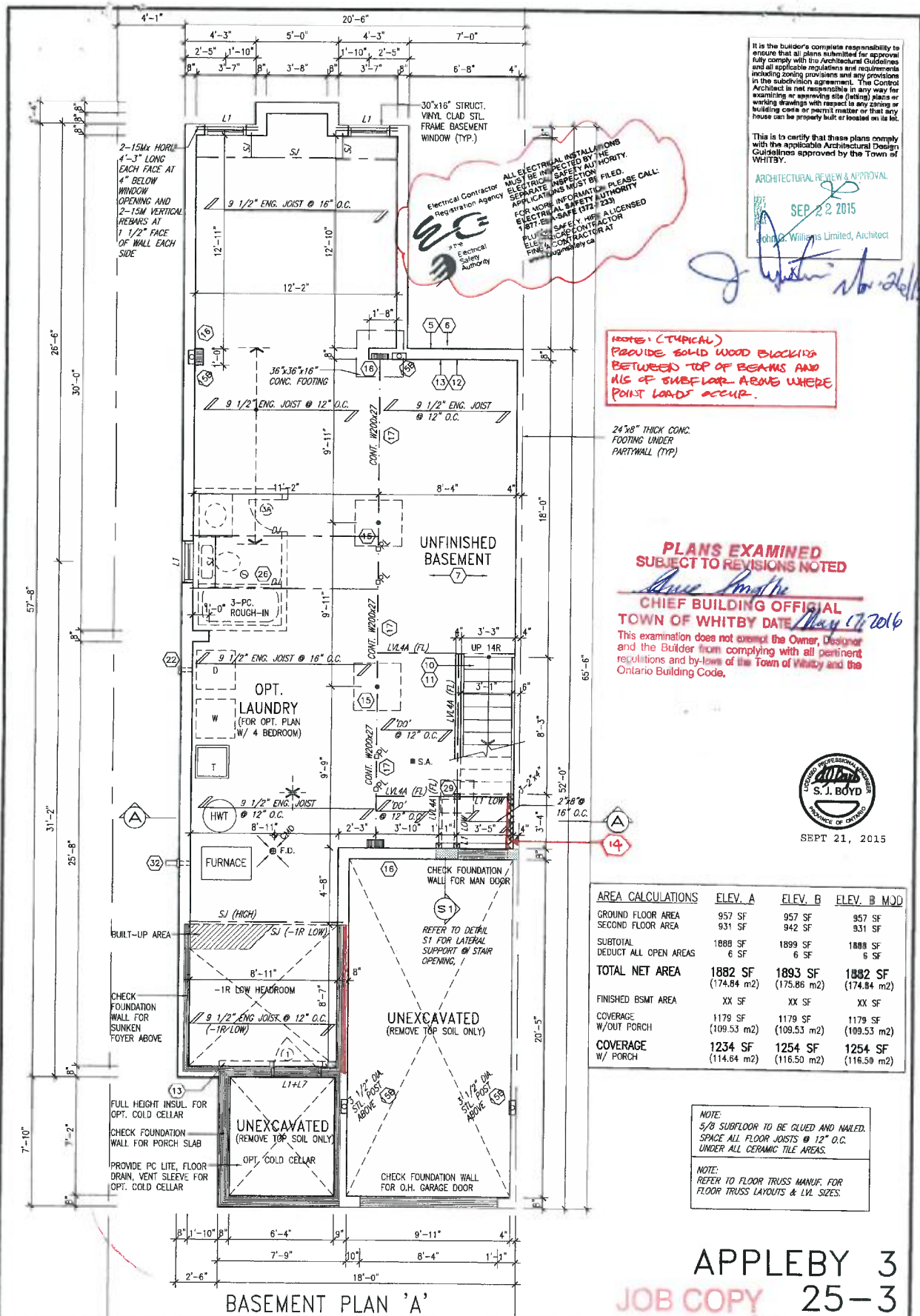
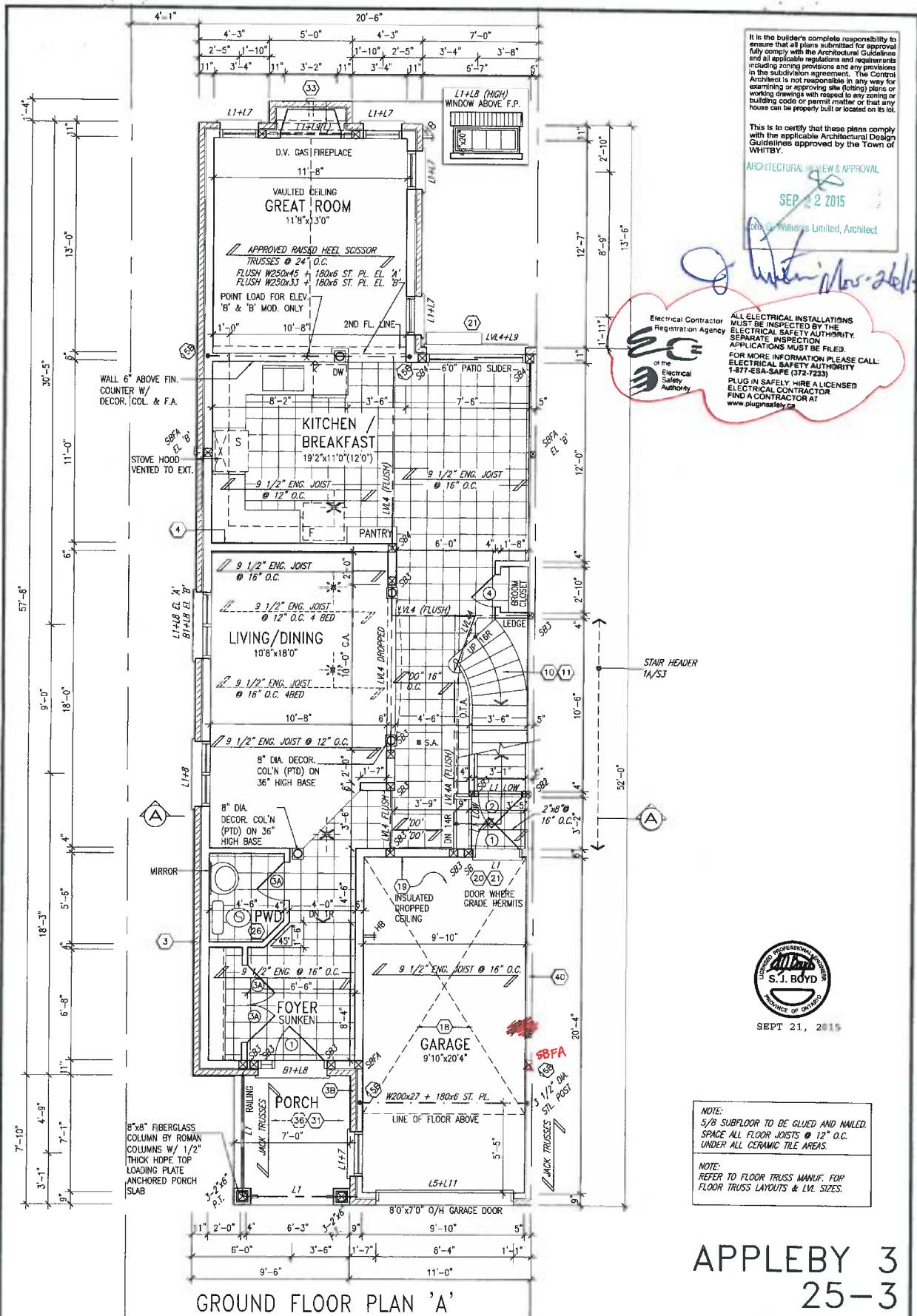




1. ADD SIDE UPGRAD FOR LOT 1L 2. ISSUED FOR CLIENTS REVIEW no. description	12-08-15 RC 21-05-15 CL date by	The undersigned has reviewed and takes responsibility for this design and for the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Wellington Jno-Baptiste 25591 VA3 DESIGN 300A Wilson Avenue Toronto ON M4H 1S8 1 416.630.2265 / 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name CORNERBROOK location WHITBY, ON scale 3/16" = 1'-0" date MARCH 2015 checked by scale 14037-25-3 14037-25-3	UNIT 25-3 APPLEBY 3 project no. 14037 drawing no. 1
---	--	--	--	--



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. 7. Wellington Jno-Baptista 25591 6. VA3 DESIGN 42658 5. VA3 DESIGN 4. VA3 DESIGN 3. VA3 DESIGN 2. VA3 DESIGN 1. VA3 DESIGN no. description	12-08-15 CL 21-05-15 CL date	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 1 416.630.2255 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name cornerbrook client WHITBY, ON checked by scale 3/16" = 1'-0" 14037-25-3	UNIT 25-3 APPLEBY 3 project no. 14037 drawing no. 2
--	---	--	---	---

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. 8.5.2.3,
3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED

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

Electrical Contractor
Registration Agency
of the
Electrical
Safety
Authority

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.plugsafely.ca

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 Contractor/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 that any house can be properly built or located on its lot.

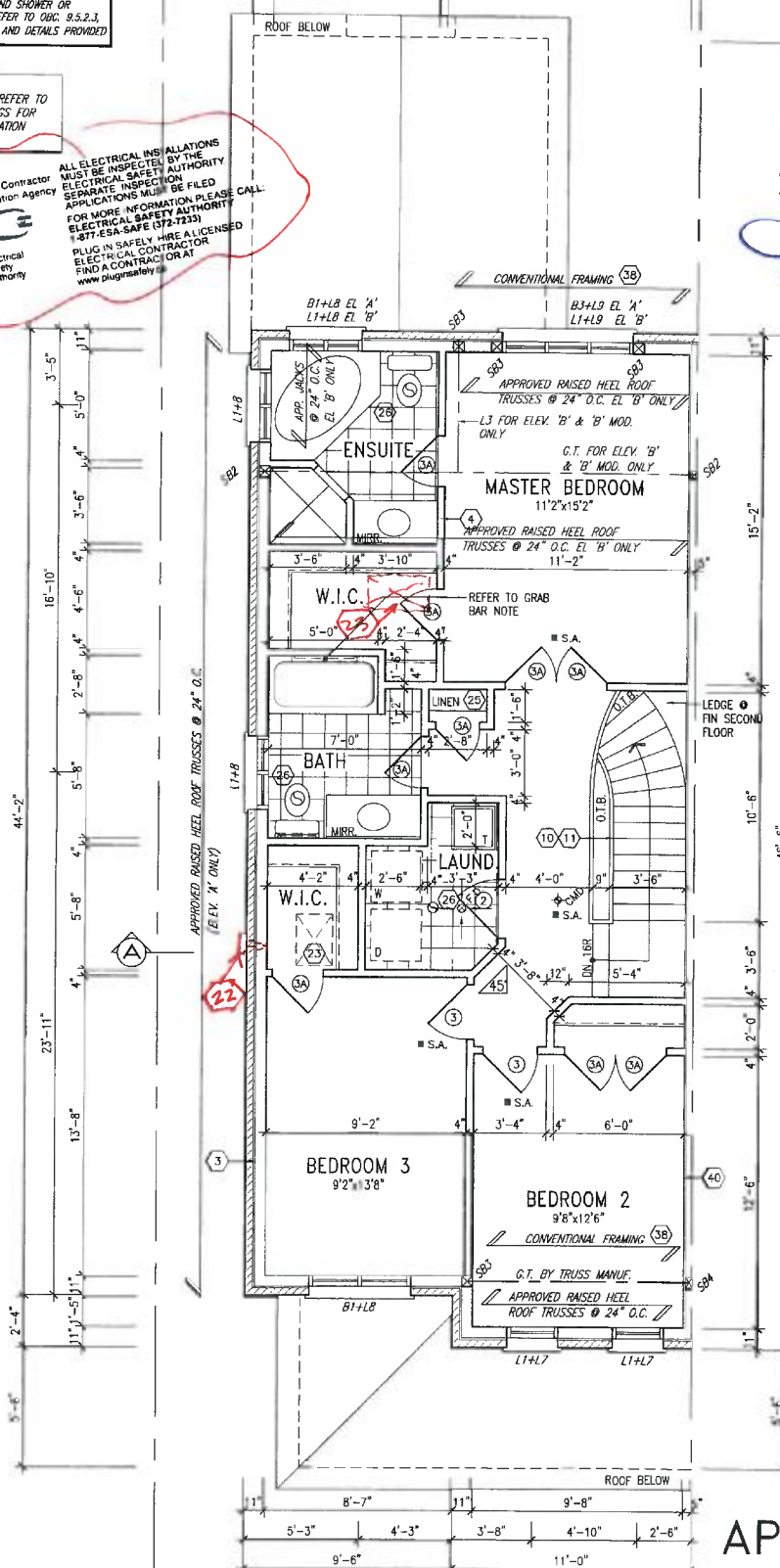
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of WHITBY.

ARCHITECTURAL REVIEW & APPROVAL

SEP 22 2015

John Williams Limited, Architects

[Signature]



SEPT 21, 2015

SECOND FLOOR PLAN 'A'

9			The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		 300A Wilson Avenue Toronto ON M4W 1S8 Tel: 416.630.4255 / 416.630.4782 vadesign.com	BAYVIEW WELLINGTON		UNIT 25-3 APPLBY 3		project no.	14037
8			Wellington Joe-Baptiste 25591			project name CORNERBROOK		municipality WHITBY, ON		drawing no.	14037-3
7			name registration information VAD Design Inc.			date MARCH 2015		sheet SECOND FLOOR PLAN A		revision	14037-3-15
6			BCN 42658			checked by -		scale 3/16" = 1'-0"		3	
5						issued by RLCHARD - ELAVARCHIVEWORKS(2014) 14037-3-15		title SECOND FLOOR PLAN A			
4	ADD SIDE UPGRADE FOR LOT 1L		12-08-15	RC	Contract not 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 shall remain in the possession of the work. Drawings are not to be scaled.						
3	ISSUED FOR CLIENTS REVIEW		21-05-15	CL							
2	no. description		date								

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

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

Electrical Contractor
Registration Agency

of the
Electrical
Safety
Authority

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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.electrify.ca

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 the 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

John G. Williams Limited, Architect

23
REV. 'B'



SEPT 21, 2015

OPT. SECOND FLOOR PLAN 'A' (4 BED

APPLEBY 3
25-3

9				undertaken and assumes 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.	 303A Wilson Avenue Toronto, ON M5H 1S8 T 416.630.2525 / F 416.630.4782 va3design.com	BAYVIEW WELLINGTON		UNIT 25-3 APPLEBY 3		
8				Wellington Joe-Bopiste 25591		project name	CORNERBROOK	residential	project no.	14037
7				name VA3 Design Inc. 42658		location	WHITBY, ON			
6				registration information		date	MARCH 2015			
5				VA3 Design Inc.		checked by		scale	3/16" = 1'-0"	
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 job. All drawings must not be used.		drawn by				
3				ADD SIDE UPRADE FOR LOT 1L		date	12-08-15			
2				ISSUED FOR CLIENTS REVIEW		date	21-05-15			
1				no description		date				

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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 (lotline) plans or working drawings with respect to any zoning or building code or permit matter as that any house can be properly built or located on its lot.

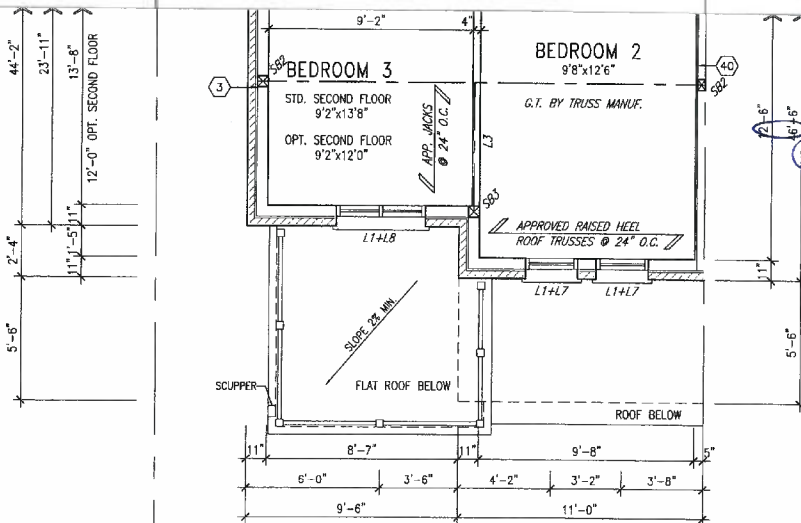
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Whiteby.

ARCHITECTURAL REVIEW & APPROVAL

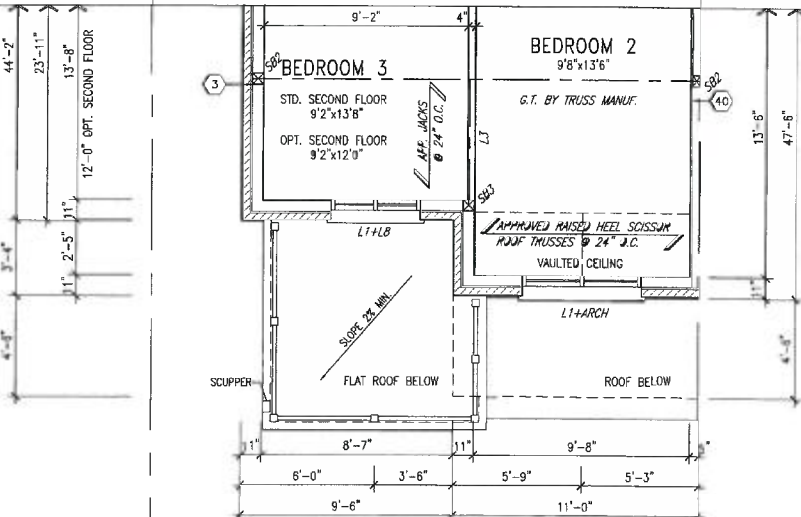
SEP 22 2015

John W. Winters, Architect

John W. Winters
Mar 26/15



PARTIAL STD. & OPT. SECOND FLOOR PLAN 'B' MOD.



PARTIAL STD. & OPT. SECOND FLOOR PLAN 'B'

NOTE:
 REFER TO STANDARD FLOOR PLANS
 FOR ADDITIONAL INFORMATION.

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



ALL ELECTRICAL INSTALLATIONS
 MUST BE INSPECTED BY THE
 ELECTRICAL SAFETY AUTHORITY
 SEPARATE INSPECTION
 APPLICATIONS MUST BE FILED.
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 ELECTRICAL SAFETY AUTHORITY
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 ELECTRICAL CONTRACTOR
 FIND A CONTRACTOR AT
 www.pluginsafely.ca



SEPT 21, 2015

APPLEBY 3
 25-3

1. ISSUED FOR CLIENTS REVIEW 2. ADD SIDE UPGRADE FOR LOT 1L 3. NO. DESCRIPTION	12-08-15 21-05-15 DATE	BY DATE	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE Ontario Building Code to be a Designer. Wellington Jno-Boyd 25591 name registration information VIA Design Inc. 242658 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.	VIA3 DESIGN 3004 Wilson Avenue Toronto ON M3H 1S8 1 416 630 2255 1 416 630 4782 vo3design.com BAYVIEW WELLINGTON project name CORNERBROOK drawn by MARCH 2015 checked by scale 3/16" = 1'-0" PROJECT: H:\ARCHIVE\WORKING\2014\14037-BW\units\same\14037-25-3.dwg - P1 SEP 2015 - 2:29 PM UNIT 25-3 APPLEBY 3 project no. 14037 PARTIAL FLOOR PLAN ELEV B drawing no. 6
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ACHTER TAFEL DEVELEN
SEP 22 2015
John G. Williams Limited Architect

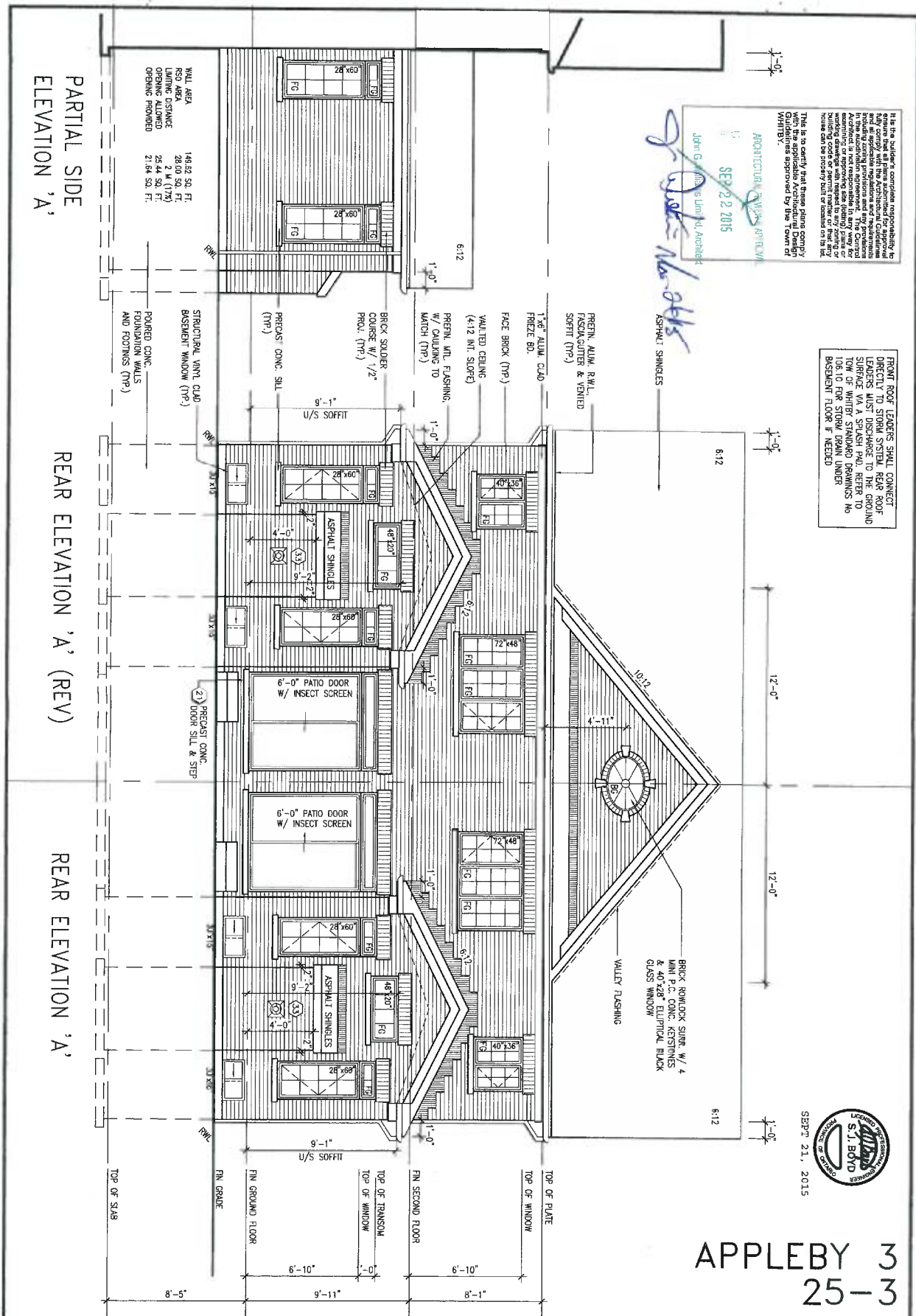
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It is the builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the Ontario Building Code and all applicable regulations and requirements in the jurisdiction. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for ensuring that all work is done in accordance with the approved plans and specifications. The Contractor shall be responsible for ensuring that all work is done in accordance with the approved plans and specifications. The Contractor shall be responsible for ensuring that all work is done in accordance with the approved plans and specifications.

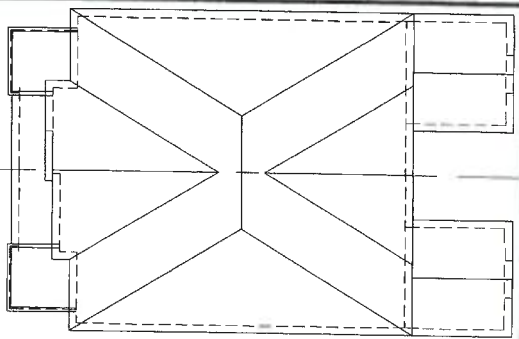
FRONT ROOF LEAKS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEAKS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOWN OF WHITBY STANDARD DRAWINGS No. 108.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED.



APPLEBY 3
25-3



9 8 7 6 5 4 3 2 1 NO. DESCRIPTION	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. qualification information Wellington Jno-Baillie 25591 signature none registration information VAS Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be retained at the completion of the work. Drawings are not to be scaled.	VAS DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 416.630.2255 / 416.630.4782 vasdesign.com	BAYVIEW WELLINGTON project name CORNERBROOK location WHITBY, ON date MARCH 2015 checked by scale 3/16" = 1'-0" drawn by CL FILE NAME 14037-25-3 DATE SEP 18 2015	UNIT 25-3 APPLEBY 3 project no. 14037 drawing no. 9
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ROOF PLAN 'B'
PLAN 'B' MOD.
(REV)

FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPASH 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



APPLEBY 3
25-3

FRONT ELEVATION 'B'

FRONT ELEVATION 'B' MOD. (REV)

NOTE FOR EXTERIOR PAINTING
3/2" HIGH WHERE DISTANCE FROM PORCH TO FINISHED GRADE IS LESS THAN 2'-0".
3/6" HIGH WHERE DISTANCE EXCEEDS 2'-0".
4/2" HIGH PAINTING IS REQUIRED WHERE DISTANCE EXCEEDS 5'-11".

9.	8.	7.	6.	5.	4.	3.	2.	1.	no	description	date	by	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15	12-08-15	21-05-15
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VA3 DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 / 416.630.4752
va3design.com

BAYVIEW WELLINGTON

UNIT 25-3
APPLEBY 3

project name
CORNERBROOK

location
WHITBY, ON

drawn by
CL

checked by
-

scale
3/16" = 1'-0"

drawing no.
14037-25-3

date
10

ARCHITECTURAL REVIEW & APPROVAL

SEP 22 2015

John G. Williams Limited, Architect

John G. Williams Limited, Architect

SEP 22 2015

ARCHITECTURAL REVIEW & APPROVAL

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

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 WHITTEY STANDARD DRAWINGS No 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

SEPT 21, 2015



APPLEBY 3
25-3

PARTIAL SIDE
ELEVATION 'B'/'B' MOD.

REAR ELEVATION 'B' MOD. (REV)

REAR ELEVATION 'B'

8					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	
7					condition information	
6					Wellington Jno-Bouliste	25591
5					name	
4					signature	RCM
3					VAS Design Inc.	42558
2	ADD SIDE UPGRADE FOR LOT 1L	12-08-15	RC		Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the job. Drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the job.	
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL			
	no description	date	by			

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 / 416.630.
va3design.com

BAYVIEW WELLINGTON

project name	municipality	
CORNERBROOK	WHITBY, ON	
date	RE	
MARCH 2015		
drawn by	checked by	scale
CL	-	$3/16" = 1'-0"$

UNIT 25-3
APPLIED 3

REAR ELEVATION 8

12

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SEPT 21, 2015

PLEBY 3
25-3

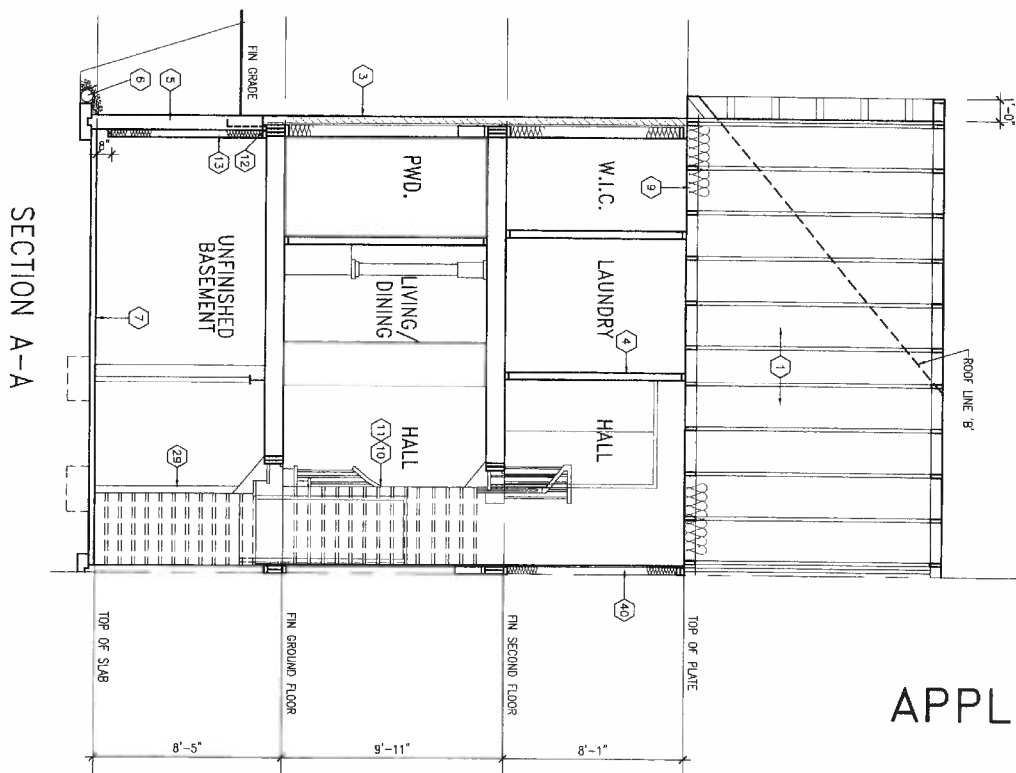
[illegible]

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.2256
va3design.com

UNINSULATED OPENINGS (PER 100 C.F. 58-121.1(7))			
25 C. ELEVATION B (MO.) STANDARD		ENERGY EFFICIENCY - 08C 5912	
ELEVATION	MIN. AREA S.F.	OPENING S.F.	PERCENTAGE
ROOF	410 S.F.	4,615 S.F.	9.80 %
LEFT SIDE	1134 S.F.	66,67 S.F.	5.88 %
RIGHT SIDE	1134 S.F.	28,00 S.F.	2.47 %
REAR	410 S.F.	120,33 S.F.	29.35 %
TOTAL SQ. FT.	3,068.00 S.F.	255,61 S.F.	8.28 %
TOTAL SQ. M.	286.88 S.M.	2,375 S.M.	8.28 %

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Design
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Design
CE 009

UNINSULATED OPENINGS (PER ONE SB-12.2.11.7)	
25-1 ELEVATION B (MO): OPTIONAL	ENERGY EFFICIENCY - DEC. 39/12
ELEVATION	NAL. AND S.F. OPENING SIZE, PERCENTAGES
FRONT	41.0 S.F. 4.61 S.F. 9.50 %
LEFT SIDE	113.4 S.F. 6.60 S.F. 5.82 %
RIGHT SIDE	113.4 S.F. 28.00 S.F. 2.47 %
REAR	41.0 S.F. 120.3 S.F. 29.35 %
TOTAL SQ. FT.	3088.00 S.F. 254.94 S.F. 8.26 %
TOTAL SQ. M.	286.88 S.M. 23.66 S.M. 8.26 %

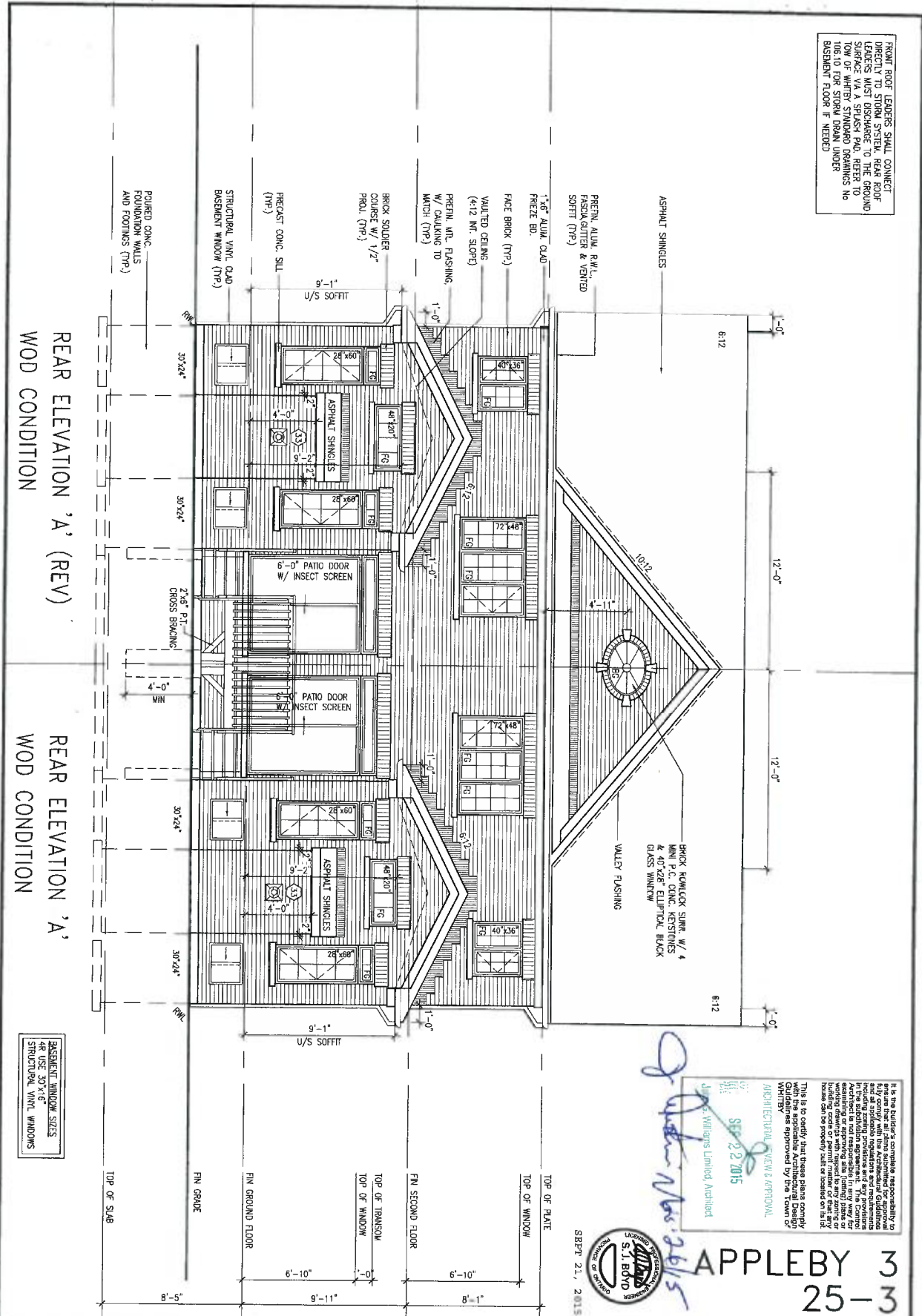


SECTION A-A

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 as a Designer.	 25591 name: Wellington Juv-Baptiste registration information: 8CN VAS Design Inc. 42656	BAYVIEW WELLINGTON project name: CORNERBROOK municipality: WHITBY, ON date: MARCH 2015 drawn by: CL checked by: 3/16" = 1'-0"	UNIT 25-3 APPLBY 3 issued, no: 14037 SECTION 'A-A' file name: 14037-25-3	drawing no: 13
7	-	specification information					
6	-	Wellington Juv-Baptiste					
5	-	name: 8CN					
4	-	registration information: 42656					
3	-	-					
2	ADD SIDE UPGRADE FOR LOT 1L	12-08-15	CL	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.	300A Wilson Avenue Toronto ON M6H 1S8 416.632.0225 VAS@VASINC.COM		
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL				
0	description	date					

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FRONT ROOF LEAKERS SHALL CONNECT DIRECTLY TO STORM SEWER. ROOF LEAKERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOWN OF WHITBY STANDARD DRAINAGE NO. 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED



REAR ELEVATION 'A' (REV)
WOD CONDITION

REAR ELEVATION 'A'
WOD CONDITION

BASEMENT WINDOW SIZES
48 USE 20"x6"
STRUCTURAL VINYL WINDOWS

It is the builder's complete responsibility to ensure that all plans submitted for approval to the Town of Whitby comply with the Ontario Building Code and all applicable regulations and requirements in the subdivision agreement. The Control of Building Act and Regulations apply to any way for working drawings with respect to any zoning or building by-law. The drawings must be submitted to the Town of Whitby for approval. If the drawings are not approved, the drawings must be resubmitted. This is to certify that these plans comply with the Ontario Building Code and all applicable regulations and requirements in the subdivision agreement. Approved by the Town of Whitby.

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



APPLEBY 3
25-3

9 8 7 6 5 4 3 2 ADD SIDE UPGRAD FOR LOT 1L 1 ISSUED FOR CLIENTS REVIEW no description	12-08-15 RO 21-05-15 CL date by	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Wellington Jno-Bailliste 25591 signature name registration information VAS Design Inc. 42658 Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.	VAS DESIGN 300A Wilson Avenue Toronto ON M5H 1S8 t 416.630.2255 f 416.630.4782 vasdesign.com BAYVIEW WELLINGTON project name CORNERBROOK client MARCH 2015 drawn by CL checked by - scale 3/16" = 1'-0" designed by H:\ARCHIVE\WORKING\2014\14037 (BAYVIEW)\14037-25-3.dwg - Fn Sep 18 2015 - 2:28 PM	UNIT 25-3 APPLEBY 3 project no. 14037 location WHITBY, ON drawing no. 15 file name 14037-25-3
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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.

REAR ELEVATION 'B' MOD. (REV)
WOD CONDITION

REAR ELEVATION 'B'
WOD CONDITION

BASEMENT WINDOW SIZES
48" USE 30"x16"
STRUCTURAL VENT WINDOWS

9					
8					
7					
6					
5					
4					
3					
2	ADD SIDE UPGRADE FOR LOT 1L	12-08-15	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 to be a Designer.

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

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 scaled.

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

BAYVIEW WELLINGTON
project name
CORNERBROOK
drawn by
DATE
MARCH 2015
checked by
scale
3/16" = 1'-0"

WHITBY, ON
municipality

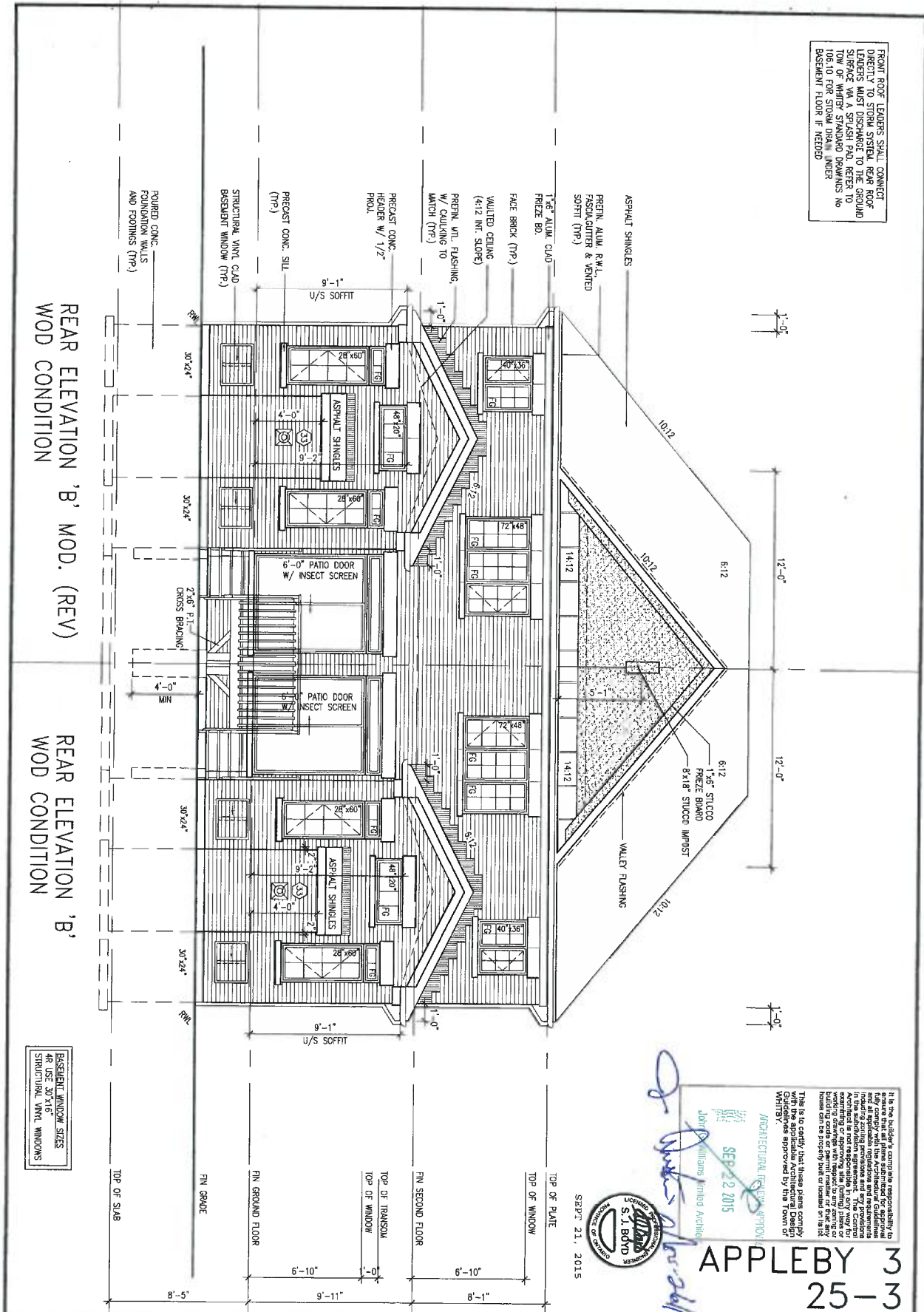
REAR ELEVATION B WOD
file name
14037-25-3

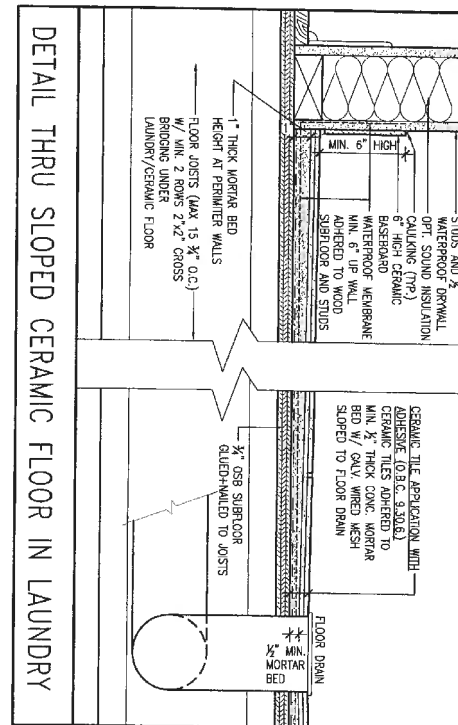
16
drawing no.

UNIT 25-3
APPLEBY 3
project no.
14037

SEP 22 2015
ARCHITECTURAL REVIEW APPROVAL
John Williams Limited Architect
S.I. BDO
LICENCED PROFESSIONAL
REGISTERED
SEP 21, 2015

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





DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

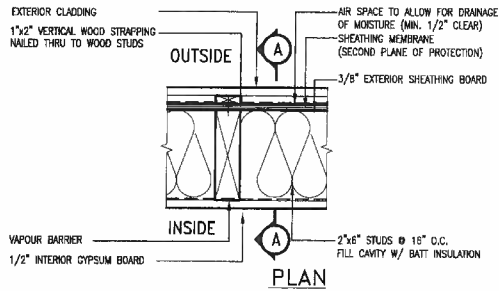
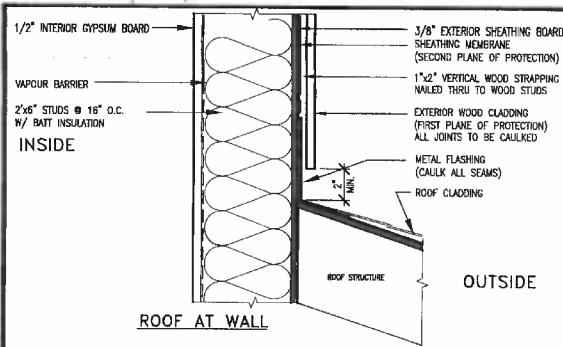


APPLEBY 3
25-3

9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
8				qualification information	
7				Wellington Joe-Boyle	25591
6				name	8830
5				registration information	42658
4				VAS Design Inc.	
3					
2	ADD SIDE UPGRADE FOR LOT 1L	12-08-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.	
1	ISSUED FOR CLIENTS REVIEW	21-05-15	CL		
no.	description	date	by		

VAS DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
1 416.630.2255 / 416.630.4782
vasdesign.com

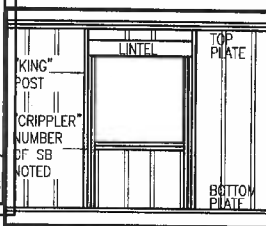
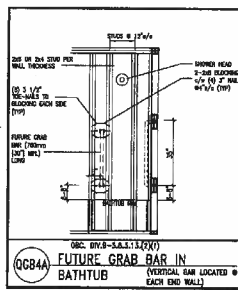
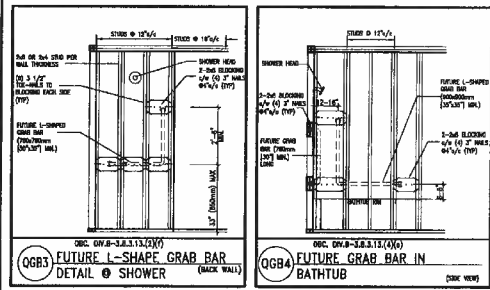
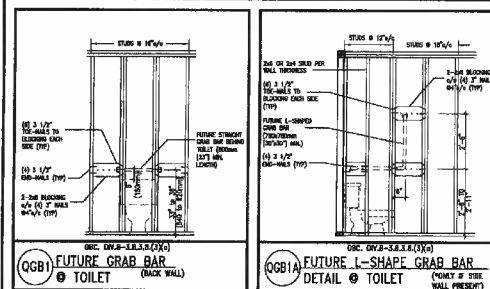
BAYVIEW WELLINGTON	UNIT 25-3
project name	project no.
CORNERBROOK	14037
date	monopoly
MARCH 2015	WHITBY, ON
drawn by	scale
CL	3/16" = 1'-0"
checked by	14037-25-3
RICHARD	17



EXTERIOR WOOD CLADDING WALL ASSEMBLY

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- 5.5.2.3, WATER CLOSET 3.8.3.8.(5)(c) & 3.8.3.8.(3)(c), SHOWER 3.8.3.13.(2)(f), BATHTUB & 3.8.3.13.(4)(c), AND DETAILS PROVIDED.



MAX. HEIGHT FOR 2x4\"/>

NOTES:

- 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.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4\"/>

MAX. HEIGHT FOR 2x6\"/>

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
- SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
- PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4\"/>

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

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

The undersigned has reviewed and taken 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 Jan-Baptiste 25591

name registration information VAB Design Inc. 42658

Confirmation 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 copied.



BAYVIEW WELLINGTON			CONST NOTE	
project name CORNERBROOK		municipality WHITBY		project no. 14037
date APR 2014		checked by RC		scale 3/16" = 1'-0"
CONSTRUCTION NOTES			drawing no. CN2	
14037-CONST-00C 2015				

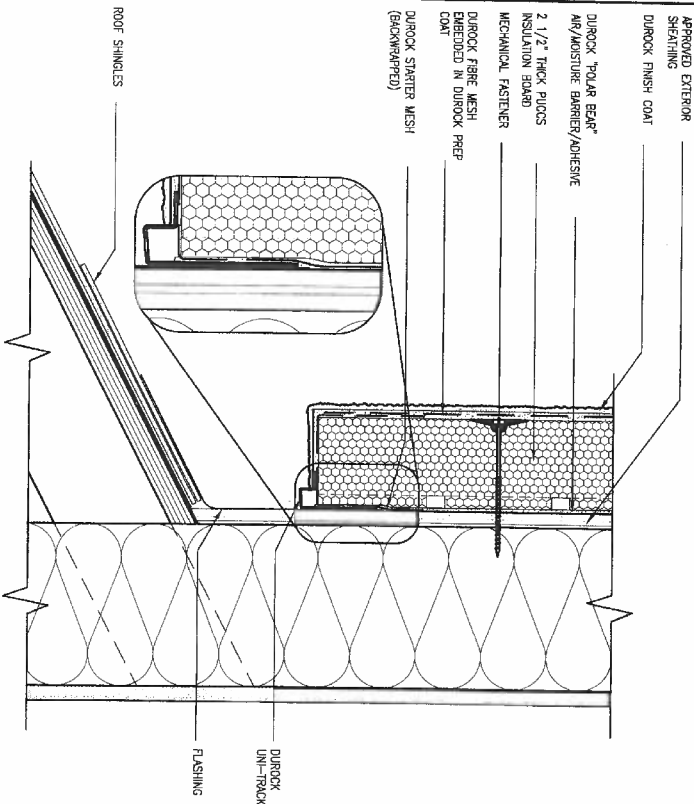


SEPT 21, 2015



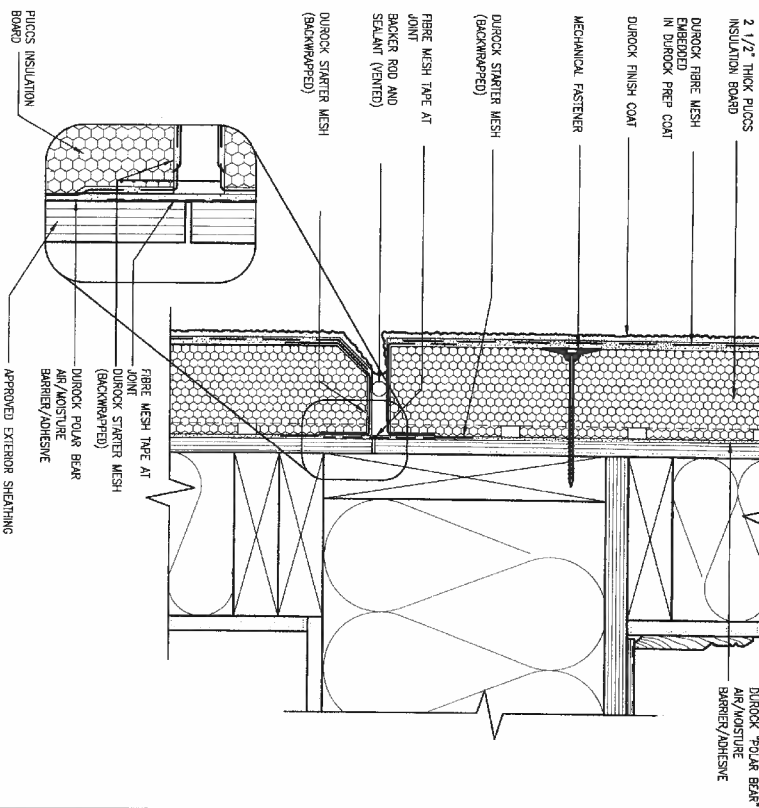
2	WINDOW SILL
CN3	SCALE: 3"=1'-0"

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3 STUCCO TERMINATION @ ROOF
CN4 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



4 HORIZONTAL EXPANSION JOINT
CN4 SCALE: 3"=1'-0"

9. 8. 7. 6. 5. 4. 3.		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. qualification information Wellington Jiro-Baptiste 25591 name registration information VAS Design Inc. 42658		CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS 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.	
2. UPDATE TO CODE 1. ISSUE FOR CLIENT REVIEW no. description		APR 16-15 RC MAY 07-14 RC date by		VAS DESIGN 300A Wilson Avenue Toronto ON M6H 1S8 t 416.630.2255 f 416.630.4782 vasdesign.com	
BAYVIEW WELLINGTON CORNERBROOK		CONST NOTE WHITBY		project no. 14037 drawing no. CN4	
APR 2014 drawn by RC		checked by scale 3/16" = 1'-0"		CONSTRUCTION NOTES 14037-CONST-ORC 2015 REC'D - 11/10/2015 11:00 AM 14037-CONST-ORC 2015	



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



9							BAYVIEW WELLINGTON	CONST NOTE		
8							project name CORNERBROOK	municipality WHITBY	project no. 14037	
7							CONSTRUCTION NOTES			drawing no. CN5
6							date APR 2014	checked by _____	scale 3/16" = 1'-0"	file access 14037-CONST-08C 2015
5							REVISIONS: (H:\ARCHIVE\WORKING\2014\14037-08C\14037-CONST-08C 2015.dwg - Thu - Sep 17 2015 2:14 PM)			
4										
3										
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Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and materials are indicators of service and the property of the Designer which must be retained at the completion of the work. Drawings are not to be copied.

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Toronto, ON M3H 1S8
t: 416.630.2255 / f: 416.630.4782
va3design.com

APR 2014

drawn by

checked by

scale

3/16" = 1'-0"

14037-CONST-08C 2015

REVISIONS: (H:\ARCHIVE\WORKING\2014\14037-08C\14037-CONST-08C 2015.dwg - Thu - Sep 17 2015 2:14 PM)

CONSTRUCTION NOTES

drawing no.

CN5

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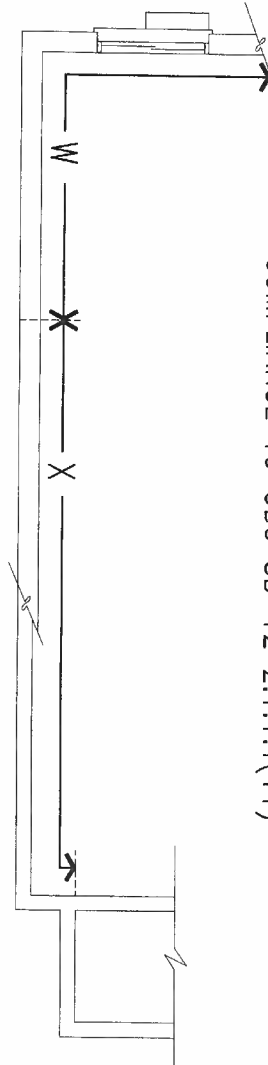
All drawings specifications, related documents and design are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



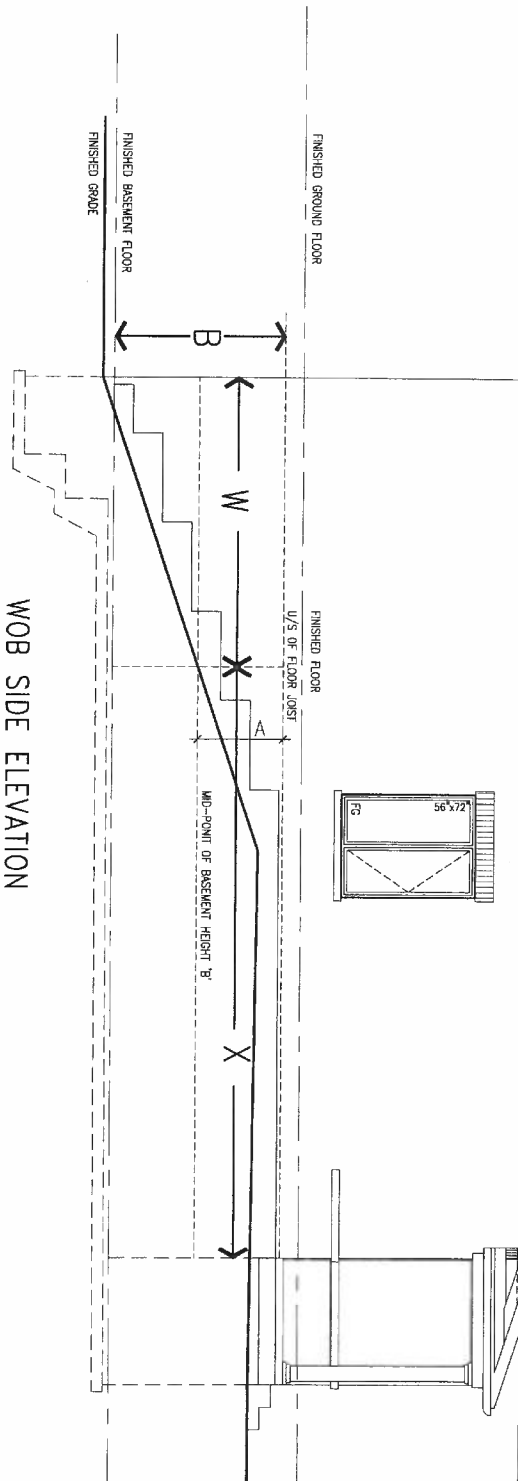
SEPT 21, 2015

COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN



WOB SIDE ELEVATION



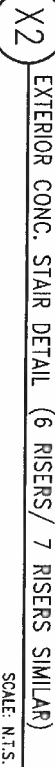
WHEN EXPOSED WALL "A" IS GREATER THAN 50% OF BASEMENT WALL HEIGHT "B" INSULATION VALUE FOR WALL IN SECTION "W" IS NOT LESS THAN IS REQUIRED FOR ABOVE GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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

9. 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.		25581	
8. qualification information		BCM	
7. Wellington Jno-Baptiste		42658	
6. name		signature	
5. registration information		signature	
4. VAS Design Inc.		signature	
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 copied.		signature	
2. UPDATE TO CODE		APR 16-15	RC
1. ISSUE FOR CLIENT REVIEW		MAY 07-14	RC
no. description		date	by

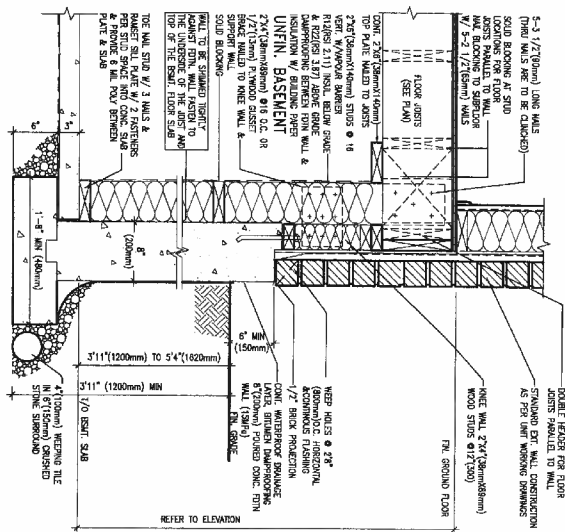
project name		municipality		project no.	
CORNERBROOK		WHITBY		14037	
date		checked by		scale	
APR 2014		RC		3/16" = 1'-0"	
drawn by		checked by		scale	
RC		RC		3/16" = 1'-0"	
RICHARD - H:\ARCHIVE\WORKING\2014\14037-CONST-08C\2015.dwg		14037-CONST-08C 2015		14037-CONST-08C 2015	
RICHARD - H:\ARCHIVE\WORKING\2014\14037-CONST-08C\2015.dwg		14037-CONST-08C 2015		14037-CONST-08C 2015	

CONSTRUCTION NOTES		drawing no.	
CN7		14037	

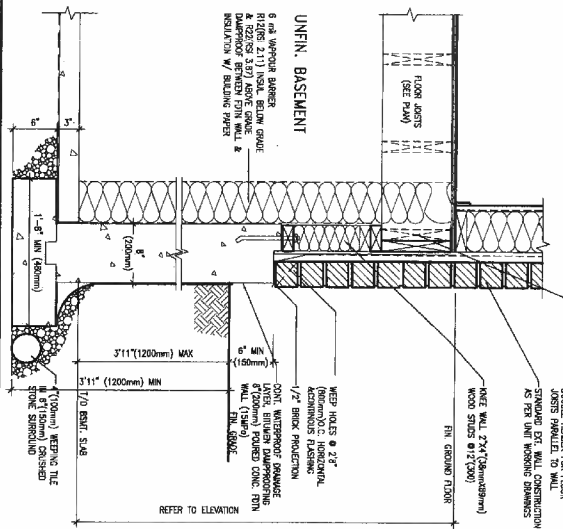


SEPT 21, 2015

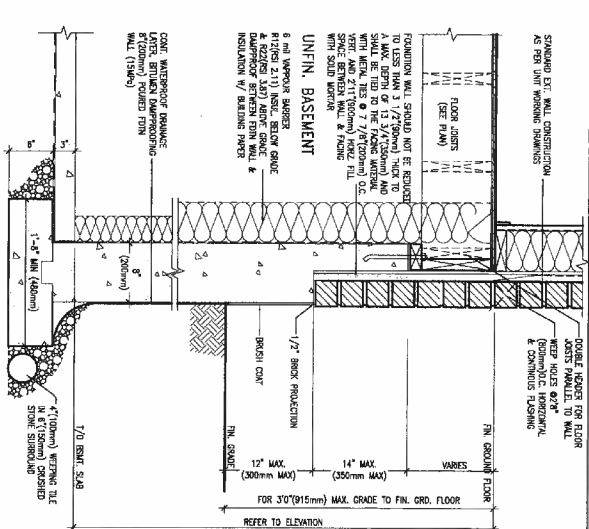
9			underlying and assumed full responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	 25591 42558 JODA Wilson Avenue Toronto ON M8H 1S8 1 416.630.2265 / 416.630.4782 va.design.com	BAYVIEW WELLINGTON		CONST NOTE	
6			qualifications information		project name CORNERBROOK	municipality WHITBY	project no. 14037	
5			registration information		date APR 2014	CONSTRUCTION NOTES		
4			WAS Design Inc.		checked by -	scale 3/16" = 1'-0"	file name 14037-CONST-08C 2015	CN8
3			2 UPDATE TO CODE		drawn by -			
2			1 ISSUE FOR CLIENT REVIEW	date APR 16-15 RC				
1			no description	date OCT 07-14 RC				



WALK-OUT WALL SECTION FOR GRADE
 EW3.08B HEIGHTS BETWEEN 3'11\"/>



WALK-OUT DECK WALL SECTION FOR GRADE
 EW3.07B TO BASEMENT SLAB 3'11\"/>



WALK-OUT DECK WALL SECTION FOR
 EW3.06B GRADE TO FIN. FLOOR 3'0\"/>



SEPT 21, 2015

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

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.

Wellington Jno-Baptista 25591
 name
 registration information
 VAS Design Inc. 42658

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

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 3004 Wilson Avenue
 Toronto ON M2H 1S5
 416.630.2255 f 416.630.4782
 v3design.com

BAYVIEW WELLINGTON

CONST NOTE

project name
 CORNERBROOK

manipulated
 WHITEBY

project no.
 14037

drawn by
 RC

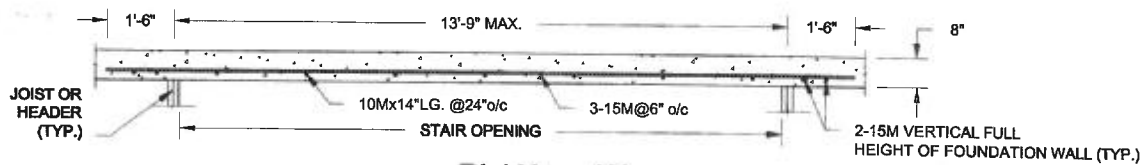
checked by
 RC

scale
 3/16" = 1'-0"

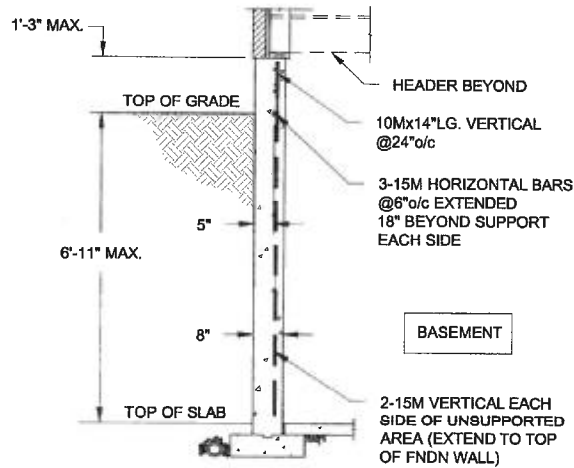
CONSTRUCTION NOTES

14037-CONST-ORC 2015

file name
 CN9



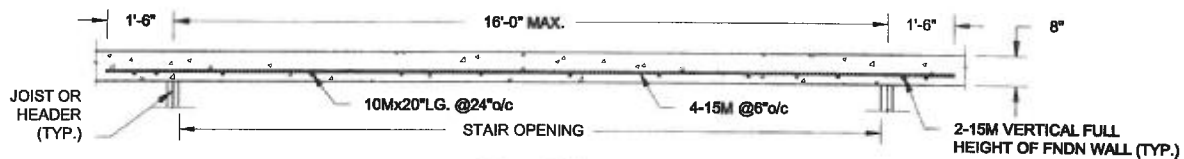
PLAN VIEW
NOT TO SCALE



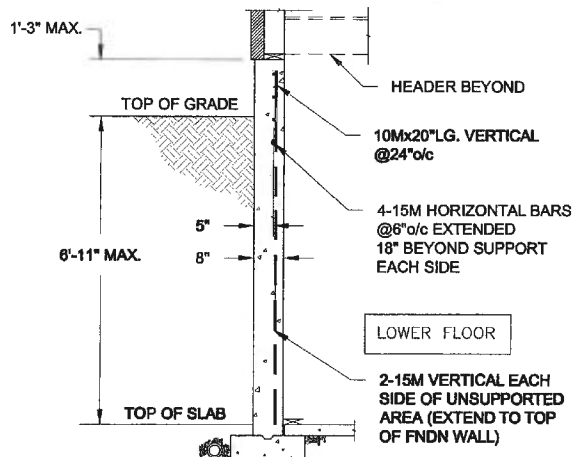
NOTE:

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



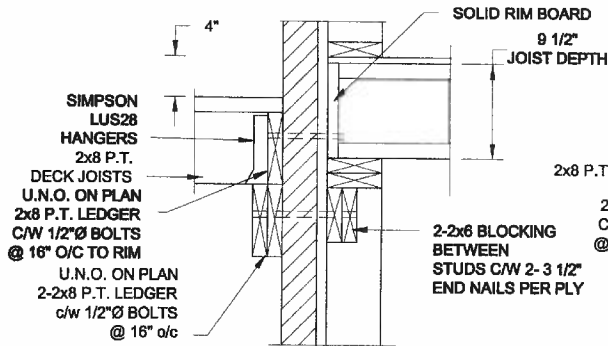
NOTE:

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.

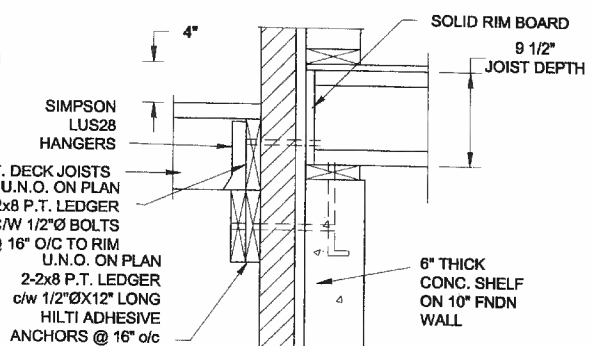
1B
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

Scale: AS NOTED Date: SEP-04-2015 Drawn: SC Checked: SJB	QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com	Engineer's Seal S. J. BOYD SEPT 21, 2015	Project: BAYVIEW WELLINGTON HOMES - CORNERBROOK PROJECT WHITBY, ONTARIO TYPICAL STRUCTURAL DETAILS Project No.: 15-107 Drawing No.: S1
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FOR 9 1/2" JOIST DEPTH



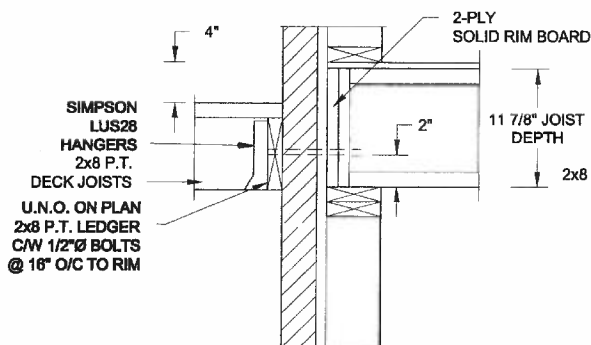
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



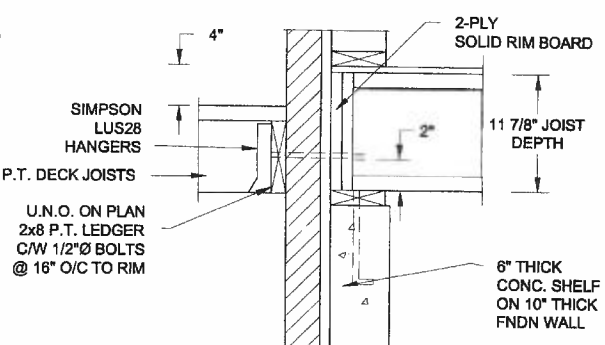
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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

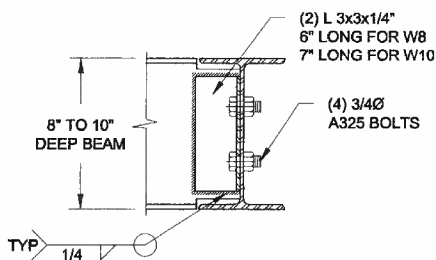


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

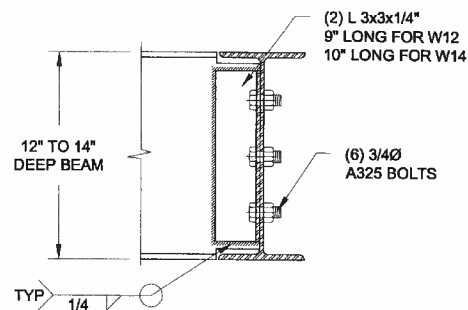


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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.

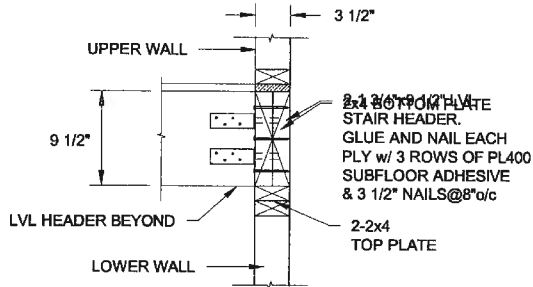


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

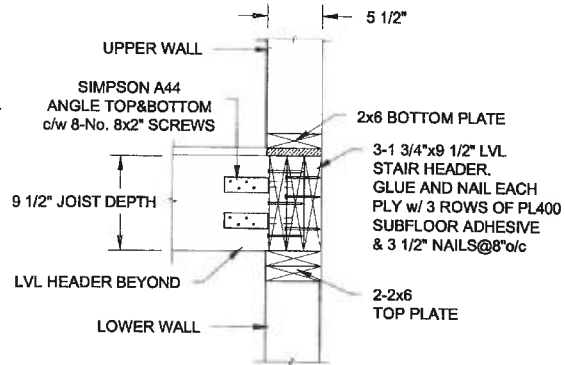
3 STEEL BEAM CONNECTION DETAIL
S2 SCALE: 1-1/2" = 1'-0"

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	 S.J. BOYD SEP 21, 2015	Project: BAYVIEW WELLINGTON HOMES - CORNERBROOK PROJECT WHITBY, ONTARIO	
Date: SEP-04-2016				TYPICAL STRUCTURAL DETAILS	
Drawn: SC	Checked: SJB			Project No.: 16-169	Drawing No.: S2

FOR 9 1/2" JOIST DEPTH

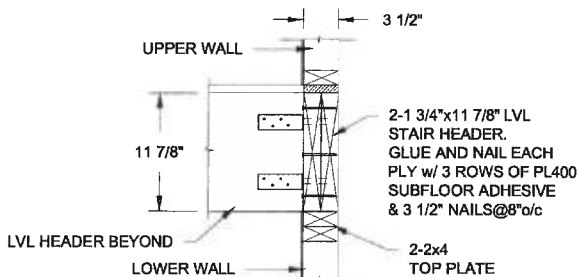


1A
S3 STAIR HEADER @ PARTYWALL
SCALE: 1" = 1'-0"

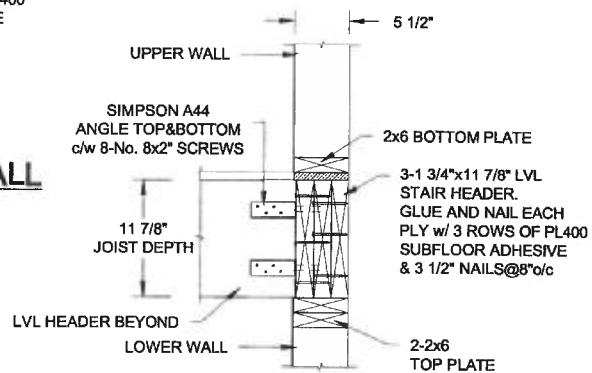


1B
S3 STAIR HEADER @ EXTERIOR WALL
SCALE: 1" = 1'-0"

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