

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.

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ARCHITECTURAL APPROVAL

SEP 22 2015

John Williams Limited, Architect

NOTES: (TYPICAL)
PROVIDE SOLID WOOD BLOCKING BETWEEN TOP OF BEAM AND JLS OF SUBFLOOR ABOVE WHERE POINT LOADS OCCUR.

PLANS EXAMINED
SUBJECT TO REVISIONS NOTED

CHIEF BUILDING OFFICIAL
TOWN OF WHITBY DATE: *Aug 17 2015*

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.

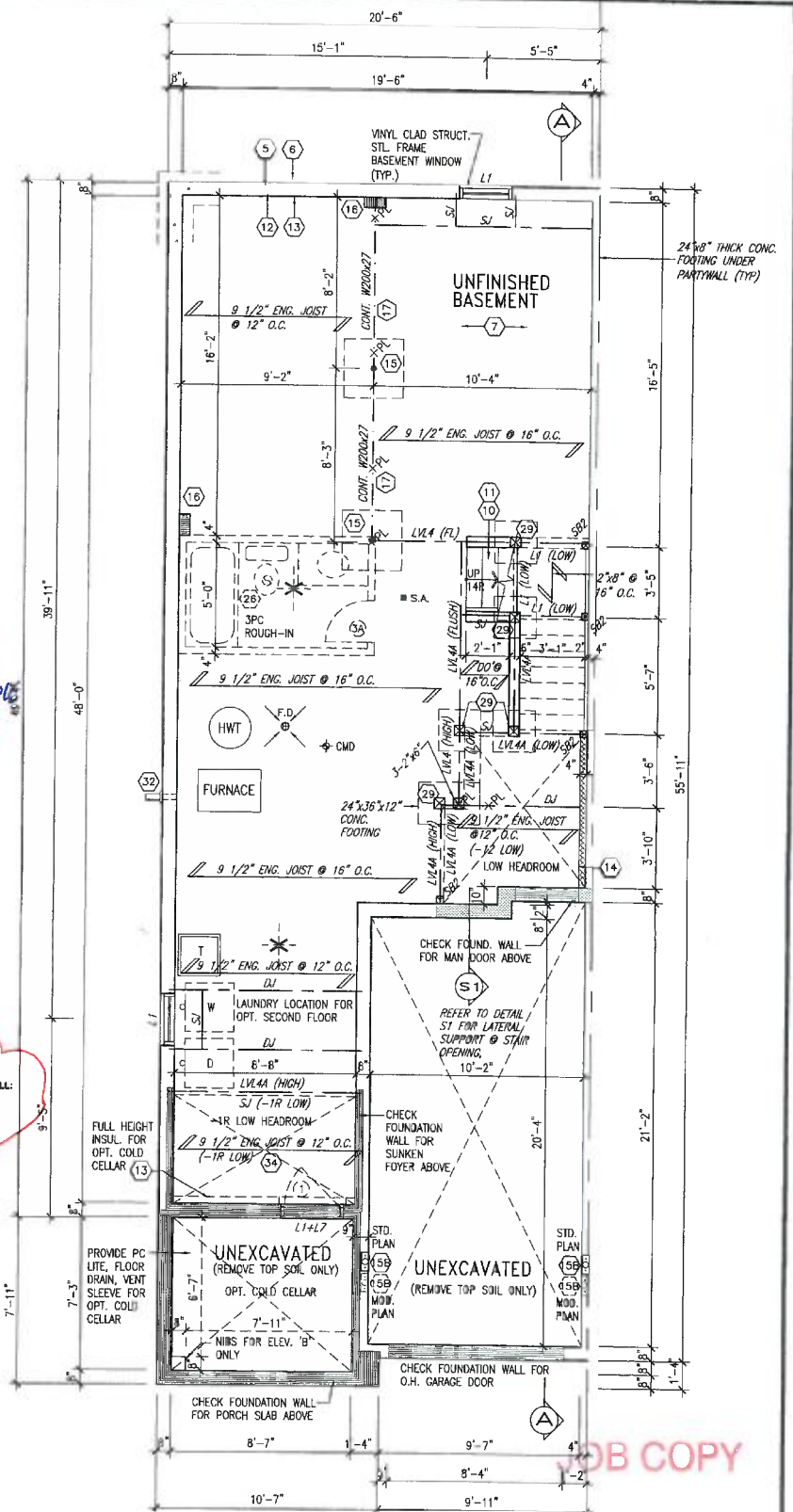


ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED. FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY 1-877-ESA-SAFE (877-372-7233). PLUG IN SAFELY, HIRE A LICENSED ELECTRICAL CONTRACTOR. FIND A CONTRACTOR AT www.pluginsafely.ca



SEPT 21, 2015

AREA CALCULATIONS	EL. A & B	EL. A & B
	STD.	MOD.
GROUND FLOOR AREA	855 SF	855 SF
SECOND FLOOR AREA	1034 SF	1045 SF
SUBTOTAL	1889 SF	1900 SF
DEDUCT ALL OPEN AREAS	11 SF	11 SF
TOTAL NET AREA	1878 SF (174.5 m ²)	1889 SF (175.5 m ²)
FINISHED BSMT AREA	0 SF	0 SF
COVERAGE	1085 SF	1085 SF
W/OUT PORCH	(100.8 m ²)	(100.8 m ²)
COVERAGE	1158 SF	1158 SF
W/ PORCH	(107.6 m ²)	(107.6 m ²)



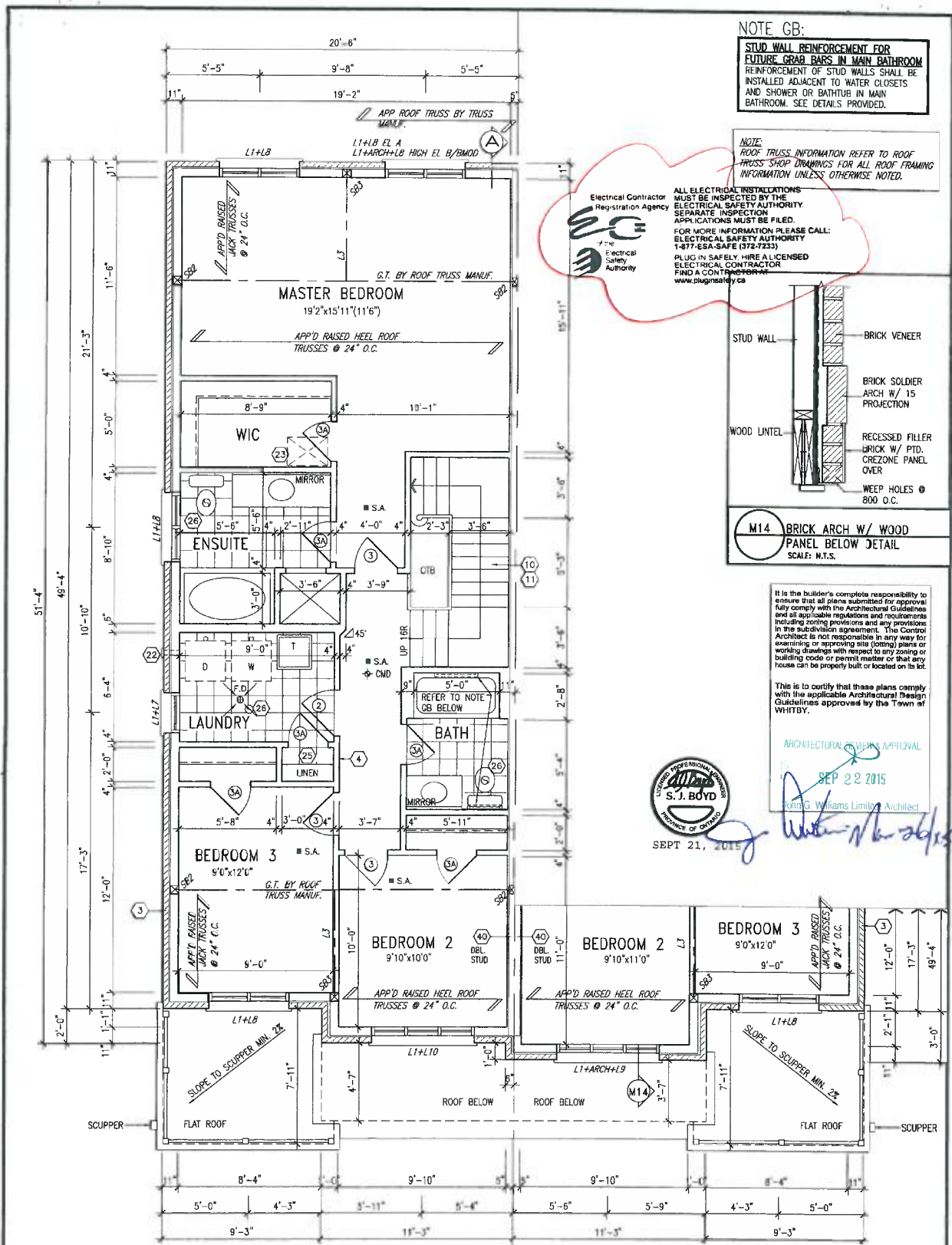
BASEMENT PLAN ELEV. 'A', 'A' MOD. 'B' & 'B' MOD.

APPLEBY 4
25-4

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.

9	1	2	3	4	5	6	7	8	9	10	11	12	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
1. REVISIONS AS PER ENG COMMENTS 2. ISSUED FOR CLIENTS REVIEW										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 REPRODUCED.										4. THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND FOR THE QUALITY OF THE WORK AND FOR THE REQUIREMENTS SET OUT IN THE DESIGN BUILDING CODE TO BE IN COMPLIANCE WITH THE TOWN OF WHITBY ARCHITECTURAL DESIGN GUIDELINES. 5. WELLINGTON JUNO-BAPTISTE 25591 6. REGISTRATION INFORMATION 7. VAS Design Inc. 42658										8. PROJECT NAME: BAYVIEW WELLINGTON 9. PROJECT NO.: 14037 10. CITY: CORNERBROOK 11. MUNICIPALITY: WHITBY, ON 12. DATE: MARCH 2015 13. SCALE: 3/16" = 1'-0" 14. DRAWN BY: [Signature] 15. CHECKED BY: [Signature] 16. PROJECT NO.: 14037-25-4 17. DATE: 14037-25-4 18. TIME: 2:53 PM										19. PROJECT NO.: 14037 20. UNIT 25-4 21. APPLEBY 4 22. BASEMENT FLOOR PLAN A 23. DRAWING NO.: 1																																																												



SECOND FLOOR PLAN ELEV. 'A'
3 BEDROOM W/ LAUNDRY

PARTIAL SECOND FLOOR
PLAN ELEV. 'A' MOD

APPLEBY 4
25-4

JOB COPY

1	ISSUED FOR CLIENTS REVIEW	15-09-17	RC	Customer 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.
2	REVISED AS PER ENG COMMENTS	15-09-17	RC	
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STANDARD

UNINSULATED OPENINGS (PER ENG. SR-122.1.17)

25-4 ELEVATION A, STD & MOD	ENERGY EFFICIENCY - ENG. SR12
ELEVATION	
FRONT	WALL AREA S.F. OPENING S.F. PERCENTAGE
LEFT SIDE	410 S.F. 66.22 S.F. 16.15 %
RIGHT SIDE	1080 S.F. 73.56 S.F. 6.81 %
REAR	1080 S.F. 0.00 S.F. 0.00 %
TOTAL SQ. FT.	410 S.F. 123.67 S.F. 30.16 %
TOTAL SQ. M.	2880.00 S.F. 253.49 S.F. 8.84 %
	276.85 S.M. 24.49 S.M. 8.84 %

OPT. PLAN

UNINSULATED OPENINGS (PER ENG. SR-122.1.17)

25-4 ELEVATION A, STD & MOD	ENERGY EFFICIENCY - ENG. SR12
ELEVATION	
FRONT	WALL AREA S.F. OPENING S.F. PERCENTAGE
LEFT SIDE	410 S.F. 66.22 S.F. 16.15 %
RIGHT SIDE	1380 S.F. 84.22 S.F. 7.80 %
REAR	1380 S.F. 0.00 S.F. 0.00 %
TOTAL SQ. FT.	410 S.F. 123.67 S.F. 30.16 %
TOTAL SQ. M.	2880.00 S.F. 274.11 S.F. 9.20 %
	276.85 S.M. 25.47 S.M. 9.20 %

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ARCHITECTURAL REVIEW & APPROVAL

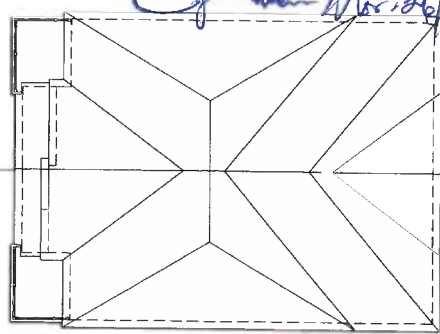
SEP 22 2015

John Williams Limited, Architect

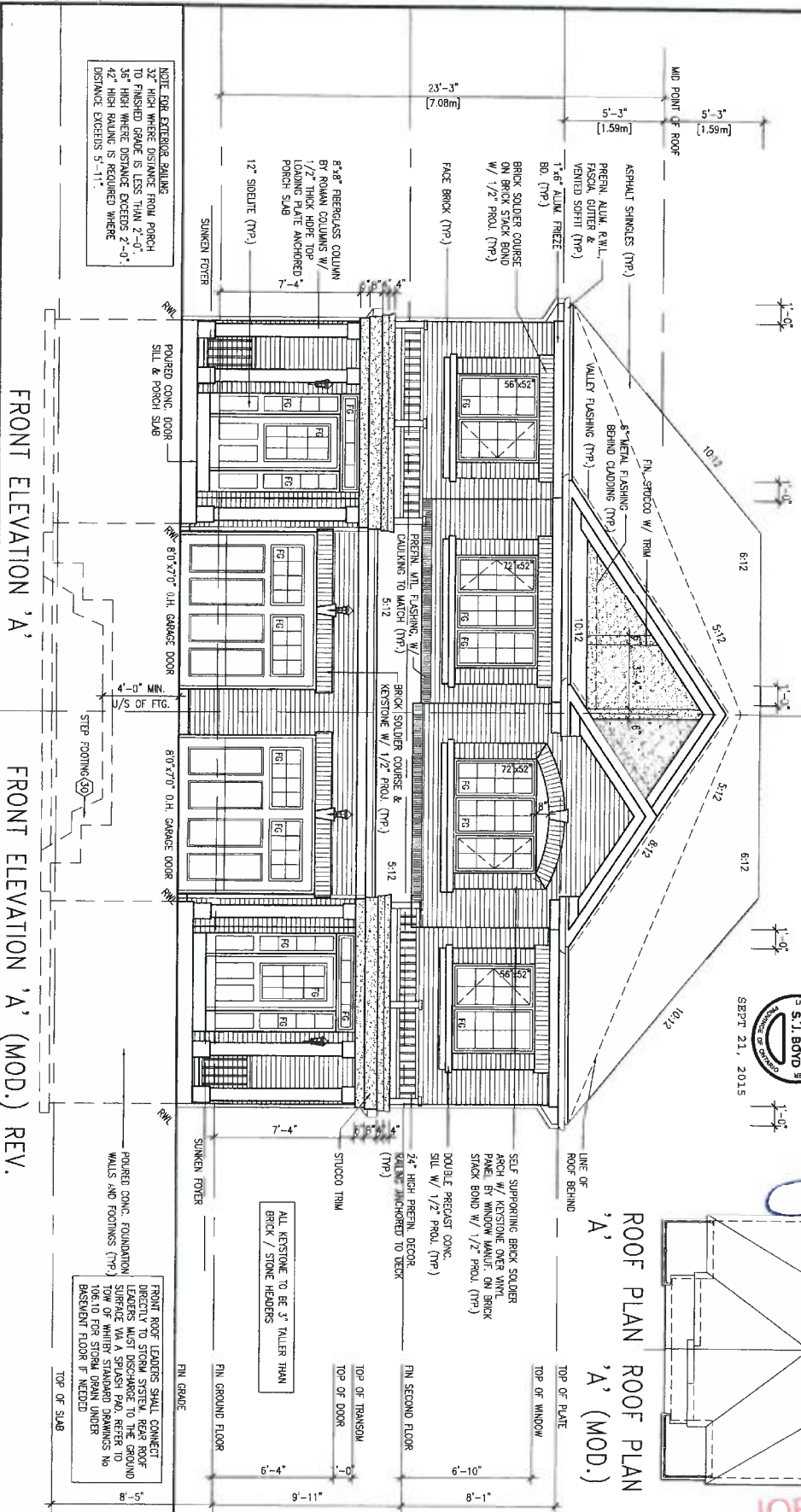


SEP 21, 2015

ROOF PLAN 'A' (MOD.)



JOB COPY



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

FRONT ELEVATION 'A'

FRONT ELEVATION 'A' (MOD.) REV.

BAYVIEW WELLINGTON UNIT 25-4 APPLBY 4		project no. 14037 city WHITBY, ON
project name CORNERBROOK date MARCH 2015 drawn by [signature] checked by [signature] scale 3/16" = 1'-0"		drawing no. 6
1 ISSUED FOR CLIENTS REVIEW 2 REVISED AS PER ENG COMMENTS 3 4 5 6 7 8 9		

VAS DESIGN
 3004 Wilson Avenue
 Toronto ON M3H 1S8
 T 416.630.2255 / 416.630.4782
 vasdesign.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.
 Designer: Wellington Jno-Baptiste 25551
 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 retained at the completion of the work. Drawings are not to be scaled.



WALL AREA	986.67 SQ. FT.
LIFTING DISTANCE	1.2 M (7%)
OPENING ALLOWED	69.07 SQ. FT.
OPENING PROVIDED	50.80 SQ. FT. (CLASS AREA ONLY)

REFER TO FRONT
ELEVATION FOR ADDITIONAL
NOTES



SEPT 21, 2015

$$\begin{array}{c} \text{---} 0 \text{---} \\ \text{---} 0 \text{---} \end{array}$$

ADDITIONAL REVIEW & APPROVAL

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

BAYVIEW WELLINGTON

UNIT 25-4
APPLEBY 4

project name
CORNERBROOK

LEFT SIDE ELEVATION A

project no.
14037

MARCH 2015

drawn by

3 16" = 1'-0" 14037-25-4

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9					The undersigned has reviewed and is responsible for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
6					qualification information
7					Wellington, Jno-Baptiste <i>Jno-Baptiste</i> 2559
4					same
5					registration information
3					VAS Design Inc. 42656
2	REVISED AS PER ENG COMMENTS	15-09-17	RL		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 statements of service and the property of the Designer which must be returned at the completion of the work. Drawings not to be copied.
1	ISSUED FOR CLIENTS REVIEW				
no.	description	date	by		

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S1
416.630.2255 / 416.630.2256
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 SECTION OF WINTER STANDARD DRAWINGS NO. 1000 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED.

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

RIGHT SIDE ELEVATION 'A' (MOD.)

WALL AREA 986.67 SQ. FT.
 LIMITING DISTANCE 1.2 M (7'6")
 OPENING ALLOWED 69.07 SQ. FT.
 OPENING PROVIDED 60.80 SQ. FT. (GLASS AREA ONLY)

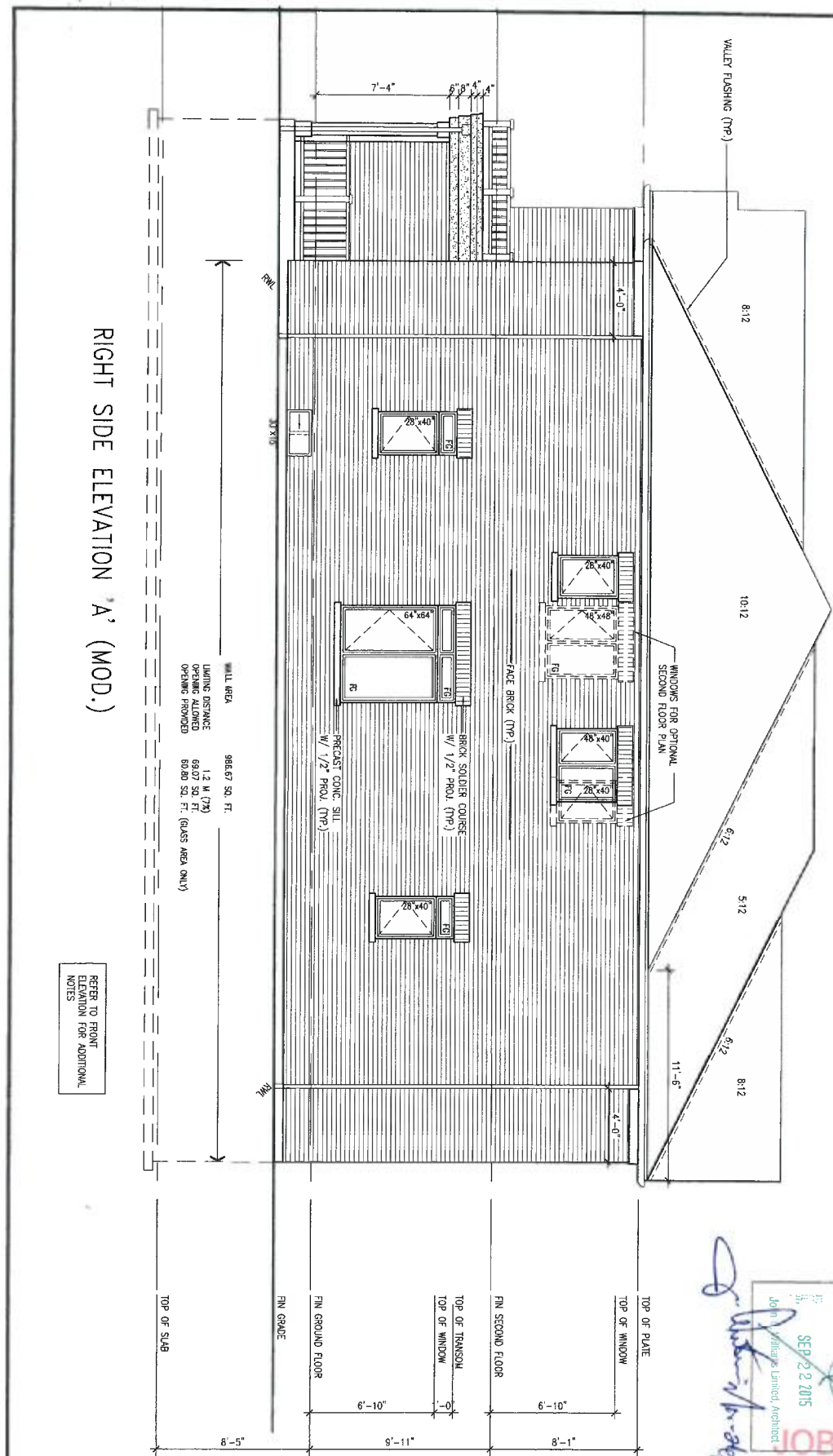
REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

SEPT 21, 2015



Signature
 Job: Bayview Wellington
 Date: SEP 22 2015
 AEC International Inc. APPROVAL
 John A. Williams Limited, Architect

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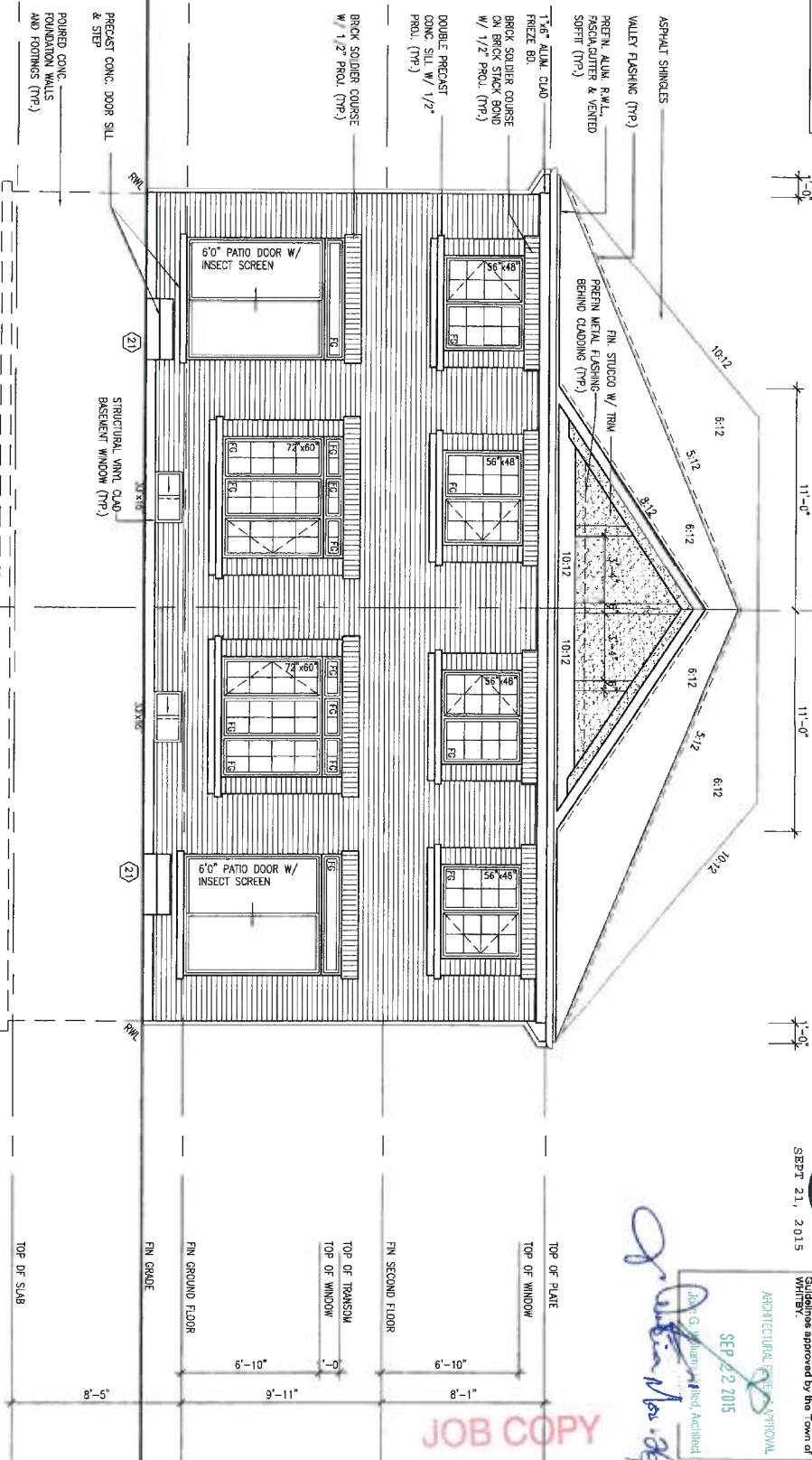
1. ISSUED FOR CLIENTS REVIEW 2. REVISED AS PER ENG COMMENTS 3. 15-09-17 4. RC 5. date 6. by	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Wellington-Joe-Bailliste 25591 name signature information VAS Design Inc. 42658 name signature information VAS Design Inc. 42658 name signature information VAS Design Inc. 42658	VAS DESIGN 300A Wilson Avenue Toronto, ON M6K 1S8 416.630.2255 / 416.630.4782 vasdesign.com	BAYVIEW WELLINGTON project name CORNERBROOK WHITBY, ON project no. 14037 date MARCH 2015 checked by scale 1/16" = 1'-0" RIGHT SIDE ELEVATION A sheet no. 14037-25-4 DATE SEP 18 2015 2:53 PM	UNIT 25-4 APPLEBY 4 project no. 14037 sheet no. 8
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FRONT ROOF LEAKS SHALL CONNECT DIRECTLY TO STORM SEWER. REAR ROOF LEAKS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

~~FRONT~~ ELEVATION 'A' (MOD.) REV.

REAR ELEVATION 'A'

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES



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

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VA3 DESIGN 3004 Wilson Avenue Toronto, ON M2W 1S8 t 416.630.2255 / 416.630.4782 vo3design.com		BAYVIEW WELLINGTON project name CORNERBROOK date MARCH 2015 drawn by checked by scale 3/16" = 1'-0" RECHARD - H\ARCHIVE\WORKING\2014\14037 BAYVIEW\2015\4.dwg - Fr - Sep 18 2015 2:53 PM		UNIT 25-4 APPLEBY 4 project no. 14037 drawn by 14037-25-4 scale 1/16" = 1'-0"	
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STANDARD

UNINSULATED OPENINGS (PER OGC 58-12211(7))

25-4 ELEVATION B, STD & MOD	ENERGY EFFICIENCY - OGC 5812
FRONT	410 S.F. 60.44 S.F. 14.74 %
LEFT SIDE	1080 S.F. 73.56 S.F. 6.81 %
RIGHT SIDE	1080 S.F. 0.00 S.F. 0.00 %
REAR	410 S.F. 123.67 S.F. 30.16 %
TOTAL SQ. FT.	2980.00 S.F. 8.65 %
TOTAL SQ. M.	276.86 S.M. 8.65 %

OPT. PLAN

UNINSULATED OPENINGS (PER OGC 58-12211(7))

25-4 ELEVATION B, STD & MOD	ENERGY EFFICIENCY - OGC 5812
FRONT	410 S.F. 60.44 S.F. 14.74 %
LEFT SIDE	1080 S.F. 84.22 S.F. 7.80 %
RIGHT SIDE	1080 S.F. 0.00 S.F. 0.00 %
REAR	410 S.F. 123.67 S.F. 30.16 %
TOTAL SQ. FT.	2980.00 S.F. 9.00 %
TOTAL SQ. M.	276.86 S.M. 9.00 %

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ARCHITECTURAL REVIEW APPROVAL

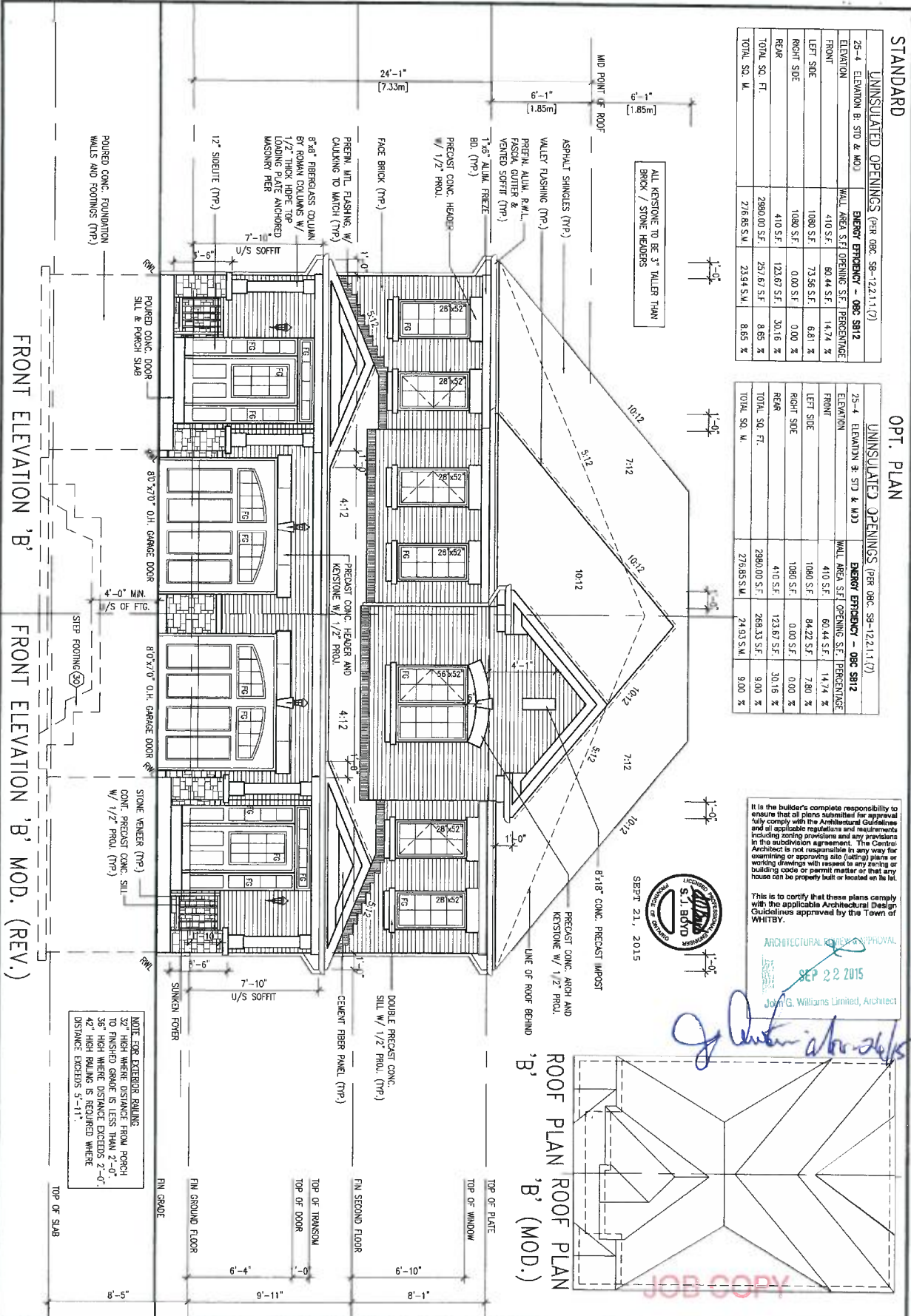
SEP 22 2015

John G. Williams Limited, Architect



SEPT 21, 2015

ROOF PLAN 'B' (MOD.)



9					The undersigned has reviewed and takes responsibility for this design and has met the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.						BAYVIEW WELLINGTON		UNIT 25-4			
8					Wellington Jan-Baptiste <i>Jan-Baptiste</i> 25591						project name		municipality		project no.	
7					name						CORNERSBROOK		WHITBY, ON		14037	
6					registrations information						date		checked by		scale	
5					VAB Design Inc.		42658				MARCH 2015		FRONT ELEVATION B		14037-25-4	
4					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.						drawn by		checked by		scale	
3			15-09-17		RC						date		by		10	
2	REVISED AS PER ENG COMMENTS															
1	ISSUED FOR CLIENTS REVIEW															
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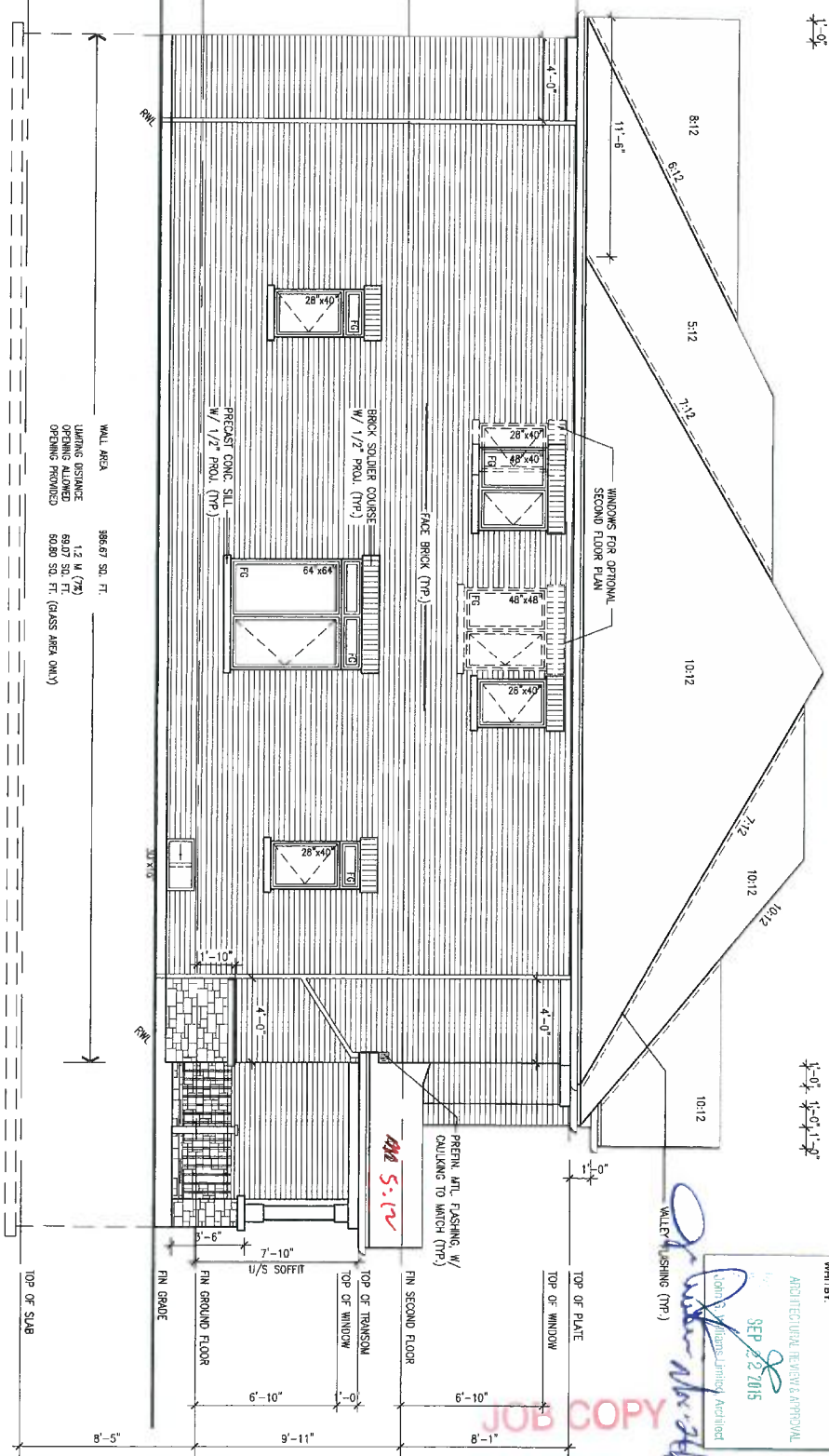


BAYVIEW WELLINGTON
project name: CORNERBROOK
checked by: MARCH 2015
scale: 3/16" = 1'-0"

UNIT 25-4
APPLYER 4
project no: 14037
drawing no: 10
FRONT ELEVATION B

FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPLASH PAD. REFER TO TOP OF SHEET FOR STANDARD DRAWINGS NO. 14037-25-4 FOR FURTHER DETAILS. UNDER BASEMENT FLOOR IF NEEDED.

LEFT SIDE ELEVATION 'B'



SEPT 21, 2015

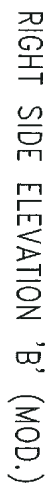


Architectural Review & Approval
SEP 22 2015
John J. Hynes, Architect
John J. Hynes & Associates, Inc.

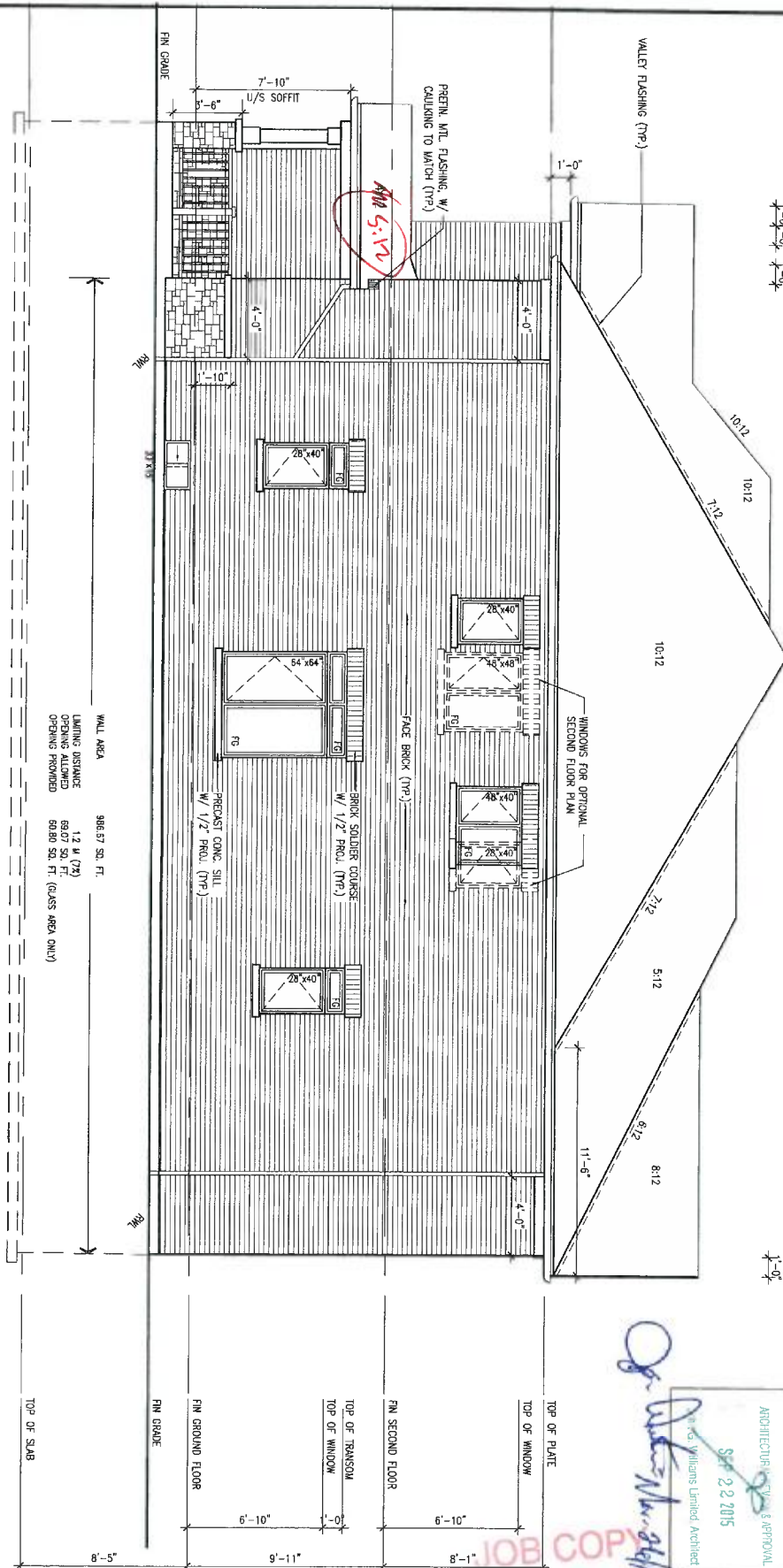
This is to certify that the above drawing complies with the applicable Architectural Design Guidelines approved by the Town of Whitby.

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. 8. qualification information 7. Wellington, Jno-Baptiste 25591 6. name 5. registration information 4. VA3 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 scaled. 2. REVISED AS PER ENG COMMENTS 15-09-17 RC 1. ISSUED FOR CLIENTS REVIEW no description	DATE BY	VA3 DESIGN 300A WILSON AVENUE TORONTO ON M3H 1S8 416.630.2255 / 416.630.4782 vo3design.com	BAYVIEW WELLINGTON project name CORNERBROOK site MARCH 2015 drawn by checked by scale 3/16" = 1'-0" project no. 14037 municipality WHITBY, ON unit UNIT 25-4 appliance APPLBY 4 drawing no. 11 date 14037-25-4 scale 1/8" = 1'-0" checked by 3/16" = 1'-0" drawn by 14037-25-4 project no. 14037 municipality WHITBY, ON unit UNIT 25-4 appliance APPLBY 4 drawing no. 11	11
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$$\frac{1}{1 - \frac{1}{2} + \frac{1}{4} - \frac{1}{8} + \frac{1}{16} - \frac{1}{32} + \frac{1}{64} - \frac{1}{128} + \frac{1}{256} - \frac{1}{512} + \frac{1}{1024} - \frac{1}{2048} + \frac{1}{4096} - \frac{1}{8192} + \frac{1}{16384} - \frac{1}{32768} + \frac{1}{65536} - \frac{1}{131072} + \frac{1}{262144} - \frac{1}{524288} + \frac{1}{1048576} - \frac{1}{2097152} + \frac{1}{4194304} - \frac{1}{8388608} + \frac{1}{16777216} - \frac{1}{33554432} + \frac{1}{67108864} - \frac{1}{134217728} + \frac{1}{268435456} - \frac{1}{536870912} + \frac{1}{1073741824} - \frac{1}{2147483648} + \frac{1}{4294967296} - \frac{1}{8589934592} + \frac{1}{17179869184} - \frac{1}{34359738368} + \frac{1}{68719476736} - \frac{1}{137438953472} + \frac{1}{274877906944} - \frac{1}{549755813888} + \frac{1}{1099511627776} - \frac{1}{2199023255552} + \frac{1}{4398046511104} - \frac{1}{8796093022208} + \frac{1}{17592186044416} - \frac{1}{35184372088832} + \frac{1}{70368744177664} - \frac{1}{140737488355328} + \frac{1}{281474976710656} - \frac{1}{562949953421312} + \frac{1}{1125899906842624} - \frac{1}{2251799813685248} + \frac{1}{4503599627370496} - \frac{1}{9007199254740992} + \frac{1}{18014398509481984} - \frac{1}{36028797018963968} + \frac{1}{72057594037927936} - \frac{1}{144115188075855872} + \frac{1}{288230376151711744} - \frac{1}{576460752303423488} + \frac{1}{1152921504606846976} - \frac{1}{2305843009213693952} + \frac{1}{4611686018427387904} - \frac{1}{9223372036854775808} + \frac{1}{18446744073709551616} - \frac{1}{36893488147419103232} + \frac{1}{73786976294838206464} - \frac{1}{147573952589676412928} + \frac{1}{295147905179352825856} - \frac{1}{590295810358705651712} + \frac{1}{1180591620717411303424} - \frac{1}{2361183241434822606848} + \frac{1}{4722366482869645213696} - \frac{1}{9444732965739290427392} + \frac{1}{18889465931478580854784} - \frac{1}{37778931862957161709568} + \frac{1}{75557863725914323419136} - \frac{1}{151115727451828646838272} + \frac{1}{302231454903657293676544} - \frac{1}{604462909807314587353088} + \frac{1}{1208925819614629174706176} - \frac{1}{2417851639229258349412352} + \frac{1}{4835703278458516698824704} - \frac{1}{9671406556917033397649408} + \frac{1}{19342813113834066795298816} - \frac{1}{38685626227668133590597632} + \frac{1}{77371252455336267181195264} - \frac{1}{154742504910672534362390528} + \frac{1}{309485009821345068724781056} - \frac{1}{618970019642690137449562112} + \frac{1}{1237940039285380274899124224} - \frac{1}{2475880078570760549798248448} + \frac{1}{4951760157141521099596496896} - \frac{1}{9903520314283042199192993792} + \frac{1}{19807040628566084398385987584} - \frac{1}{39614081257132168796771975168} + \frac{1}{79228162514264337593543950336} - \frac{1}{158456325028528675187087900672} + \frac{1}{316912650057057350374175801344} - \frac{1}{633825300114114700748351602688} + \frac{1}{1267650600228229401496703205376} - \frac{1}{2535301200456458802993406410752} + \frac{1}{5070602400912917605986812821504} - \frac{1}{10141204801825835211973625643008} + \frac{1}{20282409603651670423947251286016} - \frac{1}{40564819207303340847894502572032} + \frac{1}{81129638414606681695789005144064} - \frac{1}{162259276829213363391578010288128} + \frac{1}{324518553658426726783156020576256} - \frac{1}{649037107316853453566312041152512} + \frac{1}{1298074214633706907132624082305024} - \frac{1}{2596148429267413814265248164610048} + \frac{1}{5192296858534827628530496329220096} - \frac{1}{10384593717069655257060992658440192} + \frac{1}{20769187434139310514121985316880384} - \frac{1}{41538374868278621028243970633760768} + \frac{1}{83076749736557242056487941267521536} - \frac{1}{166153499473114484112975882535043072} + \frac{1}{332306998946228968225951765070086144} - \frac{1}{664613997892457936451903530140172288} + \frac{1}{1329227995784915872903807060280344576} - \frac{1}{2658455991569831745807614120560689152} + \frac{1}{5316911983139663491615228241121378304} - \frac{1}{10633823966279326983230456482242756608} + \frac{1}{21267647932558653966460912964485513216} - \frac{1}{42535295865117307932921825928971026432} + \frac{1}{85070591730234615865843651857942052864} - \frac{1}{170141183460469231731687303715884105728} + \frac{1}{340282366920938463463374607431768211456} - \frac{1}{680564733841876926926749214863536422912} + \frac{1}{1361129467683753853853498429727072845824} - \frac{1}{2722258935367507707706996859454145691648} + \frac{1}{5444517870735015415413993718908291383296} - \frac{1}{10889035741470030830827987437816582766592} + \frac{1}{21778071482940061661655974875633165533184} - \frac{1}{43556142965880123323311949751266331066368} + \frac{1}{87112285931760246646623899502532662132736} - \frac{1}{174224571863520493293247799005065324265472} + \frac{1}{348449143727040986586495598010130648530944} - \frac{1}{696898287454081973172991196020261297061888} + \frac{1}{1393796574908163946345982392040522594123776} - \frac{1}{2787593149816327892691964784081045188247552} + \frac{1}{5575186$$


REFER TO FRONT
ELEVATION FOR ADDITIONAL
NOTES



SEPT. 21, 2015



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

ARCHIECUIH...S AFFIIVAL

William J. Mitchell Architects

天

Page No. 34

P

O

TOP OF PLATE

TOP OF WINDOW
B

O

-1⁵⁸
$$\frac{6'-1}{8}$$

FIN SECOND FLOOR

TOP OF TRANSOM ,

TOP OF WINDOW

1"

0" —
9' —

6'—

THE SECOND FLOOR

FIN GRADE

8'-!

TOP OF SLAB

1

9				The unpruned bids reviewed and letters responses for this design and has the specifications and made the requirements set in the Ontario Building Code to be a Designer
6				qualifications information
7				Wellington Jno-Bay Histe
5				name
4				registration information
3				VAS Design Inc.
2	REVISED AS PER ENG COMMENTS	15-09-17	RC	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 statements of service and the property of the Designer which must be returned at the completion of the work.
1	ISSUED FOR CLIENTS REVIEW			
0	no description	date	by	

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

BAYVIEW WELLINGTON		UNIT 25-4	
project name CORNERBROOK		county WHITBY, ON	project no. 14037-25-4
date MARCH 2015	RIGHT SIDE ELEVATION B		drawing no. 12
drawn by 3/16	checked by 1'-0"	file name 14037-25-4	
(CONTINUED) H:\ARCHIVES\WORKSPACE\2014\2015\2015-03-16\14037-25-4.dwg			

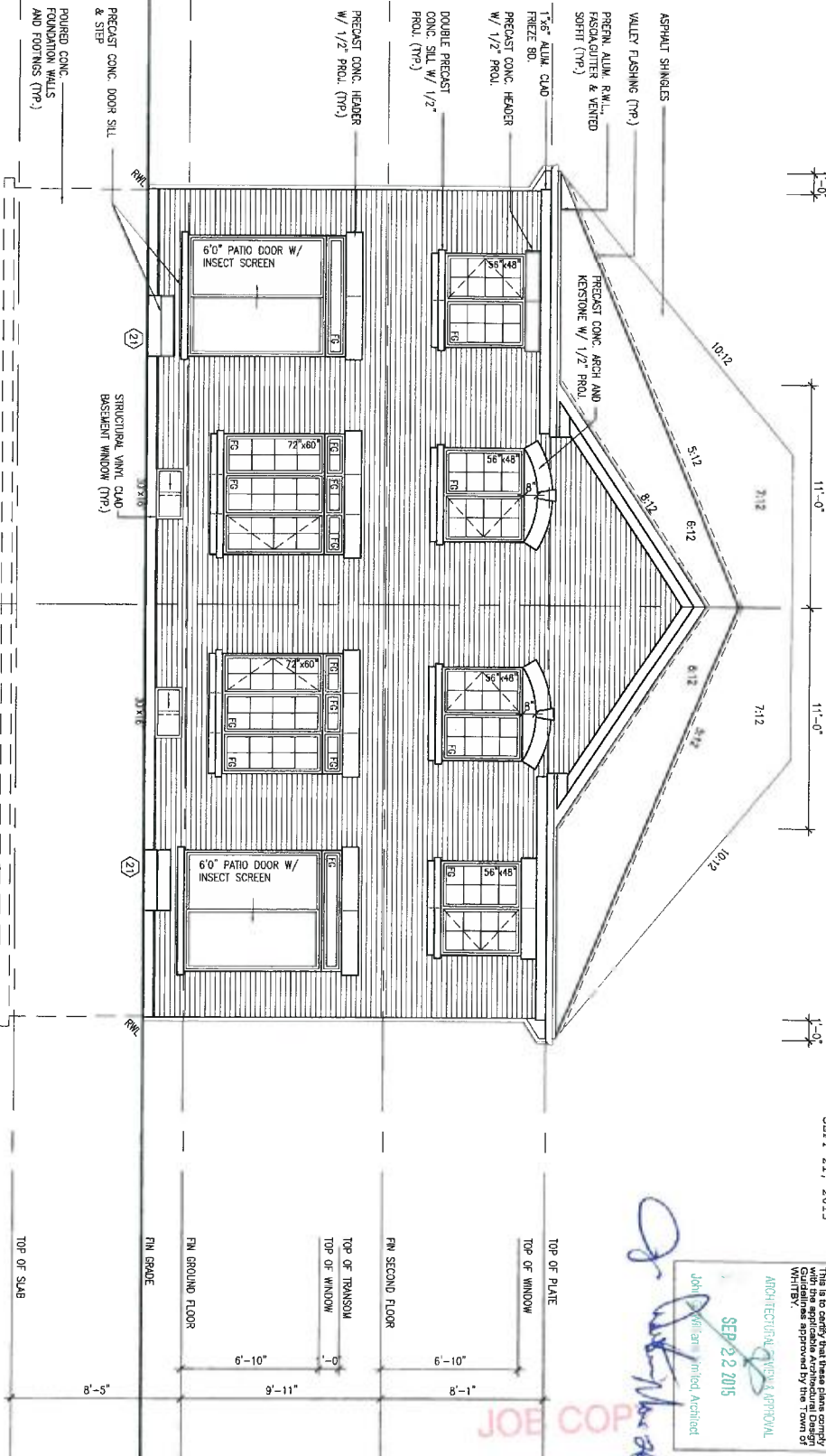
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FRONT ROOF LEADERS SHALL CONNECT TO EXISTING DOWNSPUTS. DOWNSPUT LEADERS MUST DISCHARGE TO THE GROUND SURFACE VIA A SPRINK PAD. REFER TO TOW OF WHITBY STANDARD DRAWINGS NO 106.10 FOR STORM DRAIN UNDER BASEMENT FLOOR IF NEEDED

REAR ELEVATION 'B' MOD. (REV.)

REAR ELEVATION 'B'

REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES



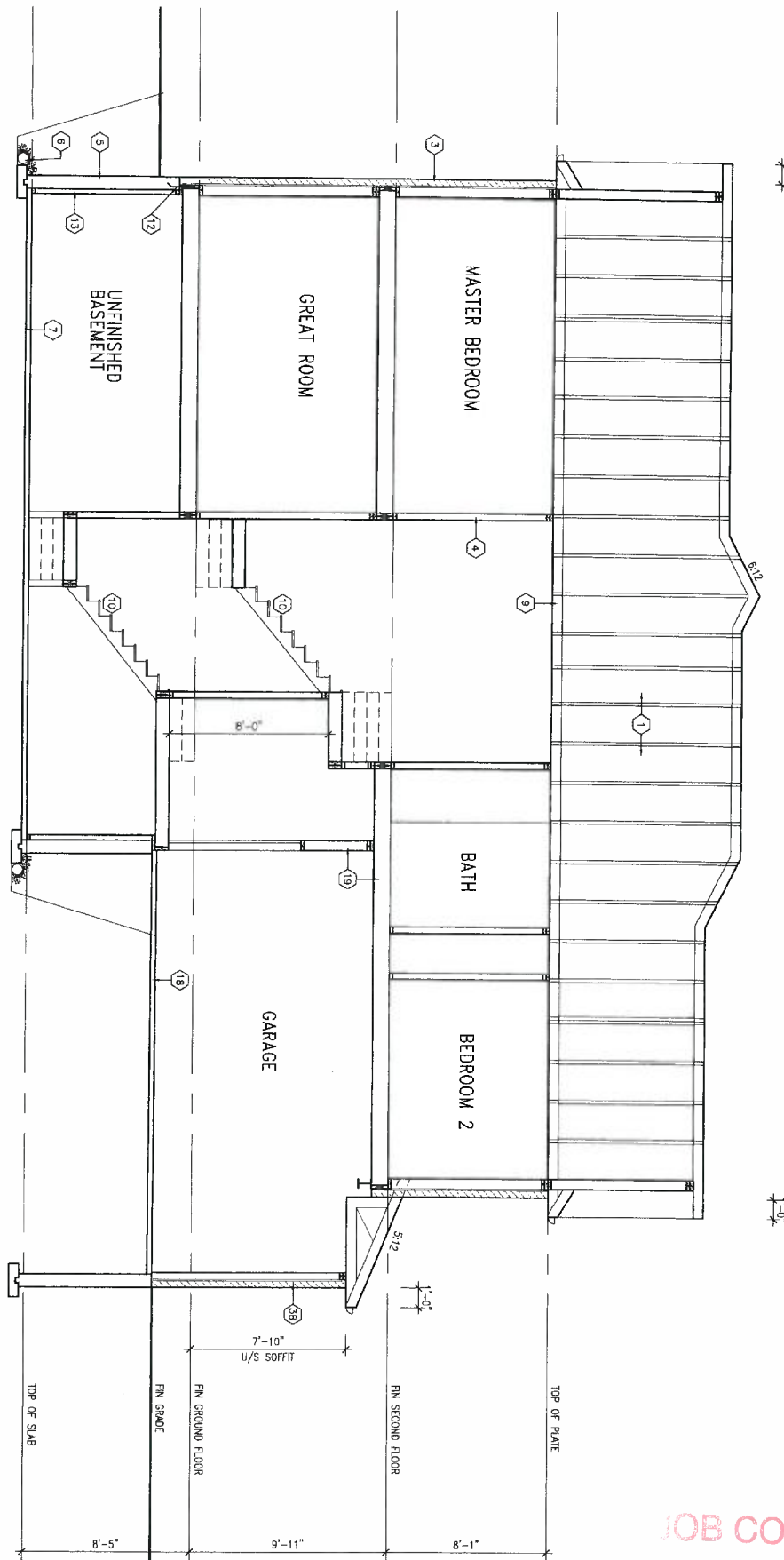
John Whittier
John Whittier, Architect
SEP 22 2015

It is the builder's complete responsibility to ensure that all plans submitted for approval and all applicable regulations and requirements in the relevant jurisdiction are followed. The Council reserves the right to require any necessary working drawings with respect to any zoning or building code requirements. The Council may require that the property be located on the lot.

Architectural Review Approval
SEP 22 2015
John Whittier, Architect

9. The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. 10. Designer 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.		11. WELLINGTON JANE-BRAITHWAITE 25591 12. name: JANE-BRAITHWAITE 13. registration information: 25591 14. VAS Design Inc. 42658		15. 300A Wilson Avenue 16. Toronto ON M5H 1S8 17. 416.630.2255 / 416.630.4782 18. vasdesign.com		19. BAYVIEW WELLINGTON 20. CORNERBROOK 21. date: MARCH 2015 22. drawn by: [signature] 23. checked by: [signature] 24. scale: 3/16" = 1'-0" 25. REVISION: H:\ARCHIVE\WORKING\2014\14037-BW\unit25-4.dwg - 18 Sep 18 2:15 253 PM		26. UNIT 25-4 27. APPELEY 4 28. project no: 14037 29. drawing no: 13	
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SECTION A-A



1-1

8'-12"

1-1



SEPT 21, 2015

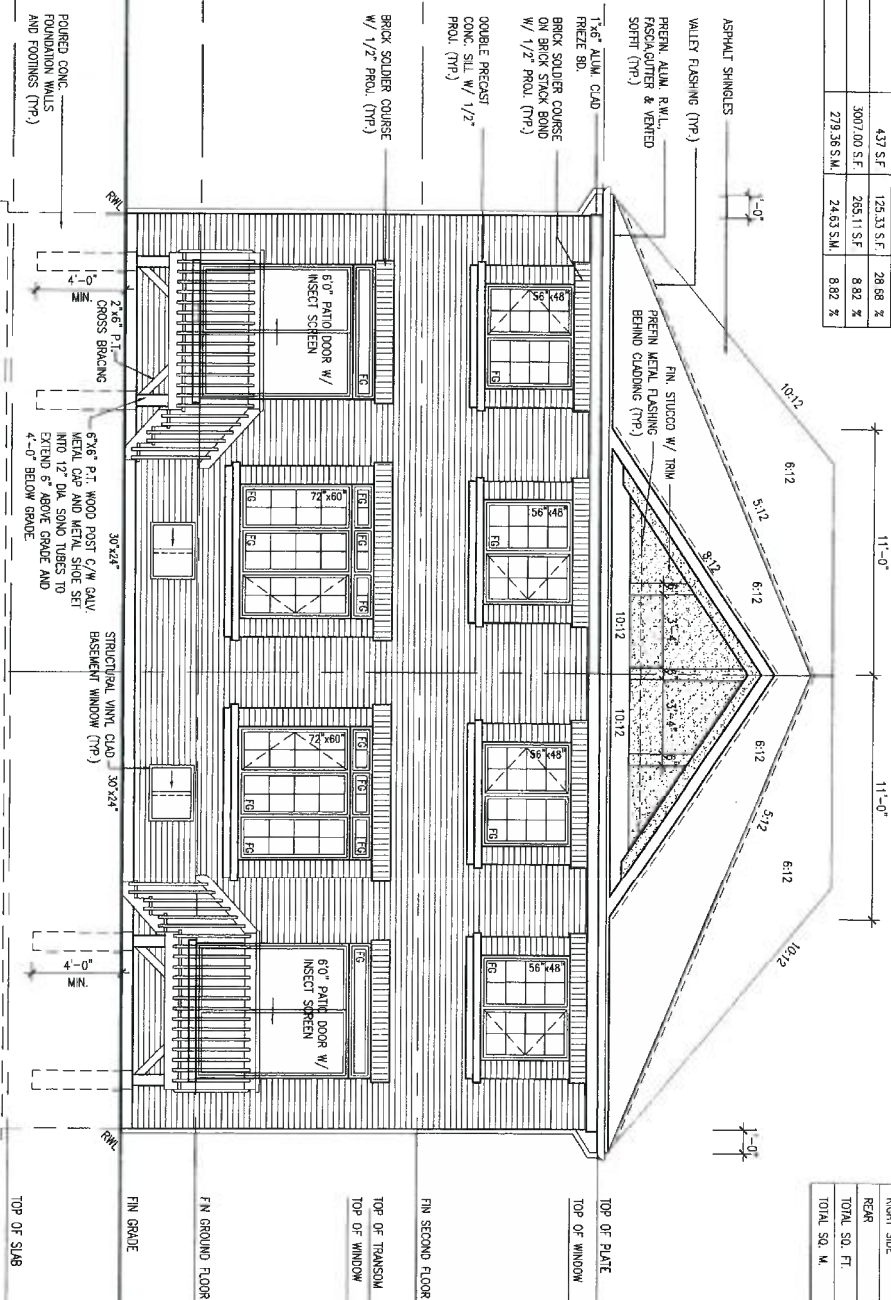
JOB COPY

9 8 7 6 5 4 3 2 REVISED AS PER ENG COMMENTS 15-09-17 RC 1 ISSUED FOR CLIENTS REVIEW no. description	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 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 M3H 1S8 T 416.630.2255 F 416.630.4782 vasdesign.com	BAYVIEW WELLINGTON project name CORNERBROOK date MARCH 2015 drawn by checked by scale 3/16" = 1'-0" UNIT 25-4 APPLEBY 4 project no. 14037 SECTION "A-A" drawing no. 14
---	--	--	---

UNINSULATED OPENINGS (PER OBC. SB-12.2.1.1.(7))

UNINSULATED OPENINGS (per 980 - 98-122.11.17)		ENERGY EFFICIENCY - 980-5812	
25-4 ELEVATION A W00		WALL AREA S/F	OPENING S/F PERCENTAGE
ELEVATION		410.5 F	66.22 S/F
FRONT		16.15 S	16.15 %
LEFT SIDE		1080 S/F	73.56 S/F
RIGHT SIDE		1080 S/F	6.81 %
REAR		0.00 S/F	0.00 %
TOTAL SQ. FT		437 S/F	125.33 S/F
TOTAL SQ. M.		3607.00 S/F	265.11 S/F
		279.36 S.M.	8.82 %
		24.63 S.M.	8.82 %

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



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

REAR ELEVATION 'A'
WALK OUT DECK COND.
SR OR GREATER

REFER TO FRONT
ELEVATION FOR ADDITIONAL
NOTES

OPT. PLAN

UNSATURATED OPENINGS (PER 100 C. SP-12.11.17)	
25.4 - REPAIRING A MOD. WID.	ENERGY EFFICIENCY - 08C SP12
ELEVATION	MALL AREA SET OFF/ROAD S.F. (PERCENTAGE)
FRONT	410 S.F. 46.22 S.F. 14.15 %
LEFT SIDE	1080 S.F. 84.42 S.F. 7.80 %
RIGHT SIDE	1080 S.F. 0.00 S.F. 0.00 %
REAR	437 S.F. 125.53 S.F. 28.68 %
TOTAL SQ. FT.	3007.00 S.F. 9.17 %
TOTAL SQ. M.	279.36 S.M. 25.67 S.M. 9.17 %

SEPT 21, 2015

RECEIVED OF
S. J. BOYD
LICENSED PROFESSIONAL ENGINEER

JOB COPY

This is to certify that these plans comply with the requirements of the Town of Whittier Guidelines approved by the Town of Whittier.

SEPT 22 2015

RECEIVED, FILE & APPROVAL

John C. Williams, United Architect

8	the undersigned has reviewed and takes responsibility for this design.	
9	and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
6	qualification information	
7	Wellington Jno-Baptiste	25591
4	name	25591
5	registration information	24258
3	WAS Design Inc.	
2	REVISED AS PER ENG COMMENTS	15-09-17
1	ISSUED FOR CLIENTS REVIEW	
0	description	date

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

BAYVIEW WELLINGTON

UNIT 25-4
APPLERY 4

project name CORNERBROOK	municipality WHITBY, ON	project no. 14037
date MARCH 2015	REAR ELEVATION A WOD	
drawn by -	checked by -	scale 3/16" = 1'-0"
		file name 14037-25-4
RICHARD - H ARCHIVE WORKING 2015 14037 RWD		16

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STANDARD

UNINSULATED OPENINGS (PER CBC, SB-12.2.1.1(7))

25-4 ELEVATION B, WOOD	ENERGY EFFICIENCY - CBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	410 S.F. 60.44 S.F. 14.74 %
LEFT SIDE	1080 S.F. 73.58 S.F. 6.81 %
RIGHT SIDE	1080 S.F. 0.00 S.F. 0.00 %
REAR	437 S.F. 125.33 S.F. 28.68 %
TOTAL SQ. FT.	3007.00 S.F. 259.35 S.F. 8.62 %
TOTAL SQ. M.	279.36 S.M. 24.09 S.M. 8.62 %

FRONT ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM. REAR ROOF LEADERS MUST DISCHARGE TO THE GROUND SURFACE AND NOT BE DIRECTED TO TOW OF WATER STANDING OPENINGS NO BASEMENT FLOOR IF NEEDED.



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

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

OPT. PLAN

UNINSULATED OPENINGS (PER CBC, SB-12.2.1.1(7))

25-4 ELEVATION B, STD & WOOD	ENERGY EFFICIENCY - CBC SB12
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE
FRONT	410 S.F. 60.44 S.F. 14.74 %
LEFT SIDE	1080 S.F. 73.58 S.F. 6.81 %
RIGHT SIDE	1080 S.F. 0.00 S.F. 0.00 %
REAR	437 S.F. 125.33 S.F. 28.68 %
TOTAL SQ. FT.	3007.00 S.F. 259.35 S.F. 8.62 %
TOTAL SQ. M.	279.36 S.M. 24.09 S.M. 8.62 %

SEPT 21, 2015



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REFER TO FRONT ELEVATION FOR ADDITIONAL NOTES

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3004 Wilson Avenue
Toronto ON M3H 1S8
1 416.630.2255 / 416.630.4782
va3design.com

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

UNIT 25-4
APPLEBY 4
project no: 14037
drawing no: 14037-25-4
17

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.

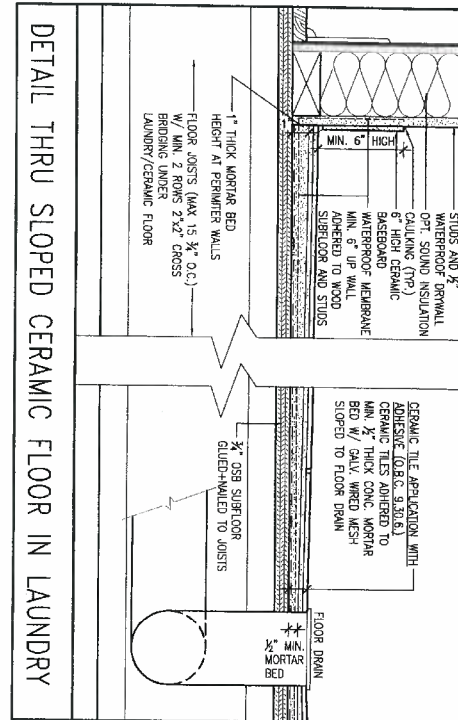
Wellington Jho-Baptiste 25581
signature: [signature]
registration number: 42658
VAB Design Inc.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

DESIGNER'S RESPONSIBILITY: The Designer shall be responsible for the design and specifications and shall not be responsible for the construction or the materials used in the construction.

REVISIONS:

NO.	DESCRIPTION	DATE	BY
1	REVISED AS PER ENG COMMENTS	15-09-17	RC
2	ISSUED FOR CLIENT'S REVIEW		

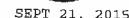


DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

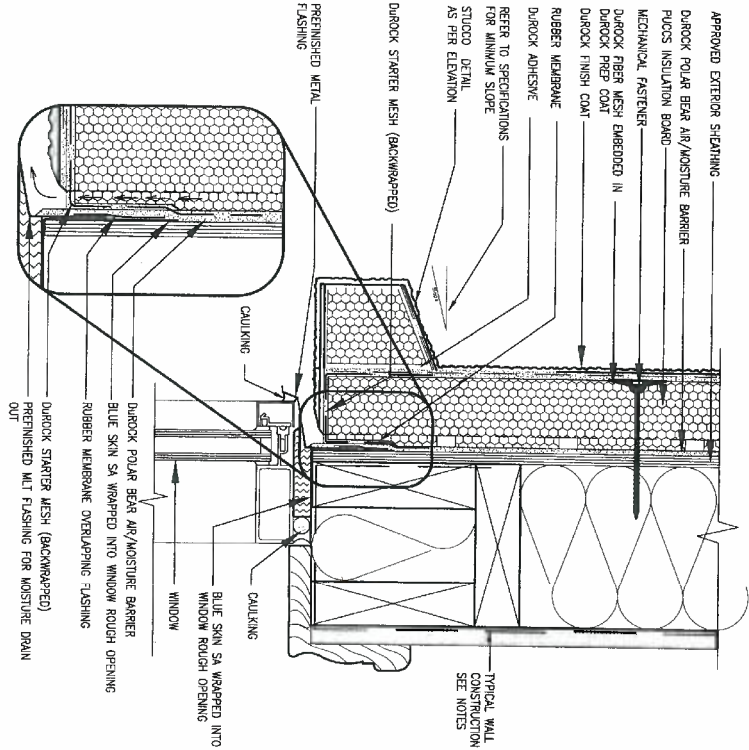


JOB COPY

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. 10. qualification information 11. Wellington Jno-Baptiste 25591 12. name BCN 13. registration information 14. VAS Design Inc. 42656 15.		16. 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. 17. qualification information 18. Wellington Jno-Baptiste 25591 19. name BCN 20. registration information 21. VAS Design Inc. 42656 22.		VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 T 416.630.2255 F 416.630.4782 vasdesign.com		BAYVIEW WELLINGTON project name CORNERBROOK date MARCH 2015 drawn by checked by scale 3/16" = 1'-0" RICHARD - H:\ARCHIVE\WORKING\2014\14037 BAYVIEW\series\14037-25-4.dwg - Fri - Sep 18 2015 - 2:53 PM		UNIT 25-4 APPLEBY 4 project no. 14037 drawing no. 18 title 14037-25-4	
2. REVISED AS PER ENG COMMENTS 1. ISSUED FOR CLIENTS REVIEW no. description		15-09-17 RC date by		23.		24.		25.	

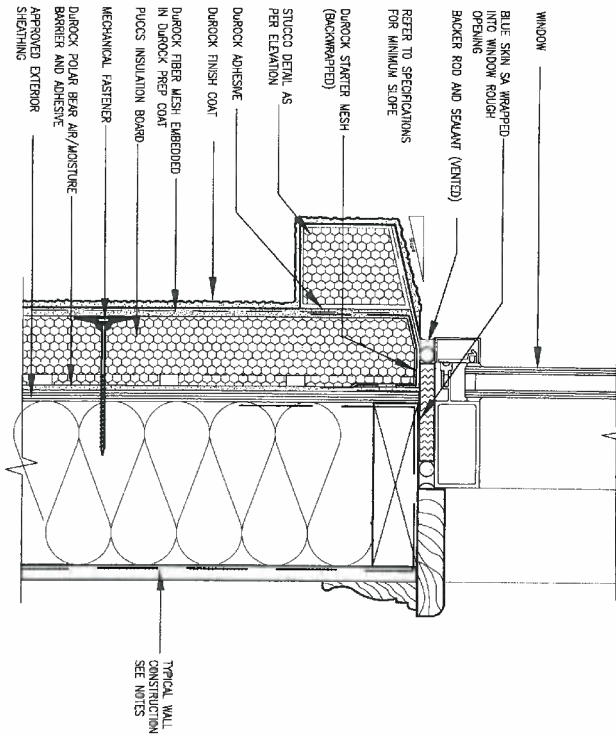


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1 WINDOW HEADER
CN3 SCALE: 3"=1'-0"

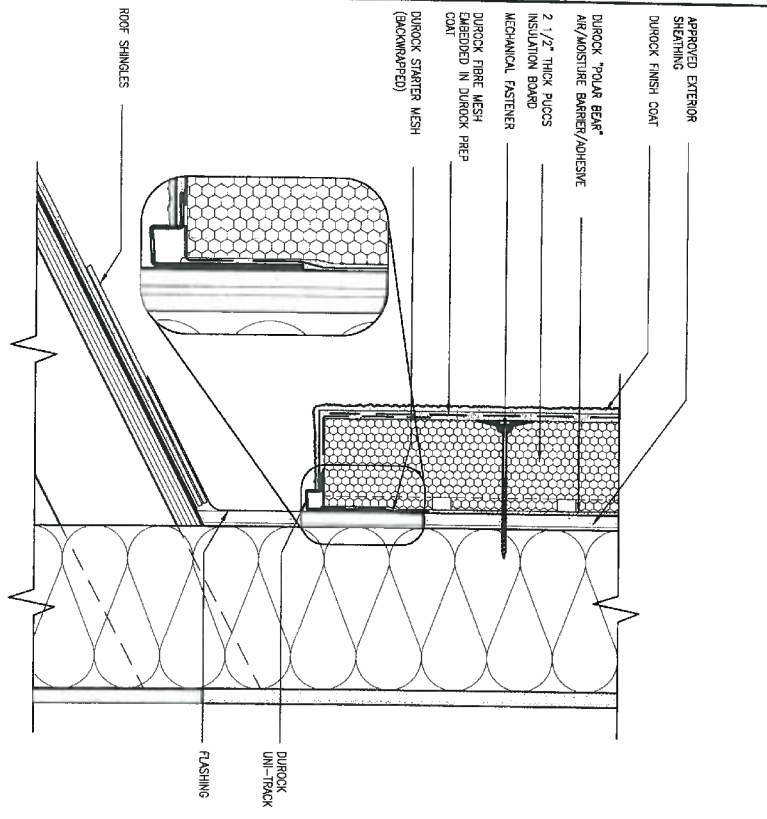
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
DETAILS ARE BASED ON DUROCK PUCCS SYSTEM



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

JOB COPY

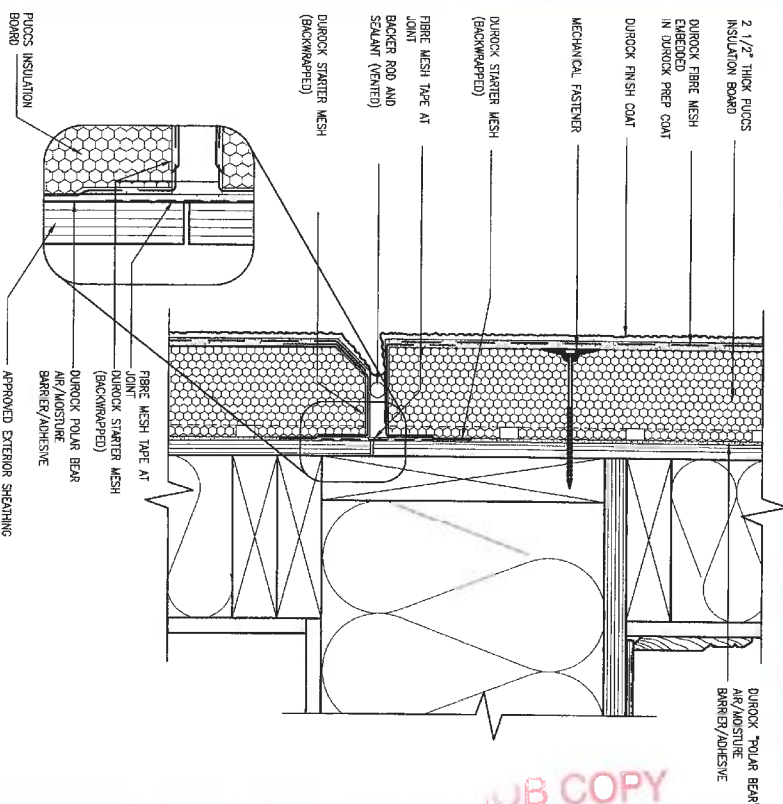
9		The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		25591	
8		Wellington Jno-Baptiste		RCN	
7		VIA Design Inc.		42858	
6		Contractor must verify all dimensions on the job 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.			
5		2. UPDATE TO CODE		APR 16-15 RC	
4		1. ISSUE FOR CLIENT REVIEW		MAY 07-14 RC	
3		no. description		date by	
2		300A Wilson Avenue Toronto ON M6H 1S8 t 416.630.2255 f 416.630.4782 va3design.com			
1		BAYVIEW WELLINGTON		CONST NOTE	
		project name CORNERBROOK		municipality WHITBY	
		date APR 2014		checked by RC	
		scale 3/16" = 1'-0"		CONSTRUCTION NOTES 14037-CONST-ORC 2015	
		drawing no. CN3		project no. 14037	



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 DURROCK PUCCS SYSTEM



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

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.		4. CONST NOTE	
5. CONSTRUCTION NOTES		6. CN4	
7. DATE		8. SCALE	
9. PROJECT		10. CLIENT	
11. DESIGNER		12. DATE	
13. ISSUE		14. REVISION	
15. DESCRIPTION		16. DATE	

VA3 DESIGN

300A Wilson Avenue
 Toronto ON M5H 1S9
 1 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

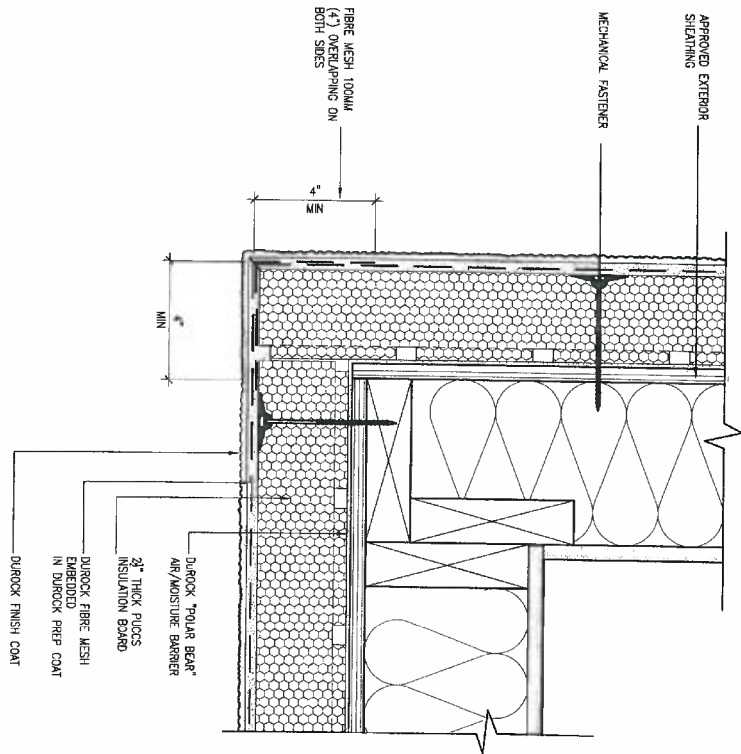
Project name: **CORNERBROOK**
 City: **WHITBY**
 Date: **APR 2014**
 Drawn by: **RC**
 Checked by: **3/16" = 1'-0"**
 Scale: **14037-CONST-ORC 2015**

CONST NOTE

Project no: **14037**
 Drawing no: **CN4**

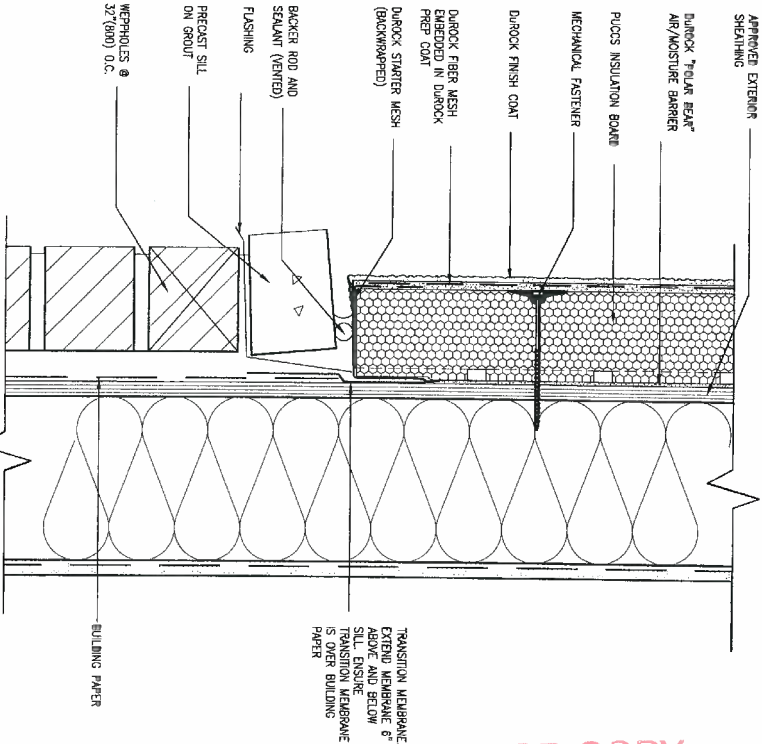
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5 CORNER DETAIL CNS SCALE: 3"=1'-0"

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

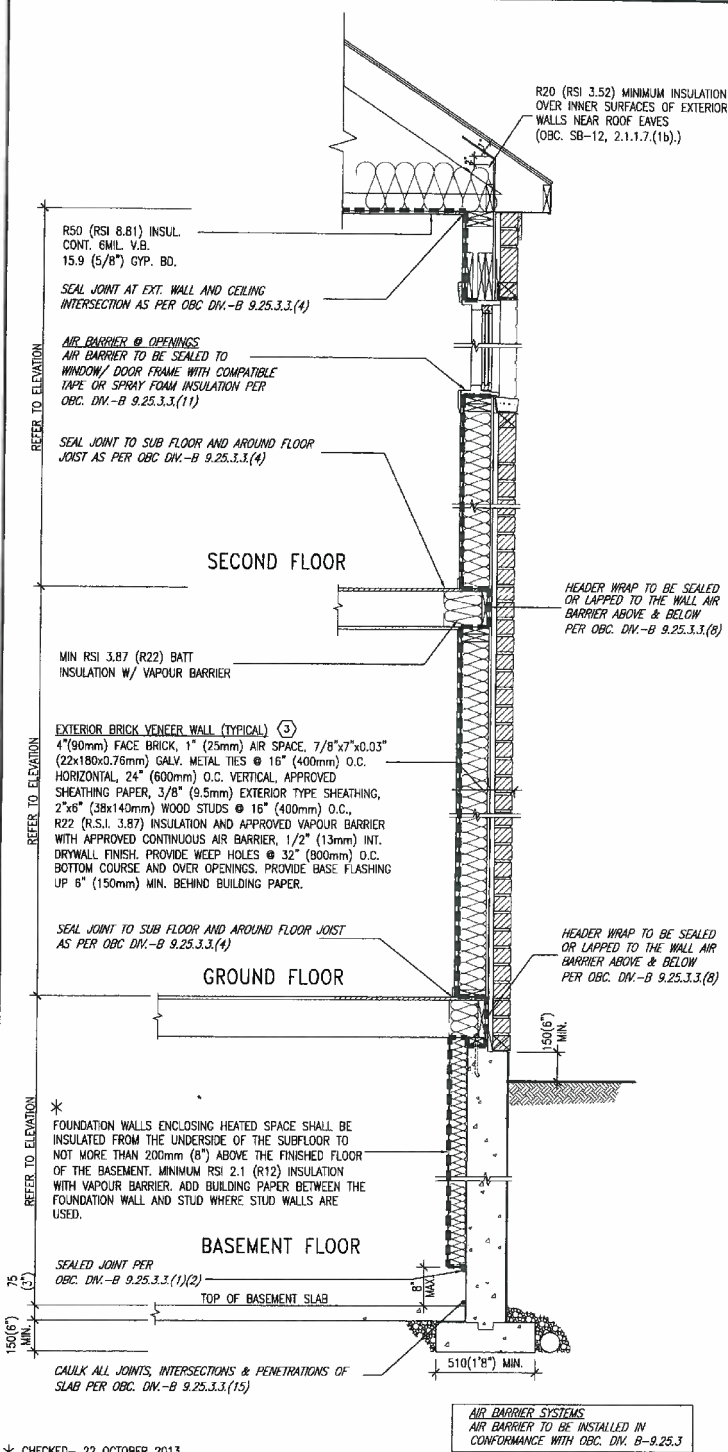


6 STUCCO / MASONRY PLINTH CONNECTION CNS SCALE: 3"=1'-0"

JOB COPY

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. 6. Wellington Jno-Baptiste 25591 5. VA3 DESIGN 42658 4. VA3 Design Inc. 3. VA3 DESIGN 2. UPDATE TO CODE APR 16-15 RC 1. ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description date by		VA3 DESIGN 300A Wilson Avenue Toronto ON M5H 1S8 416.630.2255 / 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name: CORNERBROOK date: APR 2014 drawn by: RC checked by: 3/16" = 1'-0" scale: 3/16" = 1'-0" revision: 14037-CONST-08C 2015 drawing no. CNS	CONST NOTE project no. 14037 municipality WHITBY drawing no. CNS
--	--	---	--	--

SB12-COMPLIANCE PACKAGE 'J'



* CHECKED- 22 OCTOBER 2013

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

SEMI & SINGLES ONLY

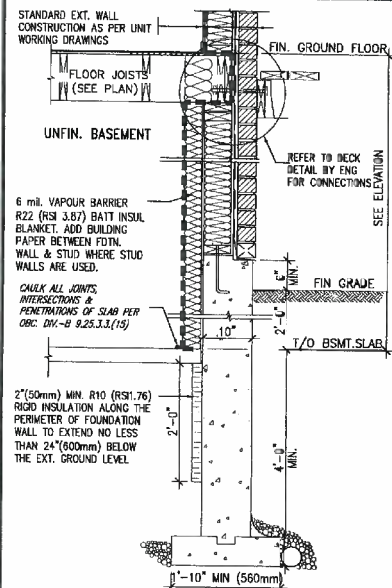
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (J):

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



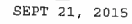
SEPT 21, 2015



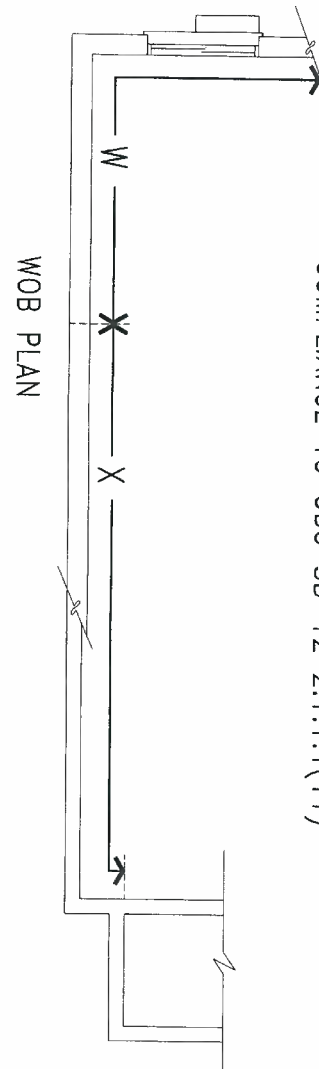
* REVISED- 15 MARCH 2013

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

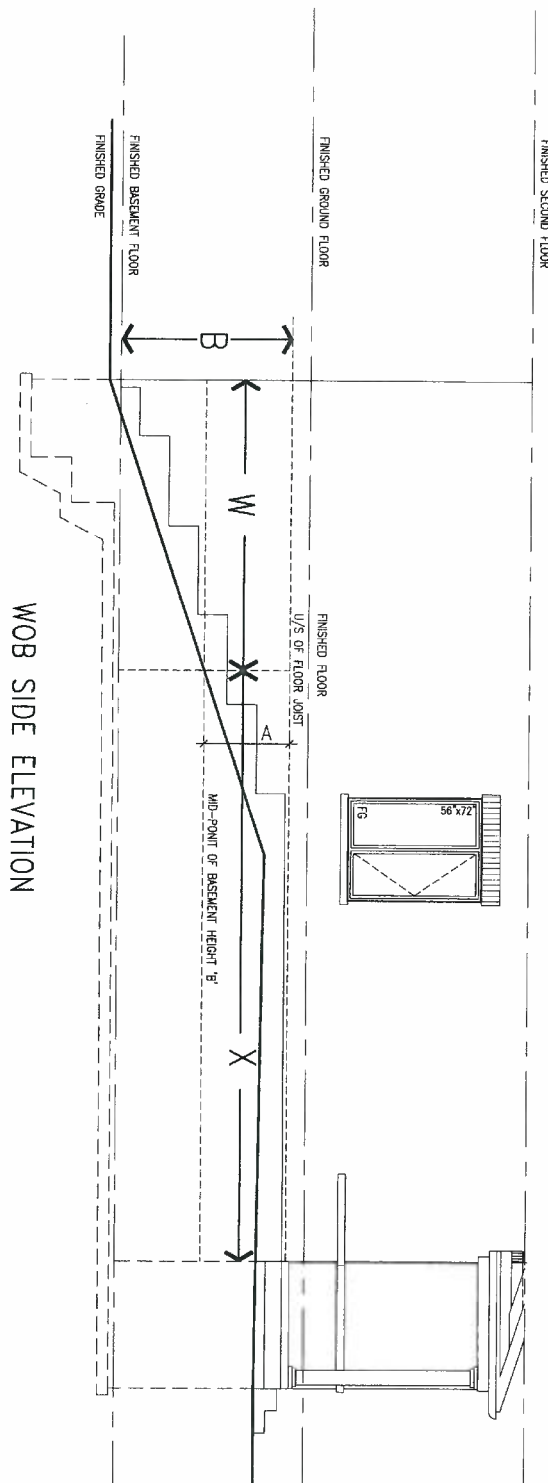
BAYVIEW WELLINGTON project name: CORNERBROOK date: APR 2014 drawn by: [blank] checked by: [blank] scale: 3/16" = 1'-0" project no.: 14037 municipality: WHITBY drawing no.: 14037-CONST-001		CONST NOTE CONSTRUCTION NOTES 14037-CONST-001 CN6	
The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Signature: [Signature] Name: Wellington Jno-Baptiste Registration No.: 25591 Firm: WAS Design Inc. Address: 303A Wilson Avenue, Toronto, ON M4M 1S3 Phone: 416.630.2255 / 416.630.4782 Website: wa3design.com		I, the undersigned, certify that I am a Designer in good standing with the Ontario Building Code and that I am not providing this design to any other party without the written consent of the Designer. Date: MAY 07-14 By: [Signature] Title: Designer	



COMPLIANCE TO OBC SB-12 2.1.1.1(11)



WOB PLAN



WOB SIDE ELEVATION

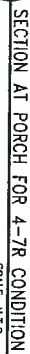
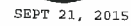
WHEN EXPOSED WALL "A" IS GREATER THAN 50%
OF BASEMENT WALL HEIGHT "B"
INSULATION VALUE FOR WALL IN SECTION "W"
IS NOT LESS THAN IS REQUIRED FOR ABOVE
GRADE WALL AS REQUIRED BY TABLE 2.1.1.2A

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 2.1.12A

JOB COPY

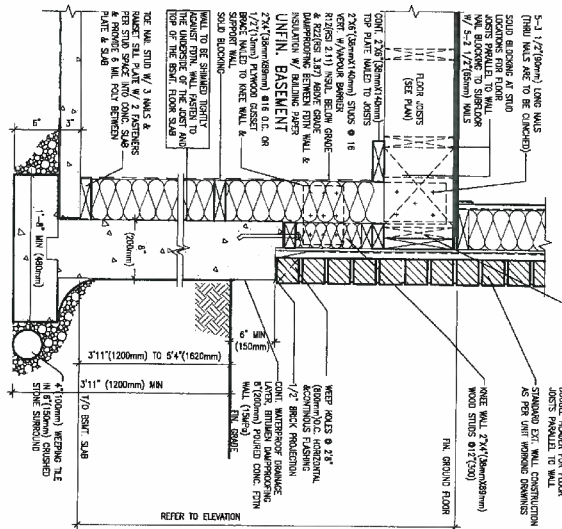
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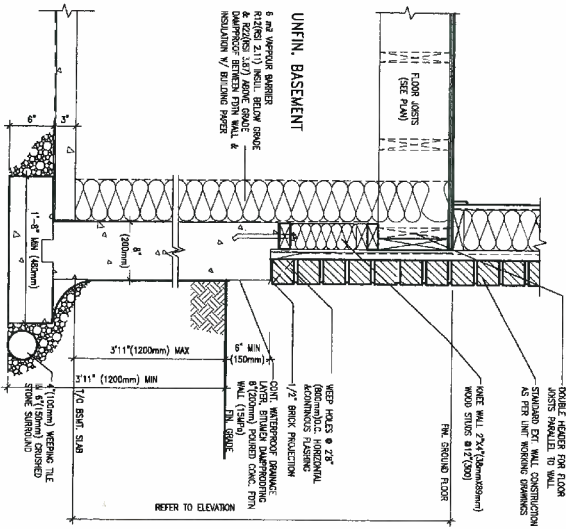
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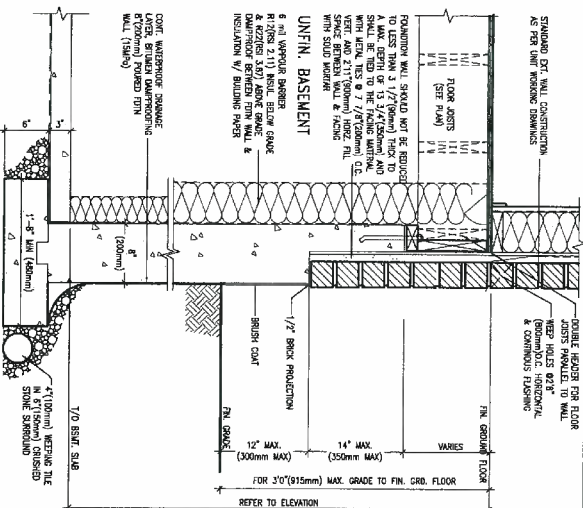
SEPT 21, 2015



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



WALK-OUT DECK WALL SECTION FOR GRADE
EW3.07B MAX. HEIGHT DIFFERENCE
N.T.S.



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

JOB COPY

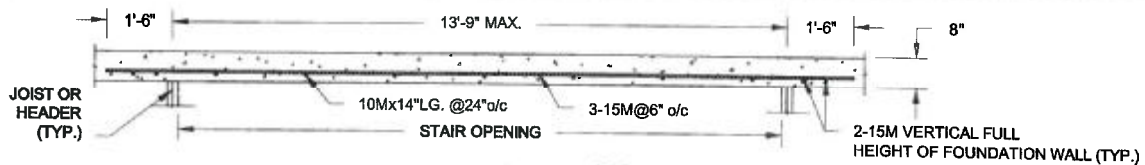
9. The undersigned has reviewed and takes responsibility for the design and the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		14037	
8. Designer Information		CONST. NOTE	
7. Wellington, Inc.-Baptiste		project no.	
6. 25551		14037	
5. name		WHITBY	
4. 42658		project no.	
3. 14037		14037	
2. UPDATE TO CODE		CONSTRUCTION NOTES	
1. MAY 07-14 RC		14037-CONST-08C 2015	
no. description		drawing no.	
		CN9	

VA3 DESIGN
300A Wilson Avenue
Toronto ON M6H 1S8
416.630.2255 / 416.630.4782
va3design.com

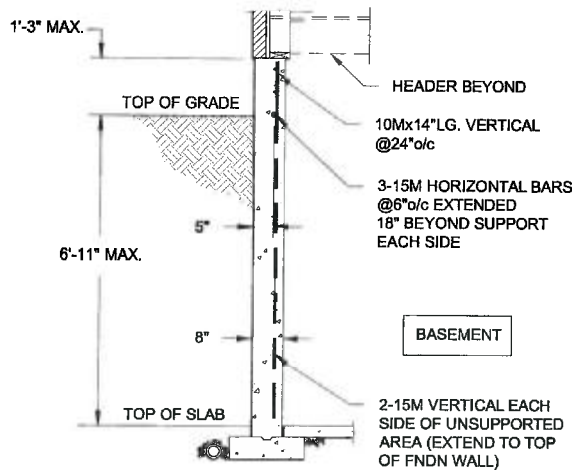
BAYVIEW WELLINGTON

project name: CORNERBROOK
date: APR 2014
checked by: 3/16" = 1'-0"

CONSTRUCTION NOTES
14037-CONST-08C 2015



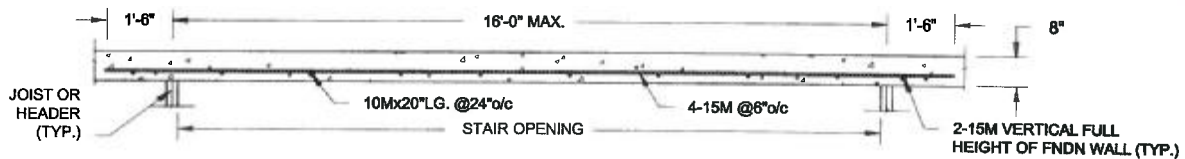
PLAN VIEW
NOT TO SCALE



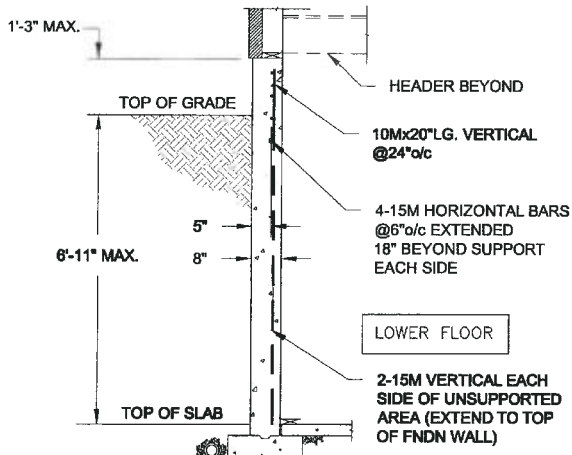
NOTE:

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



PLAN VIEW
NOT TO SCALE



NOTE:

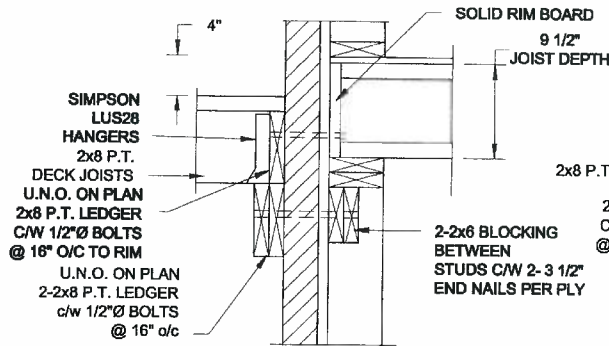
1. CONFORM TO ONTARIO BUILDING CODE, 2012.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 15 MPa. MIN.
3. REINFORCING STEEL TO BE GRADE 400.

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

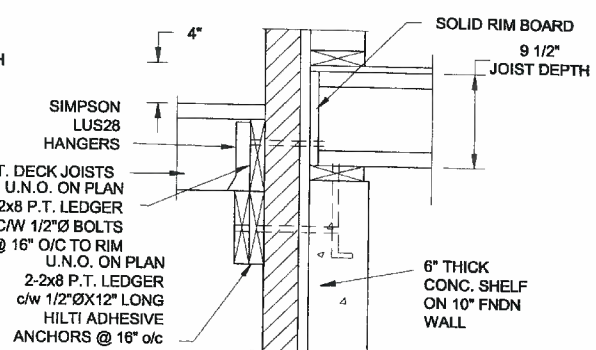
JOB COPY

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 BOARDS - CORNERBROOK PROJECT WHITBY, ONTARIO TYPICAL STRUCTURAL DETAILS Project No.: 15-159 Drawing No.: S1
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FOR 9 1/2" JOIST DEPTH



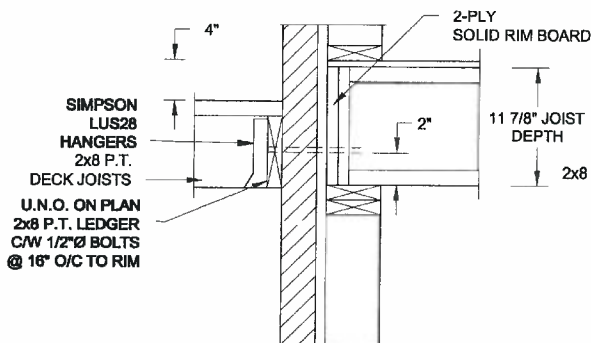
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



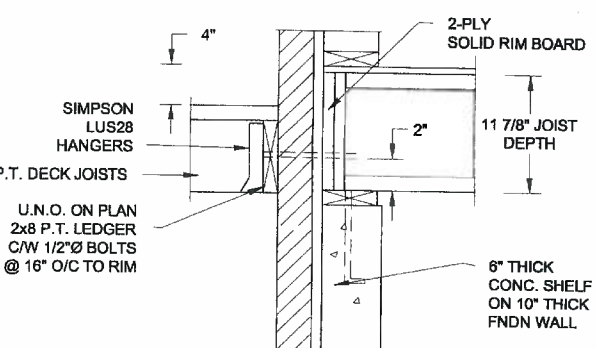
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

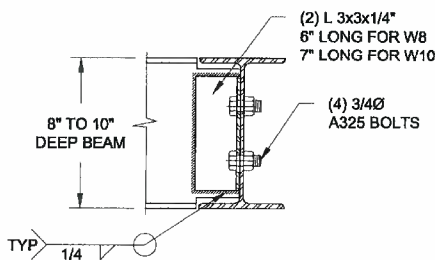


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

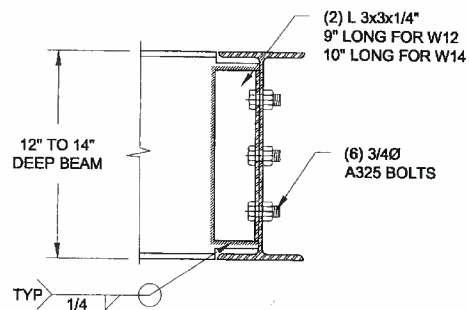


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.



NOTE: DETAIL IS APPLICABLE TO W8x40 (W200x59) BEAM MAX AND W10x39 (W250x58) BEAM MAX.



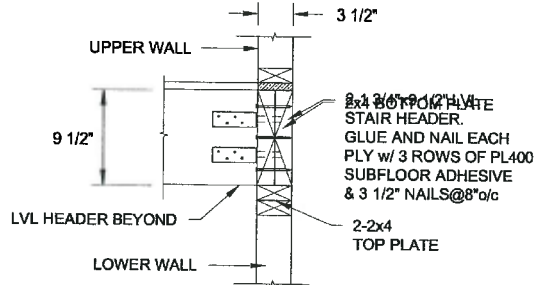
NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

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

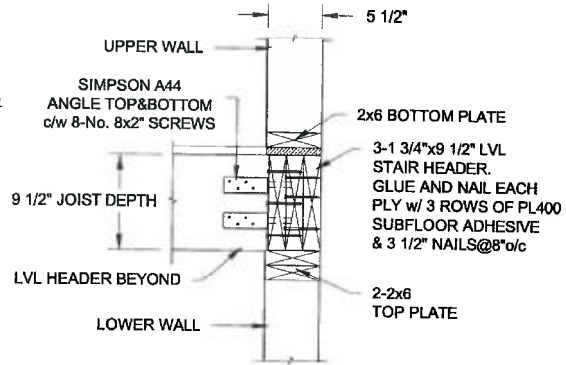
JOB COPY

Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Project: BAYVIEW WELLINGTON HOMES - CORNERBROOK PROJECT WHISBY, ONTARIO
Date: SEP-04-2015		TYPICAL STRUCTURAL DETAILS
Drawn: SC	Checked: SJB	Project No.: 15-169
		Drawing No.: S2

FOR 9 1/2" JOIST DEPTH

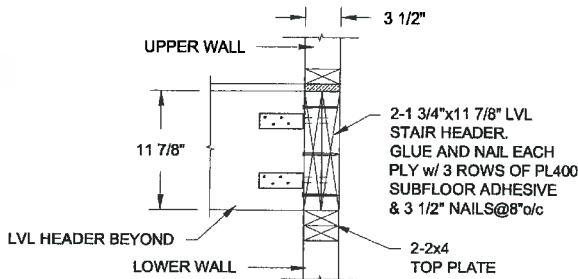


1A
S3 STAIR HEADER @ PARTYWALL
SCALE: 1" = 1'-0"

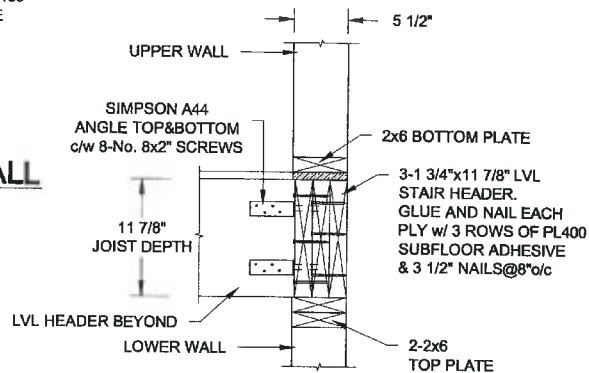


1B
S3 STAIR HEADER @ EXTERIOR WALL
SCALE: 1" = 1'-0"

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"

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Date: SEP-04-2015				TYPICAL STRUCTURAL DETAILS	
Drawn: SC	Checked: SJB			Project No.: 16-167	Drawing No.: S3