

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

NOTE: W1  
\* PROVIDE 2-15M HORIZONTAL BARS AT 4" BELOW WINDOW OPENING, EXTEND BARS 24" BEYOND OPENING EACH WAY.  
\* PROVIDE 2-15M VERTICAL BARS AT EACH SIDE OF OPENING FROM TOP OF FOOTING TO 2" BELOW TOP OF FOUNDATION WALL (TYP.)

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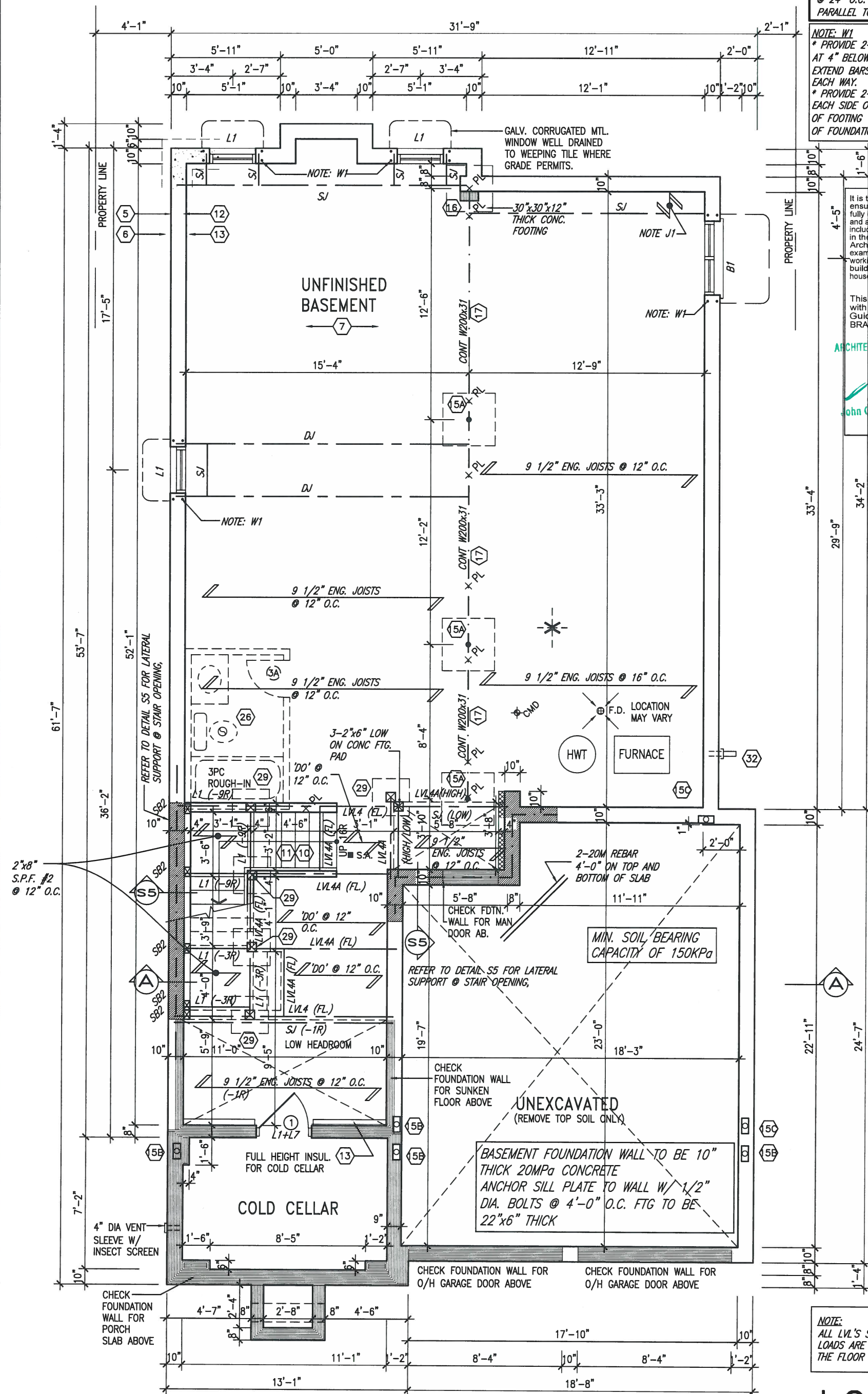
ARCHITECTURAL REVIEW & APPROVAL

APR 21 2017

John G. Williams Limited, Architect



APR 20, 2017



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

AREA CHART ON PAGE 4

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

BASEMENT PLAN 'B'

LOT 138

9			
8			
7			
6	REVISED AS PER ENG'S COMMENTS	APR 18-17	RC
5	REV FOR LOT 138	MAR 29-17	CL
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

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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BAYVIEW WELLINGTON

S38-6  
BAROSSA 6

project name GREEN VALLEY ESTATES municipality BRADFORD, ONTARIO

project no. 13045

date APRIL, 2014

BASEMENT PLAN 'B'

drawing no.

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

file name 13045-S38-6-LOT 138

1

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INDICATES REDUCED SIDE YARD



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

LOT 138

VA3  
DESIGN

13045-S38-6-LOT 138

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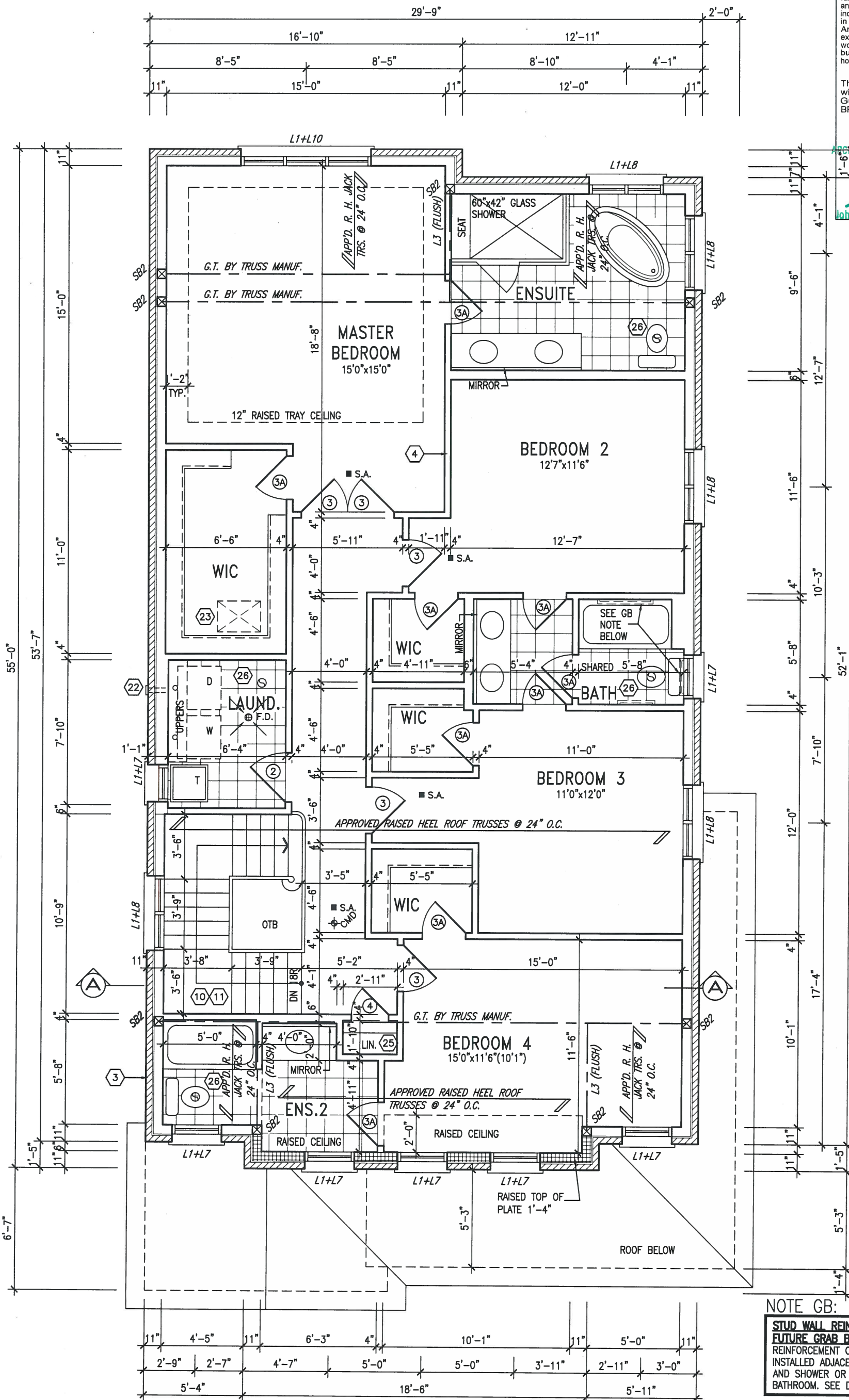
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APR 20, 2017



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

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.

SECOND FLOOR PLAN 'B'

LOT 138

no.	description	date	by
9			
8			
7			
6	REVISED AS PER ENG'S COMMENTS	APR 18-17	RC
5	REV FOR LOT 138	MAR 29-17	CL
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC
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qualification information  
Wellington Jno-Baptiste 25591  
name  
signature  
registration information  
VA3 Design Inc. 42658  
BCIN

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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**

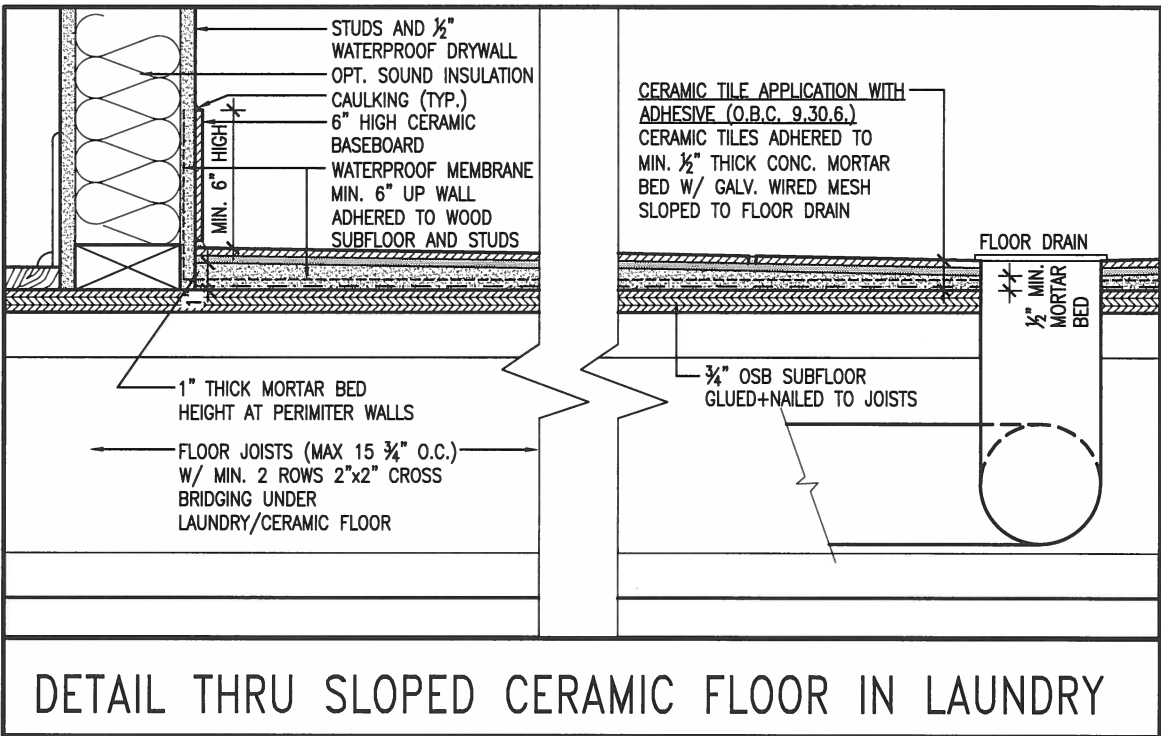
scale  
**3/16" = 1'-0"**

file name  
**13045-S38-6-LOT 138**

drawing no.  
**3**

SECOND FLOOR PLAN 'B'

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APR 20, 2017

AREA CALCULATIONS	EL. 'B'
GROUND FLOOR AREA	1309 SF
SECOND FLOOR AREA	1602 SF
SUBTOTAL	2911 SF
DEDUCT ALL OPEN AREAS	11 SF
<b>TOTAL NET AREA</b>	<b>2900 SF</b> (269.42 m2)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1749 SF (162.49 m2)
<b>COVERAGE W/ PORCH</b>	<b>1846 SF</b> (171.50 m2)

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	S38-6 BAROSSA 6	project name GREEN VALLEY ESTATES	municipality BRADFORD, ONTARIO	project no. 13045	drawing no. 4
8	.	.	.	qualification information								
7	.	.	.	Wellington Jno-Baptiste signature name registration information VA3 Design Inc. 42658								
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5	REV FOR LOT 138	MAR 29-17	CL				drawn by WT					
4	REVISED AS PER ENG'S COMMENTS	21-04-15	RC									
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1'-0"

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



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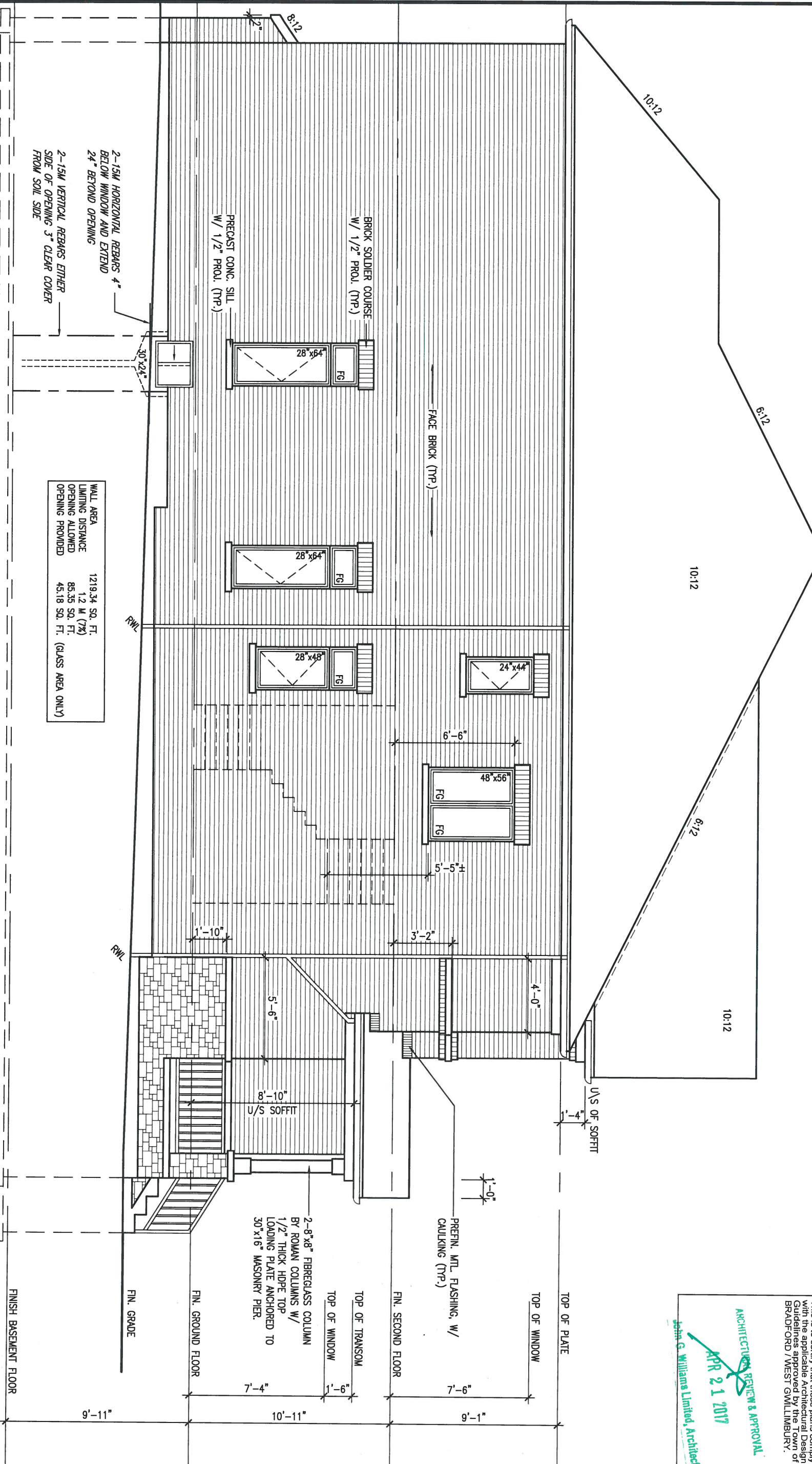
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LEFT ELEVATION 'B'

LOT 138



WALL AREA 1219.34 SQ. FT.  
LIMITING DISTANCE 1.2 M (7%)  
OPENING ALLOWED 85.35 SQ. FT.  
OPENING PROVIDED 45.18 SQ. FT. (GLASS AREA ONLY)

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

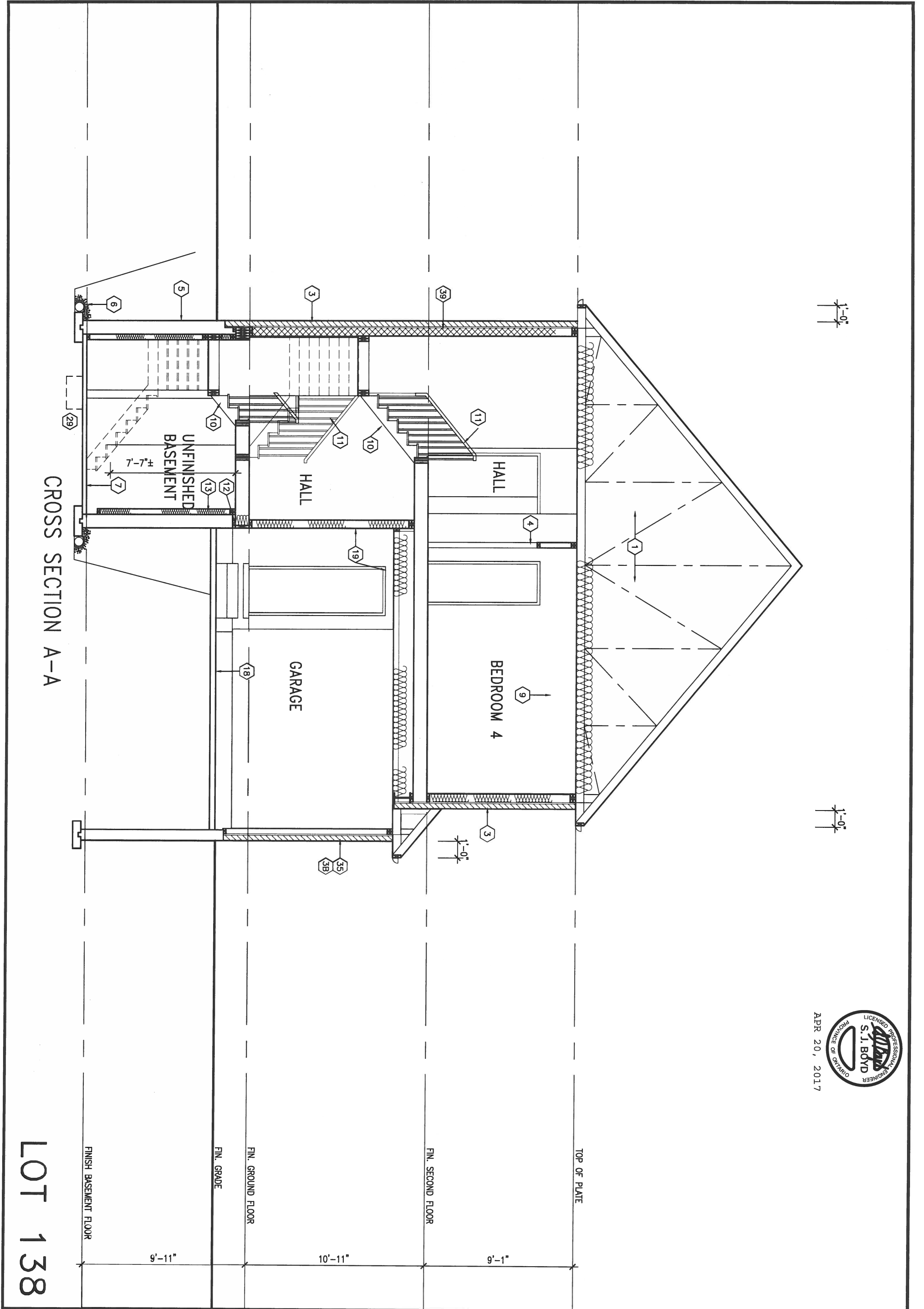
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qualification information			255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 va3design.com			project name GREEN VALLEY ESTATES			municipality BRADFORD, ONTARIO		
Wellington Jno-Baptiste			25591			date APRIL, 2014			project no. 13045		
name registration information VA3 Design Inc.			BCIN 42658			drawing no. 6			LEFT ELEVATION 'B'		
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CROSS SECTION A-A

LOT 138



9	.	.
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name  
signature  
registration information  
**VA3 Design Inc.** 42658

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**DESIGN**

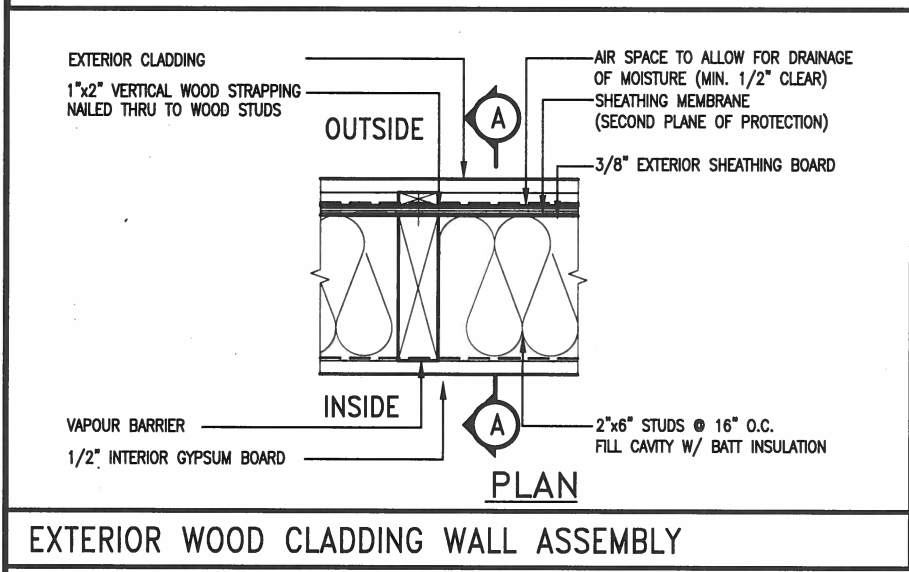
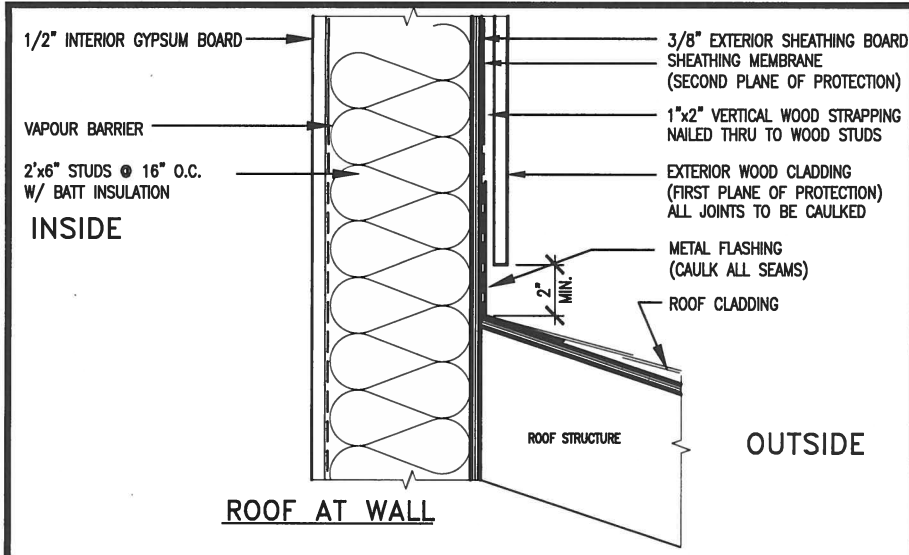
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GREEN VALLEY ESTATES		BRADFORD, ONTARIO	
date		CROSS SEXCTION A-A	
APRIL, 2014		file name	
drawn by	checked by	scale	13045-S38-6-LOT 138
WT	RC	3/16" = 1'-0"	
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S38-6 BAROSSA 6		project no. 13045
drawing no. 9		

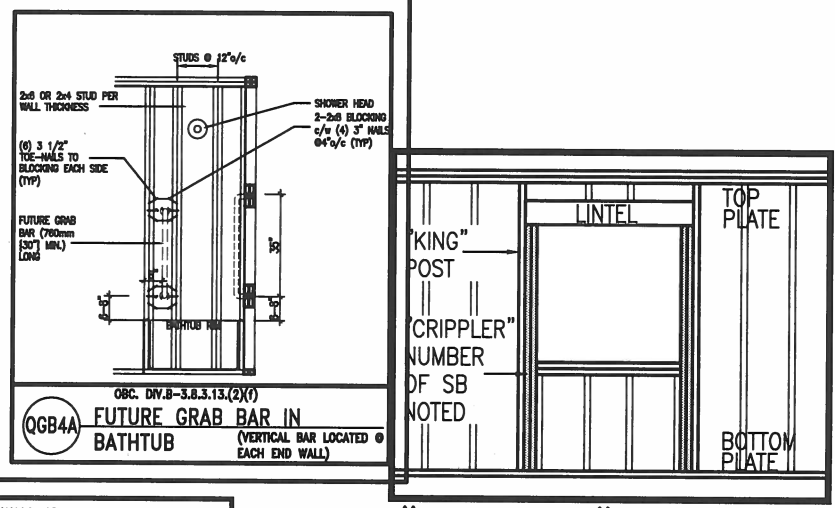
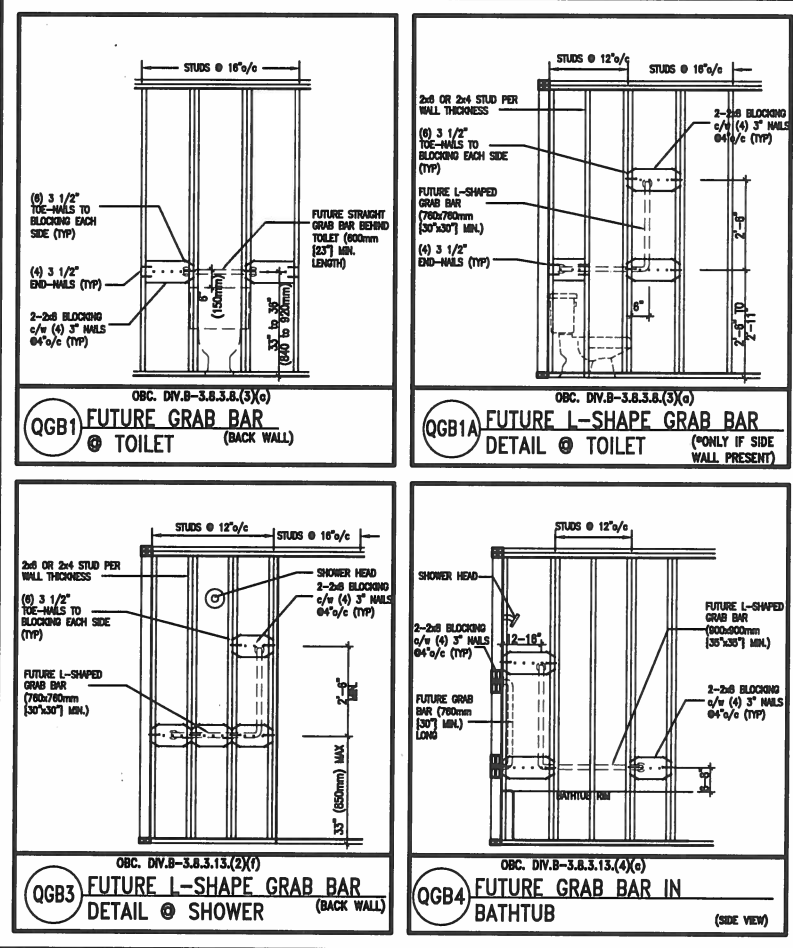






APR 20, 2017

**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"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'-9"  
 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"

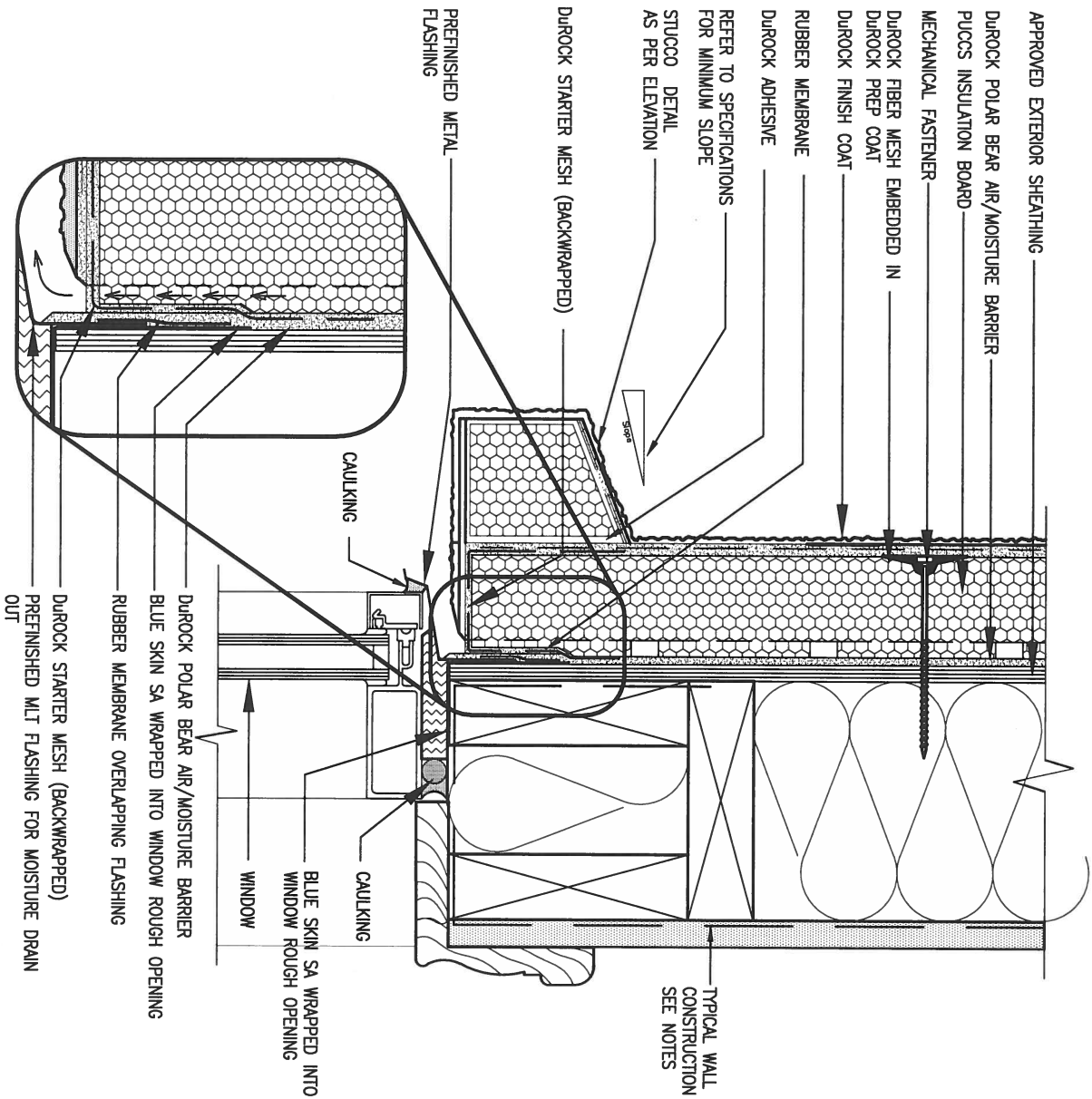
**NOTES:**  
 1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa  
 2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.  
 3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")  
 4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR 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**

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	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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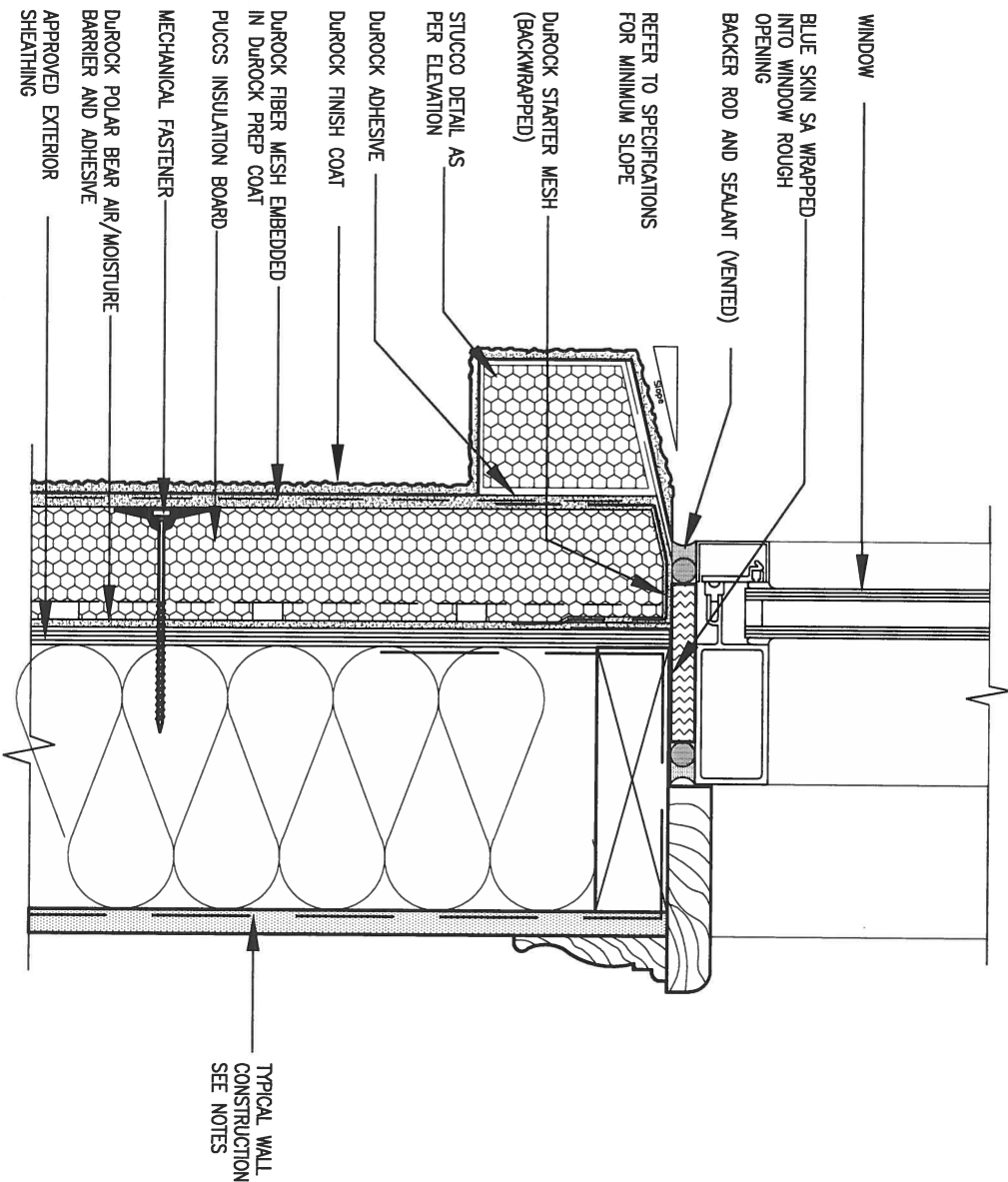
<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	project no.	13045
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	CONSTRUCTION NOTES	drawing no.
file name	13045-CONST-OBC 2015	CN2	
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1 WINDOW HEADER

CN3 SCALE: 3"=1'-0"

ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.  
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



2 WINDOW SILL

CN3 SCALE: 3"=1'-0"

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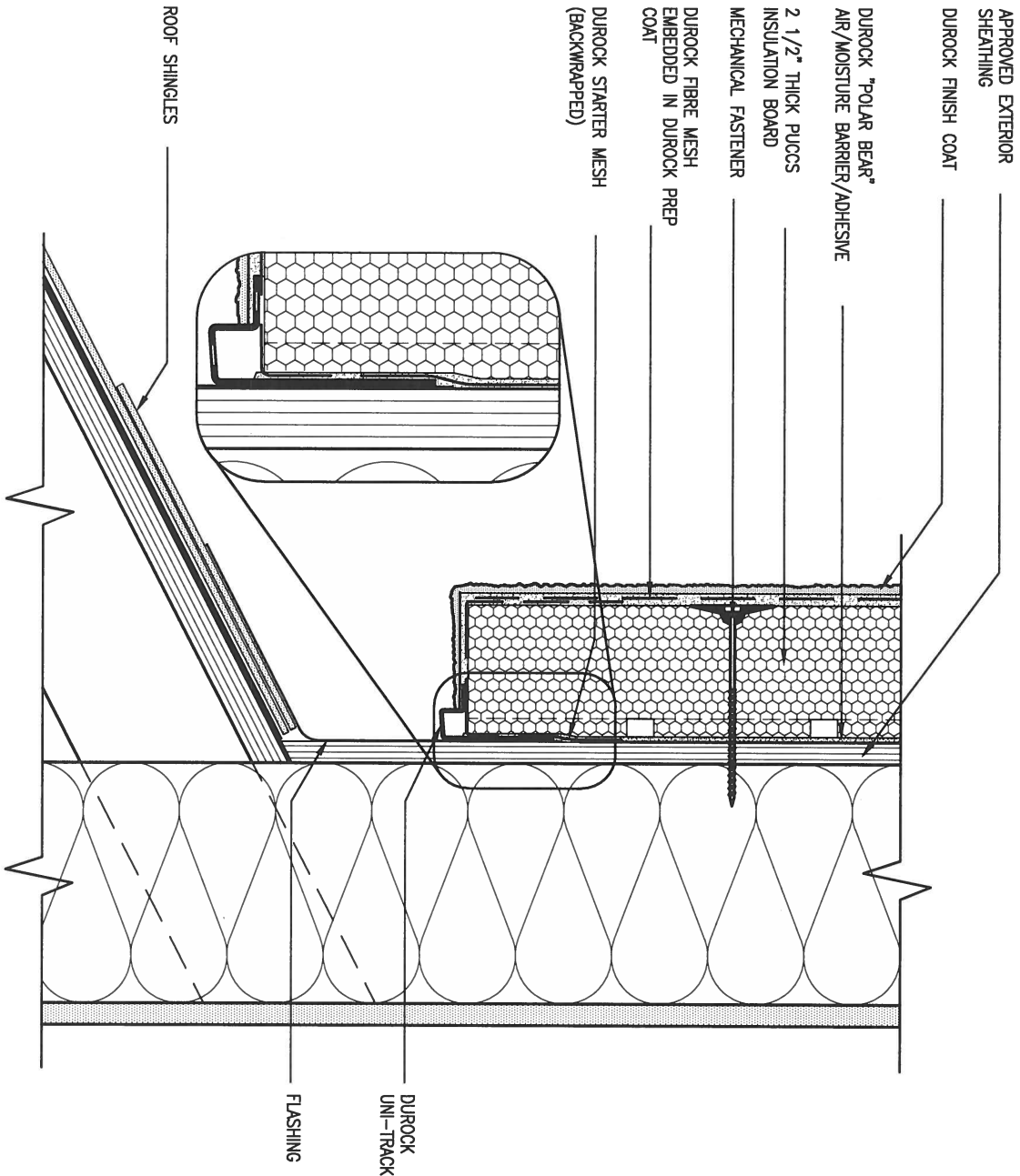
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BAYVIEW WELLINGTON

CONST NOTE

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	APR 2014	checked by		scale	3/16" = 1'-0"
drawn by	RC	file name	13045-CONST-OBC 2015	drawing no.	CN3
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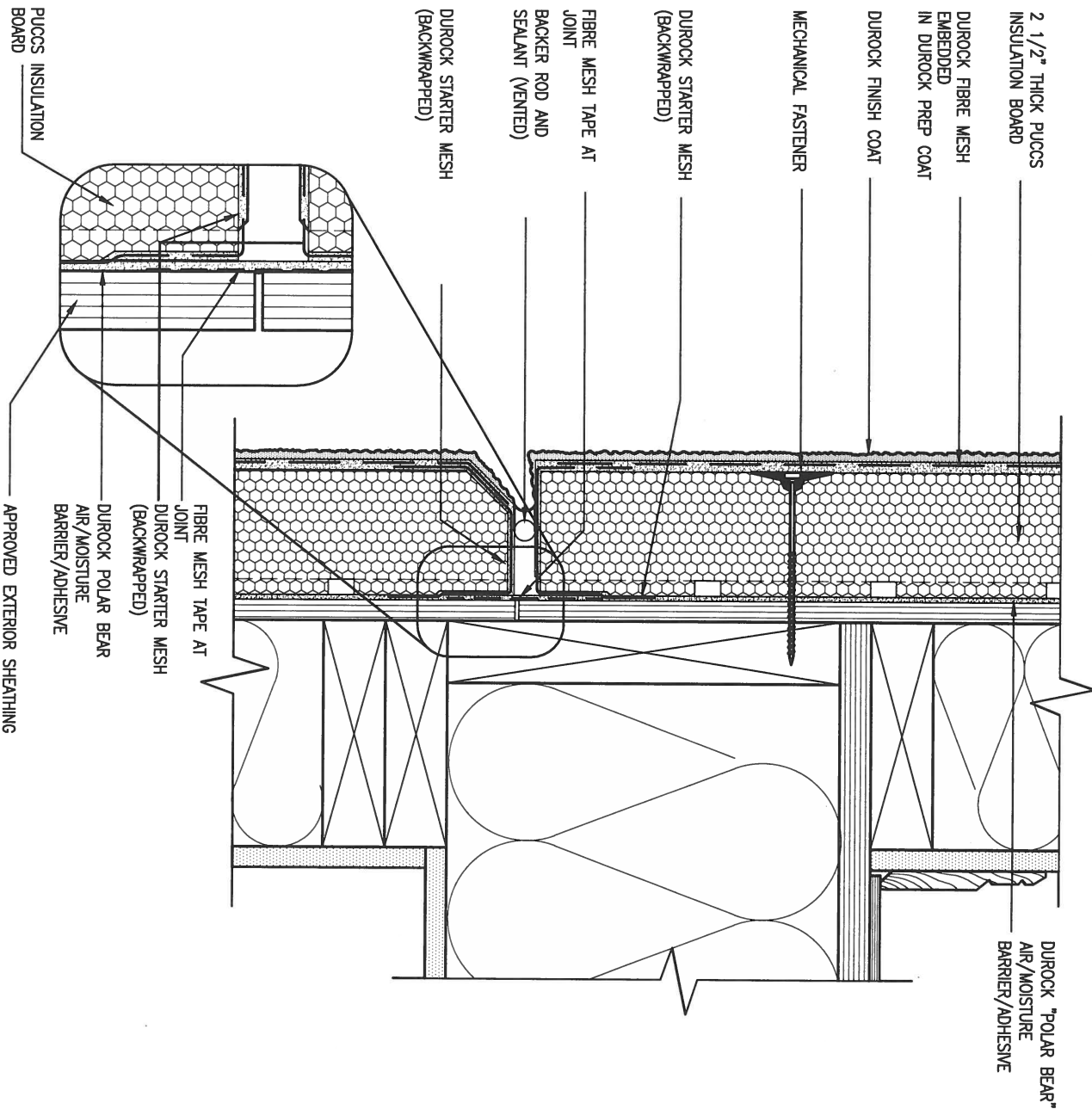




3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

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4 HORIZONTAL EXPANSION JOINT

CN4 SCALE: 3"=1'-0"

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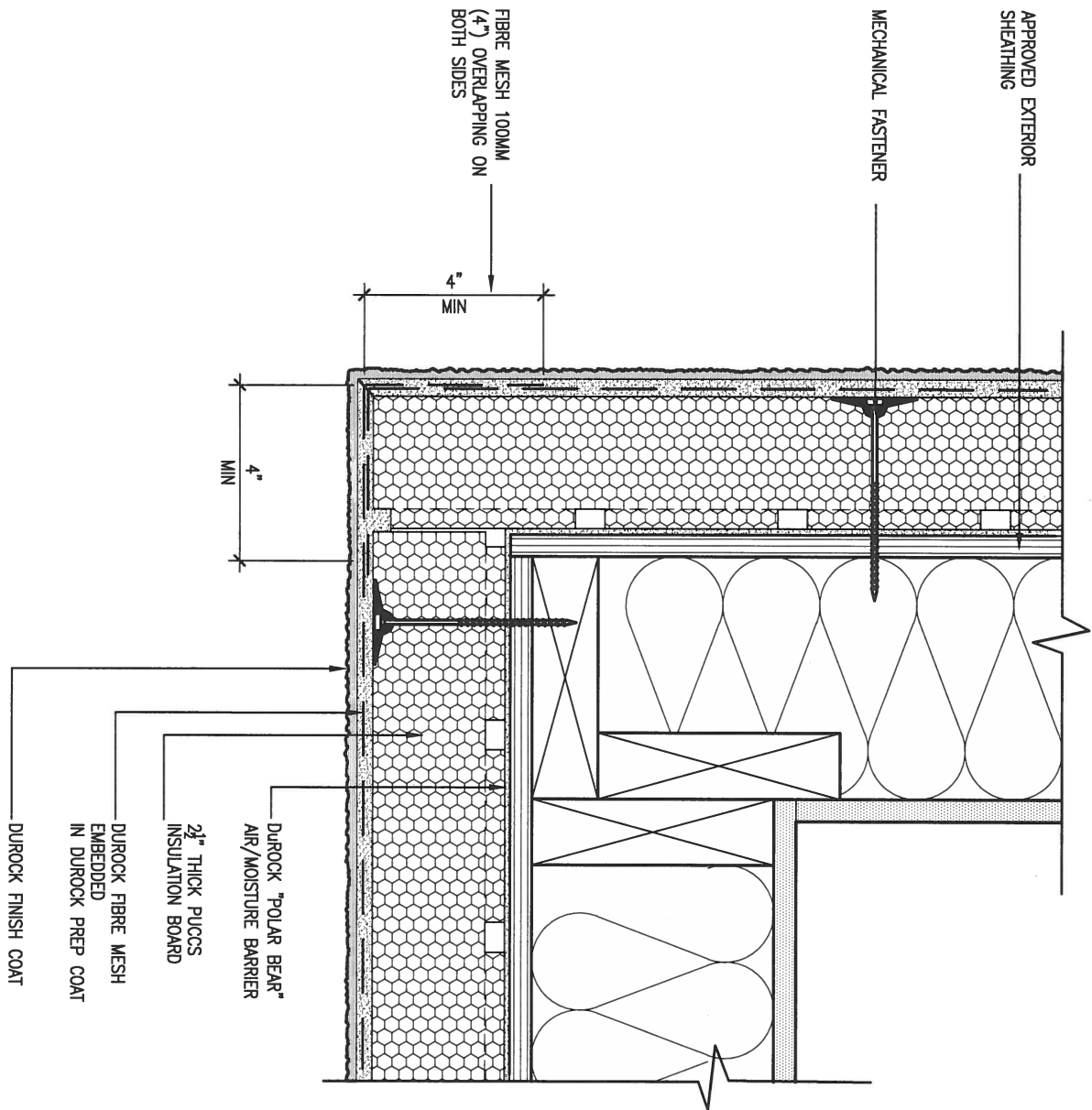
CONST NOTE

project no.  
13045

CONSTRUCTION NOTES

date  
APR 2014  
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-  
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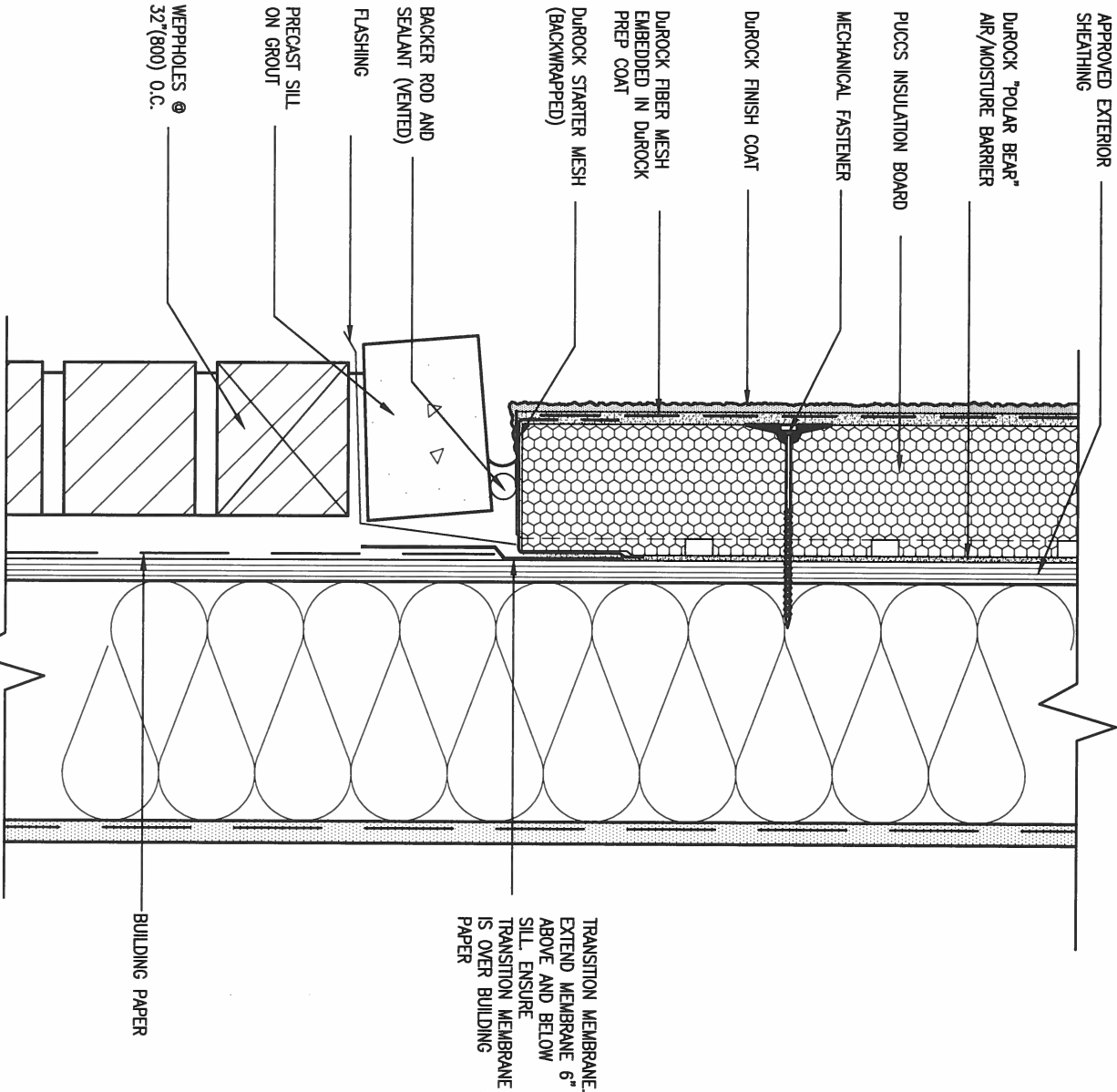
drawing no.  
**CN4**



5 CORNER DETAIL

CN5 SCALE: 3"=1'-0"

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DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

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13045

date  
APR 2014

drawn by  
RC

checked by  
-

scale  
3/16" = 1'-0"

CONSTRUCTION NOTES

file name  
13045-CONST-0BC 2015

drawing no.  
CN5

RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Tue - Dec 20 2016 - 9:19 AM



SB12-COMPLIANCE PACKAGE 'J'

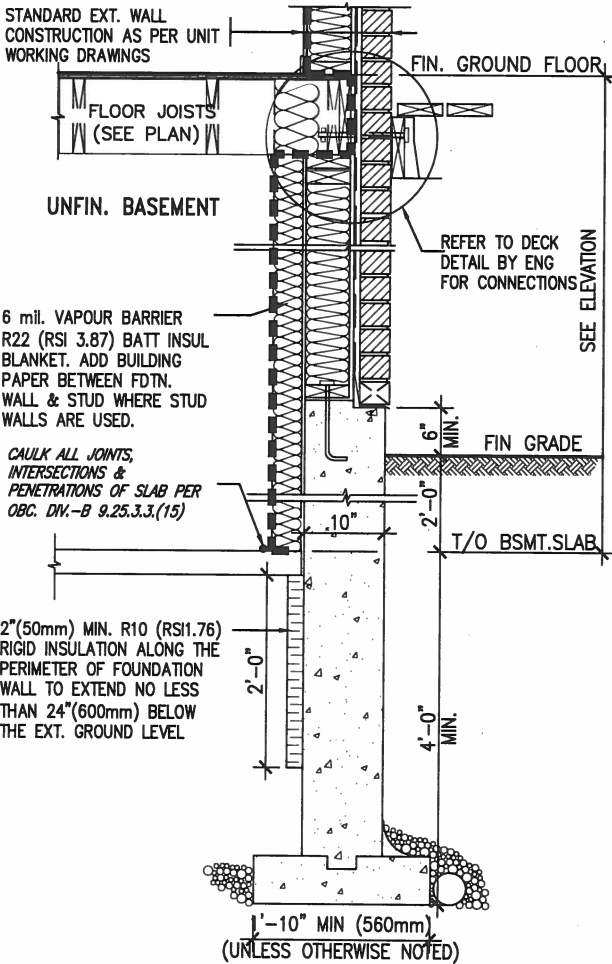
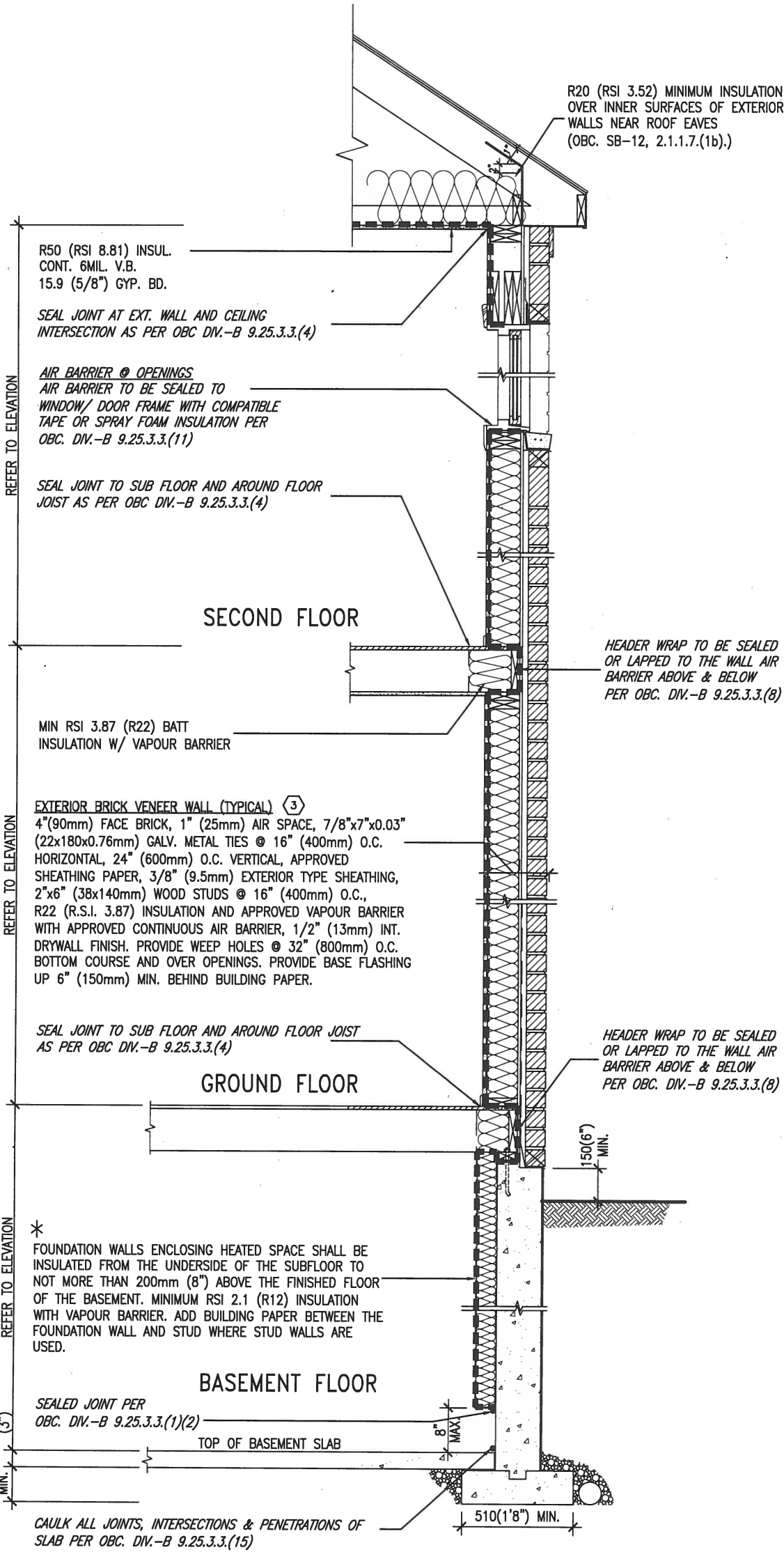
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space	8.81 (R50)	BLOWN -LOOSE
Minimum RSI (R) value		
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		



APR 20, 2017



\* REVISED- 15 MARCH 2013

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

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

SEMI & SINGLES ONLY

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
4.	.	.	.	registration information
3.	.	.	.	VA3 Design Inc. 42658
2.	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	



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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

BAYVIEW WELLINGTON

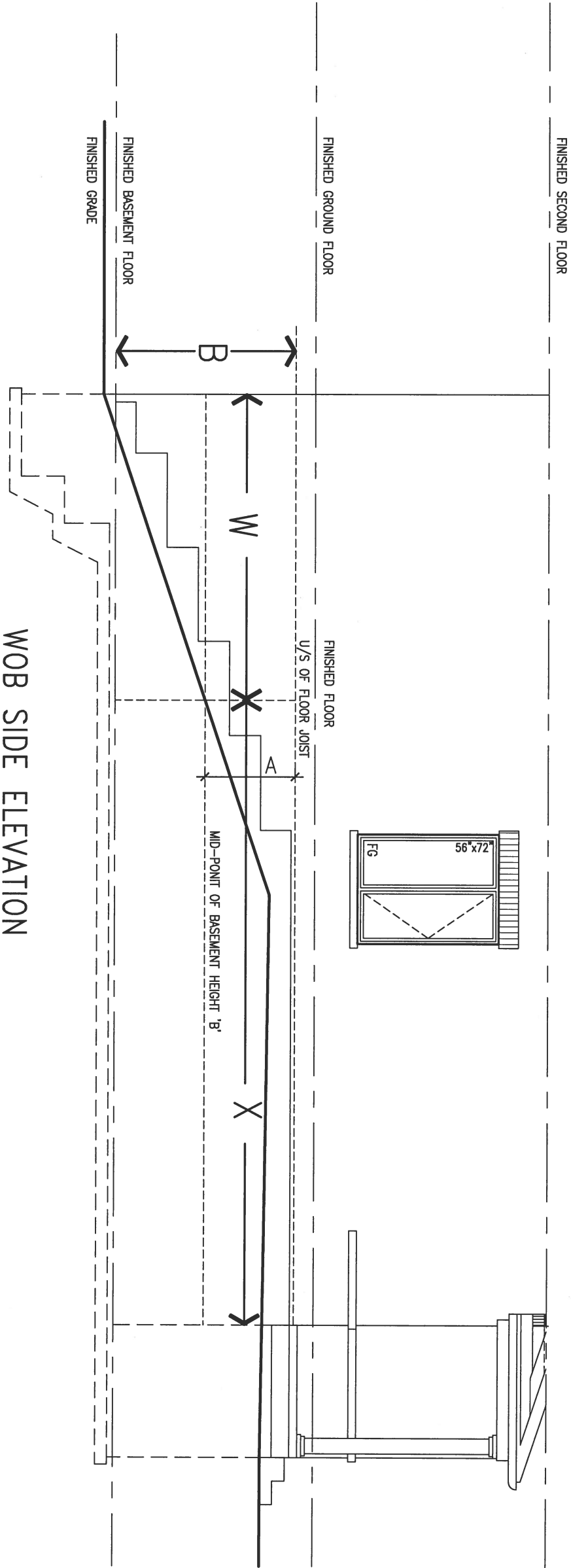
CONST NOTE

project name	GREEN VALLEY ESTATES	municipality	BRADFORD	project no.	13045
date	APR 2014	checked by	scale	CONSTRUCTION NOTES	drawing no.
drawn by	RC	-	3/16" = 1'-0"	13045-CONST-OBC 2015	CN6
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:19 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

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	signature	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.			

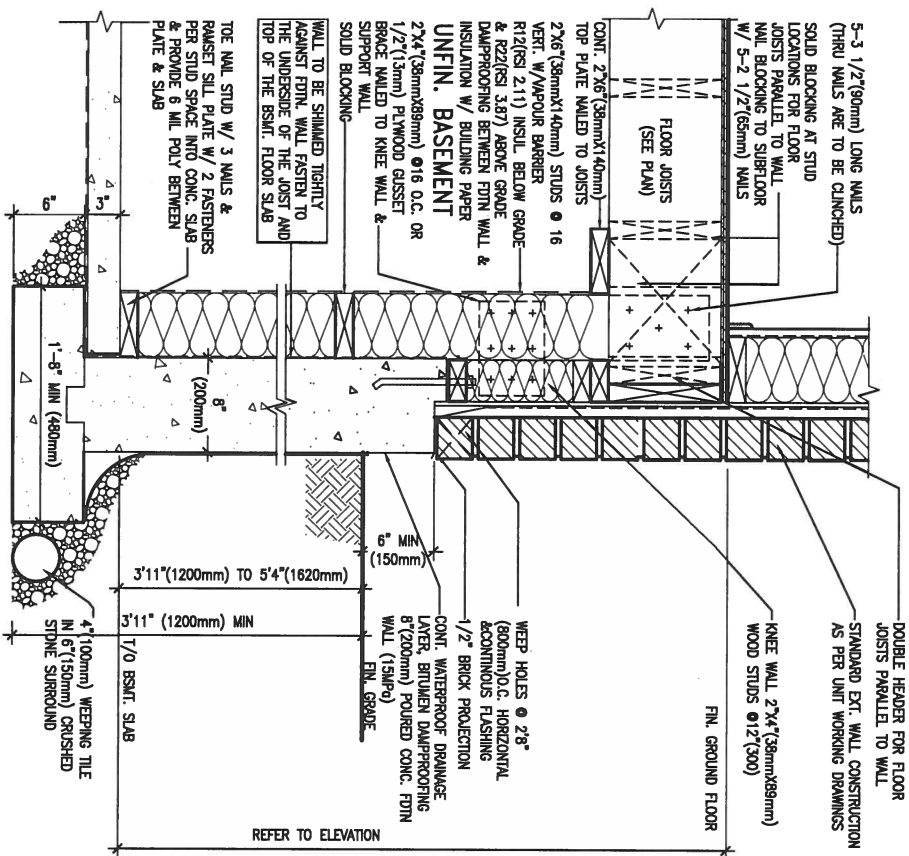


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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

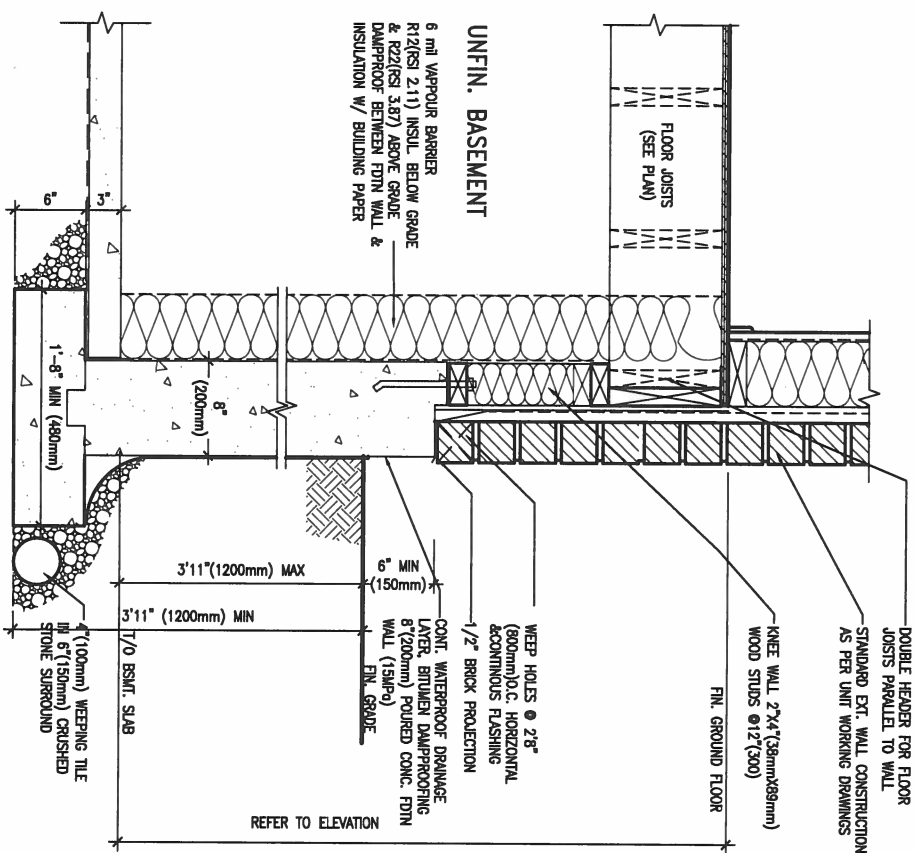
BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	CONSTRUCTION NOTES	drawing no.
drawn by	RC	checked by	-
scale	3/16" = 1'-0"	file name	13045-CONST-OBC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - Dec 20 2016 - 9:17 AM			



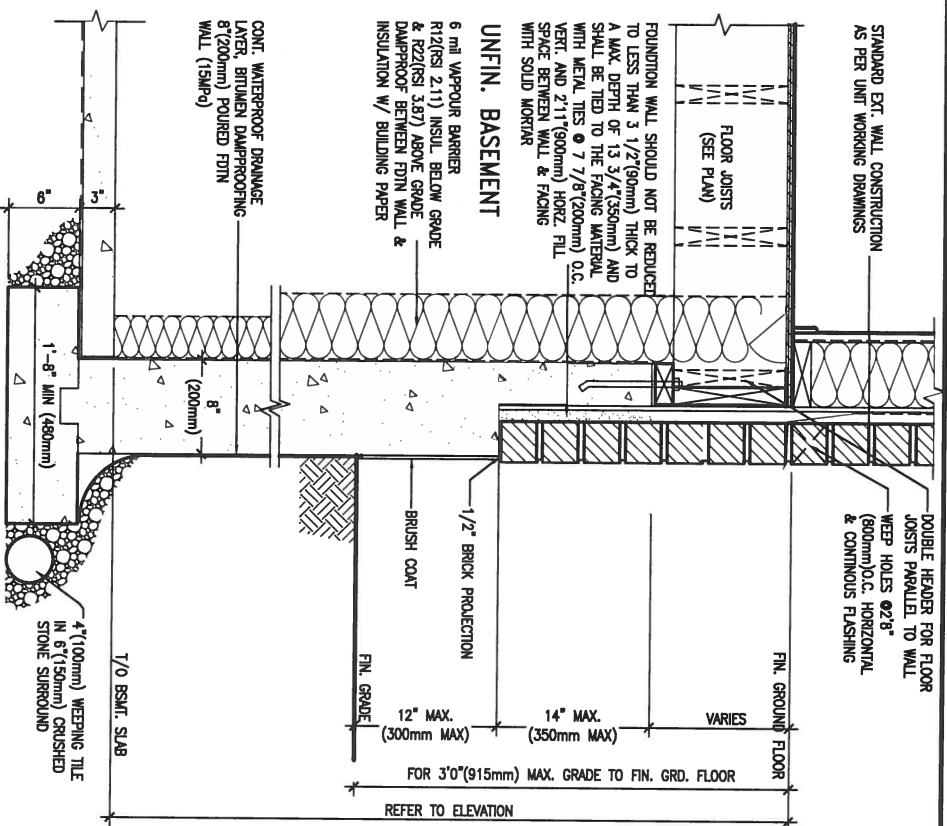




WALK-OUT WALL SECTION FOR GRADE  
HEIGHTS BETWEEN 3'11" (1200mm) AND  
5'4" (1620mm) BASEMENT SLAB TO GRADE  
N.T.S.



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



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

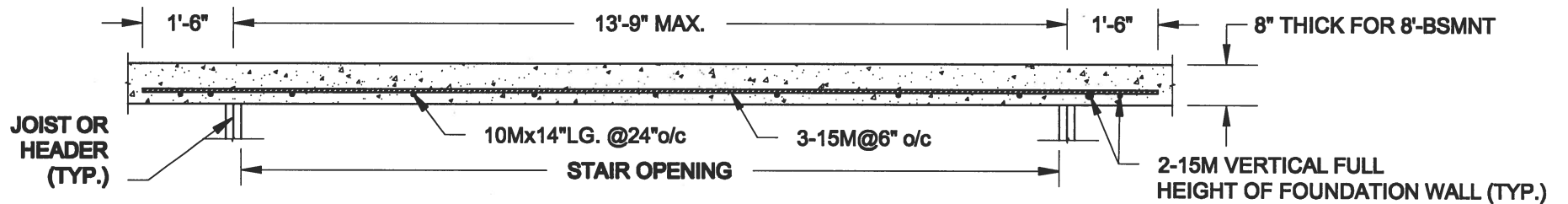
APR 20, 2017



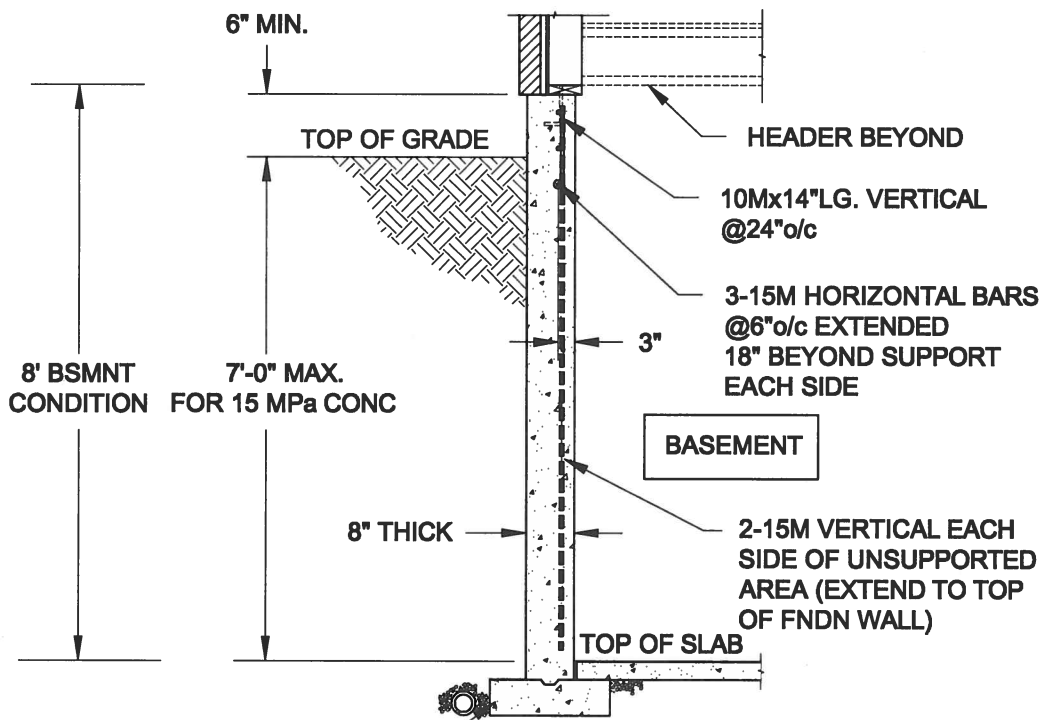
9	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 <b>VA3 DESIGN</b>	<b>BAYVIEW WELLINGTON</b>	<b>CONST NOTE</b> -	
8	.	.	qualification information				
7	.	.	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591				
6	.	.	name signature BCIN				
5	.	.	registration information	 <b>VA3 DESIGN</b>	<b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD</b>	project no. <b>13045</b>
4	.	.	VA3 Design Inc. 42658				
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		255 Consumers Rd Suite 120 Toronto ON M2J 1R4 t 416.630.2255 f 416.630.4782 v3design.com	<b>CONSTRUCTION NOTES</b>	drawing no. <b>CN9</b>	
no.	description	date by					
				date <b>APR 2014</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13045-CONST-0BC 2015</b>
				drawn by <b>RICHARD</b>	- H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Tue - Dec 20 2016 - 9:18 AM		

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## PLAN VIEW



### NOTES:

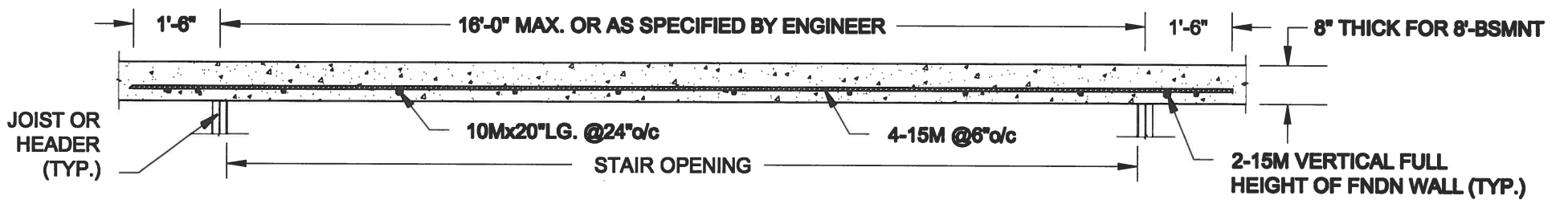
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. FOR 8'-BSMNT WHERE BACKFILL HEIGHT = 7'-0" MAX., CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN., OTHERWISE PROVIDE 20 MPa. 28-DAY COMPRESSIVE STRENGTH CONCRETE.
3. REINFORCING STEEL TO BE GRADE 400.

FTG. SIZE AS PER PLAN

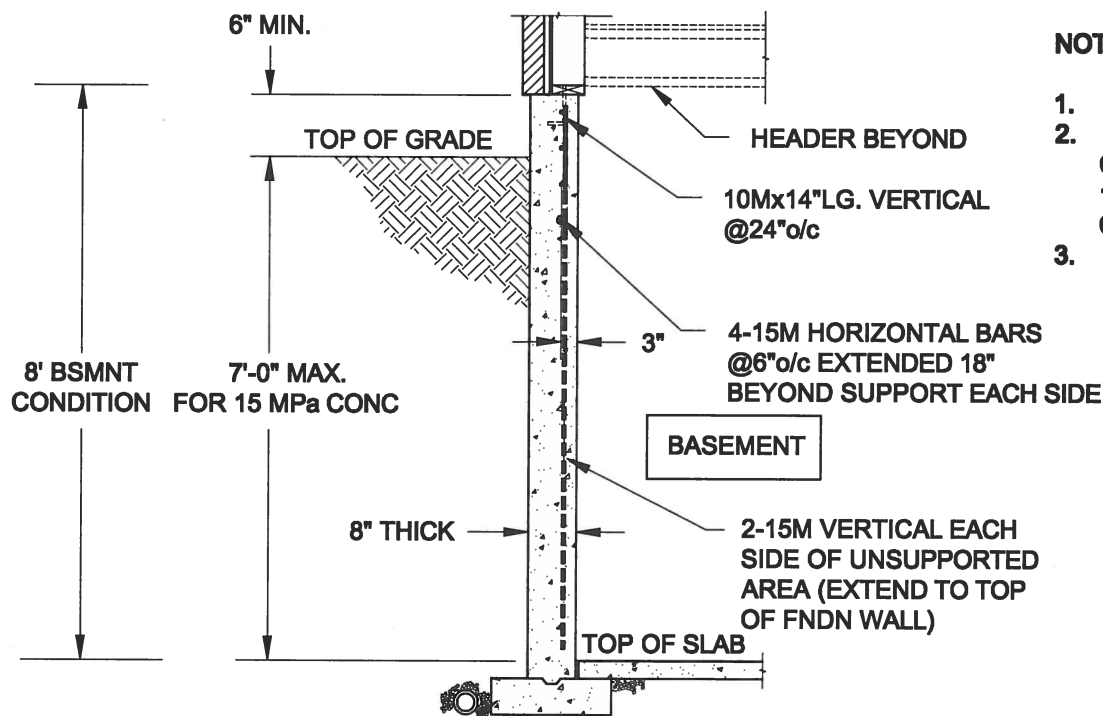
**1A**  
**S1**

## 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-31-2018	
Drawn: SC	Checked: SJB

### QUAILE ENGINEERING LTD.



38 Parkside Drive, UNIT 7  
Newmarket, ON  
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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

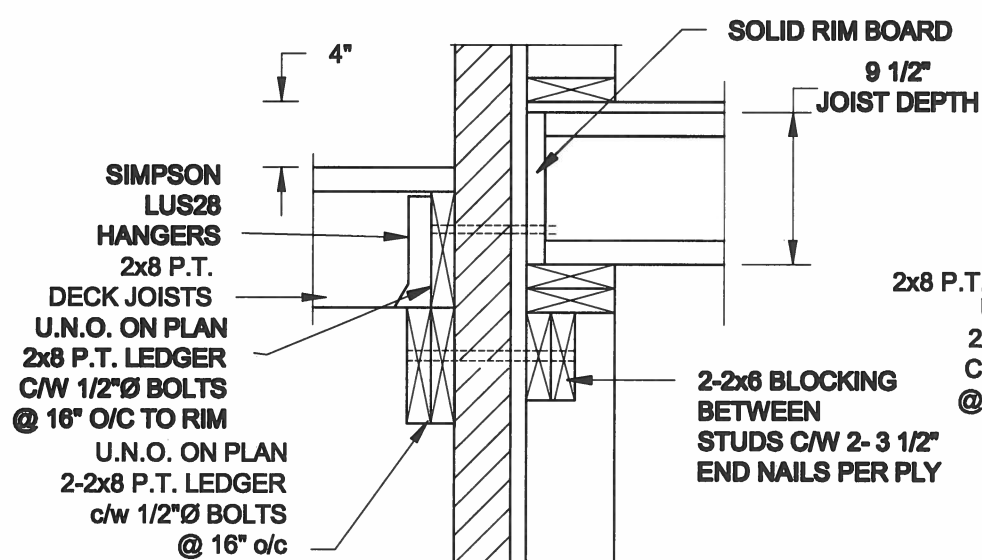
### Project No.:

16-102

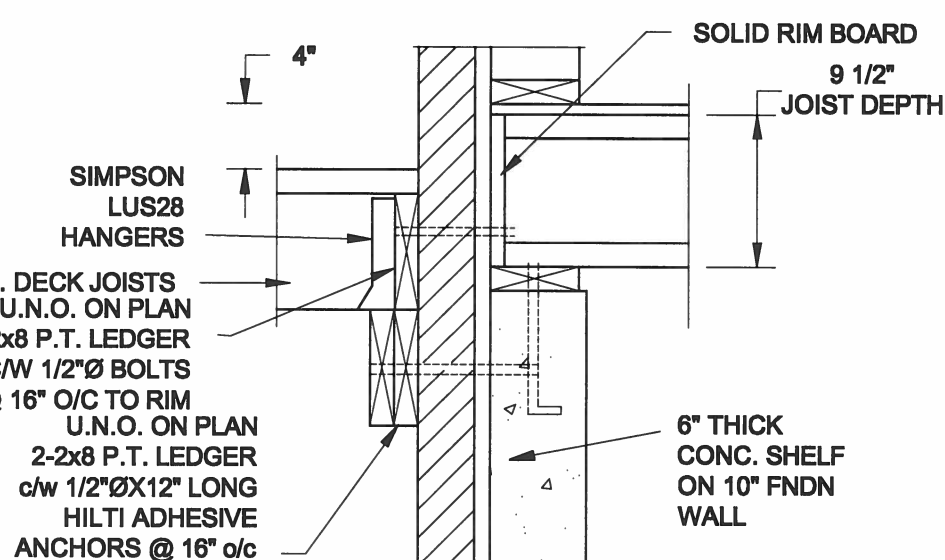
### Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



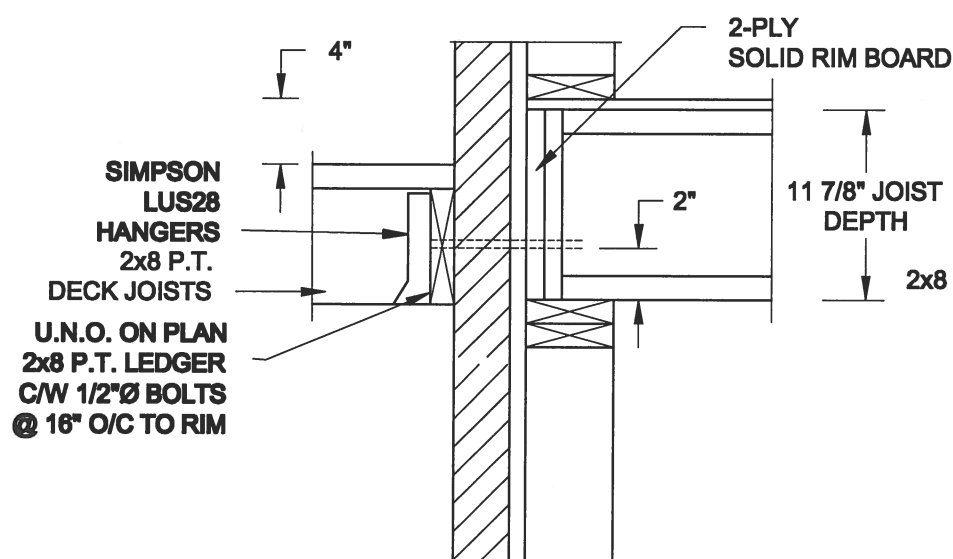
**1A**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"



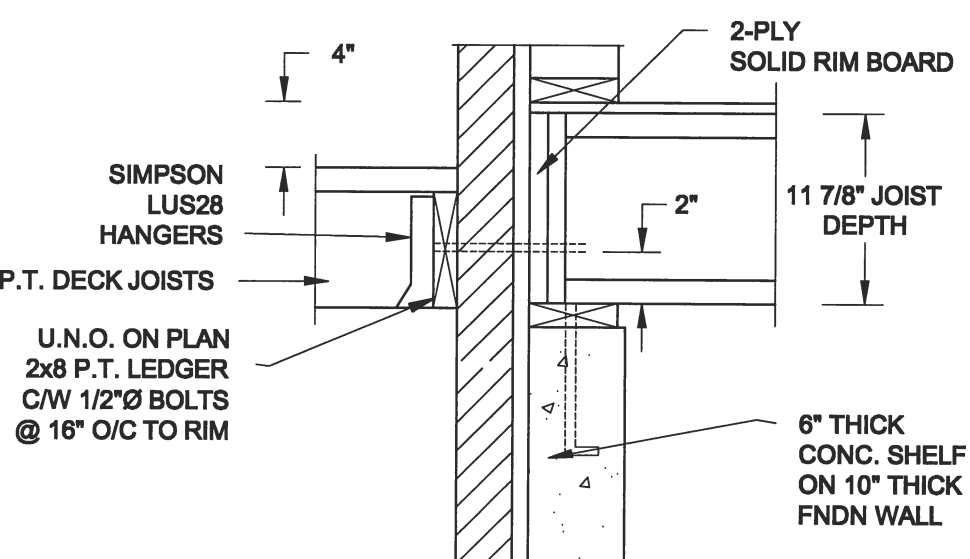
**1B**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

- 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

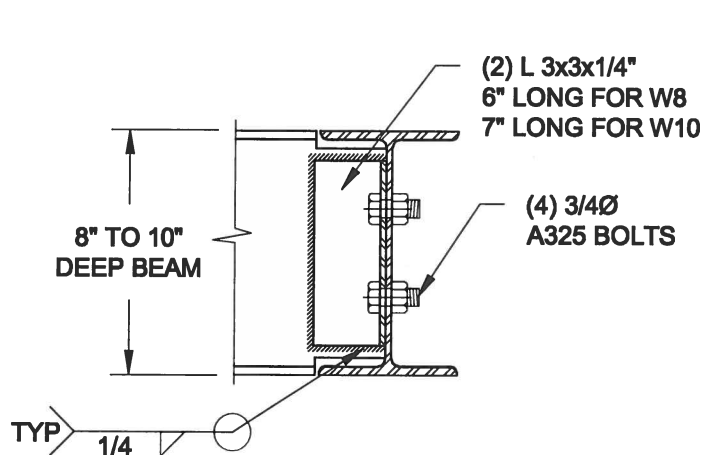


**2A**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

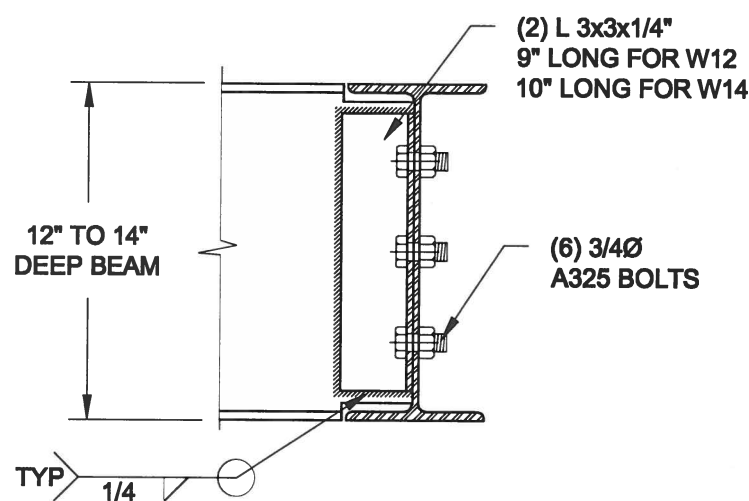


**2B**  
**S2** **DECK FASTENING DETAIL**  
SCALE: 1" = 1'-0"

- 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

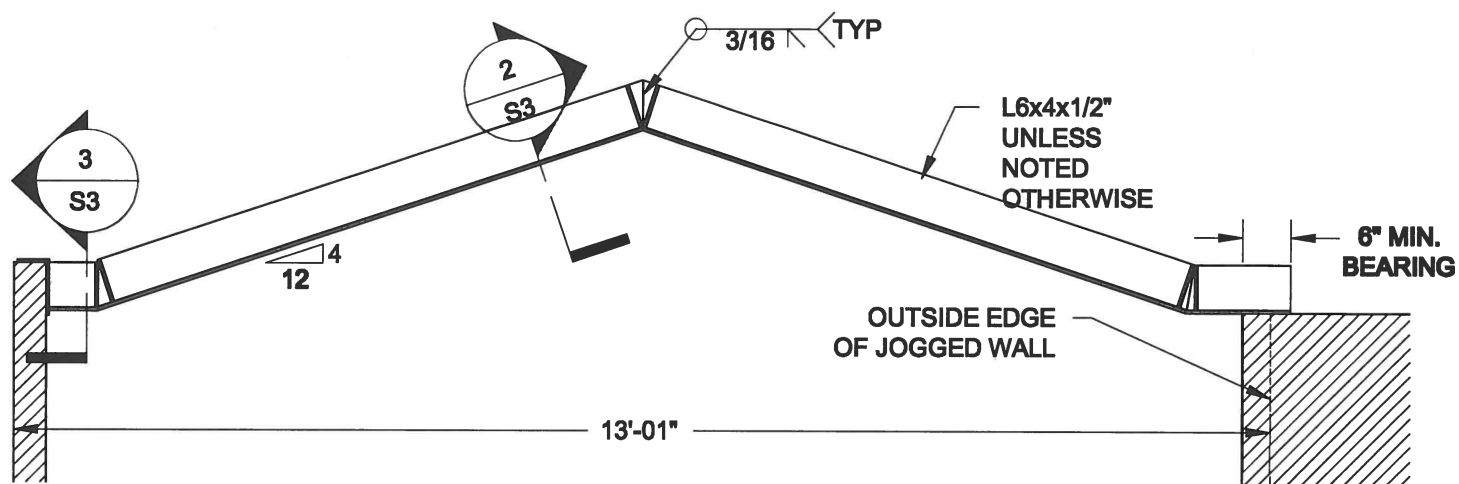
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16-102

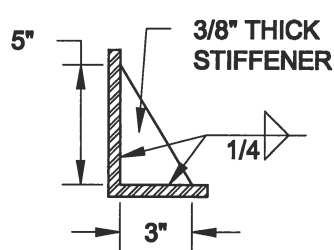
Drawing No.:

S2

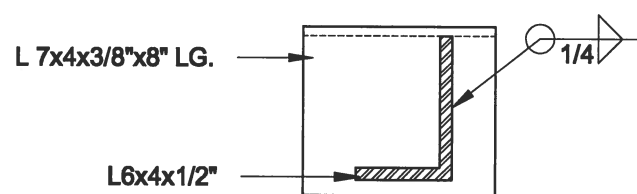




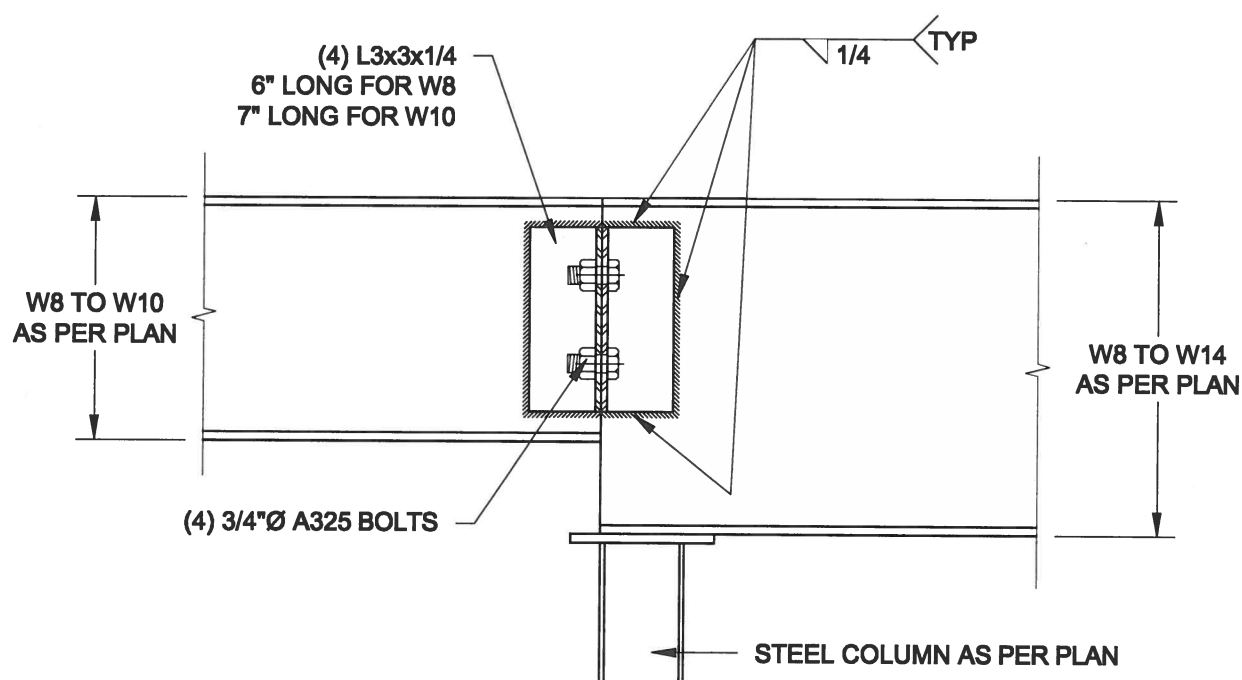
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1'-0"



**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: SJB

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MAY 30, 2016

Project:

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BRADFORD, ONTARIO

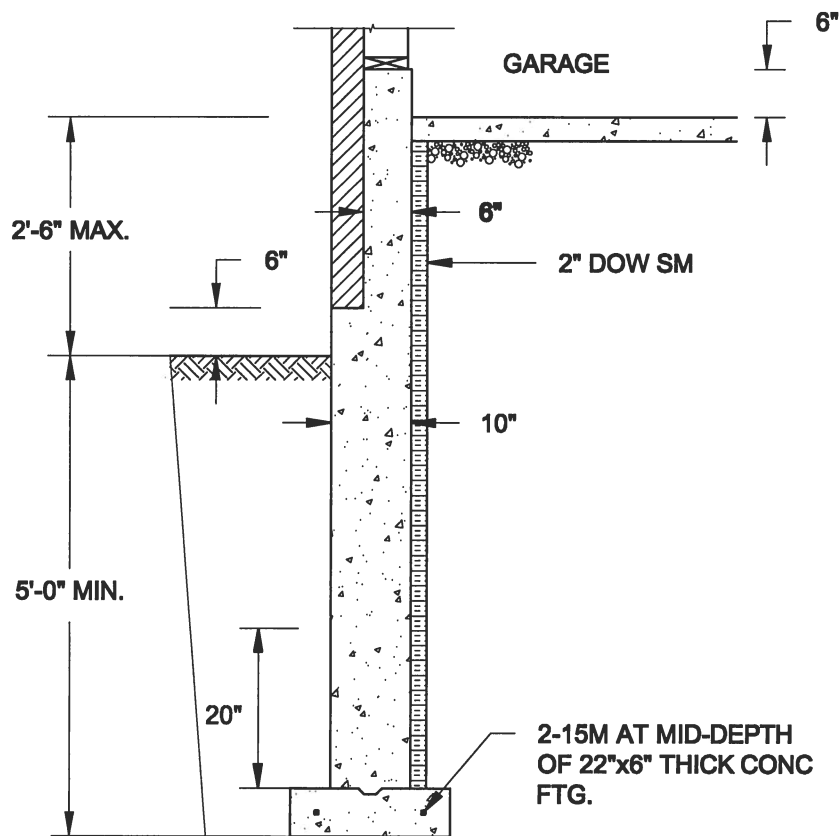
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

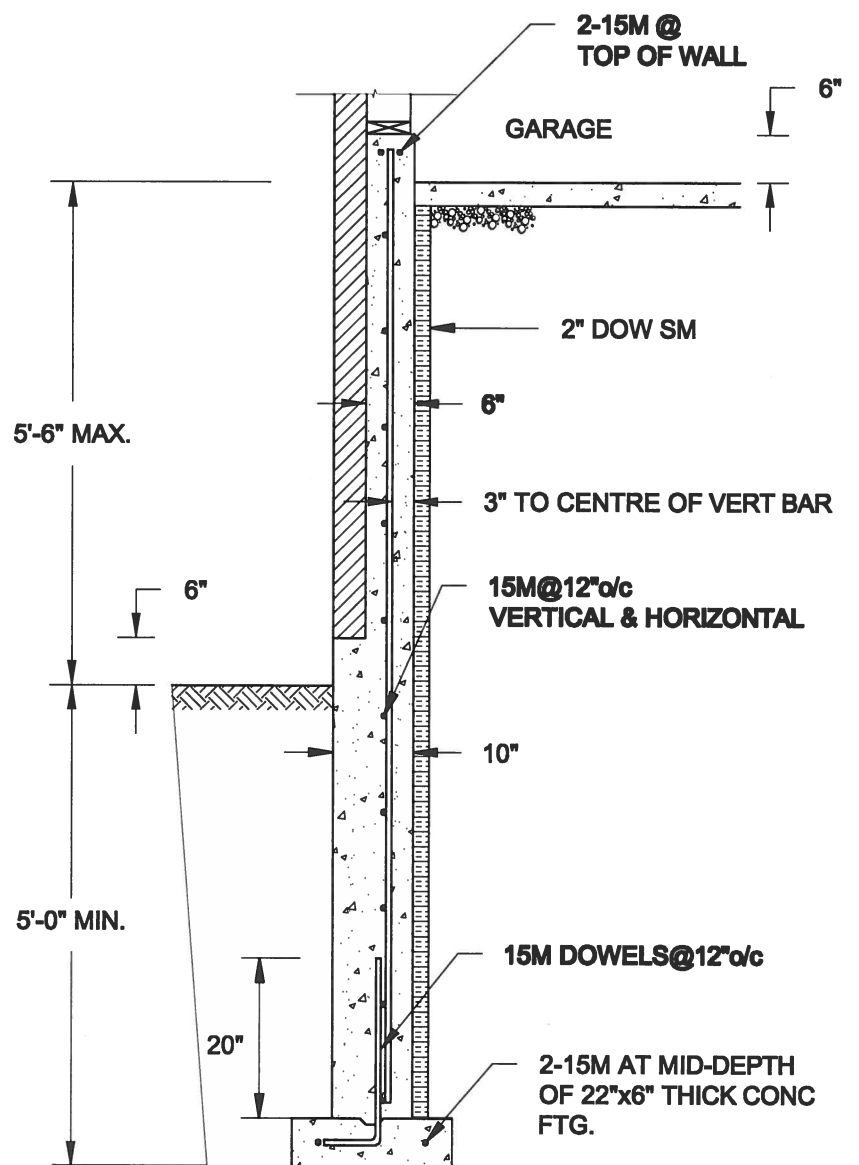
S3



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

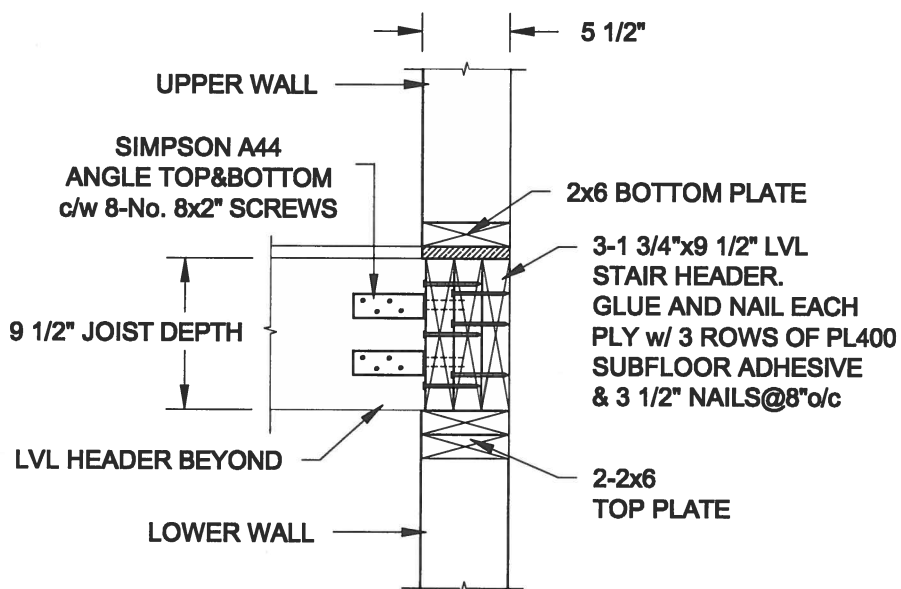
**NOTE:**

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.

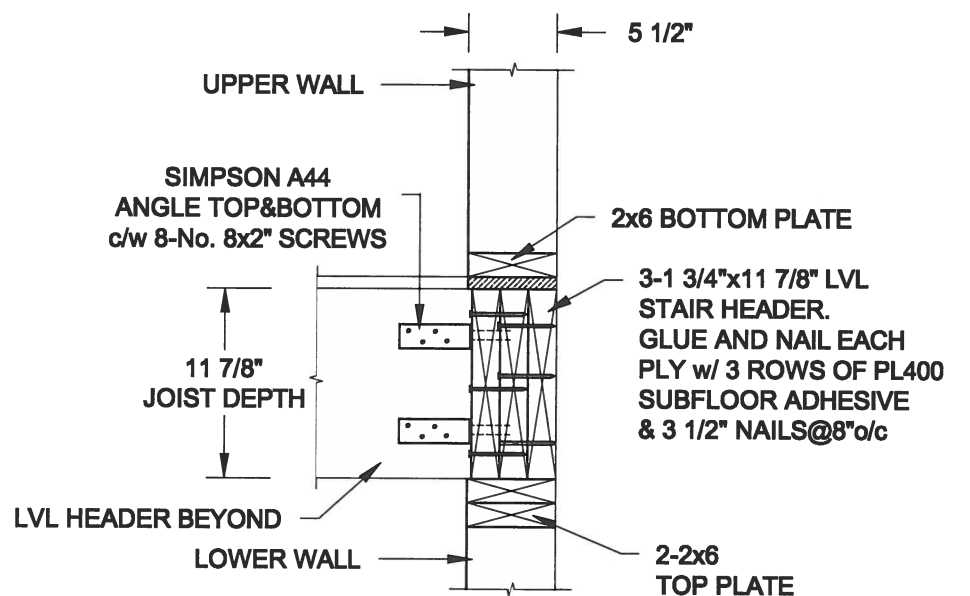


**1B**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

**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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MAY 30, 2016

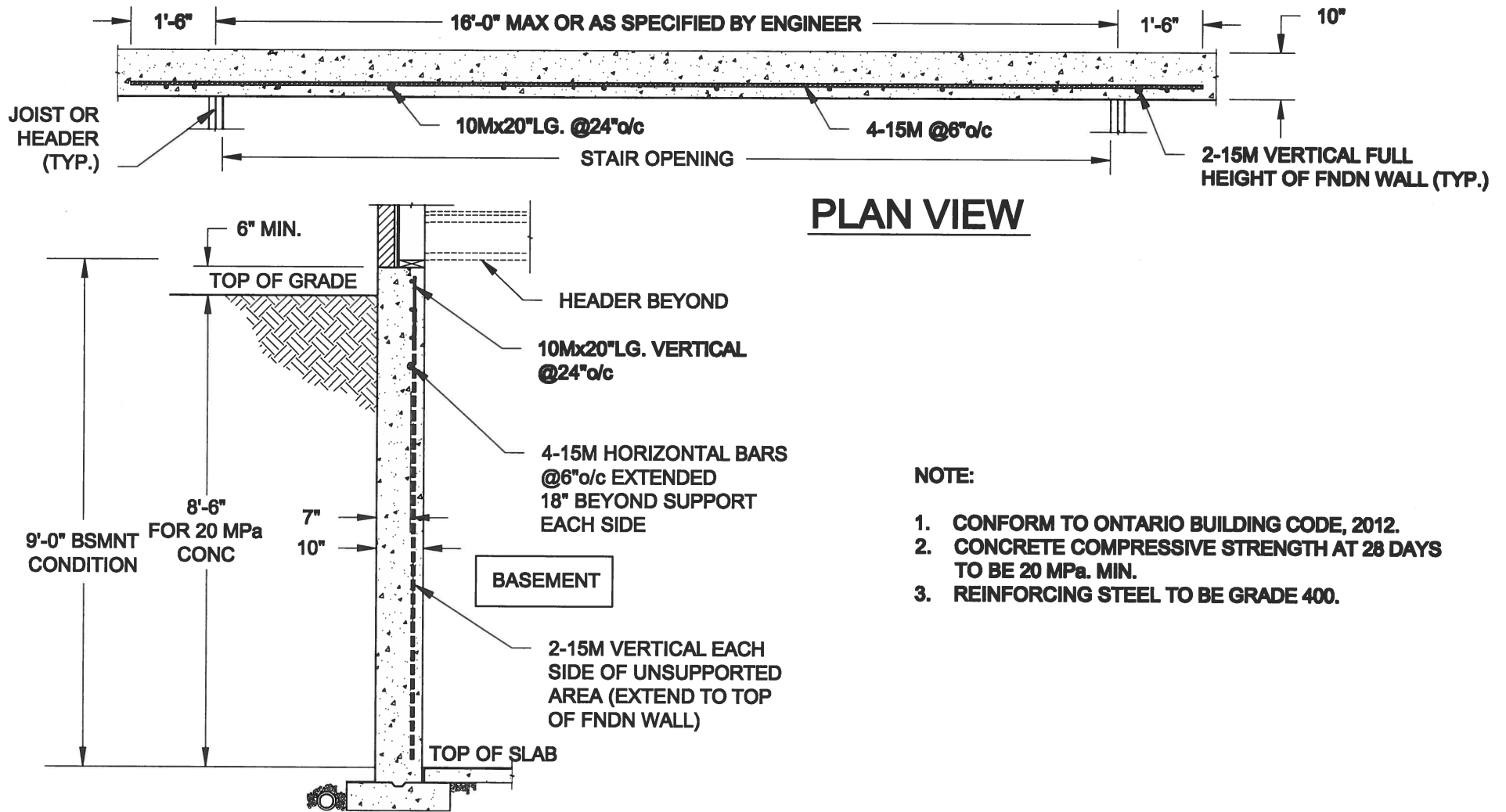
**Project:**  
**BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT**  
**BRADFORD, ONTARIO**

**TYPICAL STRUCTURAL DETAILS FOR SINGLES**

**Project No.:**  
**16-102**

**Drawing No.:**  
**S4**





**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.**



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MAY 30, 2016

Project:

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BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

16-102

Drawing No.:

S5