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ARCHITECTURAL REVIEW / APPROVAL

Feb 22 1965

Wm. G. Williams Limited, Architects



JAN 28, 2016

REFER TO STAIR
HEADER DETAIL
2/S4

STRUCTURAL
STAIR —
REQUIRED

LOT 81

3-2"x6" P.T. BUILT-UP POST
ANCHORED AT TOP & BOTTOM
W/ GALV. MTL. SHOE (TYP.)

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

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

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, Inc-Baptiste *L. B. Baptiste* 25591

name	signature	BCIN
registration information		
VA3 Design, Inc.		12658

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

30DA Wilson Avenue
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va3design.com

BAYVIEW WELLINGTON

S38-6
BAROSSA 6

project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ONTARIO

project no.
13045

date

APRIL, 2014

drawn by
WT

checked by
DC

scale
3/16" = 1' 0"

file name
13045 030 0 105 0

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drawing no.

2

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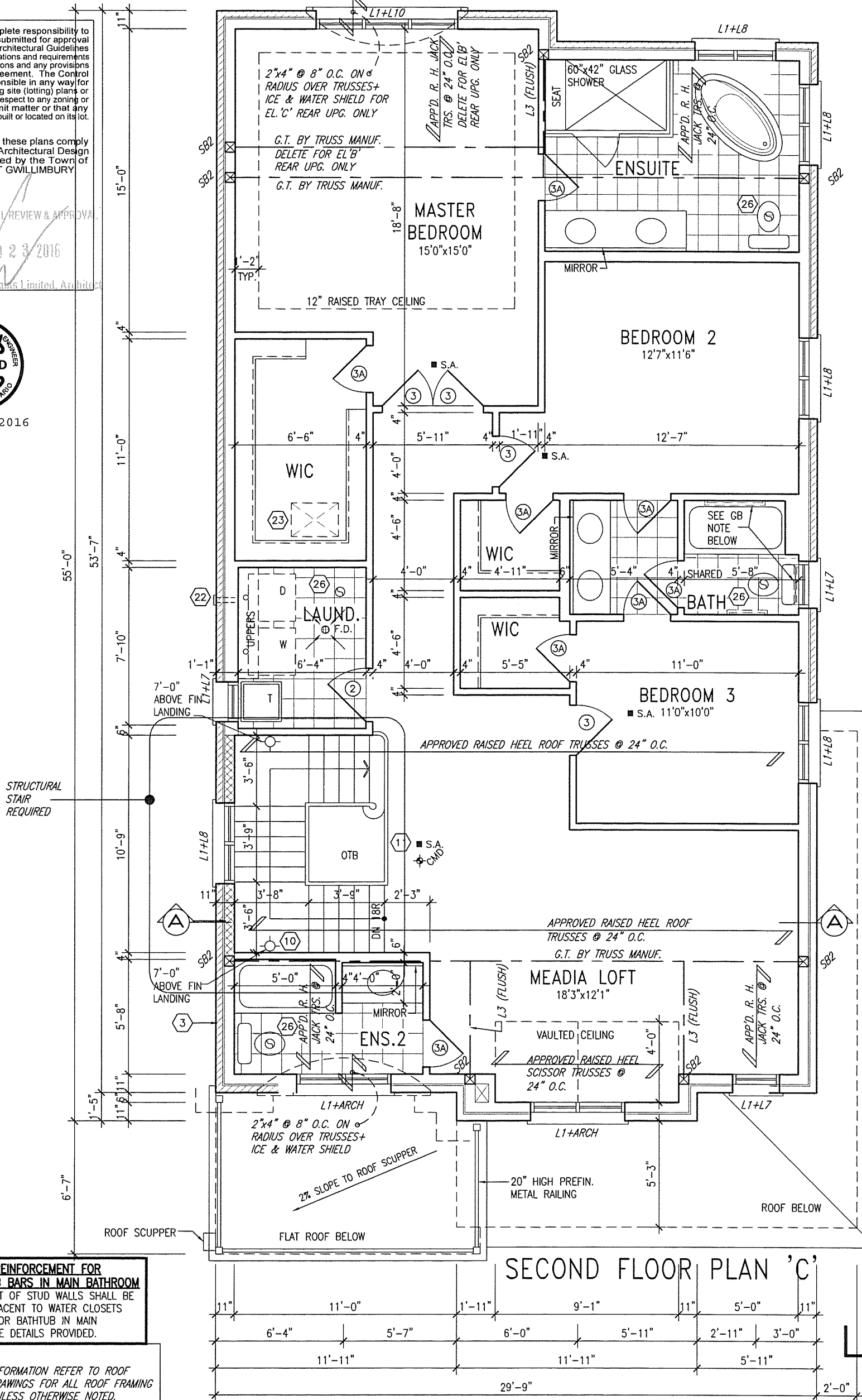
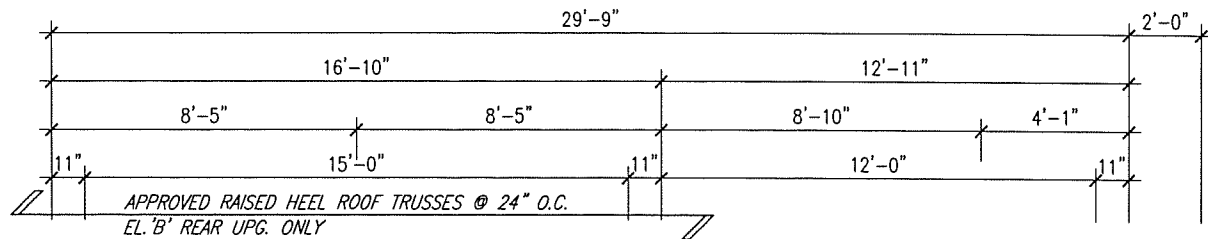
ARCHITECTURAL REVIEW & APPROVAL

FEB 23 2016

John G. Williams Limited Architect



JAN 28, 2016



NOTE GB:

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. SEE DETAILS PROVIDED.

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

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4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	.	.
3	UPGRADED REAR ELEVATIONS ADDED	.	.	.	.
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	RC	.	.
1	ISSUED FOR CLIENT REVIEW	14-04-23	RC	.	.
no.	description	date	by	.	.

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

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VA3 DESIGN
300A Wilson Avenue
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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES municipality
BRADFORD, ONTARIO

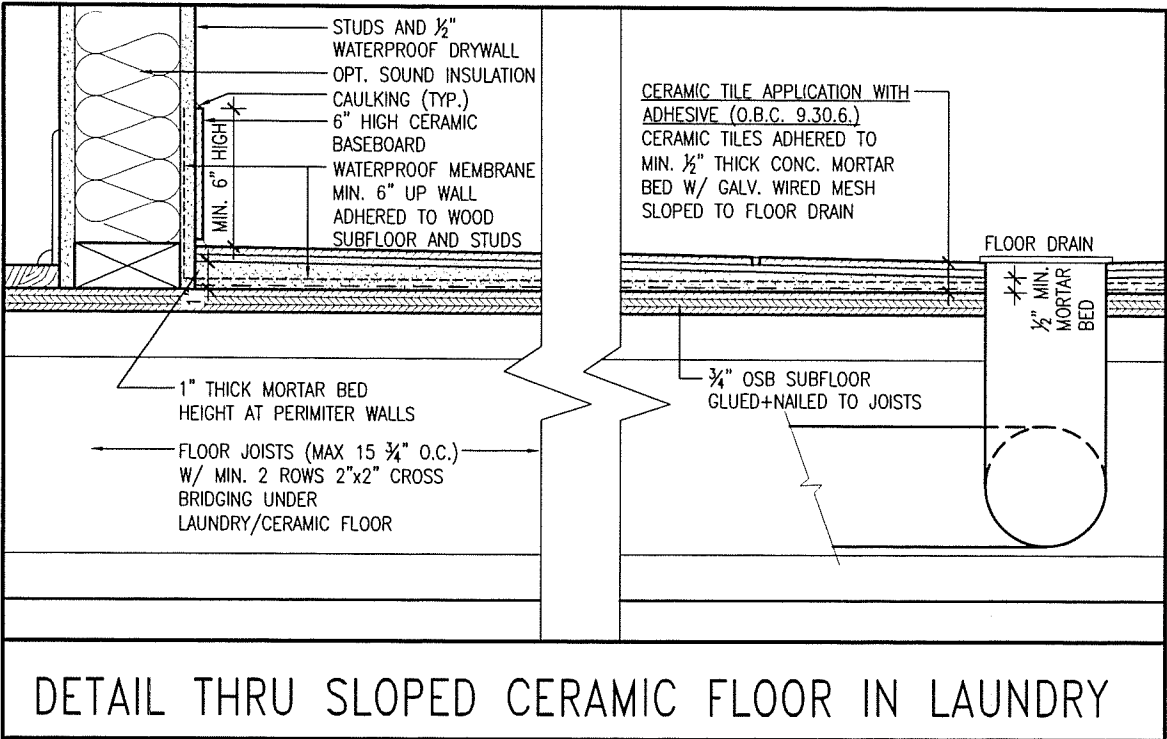
S38-6
BAROSSA 6

project no.
13045

date
APRIL, 2014
drawn by
WT
checked by
RC
scale
3/16" = 1'-0"

SECOND FLOOR PLAN 'C'
file name
13045-S38-6-LOT 81

drawing no.
3



JAN 28, 2016

AREA CALCULATIONS	EL. 'C'
GROUND FLOOR AREA	1305 SF
SECOND FLOOR AREA	1591 SF
SUBTOTAL	2900 SF
DEDUCT ALL OPEN AREAS	11 SF
TOTAL NET AREA	2889 SF (268.40 m2)
FINISHED BSMT AREA	0 SF
COVERAGE	1749 SF
W/OUT PORCH	(162.49 m2)
COVERAGE	1846 SF

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8	.	.	.	qualification information
7	.	.	.	Wellington Jno-Baptiste
6	.	.	.	signature
5	.	.	.	25591
4	REVISED AS PER ENG'S COMMENTS	21-D4-15	RC	name registration information BCIN 42658
3	UPGRADED REAR ELEVATIONS ADDED	.	.	VA3 Design Inc.
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-D7-22	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.
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no.	description	date	by	



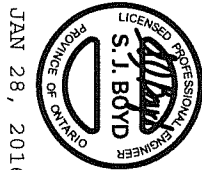
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BAYVIEW WELLINGTON

S38-6
BAROSSA 6

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ONTARIO	project no.	13045
date	APRIL, 2014	scale	3/16" = 1'-0"	file name	13045-S38-6-LOT 81
drawn by	WT	checked by	RC	drawing no.	4
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1'-0"



1'-0" 1'-0"

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ARCHITECTURAL REVIEW & APPROVAL

FEB 24 / 2016

John G. Williams Limited, Architect

10:12

6:12

10:12

10:12

10:12

TOP OF PLATE

TOP OF WINDOW

ROOF SCUPPER

PREFIN. ALUM. CLAD TRIM
FIN. SECOND FLOOR

TOP OF TRANSOM
TOP OF WINDOW
4" x 10" PRECAST CONC.
HEADER W/ 1/2" PROJ.
(TYP.)

FIN. GROUND FLOOR

FIN. GRADE

FINISH BASEMENT FLOOR

FACE BRICK (TYP.)

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

PRECAST CONC. SILL
W/ 1/2" PROJ. (TYP.)

2-15M HORIZONTAL REBARS 4"
BELOW WINDOW AND EXTEND
24" BEYOND OPENING
2-15M VERTICAL REBARS EITHER
SIDE OF OPENING 3" CLEAR COVER
FROM SOIL SIDE

WALL AREA 1219.34 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENING ALLOWED 85.35 SQ. FT.
OPENING PROVIDED 47.49 SQ. FT. (GLASS AREA ONLY)

LEFT ELEVATION 'C'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

LOT 81

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

project name GREEN VALLEY ESTATES municipality BRADFORD, ONTARIO

date APRIL, 2014

drawn by WT

checked by RC

scale 3/16" = 1'-0"

LEFT ELEVATION 'C'

file name 13045-S38-6-LOT 81

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S38-6
BAROSSA 6

project no. 13045

drawing no.

6

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)
45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702, "MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATH-TUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)



JAN 28, 2016

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of GRADE-ORD / WEST GWILLIMBUR.

[illegible]

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG). The subjects were divided into two groups: the control group (CG) and the experimental group (EG). The CG was divided into two subgroups: the control group (CG) and the control group (CG). The EG was divided into two subgroups: the experimental group (EG) and the experimental group (EG).

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project name	municipality
GREEN VALLEY ESTATES	BRADFORD, ONTARIO

date APRIL, 2014 RIGHT

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

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project no.
13045

7

300A Wilson Avenue
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t 416.630.2255 f 416.630.4782
va3design.com

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

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no.	description	date	by

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RIGHT ELEVATION 'C'

LOT 81

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))			
S38-6 ELEVATION C WOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	725 S.F.	69.92 S.F.	9.64 %
LEFT SIDE	1233 S.F.	76.97 S.F.	6.24 %
RIGHT SIDE	1283 S.F.	98.92 S.F.	7.71 %
REAR	663 S.F.	166.50 S.F.	25.11 %
TOTAL SQ. FT.	3904.00 S.F.	412.31 S.F.	10.56 %
TOTAL SQ. M.	362.69 S.M.	38.30 S.M.	10.56 %



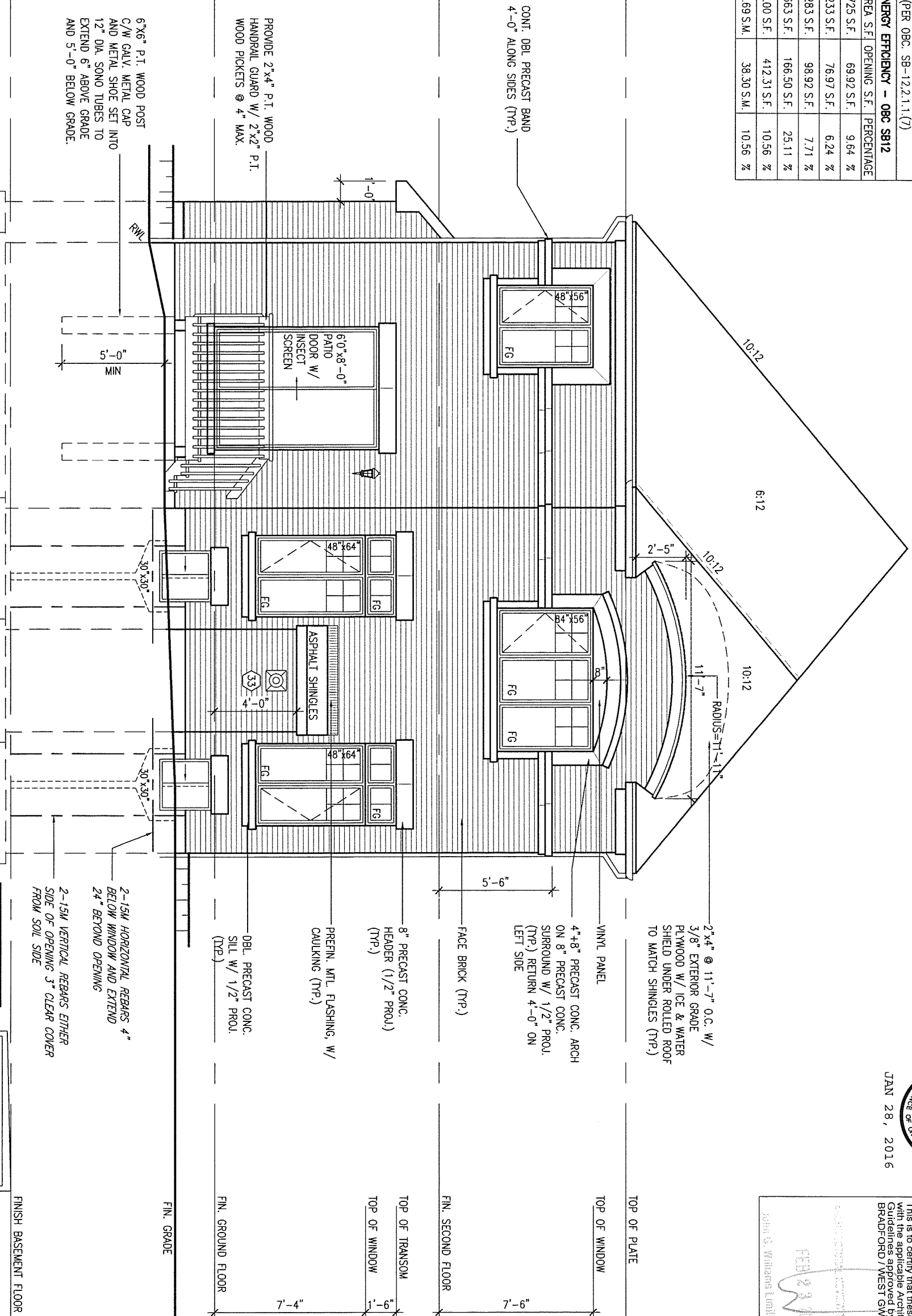
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John G. Williams Limited, Architect

FEB 23 2016



UPGRADED REAR ELEVATION - 4R W.O.D. COND. EL 'C'

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

BASEMENT WINDOW SIZES: 4R-8R USE 30"x24" VINYL CLAD STRUCTURAL STEEL FRAME BASEMENT WINDOWS

LOT 81

9	.	.	.
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BAYVIEW WELLINGTON

project name: GREEN VALLEY ESTATES municipally: BRADFORD, ONTARIO

date: APRIL, 2014

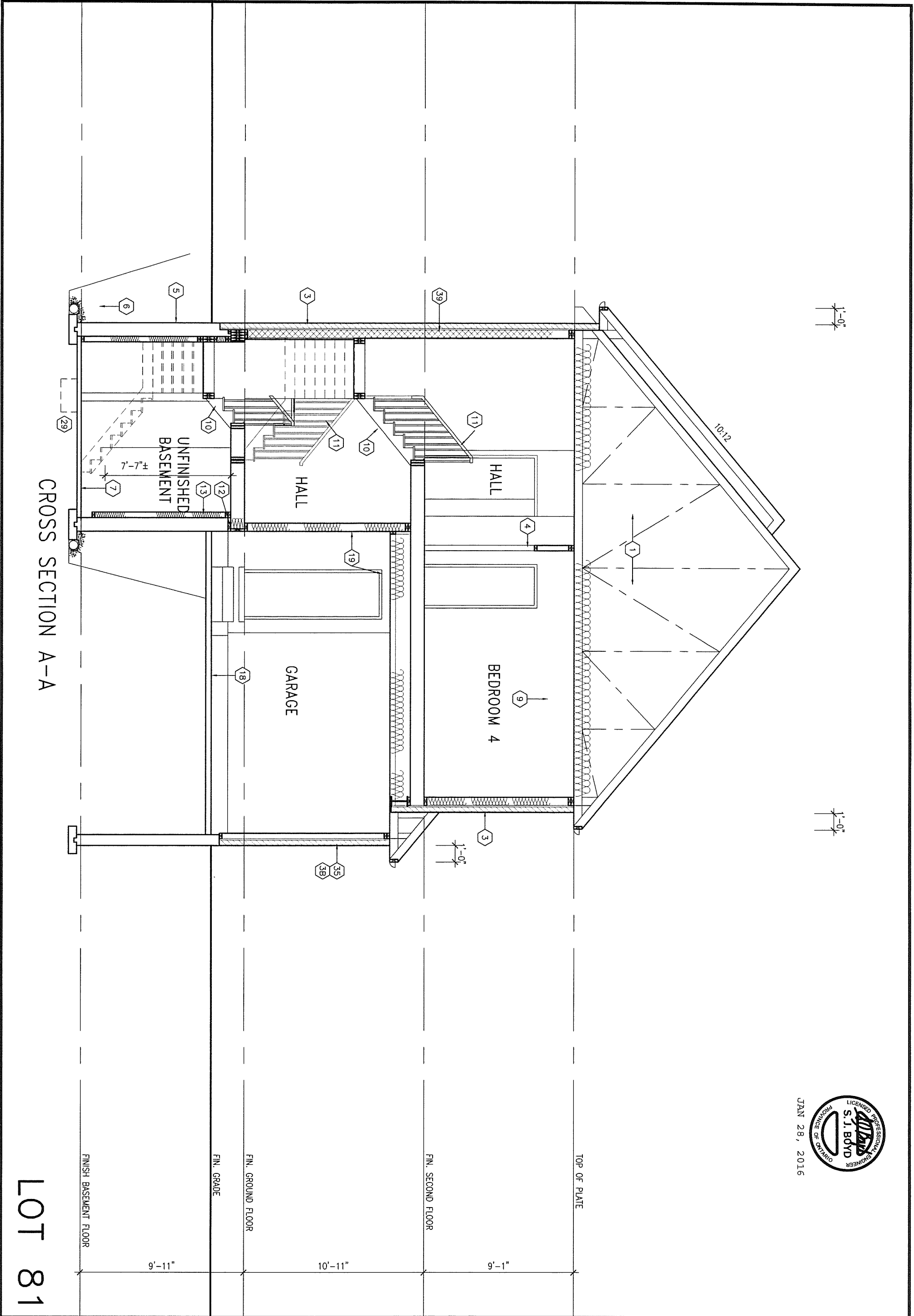
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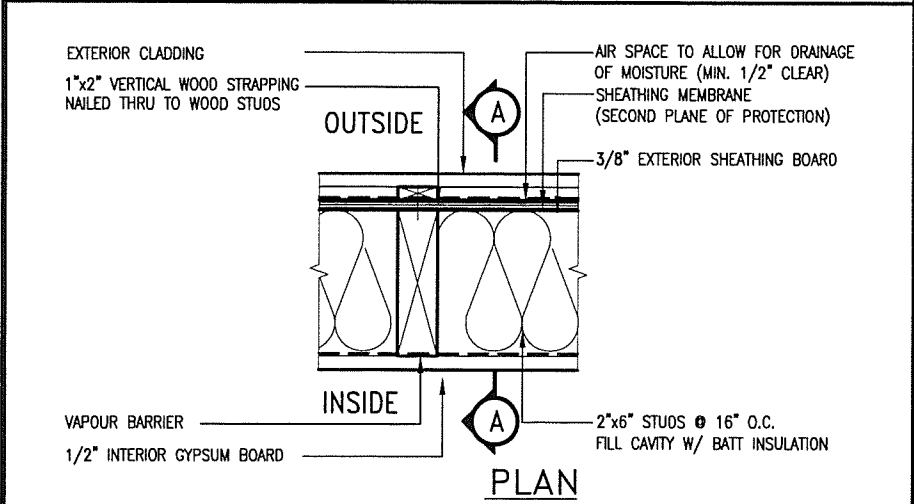
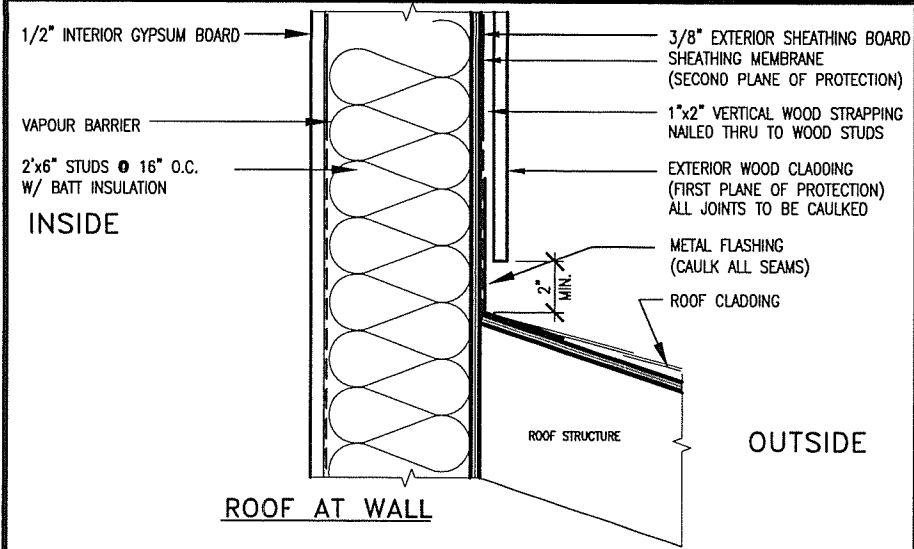
S38-6
BAROSSA 6

project no. 13045

drawing no. 8

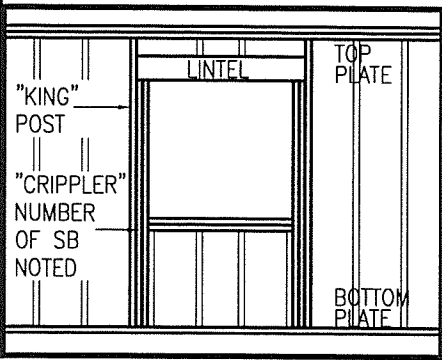
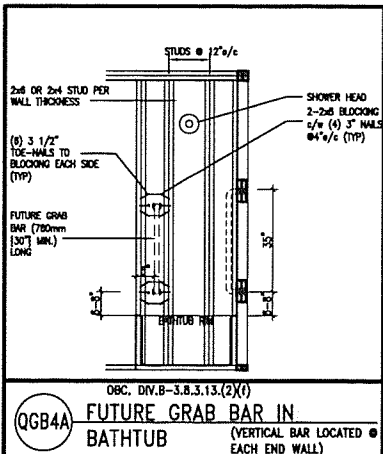
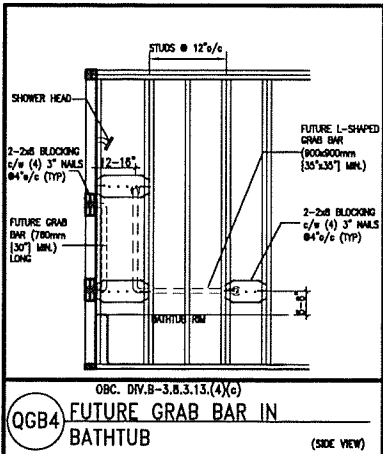
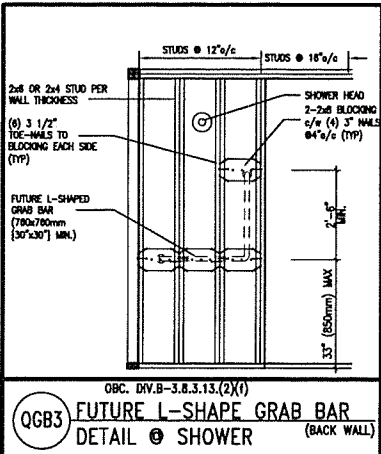
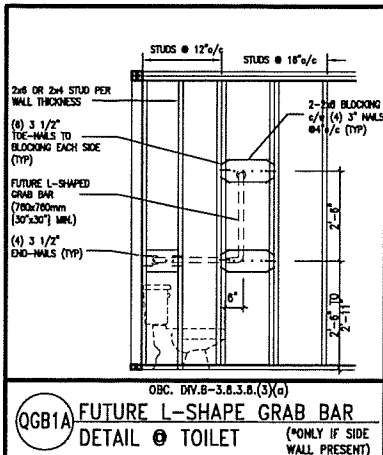
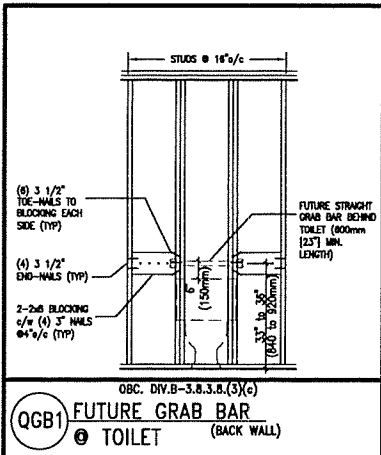


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8	.	.	qualification information		project name	municipality	project no.	
7	.	.	Wellington Jno-Baptiste		GREEN VALLEY ESTATES	BRADFORD, ONTARIO	13045	
6	.	.	signature BCIN		date	CROSS SECTION A-A		
5	.	.	25591		APRIL, 2014	drawing no.		
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC	name registration information	drawn by	checked by	scale	file name
3	UPGRADED REAR ELEVATIONS ADDED	.	.	VA3 Design Inc.	WT	RC	3/16" = 1'-0"	13045-S38-6-LOT 81
2	ADD COLD CELLAR, 5'-0" FROST PROTECTION	14-07-22	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.	RICHARD - H:\ARCHIVE\WORKING\2013\13045 BW\units\38\13045-S38-6-LOT 81.dwg - Thu - Jan 28 2016 - 9:44 AM			
1	ISSUED FOR CLIENTR REVIEW	14-04-23	RC					
no.	description		date	by				



EXTERIOR WOOD CLADDING WALL ASSEMBLY

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



MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" @ 16" O.C. - 9'-10"
2-2"x4" @ 12" O.C. - 10'-9"
3-2"x4" @ 16" O.C. - 11'-2"
3-2"x4" @ 12" O.C. - 12'-4"

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

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
2"x6" @ 16" O.C. - 12'-6"
2"x6" @ 12" O.C. - 13'-10"
2-2"x6" @ 16" O.C. - 15'-0"
2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
2"x8" @ 16" O.C. - 16'-0"
2"x8" @ 12" O.C. - 17'-9"
2-2"x8" @ 16" O.C. - 20'-4"
2-2"x8" @ 12" O.C. - 22'-4"

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

** STUD INFORMATION TAKEN FROM OBC TABLE A-30



JAN 28, 2016

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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

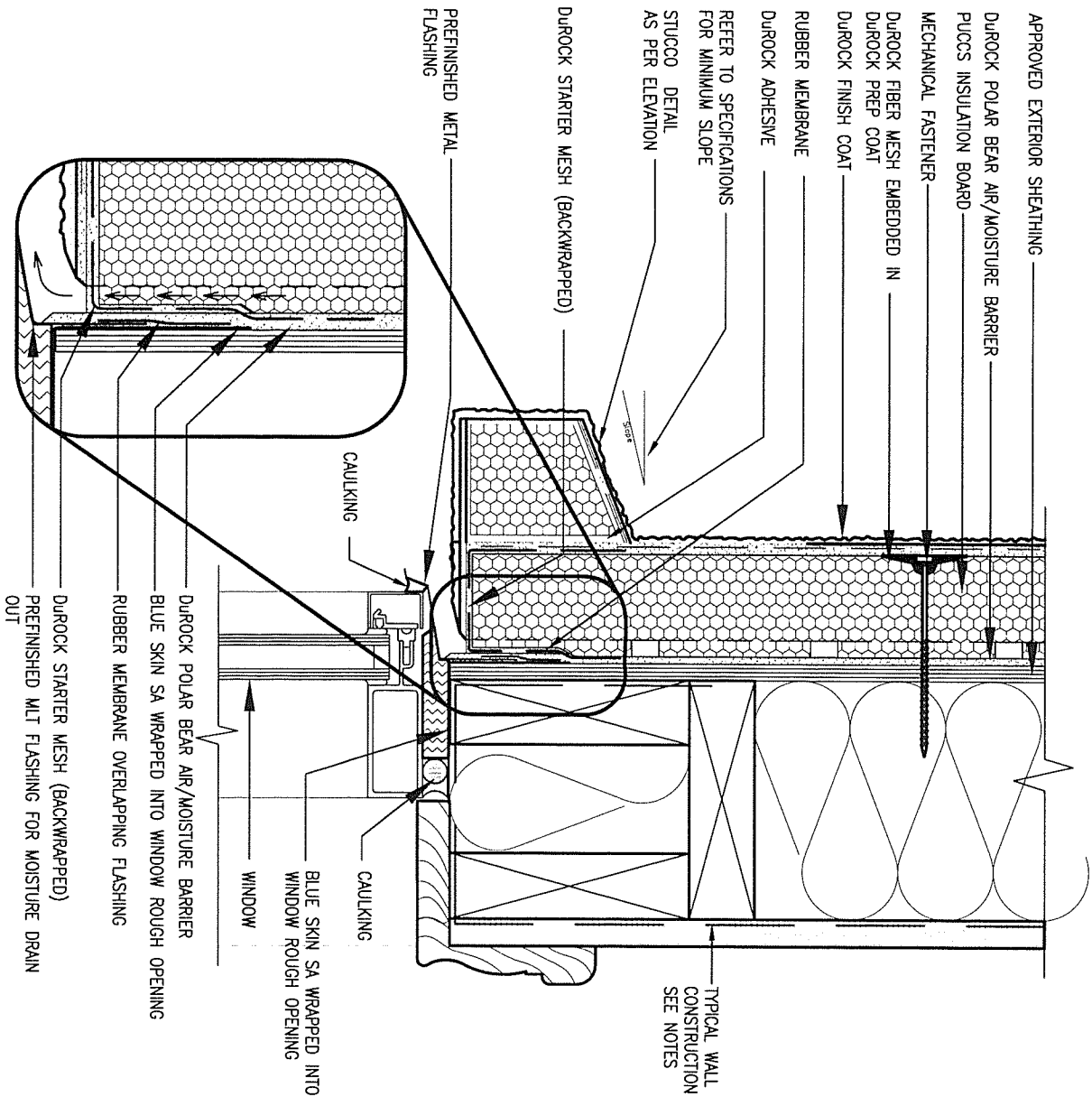
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
qualification information
Wellington Jno-Baptiste 25591
name registration information
VA3 Design Inc. 42658
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BAYVIEW WELLINGTON

CONST NOTE

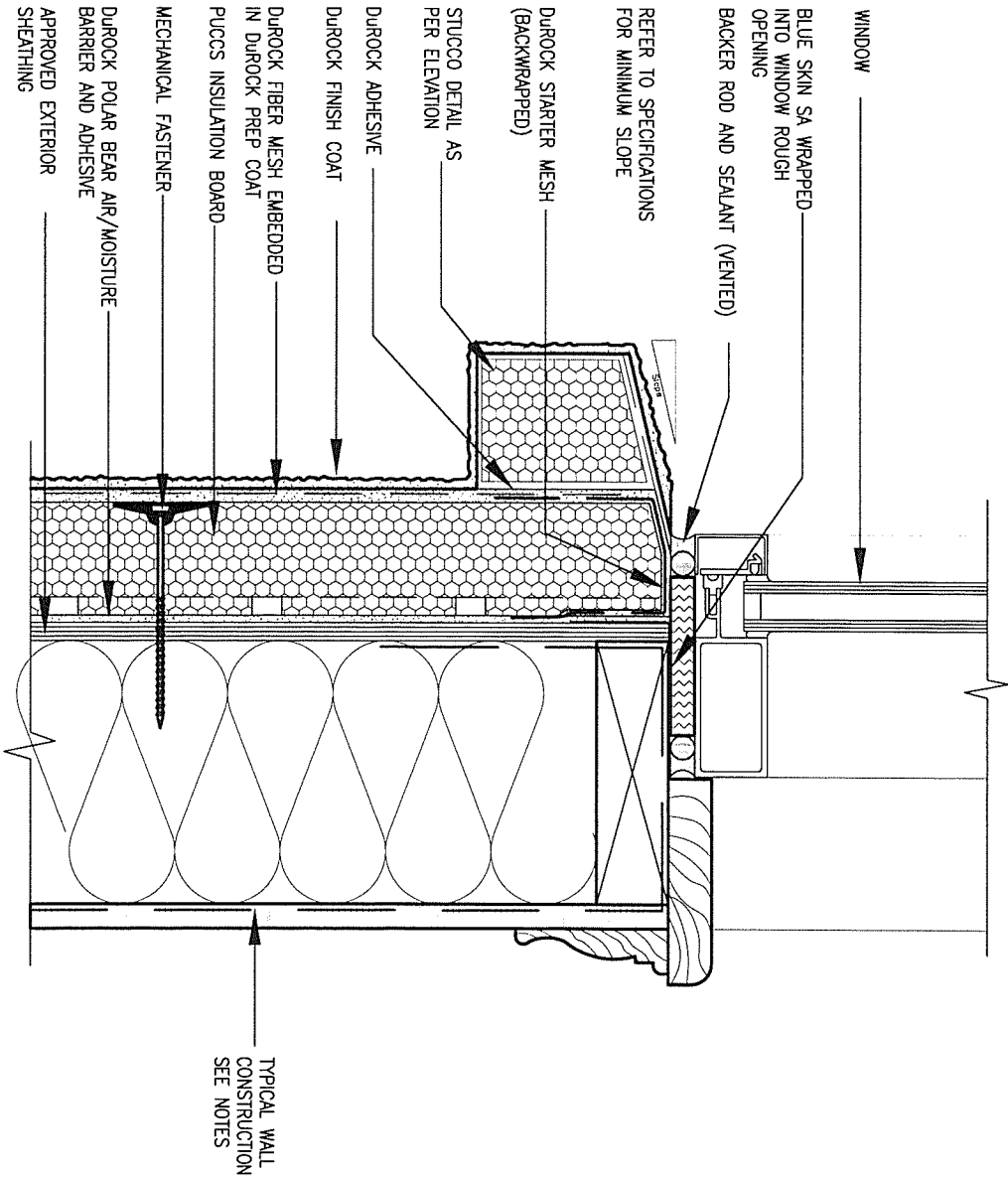
project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	APR 2014	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC	checked by	3/16" = 1'-0"	13045-CONST-OBC 2015	CN2
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM					



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

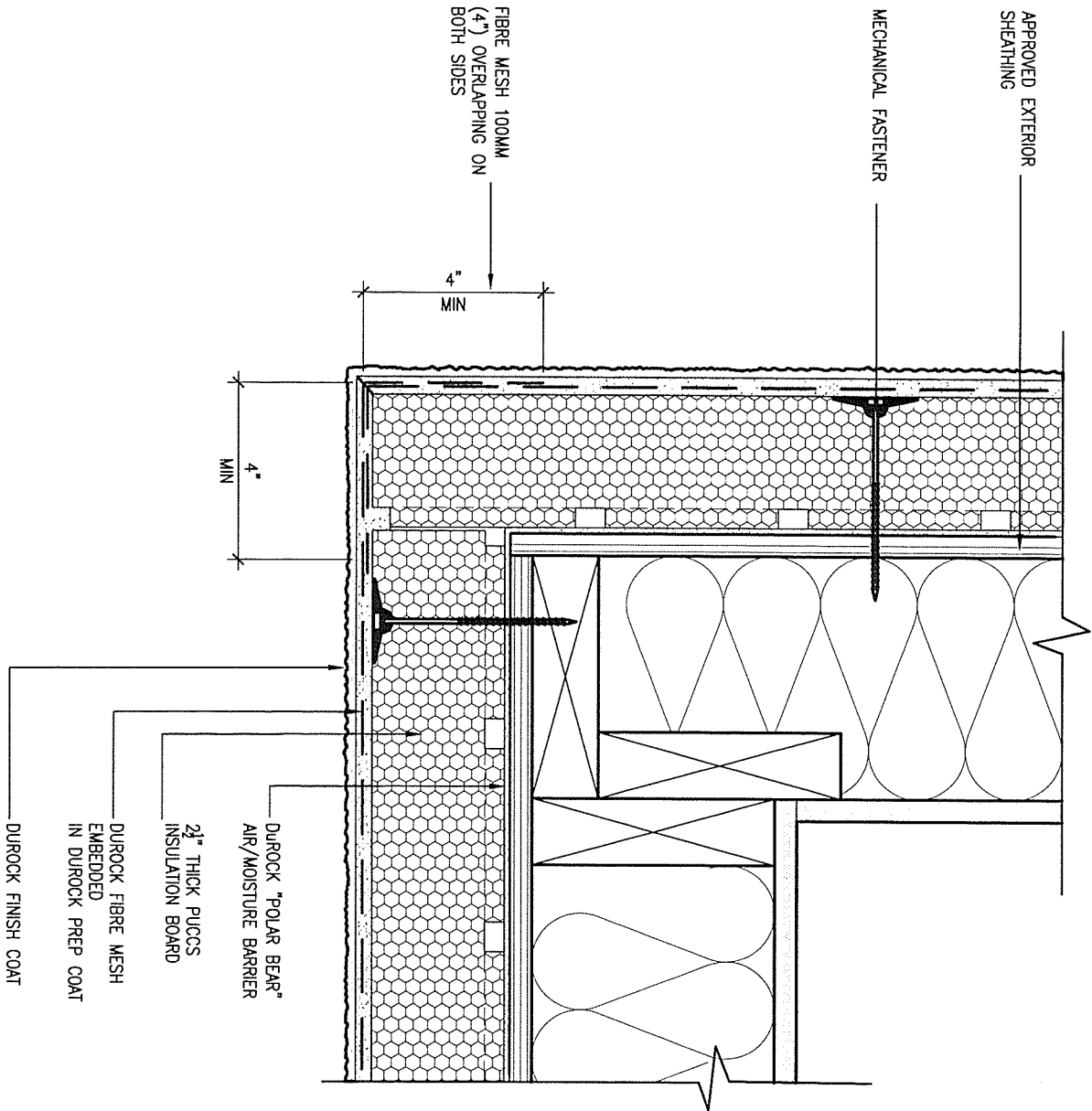
CN3 SCALE: 3"=1'-0"

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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

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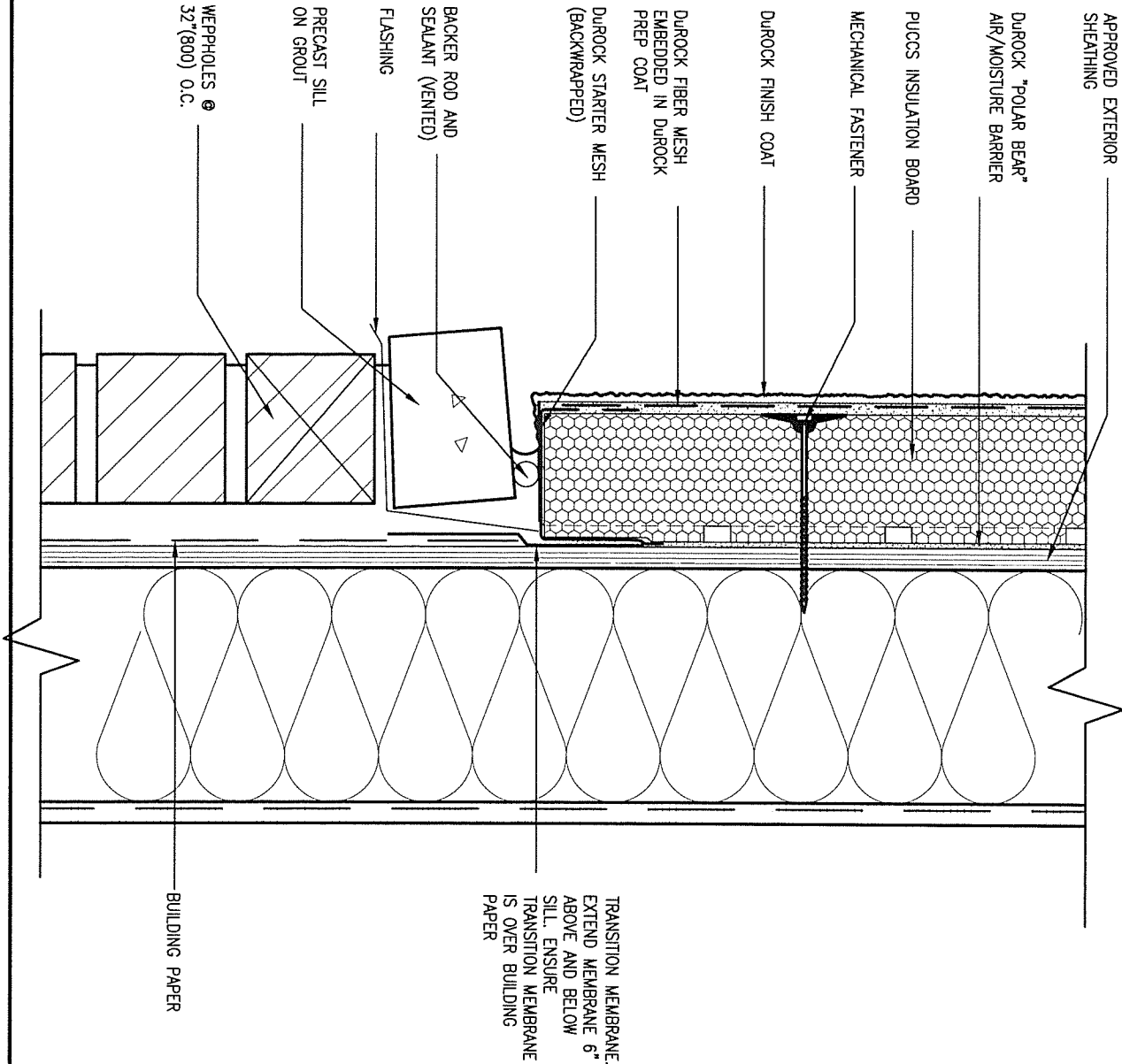


BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	RC
drawn by	RC	scale	3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CONST-DBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045-BW\units\13045-CONST-DBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		drawing no.	CN3



5 CORNER DETAIL
CNS 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
CNS 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		signature	25591
name		BCIN	
registration information		VA3 Design Inc.	42658
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	RC
drawn by	RC	scale	3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CONST-0BC 2015
RICHARD - 11:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		drawing no.	CN5

SB12-COMPLIANCE PACKAGE 'J'

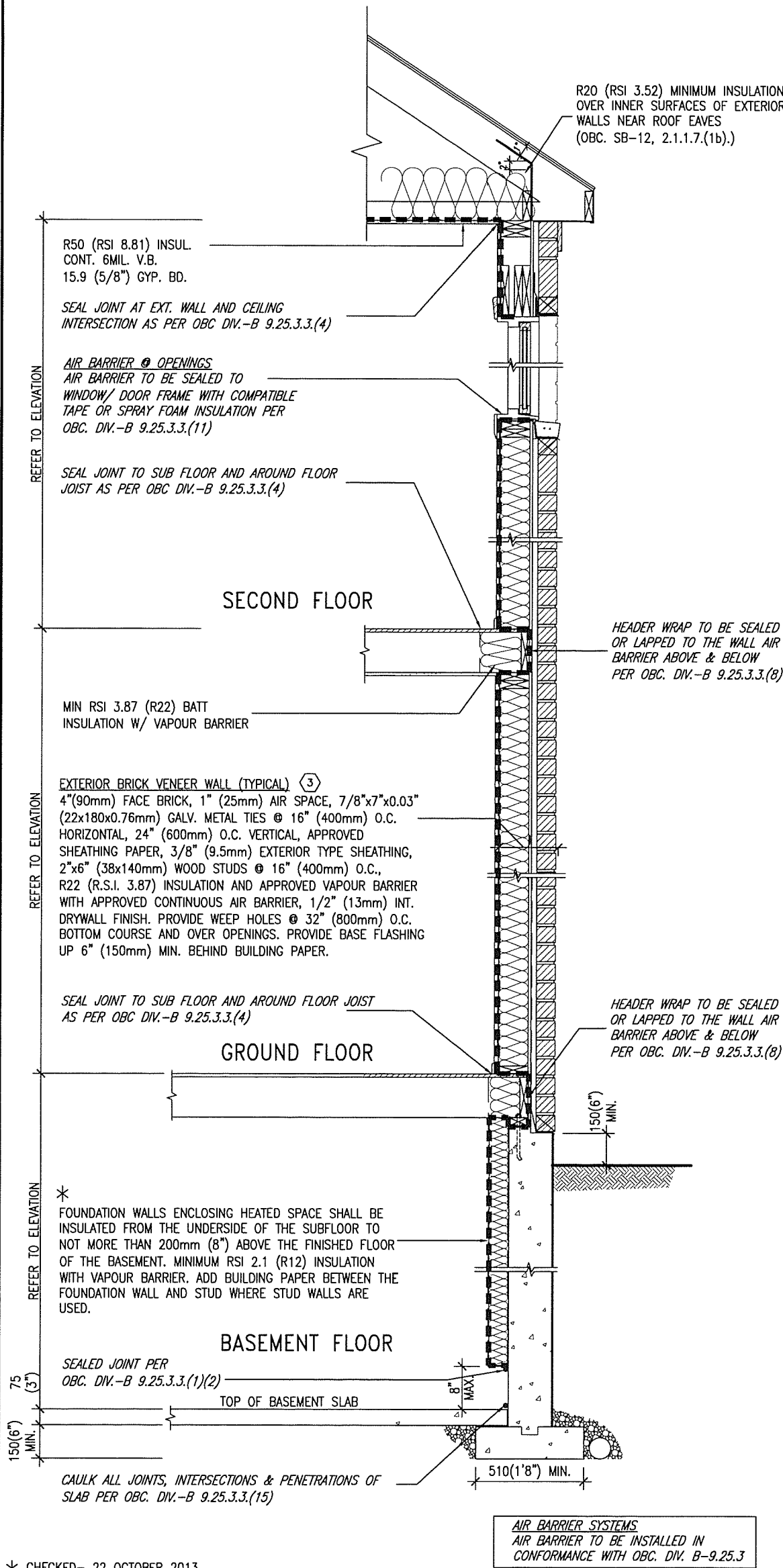
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space	8.81 (R50)	BLOWN -LOOSE
Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
Walls Above Grade	2.11 (R12)	4" R12 BLANKET
Basement Walls	1.76 (R10)	RIGID INSUL
Edge of Below Grade Slab ≤600mm below grade	1.76 (R10)	RIGID INSUL
Minimum RSI (R) value	1.8	DOUBLE PANE LOW EMISSIVITY
Windows & Sliding glass Doors	2.8	DOUBLE PANE LOW EMISSIVITY
Maximum U-value	94%	NATURAL GAS
Skylights	0.67	NATURAL GAS
Maximum U-value	60%	-
Space Heating Equipment		
Minimum AFUE		
Hot Water Heater		
Minimum EF		
HRV		
Minimum Efficiency		



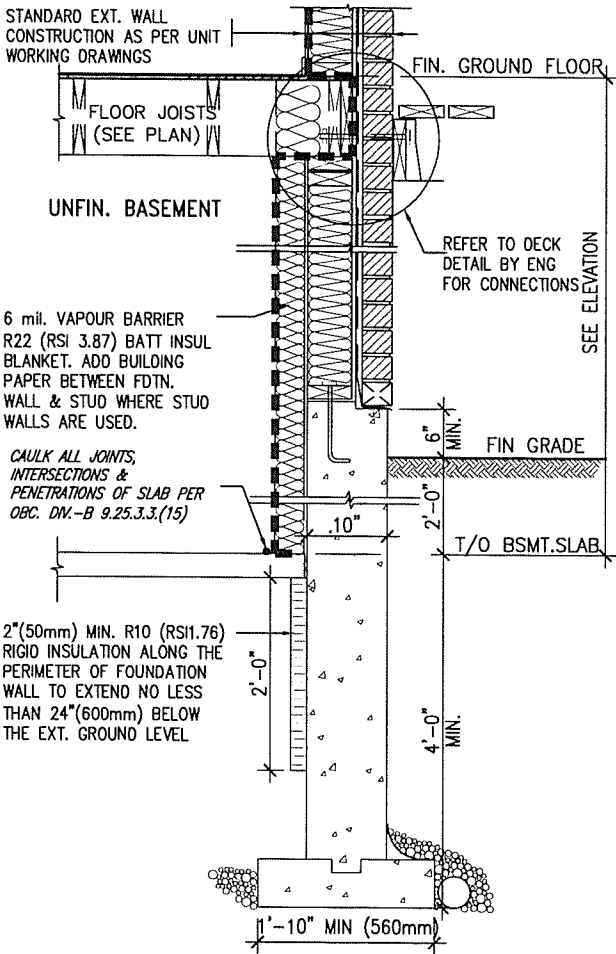
JAN 28, 2016



* CHECKED- 22 OCTOBER 2013

EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER SCALE: N.T.S.

SEMI & SINGLES ONLY



* REVISED- 15 MARCH 2013

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

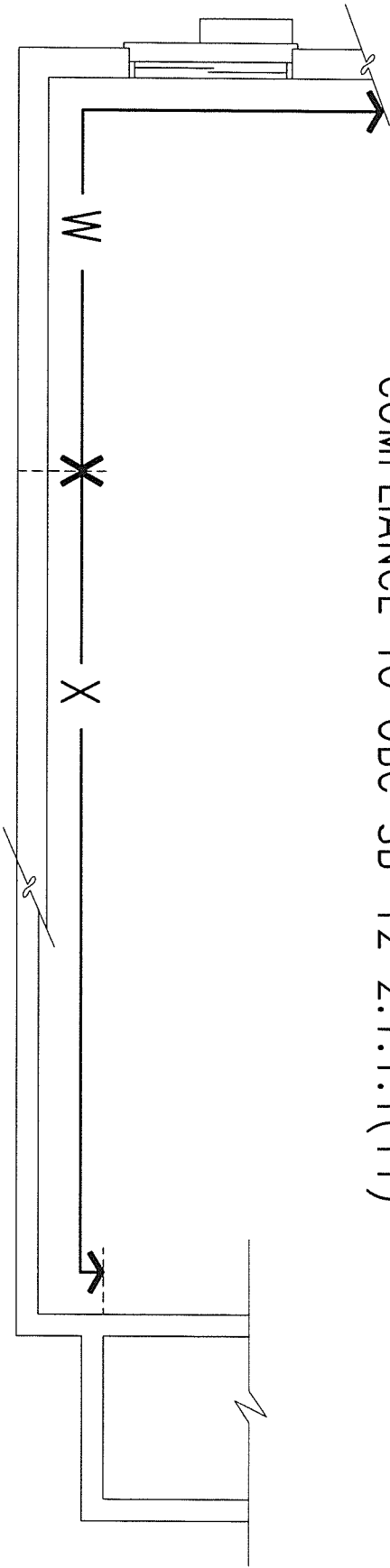
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2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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qualification information
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name
registration information
VA3 Design Inc. 42658
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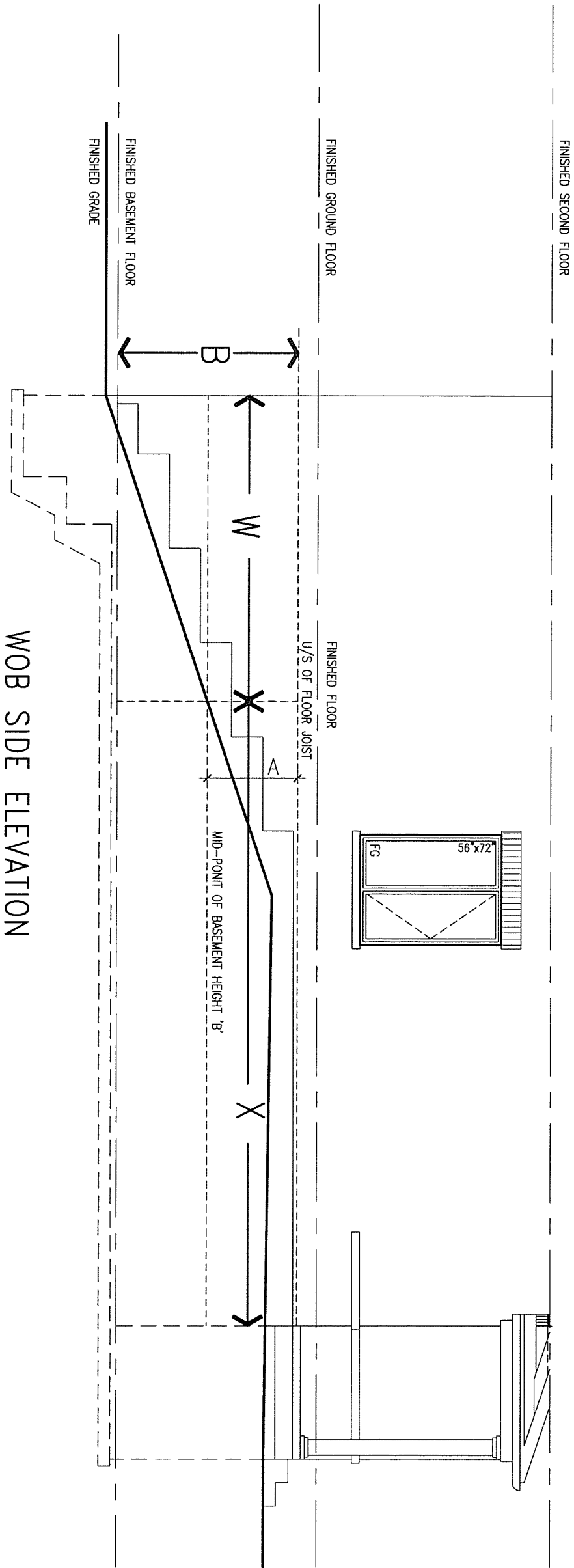
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	13045-CONST-OBC 2015
file name	13045-CONST-OBC 2015	drawing no.	CN6
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM			

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

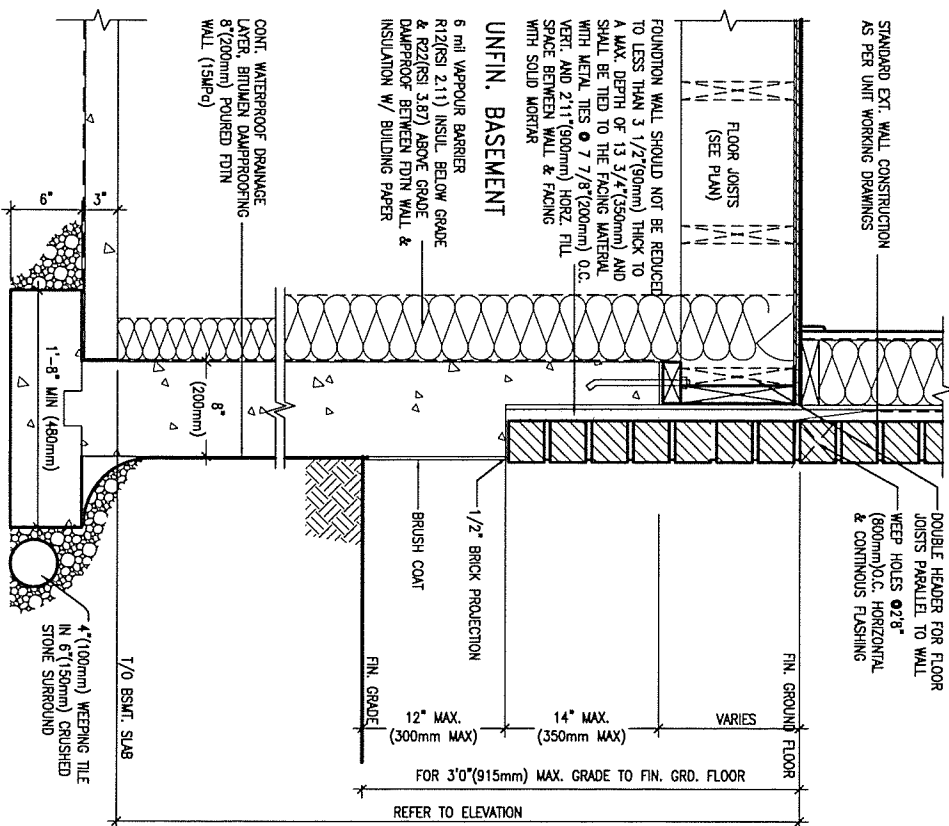
WHEN EXPOSED WALL "A" IS LESS THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "X" IS NOT LESS THAN BASEMENT WALL AS REQUIRED BY TABLE 2.1.1.2A

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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	signature	25591
name	BCN	
registration information		
VA3 Design Inc.		42658
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	drawing no.	CN7
checked by	-	CONSTRUCTION NOTES	
scale	3/16" = 1'-0"	file name	13045-CONST-OBC 2015
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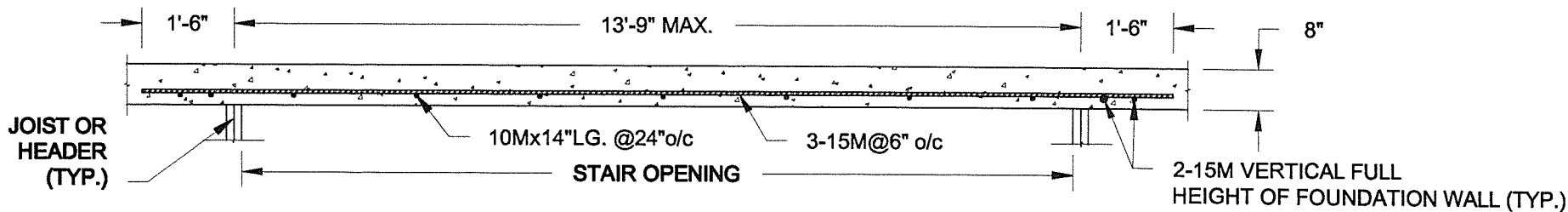
WALK-OUT DECK WALL SECTION FOR
GRADE TO FIN. FLOOR 3'0" (900mm)
EW3.06B

MAX. HEIGHT DIFFERENCE
N.T.S.

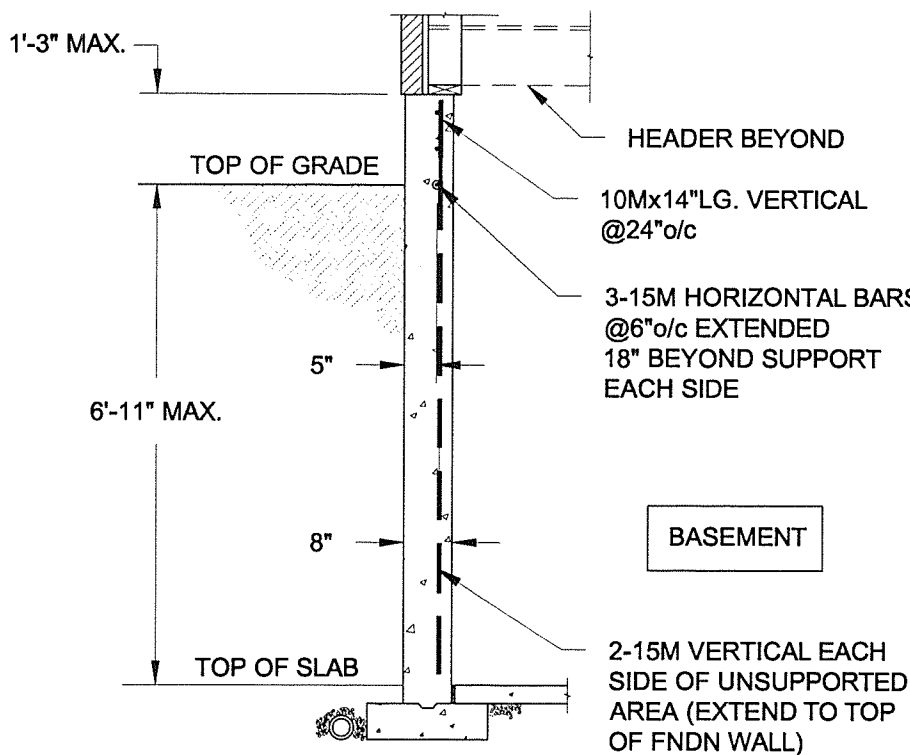
JAN 28, 2016

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 <i>Jno Baptiste</i> 25591 name <i>signature</i> BCIN registration information VA3 Design Inc. 42658	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	-	-			project name	municipality		project no.
7	-	-			GREEN VALLEY ESTATES	BRADFORD		13045
6	-	-			date	CONSTRUCTION NOTES		drawing no.
5	-	-			APR 2014			
4	-	-			drawn by	checked by	scale	file name
3	-	-			RC	-	3/16" = 1'-0"	13045-CONST-0BC 2015
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					
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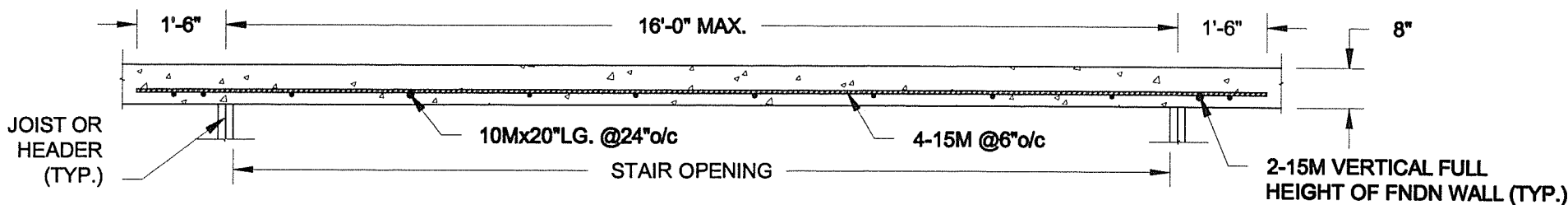
PLAN VIEW
NOT TO SCALE



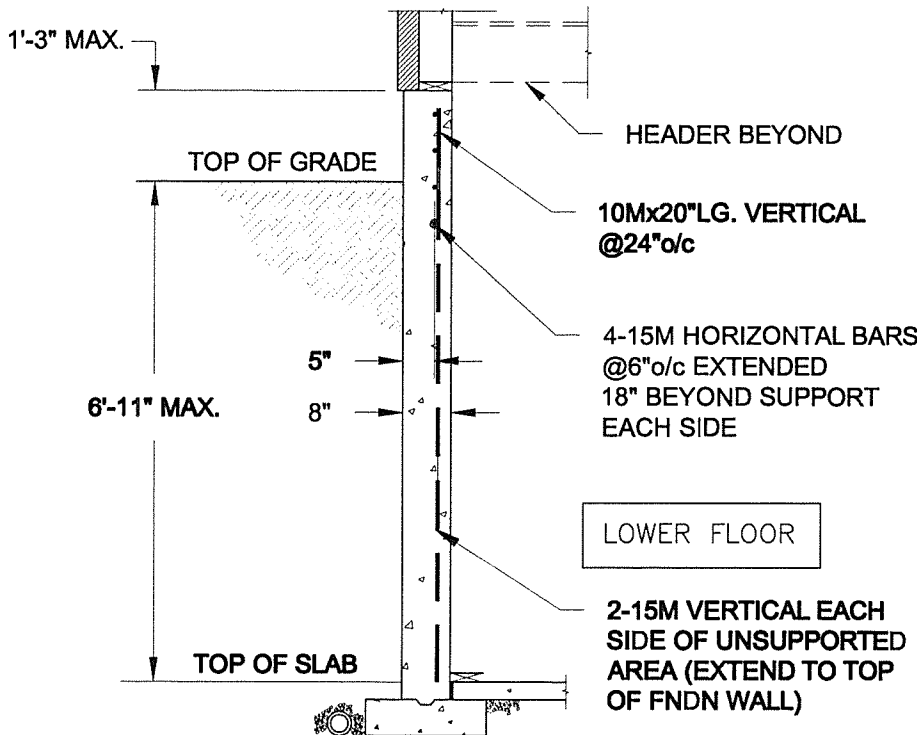
NOTE:

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

Date:
FEB-26-2015

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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

Engineer's Seal:



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

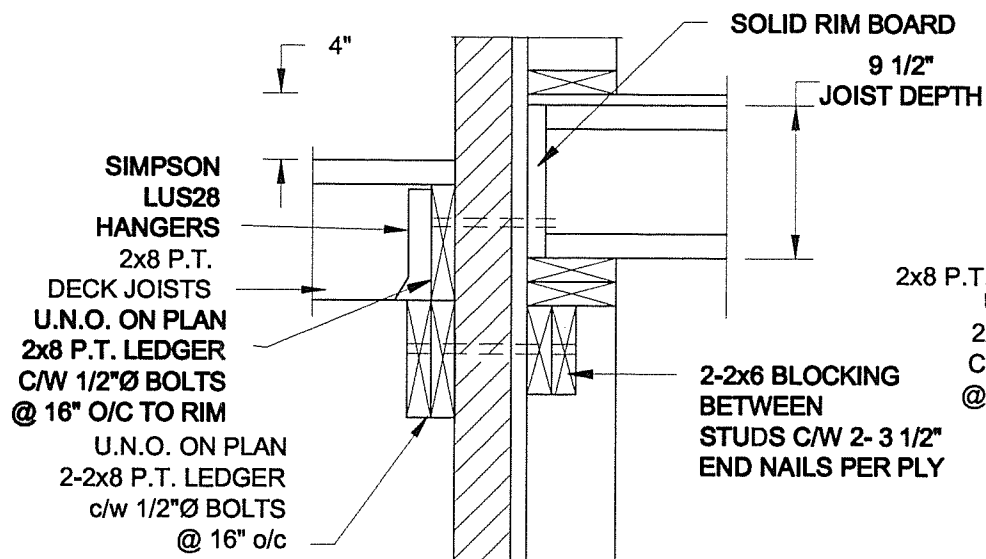
Project No.:

14-095

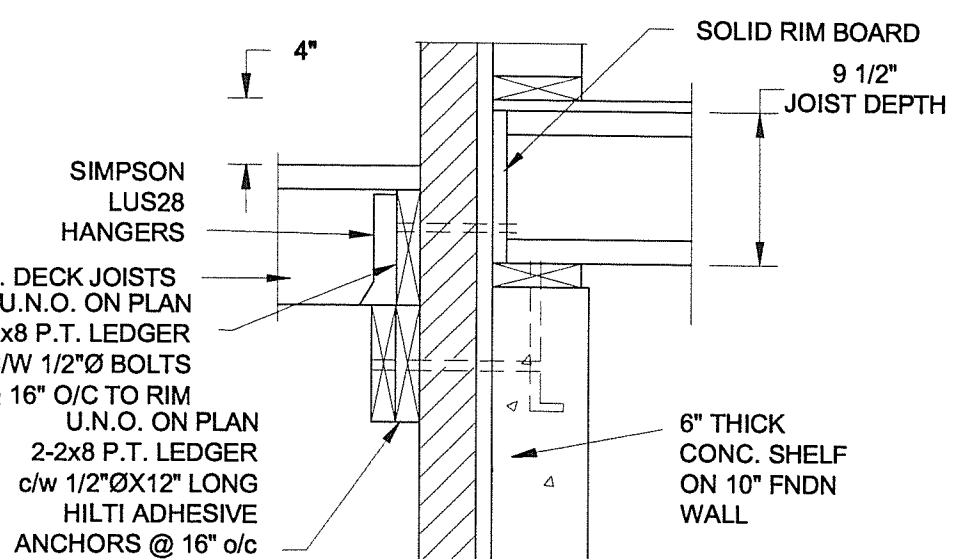
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



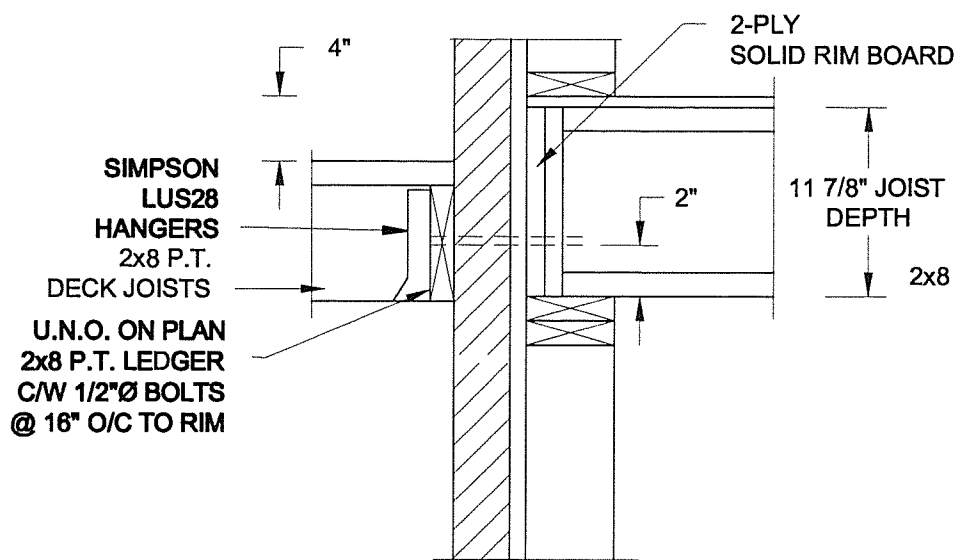
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



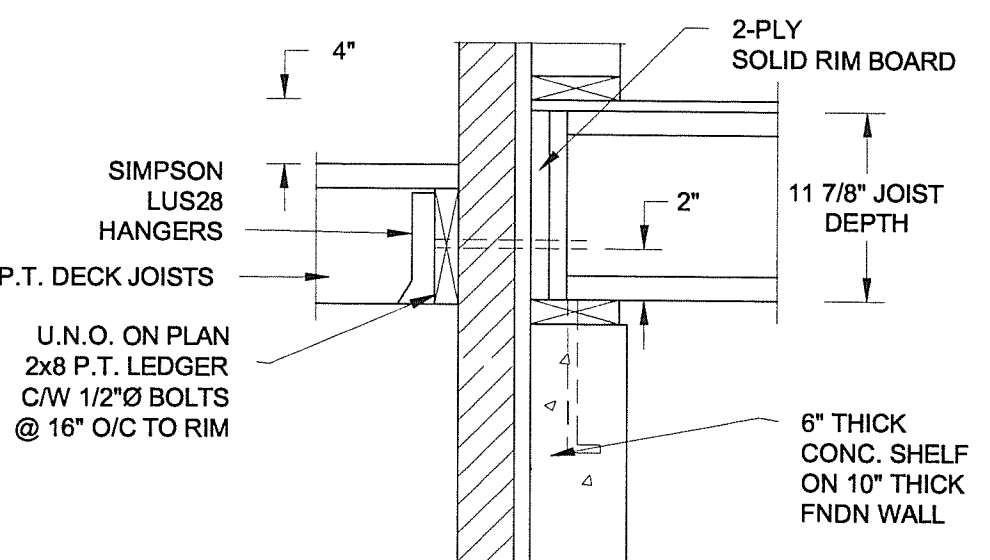
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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.

FOR 11 7/8" JOIST DEPTH

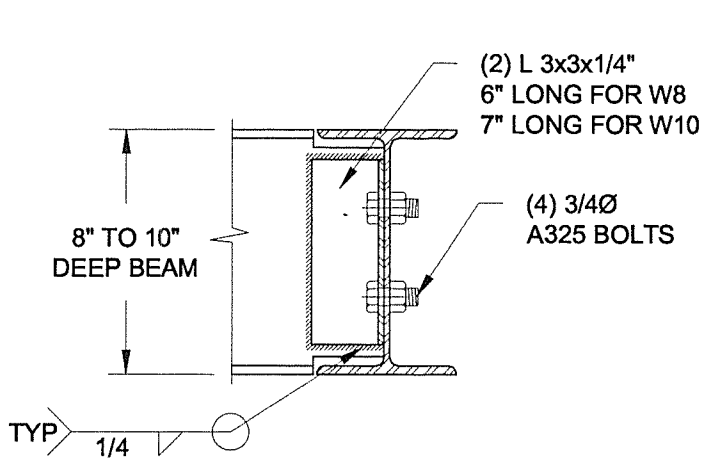


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

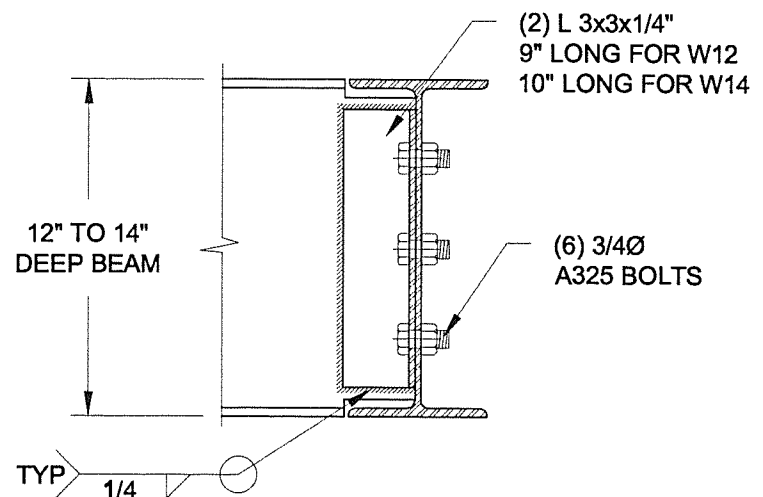


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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:
FEB-28-2015

Drawn: SC
Checked: SJB

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Engineer's Seal



APR 24, 2015

Project:

**BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO**

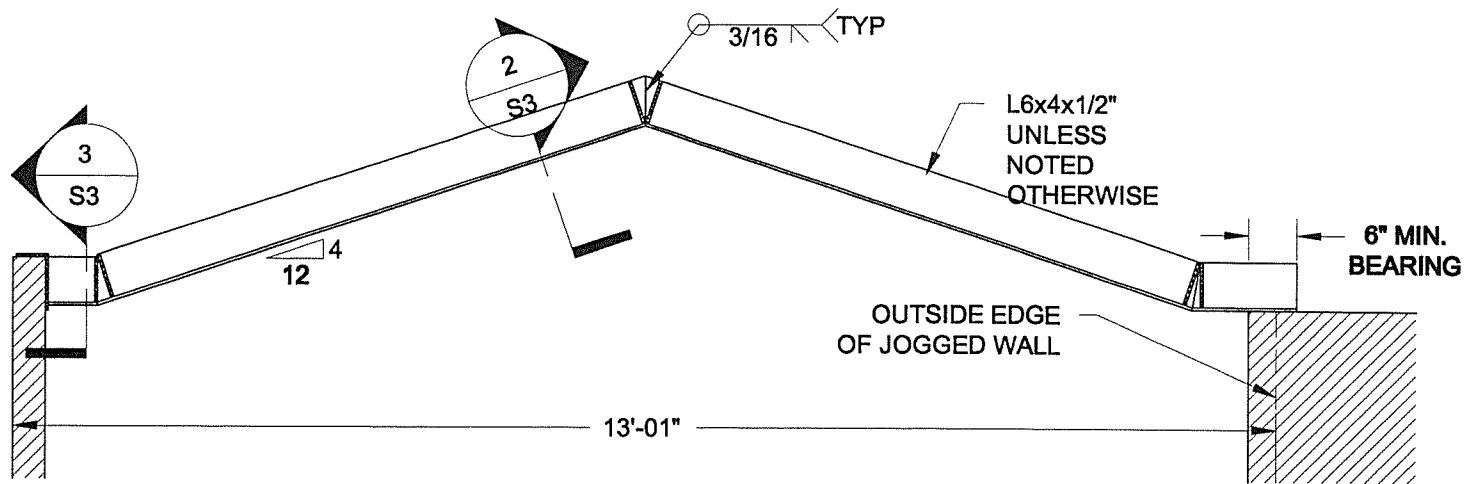
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

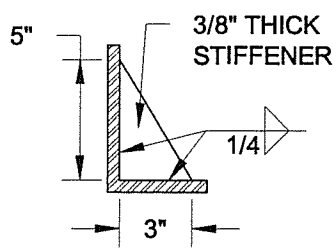
14-095

Drawing No.:

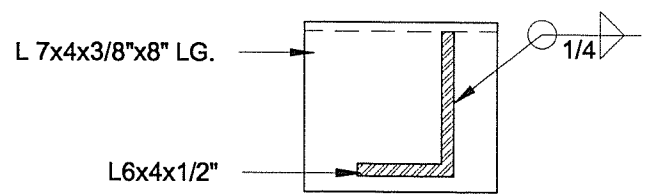
S2



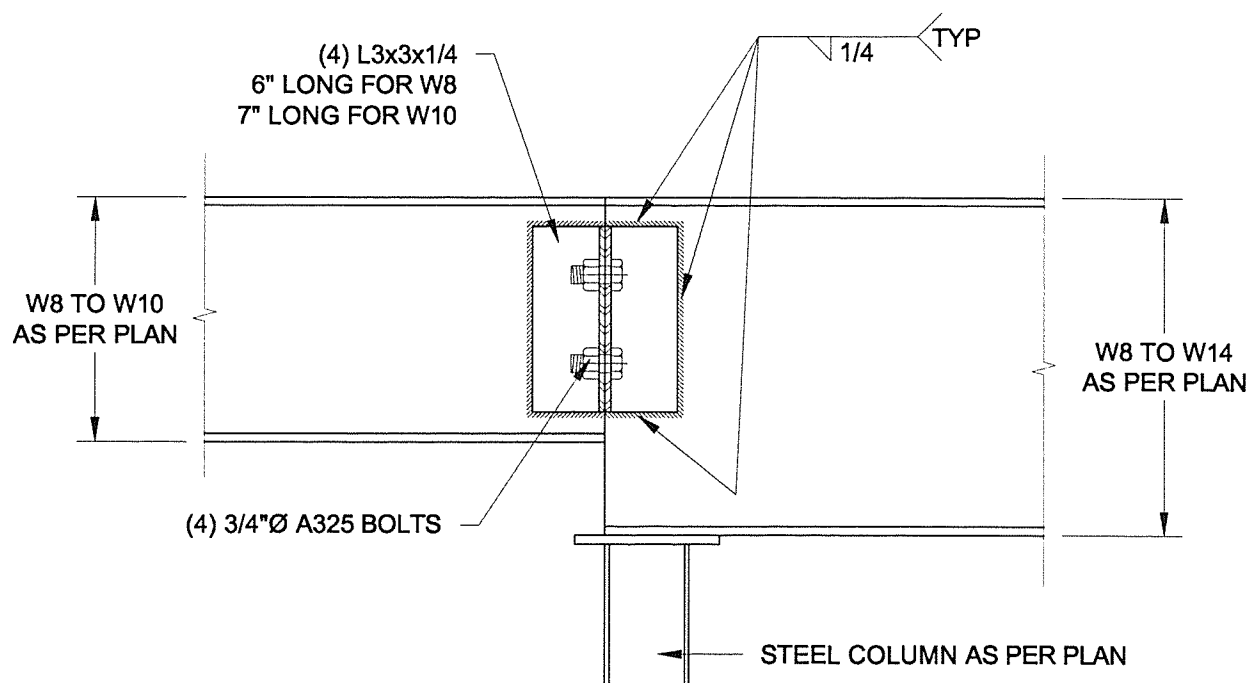
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



2
S3 **TYP. STIFFENER**
SCALE: 1 1/2" = 1'-0"



3
S3 **INVERTED ANGLE**
SCALE: 1 1/2" = 1'-0"



4
S3 **STEEL BEAM CONNECTION**
SCALE: 1 1/2" = 1'-0"

Scale:
AS NOTED

Date:
FEB-20-2015

Drawn: SC
Checked: SJB

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Engineer's Seal



APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

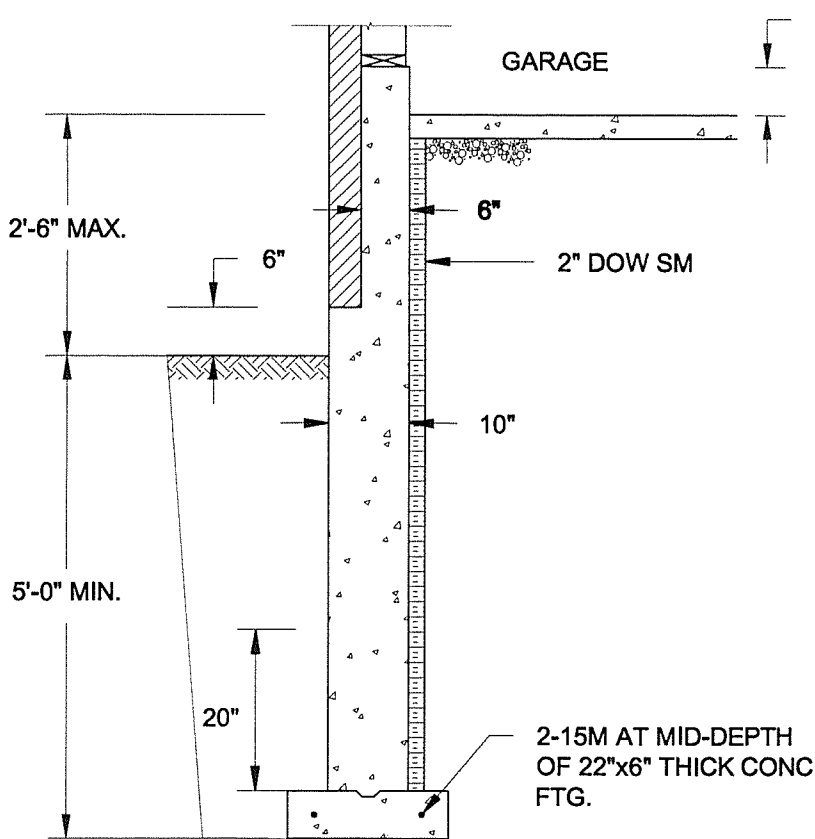
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

14-095

Drawing No.:

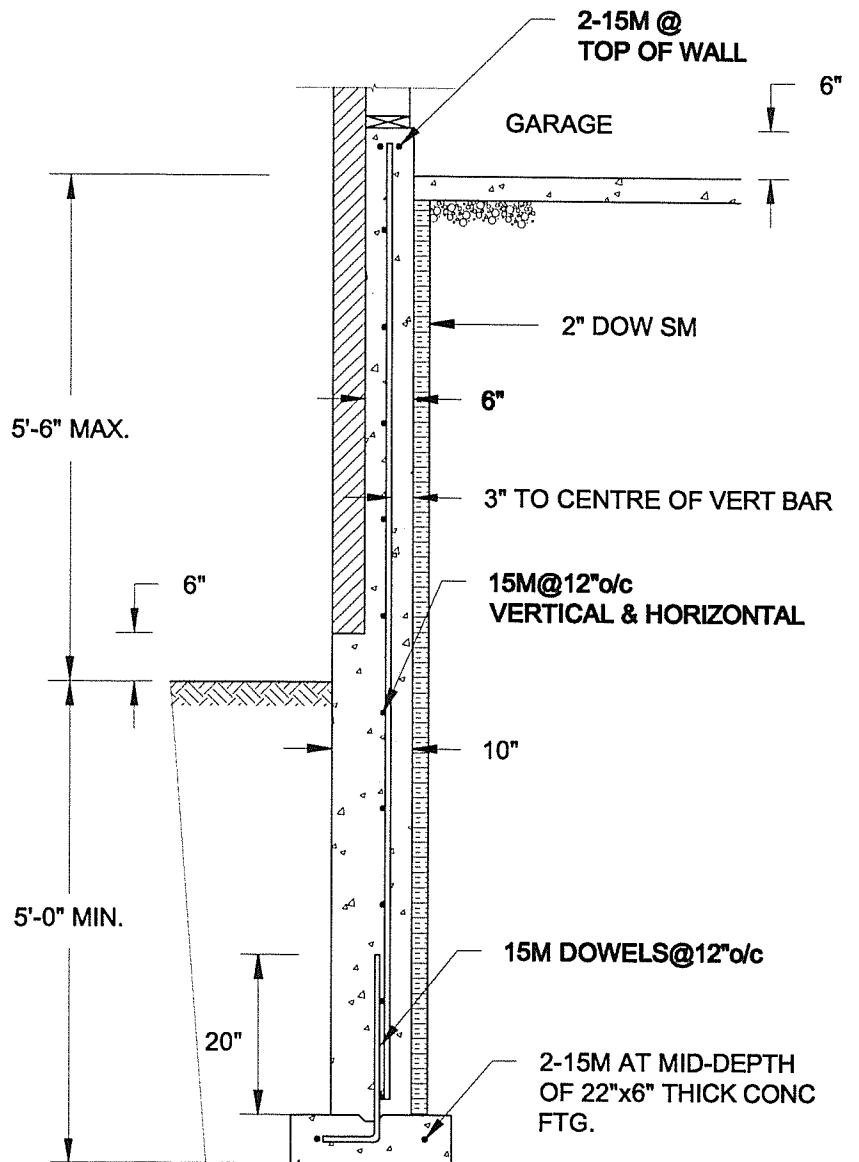
S3



1A
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

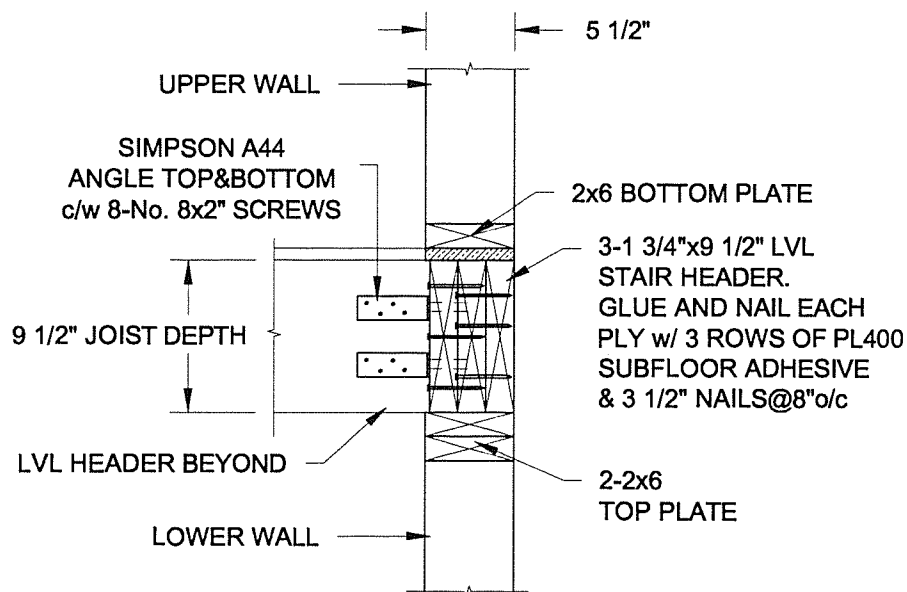
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE TO HAVE 28-DAY COMPRESSIVE STRENGTH OF 20 MPa.
3. REINFORCING BARS TO BE GRADE 400 DEFORMED STEEL.
4. PROVIDE 3" COVER TO SOIL MINIMUM.



1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

FOR 9 1/2" JOIST DEPTH



2
S4 **STAIR HEADER @ EXTERIOR WALL**
SCALE: 1" = 1'-0"

Scale: AS NOTED	
Date: JUL-13-2015	
Drawn: SC	Checked: SJB

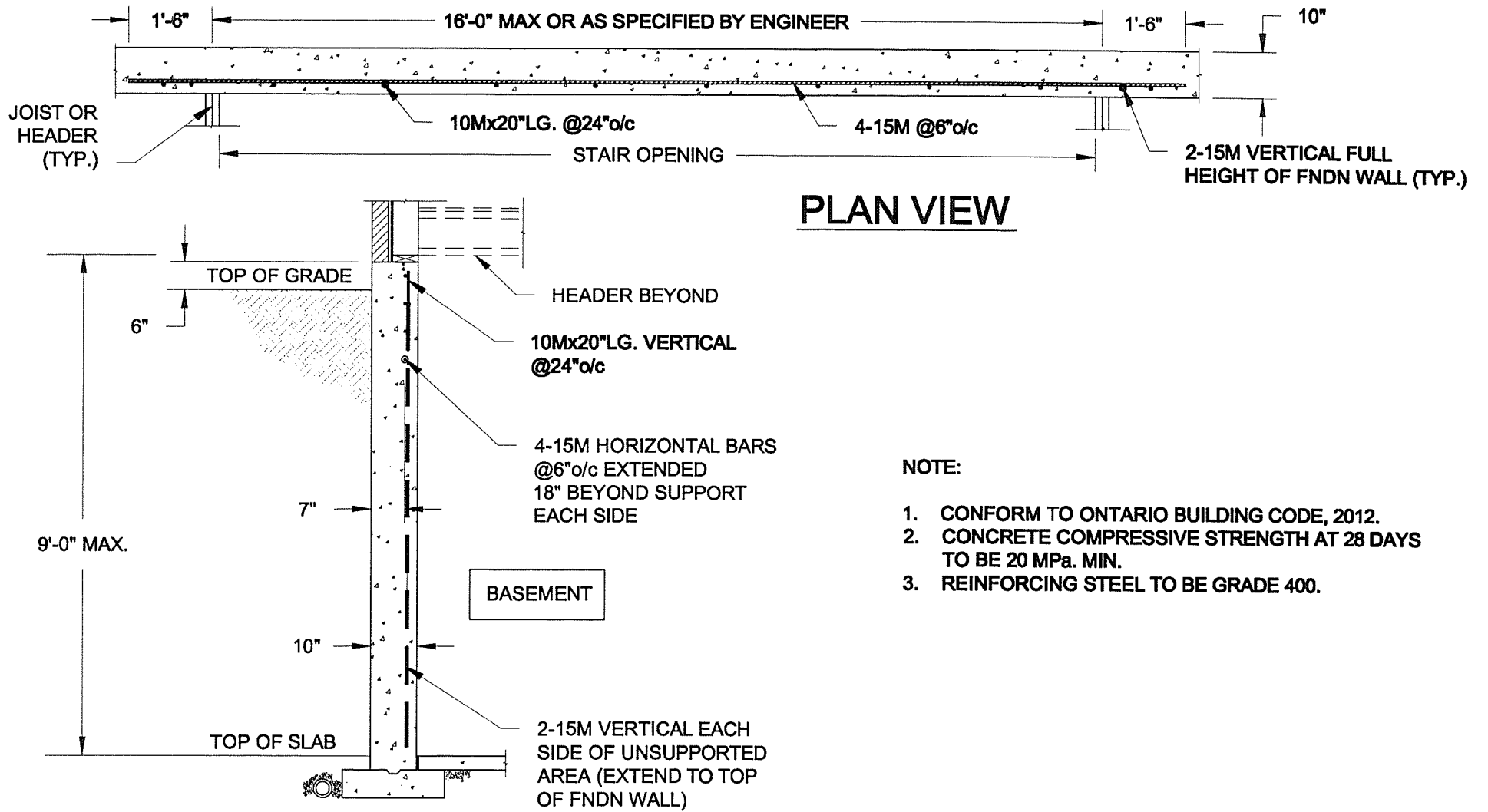
QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7
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L3Y 8J9
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E: quaile.eng@rogers.com

Engineer's Seal: S. J. BOYD PROVINCE OF ONTARIO SEPT 28, 2015
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Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.: 14-095	Drawing No.: S4



1
S5

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:  JAN 28, 2016		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: JAN-28-2016			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB		Project No.: 14-095		Drawing No.: S5	