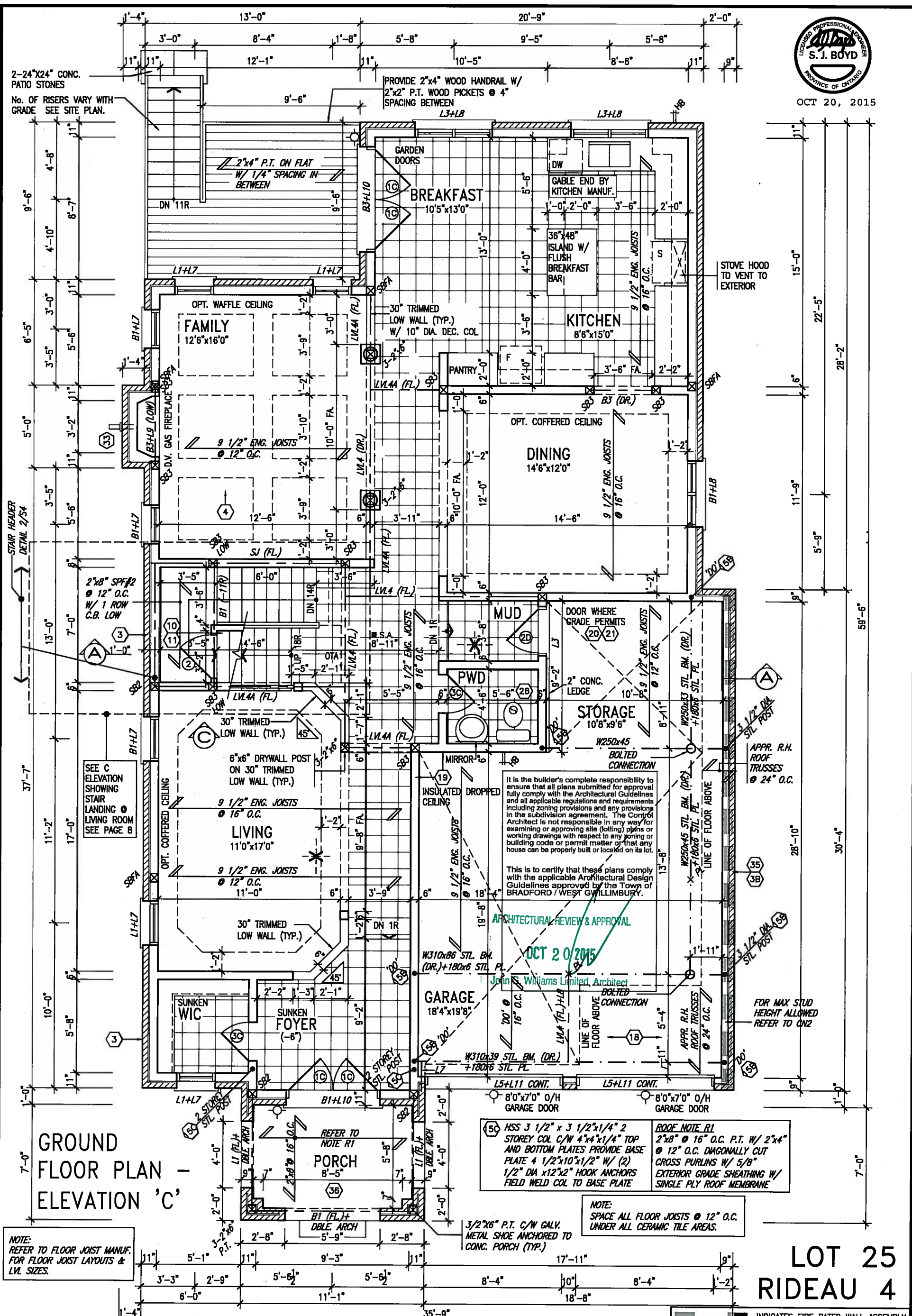




OCT 20, 2015



6 REVISED AS PER ENG COMMENTS		OCT 16-15	RC
5 REVISED AS PER FLOOR LAYOUT		OCT 06-15	RC
4 REV. PER PURCHASER REQUEST FOR LOT 25		AUG. 04/15	WT
3 REVISED AS PER ENG'S COMMENTS		APR 30-15	RC
2 ADDED UPGRADED REAR ELEVATIONS.		OCT. 02/14	GW
1 ISSUED FOR CLIENT COMMENT AND PRICING		14-09-02	RAM
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	25591
name	BCON
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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BAYVIEW WELLINGTON	
project name	GREEN VALLEY ESTATES
municipality	BRADFORD, ON
date	2014-08
drawn by	RAM
checked by	3/16" = 1'-0"
scale	
file name	13045-S42-4C-LOT 25
drawing no.	2

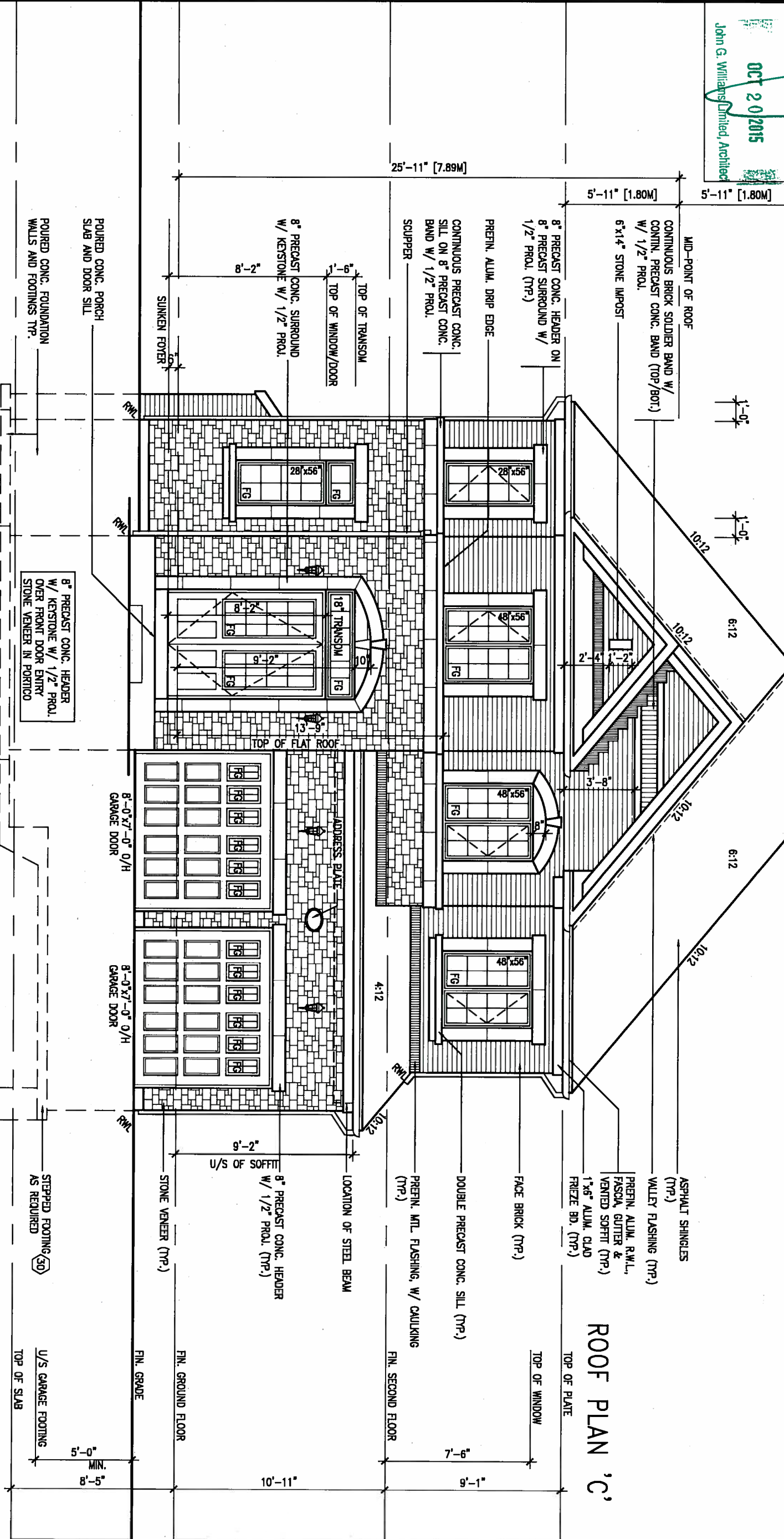
S42-4	
RIDEAU 4	
project no.	13045

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Table with 2 columns: UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.7) and ENERGY EFFICIENCY - OBC S912. Rows include ELEVATION C LOT25, WALL AREA S.F., OPENING S.F., PERCENTAGE, FRONT, LEFT SIDE, RIGHT SIDE, REAR, TOTAL SQ. FT., and TOTAL SQ. M.

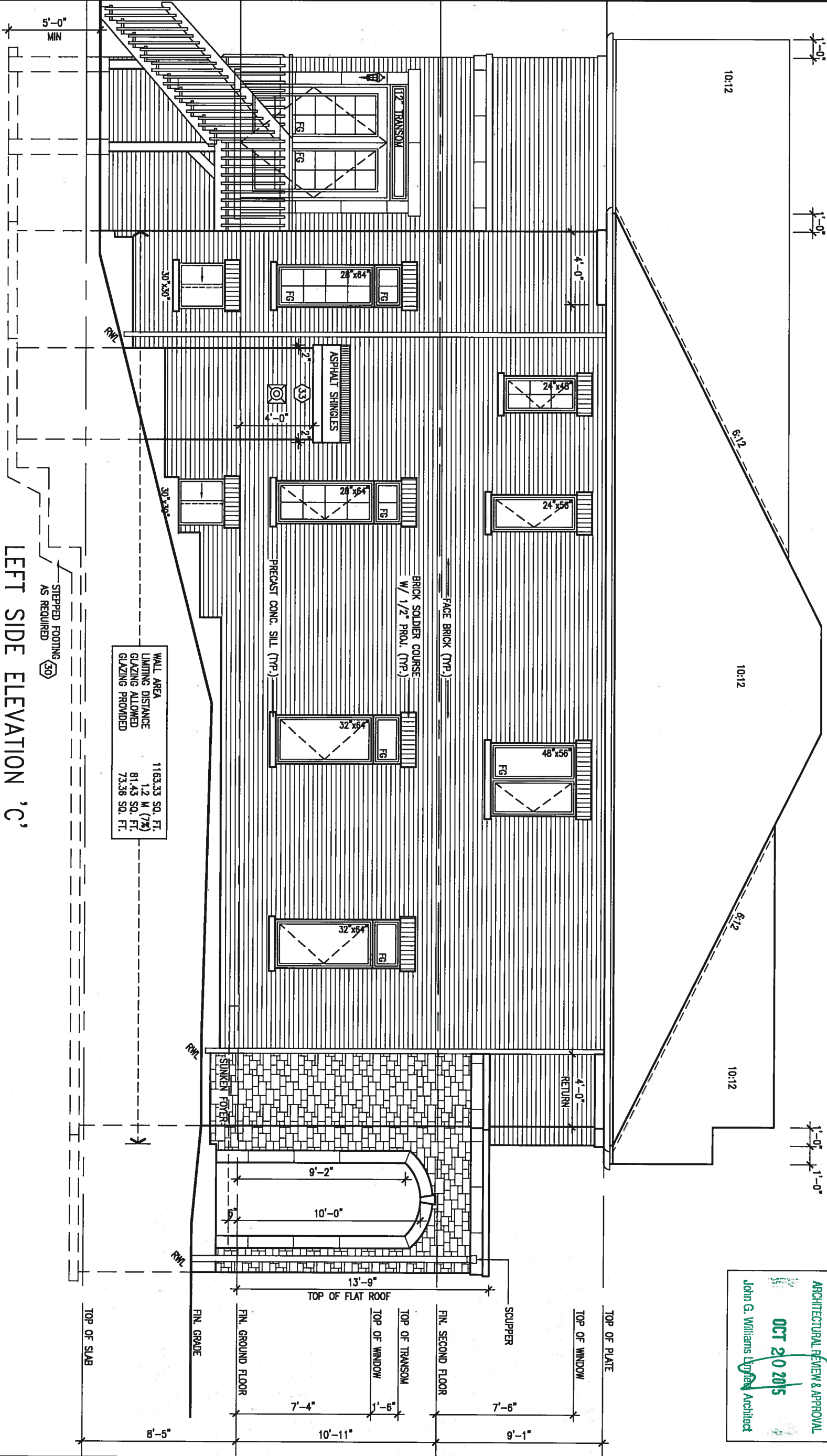
ARCHITECTURAL REVIEW & APPROVAL
OCT 20 2015
John G. Williams Limited, Architect

FRONT ELEVATION 'C'



Project information and revision table. Includes project name 'GREEN VALLEY ESTATES', location 'BRADFORD, ON', and a table of revisions with dates and descriptions.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.



WALL AREA
LIMITING DISTANCE
GLAZING ALLOWED
GLAZING PROVIDED

1163.33 SQ. FT.
1.2 M (7%)
81.43 SQ. FT.
73.36 SQ. FT.

OCT 20, 2015



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 of the Municipality of Bradford. The Council in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

ARCHITECTURAL REVIEW & APPROVAL
OCT 20 2015
John G. Williams Architect

9			
8			
7			
6	REVISED AS PER ENG COMMENTS	OCT 16-15	RC
5	REVISED AS PER FLOOR LAYOUT	OCT 06-15	RC
4	REV. PER PURCHASER REQUEST FOR LOT 25	AUG. 04/15	WT
3	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	GW
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAAM
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-Baptista 25591
name
registration information
VA3 Design Inc. 42658

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BAYVIEW WELLINGTON		S42-4 RIDEAU 4	
project name GREEN VALLEY ESTATES	municipality BRADFORD, ON	project no. 13045	
date 2014-08	checked by RAAM	scale 3/16" = 1'-0"	drawing no. 5
LEFT SIDE ELEVATION 'C'		file name 13045-S42-4C-LOT 25	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\42\13045-S42-4C-LOT 25.dwg - Mon - Oct 19 2015 - 1:34 PM			

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES.

OCT 20, 2015



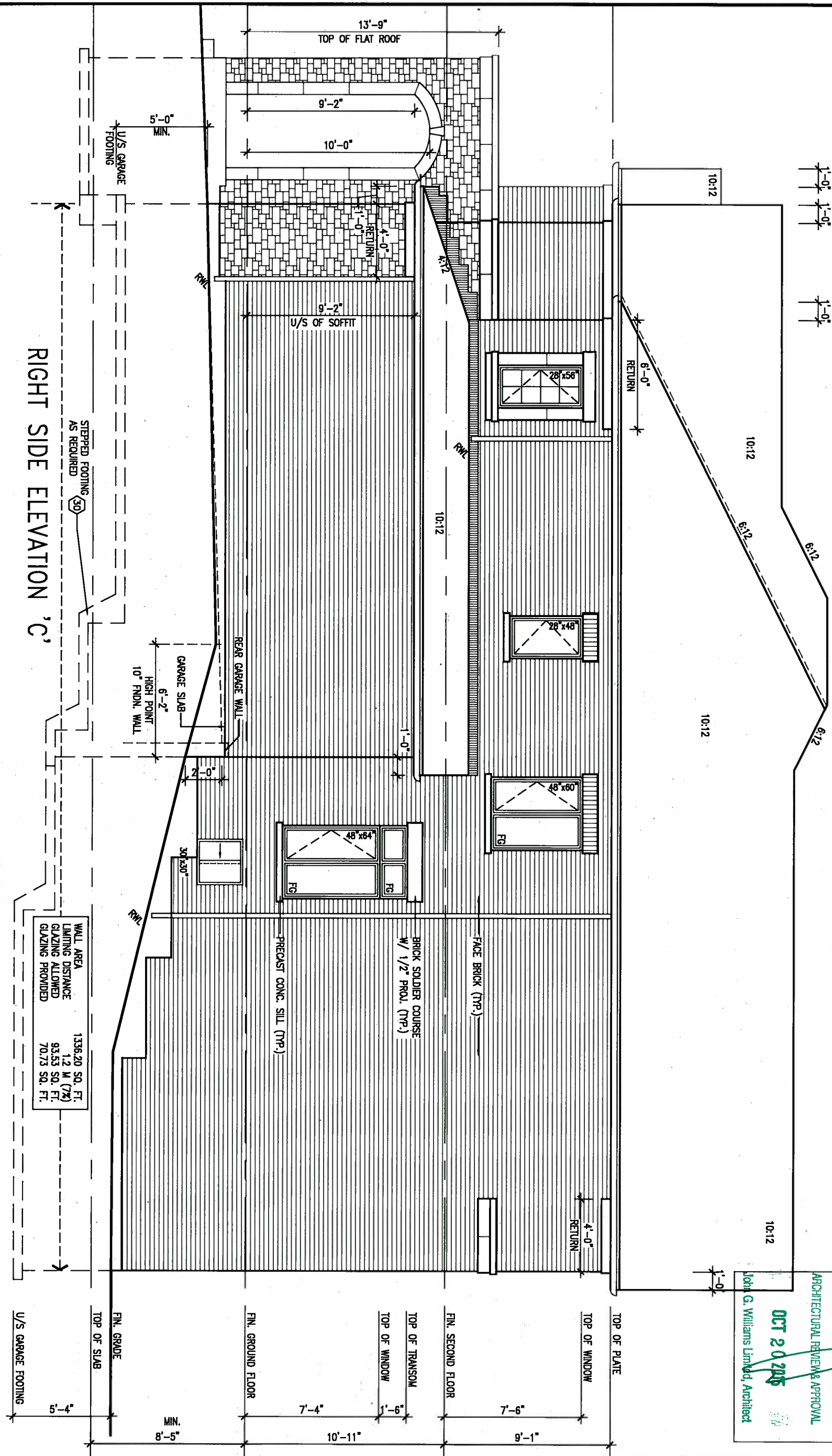
It is the builder's complete responsibility to ensure that all plans submitted for approval comply with applicable zoning regulations and all applicable regulations and requirements including zoning regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or 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 OHLIMBURY.

ARCHITECTURAL REVIEW & APPROVAL

OCT 20 2015

John G. Williams Limited, Architect



S42-4
RIDEAU 4

BAYVIEW WELLINGTON

project name
GREEN VALLEY ESTATES

municipality
BRADFORD, ON

project no.
13045

date
2014-08

RIGHT SIDE ELEVATION 'C'

drawing no.
6

drawn by
RAAM

checked by

scale
3/16" = 1'-0"

file name
13045-S42-4C-LOT 25

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va3design.com

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qualification information

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

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no.	description	date	by
9.			
8.			
7.			
6.	REVISED AS PER ENG COMMENTS	OCT 16-15	RC
5.	REVISED AS PER FLOOR LAYOUT	OCT 06-15	RC
4.	REV. PER PURCHASER REQUEST FOR LOT 25	AUG. 04/15	WT
3.	REVISED AS PER ENG'S COMMENTS	APR 30-15	RC
2.	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14	CW
1.	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02	RAAM

Ground floor area	1434 sq ft
Second floor area	1799 sq ft
Subtotal	3233 sq ft
Deduct all open area	16 sq ft
Total net area	3217 sq ft
Finished basement area	298.87 sq m
Coverage	00 sq ft
without porch	1979 sq ft
with porch	179.21 sq m
Coverage	2007 sq ft
	186.46 sq m



ARCHITECTURAL REVIEW & APPROVAL

OCT 29 2015

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It is the builder's complete responsibility to ensure that all applications for permits fully comply with the Architectural Guidelines and all applicable regulations and requirements 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 regulations. The Control Architect's house can be properly built or located on its lot.

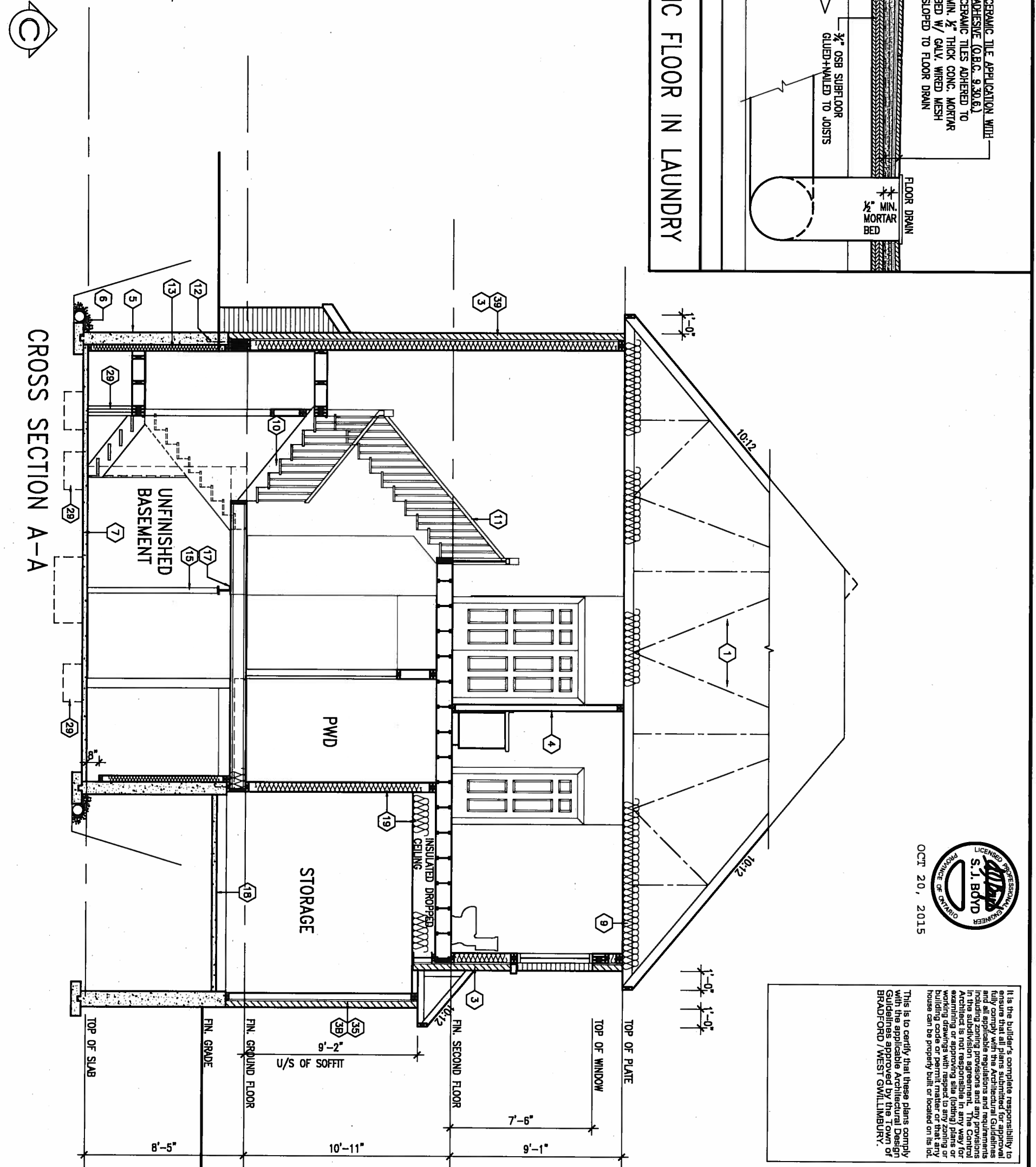
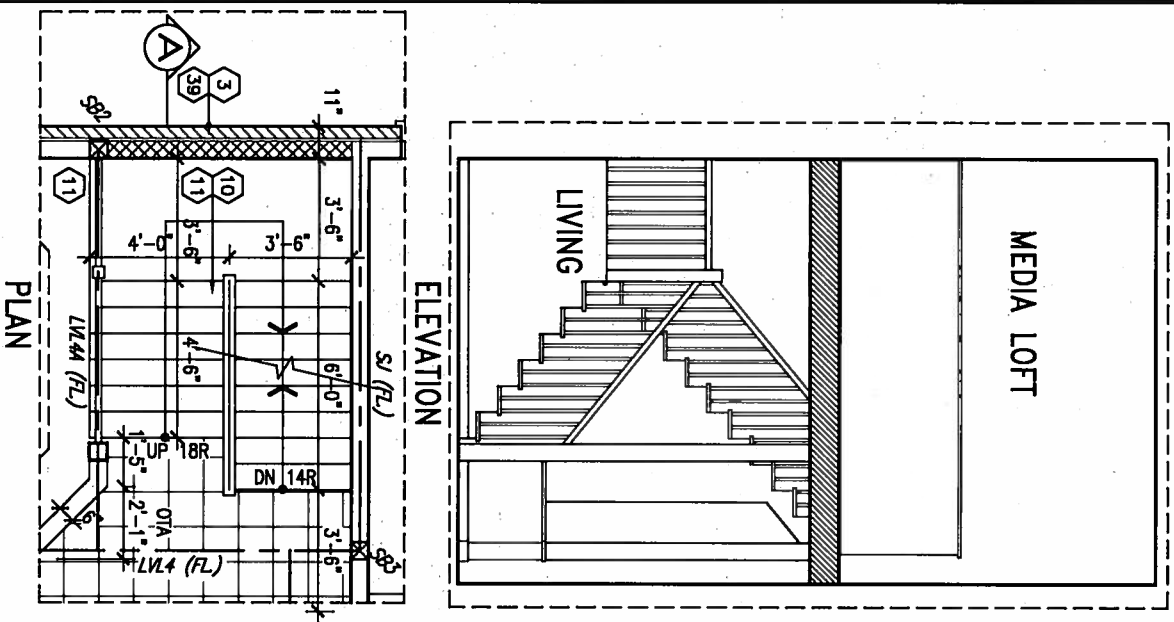
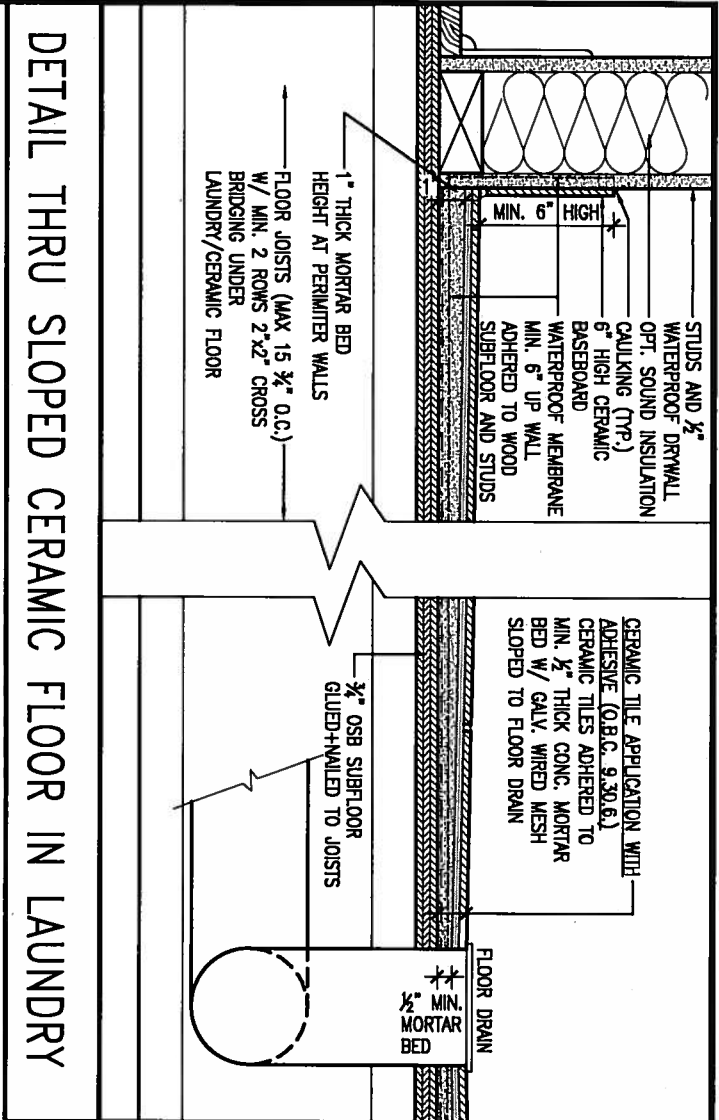
John G. Williams, Limited Architect

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	.	.	
6	REVISED AS PER ENG COMMENTS	OCT 16-15 RC	Wellington Jno-Baptiste <i>J. Baptiste</i> 25591
5	REVISED AS PER FLOOR LAYOUT	OCT 06-15 RC	name <i>signature</i> BCN
4	REV. PER PURCHASER REQUEST FOR LOT 25	AUG. 04/15 WT	registration information YAS Design Inc. 42658
3	REVISED AS PER ENG'S COMMENTS	APR 30-15 RC	
2	ADDED UPGRADED REAR ELEVATIONS.	OCT. 02/14 GW	
1	ISSUED FOR CLIENT COMMENT AND PRICING	14-09-02 RAA	
no.	description	date	by

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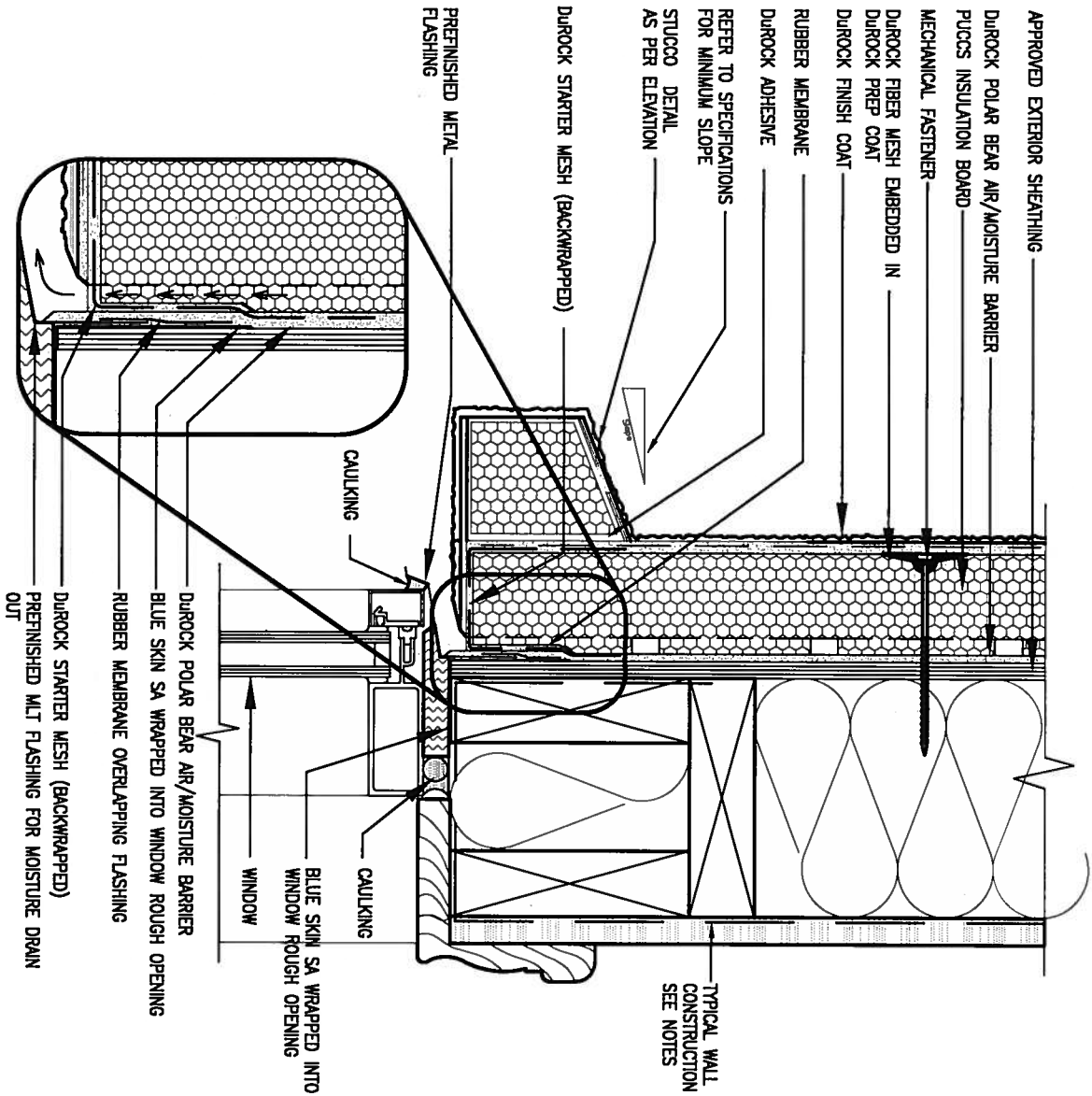
BAYVIEW WELLINGTON		S42-4 RIDEAU 4	
project name GREEN VALLEY ESTATES		project no. 13045	
municipality BRADFORD, ON			
date 2014-08		drawing no. 7	
drawn by RAAM		file name 13045-S42-4C-L07 25	
checked by -		scale 3/16" = 1'-0"	
REAR ELEVATION 'C' RICHARD - H:\ARCHIVE\WORKING\2013\13045.PW\units\42\13045-S42-4C-L07 25.dwg - Mon - Oct 19 2015 - 1:34 PM			

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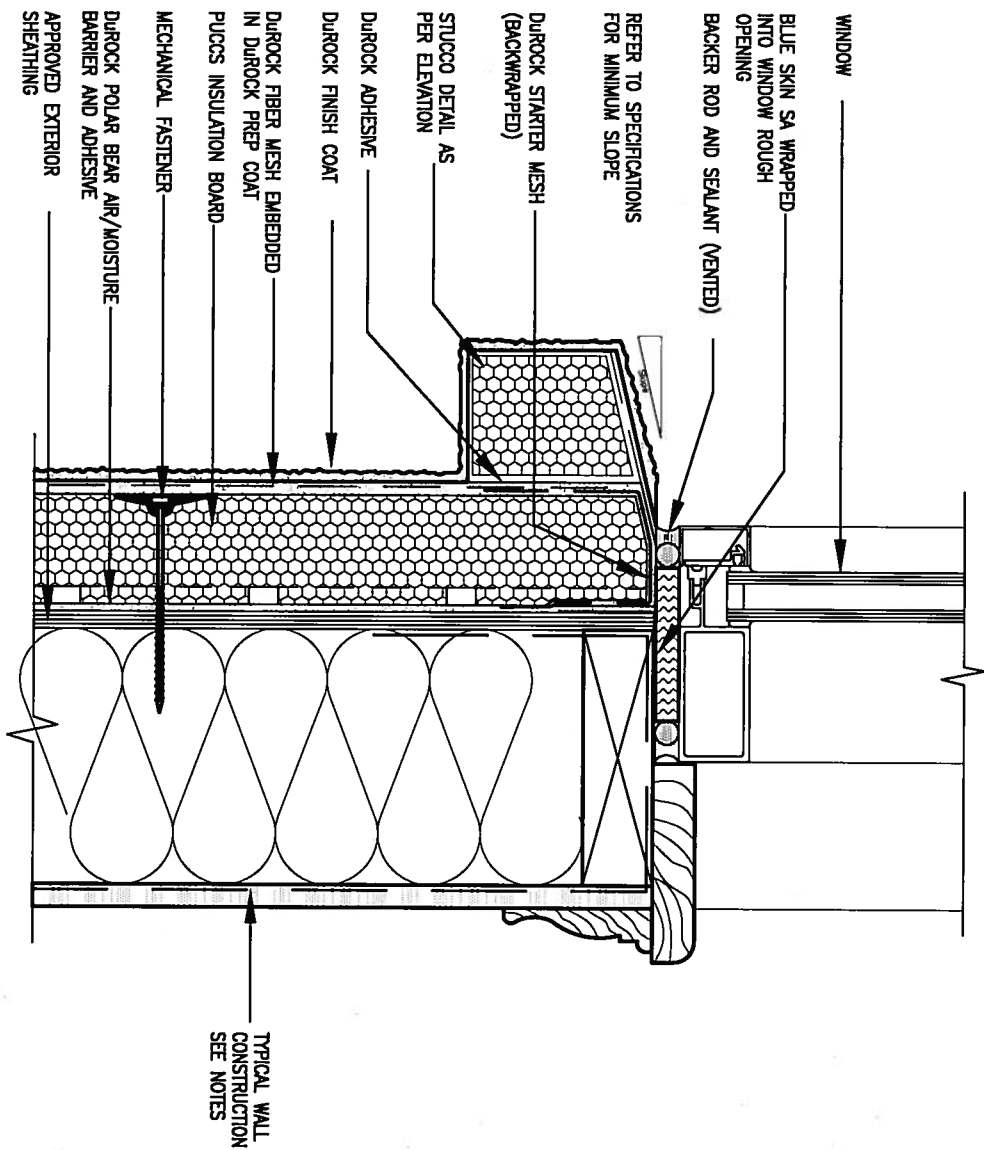
9		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		S42-4	
8		qualification information		Wellington Jno-Baptiste		RIDEAU 4	
7		Wellington Jno-Baptiste		signature		project no.	
6		25591		BCN		13045	
5		name		registration information		drawing no.	
4		VA3 Design Inc.		42658		8	
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.		300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com		CROSS SECTION A-A	
2		date		by		file name	
1		14-09-02		RAAM		13045-S42-4C-L0T 25	
no.		description		date		by	



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.

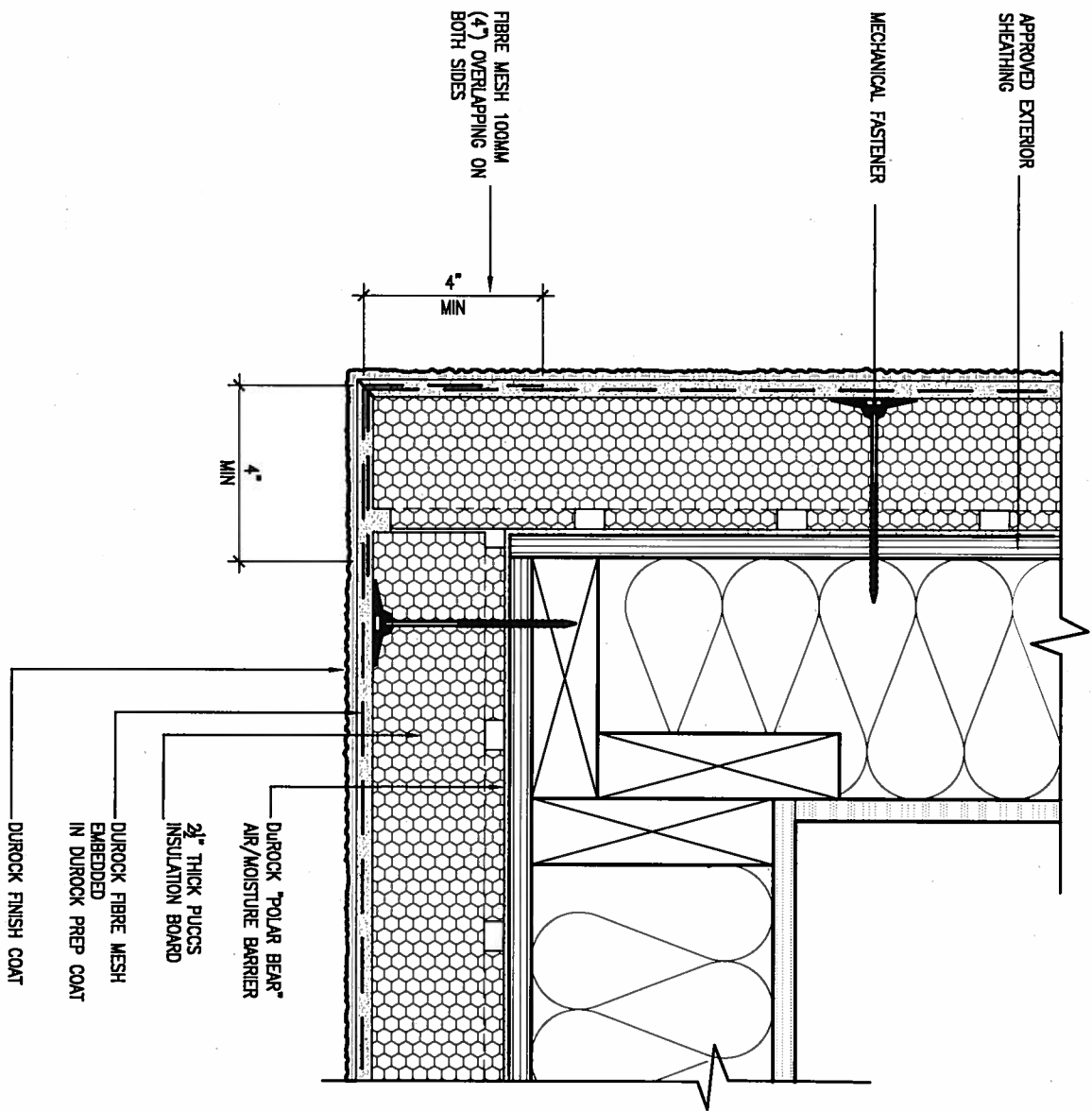
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



2 WINDOW SILL
CN3 SCALE: 3"=1'-0"

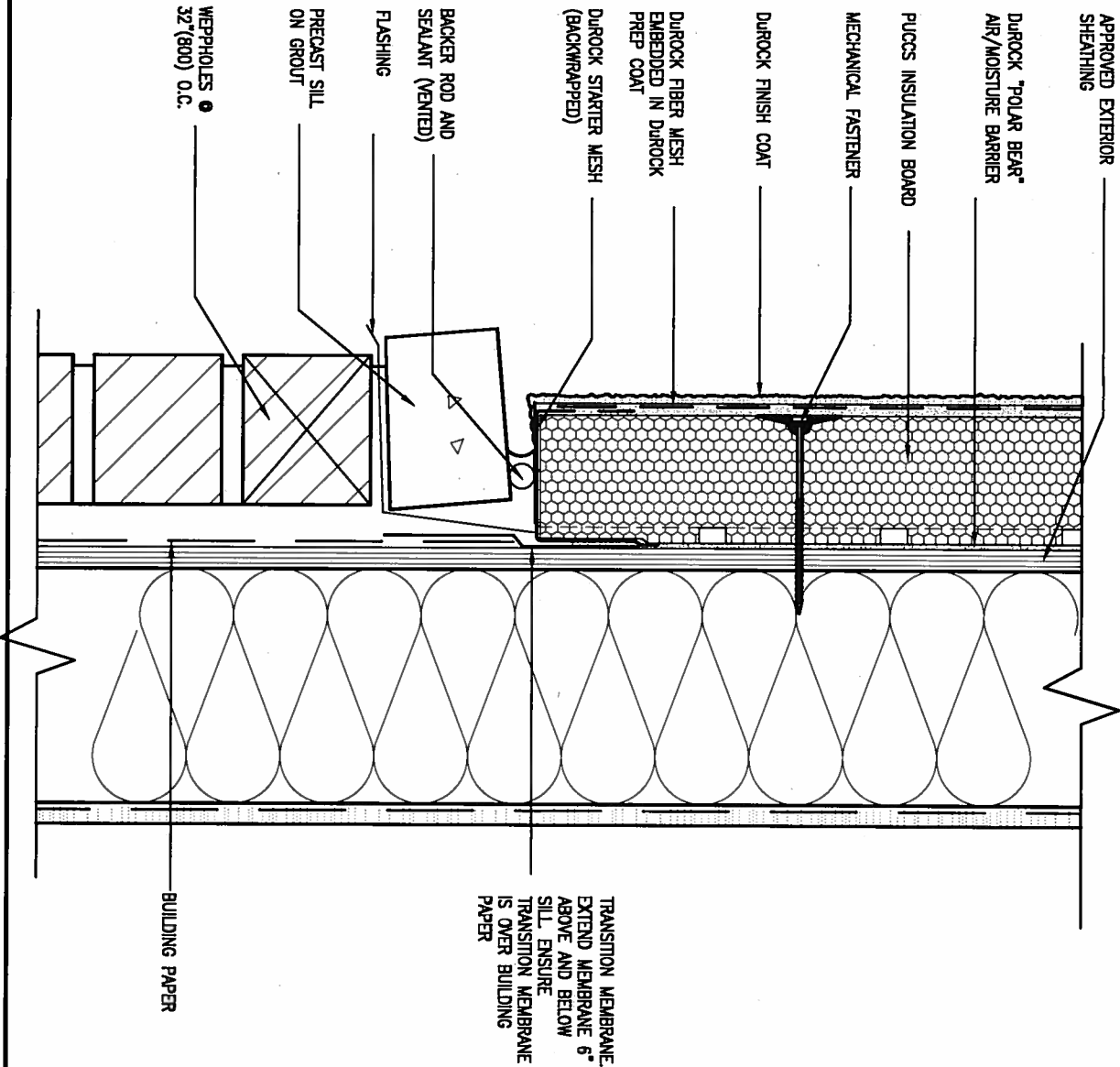
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com	BAYVIEW WELLINGTON project 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. CN3
8.	.	.	qualification information Wellington Jno-Baptiste 25591 name signature registration information BCN VA3 Design Inc. 42658				
7.	.	.	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.				
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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5 CORNER DETAIL
CNS SCALE: 3"=1'-0"

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



6 STUCCO / MASONRY PLINTH CONNECTION
CNS SCALE: 3"=1'-0"

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	.	.	signature
4	.	.	registration information
3	.	.	VAS Design Inc. 42658
2	UPDATE TO CODE	APR 16-15	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	
no.	description	date	by

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

drawing no. CN5

SB12-COMPLIANCE PACKAGE 'J'

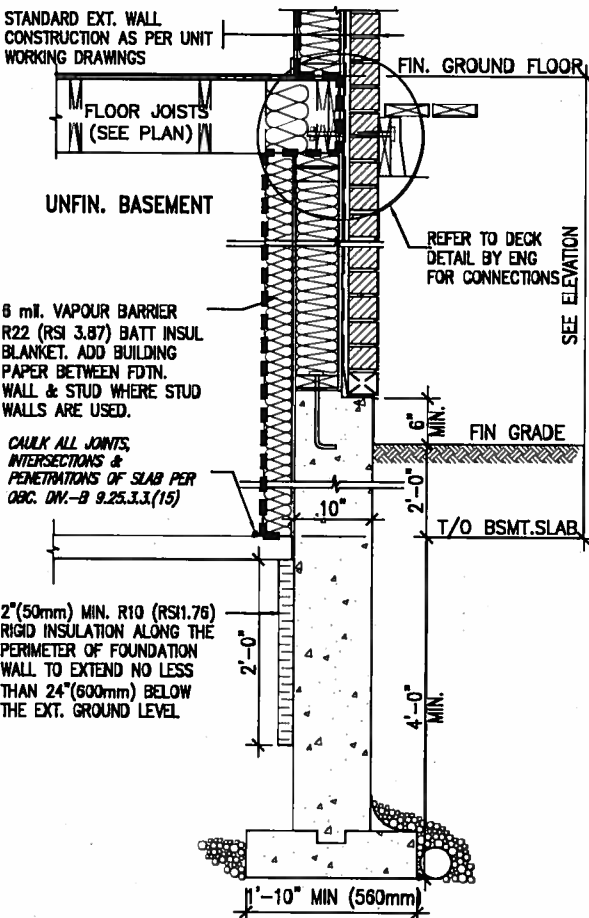
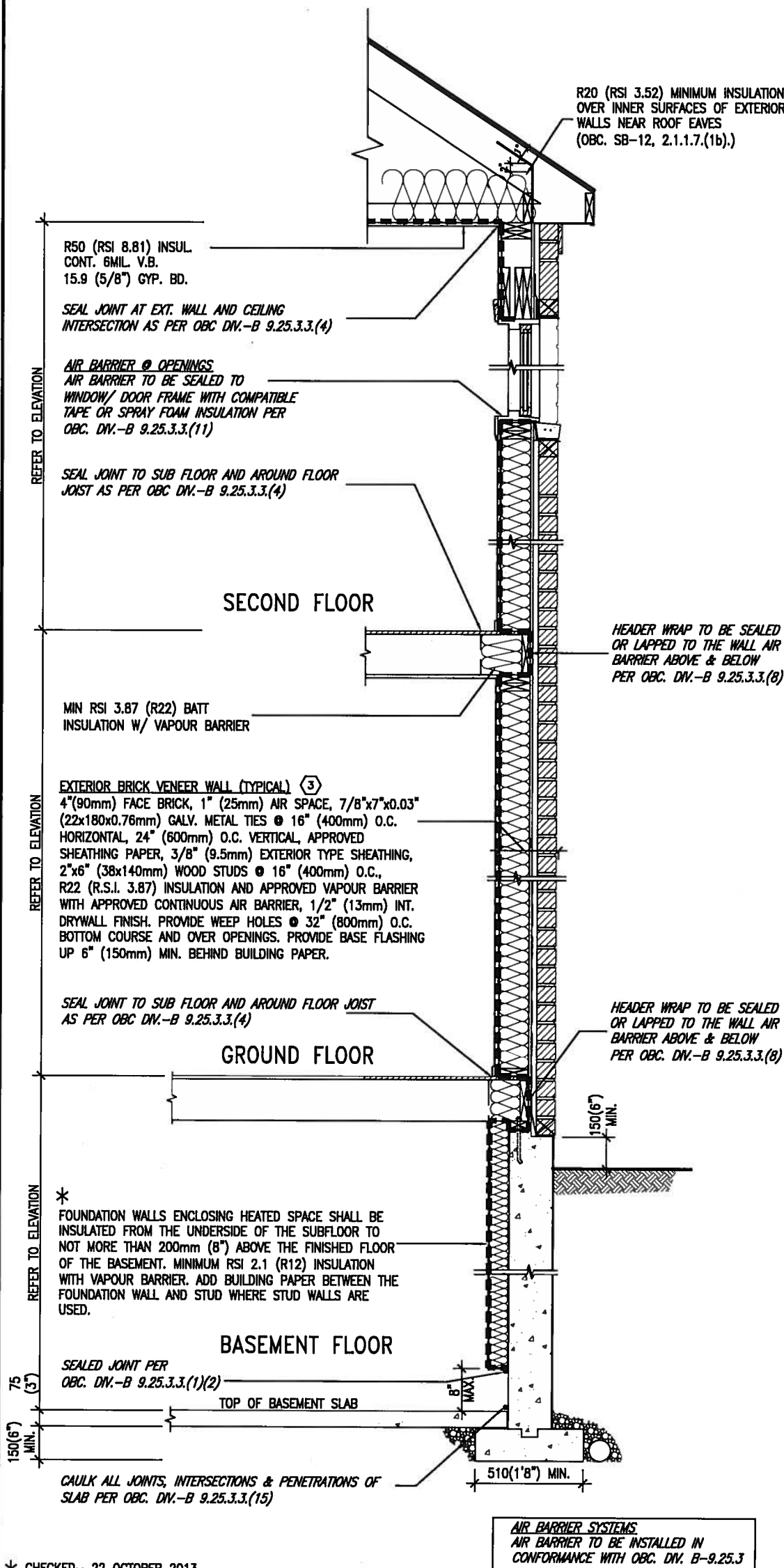
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



OCT 20, 2015



* 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.				name
5.				regulation information
4.				VAS 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	
no.	description	date	by	

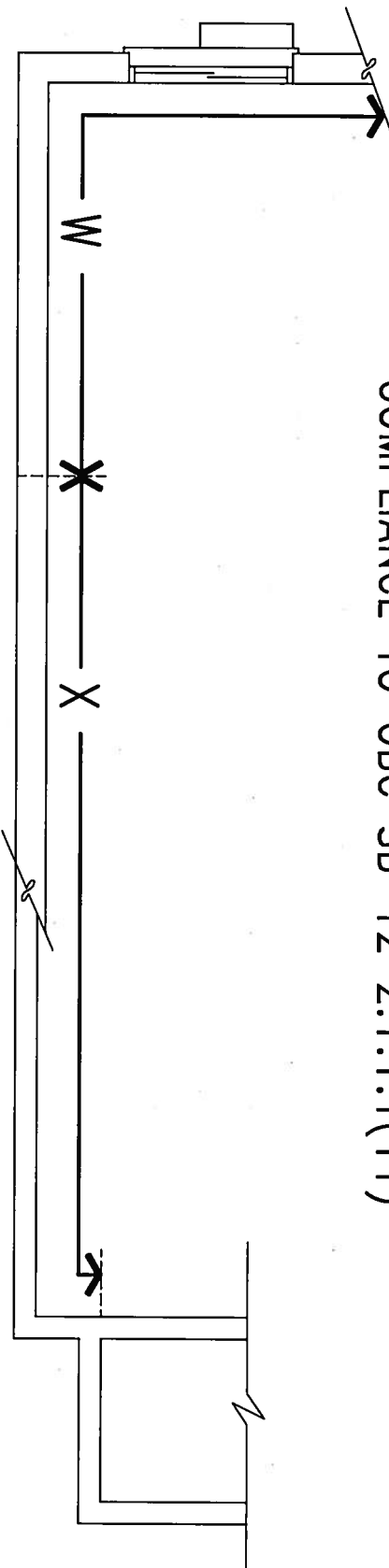


BAYVIEW WELLINGTON

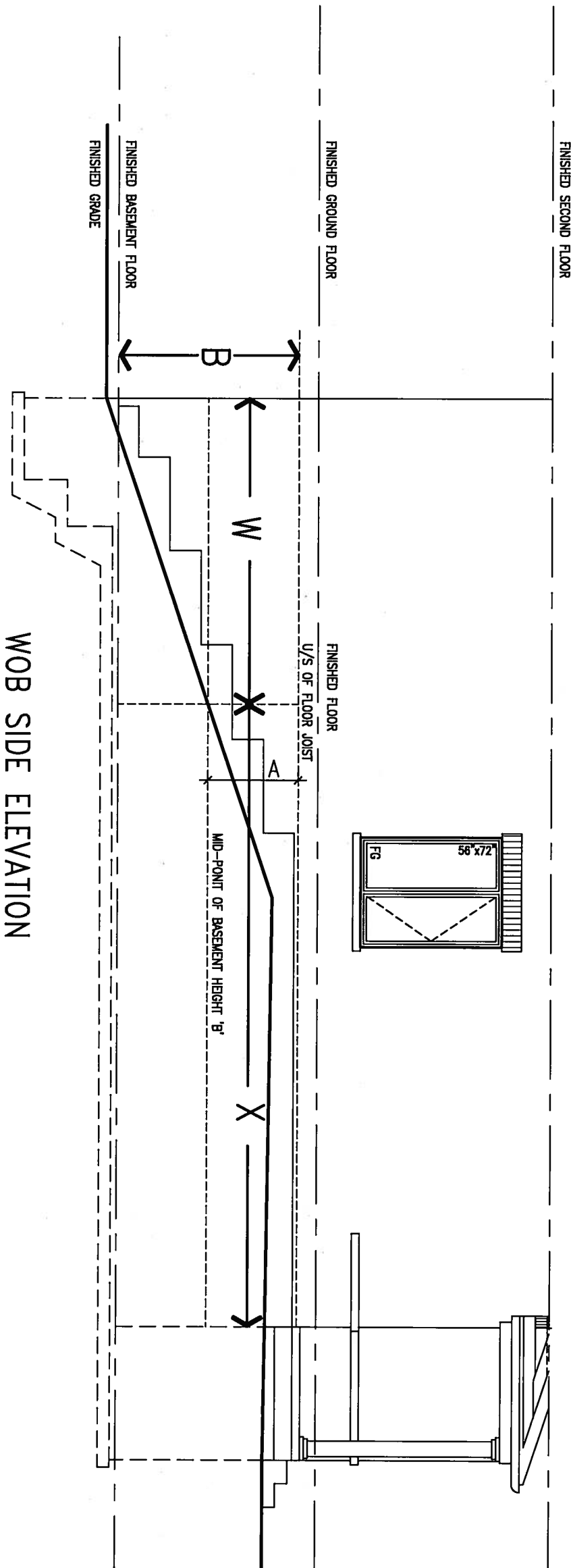
CONST NOTE

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	file name	CN6
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM					

COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

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

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

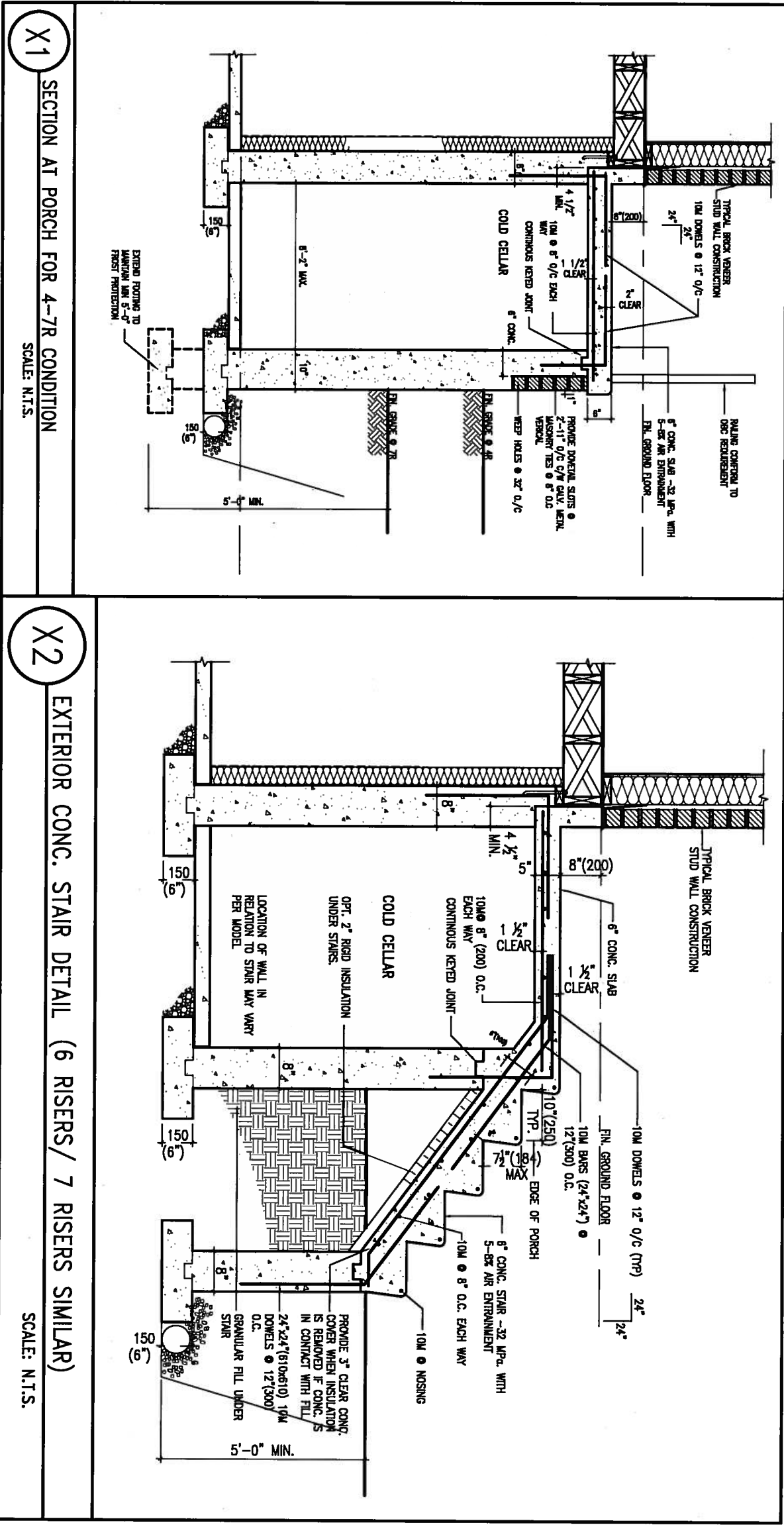
9.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	signature
4.	.	.	BCIN
3.	.	.	registration information
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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t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON	
project name GREEN VALLEY ESTATES	municipality BRADFORD
date APR 2014	checked by RC
drawn by RC	scale 3/16" = 1'-0"
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CONST NOTE	
project no. 13045	drawing no. CN7



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 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	CONST NOTE project no. 13045
8.				qualification information Wellington Jno-Baptiste 25591			
7.				name signature			
6.				registration information BCN 42658			
5.				VAS Design Inc.			
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.		CONSTRUCTION NOTES	drawing no. CN8
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC			file name 13045-CONST-OBC 2015	
no.	description	date	by			RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Tue - May 12 2015 - 8:51 AM	



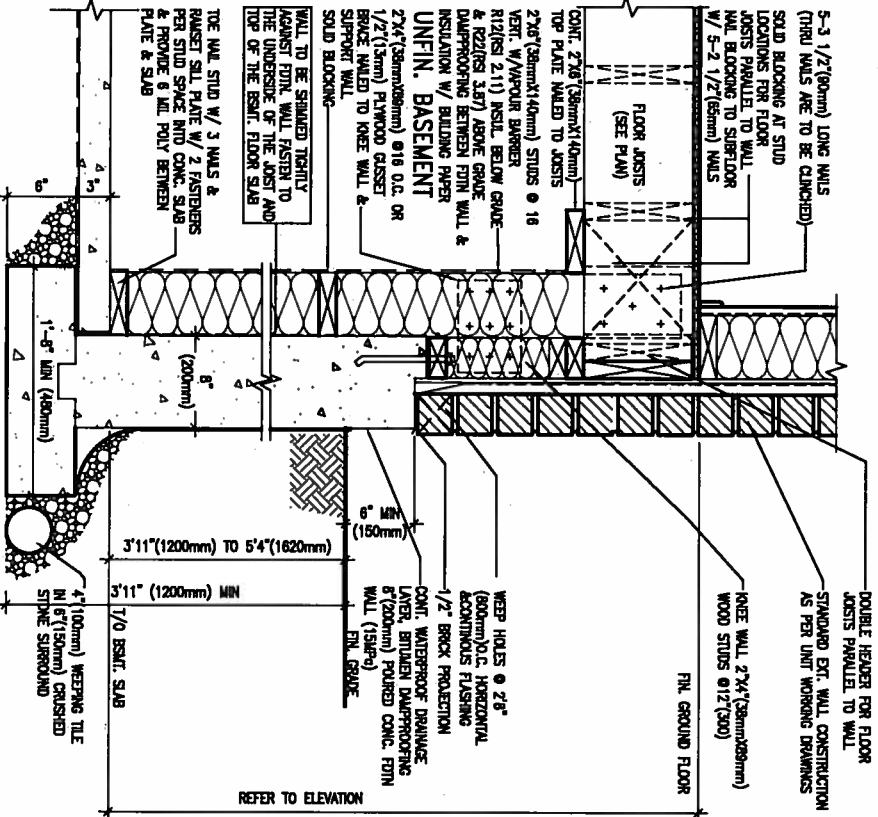
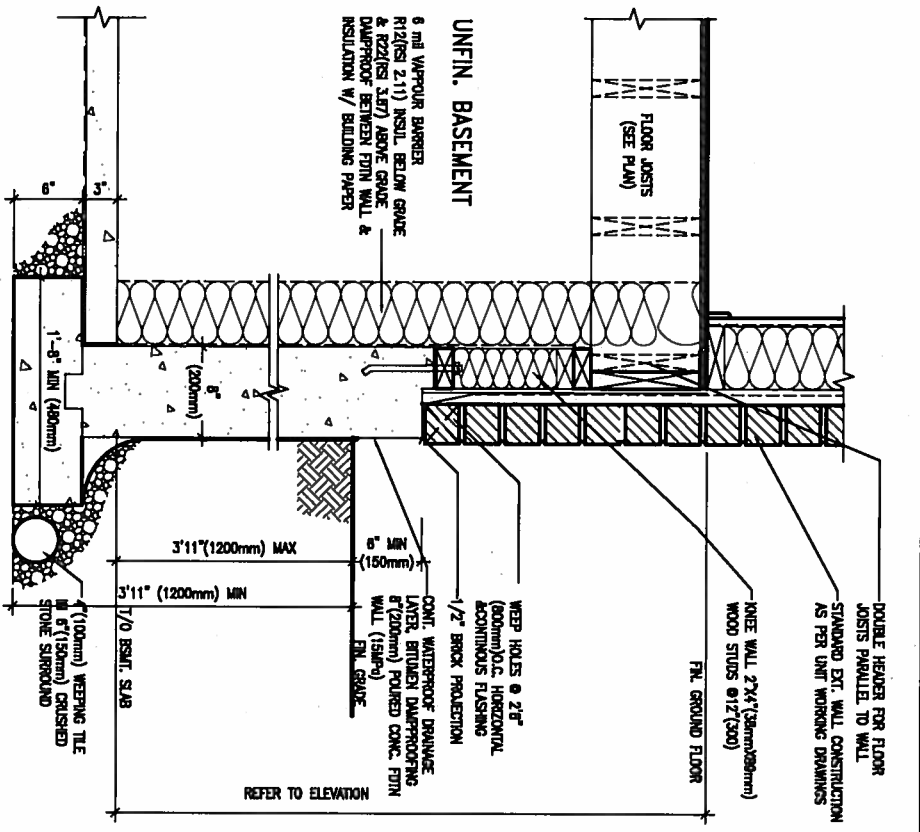
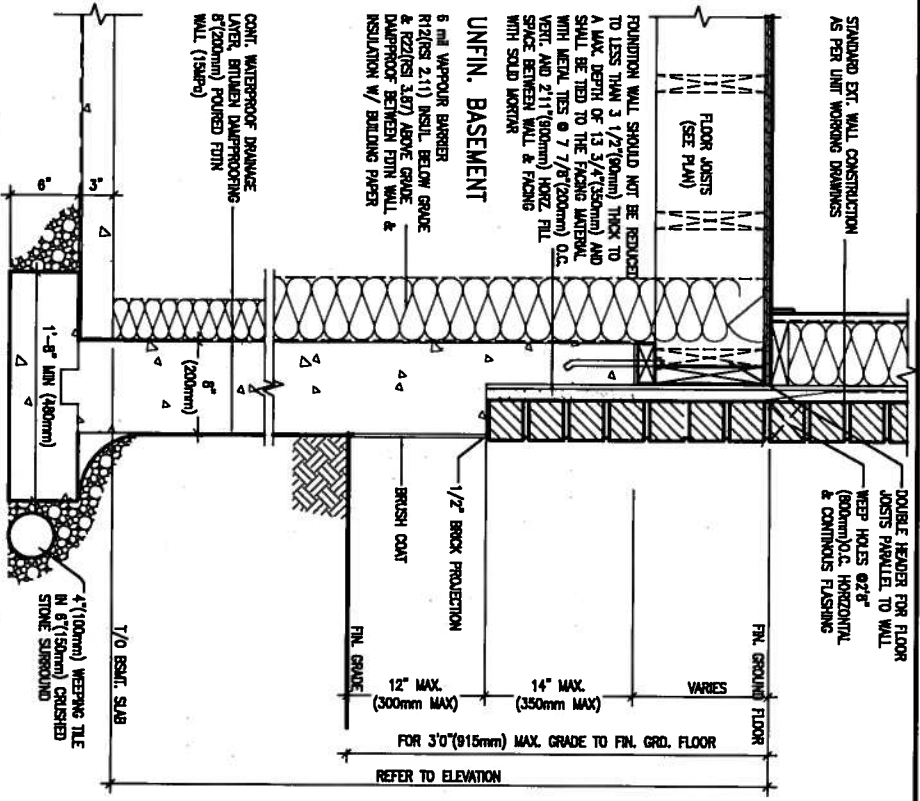
CONST NOTE

BAYVIEW WELLINGTON		BRADFORD	
project name	GREEN VALLEY ESTATES	project no.	13045
date	APR 2014	checked by	scale
drawn by	RC	3/16" = 1'-0"	13045-CONST-0BC 2015
CONSTRUCTION NOTES			
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Mon - May 4 2015 - 4:04 PM			

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t 416.630.2255 f 416.630.4782
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qualification information	
Wellington Jno-Baptiste	25591
name	BCIN
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.	

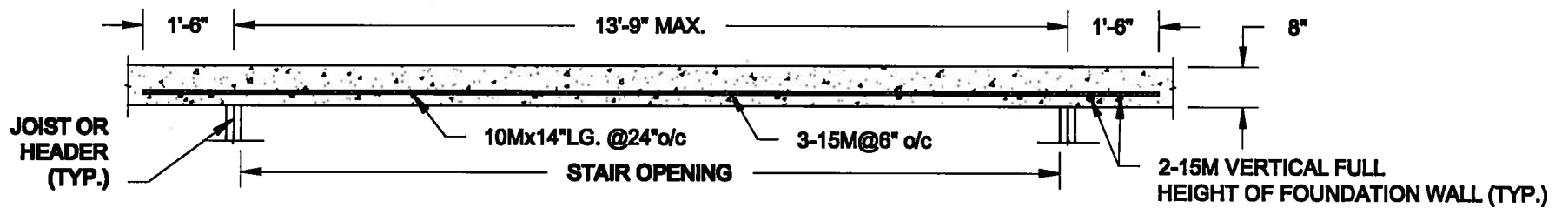
9.			
8.			
7.			
6.			
5.			
4.			
3.			
2.	UPDATE TO CODE	APR 16-15	RC
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC
no.	description	date	by



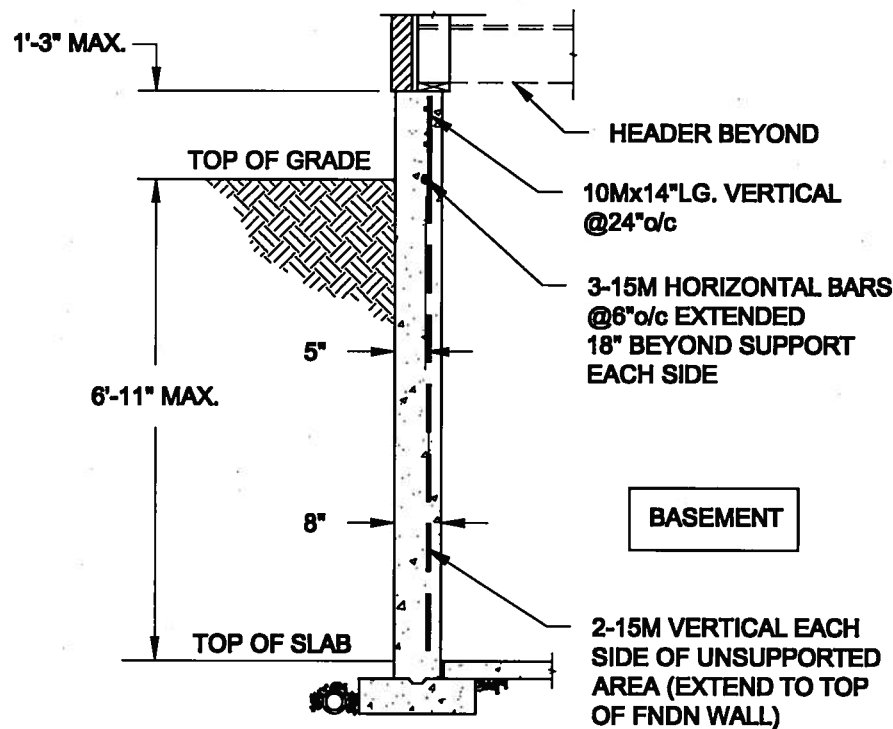
EW3.06B GRADE TO FIN. FLOOR 3'0" (900mm) MAX. HEIGHT DIFFERENCE
N.T.S.

EW3.07B TO BASEMENT SLAB 3'11" (1200mm) MAX. HEIGHT DIFFERENCE
N.T.S.

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



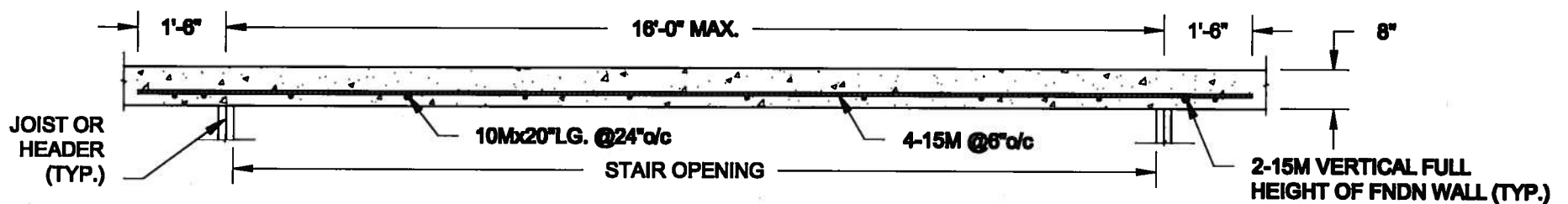
PLAN VIEW
NOT TO SCALE



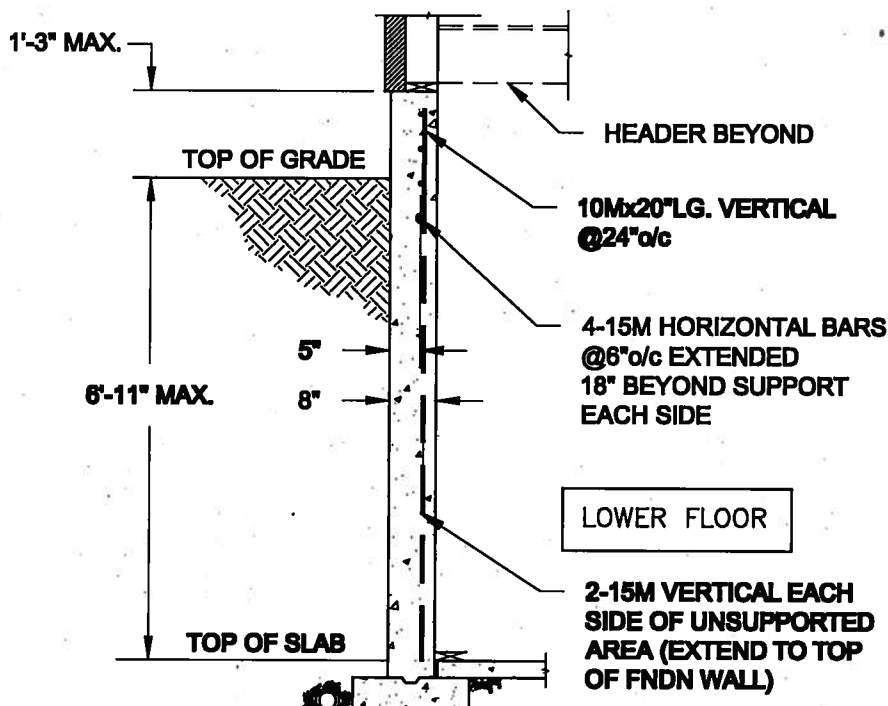
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1A
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"



PLAN VIEW
NOT TO SCALE



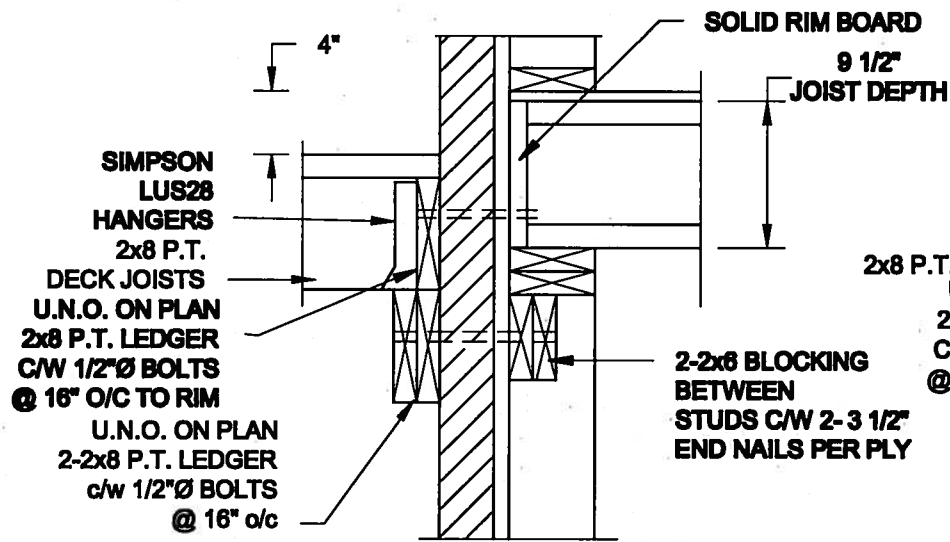
NOTE:

1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

1B
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  APR 24, 2015		Project: BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
Date: FEB-28-2015			TYPICAL STRUCTURAL DETAILS FOR SINGLES			
Drawn: SC	Checked: SJB		Project No.: 14-095		Drawing No.: S1	

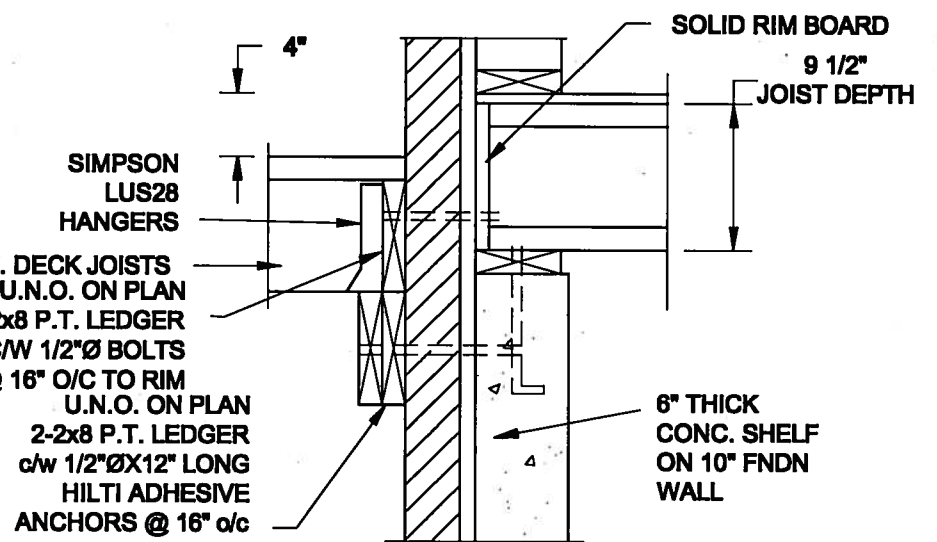
FOR 9 1/2" JOIST DEPTH



1A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"



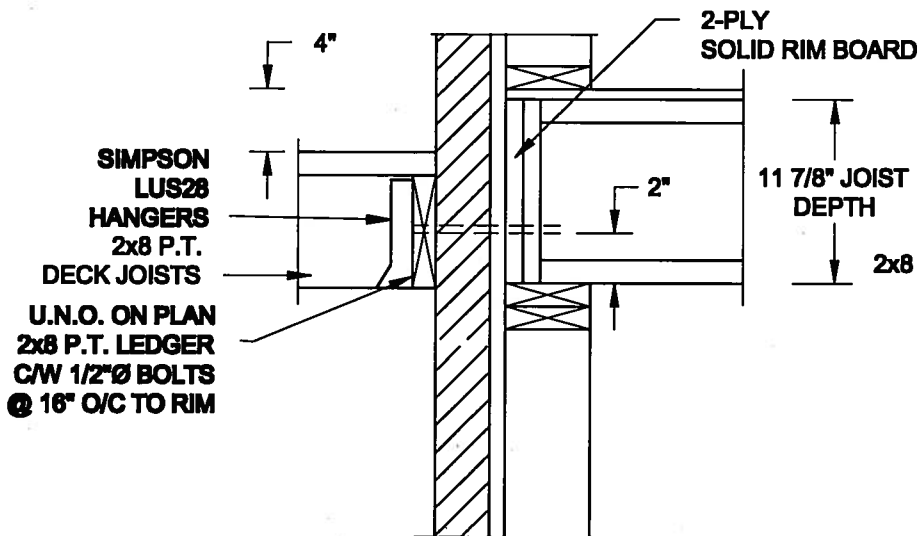
1B
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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.

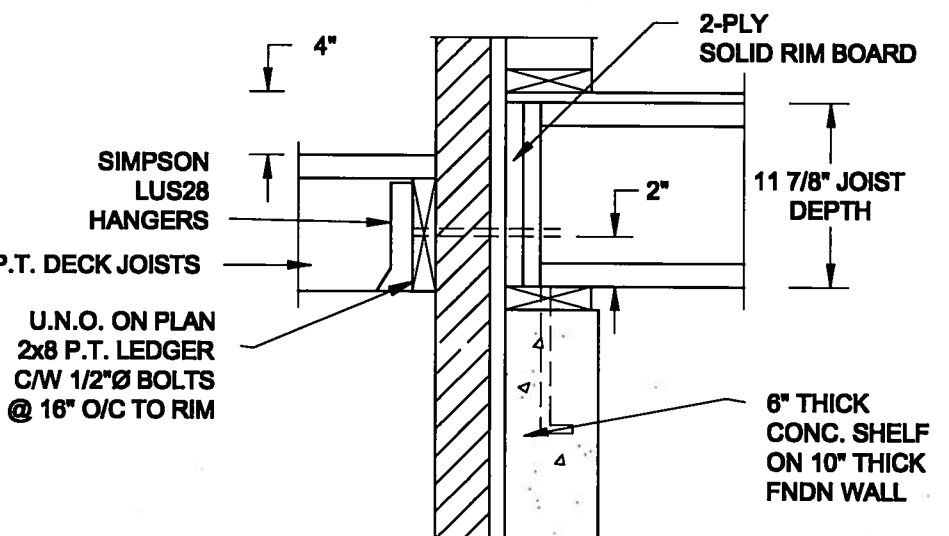
FOR 11 7/8" JOIST DEPTH



2A
S2

DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

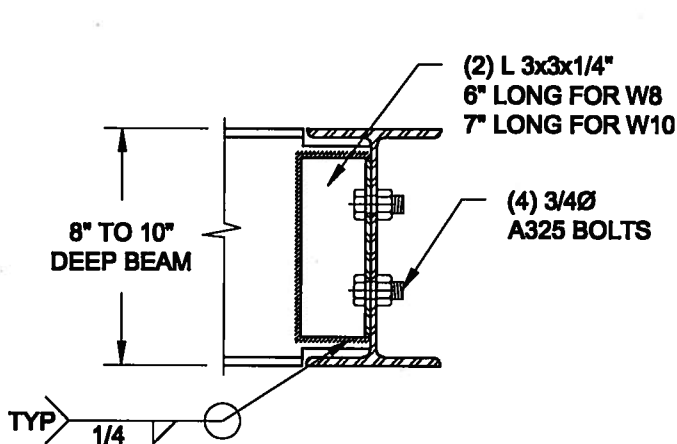


2B
S2

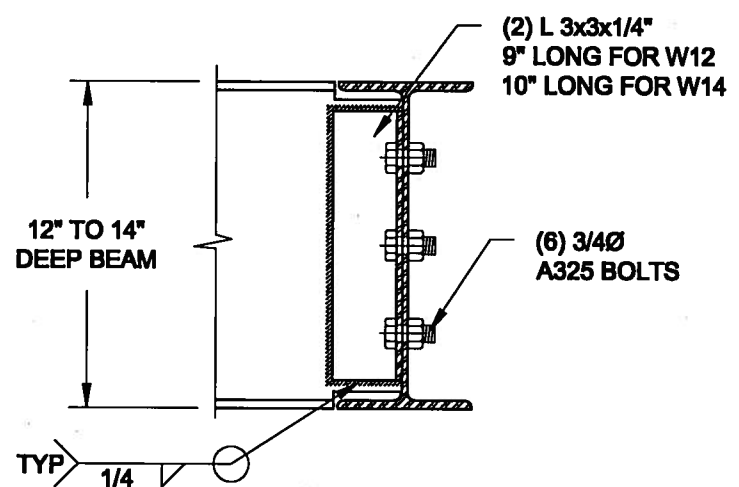
DECK FASTENING DETAIL

SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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 (W310x88) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

3
S2

STEEL BEAM CONNECTION DETAIL

SCALE: 1-1/2" = 1'-0"

Scale:
AS NOTED

Date:
FEB-20-2015

Drawn:
SC

Checked:
SJB

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Engineer's Seal



APR 24, 2015

Project

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

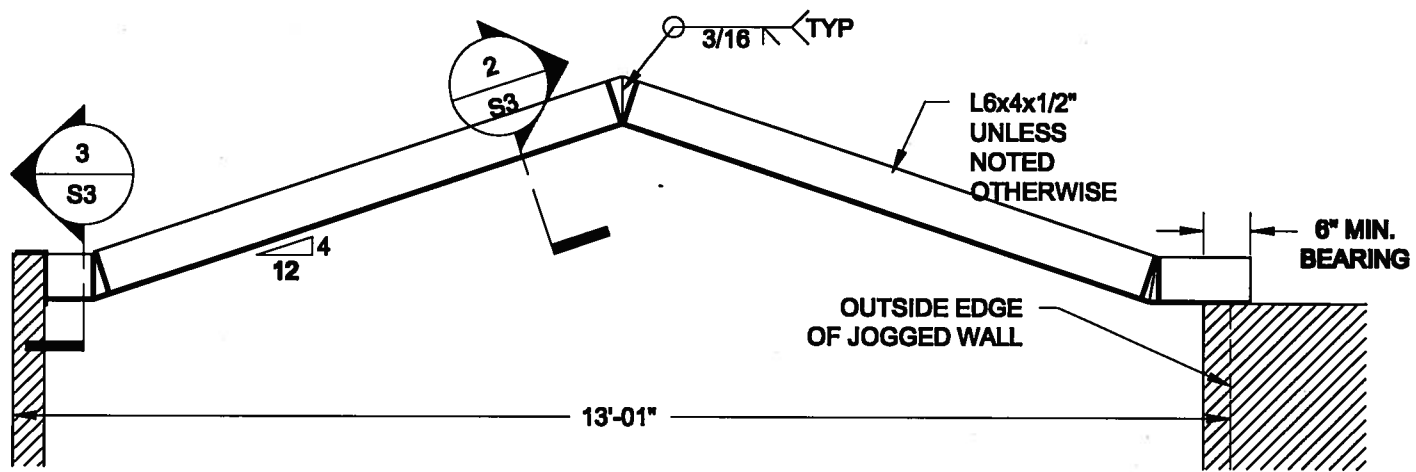
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

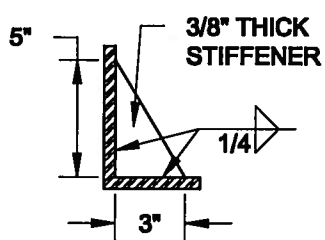
14-085

Drawing No.:

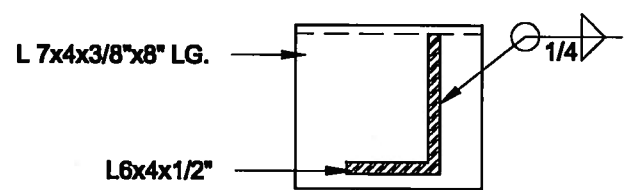
S2



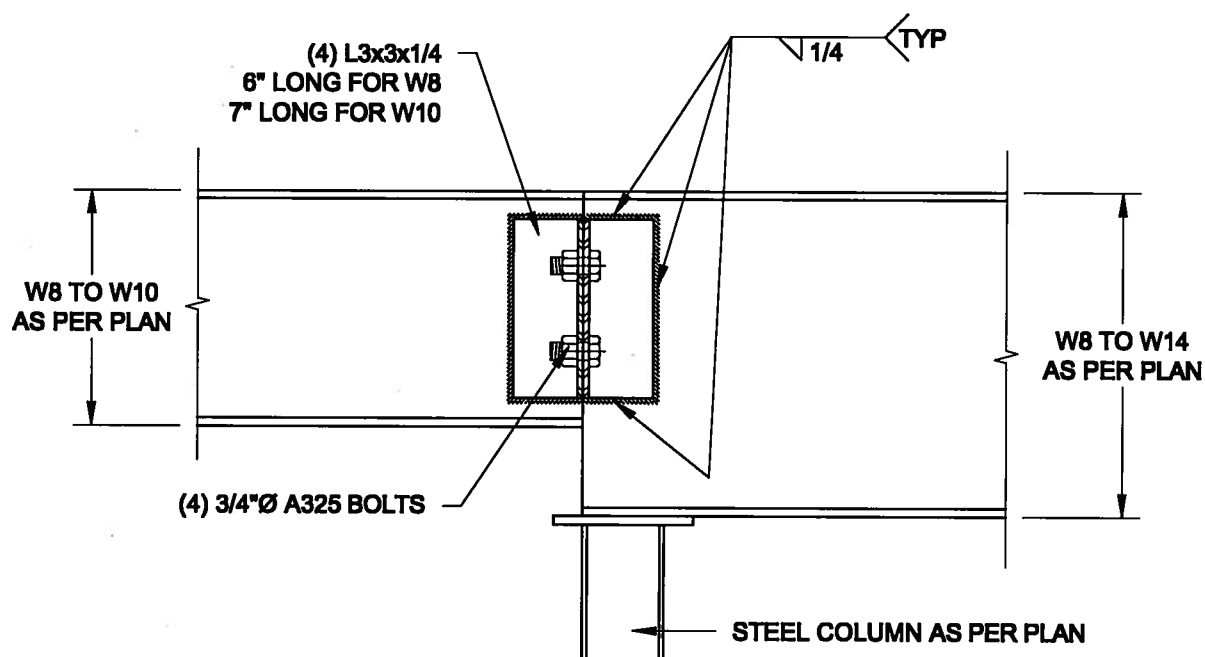
1
S3 **STEEL LINTEL AT GABLE**
SCALE: 1/2" = 1'-0"



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



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



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

Scale:
AS NOTED

Date:
FEB-26-2015

Drawn:
SC

Checked:
SJB

QUAILE ENGINEERING LTD.



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APR 24, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

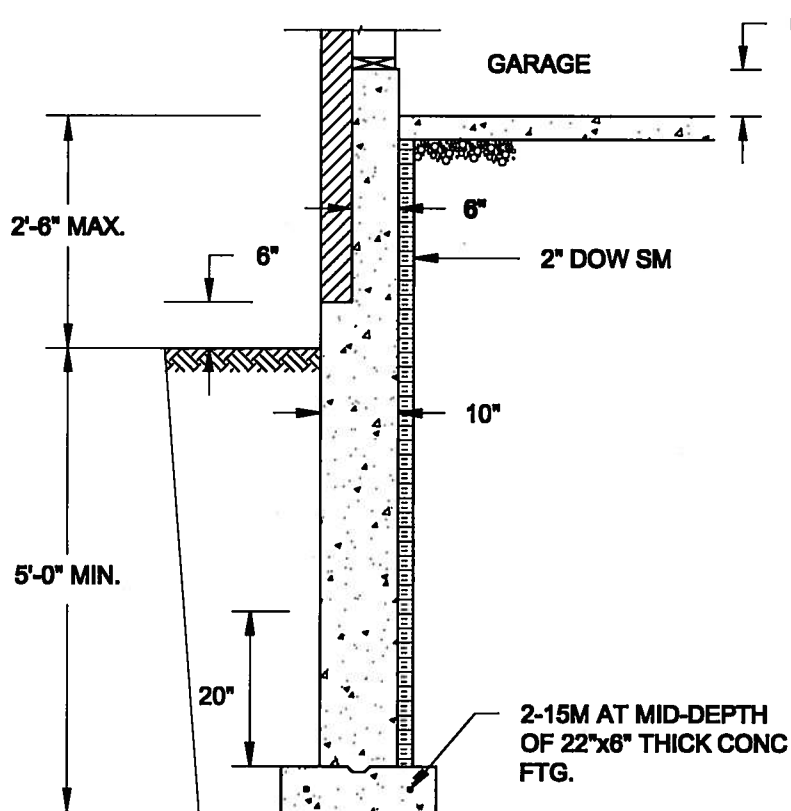
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

14-005

Drawing No.:

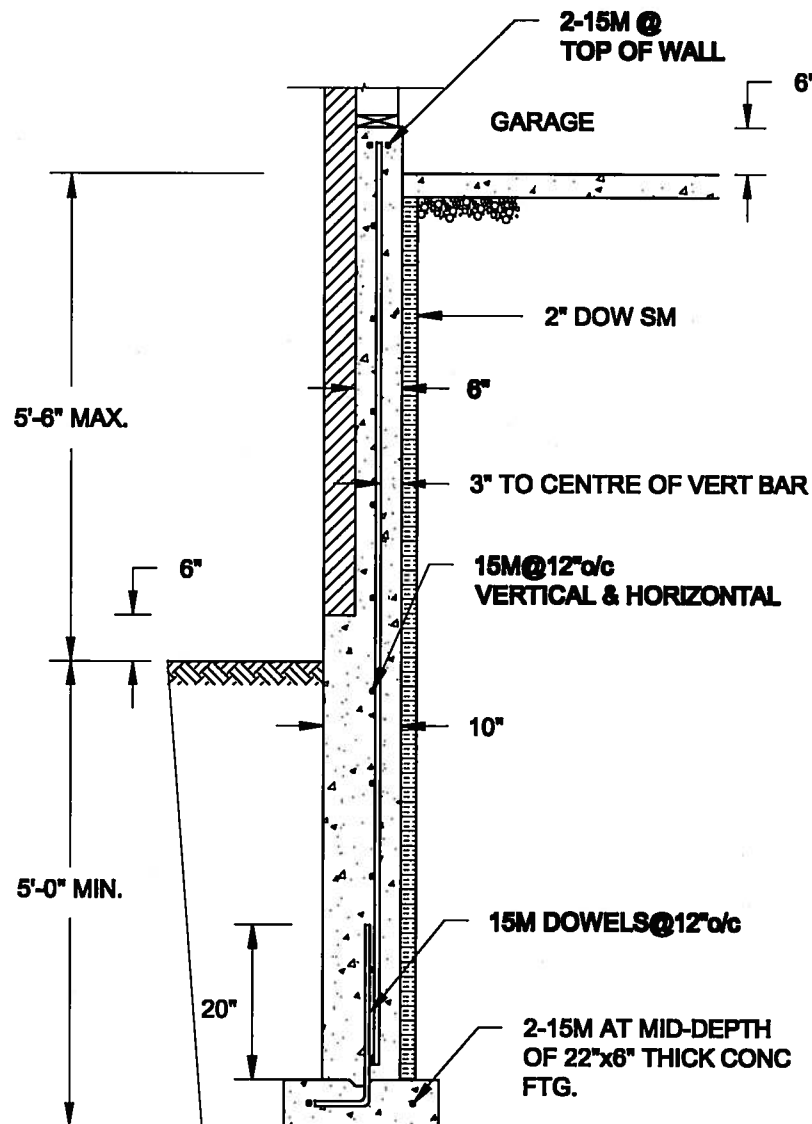
S3



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

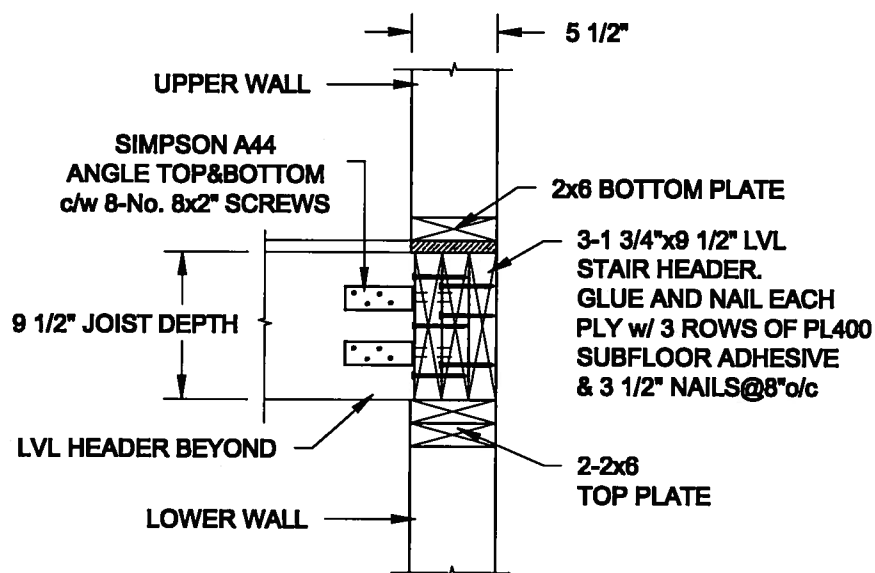
NOTE:

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



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

FOR 9 1/2" JOIST DEPTH



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

Scale:
AS NOTED

Date:
JUL-19-2015

Drawn: SC
Checked: SJB

QUAILE ENGINEERING LTD.



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Engineer's Seal



SEPT 28, 2015

Project:

BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

14-005

Drawing No.:

84