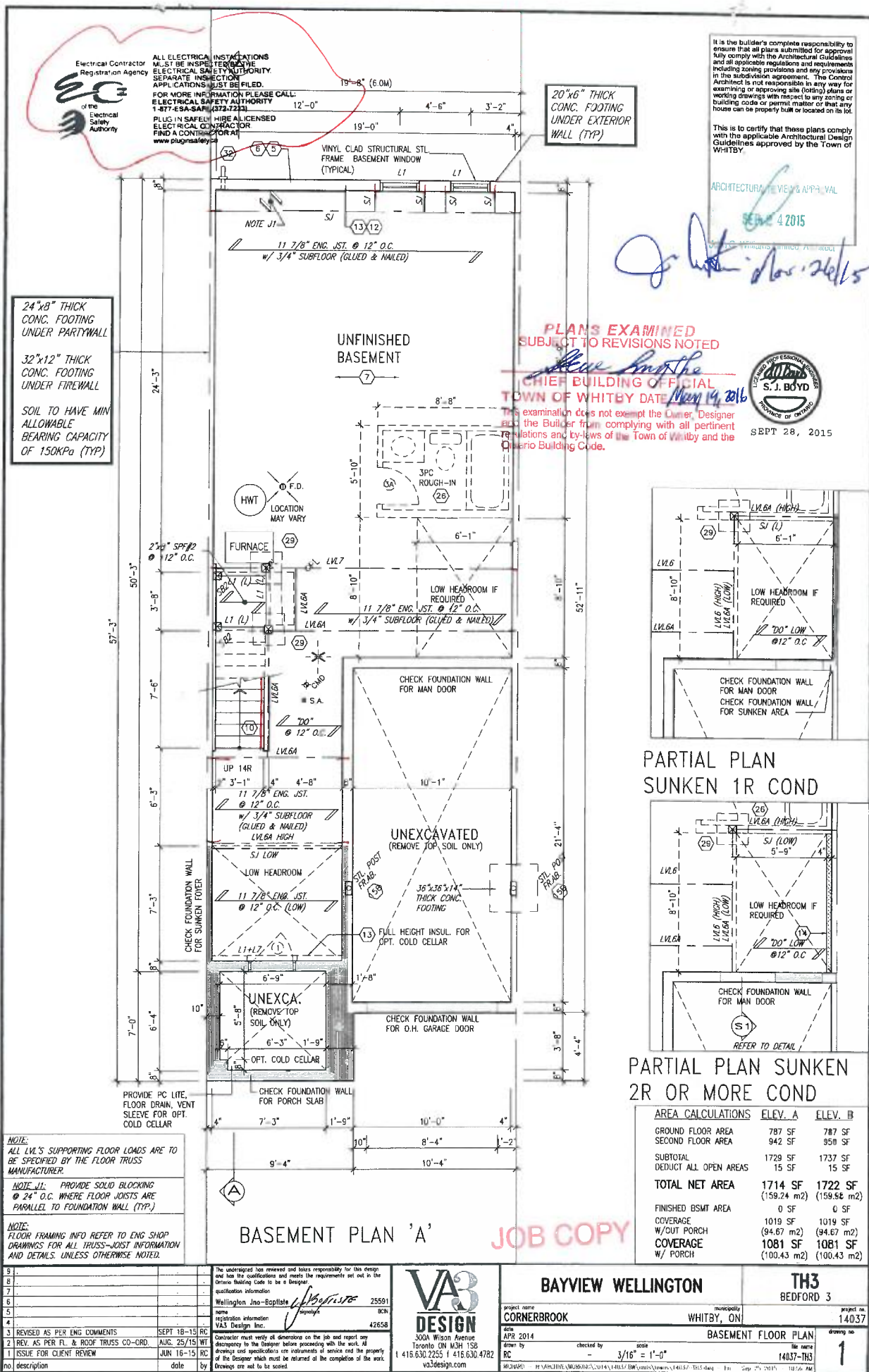




[illegible]

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5	.	
4	.	
3	REVISED AS PER ENG COMMENTS	SEPT 1
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 2
1	ISSUE FOR CLIENT REVIEW	JUN 1
no.	description	date

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 <i>Jno Baptiste</i> 253	
name	B
registration information	
VAZ Design Inc.	426
Contractor must verify all dimensions on the job and report any discrepancy 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 M3H 1S6
416 630 2255 f 416 630
vo3design.com

project name CORNERBROOK		municipality WHITBY, ON		project no. 14037	
date APR 2014		GROUND FLOOR PLAN			drawing no.
drawn by RC		checked by -	scale 3/16" = 1'-0"	file name 14037-TH3	2

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

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

ARCHITECTURE REVIEW APPROVAL

SEP 24 2015

John G. Williams Limited, Architect

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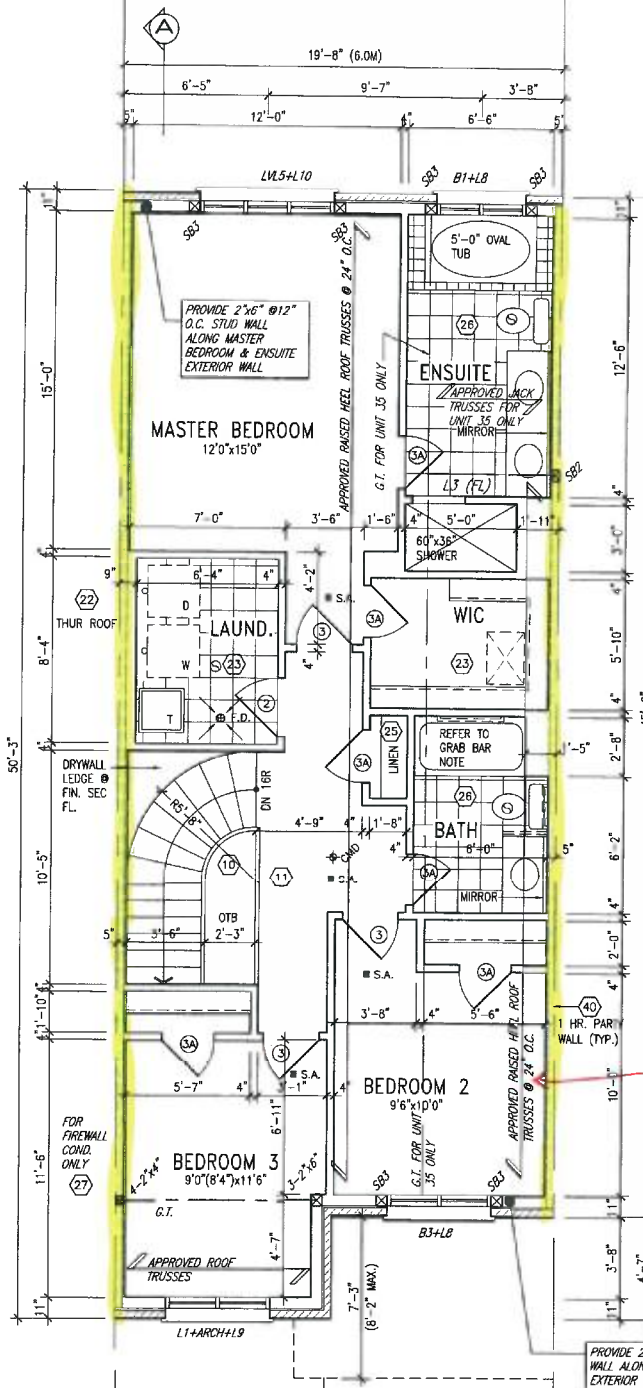
INDICATES FIRE RATED WALL ASSEMBLY



SEPT 21, 2015

Electrical Contractor
Registration Agency
EC
of the
Electrical
Safety
Authority

ALL ELECTRICAL INSTALLATIONS
MUST BE INSPECTED BY THE
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 AT
www.plugsafely.ca



Unit 35
Block 17.

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

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

ARCHITECTURAL REVIEW APPROVAL

SEP 24 2015

John G. Williams Limited, Architect

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WINTER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(d), & 3.8.3.13.(1)(f) AND DETAILS PROVIDED

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

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

NOTE:
FLOOR FRAMING INFO REFER TO ENG SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS, UNLESS OTHERWISE NOTED.

SECOND FLOOR PLAN 'A'

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

NOTE: ROOF STRUCTURE MAY VARY
REFER TO ROOF TRUSS MANUFACTURERS' BUILDING BLOCK TRUSS LAYOUT FOR ACTUAL ROOF STRUCTURE

9			
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4			
3	REVISED AS PER ENG COMMENTS	SEPT 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

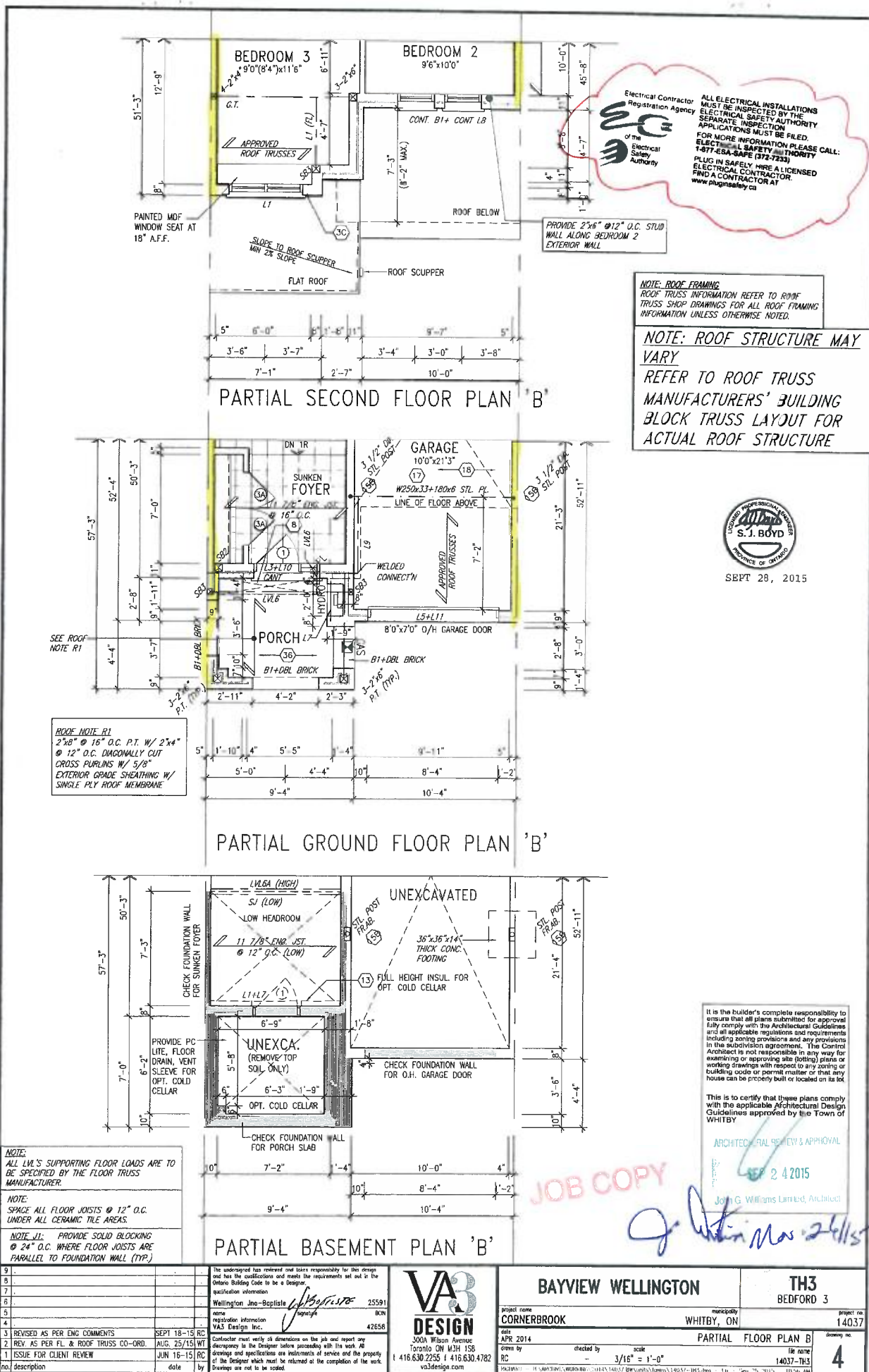
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

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

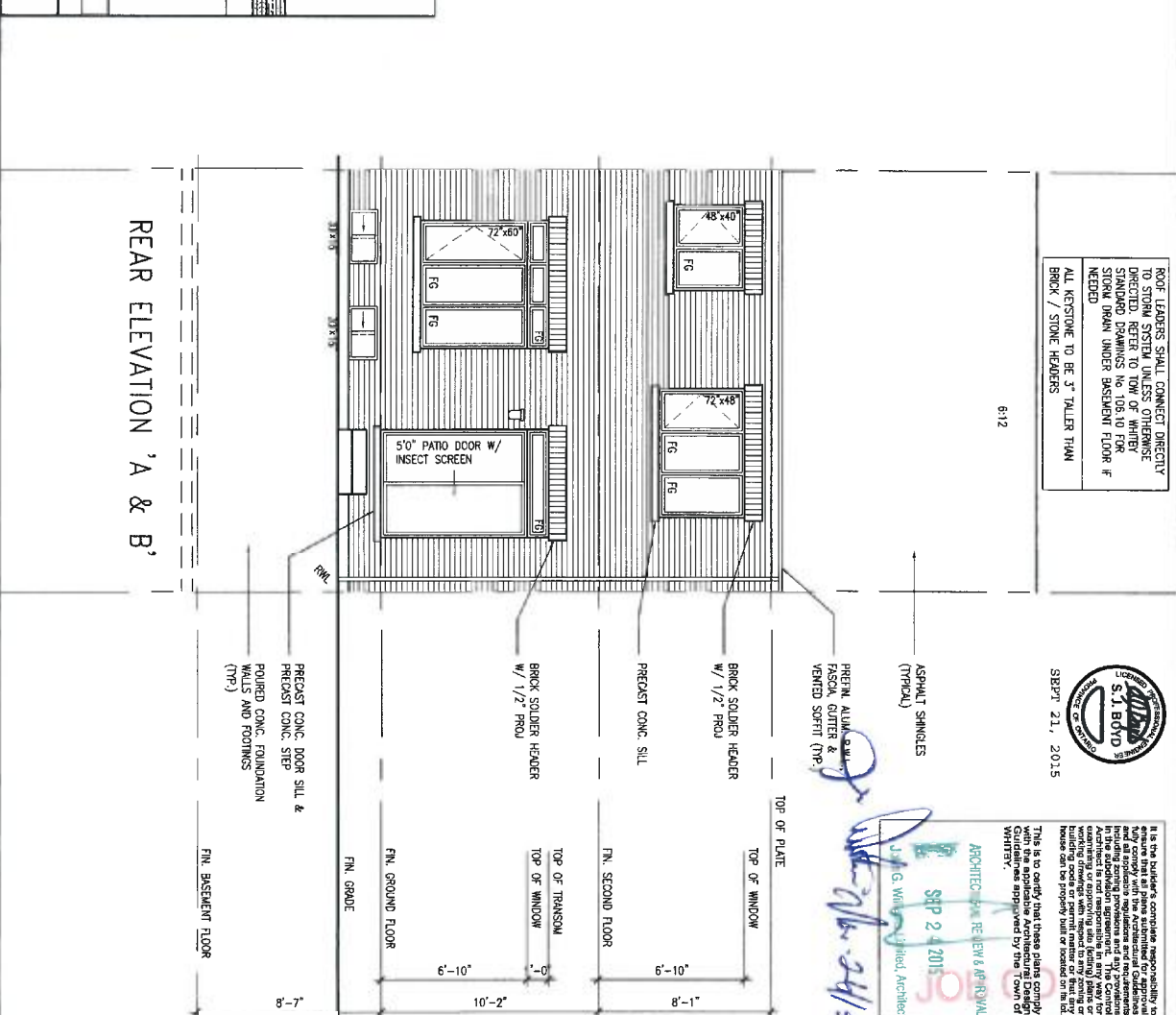
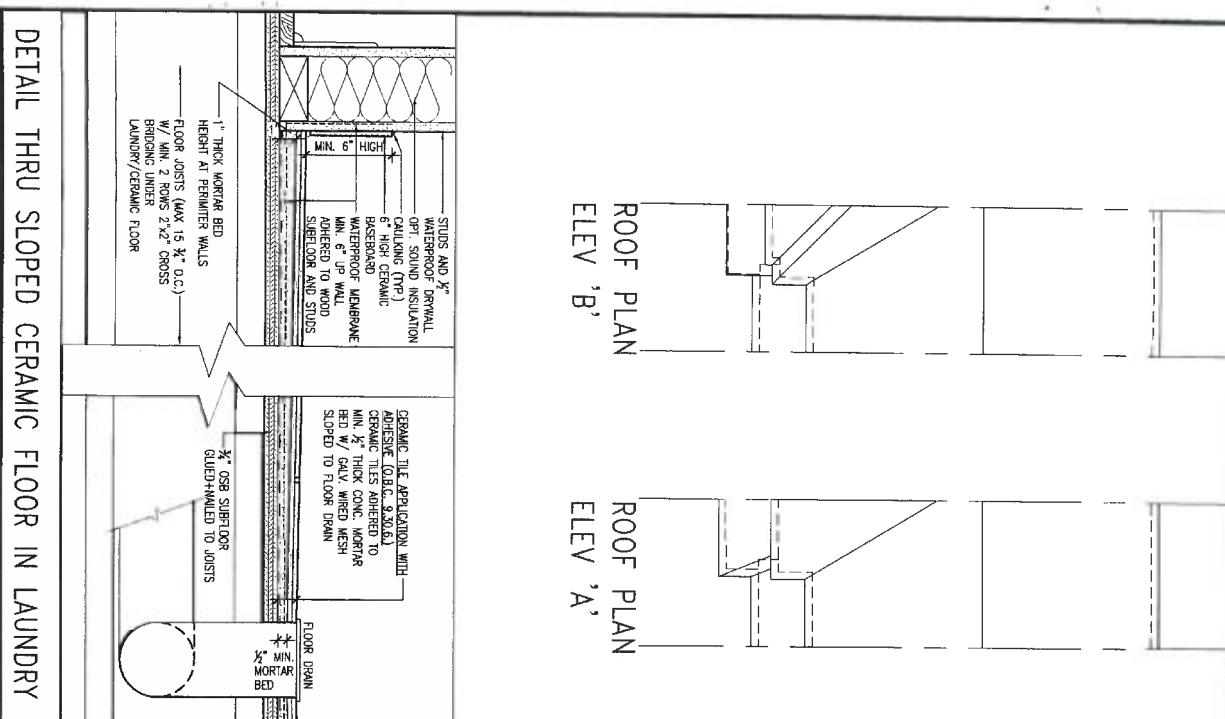
Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be scaled.

VAS DESIGN
300A Wilson Avenue
Toronto, ON M4H 1S8
1 416 630 2235 / 416 630 4782
vasdesign.com

BAYVIEW WELLINGTON		TH3	
project name CORNERBROOK		BEDFORD 3	
date APR 2014	checked by scale 3/16" = 1'-0"	memorandum WHITBY, ON	project no. 14037
SECOND FLOOR PLAN		drawing no. 3	





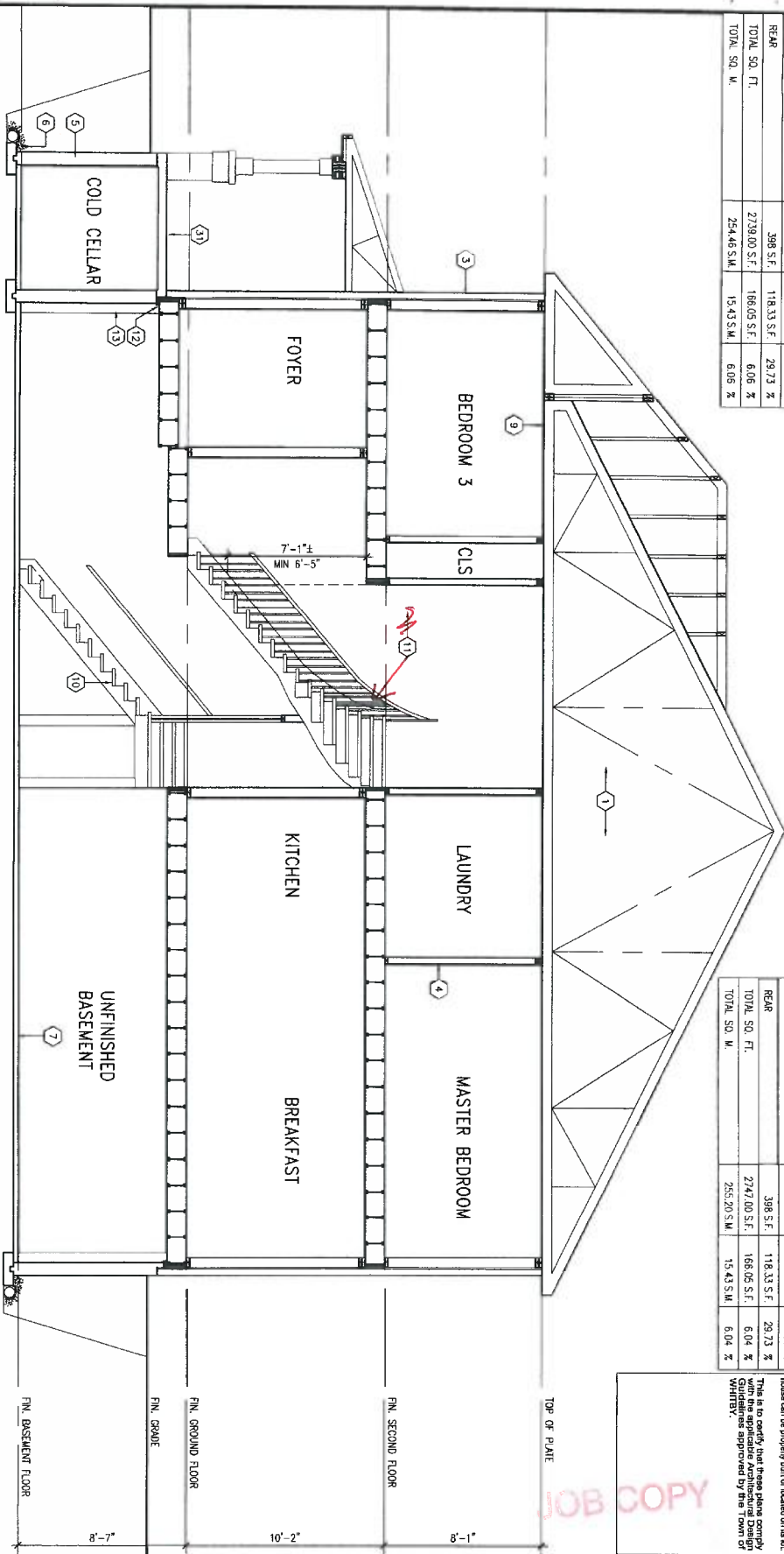


7	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.												BAYVIEW WELLINGTON										TH3		BEDFORD 3							
8	qualification information												project name		CORNERRBROOK										city/province		WHITBY, ON		project no.		14037	
9	Wellington Jno-Bajiste												25591																			
10	signature												BCN																			
11	name												42658																			
12	VA3 Design Inc.																															
13	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 indicative of service and the property of the Designer which must be returned at the completion of the job.												300A Wilson Avenue Toronto ON M5H 1S8 T 416 530 2255 F 416 530 4782 www.vadesign.com																			
14	date																															
15	REVISED AS PER ENR COMMENTS										SEP 18-15 RC																					
16	REV. AS PER FL. & ROOF TRUSS CO-ORD.										AUG. 25-15 WT																					
17	ISSUE FOR CLIENT REVIEW										JUN 16-15 RC																					
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UNINSULATED OPENINGS (PER OBC SB-12.2.11(7))			
TH-3 ELEVATION A	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE		
FRONT	398 S.F. 47.72 S.F. 11.99 %		
LEFT SIDE	1018 S.F. 0 S.F. 0.00 %		
RIGHT SIDE	925 S.F. 0 S.F. 0.00 %		
REAR	398 S.F. 118.33 S.F. 29.73 %		
TOTAL SQ. FT.	2739.00 S.F.	166.05 S.F.	6.06 %
TOTAL SQ. M.	254.46 S.M.	15.43 S.M.	6.06 %

UNINSULATED OPENINGS (PER OBC SB-12.2.11(7))			
TH-3 ELEVATION B	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE		
FRONT	398 S.F. 47.72 S.F. 11.99 %		
LEFT SIDE	1026 S.F. 0 S.F. 0.00 %		
RIGHT SIDE	925 S.F. 0 S.F. 0.00 %		
REAR	398 S.F. 118.33 S.F. 29.73 %		
TOTAL SQ. FT.	2747.00 S.F.	166.05 S.F.	6.04 %
TOTAL SQ. M.	255.20 S.M.	15.43 S.M.	6.04 %



SECTION 'A-A'

UNINSULATED OPENINGS (PER OBC SB-12.2.11(7))			
TH-3 WOOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE		
FRONT	398 S.F. 47.72 S.F. 11.99 %		
LEFT SIDE	1018 S.F. 0 S.F. 0.00 %		
RIGHT SIDE	925 S.F. 0 S.F. 0.00 %		
REAR	477 S.F. 131.67 S.F. 27.80 %		
TOTAL SQ. FT.	2818.00 S.F.	179.39 S.F.	6.37 %
TOTAL SQ. M.	261.80 S.M.	16.67 S.M.	6.37 %

UNINSULATED OPENINGS (PER OBC SB-12.2.11(7))			
TH-3 ELEVATION B WOOD	ENERGY EFFICIENCY - OBC SB12		
ELEVATION	WALL AREA S.F. OPENING S.F. PERCENTAGE		
FRONT	398 S.F. 47.72 S.F. 11.99 %		
LEFT SIDE	1026 S.F. 0 S.F. 0.00 %		
RIGHT SIDE	925 S.F. 0 S.F. 0.00 %		
REAR	477 S.F. 131.67 S.F. 27.80 %		
TOTAL SQ. FT.	2826.00 S.F.	179.39 S.F.	6.35 %
TOTAL SQ. M.	262.34 S.M.	16.67 S.M.	6.35 %

It is the builder's complete responsibility to ensure that all plans submitted for approval and all applicable regulations and requirements have been followed and that the construction of the building is in accordance with the approved plans. Architect is not responsible in any way for any changes or modifications made to the plans or for any errors or omissions in the plans or for any damage to the building or for any other reason. This is to certify that these plans comply with the requirements of the Town of Whitby.

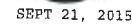
JOB COPY



1	REVISED AS PER ENG COMMENTS	SEPT 19-15 RC
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15 WT
3	ISSUE FOR CLIENT REVIEW	JUN 16-15 RC
4	DESCRIPTION	DATE BY

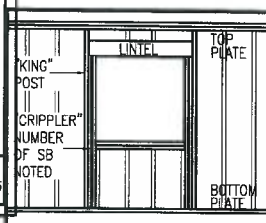
VAS DESIGN
300A Wilson Avenue
Toronto ON M6H 1S8
1 416.630.1255 F 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON
project name: CORNERBROOK
site: APR 2014
drawn by: RC
checked by: 3/16" = 1'-0"
scale: 14037-TH3
drawing no: 7
project no: 14037
municipality: WHITBY, ON
sheet: 7 of 7
date: SEP 18 2015 3:22 PM

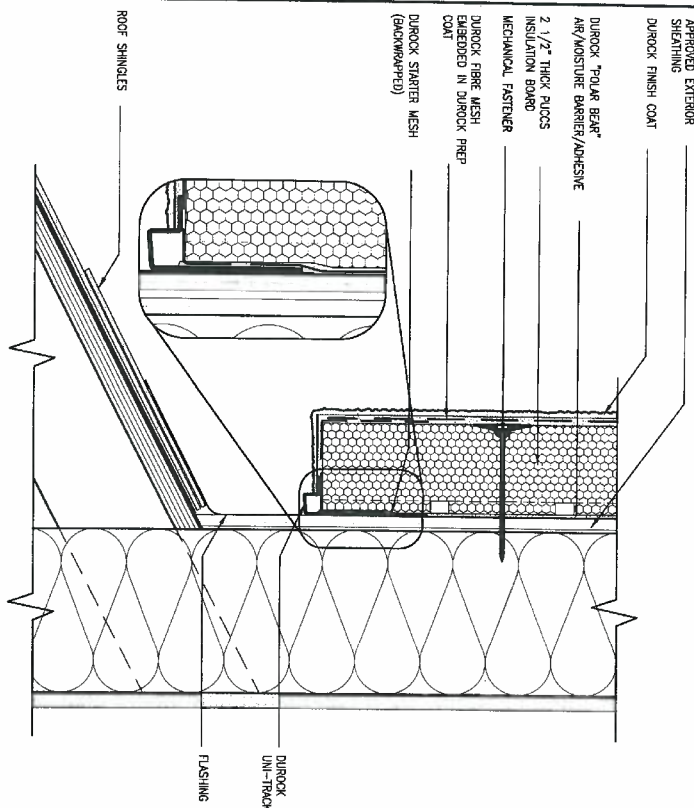


EXTERIOR WOOD CLADDING WALL ASSEMBLY

FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO GBC. DIV. B- 9.5.2.3. WATER CLOSET 3.B.3.B.(1)(g) & 3.B.3.B.(3)(c). SHOWER 3.B.3.13.(2)(f). BATHTUB & 3.B.3.13.(4)(c). AND DETAILS PROVIDED.



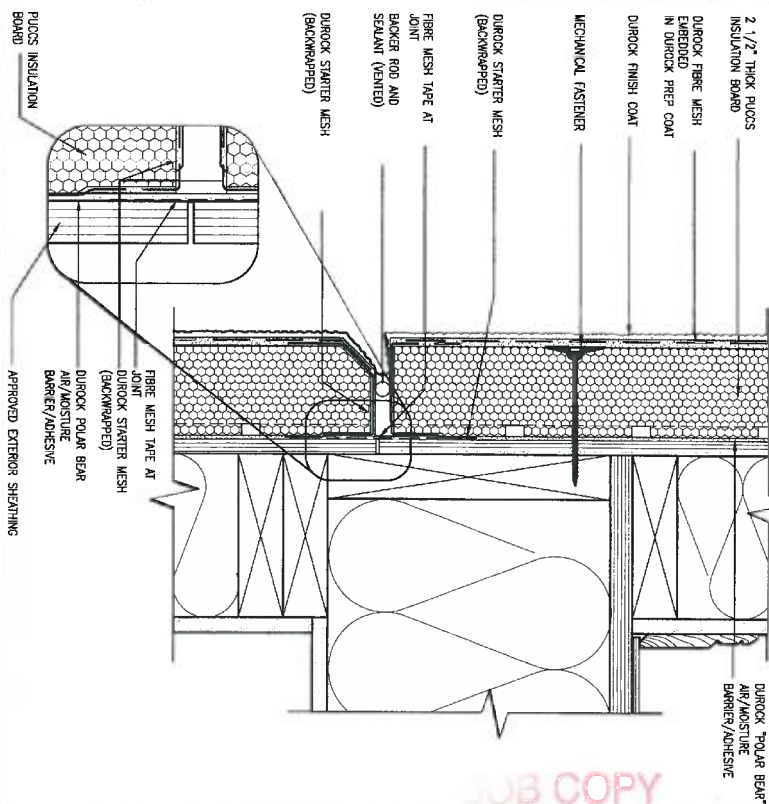
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3 STUCCO TERMINATION @ ROOF

CN4 SCALE: 3"=1'-0"

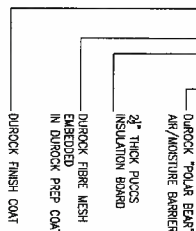
ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.



4 HORIZONTAL EXPANSION JOINT

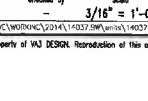
CN4 SCALE: 3"=1'-0"

[illegible]



SCALE: 3"=1'-0"

SCALE: 3"=1'-0"

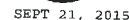


TRANSITION MEMBRANE
EXTEND MEMBRANE 6"
ABOVE AND BELOW
SILL. ENSURE
TRANSITION MEMBRANE
IS OVER BUILDING
PAPER

BAYVIEW WELLINGTON		CONST NOTE	
project name CORNERBROOK	municipality WHITBY	project no. 14037	
dwn by APR 2014	CONSTRUCTION NOTES		drawing no. CN5
scales by checked by scales by 3/16" = 1'-0"	file name 14037-CONST-08C 2015		

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



COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB SIDE ELEVATION

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

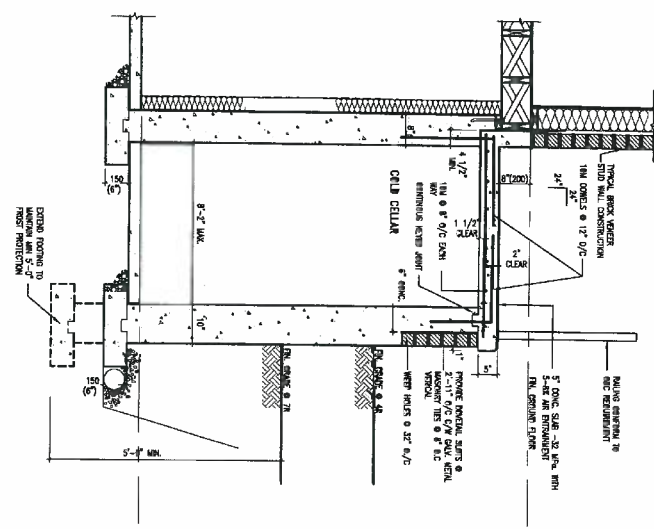
9				understand and reviewed and takes responsibility for the design and has the sufficient and create the treatment and set in the Ontario Building Code to be a Designer.	 3004 Wilson Avenue Toronto ON M6H 1S8 T 416.639.0265 vabdesign.com	project name BAYVIEW WELLINGTON	CONST NOTE
8				qualification information		date APR 2014	drawing no. 14037
7				name Wellington Jia-ling registration information VAB Design Inc.		created by H. VABCHEN/WORKS/2014/14037	sheet 3/16
6				25591 024 42656		scale 1"=6'-0"	14037-CONST-080 2015
3							drawing no. CN7
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 VAB Design Inc. and shall remain the intellectual property of VAB Design Inc. and shall remain the property of VAB Design Inc.			
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	date by			
0	NO DESCRIPTION						

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X1

SECTION AT PORCH FOR 4-7R CONDITION

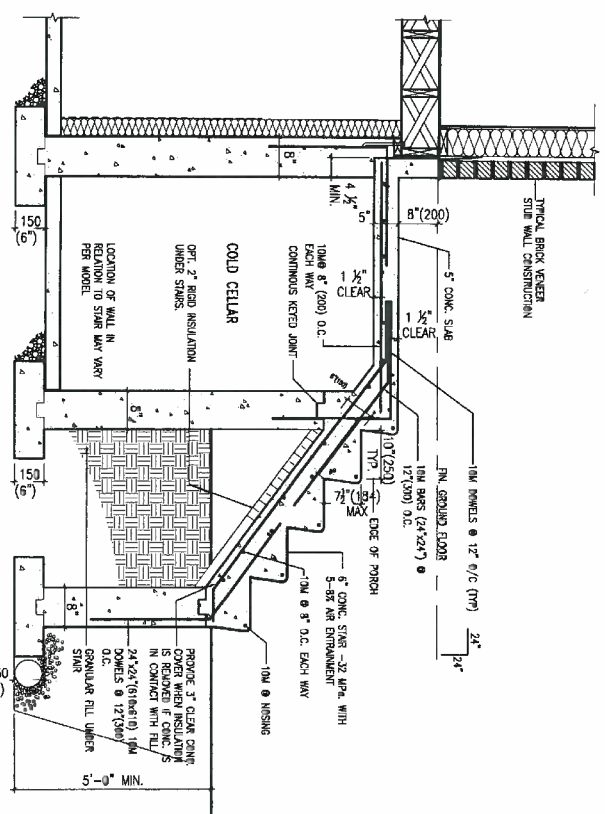
SCALE: N.T.S.



X2

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

SCALE: N.T.S.



SEPT 21, 2015

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.	
8		Qualification Information	
7		Wellington Jno-Boyd 25591	
6		name	
5		registration information	
4		VAS Design Inc. 42858	
3			
2		UPGRADE TO CODE APR 16-15 RC	
1		ISSUE FOR CLIENT REVIEW MAY 07-14 RC	
no. description		date by	

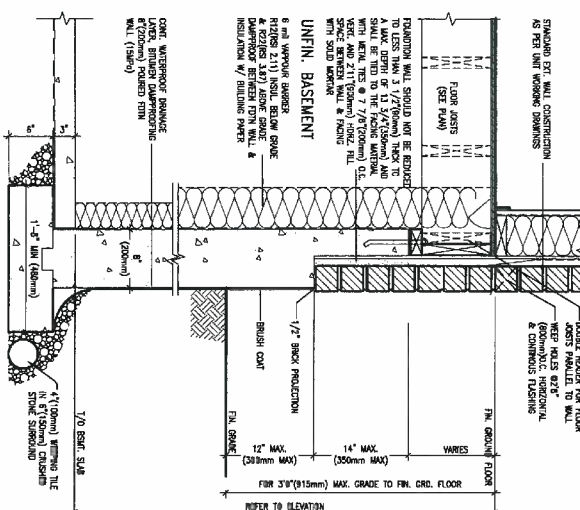
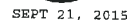
VAS DESIGN

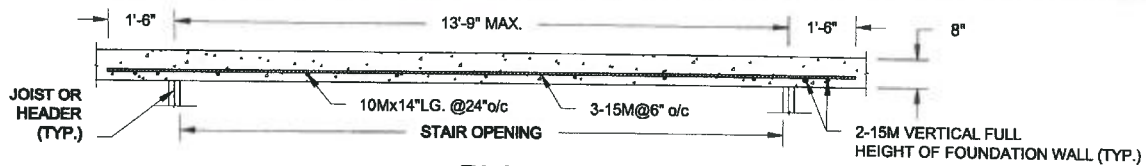
300A Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 f 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON		CONST NOTE	
Project Name	CORNERBROOK	Whitby	14037
Date	APR 2014	Checked by	scale
Drawn by	RC	3/16" = 1'-0"	14037-CONST-08C 2015
Richard - H. VASCHER (WELLINGTON) 14037/WHITBY (14037) CONST. 08C 2015.dwg		File Name: SEP 18 2015 2:32 PM	

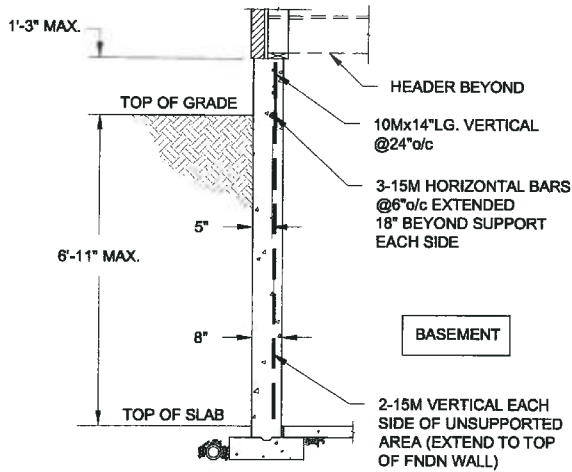
CONSTRUCTION NOTES

CN8

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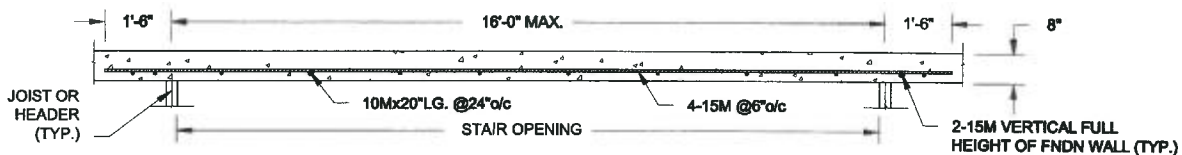
PLAN VIEW
NOT TO SCALE



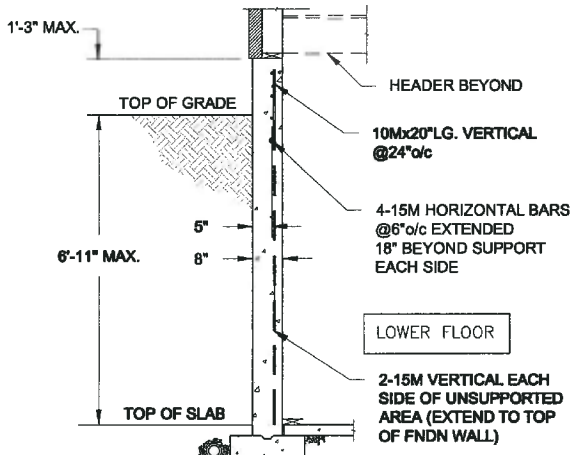
NOTE:

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

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



PLAN VIEW
NOT TO SCALE



NOTE:

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

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

JOB COPY

Scale: AS NOTED	QUAILE ENGINEERING LTD.		Engineer's Seal	Project: BAYVIEW WELLINGTON HOMES - CORNBROOK TOWNS PROJECT WHITBY, ONTARIO	
Date: SEP-18-2015			 S.I. BOYD PROFESSIONAL ENGINEER ONTARIO	Project No.: 15-176	
Drawn: SC				Drawing No.: S1	
Checked: SJB	38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 6J9 T: 905-853-8547 E: quaile.eng@rogers.com		SEPT 21, 2015		

4"

SIMPSON LUS28 HANGERS

DECK JOISTS U.N.O. ON PLAN

2x8 P.T. LEDGER C/W 1/2"Ø BOLTS @ 16" O/C TO RIM

U.N.O. ON PLAN

2-2x8 P.T. LEDGER c/w 1/2"Ø BOLTS @ 16" o/c

SOLID RIM BOARD

9 1/2" JOIST DEPTH

2-2x8 BLOCKING BETWEEN STUDS C/W 2- 3 1/2" END NAILS PER PLY

6" THICK CONC. SHELF ON 10" FNDN WALL

4"

SIMPSON LUS28 HANGERS

2x8 P.T. DECK JOISTS U.N.O. ON PLAN

2x8 P.T. LEDGER C/W 1/2"Ø BOLTS @ 16" O/C TO RIM

U.N.O. ON PLAN

2-2x8 P.T. LEDGER c/w 1/2"ØX12" LONG HILTI ADHESIVE ANCHORS @ 16" o/c

SOLID RIM BOARD

9 1/2" JOIST DEPTH

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.

4"

SIMPSON LUS28 HANGERS

2x8 P.T. DECK JOISTS

U.N.O. ON PLAN
2x8 P.T. LEDGER
C/W 1/2"Ø BOLTS
@ 16" O/C TO RIM

2-PLY SOLID RIM BOARD

2"

11 7/8" JOIST DEPTH

2x8 P.T. DECK JOISTS

4"

SIMPSON LUS28 HANGERS

2x8 P.T. DECK JOISTS

U.N.O. ON PLAN
2x8 P.T. LEDGER
C/W 1/2"Ø BOLTS
@ 16" O/C TO RIM

2-PLY SOLID RIM BOARD

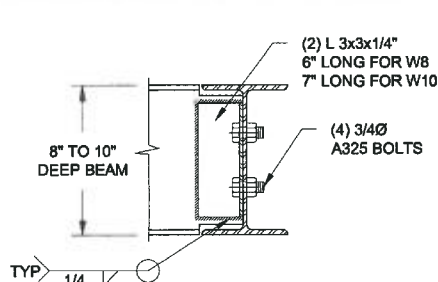
2"

11 7/8" JOIST DEPTH

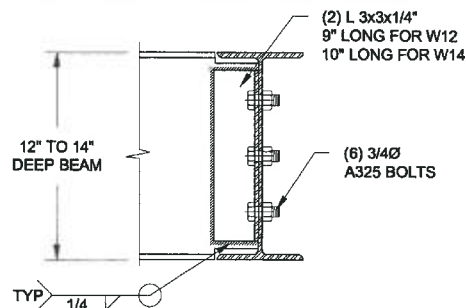
6" THICK CONC. SHELF
ON 10" THICK FNDN WALL

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.



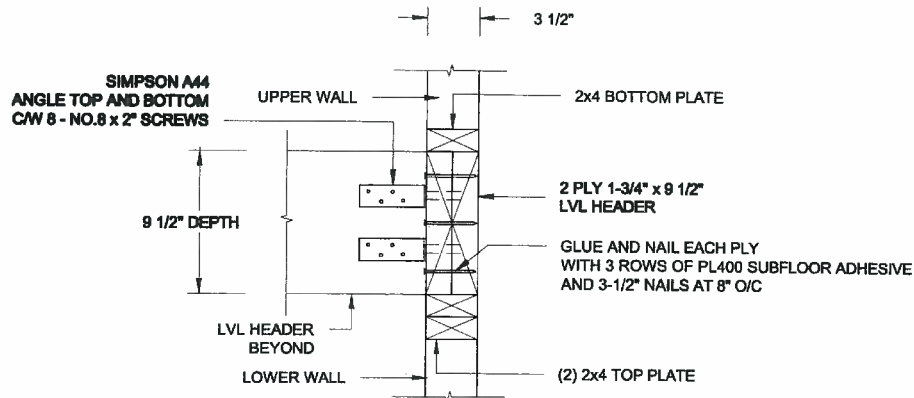
**NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX
AND W14x48 (W360x72) BEAM MAX.**

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

JOB COPY

Scale: AS NOTED		QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal: 	Project: BAYVIEW WILMINGTON HOMES - COMMERBROOK TOWNS PROJECT WHITBY, ONTARIO	
Date: SEP-18-2015			TYPICAL STRUCTURAL DETAILS	Project No.: 15-176	
Drawn: SC	Checked: SJB			Drawing No.: S2	
			SEPT 21, 2015		

FOR 9 1/2" JOIST DEPTH

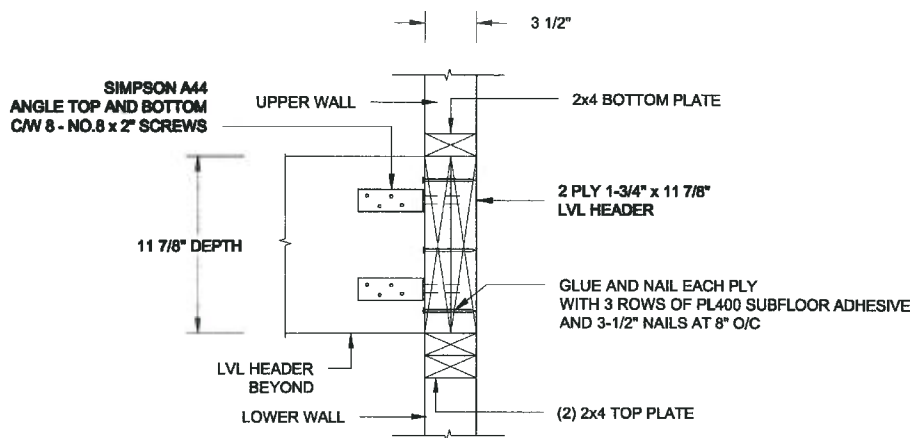


1A
S3

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"

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Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal  S. J. BOYD PROFESSIONAL ENGINEER PROVINCE OF ONTARIO SEPT 21, 2015	Project: BAYVIEW WILLINGTON HOMES - CORNERBROOK TOWNS PROJECT WHITBY, ONTARIO
Date: SEP-16-2015		Project No.: 15-176	TYPICAL STRUCTURAL DETAILS
Drawn: SC	Checked: SJB	Drawing No.: S3	