

GROUND FLOOR PLAN 'B'

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

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

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

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

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.	REVISED AS PER ENG'S COMMENTS	13-06-16	RC	registration information	42658
4.	REVISED AS PER LOT 381	13-05-16	JM	VA3 Design Inc.	
3.	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM		
2.	REVISED AS PER ENG'S COMMENTS	21-04-15	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.	ISSUED FOR CLIENT REVIEW	14-07-04	LM		
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**

project name  
**GREEN VALLEY ESTATES**

drawn by  
**LM**

checked by  
**-**

scale  
**3/16" = 1'-0"**

date  
**2014-04**

municipality  
**BRADFORD, ON.**

project no.  
**13045**

GROUND FLOOR PLAN ELEV. 'B'

file name  
**13045-S38-38-LOT 381**

Richard - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-38-LOT 381.dwg - Tue - Jun 14 2016 - 10:38 AM

**S38-3**  
**BAROSSA 3**

project no.  
**13045**

drawing no.  
**2**

ARCHITECTURAL REVIEW & APPROVAL

JUN 15 2016

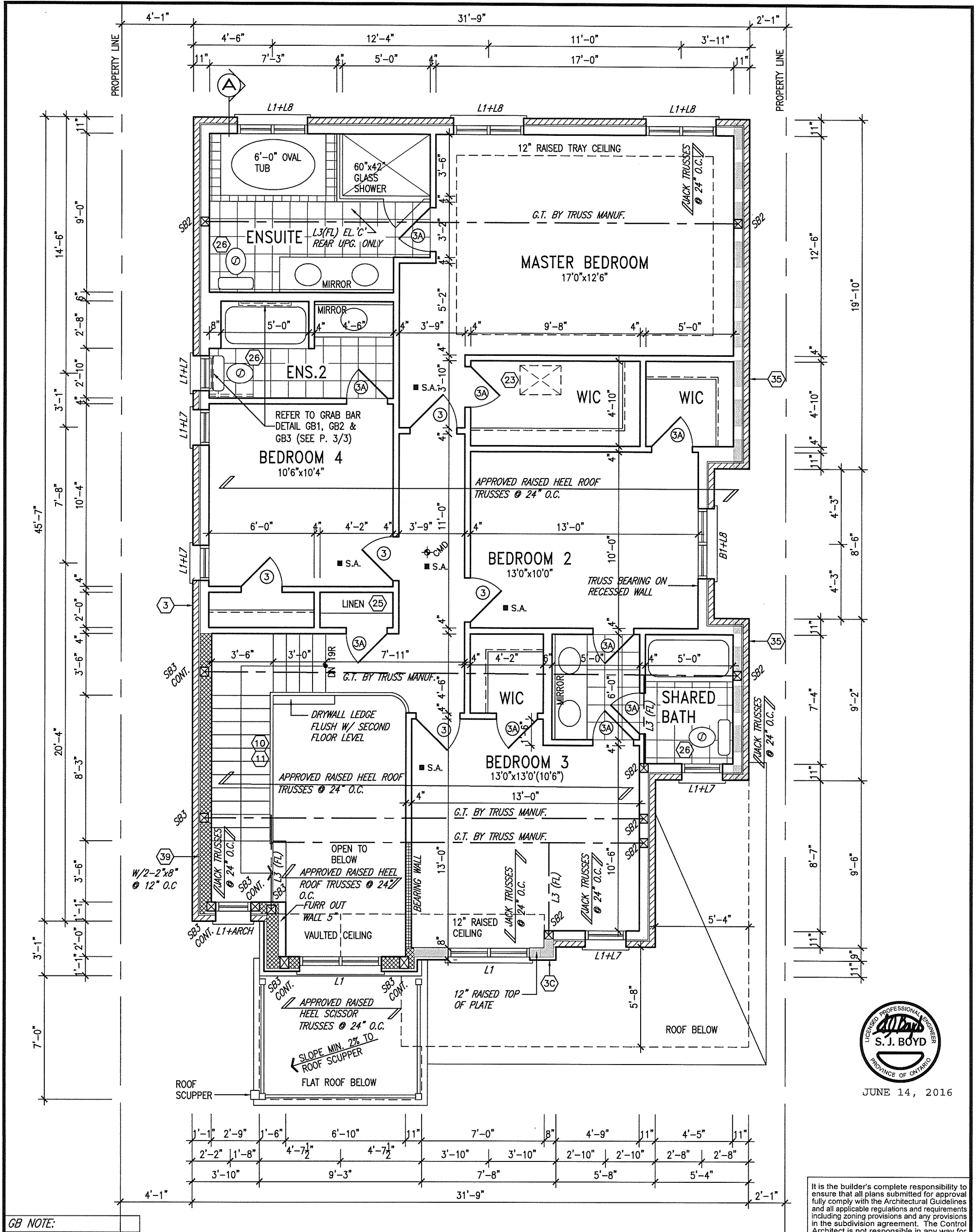
John G. Williams Limited, Architect



JUNE 14, 2016

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GB NOTE:

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.

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

SECOND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD

LOT 381

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ARCHITECTURAL REVIEW & APPROVAL  
JUN 15 2016  
John G. Williams Limited, Architect



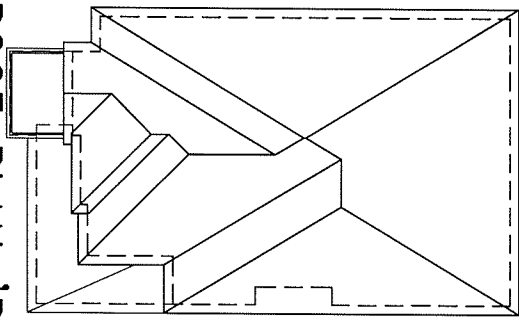
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6				name registration information BCIN
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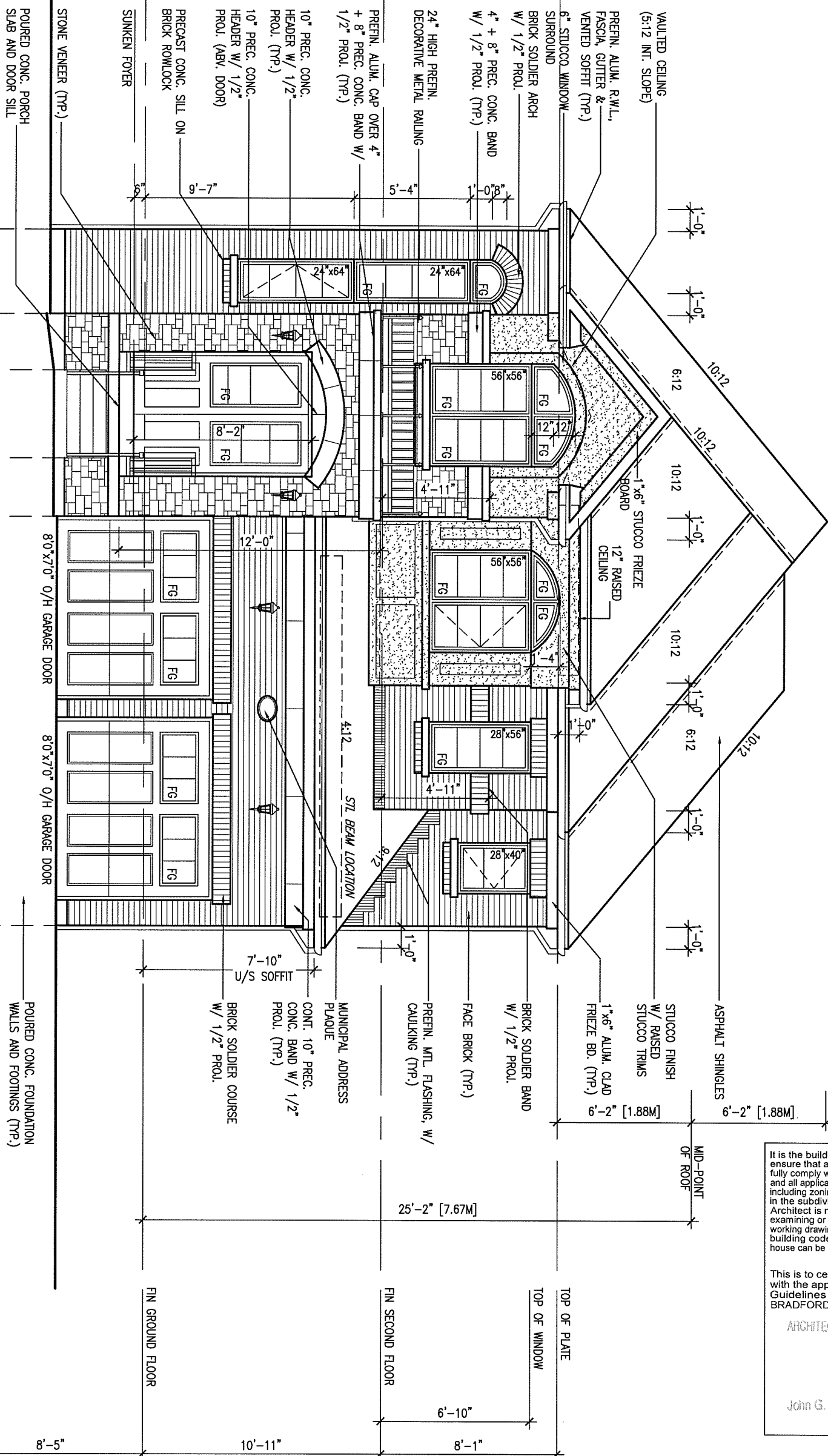
**VA3 DESIGN**  
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va3design.com

**BAYVIEW WELLINGTON**  
project name  
GREEN VALLEY ESTATES  
BRADFORD, ON.  
municipality  
date  
2014-04  
drawn by  
LM  
checked by  
scale  
3/16" = 1'-0"  
file name  
13045-S38-3B-LOT 381  
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**S38-3 BAROSSA 3**  
project no.  
13045  
SECOND FLOOR PLAN ELEV. 'B'  
drawing no.  
3



# ROOF PLAN 'B'



JUNE 14, 2016



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ARCHITECTURAL REVIEW &amp; APPROVAL

June 15 2019

John G. Williams Limited, Architect

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.(7))			
S3-3 ELEVATION 'B'	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	746 S.F.	93.09 S.F.	12.48 %
LEFT SIDE	1041 S.F.	67.06 S.F.	6.44 %
RIGHT SIDE	1079 S.F.	28.06 S.F.	2.60 %
REAR	669 S.F.	173.08 S.F.	25.87 %
TOTAL SQ. FT.	3535.00 S.F.	361.29 S.F.	10.22 %
TOTAL SQ. M.	328.41 S.M.	33.56 S.M.	10.22 %

FRONT ELEVATION 'B'

LOT 381

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7	.	.	.	Wellington Jno-Baptista	25591
6	.	.	.	name registration information	BCIN
5	REVISED AS PER ENG'S COMMENTS	13-06-16	RC	signature	42658
4	REVISED AS PER LOT 381	13-05-16	JM	VAS Design Inc.	
3	REDUCED WINDOW DEPTH AT REAR	10-05-16	JM	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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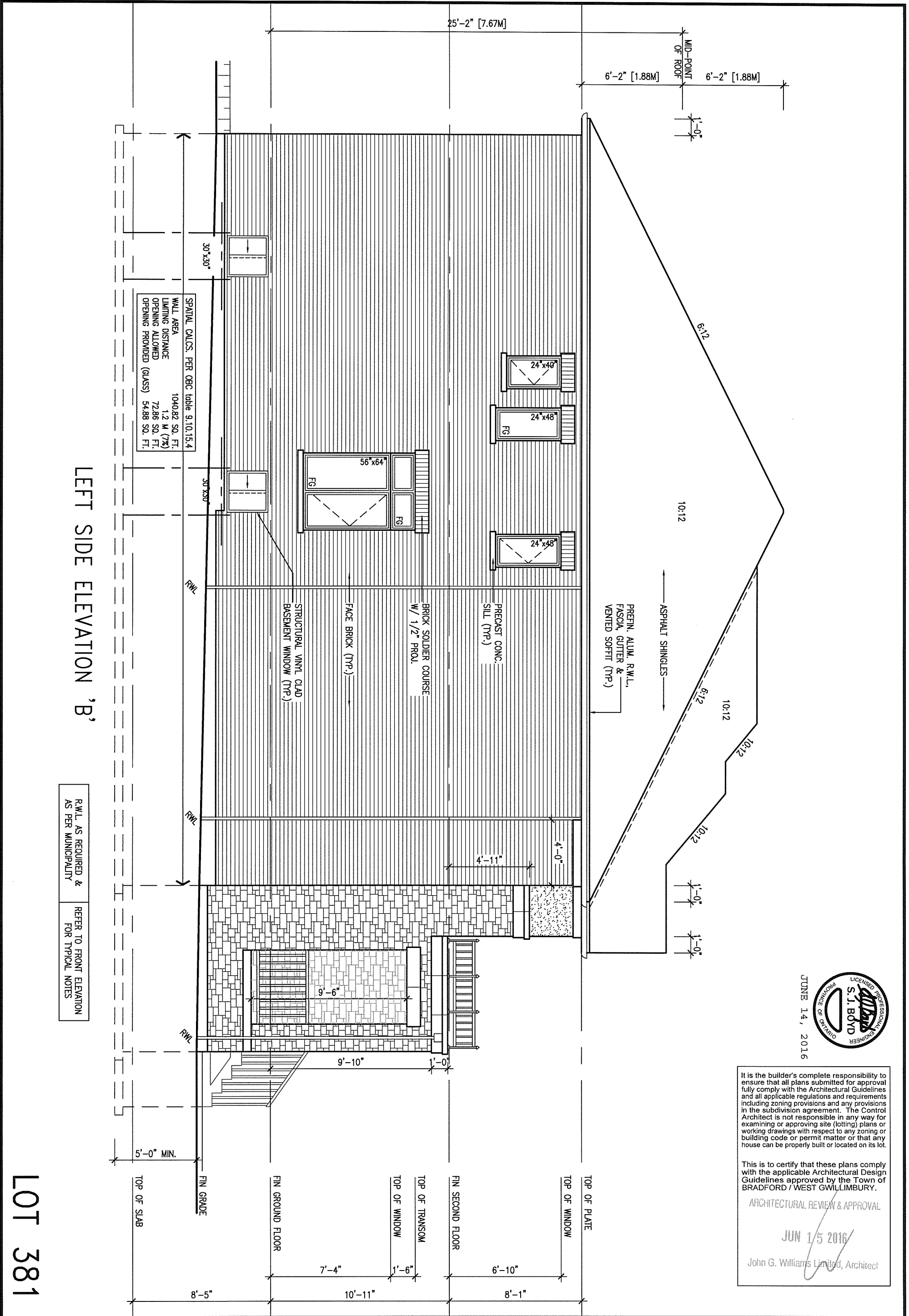
300A Wilson Avenue  
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va3design.com

**BAYVIEW WELLINGTON**

project name <b>GREEN VALLEY ESTATES</b>		municipality <b>BRADFORD, ON.</b>		project no. <b>13045</b>	
date <b>2014-04</b>		drawing no. <b>FRONT ELEVATION 'B'</b>			
drawn by <b>LM</b>		checked by <b>-</b>		scale <b>3/16" = 1'-0"</b>	
				file name <b>13045-S38-38-LOT 381</b>	
<p><b>RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-38-LOT 381.dwg - Tue - Jun 14 2016 - 10:38 AM</b></p>					

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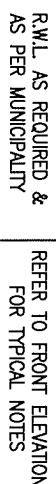
ARCHITECTURAL REVIEW & APPROVAL

JUN 15 2016

John G. Williams Limited, Architect

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7 .			Wellington Jno-Baptiste 25591		
6 .			name registration information BCIN		
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4 REVISED AS PER LOT 381			13-05-16 JM		
3 REDUCED WINDOW DEPTH AT REAR			10-05-16 JM		
2 REVISED AS PER ENG'S COMMENTS			21-04-15 RC		
1 ISSUED FOR CLIENT REVIEW			14-07-04 LM		
no. description			date by		
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			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 municipality BRADFORD, ON.		
			date 2014-04		
			drawn by LM checked by - scale 3/16" = 1'-0"		
			LEFT SIDE ELEVATION 'B'		
			file name 13045-S38-38-LOT 381		
			drawing no. 5		
			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-38-LOT 381.dwg - Tue - Jun 14 2016 - 10:38 AM		
			project no. 13045		
			S38-3 BAROSSA 3		

John G. Williams Limited, Architects



LOT 381

JUNE 14, 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.	 <b>VA3 DESIGN</b> 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	<b>BAYVIEW WELLINGTON</b>		<b>S38-3</b> BAROSSA 3		
8	.	.	qualification information		project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON.</b>	project no. <b>13045</b>		
7	.	.	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591		date <b>2014-04</b>	<b>RIGHT SIDE ELEVATION 'B'</b>		drawing no.	
6	.	.	name registration information <b>VA3 Design Inc.</b> 42658		drawn by <b>LM</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-S38-3B-L0T 381</b>	
5	REVISED AS PER ENG'S COMMENTS	13-06-16	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.					
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ARCHITECTURAL REVIEW & APPROVAL

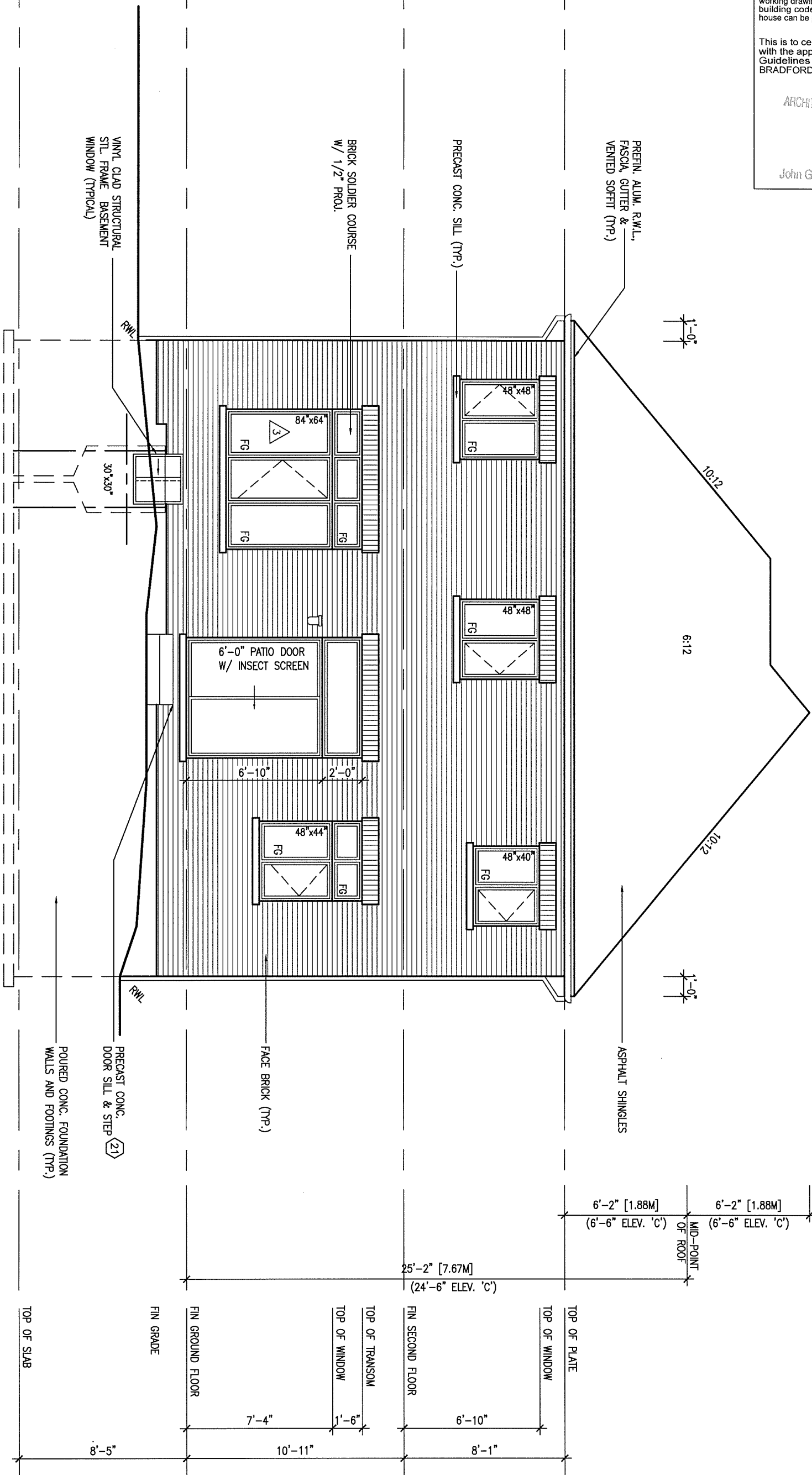
JUN 15 2016

John G. Williams Limited, Architect

REAR ELEVATION 'B'

R.W.L. AS REQUIRED & AS PER MUNICIPALITY REFER TO FRONT ELEVATION FOR TYPICAL NOTES

LOT 381



JUNE 14, 2016



9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	REVISED AS PER ENG'S COMMENTS	13-06-16	RC
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qualification information

Wellington Jno-Baptiste 25591 BCIN

name registration information VA3 Design Inc. 42658

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**VA3 DESIGN**

30DA Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

project name GREEN VALLEY ESTATES municipality BRADFORD, ON.

date 2014-04

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

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**S38-3 BAROSSA 3**

project no. 13045

drawing no. 7

REAR ELEVATION 'B'

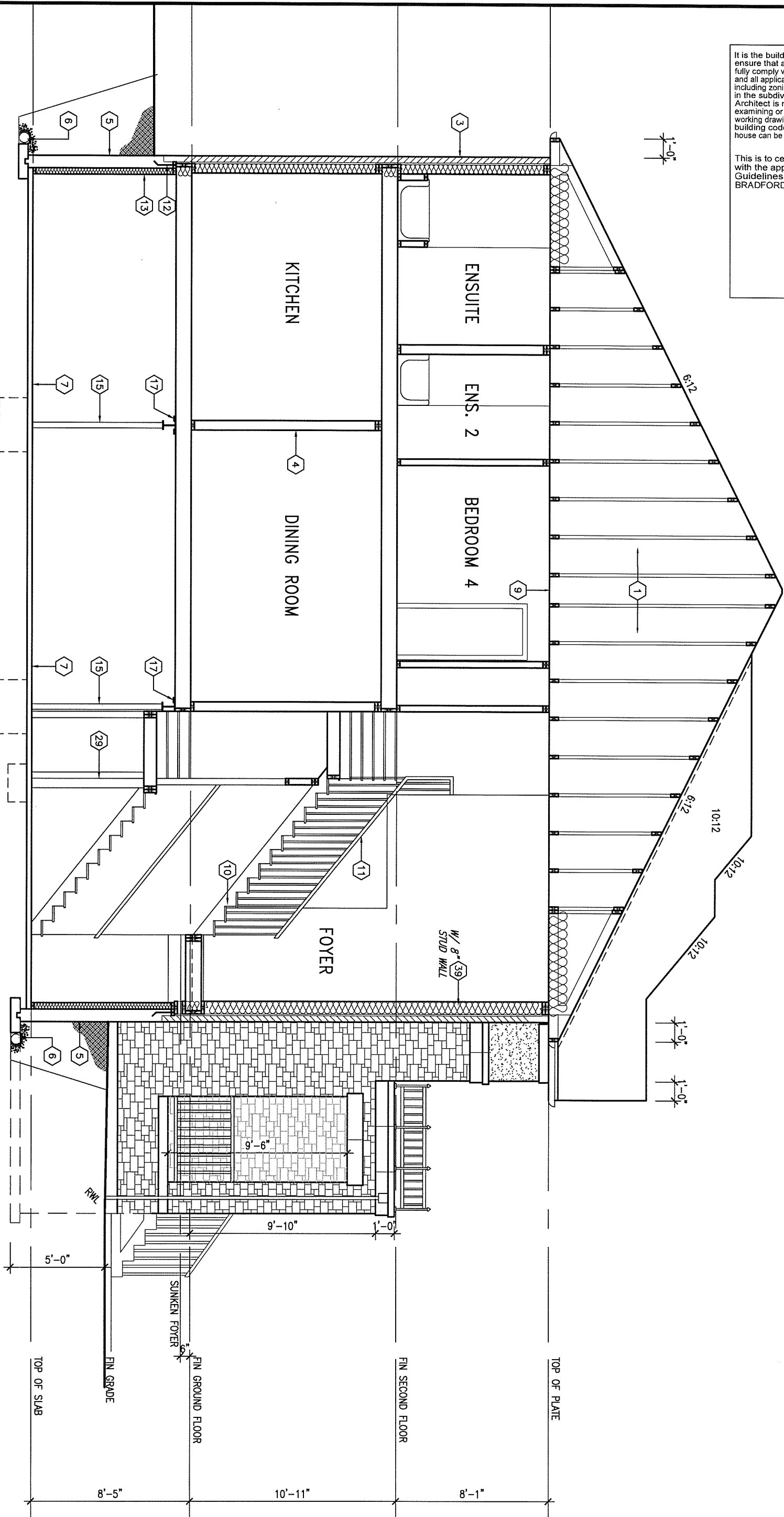
file name 13045-S38-38-LOT 381

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SECTION A-A

LOT 381



JUNE 14, 2016



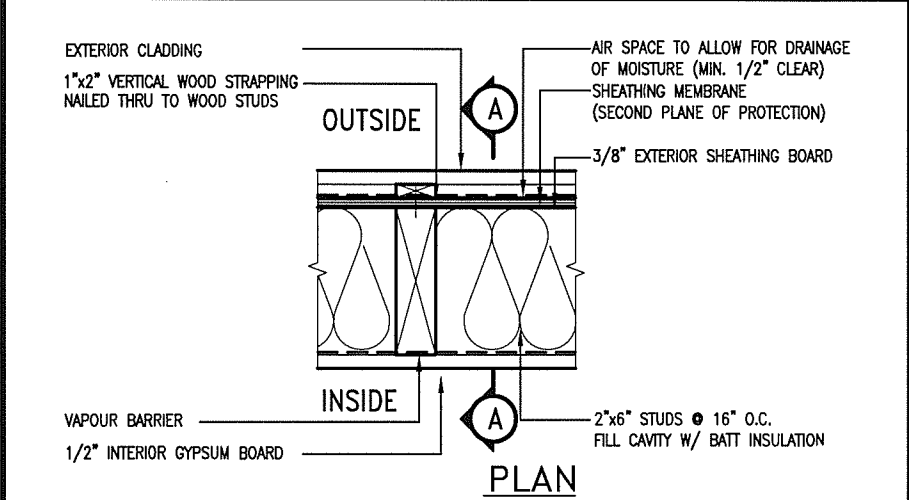
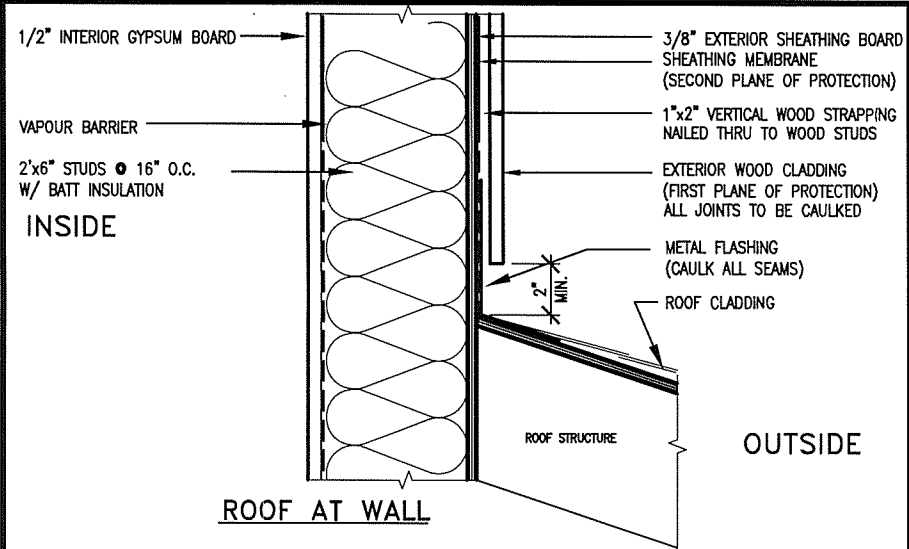
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no.	description	date	by	



BAYVIEW WELLINGTON		S38-3 BAROSSA 3	
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date	2014-04	SECTION A-A	drawing no.
drawn by	LM	checked by	-
scale	3/16" = 1'-0"	file name	13045-S38-3B-LOT 381
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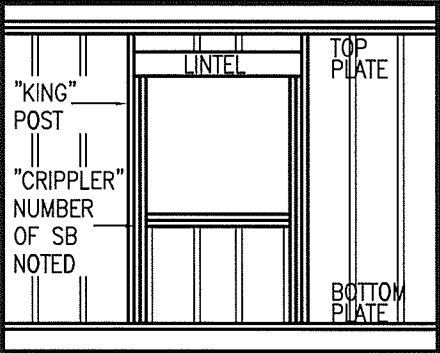
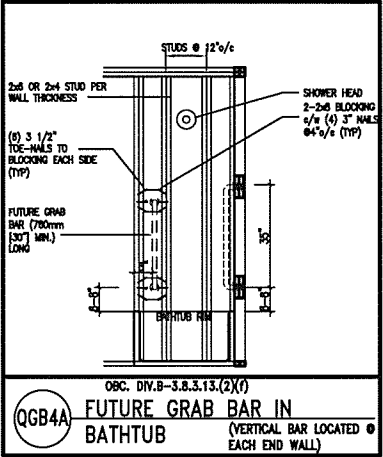
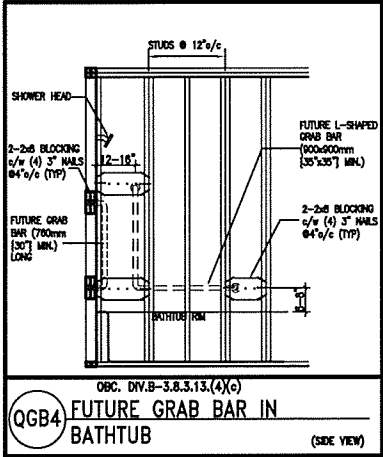
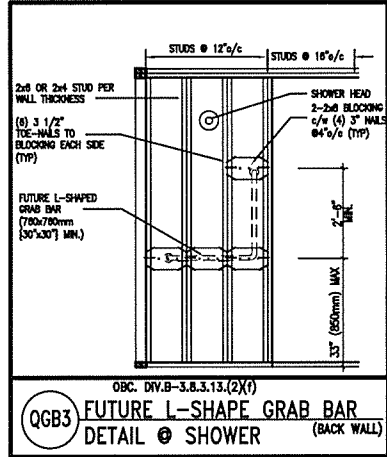
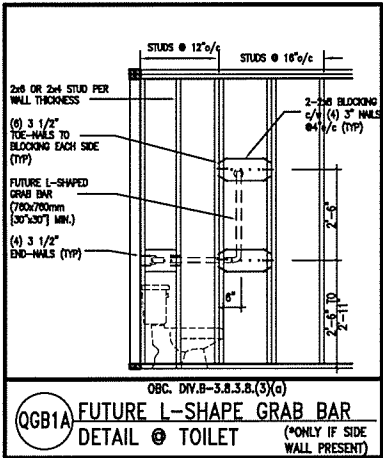
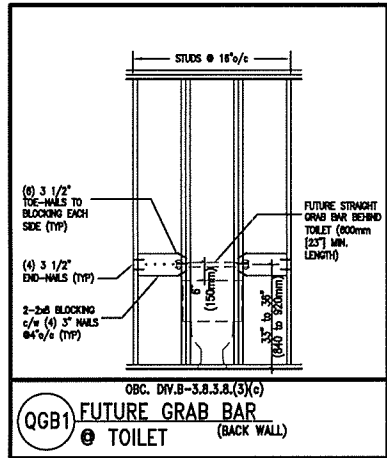
EXTERIOR WOOD CLADDING WALL ASSEMBLY



JUNE 14, 2016

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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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 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 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	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
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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BAYVIEW WELLINGTON

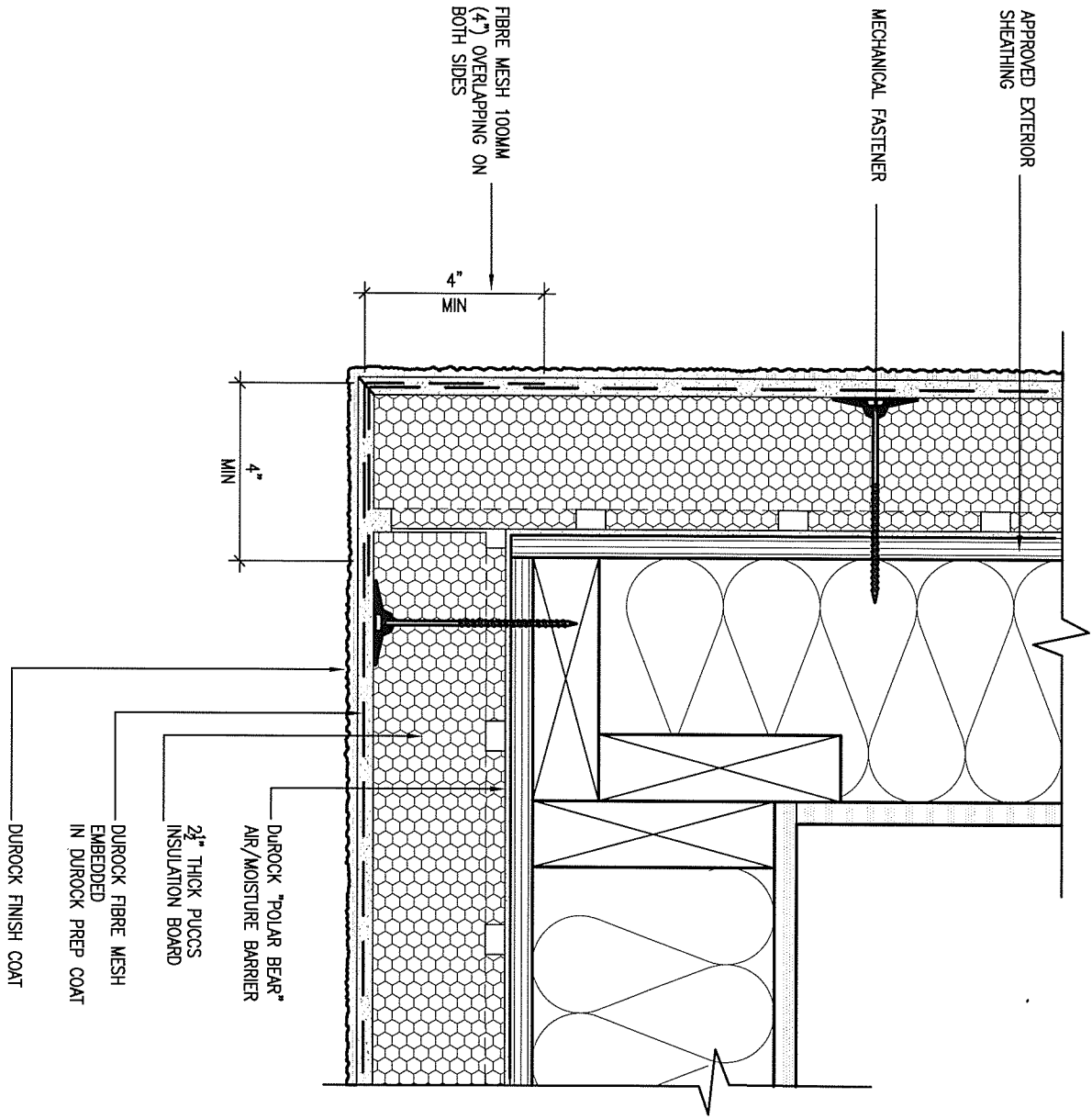
CONST NOTE

project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
date APR 2014	checked by RC	scale 3/16" = 1'-0"
drawn by RC	file name 13045-CONST-OBC 2015	drawing no. CN2





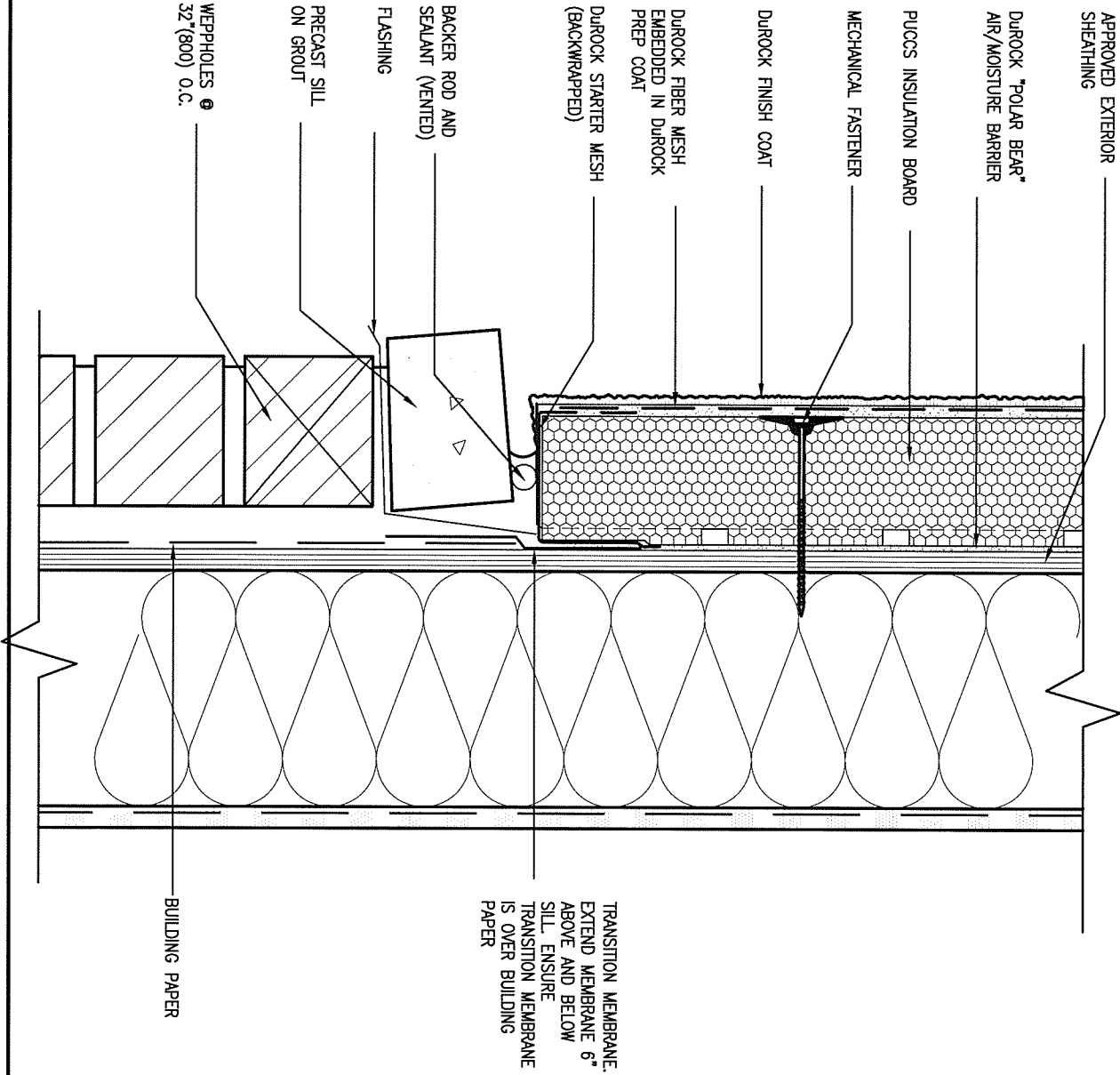




5 CORNER DETAIL

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"

9	.	.	.
8	.	.	.
7	.	.	.
6	.	.	.
5	.	.	.
4	.	.	.
3	.	.	.
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	
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.	



BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	scale
drawn by	RC		3/16" = 1'-0"
CONSTRUCTION NOTES		file name	CN5
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		13045-CONST-OBC 2015	



SB12-COMPLIANCE PACKAGE 'J'

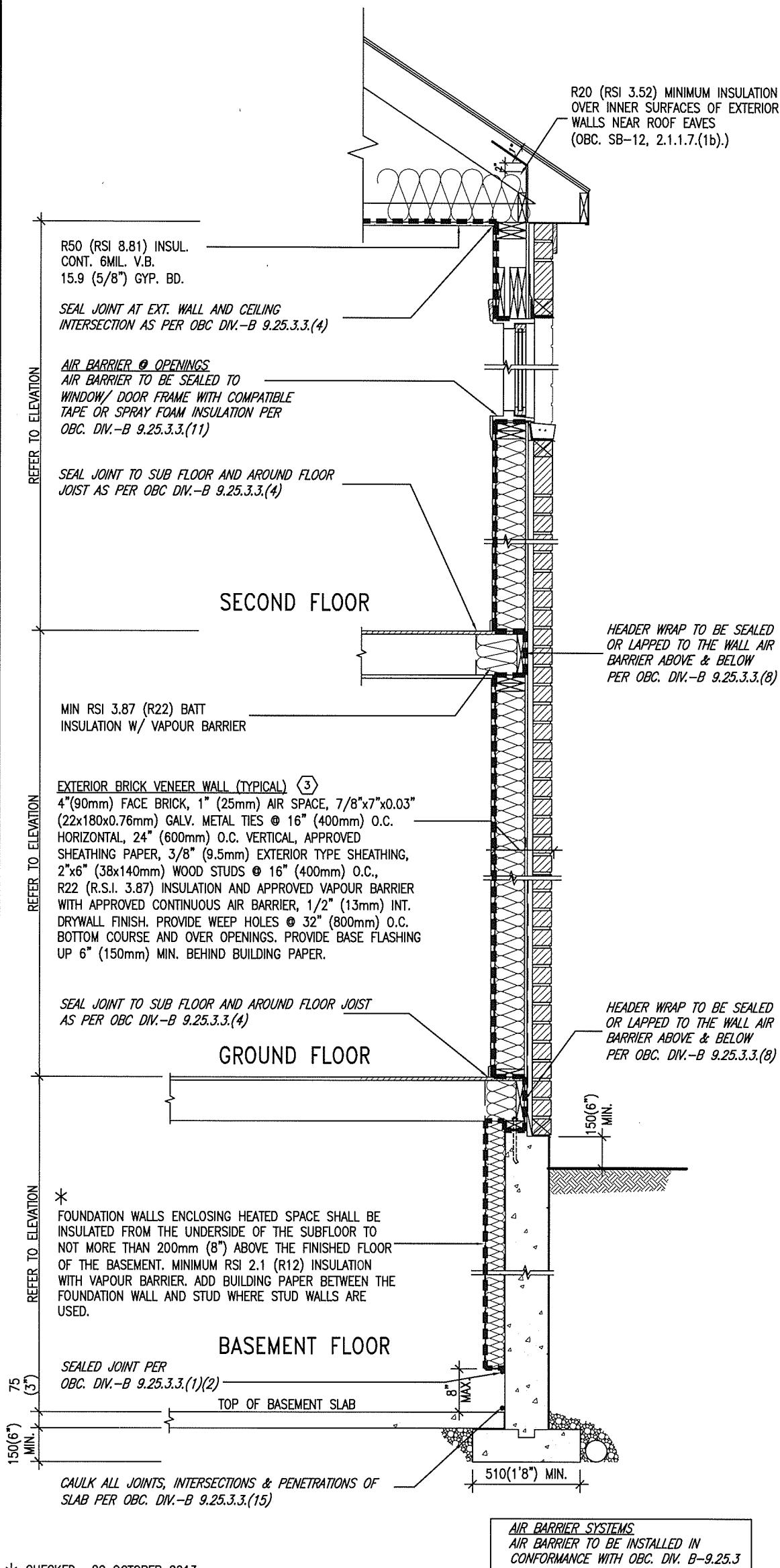
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space	8.81	BLOWN -LOOSE
Minimum RSI (R) value	(R50)	
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	2.11	4" R12 BLANKET
Minimum RSI (R) value	(R12)	
Edge of Below Grade Slab	1.76	RIGID INSUL
Minimum RSI (R) value	(R10)	
Windows & Sliding glass		DOUBLE PANE
Doors	1.8	LOW EMISSIVITY
Maximum U-value		
Skylights	2.8	DOUBLE PANE
Maximum U-value		LOW EMISSIVITY
Space Heating Equipment	94%	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.67	NATURAL GAS
Minimum EF		
HRV	60%	-
Minimum Efficiency		

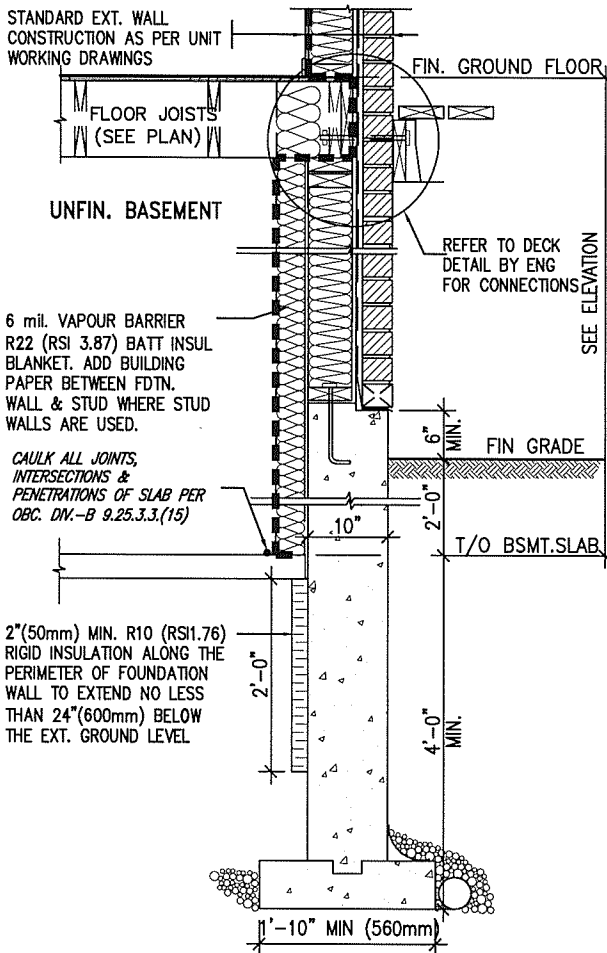


JUNE 14, 2016



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.

9.			
8.			
7.			
6.			
5.			
4.			
3.			
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

signature

BCIN

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

**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 municipality BRADFORD

date APR 2014

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

CONSTRUCTION NOTES

13045-CONST-OBC 2015

file name

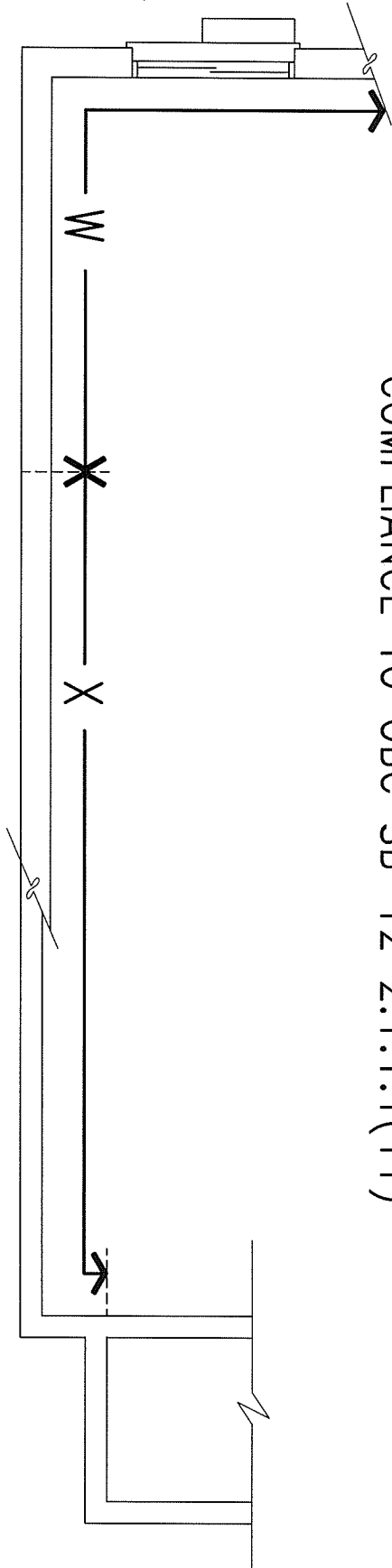
13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM

**CONST NOTE**

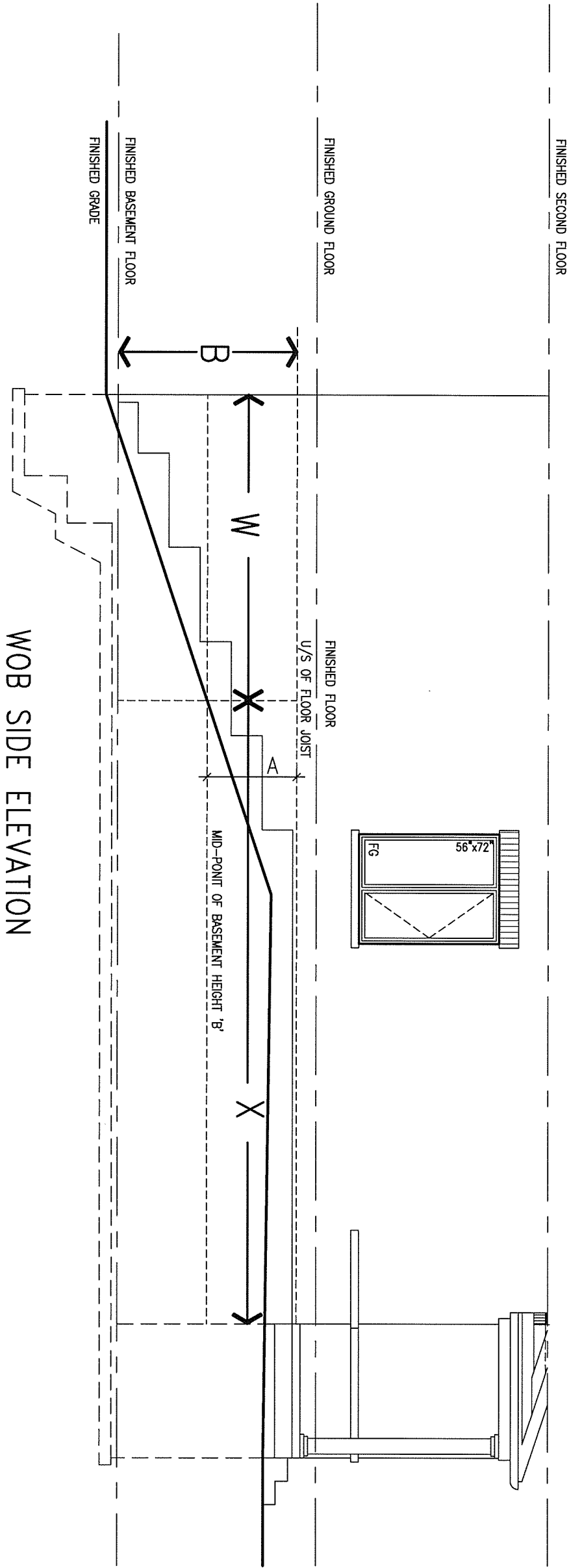
project no. 13045

drawing no. CN6

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



MOB PLAN



MOB SIDE ELEVATION

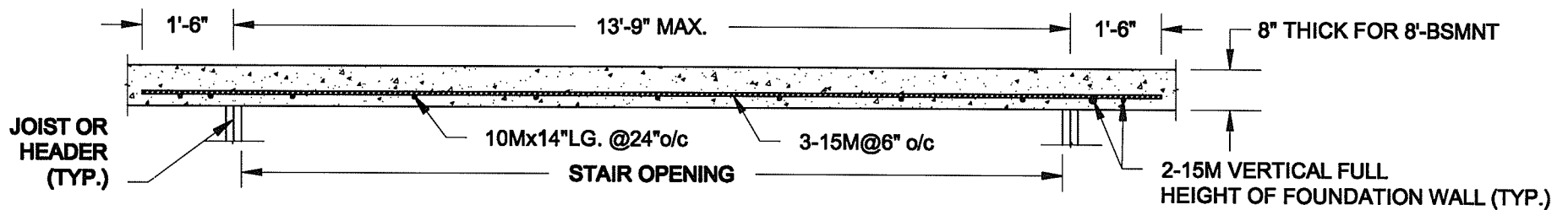
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

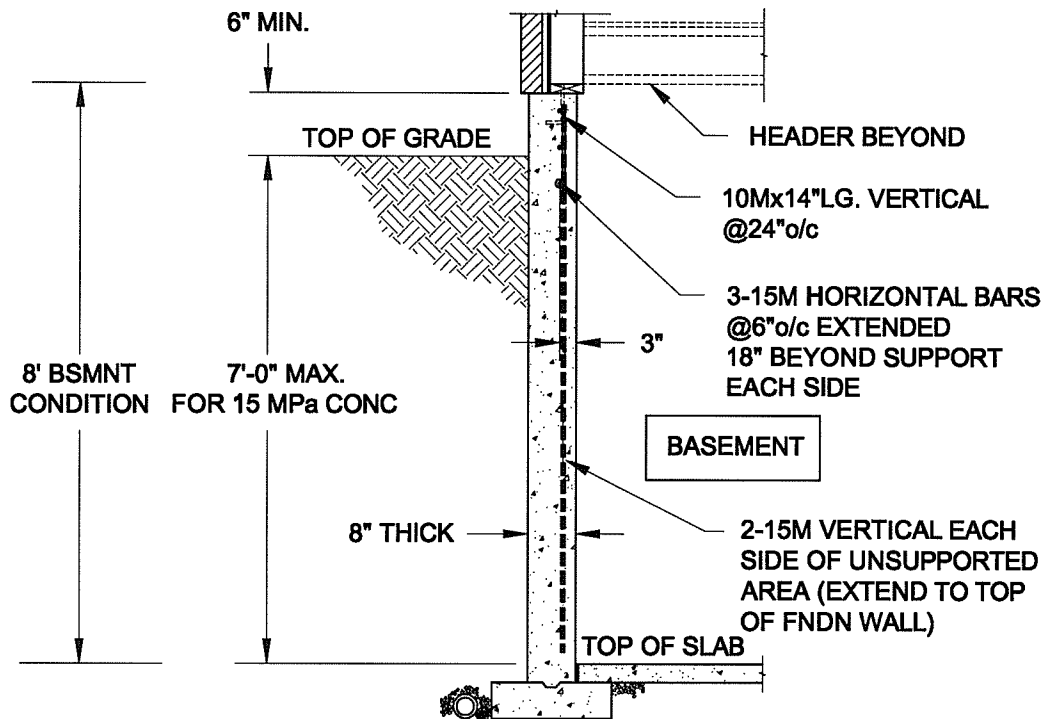
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	.	.	.	qualification information		project name	municipality	project no.	
7	.	.	.	Wellington Jno-Baptiste		GREEN VALLEY ESTATES	BRADFORD	13045	
6	.	.	.	name		CONSTRUCTION NOTES			
5	.	.	.	registration information		date	checked by	scale	file name
4	.	.	.	VA3 Design Inc.	APR 2014	RC	3/16" = 1'-0"	13045-CONST-OBC 2015	
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.	drawing no.				
2	UPDATE TO CODE	APR 16-15	RC		CN7				
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC						
no.	description	date	by		RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM				







## PLAN VIEW



FTG. SIZE AS PER PLAN

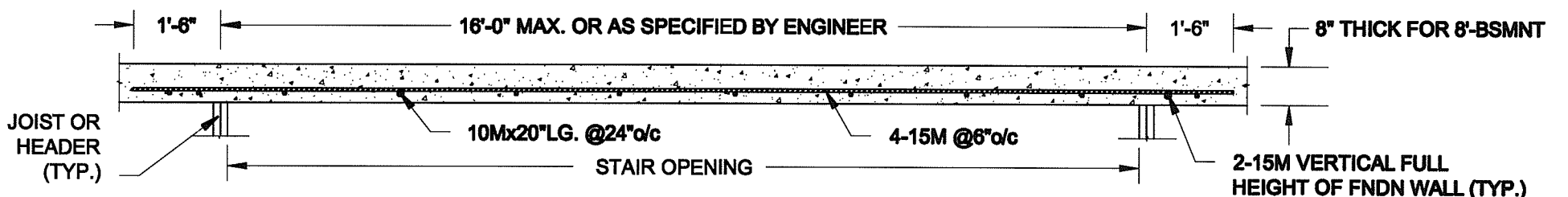
1A  
S1

## LATERALLY UNSUPPORTED WALL

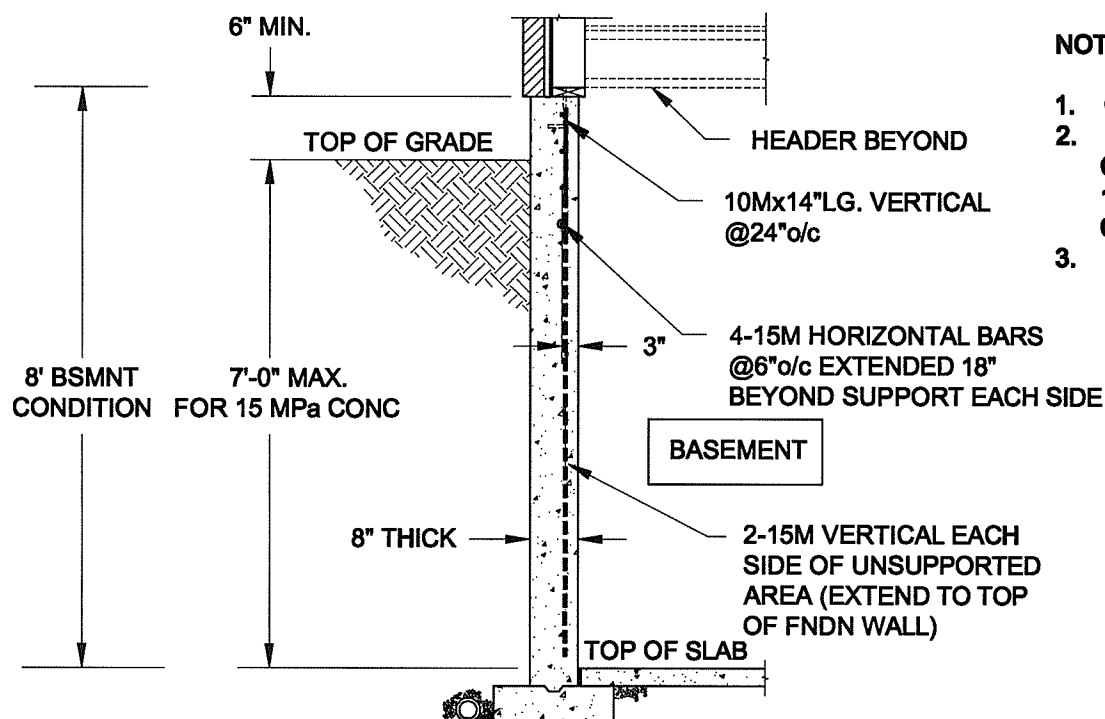
SCALE: 3/8" = 1'-0"

### NOTES:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.



## PLAN VIEW



FTG. SIZE AS PER PLAN

1B  
S1

## LATERALLY UNSUPPORTED WALL

SCALE: 3/8" = 1'-0"

### NOTES:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

Scale:  
AS NOTED

Date:  
MAY-31-2016

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:



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

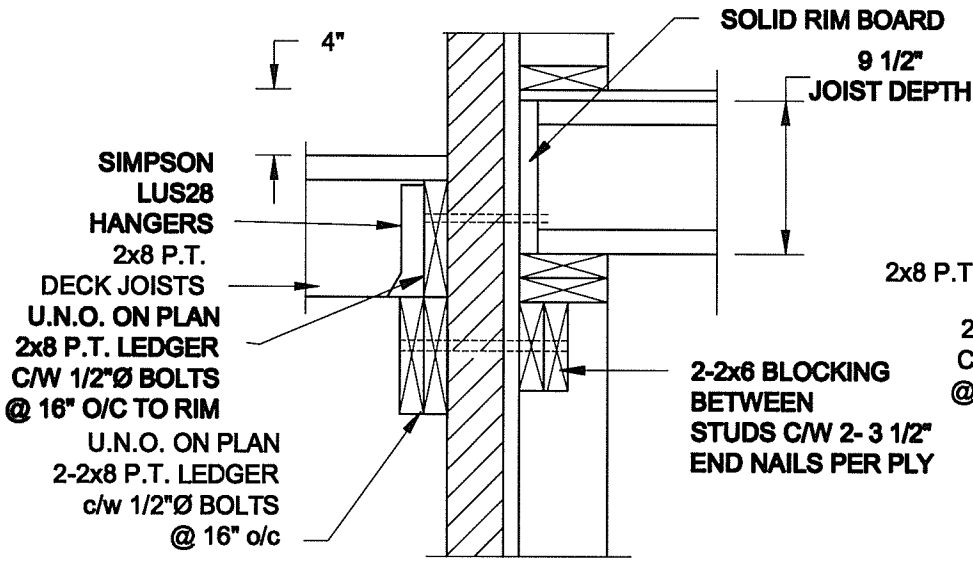
16-102

Drawing No.:

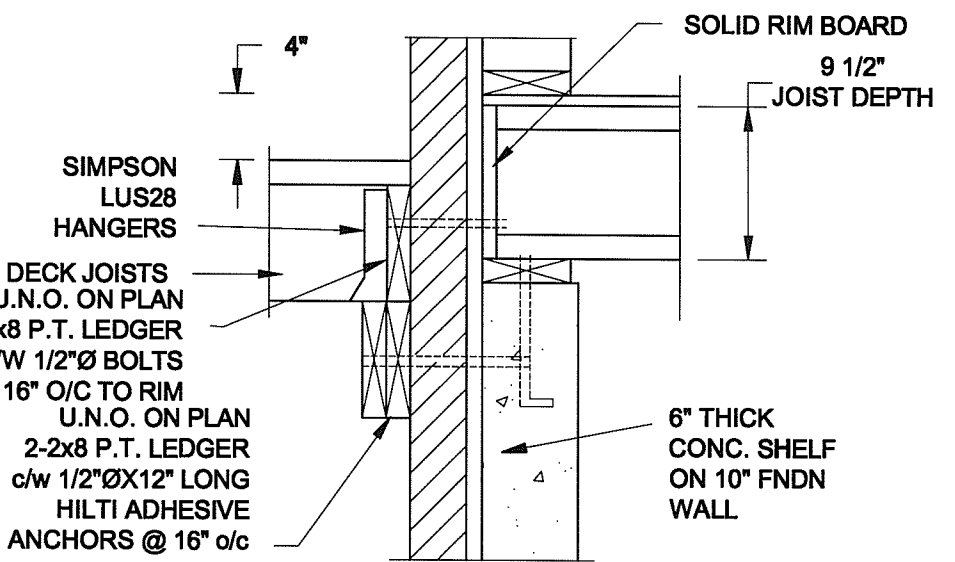
S1



FOR 9 1/2" JOIST DEPTH



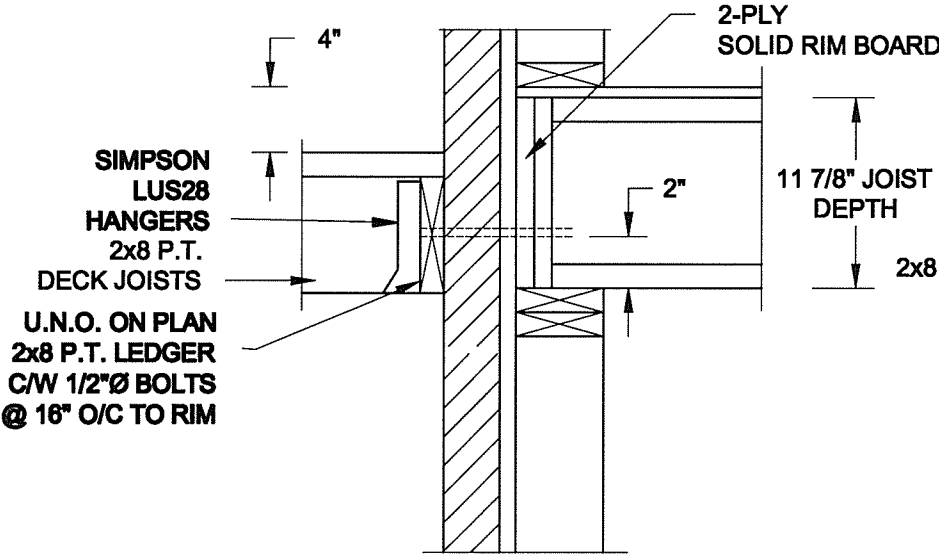
**1A**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"



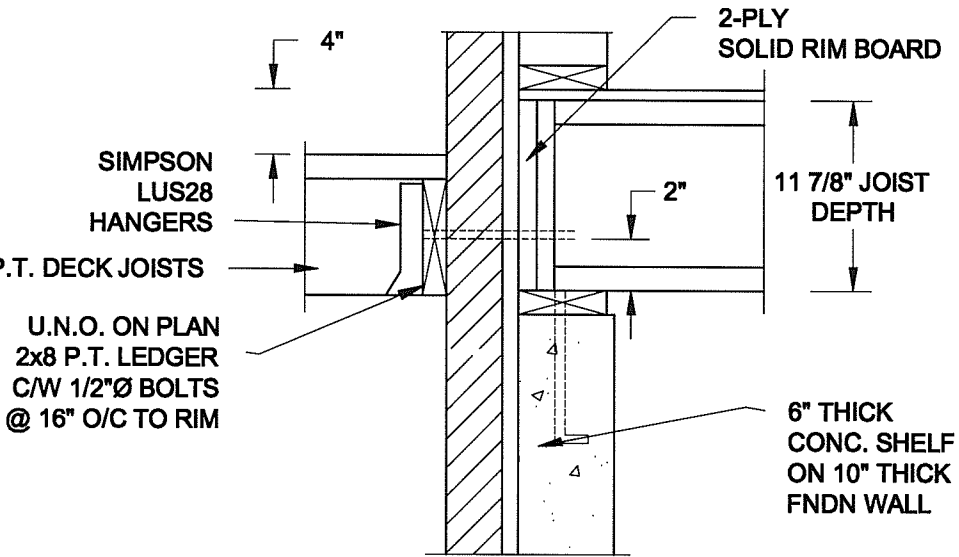
**1B**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

- 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

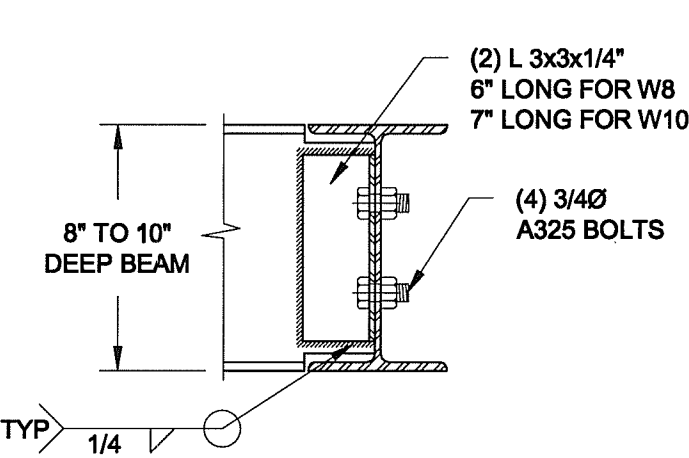


**2A**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

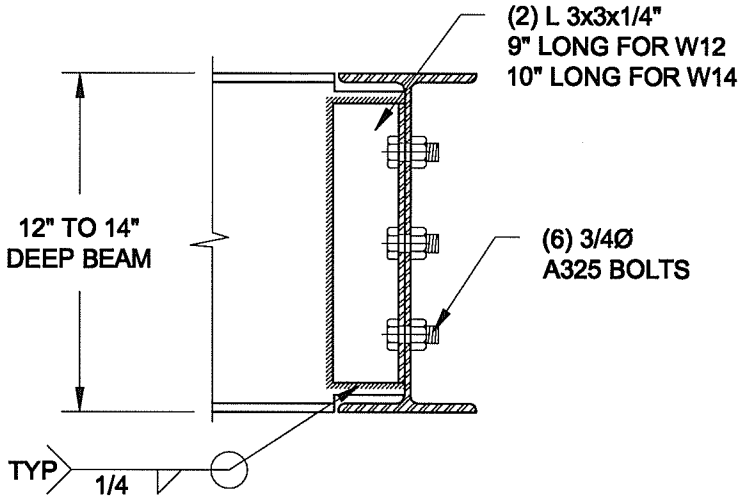


**2B**  
**S2** DECK FASTENING DETAIL  
SCALE: 1" = 1'-0"

- 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:	MAY-31-2016
Drawn:	SC
Checked:	SJB

QUAILE ENGINEERING LTD.



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Engineer's Seal:



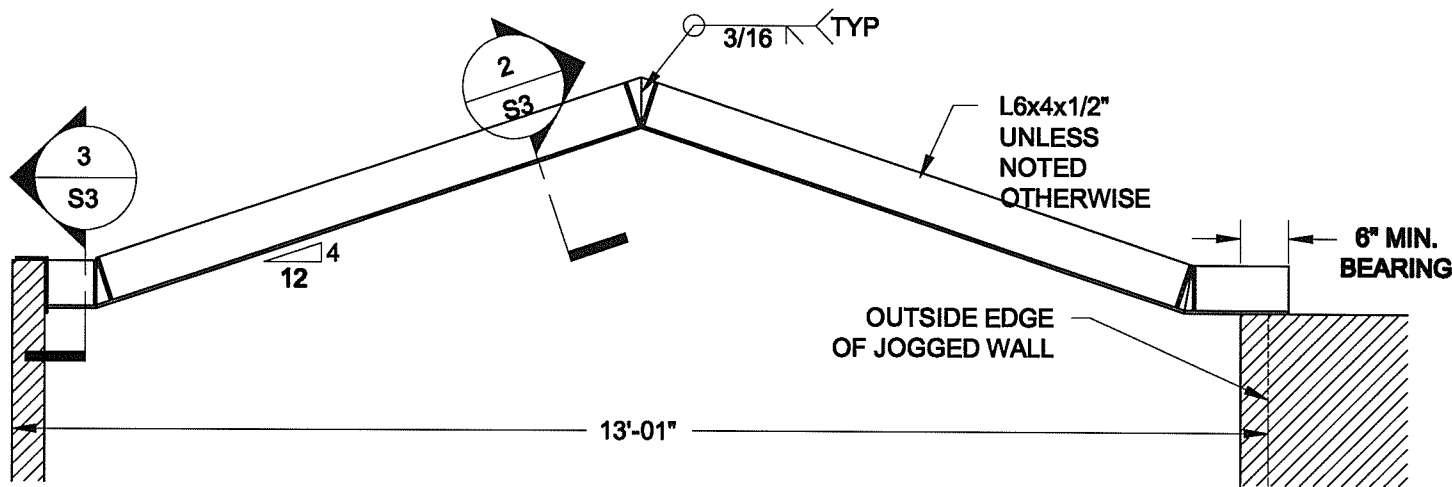
MAY 30, 2016

Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

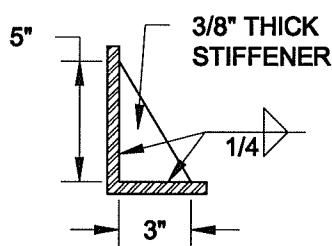
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.: 16-102

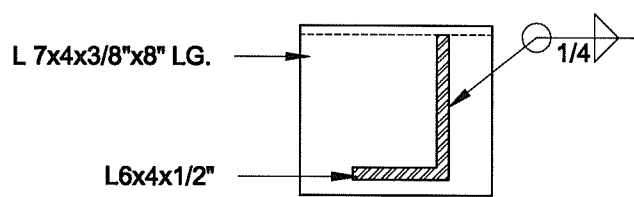
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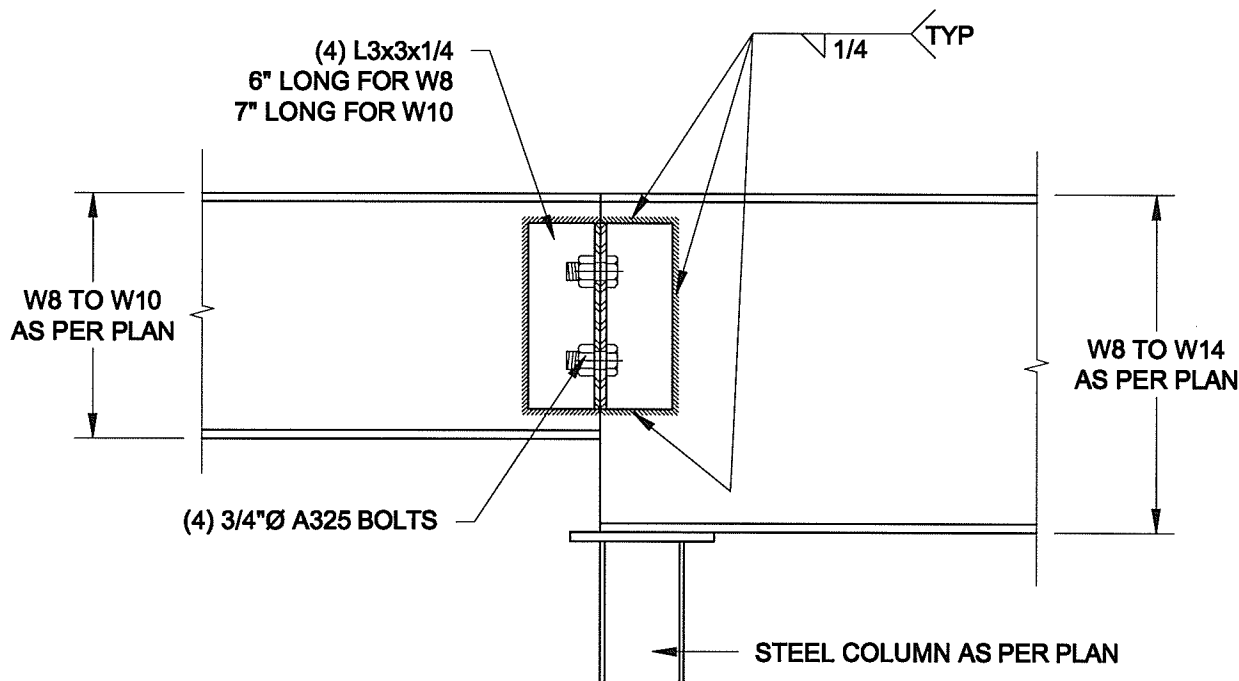
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



**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:  
MAY-31-2016

Drawn:  
SC

Checked:  
SJB

**QUAILE ENGINEERING LTD.**



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Engineer's Seal



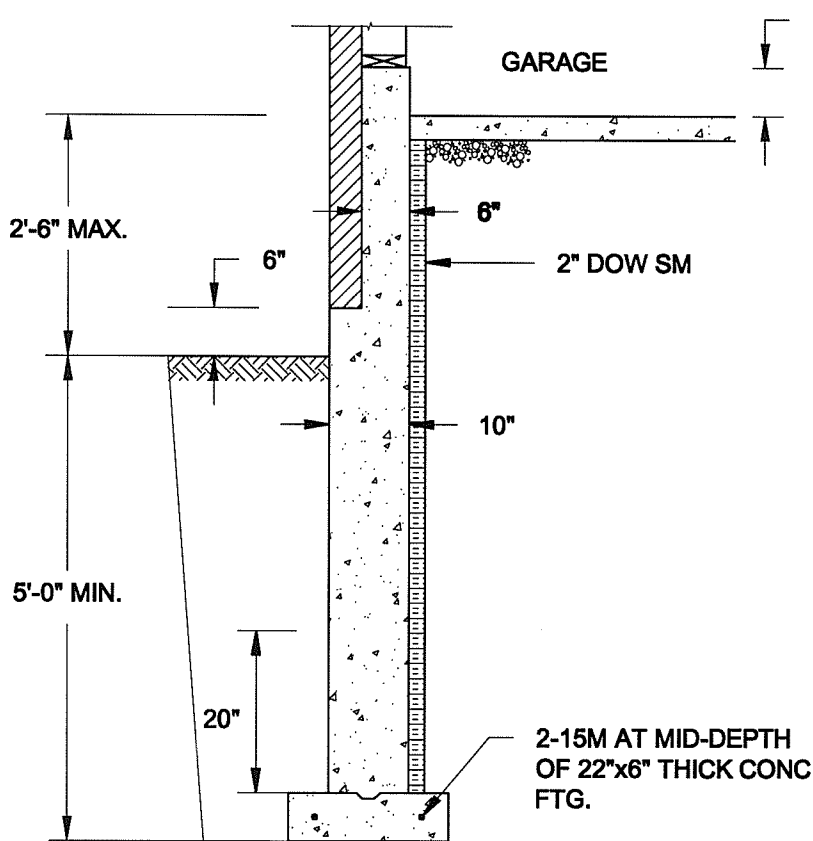
MAY 30, 2016

Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
16-102

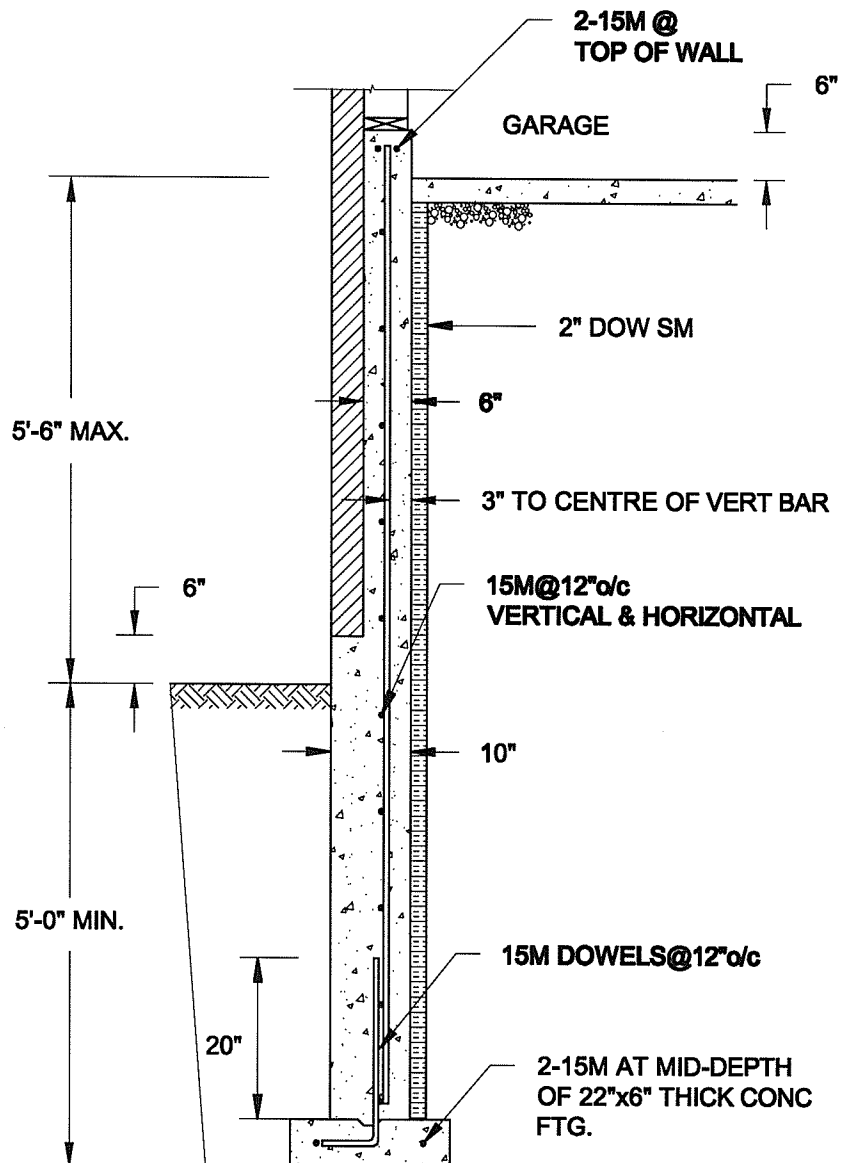
Drawing No.:  
S3



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

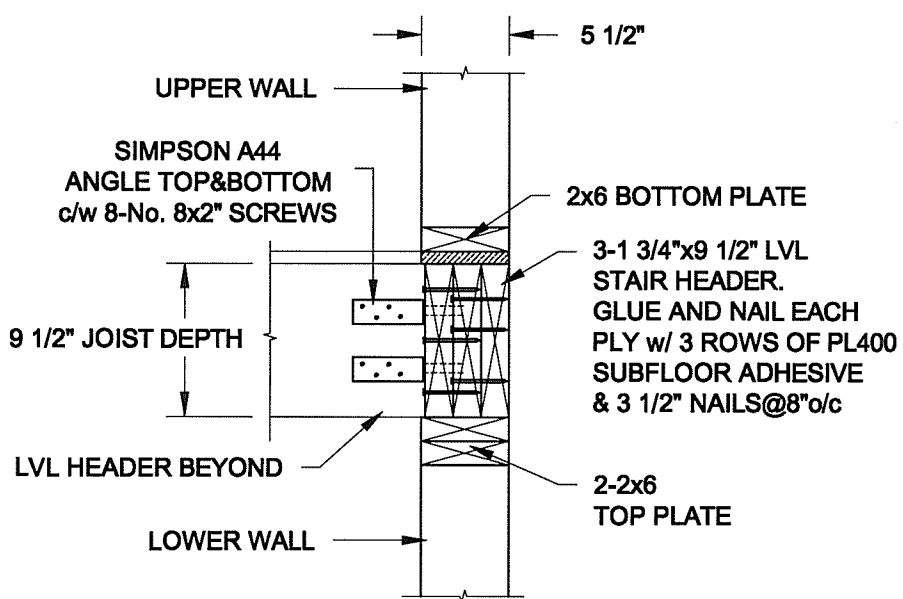
**NOTE:**

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.

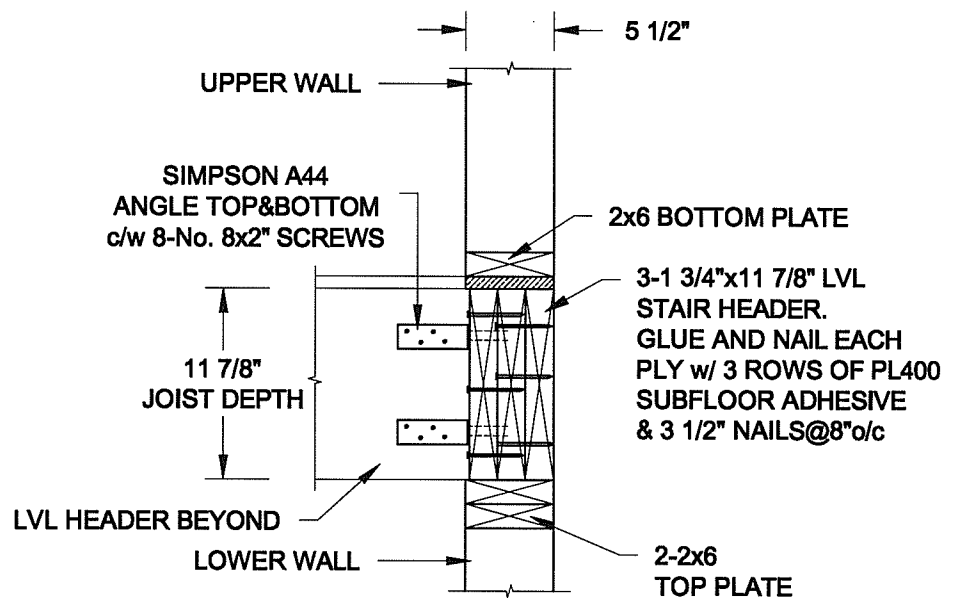


**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

**FOR 9 1/2" JOIST DEPTH**



**FOR 11 7/8" JOIST DEPTH**



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

Scale:  
AS NOTED

Date:  
MAY-31-2016

Drawn:  
SC

Checked:  
SJB

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Engineer's Seal



MAY 30, 2016

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

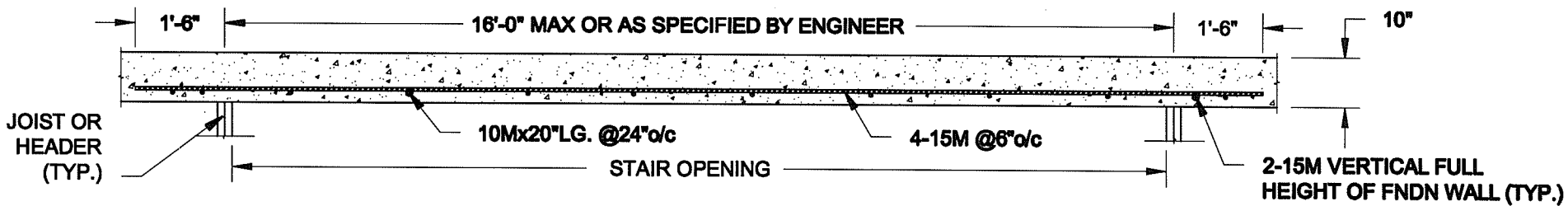
TYPICAL STRUCTURAL DETAILS FOR SINGLES

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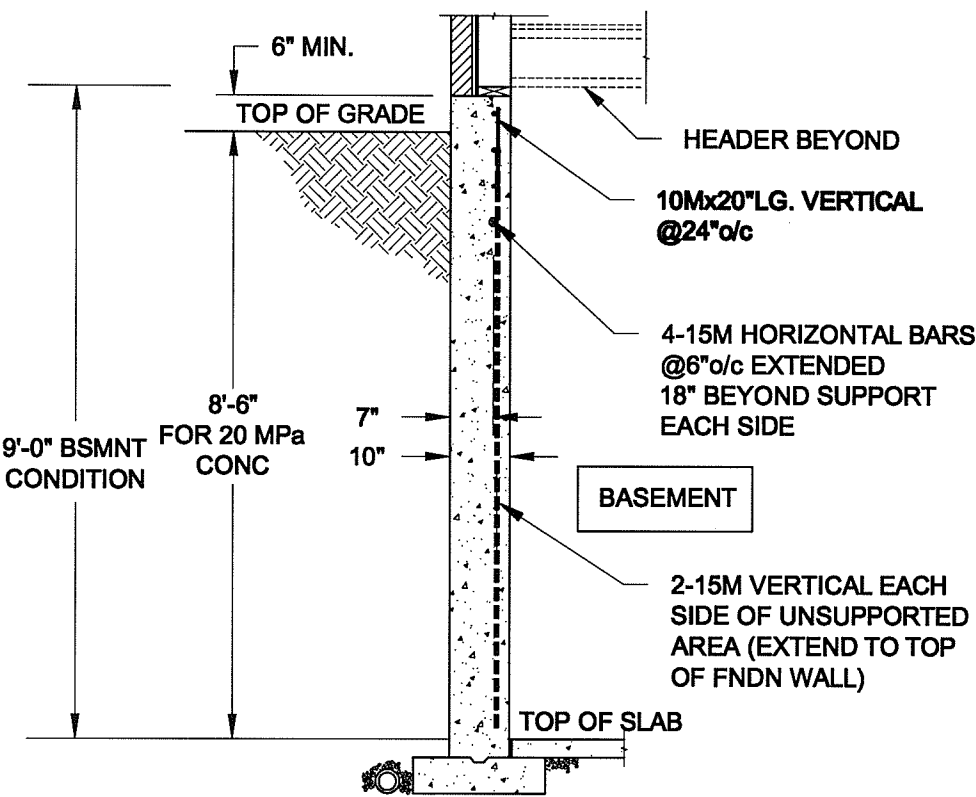
16-102

Drawing No.:

S4



# PLAN VIEW



- NOTE:
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
  2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 20 MPa. MIN.
  3. REINFORCING STEEL TO BE GRADE 400.

## 1 S5

# LATERALLY UNSUPPORTED WALL

SCALE: 3/8" = 1'-0"

Scale: AS NOTED	
Date: MAY-31-2016	
Drawn: SC	Checked: SJB

## QUAILE ENGINEERING LTD.



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

### Engineer's Seal



MAY 30, 2016

Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Project No.: 16-102	Drawing No.: S5