





MAY 30, 2016

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ARCHITECTURAL REVIEW & APPROVAL

MAY 31 2016

John G. Williams Limited, Architect

2"x8" P.T. @ 16" O.C. W/  
2"x4" P.T. @ 16" O.C. SLOPED  
TO FRONT, 5/8" T&G PLYWOOD  
SINGLE PLY ROOF MEMBRANE

2-8"x8" FIBREGLASS  
COLUMN BY ROMAN  
COLUMNS W/ 1/2" THICK  
HDPE TOP LOADING PLATE  
ANCHORED TO 30"x16"  
MASONRY PIER.

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

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

ROOF NOTE R1:  
2"x8" @ 16" O.C. P.T. W/ 2"x4"  
@ 12" O.C. DIAGONALLY CUT  
CROSS PURLINS W/ 5/8"  
EXTERIOR GRADE SHEATHING W/  
SINGLE PLY ROOF MEMBRANE

2"x8" P.T. @ 16" O.C. W/  
2"x4" P.T. @ 16" O.C. SLOPED  
TO FRONT, 5/8" T&G PLYWOOD  
SINGLE PLY ROOF MEMBRANE

2"x8" P.T. @ 16" O.C. W/  
2"x4" P.T. @ 16" O.C.  
SLOPED TO FRONT, 5/8"  
T&G PLYWOOD SINGLE PLY  
ROOF MEMBRANE

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

LOT 33

GROUND FLOOR PLAN 'B'

INDICATES REDUCED SIDE YARD

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.	REVISED AS PER ENG COMMENTS	19-05-16	RC	VA3 Design Inc. 42658
3.	REVISED FOR LOT 33	23-02-16	WT	
2.	REVISED AS PER ENG'S COMMENTS	20-04-15	RC	
1.	ISSUED FOR CLIENT REVIEW	14-07-07	NH	
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.

**VA3**  
**DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

**BAYVIEW WELLINGTON**

**S38-8C**  
BAROSSA 8

project name	GREEN VALLEY ESTATES	municipality	BRADFORD, ON	project no.	13045
date	JULY 2014	checked by	scale	GROUND FLOOR PLAN 'B'	drawing no.
drawn by	N.HUR	3/16" = 1'-0"	13045-S38-8C-L0T 33	file name	2E
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\38\13045-S38-8C-L0T 33.dwg - Thu - May 26 2016 - 4:23 PM					

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ARCHITECTURAL REVIEW & APPROVAL

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John G. Williams Limited, Architect



MAY 30, 2016

2"x4" @ 8" O.C. ON RADIUS OVER TRUSSES+ ICE & WATER SHIELD

2"x4" @ 8" O.C. ON RADIUS OVER TRUSSES+ ICE & WATER SHIELD

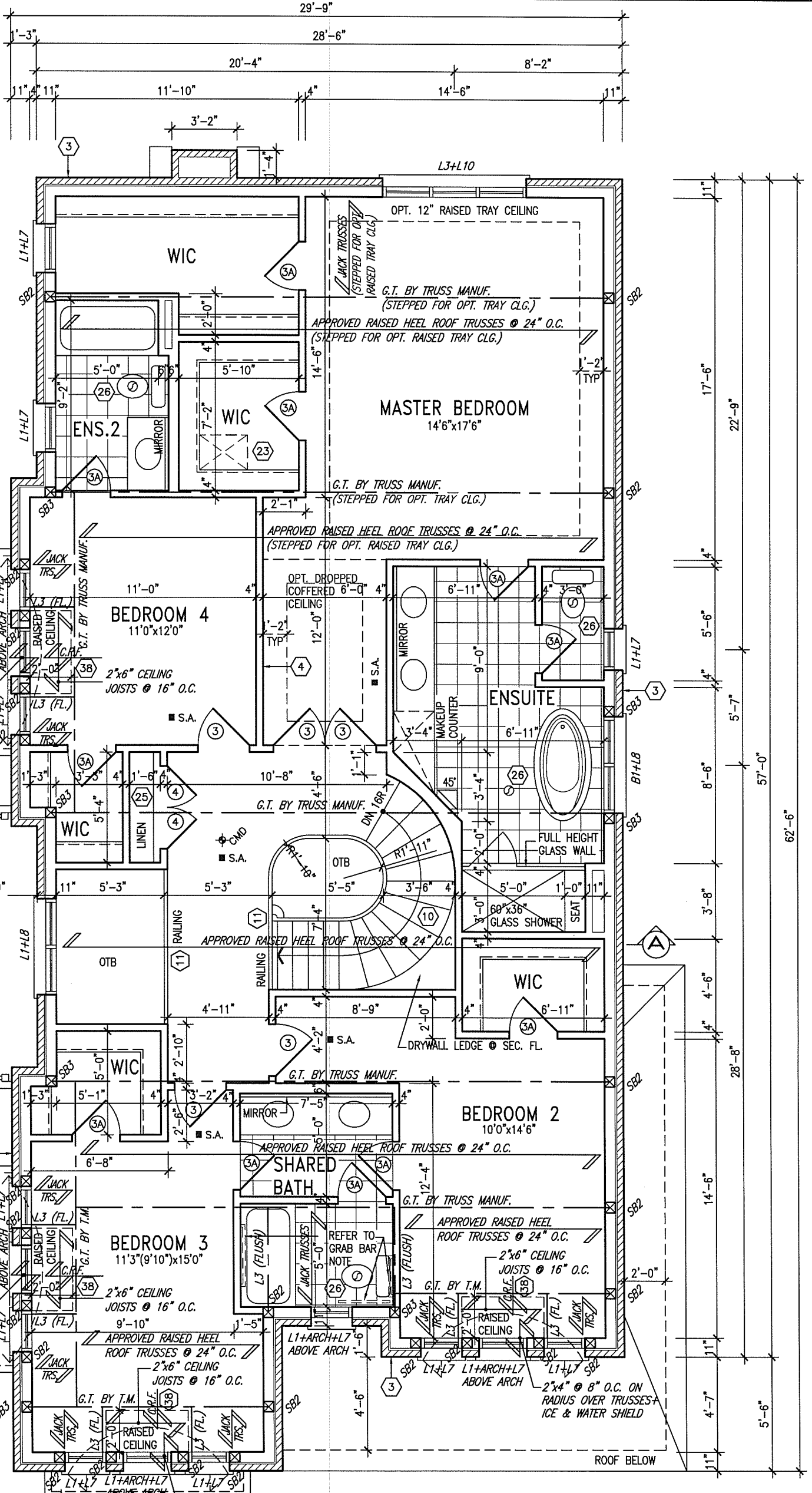
GB NOTE:

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. REFER TO OBC, 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED

NOTE:

REFER TO ROOF TRUSS MANUF. FOR ROOF TRUSS LAYOUTS & BEAM SIZES.



SECOND FLOOR PLAN 'B'

LOT 33

9			
8			
7			
6			
5			
4	REVISED AS PER ENG COMMENTS	19-05-16	RC
3	REVISED FOR LOT 33	23-02-16	WT
2	REVISED AS PER ENG'S COMMENTS	20-04-15	RC
1	ISSUED FOR CLIENT REVIEW	14-07-07	NH
no.	description	date	by

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qualification information

Wellington Jno-Baptiste 25591

name registration information

VA3 Design Inc. 42658

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300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

<b>BAYVIEW WELLINGTON</b>		<b>S38-8C</b>
GREEN VALLEY ESTATES		BAROSSA 8
project name	municipality	project no.
GREEN VALLEY ESTATES	BRADFORD, ON	13045
date	scale	drawing no.
JULY 2014	3/16" = 1'-0"	3E
drawn by	checked by	file name
N.HUR		13045-S38-8C-L0T 33
SECOND FLOOR PLAN 'B'		
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MAY 30, 2016

4" + 10" + 4" 8" -  
PRECAST CAPS

4/12 SLOPE

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ARCHITECTURAL REVIEW & APPROVAL

MAY 31 2016

John G. Williams Limited, Architect

**S38-8C**  
BAROSSA 8

project no.  
13045

drawing no.

6E

# BAYVIEW WELLINGTON

project name  
**GREEN VALLEY ESTATES**

BRADFORD, ON

RIGHT SIDE ELEVATION 'B'

date  
JULY 2014

drawn by  
N. HIR

checked by

scale

$$\underline{\quad \quad \quad = 1' - 0'' \quad}$$

file name  
13045-S38-8C-LOT 33

13043-338-8C-L01 33

# VA3

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t 416.630.2255 f 416.630.4782  
vo3design.com

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qualification information

Wellington Jno-Baptiste *John Baptiste* 23591  
name signature BCIN  
registration information  
VA3 Design Inc. 42658

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.	.
.	.
19-05-16	RC
23-02-16	WT
20-04-15	RC
14-07-07	NH
date	by

RIGHT SIDE ELEVATION 'B'

## BRICK VENEER CONSTRUCTION

(FOR WALLS LESS THAN 1.2M (3'-11") FROM THE LOT LINE)

45 MINUTE FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE

SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH INSULATION CONFORMING TO CAN/ULC-S702.

"MINERAL FIBRE THERMAL INSULATION FOR BUILDINGS" WITH A MASS OF NOT LESS THAN 1.22 Kg/SQ.M. AND MUST FILL AT LEAST

90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS.

MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO SECTION SB-2 OF OBC 2012-SUPPLEMENTARY STANDARDS)

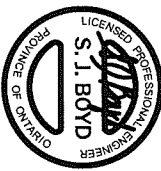
9'-0" BASEMENT

LOT 33

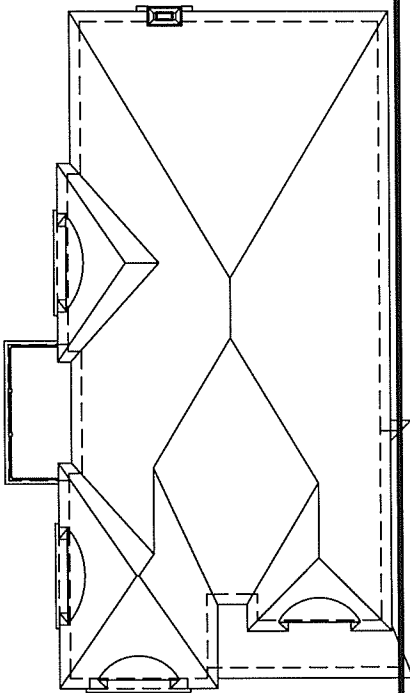
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES.

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

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



MAY 30, 2016



ROOF PLAN ELEVATION 'B'

ASPHALT SHINGLES (TYP.)

PREFIN. ALUM. R.W.L.,  
FASCIA, GUTTER &  
VENTED SOFFIT (TYP.)

1"x6" ALUM. FRIZE BD.  
(TYP.)

10" PRECAST CONC.  
HEADER W/ 1/2" PROJ.  
(TYP.)

FACE BRICK (TYP.)  
DBL. PRECAST CONC. SILL  
W/ 1/2" PROJ. (TYP.)

10" PRECAST CONC. HEADER  
C/W PRECAST CONC.  
KEystone W/ 1/2" PROJ.  
(TYP.)

POURED CONC. FOUNDATION  
WALLS & FOOTINGS (TYP.)

REAR ELEVATION 'B'

9'-0" BASEMENT

John G. Williams Limited, Architect

MAY 31 2016

ARCHITECTURAL REVIEW & APPROVAL

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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.
8.	.	.	qualification information
7.	.	.	Wellington Jno-Baptiste 25591
6.	.	.	name
5.	.	.	registration information
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3.	23-02-16	WT	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.	20-04-15	RC	
1.	14-07-07	NH	
no.	description	date	by

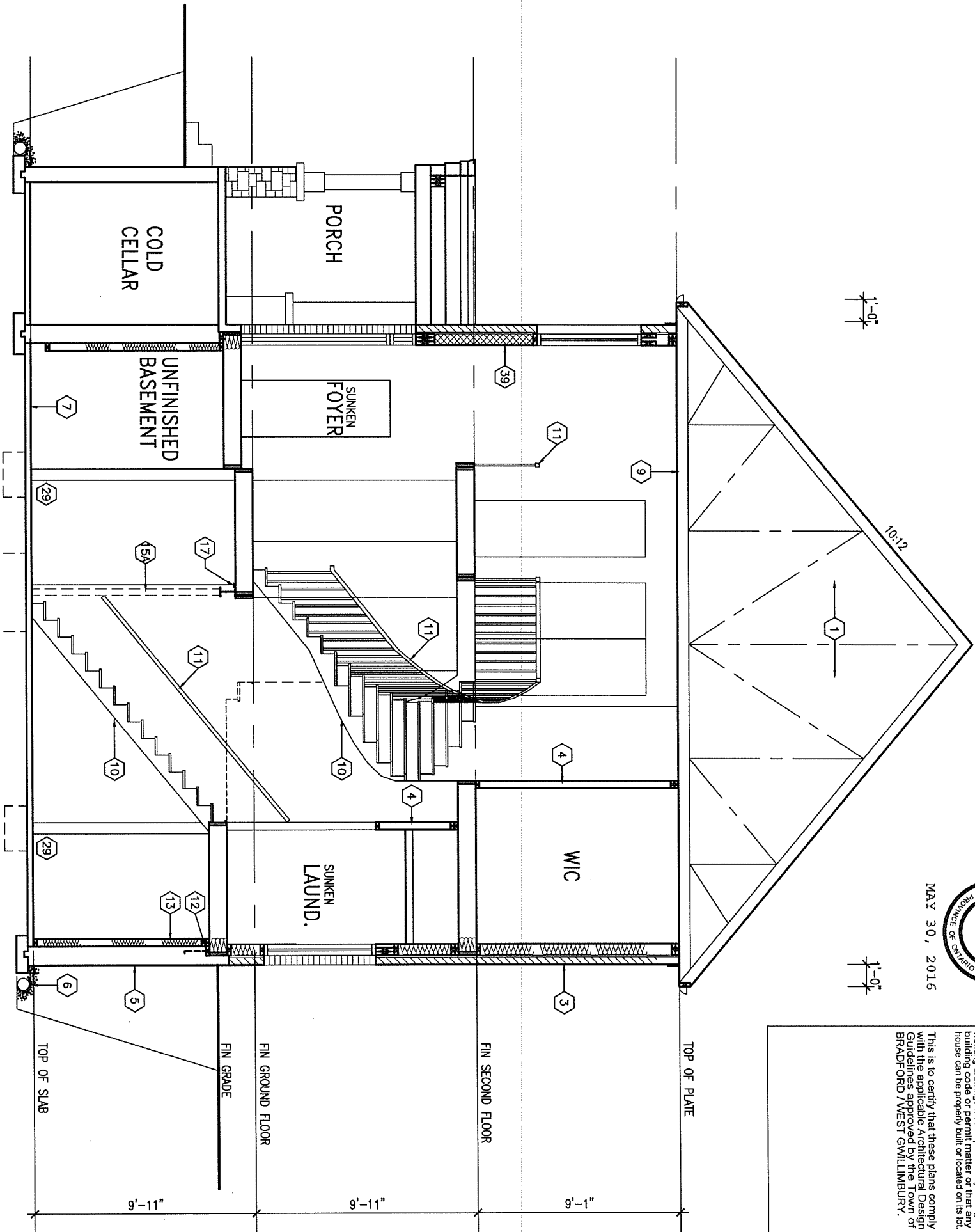
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300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
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<b>BAYVIEW WELLINGTON</b>		<b>S38-8C</b> BAROSSA 8
project name <b>GREEN VALLEY ESTATES</b>	municipality <b>BRADFORD, ON</b>	project no. <b>13045</b>
date <b>JULY 2014</b>		drawing no. <b>7E</b>
drawn by <b>N.HUR</b>	checked by <b>-</b>	scale <b>3/16" = 1'-0"</b>
file name <b>13045-S38-8C-LOT 33</b>		
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CROSS SECTION 'A-A'

9'-0" BASEMENT

LOT 33



MAY 30, 2016



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6.	.	.	signature
5.	.	.	BCIN
4.	REVISED AS PER ENG COMMENTS	19-05-16	RC
3.	REVISED FOR LOT 33	23-02-16	WT
2.	REVISED AS PER ENG'S COMMENTS	20-04-15	RC
1.	ISSUED FOR CLIENT REVIEW	14-07-07	NH
no.	description	date	by

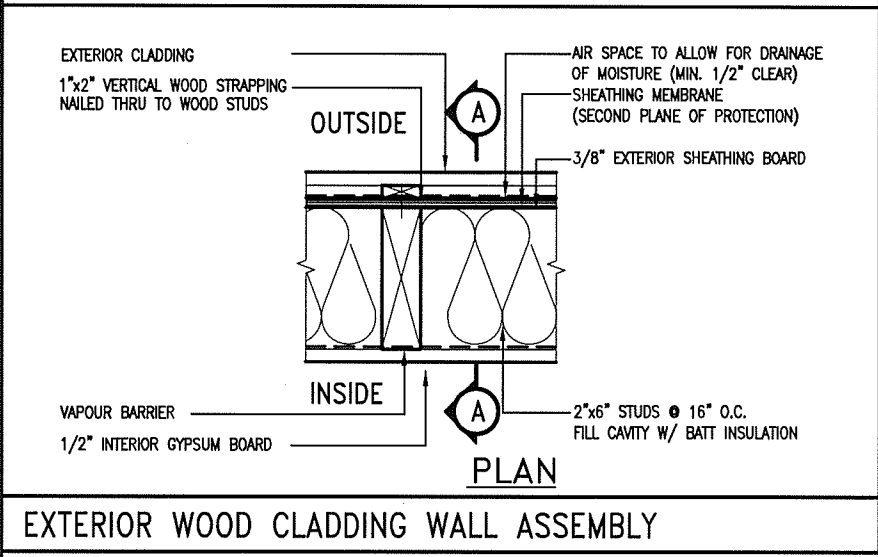
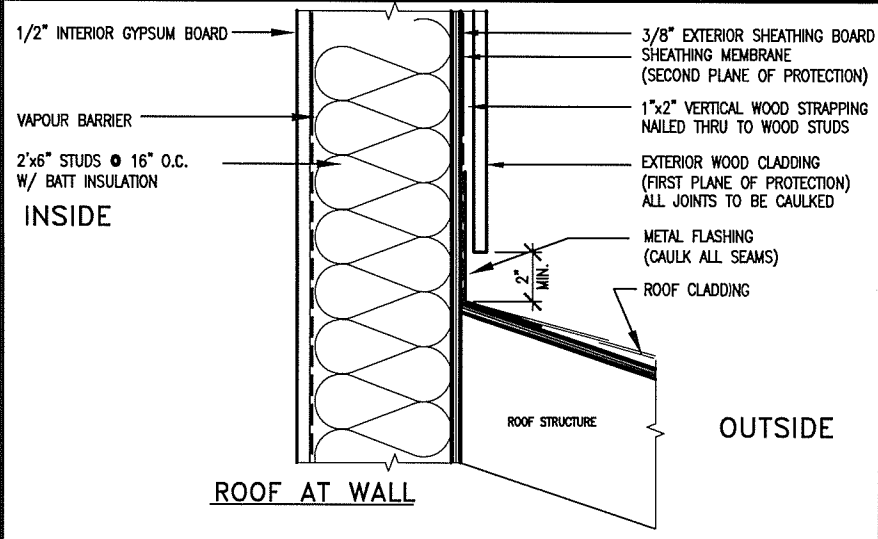
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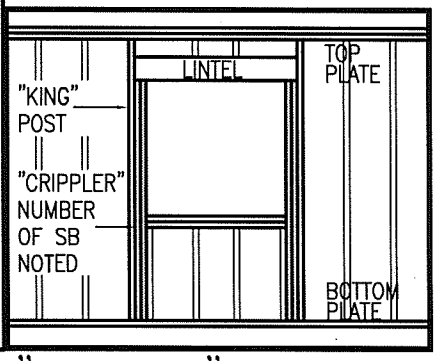
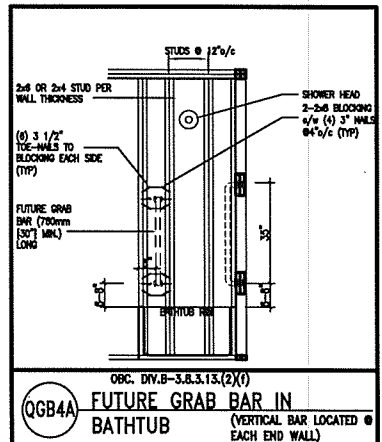
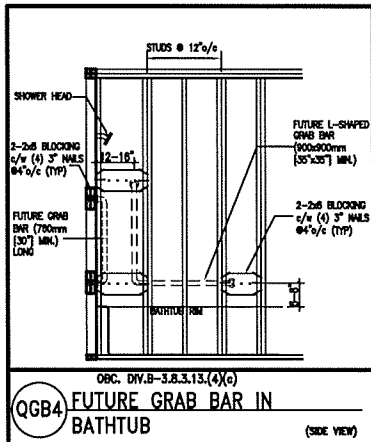
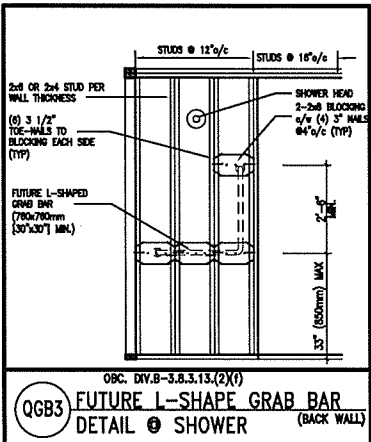
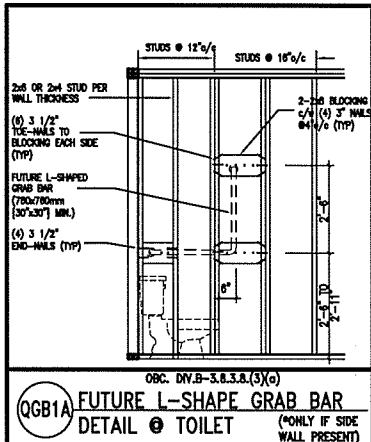
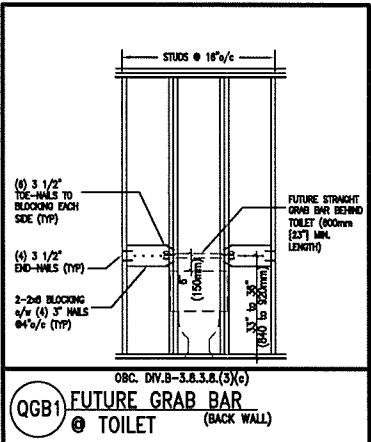
<b>BAYVIEW WELLINGTON</b>		<b>S38-8C</b>
GREEN VALLEY ESTATES		BAROSSA 8
project name	municipality	project no.
date	CROSS SECTION & PART. FL. PLANS	13045
drawn by	checked by	file name
N.HUR	-	13045-S38-8C-L0T 33
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**STUD WALL REINFORCEMENT FOR FUTURE 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'-10"  
2-2"x6" @ 16" O.C. - 15'-0"  
2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:  
2"x8" @ 16" O.C. - 16'-0"  
2"x8" @ 12" O.C. - 17'-9"  
2-2"x8" @ 16" O.C. - 20'-4"  
2-2"x8" @ 12" O.C. - 22'-4"

NOTES:  
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.	.	.	.
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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

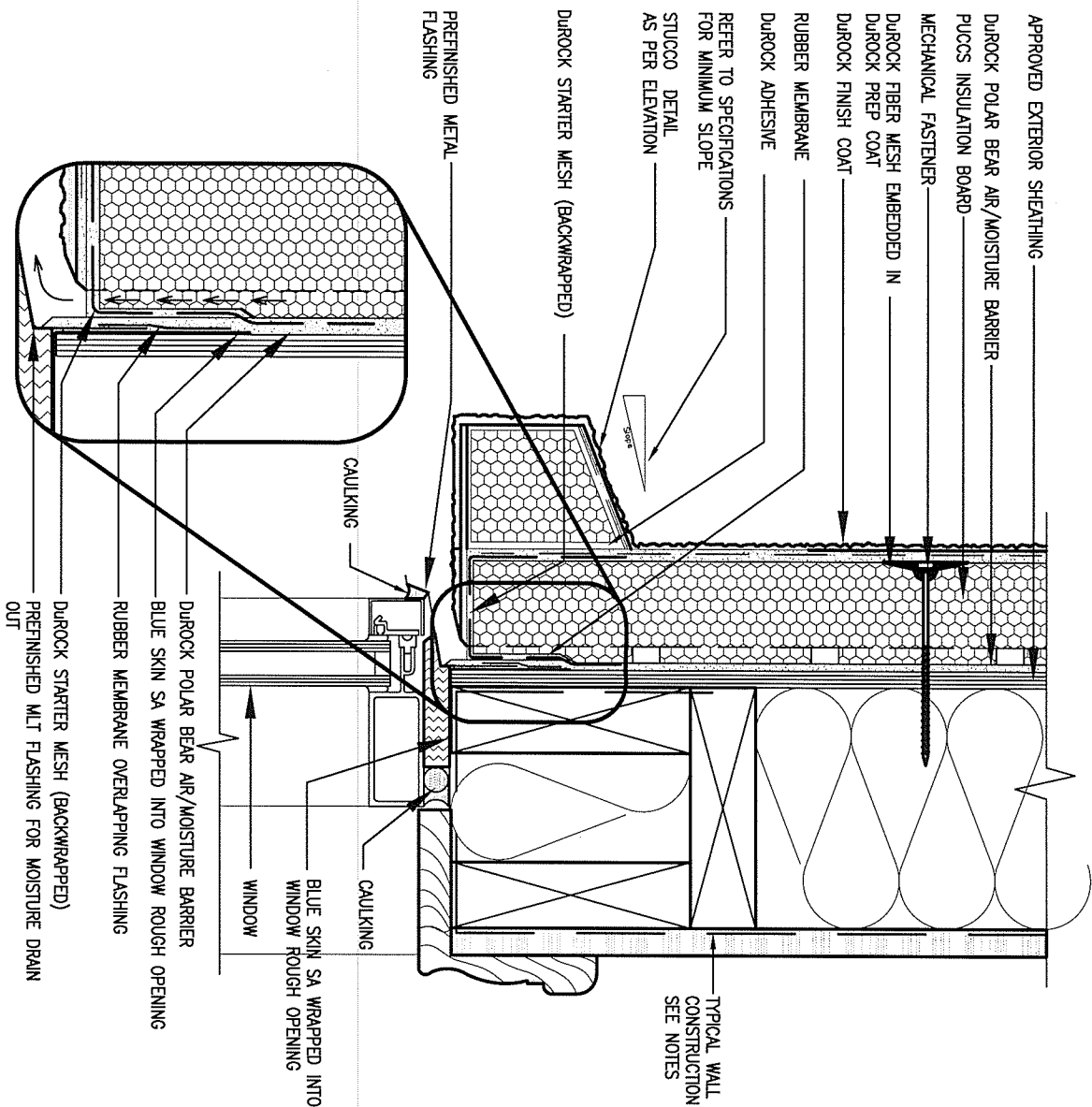
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qualification information  
Wellington Jno-Baptiste 25591  
name  
registration information  
VA3 Design Inc. 42658

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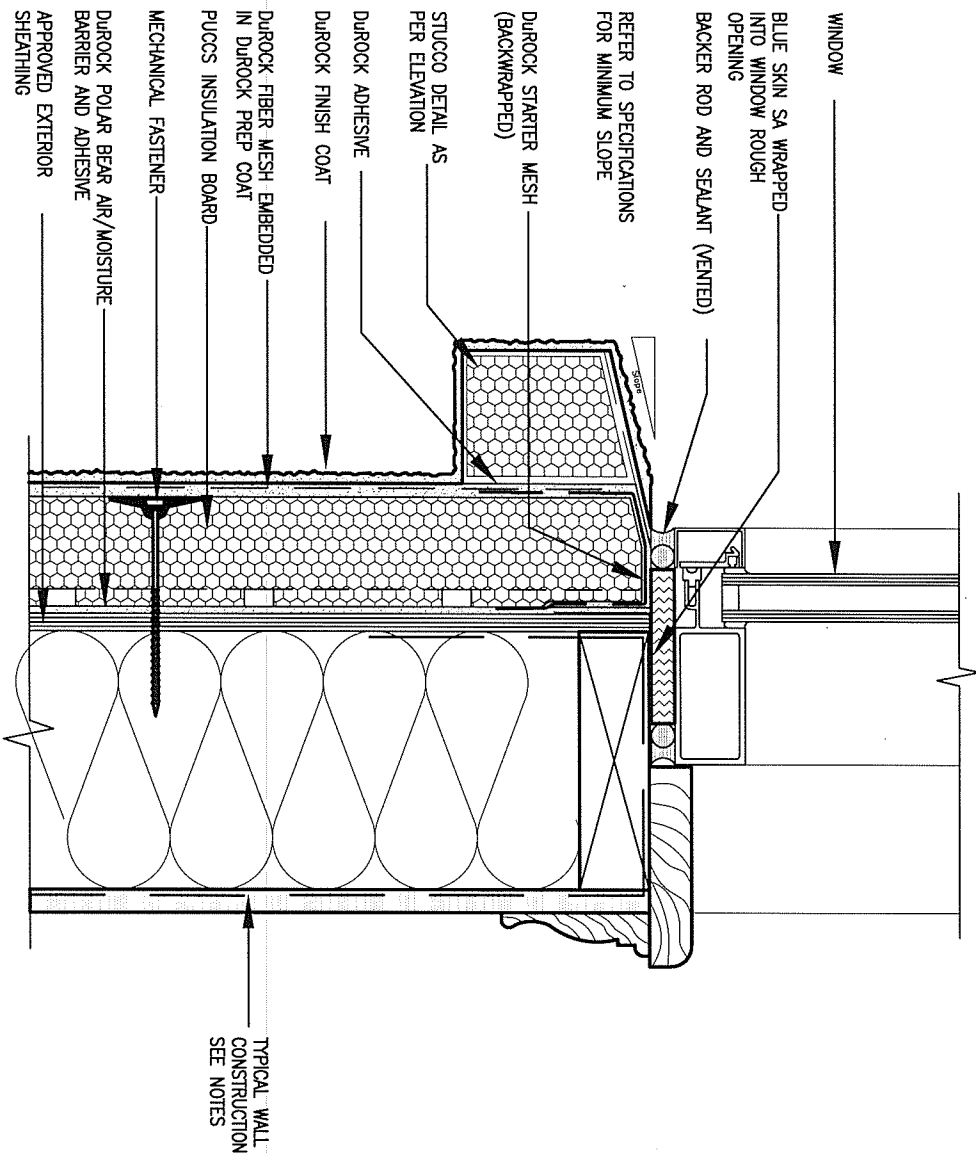
<b>BAYVIEW WELLINGTON</b>		<b>CONST NOTE</b>	
project name GREEN VALLEY ESTATES	municipality BRADFORD	project no. 13045	drawing no. CN2
date APR 2014	checked by RC	scale 3/16" = 1'-0"	file name 13045-CONST-OBC 2015
CONSTRUCTION NOTES			
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## 1 WINDOW 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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2	UPDATE TO CODE	APR 16-15	RC	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

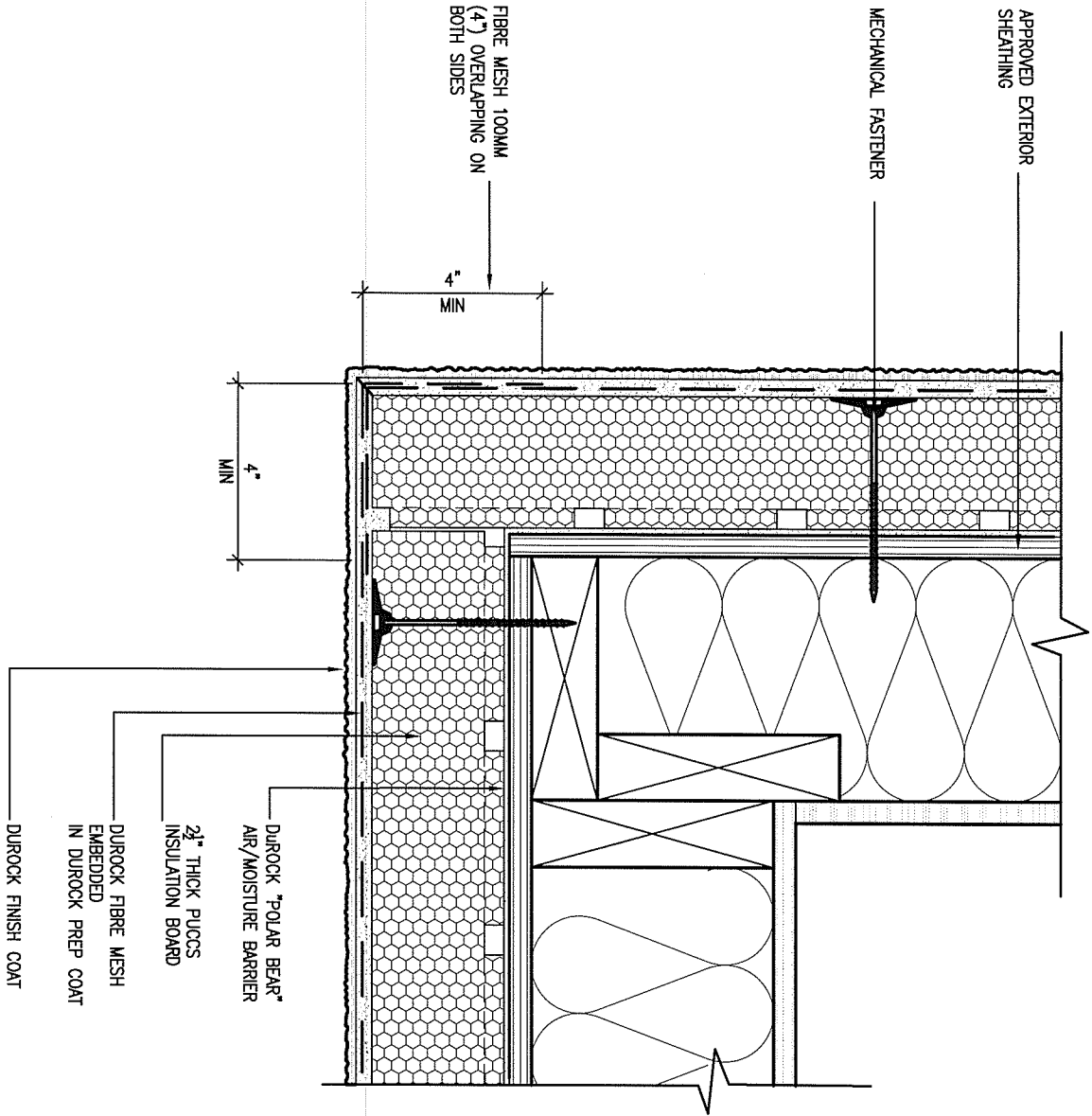
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qualification information			
Wellington Jno-Baptiste	25591		
name	signature	BCN	
registration information			
VA3 Design Inc.		42658	
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BAYVIEW WELLINGTON		CONST NOTE	
project name	GREEN VALLEY ESTATES	municipality	BRADFORD
date	APR 2014	checked by	-
drawn by	RC	scale	3/16" = 1'-0"
CONSTRUCTION NOTES		file name	13045-CONST-0BC 2015
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg - Thu - Apr 16 2015 - 6:57 AM		drawing no.	CN3



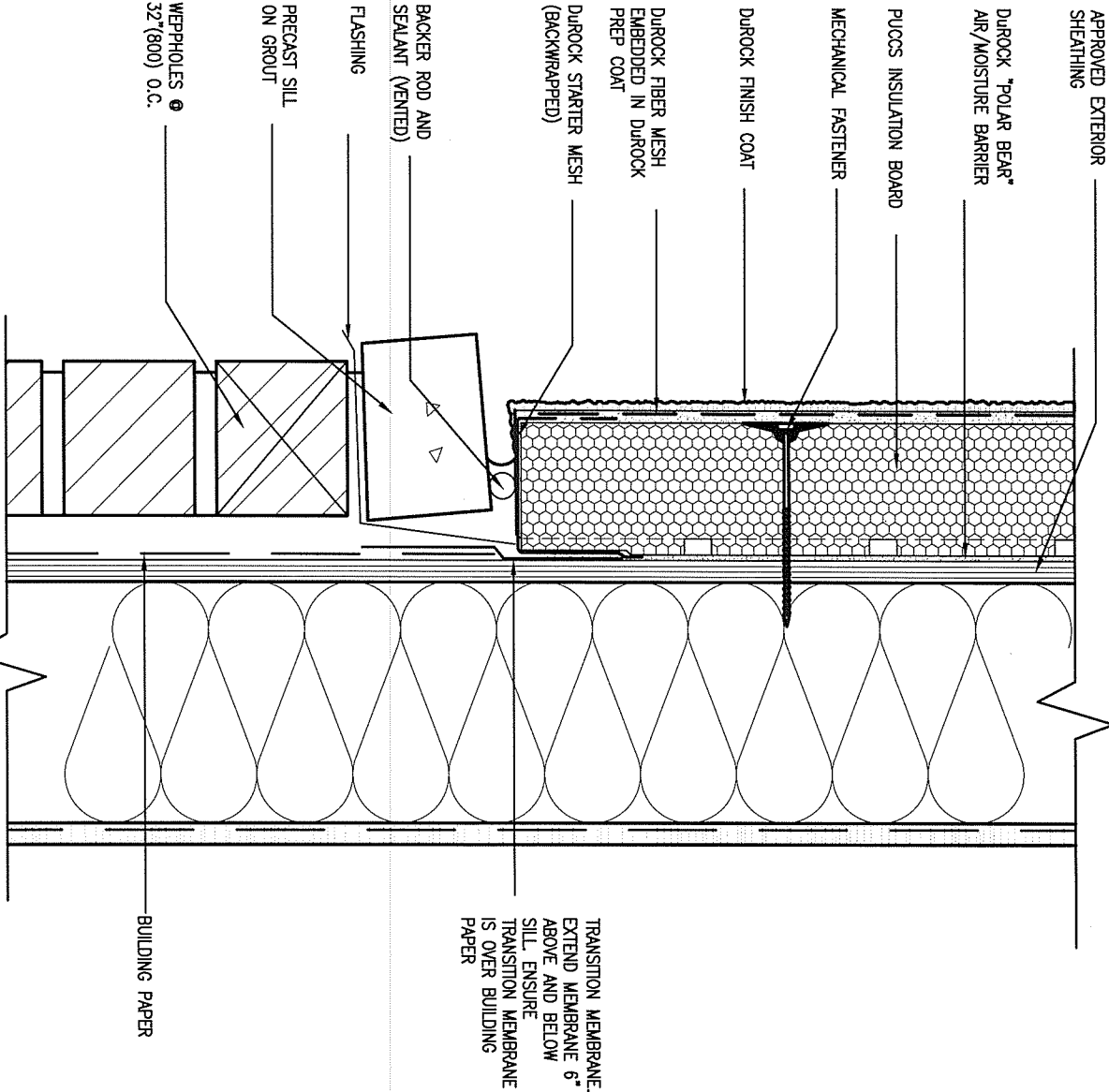




## 5 CORNER DETAIL

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

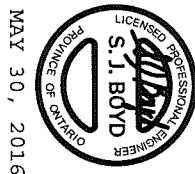
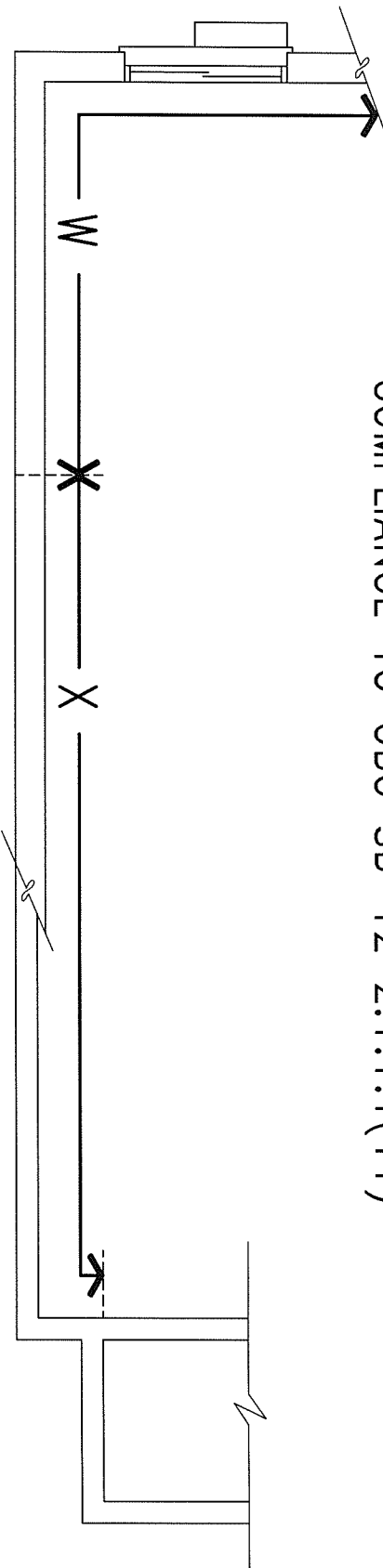
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste			
name	signature	25591	BCIN
registration information		42658	
VA3 Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

**VA3 DESIGN**  
300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

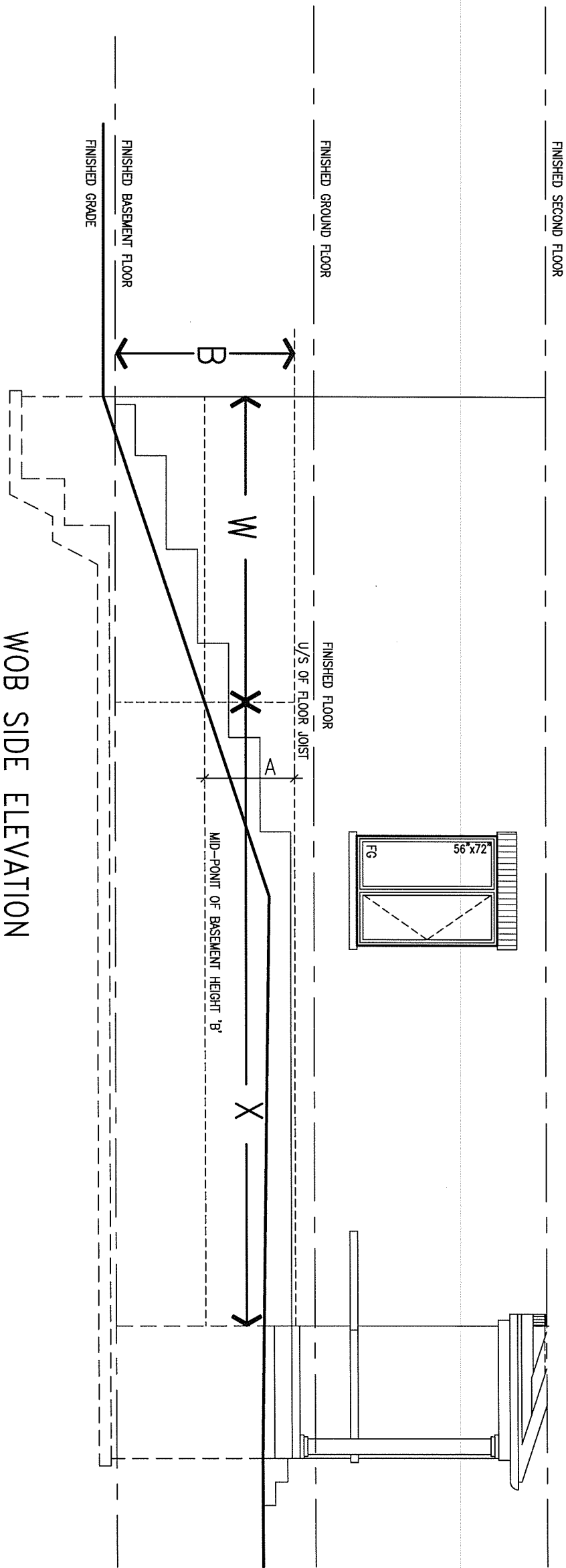
BAYVIEW WELLINGTON			CONST NOTE	
project name GREEN VALLEY ESTATES			municipality BRADFORD	
date APR 2014			project no. 13045	
checked by RC			drawing no. CN5	
scale 3/16" = 1'-0"			CONSTRUCTION NOTES file name 13045-CONST-0BC 2015	
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-0BC 2015.dwg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

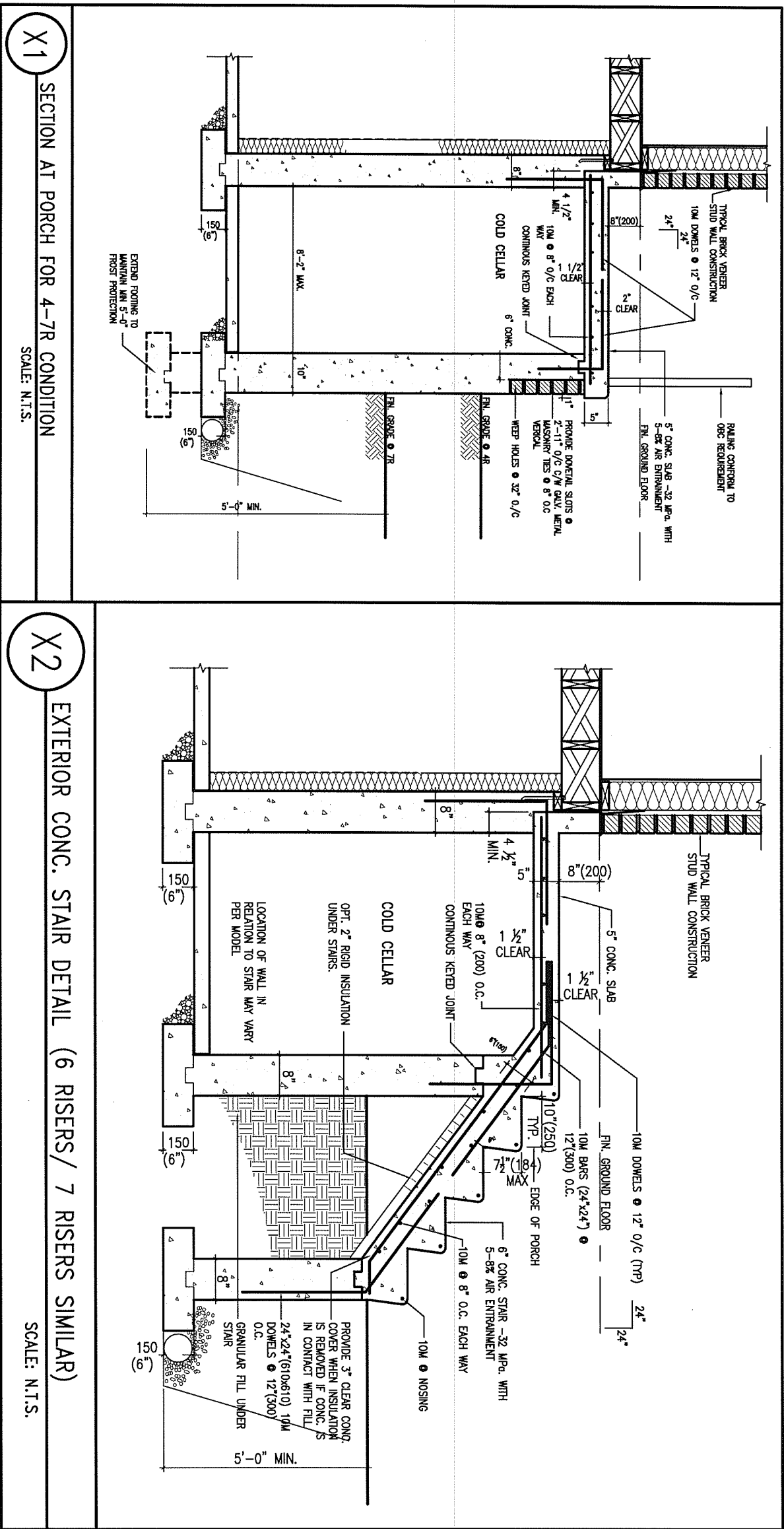
9	.	.	.	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
8	.	.	.	qualification information	
7	.	.	.	Wellington Jno-Baptiste	25591
6	.	.	.	signature	BCIN
5	.	.	.	name registration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

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"
RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\units\13045-CONST-OBC 2015.dwg - Thu - Apr 16 2015 - 6:56 AM		CONSTRUCTION NOTES	
		file name	13045-CONST-OBC 2015
		drawing no.	CN7

<b>VA3 DESIGN</b>	300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 va3design.com
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MAY 30, 2016



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

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.			
qualification information			
Wellington Jno-Baptiste		25591	
name		BCIN	
registration information		42658	
VA3 Design Inc.			
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.			

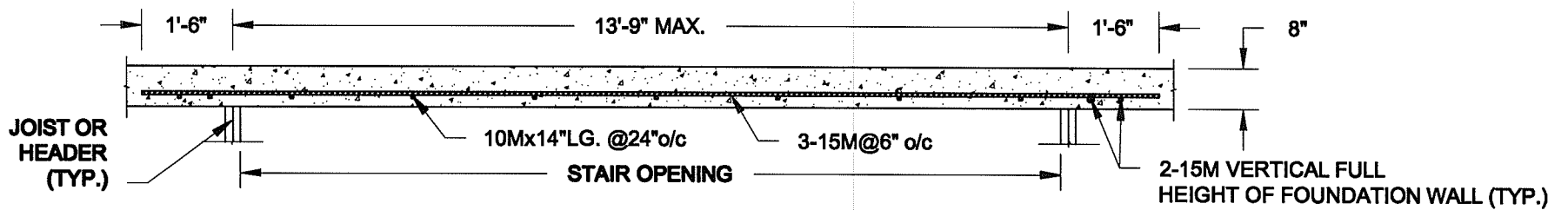
**VA3 DESIGN**

300A Wilson Avenue  
Toronto ON M3H 1S8  
t 416.630.2255 f 416.630.4782  
va3design.com

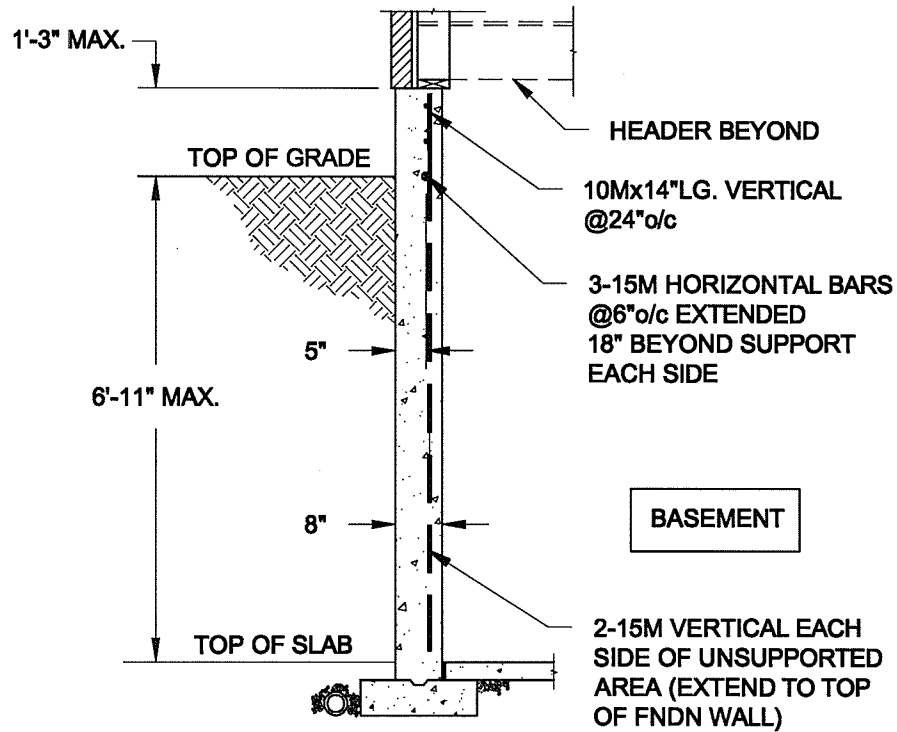
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drawn by	RC	checked by	
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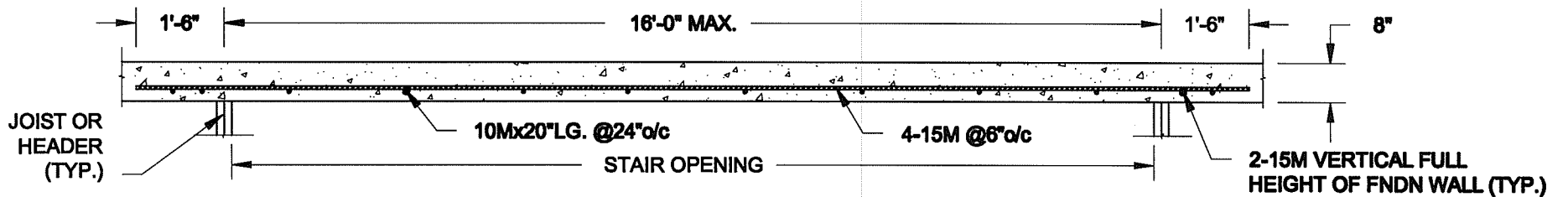
**PLAN VIEW**  
NOT TO SCALE



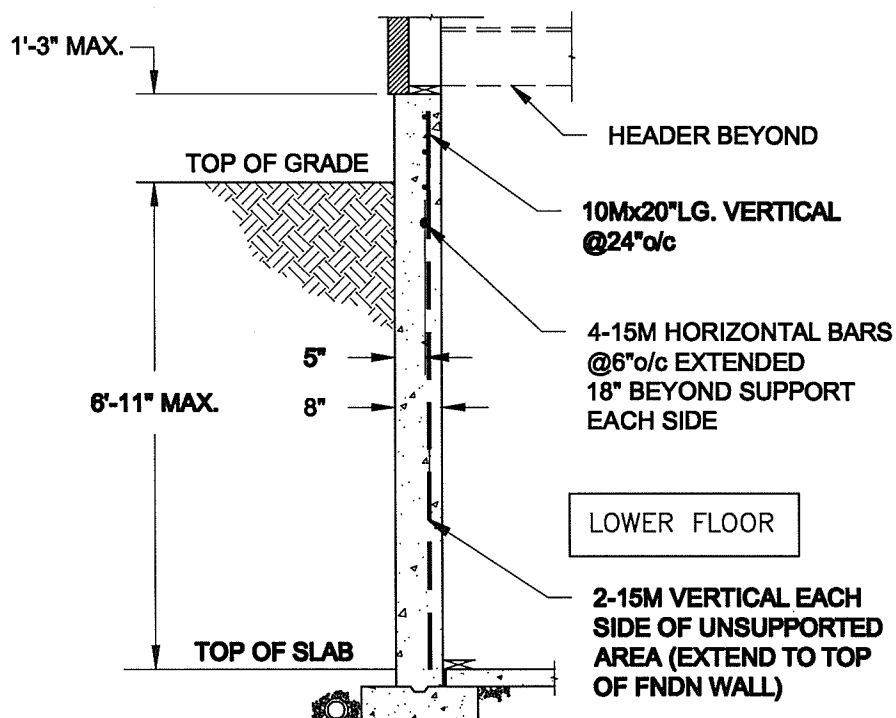
**NOTE:**

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	
Date: FEB-26-2015	
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:**



APR 24, 2015

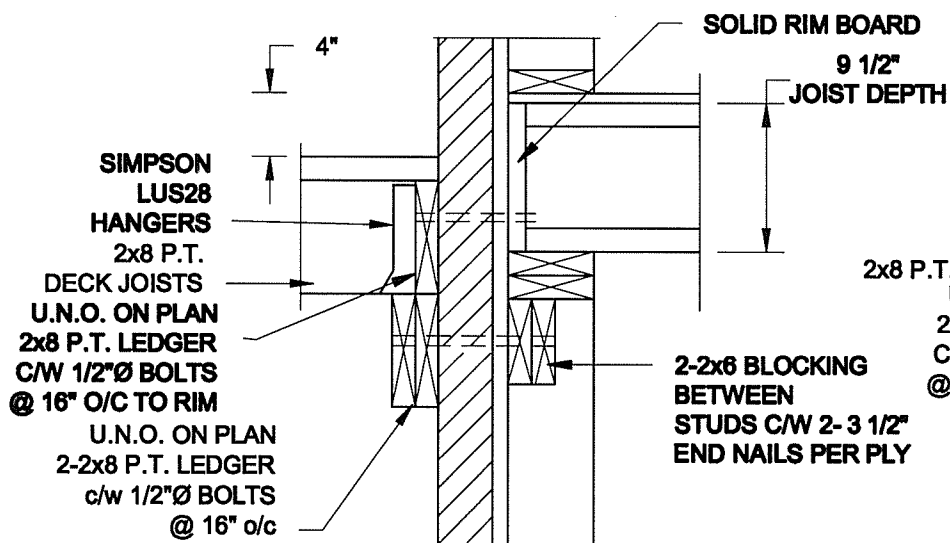
Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

**TYPICAL STRUCTURAL DETAILS FOR SINGLES**

Project No.:  
**14-095**

Drawing No.:  
**S1**

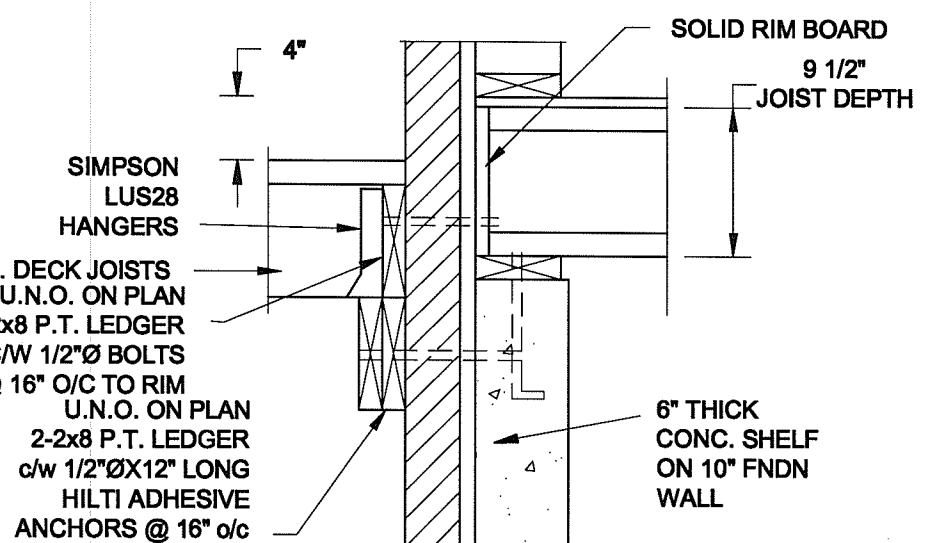
## FOR 9 1/2" JOIST DEPTH



### 1A DECK FASTENING DETAIL

S2

SCALE: 1" = 1'-0"



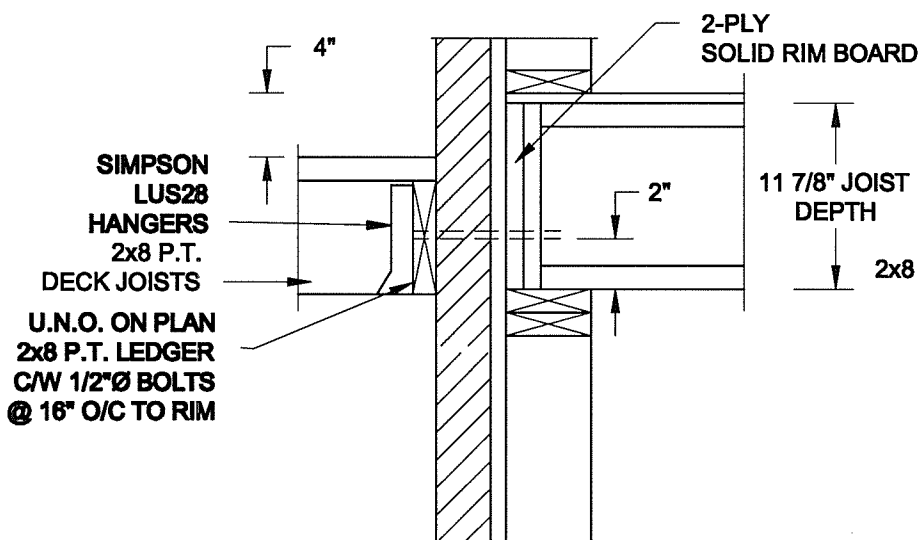
### 1B DECK FASTENING DETAIL

S2

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.

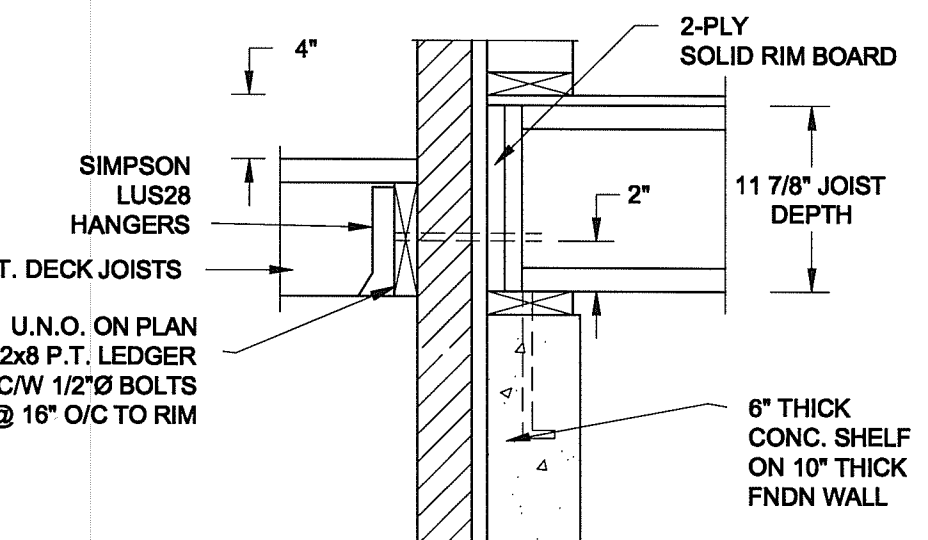
## FOR 11 7/8" JOIST DEPTH



### 2A DECK FASTENING DETAIL

S2

SCALE: 1" = 1'-0"

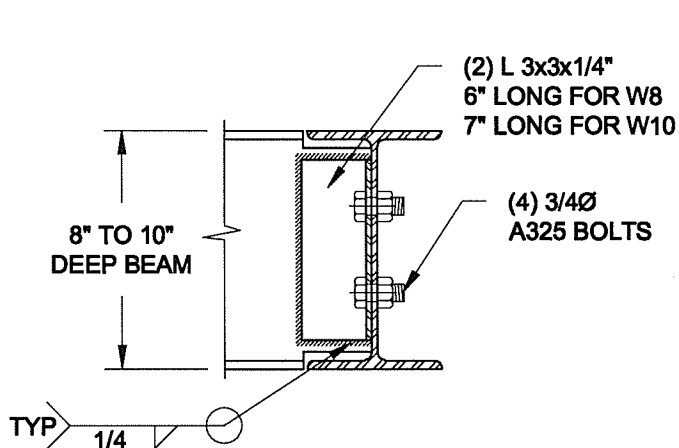


### 2B DECK FASTENING DETAIL

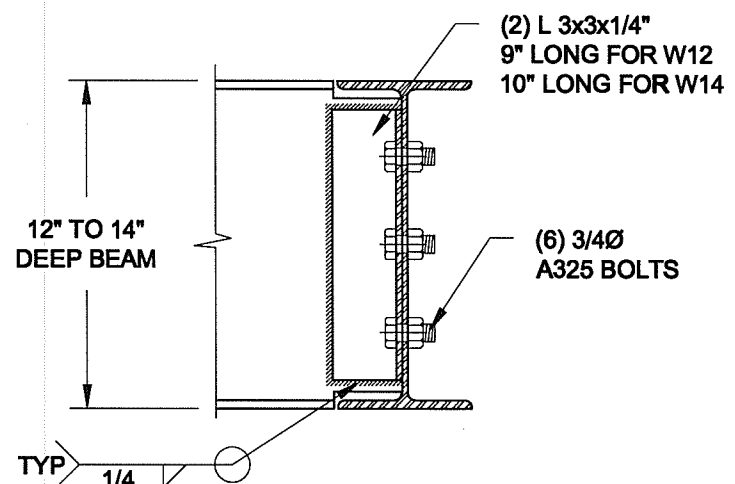
S2

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 (W310x88) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

3

S2

### STEEL BEAM CONNECTION DETAIL

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

Scale:  
AS NOTED

Date:  
FEB-26-2015

Drawn:  
SC

Checked:  
SJB

QUAILE ENGINEERING LTD.



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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

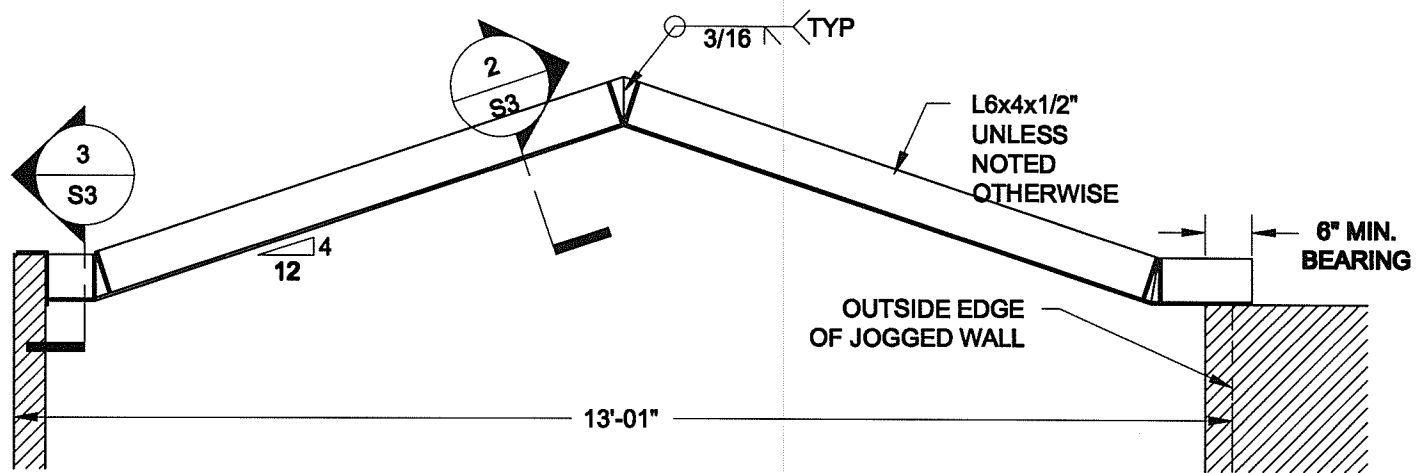
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:

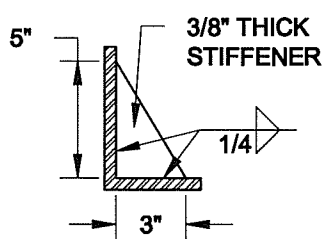
14-095

Drawing No.:

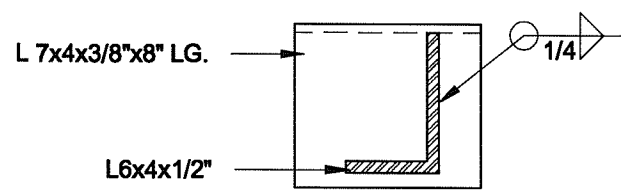
S2



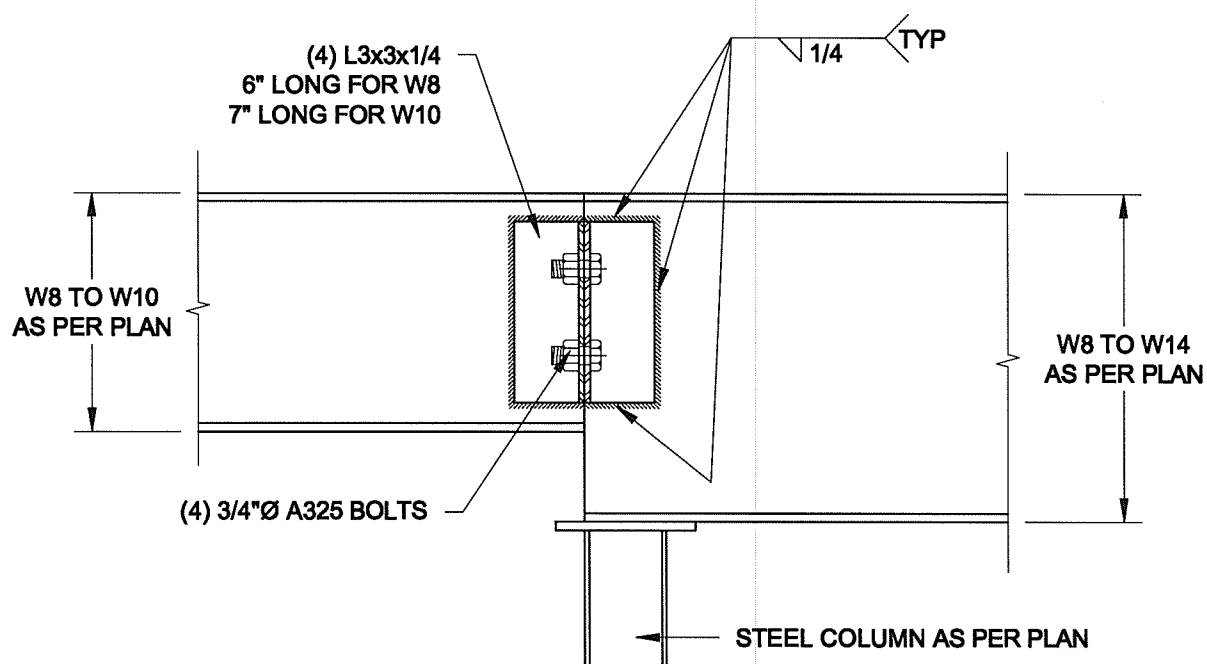
**1**  
**S3** **STEEL LINTEL AT GABLE**  
SCALE: 1/2" = 1' - 0"



**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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Newmarket, ON  
L3Y 8J9  
T: 905-853-8547  
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Engineer's Seal



APR 24, 2015

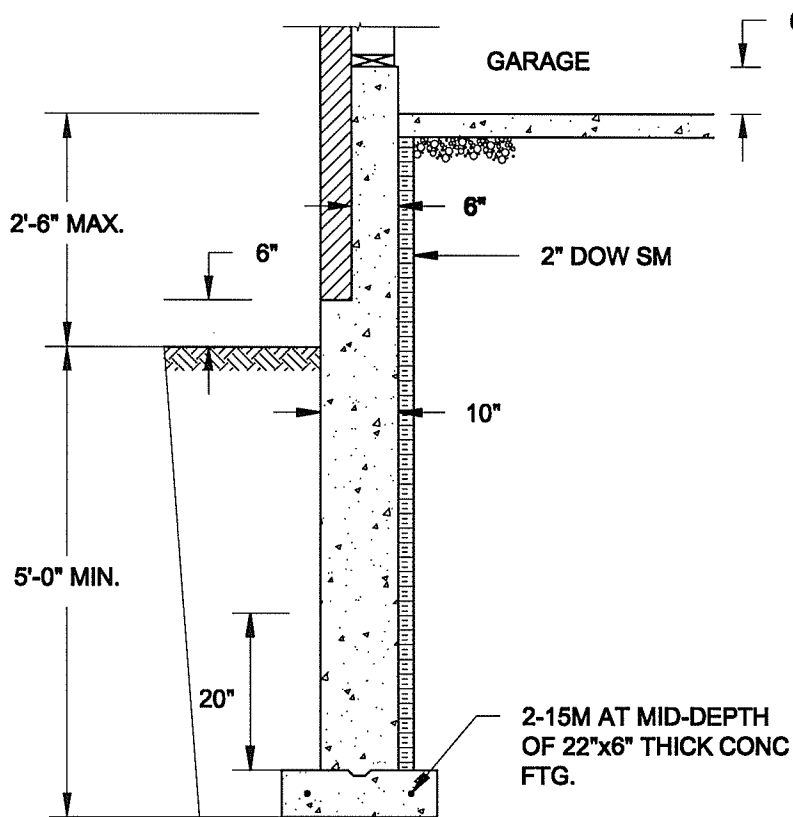
Project:  
BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT  
BRADFORD, ONTARIO

TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
14-095

Drawing No.:  
S3

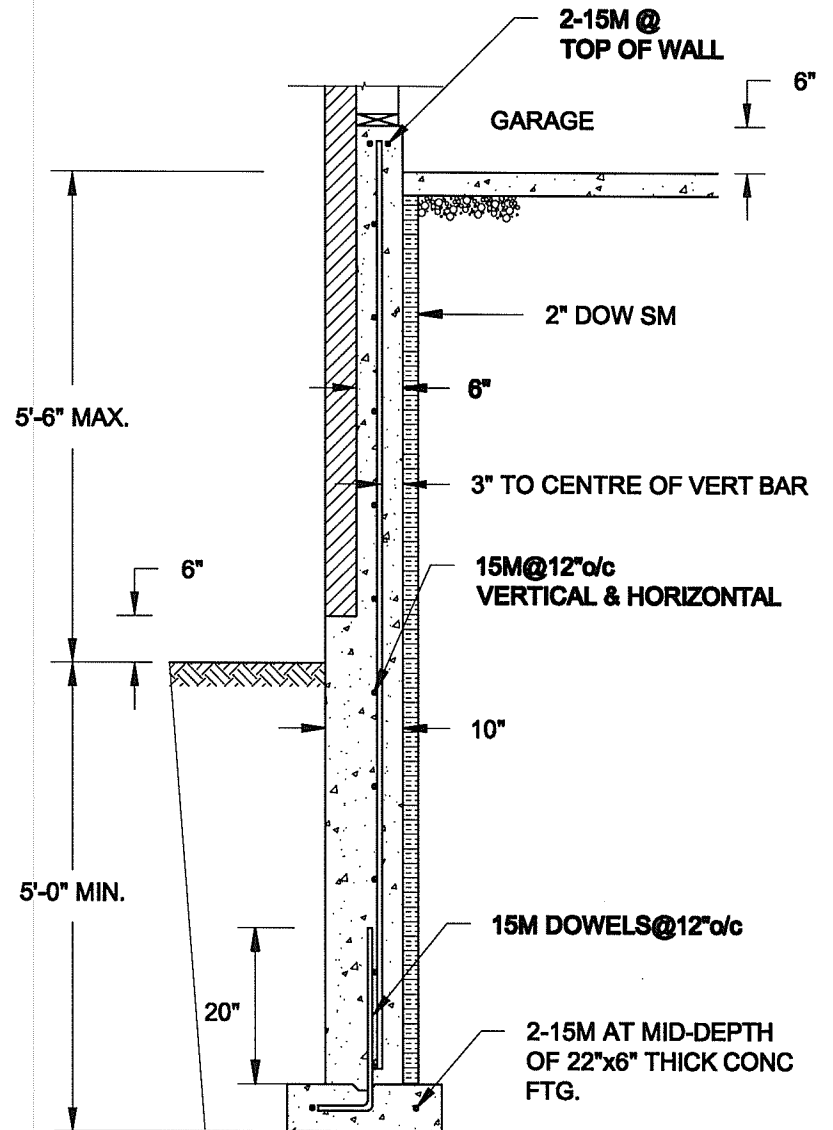




**1A**  
**S4** **REINFORCED BRICKSHELF**  
SCALE: 1/2" = 1'-0"

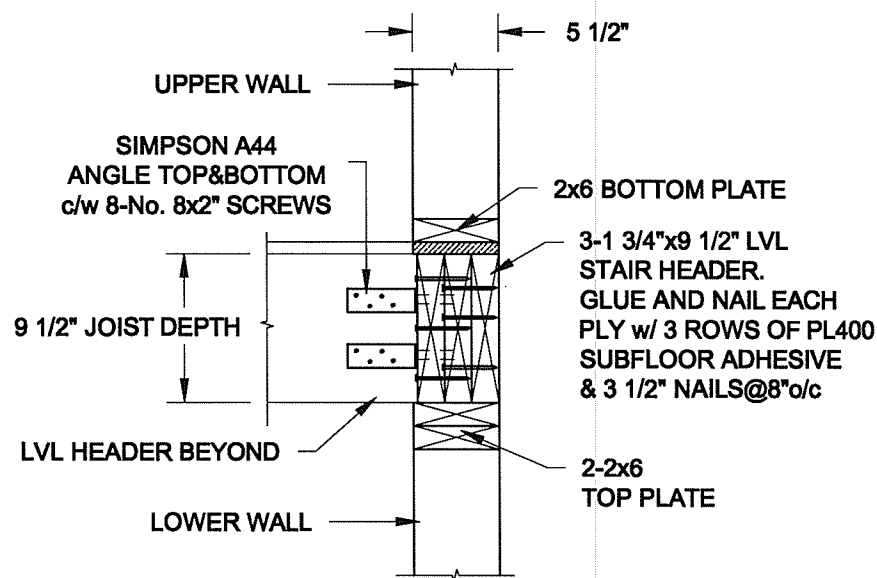
**NOTE:**

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-13-2015

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

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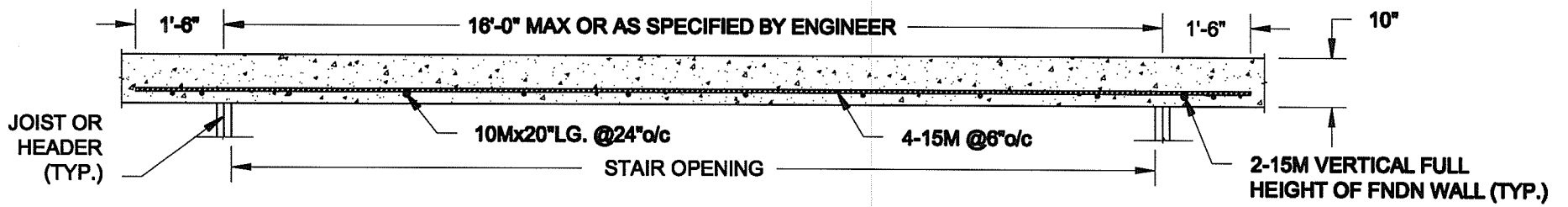
SEPT 28, 2015

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

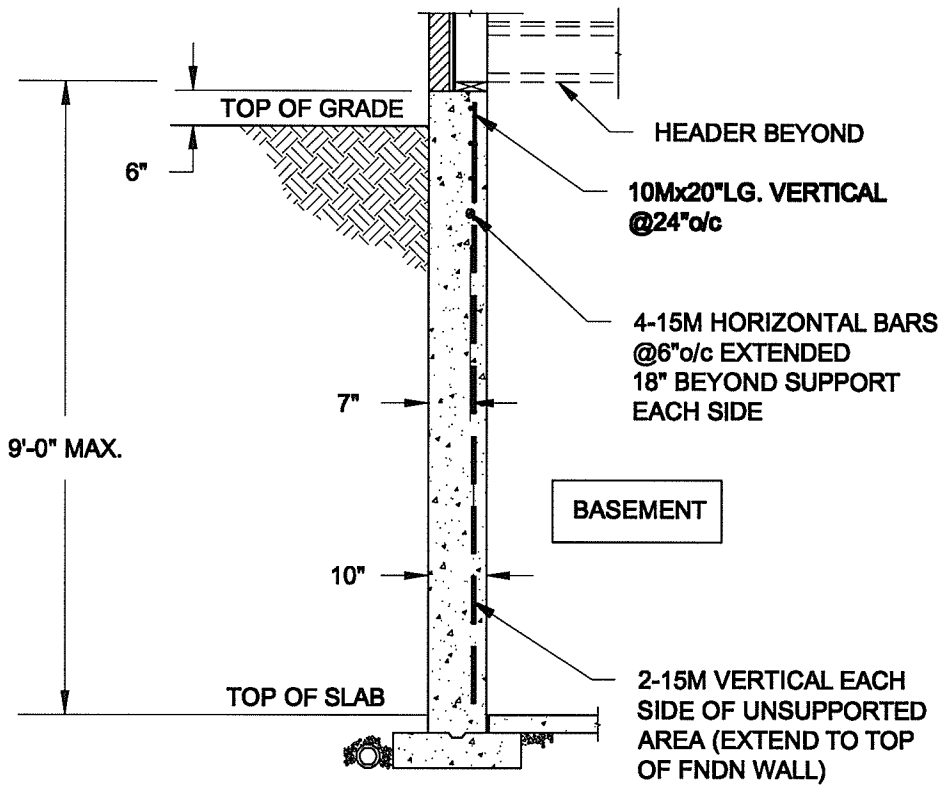
TYPICAL STRUCTURAL DETAILS FOR SINGLES

Project No.:  
14-095

Drawing No.:  
S4



**PLAN VIEW**





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

**1**  
**S5**

**LATERALLY UNSUPPORTED WALL**

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

<b>Scale:</b> AS NOTED		<b>QUAILE ENGINEERING LTD.</b>  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	<b>Engineer's Seal</b>  JAN 28, 2016		<b>Project:</b> BAYVIEW WELLINGTON HOMES - GREEN VALLEY ESTATES PROJECT BRADFORD, ONTARIO	
<b>Date:</b> JAN-28-2016			<b>TYPICAL STRUCTURAL DETAILS FOR SINGLES</b>			
<b>Drawn:</b> SC	<b>Checked:</b> SJB		<b>Project No.:</b> 14-095		<b>Drawing No.:</b> S5	