

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OF
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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

SEP 22 2015

JOSEPH Williams Limited, Architects

John Williams Limited, Architects

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)
PLUS IN SAFELY, HIRE A LICENSED
ELECTRICAL CONTRACTOR
FIND A CONTRACTOR AT
www.pluginsafely.ca

REFER TO GRAB
BAR NOTE

APPROVED RAISED HEEL ROOF TRUSSES @ 24" O.C. EL. 'A'

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

SECOND FLOOR PLAN 'A'

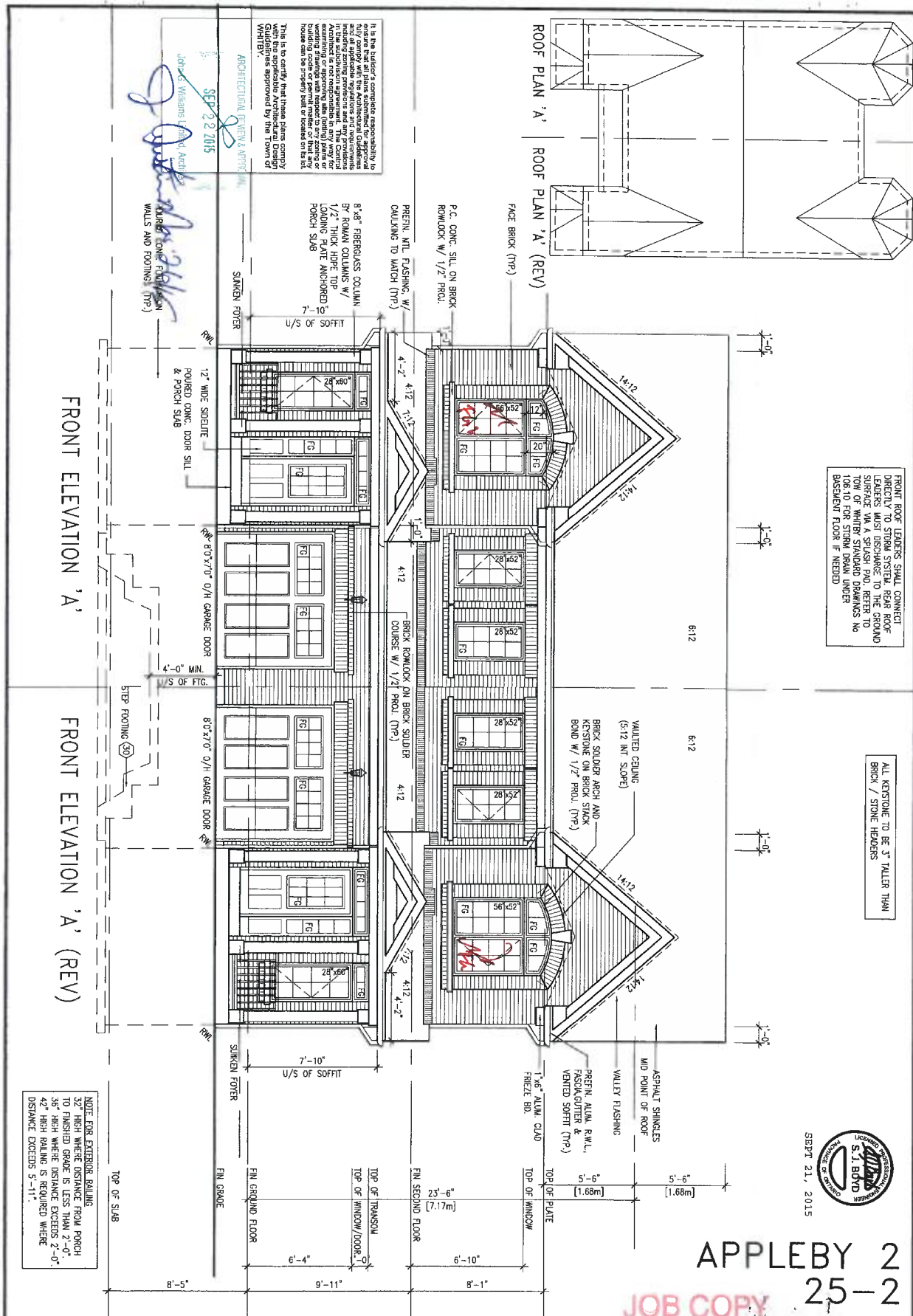
JOB COPY

25-2

1			The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		 3004 Wilson Avenue Toronto, ON M2H 1S8 T 416 630 2255 / F 416 630 4782 va3design.com	DAYVIEW WELLINGTON		UNIT 25-2 APPLBY 2		
2	Wellington Jno-Baptiste		25591	name		BCW	project name	CORNERBROOK	project no.	14037
3	registration information		VA3 Design Inc.	42658		checked by	WHITBY, ON	date	MARCH 2015	drawing no.
4	Contractor must verify all dimensions on the job and report any discrepancies 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 copied.					drawn by		scale	3/16" = 1'-0"	14037-25-2
5	date by					date		sheet		
6	2 REVISED AS PER ENG COMMENTS		17-09-15	RC						3
7	1 ISSUED FOR CLIENTS REVIEW		21-05-15	CL						
8	no description									

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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 TOWN OF WHITBY STANDARD DRAWINGS NO. 14037-25-2 FOR DETAILS. NO BASEMENT FLOOR IF NEEDED.

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



APPLEBY 2
25-2

JOB COPY

1. ISSUED FOR CLIENTS REVIEW 2. REVISED AS PER ENG COMMENTS 3. NO. DESCRIPTION	DATE 17-09-15 21-05-15 DATE	BY 17-09-15 21-05-15 BY	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Wellington Jno-Baptiste 25591 BCR 42658 300A Wilson Avenue Toronto, ON M3H 1S8 1 416 630 2255 1 416 630 4782 va3design.com	BAYVIEW WELLINGTON UNIT 25-2 APPLEBY 2 project no. 14037 drawn by: WHITBY, ON checked by: 3/16" = 1'-0" DATE: 14037-25-2 14037-25-2 5
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UNINSULATED OPENINGS (PER OBC: SP-122.11.1)			
ELEVATION A		ENERGY EFFICIENCY - OBC SP12	
OPENING	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	410 S.F.	62.50 S.F.	15.24 %
LEFT SIDE	1163 S.F.	98.83 S.F.	8.49 %
RIGHT SIDE	1163 S.F.	45.30 S.F.	3.90 %
REAR	410 S.F.	137.60 S.F.	33.56 %
TOTAL SQ. FT.	3146.00 S.F.	344.03 S.F.	10.94 %
TOTAL SQ. M.	292.27 S.M.	31.96 S.M.	10.94 %

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 DRAINAGE No. 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED



This is to certify that these plans comply with the applicable Architectural Design Code and are approved by the Town of Whitby.

APPLEBY 2
25-2

JOB COPY

LEFT/RIGHT SIDE ELEVATION 'A'

BAYVIEW WELLINGTON project name: CORNERBROOK location: WHITBY, ON		UNIT 25-2 APPLEBY 2 project no.: 14037	
date: MARCH 2015 checked by: [signature] scale: 3/16" = 1'-0"		drawing no.: 14037-25-2 date: 14037-25-2	
2 REVISED AS PER ENG COMMENTS 1 ISSUED FOR CLIENTS REVIEW		17-09-15 RC 21-05-15 CL	
no. description		date by	



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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 WHITEY STANDARD DRAWINGS NO 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

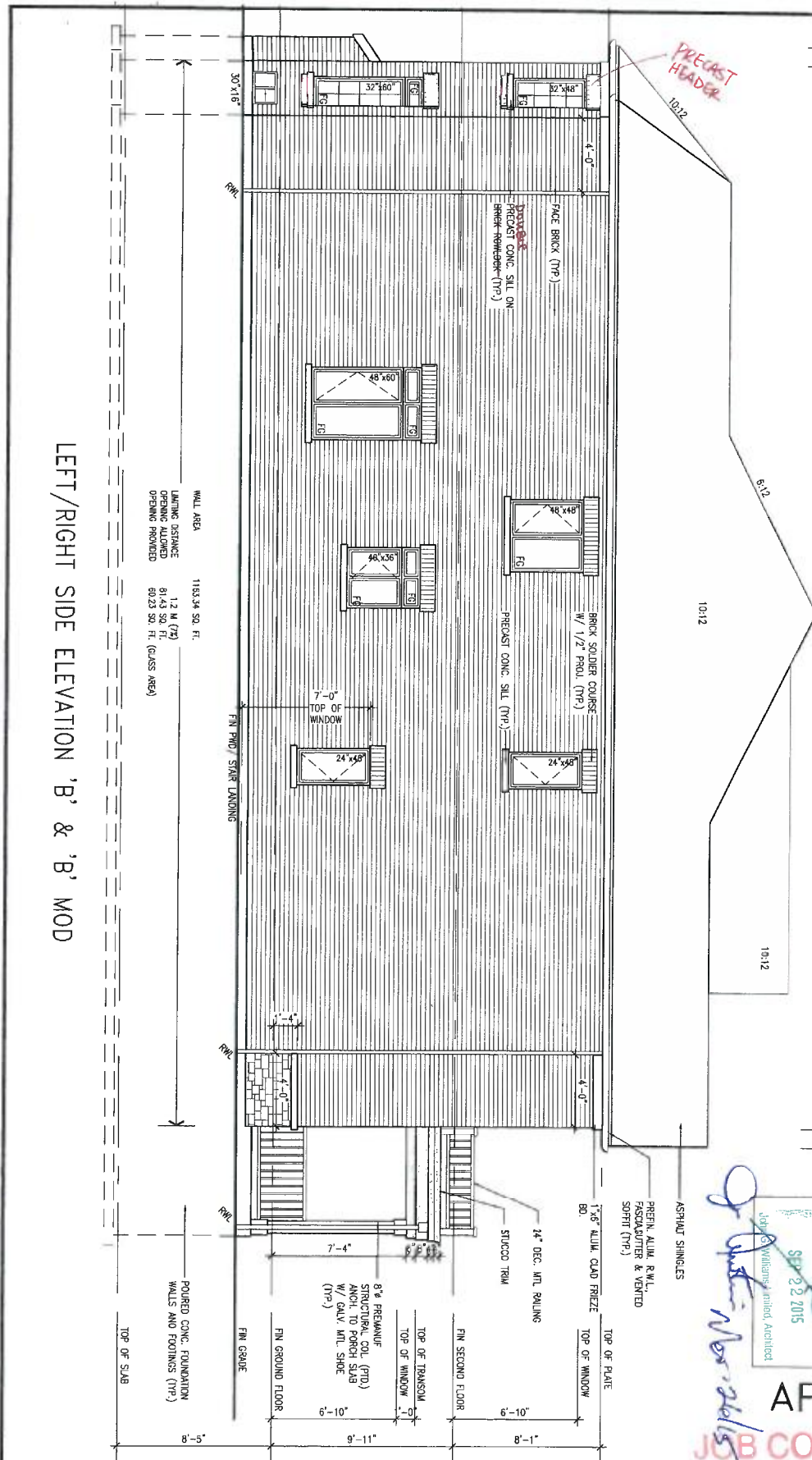


SEPT 21, 2015

This is to clarify that those plans comply with the applicable Architectural Design Guidelines approved by the Town of Whitey.

APPLEBY 2
COPY 25-2

LEFT/RIGHT SIDE ELEVATION 'B' & 'B' MOD



9				The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the above Bidding Code to be a Designer:	
8				qualification information	
7				Wellington Jno-Baptiste	2559
6				name	
5				registered information	BCD
4				WAS Design Inc.	42656
3					
2	REVISED AS PER ENG COMMENTS	17-09-15	RC	Contractor must verify all dimensions on the job and report any discrepancies in the Engineer 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.	
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL	Project will be done by the contractor	
0	description	date			

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 | 416.630.478
va3design.com

BAYVIEW WELLINGTON		UNIT 25-2	
project owner CORNERBROOK		municipality WHITBY, ON	
drawing no. MARCH 2015		project no. 14037	
drawn by CL		SIDE ELEVATION B	
checked by 3/16" = 1'-0"		file name 14037-25-2	
CDL REWARD - H\ARCHM\WORKING\2014\14037-25-2.dwg		9	

SEP 22 2015
John G. Williams Limited, Arcadia

SEPT 21, 2015

SEPT 21, 2015

APPLEBY 2
COPY 25-2

JOB COPY

ELEVATION B
file name
14037-25-2

date
MARCH 2015
drawn by
CL

Toronto ON M3H 1S8
t 416.630.2255 f 416.630.4782
vo3design.com

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.

3	.	.	
2	REVISED AS PER ENG COMMENTS	17-09-15	8
1	ISSUED FOR CLIENTS REVIEW	21-05-15	0
no.	description	date	

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UNINSULATED OPENINGS (PER CBC SB-12.1.1.7)			
25-2 ELEVATION B WOD	ENERGY EFFICIENCY - CBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE		
FRONT	410 S.F. 64.20 S.F. 15.66 %		
LEFT SIDE	1163 S.F. 98.63 S.F. 8.48 %		
RIGHT SIDE	1163 S.F. 45.30 S.F. 3.90 %		
REAR	437 S.F. 139.70 S.F. 31.97 %		
TOTAL SQ. FT.	3173.00 S.F.	347.83 S.F.	10.96 %
TOTAL SQ. M.	294.78 S.M.	32.31 S.M.	10.96 %

It is the intent of the undersigned to ensure that all plans submitted for approval comply with the Architectural Guidelines and all other applicable codes and regulations. The undersigned is not responsible for any errors or omissions in the plans. The undersigned is not responsible for any errors or omissions in the plans. The undersigned is not responsible for any errors or omissions in the plans.

John G. Williams Limited

SEP 22 2015

Handwritten signature and initials

REAR ELEVATION 'B' MOD (REV)
WALK OUT DECK COND.
5R OR GREATER

REAR ELEVATION 'B'
WALK OUT DECK COND.
5R OR GREATER

FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE. REAR ROOF LEADERS SHALL NOT ENTER TO THE TOWN OF WHITBY STORM DRAINAGE SYSTEMS NO BASEMENT FLOOR IF NEEDED

VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 416.630.2255 / 416.630.4782 va3design.com		BAYVIEW WELLINGTON CORNERBROOK WHITEBY, ON		UNIT 25-2 APPLEBY 2 REAR ELEV B WOD	
project name CORNERBROOK		project no. 14037-25-2		drawing no. 14	
drawn by MARCH 2015		checked by 3/16" = 1'-0"		date 14037-25-2	
issued for clients review 17-09-15 21-05-15		date 17-09-15 21-05-15		date 17-09-15 21-05-15	

STUDS AND JOISTS

WATERPROOF DRYWALL

CAULK

5" HIGH CERAMIC BASEBOARD

WATERPROOF MEMBRANE MIN. 5" UP WALL ADHERED TO WOOD SUBFLOOR AND STUDS

MIN. 6" HIGH

1" THICK MORTAR BED HEIGHT AT PERIMETER WALLS

FLOOR JOISTS (MAX 1 1/2" X 6") W/ MIN. 2 ROWS 2"x2" CROSS BRACING UNDER LAUNDRY/CERAMIC FLOOR

CERAMIC TILE APPLICATION WITH ADHESIVE (0.9 c.f. 9.30.6.1) CERAMIC TILES ADHERED TO MIN. 1/2" THICK CONC. MORTAR BED W/ GALV. WIRED MESH SLOPED TO FLOOR DRAIN

3/4" OSB SUBFLOOR GLUED+NAILED TO JOISTS

FLOOR DRAIN

1/2" MIN. MORTAR BED



APPLEBY 2
COPY 25-2

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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 ORC**

1. ROOF CONSTRUCTION
NO.210 (10.25mm) ASPHALT SHINGLES, 10mm (3/8") R/W FLTH SHEATHING WITH TYP. CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED SAVES PROTECTION TO EXCEED 1000mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. LEAVES PROTECTION NOT REQUIRED FOR ROOF SLOPES 1:2 OR GREATER. 38mm (1 1/2") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREIN. ALUM. EAVESDROUG, FASCIA, R/W, & VENTED SCOFF. PROVIDE ICE & WATER SHIELD TO ALL ROOF EDGES. PROVIDE 150mm (6") ICE DAMMING. ROOF SHEATHING TO BE FASTENED 150mm (6") c/c ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 400 (16") ATIC VENTILATION 1500 (50") MIN. CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (O.C. 9.1.1.2).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-DUE 2.1.1.2.2)
SOLING AS PER ELEV. 1700 (17") VERTICAL WOOD FURNING. CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") ECT. TYPE SHEATHING. 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SMOOTH TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO ORC 38-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3A. FRAME WALL CONSTRUCTION (2"x6") (R28)
SOLING AS PER ELEV. 1700 (17") VERTICAL WOOD FURNING. CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RS 0.7 (R41) BP OR EQUAL. 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SMOOTH TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO ORC 38-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3B. FRAME WALL CONSTRUCTION (2"x6") (R28)
SOLING AS PER ELEV. 1700 (17") VERTICAL WOOD FURNING. CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") ECT. TYPE SHEATHING. 38mm (1 1/2") STUDS @ 400mm (16") O.C. MAX. HEIGHT 3000mm (9'-0"). WITH APPR. DIAGONAL WALL BRACING, SMOOTH TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

20. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.2.1.1.2.2 & 9.2.8 THAT EMULATES A MINIMUM 15mm (1/2") OF CONCRETE WITH CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIRMOISTURE BARRIER ON 15mm (1/2") INT. DRYWALL FINISH. 38mm (1 1/2") STUDS @ 400mm (16") O.C. STUCCO TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATIC SPACE - NO CLADDING
15mm (1/2") O.C. INSULATION AND APPR. VAPOR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. MEAD-HIGH BLOCKING REQUIRED. NO SHEATHING APPLIED. REFER TO ORC 38-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.2)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 220mm (8 3/4") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 400mm (24") O.C. VERTICAL APPR. SHEATHING PAPER, 9.5mm (3/8") ECT. TYPE SHEATHING. 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEAP 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.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R28)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 220mm (8 3/4") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 400mm (24") O.C. VERTICAL APPR. SHEATHING PAPER, 9.5mm (3/8") ECT. TYPE SHEATHING. 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEAP 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.

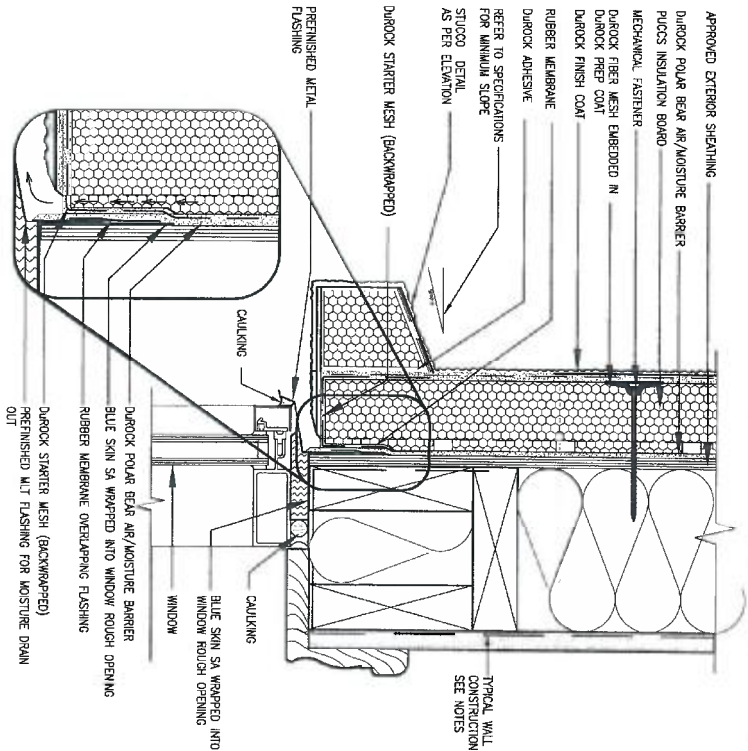
3B. BRICK VENEER CONSTRUCTION (2"x6") (R28)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 220mm (8 3/4") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 400mm (24") O.C. VERTICAL APPR. SHEATHING PAPER, 9.5mm (3/8") ECT. TYPE SHEATHING. 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEAP 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"x4")
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.2.1.1.2.2 & 9.2.8 THAT EMULATES A MINIMUM 15mm (1/2") OF CONCRETE WITH CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIRMOISTURE BARRIER ON 15mm (1/2") INT. DRYWALL FINISH. 38mm (1 1/2") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEAP 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.

4. INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 38mm (1 1/2") @ 400mm (16") O.C. FOR 2 STORIES AND 300mm (12") O.C. FOR 3 STORIES, NON-BEARING PARTITIONS 38mm (1 1/2") @ 400mm (16") O.C. PROVIDE 50mm (2") BOTTOM PLATE AND 226mm (9") TOP PLATE. 15mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38mm (1 1/2") STUDS/PLATES WHEN NOTED.

5. FOUNDATION WALL FOOTINGS (R25.1, R25.2, R25.3, R25.4, R25.5)
200mm (8") POURED CONC. FDN. WALL 150mm (6") DRILLING WITH BULGUSUM DAMPROOFING AND DRAINAGE LAYER. DRAINAGE LAYER REGD. WHEN BASEMENT WALL. EXTENDS 90-121" BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REGD. WHEN FDN. WALL. FIN. GRADE. DAMPROOFING. MAXIMUM FOUR HOUR 2300 (7) ON 500 (20) CONTINUOUS KEYED CONC. FRS. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. WITH MIN. BEARING CAPACITY OF 150000 OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.

STEPS SUPPORTED BY MASONRY VENEER / SOLING ONLY
1. 15" WIDE x 2" DEEP
2. 20" WIDE x 2" DEEP
3. 25" WIDE x 2" DEEP
4. 30" WIDE x 2" DEEP
5. 35" WIDE x 2" DEEP
6. 40" WIDE x 2" DEEP
7. 45" WIDE x 2" DEEP
8. 50" WIDE x 2" DEEP
9. 55" WIDE x 2" DEEP
10. 60" WIDE x 2" DEEP
11. 65" WIDE x 2" DEEP
12. 70" WIDE x 2" DEEP
13. 75" WIDE x 2" DEEP
14. 80" WIDE x 2" DEEP
15. 85" WIDE x 2" DEEP
16. 90" WIDE x 2" DEEP
17. 95" WIDE x 2" DEEP
18. 100" WIDE x 2" DEEP
19. 105" WIDE x 2" DEEP
20. 110" WIDE x 2" DEEP
21. 115" WIDE x 2" DEEP
22. 120" WIDE x 2" DEEP
23. 125" WIDE x 2" DEEP
24. 130" WIDE x 2" DEEP
25. 135" WIDE x 2" DEEP
26. 140" WIDE x 2" DEEP
27. 145" WIDE x 2" DEEP
28. 150" WIDE x 2" DEEP
29. 155" WIDE x 2" DEEP
30. 160" WIDE x 2" DEEP
31. 165" WIDE x 2" DEEP
32. 170" WIDE x 2" DEEP
33. 175" WIDE x 2" DEEP
34. 180" WIDE x 2" DEEP
35. 185" WIDE x 2" DEEP
36. 190" WIDE x 2" DEEP
37. 195" WIDE x 2" DEEP
38. 200" WIDE x 2" DEEP
39. 205" WIDE x 2" DEEP
40. 210" WIDE x 2" DEEP
41. 215" WIDE x 2" DEEP
42. 220" WIDE x 2" DEEP
43. 225" WIDE x 2" DEEP
44. 230" WIDE x 2" DEEP
45. 235" WIDE x 2" DEEP
46. 240" WIDE x 2" DEEP
47. 245" WIDE x 2" DEEP
48. 250" WIDE x 2" DEEP
49. 255" WIDE x 2" DEEP
50. 260" WIDE x 2" DEEP
51. 265" WIDE x 2" DEEP
52. 270" WIDE x 2" DEEP
53. 275" WIDE x 2" DEEP
54. 280" WIDE x 2" DEEP
55. 285" WIDE x 2" DEEP
56. 290" WIDE x 2" DEEP
57. 295" WIDE x 2" DEEP
58. 300" WIDE x 2" DEEP
59. 305" WIDE x 2" DEEP
60. 310" WIDE x 2" DEEP
61. 315" WIDE x 2" DEEP
62. 320" WIDE x 2" DEEP
63. 325" WIDE x 2" DEEP
64. 330" WIDE x 2" DEEP
65. 335" WIDE x 2" DEEP
66. 340" WIDE x 2" DEEP
67. 345" WIDE x 2" DEEP
68. 350" WIDE x 2" DEEP
69. 355" WIDE x 2" DEEP
70. 360" WIDE x 2" DEEP
71. 365" WIDE x 2" DEEP
72. 370" WIDE x 2" DEEP
73. 375" WIDE x 2" DEEP
74. 380" WIDE x 2" DEEP
75. 385" WIDE x 2" DEEP
76. 390" WIDE x 2" DEEP
77. 395" WIDE x 2" DEEP
78. 400" WIDE x 2" DEEP
79. 405" WIDE x 2" DEEP
80. 410" WIDE x 2" DEEP
81. 415" WIDE x 2" DEEP
82. 420" WIDE x 2" DEEP
83. 425" WIDE x 2" DEEP
84. 430" WIDE x 2" DEEP
85. 435" WIDE x 2" DEEP
86. 440" WIDE x 2" DEEP
87. 445" WIDE x 2" DEEP
88. 450" WIDE x 2" DEEP
89. 455" WIDE x 2" DEEP
90. 460" WIDE x 2" DEEP
91. 465" WIDE x 2" DEEP
92. 470" WIDE x 2" DEEP
93. 475" WIDE x 2" DEEP
94. 480" WIDE x 2" DEEP
95. 485" WIDE x 2" DEEP
96. 490" WIDE x 2" DEEP
97. 495" WIDE x 2" DEEP
98. 500" WIDE x 2" DEEP
99. 505" WIDE x 2" DEEP
100. 510" WIDE x 2" DEEP
101. 515" WIDE x 2" DEEP
102. 520" WIDE x 2" DEEP
103. 525" WIDE x 2" DEEP
104. 530" WIDE x 2" DEEP
105. 535" WIDE x 2" DEEP
106. 540" WIDE x 2" DEEP
107. 545" WIDE x 2" DEEP
108. 550" WIDE x 2" DEEP
109. 555" WIDE x 2" DEEP
110. 560" WIDE x 2" DEEP
111. 565" WIDE x 2" DEEP
112. 570" WIDE x 2" DEEP
113. 575" WIDE x 2" DEEP
114. 580" WIDE x 2" DEEP
115. 585" WIDE x 2" DEEP
116. 590" WIDE x 2" DEEP
117. 595" WIDE x 2" DEEP
118. 600" WIDE x 2" DEEP
119. 605" WIDE x 2" DEEP
120. 610" WIDE x 2" DEEP
121. 615" WIDE x 2" DEEP
122. 620" WIDE x 2" DEEP
123. 625" WIDE x 2" DEEP
124. 630" WIDE x 2" DEEP
125. 635" WIDE x 2" DEEP
126. 640" WIDE x 2" DEEP
127. 645" WIDE x 2" DEEP
128. 650" WIDE x 2" DEEP
129. 655" WIDE x 2" DEEP
130. 660" WIDE x 2" DEEP
131. 665" WIDE x 2" DEEP
132. 670" WIDE x 2" DEEP
133. 675" WIDE x 2" DEEP
134. 680" WIDE x 2" DEEP
135. 685" WIDE x 2" DEEP
136. 690" WIDE x 2" DEEP
137. 695" WIDE x 2" DEEP
138. 700" WIDE x 2" DEEP
139. 705" WIDE x 2" DEEP
140. 710" WIDE x 2" DEEP
141. 715" WIDE x 2" DEEP
142. 720" WIDE x 2" DEEP
143. 725" WIDE x 2" DEEP
144. 730" WIDE x 2" DEEP
145. 735" WIDE x 2" DEEP
146. 740" WIDE x 2" DEEP
147. 745" WIDE x 2" DEEP
148. 750" WIDE x 2" DEEP
149. 755" WIDE x 2" DEEP
150. 760" WIDE x 2" DEEP
151. 765" WIDE x 2" DEEP
152. 770" WIDE x 2" DEEP
153. 775" WIDE x 2" DEEP
154. 780" WIDE x 2" DEEP
155. 785" WIDE x 2" DEEP
156. 790" WIDE x 2" DEEP
157. 795" WIDE x 2" DEEP
158. 800" WIDE x 2" DEEP
159. 805" WIDE x 2" DEEP
160. 810" WIDE x 2" DEEP
161. 815" WIDE x 2" DEEP
162. 820" WIDE x 2" DEEP
163. 825" WIDE x 2" DEEP
164. 830" WIDE x 2" DEEP
165. 835" WIDE x 2" DEEP
166. 840" WIDE x 2" DEEP
167. 845" WIDE x 2" DEEP
168. 850" WIDE x 2" DEEP
169. 855" WIDE x 2" DEEP
170. 860" WIDE x 2" DEEP
171. 865" WIDE x 2" DEEP
172. 870" WIDE x 2" DEEP
173. 875" WIDE x 2" DEEP
174. 880" WIDE x 2" DEEP
175. 885" WIDE x 2" DEEP
176. 890" WIDE x 2" DEEP
177. 895" WIDE x 2" DEEP
178. 900" WIDE x 2" DEEP
179. 905" WIDE x 2" DEEP
180. 910" WIDE x 2" DEEP
181. 915" WIDE x 2" DEEP
182. 920" WIDE x 2" DEEP
183. 925" WIDE x 2" DEEP
184. 930" WIDE x 2" DEEP
185. 935" WIDE x 2" DEEP
186. 940" WIDE x 2" DEEP
187. 945" WIDE x 2" DEEP
188. 950" WIDE x 2" DEEP
189. 955" WIDE x 2" DEEP
190. 960" WIDE x 2" DEEP
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192. 970" WIDE x 2" DEEP
193. 975" WIDE x 2" DEEP
194. 980" WIDE x 2" DEEP
195. 985" WIDE x 2" DEEP
196. 990" WIDE x 2" DEEP
197. 995" WIDE x 2" DEEP
198. 1000" WIDE x 2" DEEP
199. 1005" WIDE x 2" DEEP
200. 1010" WIDE x 2" DEEP
201. 1015" WIDE x 2" DEEP
202. 1020" WIDE x 2" DEEP
203. 1025" WIDE x 2" DEEP
204. 1030" WIDE x 2" DEEP
205. 1035" WIDE x 2" DEEP
206. 1040" WIDE x 2" DEEP
207. 1045" WIDE x 2" DEEP
208. 1050" WIDE x 2" DEEP
209. 1055" WIDE x 2" DEEP
210. 1060" WIDE x 2" DEEP
211. 1065" WIDE x 2" DEEP
212. 1070" WIDE x 2" DEEP
213. 1075" WIDE x 2" DEEP
214. 1080" WIDE x 2" DEEP
215. 1085" WIDE x 2" DEEP
216. 1090" WIDE x 2" DEEP
217. 1095" WIDE x 2" DEEP
218. 1100" WIDE x 2" DEEP
219. 1105" WIDE x 2" DEEP
220. 1110" WIDE x 2" DEEP
221. 1115" WIDE x 2" DEEP
222. 1120" WIDE x 2" DEEP
223. 1125" WIDE x 2" DEEP
224. 1130" WIDE x 2" DEEP
225. 1135" WIDE x 2" DEEP
226. 1140" WIDE x 2" DEEP
227. 1145" WIDE x 2" DEEP
228. 1150" WIDE x 2" DEEP
229. 1155" WIDE x 2" DEEP
230. 1160" WIDE x 2" DEEP
231. 1165" WIDE x 2" DEEP
232. 1170" WIDE x 2" DEEP
233. 1175" WIDE x 2" DEEP
234. 1180" WIDE x 2" DEEP
235. 1185" WIDE x 2" DEEP
236. 1190" WIDE x 2" DEEP
237. 1195" WIDE x 2" DEEP
238. 1200" WIDE x 2" DEEP
239. 1205" WIDE x 2" DEEP
240. 1210" WIDE x 2" DEEP
241. 1215" WIDE x 2" DEEP
242. 1220" WIDE x 2" DEEP
243. 1225" WIDE x 2" DEEP
244. 1230" WIDE x 2" DEEP
245. 1235" WIDE x 2" DEEP
246. 1240" WIDE x 2" DEEP
247. 1245" WIDE x 2" DEEP
248. 1250" WIDE x 2" DEEP
249. 1255" WIDE x 2" DEEP
250. 1260" WIDE x 2" DEEP
251. 1265" WIDE x 2" DEEP
252. 1270" WIDE x 2" DEEP
253. 1275" WIDE x 2" DEEP
254. 1280" WIDE x 2" DEEP
255. 1285" WIDE x 2" DEEP
256. 1290" WIDE x 2" DEEP
257. 1295" WIDE x 2" DEEP
258. 1300" WIDE x 2" DEEP
259. 1305" WIDE x 2" DEEP
260. 1310" WIDE x 2" DEEP
261. 1315" WIDE x 2" DEEP
262. 1320" WIDE x 2" DEEP
263. 1325" WIDE x 2" DEEP
264. 1330" WIDE x 2" DEEP
265. 1335" WIDE x 2" DEEP
266. 1340" WIDE x 2" DEEP
267. 1345" WIDE x 2" DEEP
268. 1350" WIDE x 2" DEEP
269. 1355" WIDE x 2" DEEP
270. 1360" WIDE x 2" DEEP
271. 1365" WIDE x 2" DEEP
272. 1370" WIDE x 2" DEEP
273. 1375" WIDE x 2" DEEP
274. 1380" WIDE x 2" DEEP
275. 1385" WIDE x 2" DEEP
276. 1390" WIDE x 2" DEEP
277. 1395" WIDE x 2" DEEP
278. 1400" WIDE x 2" DEEP
279. 1405" WIDE x 2" DEEP
280. 1410" WIDE x 2" DEEP
281. 1415" WIDE x 2" DEEP
282. 1420" WIDE x 2" DEEP
283. 1425" WIDE x 2" DEEP
284. 1430" WIDE x 2" DEEP
285. 1435" WIDE x 2" DEEP
286. 1440" WIDE x 2" DEEP
287. 1445" WIDE x 2" DEEP
288. 1450" WIDE x 2" DEEP
289. 1455" WIDE x 2" DEEP
290. 1460" WIDE x 2" DEEP
291. 1465" WIDE x 2" DEEP
292. 1470" WIDE x 2" DEEP
293. 1475" WIDE x 2" DEEP
294. 1480" WIDE x 2" DEEP
295. 1485" WIDE x 2" DEEP
296. 1490" WIDE x 2" DEEP
297. 1495" WIDE x 2" DEEP
298. 1500" WIDE x 2" DEEP
299. 1505" WIDE x 2" DEEP
300. 1510" WIDE x 2" DEEP
301. 1515" WIDE x 2" DEEP
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303. 1525" WIDE x 2" DEEP
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314. 1580" WIDE x 2" DEEP
315. 1585" WIDE x 2" DEEP
316. 1590" WIDE x 2" DEEP
317. 1595" WIDE x 2" DEEP
318. 1600" WIDE x 2" DEEP
319. 1605" WIDE x 2" DEEP
320. 1610" WIDE x 2" DEEP
321. 1615" WIDE x 2" DEEP
322. 1620" WIDE x 2" DEEP
323. 1625" WIDE x 2" DEEP
324. 1630" WIDE x 2" DEEP
325. 1635" WIDE x 2" DEEP
326. 1640" WIDE x 2" DEEP
327. 1645" WIDE x 2" DEEP
328. 1650" WIDE x 2" DEEP
329. 1655" WIDE x 2" DEEP
330. 1660" WIDE x 2" DEEP
331. 1665" WIDE x 2" DEEP
332. 1670" WIDE x 2" DEEP
333. 1675" WIDE x 2" DEEP
334. 1680" WIDE x 2" DEEP
335. 1685" WIDE x 2" DEEP
336. 1690" WIDE x 2" DEEP
337. 1695" WIDE x 2" DEEP
338. 1700" WIDE x 2" DEEP
339. 1705" WIDE x 2" DEEP
340. 1710" WIDE x 2" DEEP
341. 1715" WIDE x 2" DEEP
342. 1720" WIDE x 2" DEEP
343. 1725" WIDE x 2" DEEP
344. 1730" WIDE x 2" DEEP
345. 1735" WIDE x 2" DEEP
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347. 1745" WIDE x 2" DEEP
348. 1750" WIDE x 2" DEEP
349. 1755" WIDE x 2" DEEP
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351. 1765" WIDE x 2" DEEP
352. 1770" WIDE x 2" DEEP
353. 1775" WIDE x 2" DEEP
354. 1780" WIDE x 2" DEEP
355. 1785" WIDE x 2" DEEP
356. 1790" WIDE x 2" DEEP
357. 1795" WIDE x 2" DEEP
358. 1800" WIDE x 2" DEEP
359. 1805" WIDE x 2" DEEP
360. 1810" WIDE x 2" DEEP
361. 1815" WIDE x 2" DEEP
362. 1820" WIDE x 2" DEEP
363. 1825" WIDE x 2" DEEP
364. 1830" WIDE x 2" DEEP
365. 1835" WIDE x 2" DEEP
366. 1840" WIDE x 2" DEEP
367. 1845" WIDE x 2" DEEP
368. 1850" WIDE x 2" DEEP
369. 1855" WIDE x 2" DEEP
370. 1860" WIDE x 2" DEEP
371. 1865" WIDE x 2" DEEP
372. 1870" WIDE x 2" DEEP
373. 1875" WIDE x 2" DEEP
374. 1880" WIDE x 2" DEEP
375. 1885" WIDE x 2" DEEP
376. 1890" WIDE x 2" DEEP
377. 1895" WIDE x 2" DEEP
378. 1900" WIDE x 2" DEEP
379. 1905" WIDE x 2" DEEP
380. 1910" WIDE x 2" DEEP
381. 1915" WIDE x 2" DEEP
382. 1920" WIDE x 2" DEEP
383. 1925" WIDE x 2" DEEP
384. 1930" WIDE x 2" DEEP
385. 1935" WIDE x 2" DEEP
386. 1940" WIDE x 2" DEEP
387. 1945" WIDE x 2" DEEP
388. 1950" WIDE x 2" DEEP
389. 1955" WIDE x 2" DEEP
390. 1960" WIDE x 2" DEEP
391. 1965" WIDE x 2" DEEP
392. 1970" WIDE x 2" DEEP
393. 1975" WIDE x 2" DEEP
394. 1980" WIDE x 2" DEEP
395. 1985" WIDE x 2" DEEP
396. 1990" WIDE x 2" DEEP
397. 1995" WIDE x 2" DEEP
398. 2000" WIDE x 2" DEEP
399. 2005" WIDE x 2" DEEP
400. 2010" WIDE x 2" DEEP
401. 2015" WIDE x 2" DEEP
402. 2020" WIDE x 2" DEEP
403. 2025" WIDE x 2" DEEP
404. 2030" WIDE x 2" DEEP
405. 2035" WIDE x 2" DEEP
406. 2040" WIDE x 2" DEEP
407. 2045" WIDE x 2" DEEP
408. 2050" WIDE x 2" DEEP
409. 2055" WIDE x 2" DEEP
410. 2060" WIDE x 2" DEEP
411. 2065" WIDE x 2" DEEP
412. 2070" WIDE x 2" DEEP
413. 2075" WIDE x 2" DEEP
414. 2080" WIDE x 2" DEEP
415. 2085" WIDE x 2" DEEP
416. 2090" WIDE x 2" DEEP
417. 2095" WIDE x 2" DEEP
418. 2100" WIDE x 2" DEEP
419. 2105" WIDE x 2" DEEP
420. 2110" WIDE x 2" DEEP
421. 2115" WIDE x 2" DEEP
422. 2120" WIDE x 2" DEEP
423. 2125" WIDE x 2" DEEP
424. 2130" WIDE x 2" DEEP
425. 2135" WIDE x 2" DEEP
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437. 2195" WIDE x 2" DEEP
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439. 2205" WIDE x 2" DEEP
440. 2210" WIDE x 2" DEEP
441. 2215" WIDE x 2" DEEP
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443. 2225" WIDE x 2" DEEP
444. 2230" WIDE x 2" DEEP
445. 2235" WIDE x 2" DEEP
446. 2240" WIDE x 2" DEEP
447. 2245" WIDE x 2" DEEP
448. 2250" WIDE x 2" DEEP
449. 2255" WIDE x 2" DEEP
450. 2260" WIDE x 2" DEEP
451. 2265" WIDE x 2" DEEP
452. 2270" WIDE x 2" DEEP
453. 2275" WIDE x 2" DEEP
454. 2280" WIDE x 2" DEEP
455. 2285" WIDE x 2" DEEP
456. 2290" WIDE x 2" DEEP
457. 2295" WIDE x 2" DEEP
458. 2300" WIDE x 2" DEEP
459. 2305" WIDE x 2" DEEP
460. 2310" WIDE x 2" DEEP
461. 2315" WIDE x 2" DEEP
462. 2320" WIDE x 2" DEEP
463. 2325" WIDE x 2" DEEP
464. 2330" WIDE x 2" DEEP
465. 2335" WIDE x 2" DEEP
466. 2340" WIDE x 2" DEEP

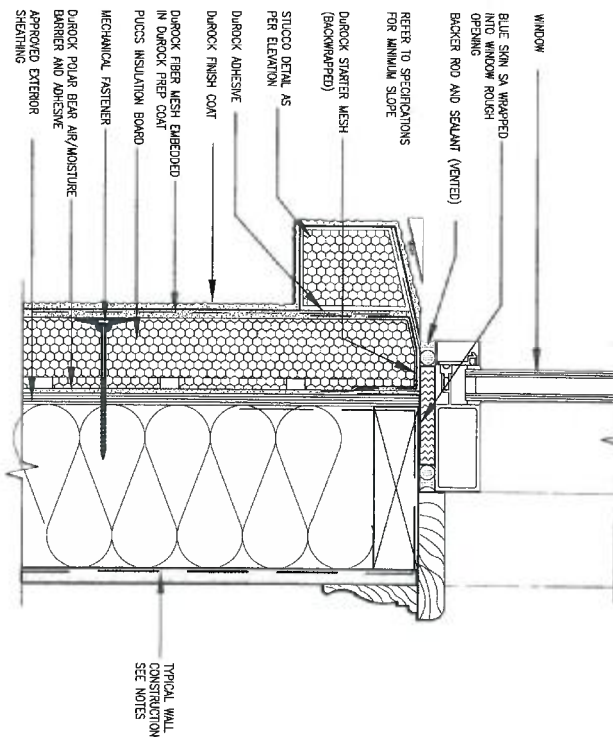


1 WINDOW HEADER

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

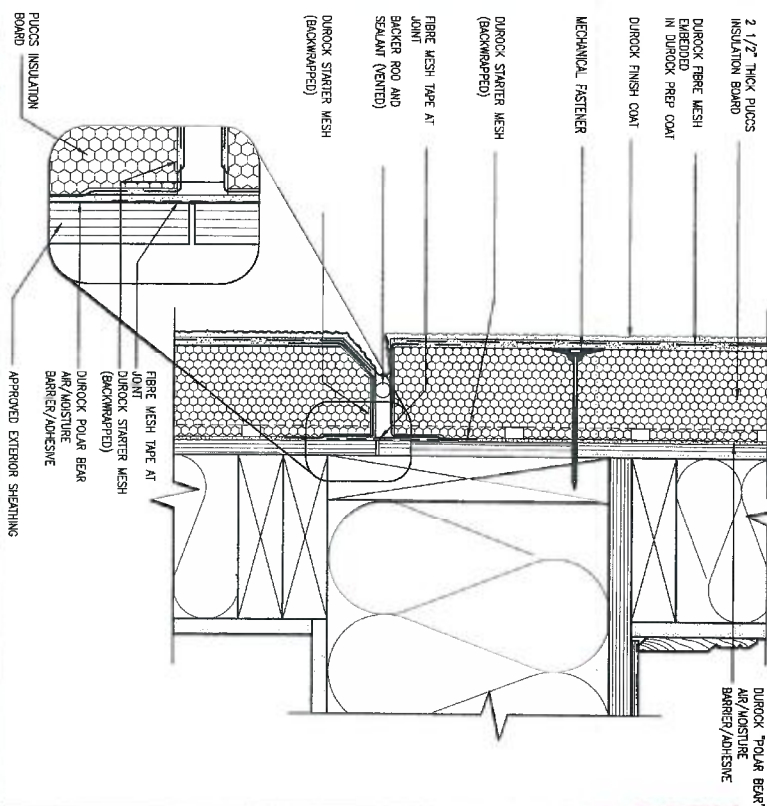
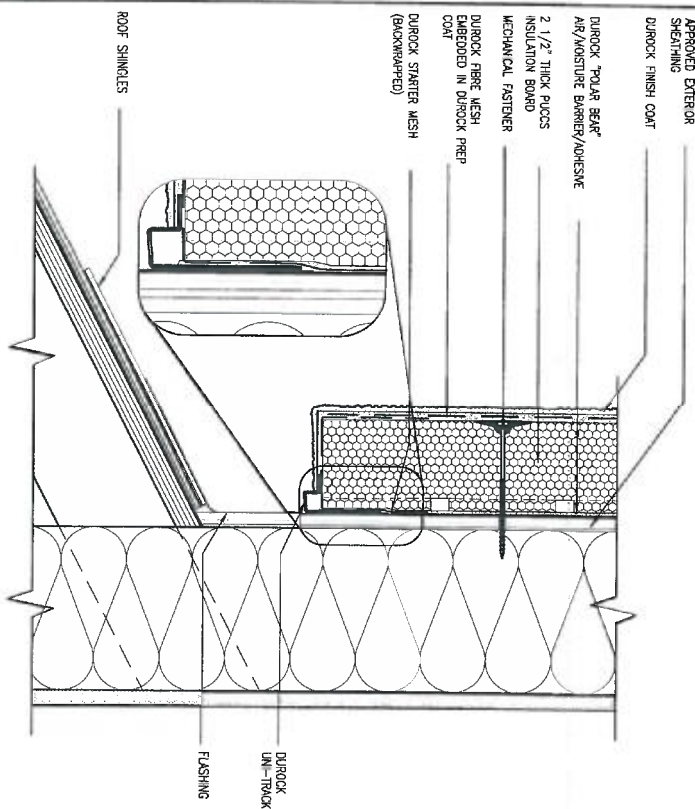


2 WINDOW SILL

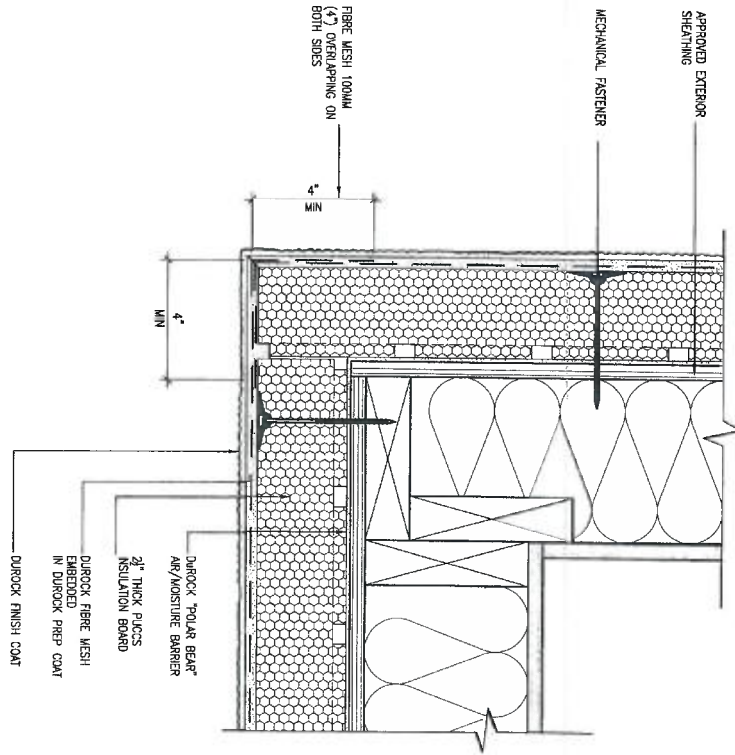
CN3 SCALE: 3"=1'-0"

JOB COPY

9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and made the requirements set out in the Ontario Building Code to be a Designer. 8. <i>[Signature]</i> 25591 7. Wellington Jno-Boyle 6. name 5. registration information 4. VAS Design Inc. 3. 42656		2. UPGRADE TO CODE 1. ISSUE FOR CLIENT REVIEW no. description		APR 16-15 RC MAY 07-14 RC 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 conclusion of the work. Drawings are not to be used.		VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 1 416.630.2255 / 416.630.4782 vasdesign.com		BAYVIEW WELLINGTON CORNERBROOK project name drawn by checked by scale 3/16" = 1'-0" 14037-CONST-08C 2015 14037-CONST-08C 2015 14037-CONST-08C 2015		CONST NOTE WHITBY 14037 14037	
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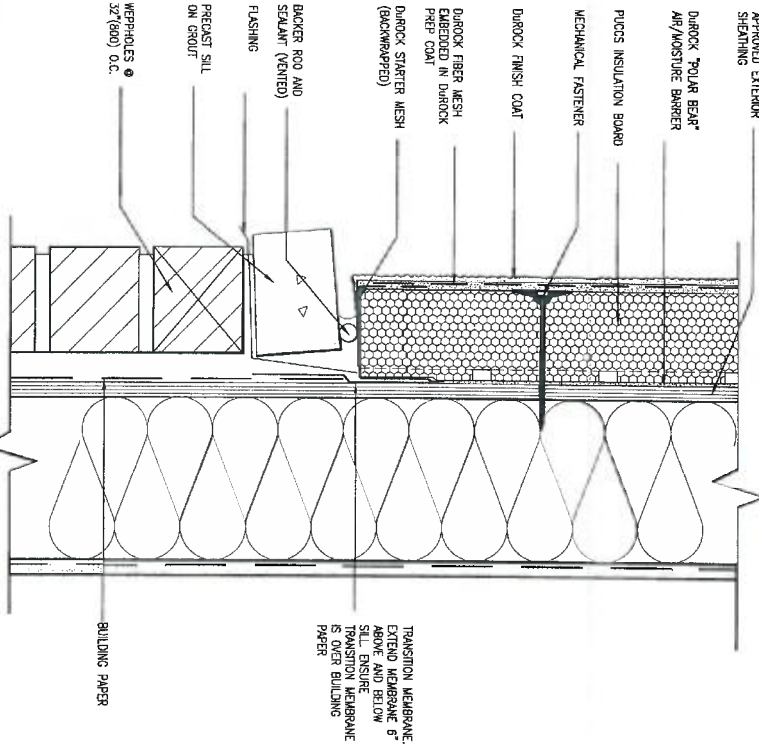
9.			undesignated has reviewed and taken responsibility for the design and has the qualifications and made the requirements set out in the Ontario Building Code to be a Designer.	 300A Wilson Avenue Toronto, ON M6H 1E8 T 416-630-2255 F 416-630-4782 va3design.com	BAYVIEW WELLINGTON project name CORNERBROOK date APR 2014 designed by - scale 3/16" = 1'-0" RC NO. 13-AB01 (MCM) 2008/04/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990
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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 DURROCK PUCCS SYSTEM



6 STUCCO / MASONRY PLINTH CONNECTION

CN5 SCALE: 3"=1'-0"

9. .		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
8. .		qualification information		8081	
7. .		Wellington Jno-Baptiste		42658	
6. .		name		42658	
5. .		registration information		VAS Design Inc.	
4. .		VAS Design Inc.		42658	
3. .		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be used.			
2. UPDATE TO CODE		APR 16-15 RC			
1. ISSUE FOR CLIENT REVIEW		MAY 07-14 RC			
no. description		date by			



V3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
T 416.630.2255 F 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON

project name: **CORNERBROOK**

drawn by: **RC** checked by: **3/16" = 1'-0"**

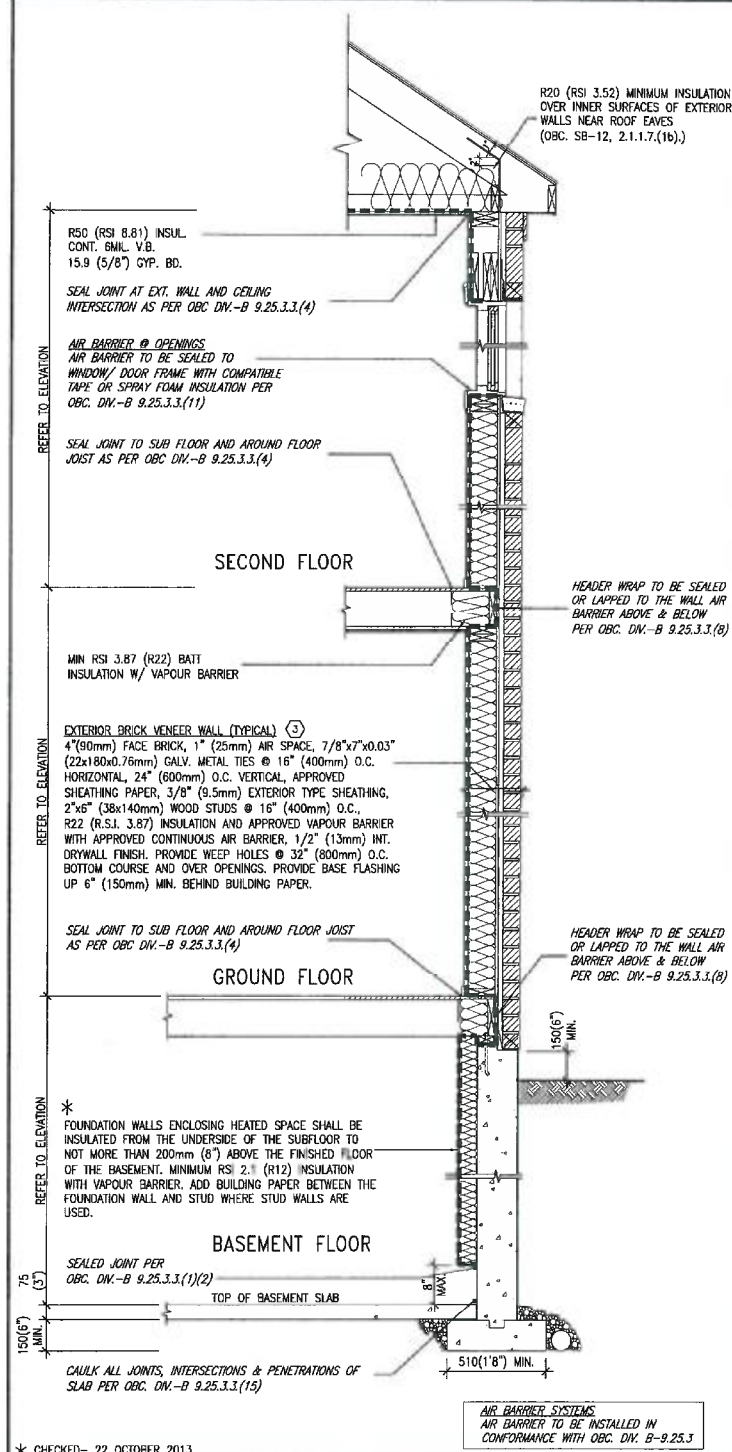
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CONST NOTE

project no. **14037**

drawing no. **CN5**

SB12-COMPLIANCE PACKAGE 'J'



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

SEMI & SINGLES ONLY

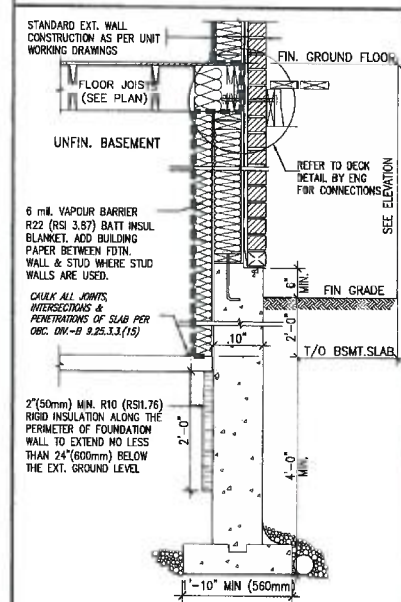
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

COMPONENT	J	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN - LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.48 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.48 (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 EMISSVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	60%	-



SEPT 21, 2015



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

JOB COPY

9. The undersigned has reviewed and takes responsibility for this design and has the specifications and meets the requirements set out in the Ontario Building Code to be a Designer. 10. Designation: Wellington Jna-Baptiste 25591 11. Name: Wellington Jna-Baptiste 42658		VAR3 DESIGN 300A Wilson Avenue Toronto, ON M5H 1S5 416.630.2255 / 416.630.4782 var3design.com	BAYVIEW WELLINGTON project name: CORNERBROOK drawn by: APR 2014 checked by: scale 3/16" = 1'-0"		CONST NOTE project no. 14037 drawing no. 14037-CONST-001 date: APR 2014 scale: 3/16" = 1'-0" revision: 14037-CONST-001	
2. UPDATE TO CODE: APR 16-15 RC 1. ISSUE FOR CLIENT REVIEW: MAY 07-14 RC no. description: date by			CN6			

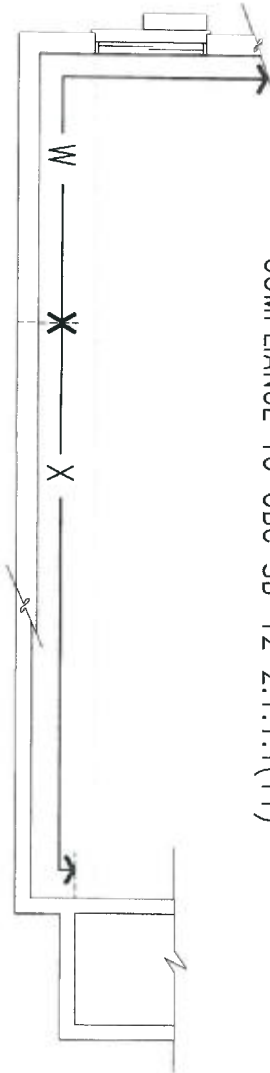
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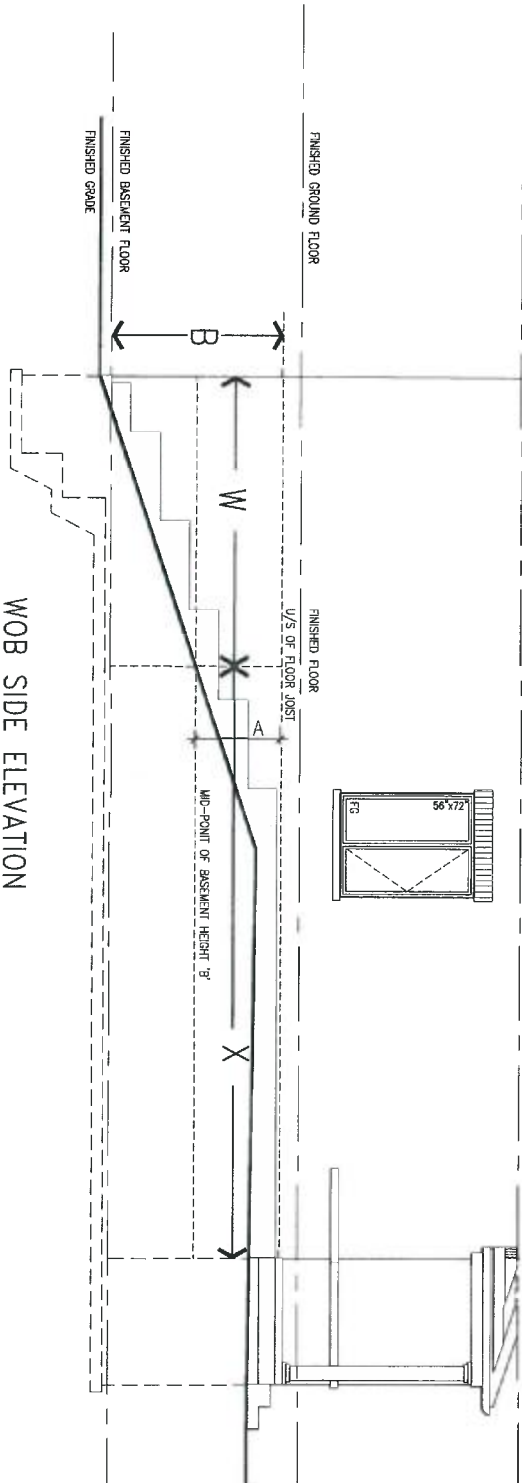
SEPT 21, 2015

COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN



WOB SIDE ELEVATION



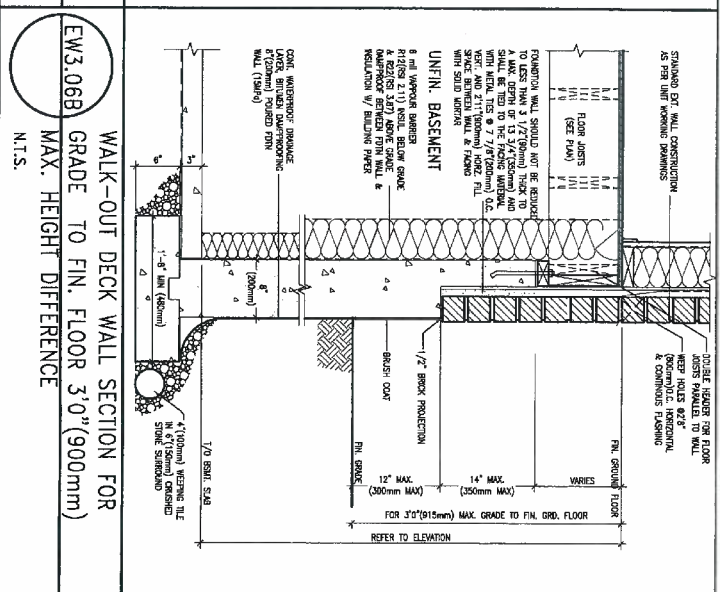
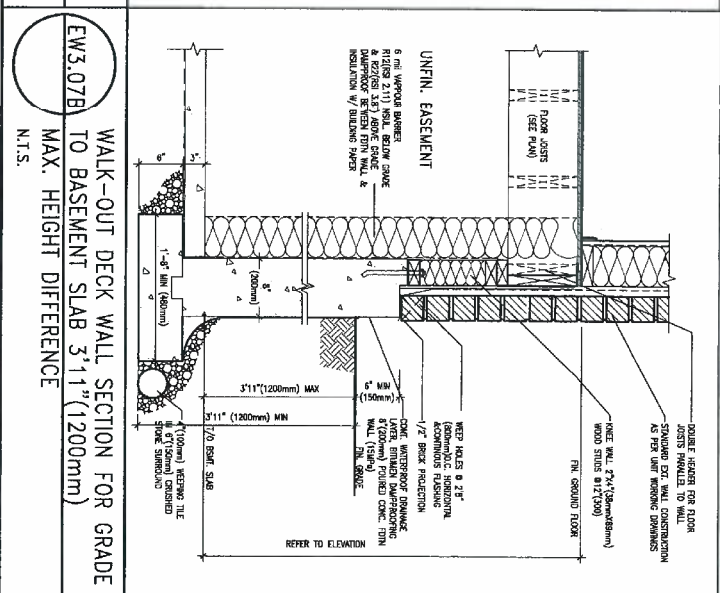
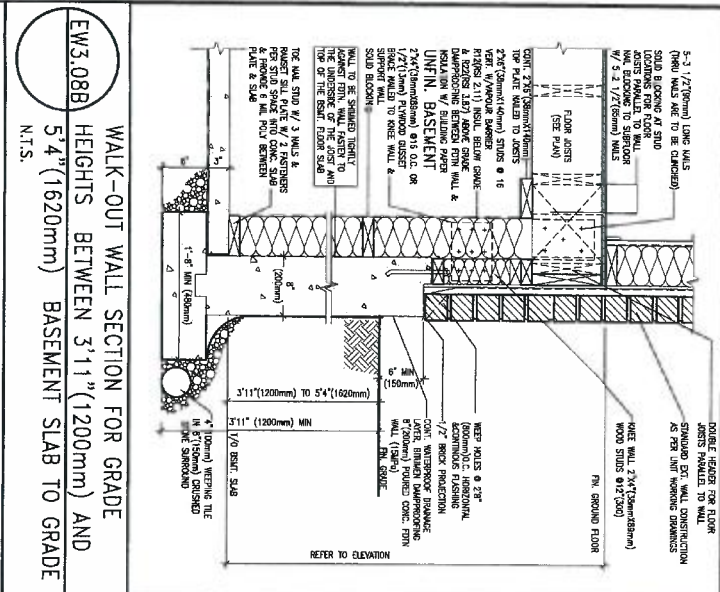
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

JOB COPY

9 .		The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		BAYVIEW WELLINGTON		CONST NOTE	
8 .		qualification information		project name		project no.	
7 .		Wellington Jno-Boultle 25591		CORNERBROOK		14037	
6 .		name		designer		drawing no.	
5 .		registration information		WHITBY		14037	
4 .		V3 Design Inc. 4265A		date		drawing no.	
3 .		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be used.		APR 2014		14037	
2 .		UPDATE TO CODE		checked by		CONSTRUCTION NOTES	
1 .		ISSUE FOR CLIENT REVIEW		scale		14037-CONST-0BC 2015	
no. description		date by		3/16" = 1'-0"		CN7	

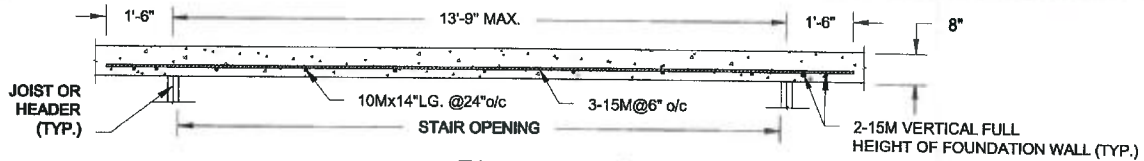
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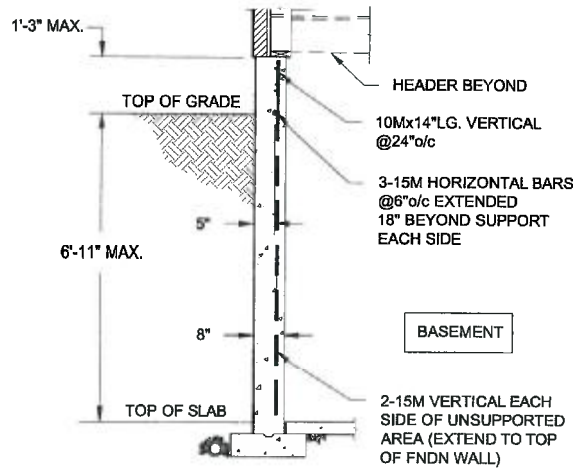
SEPT 21, 2015

JOB COPY

9. description 8. 7. 6. 5. 4. 3. 2. UPDATE TO CODE 1. ISSUE FOR CLIENT REVIEW	APR 16-15 RC MAY 07-14 RC date by	The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Wellington Jiro-Baptiste signature 25591 BCN 42658 VA3 DESIGN 302A Wilson Avenue Toronto ON M3H 1S8 416.630.2255 / 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name CORNERBROOK date APR 2014 checked by RC scale 3/16" = 1'-0" 14037-CONST-08C 2015 14037-CONST-08C 2015	CONST NOTE project no. 14037 drawing no. CN9
--	---	--	--	---



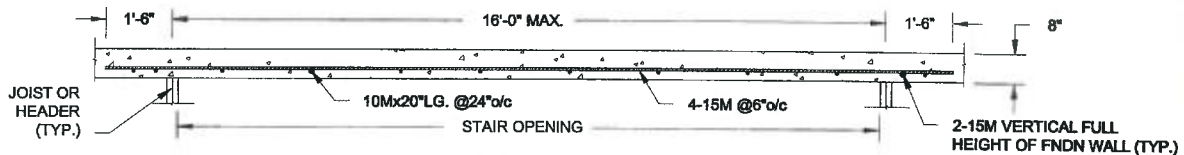
PLAN VIEW
NOT TO SCALE



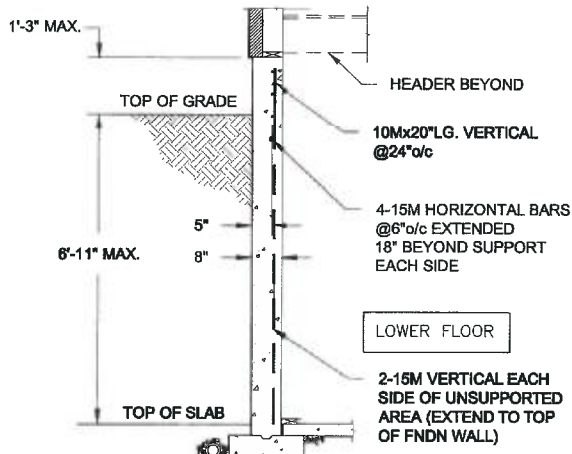
NOTE:

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:

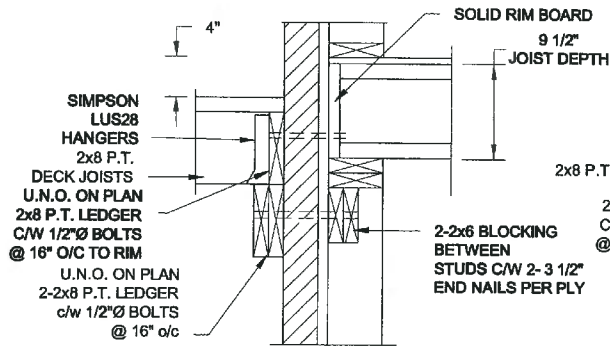
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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

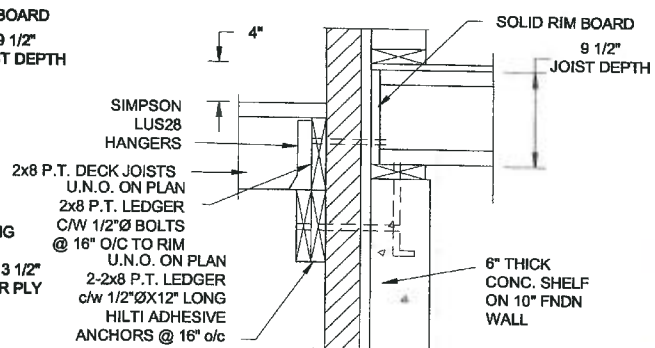
JOB COPY

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

FOR 9 1/2" JOIST DEPTH



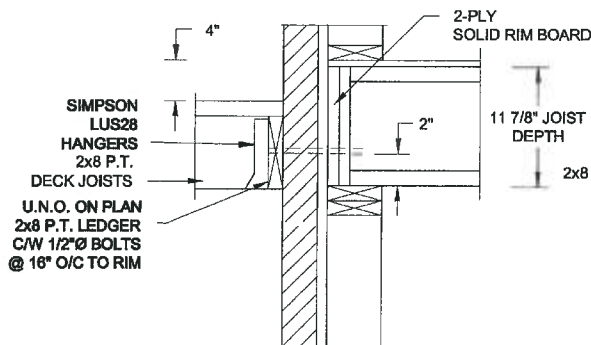
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



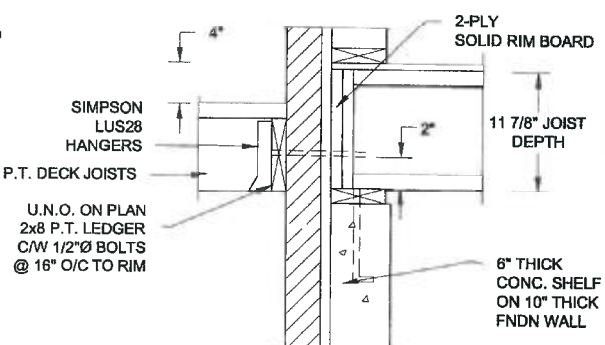
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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

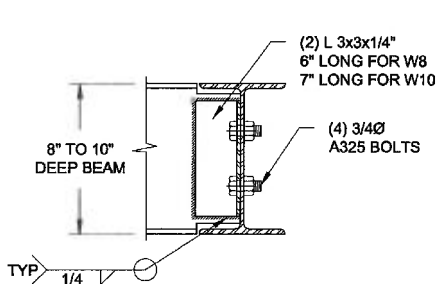


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

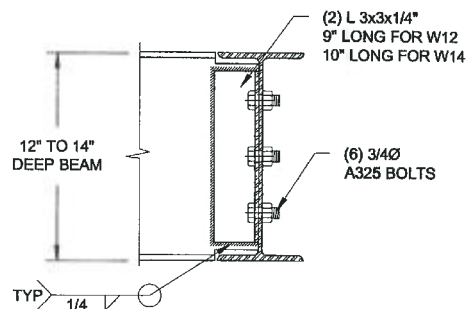


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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.



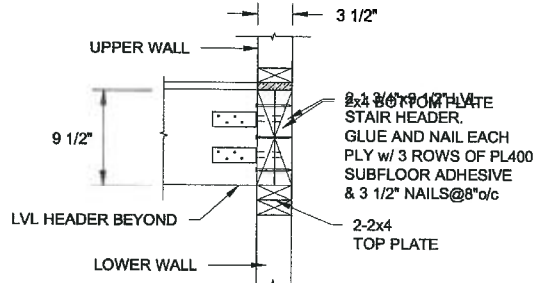
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

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

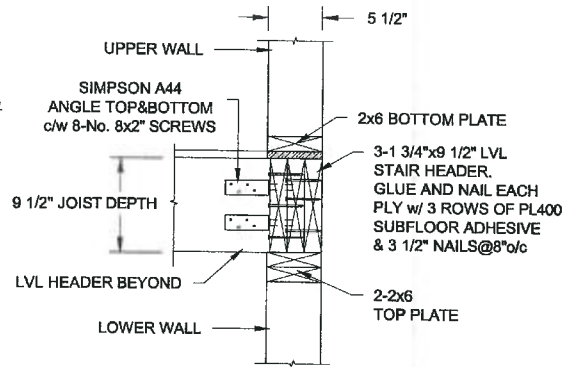
Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-863-8847 E: quaile.eng@rogers.com	Engineer's Seal:  S.J. BOYD SEP 21, 2015	Project: BAYVIEW WELLINGTON HOMES - CORNERBROOK PROJECT WHITEY, ONTARIO TYPICAL STRUCTURAL DETAILS
Date: SEP-04-2015		Project No.: 15-159	Drawing No.: S2
Drawn: SC	Checked: SJB		

15-159 BAYVIEW WELLINGTON CORNERBROOK 15-159.dwg

FOR 9 1/2" JOIST DEPTH

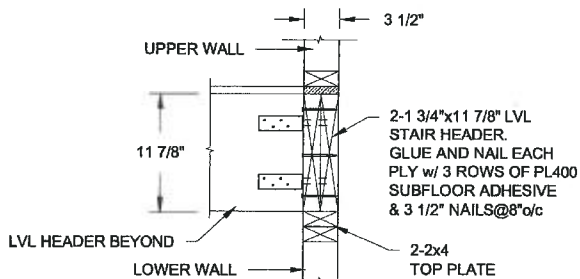


1A
S3 STAIR HEADER @ PARTYWALL
SCALE: 1" = 1'-0"

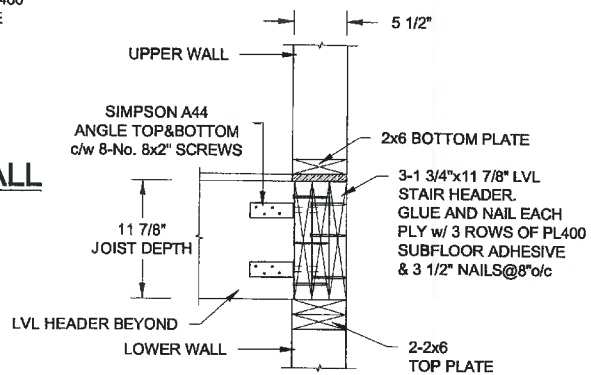


1B
S3 STAIR HEADER @ EXTERIOR WALL
SCALE: 1" = 1'-0"

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"

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 9J9 T: 905-853-3547 E: quaille.eng@rogers.com	Engineer's Seal  SEPT 21, 2015		Project: BAYVIEW WELLINGTON HOMES - CORNBROOK PROJECT WHITBY, ONTARIO	
Date: SEP-04-2015			TYPICAL STRUCTURAL DETAILS			
Drawn: SC	Checked: SJB		Project No.: 16-167		Drawing No.: S3	

15-167.dwg