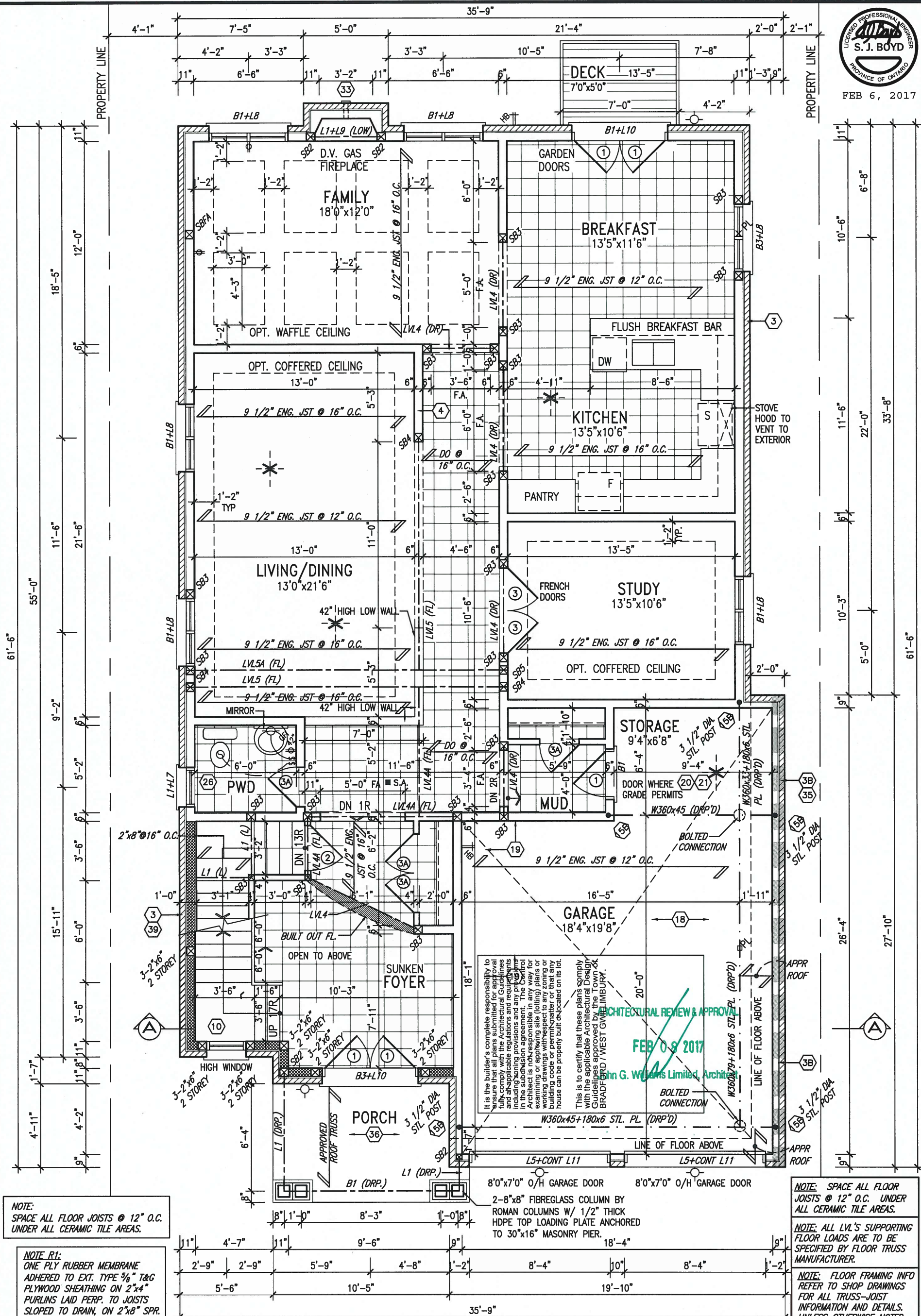
1

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FEB 6, 2017



GROUND FLOOR PLAN 'B' LOT 170

INDICATES FIRE RATED WALL ASSEMBLY

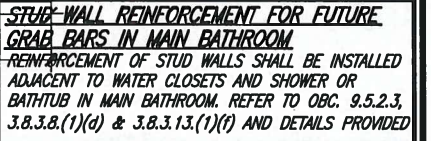
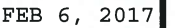
9			
8			
7			
6			
5	REVISED AS PER ENG COMMENTS	FEB 02-17	RC
4	REVISED FOR LOT 170	NOV 23-16	RC
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

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	BCIN
name registration information			
VAS 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	
GREEN VALLEY ESTATES		RIDEAU 6	
project name	BRADFORD	project no.	13045
date	SEPTEMBER 2014	GROUND FLOOR PLAN 'B'	drawing no.
drawn by	DARRYL BURTON	checked by	scale
			3/16" = 1'-0"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6B LOT 170.dwg		13045-S42-6B LOT 170	
Wed - Feb 1 2017 - 10:00 AM		2	



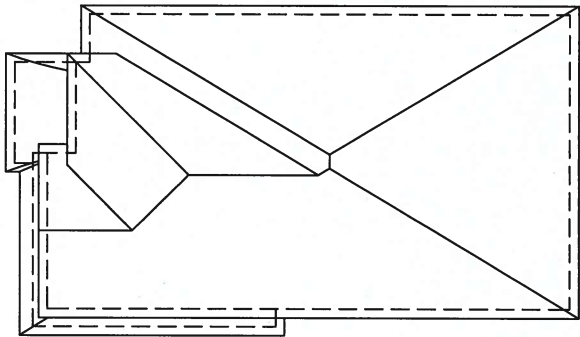
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ARCHITECTURAL REVIEW & APPROVAL
FEB 08 2017
John G. Williams Limited, Architect



UNINSULATED OPENINGS (PER OBC: SB-12.2.1.1(f))			
42-6 ELEVATION B WOB	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	708.69 S.F.	115.85 S.F.	16.35 %
LEFT SIDE	1312.45 S.F.	79.00 S.F.	6.02 %
RIGHT SIDE	1276.56 S.F.	111.56 S.F.	8.74 %
REAR	925.31 S.F.	188.06 S.F.	20.32 %
TOTAL SQ. FT.	4223.03 S.F.	494.47 S.F.	11.71 %
TOTAL SQ. M.	392.33 S.M.	45.94 S.M.	11.71 %



Roof 'B'

RAISED TOP PLATE

ATE

1

FRIEZE BD.

BRICK SOLDIER ON BRICK STACK
BOND ON PRECAST CONC. SILL ON
BRICK SOLDIER (TYP.)

-PREFN. MTL FLASHING, W/
CAULKING TO MATCH (TYP.)

-PREFIN. METAL ROOF W/
-RAISED SEAMS (TYP.)
-LOCATION OF STL. BEAM
(DROPPED)

-4" + 10" BRICK HEADER
(TYP.)

-CONT. PRECAST CONC. SILL

—STONE VENEER (TYP.)

FIN. GRADE

FIN GROUND FLOOR

STEPPED FOOTING
AS REQUIRED (TYP.)

TOP OF SLAB

FRONT ELEVATION 'B'

LOT 170

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 COMMENTS	FEB 02-17	RC	registration information	
4	REVISED FOR LOT 170	NOV 23-16	.	V&J Design Inc.	42658
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC		
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW		
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB		
no.	description	date	by	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	



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BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

date
SEPTEMBER 2014

drawn by
DARRYL BURTON

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

municipality
BRADFORD

FRONT ELEVATION 'B'

file name
13045-S42-6B LOT 170

S42-6
RIDEAU 6

project no.
13045

drawing no.

4

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1'-0" 1'-0" 1'-0"



FEB 6, 2017

1'-0" 1'-0"

It is the builder's complete responsibility to ensure that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Bradford West Gwillimbury. 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
FEB 08 2017
John G. Williams Limited, Architect

S42-6
RIDEAU 6

6

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD

project no.
13045

date
SEPTEMBER 2014

drawn by
DARRYL BURTON

checked by
-

scale
3/16" = 1'-0"

RIGHT SIDE ELEVATION 'B'

file name
13045-S42-6B LOT 170

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6B LOT 170.dwg - Wed - Feb 1 2017 - 10:00 AM

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qualification information

Wellington Jno-Baptiste

25591

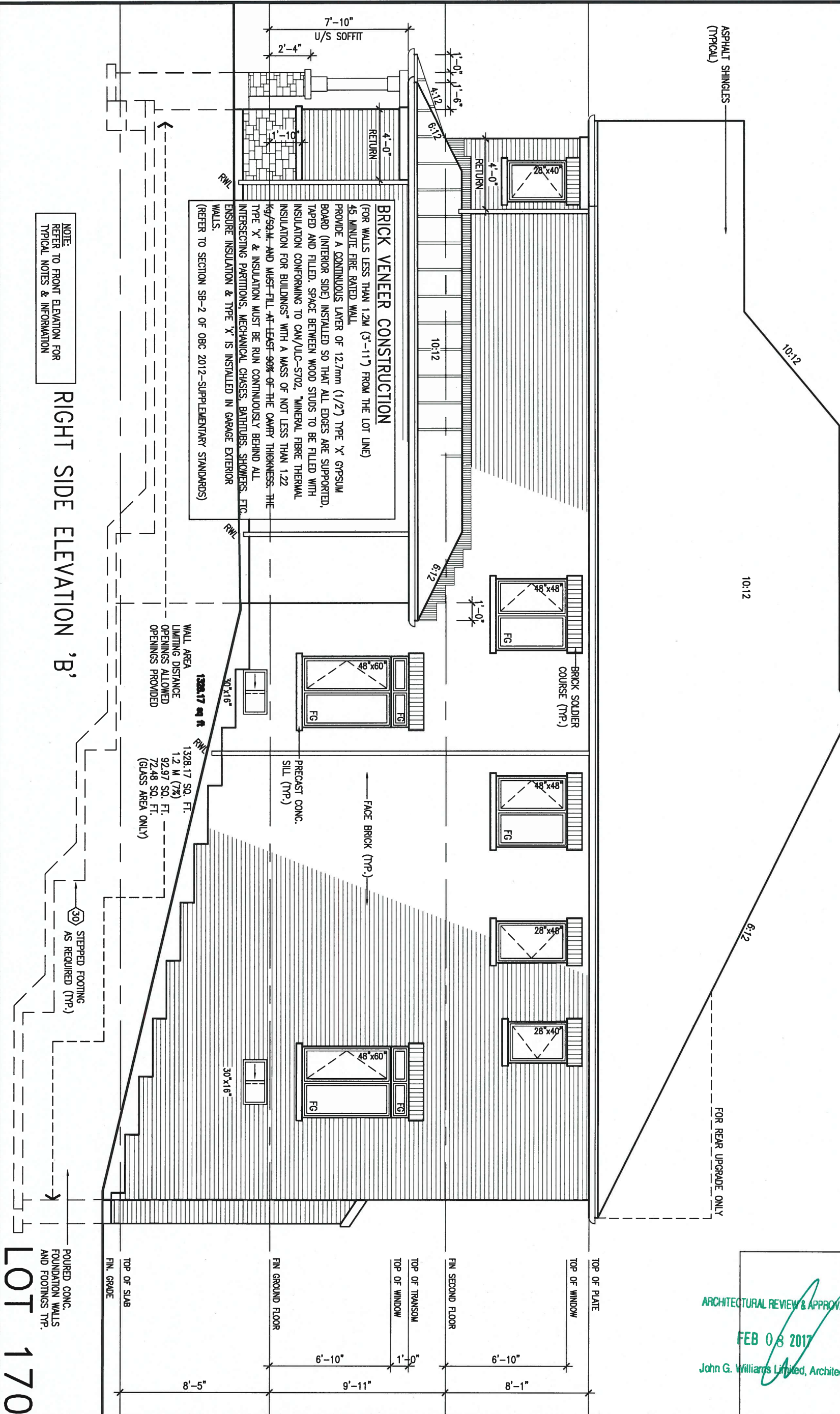
BCIN

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.



NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

RIGHT SIDE ELEVATION 'B'

LOT 170

no.	description	date	by
1	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
2	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
4	REVISED FOR LOT 170	NOV 23-16	.
5	REVISED AS PER ENG COMMENTS	FEB 02-17	RC

1'-0"

1'-0"

6:12

10:12

10:12
6:12

36" HIGH WOOD RAILING
(42" HIGH GUARD WHEN
DECK IS MORE THAN
5'-11" ABOVE GRADE)

6"x6" P.T. WOOD POST C/W GALV.
METAL CAP AND METAL SHOE SET
INTO 12" DIA. SOND TUBES TO
EXTEND 6" ABOVE GRADE AND
5'-0" BELOW GRADE.

NOTE:
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

REAR ELEVATION 'B'

POURED CONC.
FOUNDATION WALLS
AND FOOTINGS TYP.

FIN. GRADE @ REAR

FIN. GRADE @ FRONT

FACE BRICK (TYP.)

PRECAST CONC.
SILL (TYP.)

BRICK SOLDIER
COURSE (TYP.)

ASPHALT SHINGLES
(TYPICAL)

FEB 6, 2017



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 building drawings with respect to any zoning or building code requirements. The Control Architect's responsibility is limited to the 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 GWILLIMBURY.

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

LOT 170

9.	.	.	.
8.	.	.	.
7.	.	.	.
6.	.	.	.
5.	REVISED AS PER ENG COMMENTS	FEB 02-17	RC
4.	REVISED FOR LOT 170	NOV 23-16	.
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB
no.	description	date	by

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

REAR ELEVATION 'A', 'B' & 'C'

file name
13045-S42-6B LOT 170

drawing no.
7

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6B LOT 170.dwg - Wed - Feb 1 2017 - 10:00 AM

1'-0"

FEB 6, 2017

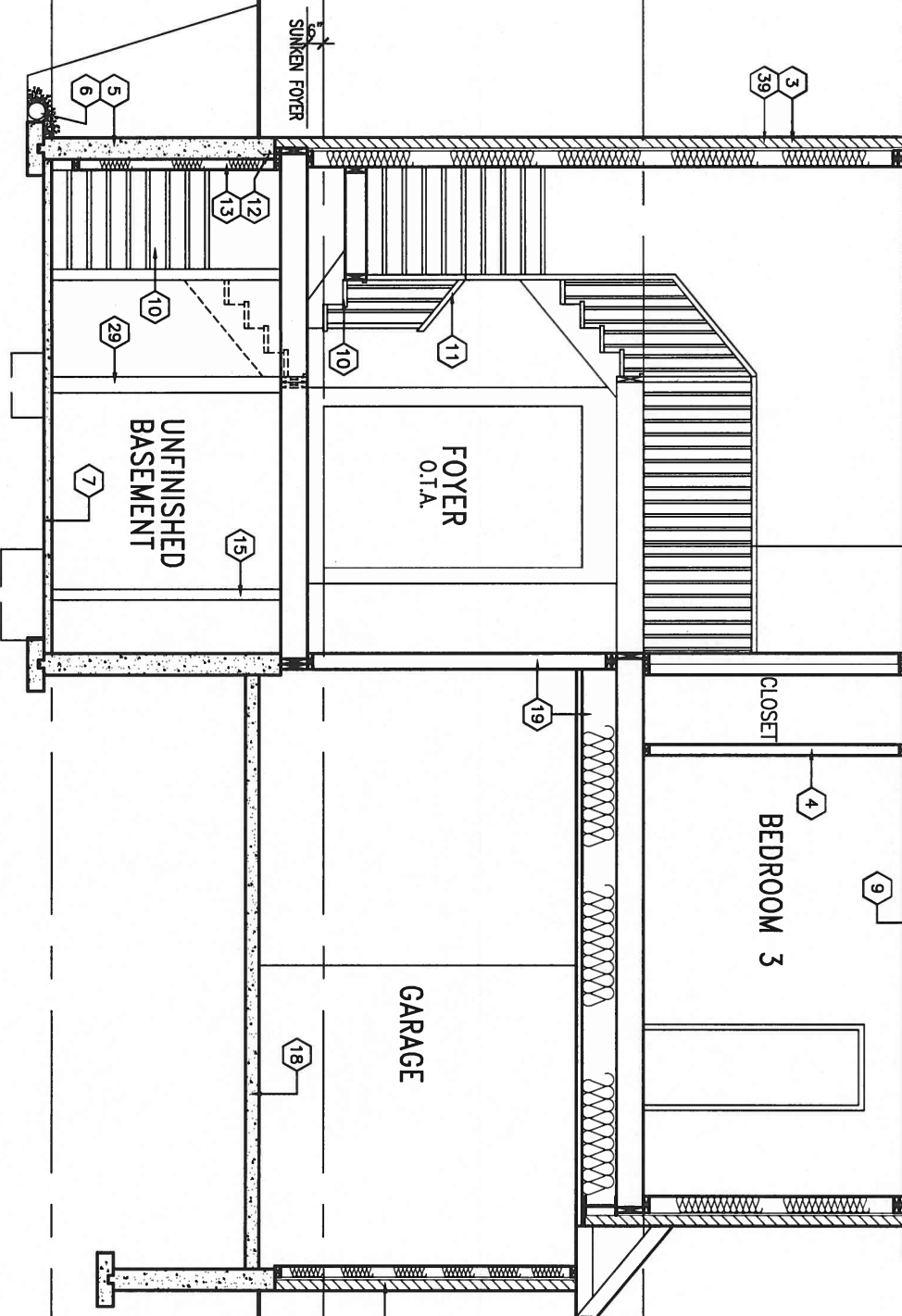
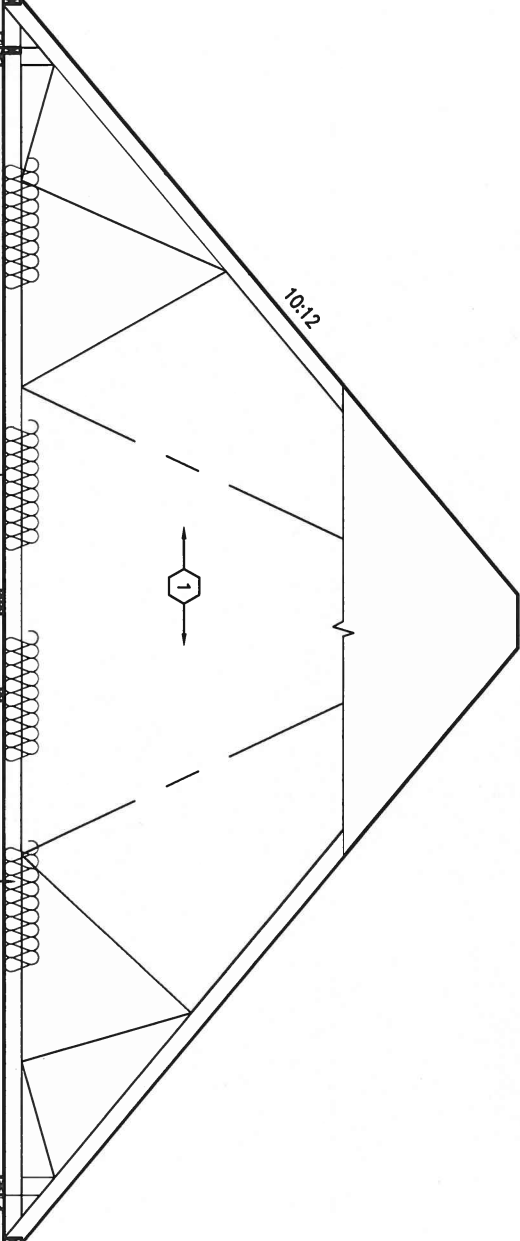
1'-0"



AREA CALCULATIONS		ELEV. B
GROUND FLOOR AREA	1589 SF	
SECOND FLOOR AREA	1959 SF	
SUBTOTAL	3548 SF	
DEDUCT ALL OPEN AREAS	102 SF	
FINISHED BSMT AREA	00 SF	
TOTAL NET AREA	3446 SF	
	(320.14 m ²)	
COVERAGE W/OUT PORCH	2051 SF	
COVERAGE W/ PORCH	2126 SF	
	(197.51 m ²)	

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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 GUILMBURY.



SECTION A-A

LOT 170

9.				
8.				
7.				
6.				
5.	REVISED AS PER ENG COMMENTS	FEB 02-17	RC	
4.	REVISED FOR LOT 170	NOV 23-16		
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC	
2.	ADDED UPGRADED REAR ELEVATIONS.	SEP. 30/14	GW	
1.	ISSUED FOR CLIENT REVIEW.	SEPT.15/14	DB	
no.	description	date	by	

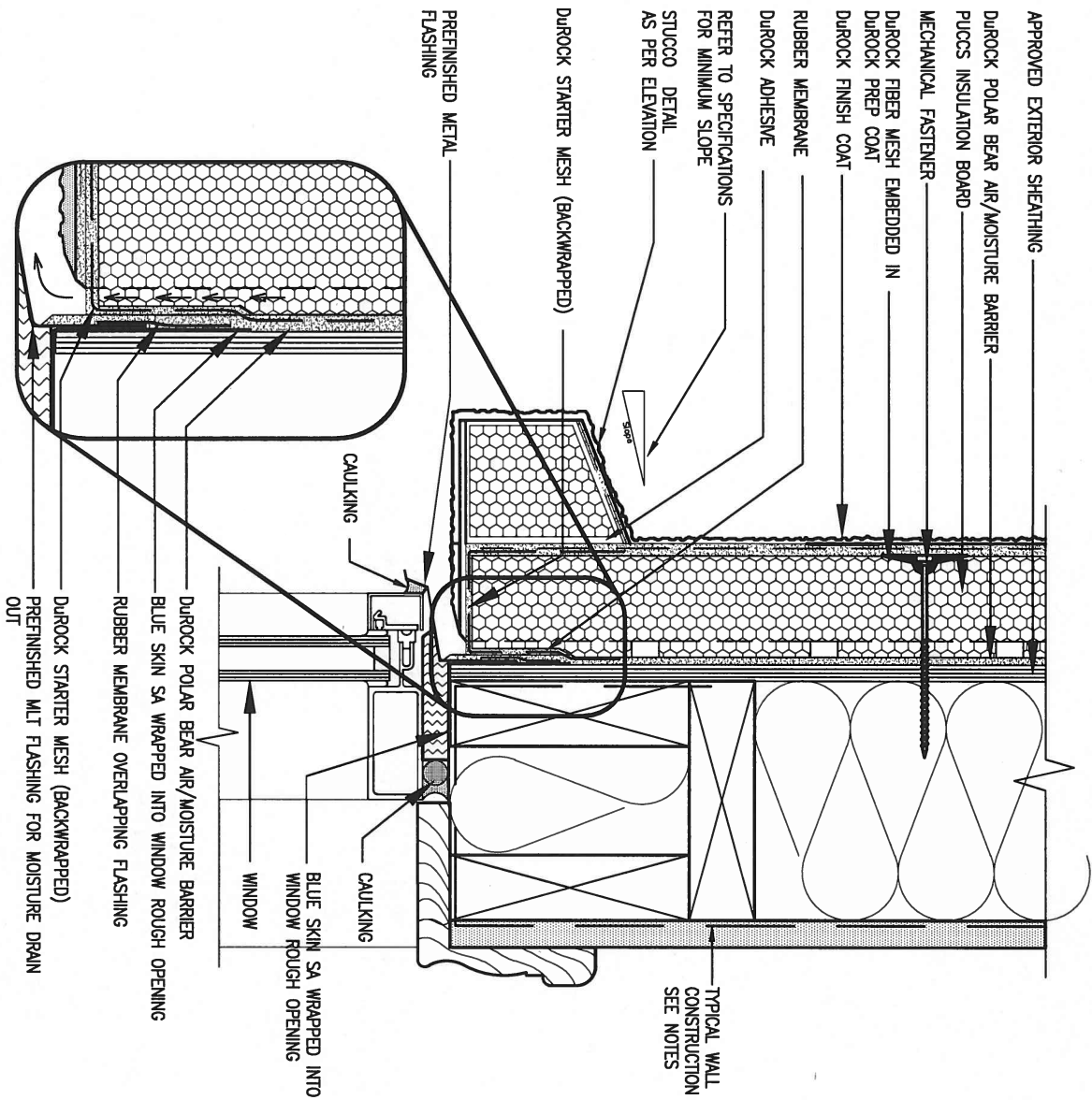
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON		S42-6	
GREEN VALLEY ESTATES		RIDEAU 6	
project name	municipality	project no.	drawing no.
GREEN VALLEY ESTATES	BRADFORD	13045	8
date	checked by	scale	SECTION A-A
SEPTEMBER 2014	DARRYL BURTON	3/16" = 1'-0"	file name
			13045-S42-6B LOT 170
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-6B LOT 170.dwg - Wed - Feb 1 2017 - 10:00 AM			



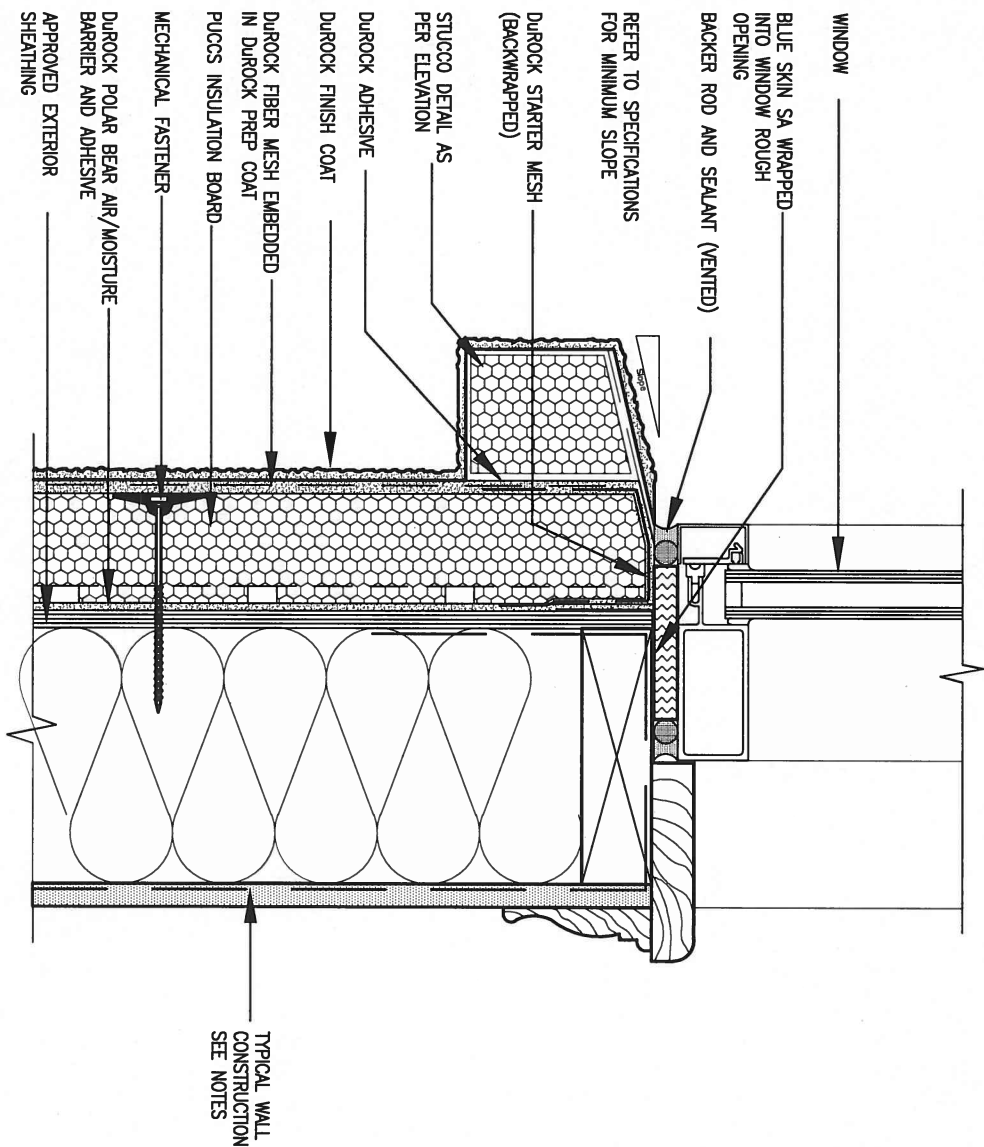
1 WINDOW HEADER

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.	.	.	.
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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	BCIN
name			
registration information			
VA3 Design Inc.		42658	
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DESIGN

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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
-

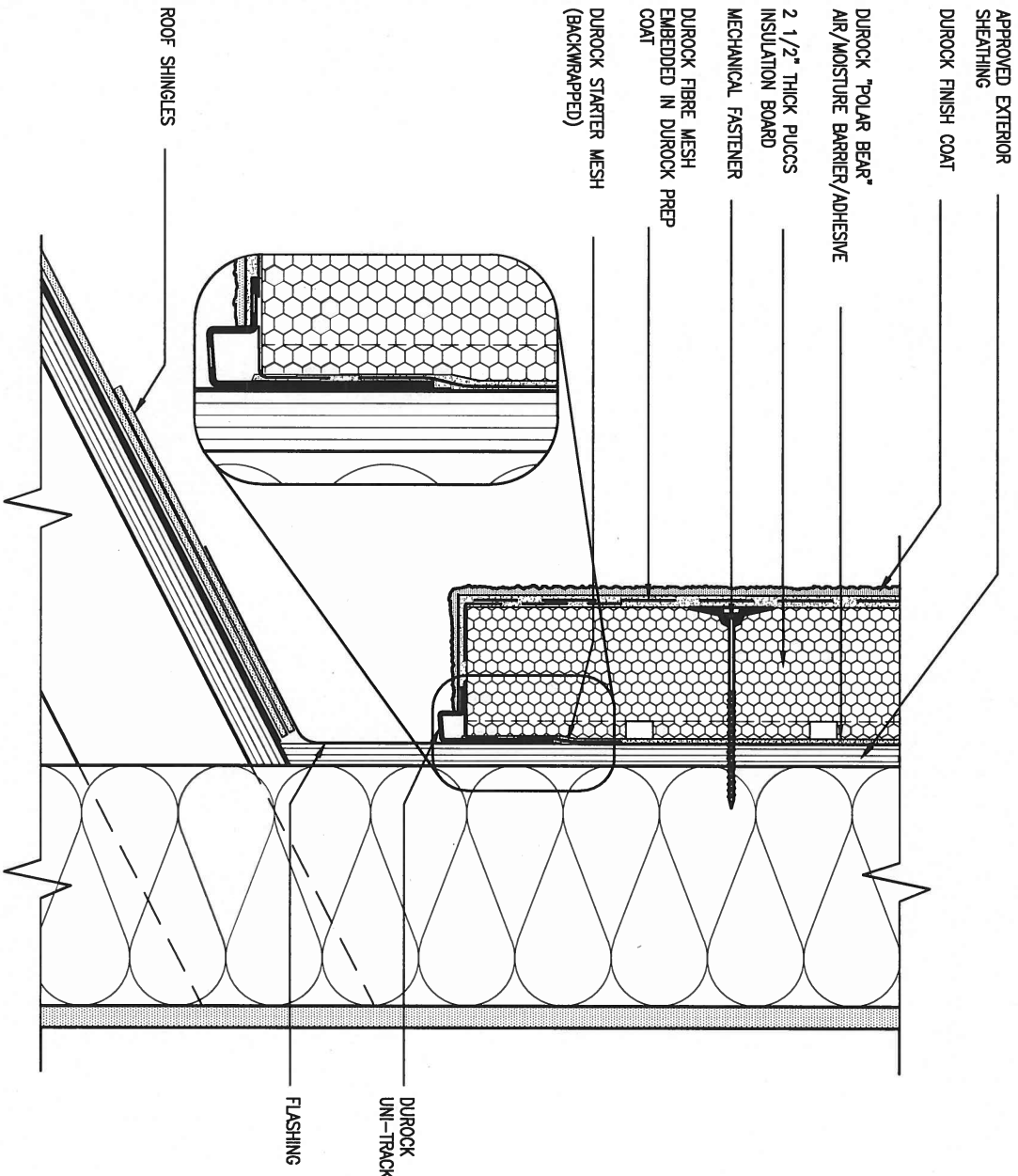
scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13045-CONST-OBC 2015

drawing no.

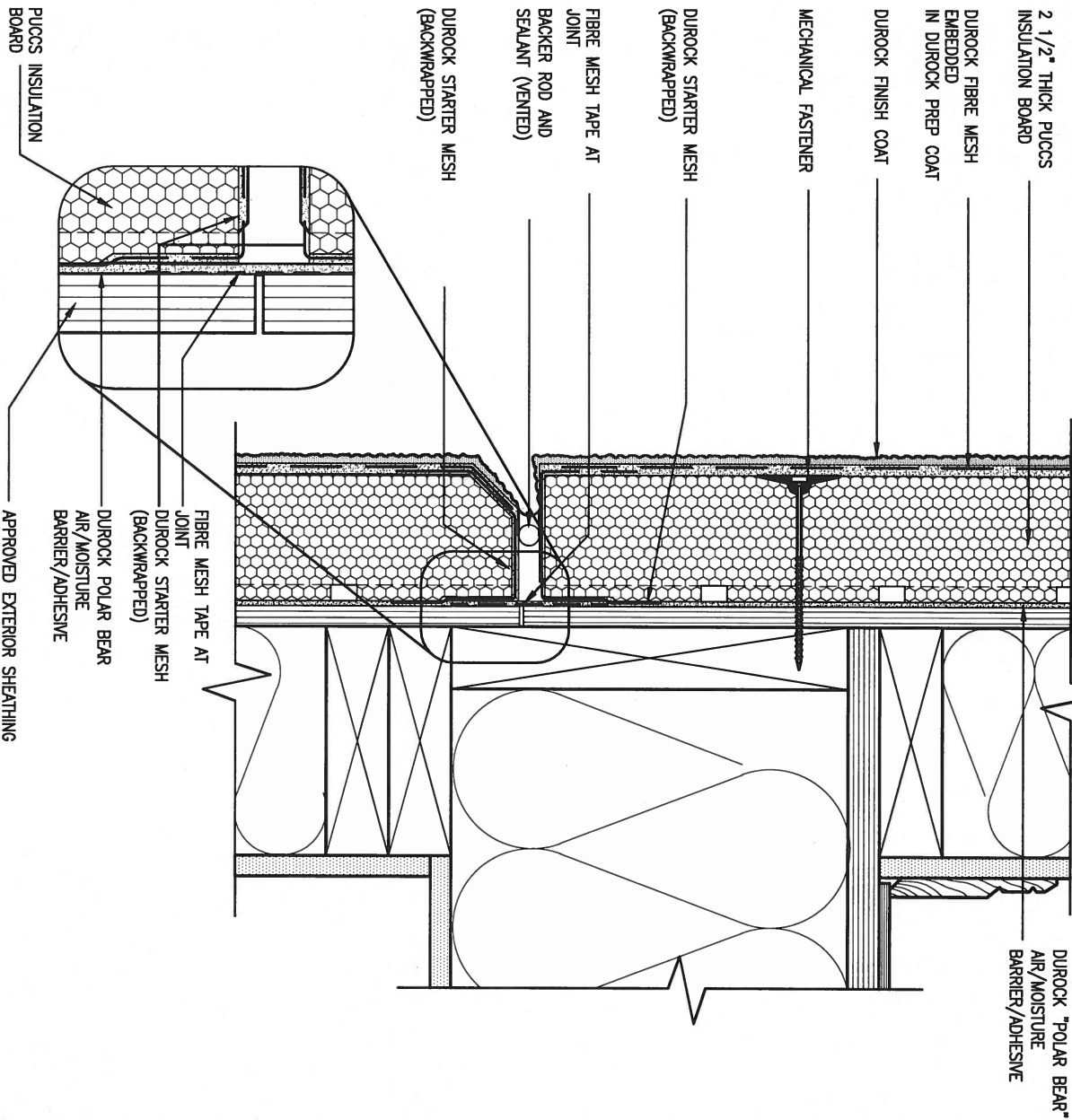
CN3



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"

9.	.	.	.
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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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Wellington Jno-Baptiste	25591	BCIN	
name			
registration information			
VA3 Design Inc.	42658		
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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
-

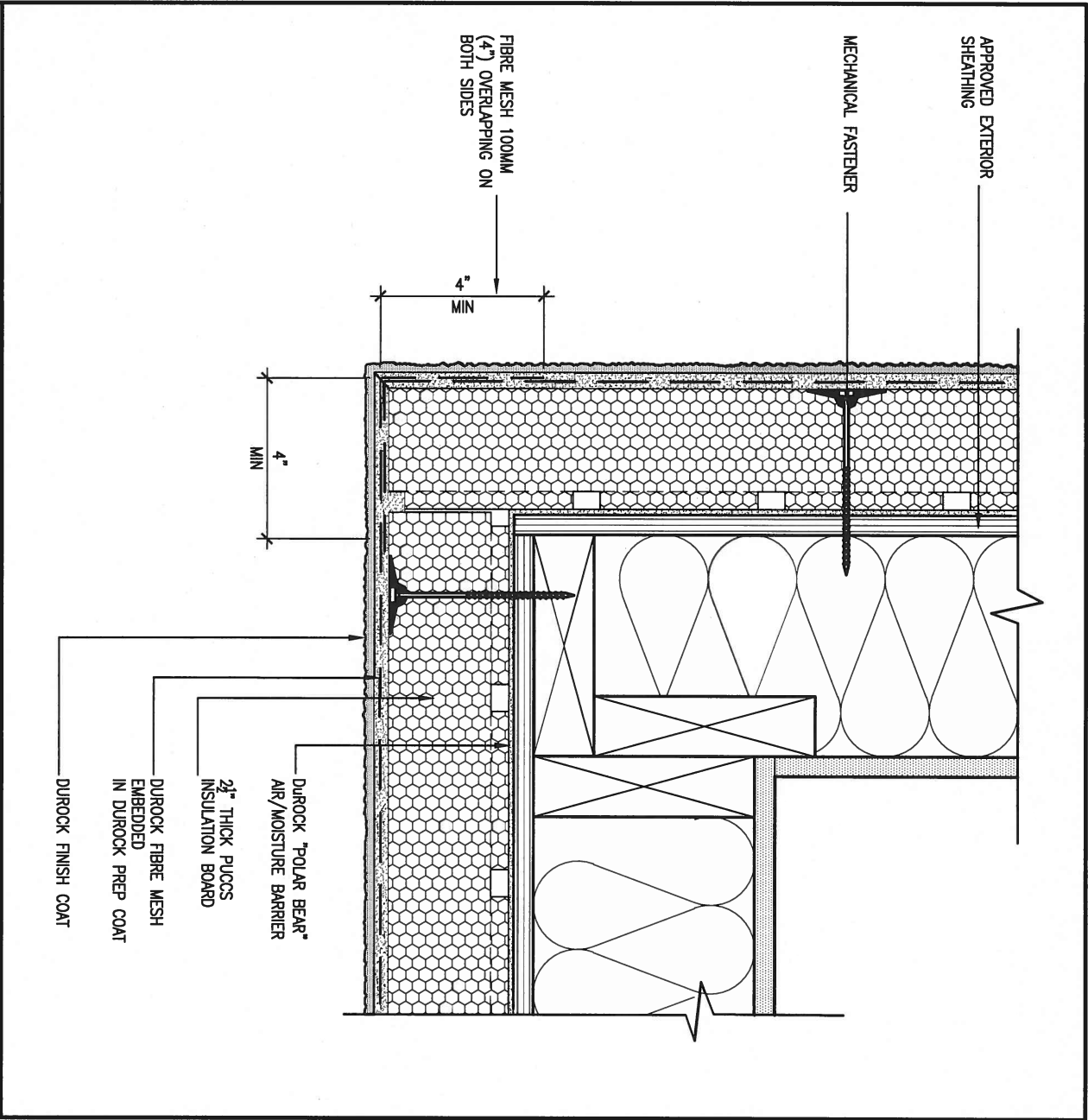
scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
13045-CONST-OBC 2015

drawing no.

CN4



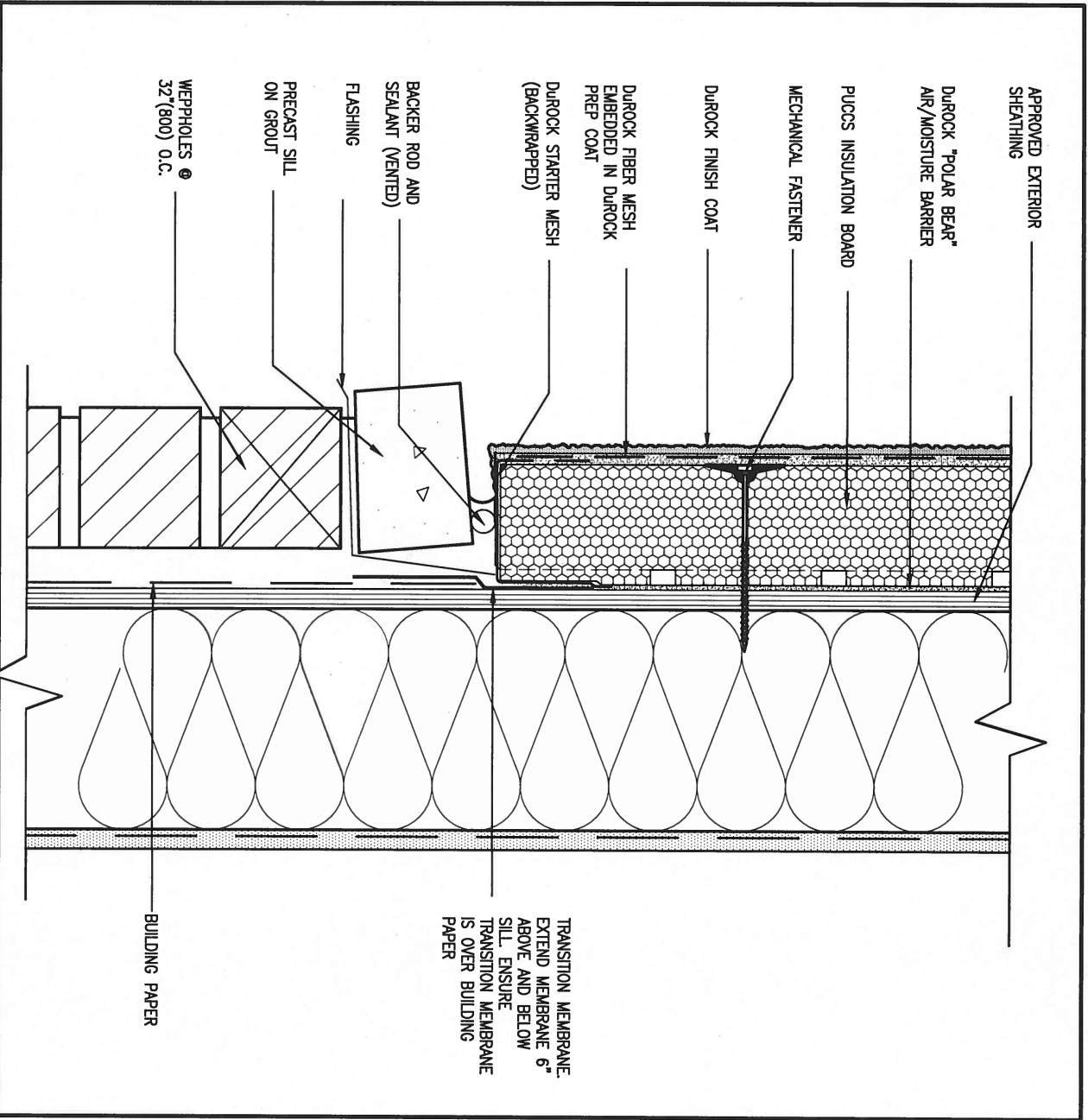
5

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"

9.	.	.	.
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6.	.	.	.
5.	.	.	.
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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	BCIN
name		signature	42658
registration information			
VA3 Design Inc.			
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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

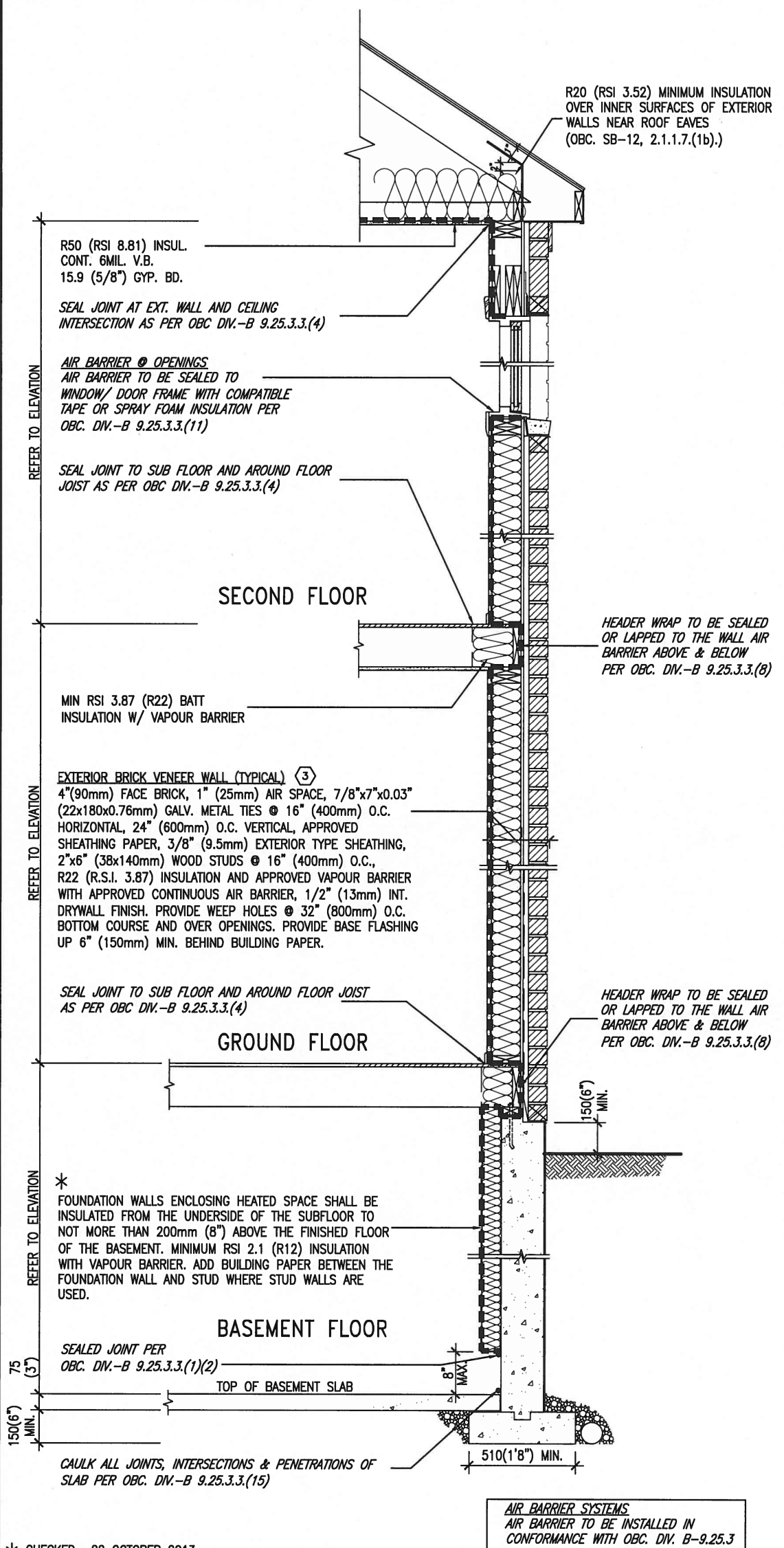
file name
13045-CONST-08C 2015

drawing no.

CN5

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SB12-COMPLIANCE PACKAGE 'J'

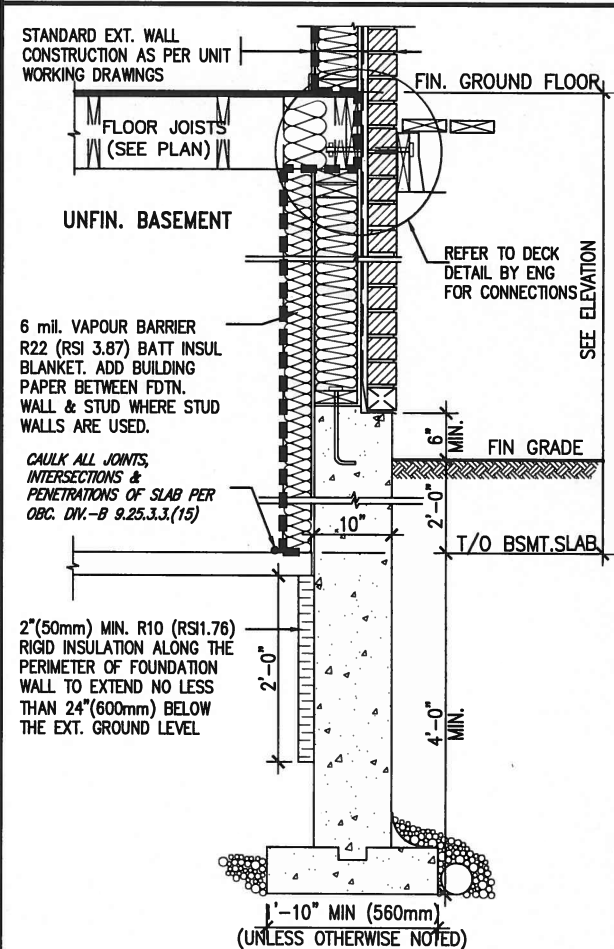


EW TYPICAL EXT. WALL AIR BARRIER CONTINUITY SECTION W/ BRICK VENEER SCALE: N.T.S.

SEMI & SINGLES ONLY

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

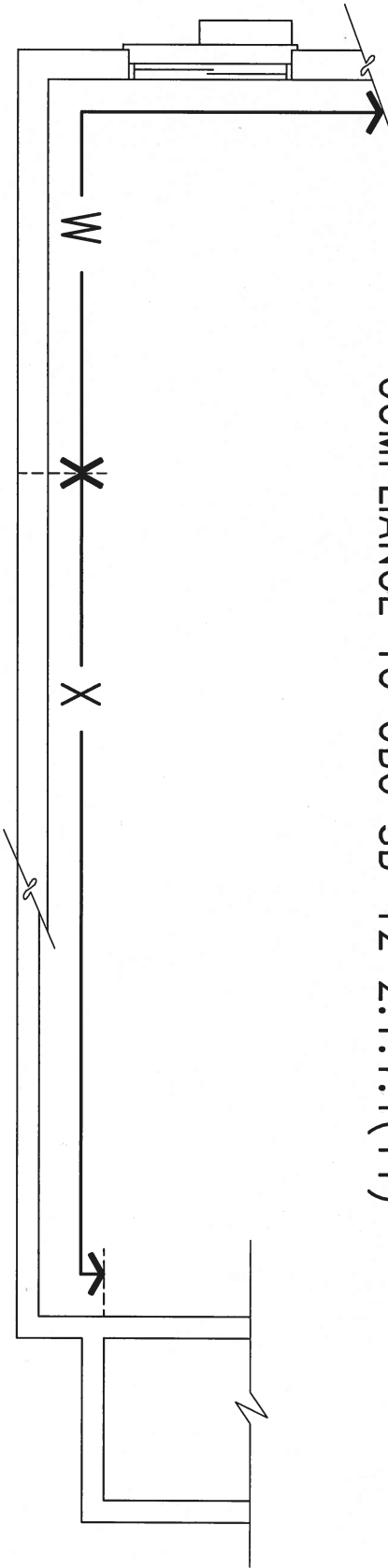


SECTION AT W.O.D/W.O.B.

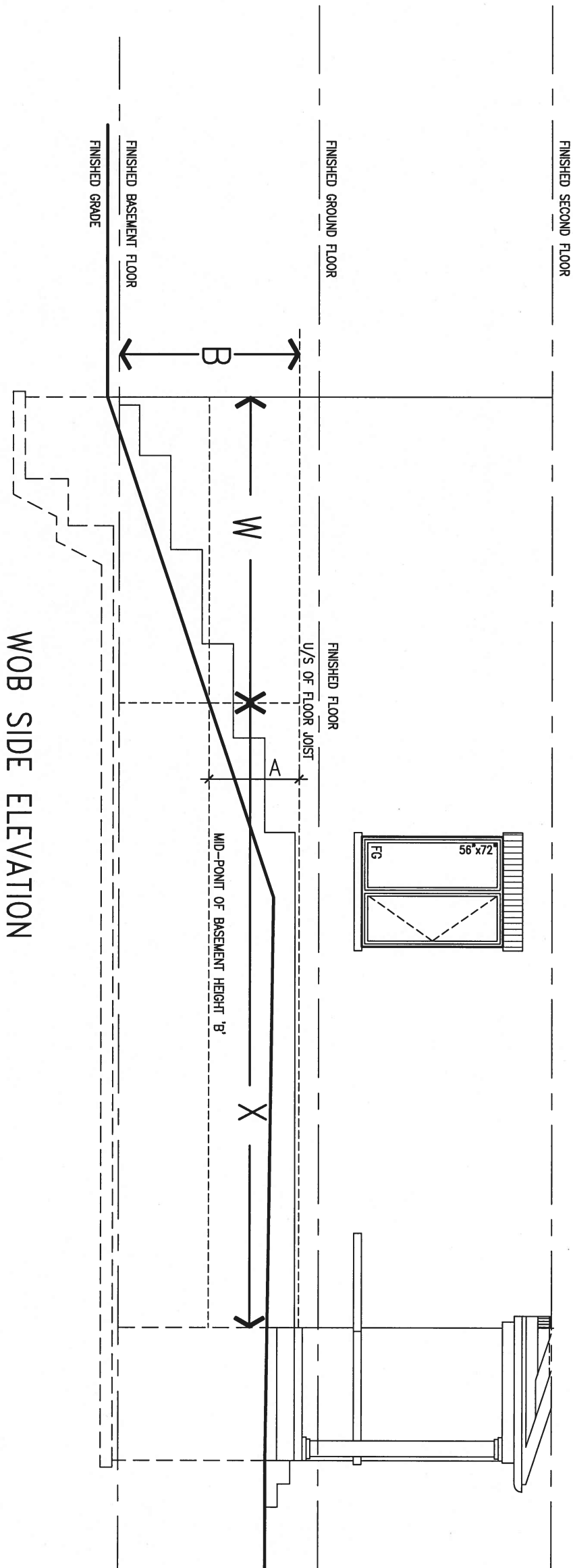
9.				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8.				qualification information		project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	
7.				Wellington Jno-Baptiste		date APR 2014	CONSTRUCTION NOTES		drawing no. CN6
6.				name registration information VA3 Design Inc.		checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-0BC 2015	
5.						RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM			
4.									
3.									
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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COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



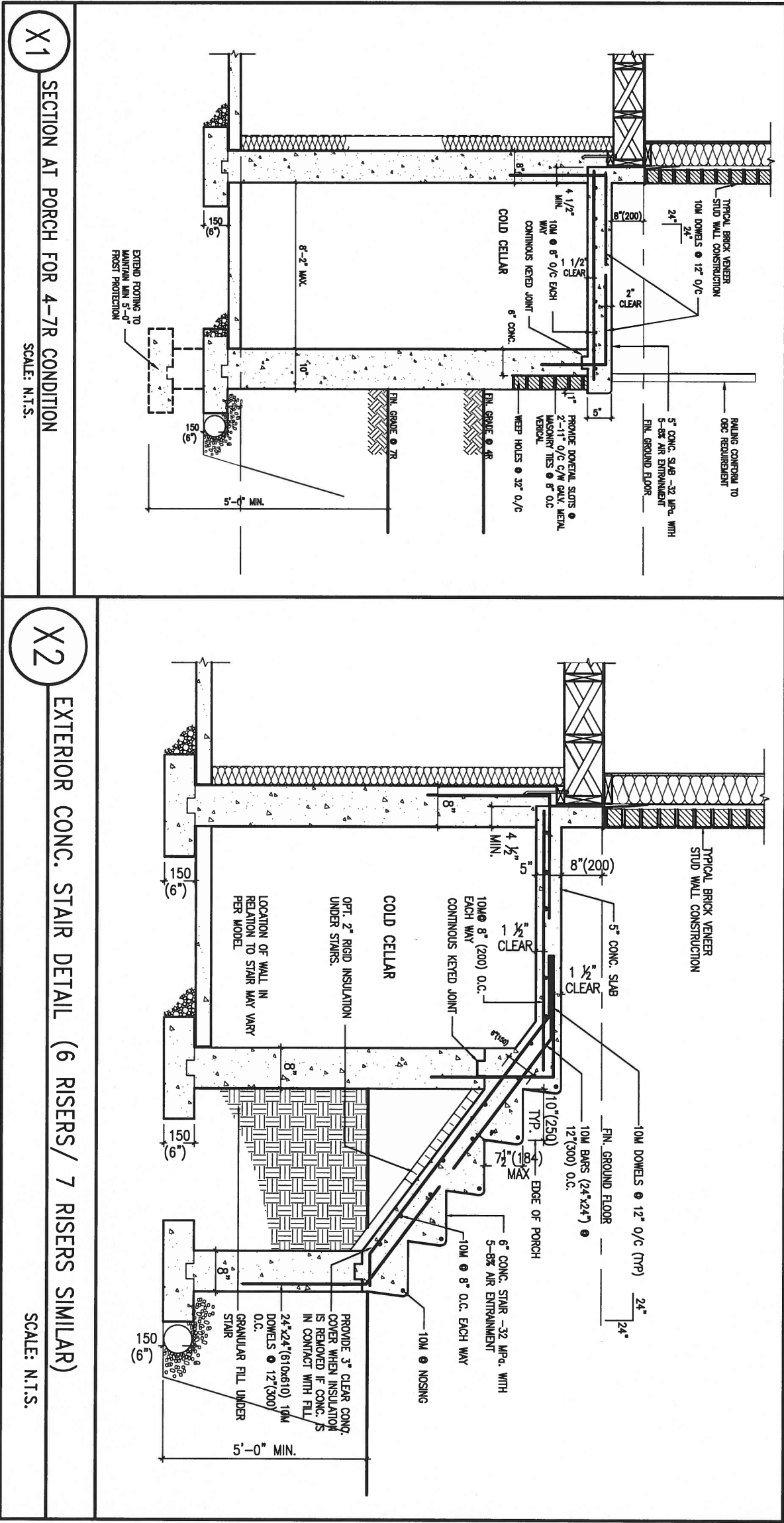
WOB SIDE ELEVATION

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	.	.	.	name	BCIN
5	.	.	.	registration information	42658
4	.	.	.	VA3 Design Inc.	
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		

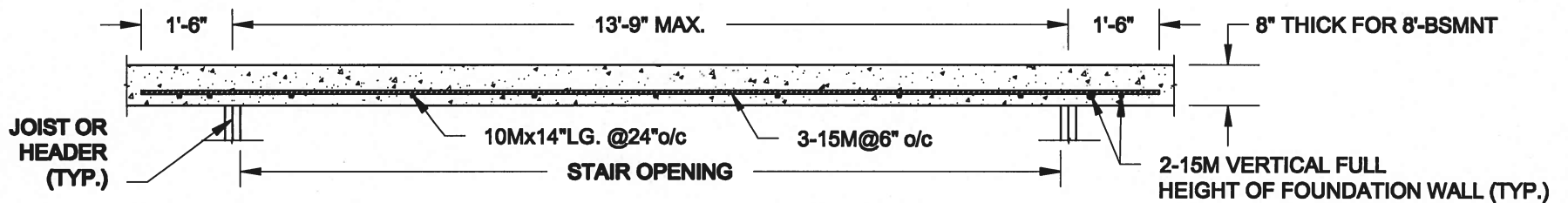
VA3 DESIGN 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name GREEN VALLEY ESTATES municipality BRADFORD date APR 2014 drawn by RC checked by - scale 3/16" = 1'-0"	CONST NOTE project no. 13045 drawing no. CN7 CONSTRUCTION NOTES file name 13045-CONST-OBC 2015
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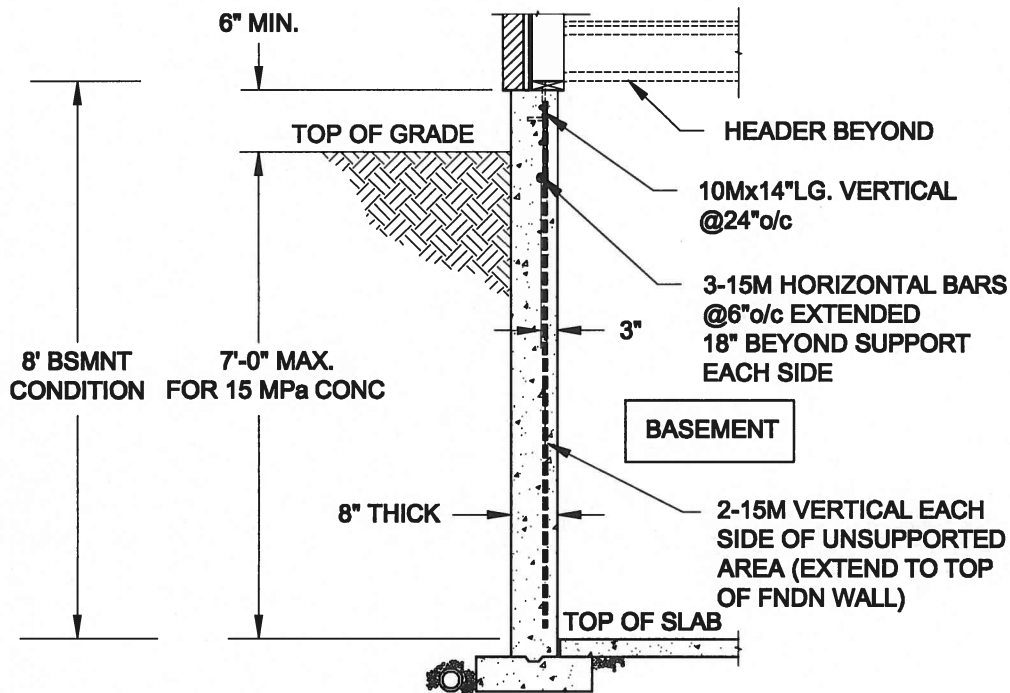
FEB 6, 2017

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.	 255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8	-	-	qualification information		project name GREEN VALLEY ESTATES		municipality BRADFORD	
7	-	-	Wellington Jno-Baptiste		date APR 2014		project no. 13045	
6	-	-	signature		checked by		CONSTRUCTION NOTES	
5	-	-	BCIN		scale 3/16" = 1'-0"		file name 13045-CONST-OBC 2015	
4	-	-	registration information VA3 Design Inc.	drawing no. CN8		13045-CONST-OBC 2015		
3	-	-	42558					
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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PLAN VIEW



NOTES:

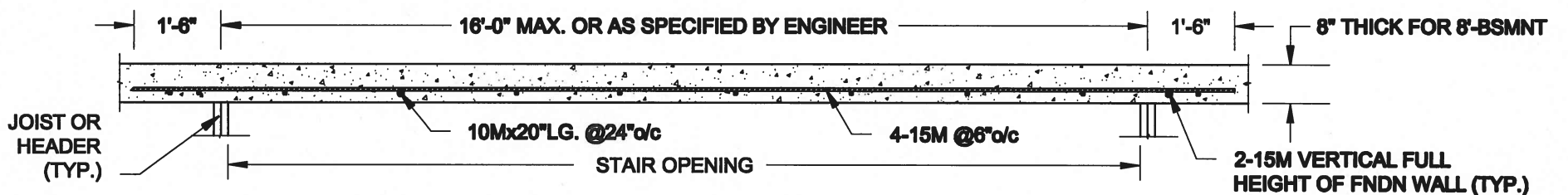
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

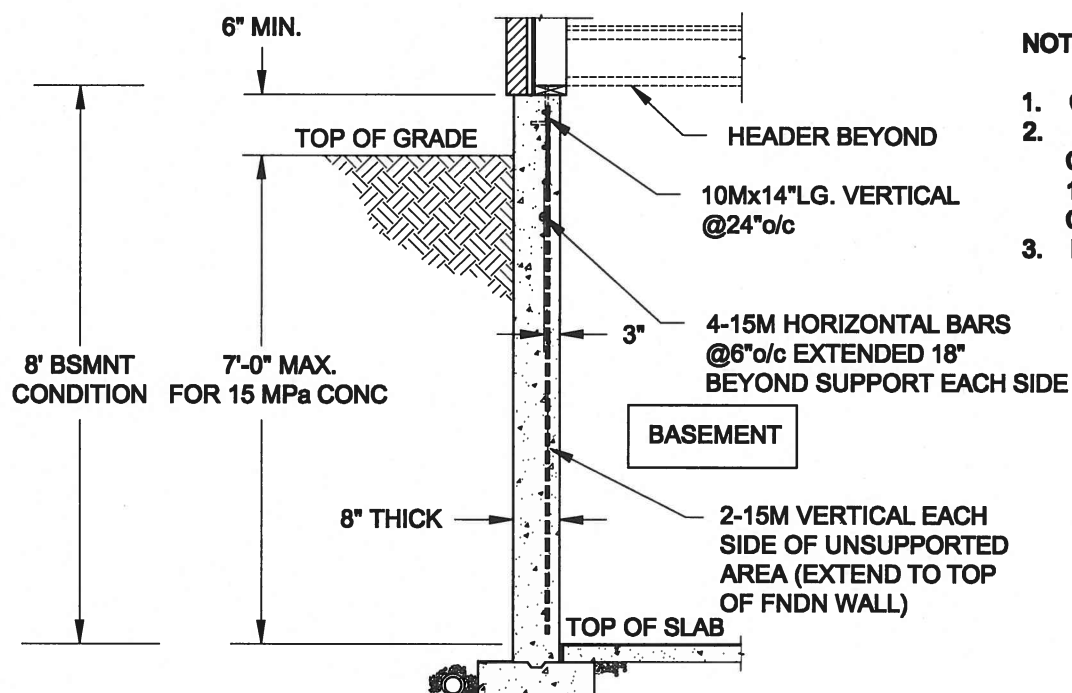
1A
S1

LATERALLY UNSUPPORTED WALL

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



PLAN VIEW



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.

FTG. SIZE AS PER PLAN

1B
S1

LATERALLY UNSUPPORTED WALL

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

Scale:
AS NOTED

Date:
MAY-31-2016

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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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

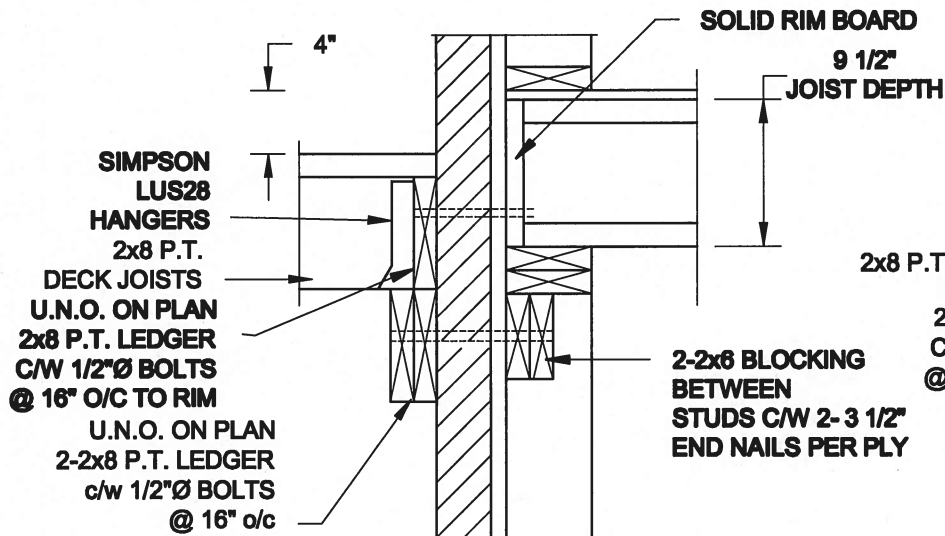
Project No.:

16-102

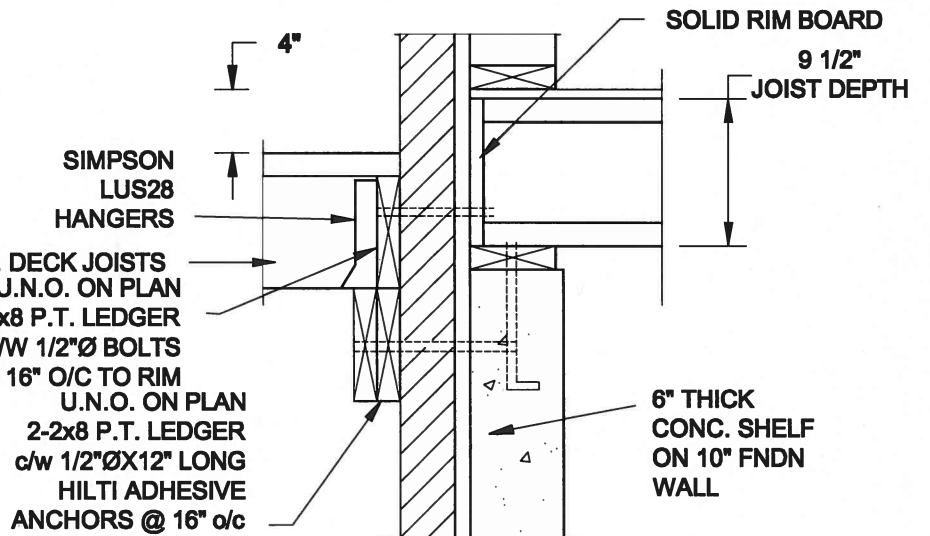
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



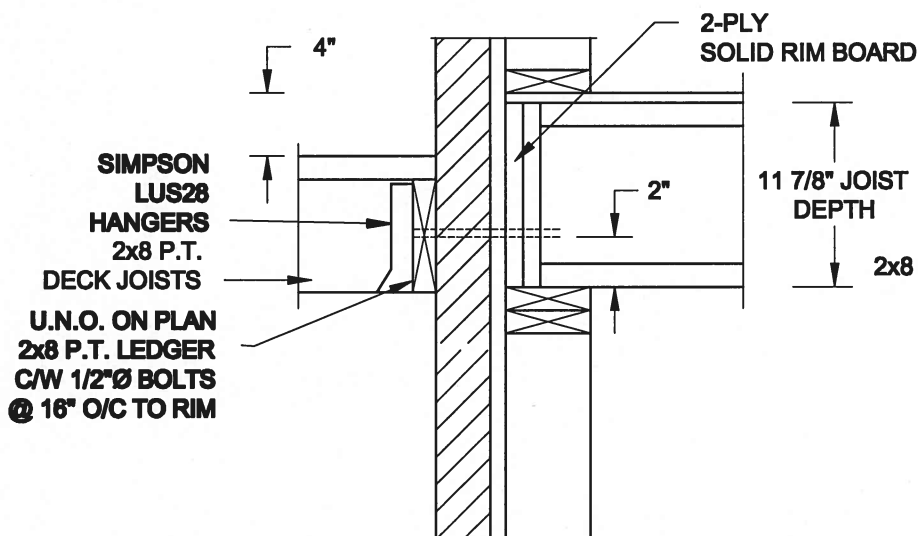
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



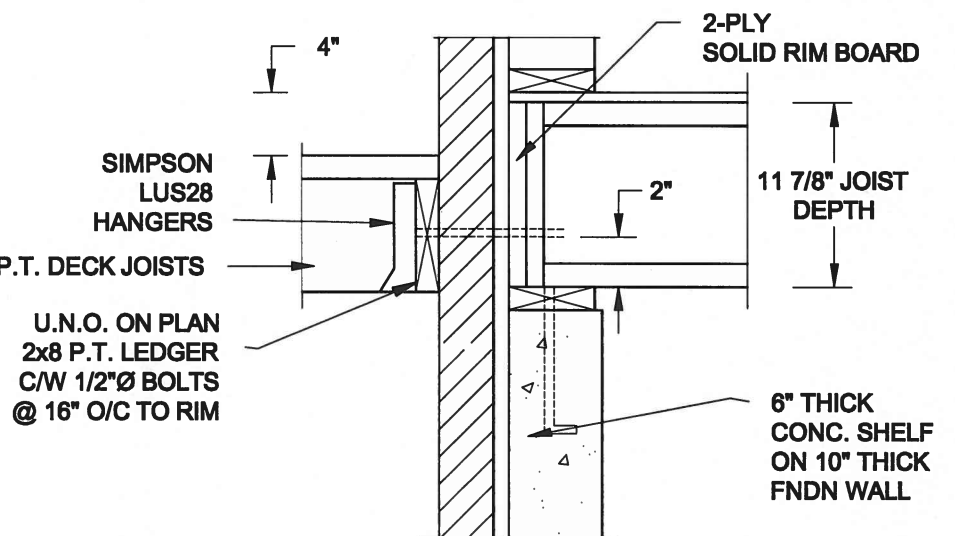
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

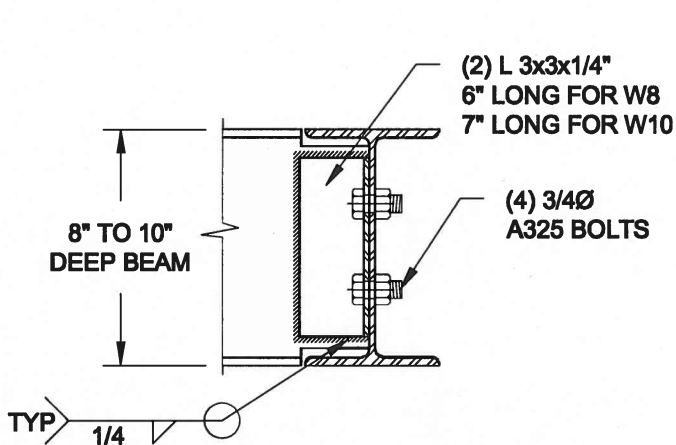


2A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

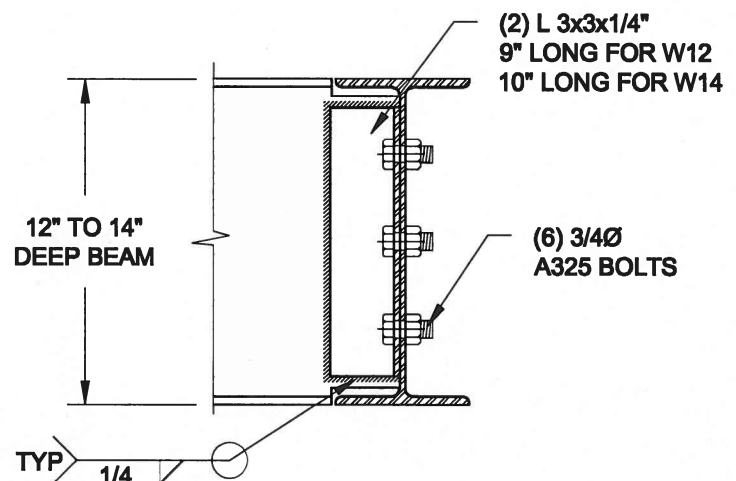


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- 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

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BRADFORD, ONTARIO

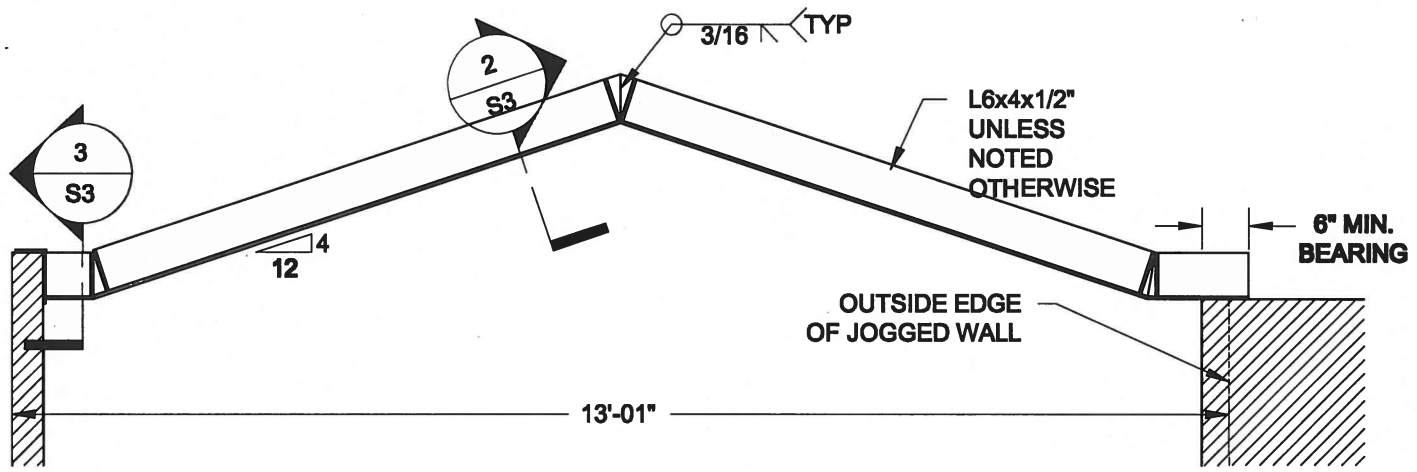
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

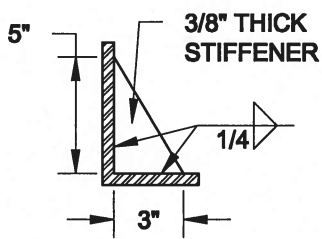
16-102

Drawing No.:

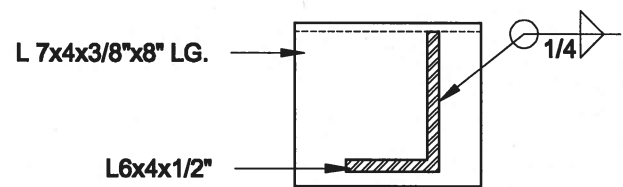
S2



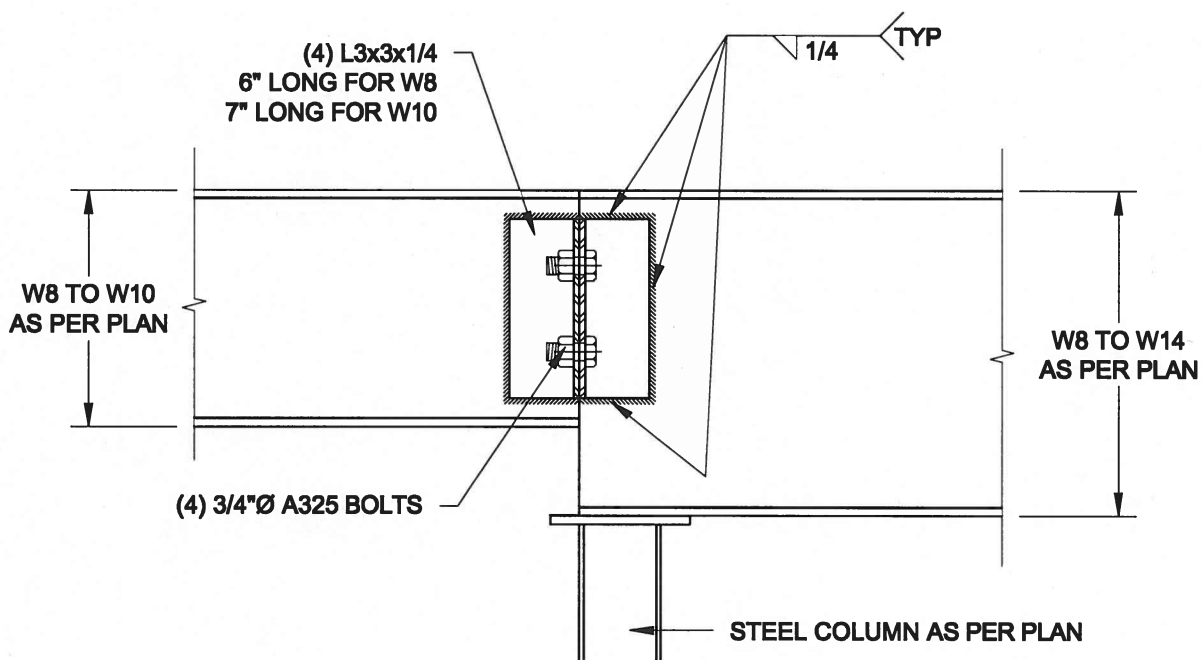
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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:
MAY-31-2016

Drawn:
SC

Checked:
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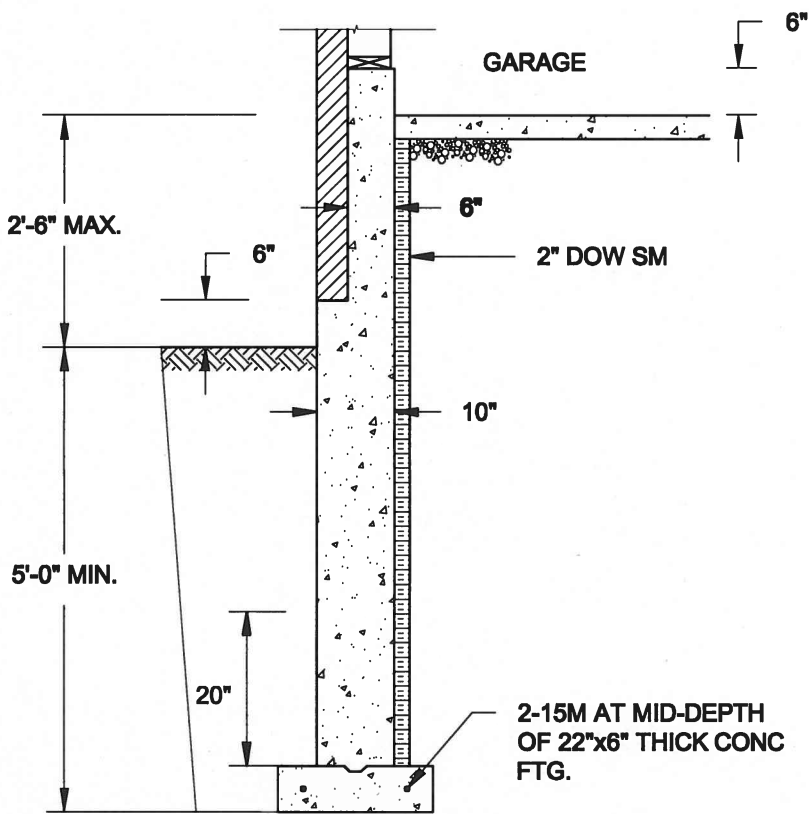
MAY 30, 2016

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102

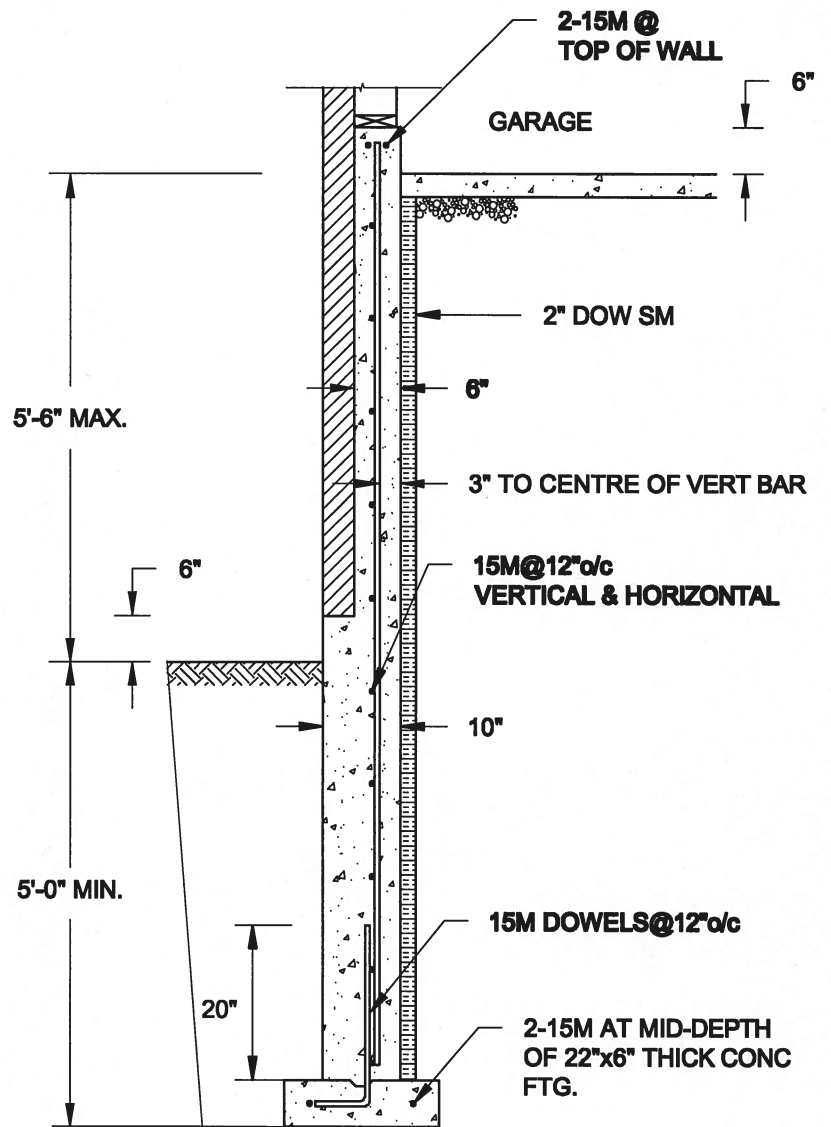
Drawing No.:
S3



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

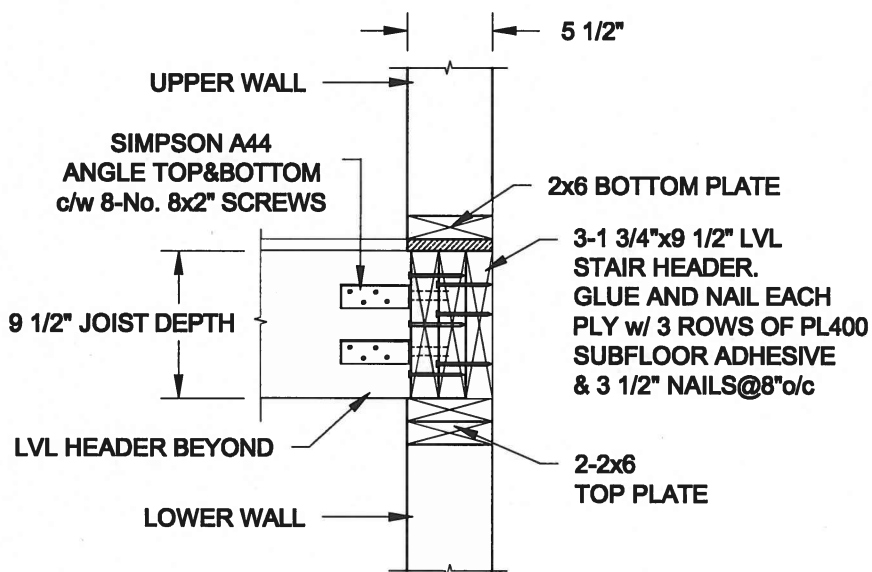
NOTE:

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.

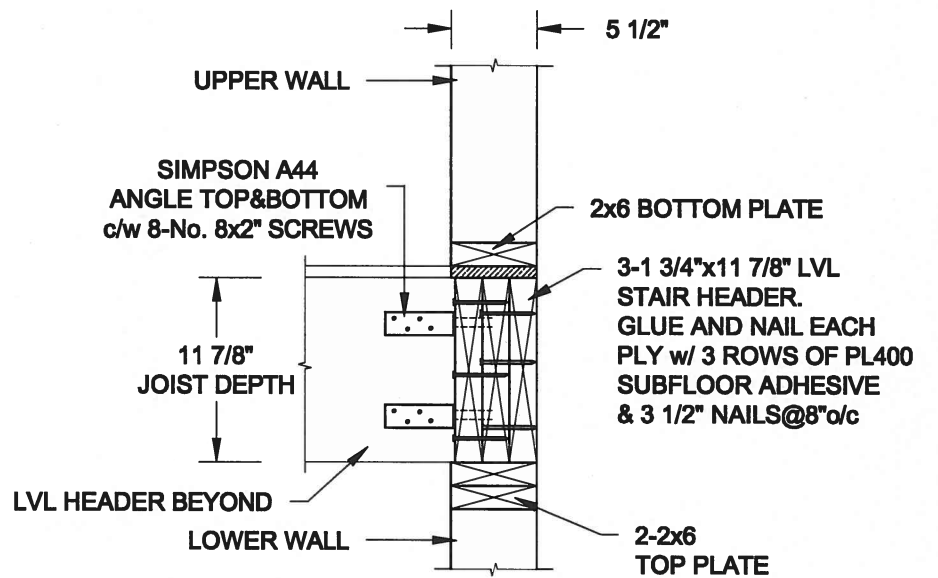


1B
S4 **REINFORCED BRICKSHELF**
SCALE: 1/2" = 1'-0"

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:
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Checked:
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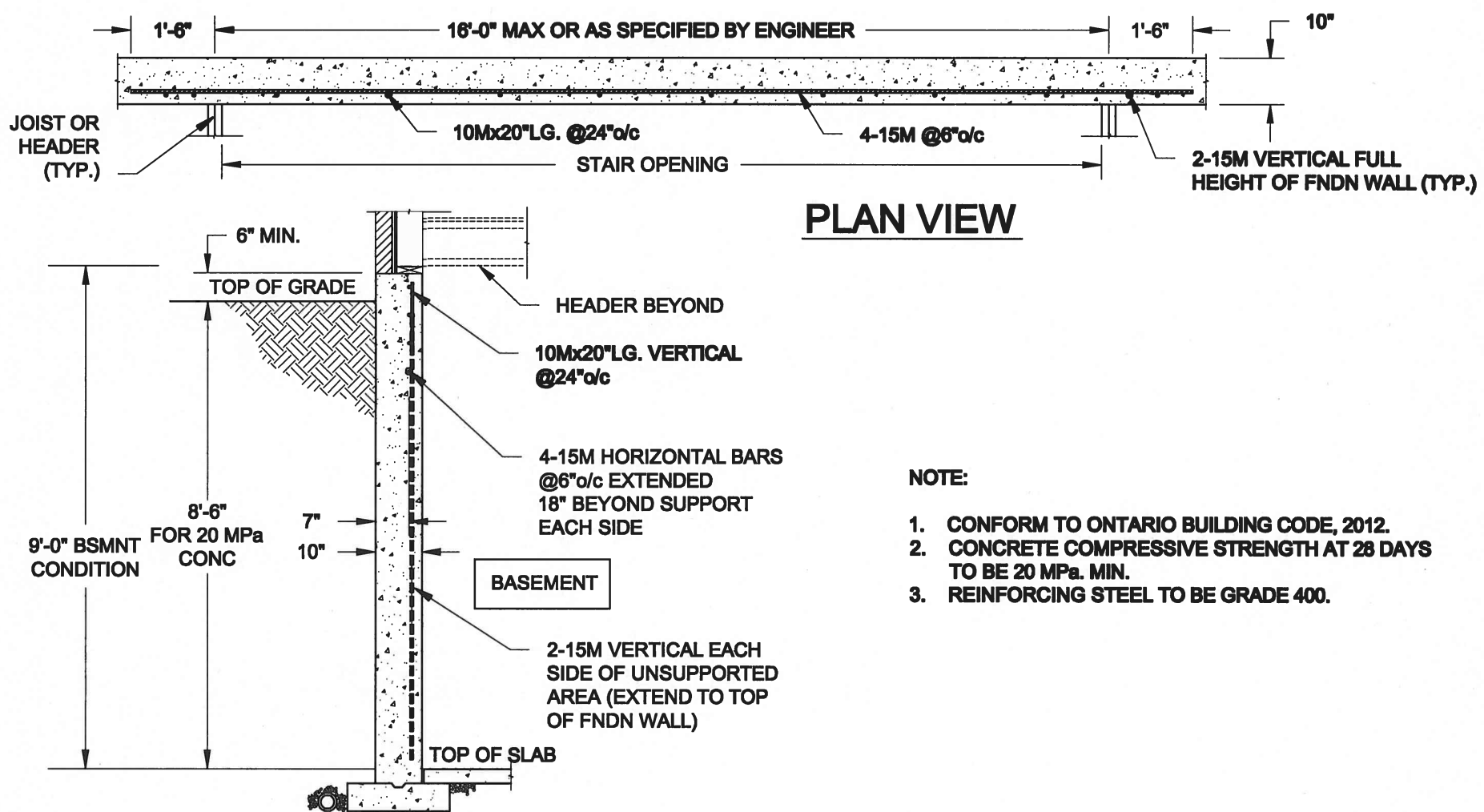
MAY 30, 2016

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

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:
16-102



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  MAY 30, 2016	Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: MAY-01-2016				TYPICAL STRUCTURAL DETAILS FOR SINGLES	
Drawn: SC	Checked: SJB		Project No.: 16-102		Drawing No.: S5