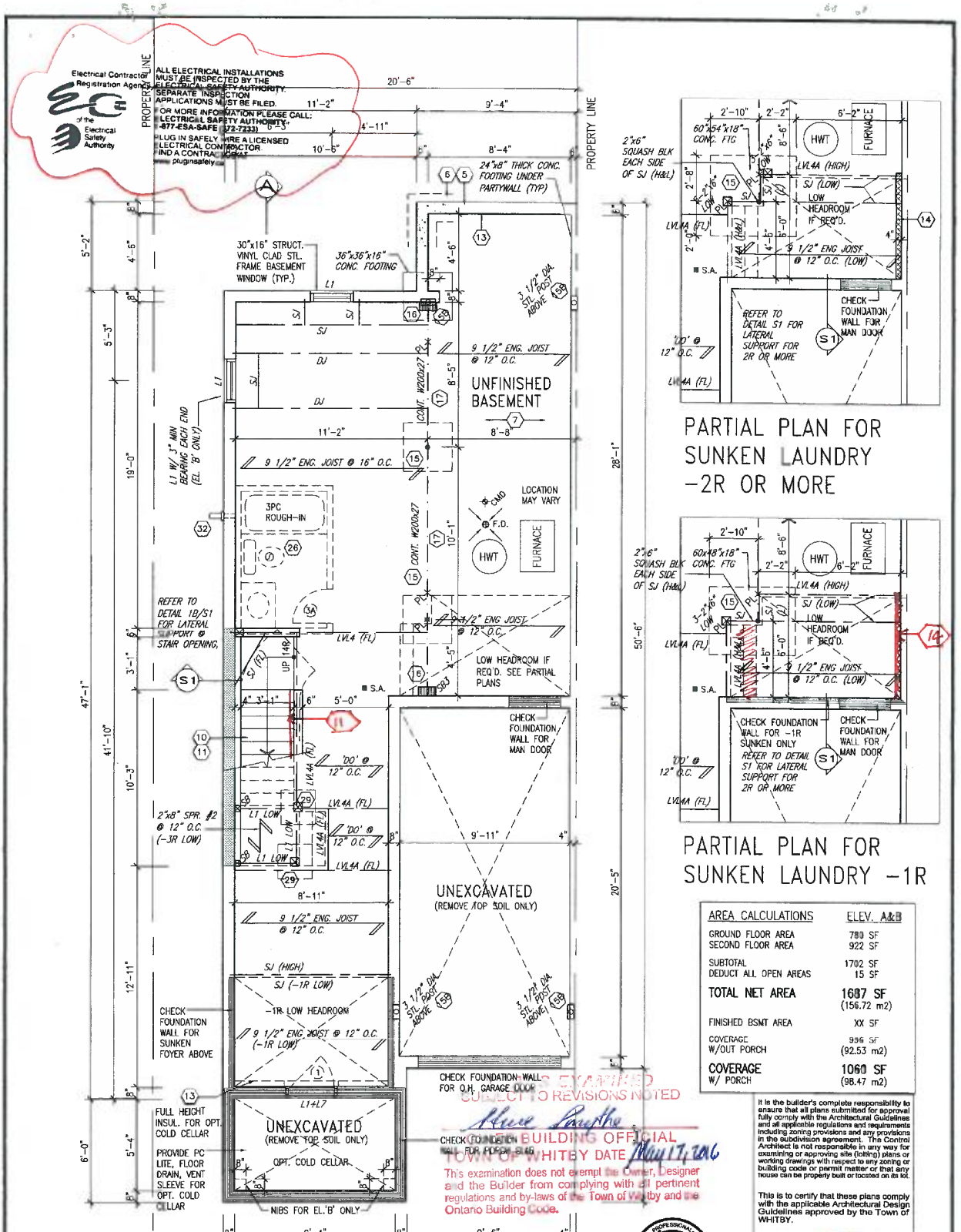

AREA CALCULATIONS	ELEV. A&B
GROUND FLOOR AREA	780 SF
SECOND FLOOR AREA	922 SF
SUBTOTAL	1702 SF
DEDUCT ALL OPEN AREAS	15 SF
TOTAL NET AREA	**1687 SF** (156.72 m2)
FINISHED BSMT AREA	XX SF
COVERAGE W/OUT PORCH	996 SF (92.53 m2)
COVERAGE W/ PORCH	**1060 SF** (98.47 m2)

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

ARCHITECTURAL REVIEW APPROVAL
SEP 22 2015
John G. Williams Limited, Architect

PLANS EXAMINED SUBJECT TO REVISIONS NOTED
BUILDING OFFICIAL
TOWN OF WHITBY DATE May 17, 2016
This examination does not exempt the Owner, Designer and the Builder from complying with all pertinent regulations and by-laws of the Town of Whitby and the Ontario Building Code.

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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
registration information
VA3 Design Inc. — BCIN 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.

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

BAYVIEW WELLINGTON

UNIT 25-1
APPLEBY 1

project name: CORNERBROOK
municipality: WHITBY, ON
project no. 14037
date: MARCH 2015
drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
BASEMENT FLOOR PLAN
file name: 14037-25-1
drawing no. 1
RICHARD – H:\ARCHIVE\WORKING\2014\14037.BW\units\semi\14037-25-1.dwg – Fri – Sep 18 2015 – 2:41 PM

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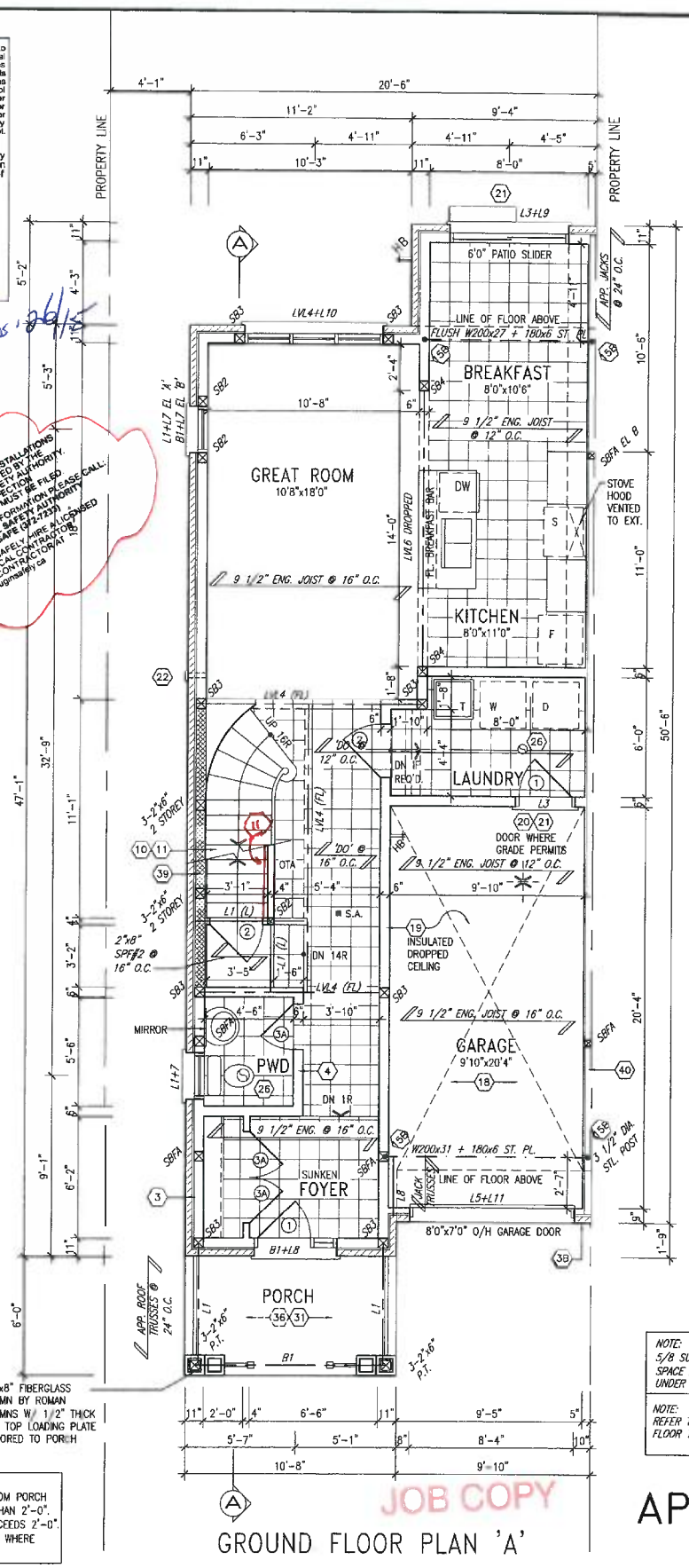
ARCHITECTURAL REVIEW APPROVAL
SEP 22 2015
John G. Williams Limited, Architect

ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233) PLUG IN SAFELY - HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT: www.plugintosafety.ca

Electrical Contractor Registration Agency of the Electrical Safety Authority



GROUND FLOOR PLAN 'A'

NOTE FOR EXTERIOR RAILING
32" HIGH WHERE DISTANCE FROM PORCH TO FINISHED GRADE IS LESS THAN 2'-0".
36" HIGH WHERE DISTANCE EXCEEDS 2'-0".
42" HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 5'-11".

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
SEPT 21, 2015

NOTE:
5/8 SUBFLOOR TO BE GLUED AND NAILED. SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

NOTE:
REFER TO FLOOR TRUSS MANUF. FOR FLOOR TRUSS LAYOUTS & LVL SIZES.

APPLEBY 1
25-1

no.	description	date	by
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3	.	.	.
2	REVISED AS PER ENG COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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
name: Wellington Jno-Baptiste — signature — BCIN 25591
registration information: VA3 Design Inc. — BCIN 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.

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

BAYVIEW WELLINGTON

UNIT 25-1
APPLEBY 1

project name: CORNERBROOK — municipality: WHITBY, ON — project no. 14037
date: MARCH 2015 — GROUND FLOOR PLAN — drawing no. 2
drawn by: CL — checked by: – — scale: 3/16" = 1'-0" — file name: 14037-25-1
RICHARD – H:\ARCHIVE\WORKING\2014\14037.BW\units\semi\14037-25-1.dwg – Fri – Sep 18 2015 – 2:41 PM

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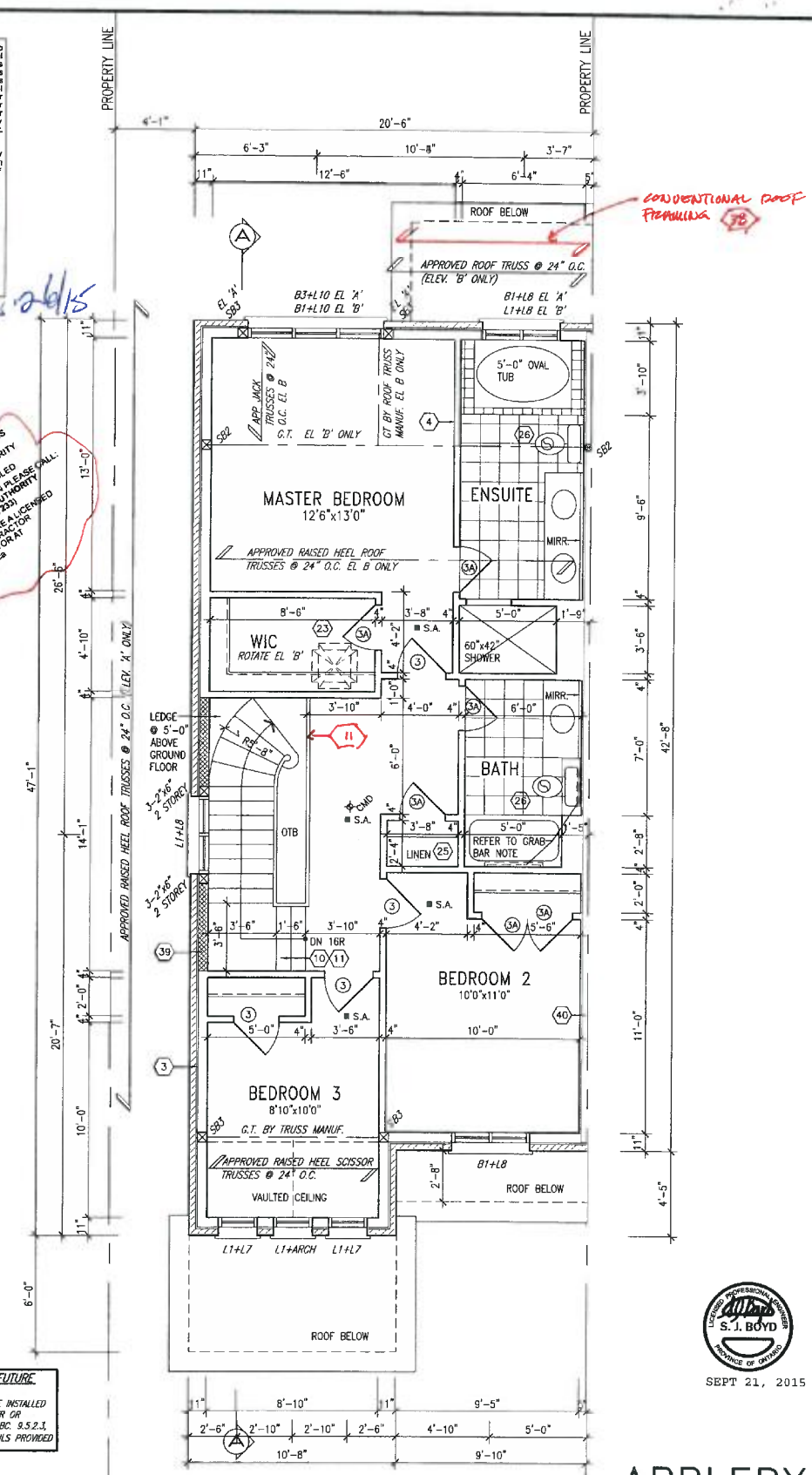
ARCHITECTURAL REVIEW & APPROVAL
SEP 22 2015
John S. Williams Limited, Architect

Electrical Contractor Registration Agency
ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (372-7233)
PLUG IN SAFELY. HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.plugintosafety.ca
of the Electrical Safety Authority



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. REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(a) & 3.8.3.13.(1)(i). AND DETAILS PROVIDED

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

S. J. BOYD
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
SEPT 21, 2015

SECOND FLOOR PLAN 'A'

APPLEBY 1
25-1

JOB COPY

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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.

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

BAYVIEW WELLINGTON

UNIT 25-1
APPLEBY 1

project name: CORNERBROOK
municipality: WHITBY, ON
project no.: 14037
date: MARCH 2015
SECOND FLOOR PLAN
drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
file name: 14037-25-1
drawing no.: 3
RICHARD - H:\ARCHIVE\WORKING\2014\14037.BW\units\semi\14037-25-1.dwg - Fri - Sep 18 2015 - 2:41 PM

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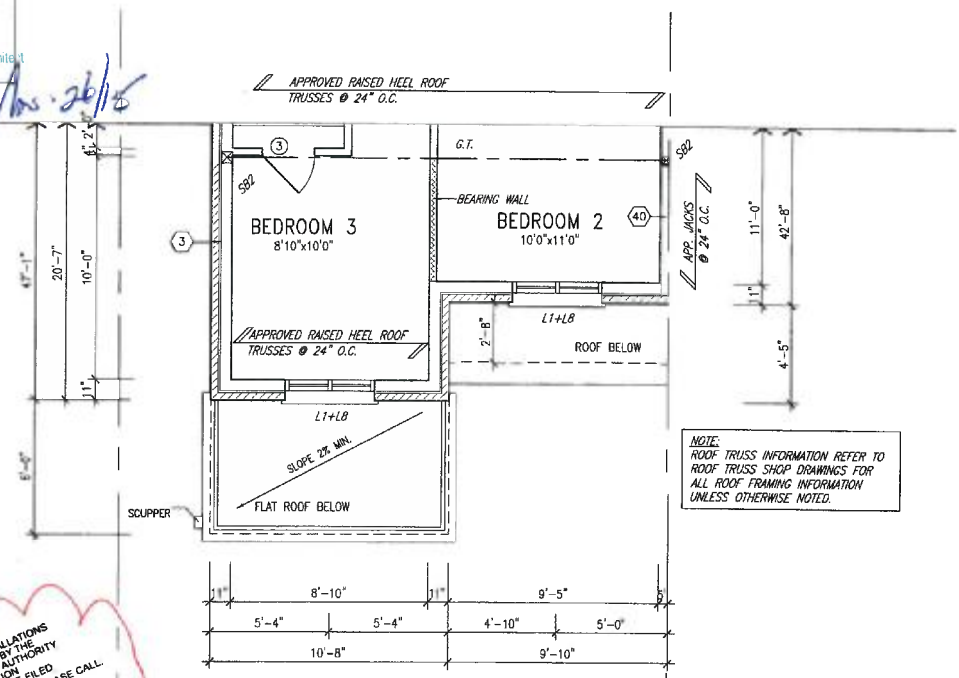
ARCHITECTURAL REVIEW & APPROVAL

SEP 22 2015

John C. Williams Limited, Architect

Nov. 26/15



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

PARTIAL SECOND FLOOR PLAN 'B'

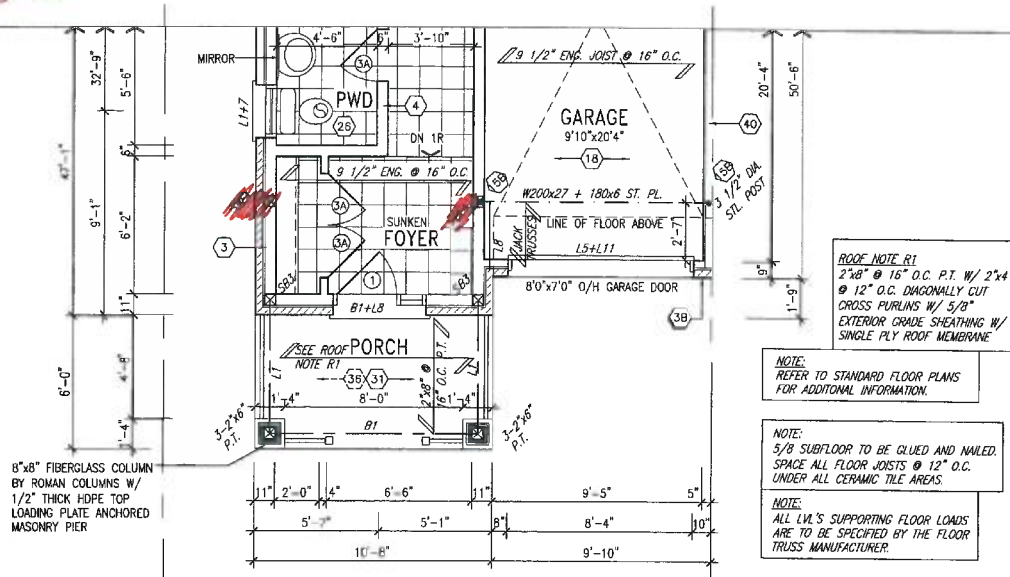
Electrical Contractor Registration Agency

ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATION MUST BE FILED. PLEASE CALL ELECTRICAL SAFETY AUTHORITY FOR MORE INFORMATION. ESA-SAFE (372-723) HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A LICENSED ELECTRICAL CONTRACTOR. www.plugintsafety.ca

The Electrical Safety Authority

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015



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

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITONAL INFORMATION.

NOTE:
5/8 SUBFLOOR TO BE GLUED AND NAILED. SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

PARTIAL GROUND FLOOR PLAN 'B'

APPLEBY 1
25-1

JOB COPY

no.	description	date	by
9			
8			
7			
6			
5			
4			
3			
2	REVISED AS PER ENG COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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.

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

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

BAYVIEW WELLINGTON

UNIT 25-1
APPLEBY 1

project name: CORNERBROOK
municipality: WHITBY, ON
project no.: 14037

date: MARCH 2015
PARTIAL PLAN ELEV 'B'
drawn by: CL
checked by: –
scale: 3/16" = 1'-0"
file name: 14037-25-1
drawing no.: 4

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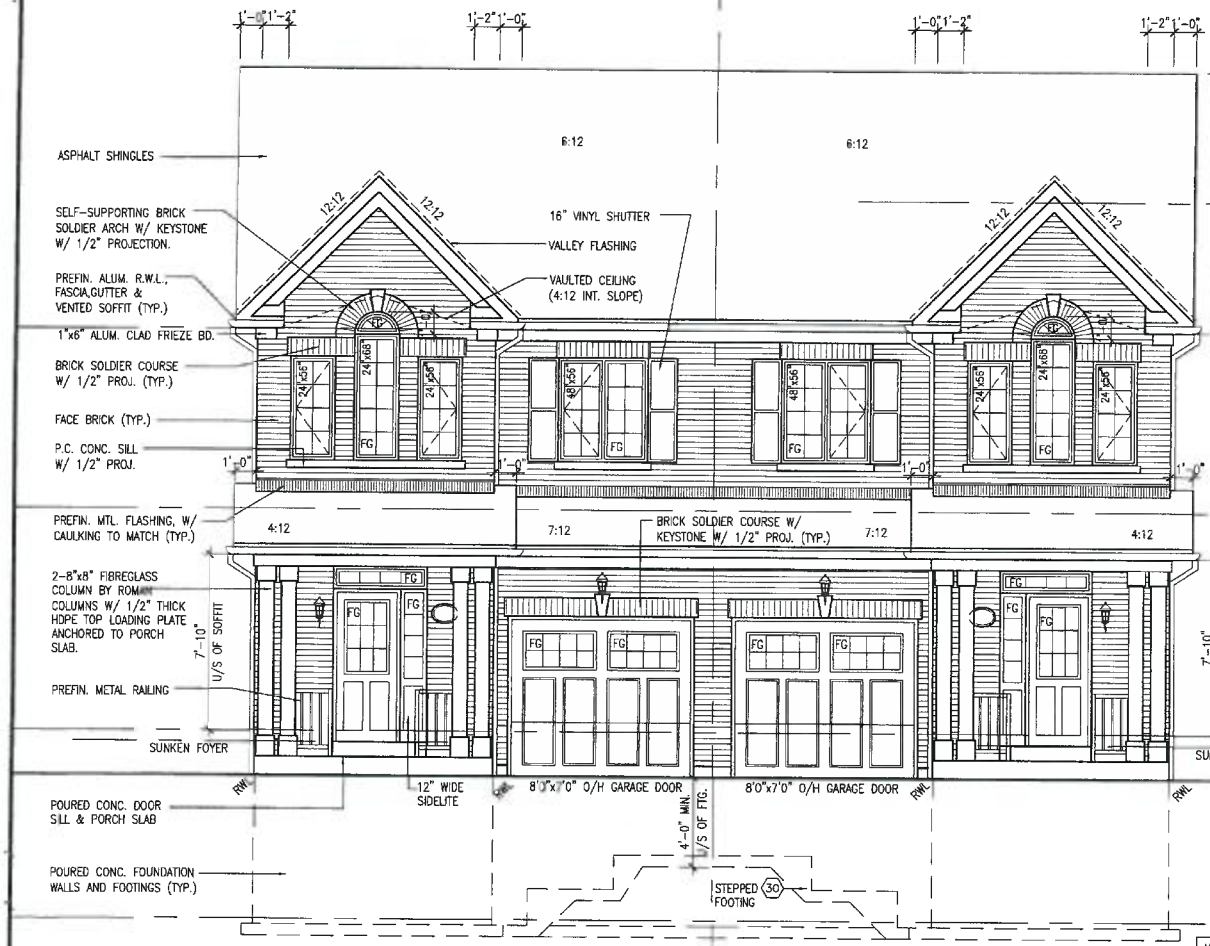
FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

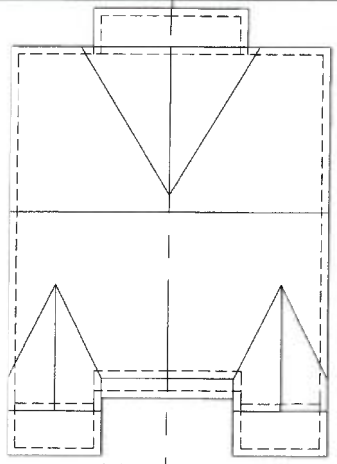
ALL KEYSTONE TO BE 3" TALLER THAN BRICK / STONE HEADERS



FRONT ELEVATION 'A'

FRONT ELEVATION 'A' (REV)

NOTE FOR EXTERIOR RAILING
32" HIGH WHERE DISTANCE FROM PORCH TO FINISHED GRADE IS LESS THAN 2'-0".
36" HIGH WHERE DISTANCE EXCEEDS 2'-0".
42" HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 5'-11".



ROOF PLAN 'A'

ROOF PLAN 'A' (REV)

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015

JOB COPY

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

ARCHITECTURAL CONTROL VIEW & APPROVAL
SEP 22 2015
John C. Williams Limited, Architect

Nov 24/15

No.	description	date	by
2	REVISED AS PER ENG COMMENTS	17-05-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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 perform the work.

qualification information		
Wellington Jnc-Bayview	23591	BCIN
registration information	42535	
VA3 Design Inc.		

Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. Drawings are not to be scaled. Drawings are the property of the Designer which must be returned at the completion of the work.

VA3 DESIGN
3100A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
va3design.com

project name: BAYVIEW WELLINGTON
UNIT 25-1
APPLEBY 1
municipality: WHITBY, ON
project no. 14037
date: MARCH 2015
drawn by: CL
checked by:
scale: 3/16" = 1'-0"
file name: 14037-25-1
drawing no. 5
FRONT ELEVATION A

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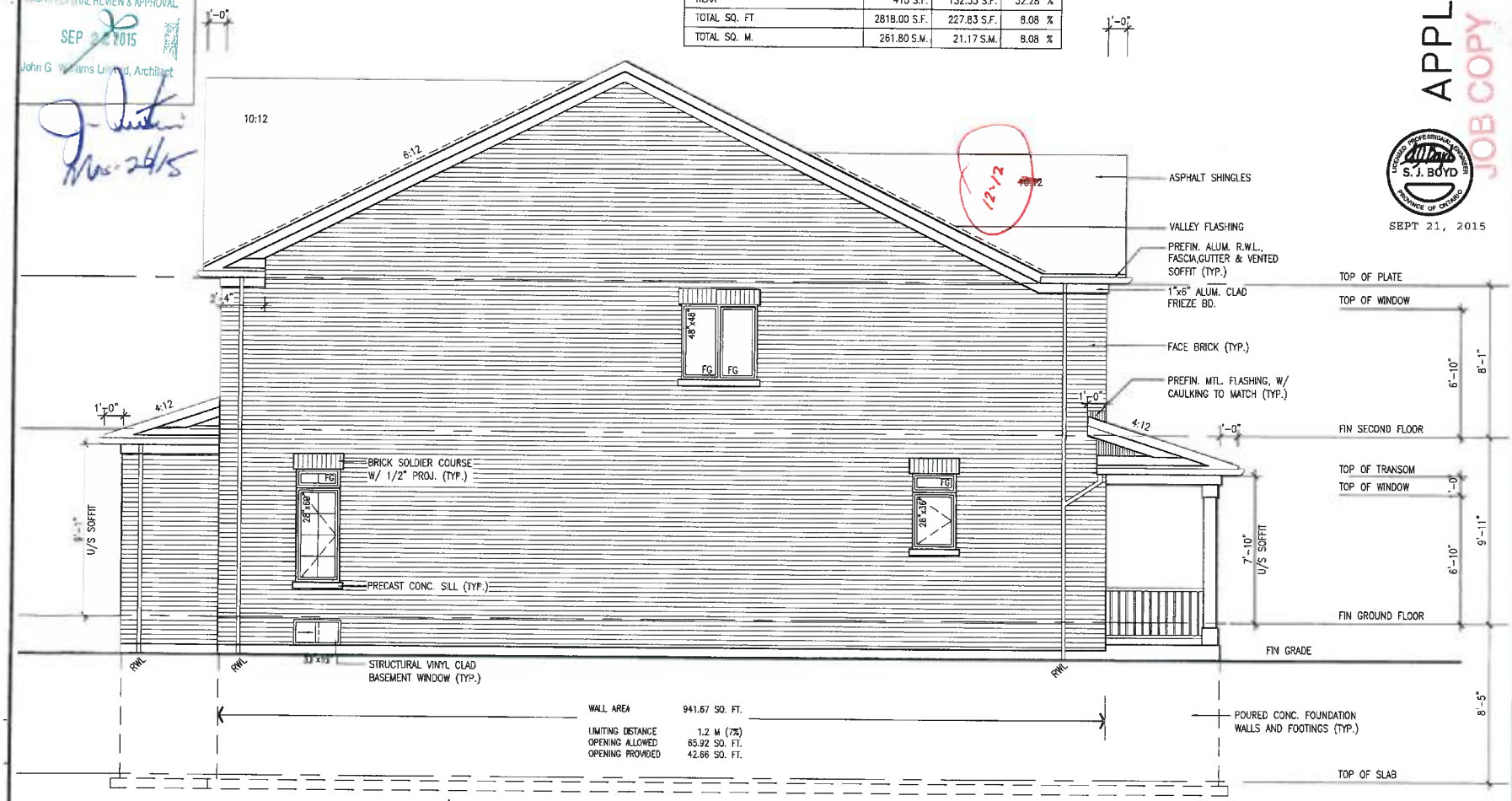
ARCHITECTURAL REVIEW & APPROVAL
SEP 2 2015
John G. Williams Limited, Architect

Nov. 26/15

FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)

25-1 ELEVATION A	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	410 S.F.	52.83 S.F.	12.89 %
LEFT SIDE	999 S.F.	42.67 S.F.	4.27 %
RIGHT SIDE	999 S.F.	0 S.F.	0.00 %
REAR	410 S.F.	132.33 S.F.	32.28 %
TOTAL SQ. FT	2818.00 S.F.	227.83 S.F.	8.08 %
TOTAL SQ. M.	261.80 S.M.	21.17 S.M.	8.08 %



LEFT/RIGHT SIDE ELEVATION 'A'

APPLEBY 1
25-1
JOB COPY

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
SEPT 21, 2015

UNIT 25-1
APPLEBY 1

BAYVIEW WELLINGTON
municipality: WHITBY, ON
project name: CORNERBROOK
project no. 14037
date: MARCH 2015
drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
file name: 14037-25-1
drawing no. 6
SIDE ELEVATION A
RICHARD – J:\ARCHIVES\WORKING\2014\14037 BWA\vias\acad\14037-25-1.dwg – Fri – Sep 18 2015 – 2:41 PM

VAS DESIGN
300A Wilson Avenue
Toronto ON M3H 1S9
t 416.630.2255 f 416.630.4782
vas.design.com

This undersigned has reviewed and takes responsibility for this design and has qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
qualification information
Wellington Jos-Baptiste 25591
name registration information
VAS Design Inc. 42655
signature BCIN

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions are in millimetres unless otherwise specified. Drawings are the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

no.	description	date	by
9	-	-	-
8	-	-	-
7	-	-	-
6	-	-	-
5	-	-	-
4	-	-	-
3	-	-	-
2	REVISED AS PER ENG. COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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ARCHITECTURAL REVIEW & APPROVAL
DATE: SEP 22 2015
John G. Wolfrom Limited Architect

FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

REAR ELEVATION 'A' (REV)

REAR ELEVATION 'A'

APPLEBY 1
25-1

JOB COPY

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
SEPT 21, 2015

no.	description	date	by
2	REVISED AS PER ENG COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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

Wellington Jno-Baptiste — name — signature — 25591 BCIN — 42658 RFA

Construction Information
Vista Design Inc.

Contractor to verify all dimensions on site prior to start of any construction. The Designer becomes aware of, and has the ability to verify compliance with the Building Code, only on those parts of the work which are reviewed by the Designer. The drawings and specifications are instruments of service and are the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

project name: BAYVIEW WELLINGTON
municipality: WHITBY, ON
project view: CORNERBROOK
UNIT 25-1
APPLEBY 1
project no. 14037
drawing no. 7
REAR ELEVTION A
date: MARCH 2015
drawn by: CL
checked by
scale: 3/16" = 1'-0"
file name: 14037-25-1
RICHARD - I:\ARCHIVES\WORKING\2014\14037 BAYVIEW\units\units\14037-25-1.dwg - Fri - Sep 18, 2015 - 2:41 PM

VA3 DESIGN
300A Wilson Avenue
Toronto, ON M3H 5S8
t 416.630.2255 | f 416.630.4782
va3design.com

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ARCHITECTURAL REVIEW & APPROVAL
SEP 22 2015
John G. Williams Limited, Architect

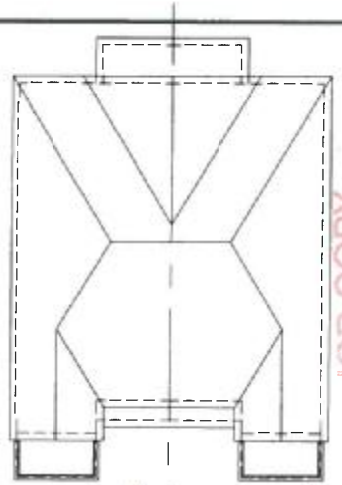
FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

ALL KEYSTONE TO BE 3" TALLER THAN BRICK / STONE HEADERS

FRONT ELEVATION 'B'

FRONT ELEVATION 'B' (REV)

NOTE FOR EXTERIOR RAILING
32" HIGH WHERE DISTANCE FROM PORCH TO FINISHED GRADE IS LESS THAN 2'-0".
36" HIGH WHERE DISTANCE EXCEEDS 2'-0".
42" HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 5'-11".



ROOF PLAN 'A' ROOF PLAN 'A' (REV)

JOB COPY

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO
SEPT 21, 2015

BAYVIEW WELLINGTON

UNIT 25-1

APPLEBY 1

municipality: WHITBY, ON

project name: CORNERBROOK

project no. 14037

drawing no. 8

FRONT ELEAVTION B

date: MARCH 2015 | checked by: - | scale: 3/16" = 1'-0" | file name: 14037-25-1

drawn by: CL | RICHARD H:\ARCHDES\WORKING\2014\14037 Bw\cadd\users\14037-25-1.dwg - Fr - Sep 18 2015 - 2:4 PM

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

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

qualification information: Wellington Jnr Bathfiele | BCIN 23591 | Expires 42655

registration information: VA3 Design Inc.

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. Drawings not to be scaled. Drawings are instruments of service and are the property of the Designer which must be informed of the completion of the work. Drawings are not to be scaled.

No	description	date	by
2	REVISED AS PER ENG. COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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

ARCHITECTURAL REVIEW & APPROVAL
SEP 22 2015
JOHN G. WILLIAMS LIMITED, ARCHITECT

FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 105.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

UNINSULATED OPENINGS (PER OBC. SB-12,2.1.1.(7)

25-1 ELEVATION B	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	410 S.F.	41.50 S.F.	10.12 %
LEFT SIDE	999 S.F.	42.67 S.F.	4.27 %
RIGHT SIDE	999 S.F.	0 S.F.	0.00 %
REAR	410 S.F.	132.33 S.F.	32.28 %
TOTAL SQ. FT.	2818.00 S.F.	216.50 S.F.	7.68 %
TOTAL SQ. M.	261.80 S.M.	20.11S.M.	7.68 %

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015

LEFT/RIGHT SIDE ELEVATION 'B'

JOB COPY

BAYVIEW WELLINGTON UNIT 25-1
APPLEBY 1
municipality WHITBY, ON
project no. 14037
project name CORNERBROOK
drawing no. 9
date MARCH 2015
drawn by CL
checked by –
scale 3/16" = 1'-0"
file name 14037-25-1
RICHARD H:\ARCHIVE WORKING\2014\14037-25-1.dwg – Fri – Sep 18 2015 – 2:41 PM

VAS DESIGN
3100A Wilson Avenue
Toronto ON M3H 1S9
t 416.630.2255 | f 416.630.4782
vas.design.com

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

qualification information
Wellington Inc–Bayville
name
registration information
VAS Design Inc.
signature
2559
BCIN
42558

Contractor must verify all dimensions on site prior to commencement of work. Do not scale drawings. Drawings and specifications are instruments of service and is 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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9			
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2	REVISED AS PER ENG COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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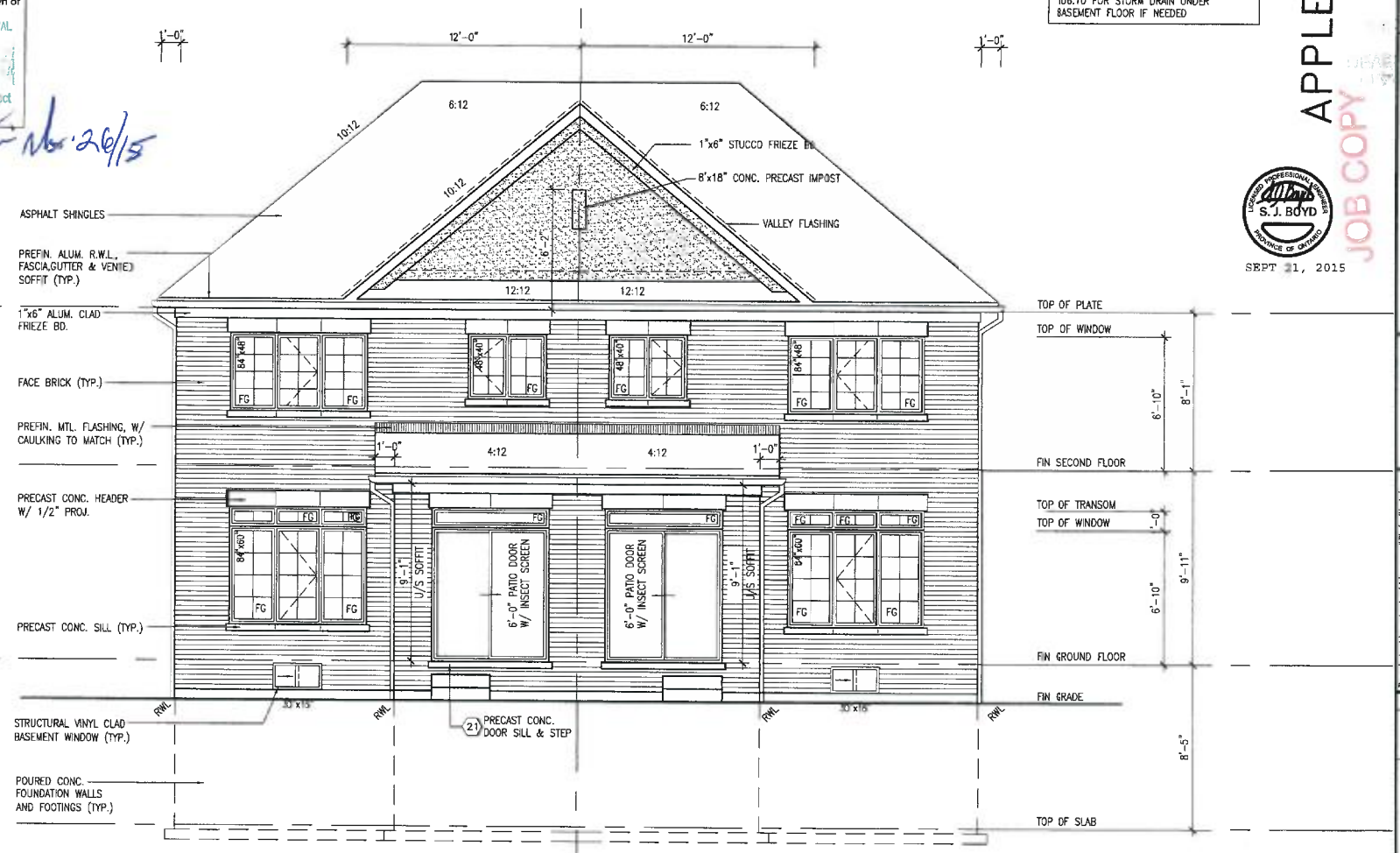
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of WHITBY.

ARCHITECTURAL REVIEW & APPROVAL
SEP 2 2015
John G. Williams Limited, Architect

Nov. 26/15

FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED



REAR ELEVATION 'B' (REV)

REAR ELEVATION 'B'

APPLEBY 1
25-1

JOB COPY

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015

UNIT 25-1	APPLEBY 1
BAYVIEW WELLINGTON	municipality: WHITBY, ON
project name: CORNERBROOK	project no. 14037
date: MARCH 2015	drawing no. 10
drawn by: CL	checked by: -
scale: 3/16" = 1'-0"	file name: 14037-25-1
REAR ELEVATION B	

RICHARD - H:\ARCHIVE\WORKING\2014\14037 BW\wellington\14037-25-1.dwg Fri - Sep 18 2015 - 11:41 AM

VAS DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2235 f 416.630.4782
vas.design.com

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 Inc-Eagleton
signature
name: VAS Design Inc.
registration information: 2591 BCIN 42658

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings remain the property of the Designer and may not be reused or reproduced without the consent of the Designer which must be informed of the completion of the work. Drawings are not to be scaled.

no	description	date	by
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2	REVISED AS PER RNC COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
25-1 ELEVATION A WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	410 S.F.	52.83 S.F.	12.89 %
LEFT SIDE	999 S.F.	42.67 S.F	4.27 %
RIGHT SIDE	999 S.F.	0 S.F.	0.00 %
REAR	410 S.F.	133.83 S.F	32.64 %
TOTAL SQ. FT.	2818.00 S.F.	229.33 S.F	8.14 %
TOTAL SQ. M.	261.80 S.M.	21.31 S.M	8.14 %

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))			
25-1 ELEVATION B WOD	ENERGY EFFICIENCY – OBC SB12		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	410 S.F.	41.50 S.F.	10.12 %
LEFT SIDE	999 S.F.	42.67 S.F	4.27 %
RIGHT SIDE	999 S.F.	0 S.F.	0.00 %
REAR	410 S.F.	133.83 S.F	32.64 %
TOTAL SQ. FT.	2818.00 S.F.	218.00 S.F.	7.74 %
TOTAL SQ. M.	261.80 S.M.	20.25 S.M.	7.74 %

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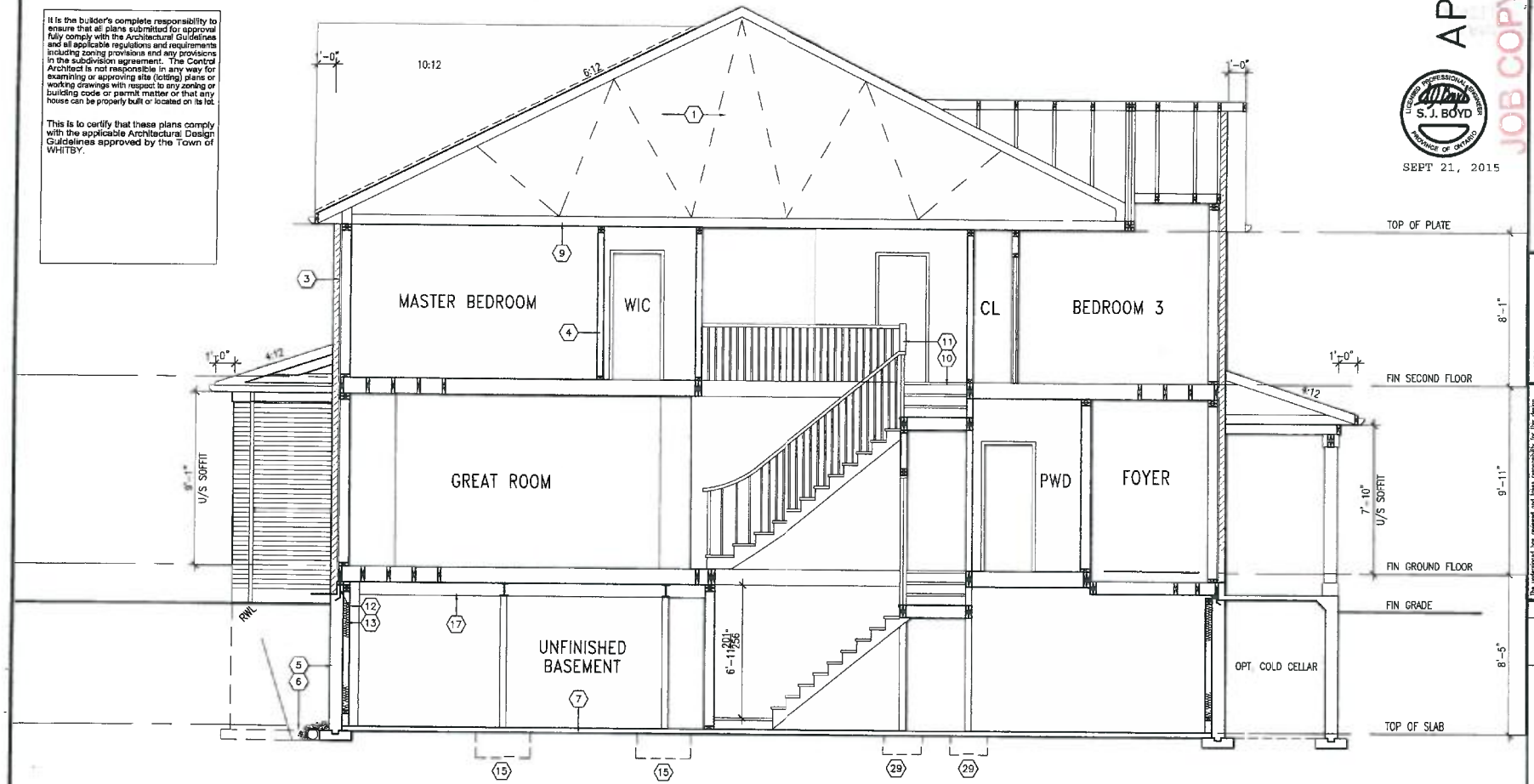
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of WHITBY.



SECTION A-A
(ELEVATION 'B' SIMILAR)

APPLEBY 1
25-1

JOB COPY

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015

UNIT 25-1
APPLEBY 1

BAYVIEW WELLINGTON

project name: CORNERBROOK
municipality: WHITBY, ON
project no. 14037
date: MARCH 2015
drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
SECTION 'A-A'
drawing no. 11
file name: 14037-25-1
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VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.7255 f 416.630.4782
va3design.com

no.	description	date	by
9			
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7			
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2	REVISED AS PER ENG. COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENT'S REVIEW	21-05-15	CL

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
name: Wellington Jhoc-Baptiste
signature:
registration information
name: VA3 Design Inc.
BCIN 25591
firm BCIN 42858

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions are in millimetres unless otherwise noted. Drawings are 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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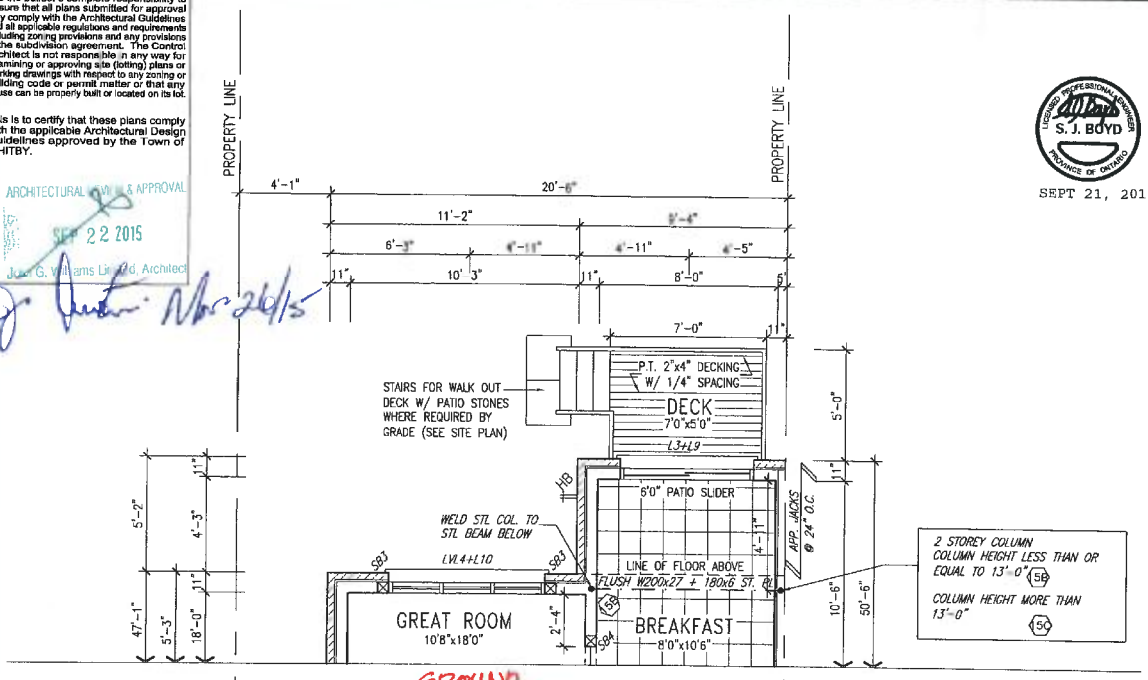
ARCHITECTURAL REVIEW & APPROVAL
SEP 22 2015
John G. Williams Limited, Architect

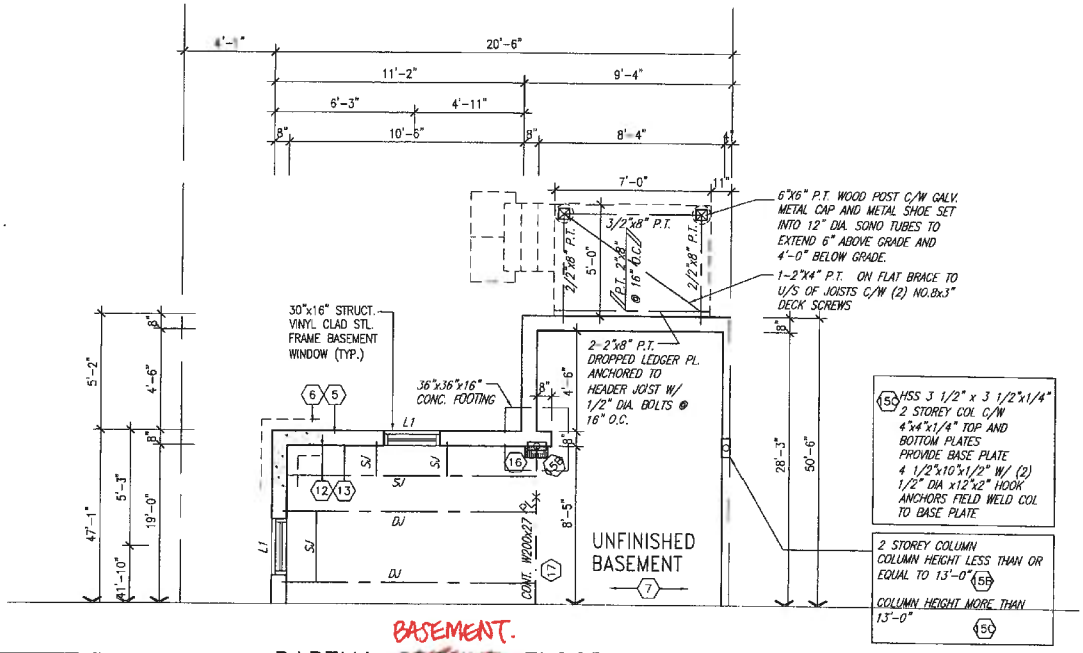
Nov 26/15

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015



PARTIAL ~~BASEMENT~~ GROUND FLOOR PLAN
WOD COND.



PARTIAL ~~GROUND~~ BASEMENT. FLOOR PLAN
WOD COND.

NOTE:
REFER TO STANDARD FLOOR PLANS FOR ADDITONAL INFORMATION.

NOTE:
5/8 SUBFLOOR TO BE GLUED AND NAILED. SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

APPLEBY 1
25-1

JOB COPY

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2	REVISED AS PER ENG COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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 signature BCIN
registration information
VA3 Design Inc. 42558

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

UNIT 25-1
APPLEBY 1

project name: CORNERBROOK
municipality: WHITBY, ON
project no. 14037

date: MARCH 2015
WOD COND.
drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
file name: 14037-25-1
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drawing no. 12

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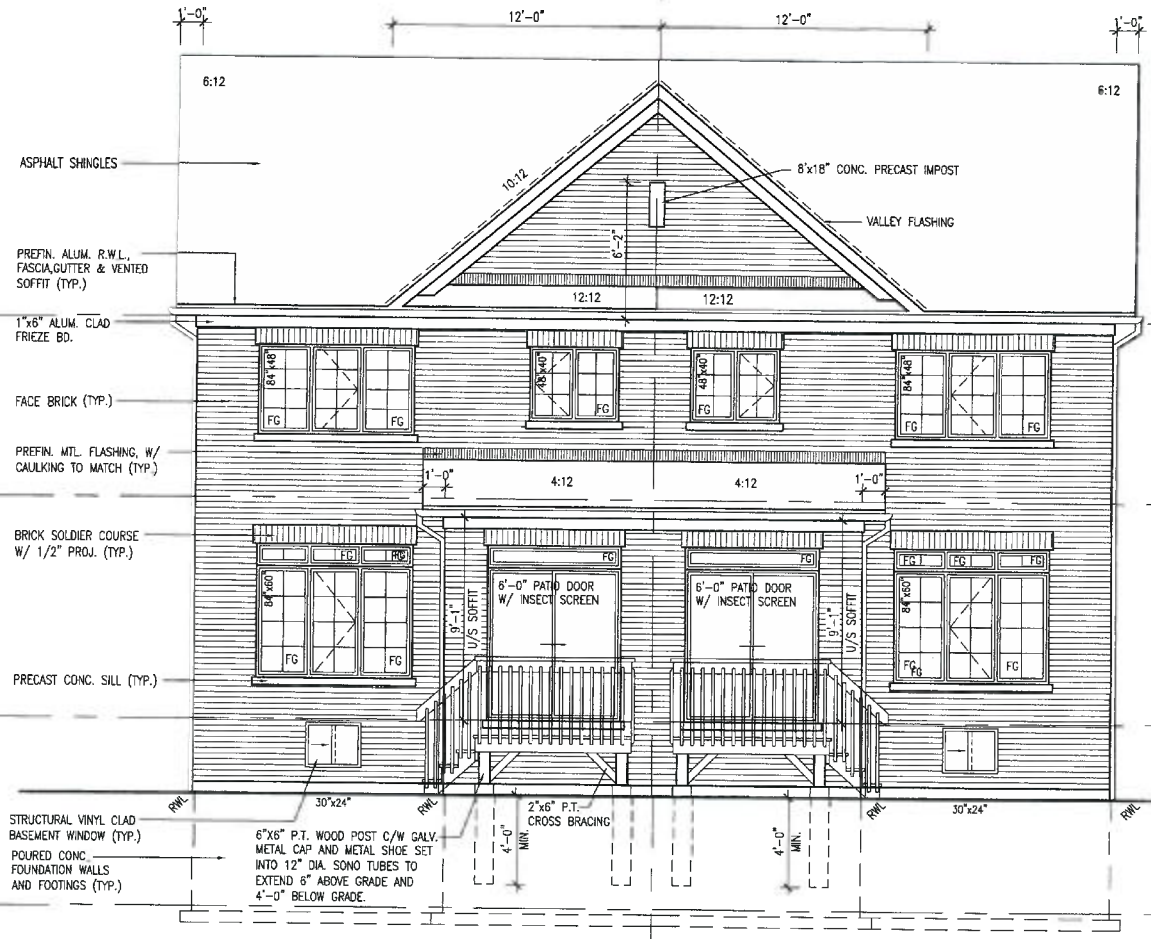
FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015

APPLEBY 1
25-1

JOB COPY



REAR ELEVATION 'A' (REV)
WALK OUT DECK COND.
5R MAX.

REAR ELEVATION 'A'
WALK OUT DECK COND.
5R MAX.

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

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ARCHITECTURAL REVIEW & APPROVAL
SEP 22 2015
John G. Williams Limited, Architect

no.	description	date	by
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2	REVISED AS PER ENG. COMMENTS	17-09-15	RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL

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 Inc-Baptiste
name
registration information
VA3 Design Inc.

	signature	stamp
25591		
BCIN 42858		

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings are the property of the Designer and may not be reused or reproduced without the consent of the Designer which must be obtained at the completion of the work. Drawings are not to be scaled.

project name
CORNERBROOK

BAYVIEW WELLINGTON

municipality
WHITBY, ON

UNIT 25-1
APPLEBY 1

project no.
14037

date
MARCH 2015

drawn by
CL

checked by
-

scale
3/16" = 1'-0"

drawing no.
13

file name
14037-25-1

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

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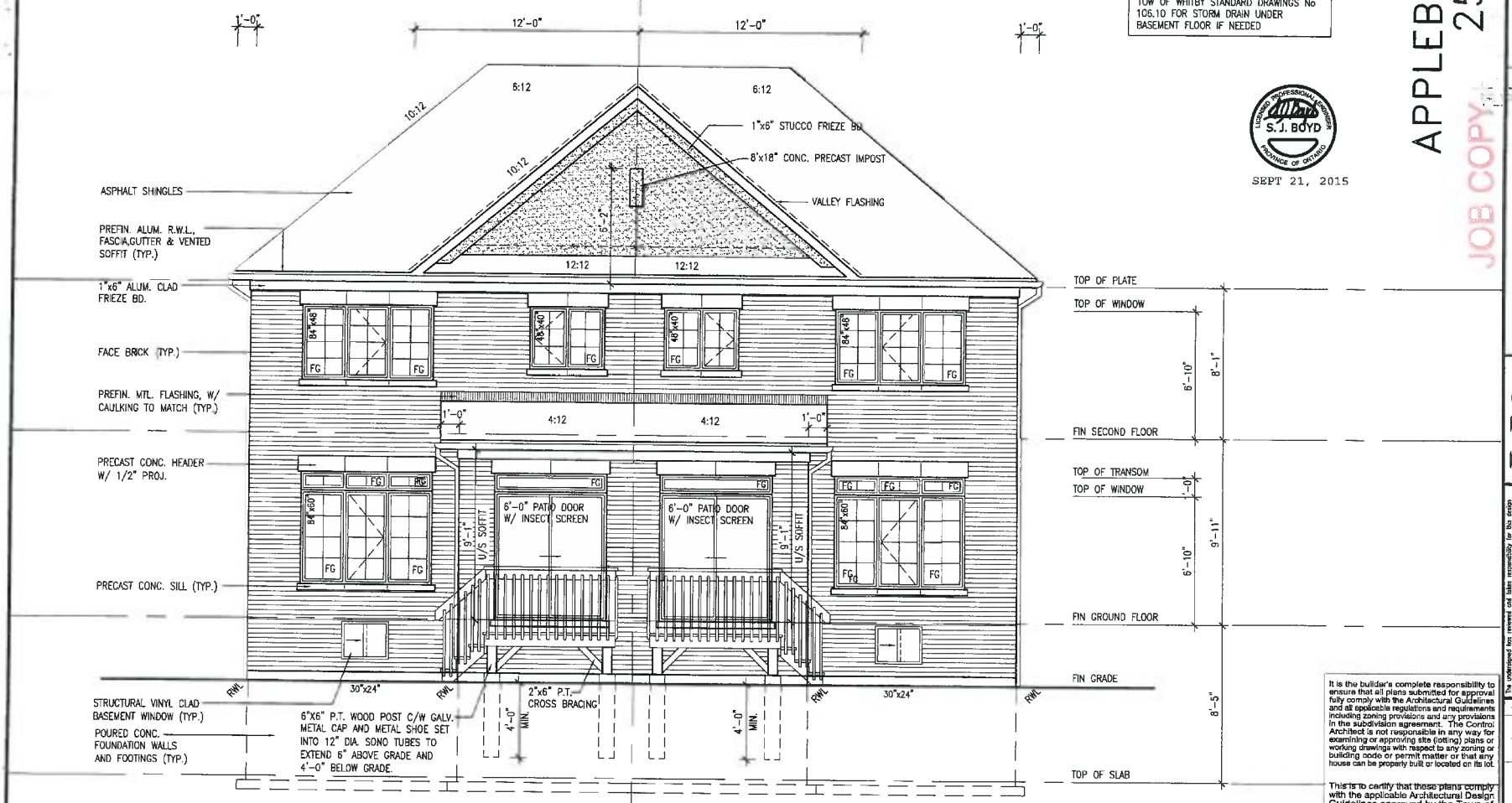
FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOW OF WHITBY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015

APPLEBY 1
25-1

JOB COPY



REAR ELEVATION 'B' (REV)
WALK OUT DECK COND.
5R MAX.

REAR ELEVATION 'B'
WALK OUT DECK COND.
5R MAX.

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

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ARCHITECTURAL REVIEW & APPROVAL

SEP 22 2015

John G. Williams Limited, Architect

2/6/15

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2	REVISED AS PER ENG COMMENTS	17-09-15 RC
1	ISSUED FOR CLIENTS REVIEW	21-05-15 CL
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 as a designer.

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

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions are to be verified on site before ordering materials or commencing work. Any discrepancy of the designer which must be rectified at the completion of the work. Drawings are not to be scaled.

VA3 DESIGN
3004 Wilson Avenue
Toronto ON M3H 1S9
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

municipality: WHITBY, ON.

UNIT 25-1
APPLEBY 1

project name: CORNERBROOK

project no. 14037

date: MARCH 2015
drawn by: CL
checked by: -
scale: 3/16" = 1'-0"
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file name: 14037-25-1

drawing no. 14

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CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12-2012 OBC

1. ROOF CONSTRUCTION
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SURFACES SUSCEPTIBLE TO ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

2A. ~~FRAME WALL CONSTRUCTION (2"x6") (R28)~~
~~SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 28mm [illegible] STRUCTURAL INSULATED SHEATHING [illegible] 0.7 (R4) BY "BP" OR EQUAL, 38x[illegible] STUDS @ 400mm (16") [illegible] (R[illegible]4) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, [illegible] (1/2") INT. [illegible] FINISH.~~
~~SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.~~

2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS
SIDING AS PER ELEV., 19x38 (1"x2") VERTICAL WOOD FURRING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10"), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4") -GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C., STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING
9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH. MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INTERIOR DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.
BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. ~~BRICK VENEER CONSTRUCTION (2"x6") (R28)~~
~~[illegible] (4") FACE BRICK, 25mm (1") AIR SPACE, [illegible] 76mm (7/8"x[illegible]) GALV. METAL TIES @ 400mm [illegible] O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER [illegible] EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm [illegible], RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ [illegible] O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.~~

3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.
BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE

3C. STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.
STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

5. FOUNDATION WALL/FOOTINGS: (9.15.3, 9.15.4, 9.13.2, 9.14.2.1.(2))
200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTN. WALL IS WATERPROOFED. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STOREYS SUPPORTED	W/ MASONRY VENEER	W/ SIDING ONLY
1	16" WIDE x 6" DEEP	16" WIDE x 6" DEEP
2	20" WIDE x 6" DEEP	20" WIDE x 6" DEEP
3	26" WIDE x 9" DEEP	20" WIDE x 6" DEEP

-SEE OBC 9.15.3.
-MAXIMUM FLOOR LIVE LOAD OF 2.4kPa, (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
-REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

STRIP FOOTING SUPPORTING EXTERIOR WALLS (FOR W.O.B.)
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY WITH WALK-OUT BASEMENT 545x175 (22"x7")

6. FOUNDATION DRAINAGE OBC. 9.14.2. & 9.14.3.
100mm (4") DIA. FOUNDATION DRAINAGE TILE 150mm (6") CRUSHED STONE OVER AND AROUND DRAINAGE TILES.

7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b), 9.16.4.5.(1), 9.25.3.3.(15)
80mm (3")MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa, (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12. ALL SLAB JOINTS & PENETRATIONS TO BE CAULKED.

8. EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2A)
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

9. ATTIC INSULATION (SB-12-TABLE 2.1.1.2A) (SB-12-2.1.1.7)
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL. RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.-

UNIFORM RISE	-5mm (1/4") MAX BETWEEN ADJACENT TREADS OR LANDINGS -10mm (1/2") MAX BETWEEN TALLEST & SHORTEST RISE IN FLIGHT
MAX. RISE	= 200 (7-7/8")
MIN. RUN	= 210 (8-1/4")
MIN. TREAD	= 235 (9-1/4")
MAX. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
RAIL @ LANDING	= 900 (2'-11")
RAIL @ STAIR	= 865 (2'-10") to 965 (3'-2")
MIN. STAIR WIDTH	= 860 (2'-10")
FOR CURVED STAIRS	
MIN. RUN	= 150 (6")
MIN. AVG. RUN	= 200 (8")

HANDRAILS -OBC. 9.8.7.-

11. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION

INTERIOR GUARDS -OBC. 9.8.8.-
INTERIOR GUARDS: 900mm (2'11") MIN. HIGH
EXTERIOR GUARDS - OBC. 9.8.8.
900mm (36") HIGH GUARD WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 1800mm (71"). 1070mm (42") HIGH GUARD IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

12. SILL PLATE - OBC. 9.23.7.
38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDTN. WALL.
USE NON SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-2.1.1.6), 9.25.2.3, 9.13.2.6)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB. INSULATION TO HAVE APPROVED VAPOUR BARRIER. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION. AIR BARRIER TO BE SEALED TO FDTN. WALL WITH CAULKING.

14. BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CGSB-7.2-94, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA x 4.78mm(.188) FIXED STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN
90mm(3-1/2") DIA x 4.78mm(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3 1/2")

17. 19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18. GARAGE SLAB
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT.

19. GARAGE CEILINGS/INTERIOR WALLS
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

21. EXTERIOR STEP
PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC. 9.8.9.2., 9.8.9.3. & 9.8.10.

22. DRYER EXHAUST (OBC-6.2.3.8.(7) & 6.2.4.11.)
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE)

23. INSULATED ATTIC ACCESS (OBC-9.19.2.1. & SB12-2.1.1.7)
ATTIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.52 (R20) RIGID INSUL. BACKING.

24. FIREPLACE CHIMNEYS OBC. 9.21.
TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.

26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

27. STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL. ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2).

28. RESERVED

29. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.)
3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT. 610x610x300 (24"x24"x12") CONC. FOOTING.

30. STEPPED FOOTINGS OBC 9.15.3.9.
MIN. HORIZ. STEP = 600mm (24").
MAX. VERT. STEP = 600mm (24")

31. SLAB ON GRADE
MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL REINFORCED WITH 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

32. DIRECT VENTING GAS FURNACE/ H.W.T VENT
DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33. DIRECT VENTING GAS FIREPLACE VENT
DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34. SUBFLOOR, JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6. *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.*)
FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
(* SEE OBC 9.23.9.4. *)

35. EXPOSED BUILDING FACE OBC. 9.10.15. & SB-2-2.3.5.(2)
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES. OFFENDING GARAGE WALLS INCLUDED.

36. COLD CELLAR PORCH SLAB (OBC 9.39.)
FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER. 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (L7) LINTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2.0Kpa. SNOW LOAD)
38x140 (2"x6") RAFTERS @ 400mm (16"O.C.) FOR MAX 11'-7" SPAN. 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN.
RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED @ 1800mm (6'-0") O.C. VERTICALLY.

39. TWO STOREY VOLUME SPACES
-FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"). PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6")TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS

41. FOUNDATION WALL (W.O.D./W.O.B.)
-FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11")
FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. (RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x84 (2"x4") @ 300 (12") o.c. KNEE WALL). REFER TO DETAIL.

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. OR 38x89 (2"x4") STUDS @ 300mm (12")o.c.

GENERAL NOTES

WINDOWS:
1) MINIMUM BEDROOM WINDOW -OBC. 9.9.10.1.-
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
2) WINDOW GUARDS -OBC. 9.8.8.1.(6).
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DIV.-B 9.7.3. & SB12-2.1.1.8

GENERAL:
1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC-DIV. B, 6.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2. & 5.6.2.2.(3) AND MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) 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). SEE DETAIL.
5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.9.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DIV.-B 9.25.3.

LUMBER:
1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5) LVL BEAMS SHALL BE 2.0E -2950Fb MIN.. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
6) PROVIDE FACE MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED. REFER TO ENG. FLOOR LAYOUTS.
7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STEEL:
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CSA-G40.21 GRADE 350W "STRUCTURAL QUALITY STEEL". OBC. B-9.23.4.3.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO:
1) 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.

LEGEND

CLASS 'B' VENT	EXHAUST FAN TO EXTERIOR
DUPLEX OUTLET (12" ABOVE SURFACE)	42" DUPLEX OUTLET (HEIGHT A.F.F)
WP WEATHERPROOF DUPLEX OUTLET	42" GFI DUPLEX OUTLET (HEIGHT A.F.F)
PL POT LIGHT	HEAVY DUTY OUTLET (220 volt)
PC LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (CEILING MOUNTED)
SWITCH	LIGHT FIXTURE (WALL MOUNTED)
FD FLOOR DRAIN	HB HOSE BIB (NON-FREEZE)

SJ	SINGLE JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
LVL	LAMINATED VENEER LUMBER
PL	POINT LOAD FROM ABOVE
P.T.	PRESSURE TREATED LUMBER
G.T.	GIRDER TRUSS BY ROOF TRUSS MANUF.
F.A.	FLAT ARCH
C.A.	CURVED ARCH
M.C.	MEDICINE CABINET (RECESSED)
	CONC. BLOCK WALL
	DOUBLE VOLUME WALL SEE NOTE (39)
SB	SOLID WOOD BEARING (SPRUCE No. 2). SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER. SOLID BEARING TO BE MINIMUM 2 PIECES.
SBFA	SOLID WOOD BEARING TO MATCH FROM ABOVE

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO
SEPT 21, 2015

JOB CO[illegible]

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO VA3 DESIGN BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF VA3 DESIGN WHICH IF REQUESTED MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

♦ REVISED	ONT. REG. 332/12-2012 OBC Amendment O. Reg. 368/13 NOV. 13, 2014

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/38 x 184 (2/2" x 8") SPR.#2
B1	3/38 x 184 (3/2" x 8") SPR.#2
B2	4/38 x 184 (4/2" x 8") SPR.#2
B7	5/38 x 184 (5/2" x 8") SPR.#2
L3	2/38 x 235 (2/2" x 10") SPR.#2
B3	3/38 x 235 (3/2" x 10") SPR.#2
B4	4/38 x 235 (4/2" x 10") SPR.#2
L5	2/38 x 286 (2/2" x 12") SPR.#2
B5	3/38 x 286 (3/2" x 12") SPR.#2
B6	4/38 x 286 (4/2" x 12") SPR.#2

LOOSE STEEL LINTELS

L7	89 x 89 x 6.4L (3-1/2" x 3-1/2" x 1/4"L)
L8	89 x 89 x 7.9L (3-1/2" x 3-1/2" x 5/16"L)
L9	102 x 89 x 7.9L (4" x 3-1/2" x 5/16"L)
L10	127 x 89 x 7.9L (5" x 3-1/2" x 5/16"L)
L11	127 x 89 x 11.0L (5" x 3-1/2" x 7/16"L)
L12	152 x 102 x 11.0L (6"x 4" x 7/16"L)
L13	178 x 102 x 11.0L (7"x 4" x 7/16"L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A	1-1 3/4"x7 1/4" (1-45x184)
LVL1	2-1 3/4"x7 1/4" (2-45x184)
LVL2	3-1 3/4"x7 1/4" (3-45x184)
LVL3	4-1 3/4"x7 1/4" (4-45x184)
LVL4A	1-1 3/4"x9 1/2" (1-45x240)
LVL4	2-1 3/4"x9 1/2" (2-45x240)
LVL5	3-1 3/4"x9 1/2" (3-45x240)
LVL5A	4-1 3/4"x9 1/2" (4-45x240)
LVL6A	1-1 3/4"x11 7/8" (1-45x300)
LVL6	2-1 3/4"x11 7/8" (2-45x300)
LVL7	3-1 3/4"x11 7/8" (3-45x300)
LVL8	4-1 3/4"x11 7/8" (4-45x300)

DOOR SCHEDULE

1	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1A	EXTERIOR DOOR	865 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1B	EXTERIOR DOOR	915 x 2030 x 45 (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1C	EXTERIOR DOOR	915 x 2335 x 45 (3'-0" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1D	EXTERIOR DOOR	815 x 2335 x 45 (2'-8" x 7'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
2.	INTERIOR DOOR	815 x 2030 x 35 (2'-8" x 6'-8" x 1-3/8")
2A	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE. INSULATED MIN. RSI 0.7 (R4)
2B	EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") (WEATHERSTRIPPING INSTALLED)
3.	INTERIOR DOOR	760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8")
3A	INTERIOR DOOR	710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8")
4.	INTERIOR DOOR	610 x 2030 x 35 (2'-0" x 6'-8" x 1-3/8")
4A	INTERIOR DOOR	660 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8")
5.	INTERIOR DOOR	460 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8")

MECHANICAL SYMBOLS

HP	HEAT PIPE
PL	PLUMBING (TOILET)
PL	PLUMBING (BATH, SINK,SHOWER)
WA	WARM AIR
RA	RETURN AIR DUCT

SMOKE ALARM (REFER TO OBC 9.10.19)
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT (9.10.19.3.(3)).

CARBON MONOXIDE ALARMS (OBC 9.33.4.)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN./CSA-6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED. REFER TO MANUFACTURER FOR ADDDITIONAL REQUIREMENTS.

SOIL GAS/ RADON CONTROL (OBC 9.1.1.7. & 9.13.4.)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

REFER TO UNIT DRAWINGS OR PAGE CN-2 FOR SB-12 COMPLIANCE PACKAGE TO BE USED FOR THIS MODEL.
The minimum thermal performance of building envelope and equipment shall conform to the selected package unless otherwise noted.

2014
VA3 REFERENCE NUMBER

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

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
name signature BCIN
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.

VA3 DESIGN
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va3design.com

BAYVIEW WELLINGTON | **CONST NOTE**

project name: CORNERBROOK | municipality: WHITBY | project no. 14037
date: APR 2014 | CONSTRUCTION NOTES | drawing no. CN1
drawn by: RC | checked by: - | scale: 3/16" = 1'-0" | file name: 14037-CONST-OBC 2015

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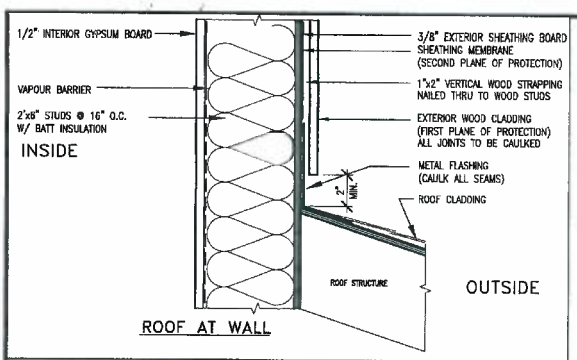
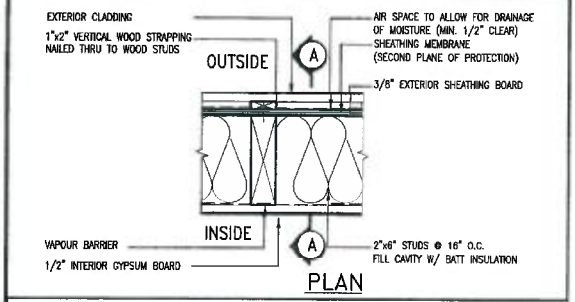


ROOF AT WALL



PLAN

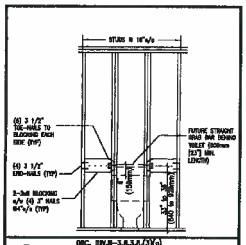
EXTERIOR WOOD CLADDING WALL ASSEMBLY

LICENSED PROFESSIONAL ENGINEER
S. J. BOYD
PROVINCE OF ONTARIO

SEPT 21, 2015

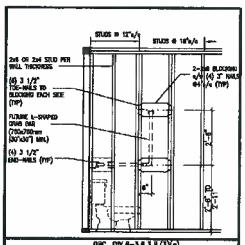
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

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.



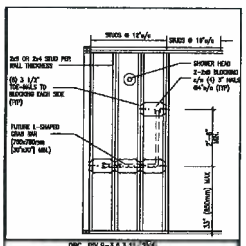
OBC. DIV.B–3.8.3.8.(3)(a)

QGB1 FUTURE GRAB BAR @ TOILET (BACK WALL)



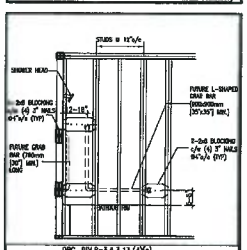
OBC. DIV.B–3.8.3.8.(3)(a)

QGB1A FUTURE L-SHAPE GRAB BAR DETAIL @ TOILET (ONLY IF SIDE WALL PRESENT)



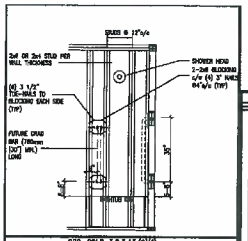
OBC. DIV.B–3.8.3.11.(2)(f)

QGB3 FUTURE L-SHAPE GRAB BAR DETAIL @ SHOWER (BACK WALL)



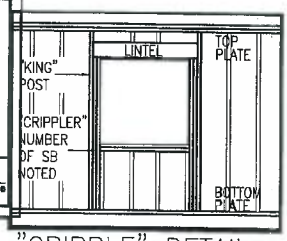
OBC. DIV.B–3.8.3.13.(4)(c)

QGB4 FUTURE GRAB BAR IN BATHTUB (SIDE VIEW)



OBC. DIV.B–3.8.3.13.(2)(f)

QGB4A FUTURE GRAB BAR IN BATHTUB (VERTICAL BAR LOCATED @ EACH END WALL)



"CRIPPLE" DETAIL

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 MINIMUN 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

JOB COPY

no.	description	date	by
9	.	.	.
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2	UPDATE TO CODE	APR 16–15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07–14	RC

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
Written by Jno-Baptiste 25591
name BCIN
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.

VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
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va3design.com

BAYVIEW WELLINGTON — CONST NOTE

project name: CORNERBROOK
municipality: WHITBY
project no. 14037
date: APR 2014
CONSTRUCTION NOTES
drawing no. CN2
drawn by: RC
checked by: –
scale: 3/16" = 1'-0"
file name: 14037-CONST-OBC 2015
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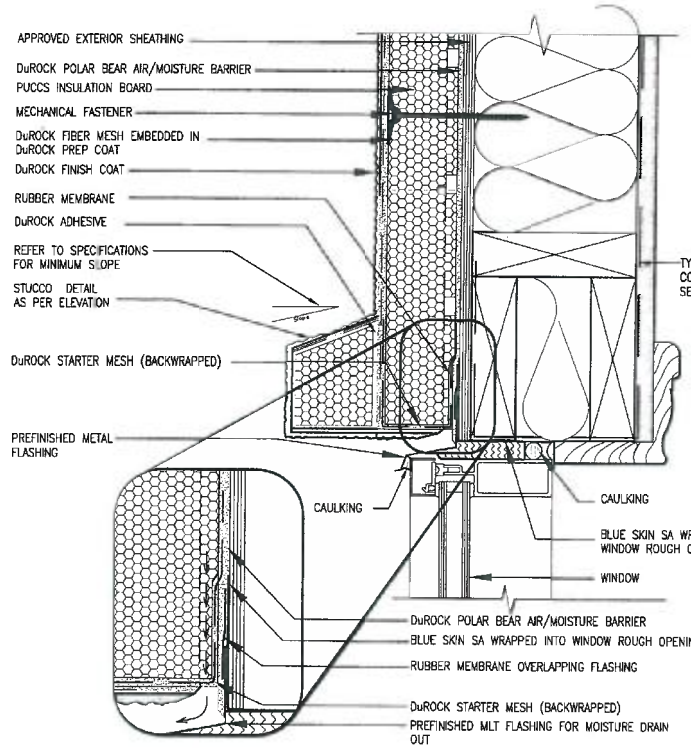
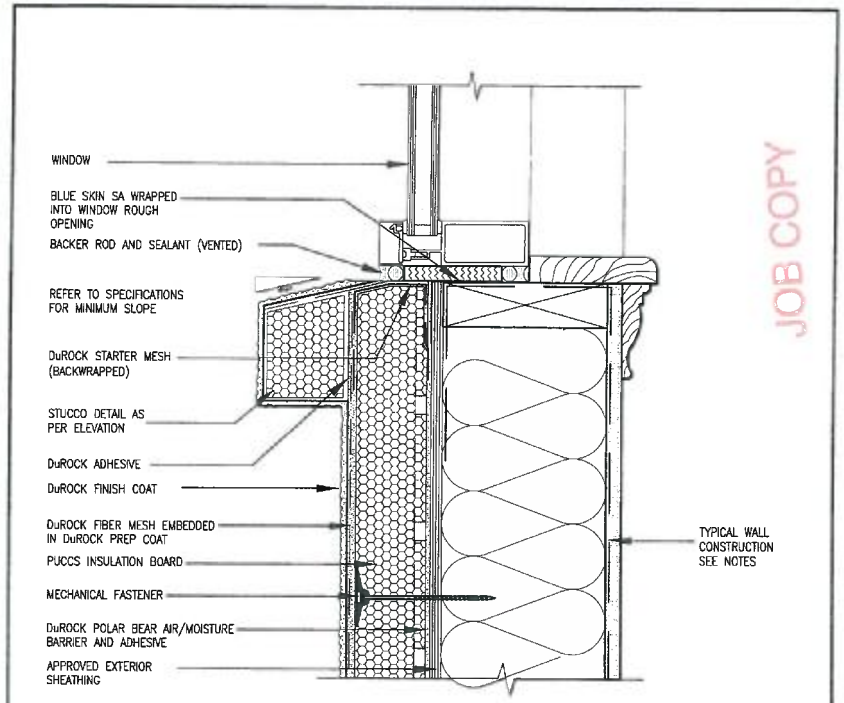


1 / CN3 WINDOW HEADER

SCALE: 3"=1'-0"



2 / CN3 WINDOW SILL

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

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

This undersigned has reviewed and takes responsibility for this design and has the qualifications as defined in the Ontario Building Code to be a Designer.

qualification information: Wellington Jno-Baptiste

name: registration information: VA3 Design Inc.

signature: 25591 / 42658

Contractor must verify all dimensions on this job and report any discrepancies to the Designer before proceeding with the work. 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.

BAYVIEW WELLINGTON

project name: CORNERBROOK

CONST NOTE

WHITBY

project no. 14037

date: APR 2014 | checked by: - | scale: 3/16" = 1'-0"

drawing no. CN3

CONSTRUCTION NOTES

file name: 14037-CONST-DBC 2015

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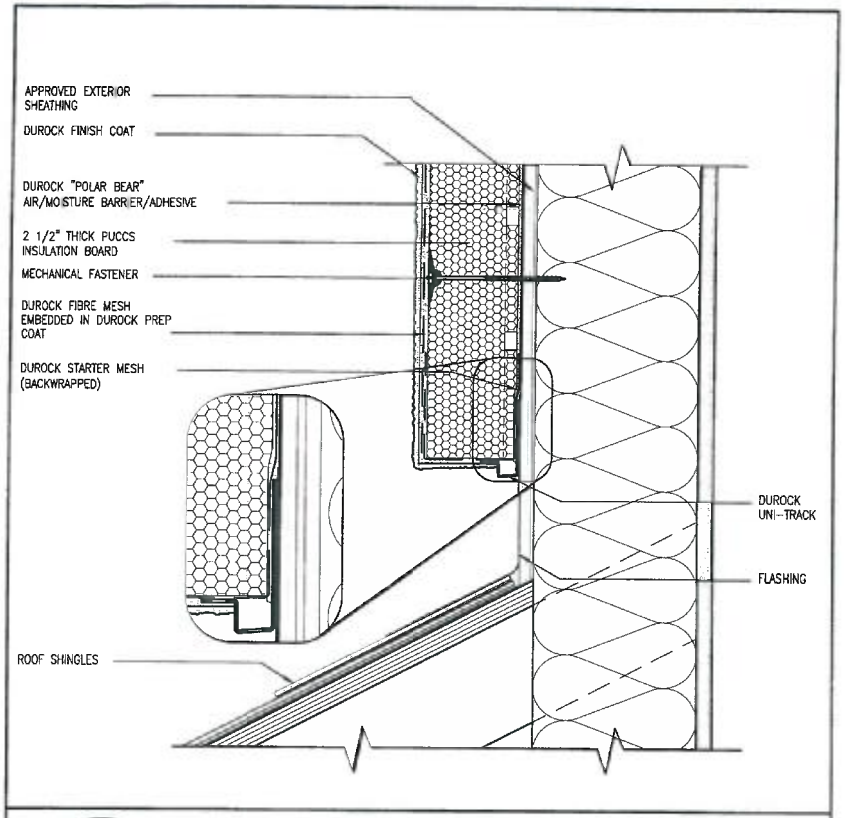
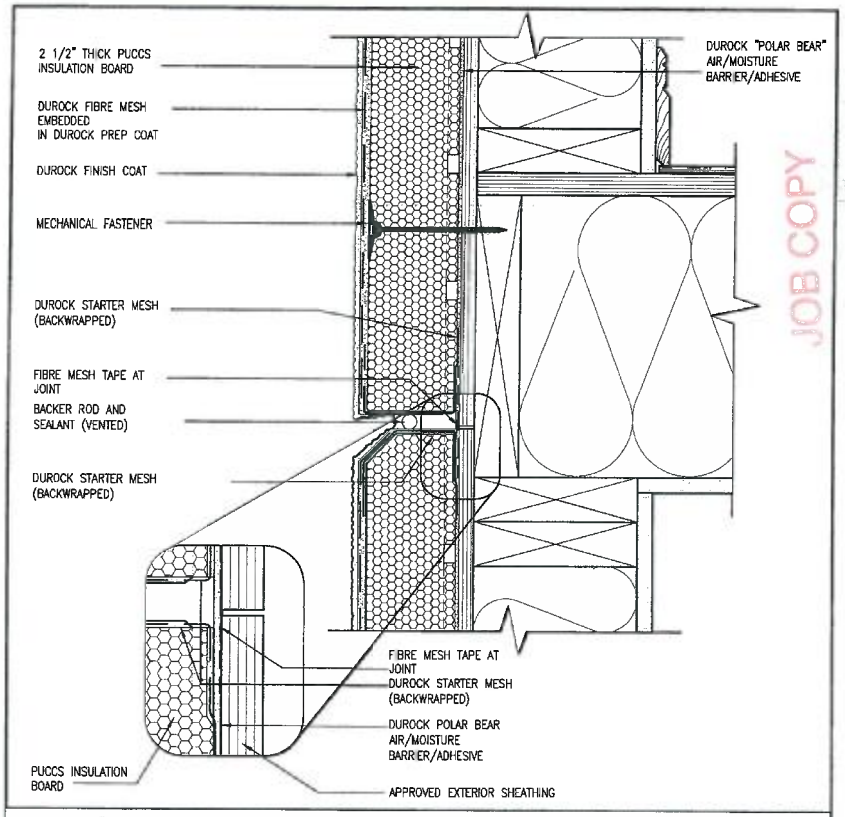


3 / CN4 STUCCO TERMINATION @ ROOF

SCALE: 3"=1'-0"



4 / CN4 HORIZONTAL EXPANSION JOINT

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

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

qualification information	
Wellington Jno-Baptiste	signature
255591	BCIN
construction 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 and must be returned at the completion of the work. Drawings are not to be scaled.

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Toronto ON M2N 1S8
t 416.630.2255 f 416.630.4782
va3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name: CORNERBROOK

drawn by: RC | checked by: - | date: APR 2014 | scale: 3/16" = 1'-0" | drawing title: CONSTRUCTION NOTES | drawing no.: CN4 | project no.: 14037 | file name: 14037-CONST-OBC 2015 | Fasteners: WHITBY

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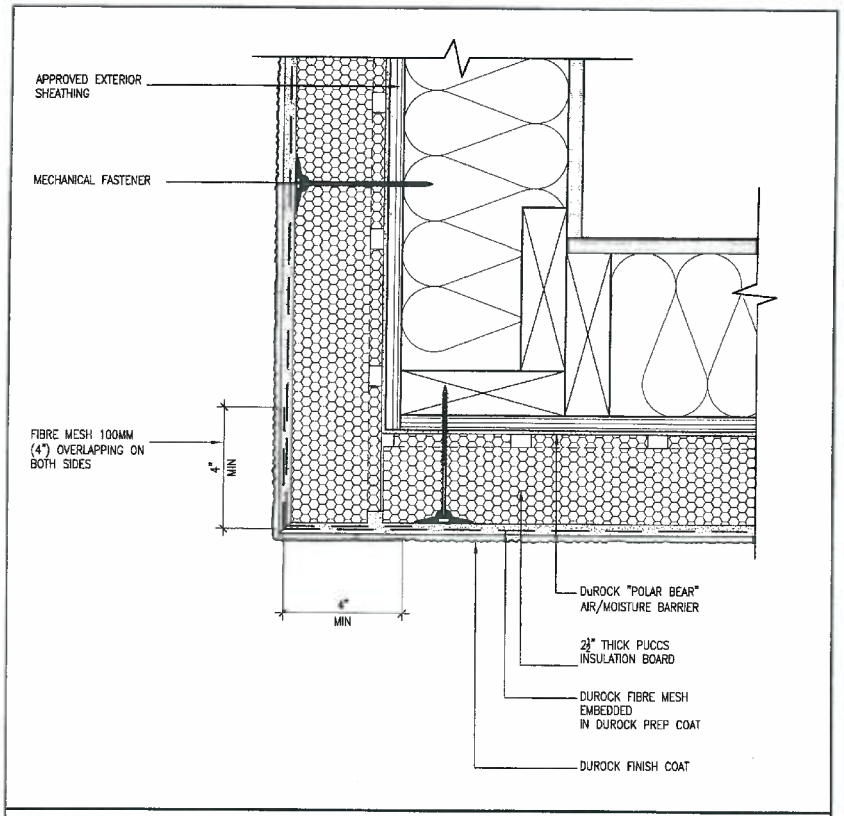
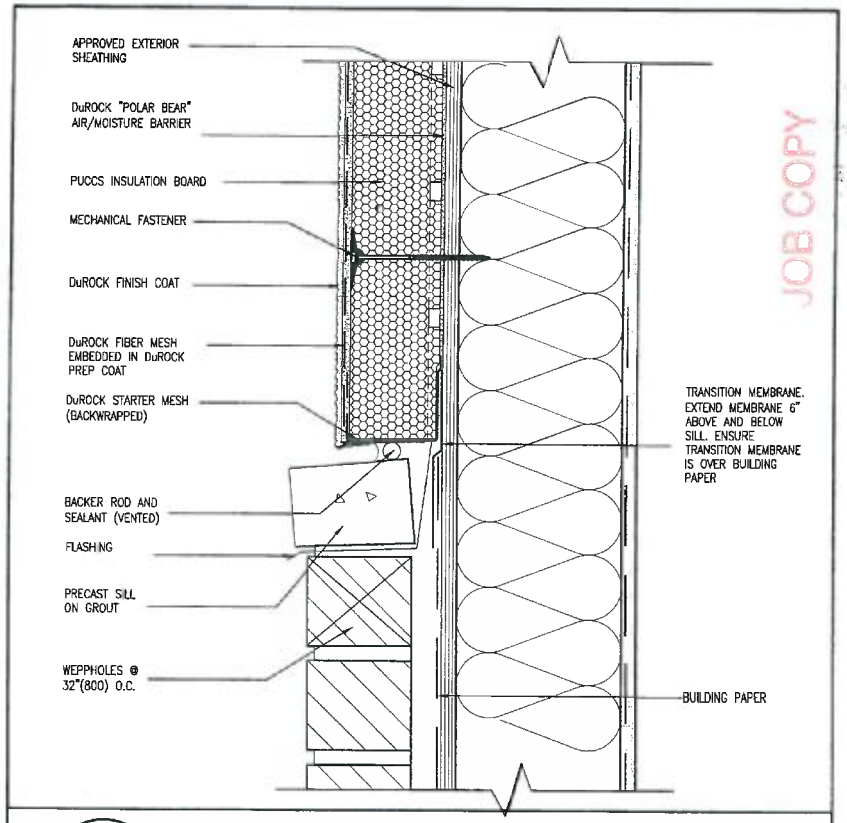


5 / CN5 CORNER DETAIL

SCALE: 3"=1'-0"



6 / CN5 STUCCO / MASONRY PLINTH CONNECTION

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

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

The undersigned has examined 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 Jaw-Squillace

name
registration information
VAS Design Inc.

signature
25591
BCIN
42658

Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. This drawing 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.

VAS DESIGN
300A Wilson Avenue
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vas.design.com

BAYVIEW WELLINGTON

CONST NOTE

project name
CORNERBROOK

municipality
WHITBY

date
APR 2014

drawn by
RC

checked by
-

scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
14037-CONST-DOC 2015

drawing no.
CN5

project no.
14037

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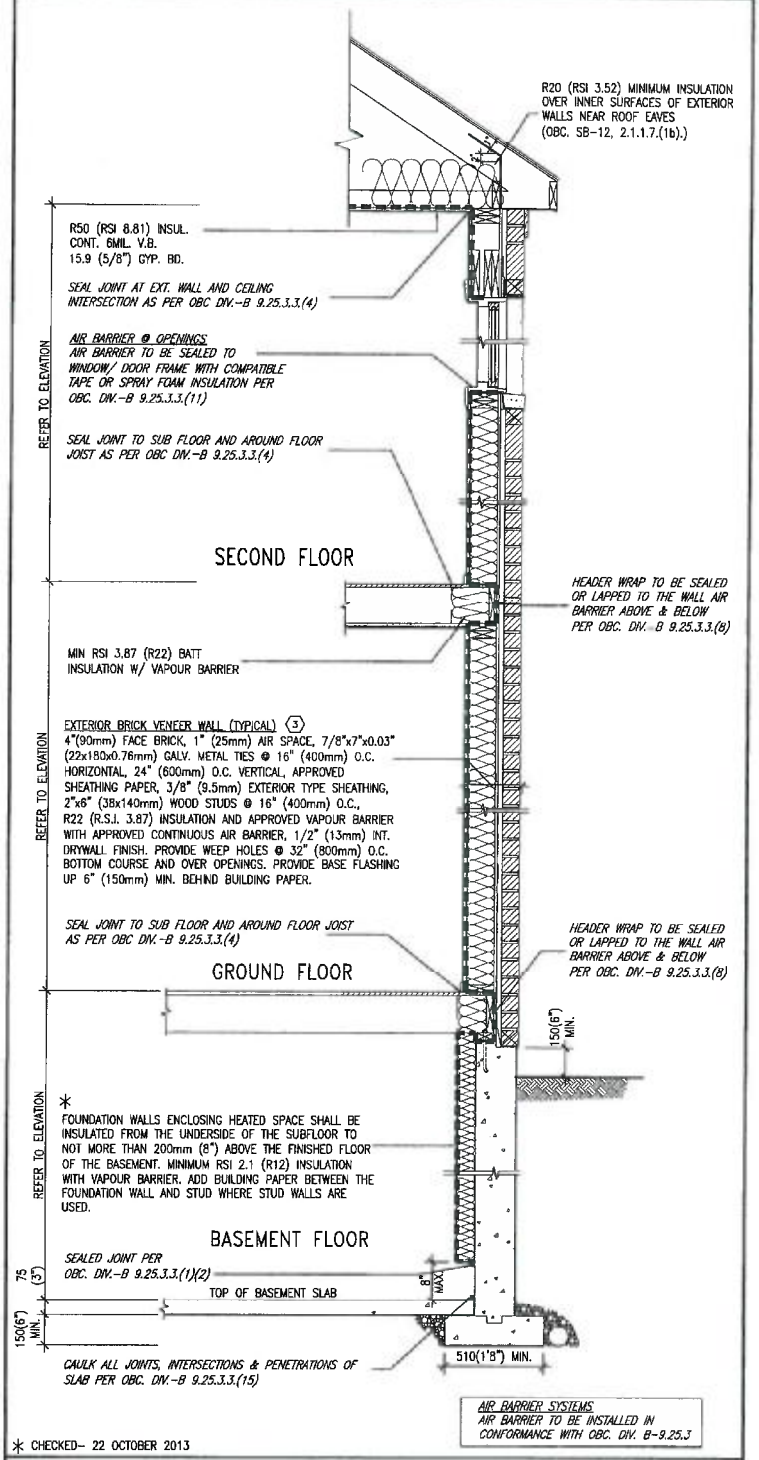
SB12-COMPLIANCE PACKAGE 'J'



* CHECKED- 22 OCTOBER 2013

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

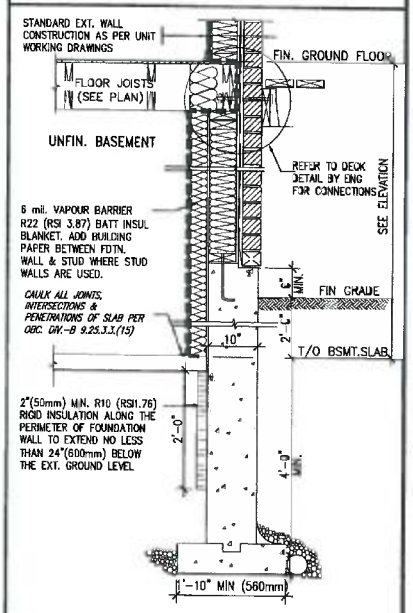
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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 EMISSIVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	–

LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO

SEPT 21, 2015



* REVISED- 15 MARCH 2013

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

SEMI & SINGLES ONLY

JOB COPY

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

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 — BCIN 25591
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.

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: CORNERBROOK — municipality: WHITBY — project no. 14037

date: APR 2014 — CONSTRUCTION NOTES — drawing no. CN6

drawn by: RC — checked by: – — scale: 3/16" = 1'-0" — file name: 14037-CONST-OBC 2015

RICHARD – H:\ARCHIVE\WORKING\2014\14037.BW\units\14037-CONST-OBC 2015.dwg – Thu, Sep 17 2015 – 2:14 PM

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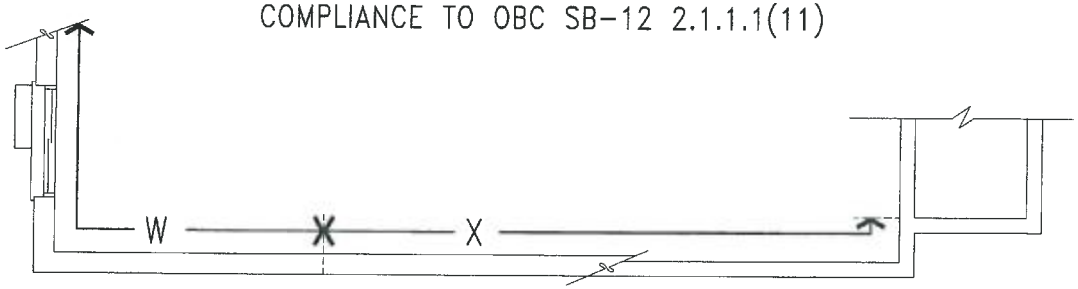
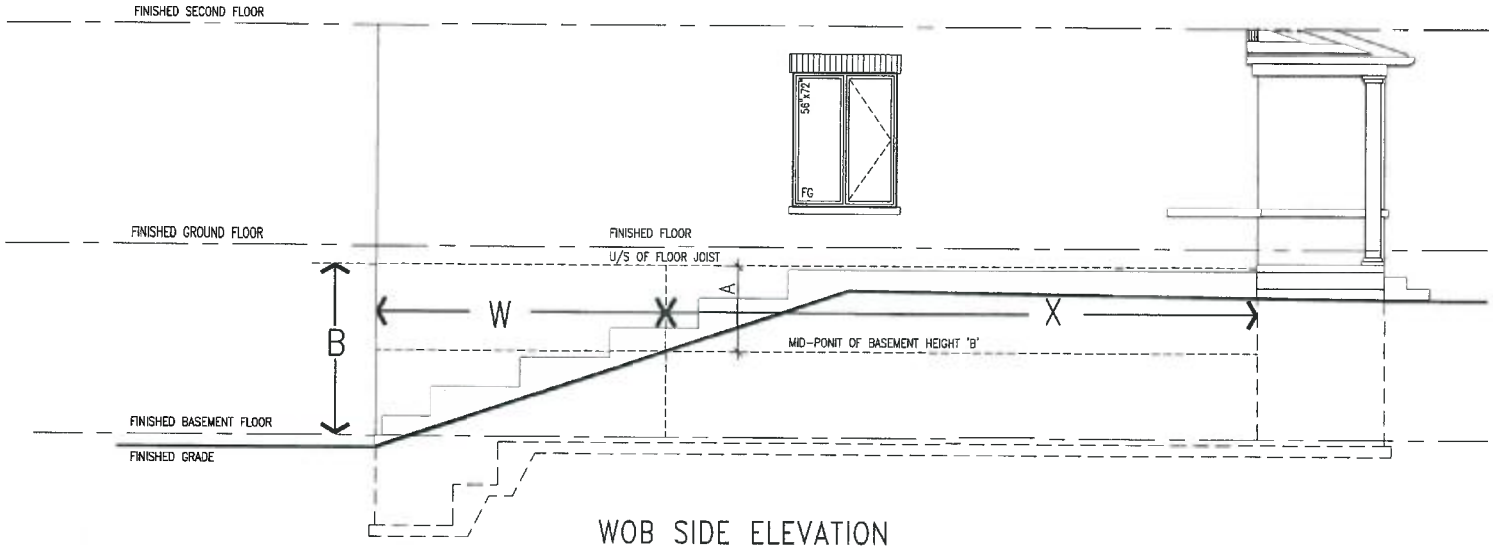
COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO
SEPT 21, 2015

JOB COPY

BAYVIEW WELLINGTON
CONST NOTE
project name CORNERBROOK
WHITBY
drawing no. 14037

VAS DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vas2design.com

date APR. 2014 | checked by - | scale 3/16" = 1'-0"
drawn by RC | file name 14037-CONST-OBC 2015
CONSTRUCTION NOTES
drawing no. CN7
TECHJOB - H:\JOBS\WORKING 2014\14037 BW\contr\14037-CONST-OBC 2015.dwg - Thu - Sep 17 2015 - 1:15:14

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 Inv-Bayview
registration information
VAS Design Inc.
signature
25591 BCIN
42656

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

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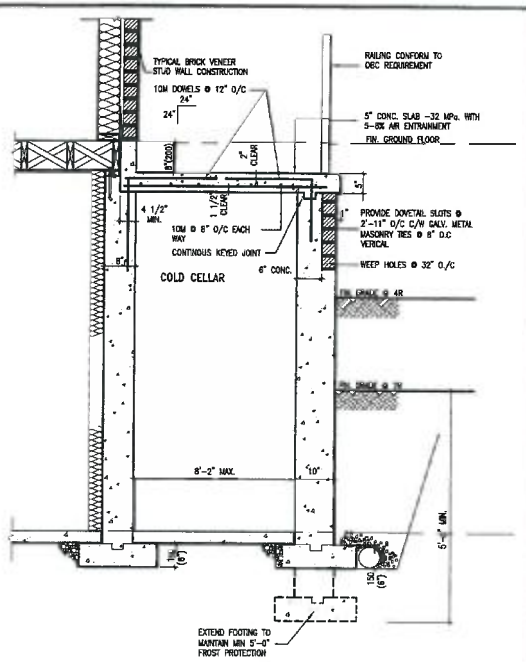
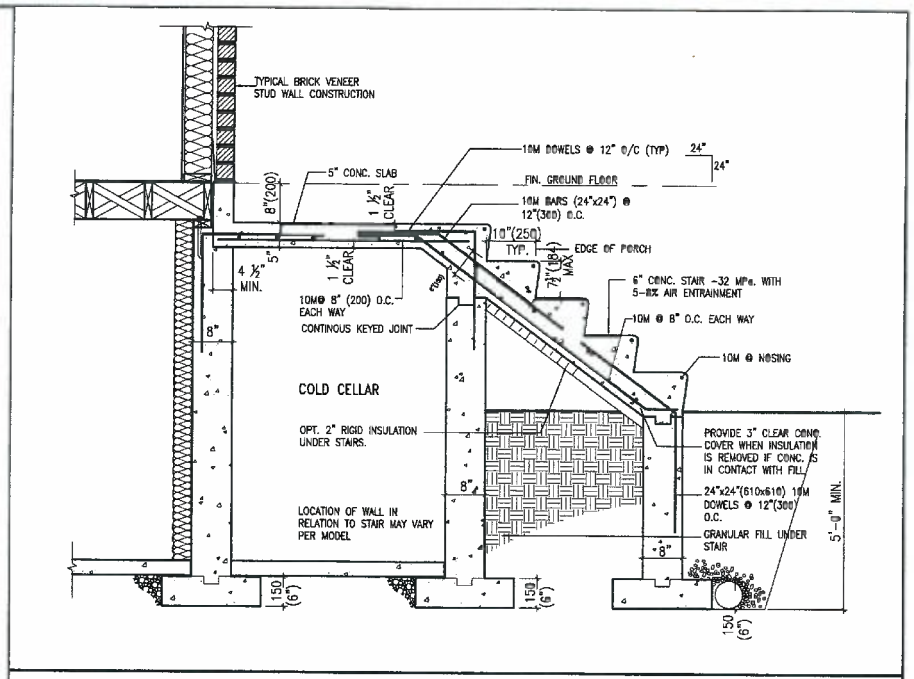


X1 SECTION AT PORCH FOR 4-7R CONDITION

SCALE: N.T.S.



X2 EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)

SCALE: N.T.S.

JOB COPY

SEPT 21, 2015

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO

project name: CORNERBROOK	municipality: WHITBY	project no. 14037	
date: APR. 2014	checked by: -	scale: 3/16" = 1'-0"	drawing no. CN8
drawn by: RC		file name: 14037-CONST-OBC 2015	

BAYVIEW WELLINGTON

CONST NOTE

CONSTRUCTION NOTES

SICHARD - R:\ACHES\WORKING\2014\14037 CONST OBC 2015.dwg - Fri - Sep 18 2015 - 3:33 PM

VAS DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vas3design.com

name: VAS Design Inc.	25591	
registration information	BCIN	42658

Wellington Inc-Bayview

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.

Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings & specifications are instruments of service and are the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

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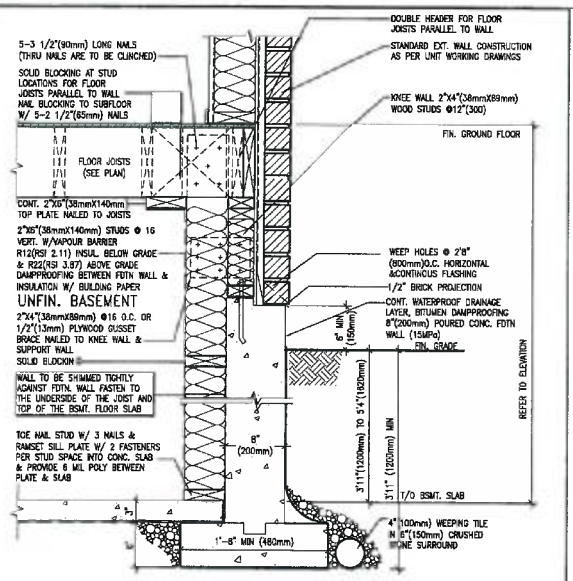
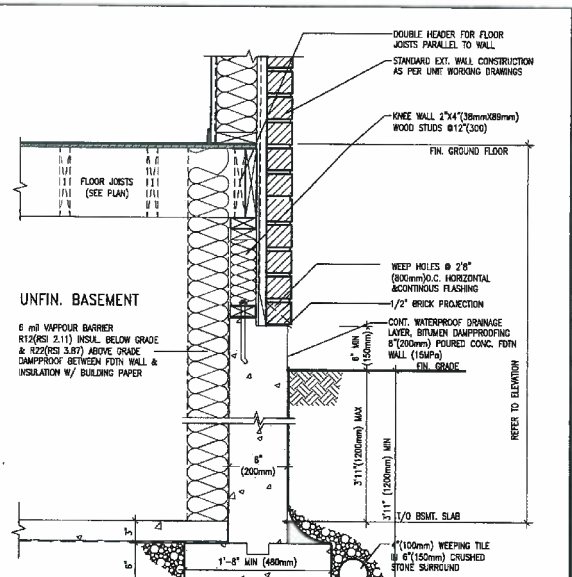
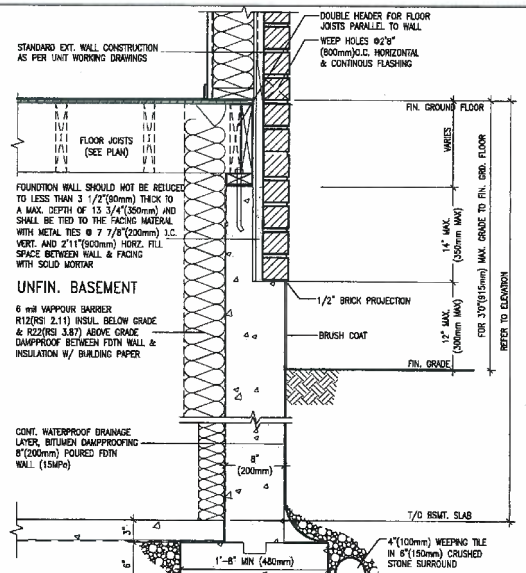


EW3.08B WALK-OUT WALL SECTION FOR GRADE HEIGHTS BETWEEN 3'11"(1200mm) AND 5'4"(1620mm) BASEMENT SLAB TO GRADE
N.T.S.



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



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

JOB COPY

SEPT 21, 2015

LICENSED PROFESSIONAL ENGINEER S.J. BOYD PROVINCE OF ONTARIO

CONST NOTE

BAYVIEW WELLINGTON

CORNERBROOK

WHITBY

CONSTRUCTION NOTES

14037-CONST-DEC 2015

CN9

project no. 14037

date APR. 2014 drawn by RC checked by - scale 3/16" = 1'-0"

RICHARD - P:\WORKING\WORKING\2014\14037\DWG\main\14037-CONST-DEC 2015.dwg - Thu - Sep 17, 2015 - 2:13 PM

VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S6 t 416.630.2255 f 416.630.4782 va3design.com

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 signature 255691 BCIN

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 and shall remain the property of the Designer. Drawings are not to be scaled.

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

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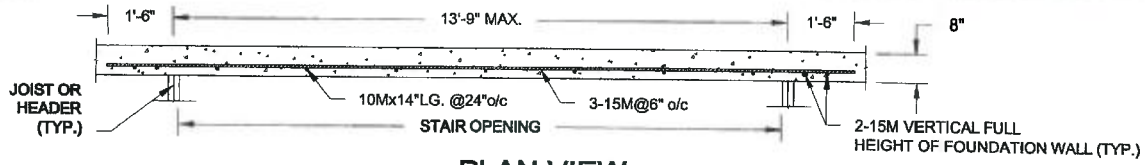
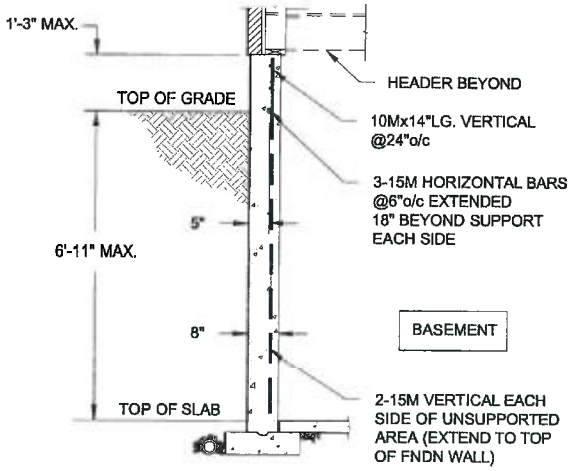


PLAN VIEW

NOT TO SCALE

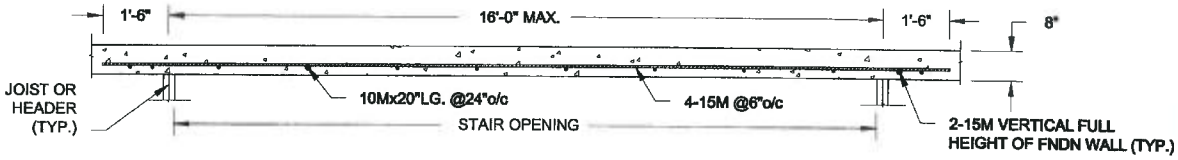


NOTE:

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.

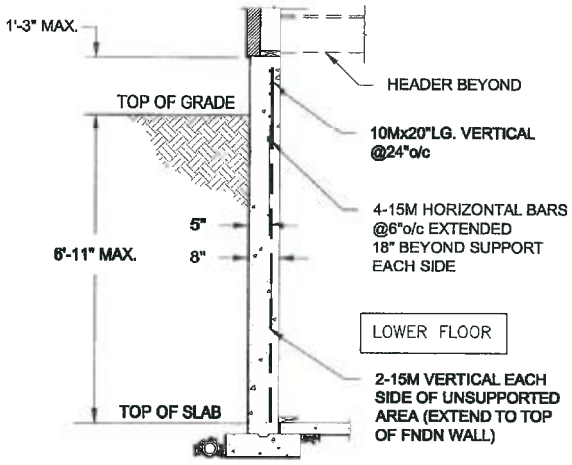
1A / S1 LATERALLY UNSUPPORTED WALL

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"

JOB COPY

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: LICENSED PROFESSIONAL ENGINEER S. J. BOYD PROVINCE OF ONTARIO SEPT 21, 2015	Project: BAYVIEW WELLINGTON HOMES - COMMERCOOK PROJECT WEBBY, ONTARIO
Date: SEP-04-2015			TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 15-159 / Drawing No.: S1

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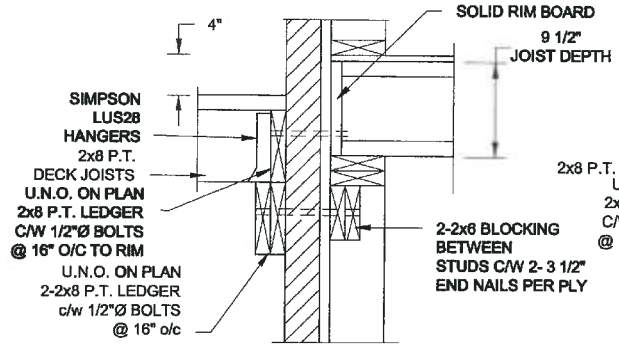
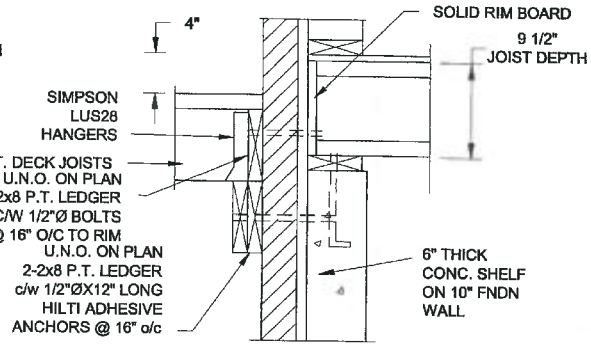
FOR 9 1/2" JOIST DEPTH



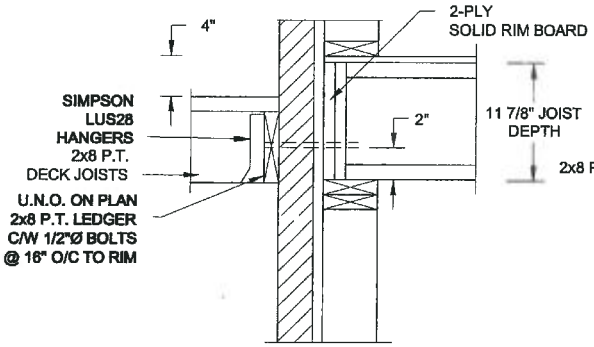
1A / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"



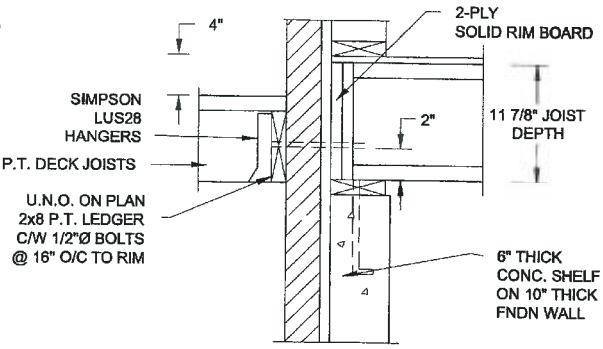
1B / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

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

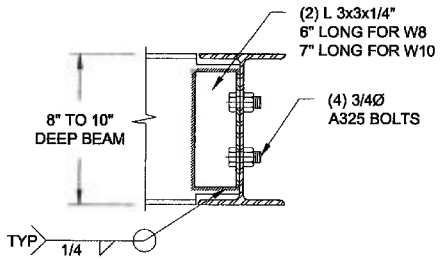


2A / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

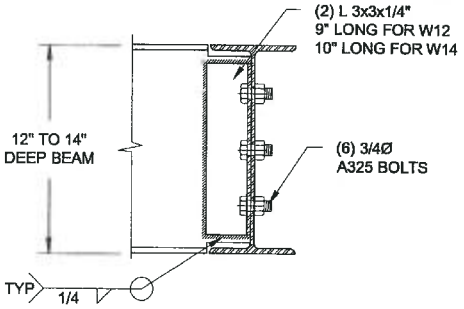


2B / S2 DECK FASTENING DETAIL
SCALE: 1" = 1'-0"

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.

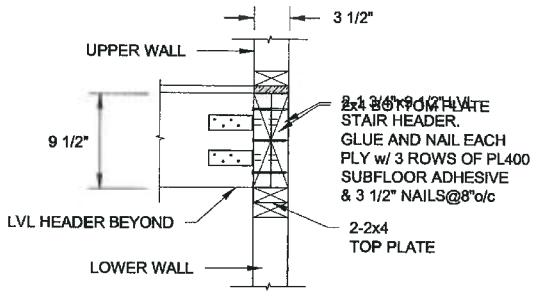
3 / S2 STEEL BEAM CONNECTION DETAIL
SCALE: 1-1/2" = 1'-0"

JOB COPY

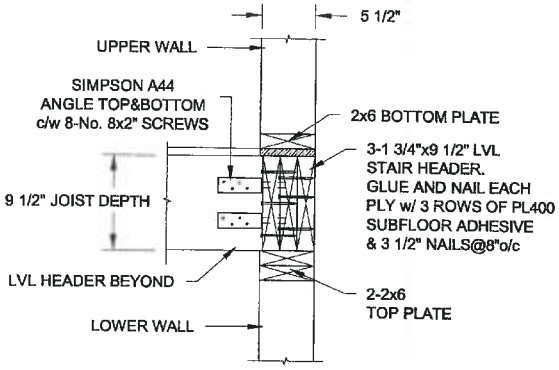
Scale: AS NOTED	QUAILE ENGINEERING LTD.	Engineer's Seal: S. J. BOYD, SEPT 21, 2015	Project: BAYVIEW WELLINGTON HOMES - CORNERSTOCK PROJECT WHITBY, ONTARIO
Date: SEP-04-2015	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com		TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 15-159 / Drawing No.: S2

P:\SamC-AP\2015\15-159 BAYVIEW WELLINGTON CORNERSTOCK SFH\15-159.dwg

FOR 9 1/2" JOIST DEPTH

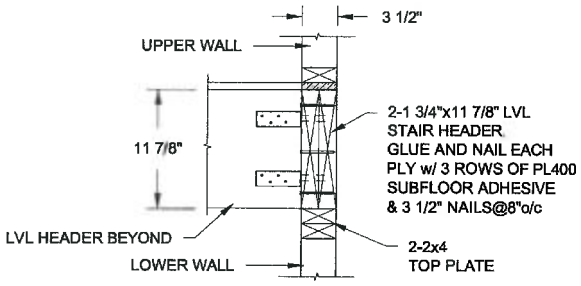


1A / S3 STAIR HEADER @ PARTYWALL
SCALE: 1" = 1'-0"

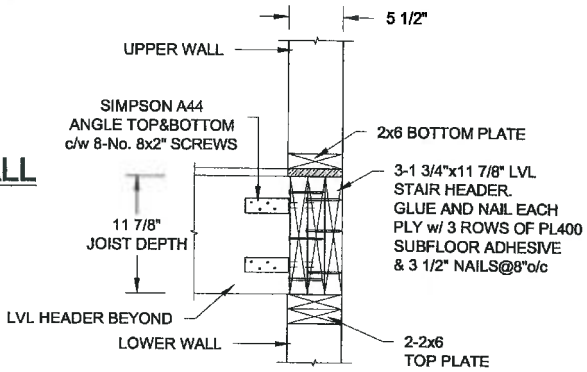


1B / S3 STAIR HEADER @ EXTERIOR WALL
SCALE: 1" = 1'-0"

FOR 11 7/8" JOIST DEPTH



2A / S3 STAIR HEADER @ PARTYWALL
SCALE: 1" = 1'-0"



2B / S3 STAIR HEADER @ EXTERIOR WALL
SCALE: 1" = 1'-0"

JOB COPY

Scale: AS NOTED	QUAILE ENGINEERING LTD.	Engineer's Seal: S. J. BOYD, SEPT 21, 2015	Project: BAYVIEW WELLINGTON HOMES - COMMISSIONER PROJECT, WHITBY, ONTARIO
Date: SEP-04-2015	38 Parkside Drive, UNIT 7, Newmarket, ON, L3Y 8J9, T: 905-853-8547, E: quaile.eng@rogers.com		TYPICAL STRUCTURAL DETAILS
Drawn: SC / Checked: SJB			Project No.: 15-159 / Drawing No.: S3

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