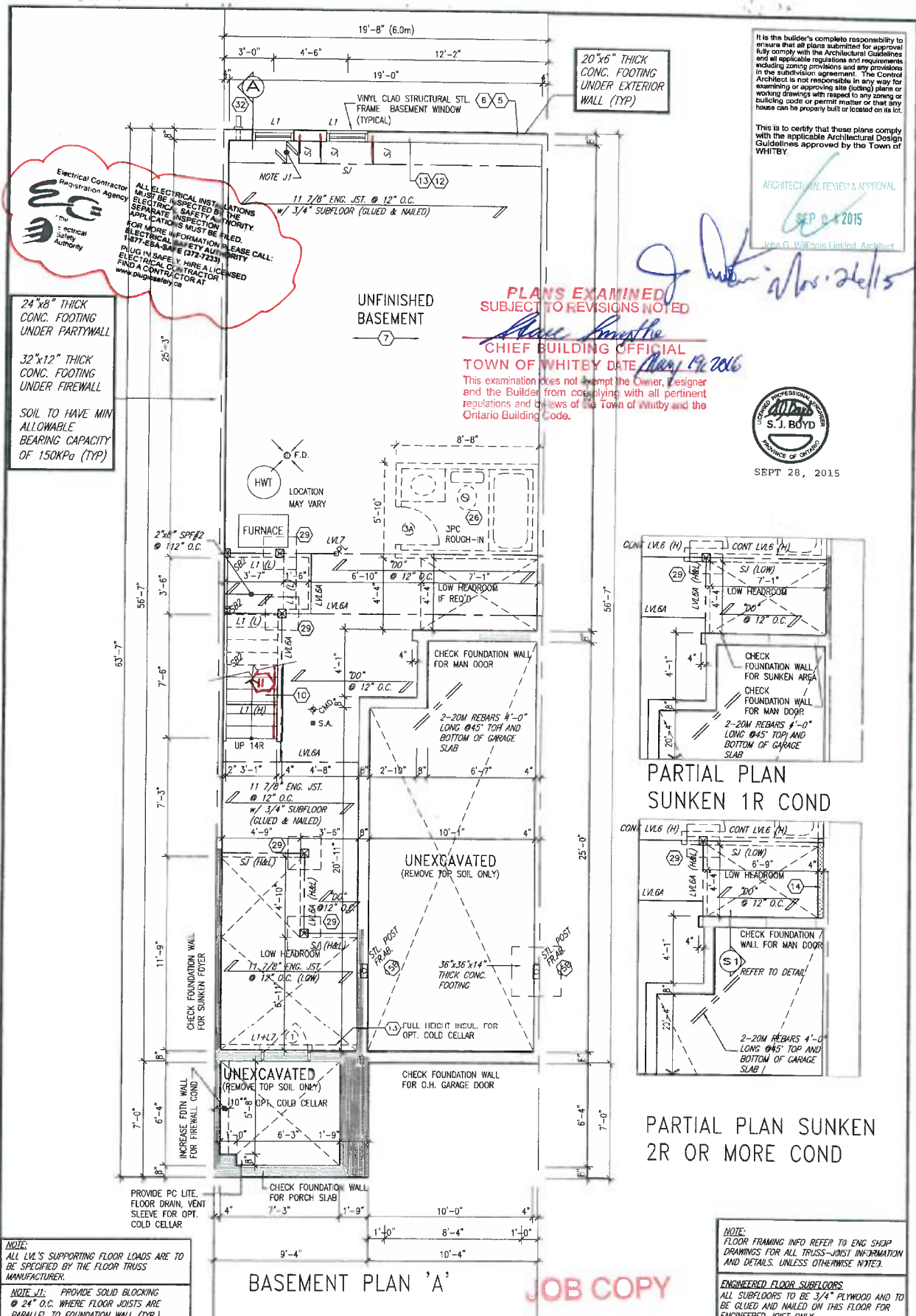




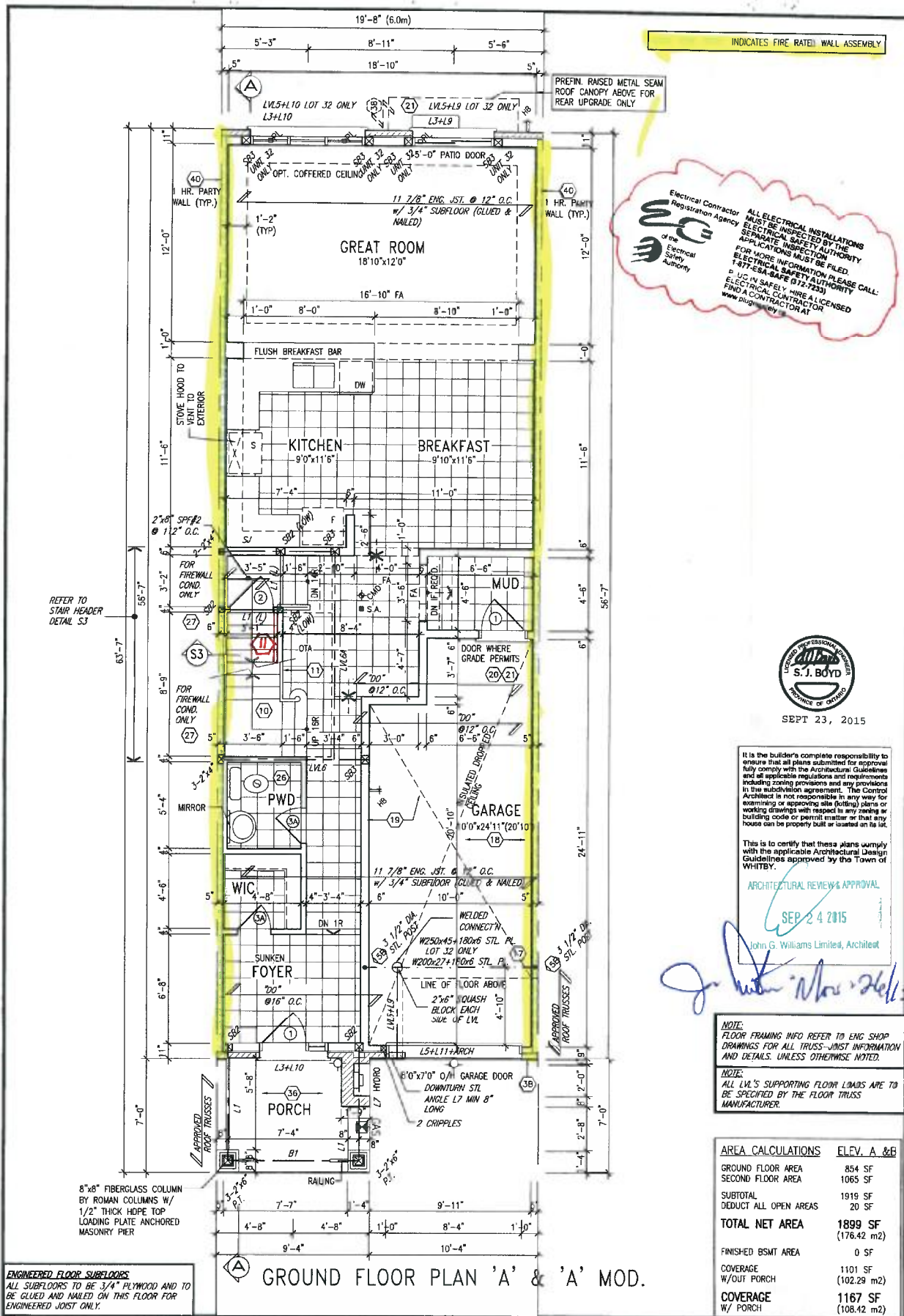
NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE TO
BE SPECIFIED BY THE FLOOR TRUSS
MANUFACTURER.
NOTE J1: PROVIDE SOLID BLOCKING
@ 24" O.C. WHERE FLOOR JOISTS ARE
PARALLEL TO FOUNDATION WALL (TYP.)

3	REVISED AS PER ENG COMMENTS	SEPT 21-15	RC
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 26/15	WT
1	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC
0	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 John-Baptiste 25591
name
registration information
V.A.S. Design Inc. 42658
BCN
Contractor must verify all dimensions on the job and report the
discrepancy in the Designer before proceeding with the work. All
designs and specifications are instruments of service and the property
of the Designer which must be returned at the completion of the job.
Drawings are not to be scaled

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

BAYVIEW WELLINGTON		TH5	
project name CORNERBROOK		project no. 14037	
date APR 2014		drawing no. 1	
drawn by RC		checked by 3/16" = 1'-0"	
scale 3/16" = 1'-0"		title BASEMENT FLOOR PLAN	
project location WHITBY, ON		sheet no. 14037-TH5	



9					
8					
7					
6					
5					
4	REVISED AS PER ENG COMMENTS	SEPT 21-15	RC		
3	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG. 26-15	WT		
2	ISSUE FOR CLIENT REVIEW	JUN 16-15	RC		
1					
no.	description	date	by		

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.

qualification information
 Wellington-John-Baptiste 25591
 name
 registration information
 VAS Design Inc. 42558

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 M4H 1S8
 1 416 630 2255 / 416 630 4782
 vasdesign.com

BAYVIEW WELLINGTON

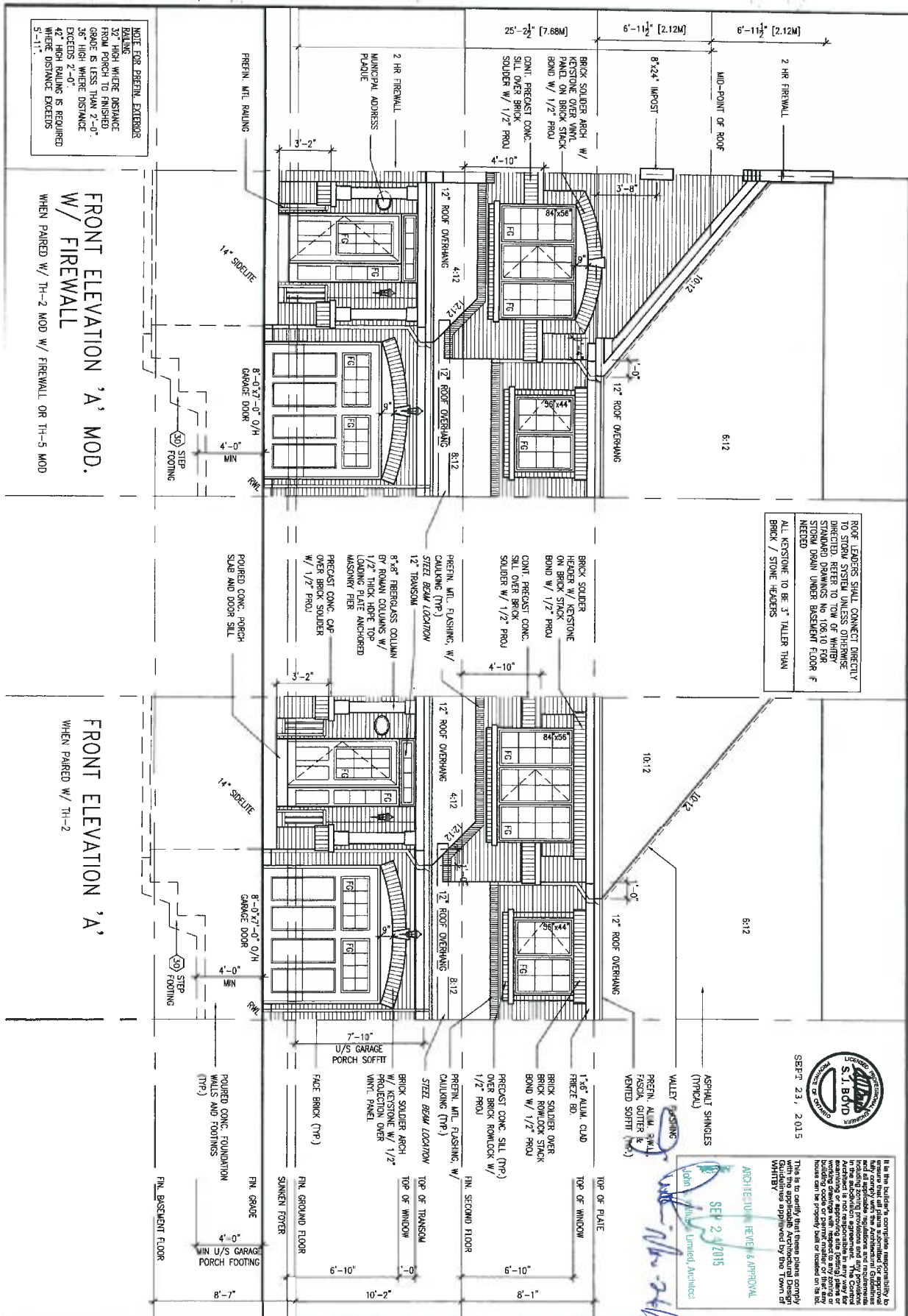
project name
 CORNERBROOK
 date
 APR 2014
 drawn by
 RC
 checked by
 scale
 3/16" = 1'-0"

project no.
 14037
 municipality
 WHITBY, ON
 drawing no.
 2

TH5
 BEDFORD 5

GROUND FLOOR PLAN

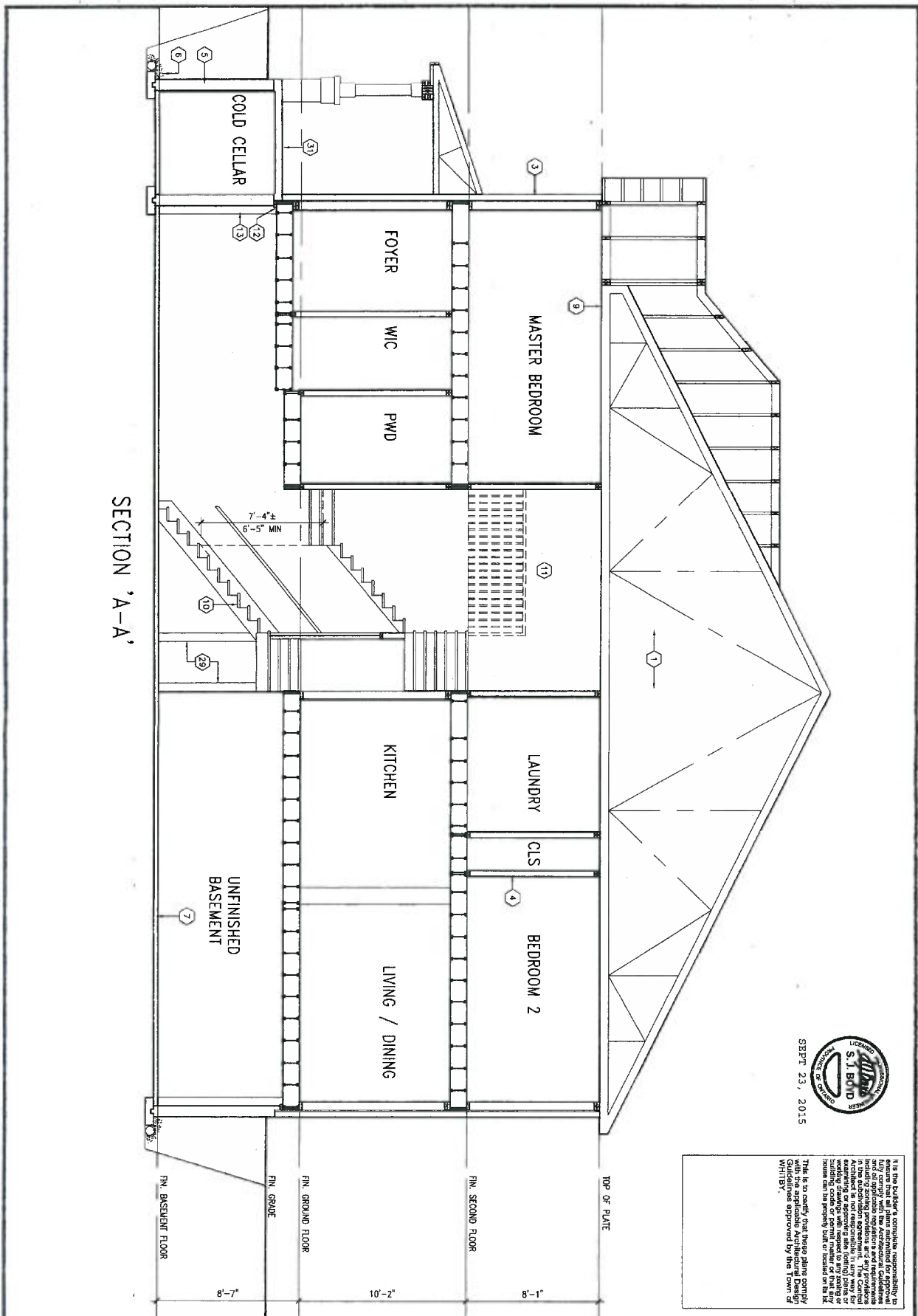
file name
 14037-TH5



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.				TH5	
7					qualification information		BAYVIEW WELLINGTON		BEDFORD 5	
6					Wellington Jma-Baptist 25551					
5					KCSH					
4					registration information		project name		project no	
3					VA3 Design Inc.		CORNERBROOK		14037	
2							location		WHITBY, ON	
1							date			
	REVISED AS PER ENG COMMENTS		SEPT 21-15		RC		APR 2014		FRONT ELEVATIONS	
	2. REV. AS PER FL. & ROOF TRUSS CO-ORD.		AUG. 25/15		WT		drawn by		the name	
	1. ISSUE FOR CLIENT REVIEW		JUN 16-15		RC		checked by		scale	
	description		date		by		RC		1/8" = 1'-0"	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	
							RC-40		14037-RHS	

1	The undersigned has reviewed and taken responsibility for this design and has the specifications and meets the requirements set out in the Ontario Building Code for a Designer.				BAYVIEW WELLINGTON		TH5	
2	name: Wellington Joe-Baptiste		registration information: 25591		project name: CORNERBROOK		municipality: WHITBY, ON	
3	date: SEP 21-15 RC		address: 300A Wilson Avenue		sheet: 1		project no: 14037	
4	description: REVISED AS PER ENG COMMENTS		city: Toronto, ON M2H 1S9		scale: 3/16" = 1'-0"		drawing no: 14037-T55	
5	date: AUG 26-15 WT		phone: 416.630.2255 / 416.630.4782		checked by: RC		title: FRONT ELEVATIONS	
6	date: JUN 16-15 RC		email: vo@designinc.ca		drawn by: RC		sheet no: 6	
7	date: SEP 21-15 RC		website: vo@designinc.ca		approved by: H:\ARCHIVE\WELLINGTON\14037\14037-T55.dwg		date: 2015-09-21 10:23 PM	
8	date: AUG 26-15 WT							
9	date: JUN 16-15 RC							
10	date: SEP 21-15 RC							
11	date: AUG 26-15 WT							
12	date: JUN 16-15 RC							
13	date: SEP 21-15 RC							
14	date: AUG 26-15 WT							
15	date: JUN 16-15 RC							
16	date: SEP 21-15 RC							
17	date: AUG 26-15 WT							
18	date: JUN 16-15 RC							
19	date: SEP 21-15 RC							
20	date: AUG 26-15 WT							
21	date: JUN 16-15 RC							
22	date: SEP 21-15 RC							
23	date: AUG 26-15 WT							
24	date: JUN 16-15 RC							
25	date: SEP 21-15 RC							
26	date: AUG 26-15 WT							
27	date: JUN 16-15 RC							
28	date: SEP 21-15 RC							
29	date: AUG 26-15 WT							

[illegible]

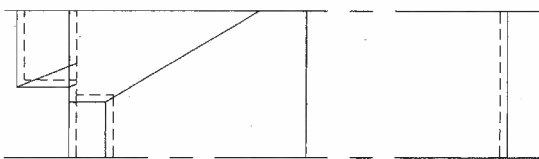


SEPT 23, 2015

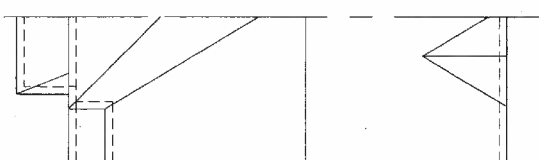


This is to certify that these plans comply with the Building Code of the Town of Whitby, Ontario. The Engineer is not responsible in any way for any errors or omissions in the drawings or for any consequences arising therefrom. The Engineer's liability is limited to the professional fee paid for the services rendered. The Engineer's services are not to be used for any other purpose without the written consent of the Engineer. The Engineer's services are not to be used for any other purpose without the written consent of the Engineer.

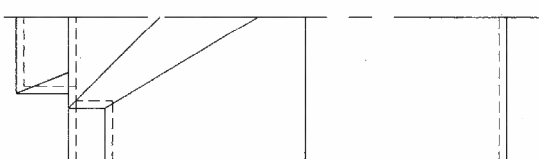
9. REVISED AS PER ENG COMMENTS 8. REV. AS PER FL. & ROOF TRUSS CO-ORD. 7. ISSUE FOR CLIENT REVIEW 6. no. description	3. THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND FOR THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A DESIGNER. 2. WELLINGTON JNO-BAPTISTE 25591 1. VAS Design Inc. 42858 Contractor shall 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.	VA3 DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 1 416.630.2255 416.630.4782 vasdesign.com	BAYVIEW WELLINGTON project name: CORNERBROOK site: APR 2014 drawn by: RC checked by: 3/16" = 1'-0" scale: 3/16" = 1'-0" date: 3/16/2014 location: WHITBY, ON	TH5 BEDFORD 5 project no. 14037 SECTION 'A-A' 14037-TH5 9
--	---	---	---	--



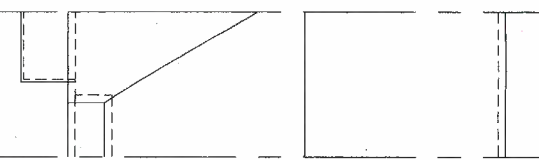
ROOF PLAN
ELEV 'A' MOD



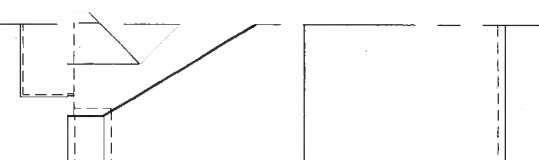
ROOF PLAN
ELEV 'A'



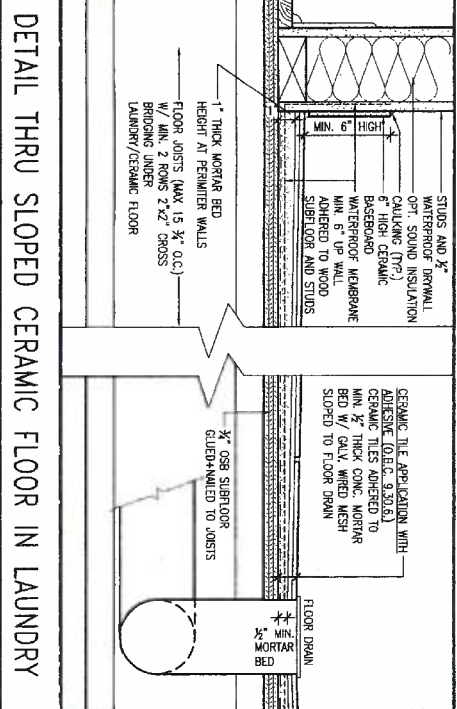
ROOF PLAN
ELEV 'A'
BLOCK 17
LOT 32



ROOF PLAN
ELEV 'B' MOD



ROOF PLAN
ELEV 'B'



UNINSULATED OPENINGS (PER CBC, SB-1221.1(7))			
THSE ELEVATION A, A MOD WOOD	ENERGY EFFICIENCY - CBC S912		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	53.94 S.F.	13.55 %
LEFT SIDE	1134 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1046 S.F.	0 S.F.	0.00 %
REAR	477 S.F.	135.67 S.F.	28.44 %
TOTAL SQ. FT.	3055.00 S.F.	189.61 S.F.	6.21 %
TOTAL SQ. M.	283.82 S.M.	17.62 S.M.	6.21 %

UNINSULATED OPENINGS (PER CBC, SB-1221.1(7))			
THSE ELEVATION A, A MOD WOOD	ENERGY EFFICIENCY - CBC S912		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	53.94 S.F.	13.55 %
LEFT SIDE	1134 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1046 S.F.	0 S.F.	0.00 %
REAR	477 S.F.	135.67 S.F.	28.44 %
TOTAL SQ. FT.	3055.00 S.F.	189.61 S.F.	6.21 %
TOTAL SQ. M.	283.82 S.M.	17.62 S.M.	6.21 %

UNINSULATED OPENINGS (PER CBC, SB-1221.1(7))			
THSE ELEVATION B & B MOD WOOD	ENERGY EFFICIENCY - CBC S912		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	53.94 S.F.	13.55 %
LEFT SIDE	1134 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1046 S.F.	0 S.F.	0.00 %
REAR	477 S.F.	135.67 S.F.	28.44 %
TOTAL SQ. FT.	3055.00 S.F.	189.61 S.F.	6.21 %
TOTAL SQ. M.	283.82 S.M.	17.62 S.M.	6.21 %

UNINSULATED OPENINGS (PER CBC, SB-1221.1(7))			
THSE ELEVATION B & B MOD WOOD	ENERGY EFFICIENCY - CBC S912		
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	398 S.F.	53.94 S.F.	13.55 %
LEFT SIDE	1134 S.F.	0 S.F.	0.00 %
RIGHT SIDE	1046 S.F.	0 S.F.	0.00 %
REAR	477 S.F.	135.67 S.F.	28.44 %
TOTAL SQ. FT.	3055.00 S.F.	189.61 S.F.	6.21 %
TOTAL SQ. M.	283.82 S.M.	17.62 S.M.	6.21 %



This is to certify that these plans comply with the requirements of the Ontario Building Code, as amended, and the guidelines approved by the Town of Whitby.

9	1	2	3	4	5	6	7	8	9
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10



BAYVIEW WELLINGTON

project name: CORNERBROOK

client: WHITBY, ON

date: APR 2014

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

drawn by: [signature]

checked by: [signature]

approved by: [signature]

TH5

BEDFORD 5

project no: 14037

drawing no: 10

date: SEP 23, 2015

PARTIAL GROUND FLOOR PLAN
WOD 9R COND

PARTIAL BASEMENT FLOOR PLAN
WOD 9R COND

REAR ELEVATION 'A' & 'B'
WOD 9R COND

FOR 4-8 RISER WALK OUT
DECK CONDITION WINDOW
SIZE 30"x24"

9				The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the California Building Code as he is Designer.		
6				qualification information		
7				Wellington Jose-Bayista	2509	
8				VAS Design Inc.	300	
4				Professional Information	42658	
3	REVISED AS PER ENG COMMENTS	SEPT 21-15	RC	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All dimensions are the responsibility of the Contractor.		
2	REV. AS PER FL & ROOF TRUSS CO-ORD.	AUG 26-15	MT	The undersigned must be retained at the completion of the work. Designer shall be responsible for the completion of the work.		
1	ISSUE FOR CLIENT REVIEW	JUN 15-15	BT			
0	No description					

VA3
DESIGN
300A Wilson Avenue
Toronto ON M3H 1S8
t 416.630.2255 f 416.630.478
va3design.com

BAYVIEW, WELLINGTON		
project name	municipality	
CORNERBROOK	WHITBY, ON	
date		
APR 2014		
drawn by	checked by	scale
RC		3/16" = 1'-0"
REVISION: H:\ARCHIVES\WORKBOOKS\2014\140377\BAYVIEW\bayview_140377-2014.dwg User:		

TH5 BEDFORD 5		project no 14037
WOD COND. like name 14037-TH5	drawing no. 11	

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

6:12

SEPT 23, 2015



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

6"x6" P.I. WOOD POST —
BOLTED TO METAL SHOE
SET INTO 12" DIA. CONC.
PIER TO EXTEND 6" ABOVE
GRADE AND 4'-0" BELOW
GRADE.

CROSS BRACING

REAR ELEVATION 'A' 9R WOD COND.
FOR BLOCK 17 LOT 32

- ASPHALT SHINGLES (TYPICAL)

PREFIN. ALUM. R.W.L., FASCIA,
GUTTER & VENTED SOFFIT (TYP.)

- 1"x6" ALUM. CLAD FRIEZE BD.

BRICK SOLDIER COURSE
OVER BRICK ROWLOCK
STACK BOND W/ 1/2" PROU

- FACE BRICK (TYP.)

BRICK SOLDIER COURSE
W/ KEYSTONE OVER
BRICK ROWLOCK STACK
BOND W/ 1/2" PROJ

— PRECAST CONC. SILL (TYP.)
OVER BRICK ROWLOCK W/
1/2" PROJ

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

FIN. BASEMENT

TOP OF WINDOW

FIN. GROUND FL.

TOP OF WINDOW

FIN. SECOND FLO

TOP OF WINDOW

1

5

7	
---	--

the applicable Am
idelines approved

use can be properly built

mining or approving a

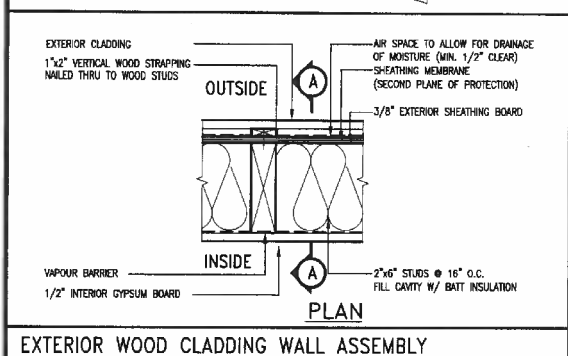
all modifications require that all plans sub-

1

9		-	-	The undersigned has reviewed and holds responsible 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		-	-	Wallyington Jno-Bayliffe	2550
6		-	-	name	ICA
5		-	-	signature	
4		-	-	registration information	42558
3	REVISED AS PER ENG COMMENTS	SEPT 21-11	RC	VDS Design Inc.	
2	REV. AS PER FL. & ROOF TRUSS CO-ORD.	AUG 26-11	WT	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. All dimensions and specifications are measurements of service and the property of the Designer which must be returned at the completion of the job. Dimensions are used to be verified.	
1	ISSUE FOR CLIENT REVIEW	JUN 16-11	RC		
	no description	date by			



BAYVIEW WELLINGTON		TH5	
		BEDFORD 5	
project name	municipality	project no	
CORNERBROOK	WHITBY, ON	14037	
date	REAR ELEVATION		drawing no.
APR 2014			13
drawn by	scale	file name	
	3/16" = 1'-0"	14037-TH5	
created by LAURIE WELLS on 2014-03-14 10:37:59 AM using AutoCAD 2013 - TH5 - rear - 5/16" = 1'-0" - 14037-TH5			

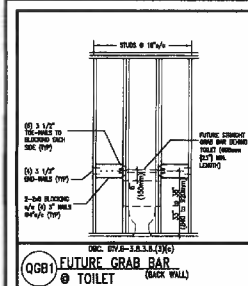


EXTERIOR WOOD CLADDING WALL ASSEMBLY

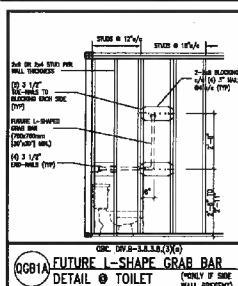
STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.

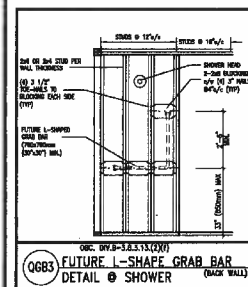
FUTURE GRAB BRAPS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 LB) REFER TO OBC. DIV. B- 9.5.2.3. WATER CLOSET 3.8.3.8.(3)(c) & 3.8.3.8.(3)(c). SHOWER 3.8.3.13.(2)(f). BATHTUB & 3.8.3.13.(4)(c). AND DETAILS PROVIDED.



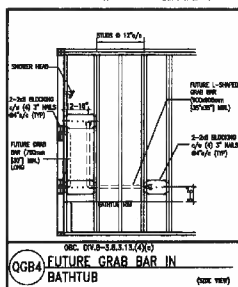
QGB1 FUTURE GRAB BAR
TOILET (BACK WALL)



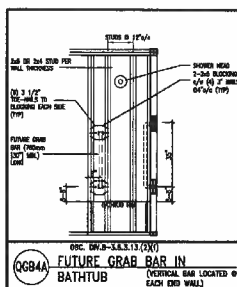
QCB1A FUTURE L-SHAPE GRAB BAR
DETAIL @ TOILET (ONLY IF SIDE
WALL REQUIRED)



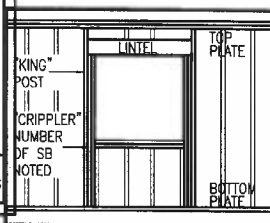
QCB3 FUTURE L-SHAPE GRAB BAR
DETAIL @ SHOWER (BACK WALL)



QGB4 FUTURE GRAB BAR IN
BATHTUB (SEE VIEW)



Q84A FUTURE GRAB BAR IN
BATHTUB (VERTICAL BAR LOCATED @
EACH END WALL)



"CRIPPLE" DETAIL

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:

2"x4"	16"	O.C.	-	9'-10"
2-2"x4"	12"	O.C.	-	10'-9"
3-2"x4"	16"	O.C.	-	11'-2"
3-2"x4"	12"	O.C.	-	12'-4"

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa.
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.
3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 C.C. (4"-0")
4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.
5. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
6. STUDS GREATER THAN 9'-10" HIGH TO BE No. 2 SPF
7. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR SIDING.

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:

2"x6"	16"	O.C.	-	12'-6"
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:

PIPE	HEIGHT	FOR 2 X 8	CA
2"x8"	16"	O.C. - 16'-0"	
2"x8"	12"	O.C. - 17'-9"	
2-2"x8"	16"	O.C. - 20'-4"	
2-2"x8"	12"	O.C. - 22'-4"	

- NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.5 KPa
 2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
 3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 O.C. (4'-0")
 4. 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.
 5. WALL FRAMING SHALL CONFORM TO CBC 9.23.10.1.(2)
 6. FOR A 1/50 YEAR REFERENCE WIND PRESSURE OF 0.6 KPa
 7. STIFF GREATER THAN 9" x 10" HIGH TO BE NO. 2 SPF
 8. STUD SPECIFICATION IS SUITABLE FOR BRICK VENEER OR STUCCO.

** STUD. INFORMATION TAKEN FROM OBC TABLE A-30

5		-	-	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.
6		-	-	qualification information
7		-	-	Wellington Jno-Baptiste  2550
8		-	-	reg. no. 4265
9		-	-	VAB Design Inc.
10		-	-	
11	2. VERIFY TO CODE	APRIL 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All dimensions shall be in accordance with the requirements of the Ontario Building Code.
12	3. ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	The Designer will submit the design to the client for review. The Designer will be responsible for the design and the client will be responsible for the review. The Designer will be responsible for the design and the client will be responsible for the review.
13	no description	607	no	



BAYVIEW WELLINGTON

CONST NOTE

project name
CORNERBROOK

Whitry

project no.
14037

APR 2014

100

CONSTRUCTION NOTES

14557
Drawing no.
14557

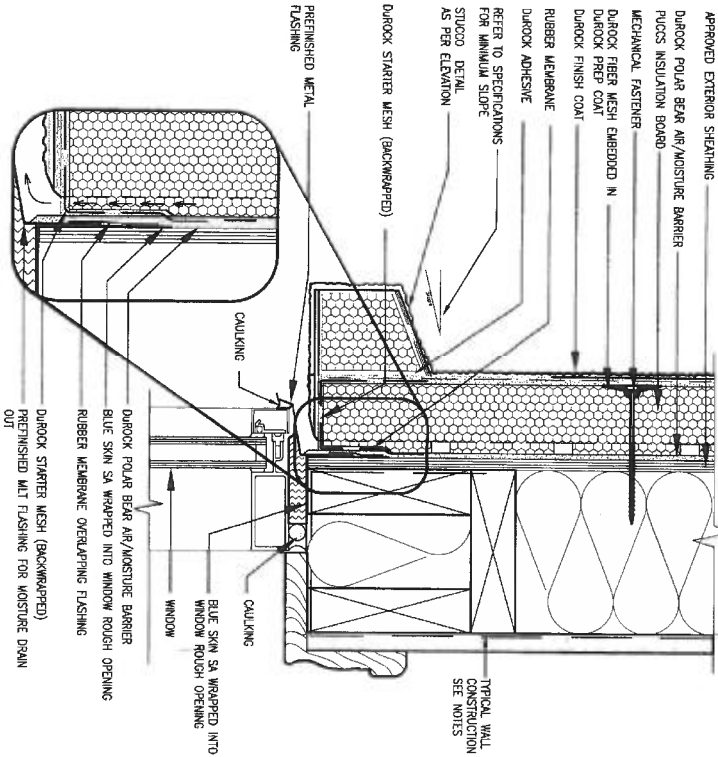
drown by
RC
RICHARD -

checked by _____

14037-CONST-OBC 2015

N2

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

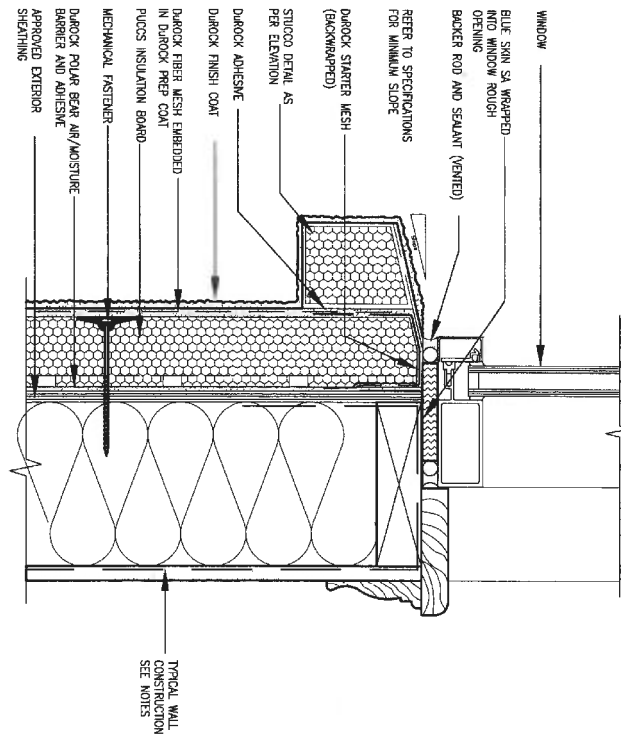


1 WINDOW HEADER

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

SCALE: 3"=1'-0"

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-Boplate 25591
6.				name
5.				registration information
4.				VAS Design Inc. 42858
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 scaled.
1.	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC	
no.	description	date	by	

VAS DESIGN
3004 Wilson Avenue
Toronto ON M2H 1S8
t 416.630.2255 f 416.630.4782
vasdesign.com

BAYVIEW WELLINGTON

CONST NOTE

project name
CORNERBROOK

membership
WHITBY

project no.
14037

date
APR 2014

drawn by
RC

checked by
scale
3/16" = 1'-0"

CONSTRUCTION NOTES

file name
14037-CONST-ORC 2015

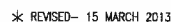
drawing no.
CN3

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

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



COMPONENT	D	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN - LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	4.23 (R24)	6" R24 BATT
Basement Walls Minimum RSI (R) value	3.52 (R20)	6" R20 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	94%	NATURAL GAS
Hot Water Heater Minimum EF	0.67	NATURAL GAS
HRV Minimum Efficiency	N/A	NOT REQUIRED



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

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				name: Jonathan Jwa-Baptiste	2559
6				registration information: <i>J. Baptiste</i>	839
5				VAS Design Inc.	42856
4					
3					
2	UPDATE TO CODE	APR 16-15	RC	Contractor must verify all dimensions on the job and report any discrepancies to the Designer before proceeding with the work. RC drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work. Drawings and specifications to be retained.	
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC		
no.	description	date	by		



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

BAYVIEW WELLINGTON

CONST NOTE

project name
CORNERBROOK

APR 2014

drawn by
R.C.

RC
DECLASSIFIED BY:

checked by

14

of VAS DESIGN

2008

3/16"

N. Reproduction

mode

1-0

of this paper

1

4-87-CNC 301

ity in whole pe

14

$\mathbf{y}$ is used in the

1000

1037-CONS

Sette prohibited

file name

T-08C 201

without NAB. D

CA

SN

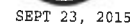
1992

161

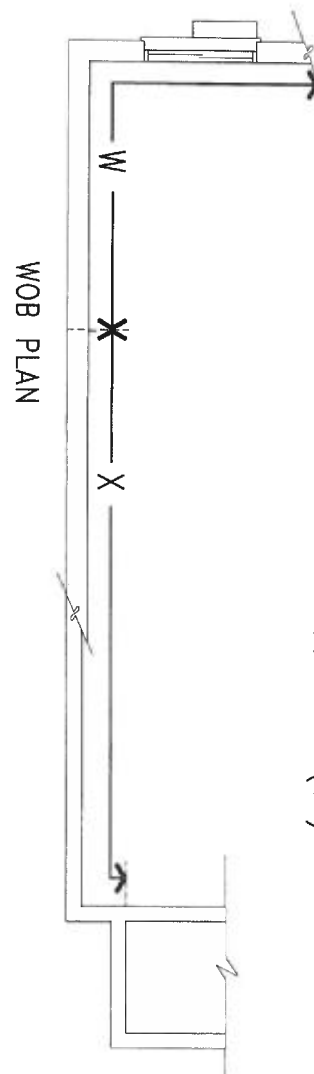
10

permission

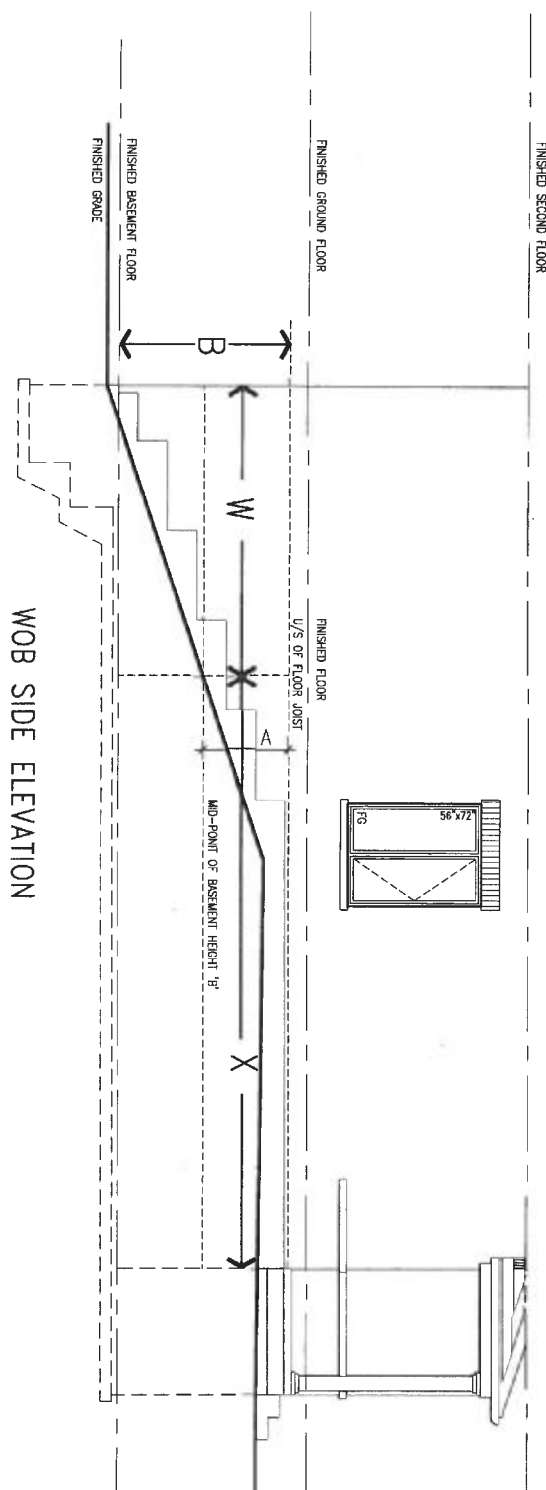
All drawings specifications, related documents and designs are the copyright property of VAS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VAS DESIGN's written permission.



COMPLIANCE TO OBC SB-12 2.1.1.(11)



WOB PLAN

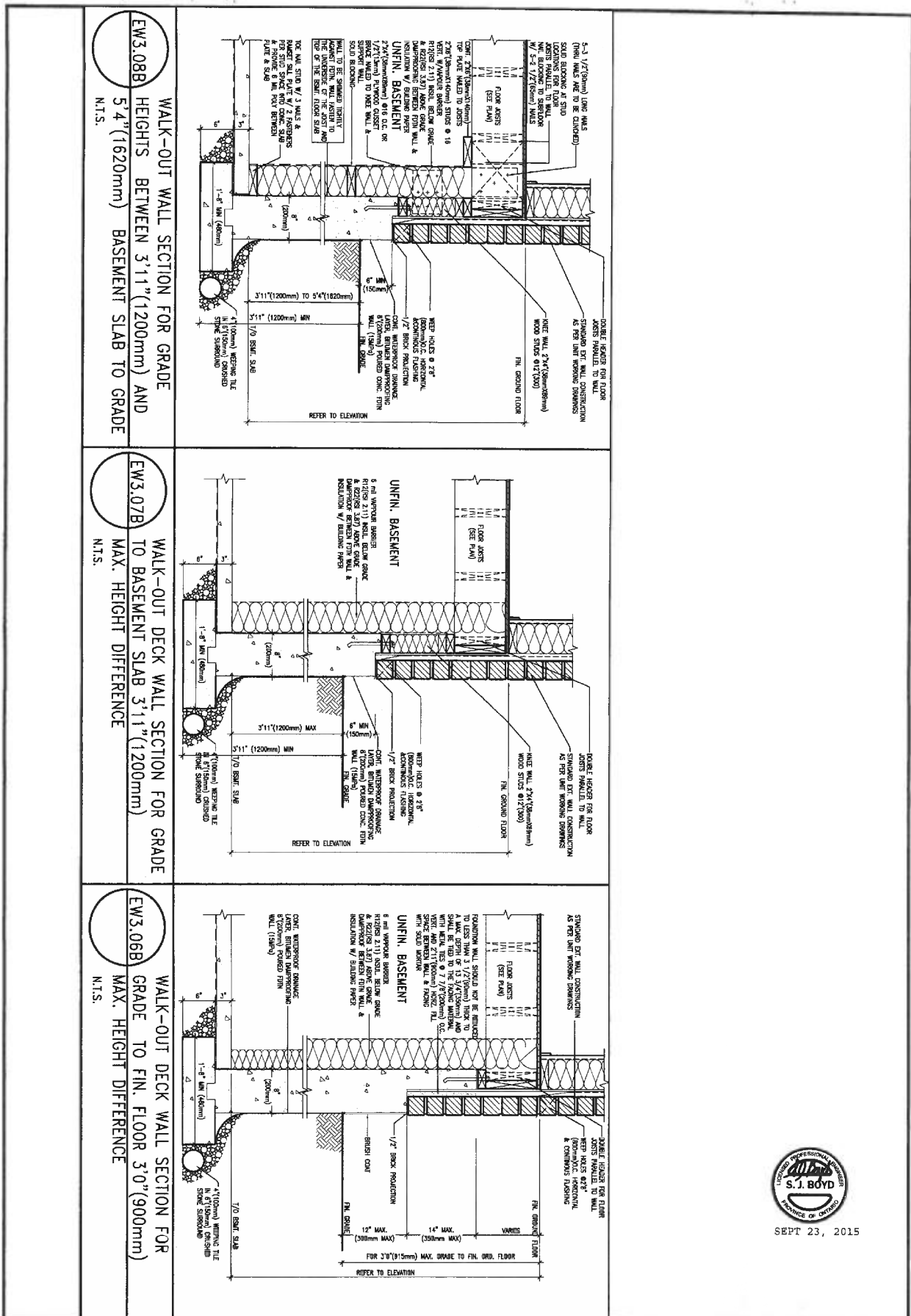


WOB SIDE ELEVATION

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

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 as a Designer.	 3084 Wilson Avenue Toronto ON M4N 1S8 T: 416-639-4782 F: 416-639-4782 vabdesign.com	BAYVIEW WELLINGTON		CONST NOTE		
8	-	-	-	-	qualification information:		project name	CORNERBROOK	WHITBY	14037	
7	-	-	-	-	Wellington Jiro-Bogdanovic <i>J Bogdanovic</i> 25591		dts:				
6	-	-	-	-	name registration information RCP#		date:				
5	-	-	-	-	VAS Design Inc. 42656		APR 2014	CONSTRUCTION NOTES			
3	-	-	-	-			drawn by:				
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 and shall be returned at the completion of the project.	checked by:	scale:				
1	ISSUE FOR CLIENT REVIEW	MAY 07-14	RC			BCP	3/16"	1'-0"	14037-CONST--CBC		
	no. description	date	b/c							CN7	



SEPT 23, 2015

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

VAS DESIGN

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

BAYVIEW WELLINGTON

project name: CORNERBROOK

checked by: 3/16" = 1'-0"

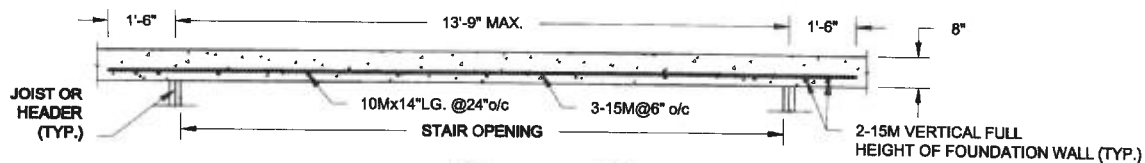
scale: 14037-CONST-08C 2015

CONST NOTE

CONSTRUCTION NOTES

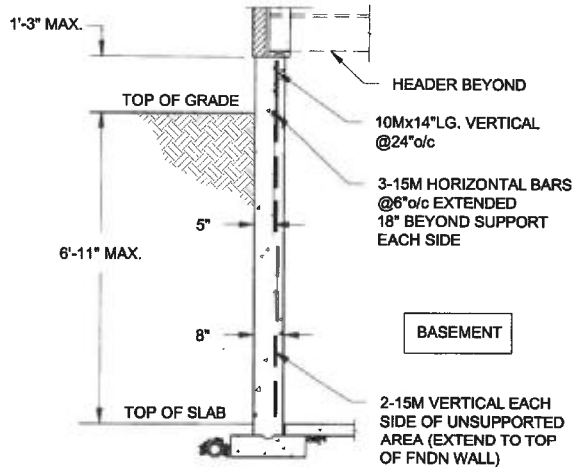
14037-CONST-08C 2015

drawing no. **CN9**



PLAN VIEW

NOT TO SCALE



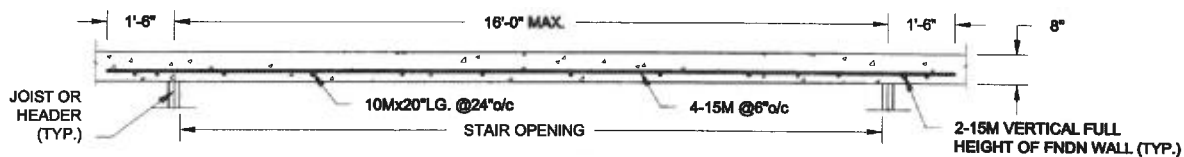
NOTE:

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

1A
S1

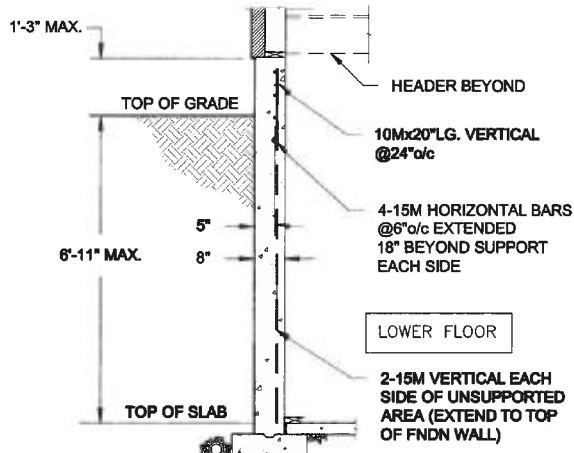
LATERALLY UNSUPPORTED WALL

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



PLAN VIEW

NOT TO SCALE



NOTE:

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

1B
S1

LATERALLY UNSUPPORTED WALL

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

Scale:
AS NOTED

Date:
SEP-18-2015

Drawn:
SC

Checked:
SJB



QUALE ENGINEERING LTD.

38 Parkside Drive, UNIT 7
Newmarket, ON
L3Y 8J9
T: 905-853-8547
E: quale.eng@rogers.com



Project:

BAYVIEW WELLINGTON HOMES - CORNERBROOK TOWNS PROJECT
WHITBY, ONTARIO

TYPICAL STRUCTURAL DETAILS

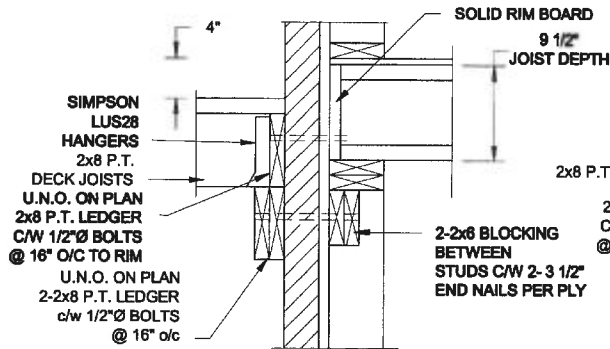
Project No.:

15-176

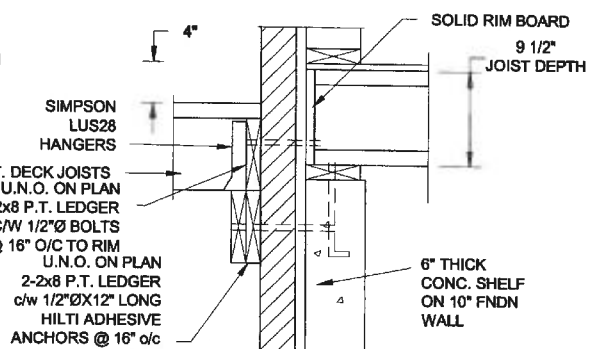
Drawing No.:

S1

FOR 9 1/2" JOIST DEPTH



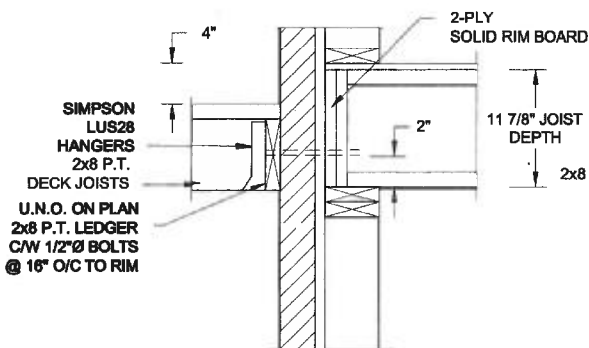
1A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"



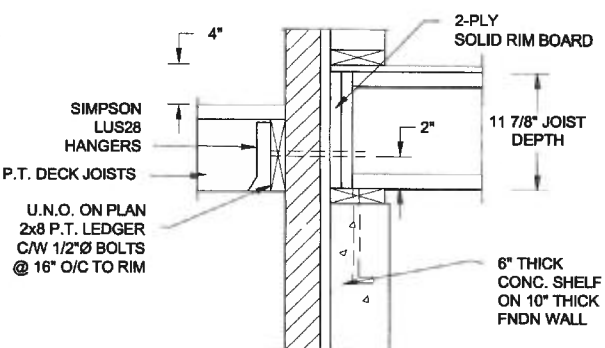
1B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.

FOR 11 7/8" JOIST DEPTH

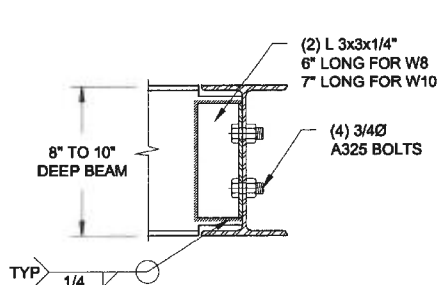


2A DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

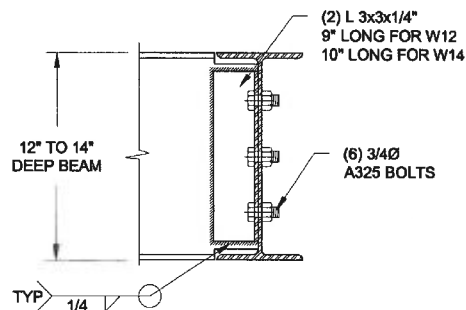


2B DECK FASTENING DETAIL
S2 SCALE: 1" = 1'-0"

- NOTE: 1. WHERE BACKFILL HEIGHT < 4'-7", PROVIDE 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"x8" THICK UNLESS NOTED OTHERWISE ON PLAN.



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

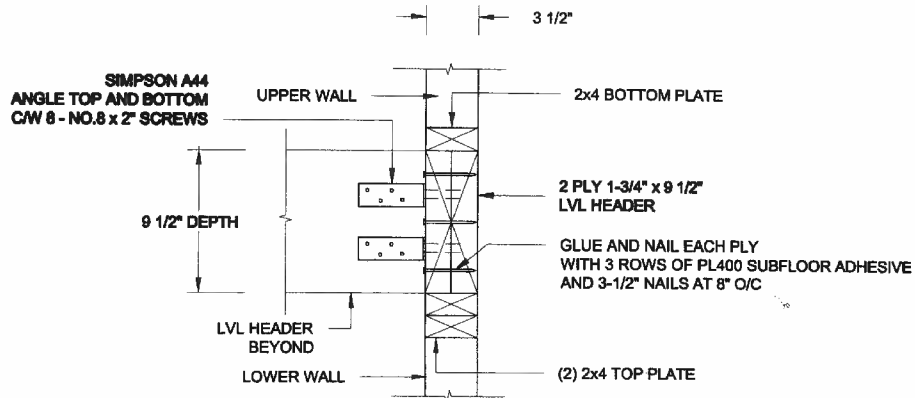


NOTE: DETAIL IS APPLICABLE TO W12x58 (W310x86) BEAM MAX AND W14x48 (W360x72) BEAM MAX.

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

Scale: AS NOTED	QUAILE ENGINEERING LTD.  38 Parkside Drive, UNIT 7 Newmarket, ON L3Y 8J9 T: 905-853-8547 E: quaile.eng@rogers.com	Engineer's Seal 	Project: BAYVIEW WELLINGTON HOMES - CORNERBROOK TOWNS PROJECT WHITBY, ONTARIO
Date: SEP-18-2018		Project No.: 15-176	Drawing No.: S2
Drawn: SC	Checked: SJB	TYPICAL STRUCTURAL DETAILS	

FOR 9 1/2" JOIST DEPTH

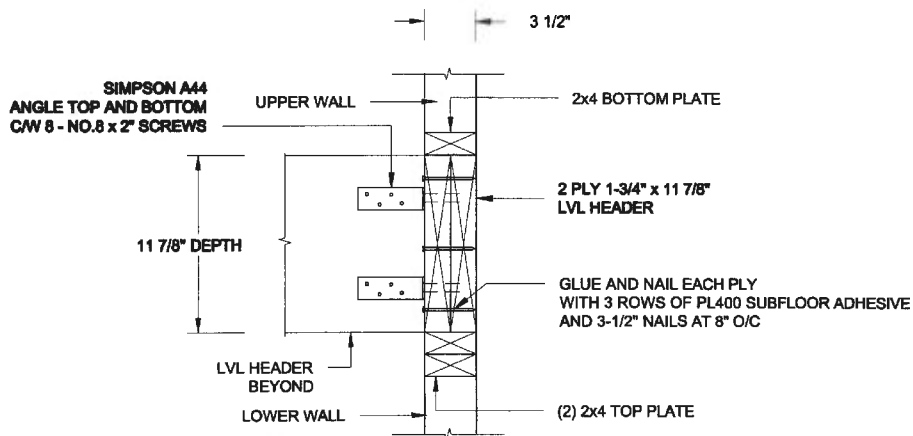


1A
S3

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	Engineer's Seal:  S.J. BOYD SEPT 21, 2015	Project: SAYVIEW WILMINGTON HOMES - COMMERBROOK TOWNSHIP PROJECT WILMINGTON, ONTARIO
Date: SEP-18-2015		Project No.: 15-176	Typical Structural Details Drawing No.: S3
Drawn: SC	Checked: SJB		