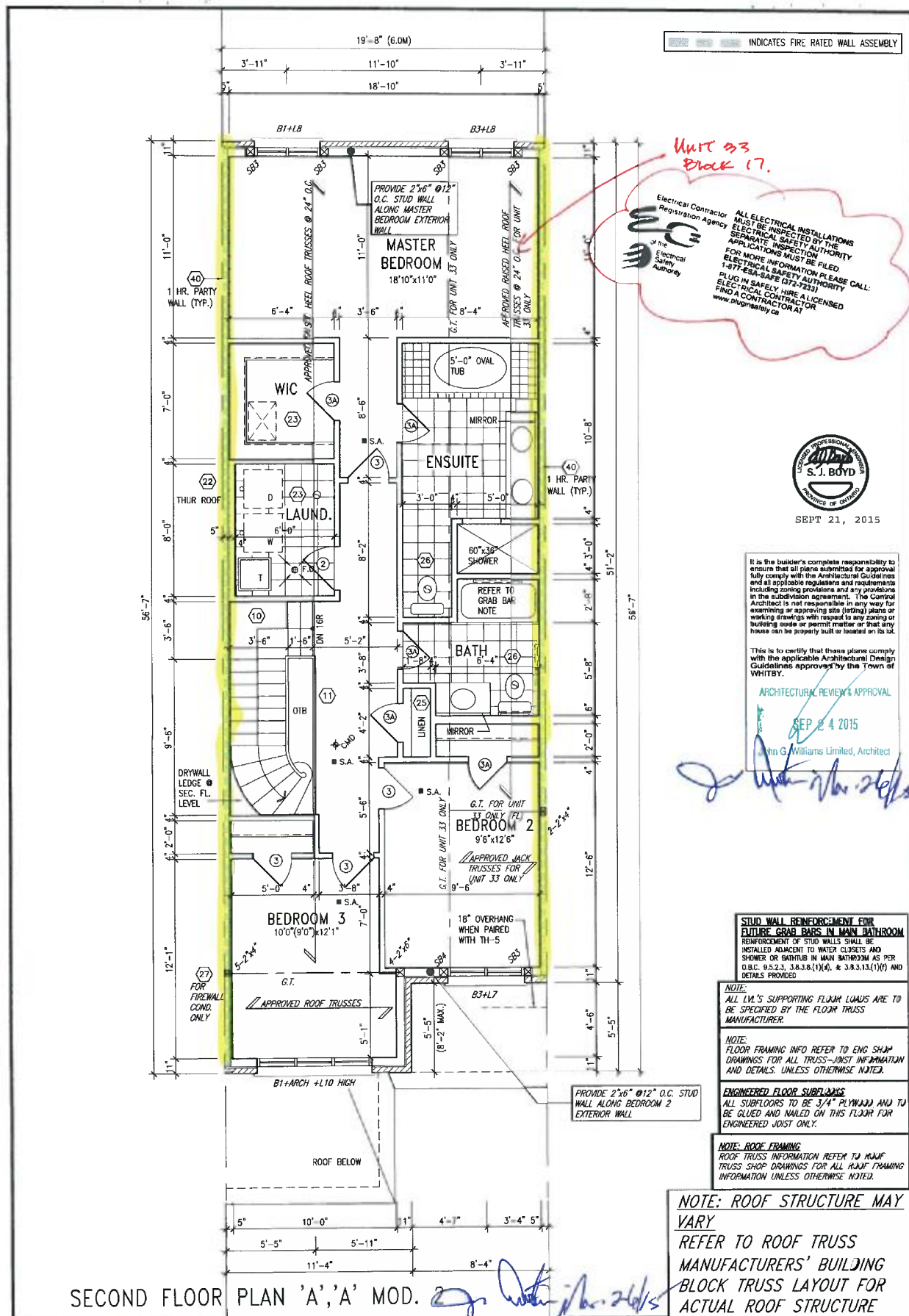




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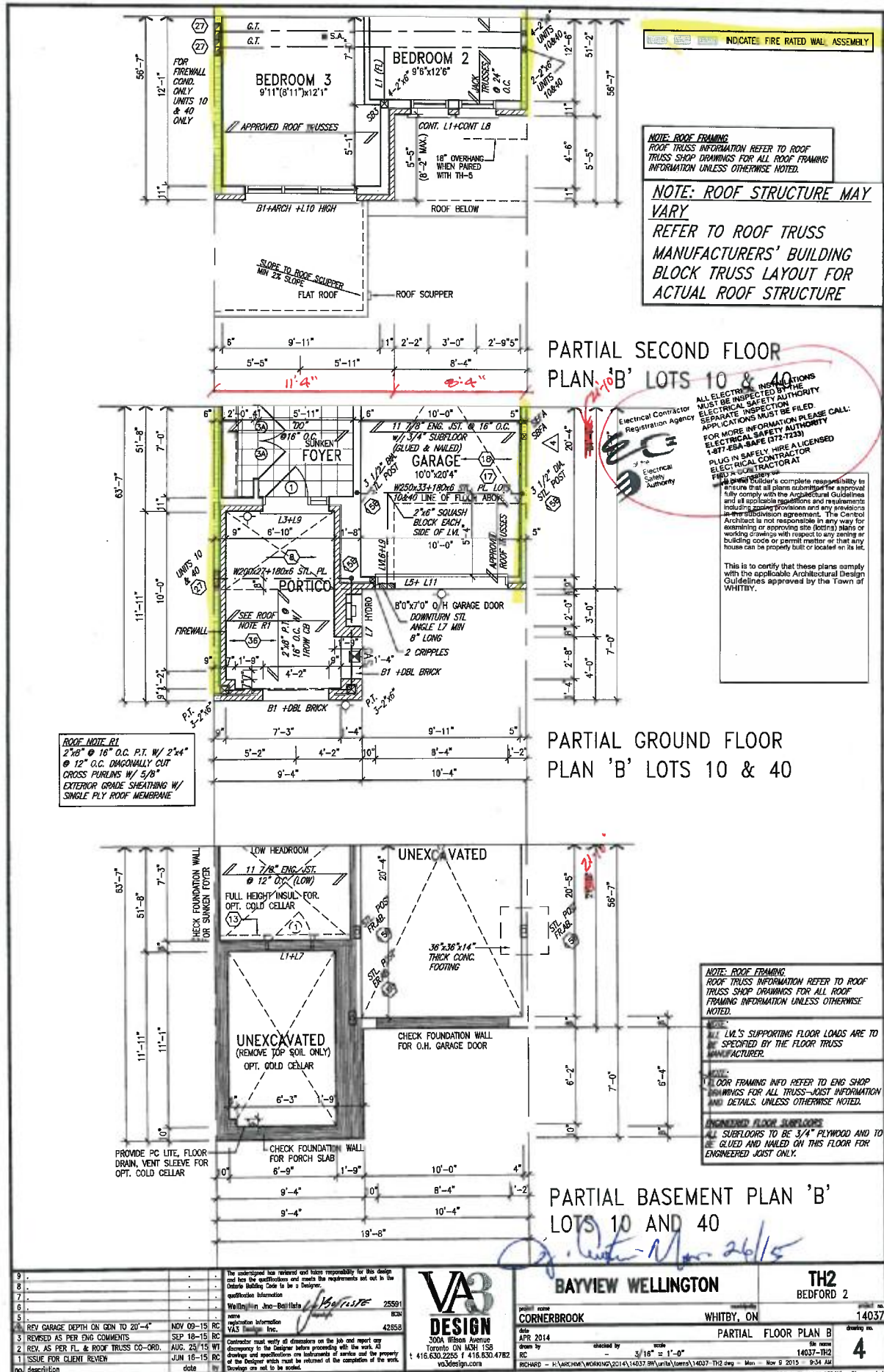


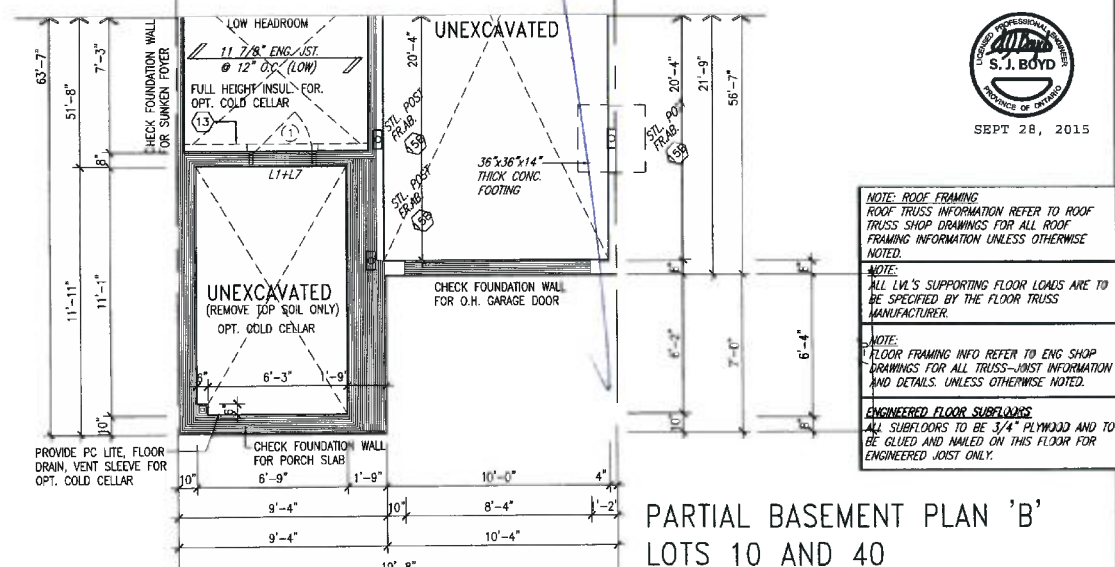
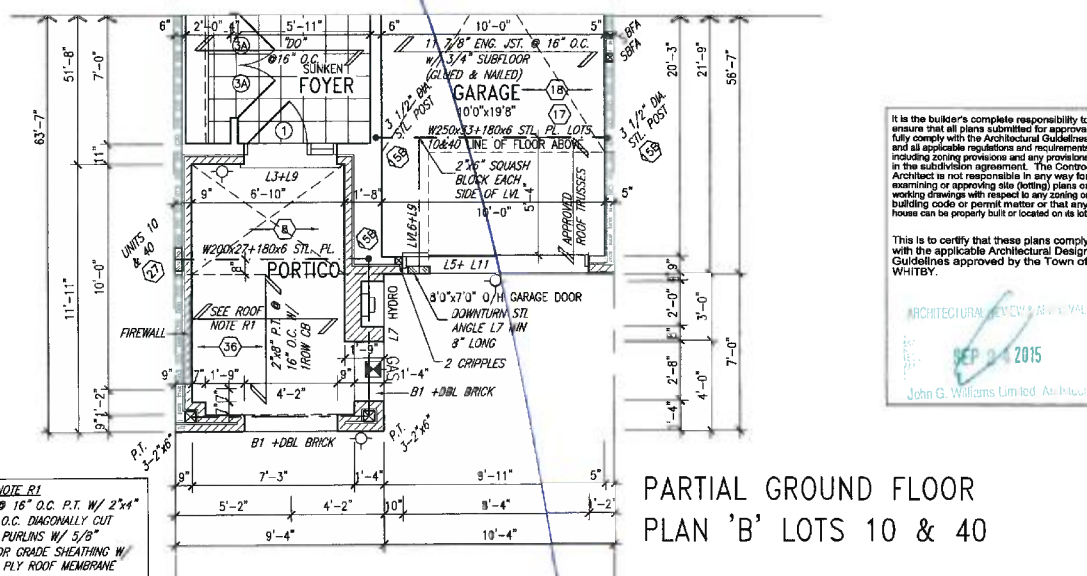
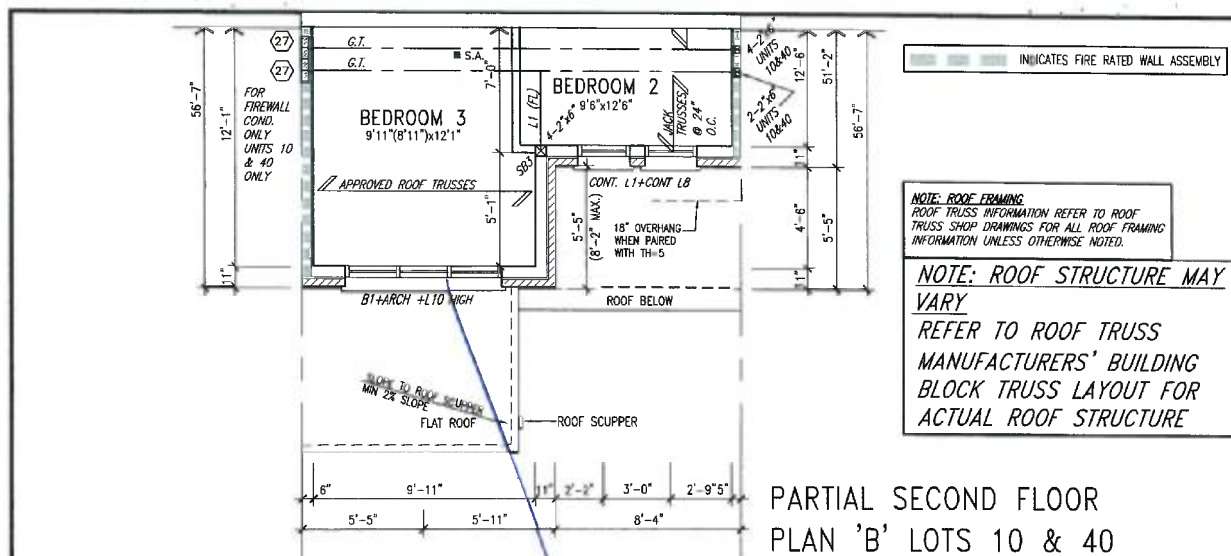
3	REVISED AS PER ENG COMMENTS	SEP 18-15	RC
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15	WT
1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC
no	description	date	by

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

VA3 DESIGN 303A Wilson Avenue Toronto ON M4H 1S8 1 416.630.2255 416.630.4782 va3design.com	BAYVIEW WELLINGTON project name: CORNERBROOK municipality: WHITBY, ON date: APR 2014 checked by: scale: 3/16" = 1'-0" drawn by: BC 14037-TH2 14037	TH2 BEDFORD 2 project no. 14037 drawing no. 3
--	---	--

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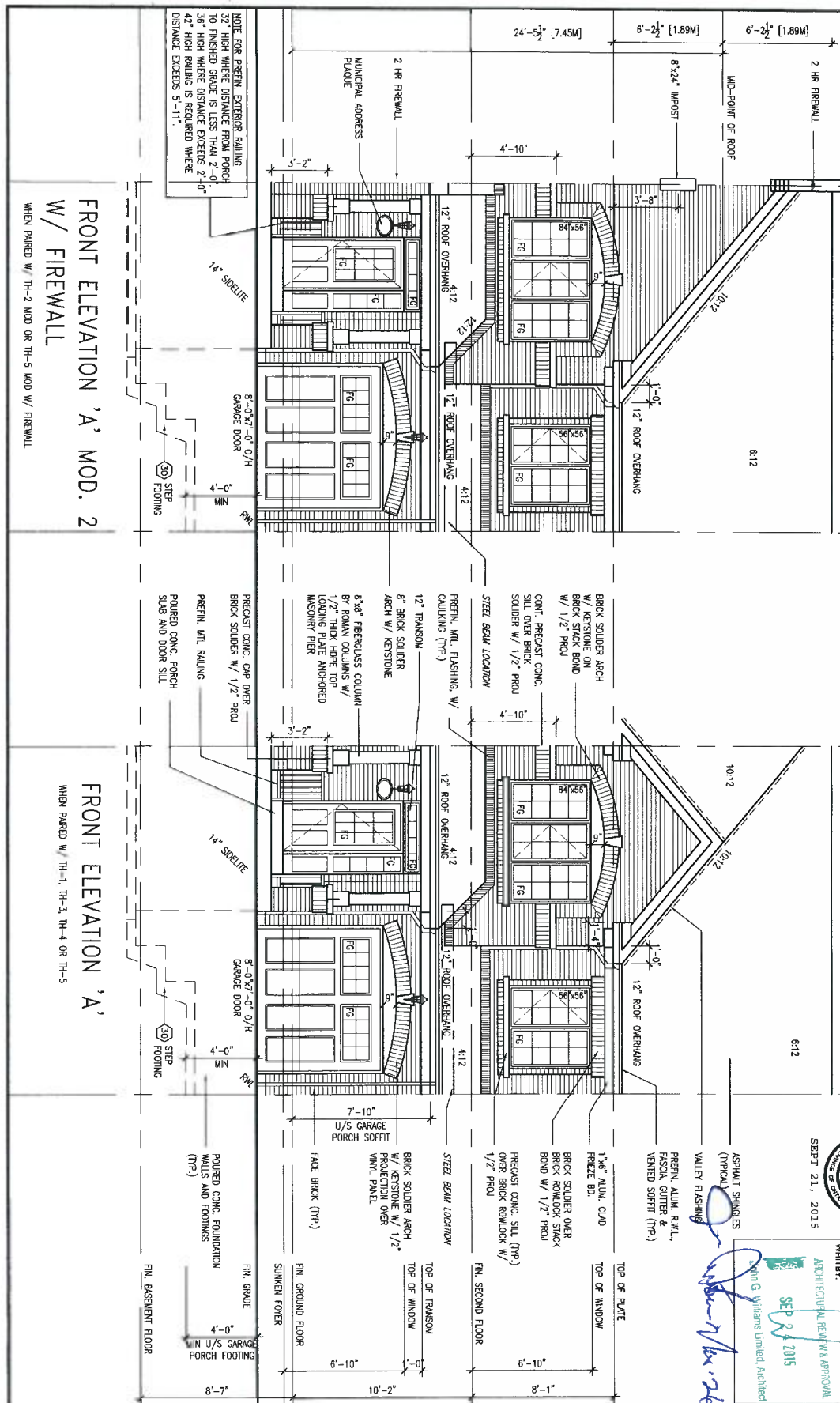
9			The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.		 VA3 DESIGN 3024 Wilson Avenue Toronto ON M3H 1S8 Tel: # 416 630 2255 / # 416 630 4782 va3design.com	BAYVIEW WELLINGTON		TH2 BEDFORD 2	project name CORNERBROOK	municipality WHITBY, ON	project no. 14037
8			qualification information Wellington Joe-Baptiste 25591			date APR 2014	PARTIAL FLOOR PLAN B		drawing no. 14037		
7			name registration information VA3 Design Inc. 42658			drawn by -	checked by -	scale 3/16" = 1'-0"	file name 14037-TH2		
6			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.			RICHARD - H.VARCHICHEVSKY@VA3.COM 2014/04/03 09:40:00 AM 14037-TH2.dwg 14037-TH2.dwg - Fri - Sep 25 2015 - 10:56 AM					
5											
4											
3	REVISED AS PER ENG COMMENTS		SEP 18-15	WT							
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.		AUG. 25/15	WT							
1	ISSUE FOR CLIENT REVIEW		JUN 16-15	RC							
no.	description		date	by							

[illegible]

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ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM UNLESS OTHERWISE DIRECTED. 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



SEP 21, 2015

ARCHITECTURAL REVIEW & APPROVAL

SEP 21, 2015

John G. Williams Limited, Architect

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

9. description 8. date 7. by 6. date 5. by 4. date 3. REVISED AS PER ENG COMMENTS SEP 18-15 RC 2. REV. AS PER FL & ROOF TRUSS CO-ORD. AUG. 25/15 WT 1. ISSUE FOR CLIENT REVIEW JUN 16-15 RC	1. description 2. date 3. by 4. date 5. by 6. date 7. by 8. date 9. by	1. description 2. date 3. by 4. date 5. by 6. date 7. by 8. date 9. by	1. description 2. date 3. by 4. date 5. by 6. date 7. by 8. date 9. by	1. description 2. date 3. by 4. date 5. by 6. date 7. by 8. date 9. by
--	---	---	---	---



BAYVIEW WELLINGTON

CORNERBROOK

project name: CORNERBROOK

location: WHITBY, ON

scale: 3/16" = 1'-0"

date: APR 2014

checked by: [Signature]

drawn by: [Signature]

RC

TH2

BEDFORD 2

FRONT ELEVATION 'A'

sheet no. 14037-TH2

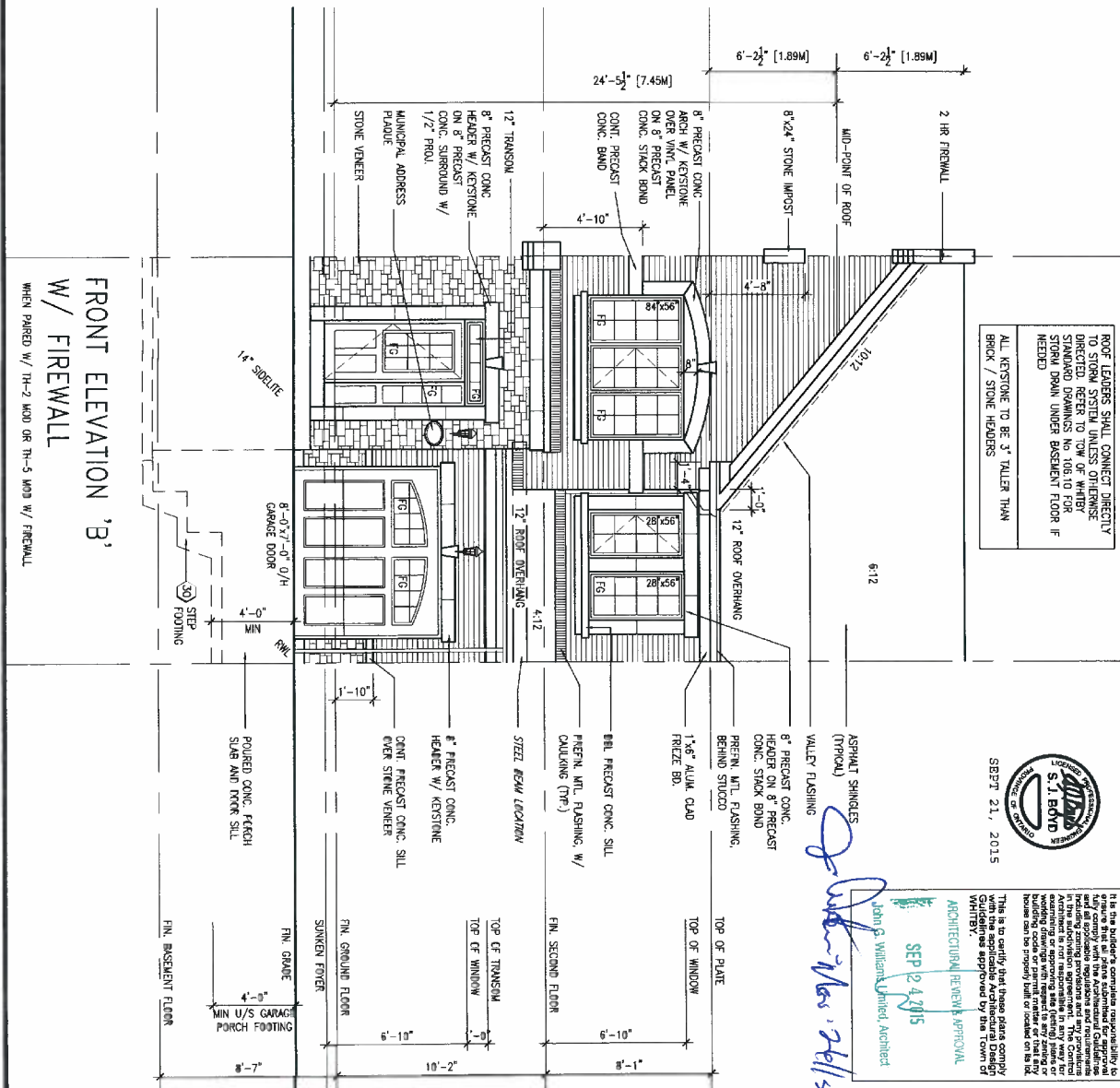
6

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.7)	
ENERGY EFFICIENCY - OBC SB12	
TH-2 ELEVATION A & A MOD 1,2	WALL AREA S.F. OPENING S.F. PERCENTAGE
ELEVATION	
FRONT	398 S.F. 58.61 S.F. 14.73 %
LEFT SIDE	1134 S.F. 0 S.F. 0.00 %
RIGHT SIDE	1038 S.F. 0 S.F. 0.00 %
REAR	382 S.F. 113.00 S.F. 29.58 %
TOTAL SQ. FT.	2950.00 S.F. 171.61 S.F. 5.82 %
TOTAL SQ. M.	274.06 S.M. 15.94 S.M. 5.82 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.7)	
ENERGY EFFICIENCY - OBC SB12	
TH-2 ELEVATION B	WALL AREA S.F. OPENING S.F. PERCENTAGE
ELEVATION	
FRONT	398 S.F. 58.61 S.F. 14.73 %
LEFT SIDE	1018 S.F. 0 S.F. 0.00 %
RIGHT SIDE	925 S.F. 0 S.F. 0.00 %
REAR	383 S.F. 113.00 S.F. 29.50 %
TOTAL SQ. FT.	2724.00 S.F. 171.61 S.F. 6.30 %
TOTAL SQ. M.	253.07 S.M. 15.94 S.M. 6.30 %

UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.7)	
ENERGY EFFICIENCY - OBC SB12	
TH-2 ELEVATION A & A MOD WOOD	WALL AREA S.F. OPENING S.F. PERCENTAGE
ELEVATION	
FRONT	398 S.F. 58.61 S.F. 14.73 %
LEFT SIDE	1134 S.F. 0 S.F. 0.00 %
RIGHT SIDE	1036 S.F. 0 S.F. 0.00 %
REAR	454 S.F. 126.33 S.F. 27.83 %
TOTAL SQ. FT.	3022.00 S.F. 184.94 S.F. 6.12 %
TOTAL SQ. M.	280.75 S.M. 17.18 S.M. 6.12 %

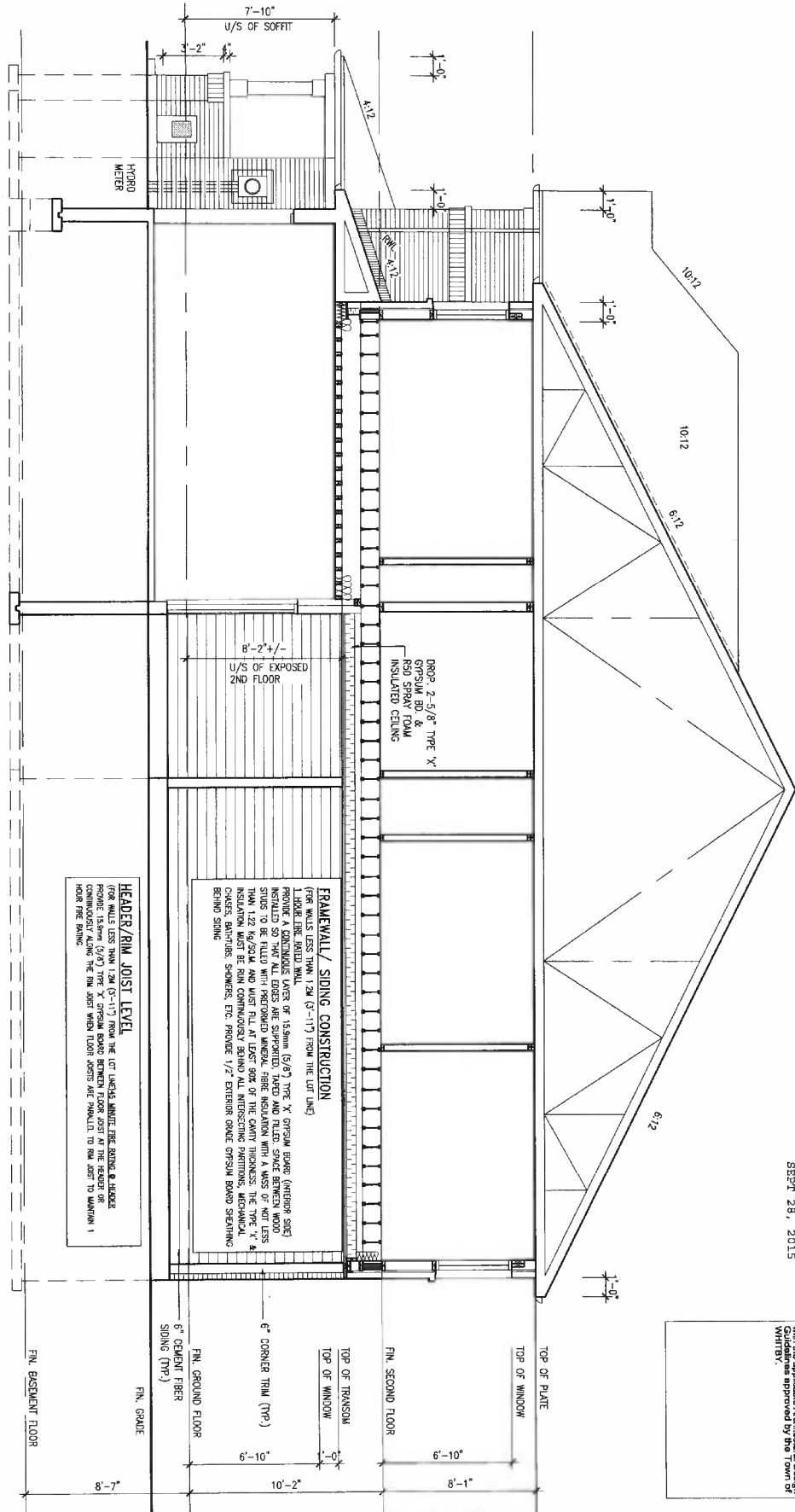
UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.7)	
ENERGY EFFICIENCY - OBC SB12	
TH-2 ELEVATION B WOOD	WALL AREA S.F. OPENING S.F. PERCENTAGE
ELEVATION	
FRONT	398 S.F. 58.61 S.F. 14.73 %
LEFT SIDE	1134 S.F. 0 S.F. 0.00 %
RIGHT SIDE	1036 S.F. 0 S.F. 0.00 %
REAR	454 S.F. 126.33 S.F. 27.83 %
TOTAL SQ. FT.	3022.00 S.F. 184.94 S.F. 6.12 %
TOTAL SQ. M.	280.75 S.M. 17.18 S.M. 6.12 %



TH2 BEDFORD 2		TH2 BEDFORD 2	
project name: CORNERBROOK		project no.: 14037	
date: SEP 21, 2015		drawing no.: 7	
scale: 3/16" = 1'-0"		sheet no.: 14037-TH2	
checked by: [Signature]		date: SEP 21, 2015	
drawn by: [Signature]		title: FRONT ELEVATION 'B'	
description: FRONT ELEVATION 'B' W/ FIREWALL		revision: 1	
description: FRONT ELEVATION 'B' W/ FIREWALL		revision: 2	
description: FRONT ELEVATION 'B' W/ FIREWALL		revision: 3	
description: FRONT ELEVATION 'B' W/ FIREWALL		revision: 4	
description: FRONT ELEVATION 'B' W/ FIREWALL		revision: 5	
description: FRONT ELEVATION 'B' W/ FIREWALL		revision: 6	
description: FRONT ELEVATION 'B' W/ FIREWALL		revision: 7	
description: FRONT ELEVATION 'B' W/ FIREWALL		revision: 8	
description: FRONT ELEVATION 'B' W/ FIREWALL		revision: 9	
description: FRONT ELEVATION 'B' W/ FIREWALL		revision: 10	

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INTERIOR SIDE ELEVATION - ELEV. 'A'



SEPT 28, 2015



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

3 REVISED AS PER ENG COMMENTS 2 REV. AS PER FL. & ROOF TRUSS CO-ORD. 1 ISSUE FOR CLIENT REVIEW no. description	SEP 18-15 RC AUG 25/15 WT JUN 16-15 RC date by	25591 42558 WELLINGTON JHO-BAPTISTE VA3 Design Inc. 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.	VA3 DESIGN 300A Wilson Avenue Toronto ON M5H 1S5 (416) 630-2255 / (416) 630-4782 va3design.com	BAYVIEW WELLINGTON project name: CORNERBROOK client: WHITBY, ON interior side elevation 'A' scale: 3/16" = 1'-0" date: APR 2014 checked by: [signature] drawn by: [signature] project no.: 14037 sheet no.: 9
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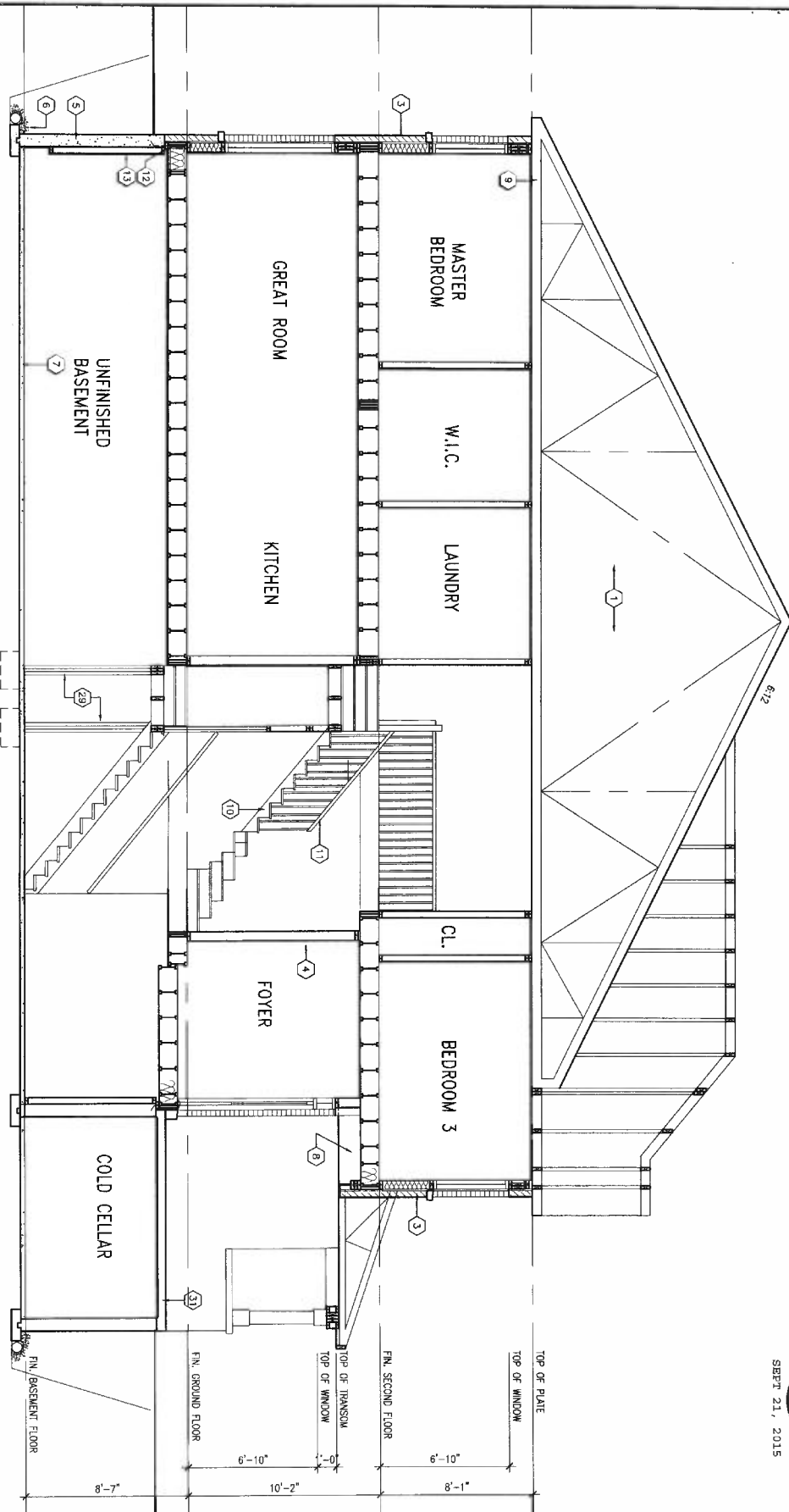
[illegible]

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

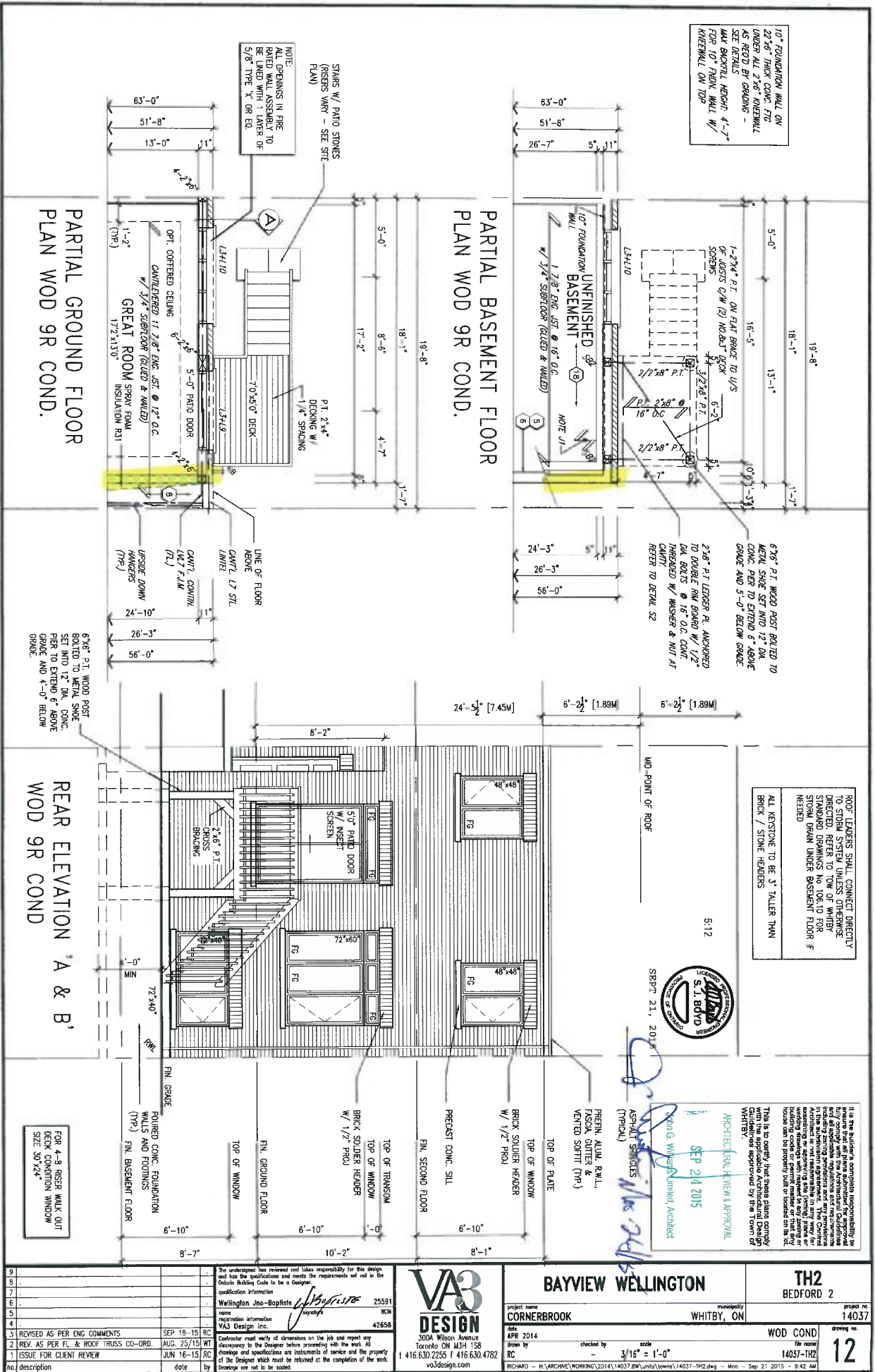
9				The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designated Qualification Information	 BAYVIEW WELLINGTON project name: CORNERBROOK municipality: WHITBY, ON drawing no. 14037	TH2 BEDFORD 2
8			Wellington Jan-Baptiste 25591			
7			name: Jan-Baptiste			
6			registration information: SOA 42658			
5						
4						
3	REVISED AS PER ENG COMMENTS	SEP 18-15	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 instruments of service and the property of the Designer which must remain at the completion of the work. Drawings are not to be scaled.	INTERIOR SIDE ELEVATION 'B' date: APR 2014 drawn by: RC checked by: RC scale: 3/16" = 1'-0" file name: 14037-TH2 RICHARD - H.VARCHO, WORKING (2014), 14037-TH2, Units/Venues/14037-TH2.dwg Fri - Sep 25 2015 10:56 AM	10
2	REV. AS PER FL & ROOF TRUSS CO-ORD.	AUG. 25/15	WT			
1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC			
00	description	date				

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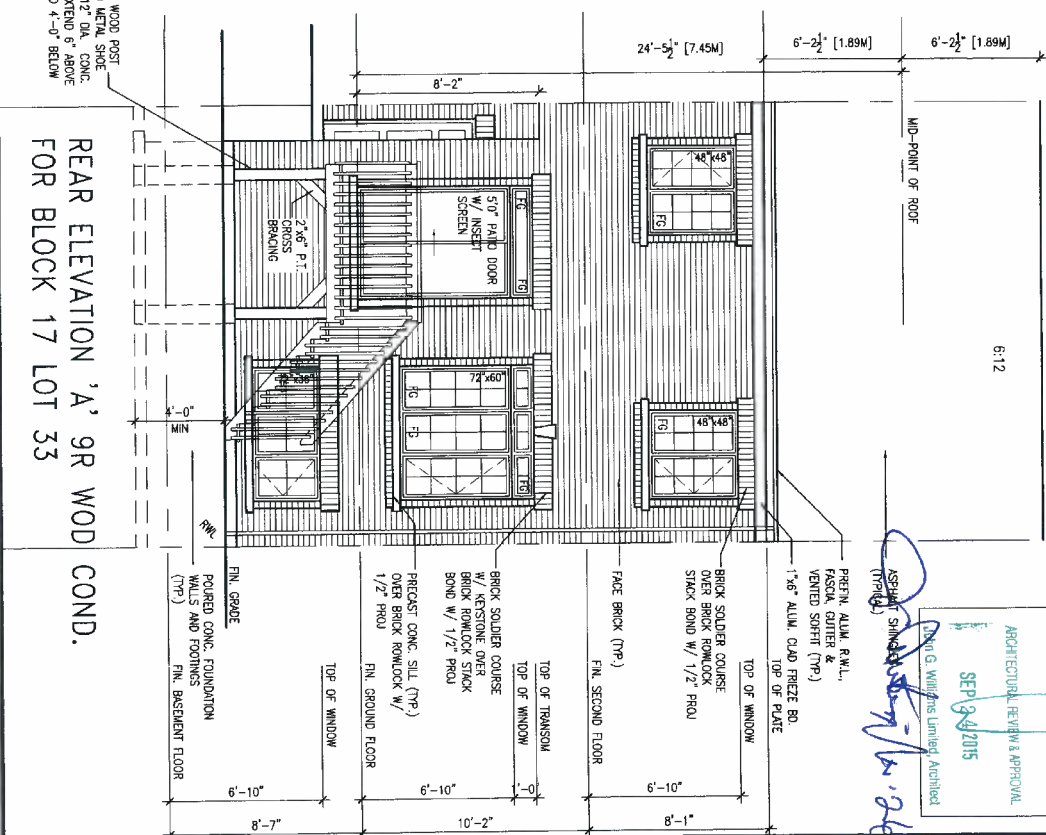
CROSS SECTION A-A



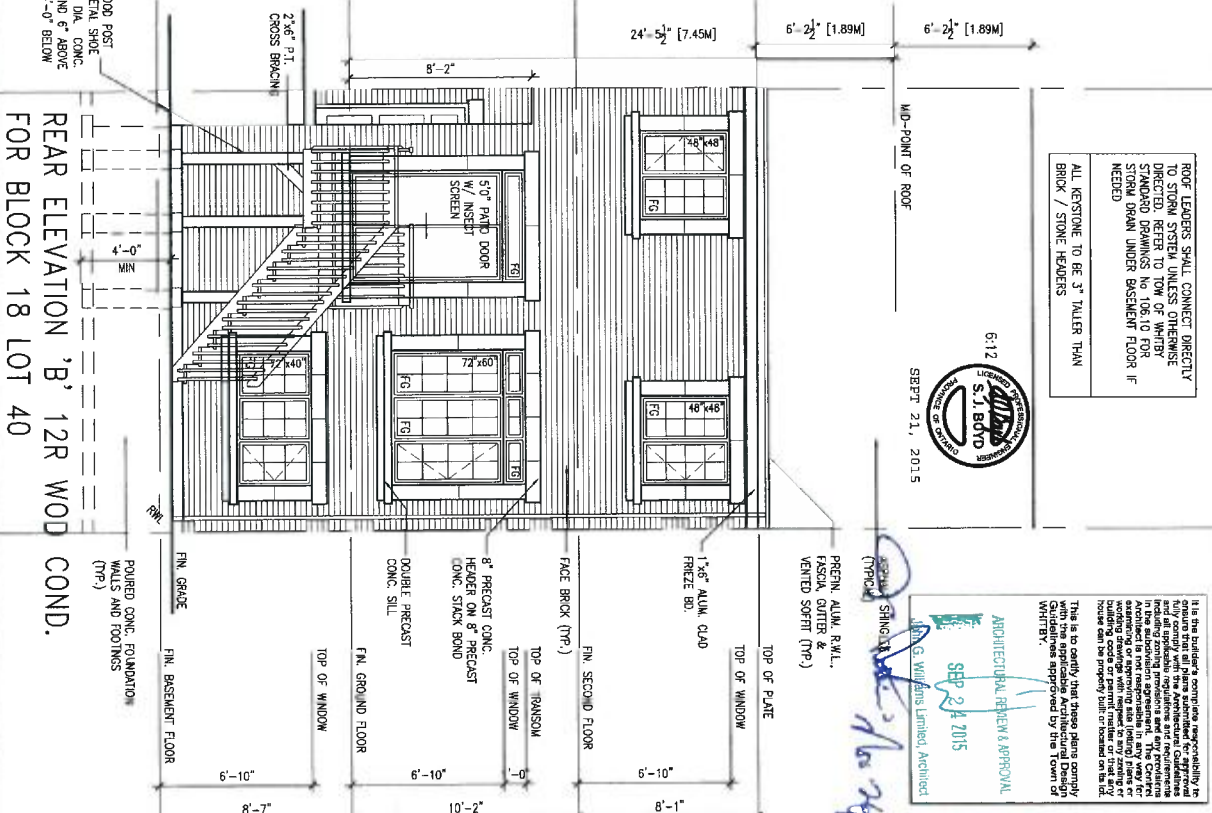
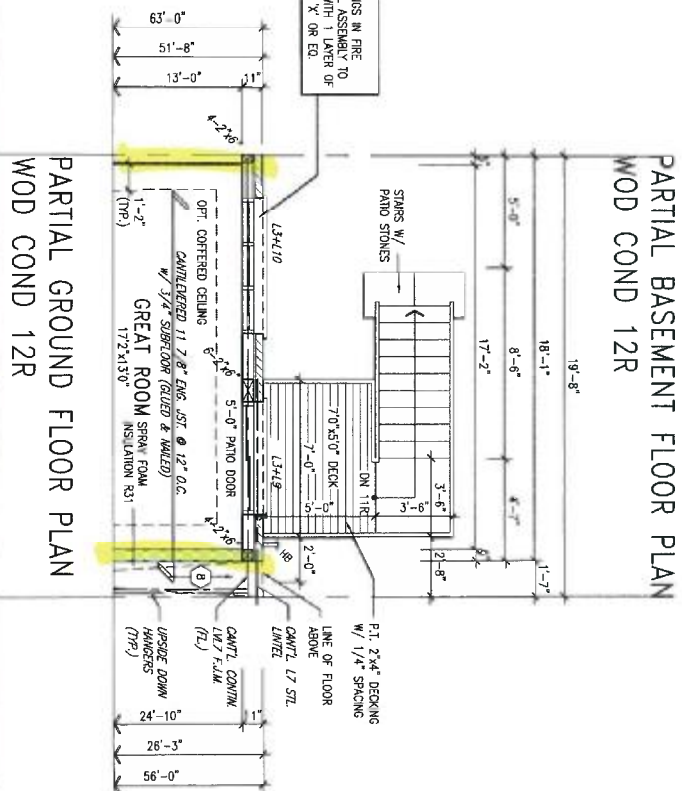
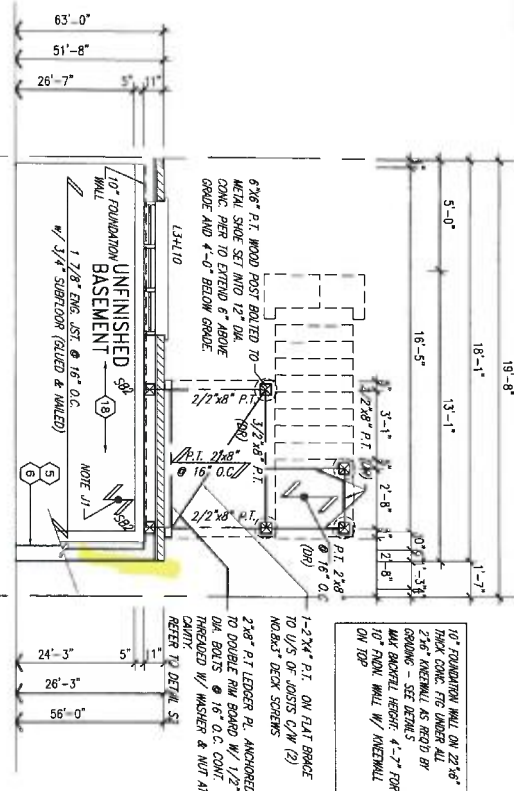
3 REVISED AS PER ENG COMMENTS SEP 18-15 RC 2 REV AS PER FL. & ROOF TRUSS CO-ORD. AUG. 25/15 WT 1 ISSUE FOR CLIENT REVIEW JUN 16-15 RC	9 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. 7 QUALIFICATION INFORMATION Wellington Jno-Baptista 25591 6 NAME RCN 5 REGISTRATION INFORMATION VAS Design Inc. 42658 4 DATE SEP 18-15 3 BY RC 300A Wilson Avenue Toronto ON M3H 1S9 T 416.630.2255 F 416.630.4782 vasdesign.com APR 2014 drawn by RC checked by - scale 3/16" = 1'-0" 14037 TH2 CROSS SECTION 14037-TH2 11 drawing no.
--	--



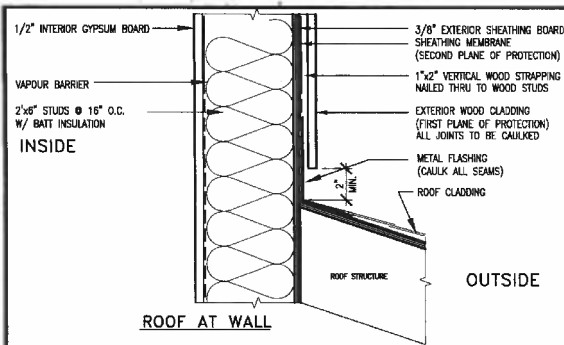
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of WHITNEY.



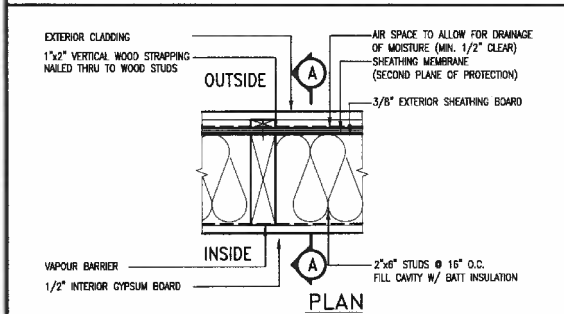
BAYVIEW WELLINGTON		TH2	
		BEDFORD 2	
project name	transparency	project no	
CORNERBROOK	WHITBY, ON	14037	
date		drawing no	
APR 2014		14	
drawn by	scale	file name	
checked by	5/16" = 1'-0"	14037-TH2	
REAR UPGRADE ELEVATION TICHARD - \\s\archive\WORKING\2014\14037.BMP\unla\corner\14037-th2.dwg - Mon - Sep 21 2015 - 8:42 AM			



9	unintended 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.				BAYVIEW WELINGTON		TH2 BEDFORD 2	
8	Wellingtongen Inc-Baptiste name: <i>Baptiste</i> 25591 registration information: BCMA VA3 Design Inc. 42655		project name: CORNERBROOK		municipality: WHITBY, ON		project number: 14037	
7	Designer's e-mail, with all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All drawings are the property of the Designer and will be returned at the completion of the work. Drawings are not to be scaled.		3004 Wilson Avenue Toronto, ON M3H 1S8 T: 416.630.4782 F: 416.630.4782 vo@v3design.com		APR 24, 2014		REAR ELEVATION WOOD	
6	SEP 18-15/RS CO-ORD.				selected by: <i>3/16" = 1'-0"</i>		scale:	
5	SEP 18-15/RS DATE				sheet number: 14037-IN2		drawing no: 15	
4	REV. AS PER PER ENCL COMMENTS				REC'D - H:\ARCHIVE\WORKING\2014\14037\DWG\14037-TH2.dwg - Main - Sep 21 2015 - 8:42 AM			
3	REV. AS PER FL. & ROOF TRUSS CO-ORD.							
2	ISSUE FOR CLIENT REVIEW							
1	no							

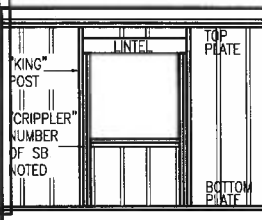
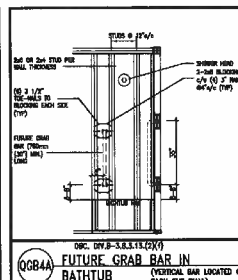
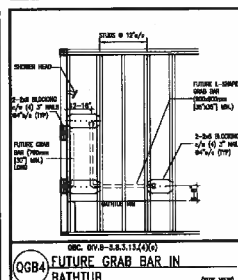
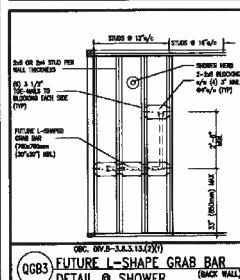
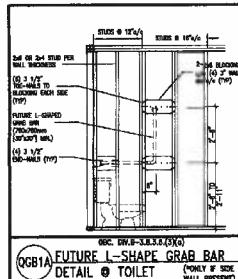
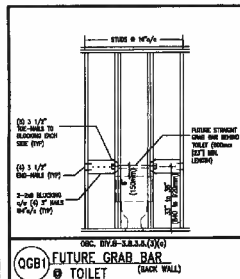


SEPT 21, 2015



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-9.5.2.3, WATER CLOSET 3.8.3.8.(3)(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 2"x4" GARAGE WALL IS AS FOLLOWS:
 2"x4" @ 16" O.C. - 9'-10"
 2"x4" @ 12" O.C. - 10'-9"
 2"x4" @ 16" O.C. - 11'-2"
 3-2"x4" @ 12" O.C. - 12'-4"

MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:
 2"x6" @ 16" O.C. - 12'-0"
 2"x6" @ 12" O.C. - 13'-10"
 2-2"x6" @ 16" O.C. - 15'-0"
 2-2"x6" @ 12" O.C. - 17'-4"

MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:
 2"x8" @ 16" O.C. - 16'-0"
 2"x8" @ 12" O.C. - 17'-8"
 2-2"x8" @ 16" O.C. - 20'-4"
 2-2"x8" @ 12" O.C. - 22'-4"

- 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'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa.
 - STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

- 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'-0")
 - PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
 - WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)
 - FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 - STUDS GREATER THAN 9'-10" HIGH TO BE NO. 2 SPF.
 - STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** 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.

Wellington Jan-Baptiste 25591
 name
 registration information
 VAS Design Inc. 42658
 Design Inc.

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

VA3 DESIGN
 300A Wilson Avenue
 Toronto ON M5H 1S8
 416.630.2255 f 416.630.4782
 va3design.com

BAYVIEW WELLINGTON

project name: CORNERBROOK
 date: APR 2014
 drawn by: [blank] checked by: [blank] scale: 3/16" = 1'-0"

CONST NOTE

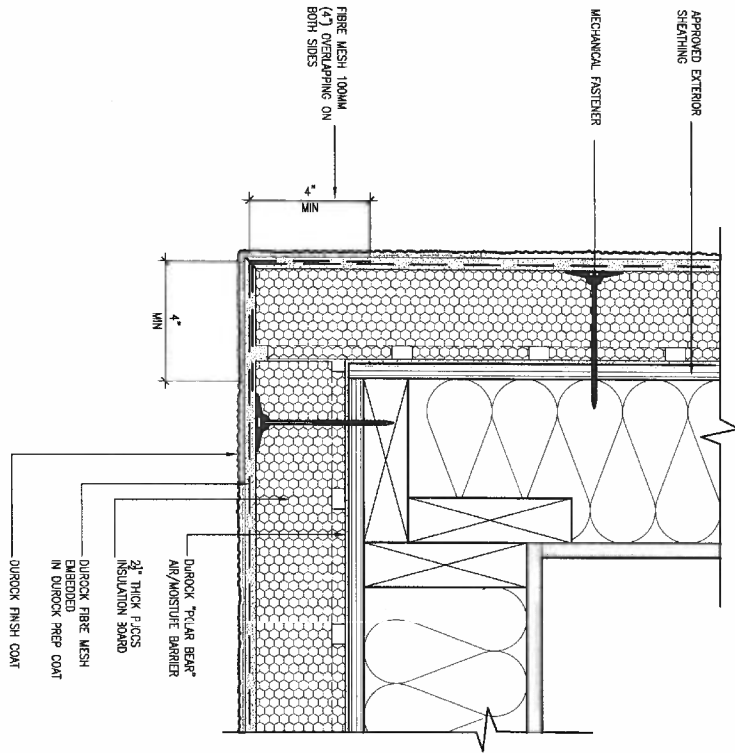
project no. 14037
 municipality: WHITBY
 drawing no. CN2

CONSTRUCTION NOTES
 14037-CONST-00C 2015



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

BAYVIEW WELLINGTON		CONST NOTE	
project name CORNERBROOK	locality WHITI	project no. 14037	
date APR 2014		drawing no. 14037-CONST-005	
drawn by DC	checked by 3/18" ± 1"-0"	date 14037-CONST-005 2015	
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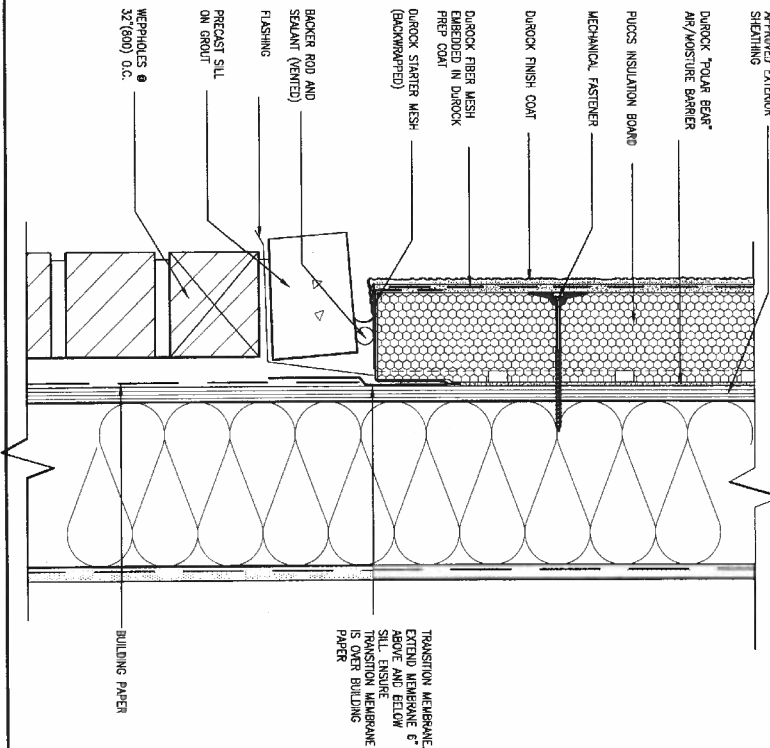


5 CORNER DETAIL

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

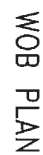
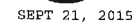
CNS SCALE: 3"=1'-0"

9. - 8. - 7. - 6. - 5. - 4. - 3. - 2. UPDATE TO CODE APR 16-15 RC 1. ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description date by	The undersigned has reviewed and takes responsibility for the design and from the specifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Jno-Baptiste 25581 name registration information 42658 VAS Design Inc. Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be used.	VAS DESIGN 500A Wilson Avenue Toronto ON M6H 1S8 416.630.2255 / 416.630.4782 vasdesign.com	BAYVIEW WELLINGTON project name CORNERBROOK date APR 2014 checked by RC scale 3/16" = 1'-0" drawn by 14037-CONST-CBC 2015 14037-CONST-CBC 2015	CONST NOTE project no. 14037 city/township WHITBY drawing no. CNS
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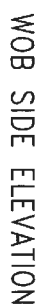
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SECTION AT W.O.D/W.O.B.



COMPLIANCE TO OBC SB-12 2.1.1.1(11)



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

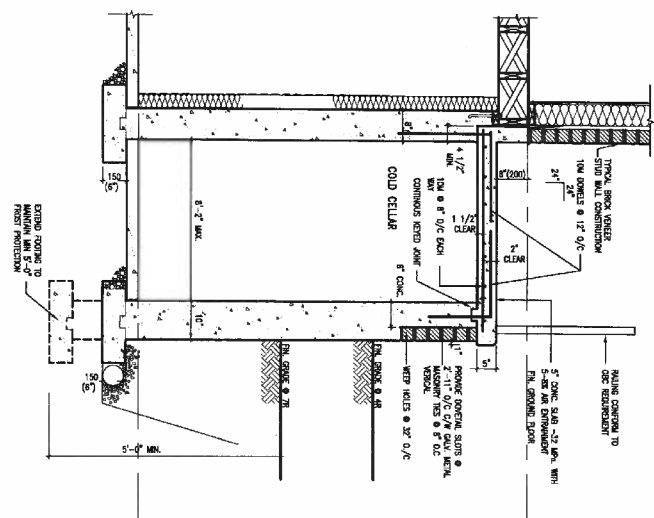
9				The undersigned has reviewed and takes responsibility for this design and less the qualifications and meets the requirements set out in The Ontario Building Code to be a Designer.	 VA3 DESIGN 303A Wilson Avenue Toronto ON M5H 1S8 + 416.630.2255 + 416.630.4782 va3design.com	BAYVIEW WELLINGTON		CONST NOTE	
8						project name CORNERBROOK	materials WHITBY	project no. 14037	
7						date APR 2014	CONSTRUCTION NOTES		
6						drawn by RC	checked by -	scale 3/16" = 1'-0"	title notes 14037-CONST-0BC 2015
5						RECORD - H:\ARCHIVE\WORKING\2014\14037.BAY.WELL\14037-CONST-0BC 2015.dwg - Thru - Sep 17 2015 - 2:13 PM			
4									
3									
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be used.					
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC						
	no description	date							



SEPT 21, 2015

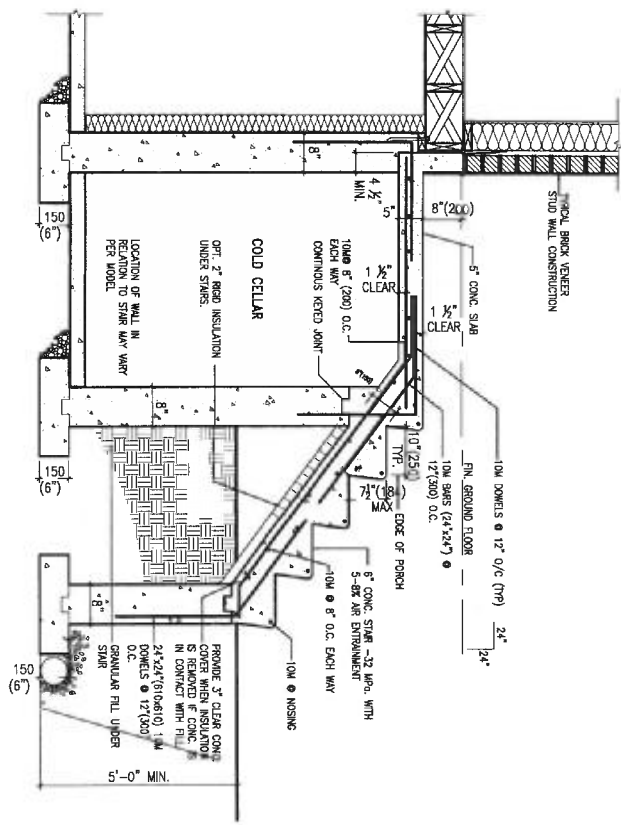
X1

SECTION AT PORCH FOR 4-TR CONDITION
SCALE: N.T.S.



X2

EXTERIOR CONC. STAIR DETAIL (6 RISERS/ 7 RISERS SIMILAR)
SCALE: N.T.S.



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.		BAYVIEW WELLINGTON		CONST NOTE	
8 .		specification information		project name		municipality	
7 .		Wellington Joe Boyd		CORNERBROOK		WHITBY	
6 .		date		date		date	
5 .		25/01		APR 2014		CONSTRUCTION NOTES	
4 .		42/06		drawn by		life name	
3 .		VAS Design Inc.		RC		14037-CONST-ORC 2015	
2 .	UPDATE TO CODE	APR 16-15	RC	checked by		scale	
1 .	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	3/16" = 1'-0"		drawing no.	
no. description		date by		14037-CONST-ORC 2015		CN8	

no. description

date by

25/01

42/06

APR 2014

drawn by

checked by

3/16" = 1'-0"

14037-CONST-ORC 2015

drawing no.

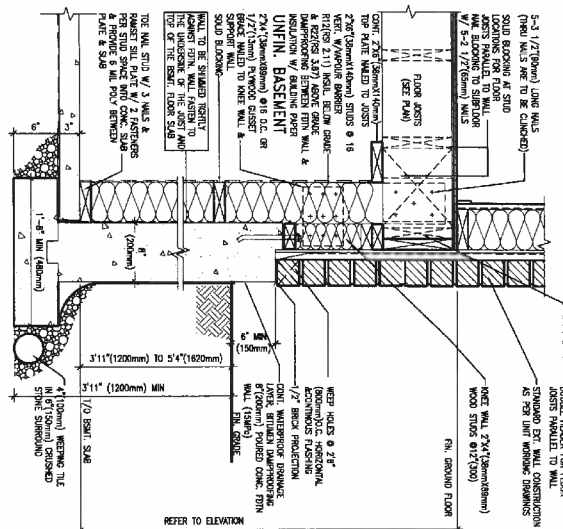
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14037-CONST-ORC 2015

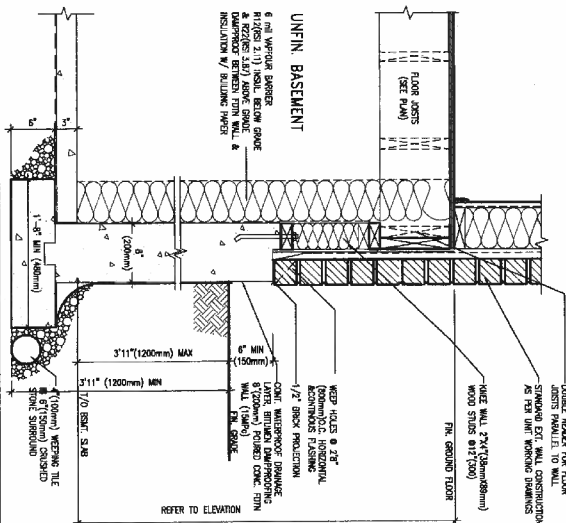
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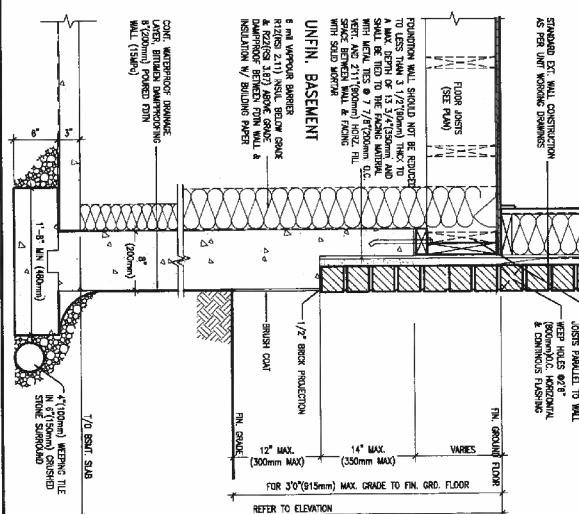
SEPT 21, 2015



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 TO BASEMENT SLAB 3'11" (1200mm) 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.

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

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

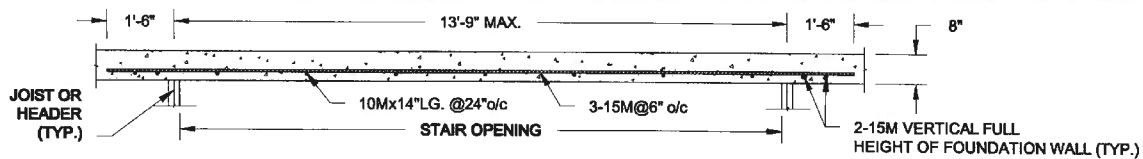
Qualification Information
Wellington Jno-Baptista 25501
name
signature
VIA Design Inc. 42858

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.

VIA3 DESIGN
300A Wilson Avenue
Toronto, ON M5H 1S8
416.630.2255 f 416.630.4782
via3design.com

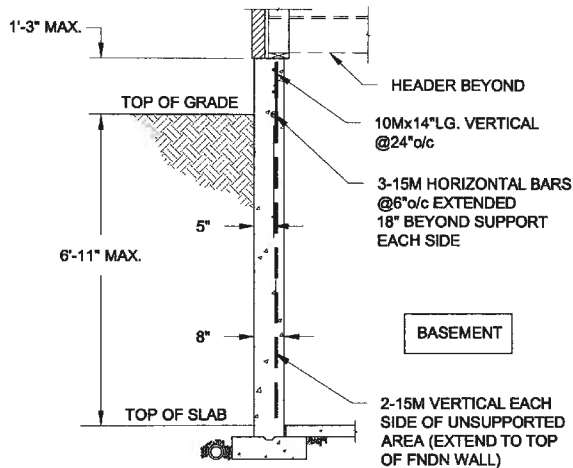
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project name CORNERBROOK	multiplicity WHITBY	project no. 14037	drawing no. CN9
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PLAN VIEW

NOT TO SCALE



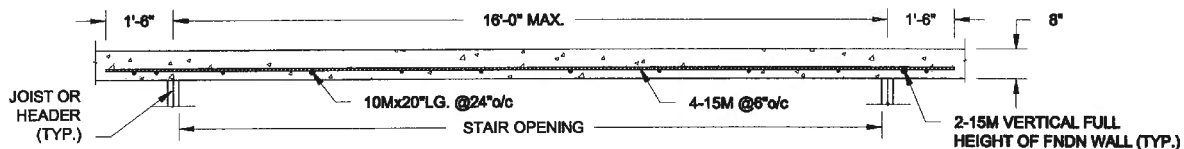
NOTE:

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

1A
S1

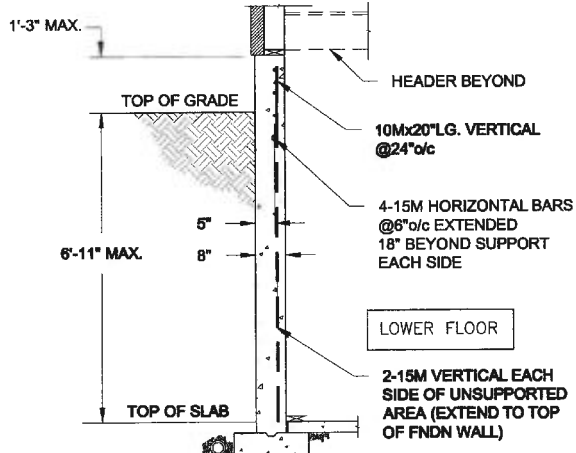
LATERALLY UNSUPPORTED WALL

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



PLAN VIEW

NOT TO SCALE



NOTE:

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

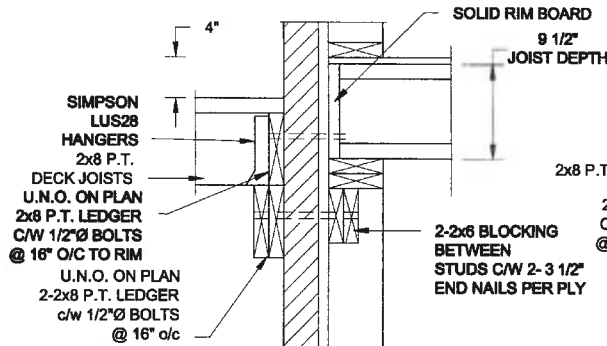
1B
S1

LATERALLY UNSUPPORTED WALL

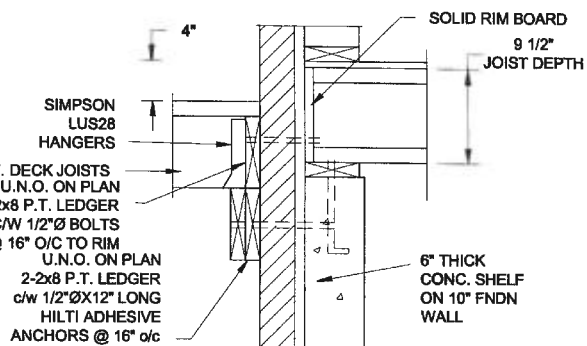
SCALE: 3/8" = 1'-0"

Scale: AS NOTED	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 TOWNS PROJECT WHISBY, ONTARIO
Date: SEP-18-2015		TYPICAL STRUCTURAL DETAILS
Drawn: SC	Checked: SJB	Project No.: 16-176
		Drawing No.: S1

FOR 9 1/2" JOIST DEPTH



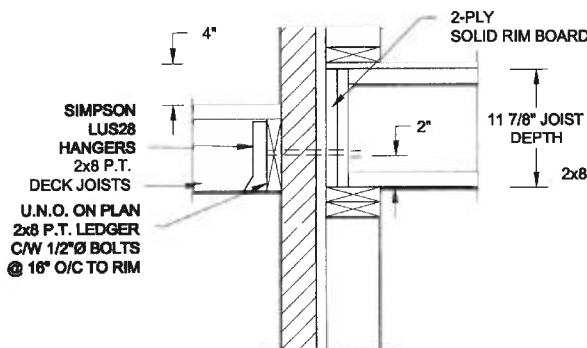
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



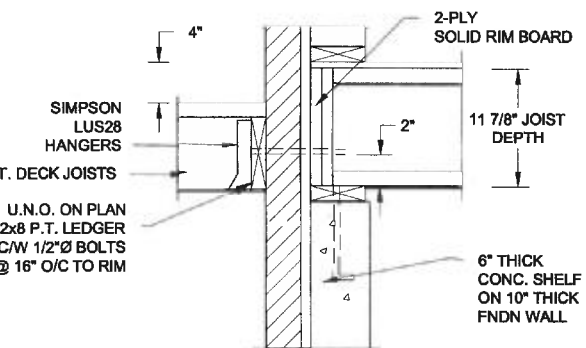
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

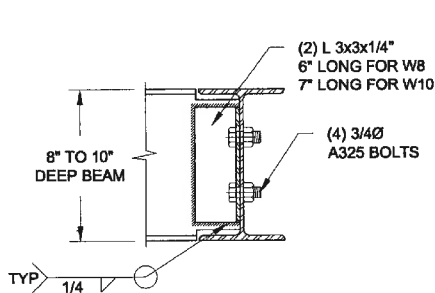


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

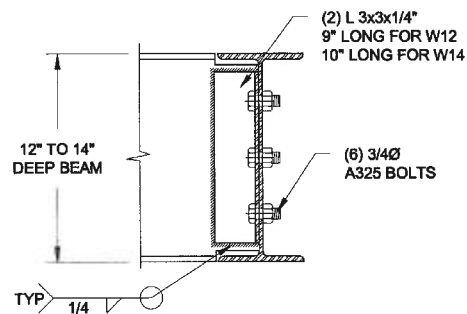


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x6 @ 16" o/c KNEEWALL ON 10" THICK CONC FNDN WALL
2. WHERE BACKFILL HEIGHT > 4'-7", PROVIDE 6" CONC SHELF FOR BRICK VENEER ON 10" THICK CONC FNDN WALL
3. FOOTING TO BE 22"x6" THICK UNLESS NOTED OTHERWISE ON PLAN.



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

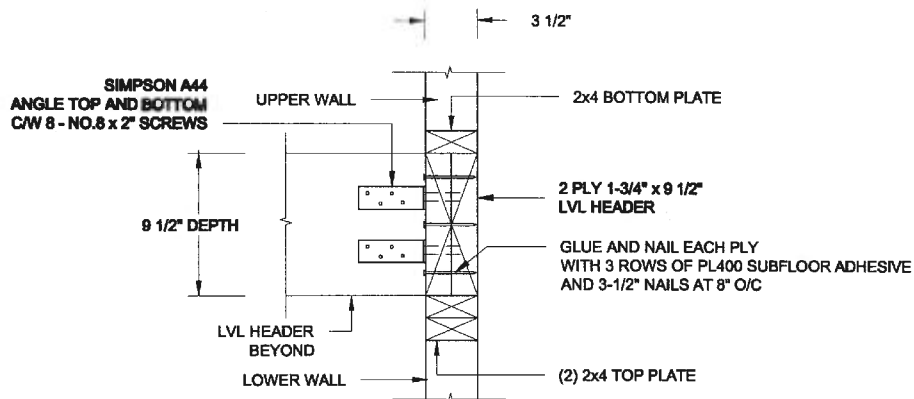


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x88) BEAM MAX
AND W14x48 (W380x72) BEAM MAX.

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: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal:  S.J. BOYD SEPT 21, 2015	Project: BAYVIEW WELLINGTON HOMES - CORNERBOOK TOWNS PROJECT WHISTY, ONTARIO
Date: SEP-18-2015		Project No.: 15-176	Drawing No.: S2
Drawn: SC	Checked: SJB	TYPICAL STRUCTURAL DETAILS	

FOR 9 1/2" JOIST DEPTH

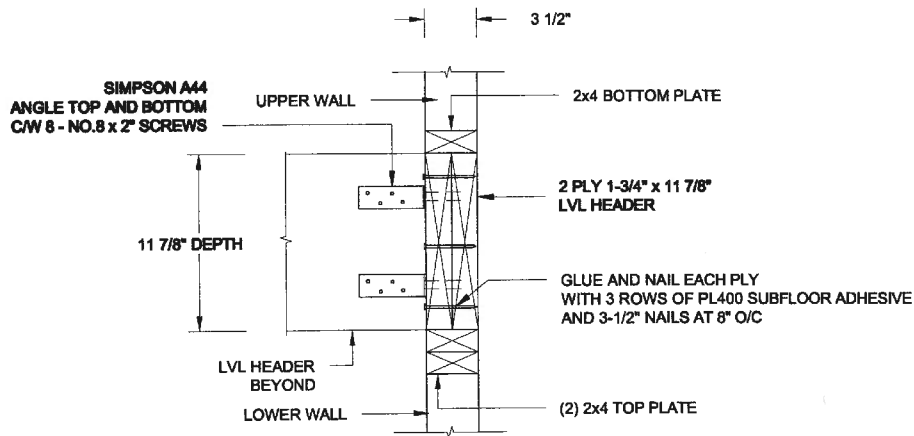


1A
S3

STAIR HEADER @ PARTYWALL

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

FOR 11 7/8" JOIST DEPTH



1B
S3

STAIR HEADER @ PARTYWALL

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	Project: BAYVIEW WELLINGTON HOMES - COMMERBROOK TOWNS PROJECT WILLOW, CHICAGO
Date: SEP-18-2015		TYPICAL STRUCTURAL DETAILS
Drawn: SC	Checked: SJB	Project No.: 15-176
		Drawing No.: S3