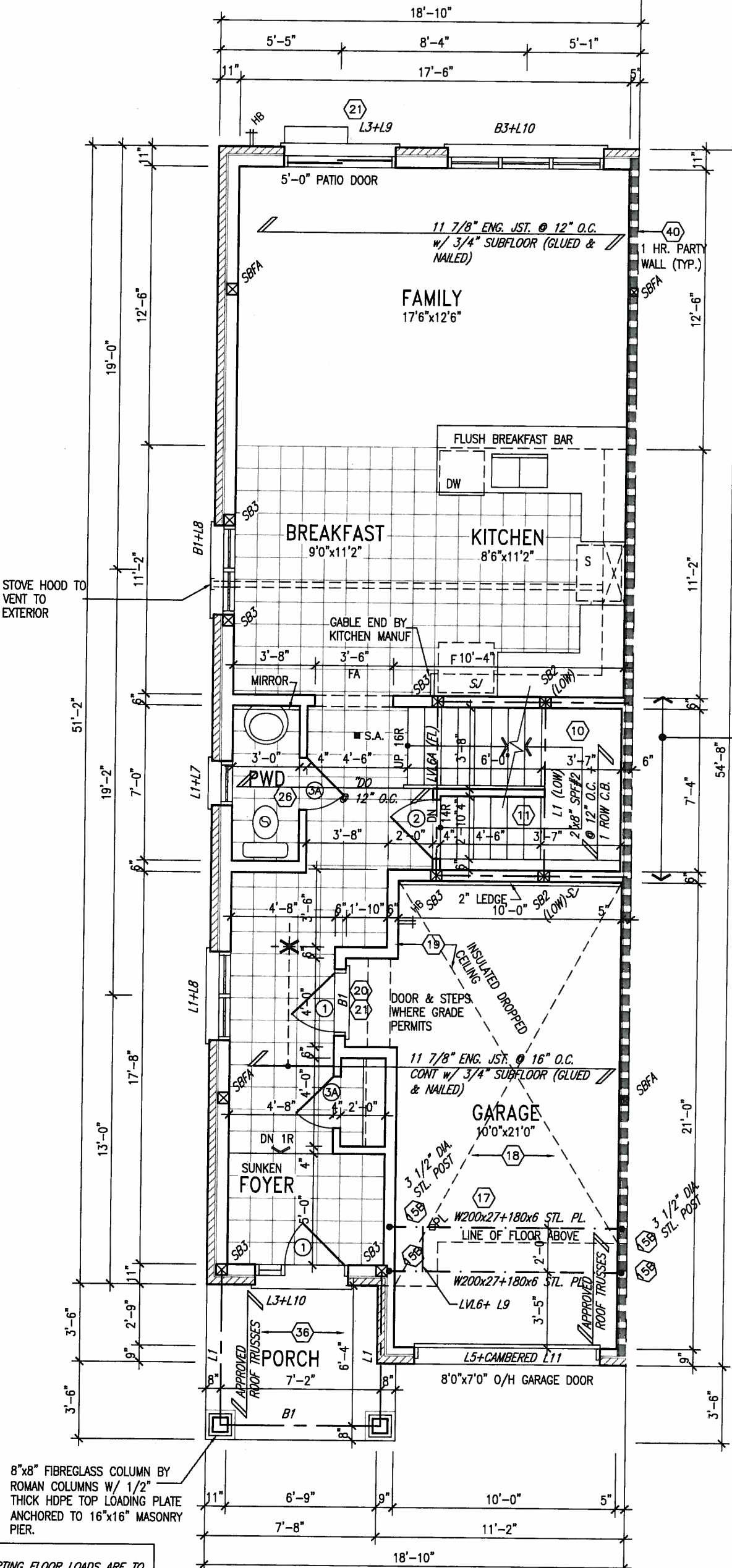
drawing no.
1

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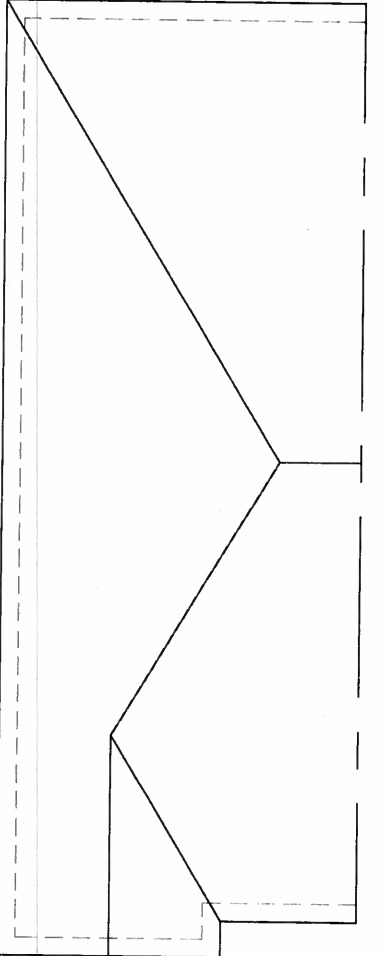
INDICATES FIRE RATED WALL ASSEMBLY



JULY 3, 2015



ROOF PLAN A



ROOF PLAN B

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ARCHITECTURAL REVIEW & APPROVAL

JUL 09 2015

John G. Williams Limited, Architect

GROUND FLOOR PLAN 'A'

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

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

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2	REVISED AS PER TRUSS AND ENG COMMENTS	JUN 24-15	RC	
1	ISSUE FOR CLIENT REVIEW	JUL 31-14	RC	
no.	description	date	by	

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Wellington Jno-Baptiste 25591

name registration information BCIN

VA3 Design Inc. 42658

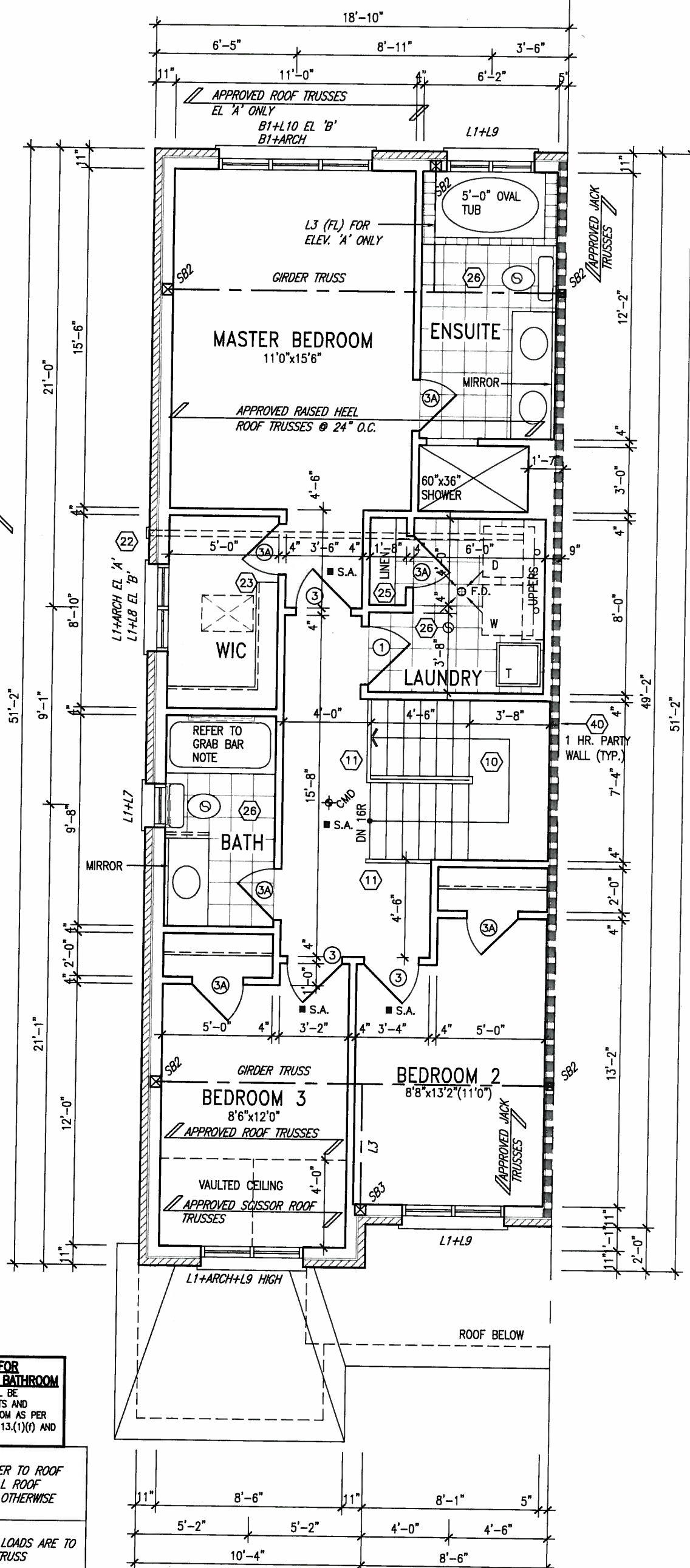
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BAYVIEW WELLINGTON		TH10E	
GREEN VALLEY ESTATES		NAPA 10	
project name	BRADFORD	project no.	13045
date	APR 2014	drawing no.	2
drawn by	RC	checked by	3/16" = 1'-0"
GROUND FLOOR PLAN			
13045-TH10E			
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CONVENTIONAL FRAMING OVER
ROOF TRUSS ELEV. 'A' ONLY



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

John G. Williams Limited, Architect

REFER TO ROOF TRUSS
MANUFACTURERS' BUILDING
BLOCK TRUSS LAYOUT FOR
ACTUAL ROOF STRUCTURE

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Qualification information

Wellington Jno-Baptiste	25591
name	BCON
registration information	
VAS Design Inc.	42658

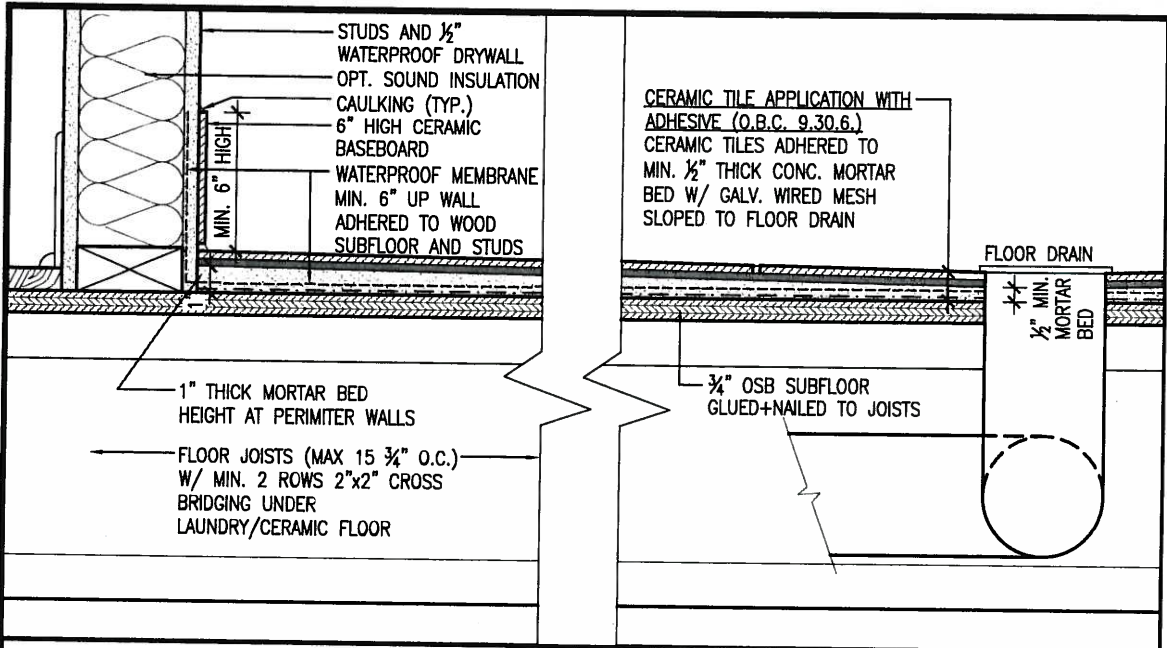
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BAYVIEW WELLINGTON

project name GREEN VALLEY ESTATES		municipality BRADFORD		NAPA TO project no. 13045	
date APR 2014		SECOND FLOOR PLAN			drawing no. 3
drawn by RC	checked by -	scale 3/16" = 1'-0"		file name 13045-TH10E	
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DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

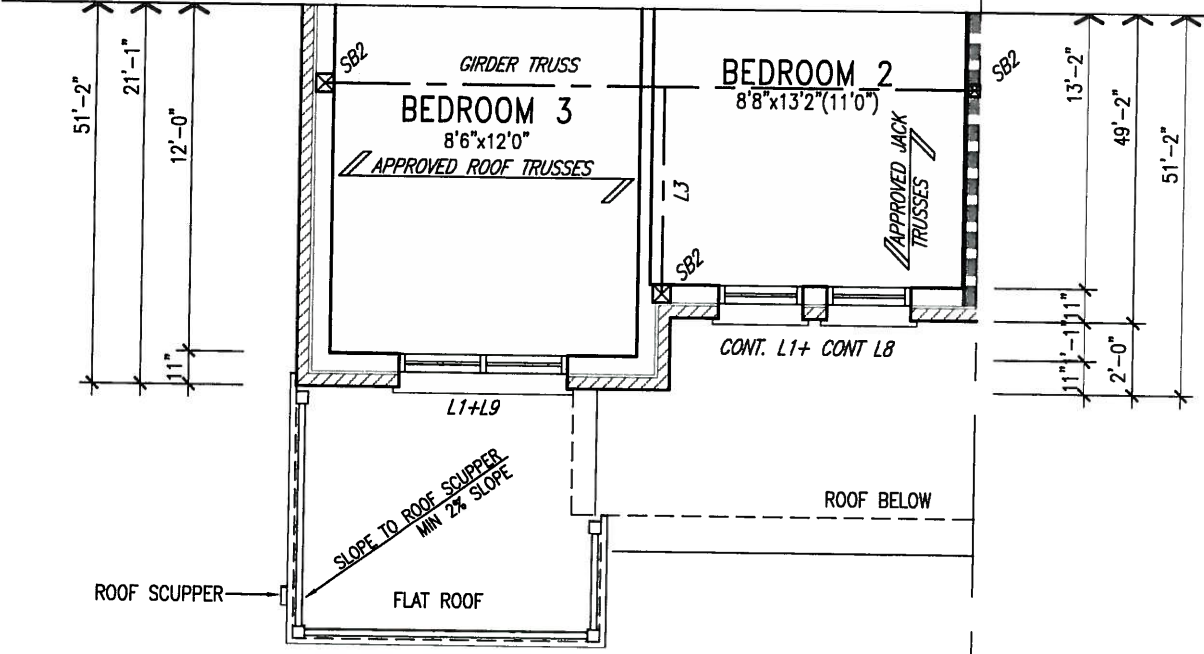
INDICATES FIRE RATED WALL ASSEMBLY



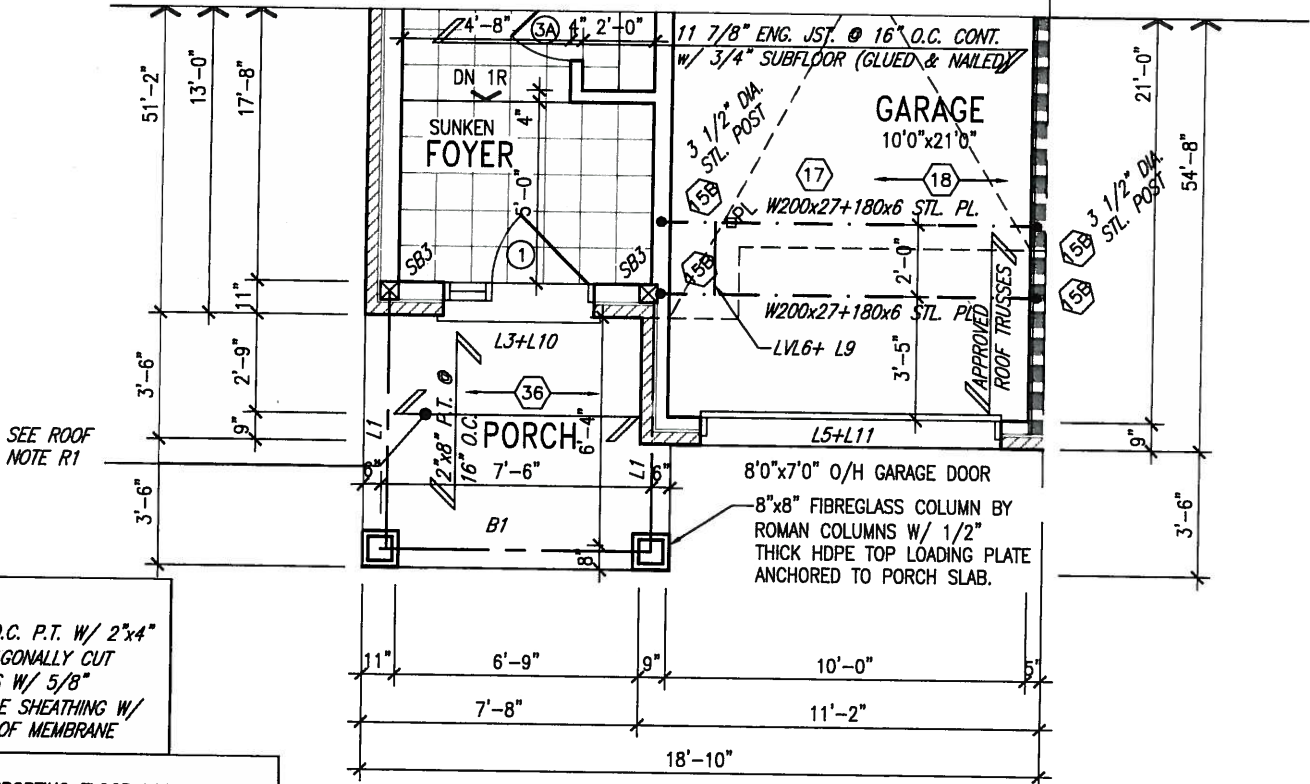
JULY 3, 2015

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



PARTIAL SECOND FLOOR PLAN 'B'



PARTIAL GROUND FLOOR PLAN 'B'

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

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

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

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

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ARCHITECTURAL REVIEW & APPROVAL
JUL 09 2015
John G. Williams Limited, Architect

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

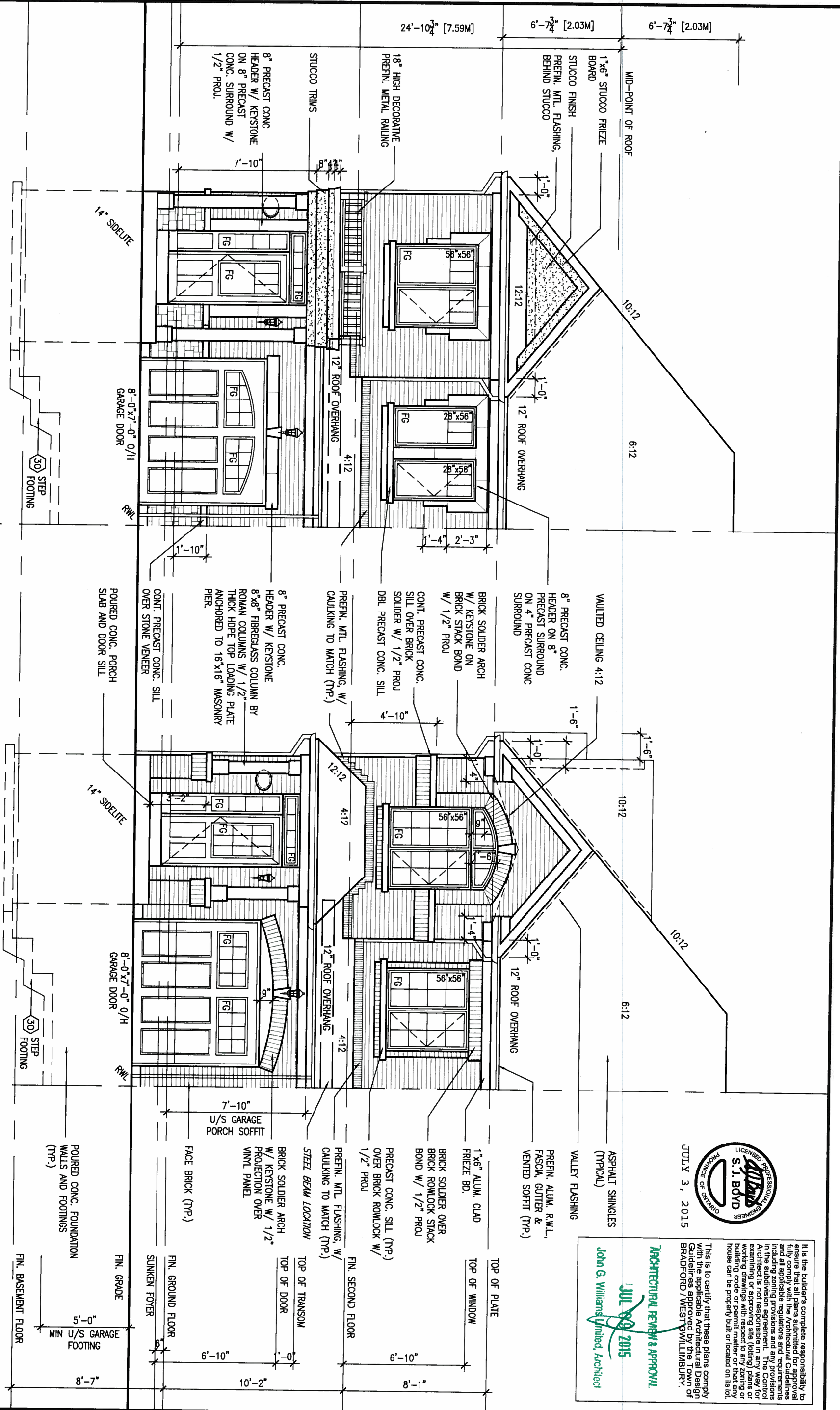
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BAYVIEW WELLINGTON		TH10E NAPA 10	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 4
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-TH10E
PARTIAL FLOOR PLAN B			

FRONT ELEVATION 'B'

FRONT ELEVATION 'A'



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ARCHITECTURAL REVIEW & APPROVAL
JUL 29 2015
John G. Williams Limited, Architect

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

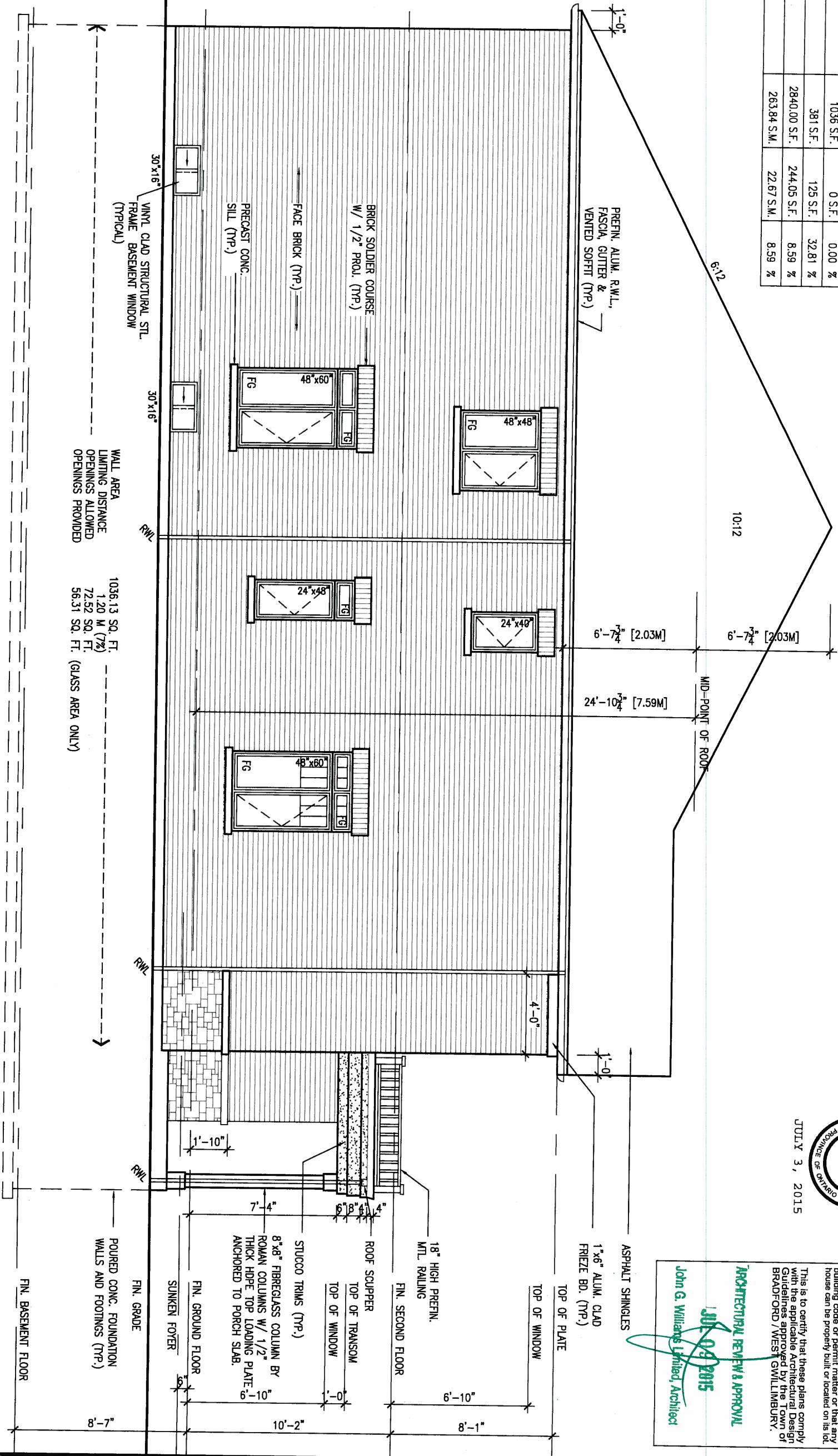
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BAYVIEW WELLINGTON		TH10E NAPA 10	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 5
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-TH10E
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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
TH10E ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	387 S.F.	47.72 S.F.	12.33 %
LEFT SIDE	1036 S.F.	71.33 S.F.	6.89 %
RIGHT SIDE	1036 S.F.	0 S.F.	0.00 %
REAR	381 S.F.	125 S.F.	32.81 %
TOTAL SQ. FT.	2840.00 S.F.	244.05 S.F.	8.59 %
TOTAL SQ. M.	263.84 S.M.	22.67 S.M.	8.59 %

SIDE ELEVATION 'B'



JULY 3, 2015



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ARCHITECTURAL REVIEW & APPROVAL
JUL 03 2015
John G. Williams Limited, Architect

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name
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		TH10E NAPA 10	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 7
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-TH10E
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ARCHITECTURAL REVIEW & APPROVAL

JUN 09 2015

John G. Williams Limited, Architect

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

PRECAST CONC. SILL
OVER BRICK
ROWLOCK W/ 1/2"
PROJECTION (TYP.)

BRICK SOLDIER
COURSE W/ KEystone
ON BRICK ROWLOCK
SURROUND W/ 1/2"
PROJECTION (TYP.)

VINYL CLAD STRUCTURAL
STL. FRAME BASEMENT
WINDOW (TYP.)

REAR ELEVATION 'A'

REAR ELEVATION 'B'

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1 (7))			
TH10E ELEVATION A WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	387 S.F.	53.6 S.F.	13.85 %
LEFT SIDE	1036 S.F.	71.33 S.F.	6.89 %
RIGHT SIDE	1036 S.F.	0 S.F.	0.00 %
REAR	457 S.F.	145 S.F.	31.73 %
TOTAL SQ. FT.	2916.00 S.F.	269.93 S.F.	9.26 %
TOTAL SQ. M.	270.90 S.M.	25.08 S.M.	9.26 %



JULY 3, 2015

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

FACE BRICK (TYP.)

12" FG TRANSOM

PRECAST CONC. DOOR
SILL & STEP (21)

FIN. BASEMENT FLOOR

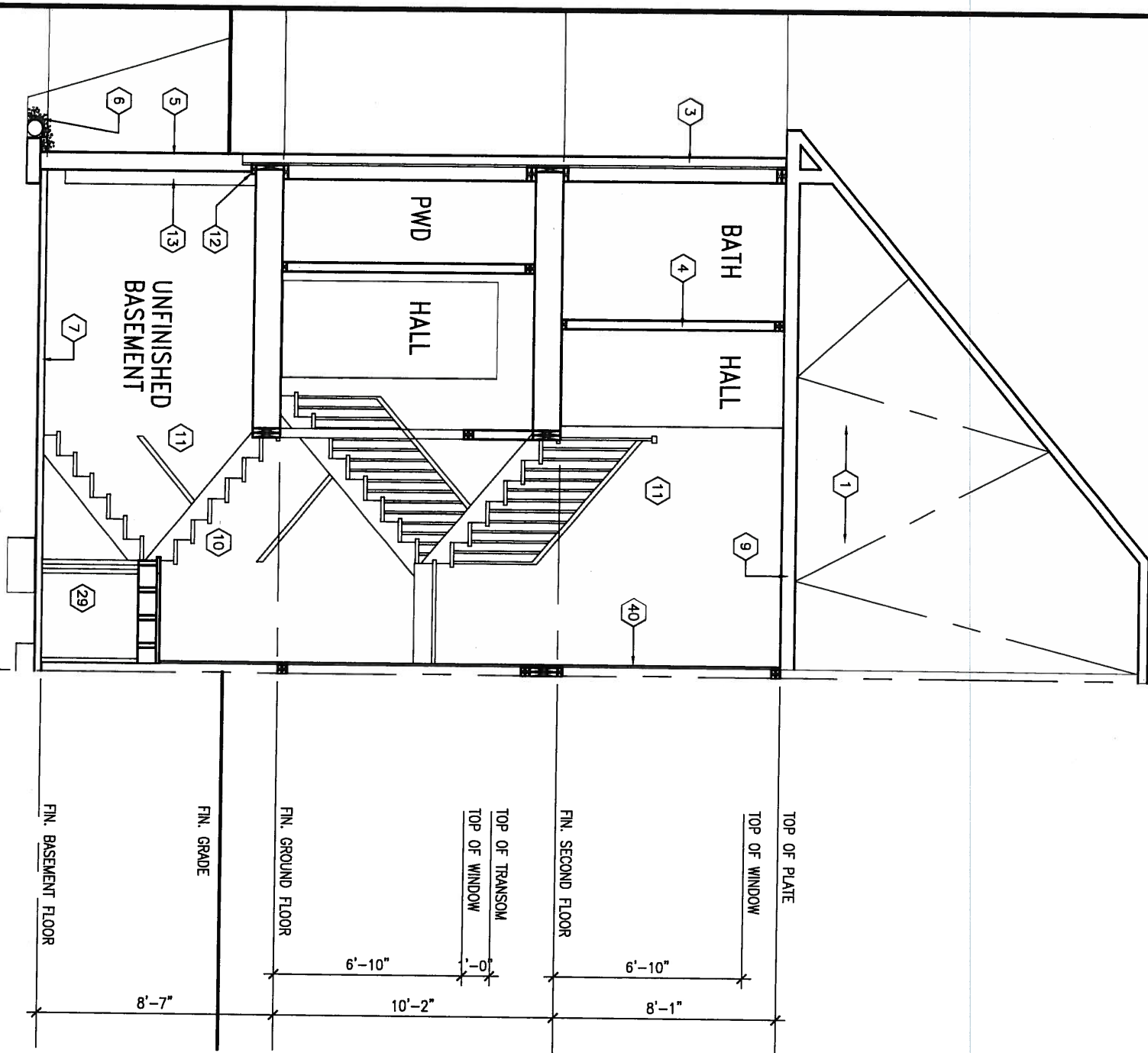
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Wellington Jno-Baptiste	25591	BCIN	
name registration information			
VA3 Design Inc.	42658		
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BAYVIEW WELLINGTON		TH10E NAPA 10	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	scale	3/16" = 1'-0"
drawn by	RC	checked by	-
REAR ELEVATIONS			
13045-TH10E			drawing no.
			8
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SECTION 'A-A'



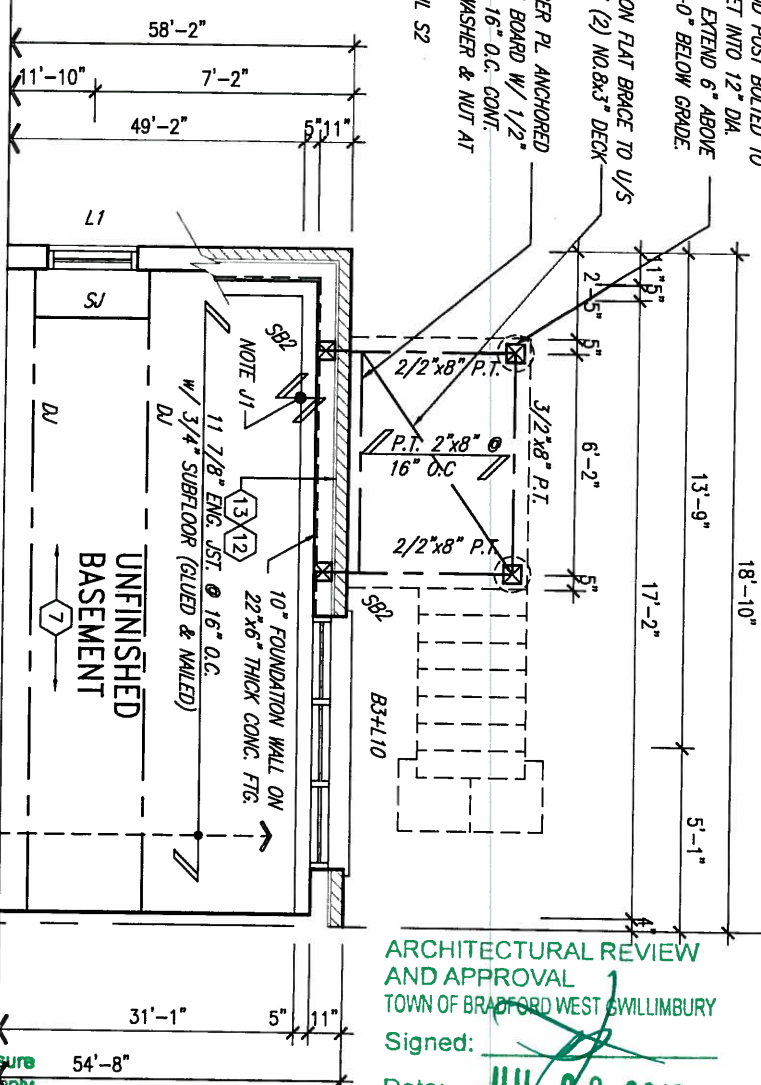
6"x6" P.T. WOOD POST BOLTED TO METAL SHOE SET INTO 12" DIA. CONC. PIER TO EXTEND 6" ABOVE GRADE AND 5'-0" BELOW GRADE.

1-2"x4" P.T. ON FLAT BRACE TO U/S OF JOISTS C/W (2) NO.8x3" DECK SCREWS

2"x8" P.T. LEDGER PL. ANCHORED TO DOUBLE RIM BOARD W/ 1/2" DIA. BOLTS @ 16" O.C. CONT. THREADED W/ WASHER & NUT AT CAVITY. REFER TO DETAIL S2

10" FOUNDATION WALL ON 22"x6" THICK CONC. FTG. UNDER ALL 2"x6" KNEEWALL AS REQ'D BY GRADING - SEE DETAILS. MAX BACKFILL HEIGHT: 4'-7" FOR 10" FIN. WALL W/ KNEEWALL ON TOP

PARTIAL BASEMENT FLOOR PLAN WOD COND 9R AND MORE

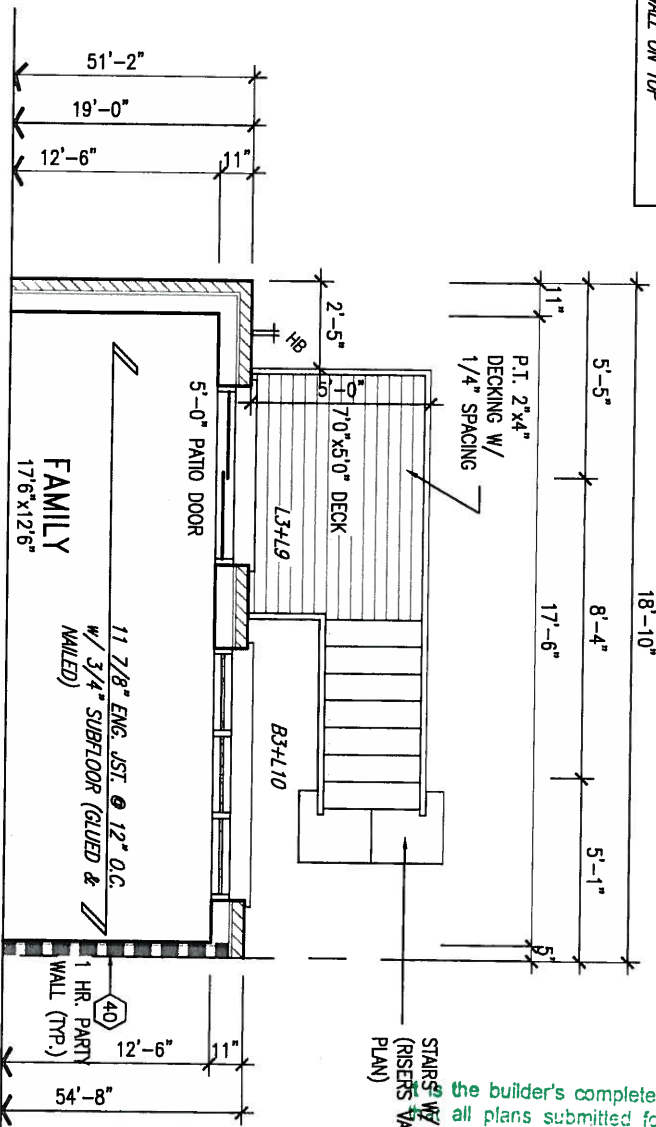


ARCHITECTURAL REVIEW AND APPROVAL
TOWN OF BRADFORD WEST SWILLIMBURY
Signed: *[Signature]*
Date: JUL 9 2015
JOHN G. WILLIAMS LIMITED ARCHITECT



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PARTIAL GROUND FLOOR PLAN WOD COND 9R AND MORE



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no.	description	date	by

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BAYVIEW WELLINGTON		TH10E NAPA 10	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 9
date APR 2014	checked by RC	scale 3/16" = 1'-0"	SECTION & PARTIAL PLANS WOD
drawn by RICHARD		file name 13045-TH10E	
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ARCHITECTURAL REVIEW & APPROVAL

~~JUL 09 2015~~

John G. Williams Limited, Architect



BAYVIEW WELLINGTON		TH10E NAPA 10	
project name GREEN VALLEY ESTATES		municipality BRADFORD	
date APR 2014		project no. 13045	
drawing by RC		drawing no. 10	
checked by -		scale 3/16" = 1'-0"	
file name 13045-TH10E			
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Toronto ON M3H 1S8
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va3design.com

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qualification information

Wellington Jno-Baptista 25591

name signature BCIN

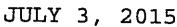
registration information

VAS Design Inc. 42658

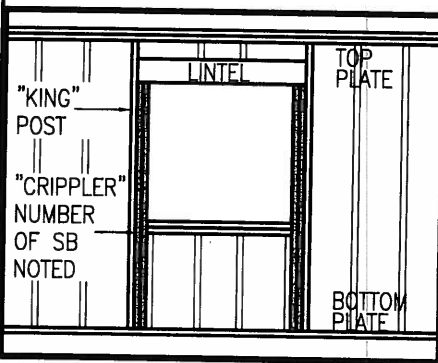
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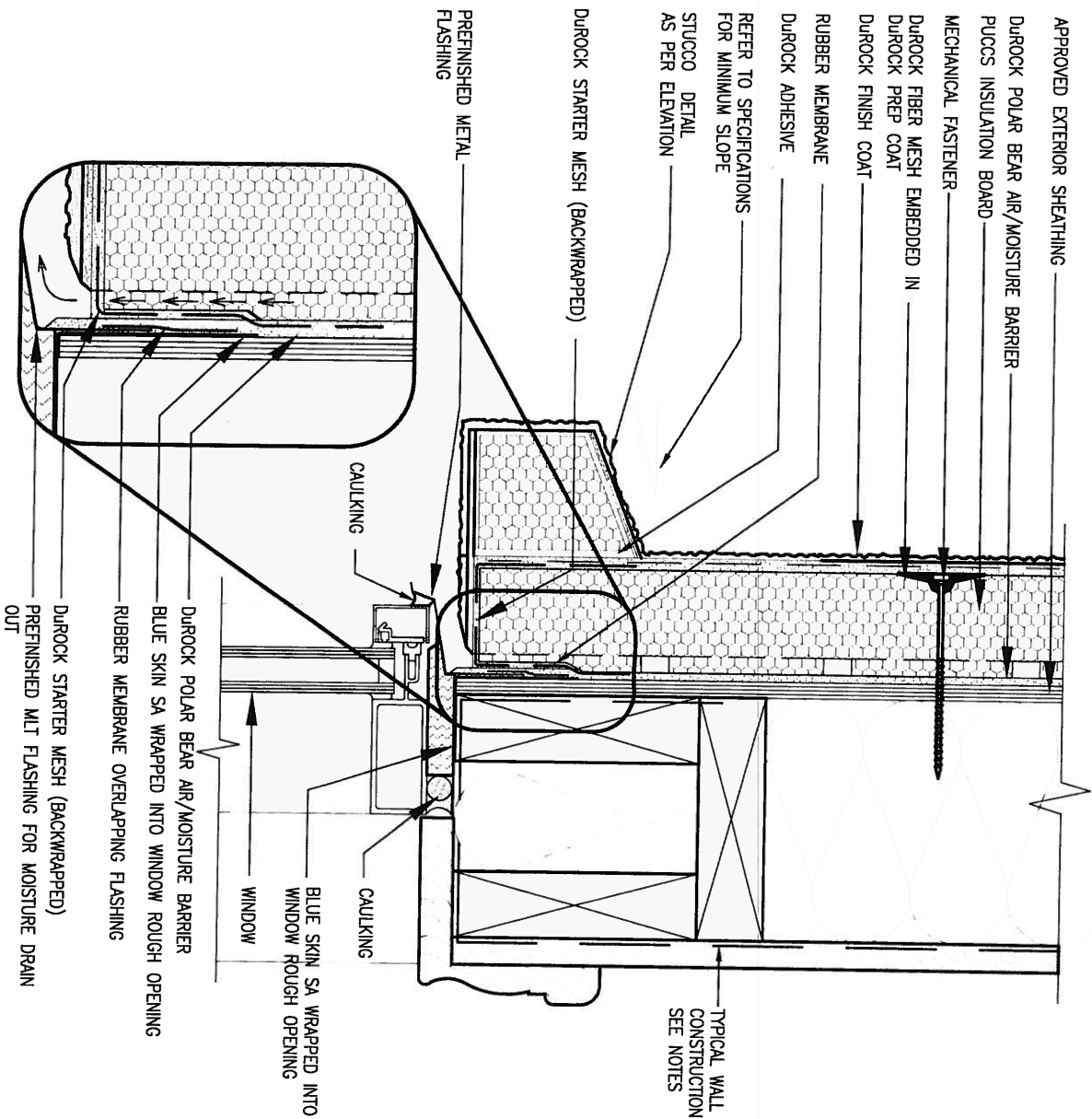
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.
FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC. DIV. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(a) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



"CRIPPLE" DETAIL

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

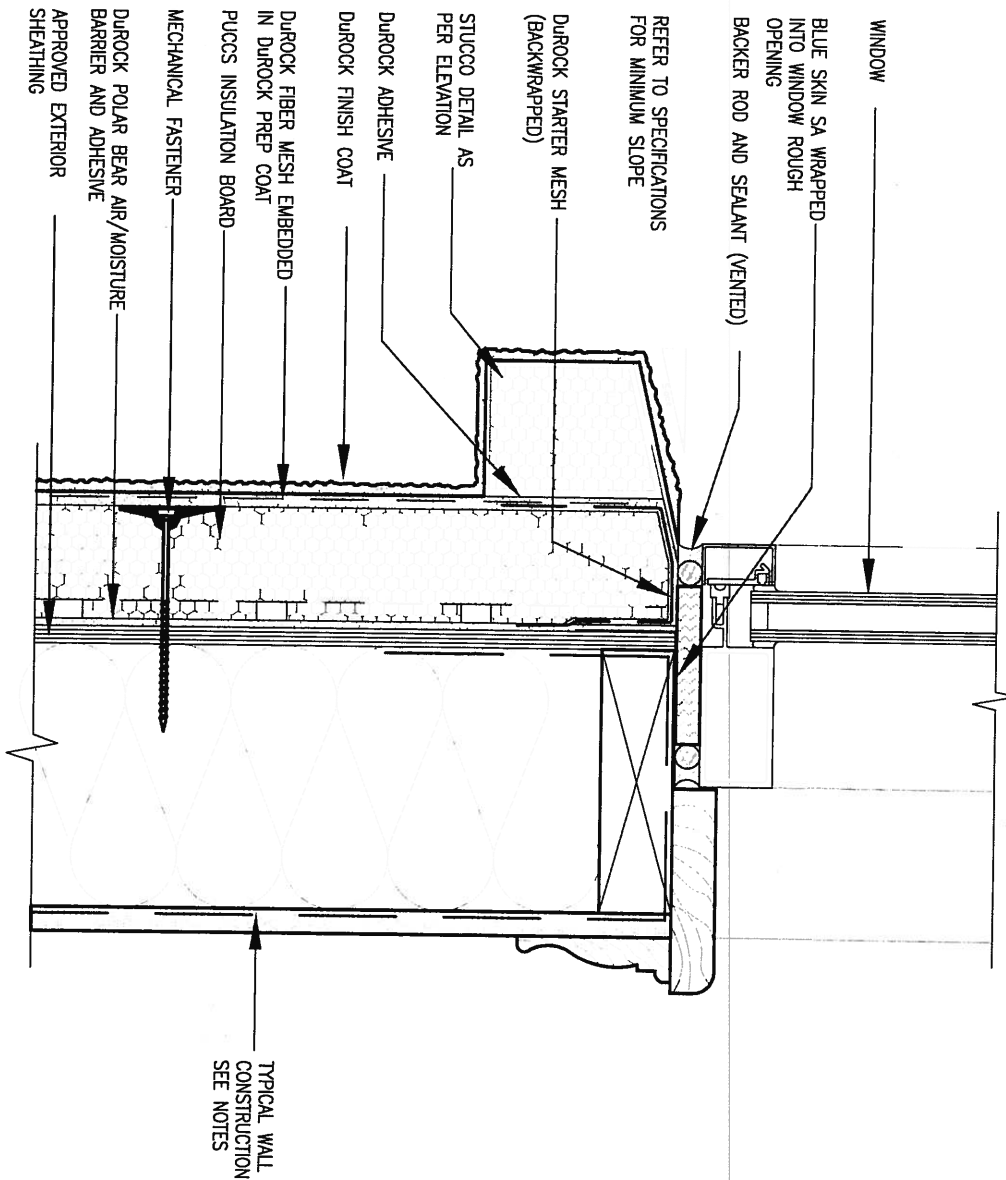
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1 WINDOW HEADER

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

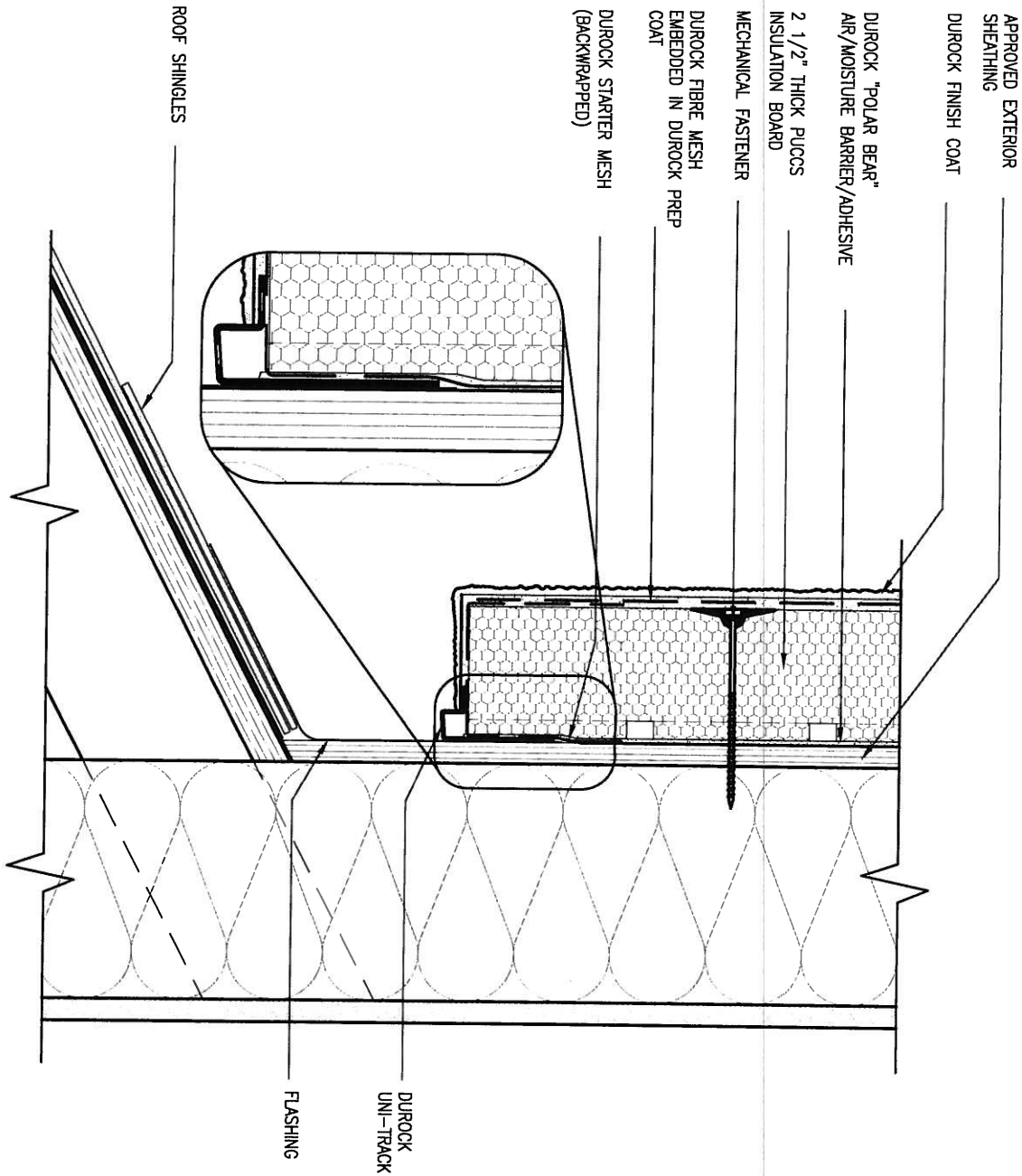
CN3 SCALE: 3"=1'-0"

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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
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		BCIN	
registration information		42658	
VA3 Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

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t 416.630.2255 f 416.630.4782
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	
file name		13045-CONST-OBC 2015	CN3

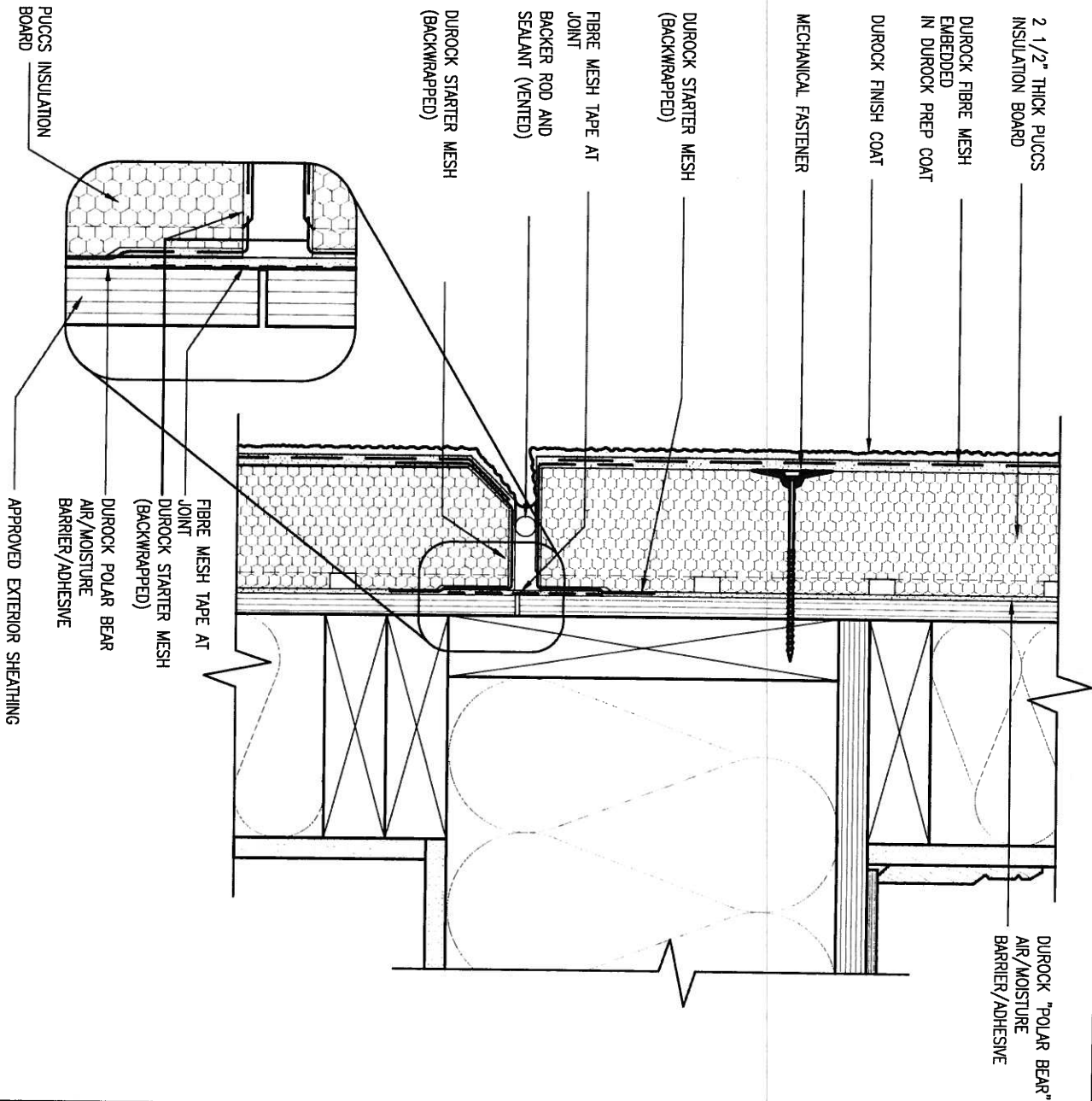


3

STUCCO TERMINATION @ ROOF

CN4 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



4

HORIZONTAL EXPANSION JOINT

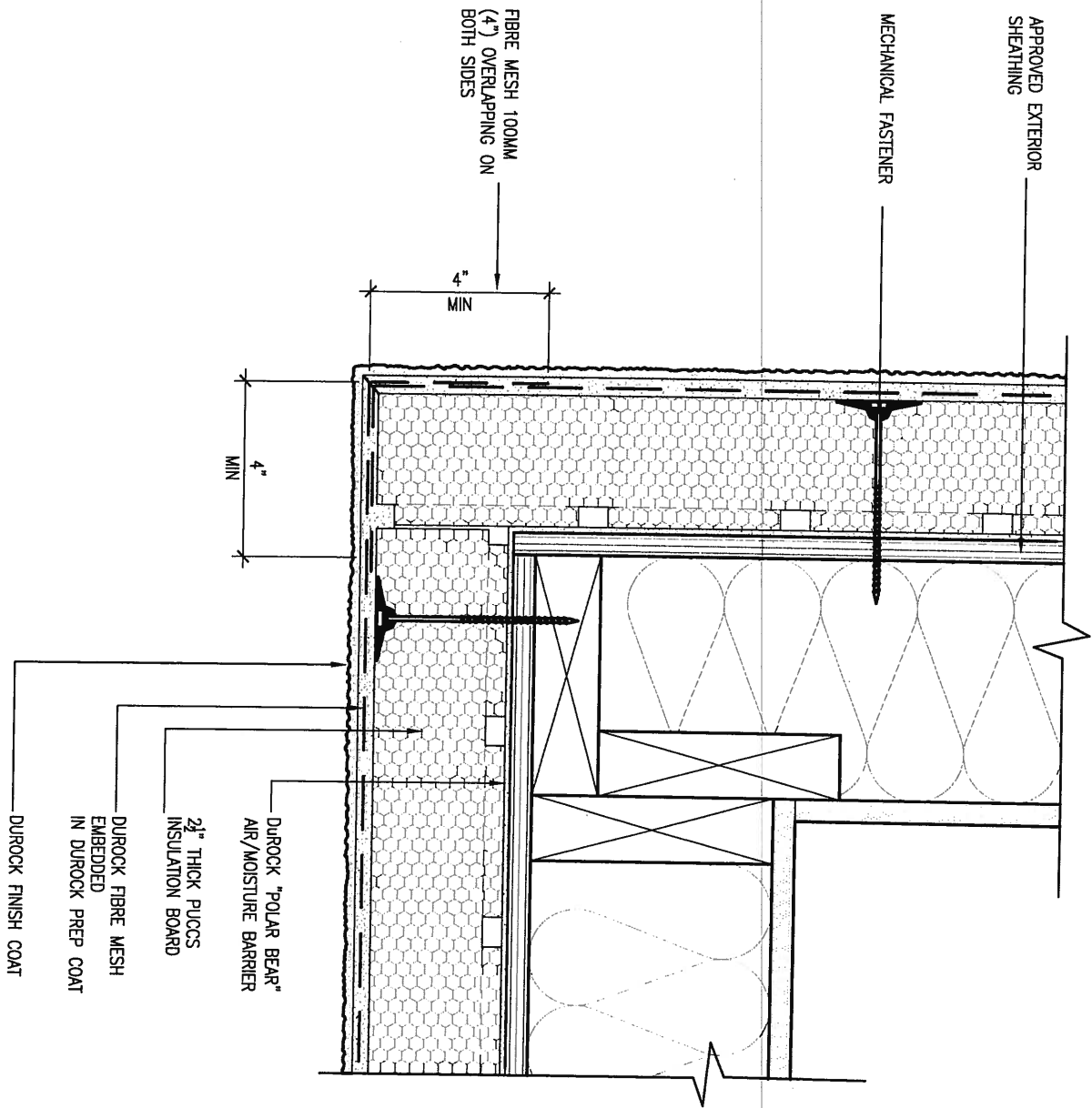
CN4 SCALE: 3"=1'-0"

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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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qualification information			
Wellington Jno-Baptiste 25591			
name			
registration information			
VA3 Design Inc. 42658			
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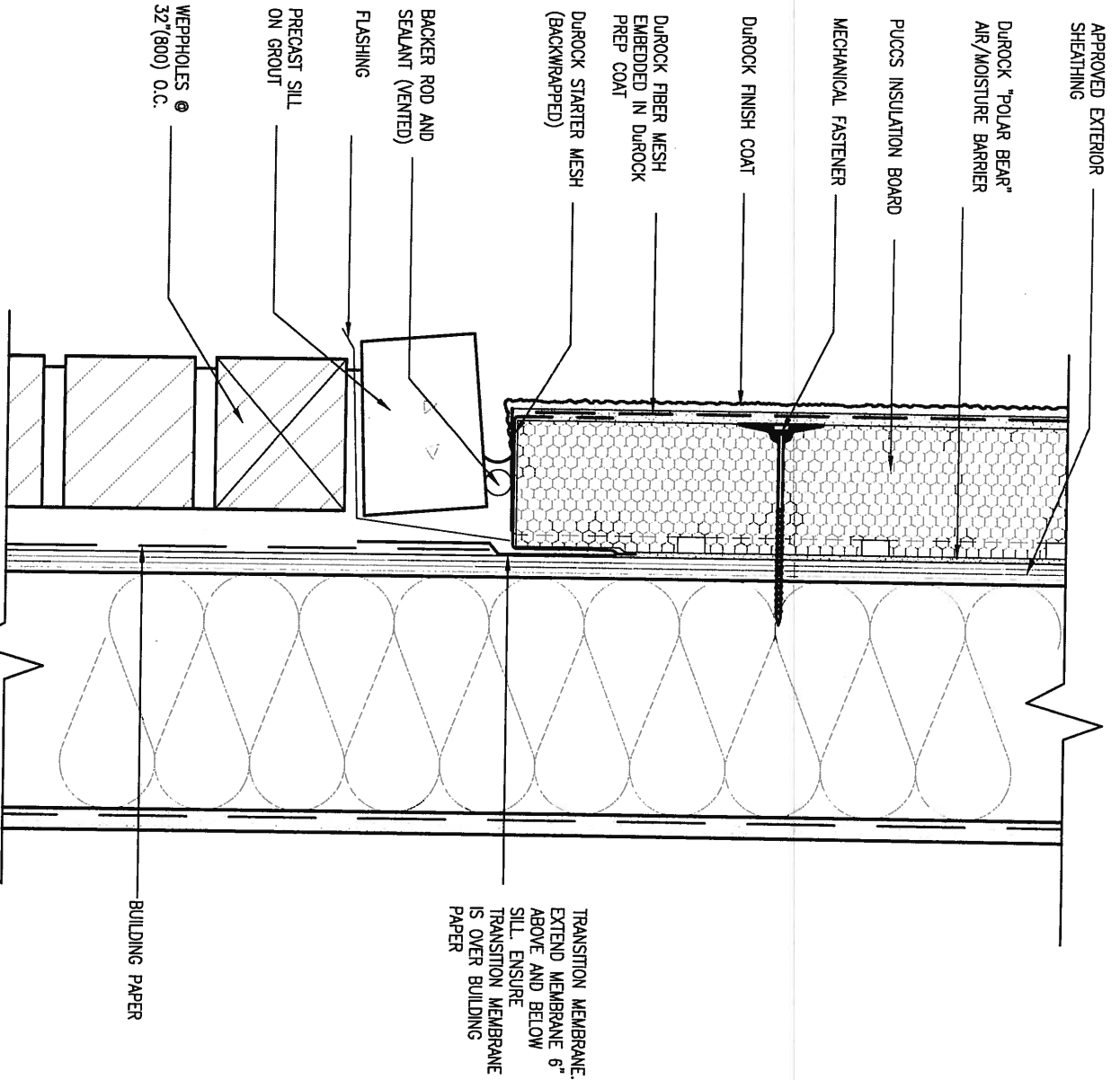
BAYVIEW WELLINGTON			CONST NOTE	
project name		municipality		project no.
GREEN VALLEY ESTATES		BRADFORD		13045
date		CONSTRUCTION NOTES		drawing no.
APR 2014				
drawn by	checked by	scale	file name	
RC	-	3/16" = 1'-0"	13045-CONST-08C 2015	CN4



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"

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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

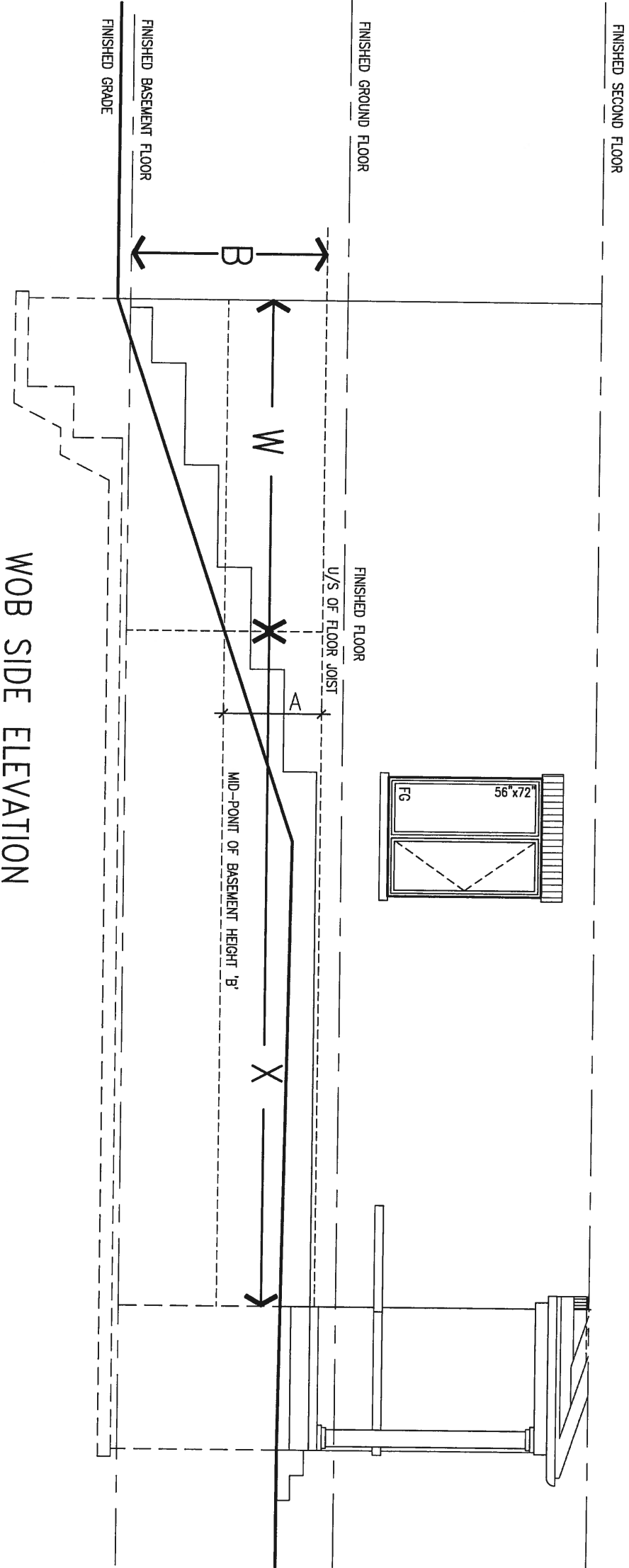
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste		25591	
name		BCIN	
registration information		42658	
VA3 Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	
file name		13045-CONST-0BC 2015	CN5
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BA\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16, 2015 - 6:57 AM			

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COMPLIANCE TO OBC SB-12 2.1.1.1(11)

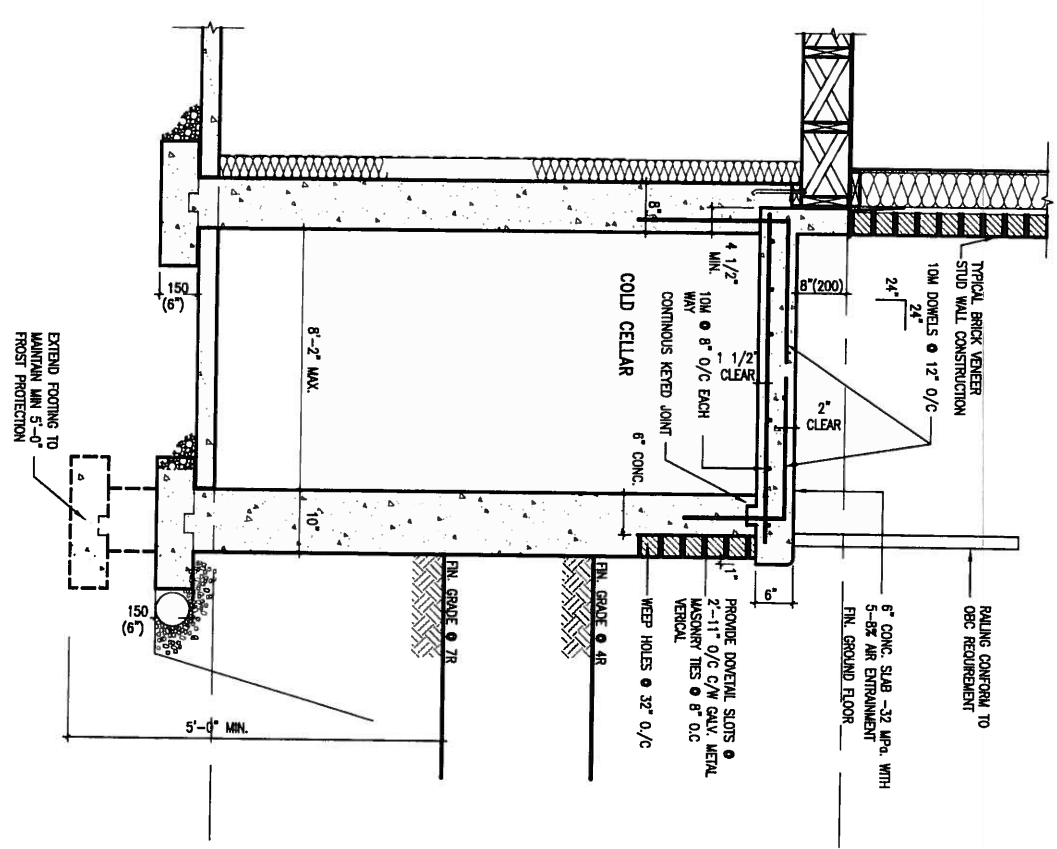


WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

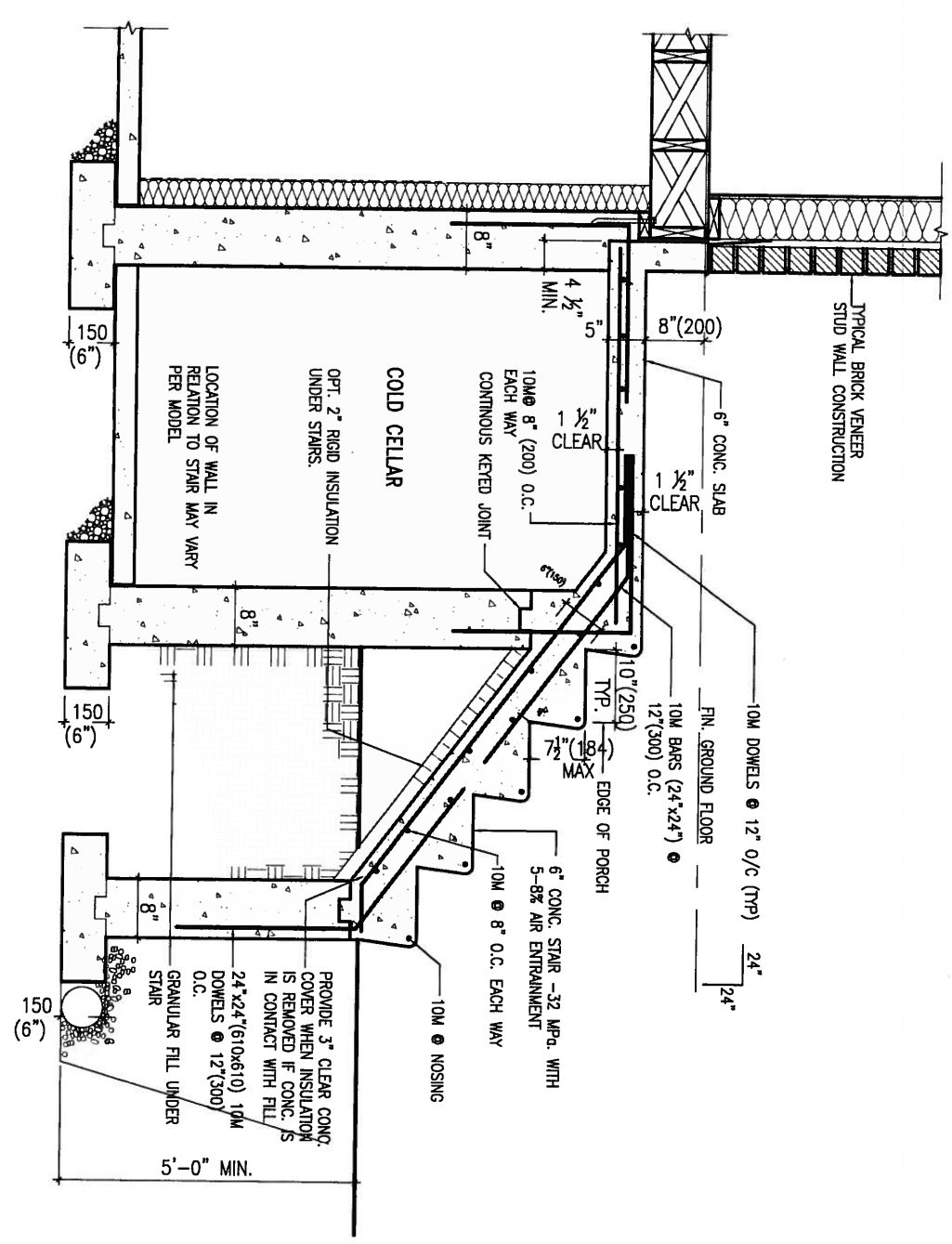
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

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.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES date APR 2014 drawn by RC checked by - scale 3/16" = 1'-0" file name 13045-CONST-OBC 2015 RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM	municipality BRADFORD	project no. 13045	drawing no. CN7
8	.	.	.	qualification information Wellington Jno-Baptiste 25591 name registration information VA3 Design Inc. 42658					
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2	UPDATE TO CODE	APR 16-15	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	MAY 07-14	RC						
no.	description	date	by						

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



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



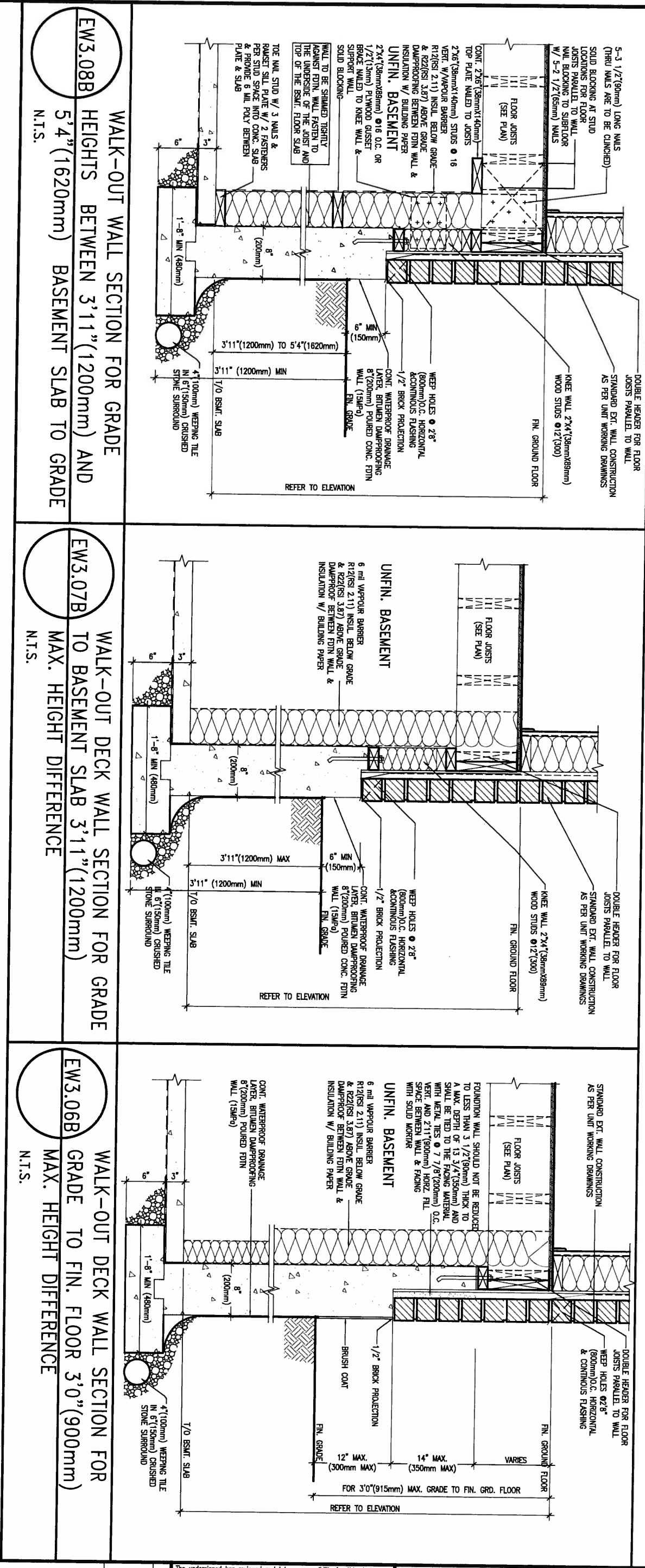
JULY 3, 2015

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.		 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		BAYVIEW WELLINGTON		CONST NOTE					
8 .		qualification information				project name		municipality		project no.			
7 .		Wellington Jno-Baptiste				GREEN VALLEY ESTATES		BRADFORD		13045			
6 .		name				date		checked by		scale		drawing no.	
5 .		registration information				APR 2014		RC		3/16" = 1'-0"		CN8	
4 .		VA3 Design Inc.		RC		RICHARD - H:\ARCHIVE\WORKING\2013\13045 BW\units\13045-CONST-0BC 2015.dwg - Tue - May 12 2015 - 8:51 AM		CONSTRUCTION NOTES		file name			
3 .		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 UPDATE TO CODE		APR 16-15		RC		13045-CONST-0BC 2015			
2 .		1 ISSUE FOR CLIENT REVIEW		MAY 07-14		RC		13045-CONST-0BC 2015		13045-CONST-0BC 2015			
1 .		no. description		date		by							

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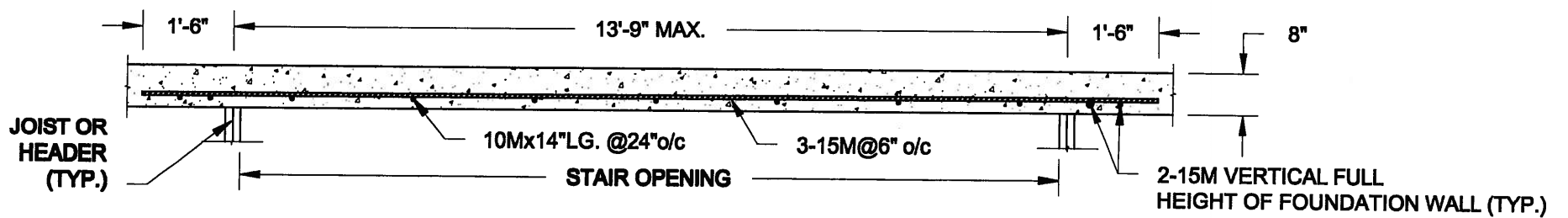
JULY 3, 2015



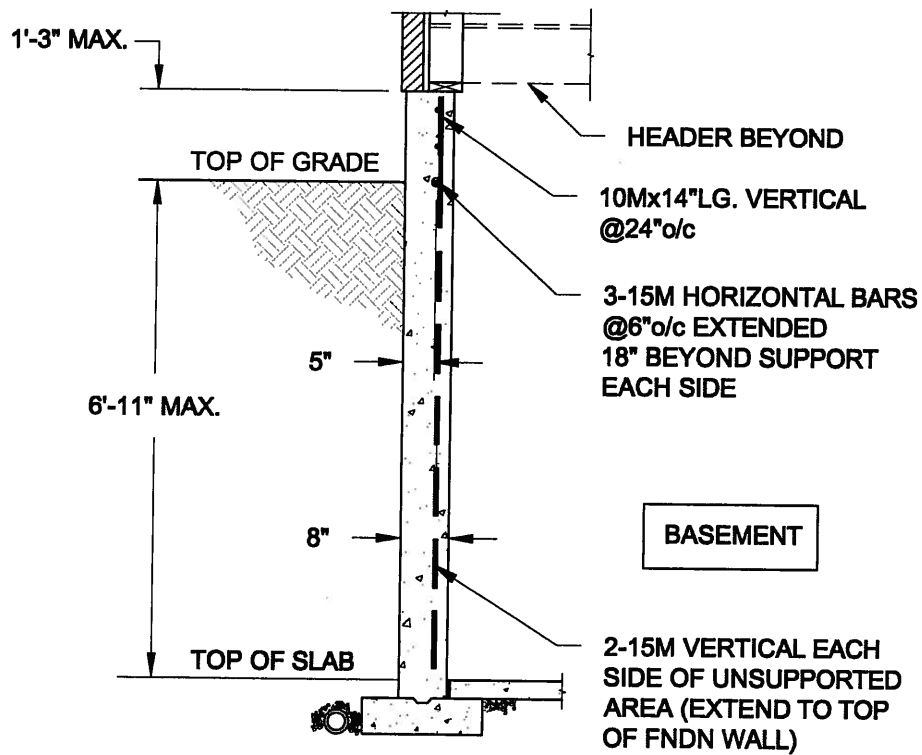
9 .			.			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		
8 .			.			qualification information		
7 .			.			Wellington Jno-Baptiste <i>Jno-Baptiste</i> 25591		
6 .			.			name		
5 .			.			signature BCIN		
4 .			.			registration information		
3 .			.			VA3 Design Inc. 42658		
2 UPDATE TO CODE			APR 16-15 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			MAY 07-14 RC					
no. description			date by					

VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		BAYVIEW WELLINGTON		CONST NOTE -	
project name GREEN VALLEY ESTATES		municipality BRADFORD		project no. 13045	
date APR 2014		CONSTRUCTION NOTES		drawing no.	
drawn by RC		checked by - scale 3/16" = 1'-0"		file name 13045-CONST-0BC 2015	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Mon - May 4 2015 - 4:04 PM				CN9	

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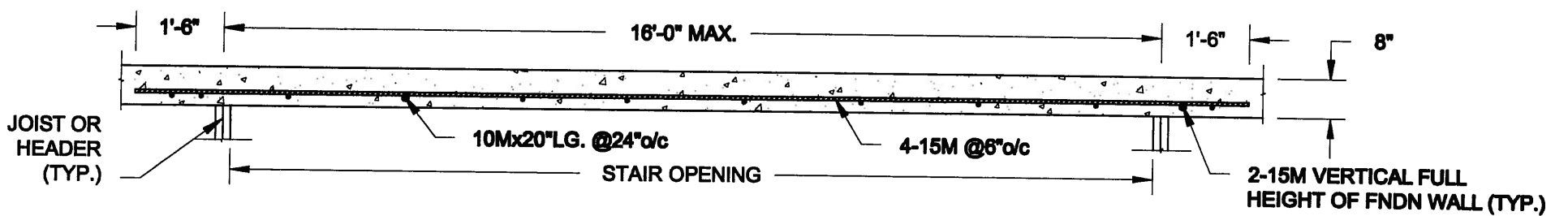
PLAN VIEW
NOT TO SCALE



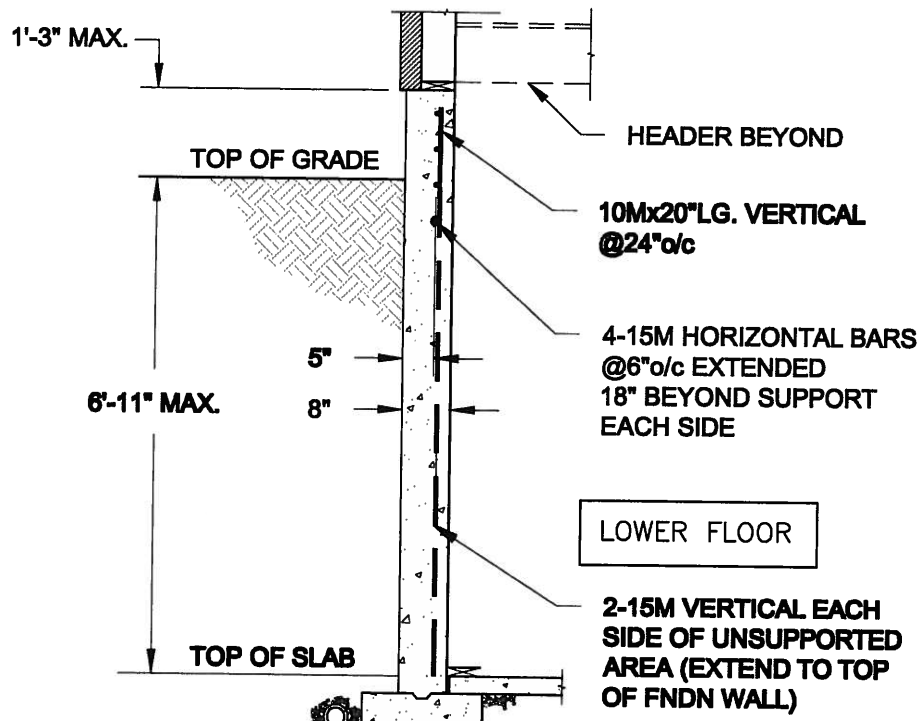
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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



PLAN VIEW
NOT TO SCALE



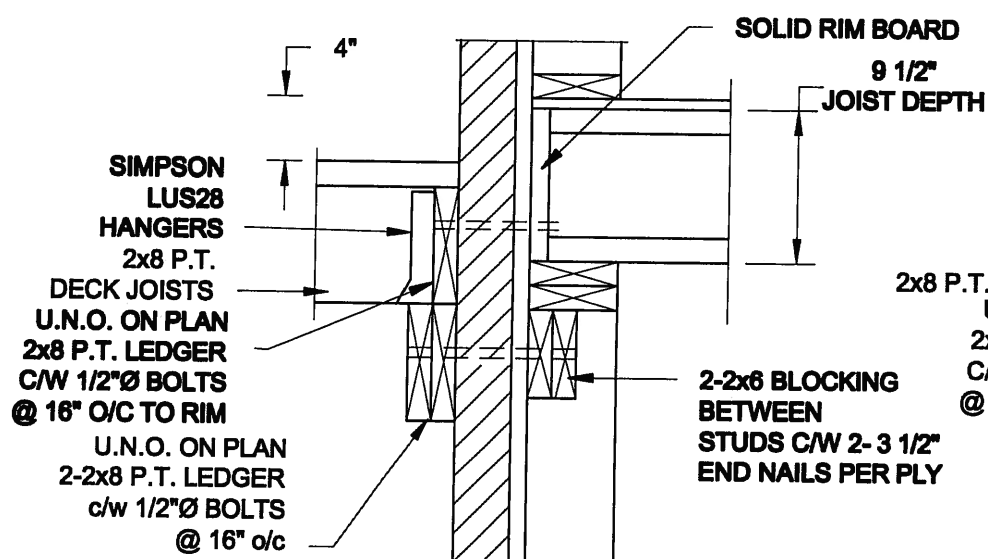
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

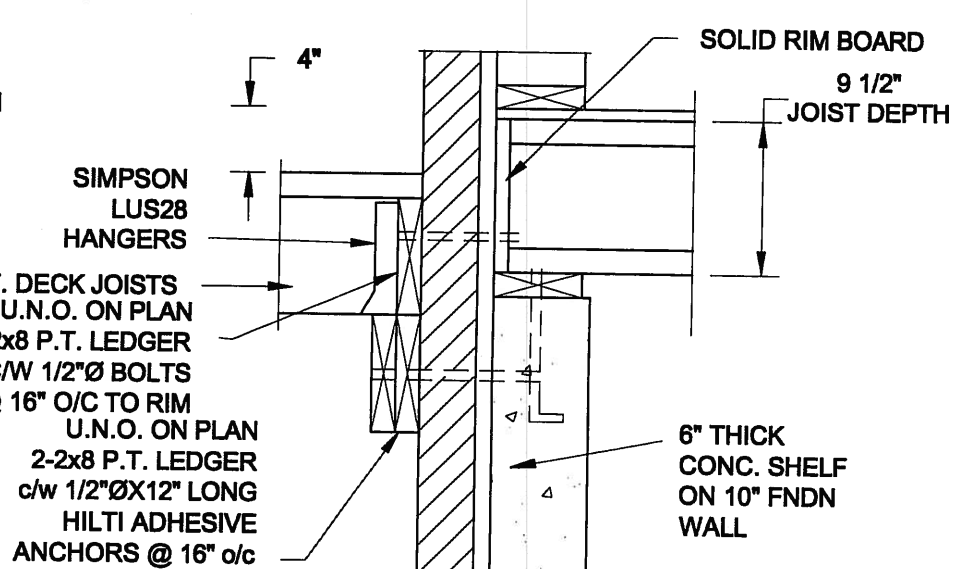
1B
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

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:  S. J. BOYD LICENSED PROFESSIONAL ENGINEER PROVINCE OF ONTARIO JULY 3, 2015	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-27-2014			TYPICAL STRUCTURAL DETAILS	
Drawn: SC Checked: SJB			Project No.: 14-096	Drawing No.: S1

FOR 9 1/2" JOIST DEPTH



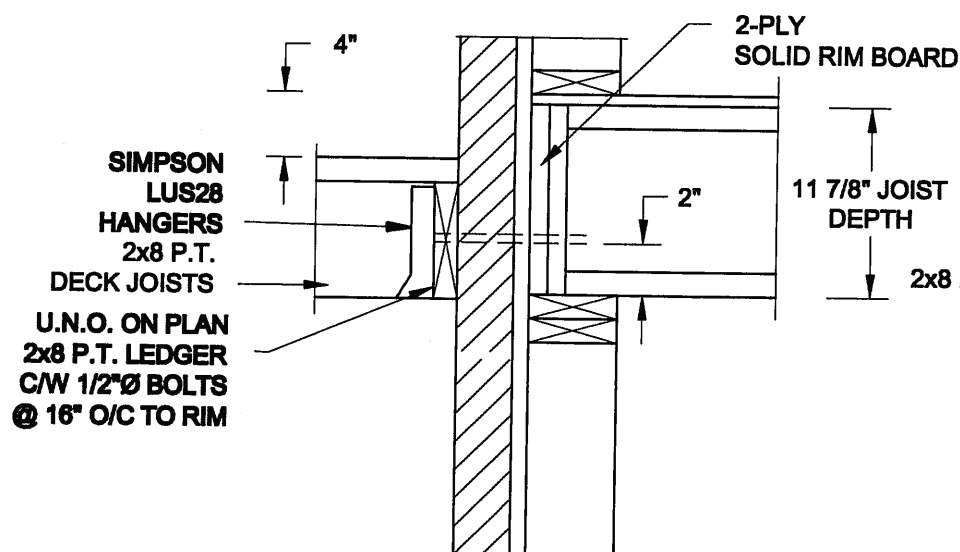
1A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**



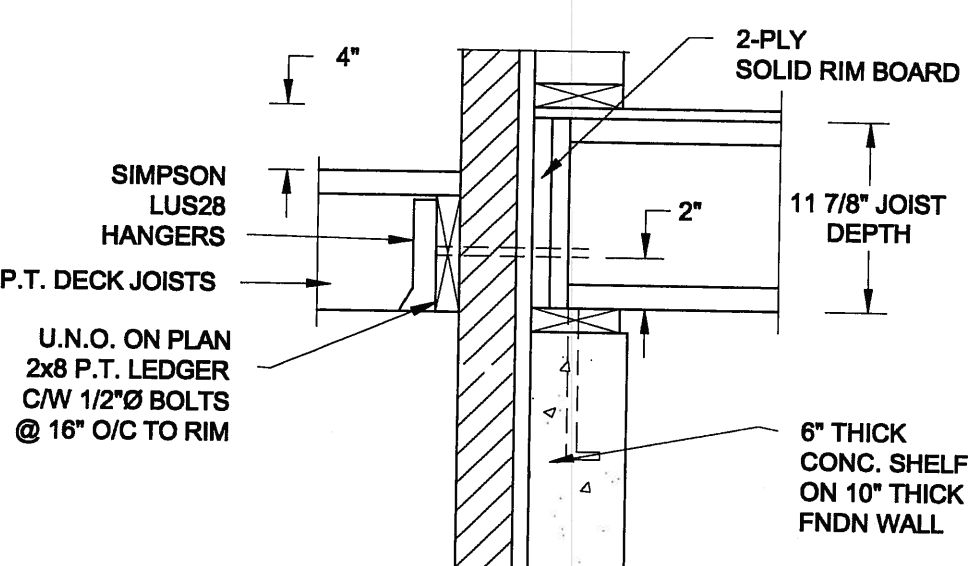
1B **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

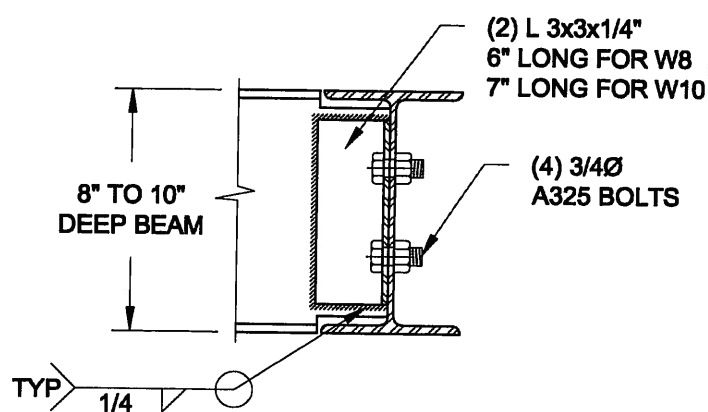


2A **DECK FASTENING DETAIL**
S2 **SCALE: 1" = 1'-0"**

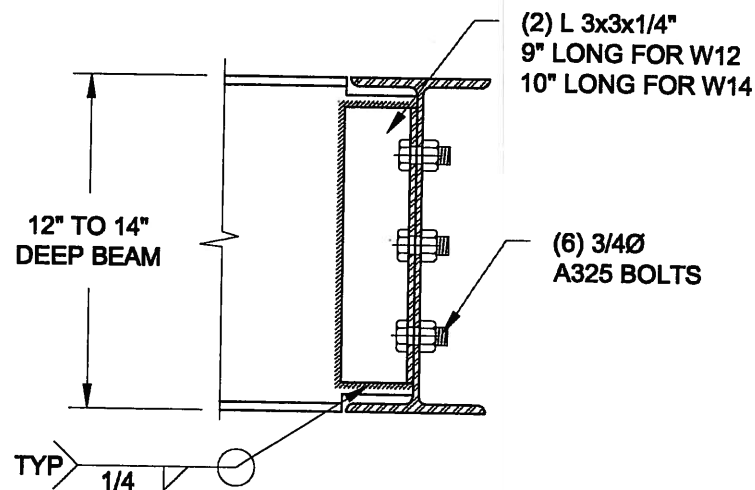


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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.



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



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

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

Scale:
AS NOTED

Date:
MAY-27-2014

Drawn: SC	Checked: SJB
---------------------	------------------------

QUAILE ENGINEERING LTD.



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

Engineer's Seat



JULY 3, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

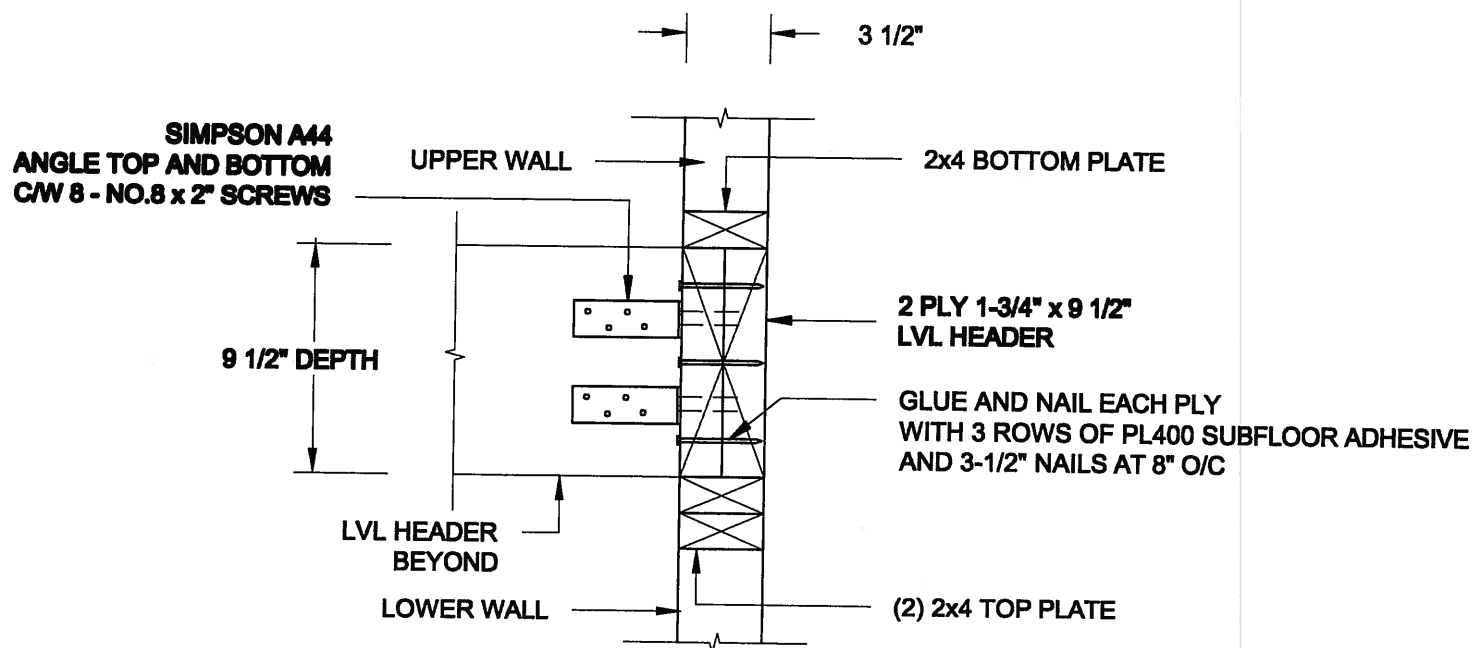
TYPICAL STRUCTURAL DETAILS

Project No.:
14-096

Drawing No.:

S2

FOR 9 1/2" JOIST DEPTH

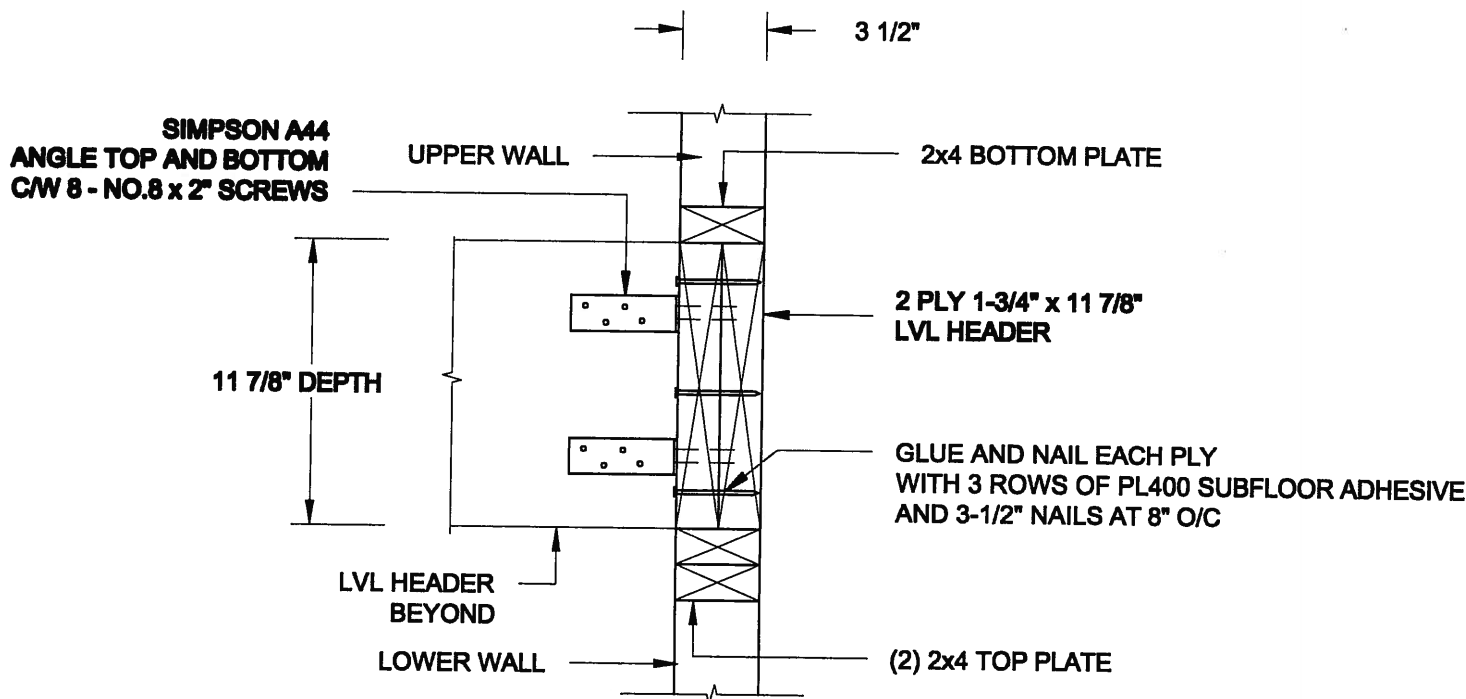


1A
S3

STAIR HEADER @ PARTYWALL

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

FOR 11 7/8" JOIST DEPTH



1B
S3

STAIR HEADER @ PARTYWALL

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

Scale:
AS NOTED

Date:
MAY-27-2014

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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Newmarket, ON
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E: quaille.eng@rogers.com

Engineer's Seal



Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS

Project No.:

14-096

Drawing No.:

S3