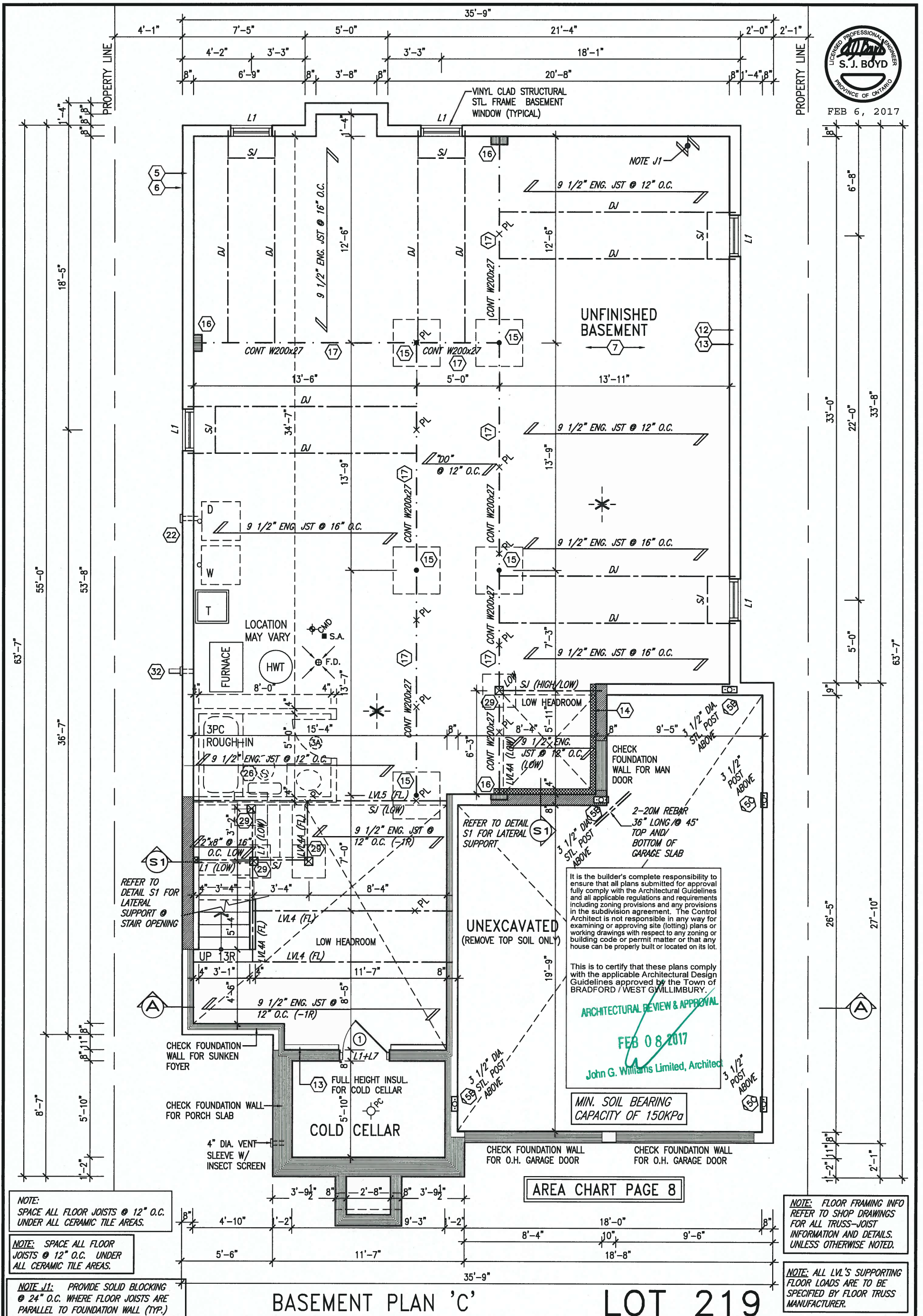


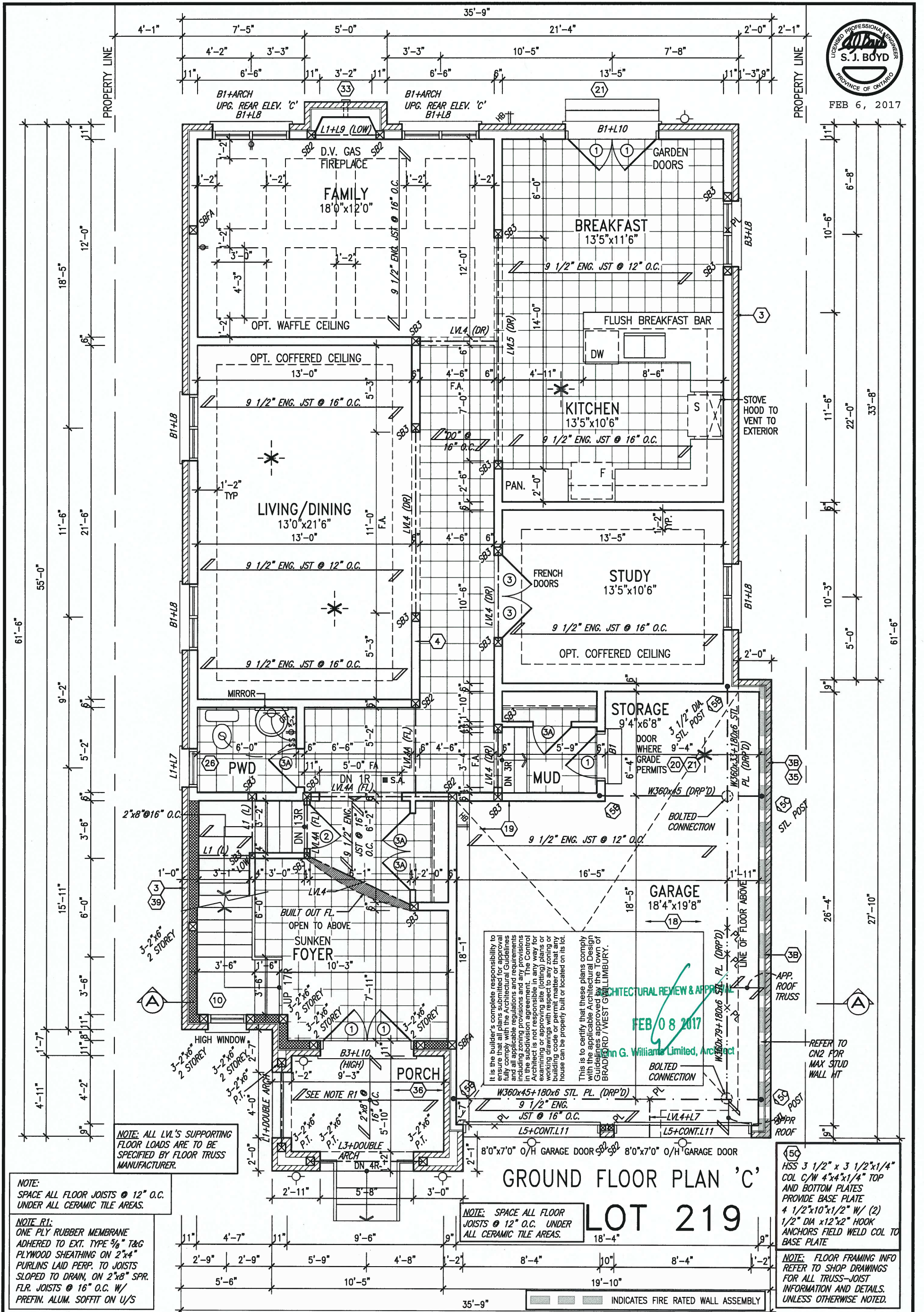


FEB 6, 2017



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		BAYVIEW WELLINGTON		S42-6	
8.		qualification information		255 Consumers Rd Suite 120		GREEN VALLEY ESTATES		RIDEAU 6	
7.		Wellington Jno-Baptiste		Toronto ON M2J 1R4		BRADFORD		13045	
6.		name		416.630.2255 f 416.630.4782		date		project no.	
5.		registration information		VA3 Design Inc.		SEPTEMBER 2014		13045-S42-6C LOT 219	
4.		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.		255 Consumers Rd Suite 120		drawn by		drawing no.	
3.		FEB 02-17		RC		checked by		1	
2. REVISED AS PER ENG COMMENTS		NOV 25-16		JWM		scale			
1. REV FOR LOT 219						3/16" = 1'-0"			
no. description		date		by		DARRYL BURTON			

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8.				qualification information	
7.				Wellington Jno-Baptiste	25591
6.				name	BCIN
5.				registration information	42658
4.				VA3 Design Inc.	
3.					
2.	REVISED AS PER ENG COMMENTS	FEB 02-17	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.	REV FOR LOT 219	NOV 25-16	JWM		
no.	description	date	by		



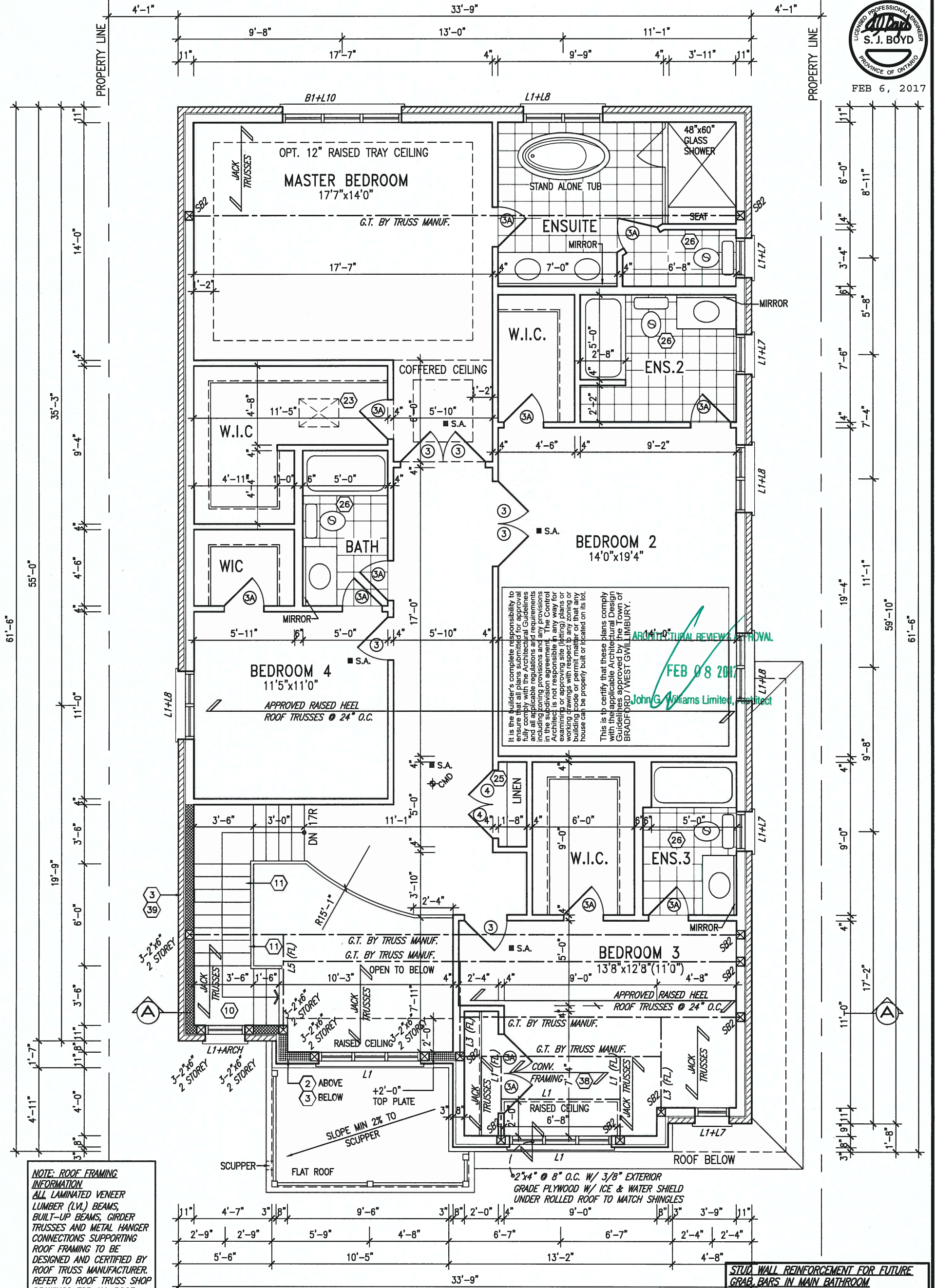
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 va3design.com

BAYVIEW WELLINGTON

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	SEPTEMBER 2014	checked by	DARRYL BURTON	scale	3/16" = 1'-0"
drawn by	RICHARD	file name	13045-S42-6C LOT 219	drawing no.	2

GROUND FLOOR PLAN 'A'

S42-6
 RIDEAU 6



SECOND FLOOR PLAN 'C' LOT 219

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	42658
4				VA3 Design Inc.	
3					
2	REVISED AS PER ENG COMMENTS	FEB 02-17	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	REV FOR LOT 219	NOV 25-16	JWM		
no.	description	date	by		



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BAYVIEW WELLINGTON

S42-6
RIDEAU 6

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	SEPTEMBER 2014				
drawn by	DARRYL BURTON	checked by		scale	3/16" = 1'-0"
				file name	13045-S42-6C LOT 219
					RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6C LOT 219.dwg - Wed - Feb 1 2017 - 11:32 AM

SECOND FLOOR PLAN 'C'

drawing no.

3

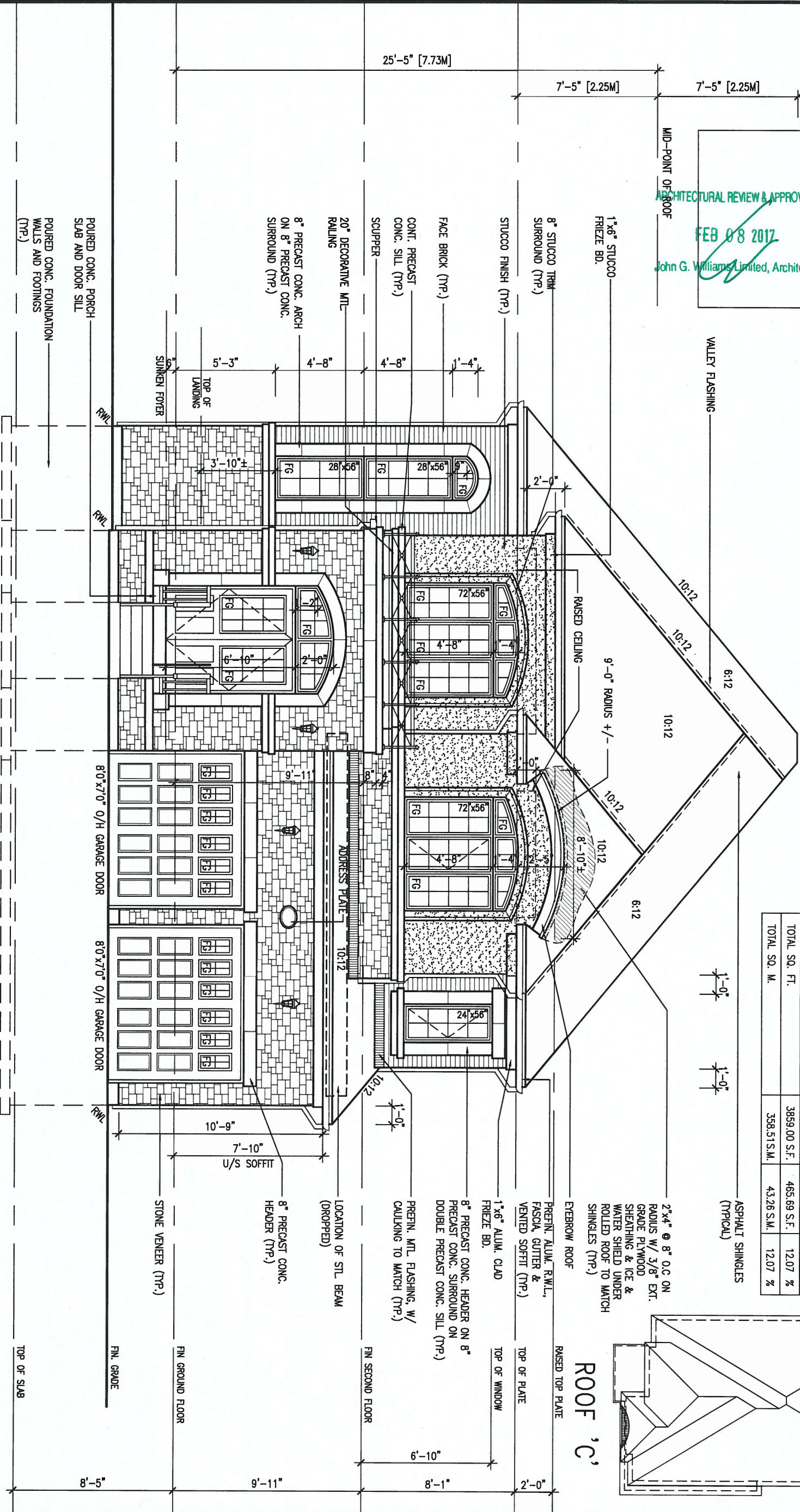
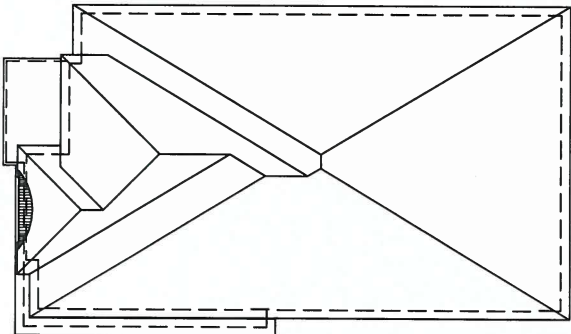
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions of the applicable zoning by-law. The Architect is not responsible for the control, enforcement or interpretation of the zoning by-law or any other applicable regulations or requirements. The Architect is not responsible for the control, enforcement or interpretation of the zoning by-law or any other applicable regulations or requirements. The Architect is not responsible for the control, enforcement or interpretation of the zoning by-law or any other applicable regulations or requirements.

ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2017
John G. Williams Limited, Architect



FEB 6, 2017

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1(7))		
42-6 ELEVATION C LOT 219	ENERGY EFFICIENCY - OBC S812	
ELEVATION	WALL AREA S.F.	OPENING S.F. PERCENTAGE
FRONT	752.00 S.F.	113.10 S.F. 15.04 %
LEFT SIDE	1214.00 S.F.	80.66 S.F. 6.64 %
RIGHT SIDE	1224.00 S.F.	114.88 S.F. 9.39 %
REAR	669.00 S.F.	157.05 S.F. 23.48 %
TOTAL SQ. FT.	3659.00 S.F.	465.69 S.F. 12.07 %
TOTAL SQ. M.	358.51 S.M.	43.26 S.M. 12.07 %



FRONT ELEVATION 'C'

LOT 219

9.					
8.					
7.					
6.					
5.					
4.					
3.					
2.	REVISED AS PER ENG COMMENTS	FEB 02-17	RC		
1.	REV FOR LOT 219	NOV 25-16	JWM		
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 BCIN
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.

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-6 RIDEAU 6	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. 4
date SEPTEMBER 2014	checked by DARRYL BURTON	scale 3/16" = 1'-0"	file name 13045-S42-6C LOT 219
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42"13045-S42-6C LOT 219.dwg - Wed - Feb 1 2017 - 11:32 AM			

1'-0"



1'-0" 1'-0"

1'-0"

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 for ensuring that the proposed building or building code or permit matter of that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 08 2017

John G. Williams Limited, Architect

VALLEY FLASHING

ASPHALT SHINGLES (TYPICAL)

RAISED TOP PLATE

TOP OF PLATE

TOP OF WINDOW

20" DECORATIVE MTL. RAILING

FIN SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

DBL. PRECAST CONC. BAND

FIN GROUND FLOOR

FIN. GRADE

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

TOP OF SLAB

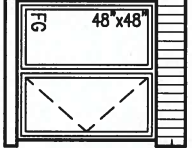
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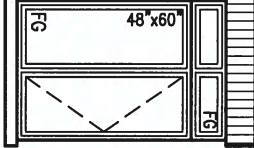
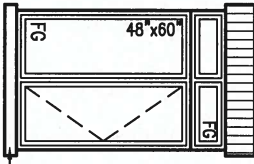
10:12

6:12

BRICK SOLDIER COURSE (TYP.)



PRECAST CONC. SILL (TYP.)



VINYL CLAD STRUCT. STE. BASEMENT WINDOW (TYPICAL)

30\"/>

WALL AREA LIMITING DISTANCE OPENINGS ALLOWED OPENINGS PROVIDED

1136.32 SQ. FT.
1.2 M (7%)
79.54 SQ. FT.
50.50 SQ. FT. (GLASS AREA ONLY)

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

LEFT SIDE ELEVATION 'C'

LOT 219

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
5.	.	.	registration information
4.	.	.	VA3 Design Inc. 42658
3.	.	.	
2.	REVISED AS PER ENG COMMENTS	FEB 02-17 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.	REV FOR LOT 219	NOV 25-16 JWM	
no.	description	date	by

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va3design.com

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

S42-6
RIDEAU 6

project no.
13045

date
SEPTEMBER 2014

drawn by
DARRYL BURTON

checked by
-

scale
3/16" = 1'-0"

LEFT SIDE ELEVATION 'C'

file name
13045-S42-6C LOT 219

drawing no.
5

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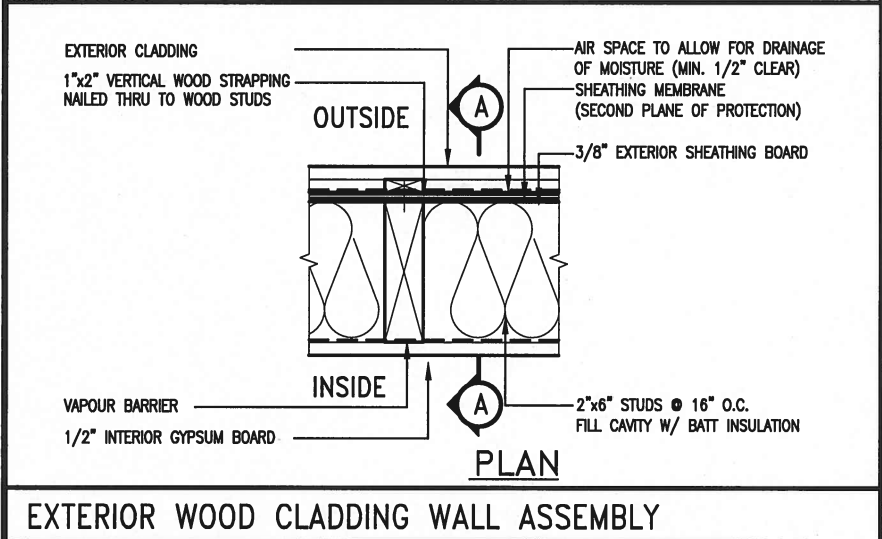
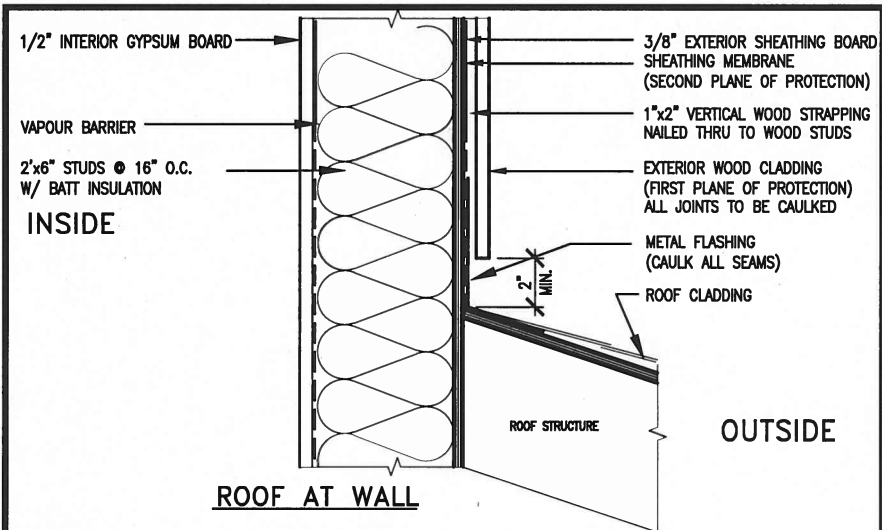
ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2017
John G. Williams Limited, Architect

LOT 219

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

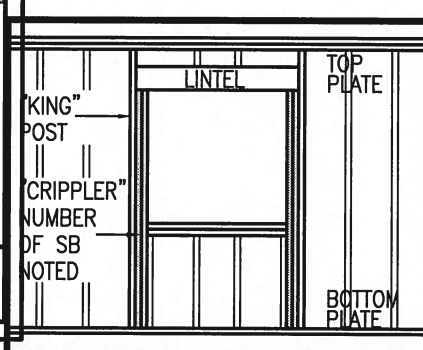
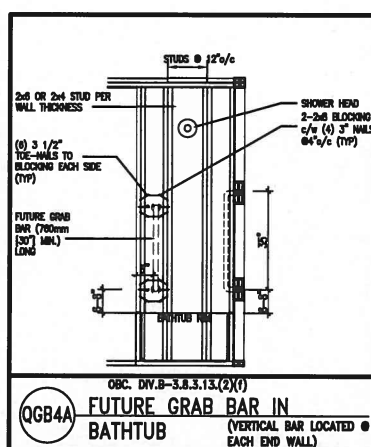
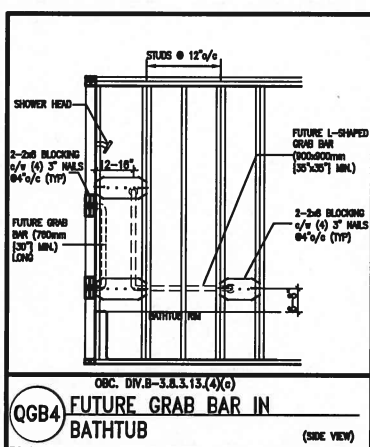
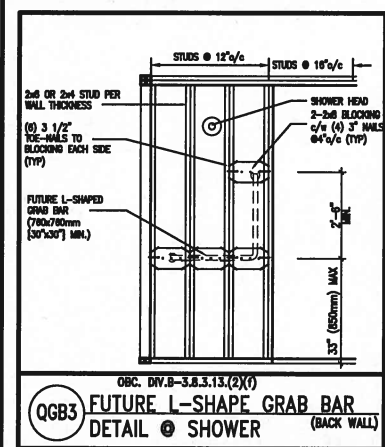
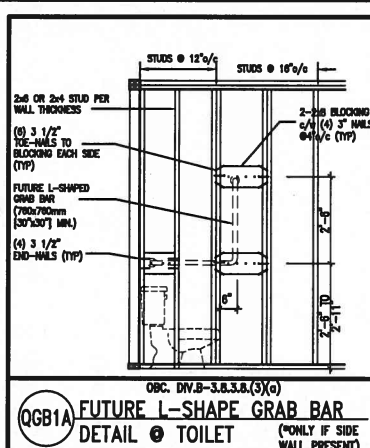
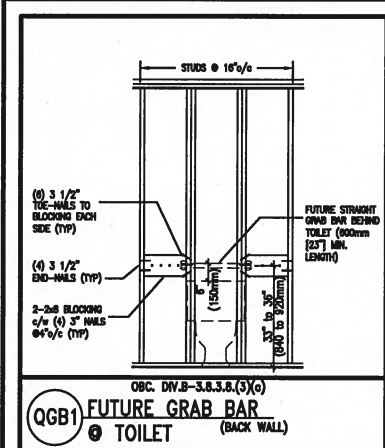
9	-	-	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON	S42-6 RIDEAU 6	project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045
8	-	-	qualification information						
7	-	-	Wellington Jno-Baptiste 25591						
6	-	-	name						
5	-	-	signature BCIN						
4	-	-	registration information	255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	SEPTEMBER 2014	REAR ELEVATION 'C'	drawing no. 7		
3	-	-	VA3 Design Inc. 42658						
2	REVISED AS PER ENG COMMENTS	FEB 02-17 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	REV FOR LOT 219	NOV 25-16 JWM							
no.	description	date by							

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FEB 6, 2017

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\"/>

MAX. HEIGHT FOR 2\"/>

- 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.

- 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	

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.

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

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 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"

municipality
BRADFORD

CONST NOTE

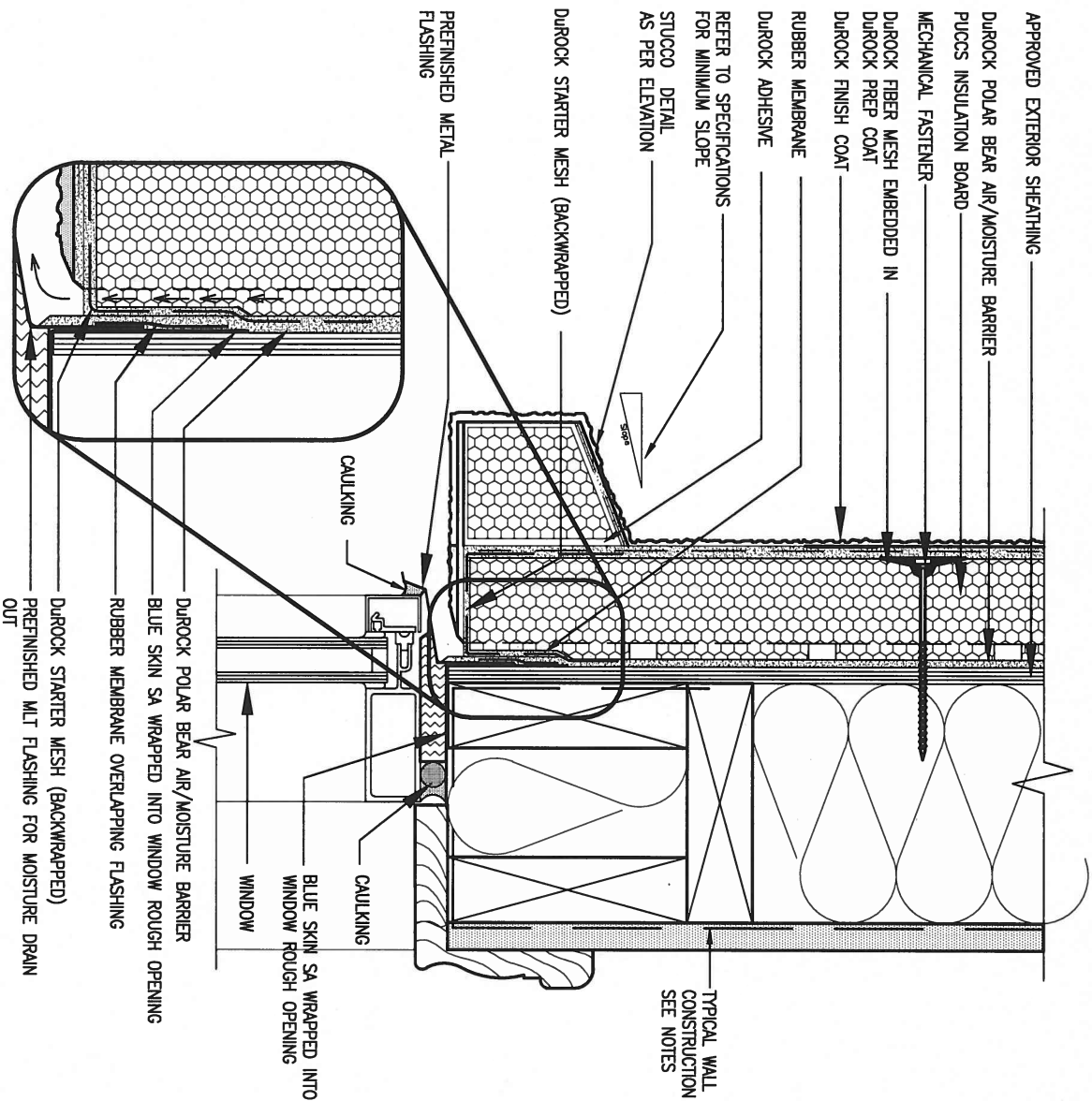
project no.
13045

drawing no.
CN2

CONSTRUCTION NOTES

file name
13045-CONST-OBC 2015

date
Dec 20 2016 - 9:17 AM

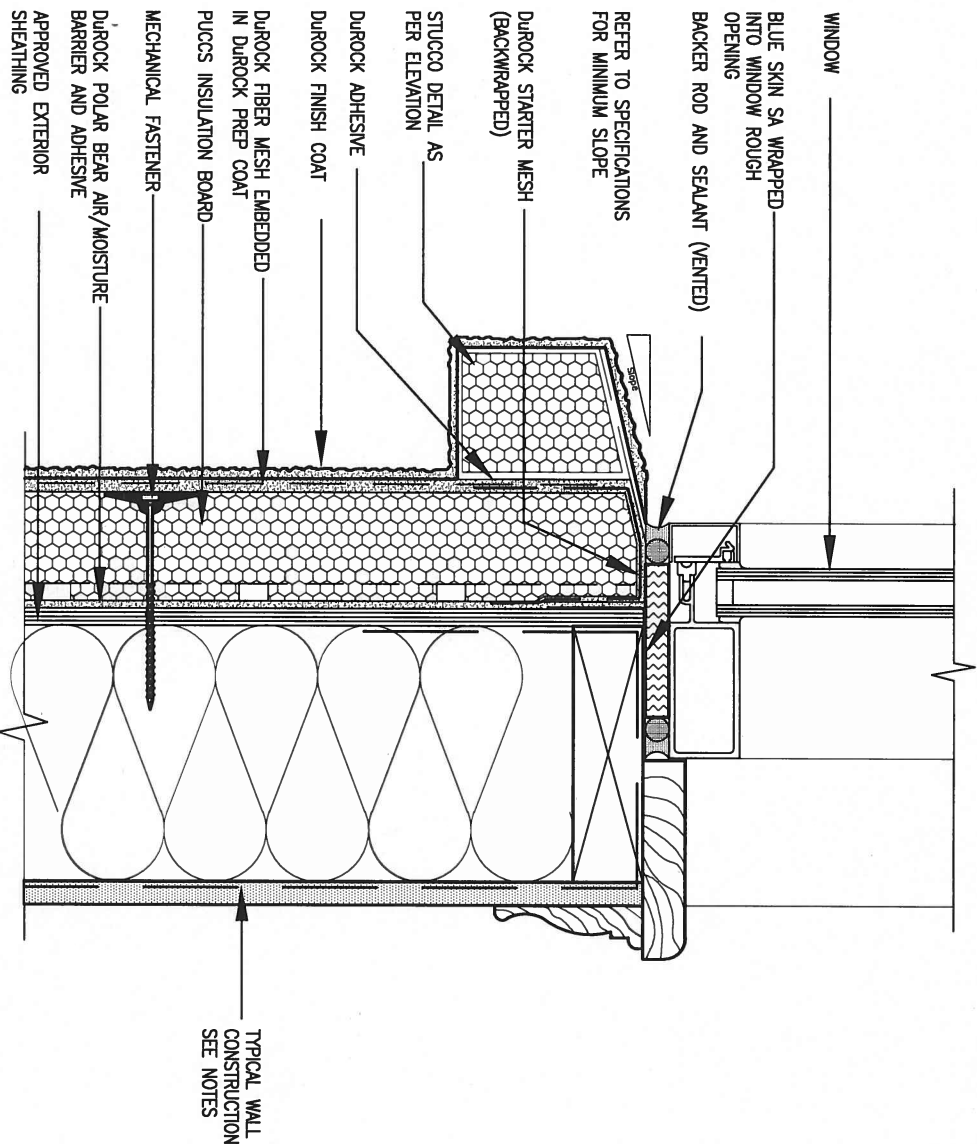


1 WINDOW HEADER

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"

9	.	.	.
8	.	.	.
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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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qualification information			
Wellington Jno-Baptiste		25591	
name	signature		BCIN
registration information			
VA3 Design Inc.		42658	
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VA3
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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

CONST NOTE

project no.
13045

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

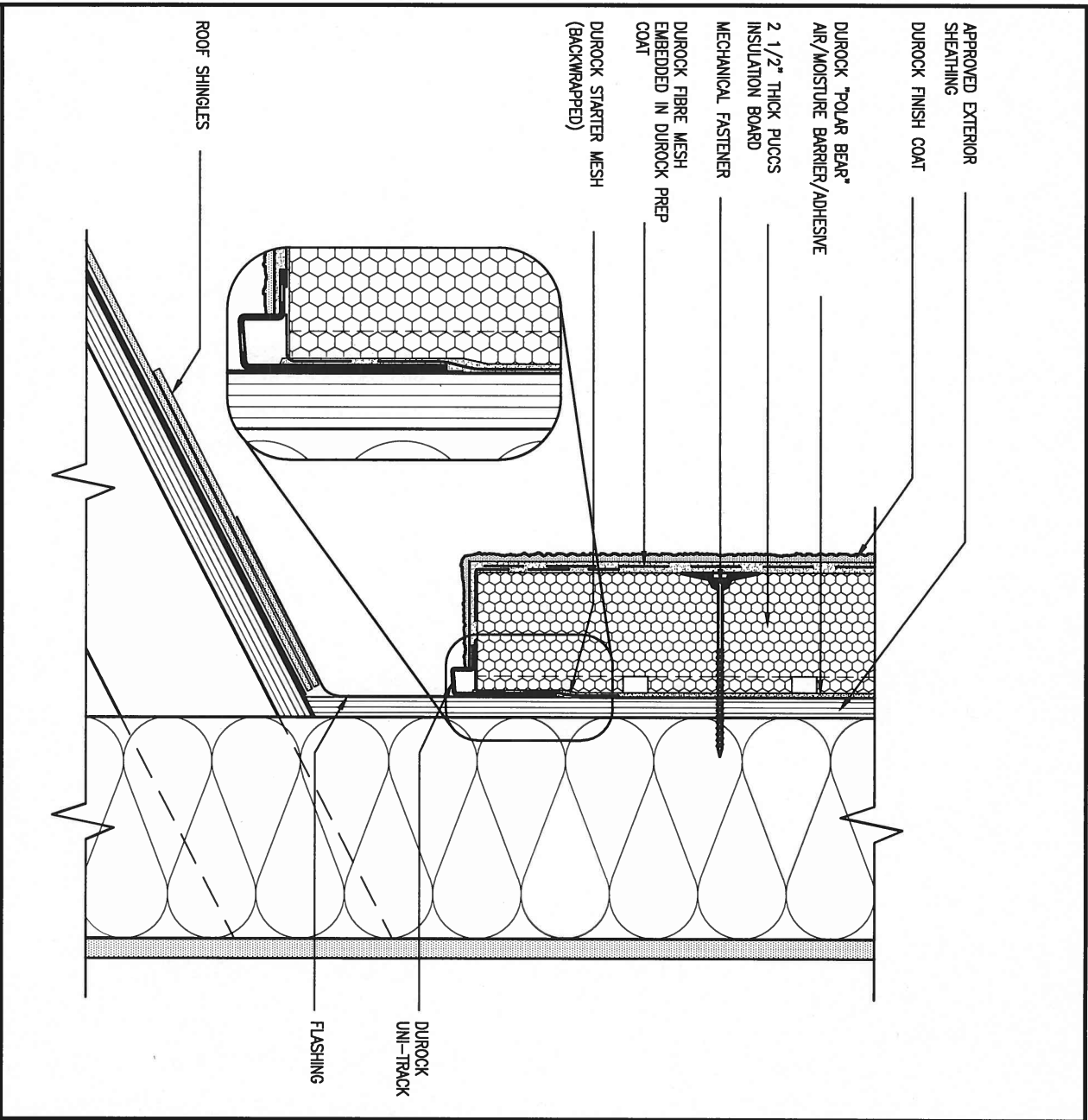
CONSTRUCTION NOTES

file name
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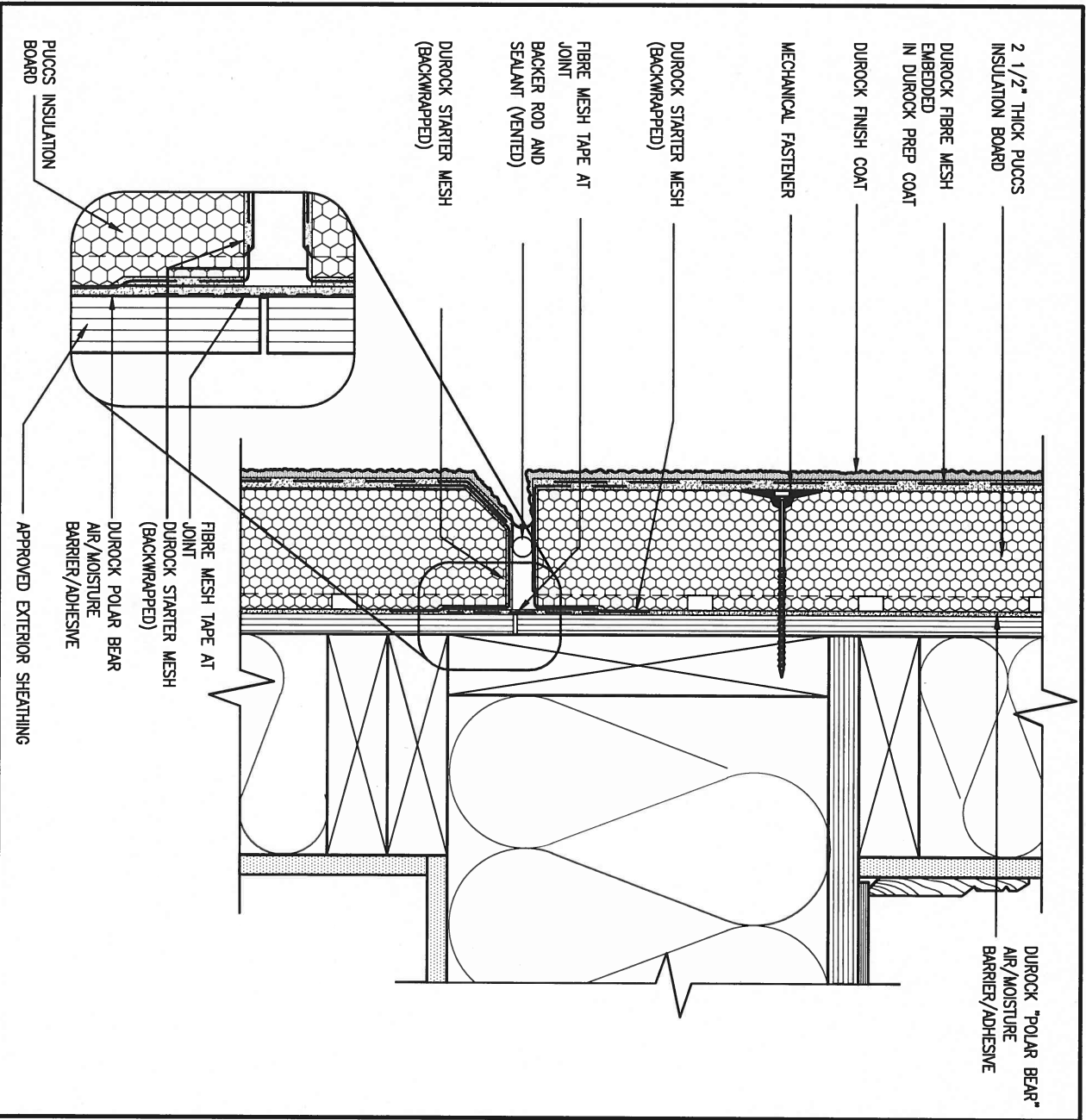
drawing no.

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"

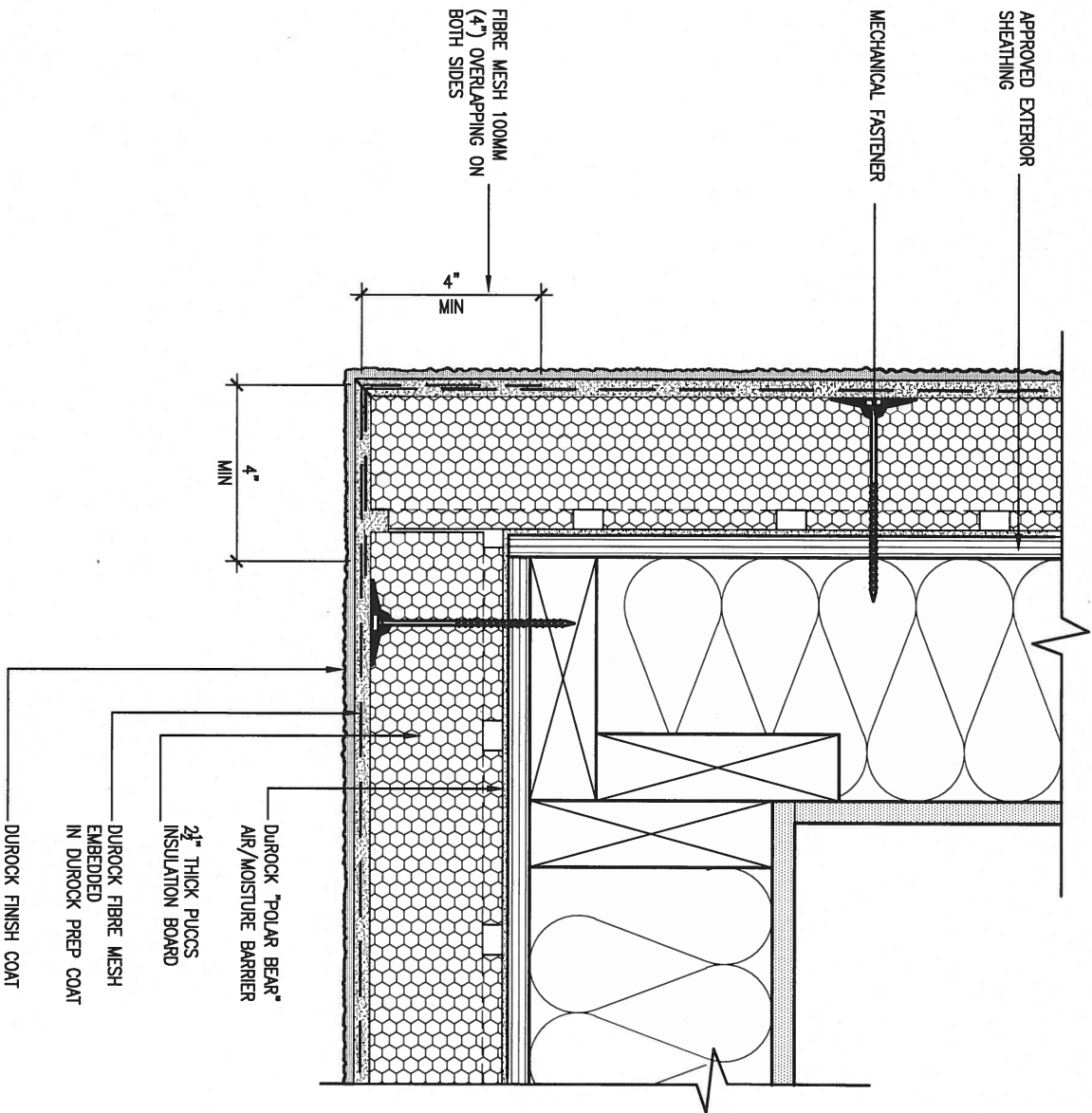
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5	.	.	.
4	.	.	.
3	.	.	.
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

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

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va3design.com

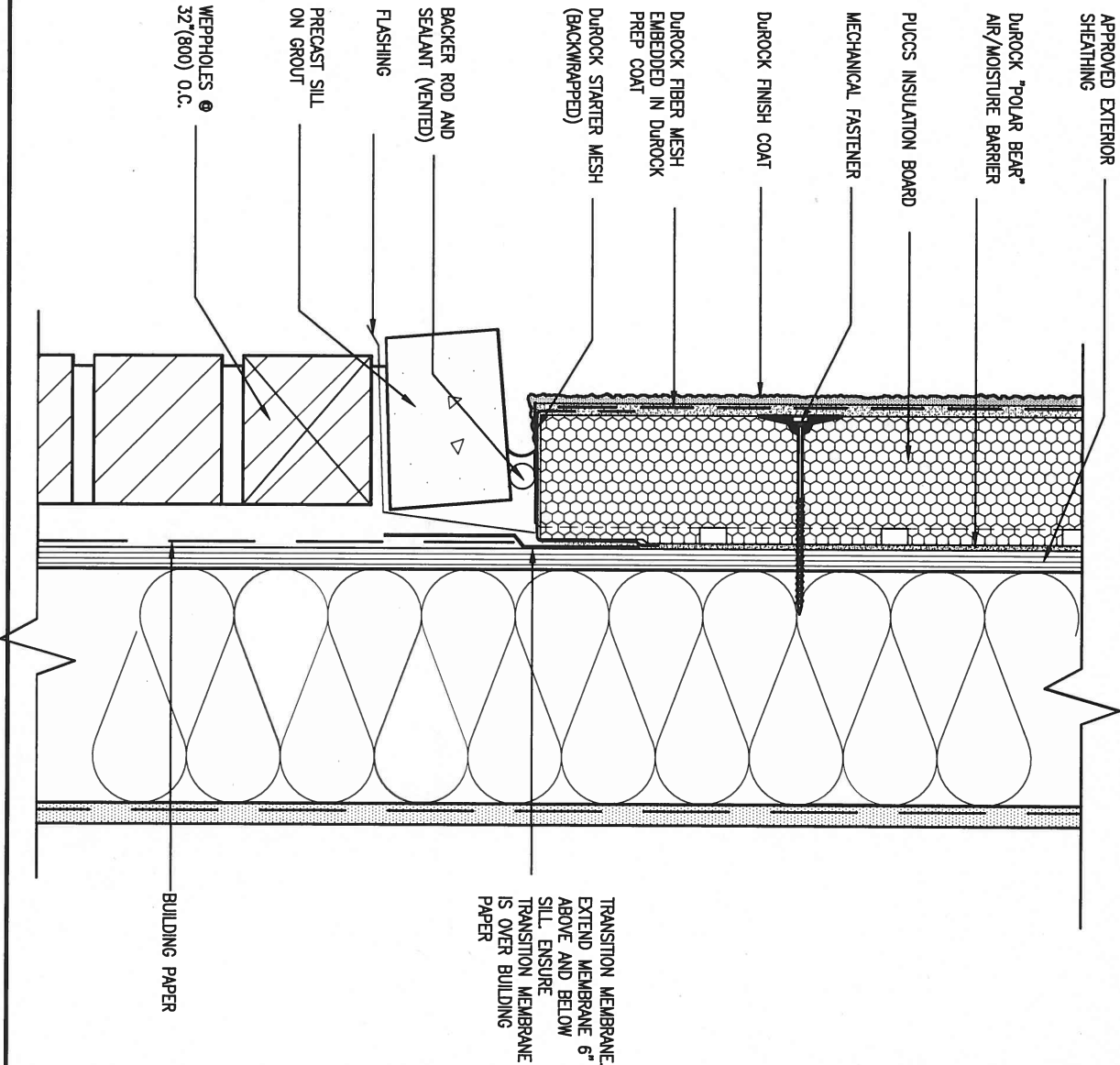
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	CONSTRUCTION NOTES	
checked by	-	scale	3/16" = 1'-0"
file name	13045-CONST-OBC 2015	drawing no.	CN4
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM			



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.	.	.	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
5.	.	.	registration information
4.	.	.	VAS Design Inc. 42658
3.	.	.	
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by

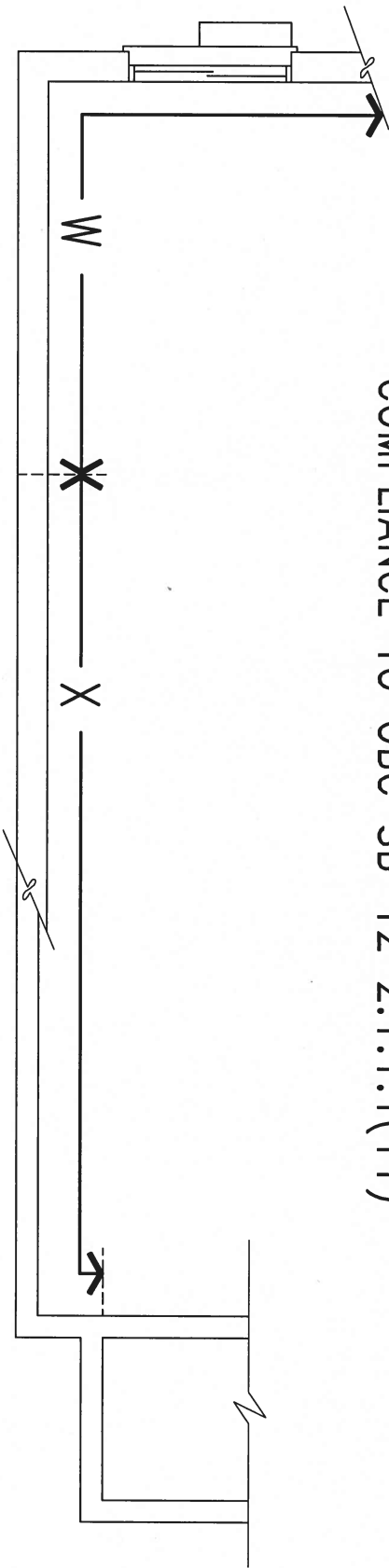
VAS3 DESIGN

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Toronto ON M2J 1R4
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vas3design.com

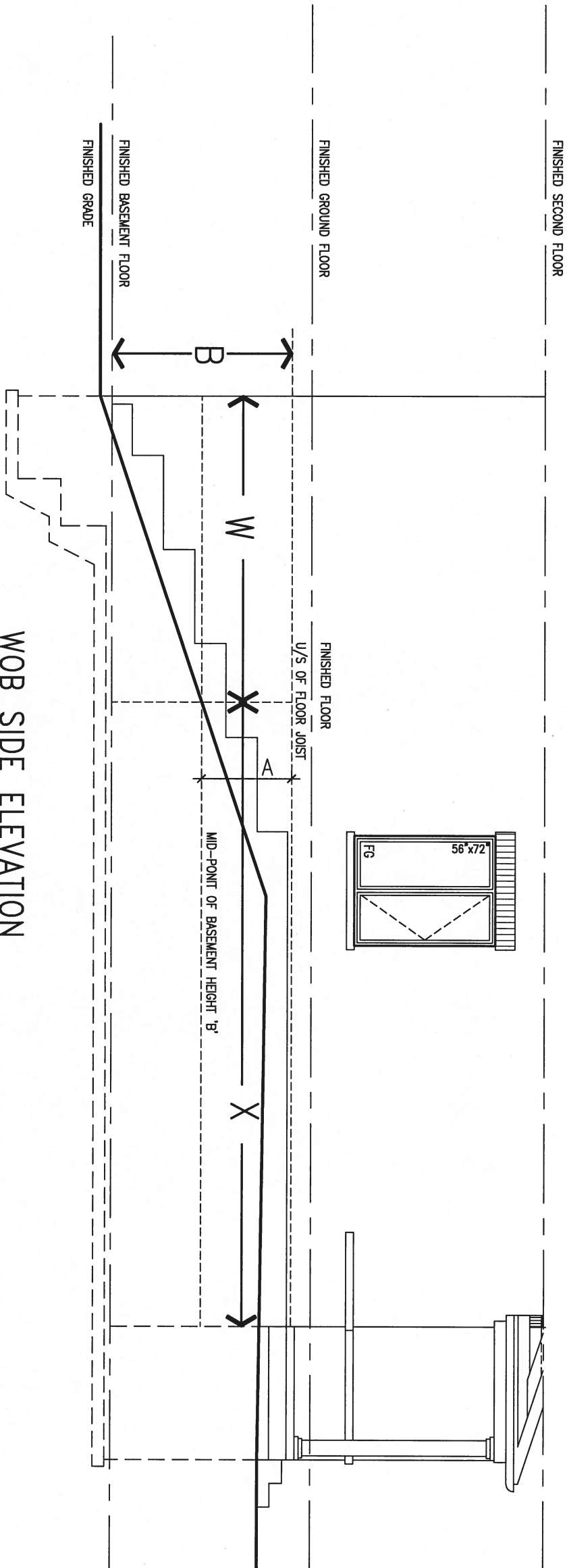
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	RC
drawn by	RC	scale	3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM		drawing no.	CN5

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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



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	.	.	signature BCIN	
5	.	.	name registration information	
4	.	.	VA3 Design Inc. 42658	
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	
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		CONSTRUCTION NOTES
drawn by RC	checked by -	scale 3/16" = 1'-0"
file name 13045-CONST-OBC 2015		drawing no. CN7
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM		



FEB 6, 2017

CONST NOTE

project no.
13045

CONSTRUCTION NOTES

drawing no.
CN9

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

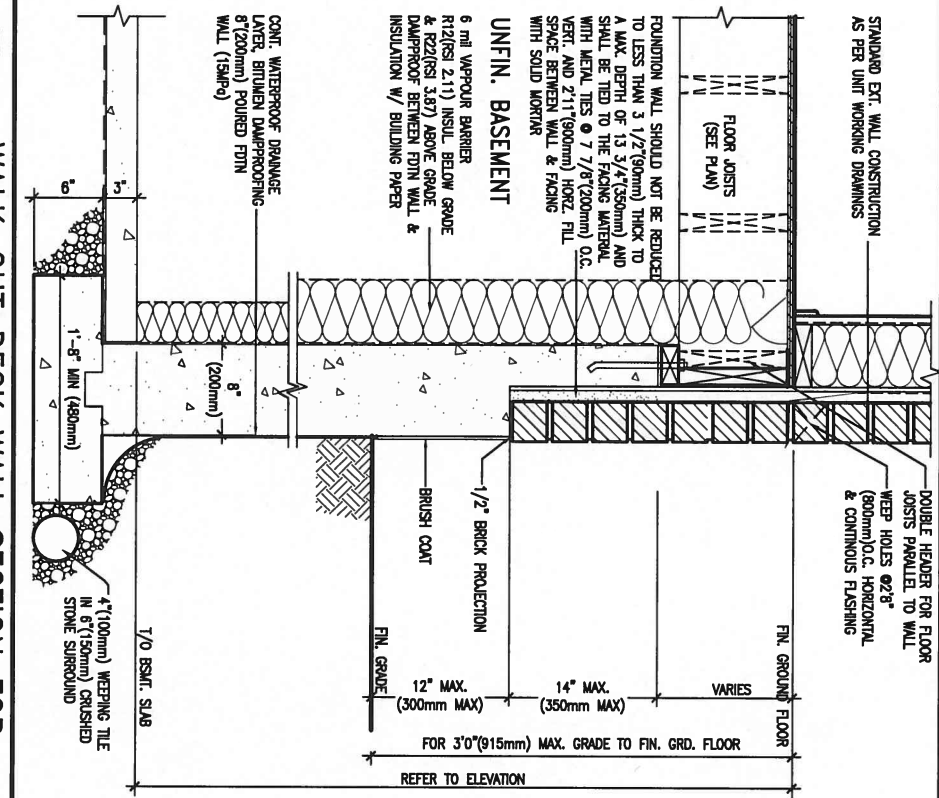
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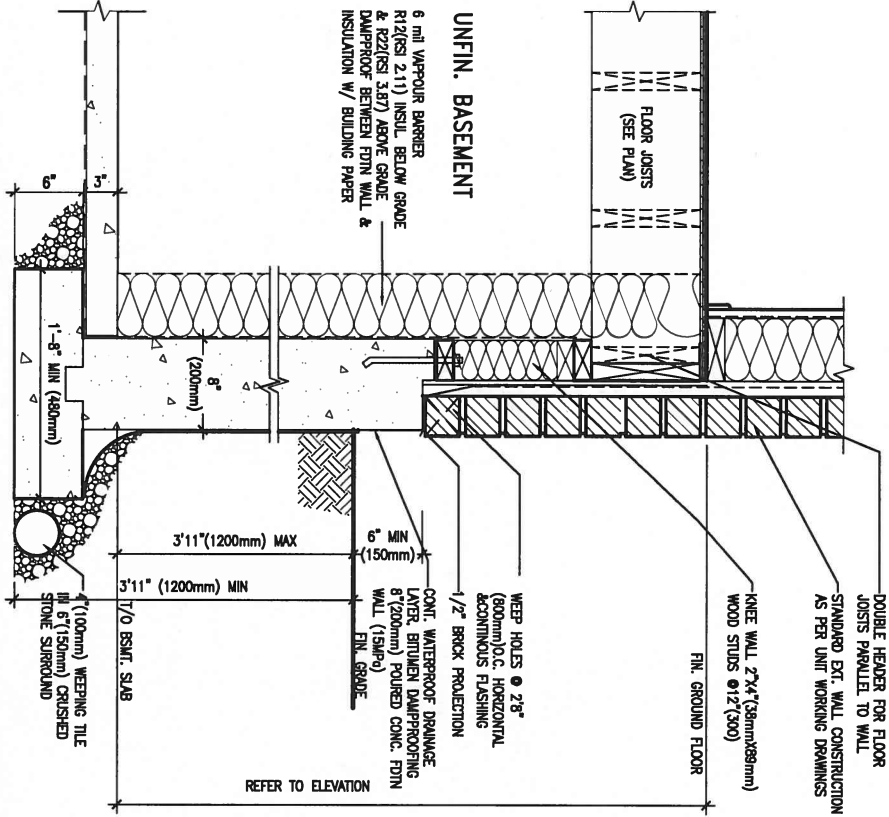


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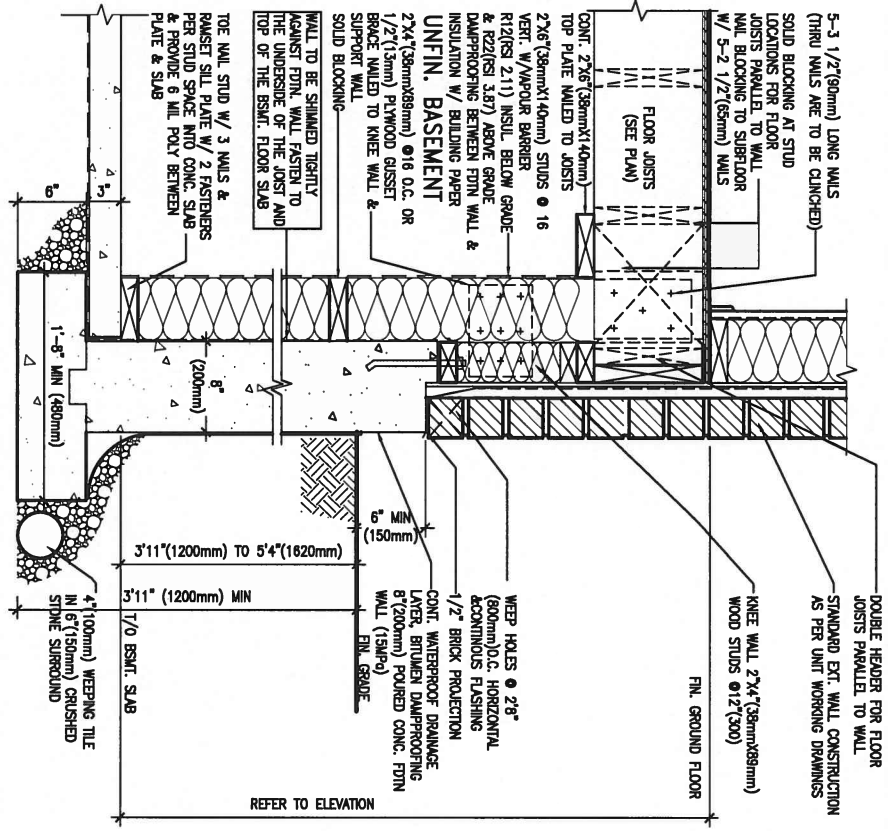
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
Qualification Information
Wellington Jno-Baptista 25591 BCIN
name registration information
VA3 Design Inc. 42658
Contractor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



WALK-OUT DECK WALL SECTION FOR GRADE TO FIN. FLOOR 3'0" (900mm)
EW3.06B
MAX. HEIGHT DIFFERENCE
N.T.S.



WALK-OUT DECK WALL SECTION FOR GRADE TO BASEMENT SLAB 3'11" (1200mm)
EW3.07B
MAX. HEIGHT DIFFERENCE
N.T.S.



WALK-OUT WALL SECTION FOR GRADE TO BASEMENT SLAB TO GRADE 5'4" (1620mm)
EW3.08B
HEIGHTS BETWEEN 3'11" (1200mm) AND 5'4" (1620mm)
N.T.S.

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	



LATERALLY UNSUPPORTED WALL

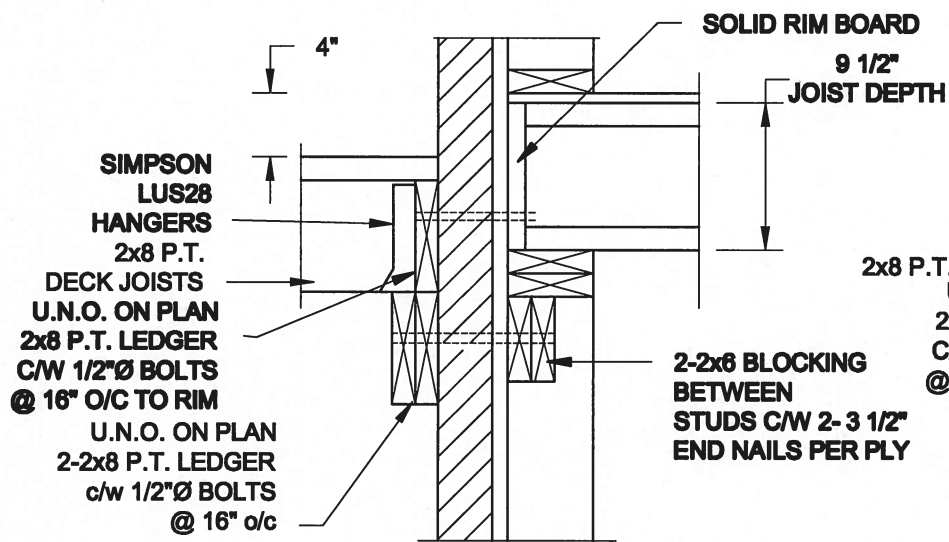
PLAN VIEW



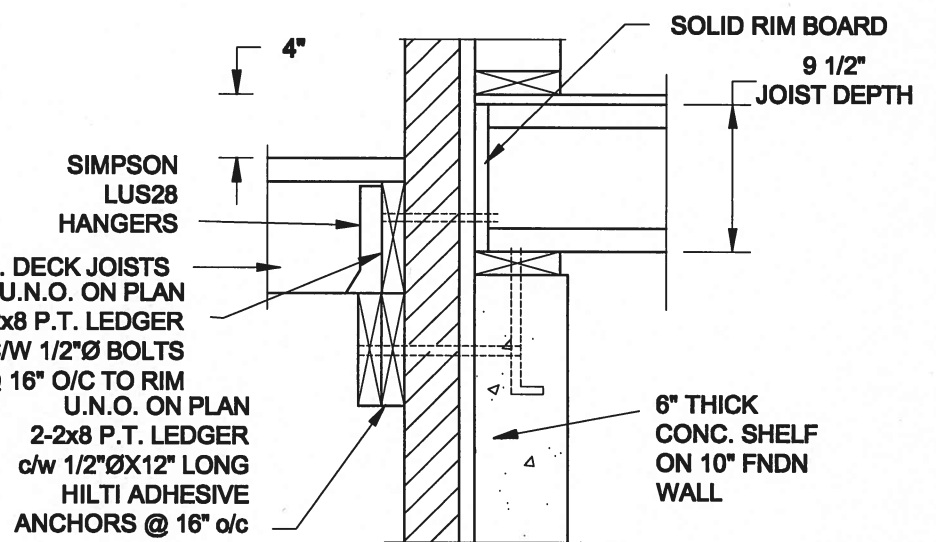
LATERALLY UNSUPPORTED WALL

F:\SamC-082016\16-102 BAYVIEW WELLINGTON GREEN VALLEY SINGLES\16-102.dwg

FOR 9 1/2" JOIST DEPTH



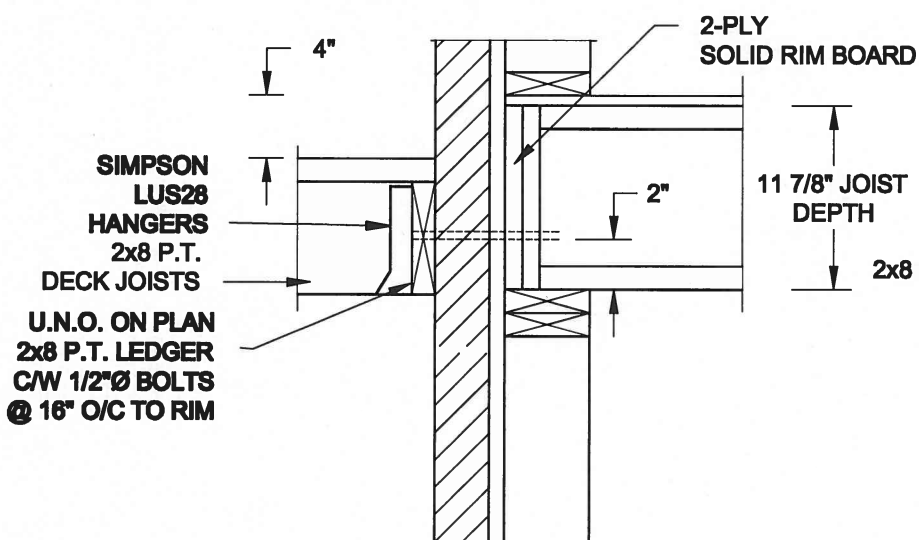
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



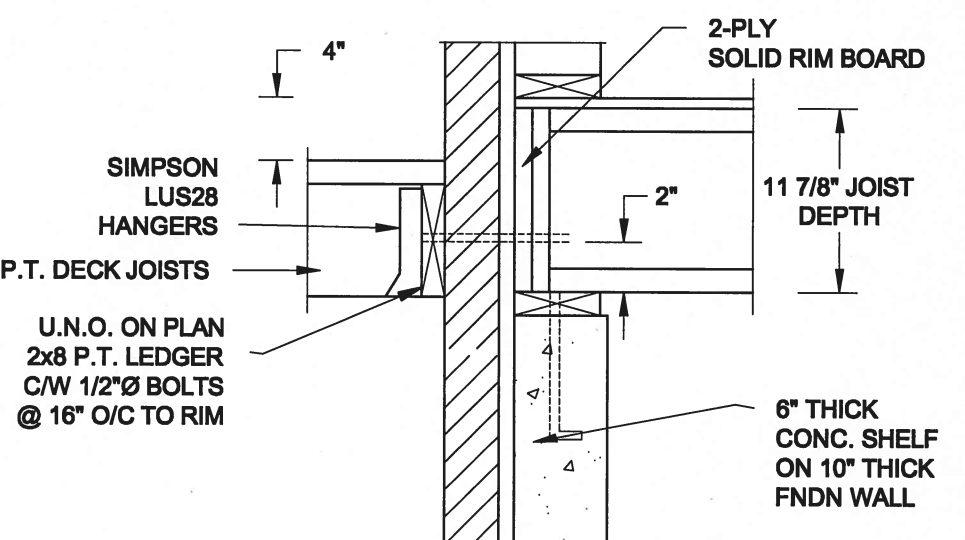
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

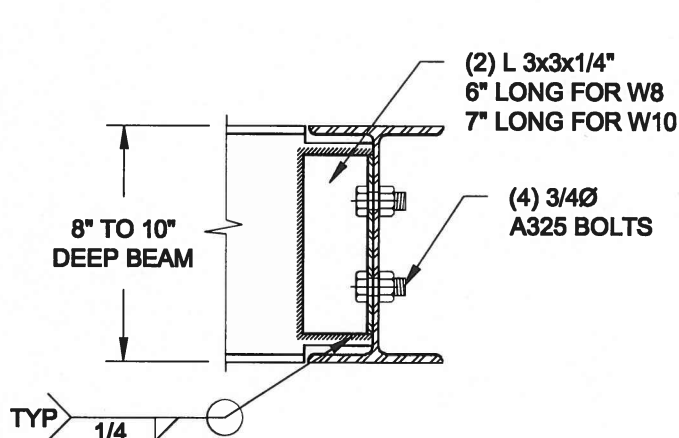


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

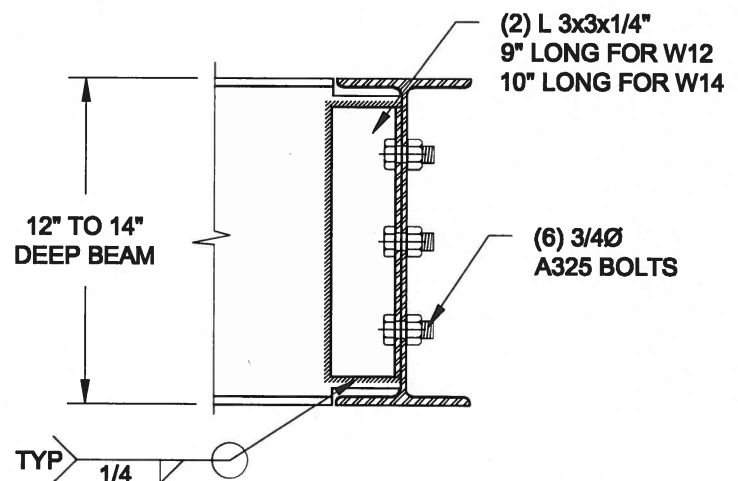


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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-01-2016

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

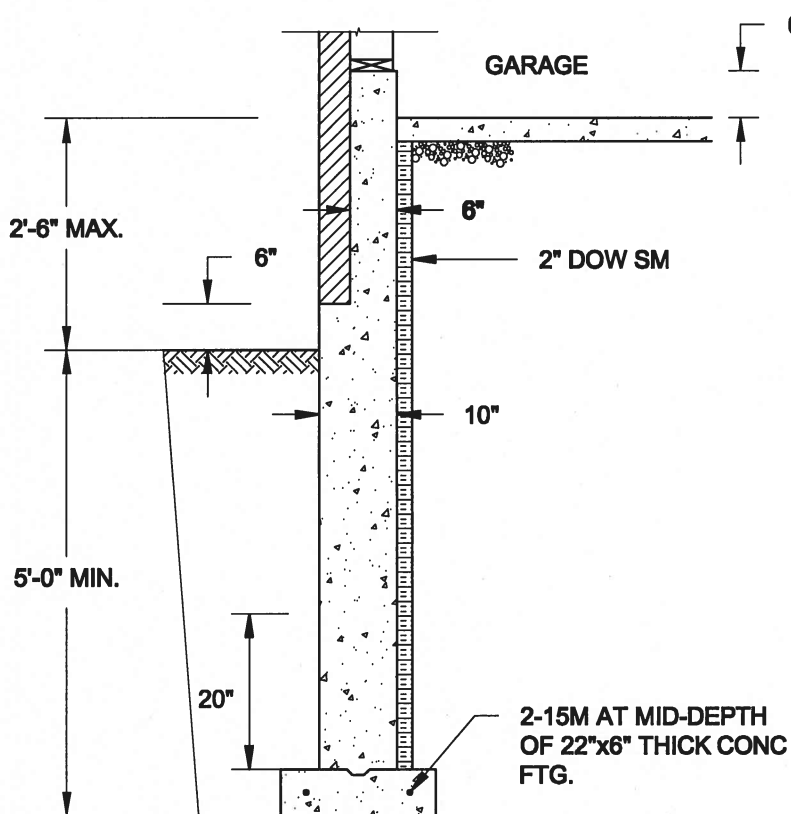
Project No.:
16-102

Drawing No.:
S2



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:  MAY 30, 2016	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-31-2016				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB			Project No.: 16-102	Drawing No.: S3

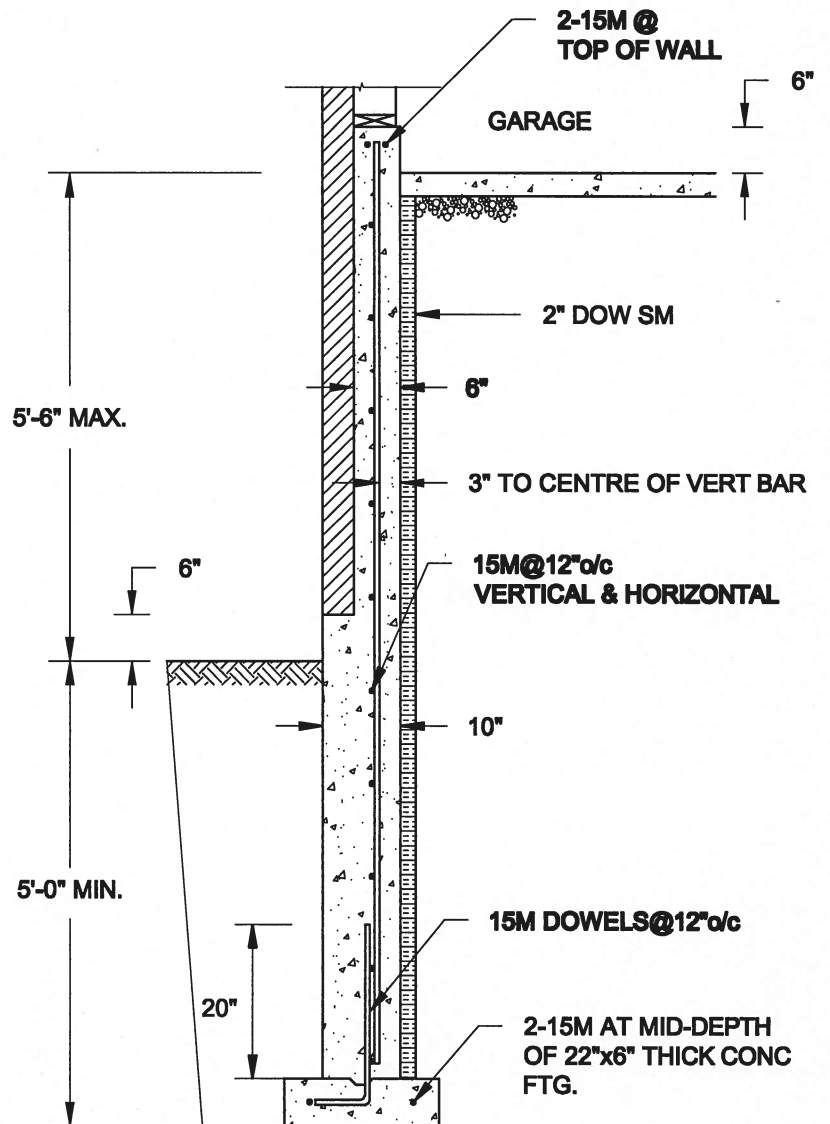
P:\0am0-092010\10-102 DAYVIEW WELLINGTON GREEN VALLEY ONE\10-102.dwg



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

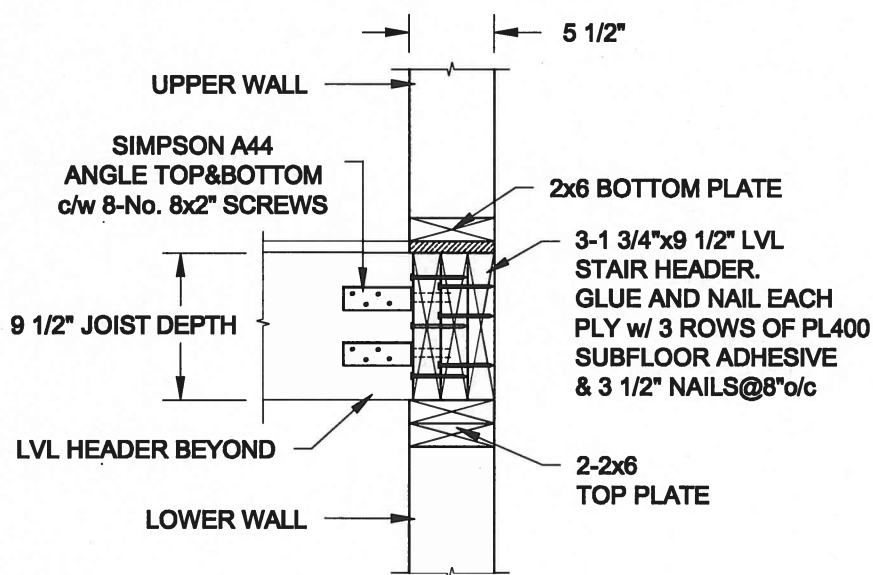
NOTE:

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.

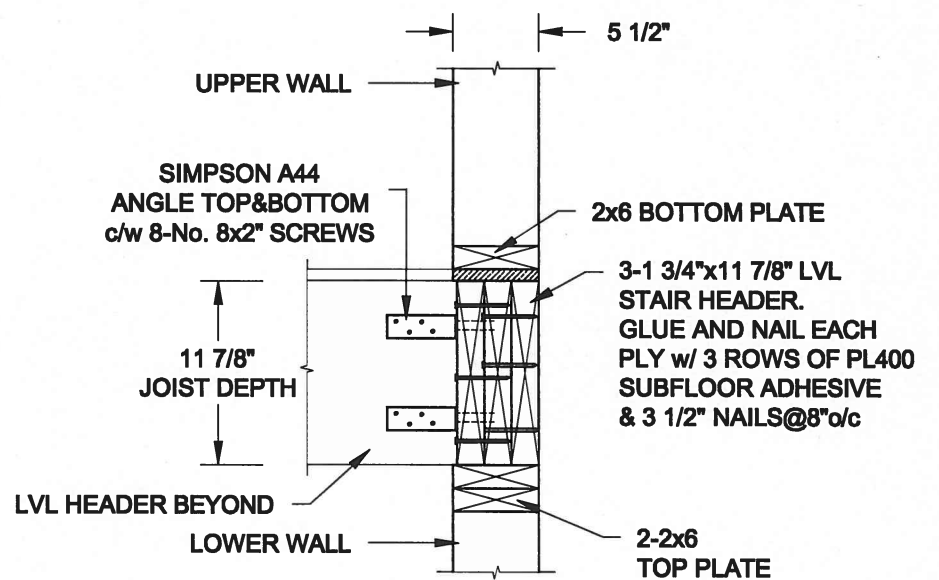


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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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Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

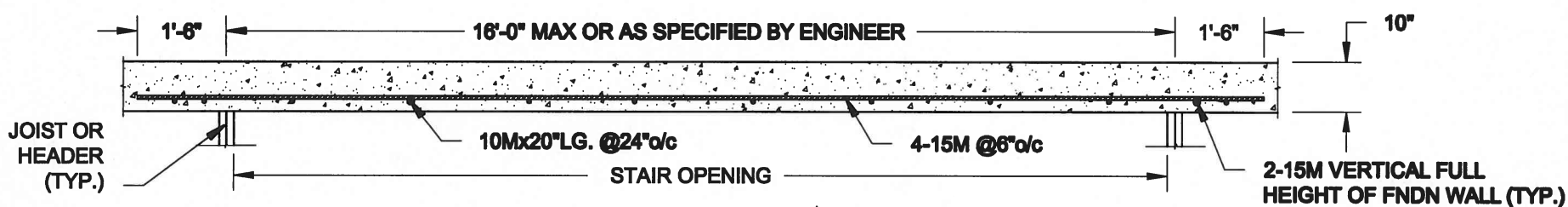
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

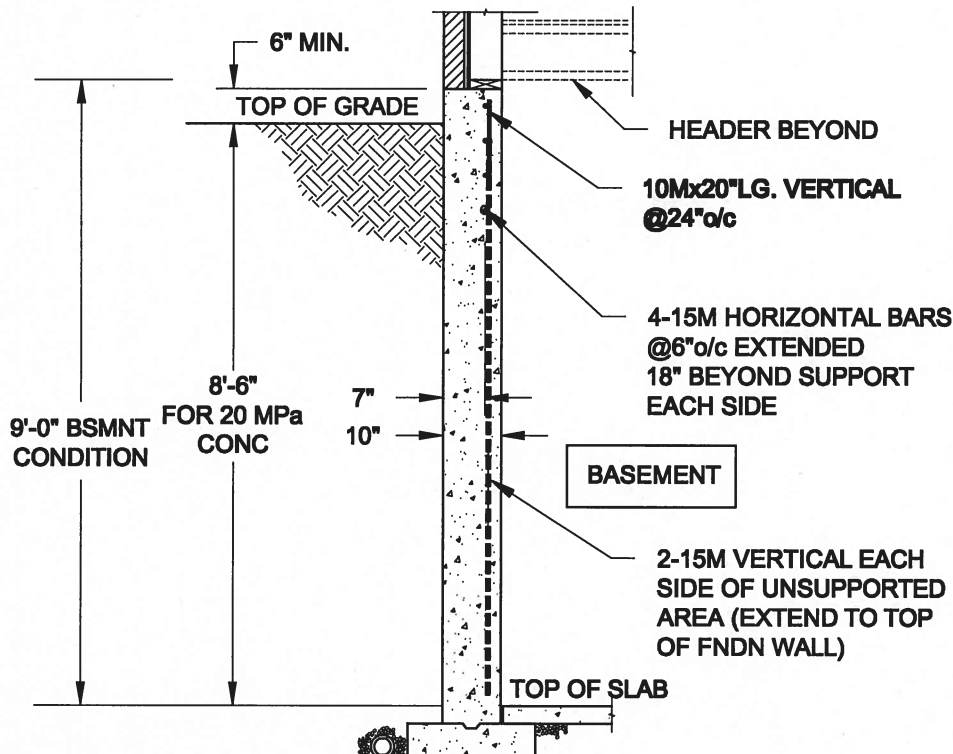
16-102

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.



LATERALLY UNSUPPORTED WALL

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

Scale:
AS NOTED

Date:
MAY-01-2016

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



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Newmarket, ON
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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.:

S5