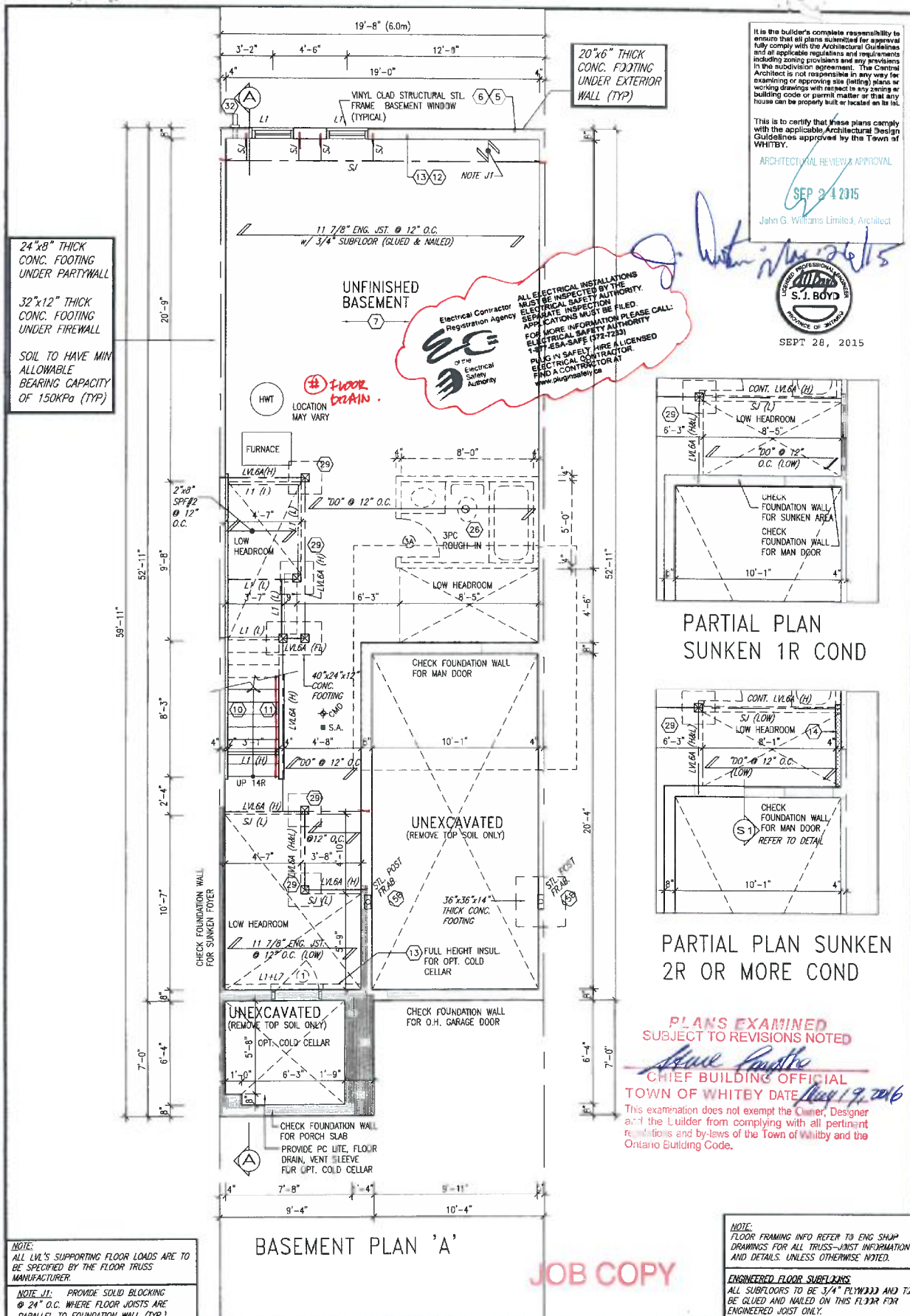




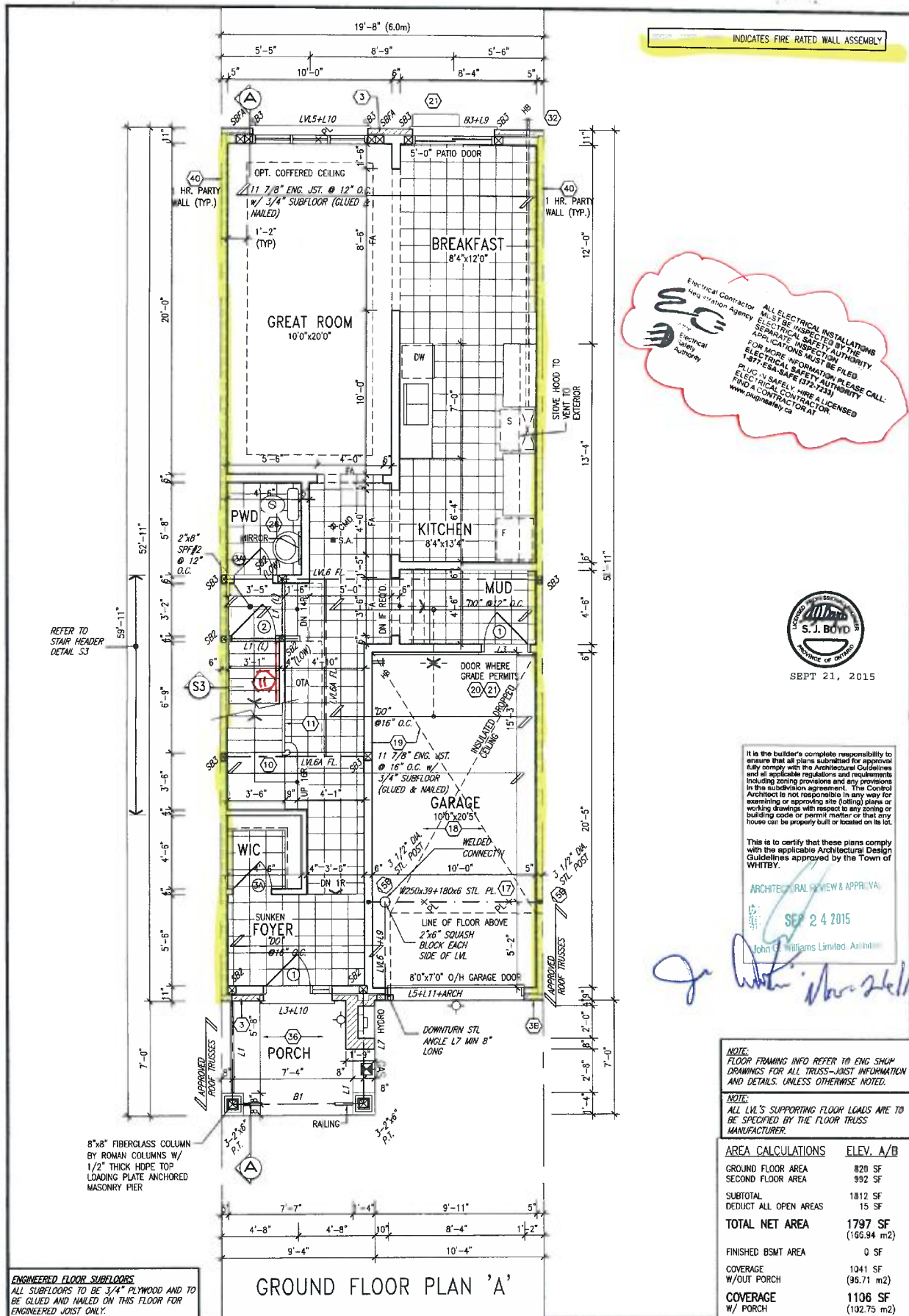
no.	description	date	by
3	REVISED AS PER ENG COMMENTS	SEPT 18-15	RC
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 25/15	WT
1	ISSUED FOR CLIENT REVIEW	JUN 16-15	AF

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.	
Wellington Jno-Baptista	25591
name	RCN
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 statements of service and the property of the Designer which must be returned at the completion of the work. Drawings are not to be copied.	

VAS DESIGN

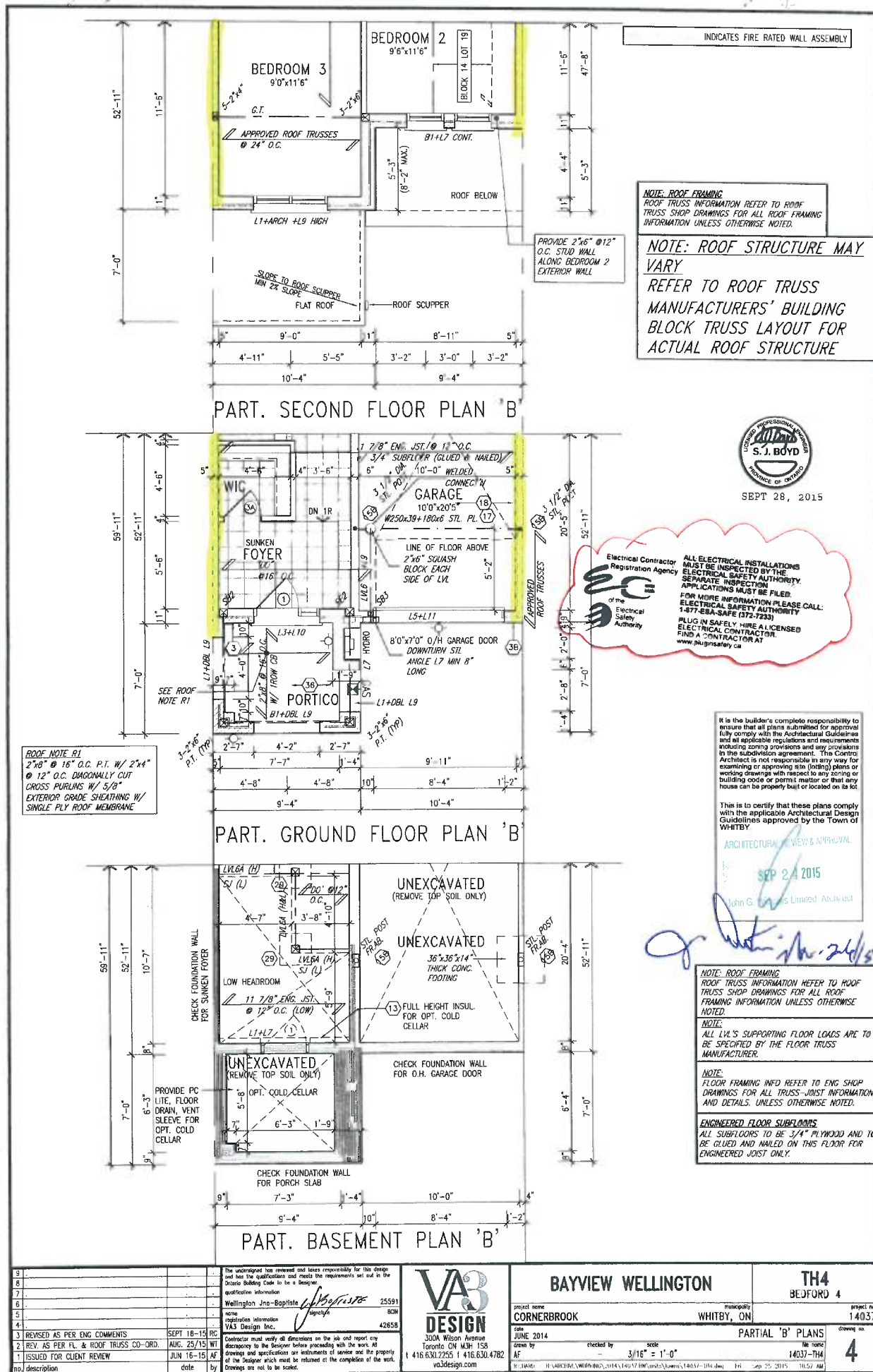
3504 Wilson Avenue
Toronto ON M3H 1S8
416.630.2255 / 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON		TH4 BEDFORD 4	
project name CORNERBROOK	municipality WHITBY, ON	project no. 14037	drawing no. 1
date JUNE 2014	checked by AF	scale 3/16" = 1'-0"	file name 14037-TH4
BASEMENT PLAN 'A'			

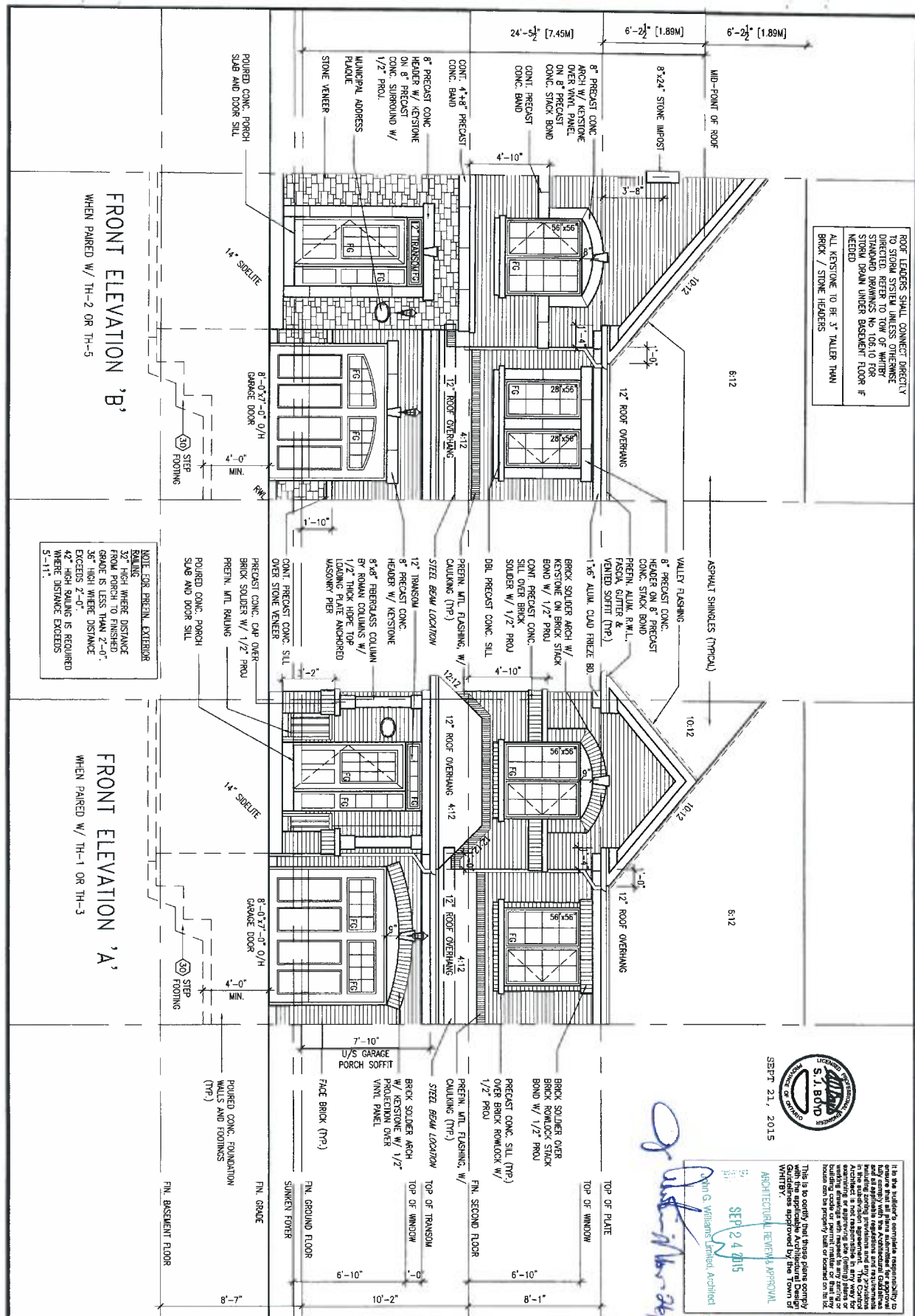


1. REVISED AS PER ENG COMMENTS 2. REV. AS PER FL. & ROOF TRUSS CO-ORD. 3. ISSUED FOR CLIENT REVIEW no. description	4. SEPT 18-15 RC 5. AUG. 25/15 W1 6. JUN 15-15 AF date by	The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. Wellington Jno-Baptiste 25591 signature seal 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 (416) 630-2255 / (416) 630-4782 vasdesign.com BAYVIEW WELLINGTON project name CORNERBROOK date JUNE 2014 drawn by AF checked by scale 3/16" = 1'-0" PROJECT - H:\ARCHIVE\WORKING\2014\14037-BW\Cornebrook\14037-TH4.dwg - Mod - Sep 21 2015 - 9:44 AM	TH4 BEDFORD 4 project no. 14037 drawing no. 2
--	---	---	---	---





ROOF LEADERS SHALL CONNECT DIRECTLY TO STORM SYSTEM UNLESS OTHERWISE DIRECTED REFER TO TOWN 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 24 2015
Architectural Review & Approval
John G. Williams Limited Architect

This is to certify that these plans comply with the requirements of the Building Code of Ontario and the Town of Whitby. The undersigned hereby certifies that the plans have been reviewed and approved by the Town of Whitby.

BAYVIEW WELLINGTON

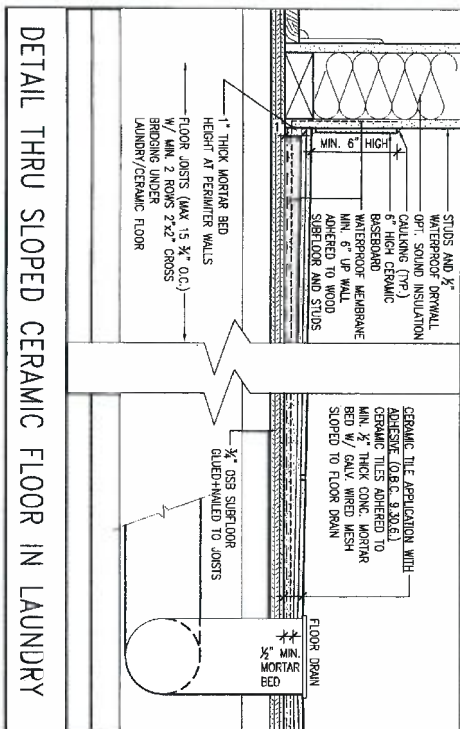
TH4
BEDFORD 4

project name: **CORNERBROOK** municipality: **WHITBY, ON** project no: **140337**

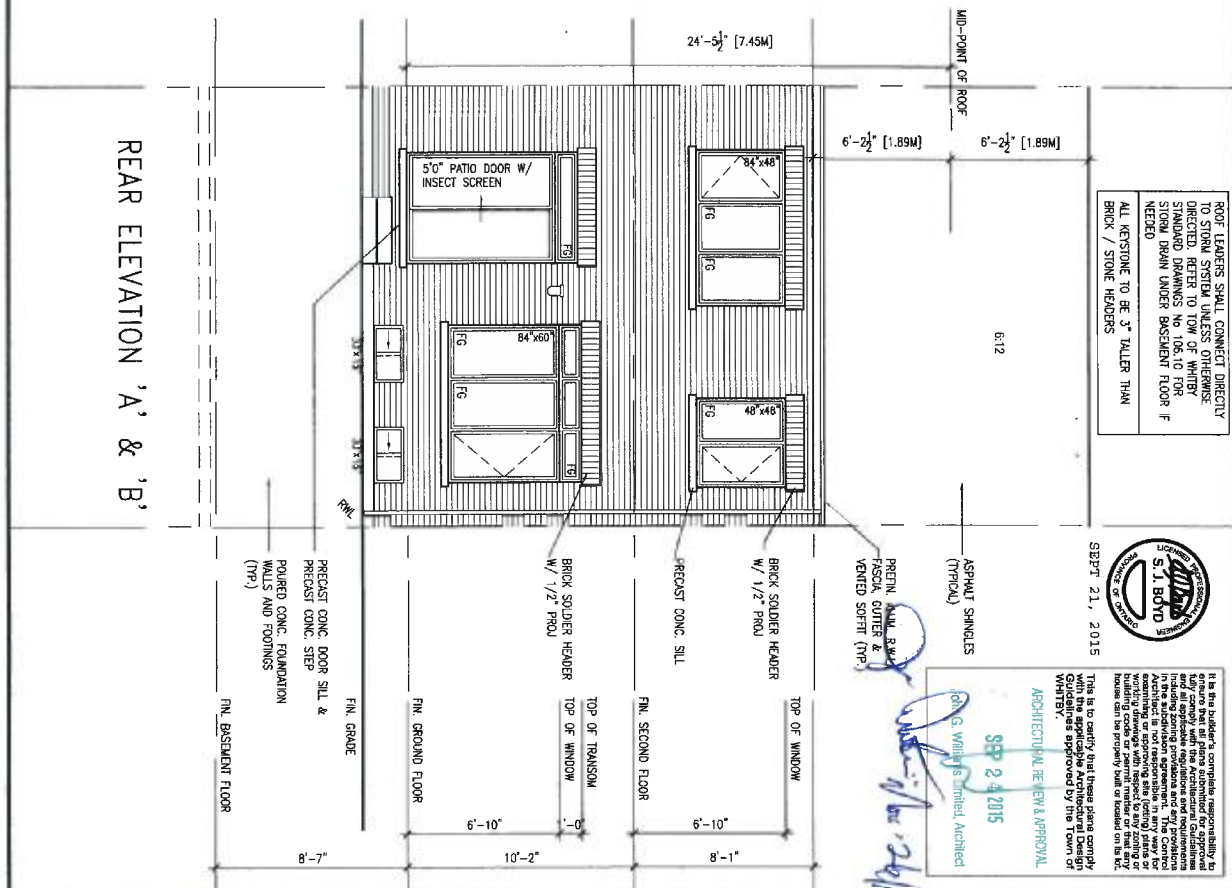
date: **JUNE 2014** checked by: **AF** scale: **3/16" = 1'-0"** sheet no: **140337-TH4**



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

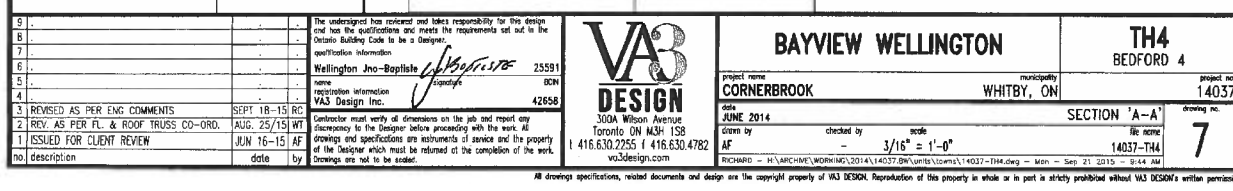


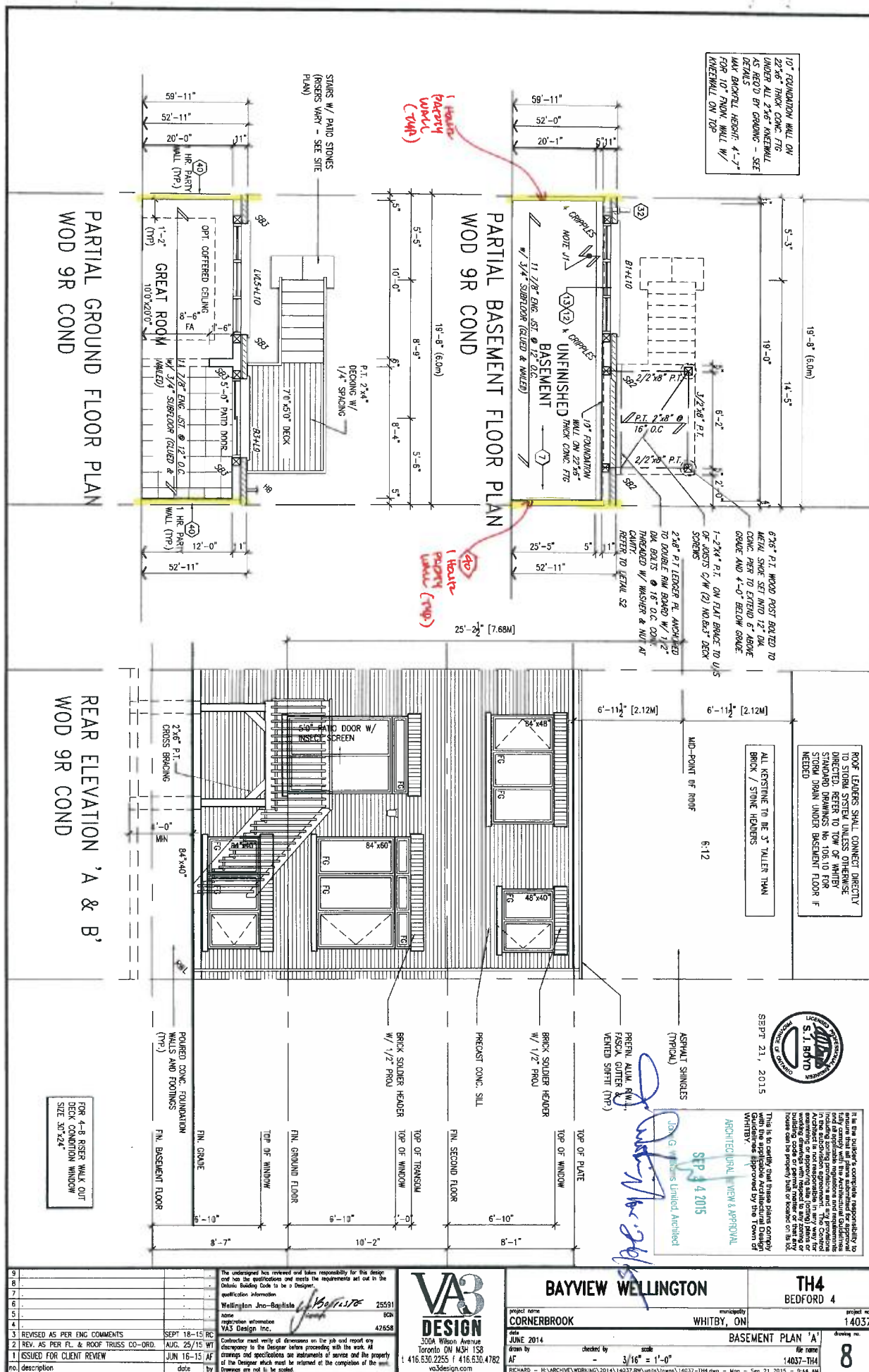
DETAIL THRU SLOPED CERAMIC FLOOR IN LAUNDRY

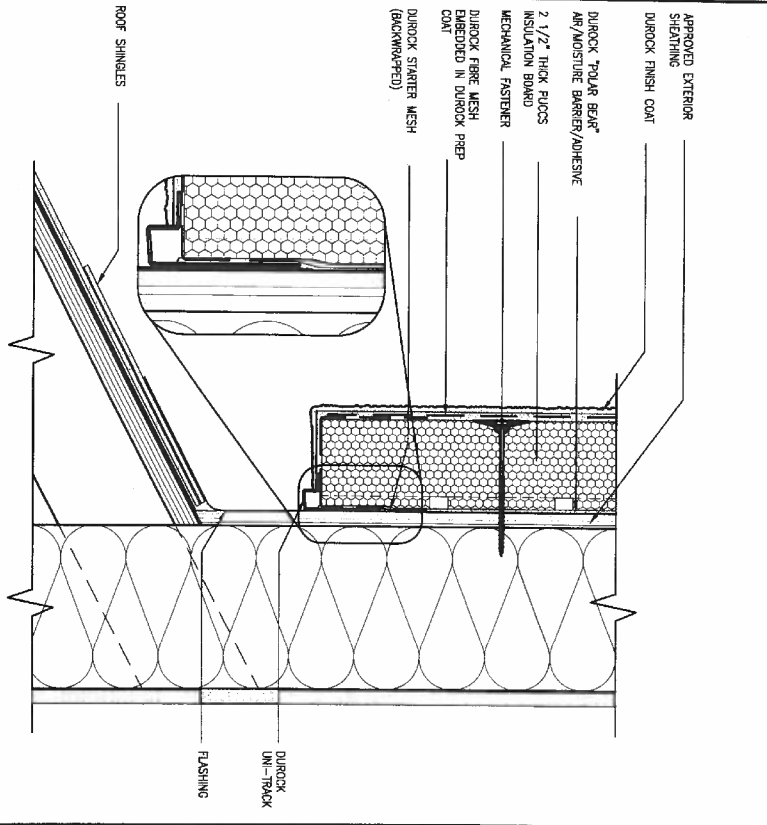


9	The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.				BAYVIEW WELLINGTON		TH4 BEDFORD 4	
8	Wellington Jno-Baptiste		25551		project name CORNERBROOK		project no. 14037	
7	name Jno-Baptiste		BCN		municipality WHITBY, ON			
6	registration information VA3 Design Inc.		42558		date JUNE 2014		drawing no.	
5	Contractor must verify all dimensions on the job and report any changes 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.		300A Wilson Avenue Toronto, ON M5H 1S8 416.630.2255 416.630.4782 vadsign.com		checked by ACW scale $3/16" = 1'-0"$		REAR ELEVATION file name 14037-TH4	
4	REVISED AS PER ENG COMMENTS		SEPT 18-15 RC					
3	REV. AS PER FL. & ROOF TRUSS CO-ORD.		AUG. 25/15 WT					
2	ISSUED FOR CLIENT REVIEW		JUN 16-15 AF					
1	no. description		date by				6	

UNINSULATED OPENINGS (PER OBC: 58-12.2.11.7)		
TH4 ELEVATION B		ELECTRIFICATION - OBC 391.2
ELEVATION	MALL, REAR, S.F.	OPENING, S.F. PERCENTAGE
FRONT	386 S.F.	47,722 S.F. 11.96 %
LEFT SIDE	107 S.F.	0 S.F. 0.00 %
RIGHT SIDE	107 S.F.	0 S.F. 0.00 %
REAR	396 S.F.	130,942 S.F. 32.90 %
TOTAL SQ. FT.	2846.0 S.F.	178,666 S.F. 6.08 %
TOTAL SQ. M.	273.1 S.M.	16,560 S.M. 6.08 %







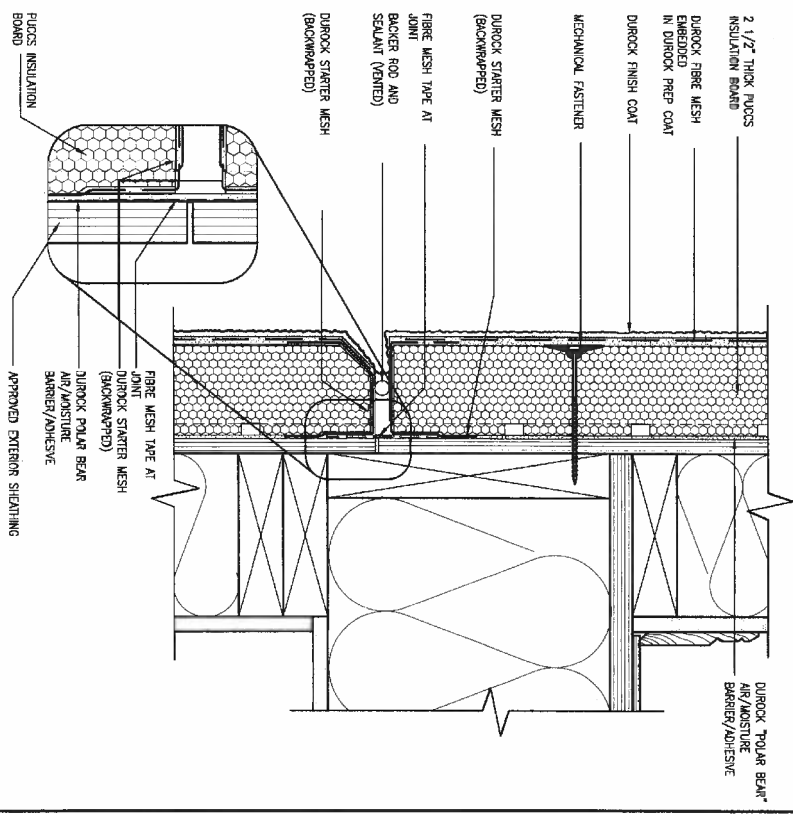
3
CN4

STUCCO TERMINATION @ ROOF

SCALE: 3"=1'-0"

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

DETAILS ARE BASED ON DUROCK PUCCS SYSTEM

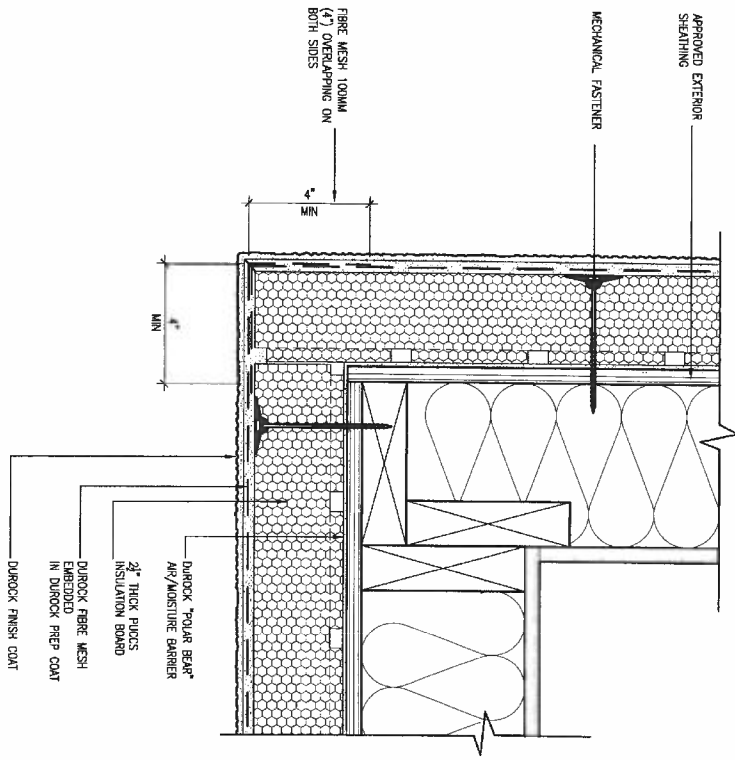


4
CN4

HORIZONTAL EXPANSION JOINT

SCALE: 3"=1'-0"

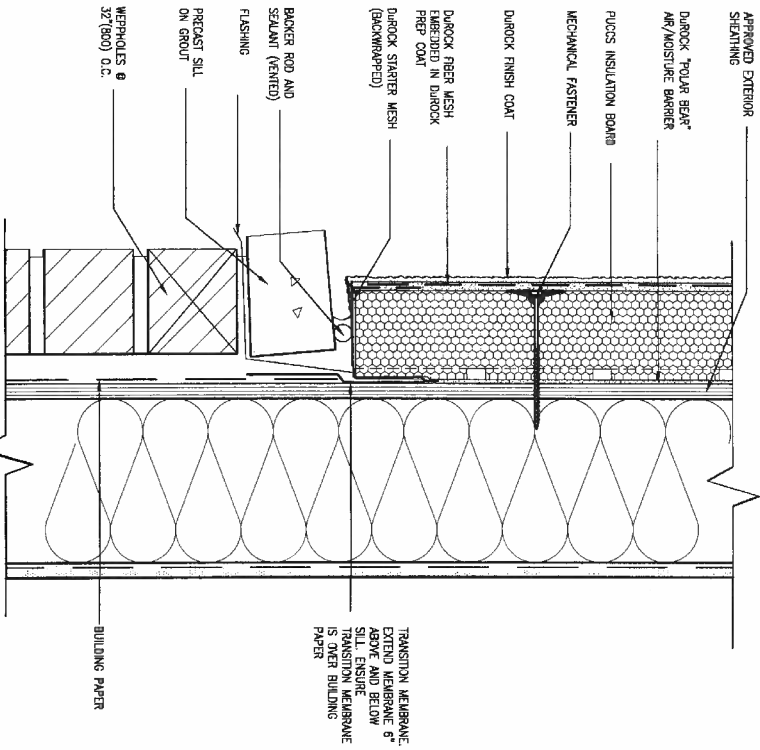
9. _____ 8. _____ 7. _____ 6. _____ 5. _____ 4. _____ 3. _____ 2. UPDATE TO CODE APR 16-15 RC 1. ISSUE FOR CLIENT REVIEW MAY 07-14 RC no. description date by		The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer. qualification information Wellington Joe-Baptiste 25591 BCM name registration information VAS 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.	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 APR 2014 drawn by _____ checked by _____ scale 3/16" = 1'-0" city WHITBY project no. 14037 drawing no. 14037-CONST-08C 2015 CONST NOTE 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"

BAYVIEW WELLINGTON		CONST NOTE	
project name CORNERBROOK	municipality WHITBY	project no. 14037	
date APR 2014	checked by 3/16\"/> 	drawing no. CNS	
CONSTRUCTION NOTES 14037-CONST-00C 2015			
REC'D - 11\AMERICAN\WORKING\2014\14037\BAYVIEW\14037-CONST-00C 2015.dwg - Thu, 17 Sep 2015 - 2:14 PM			

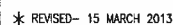
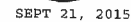
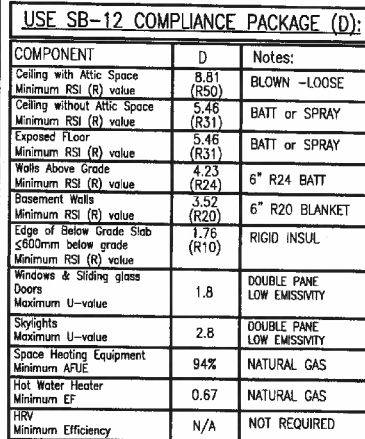
VAS DESIGN
 300A Wilson Avenue
 Toronto ON M5H 1S8
 t 416.630.2255 f 416.630.4782
 vasdesign.com

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 qualification information
 Wellington Area - Bayview 25591 BCN
 none
 registration information
 VAS Design Inc. 42658

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

no.	description	date	by
2	UPDATE TO CODE	APR 16-15	RC
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC

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



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

EW1 TYPICAL EXT. WALL AIR BARRIER CONTINUITY
SECTION W/ BRICK VENEER SCALE: N.T.S.

TOWNS ONLY

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

CONST NOTE

project name CORNERBROOK	municipality WHITBY	project no. 14037
date APR 2014		drawing no. CN6
CONSTRUCTION NOTES		
drawn by RC	checked by - scale $\frac{3}{16}'' = 1'-0''$	
file name 14037-CONST-OBC 2015		
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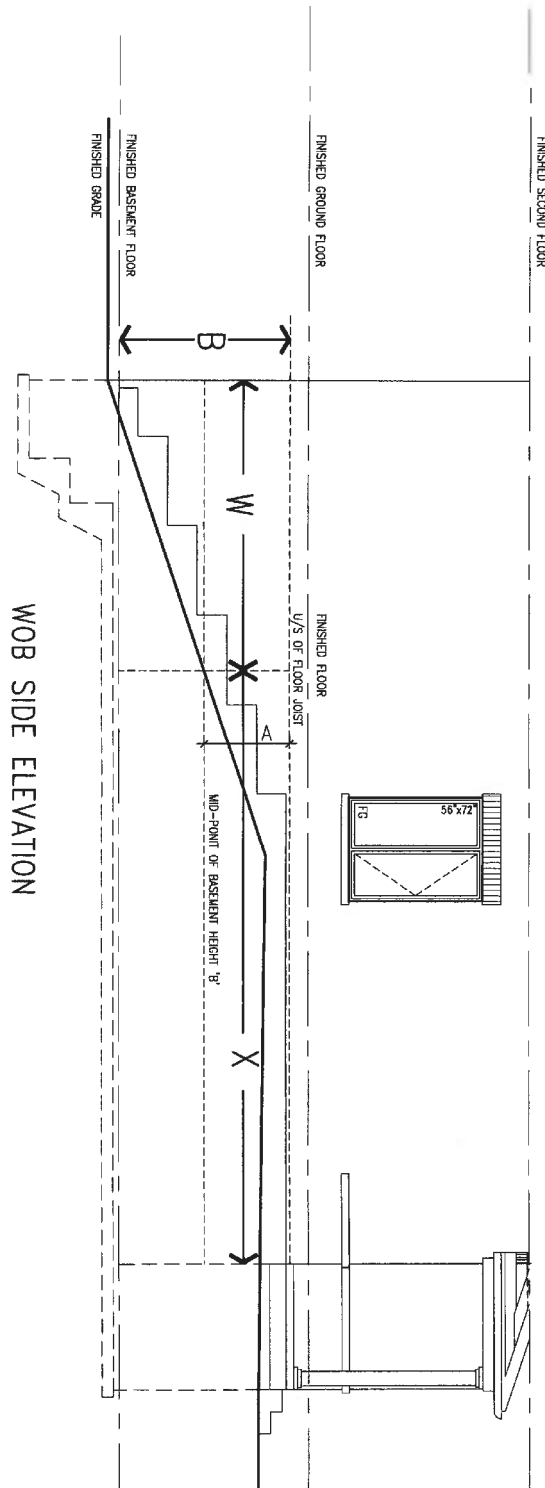
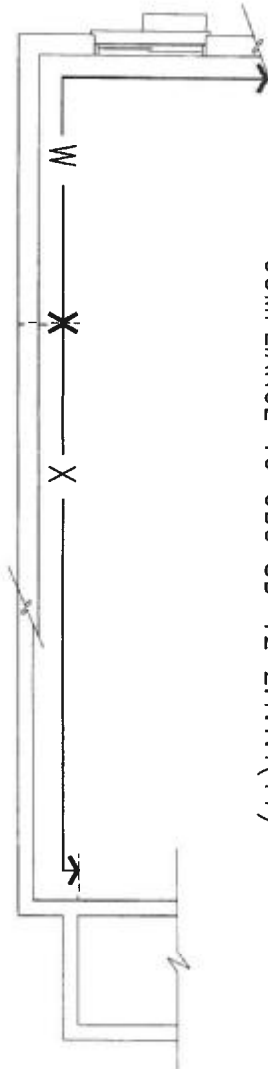
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SEPT 21, 2015

COMPLIANCE TO OBC SB-12 2.1.1.1(11)

WOB PLAN



WOB SIDE ELEVATION

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

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

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-Bayliffe 25591
6	.	.	.	RC
5	.	.	.	registration information
4	.	.	.	VAS Design Inc. 42558
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 copied.
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	



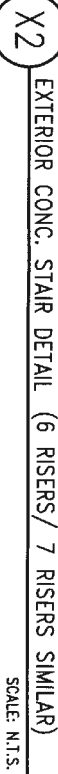
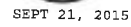
300A Wilson Avenue
Toronto ON M5H 1S8
416.630.2255 / 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON

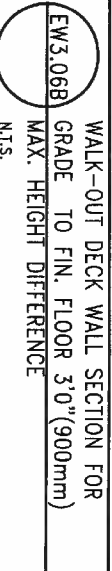
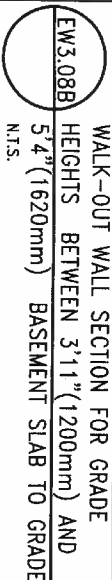
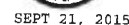
CONST NOTE

project name	CORNERBROOK	municipality	WHITBY	project no.	14037
date	APR 2014	scale	3/16" = 1'-0"	drawing no.	CN7
drawn by	checked by	date	14037-CONST-08C 2015	file name	
RC	RC	RC			

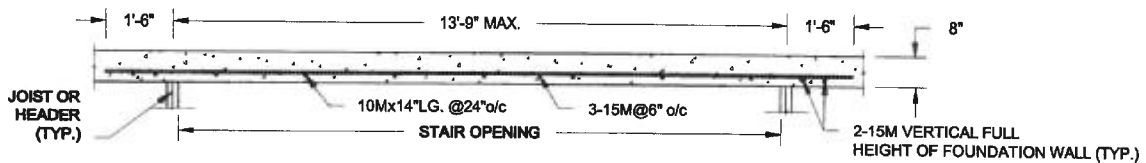
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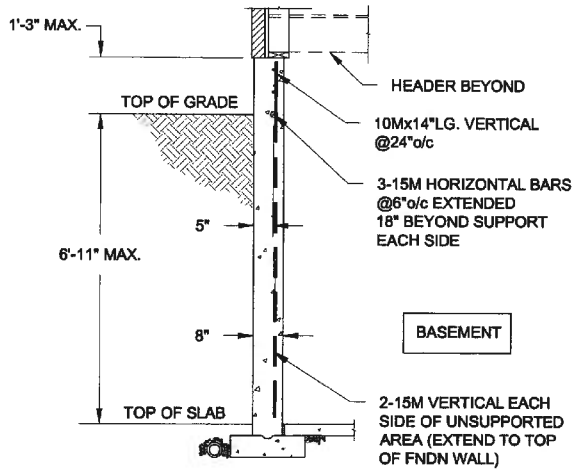
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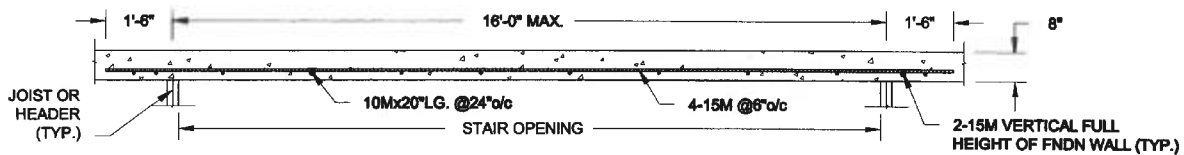
PLAN VIEW
NOT TO SCALE



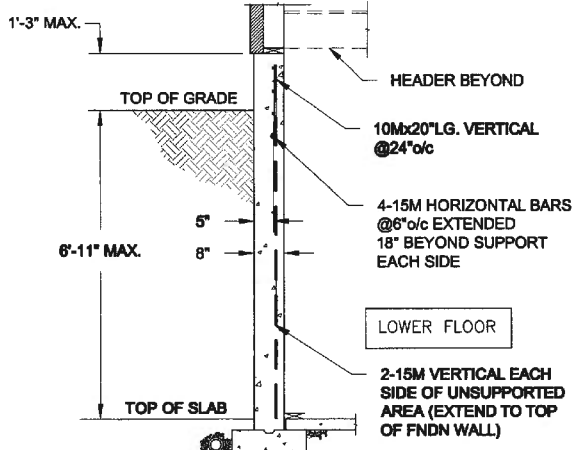
NOTE:

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



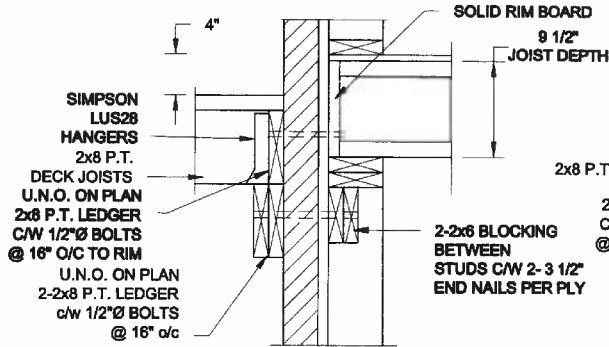
NOTE:

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.

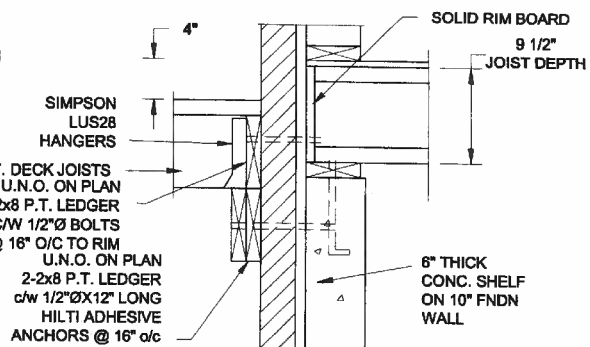
1B
S1 **LATERALLY UNSUPPORTED WALL**
SCALE: 3/8" = 1'-0"

Scale: AS NOTED Date: SEP-18-2015 Drawn: SC Checked: SJB	QUAILE ENGINEERING LTD. 38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaille.eng@rogers.com	Engineer's Seal S. J. BOYD SEPT 21, 2015	Project: BAYVIEW WELLINGTON HOMES - CORNERBROOK TOWN PROJECT WILLOW, ONTARIO TYPICAL STRUCTURAL DETAILS Project No.: 15-176 Drawing No.: S1
--	--	---	---

FOR 9 1/2" JOIST DEPTH



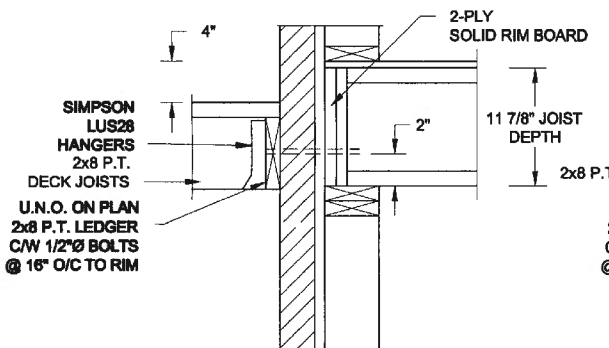
1A
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"



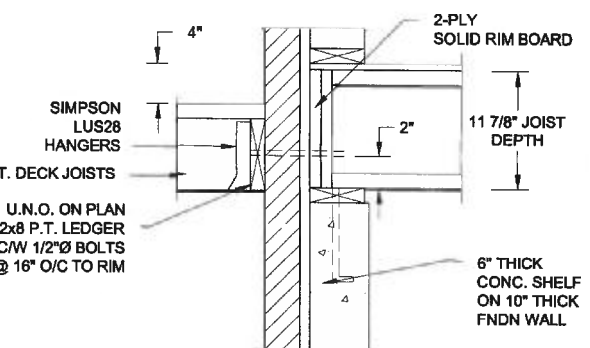
1B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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

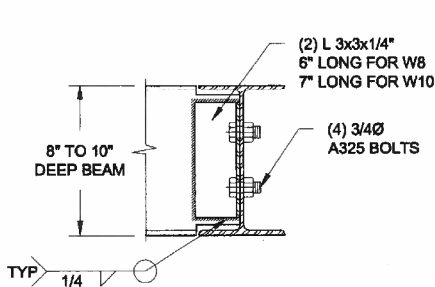


2A
S2 **DECK FASTENING DETAIL**
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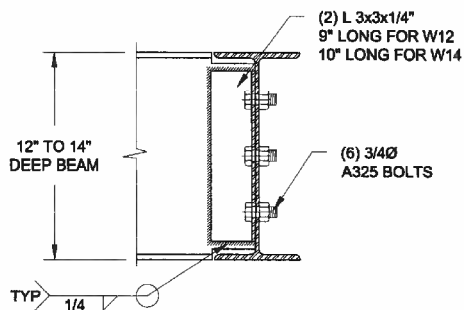


2B
S2 **DECK FASTENING DETAIL**
SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 2x8 @ 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.

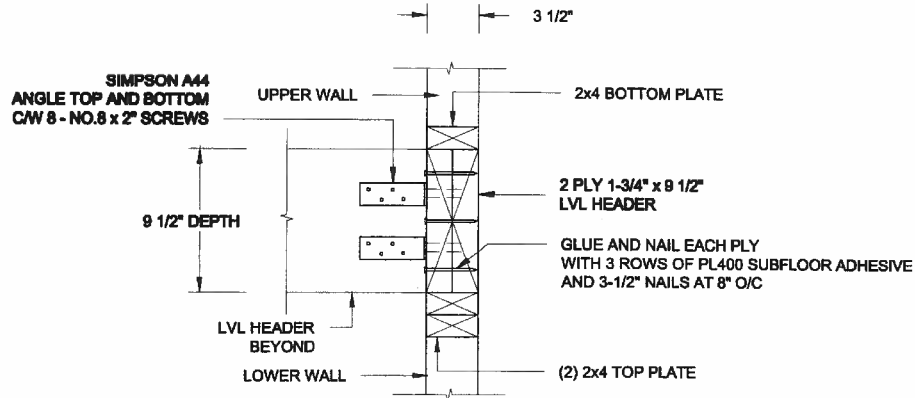


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x88) BEAM MAX AND W14x48 (W380x72) BEAM MAX.

3
S2 **STEEL BEAM CONNECTION DETAIL**
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 PROFESOR OF ENGINEERING SEPT 21, 2015		Project: BAYVIEW WELLINGTON HOMES - CORNERBROOK TOWNS PROJECT WHITBY, ONTARIO	
Date: SEP-10-2010				TYPICAL STRUCTURAL DETAILS			
Drawn: SC	Checked: SJB			Project No.: 15-176		Drawing No.: S2	

FOR 9 1/2" JOIST DEPTH

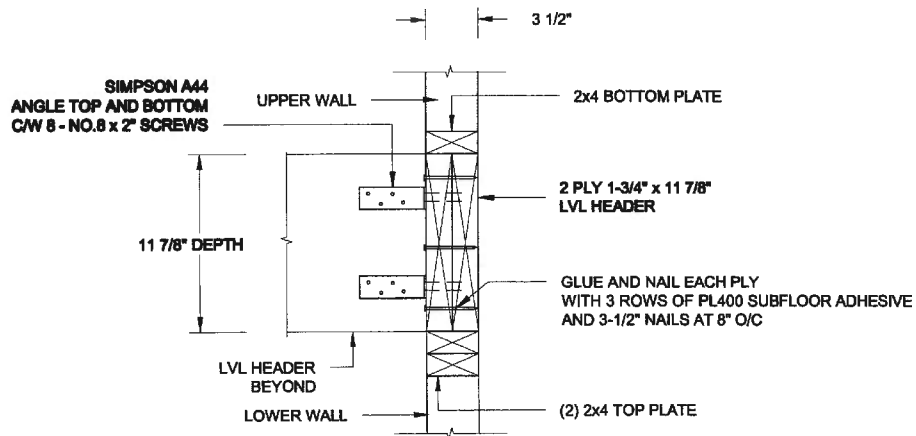


1A
S3

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 WILMINGTON HOMES - CORNERBROOK TOWNS PROJECT WHITBY, ONTARIO
Date: SEP-18-2015		TYPICAL STRUCTURAL DETAILS
Drawn: SC	Checked: SJB	Project No.: 15-176
		Drawing No.: S3